

Housing Needs Assessment
Oklahoma 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:

September 1, 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 28, 2016

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

SUBJECT: Housing Needs Assessment
 Oklahoma County
 IRR - Tulsa/OKC File No. 140-2015-0068

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 Oklahoma County Residential Housing Market Analysis. David A. Puckett personally inspected the Oklahoma County area during the month of September 2015 to collect the data used in the preparation of the Oklahoma 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 28, 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

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

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



Table of Contents

Introduction and Executive Summary	1	Housing Units Tenure and Household Income	61
General Information	4	Housing Units by Year of Construction and Tenure	66
Purpose and Function of the Market Study	4	Substandard Housing	68
Effective Date of Consultation	4	Vacancy Rates	69
Scope of the Assignment	4	Building Permits	71
Data Sources	4	New Construction Activity	77
Oklahoma County Analysis	6	Homeownership Market	79
Area Information	6	Housing Units by Home Value	79
Access and Linkages	6	Oklahoma County Median Home Values by Census Tract	82
Educational Facilities	6	Median Home Values by Census Tract – NW Quadrant	83
Medical Facilities	7	Median Home Values by Census Tract – NE / Edmond Quadrant	84
Demographic Analysis	17	Median Home Values by Census Tract – SE / Mid-Del Quadrant	85
Population and Households	17	Median Home Values by Census Tract – SW Quadrant	86
Population by Race and Ethnicity	20	Home Values by Year of Construction	87
Population by Age	22	Oklahoma City Single Family Sales Activity	88
Families by Presence of Children	32	Edmond Single Family Sales Activity	89
Population by Presence of Disabilities	34	Midwest City Single Family Sales Activity	90
Group Quarters Population	37	Del City Single Family Sales Activity	91
Household Income Levels	38	Bethany Single Family Sales Activity	93
Household Income Trend	42	Choctaw Single Family Sales Activity	94
Poverty Rates	43	Warr Acres Single Family Sales Activity	95
Economic Conditions	45	The Village Single Family Sales Activity	97
Employment and Unemployment	45	Harrah Single Family Sales Activity	97
Employment Level Trends	45	Foreclosure Rates	99
Unemployment Rate Trends	46	Rental Market	100
Employment and Wages by Industrial Supersector	47	Gross Rent Levels	100
Working Families	50	Oklahoma City Area Rental Survey Data	104
Major Employers	53	Rental Survey Data – Urban Core	105
Commuting Patterns	55	Rental Survey Data – Affordable Properties	105
Housing Stock Analysis	57		
Existing Housing Units	57		
Housing by Units in Structure	57		
Housing Units Number of Bedrooms and Tenure	59		

Table of Contents

Rental Survey Summary	106	C.2.1.1. Historical Data on Natural Disasters and Other Hazards	135
Summary of HUD Subsidized Properties	107	C.2.1.2; C.2.1.6; C.2.1.7;C.2.1.8 Shelters from Disaster Event	146
Projected Housing Need	112	C.2.1.3 Public Policy and Governance to Build Disaster Resiliency	146
Consolidated Housing Affordability Strategy (CHAS)	112	C.2.1.4 Local Emergency Response Agency Structure	147
Cost Burden by Income Threshold	112	C.2.1.5 Threat & Hazard Warning Systems	149
Substandard Conditions / Overcrowding by Income Threshold	114	Social Vulnerability	149
Cost Burden by Household Type	117	Homelessness	154
Housing Problems by Household Type	119	By Continuum of Care	154
Housing Problems by Race / Ethnicity	121	A Snap Shot of Homelessness in the State	157
CHAS Conclusions	123	Rural Areas	161
Overall Anticipated Housing Demand	125	At Risk For Homelessness	163
Oklahoma City Anticipated Demand	125	Findings and Recommendations	165
Edmond Anticipated Demand	125	Fair Housing	168
Midwest City Anticipated Demand	126	Summary	168
Del City Anticipated Demand	126	Key Findings:	168
Bethany Anticipated Demand	127	Recommendations:	168
Choctaw Anticipated Demand	128	Appendix 1: County affordable housing Summaries	183
Warr Acres Anticipated Demand	128	Lead-Based Paint Hazards	187
The Village Anticipated Demand	129	Oklahoma County Findings	189
Harrah Anticipated Demand	129	Conclusions	200
Oklahoma County Anticipated Demand	130	Addenda	
Housing Demand – Population Subsets	131	A. Acknowledgments	
Housing Needs by Income Thresholds	131	B. Qualifications	
Elderly Housing Needs	131		
Housing Needs for Persons with Disabilities / Special Needs	131		
Housing Needs for Veterans	132		
Housing Needs for Working Families	132		
Population Subset Conclusions	132		
Special Topics	134		
Oklahoma County Disaster Resiliency Assessment	135		
C.0 Comprehensive Plans & Hazard Mitigation Plans	135		

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 Oklahoma County is projected to grow by 1.29% per year over the next five years, outperforming the rest of the state.
2. Oklahoma County is projected to need a total of 12,169 housing units for ownership and 8,132 housing units for rent over the next five years.
3. Median Household Income in Oklahoma County is estimated to be \$45,999 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Oklahoma County is estimated to be 18.46%, compared with 16.85% for Oklahoma.
4. Rental vacancy in Oklahoma County is lower than the state average, while the homeowner vacancy rate is slightly higher.
5. Home values and rental rates in Oklahoma County are also notably higher than the state averages.
6. Median sale price for homes in Oklahoma City was \$138,000 in 2015, with a median price per square foot of \$83.99/SF. The median sale price to list price ratio was 98.6%, with median days on market of 28 days.

7. Median sale price for homes in Edmond was \$239,500 in 2015, with a median price per square foot of \$107.21. The median sale price to list price ratio was 98.8%, with median days on market of 24 days.
8. Median sale price for homes in Midwest City was \$95,500 in 2015, with a median price per square foot of \$64.92. The median sale price to list price ratio was 96.0%, with median days on market of 34 days.
9. Median sale price for homes in Del City was \$73,750 in 2015, with a median price per square foot of \$58.49. The median sale price to list price ratio was 98.5%, with median days on market of 32 days.
10. Median sale price for homes in Bethany was \$105,000 in 2015, with a median price per square foot of \$75.32. The median sale price to list price ratio was 95.5%, with median days on market of 19 days.
11. Median sale price for homes in Choctaw was \$189,945 in 2015, with a median price per square foot of \$95.55. The median sale price to list price ratio was 98.0%, with median days on market of 33 days.
12. Median sale price for homes in Warr Acres was \$98,500 in 2015, with a median price per square foot of \$71.85. The median sale price to list price ratio was 97.5%, with median days on market of 28 days.
13. Average sale price for homes in The Village was \$93,771 in 2015, with an average price per square foot of \$95.95.
14. Median sale price for homes in Harrah was \$141,450 in 2015, with a median price per square foot of \$89.19. The median sale price to list price ratio was 101.1%, with median days on market of 41 days.
15. Approximately 45.48% of renters and 21.30% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Tornadoes (1959-2014): Number: 111 Injuries:1040 Fatalities: 45 Damages (1996-2014): \$1,400,430,000.00
2. Social Vulnerability: Above the state score; at the census tract level, the OKC area including south OKC and the northeast OKC portions of the city and county have particularly higher scores
3. Floodplain: The HMP estimates over 10,000 population within the 100-year floodplain and an additional 11,000 in the 500-year floodplain.

Homelessness Specific Findings

1. Oklahoma County is largely served by the Oklahoma City Continuum of Care (though portions of the county fall within the Oklahoma Balance of State Continuum of Care).
2. There are an estimated 1,481 homeless individuals in this area, 1,223 of which are identified as sheltered.
3. It is possible that more than 5,600 individuals are homeless in OKC alone.

4. The largest subpopulations of homeless persons in OK 502 include those who are categorized as severely mentally ill (522), chronic substance abuse (484), or are otherwise deemed chronically homeless (249).
5. Homeless persons with HIV/AIDS are often unsheltered due to the social stigma they receive from other people about their health condition.

Fair Housing Specific Findings

1. Units at risk for poverty: 3,920
2. Units in mostly non-white enclaves: 3,518
3. Units in a community of immigrants: 2,445
4. Units in limited English neighborhoods: 2,641
5. Units nearer elevated number of persons with disabilities: 456
6. Units located in a food desert: 1,202
7. Units that lack readily available transit: 25

Lead-Based Paint Specific Findings

1. We estimate there are 50,250 occupied housing units in Oklahoma County with lead-based paint hazards.
2. 25,755 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 8,226 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 Oklahoma 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 Oklahoma 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 Oklahoma 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 Oklahoma County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Oklahoma County area.

Effective Date of Consultation

The Oklahoma County area was inspected and research was performed during September, 2015. The effective date of this analysis is September 1, 2015. The date of this report is January 28, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Oklahoma County area was inspected during September, 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

Oklahoma County Analysis

Area Information

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

Oklahoma County is located in central Oklahoma. It is bordered on the north by Logan County, on the east by Lincoln and Pottawatomie counties, on the south by Cleveland County, and on the west by Canadian County. The county seat, Oklahoma City, is approximately 100 miles southwest of Tulsa, 190 miles north of Dallas, Texas, and approximately 150 miles south of Wichita, Kansas.

Oklahoma County has a total area of 718 square miles (709 square miles of land, and 10 square miles of water), ranking 51st out of Oklahoma's 77 counties in terms of total area. The total population of Oklahoma County as of the 2010 Census was 718,633 persons, for a population density of 1,014 persons per square mile of land.

Access and Linkages

The county has excellent access to state and national highway systems. Two major interstate highways, I-40 and I-35, intersect in Oklahoma City. I-44 also intersects those highways, providing access to Tulsa and St. Louis to the northeast and Lawton to the southwest.

In most of the county, public transportation is provided by Oklahoma City EMBARK (formerly METRO Transit). Additional transit services are provided by Central Oklahoma Transit System.

Will Rogers World Airport is located in the southwestern quadrant of the county. It is the primary commercial airport in the region and is served by most major carriers.

Educational Facilities

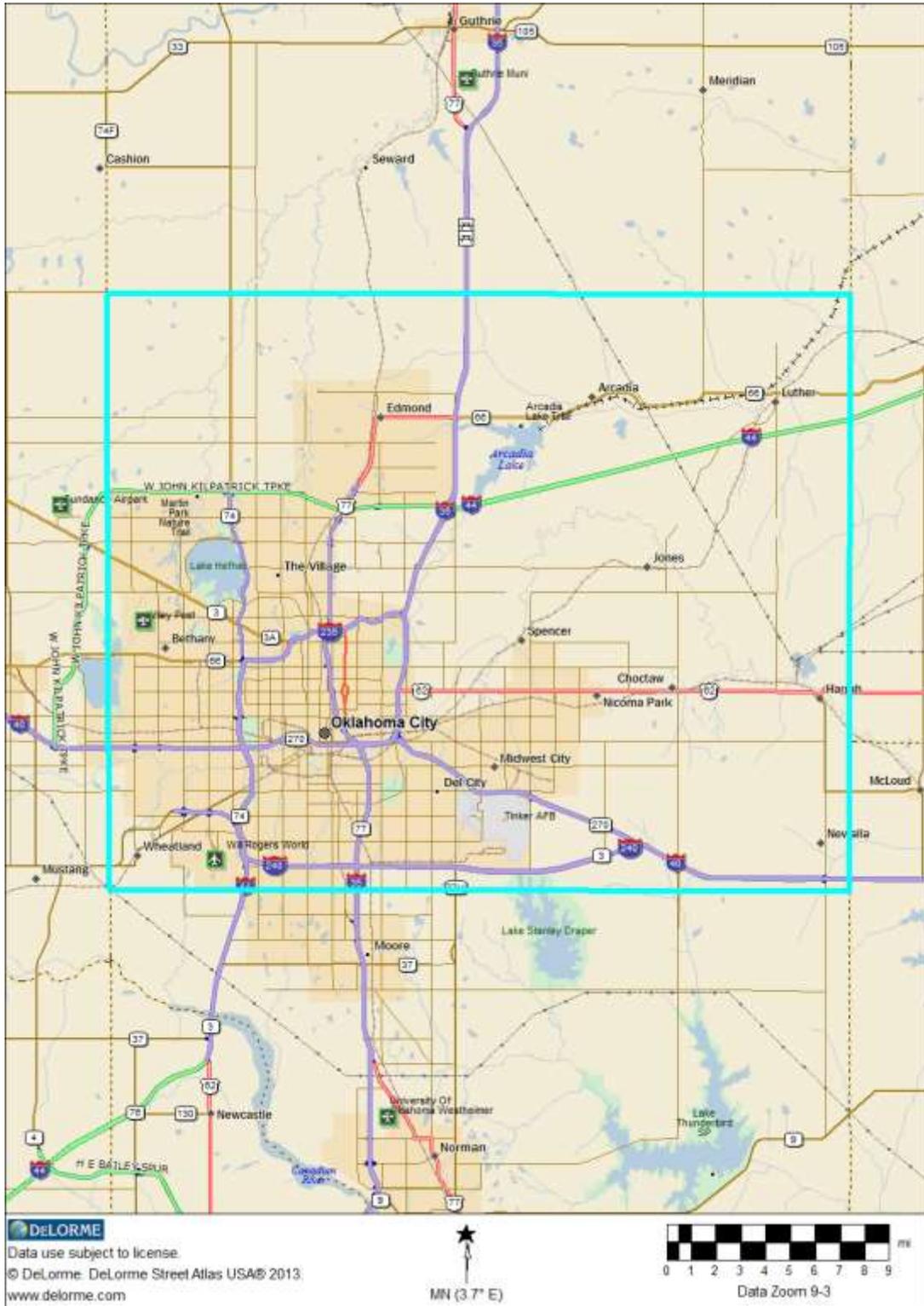
All of the county communities have public school facilities. Higher education is available throughout the county as well, including institutions such as Oklahoma City University, Oklahoma Christian University, the University of Central Oklahoma, and the University of Oklahoma College of Medicine

and Health Sciences Center. Additionally, the University of Oklahoma's main campus is located just south of Oklahoma County in Norman.

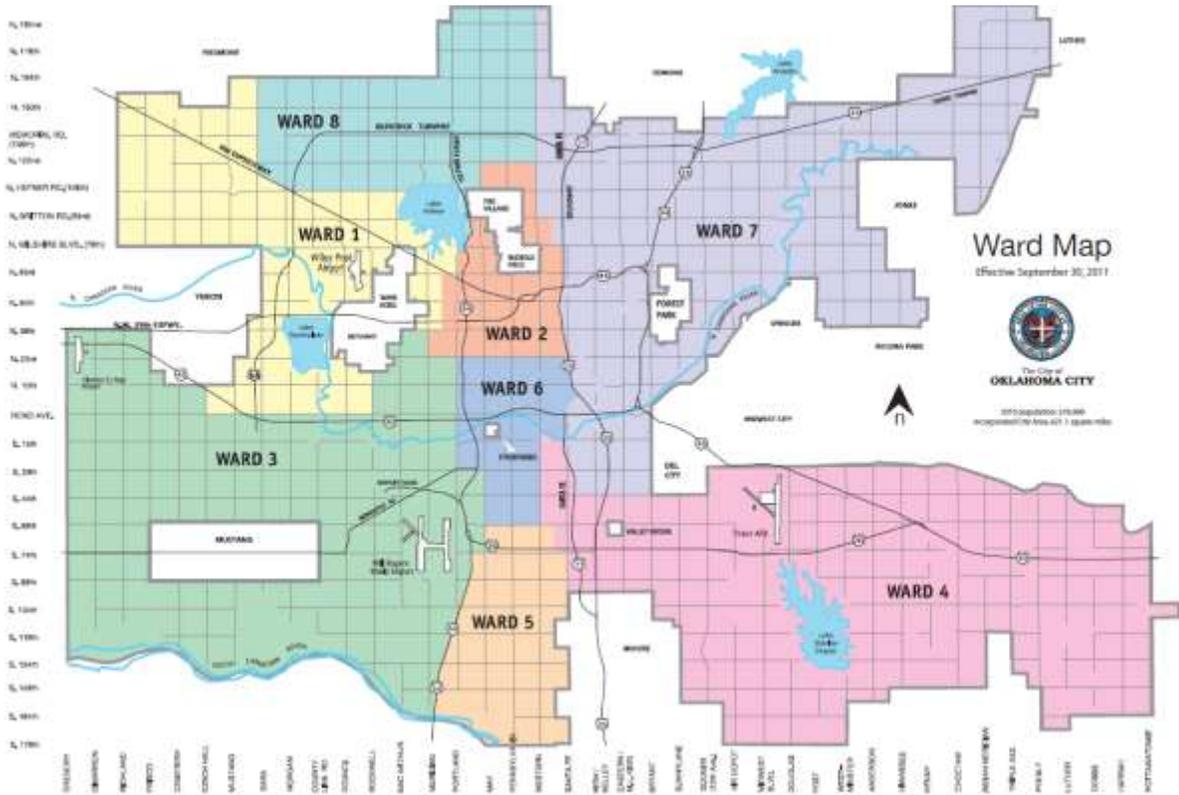
Medical Facilities

The area has a large number of health care facilities and specialty hospitals, including St. Anthony Hospital, OU Medicine, INTEGRIS Baptist Medical Center, and others. The smaller county communities typically have either small outpatient medical services or doctors officing in the community.

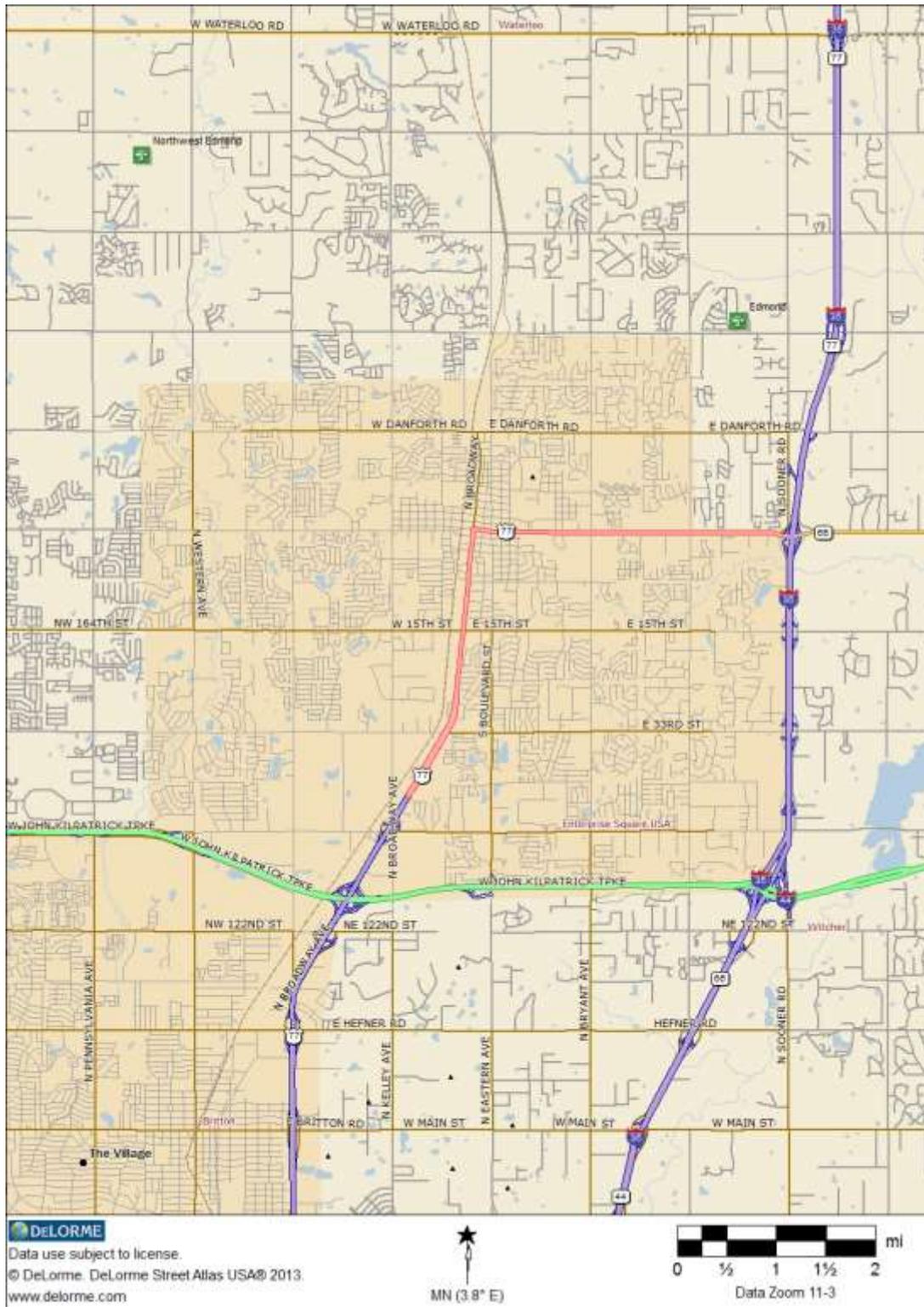
Oklahoma County Area Map



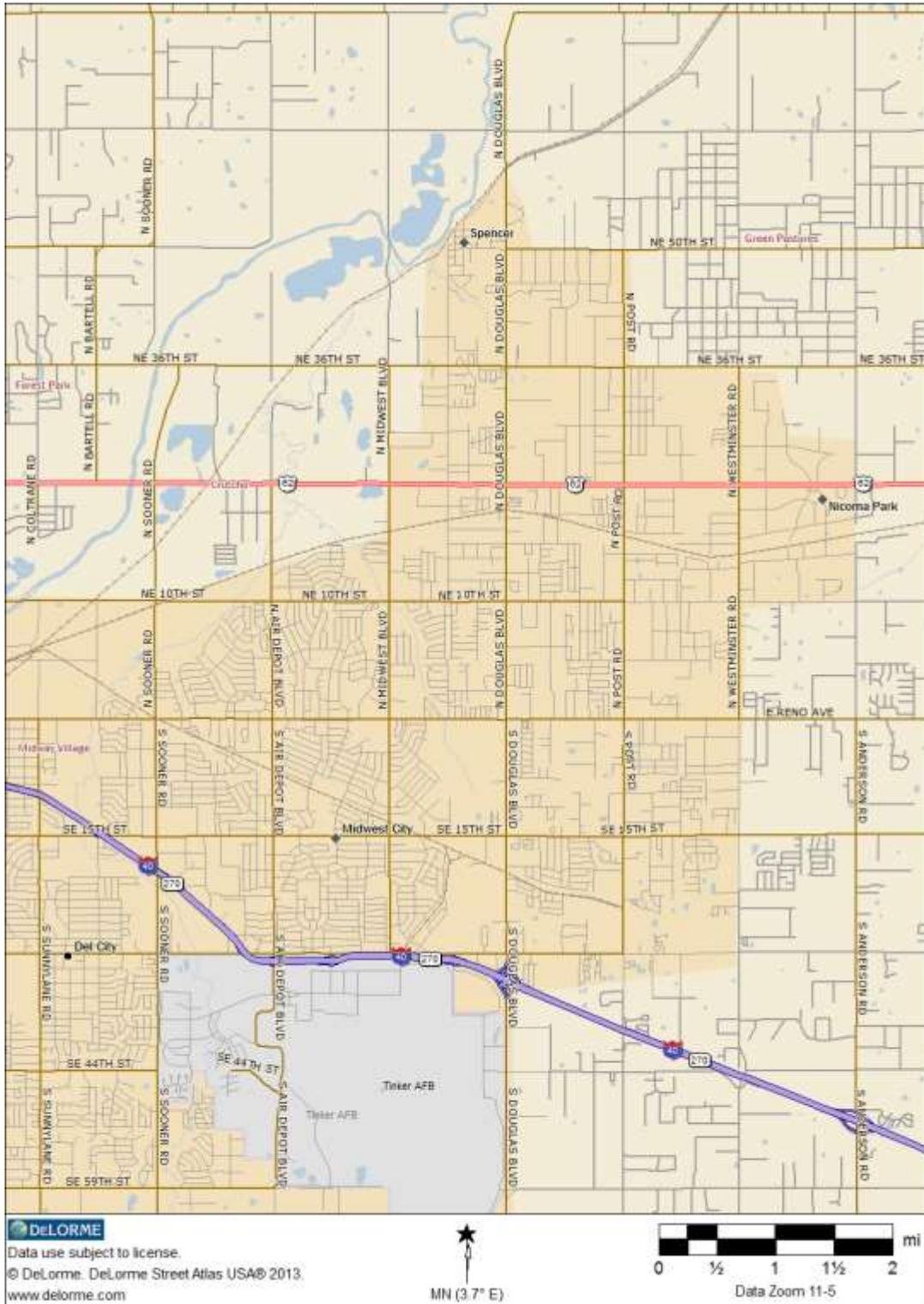
Oklahoma City Area Map



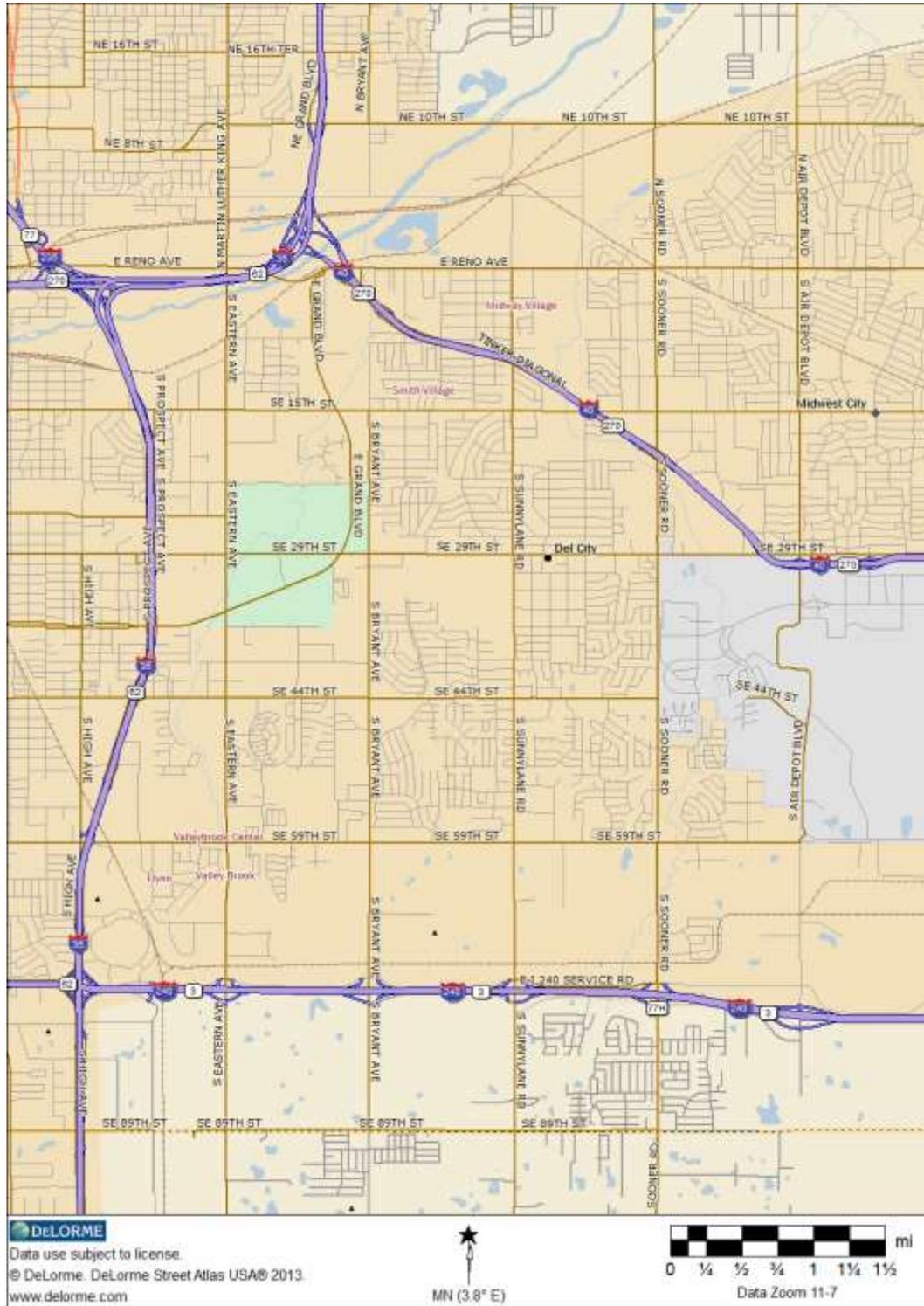
Edmond Area Map



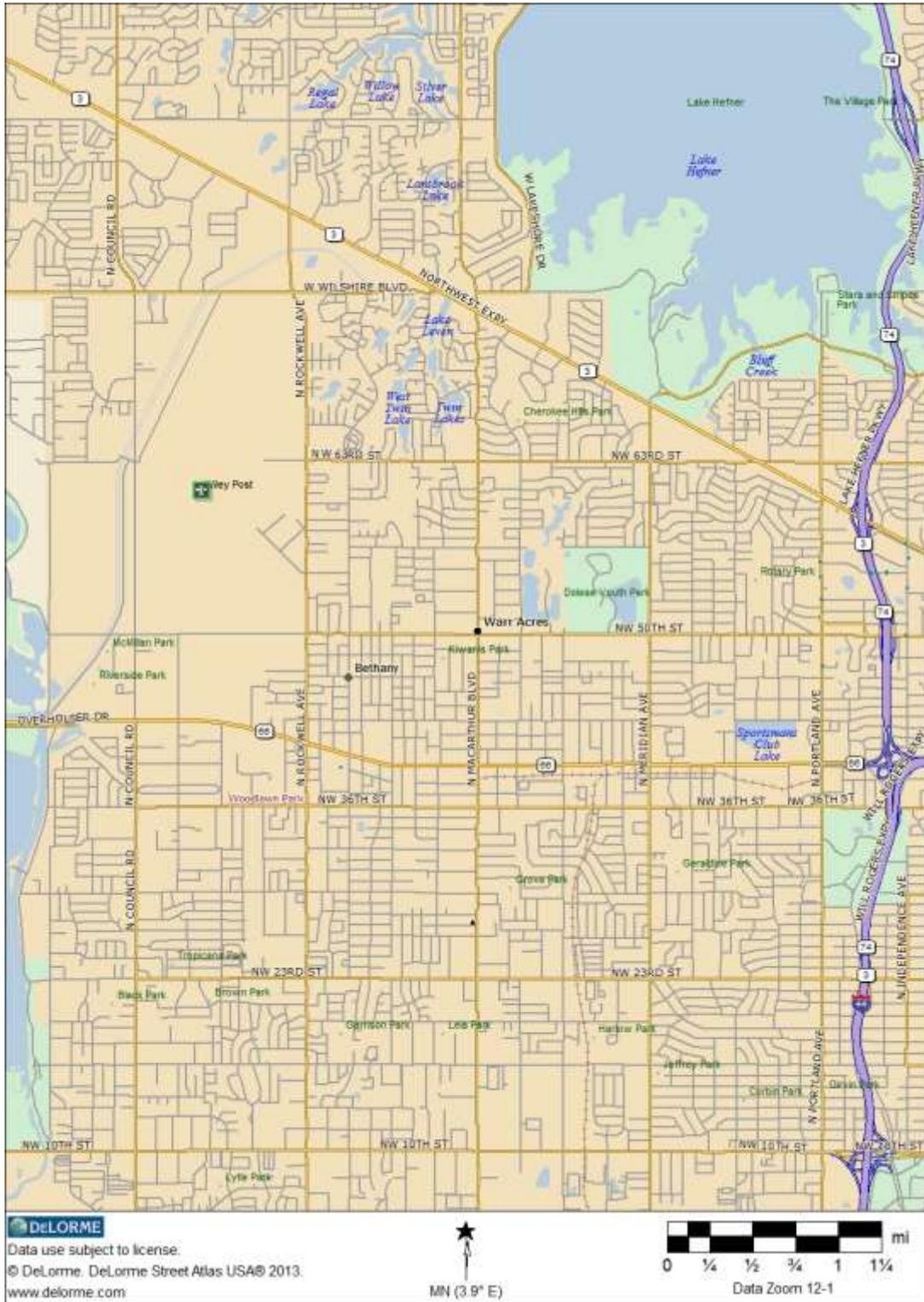
Midwest City Area Map



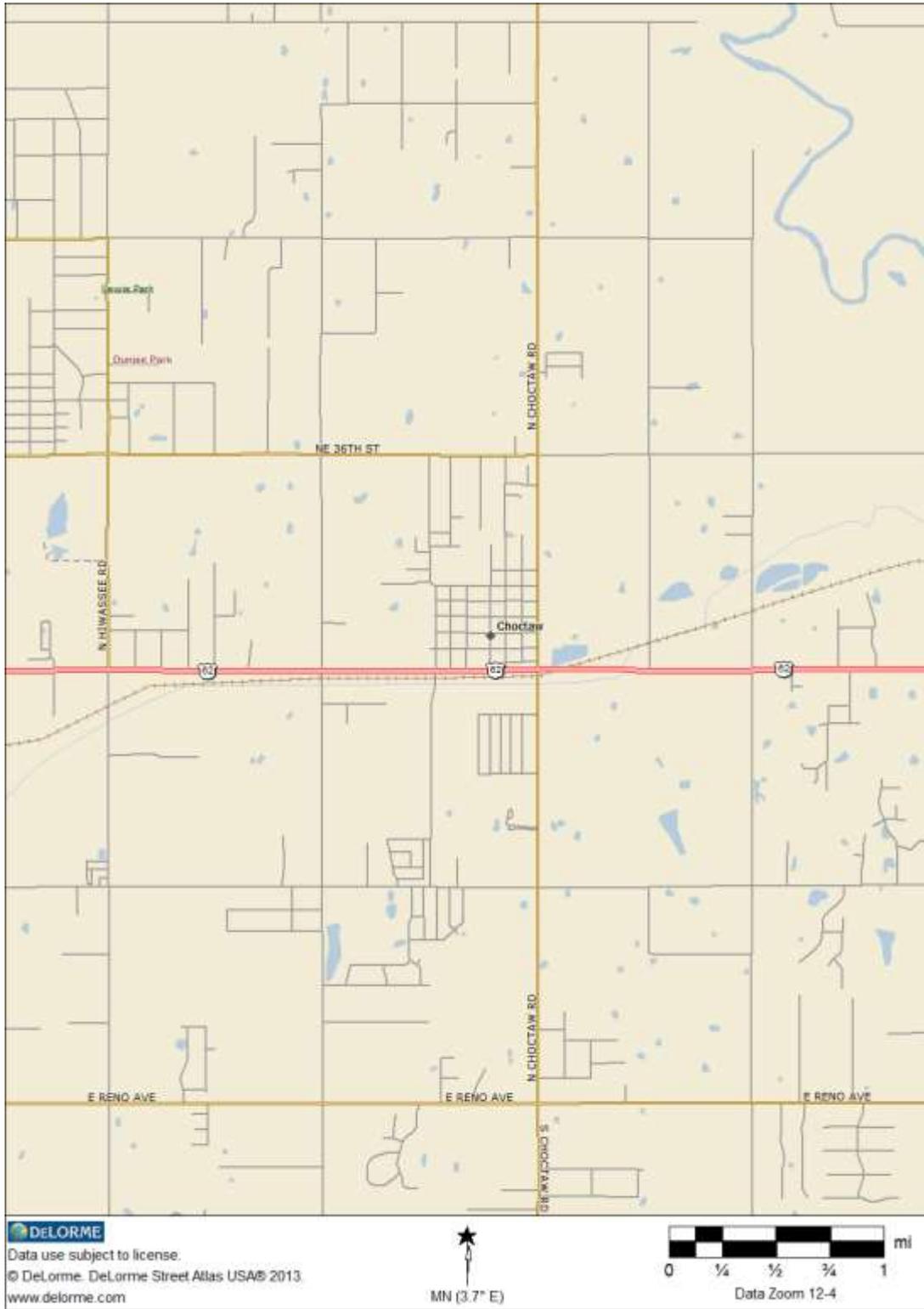
Del City Area Map



Bethany / Warr Acres Area Map



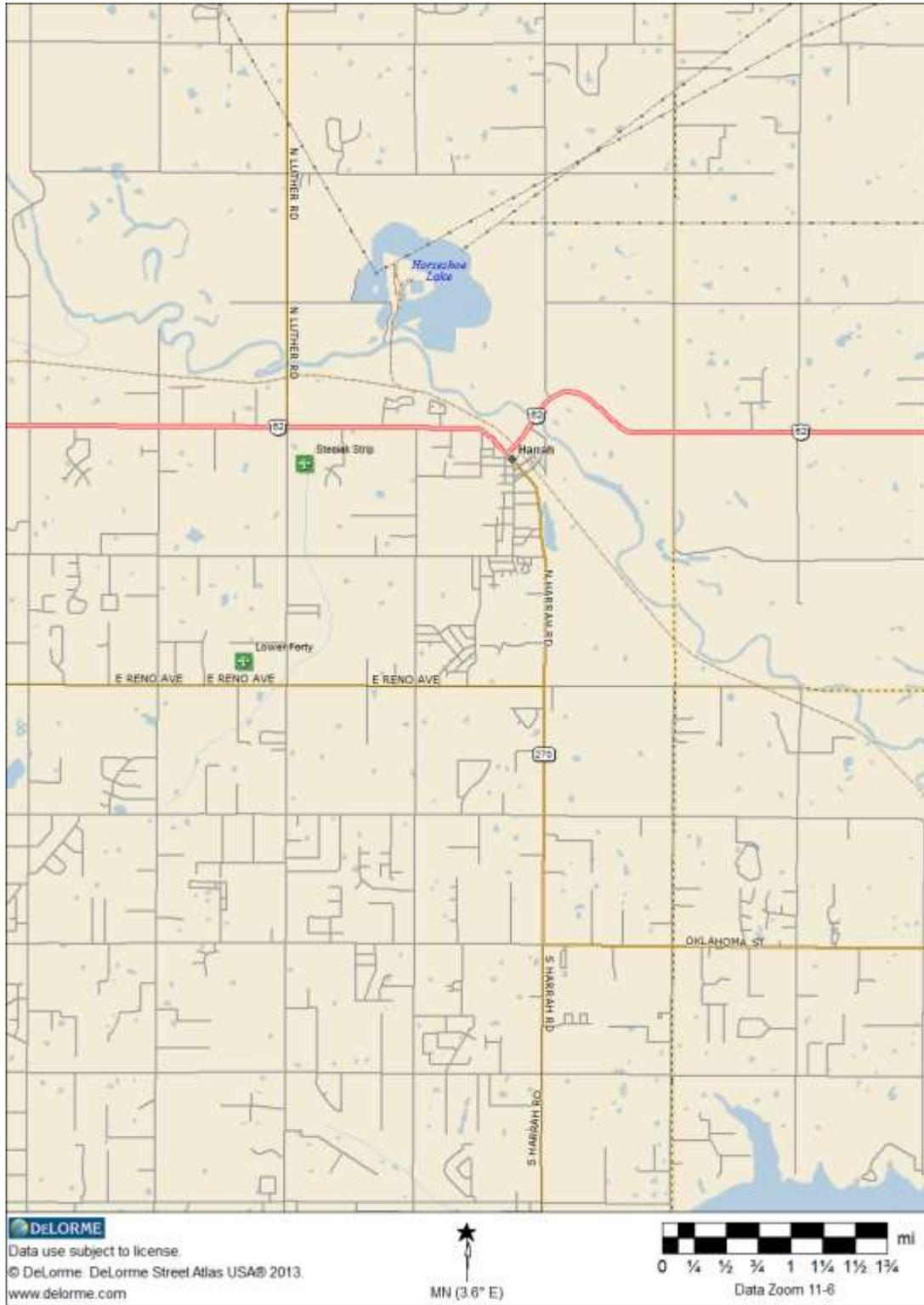
Choctaw Area Map



The Village Area Map



Harrah Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Oklahoma 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
Oklahoma City	506,132	579,999	1.37%	632,734	1.76%	678,520	1.41%
Edmond	68,315	81,405	1.77%	89,836	1.99%	97,313	1.61%
Midwest City	54,088	54,371	0.05%	56,887	0.91%	59,654	0.95%
Del City	22,128	21,332	-0.37%	21,892	0.52%	22,814	0.83%
Bethany	20,307	19,051	-0.64%	19,530	0.50%	20,275	0.75%
Choctaw	9,377	11,146	1.74%	12,104	1.66%	13,043	1.51%
Warr Acres	9,735	10,043	0.31%	10,570	1.03%	11,000	0.80%
The Village	10,157	8,929	-1.28%	9,199	0.60%	9,563	0.78%
Harrah	4,719	5,095	0.77%	6,507	5.01%	6,945	1.31%
Oklahoma County	660,448	718,633	0.85%	773,325	1.48%	824,540	1.29%
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 Oklahoma County was 718,633 persons as of the 2010 Census, a 0.85% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Oklahoma County to be 773,325 persons, and projects that the population will show 1.29% annualized growth over the next five years.

The population of Oklahoma City was 579,999 persons as of the 2010 Census, a 1.37% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Oklahoma City to be 632,734 persons, and projects that the population will show 1.41% annualized growth over the next five years.

The population of Edmond was 81,405 persons as of the 2010 Census, a 1.77% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Edmond to be 89,836 persons, and projects that the population will show 1.61% annualized growth over the next five years.

The population of Midwest City was 54,371 persons as of the 2010 Census, a 0.05% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Midwest City to be 56,887 persons, and projects that the population will show 0.95% annualized growth over the next five years.

The population of Del City was 21,332 persons as of the 2010 Census, a -0.37% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Del City to be 21,892 persons, and projects that the population will show 0.83% annualized growth over the next five years.

The population of Bethany was 19,051 persons as of the 2010 Census, a -0.64% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Bethany to be 19,530 persons, and projects that the population will show 0.75% annualized growth over the next five years.

The population of Choctaw was 11,146 persons as of the 2010 Census, a 1.74% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Choctaw to be 12,104 persons, and projects that the population will show 1.51% annualized growth over the next five years.

The population of Warr Acres was 10,043 persons as of the 2010 Census, a 0.31% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Warr Acres to be 10,570 persons, and projects that the population will show 0.80% annualized growth over the next five years.

The population of The Village was 8,929 persons as of the 2010 Census, a -1.28% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of The Village to be 9,199 persons, and projects that the population will show 0.78% annualized growth over the next five years.

The population of Harrah was 5,095 persons as of the 2010 Census, a 0.77% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Harrah to be 6,507 persons, and projects that the population will show 1.31% annualized growth over the next five years.

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

Households Levels and Annual Changes							
Total Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Oklahoma City	204,434	230,233	1.20%	250,450	1.70%	268,624	1.41%
Edmond	25,256	31,475	2.23%	34,503	1.85%	37,272	1.56%
Midwest City	22,161	22,726	0.25%	23,735	0.87%	24,880	0.95%
Del City	9,045	8,669	-0.42%	8,901	0.53%	9,286	0.85%
Bethany	8,161	7,639	-0.66%	7,893	0.66%	8,229	0.84%
Choctaw	3,450	4,188	1.96%	4,479	1.35%	4,787	1.34%
Warr Acres	3,978	3,945	-0.08%	4,143	0.98%	4,299	0.74%
The Village	4,778	4,366	-0.90%	4,529	0.74%	4,736	0.90%
Harrah	1,736	1,960	1.22%	2,448	4.55%	2,601	1.22%
Oklahoma County	266,834	287,598	0.75%	308,656	1.42%	328,957	1.28%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Oklahoma City	129,360	144,120	1.09%	157,601	1.80%	169,411	1.46%
Edmond	18,597	21,782	1.59%	23,950	1.92%	25,914	1.59%
Midwest City	14,761	14,293	-0.32%	14,975	0.94%	15,739	1.00%
Del City	6,185	5,538	-1.10%	5,699	0.57%	5,953	0.88%
Bethany	5,277	4,721	-1.11%	4,848	0.53%	5,044	0.80%
Choctaw	2,810	3,286	1.58%	3,514	1.35%	3,756	1.34%
Warr Acres	2,681	2,609	-0.27%	2,735	0.95%	2,840	0.76%
The Village	2,723	2,229	-1.98%	2,339	0.97%	2,447	0.91%
Harrah	1,331	1,444	0.82%	1,834	4.90%	1,949	1.22%
Oklahoma County	170,663	179,338	0.50%	192,998	1.48%	206,010	1.31%
State of Oklahoma	921,750	975,267	0.57%	1,016,508	0.83%	1,060,736	0.86%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Oklahoma County had a total of 287,598 households, representing a 0.75% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Oklahoma County to have 308,656 households. This number is expected to experience a 1.28% annualized rate of growth over the next five years.

As of 2010, Oklahoma City had a total of 230,233 households, representing a 1.20% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Oklahoma City to have 250,450 households. This number is expected to experience a 1.41% annualized rate of growth over the next five years.

As of 2010, Edmond had a total of 31,475 households, representing a 2.23% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Edmond to have 34,503 households. This number is expected to experience a 1.56% annualized rate of growth over the next five years.

As of 2010, Midwest City had a total of 22,726 households, representing a 0.25% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Midwest City to have 23,735 households. This number is expected to experience a 0.95% annualized rate of growth over the next five years.

As of 2010, Del City had a total of 8,669 households, representing a -0.42% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Del City to have 8,901 households. This number is expected to experience a 0.85% annualized rate of growth over the next five years.

As of 2010, Bethany had a total of 7,639 households, representing a -0.66% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Bethany to have 7,893 households. This number is expected to experience a 0.84% annualized rate of growth over the next five years.

As of 2010, Choctaw had a total of 4,188 households, representing a 1.96% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Choctaw to have 4,479 households. This number is expected to experience a 1.34% annualized rate of growth over the next five years.

As of 2010, Warr Acres had a total of 3,945 households, representing a -0.08% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Warr Acres to have 4,143 households. This number is expected to experience a 0.74% annualized rate of growth over the next five years.

As of 2010, The Village had a total of 4,366 households, representing a -0.90% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates The Village to have 4,529 households. This number is expected to experience a 0.90% annualized rate of growth over the next five years.

As of 2010, Harrah had a total of 1,960 households, representing a 1.22% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Harrah to have 2,448 households. This number is expected to experience a 1.22% annualized rate of growth over the next five years.

Population by Race and Ethnicity

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

2013 Population by Race and Ethnicity

Single-Classification Race	Oklahoma City		Edmond		Midwest City		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	590,995		83,390		55,396		732,118	
White Alone	395,707	66.96%	68,824	82.53%	37,081	66.94%	501,213	68.46%
Black or African American Alone	85,601	14.48%	5,562	6.67%	10,939	19.75%	109,245	14.92%
Amer. Indian or Alaska Native Alone	18,726	3.17%	1,792	2.15%	1,868	3.37%	22,738	3.11%
Asian Alone	23,454	3.97%	3,331	3.99%	948	1.71%	22,536	3.08%
Native Hawaiian and Other Pac. Isl. Alone	289	0.05%	129	0.15%	22	0.04%	500	0.07%
Some Other Race Alone	26,542	4.49%	922	1.11%	465	0.84%	27,886	3.81%
Two or More Races	40,676	6.88%	2,830	3.39%	4,073	7.35%	48,000	6.56%

Population by Hispanic or Latino Origin	Oklahoma City		Edmond		Midwest City		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	590,995		83,390		55,396		732,118	
Hispanic or Latino	104,690	17.71%	3,659	4.39%	2,933	5.29%	112,705	15.39%
<i>Hispanic or Latino, White Alone</i>	64,201	61.32%	2,560	69.96%	1,764	60.14%	69,887	62.01%
<i>Hispanic or Latino, All Other Races</i>	40,489	38.68%	1,099	30.04%	1,169	39.86%	42,818	37.99%
Not Hispanic or Latino	486,305	82.29%	79,731	95.61%	52,463	94.71%	619,413	84.61%
<i>Not Hispanic or Latino, White Alone</i>	331,506	68.17%	66,264	83.11%	35,317	67.32%	431,326	69.63%
<i>Not Hispanic or Latino, All Other Races</i>	154,799	31.83%	13,467	16.89%	17,146	32.68%	188,087	30.37%

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

2013 Population by Race and Ethnicity

Single-Classification Race	Del City		Bethany		Choctaw		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	21,620		19,255		11,419		732,118	
White Alone	14,409	66.65%	15,341	79.67%	10,081	88.28%	501,213	68.46%
Black or African American Alone	3,964	18.33%	1,296	6.73%	153	1.34%	109,245	14.92%
Amer. Indian or Alaska Native Alone	837	3.87%	623	3.24%	422	3.70%	22,738	3.11%
Asian Alone	318	1.47%	206	1.07%	248	2.17%	22,536	3.08%
Native Hawaiian and Other Pac. Isl. Alone	20	0.09%	0	0.00%	0	0.00%	500	0.07%
Some Other Race Alone	407	1.88%	451	2.34%	22	0.19%	27,886	3.81%
Two or More Races	1,665	7.70%	1,338	6.95%	493	4.32%	48,000	6.56%

Population by Hispanic or Latino Origin	Del City		Bethany		Choctaw		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	21,620		19,255		11,419		732,118	
Hispanic or Latino	2,322	10.74%	2,384	12.38%	252	2.21%	112,705	15.39%
<i>Hispanic or Latino, White Alone</i>	1,458	62.79%	1,692	70.97%	168	66.67%	69,887	62.01%
<i>Hispanic or Latino, All Other Races</i>	864	37.21%	692	29.03%	84	33.33%	42,818	37.99%
Not Hispanic or Latino	19,298	89.26%	16,871	87.62%	11,167	97.79%	619,413	84.61%
<i>Not Hispanic or Latino, White Alone</i>	12,951	67.11%	13,649	80.90%	9,913	88.77%	431,326	69.63%
<i>Not Hispanic or Latino, All Other Races</i>	6,347	32.89%	3,222	19.10%	1,254	11.23%	188,087	30.37%

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

2013 Population by Race and Ethnicity								
Single-Classification Race	Warr Acres		The Village		Harrah		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	10,193		9,061		5,272		732,118	
White Alone	7,117	69.82%	6,905	76.21%	4,436	84.14%	501,213	68.46%
Black or African American Alone	1,080	10.60%	1,024	11.30%	127	2.41%	109,245	14.92%
Amer. Indian or Alaska Native Alone	279	2.74%	326	3.60%	282	5.35%	22,738	3.11%
Asian Alone	237	2.33%	259	2.86%	44	0.83%	22,536	3.08%
Native Hawaiian and Other Pac. Isl. Alone	20	0.20%	20	0.22%	0	0.00%	500	0.07%
Some Other Race Alone	506	4.96%	181	2.00%	142	2.69%	27,886	3.81%
Two or More Races	954	9.36%	346	3.82%	241	4.57%	48,000	6.56%
Population by Hispanic or Latino Origin	Warr Acres		The Village		Harrah		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	10,193		9,061		5,272		732,118	
Hispanic or Latino	1,764	17.31%	516	5.69%	289	5.48%	112,705	15.39%
<i>Hispanic or Latino, White Alone</i>	1,093	61.96%	292	56.59%	133	46.02%	69,887	62.01%
<i>Hispanic or Latino, All Other Races</i>	671	38.04%	224	43.41%	156	53.98%	42,818	37.99%
Not Hispanic or Latino	8,429	82.69%	8,545	94.31%	4,983	94.52%	619,413	84.61%
<i>Not Hispanic or Latino, White Alone</i>	6,024	71.47%	6,613	77.39%	4,303	86.35%	431,326	69.63%
<i>Not Hispanic or Latino, All Other Races</i>	2,405	28.53%	1,932	22.61%	680	13.65%	188,087	30.37%

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

In Oklahoma County, racial and ethnic minorities comprise 41.09% of the total population. Within Oklahoma City, racial and ethnic minorities represent 43.91% of the population. Within Edmond, the percentage is 20.54%, while in Midwest City the percentage is 36.25%.

Within Del City, racial and ethnic minorities represent 40.10% of the population. Within Bethany, the percentage is 29.11%, while in Choctaw the percentage is 13.19%.

Within Warr Acres, racial and ethnic minorities represent 40.90% of the population. Within The Village, the percentage is 27.02%, while in Harrah the percentage is 18.38%.

Population by Age

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

Oklahoma 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	718,633		773,325		824,540			
Age 0 - 4	55,245	7.69%	59,099	7.64%	61,675	7.48%	1.36%	0.86%
Age 5 - 9	50,978	7.09%	56,918	7.36%	60,759	7.37%	2.23%	1.31%
Age 10 - 14	47,198	6.57%	52,937	6.85%	58,656	7.11%	2.32%	2.07%
Age 15 - 17	27,697	3.85%	30,021	3.88%	34,235	4.15%	1.62%	2.66%
Age 18 - 20	30,322	4.22%	30,743	3.98%	33,130	4.02%	0.28%	1.51%
Age 21 - 24	44,950	6.25%	41,634	5.38%	41,130	4.99%	-1.52%	-0.24%
Age 25 - 34	109,189	15.19%	118,139	15.28%	112,129	13.60%	1.59%	-1.04%
Age 35 - 44	88,765	12.35%	98,117	12.69%	112,758	13.68%	2.02%	2.82%
Age 45 - 54	98,023	13.64%	94,488	12.22%	93,706	11.36%	-0.73%	-0.17%
Age 55 - 64	79,909	11.12%	91,407	11.82%	96,144	11.66%	2.73%	1.02%
Age 65 - 74	45,536	6.34%	57,356	7.42%	72,286	8.77%	4.72%	4.74%
Age 75 - 84	29,073	4.05%	29,512	3.82%	34,373	4.17%	0.30%	3.10%
Age 85 and over	11,748	1.63%	12,954	1.68%	13,559	1.64%	1.97%	0.92%
<i>Age 55 and over</i>	<i>166,266</i>	<i>23.14%</i>	<i>191,229</i>	<i>24.73%</i>	<i>216,362</i>	<i>26.24%</i>	<i>2.84%</i>	<i>2.50%</i>
<i>Age 62 and over</i>	<i>98,582</i>	<i>13.72%</i>	<i>114,290</i>	<i>14.78%</i>	<i>135,502</i>	<i>16.43%</i>	<i>3.00%</i>	<i>3.46%</i>
Median Age	34.4		34.8		35.9		0.23%	0.62%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Oklahoma County is 34.8 years. This compares with the statewide figure of 36.6 years. Approximately 7.64% of the population is below the age of 5, while 14.78% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.46% per year.

Oklahoma 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	579,999		632,734		678,520			
Age 0 - 4	45,897	7.91%	48,081	7.60%	49,973	7.37%	0.93%	0.77%
Age 5 - 9	41,728	7.19%	47,133	7.45%	49,560	7.30%	2.47%	1.01%
Age 10 - 14	37,902	6.53%	43,437	6.86%	48,459	7.14%	2.76%	2.21%
Age 15 - 17	22,048	3.80%	24,004	3.79%	27,840	4.10%	1.71%	3.01%
Age 18 - 20	23,140	3.99%	24,143	3.82%	26,344	3.88%	0.85%	1.76%
Age 21 - 24	35,348	6.09%	33,286	5.26%	33,051	4.87%	-1.19%	-0.14%
Age 25 - 34	91,947	15.85%	98,927	15.63%	93,523	13.78%	1.47%	-1.12%
Age 35 - 44	74,341	12.82%	83,934	13.27%	95,944	14.14%	2.46%	2.71%
Age 45 - 54	78,953	13.61%	78,128	12.35%	79,641	11.74%	-0.21%	0.38%
Age 55 - 64	63,477	10.94%	73,716	11.65%	78,286	11.54%	3.04%	1.21%
Age 65 - 74	35,228	6.07%	45,816	7.24%	58,497	8.62%	5.40%	5.01%
Age 75 - 84	21,311	3.67%	22,418	3.54%	27,093	3.99%	1.02%	3.86%
Age 85 and over	8,679	1.50%	9,711	1.53%	10,309	1.52%	2.27%	1.20%
<i>Age 55 and over</i>	<i>128,695</i>	<i>22.19%</i>	<i>151,661</i>	<i>23.97%</i>	<i>174,185</i>	<i>25.67%</i>	<i>3.34%</i>	<i>2.81%</i>
<i>Age 62 and over</i>	<i>75,582</i>	<i>13.03%</i>	<i>90,349</i>	<i>14.28%</i>	<i>109,076</i>	<i>16.08%</i>	<i>3.63%</i>	<i>3.84%</i>
Median Age	34.1		34.7		36.1		0.35%	0.79%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Oklahoma City is 34.7 years. This compares with the statewide figure of 36.6 years. Approximately 7.60% of the population is below the age of 5, while 14.28% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.84% per year.

Edmond 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	81,405		89,836		97,313			
Age 0 - 4	5,174	6.36%	6,127	6.82%	6,690	6.87%	3.44%	1.77%
Age 5 - 9	5,629	6.91%	5,854	6.52%	6,508	6.69%	0.79%	2.14%
Age 10 - 14	5,920	7.27%	6,254	6.96%	6,306	6.48%	1.10%	0.17%
Age 15 - 17	3,489	4.29%	4,200	4.68%	4,453	4.58%	3.78%	1.18%
Age 18 - 20	4,548	5.59%	4,702	5.23%	4,837	4.97%	0.67%	0.57%
Age 21 - 24	5,939	7.30%	6,110	6.80%	6,093	6.26%	0.57%	-0.06%
Age 25 - 34	10,233	12.57%	11,819	13.16%	13,180	13.54%	2.92%	2.20%
Age 35 - 44	9,831	12.08%	10,334	11.50%	11,126	11.43%	1.00%	1.49%
Age 45 - 54	11,961	14.69%	11,708	13.03%	11,209	11.52%	-0.43%	-0.87%
Age 55 - 64	9,669	11.88%	11,498	12.80%	12,695	13.05%	3.53%	2.00%
Age 65 - 74	5,175	6.36%	6,871	7.65%	8,923	9.17%	5.83%	5.37%
Age 75 - 84	2,731	3.35%	3,080	3.43%	3,901	4.01%	2.43%	4.84%
Age 85 and over	1,106	1.36%	1,279	1.42%	1,392	1.43%	2.95%	1.71%
<i>Age 55 and over</i>	<i>18,681</i>	<i>22.95%</i>	<i>22,728</i>	<i>25.30%</i>	<i>26,911</i>	<i>27.65%</i>	<i>4.00%</i>	<i>3.44%</i>
<i>Age 62 and over</i>	<i>10,807</i>	<i>13.28%</i>	<i>13,400</i>	<i>14.92%</i>	<i>16,633</i>	<i>17.09%</i>	<i>4.40%</i>	<i>4.42%</i>
Median Age	34.8		34.9		35.5		0.06%	0.34%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Edmond is 34.9 years. This compares with the statewide figure of 36.6 years. Approximately 6.82% of the population is below the age of 5, while 14.92% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 4.42% per year.

Midwest 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	54,371		56,887		59,654			
Age 0 - 4	4,087	7.52%	4,373	7.69%	4,507	7.56%	1.36%	0.61%
Age 5 - 9	3,743	6.88%	4,114	7.23%	4,379	7.34%	1.91%	1.26%
Age 10 - 14	3,579	6.58%	3,837	6.74%	4,237	7.10%	1.40%	2.00%
Age 15 - 17	2,267	4.17%	2,211	3.89%	2,415	4.05%	-0.50%	1.78%
Age 18 - 20	2,189	4.03%	2,067	3.63%	2,152	3.61%	-1.14%	0.81%
Age 21 - 24	3,214	5.91%	2,974	5.23%	2,780	4.66%	-1.54%	-1.34%
Age 25 - 34	7,909	14.55%	8,601	15.12%	8,011	13.43%	1.69%	-1.41%
Age 35 - 44	6,356	11.69%	6,934	12.19%	8,224	13.79%	1.76%	3.47%
Age 45 - 54	7,521	13.83%	6,728	11.83%	6,434	10.79%	-2.20%	-0.89%
Age 55 - 64	6,290	11.57%	6,965	12.24%	7,080	11.87%	2.06%	0.33%
Age 65 - 74	3,703	6.81%	4,497	7.91%	5,529	9.27%	3.96%	4.22%
Age 75 - 84	2,563	4.71%	2,525	4.44%	2,786	4.67%	-0.30%	1.99%
Age 85 and over	950	1.75%	1,061	1.87%	1,120	1.88%	2.23%	1.09%
<i>Age 55 and over</i>	<i>13,506</i>	<i>24.84%</i>	<i>15,048</i>	<i>26.45%</i>	<i>16,515</i>	<i>27.68%</i>	<i>2.19%</i>	<i>1.88%</i>
<i>Age 62 and over</i>	<i>8,153</i>	<i>15.00%</i>	<i>9,112</i>	<i>16.02%</i>	<i>10,439</i>	<i>17.50%</i>	<i>2.25%</i>	<i>2.76%</i>
Median Age	35.3		35.4		36.6		0.06%	0.67%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Midwest City is 35.4 years. This compares with the statewide figure of 36.6 years. Approximately 7.69% of the population is below the age of 5, while 16.02% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.76% per year.

Del 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	21,332		21,892		22,814			
Age 0 - 4	1,731	8.11%	1,817	8.30%	1,891	8.29%	0.97%	0.80%
Age 5 - 9	1,587	7.44%	1,722	7.87%	1,822	7.99%	1.65%	1.14%
Age 10 - 14	1,424	6.68%	1,570	7.17%	1,743	7.64%	1.97%	2.11%
Age 15 - 17	814	3.82%	838	3.83%	972	4.26%	0.58%	3.01%
Age 18 - 20	830	3.89%	760	3.47%	848	3.72%	-1.75%	2.22%
Age 21 - 24	1,118	5.24%	1,027	4.69%	1,037	4.55%	-1.68%	0.19%
Age 25 - 34	3,119	14.62%	3,269	14.93%	2,848	12.48%	0.94%	-2.72%
Age 35 - 44	2,431	11.40%	2,652	12.11%	3,202	14.04%	1.76%	3.84%
Age 45 - 54	2,802	13.14%	2,456	11.22%	2,358	10.34%	-2.60%	-0.81%
Age 55 - 64	2,341	10.97%	2,533	11.57%	2,491	10.92%	1.59%	-0.33%
Age 65 - 74	1,541	7.22%	1,703	7.78%	2,007	8.80%	2.02%	3.34%
Age 75 - 84	1,193	5.59%	1,103	5.04%	1,142	5.01%	-1.56%	0.70%
Age 85 and over	401	1.88%	442	2.02%	453	1.99%	1.97%	0.49%
<i>Age 55 and over</i>	<i>5,476</i>	<i>25.67%</i>	<i>5,781</i>	<i>26.41%</i>	<i>6,093</i>	<i>26.71%</i>	<i>1.09%</i>	<i>1.06%</i>
<i>Age 62 and over</i>	<i>3,436</i>	<i>16.11%</i>	<i>3,566</i>	<i>16.29%</i>	<i>3,896</i>	<i>17.08%</i>	<i>0.74%</i>	<i>1.79%</i>
Median Age	35.2		34.8		35.8		-0.23%	0.57%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Del City is 34.8 years. This compares with the statewide figure of 36.6 years. Approximately 8.30% of the population is below the age of 5, while 16.29% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.79% per year.

Bethany 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	19,051		19,530		20,275			
Age 0 - 4	1,230	6.46%	1,343	6.88%	1,404	6.92%	1.77%	0.89%
Age 5 - 9	1,218	6.39%	1,277	6.54%	1,370	6.76%	0.95%	1.42%
Age 10 - 14	1,218	6.39%	1,245	6.37%	1,326	6.54%	0.44%	1.27%
Age 15 - 17	703	3.69%	731	3.74%	799	3.94%	0.78%	1.79%
Age 18 - 20	1,109	5.82%	1,087	5.57%	1,118	5.51%	-0.40%	0.56%
Age 21 - 24	1,310	6.88%	1,203	6.16%	1,184	5.84%	-1.69%	-0.32%
Age 25 - 34	2,430	12.76%	2,735	14.00%	2,549	12.57%	2.39%	-1.40%
Age 35 - 44	2,128	11.17%	2,094	10.72%	2,523	12.44%	-0.32%	3.80%
Age 45 - 54	2,464	12.93%	2,295	11.75%	2,144	10.57%	-1.41%	-1.35%
Age 55 - 64	2,014	10.57%	2,210	11.32%	2,245	11.07%	1.87%	0.31%
Age 65 - 74	1,510	7.93%	1,634	8.37%	1,898	9.36%	1.59%	3.04%
Age 75 - 84	1,233	6.47%	1,149	5.88%	1,176	5.80%	-1.40%	0.47%
Age 85 and over	484	2.54%	527	2.70%	539	2.66%	1.72%	0.45%
<i>Age 55 and over</i>	<i>5,241</i>	<i>27.51%</i>	<i>5,520</i>	<i>28.26%</i>	<i>5,858</i>	<i>28.89%</i>	<i>1.04%</i>	<i>1.20%</i>
<i>Age 62 and over</i>	<i>3,347</i>	<i>17.57%</i>	<i>3,446</i>	<i>17.64%</i>	<i>3,748</i>	<i>18.48%</i>	<i>0.58%</i>	<i>1.69%</i>
Median Age	36.4		35.7		36.5		-0.39%	0.44%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Bethany is 35.7 years. This compares with the statewide figure of 36.6 years. Approximately 6.88% of the population is below the age of 5, while 17.64% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.69% per year.

Choctaw Population By Age								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
Population by Age	11,146		12,104		13,043			
Age 0 - 4	697	6.25%	836	6.91%	909	6.97%	3.70%	1.69%
Age 5 - 9	804	7.21%	778	6.43%	888	6.81%	-0.66%	2.68%
Age 10 - 14	873	7.83%	878	7.25%	836	6.41%	0.11%	-0.98%
Age 15 - 17	491	4.41%	535	4.42%	570	4.37%	1.73%	1.28%
Age 18 - 20	363	3.26%	473	3.91%	517	3.96%	5.44%	1.79%
Age 21 - 24	386	3.46%	607	5.01%	698	5.35%	9.48%	2.83%
Age 25 - 34	1,258	11.29%	1,221	10.09%	1,372	10.52%	-0.60%	2.36%
Age 35 - 44	1,440	12.92%	1,493	12.33%	1,476	11.32%	0.73%	-0.23%
Age 45 - 54	1,773	15.91%	1,685	13.92%	1,609	12.34%	-1.01%	-0.92%
Age 55 - 64	1,586	14.23%	1,779	14.70%	1,870	14.34%	2.32%	1.00%
Age 65 - 74	857	7.69%	1,125	9.29%	1,472	11.29%	5.59%	5.52%
Age 75 - 84	498	4.47%	539	4.45%	633	4.85%	1.59%	3.27%
Age 85 and over	120	1.08%	155	1.28%	193	1.48%	5.25%	4.48%
<i>Age 55 and over</i>	<i>3,061</i>	<i>27.46%</i>	<i>3,598</i>	<i>29.73%</i>	<i>4,168</i>	<i>31.96%</i>	<i>3.29%</i>	<i>2.98%</i>
<i>Age 62 and over</i>	<i>1,831</i>	<i>16.43%</i>	<i>2,198</i>	<i>18.16%</i>	<i>2,666</i>	<i>20.44%</i>	<i>3.72%</i>	<i>3.94%</i>
Median Age	39.9		39.8		40.0		-0.05%	0.10%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Choctaw is 39.8 years. This compares with the statewide figure of 36.6 years. Approximately 6.91% of the population is below the age of 5, while 18.16% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.94% per year.

Warr Acres 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	10,043		10,570		11,000			
Age 0 - 4	777	7.74%	844	7.98%	855	7.77%	1.67%	0.26%
Age 5 - 9	730	7.27%	789	7.46%	833	7.57%	1.57%	1.09%
Age 10 - 14	683	6.80%	758	7.17%	812	7.38%	2.11%	1.39%
Age 15 - 17	395	3.93%	409	3.87%	467	4.25%	0.70%	2.69%
Age 18 - 20	397	3.95%	376	3.56%	413	3.75%	-1.08%	1.89%
Age 21 - 24	551	5.49%	519	4.91%	509	4.63%	-1.19%	-0.39%
Age 25 - 34	1,411	14.05%	1,570	14.85%	1,418	12.89%	2.16%	-2.02%
Age 35 - 44	1,245	12.40%	1,290	12.20%	1,485	13.50%	0.71%	2.86%
Age 45 - 54	1,355	13.49%	1,275	12.06%	1,242	11.29%	-1.21%	-0.52%
Age 55 - 64	1,099	10.94%	1,247	11.80%	1,262	11.47%	2.56%	0.24%
Age 65 - 74	697	6.94%	809	7.65%	984	8.95%	3.03%	3.99%
Age 75 - 84	509	5.07%	479	4.53%	510	4.64%	-1.21%	1.26%
Age 85 and over	194	1.93%	205	1.94%	210	1.91%	1.11%	0.48%
<i>Age 55 and over</i>	<i>2,499</i>	<i>24.88%</i>	<i>2,740</i>	<i>25.92%</i>	<i>2,966</i>	<i>26.96%</i>	<i>1.86%</i>	<i>1.60%</i>
<i>Age 62 and over</i>	<i>1,536</i>	<i>15.29%</i>	<i>1,662</i>	<i>15.72%</i>	<i>1,873</i>	<i>17.02%</i>	<i>1.59%</i>	<i>2.41%</i>
Median Age	35.6		35.2		36.3		-0.23%	0.62%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Warr Acres is 35.2 years. This compares with the statewide figure of 36.6 years. Approximately 7.98% of the population is below the age of 5, while 15.72% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.41% per year.

The Village 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	8,929		9,199		9,563			
Age 0 - 4	633	7.09%	677	7.36%	680	7.11%	1.35%	0.09%
Age 5 - 9	449	5.03%	641	6.97%	685	7.16%	7.38%	1.34%
Age 10 - 14	419	4.69%	455	4.95%	659	6.89%	1.66%	7.69%
Age 15 - 17	182	2.04%	240	2.61%	283	2.96%	5.69%	3.35%
Age 18 - 20	160	1.79%	212	2.30%	240	2.51%	5.79%	2.51%
Age 21 - 24	516	5.78%	246	2.67%	307	3.21%	-13.77%	4.53%
Age 25 - 34	2,028	22.71%	1,969	21.40%	1,496	15.64%	-0.59%	-5.35%
Age 35 - 44	1,015	11.37%	1,281	13.93%	1,587	16.60%	4.77%	4.38%
Age 45 - 54	1,080	12.10%	961	10.45%	997	10.43%	-2.31%	0.74%
Age 55 - 64	1,009	11.30%	1,037	11.27%	979	10.24%	0.55%	-1.14%
Age 65 - 74	601	6.73%	715	7.77%	882	9.22%	3.53%	4.29%
Age 75 - 84	541	6.06%	479	5.21%	496	5.19%	-2.40%	0.70%
Age 85 and over	296	3.32%	286	3.11%	272	2.84%	-0.68%	-1.00%
<i>Age 55 and over</i>	<i>2,447</i>	<i>27.41%</i>	<i>2,517</i>	<i>27.36%</i>	<i>2,629</i>	<i>27.49%</i>	<i>0.57%</i>	<i>0.87%</i>
<i>Age 62 and over</i>	<i>1,445</i>	<i>16.18%</i>	<i>1,505</i>	<i>16.36%</i>	<i>1,672</i>	<i>17.48%</i>	<i>0.82%</i>	<i>2.12%</i>
Median Age	35.8		36.2		37.7		0.22%	0.82%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of The Village is 36.2 years. This compares with the statewide figure of 36.6 years. Approximately 7.36% of the population is below the age of 5, while 16.36% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.12% per year.

Harrah Population By Age								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
Population by Age	5,095		6,507		6,945			
Age 0 - 4	307	6.03%	434	6.67%	463	6.67%	7.17%	1.30%
Age 5 - 9	394	7.73%	411	6.32%	459	6.61%	0.85%	2.23%
Age 10 - 14	390	7.65%	494	7.59%	441	6.35%	4.84%	-2.24%
Age 15 - 17	234	4.59%	281	4.32%	320	4.61%	3.73%	2.63%
Age 18 - 20	191	3.75%	260	4.00%	285	4.10%	6.36%	1.85%
Age 21 - 24	176	3.45%	353	5.42%	366	5.27%	14.94%	0.73%
Age 25 - 34	592	11.62%	696	10.70%	769	11.07%	3.29%	2.01%
Age 35 - 44	702	13.78%	836	12.85%	840	12.10%	3.56%	0.10%
Age 45 - 54	776	15.23%	892	13.71%	885	12.74%	2.83%	-0.16%
Age 55 - 64	599	11.76%	860	13.22%	929	13.38%	7.50%	1.56%
Age 65 - 74	409	8.03%	580	8.91%	708	10.19%	7.24%	4.07%
Age 75 - 84	242	4.75%	297	4.56%	354	5.10%	4.18%	3.57%
Age 85 and over	83	1.63%	113	1.74%	126	1.81%	6.37%	2.20%
<i>Age 55 and over</i>	<i>1,333</i>	<i>26.16%</i>	<i>1,850</i>	<i>28.43%</i>	<i>2,117</i>	<i>30.48%</i>	<i>6.77%</i>	<i>2.73%</i>
<i>Age 62 and over</i>	<i>831</i>	<i>16.30%</i>	<i>1,135</i>	<i>17.44%</i>	<i>1,341</i>	<i>19.30%</i>	<i>6.44%</i>	<i>3.39%</i>
Median Age	38.8		38.9		39.4		0.05%	0.26%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Harrah is 38.9 years. This compares with the statewide figure of 36.6 years. Approximately 6.67% of the population is below the age of 5, while 17.44% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.39% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Oklahoma City		Edmond		Midwest City		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families:	142,839		21,733		14,315		176,868	
Married-Couple Family:	100,525	70.38%	17,669	81.30%	9,460	66.08%	123,152	69.63%
With Children Under 18 Years	42,956	30.07%	8,096	37.25%	3,273	22.86%	51,697	29.23%
No Children Under 18 Years	57,569	40.30%	9,573	44.05%	6,187	43.22%	71,455	40.40%
Other Family:	42,314	29.62%	4,064	18.70%	4,855	33.92%	53,716	30.37%
Male Householder, No Wife Present	11,953	8.37%	1,121	5.16%	990	6.92%	14,120	7.98%
With Children Under 18 Years	6,500	4.55%	407	1.87%	536	3.74%	7,214	4.08%
No Children Under 18 Years	5,453	3.82%	714	3.29%	454	3.17%	6,906	3.90%
Female Householder, No Husband Present	30,361	21.26%	2,943	13.54%	3,865	27.00%	39,596	22.39%
With Children Under 18 Years	18,543	12.98%	1,754	8.07%	2,307	16.12%	23,900	13.51%
No Children Under 18 Years	11,818	8.27%	1,189	5.47%	1,558	10.88%	15,696	8.87%
Total Single Parent Families	25,043		2,161		2,843		31,114	
Male Householder	6,500	25.96%	407	18.83%	536	18.85%	7,214	23.19%
Female Householder	18,543	74.04%	1,754	81.17%	2,307	81.15%	23,900	76.81%

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

2013 Family Type by Presence of Children Under 18 Years

	Del City		Bethany		Choctaw		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families:	5,314		4,475		3,150		176,868	
Married-Couple Family:	3,130	58.90%	3,148	70.35%	2,606	82.73%	123,152	69.63%
With Children Under 18 Years	1,141	21.47%	1,335	29.83%	1,022	32.44%	51,697	29.23%
No Children Under 18 Years	1,989	37.43%	1,813	40.51%	1,584	50.29%	71,455	40.40%
Other Family:	2,184	41.10%	1,327	29.65%	544	17.27%	53,716	30.37%
Male Householder, No Wife Present	477	8.98%	346	7.73%	167	5.30%	14,120	7.98%
With Children Under 18 Years	239	4.50%	144	3.22%	100	3.17%	7,214	4.08%
No Children Under 18 Years	238	4.48%	202	4.51%	67	2.13%	6,906	3.90%
Female Householder, No Husband Present	1,707	32.12%	981	21.92%	377	11.97%	39,596	22.39%
With Children Under 18 Years	1,054	19.83%	454	10.15%	196	6.22%	23,900	13.51%
No Children Under 18 Years	653	12.29%	527	11.78%	181	5.75%	15,696	8.87%
Total Single Parent Families	1,293		598		296		31,114	
Male Householder	239	18.48%	144	24.08%	100	33.78%	7,214	23.19%
Female Householder	1,054	81.52%	454	75.92%	196	66.22%	23,900	76.81%

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

2013 Family Type by Presence of Children Under 18 Years

	Warr Acres		The Village		Harrah		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families:	2,565		2,199		1,297		176,868	
Married-Couple Family:	1,581	61.64%	1,579	71.81%	928	71.55%	123,152	69.63%
With Children Under 18 Years	562	21.91%	425	19.33%	382	29.45%	51,697	29.23%
No Children Under 18 Years	1,019	39.73%	1,154	52.48%	546	42.10%	71,455	40.40%
Other Family:	984	38.36%	620	28.19%	369	28.45%	53,716	30.37%
Male Householder, No Wife Present	193	7.52%	175	7.96%	80	6.17%	14,120	7.98%
With Children Under 18 Years	62	2.42%	65	2.96%	54	4.16%	7,214	4.08%
No Children Under 18 Years	131	5.11%	110	5.00%	26	2.00%	6,906	3.90%
Female Householder, No Husband Present	791	30.84%	445	20.24%	289	22.28%	39,596	22.39%
With Children Under 18 Years	542	21.13%	246	11.19%	200	15.42%	23,900	13.51%
No Children Under 18 Years	249	9.71%	199	9.05%	89	6.86%	15,696	8.87%
Total Single Parent Families	604		311		254		31,114	
Male Householder	62	10.26%	65	20.90%	54	21.26%	7,214	23.19%
Female Householder	542	89.74%	246	79.10%	200	78.74%	23,900	76.81%

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

As shown, within Oklahoma County, among all families 17.59% are single-parent families, while in Oklahoma City, the percentage is 17.53%. In Edmond the percentage of single-parent families is 9.94%, while in Midwest City the percentage is 19.86%.

In Oklahoma City, the percentage is 17.53%. In Edmond the percentage of single-parent families is 9.94%, while in Midwest City the percentage is 19.86%.

In Oklahoma City, the percentage is 17.53%. In Edmond the percentage of single-parent families is 9.94%, while in Midwest City the percentage is 19.86%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	581,898		82,857		54,332		721,176		3,702,515	
Under 18 Years:	150,478		20,299		13,725		185,510		933,738	
With One Type of Disability	4,908	3.26%	565	2.78%	589	4.29%	6,097	3.29%	33,744	3.61%
With Two or More Disabilities	1,588	1.06%	153	0.75%	223	1.62%	1,905	1.03%	11,082	1.19%
No Disabilities	143,982	95.68%	19,581	96.46%	12,913	94.08%	177,508	95.69%	888,912	95.20%
18 to 64 Years:	367,135		52,902		33,162		449,791		2,265,702	
With One Type of Disability	23,774	6.48%	2,280	4.31%	2,376	7.16%	29,611	6.58%	169,697	7.49%
With Two or More Disabilities	19,863	5.41%	1,291	2.44%	2,258	6.81%	24,340	5.41%	149,960	6.62%
No Disabilities	323,498	88.11%	49,331	93.25%	28,528	86.03%	395,840	88.01%	1,946,045	85.89%
65 Years and Over:	64,285		9,656		7,445		85,875		503,075	
With One Type of Disability	12,215	19.00%	1,499	15.52%	1,470	19.74%	15,366	17.89%	95,633	19.01%
With Two or More Disabilities	14,399	22.40%	1,832	18.97%	1,723	23.14%	19,216	22.38%	117,044	23.27%
No Disabilities	37,671	58.60%	6,325	65.50%	4,252	57.11%	51,293	59.73%	290,398	57.72%
Total Number of Persons with Disabilities:	76,747	13.19%	7,620	9.20%	8,639	15.90%	96,535	13.39%	577,160	15.59%

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

2013 Age by Number of Disabilities

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	21,329		19,043		11,334		721,176		3,702,515	
Under 18 Years:	5,934		4,651		2,977		185,510		933,738	
With One Type of Disability	335	5.65%	77	1.66%	87	2.92%	6,097	3.29%	33,744	3.61%
With Two or More Disabilities	37	0.62%	31	0.67%	14	0.47%	1,905	1.03%	11,082	1.19%
No Disabilities	5,562	93.73%	4,543	97.68%	2,876	96.61%	177,508	95.69%	888,912	95.20%
18 to 64 Years:	12,180		11,488		6,814		449,791		2,265,702	
With One Type of Disability	955	7.84%	1,029	8.96%	476	6.99%	29,611	6.58%	169,697	7.49%
With Two or More Disabilities	759	6.23%	646	5.62%	388	5.69%	24,340	5.41%	149,960	6.62%
No Disabilities	10,466	85.93%	9,813	85.42%	5,950	87.32%	395,840	88.01%	1,946,045	85.89%
65 Years and Over:	3,215		2,904		1,543		85,875		503,075	
With One Type of Disability	721	22.43%	438	15.08%	218	14.13%	15,366	17.89%	95,633	19.01%
With Two or More Disabilities	749	23.30%	508	17.49%	299	19.38%	19,216	22.38%	117,044	23.27%
No Disabilities	1,745	54.28%	1,958	67.42%	1,026	66.49%	51,293	59.73%	290,398	57.72%
Total Number of Persons with Disabilities:	3,556	16.67%	2,729	14.33%	1,482	13.08%	96,535	13.39%	577,160	15.59%

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

2013 Age by Number of Disabilities

	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	10,056		9,031		5,186		721,176		3,702,515	
Under 18 Years:	2,505		1,766		1,703		185,510		933,738	
With One Type of Disability	49	1.96%	23	1.30%	65	3.82%	6,097	3.29%	33,744	3.61%
With Two or More Disabilities	45	1.80%	34	1.93%	0	0.00%	1,905	1.03%	11,082	1.19%
No Disabilities	2,411	96.25%	1,709	96.77%	1,638	96.18%	177,508	95.69%	888,912	95.20%
18 to 64 Years:	6,208		5,761		2,782		449,791		2,265,702	
With One Type of Disability	392	6.31%	281	4.88%	233	8.38%	29,611	6.58%	169,697	7.49%
With Two or More Disabilities	312	5.03%	365	6.34%	83	2.98%	24,340	5.41%	149,960	6.62%
No Disabilities	5,504	88.66%	5,115	88.79%	2,466	88.64%	395,840	88.01%	1,946,045	85.89%
65 Years and Over:	1,343		1,504		701		85,875		503,075	
With One Type of Disability	221	16.46%	198	13.16%	103	14.69%	15,366	17.89%	95,633	19.01%
With Two or More Disabilities	257	19.14%	331	22.01%	73	10.41%	19,216	22.38%	117,044	23.27%
No Disabilities	865	64.41%	975	64.83%	525	74.89%	51,293	59.73%	290,398	57.72%
Total Number of Persons with Disabilities:	1,276	12.69%	1,232	13.64%	557	10.74%	96,535	13.39%	577,160	15.59%

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

Within Oklahoma County, 13.39% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Oklahoma City the percentage is 13.19%. In Edmond the percentage is 9.20%, while in Midwest City the percentage is 15.90%.

In Del City the percentage is 16.67%. In Bethany the percentage is 14.33%, while in Choctaw the percentage is 13.08%.

In Warr Acres the percentage is 12.69%. In The Village the percentage is 13.64%, while in Harrah the percentage is 10.74%.

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

2013 Population by Veteran and Disability Status										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom										
Poverty Status is Determined	429,473		61,322		40,607		531,962		2,738,788	
Veteran:	44,155	10.28%	6,189	10.09%	6,607	16.27%	57,690	10.84%	305,899	11.17%
<i>With a Disability</i>	12,373	28.02%	1,411	22.80%	1,894	28.67%	15,895	27.55%	100,518	32.86%
<i>No Disability</i>	31,782	71.98%	4,778	77.20%	4,713	71.33%	41,795	72.45%	205,381	67.14%
Non-veteran:	385,318	89.72%	55,133	89.91%	34,000	83.73%	474,272	89.16%	2,432,889	88.83%
<i>With a Disability</i>	57,749	14.99%	5,412	9.82%	5,933	17.45%	72,366	15.26%	430,610	17.70%
<i>No Disability</i>	327,569	85.01%	49,721	90.18%	28,067	82.55%	401,906	84.74%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

2013 Population by Veteran and Disability Status										
	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom										
Poverty Status is Determined	15,395		13,685		8,357		531,962		2,738,788	
Veteran:	2,228	14.47%	1,424	10.41%	1,608	19.24%	57,690	10.84%	305,899	11.17%
<i>With a Disability</i>	510	22.89%	321	22.54%	417	25.93%	15,895	27.55%	100,518	32.86%
<i>No Disability</i>	1,718	77.11%	1,103	77.46%	1,191	74.07%	41,795	72.45%	205,381	67.14%
Non-veteran:	13,167	85.53%	12,261	89.59%	6,749	80.76%	474,272	89.16%	2,432,889	88.83%
<i>With a Disability</i>	2,674	20.31%	2,224	18.14%	964	14.28%	72,366	15.26%	430,610	17.70%
<i>No Disability</i>	10,493	79.69%	10,037	81.86%	5,785	85.72%	401,906	84.74%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

2013 Population by Veteran and Disability Status										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom										
Poverty Status is Determined	7,551		7,265		3,483		531,962		2,738,788	
Veteran:	714	9.46%	901	12.40%	628	18.03%	57,690	10.84%	305,899	11.17%
<i>With a Disability</i>	193	27.03%	190	21.09%	130	20.70%	15,895	27.55%	100,518	32.86%
<i>No Disability</i>	521	72.97%	711	78.91%	498	79.30%	41,795	72.45%	205,381	67.14%
Non-veteran:	6,837	90.54%	6,364	87.60%	2,855	81.97%	474,272	89.16%	2,432,889	88.83%
<i>With a Disability</i>	989	14.47%	985	15.48%	362	12.68%	72,366	15.26%	430,610	17.70%
<i>No Disability</i>	5,848	85.53%	5,379	84.52%	2,493	87.32%	401,906	84.74%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Oklahoma County, the Census Bureau estimates there are 57,690 veterans, 27.55% of which have one or more disabilities (compared with 32.86% at a statewide level). In Oklahoma City, there are an estimated 44,155 veterans, 28.02% of which are estimated to have a disability. Within Edmond the number of veterans is estimated to be 6,189 (22.80% with a disability), and within Midwest City there are an estimated 6,607 veterans, 28.67% with one or more disabilities.

In Del City, there are an estimated 2,228 veterans, 22.89% of which are estimated to have a disability. Within Bethany the number of veterans is estimated to be 1,424 (22.54% with a disability), and within Choctaw there are an estimated 1,608 veterans, 25.93% with one or more disabilities.

In Warr Acres, there are an estimated 714 veterans, 27.03% of which are estimated to have a disability. Within The Village the number of veterans is estimated to be 901 (21.09% with a disability), and within Harrah there are an estimated 628 veterans, 20.70% with one or more disabilities.

Group Quarters Population

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

2010 Group Quarters Population								
	Oklahoma City		Edmond		Midwest City		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	579,999		81,405		54,371		718,633	
Group Quarters Population	12,144	2.09%	1,586	1.95%	285	0.52%	15,025	2.09%
Institutionalized Population	6,609	1.14%	313	0.38%	260	0.48%	7,644	1.06%
Correctional facilities for adults	3,862	0.67%	4	0.00%	25	0.05%	3,896	0.54%
Juvenile facilities	123	0.02%	41	0.05%	0	0.00%	140	0.02%
Nursing facilities/Skilled-nursing facilities	2,521	0.43%	268	0.33%	235	0.43%	3,408	0.47%
Other institutional facilities	103	0.02%	0	0.00%	0	0.00%	200	0.03%
Noninstitutionalized population	5,535	0.95%	1,273	1.56%	25	0.05%	7,381	1.03%
College/University student housing	2000	0.34%	1120	1.38%	0	0.00%	3672	0.51%
Military quarters	972	0.17%	0	0.00%	0	0.00%	972	0.14%
Other noninstitutional facilities	2563	0.44%	153	0.19%	25	0.05%	2737	0.38%

Source: 2010 Decennial Census, Table P42

2010 Group Quarters Population								
	Del City		Bethany		Choctaw		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	21,332		19,051		11,146		718,633	
Group Quarters Population	77	0.36%	867	4.55%	0	0.00%	15,025	2.09%
Institutionalized Population	61	0.29%	141	0.74%	0	0.00%	7,644	1.06%
Correctional facilities for adults	2	0.01%	0	0.00%	0	0.00%	3,896	0.54%
Juvenile facilities	0	0.00%	0	0.00%	0	0.00%	140	0.02%
Nursing facilities/Skilled-nursing facilities	59	0.28%	141	0.74%	0	0.00%	3,408	0.47%
Other institutional facilities	0	0.00%	0	0.00%	0	0.00%	200	0.03%
Noninstitutionalized population	16	0.08%	726	3.81%	0	0.00%	7,381	1.03%
College/University student housing	0	0.00%	726	3.81%	0	0.00%	3672	0.51%
Military quarters	0	0.00%	0	0.00%	0	0.00%	972	0.14%
Other noninstitutional facilities	16	0.08%	0	0.00%	0	0.00%	2737	0.38%

Source: 2010 Decennial Census, Table P42

2010 Group Quarters Population								
	Warr Acres		The Village		Harrah		Oklahoma County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	10,043		8,929		5,095		718,633	
Group Quarters Population	89	0.89%	9	0.10%	60	1.18%	15,025	2.09%
Institutionalized Population	86	0.86%	9	0.10%	60	1.18%	7,644	1.06%
Correctional facilities for adults	0	0.00%	0	0.00%	0	0.00%	3,896	0.54%
Juvenile facilities	0	0.00%	0	0.00%	0	0.00%	140	0.02%
Nursing facilities/Skilled-nursing facilities	86	0.86%	9	0.10%	60	1.18%	3,408	0.47%
Other institutional facilities	0	0.00%	0	0.00%	0	0.00%	200	0.03%
Noninstitutionalized population	3	0.03%	0	0.00%	0	0.00%	7,381	1.03%
College/University student housing	0	0.00%	0	0.00%	0	0.00%	3672	0.51%
Military quarters	0	0.00%	0	0.00%	0	0.00%	972	0.14%
Other noninstitutional facilities	3	0.03%	0	0.00%	0	0.00%	2737	0.38%

Source: 2010 Decennial Census, Table P42

The percentage of the Oklahoma 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 Oklahoma 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										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	250,450		34,503		23,735		308,656		1,520,327	
< \$15,000	35,516	14.18%	3,722	10.79%	2,941	12.39%	45,211	14.65%	213,623	14.05%
\$15,000 - \$24,999	29,398	11.74%	2,808	8.14%	3,228	13.60%	38,451	12.46%	184,613	12.14%
\$25,000 - \$34,999	29,853	11.92%	2,600	7.54%	3,090	13.02%	37,273	12.08%	177,481	11.67%
\$35,000 - \$49,999	37,581	15.01%	3,486	10.10%	3,882	16.36%	45,541	14.75%	229,628	15.10%
\$50,000 - \$74,999	44,322	17.70%	6,233	18.07%	4,656	19.62%	53,984	17.49%	280,845	18.47%
\$75,000 - \$99,999	28,205	11.26%	4,706	13.64%	2,781	11.72%	34,031	11.03%	173,963	11.44%
\$100,000 - \$124,999	17,963	7.17%	3,297	9.56%	1,579	6.65%	20,649	6.69%	106,912	7.03%
\$125,000 - \$149,999	10,070	4.02%	2,045	5.93%	747	3.15%	11,016	3.57%	57,804	3.80%
\$150,000 - \$199,999	8,774	3.50%	2,330	6.75%	491	2.07%	10,451	3.39%	48,856	3.21%
\$200,000 - \$249,999	3,413	1.36%	994	2.88%	162	0.68%	4,214	1.37%	18,661	1.23%
\$250,000 - \$499,999	3,961	1.58%	1,603	4.65%	138	0.58%	5,552	1.80%	20,487	1.35%
\$500,000+	1,394	0.56%	679	1.97%	40	0.17%	2,283	0.74%	7,454	0.49%
Median Household Income	\$47,157		\$68,593		\$45,079		\$45,999		\$47,049	
Average Household Income	\$65,043		\$94,880		\$56,639		\$65,135		\$63,390	

Source: Nielsen SiteReports

2015 Household Income Distribution										
	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	8,901		7,893		4,479		308,656		1,520,327	
< \$15,000	1,297	14.57%	1,120	14.19%	455	10.16%	45,211	14.65%	213,623	14.05%
\$15,000 - \$24,999	1,233	13.85%	1,218	15.43%	463	10.34%	38,451	12.46%	184,613	12.14%
\$25,000 - \$34,999	1,187	13.34%	1,124	14.24%	321	7.17%	37,273	12.08%	177,481	11.67%
\$35,000 - \$49,999	1,547	17.38%	1,118	14.16%	641	14.31%	45,541	14.75%	229,628	15.10%
\$50,000 - \$74,999	1,943	21.83%	1,524	19.31%	764	17.06%	53,984	17.49%	280,845	18.47%
\$75,000 - \$99,999	1,031	11.58%	808	10.24%	666	14.87%	34,031	11.03%	173,963	11.44%
\$100,000 - \$124,999	408	4.58%	490	6.21%	456	10.18%	20,649	6.69%	106,912	7.03%
\$125,000 - \$149,999	125	1.40%	205	2.60%	258	5.76%	11,016	3.57%	57,804	3.80%
\$150,000 - \$199,999	74	0.83%	166	2.10%	273	6.10%	10,451	3.39%	48,856	3.21%
\$200,000 - \$249,999	24	0.27%	51	0.65%	102	2.28%	4,214	1.37%	18,661	1.23%
\$250,000 - \$499,999	22	0.25%	56	0.71%	71	1.59%	5,552	1.80%	20,487	1.35%
\$500,000+	10	0.11%	13	0.16%	9	0.20%	2,283	0.74%	7,454	0.49%
Median Household Income	\$42,112		\$41,500		\$61,764		\$45,999		\$47,049	
Average Household Income	\$49,497		\$54,289		\$76,073		\$65,135		\$63,390	

Source: Nielsen SiteReports

2015 Household Income Distribution										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	4,143		4,529		2,448		308,656		1,520,327	
< \$15,000	534	12.89%	379	8.37%	203	8.29%	45,211	14.65%	213,623	14.05%
\$15,000 - \$24,999	542	13.08%	435	9.60%	223	9.11%	38,451	12.46%	184,613	12.14%
\$25,000 - \$34,999	604	14.58%	619	13.67%	264	10.78%	37,273	12.08%	177,481	11.67%
\$35,000 - \$49,999	726	17.52%	752	16.60%	320	13.07%	45,541	14.75%	229,628	15.10%
\$50,000 - \$74,999	713	17.21%	884	19.52%	536	21.90%	53,984	17.49%	280,845	18.47%
\$75,000 - \$99,999	541	13.06%	642	14.18%	329	13.44%	34,031	11.03%	173,963	11.44%
\$100,000 - \$124,999	257	6.20%	321	7.09%	266	10.87%	20,649	6.69%	106,912	7.03%
\$125,000 - \$149,999	91	2.20%	120	2.65%	144	5.88%	11,016	3.57%	57,804	3.80%
\$150,000 - \$199,999	75	1.81%	150	3.31%	113	4.62%	10,451	3.39%	48,856	3.21%
\$200,000 - \$249,999	26	0.63%	77	1.70%	36	1.47%	4,214	1.37%	18,661	1.23%
\$250,000 - \$499,999	25	0.60%	97	2.14%	12	0.49%	5,552	1.80%	20,487	1.35%
\$500,000+	9	0.22%	53	1.17%	2	0.08%	2,283	0.74%	7,454	0.49%
Median Household Income	\$43,089		\$52,248		\$59,981		\$45,999		\$47,049	
Average Household Income	\$55,153		\$72,643		\$70,196		\$65,135		\$63,390	

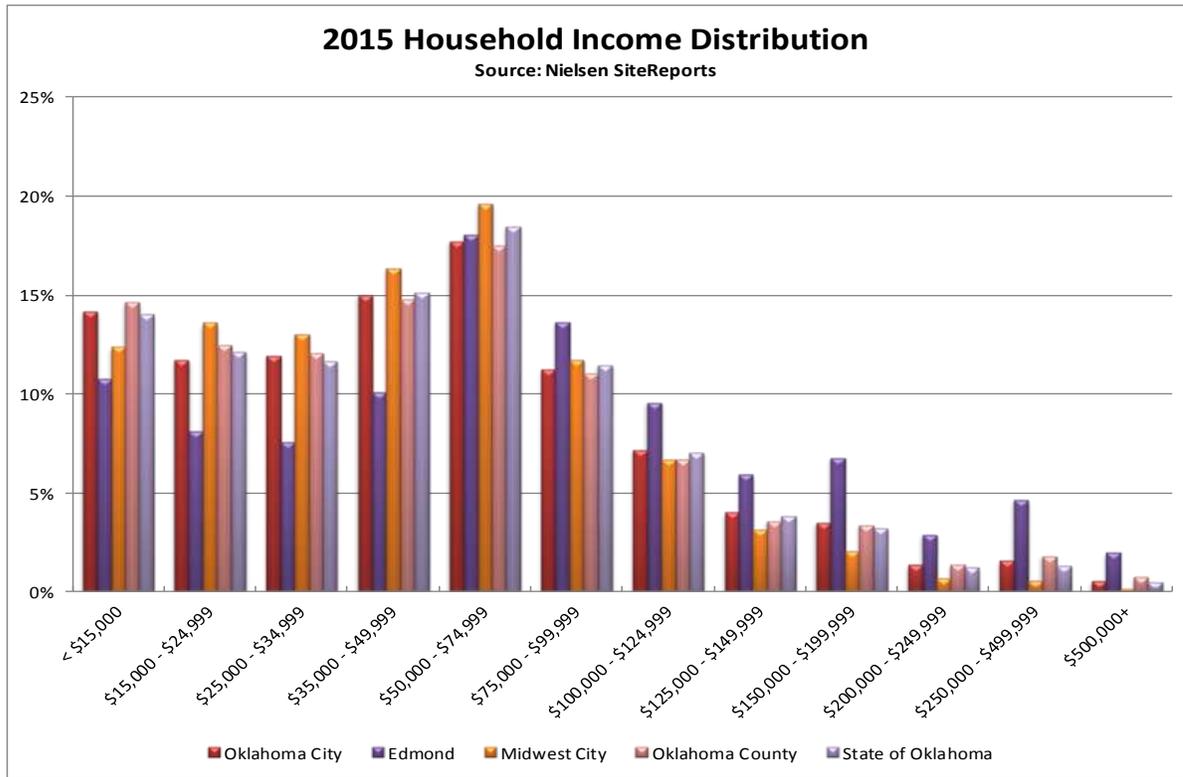
Source: Nielsen SiteReports

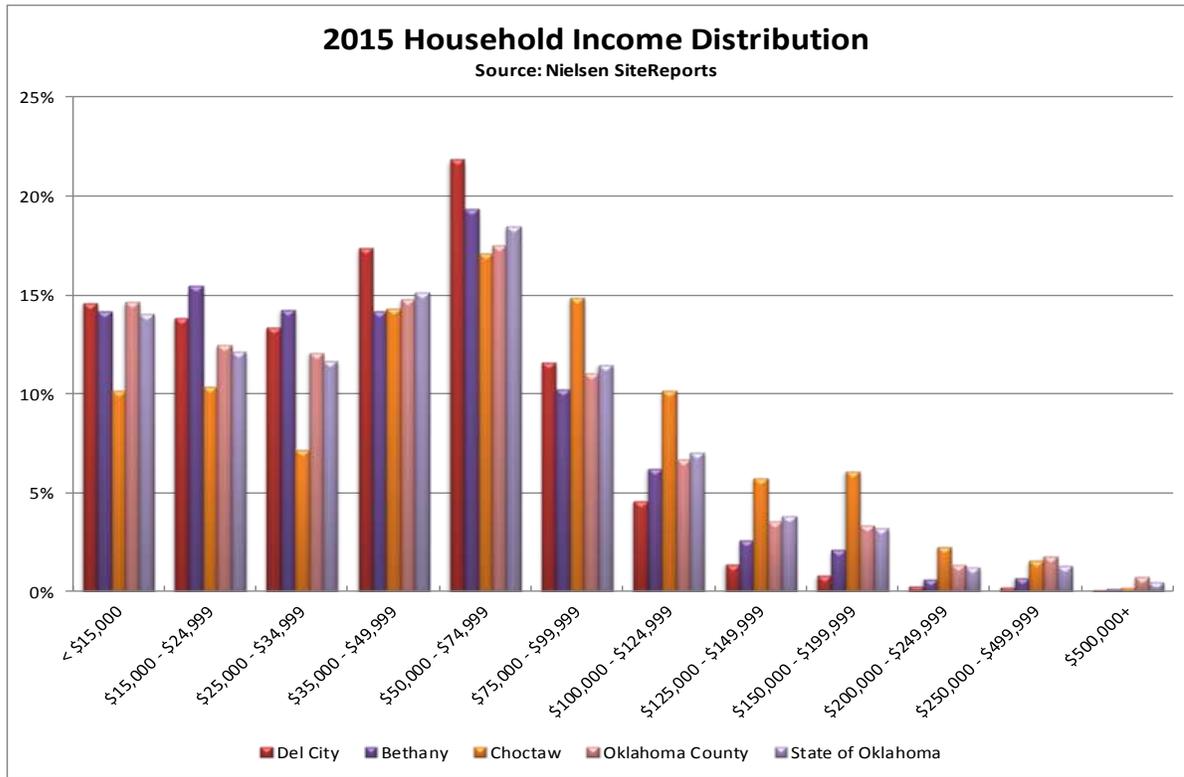
As shown, median household income for Oklahoma County is estimated to be \$45,999 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Oklahoma City, median household income is estimated to be \$47,157. In Edmond the estimate is \$68,593, while in Midwest City the estimate is \$45,079.

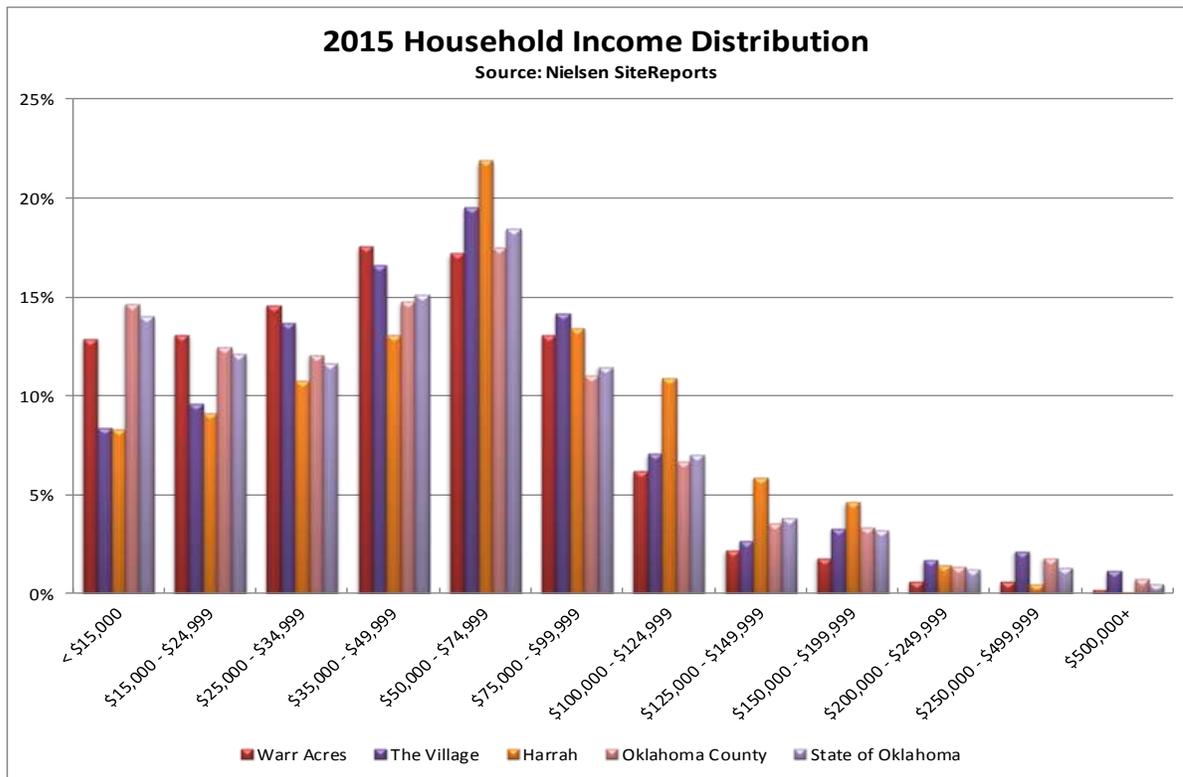
For Del City, median household income is estimated to be \$42,112. In Bethany the estimate is \$41,500, while in Choctaw the estimate is \$61,764.

For Warr Acres, median household income is estimated to be \$43,089. In The Village the estimate is \$52,248, while in Harrah the estimate is \$59,981.

The income distributions of these communities can be better visualized by the following charts.







Household Income Trend

Next we examine the long-term growth of incomes in Oklahoma 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
Oklahoma City	\$34,947	\$47,157	1.89%	2.40%	-0.51%
Edmond	\$54,556	\$68,593	1.44%	2.40%	-0.96%
Midwest City	\$35,027	\$45,079	1.59%	2.40%	-0.81%
Del City	\$32,218	\$42,112	1.69%	2.40%	-0.71%
Bethany	\$35,073	\$41,500	1.06%	2.40%	-1.34%
Choctaw	\$49,291	\$61,764	1.42%	2.40%	-0.98%
Warr Acres	\$36,187	\$43,089	1.10%	2.40%	-1.30%
The Village	\$37,559	\$52,248	2.08%	2.40%	-0.31%
Harrah	\$40,330	\$59,981	2.51%	2.40%	0.11%
Oklahoma County	\$35,063	\$45,999	1.71%	2.40%	-0.69%
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 Oklahoma 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 Oklahoma 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 Oklahoma County and Oklahoma are shown in the following table. This data is included from the 2013 American Community Survey, as well as the 2000 Census to show how these rates have changed over the last decade. We also include poverty rates for single-parent families by gender of householder.

	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Oklahoma City	16.04%	18.23%	219	22.62%	48.60%
Edmond	7.21%	9.76%	255	21.62%	30.27%
Midwest City	13.93%	16.09%	217	18.10%	39.23%
Del City	13.31%	19.86%	655	7.11%	47.06%
Bethany	9.00%	17.44%	844	31.94%	47.80%
Choctaw	5.89%	9.72%	383	0.00%	56.63%
Warr Acres	10.07%	18.46%	839	40.32%	51.48%
The Village	10.05%	9.13%	-92	0.00%	28.86%
Harrah	7.04%	13.77%	673	16.67%	35.00%
Oklahoma County	15.25%	18.46%	321	23.15%	47.87%
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 Oklahoma County is estimated to be 18.46% by the American Community Survey. This is an increase of 321 basis points since the 2000 Census. Within Oklahoma City, the poverty rate is

estimated to be 18.23%. Within Edmond, the rate is estimated to be 9.76%, while the poverty rate in Midwest City is estimated to be 16.09%.

Within Del City, the poverty rate is estimated to be 19.86%. Within Bethany, the rate is estimated to be 17.44%, while the poverty rate in Choctaw is estimated to be 9.72%.

Within The Village, the rate is estimated to be 9.13%, while the poverty rate in Harrah is estimated to be 13.77%.

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 Oklahoma County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

Employment and Unemployment						
	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Oklahoma County	331,266	363,298	1.86%	6.3%	3.9%	-240
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

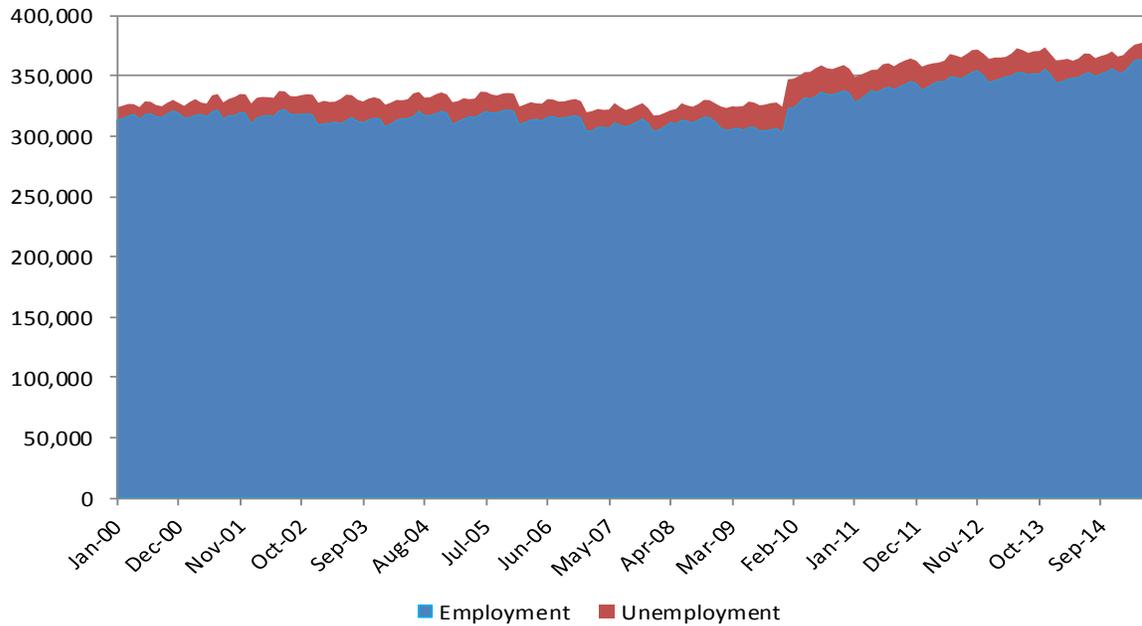
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Oklahoma County was 363,298 persons. Compared with figures from May 2010, this represents annualized employment growth of 1.86% per year. The unemployment rate in May was 3.9%, a decrease of -240 basis points from May 2010, which was 6.3%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Oklahoma County has outperformed both the state and nation in these statistics.

Employment Level Trends

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

Employment and Unemployment in Oklahoma County
January 2000 through May 2015



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

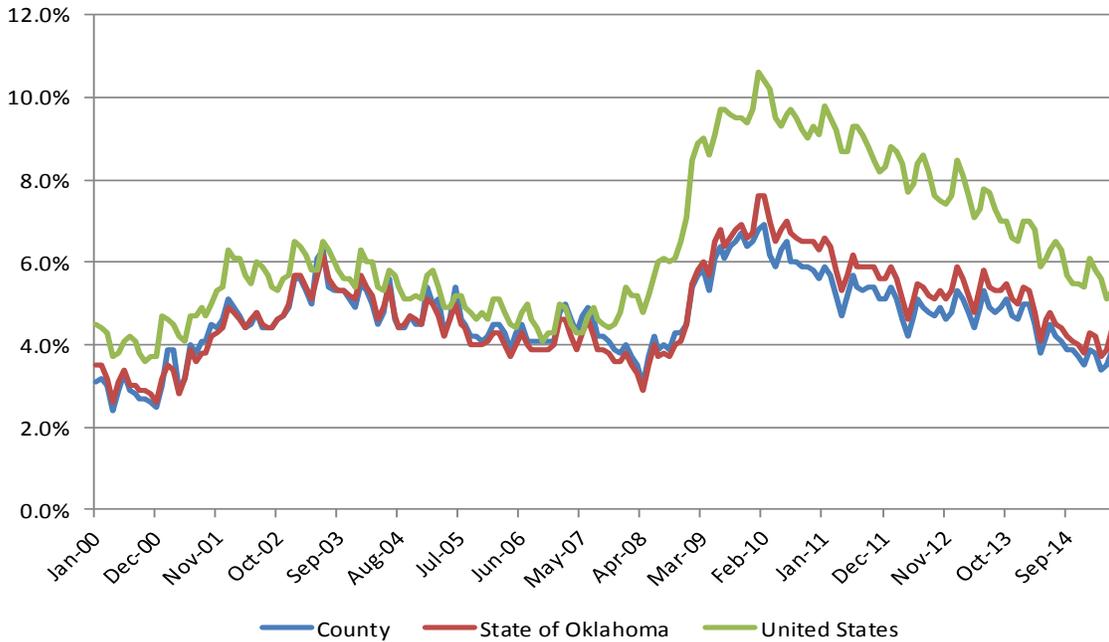
As shown, total employment levels were generally level from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has continued to grow to its current level of 363,298 persons. The number of unemployed persons in May 2015 was 14,800, out of a total labor force of 378,098 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Oklahoma 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 Oklahoma 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 Oklahoma County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 3.9%. On the whole, unemployment rates in Oklahoma County track very well with statewide figures. Compared with the United States, unemployment rates in Oklahoma County and Oklahoma are and have historically been well below the national average.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Oklahoma 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.

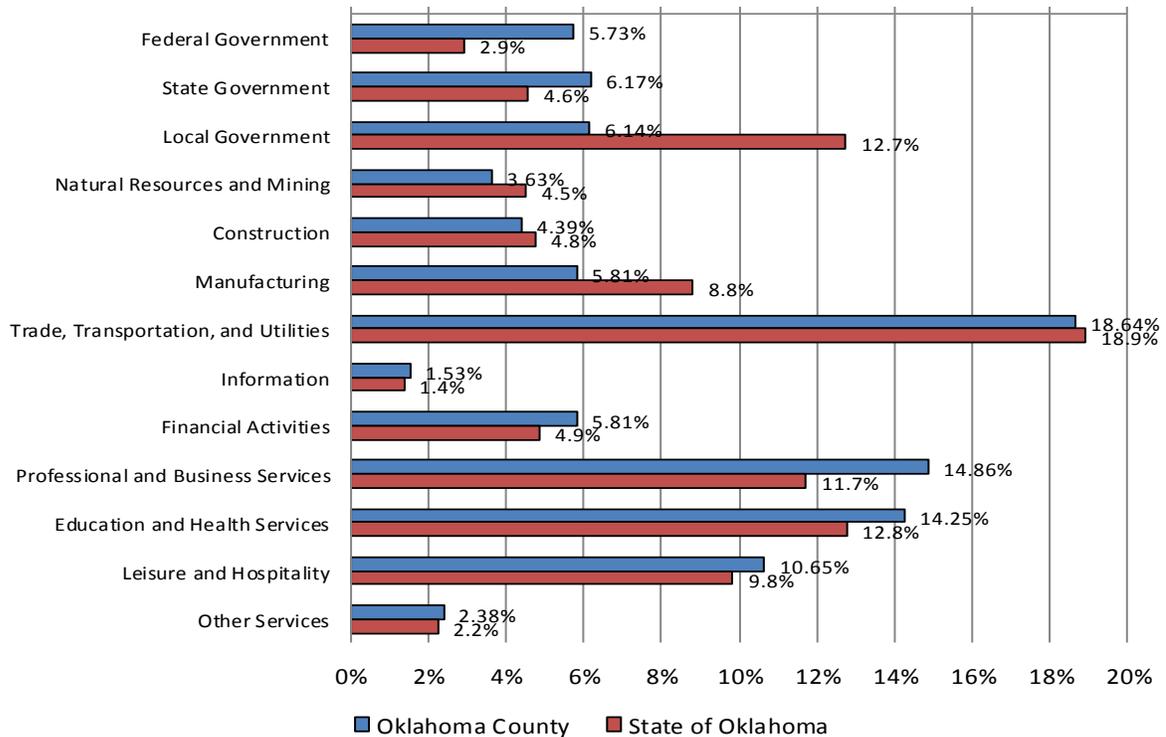


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	122	25,357	5.73%	\$71,746	2.87
State Government	140	27,317	6.17%	\$48,501	1.86
Local Government	180	27,180	6.14%	\$41,128	0.61
Natural Resources and Mining	890	16,059	3.63%	\$128,257	2.39
Construction	2,219	19,446	4.39%	\$47,697	0.98
Manufacturing	916	25,722	5.81%	\$56,708	0.65
Trade, Transportation, and Utilities	5,420	82,496	18.64%	\$43,003	0.98
Information	396	6,753	1.53%	\$57,662	0.76
Financial Activities	3,052	25,715	5.81%	\$58,765	1.03
Professional and Business Services	5,660	65,737	14.86%	\$50,434	1.06
Education and Health Services	3,318	63,061	14.25%	\$48,669	0.95
Leisure and Hospitality	2,147	47,126	10.65%	\$19,163	0.99
Other Services	1,848	10,548	2.38%	\$33,798	0.77
Total	26,306	442,515		\$49,264	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 (18.64%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$43,003 per year. The industry



with the highest annual pay is Natural Resources and Mining, with average annual pay of \$128,257 per year.

The rightmost column of the previous table provides location quotients for each industry for Oklahoma 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 (Oklahoma 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 Oklahoma County, among all industries the largest location quotient is in Federal Government, with a quotient of 2.87. Among private employers, the largest is Natural Resources and Mining, with a quotient of 2.39.

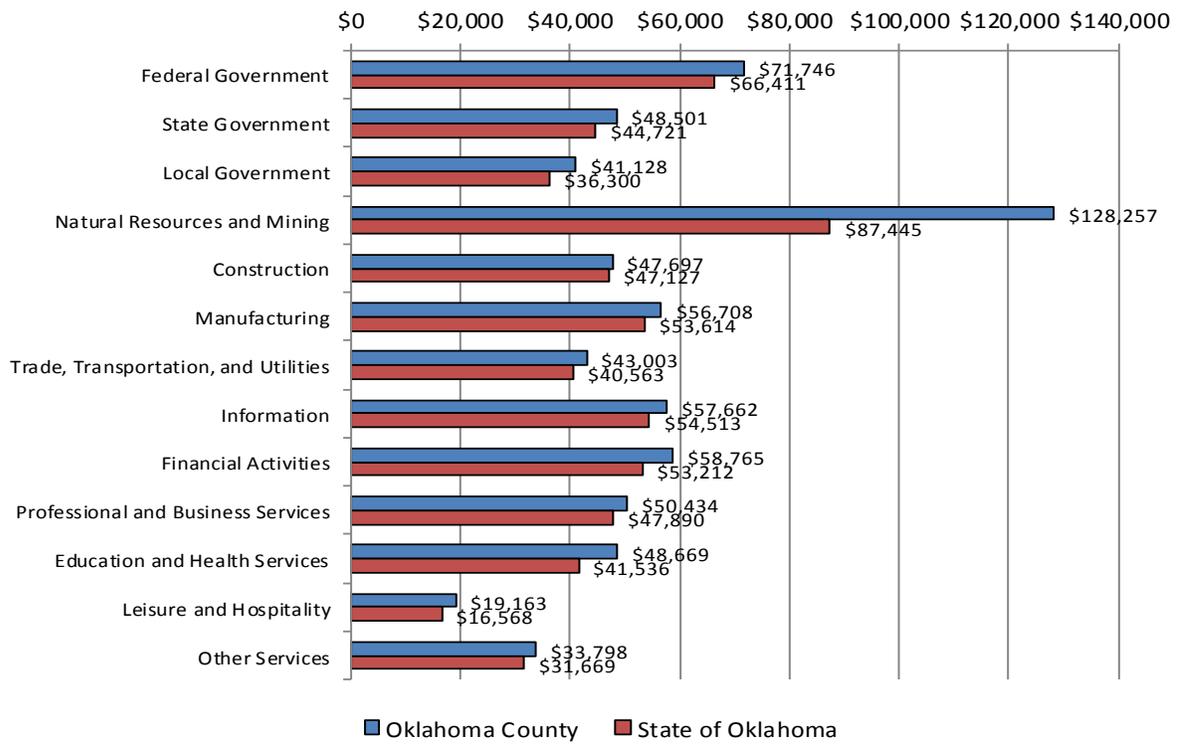
The next table presents average annual pay in Oklahoma County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Oklahoma County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$71,746	\$66,411	\$75,784	108.0%	94.7%
State Government	\$48,501	\$44,721	\$54,184	108.5%	89.5%
Local Government	\$41,128	\$36,300	\$46,146	113.3%	89.1%
Natural Resources and Mining	\$128,257	\$87,445	\$59,666	146.7%	215.0%
Construction	\$47,697	\$47,127	\$55,041	101.2%	86.7%
Manufacturing	\$56,708	\$53,614	\$62,977	105.8%	90.0%
Trade, Transportation, and Utilities	\$43,003	\$40,563	\$42,988	106.0%	100.0%
Information	\$57,662	\$54,513	\$90,804	105.8%	63.5%
Financial Activities	\$58,765	\$53,212	\$85,261	110.4%	68.9%
Professional and Business Services	\$50,434	\$47,890	\$66,657	105.3%	75.7%
Education and Health Services	\$48,669	\$41,536	\$45,951	117.2%	105.9%
Leisure and Hospitality	\$19,163	\$16,568	\$20,993	115.7%	91.3%
Other Services	\$33,798	\$31,669	\$33,935	106.7%	99.6%
Total	\$49,264	\$43,774	\$51,361	112.5%	95.9%

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, Oklahoma County has higher average wages in every employment sector, very notably so in Natural Resources and Mining, which includes employment in the oil and gas industry.

Working Families

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



Families by Employment Status and Presence of Children

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families	142,839		21,733		14,315		176,868		961,468	
With Children <18 Years:	67,999	47.61%	10,257	47.20%	6,116	42.72%	82,811	46.82%	425,517	44.26%
Married Couple:	42,956	63.17%	8,096	78.93%	3,273	53.52%	51,697	62.43%	281,418	66.14%
Both Parents Employed	25,484	59.33%	5,199	64.22%	1,911	58.39%	29,712	57.47%	166,700	59.24%
One Parent Employed	16,496	38.40%	2,710	33.47%	1,232	37.64%	20,537	39.73%	104,817	37.25%
Neither Parent Employed	976	2.27%	187	2.31%	130	3.97%	1,448	2.80%	9,901	3.52%
Other Family:	25,043	36.83%	2,161	21.07%	2,843	46.48%	31,114	37.57%	144,099	33.86%
Male Householder:	6,500	25.96%	407	18.83%	536	18.85%	7,214	23.19%	36,996	25.67%
Employed	5,538	85.20%	351	86.24%	472	88.06%	6,223	86.26%	31,044	83.91%
Not Employed	962	14.80%	56	13.76%	64	11.94%	991	13.74%	5,952	16.09%
Female Householder:	18,543	74.04%	1,754	81.17%	2,307	81.15%	23,900	76.81%	107,103	74.33%
Employed	13,261	71.51%	1,312	74.80%	1,784	77.33%	17,505	73.24%	75,631	70.62%
Not Employed	5,282	28.49%	442	25.20%	523	22.67%	6,395	26.76%	31,472	29.38%
Without Children <18 Years:	74,840	52.39%	11,476	52.80%	8,199	57.28%	94,057	53.18%	535,951	55.74%
Married Couple:	57,569	76.92%	9,573	83.42%	6,187	75.46%	71,455	75.97%	431,868	80.58%
Both Spouses Employed	25,385	44.09%	4,348	45.42%	2,397	38.74%	30,385	42.52%	167,589	38.81%
One Spouse Employed	18,505	32.14%	3,083	32.21%	1,825	29.50%	22,472	31.45%	138,214	32.00%
Neither Spouse Employed	13,679	23.76%	2,142	22.38%	1,965	31.76%	18,598	26.03%	126,065	29.19%
Other Family:	17,271	23.08%	1,903	16.58%	2,012	24.54%	22,602	24.03%	104,083	19.42%
Male Householder:	5,453	39.86%	714	33.33%	454	23.10%	6,906	37.13%	32,243	25.58%
Employed	3,606	66.13%	446	62.46%	234	51.54%	4,446	64.38%	19,437	60.28%
Not Employed	1,847	33.87%	268	37.54%	220	48.46%	2,460	35.62%	12,806	39.72%
Female Householder:	11,818	68.43%	1,189	62.48%	1,558	77.44%	15,696	69.45%	71,840	69.02%
Employed	6,770	57.29%	791	66.53%	814	52.25%	8,715	55.52%	36,601	50.95%
Not Employed	5,048	42.71%	398	33.47%	744	47.75%	6,981	44.48%	35,239	49.05%
Total Working Families:	115,045	80.54%	18,240	83.93%	10,669	74.53%	139,995	79.15%	740,033	76.97%
With Children <18 Years:	60,779	52.83%	9,572	52.48%	5,399	50.60%	73,977	52.84%	378,192	51.10%
Without Children <18 Years:	54,266	47.17%	8,668	47.52%	5,270	49.40%	66,018	47.16%	361,841	48.90%

Source: 2009-2013 American Community Survey, Table B23007

Families by Employment Status and Presence of Children

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families	5,314		4,475		3,150		176,868		961,468	
With Children <18 Years:	2,434	45.80%	1,933	43.20%	1,318	41.84%	82,811	46.82%	425,517	44.26%
Married Couple:	1,141	46.88%	1,335	69.06%	1,022	77.54%	51,697	62.43%	281,418	66.14%
Both Parents Employed	680	59.60%	826	61.87%	639	62.52%	29,712	57.47%	166,700	59.24%
One Parent Employed	426	37.34%	452	33.86%	346	33.86%	20,537	39.73%	104,817	37.25%
Neither Parent Employed	35	3.07%	57	4.27%	37	3.62%	1,448	2.80%	9,901	3.52%
Other Family:	1,293	53.12%	598	30.94%	296	22.46%	31,114	37.57%	144,099	33.86%
Male Householder:	239	18.48%	144	24.08%	100	33.78%	7,214	23.19%	36,996	25.67%
Employed	225	94.14%	134	93.06%	100	100.00%	6,223	86.26%	31,044	83.91%
Not Employed	14	5.86%	10	6.94%	0	0.00%	991	13.74%	5,952	16.09%
Female Householder:	1,054	81.52%	454	75.92%	196	66.22%	23,900	76.81%	107,103	74.33%
Employed	855	81.12%	360	79.30%	170	86.73%	17,505	73.24%	75,631	70.62%
Not Employed	199	18.88%	94	20.70%	26	13.27%	6,395	26.76%	31,472	29.38%
Without Children <18 Years:	2,880	54.20%	2,542	56.80%	1,832	58.16%	94,057	53.18%	535,951	55.74%
Married Couple:	1,989	69.06%	1,813	71.32%	1,584	86.46%	71,455	75.97%	431,868	80.58%
Both Spouses Employed	685	34.44%	722	39.82%	617	38.95%	30,385	42.52%	167,589	38.81%
One Spouse Employed	548	27.55%	446	24.60%	422	26.64%	22,472	31.45%	138,214	32.00%
Neither Spouse Employed	756	38.01%	645	35.58%	545	34.41%	18,598	26.03%	126,065	29.19%
Other Family:	891	30.94%	729	28.68%	248	13.54%	22,602	24.03%	104,083	19.42%
Male Householder:	238	31.48%	202	31.32%	67	12.29%	6,906	37.13%	32,243	25.58%
Employed	140	58.82%	141	69.80%	57	85.07%	4,446	64.38%	19,437	60.28%
Not Employed	98	41.18%	61	30.20%	10	14.93%	2,460	35.62%	12,806	39.72%
Female Householder:	653	73.29%	527	72.29%	181	72.98%	15,696	69.45%	71,840	69.02%
Employed	356	54.52%	333	63.19%	61	33.70%	8,715	55.52%	36,601	50.95%
Not Employed	297	45.48%	194	36.81%	120	66.30%	6,981	44.48%	35,239	49.05%
<i>Total Working Families:</i>	<i>3,915</i>	<i>73.67%</i>	<i>3,414</i>	<i>76.29%</i>	<i>2,412</i>	<i>76.57%</i>	<i>139,995</i>	<i>79.15%</i>	<i>740,033</i>	<i>76.97%</i>
<i> With Children <18 Years:</i>	<i>2,186</i>	<i>55.84%</i>	<i>1,772</i>	<i>51.90%</i>	<i>1,255</i>	<i>52.03%</i>	<i>73,977</i>	<i>52.84%</i>	<i>378,192</i>	<i>51.10%</i>
<i> Without Children <18 Years:</i>	<i>1,729</i>	<i>44.16%</i>	<i>1,642</i>	<i>48.10%</i>	<i>1,157</i>	<i>47.97%</i>	<i>66,018</i>	<i>47.16%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Families by Employment Status and Presence of Children										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families	2,565		2,199		1,297		176,868		961,468	
With Children <18 Years:	1,166	45.46%	736	33.47%	636	49.04%	82,811	46.82%	425,517	44.26%
Married Couple:	562	48.20%	425	57.74%	382	60.06%	51,697	62.43%	281,418	66.14%
Both Parents Employed	338	60.14%	260	61.18%	184	48.17%	29,712	57.47%	166,700	59.24%
One Parent Employed	224	39.86%	165	38.82%	198	51.83%	20,537	39.73%	104,817	37.25%
Neither Parent Employed	0	0.00%	0	0.00%	0	0.00%	1,448	2.80%	9,901	3.52%
Other Family:	604	51.80%	311	42.26%	254	39.94%	31,114	37.57%	144,099	33.86%
Male Householder:	62	10.26%	65	20.90%	54	21.26%	7,214	23.19%	36,996	25.67%
Employed	37	59.68%	65	100.00%	45	83.33%	6,223	86.26%	31,044	83.91%
Not Employed	25	40.32%	0	0.00%	9	16.67%	991	13.74%	5,952	16.09%
Female Householder:	542	89.74%	246	79.10%	200	78.74%	23,900	76.81%	107,103	74.33%
Employed	443	81.73%	235	95.53%	159	79.50%	17,505	73.24%	75,631	70.62%
Not Employed	99	18.27%	11	4.47%	41	20.50%	6,395	26.76%	31,472	29.38%
Without Children <18 Years:	1,399	54.54%	1,463	66.53%	661	50.96%	94,057	53.18%	535,951	55.74%
Married Couple:	1,019	72.84%	1,154	78.88%	546	82.60%	71,455	75.97%	431,868	80.58%
Both Spouses Employed	523	51.32%	582	50.43%	187	34.25%	30,385	42.52%	167,589	38.81%
One Spouse Employed	247	24.24%	343	29.72%	168	30.77%	22,472	31.45%	138,214	32.00%
Neither Spouse Employed	249	24.44%	229	19.84%	191	34.98%	18,598	26.03%	126,065	29.19%
Other Family:	380	27.16%	309	21.12%	115	17.40%	22,602	24.03%	104,083	19.42%
Male Householder:	131	52.61%	110	48.03%	26	13.61%	6,906	37.13%	32,243	25.58%
Employed	108	82.44%	56	50.91%	26	100.00%	4,446	64.38%	19,437	60.28%
Not Employed	23	17.56%	54	49.09%	0	0.00%	2,460	35.62%	12,806	39.72%
Female Householder:	249	65.53%	199	64.40%	89	77.39%	15,696	69.45%	71,840	69.02%
Employed	162	65.06%	77	38.69%	89	100.00%	8,715	55.52%	36,601	50.95%
Not Employed	87	34.94%	122	61.31%	0	0.00%	6,981	44.48%	35,239	49.05%
<i>Total Working Families:</i>	<i>2,082</i>	<i>81.17%</i>	<i>1,783</i>	<i>81.08%</i>	<i>1,056</i>	<i>81.42%</i>	<i>139,995</i>	<i>79.15%</i>	<i>740,033</i>	<i>76.97%</i>
<i> With Children <18 Years:</i>	<i>1,042</i>	<i>50.05%</i>	<i>725</i>	<i>40.66%</i>	<i>586</i>	<i>55.49%</i>	<i>73,977</i>	<i>52.84%</i>	<i>378,192</i>	<i>51.10%</i>
<i> Without Children <18 Years:</i>	<i>1,040</i>	<i>49.95%</i>	<i>1,058</i>	<i>59.34%</i>	<i>470</i>	<i>44.51%</i>	<i>66,018</i>	<i>47.16%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Oklahoma County, there are 139,995 working families, 52.84% 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 Oklahoma City metro area are presented in the following table, as reported by the Greater Oklahoma City Partnership.

Major Employers in Oklahoma City Metro Area		
Company	Industry / Description	No. Employees
State of Oklahoma	Government	46,900
Tinker Air Force Base	Military	26,000
OU-Norman Campus	Higher Education	11,900
FAA Mike monroney Aeronautical Center	Aerospace	6,500
INTEGRIS Health*	Health Care	6,000
Hobby Lobby Stores Inc*	Wholesale & Retail	5,100
OU Health Sciences Center	Higher Education	5,000
City of Oklahoma City	Government	4,600
Mercy Health Center*	Health Care	4,300
OGE Energy Corp*	Utility	3,400
Devon Energy Crop*	Oil & Gas	3,200
SSM Health Care of Oklahoma, Inc*	Health Care	3,000
University of Central Oklahoma	Higher Education	2,900
Norman Regional Hospital	Health Care	2,800
OU Medical Center	Health Care	2,600
Chesapeake Energy Corp*	Oil & Gas	2,500
AT&T	Telecommunications	2,400
The Boeing Company	Aerospace	2,300
Oklahoma City Community College	Manufacturing	2,100
Sonic Corp*	Wholesale & Retail	2,000
LSB Industries, Inc*	Manufacturing	1,880
Dell	Sales & Business Services	1,700
Hertz Corporation	Rental Services	1,700
UPS	Transportation	1,550
Great Plains Coca-Cola Bottling Company	Beverage Distribution	1,500
Cox Communications*	Telecommunications	1,400
Farmers Insurance Group	Customer Service	1,300
Johnson Controls	Manufacturing	1,200
Midfirst Bank*	Finance	1,150
American Fidelity*	Finance/Insurance	1,099
Bank of Oklahoma	Finance	1,100
Love's Travel Stops & Country Stores	Wholesale & Retail	1,100
Deaconess Hospital*	Health Care	1,000
Rose State College	Higher Education	1,000
Continental Resources	Oil & Gas	1,000
ATC Drivetrain LLC	Manufacturing	1,000
Dolese Bros. Co.*	Manufacturing	1,000

* Indicates private headquarters in metro area; employee counts subject to change

Source: Greater Oklahoma City Partnership

Oklahoma City has a wide variety of employers, though the oil and gas industry is a major component of the area's economic base. Notable recent layoff announcements include Devon Energy (700

employees affected) and Chesapeake (559 employees affected). Depressed energy prices may lead to further layoff events in the near future, which could have a negative impact on near term housing demand.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	270,655		39,648		24,869		329,279		1,613,364	
Less than 15 minutes	79,100	29.23%	12,036	30.36%	7,754	31.18%	99,881	30.33%	581,194	36.02%
15 to 30 minutes	135,460	50.05%	17,214	43.42%	10,971	44.12%	158,726	48.20%	625,885	38.79%
30 to 45 minutes	42,834	15.83%	8,046	20.29%	4,839	19.46%	53,587	16.27%	260,192	16.13%
45 to 60 minutes	6,232	2.30%	1,306	3.29%	735	2.96%	8,786	2.67%	74,625	4.63%
60 or more minutes	7,029	2.60%	1,046	2.64%	570	2.29%	8,299	2.52%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Workers 16 Years and Over by Commuting Time to Work										
	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	8,981		8,686		4,920		329,279		1,613,364	
Less than 15 minutes	2,854	31.78%	3,271	37.66%	725	14.74%	99,881	30.33%	581,194	36.02%
15 to 30 minutes	4,485	49.94%	4,134	47.59%	1,848	37.56%	158,726	48.20%	625,885	38.79%
30 to 45 minutes	1,379	15.35%	970	11.17%	1,768	35.93%	53,587	16.27%	260,192	16.13%
45 to 60 minutes	174	1.94%	159	1.83%	380	7.72%	8,786	2.67%	74,625	4.63%
60 or more minutes	89	0.99%	152	1.75%	199	4.04%	8,299	2.52%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Workers 16 Years and Over by Commuting Time to Work										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	4,854		4,578		2,000		329,279		1,613,364	
Less than 15 minutes	1,236	25.46%	1,358	29.66%	374	18.70%	99,881	30.33%	581,194	36.02%
15 to 30 minutes	2,564	52.82%	2,430	53.08%	375	18.75%	158,726	48.20%	625,885	38.79%
30 to 45 minutes	806	16.60%	527	11.51%	926	46.30%	53,587	16.27%	260,192	16.13%
45 to 60 minutes	122	2.51%	107	2.34%	251	12.55%	8,786	2.67%	74,625	4.63%
60 or more minutes	126	2.60%	156	3.41%	74	3.70%	8,299	2.52%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Oklahoma County, the largest percentage of workers (48.20%) travel 15 to 30 minutes to work. Oklahoma City is the economic hub of central Oklahoma, and is consequently a net importer of labor from other satellite communities in the region.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	279,773		41,829		25,174		340,685		1,673,026	
Car, Truck or Van:	261,456	93.45%	38,255	91.46%	24,222	96.22%	317,598	93.22%	1,551,461	92.73%
<i>Drove Alone</i>	229,780	87.88%	35,298	92.27%	22,271	91.95%	280,484	88.31%	1,373,407	88.52%
<i>Carpooled</i>	31,676	12.12%	2,957	7.73%	1,951	8.05%	37,114	11.69%	178,054	11.48%
Public Transportation	1,612	0.58%	226	0.54%	57	0.23%	1,971	0.58%	8,092	0.48%
Taxicab	261	0.09%	0	0.00%	8	0.03%	340	0.10%	984	0.06%
Motorcycle	584	0.21%	81	0.19%	41	0.16%	585	0.17%	3,757	0.22%
Bicycle	627	0.22%	135	0.32%	92	0.37%	860	0.25%	4,227	0.25%
Walked	4,388	1.57%	765	1.83%	247	0.98%	5,880	1.73%	30,401	1.82%
Other Means	1,727	0.62%	186	0.44%	202	0.80%	2,045	0.60%	14,442	0.86%
Worked at Home	9,118	3.26%	2,181	5.21%	305	1.21%	11,406	3.35%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Workers 16 Years and Over by Means of Transportation to Work

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	9,060		8,977		5,010		340,685		1,673,026	
Car, Truck or Van:	8,662	95.61%	8,260	92.01%	4,838	96.57%	317,598	93.22%	1,551,461	92.73%
<i>Drove Alone</i>	7,484	86.40%	7,182	86.95%	4,316	89.21%	280,484	88.31%	1,373,407	88.52%
<i>Carpooled</i>	1,178	13.60%	1,078	13.05%	522	10.79%	37,114	11.69%	178,054	11.48%
Public Transportation	40	0.44%	40	0.45%	0	0.00%	1,971	0.58%	8,092	0.48%
Taxicab	9	0.10%	15	0.17%	0	0.00%	340	0.10%	984	0.06%
Motorcycle	26	0.29%	21	0.23%	10	0.20%	585	0.17%	3,757	0.22%
Bicycle	0	0.00%	7	0.08%	0	0.00%	860	0.25%	4,227	0.25%
Walked	175	1.93%	293	3.26%	49	0.98%	5,880	1.73%	30,401	1.82%
Other Means	69	0.76%	50	0.56%	23	0.46%	2,045	0.60%	14,442	0.86%
Worked at Home	79	0.87%	291	3.24%	90	1.80%	11,406	3.35%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Workers 16 Years and Over by Means of Transportation to Work

	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	5,082		4,753		2,069		340,685		1,673,026	
Car, Truck or Van:	4,772	93.90%	4,490	94.47%	1,945	94.01%	317,598	93.22%	1,551,461	92.73%
<i>Drove Alone</i>	3,827	80.20%	4,210	93.76%	1,839	94.55%	280,484	88.31%	1,373,407	88.52%
<i>Carpooled</i>	945	19.80%	280	6.24%	106	5.45%	37,114	11.69%	178,054	11.48%
Public Transportation	14	0.28%	0	0.00%	8	0.39%	1,971	0.58%	8,092	0.48%
Taxicab	15	0.30%	32	0.67%	0	0.00%	340	0.10%	984	0.06%
Motorcycle	0	0.00%	0	0.00%	0	0.00%	585	0.17%	3,757	0.22%
Bicycle	0	0.00%	5	0.11%	0	0.00%	860	0.25%	4,227	0.25%
Walked	35	0.69%	34	0.72%	0	0.00%	5,880	1.73%	30,401	1.82%
Other Means	18	0.35%	17	0.36%	47	2.27%	2,045	0.60%	14,442	0.86%
Worked at Home	228	4.49%	175	3.68%	69	3.33%	11,406	3.35%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

Total Housing Units					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Oklahoma City	228,149	256,930	1.20%	277,411	1.55%
Edmond	26,380	33,178	2.32%	36,220	1.77%
Midwest City	23,853	24,723	0.36%	25,774	0.84%
Del City	9,725	9,580	-0.15%	9,822	0.50%
Bethany	8,874	8,673	-0.23%	8,922	0.57%
Choctaw	3,617	4,396	1.97%	4,708	1.38%
Warr Acres	4,253	4,356	0.24%	4,576	0.99%
The Village	4,997	4,661	-0.69%	4,834	0.73%
Harrah	1,859	2,115	1.30%	2,626	4.42%
Oklahoma County	295,020	319,828	0.81%	341,204	1.30%
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 Oklahoma County grew by 1.30% per year, to a total of 341,204 housing units in 2015. In terms of new housing unit construction, Oklahoma County outpaced Oklahoma as a whole between 2010 and 2015. Within the county, the fastest paces of annual new home construction are in Harrah (4.42%), Edmond (1.77%), Oklahoma City (1.55%) and Choctaw (1.38%).

Housing by Units in Structure

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

2013 Housing Units by Units in Structure

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	257,544		33,279		25,377		321,614		1,669,828	
1 Unit, Detached	173,428	67.34%	25,479	76.56%	19,080	75.19%	225,607	70.15%	1,219,987	73.06%
1 Unit, Attached	8,708	3.38%	1,111	3.34%	625	2.46%	10,133	3.15%	34,434	2.06%
Duplex Units	6,494	2.52%	665	2.00%	466	1.84%	7,576	2.36%	34,207	2.05%
3-4 Units	9,250	3.59%	951	2.86%	697	2.75%	11,119	3.46%	42,069	2.52%
5-9 Units	16,595	6.44%	1,339	4.02%	1,848	7.28%	20,371	6.33%	59,977	3.59%
10-19 Units	17,053	6.62%	1,052	3.16%	965	3.80%	17,568	5.46%	57,594	3.45%
20-49 Units	8,113	3.15%	945	2.84%	359	1.41%	9,402	2.92%	29,602	1.77%
50 or More Units	9,354	3.63%	989	2.97%	643	2.53%	10,622	3.30%	30,240	1.81%
Mobile Homes	8,502	3.30%	748	2.25%	669	2.64%	9,075	2.82%	159,559	9.56%
Boat, RV, Van, etc.	47	0.02%	0	0.00%	25	0.10%	141	0.04%	2,159	0.13%
Total Multifamily Units	66,859	25.96%	5,941	17.85%	4,978	19.62%	76,658	23.84%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

2013 Housing Units by Units in Structure

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	9,305		8,408		4,582		321,614		1,669,828	
1 Unit, Detached	8,009	86.07%	6,230	74.10%	4,162	90.83%	225,607	70.15%	1,219,987	73.06%
1 Unit, Attached	93	1.00%	163	1.94%	11	0.24%	10,133	3.15%	34,434	2.06%
Duplex Units	53	0.57%	120	1.43%	17	0.37%	7,576	2.36%	34,207	2.05%
3-4 Units	304	3.27%	178	2.12%	71	1.55%	11,119	3.46%	42,069	2.52%
5-9 Units	330	3.55%	857	10.19%	47	1.03%	20,371	6.33%	59,977	3.59%
10-19 Units	127	1.36%	317	3.77%	0	0.00%	17,568	5.46%	57,594	3.45%
20-49 Units	34	0.37%	134	1.59%	18	0.39%	9,402	2.92%	29,602	1.77%
50 or More Units	192	2.06%	203	2.41%	57	1.24%	10,622	3.30%	30,240	1.81%
Mobile Homes	94	1.01%	206	2.45%	199	4.34%	9,075	2.82%	159,559	9.56%
Boat, RV, Van, etc.	69	0.74%	0	0.00%	0	0.00%	141	0.04%	2,159	0.13%
Total Multifamily Units	1,040	11.18%	1,809	21.52%	210	4.58%	76,658	23.84%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

2013 Housing Units by Units in Structure

	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	4,362		4,665		2,101		321,614		1,669,828	
1 Unit, Detached	3,272	75.01%	4,243	90.95%	1,665	79.25%	225,607	70.15%	1,219,987	73.06%
1 Unit, Attached	163	3.74%	101	2.17%	10	0.48%	10,133	3.15%	34,434	2.06%
Duplex Units	53	1.22%	10	0.21%	27	1.29%	7,576	2.36%	34,207	2.05%
3-4 Units	184	4.22%	17	0.36%	19	0.90%	11,119	3.46%	42,069	2.52%
5-9 Units	410	9.40%	88	1.89%	62	2.95%	20,371	6.33%	59,977	3.59%
10-19 Units	142	3.26%	39	0.84%	93	4.43%	17,568	5.46%	57,594	3.45%
20-49 Units	83	1.90%	20	0.43%	0	0.00%	9,402	2.92%	29,602	1.77%
50 or More Units	55	1.26%	133	2.85%	0	0.00%	10,622	3.30%	30,240	1.81%
Mobile Homes	0	0.00%	14	0.30%	225	10.71%	9,075	2.82%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	0	0.00%	0	0.00%	141	0.04%	2,159	0.13%
Total Multifamily Units	927	21.25%	307	6.58%	201	9.57%	76,658	23.84%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Oklahoma County, 70.15% of housing units are single-family, detached. 23.84% of housing units are multifamily in structure (two or more units per building), while 2.87% of housing units comprise mobile homes, RVs, etc.

Within Oklahoma City, 67.34% of housing units are single-family, detached. 25.96% of housing units are multifamily in structure, while 3.32% of housing units comprise mobile homes, RVs, etc.

Within Edmond, 76.56% of housing units are single-family, detached. 17.85% of housing units are multifamily in structure, while 2.25% of housing units comprise mobile homes, RVs, etc.

Within Midwest City, 75.19% of housing units are single-family, detached. 19.62% of housing units are multifamily in structure, while 2.73% of housing units comprise mobile homes, RVs, etc.

Within Del City, 86.07% of housing units are single-family, detached. 11.18% of housing units are multifamily in structure, while 1.75% of housing units comprise mobile homes, RVs, etc.

Within Bethany, 74.10% of housing units are single-family, detached. 21.52% of housing units are multifamily in structure, while 2.45% of housing units comprise mobile homes, RVs, etc.

Within Choctaw, 90.83% of housing units are single-family, detached. 4.58% of housing units are multifamily in structure, while 4.34% of housing units comprise mobile homes, RVs, etc.

Within Warr Acres, 75.01% of housing units are single-family, detached. 21.25% of housing units are multifamily in structure, while 0.00% of housing units comprise mobile homes, RVs, etc.

Within The Village, 90.95% of housing units are single-family, detached. 6.58% of housing units are multifamily in structure, while 0.30% of housing units comprise mobile homes, RVs, etc.

Within Harrah, 79.25% of housing units are single-family, detached. 9.57% of housing units are multifamily in structure, while 10.71% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	227,700		31,233		22,925		285,320		1,444,081	
Owner Occupied:	135,319	59.43%	21,859	69.99%	13,881	60.55%	171,023	59.94%	968,736	67.08%
No Bedroom	314	0.23%	15	0.07%	30	0.22%	346	0.20%	2,580	0.27%
1 Bedroom	1,857	1.37%	86	0.39%	179	1.29%	2,324	1.36%	16,837	1.74%
2 Bedrooms	22,115	16.34%	1,403	6.42%	2,293	16.52%	28,738	16.80%	166,446	17.18%
3 Bedrooms	80,491	59.48%	10,477	47.93%	9,200	66.28%	99,409	58.13%	579,135	59.78%
4 Bedrooms	27,271	20.15%	8,943	40.91%	2,049	14.76%	35,750	20.90%	177,151	18.29%
5 or More Bedrooms	3,271	2.42%	935	4.28%	130	0.94%	4,456	2.61%	26,587	2.74%
Renter Occupied:	92,381	40.57%	9,374	30.01%	9,044	39.45%	114,297	40.06%	475,345	32.92%
No Bedroom	3,163	3.42%	309	3.30%	215	2.38%	3,692	3.23%	13,948	2.93%
1 Bedroom	25,857	27.99%	2,314	24.69%	1,774	19.62%	29,766	26.04%	101,850	21.43%
2 Bedrooms	35,861	38.82%	3,169	33.81%	3,552	39.27%	43,754	38.28%	179,121	37.68%
3 Bedrooms	23,356	25.28%	2,864	30.55%	3,137	34.69%	31,399	27.47%	152,358	32.05%
4 Bedrooms	3,677	3.98%	604	6.44%	329	3.64%	4,996	4.37%	24,968	5.25%
5 or More Bedrooms	467	0.51%	114	1.22%	37	0.41%	690	0.60%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

2013 Housing Units by Tenure and Number of Bedrooms

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	8,556		7,289		4,292		285,320		1,444,081	
Owner Occupied:	5,359	62.63%	4,539	62.27%	3,566	83.08%	171,023	59.94%	968,736	67.08%
No Bedroom	0	0.00%	0	0.00%	0	0.00%	346	0.20%	2,580	0.27%
1 Bedroom	87	1.62%	32	0.71%	0	0.00%	2,324	1.36%	16,837	1.74%
2 Bedrooms	972	18.14%	751	16.55%	390	10.94%	28,738	16.80%	166,446	17.18%
3 Bedrooms	3,768	70.31%	2,909	64.09%	2,505	70.25%	99,409	58.13%	579,135	59.78%
4 Bedrooms	491	9.16%	731	16.10%	583	16.35%	35,750	20.90%	177,151	18.29%
5 or More Bedrooms	41	0.77%	116	2.56%	88	2.47%	4,456	2.61%	26,587	2.74%
Renter Occupied:	3,197	37.37%	2,750	37.73%	726	16.92%	114,297	40.06%	475,345	32.92%
No Bedroom	63	1.97%	18	0.65%	6	0.83%	3,692	3.23%	13,948	2.93%
1 Bedroom	420	13.14%	716	26.04%	53	7.30%	29,766	26.04%	101,850	21.43%
2 Bedrooms	1,187	37.13%	1,045	38.00%	271	37.33%	43,754	38.28%	179,121	37.68%
3 Bedrooms	1,275	39.88%	825	30.00%	275	37.88%	31,399	27.47%	152,358	32.05%
4 Bedrooms	240	7.51%	105	3.82%	51	7.02%	4,996	4.37%	24,968	5.25%
5 or More Bedrooms	12	0.38%	41	1.49%	70	9.64%	690	0.60%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

2013 Housing Units by Tenure and Number of Bedrooms

	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	3,956		4,299		1,914		285,320		1,444,081	
Owner Occupied:	2,588	65.42%	3,015	70.13%	1,344	70.22%	171,023	59.94%	968,736	67.08%
No Bedroom	10	0.39%	0	0.00%	0	0.00%	346	0.20%	2,580	0.27%
1 Bedroom	7	0.27%	20	0.66%	9	0.67%	2,324	1.36%	16,837	1.74%
2 Bedrooms	518	20.02%	779	25.84%	135	10.04%	28,738	16.80%	166,446	17.18%
3 Bedrooms	1,730	66.85%	2,064	68.46%	1,079	80.28%	99,409	58.13%	579,135	59.78%
4 Bedrooms	259	10.01%	145	4.81%	114	8.48%	35,750	20.90%	177,151	18.29%
5 or More Bedrooms	64	2.47%	7	0.23%	7	0.52%	4,456	2.61%	26,587	2.74%
Renter Occupied:	1,368	34.58%	1,284	29.87%	570	29.78%	114,297	40.06%	475,345	32.92%
No Bedroom	0	0.00%	47	3.66%	0	0.00%	3,692	3.23%	13,948	2.93%
1 Bedroom	326	23.83%	98	7.63%	89	15.61%	29,766	26.04%	101,850	21.43%
2 Bedrooms	521	38.08%	391	30.45%	248	43.51%	43,754	38.28%	179,121	37.68%
3 Bedrooms	406	29.68%	667	51.95%	167	29.30%	31,399	27.47%	152,358	32.05%
4 Bedrooms	115	8.41%	81	6.31%	66	11.58%	4,996	4.37%	24,968	5.25%
5 or More Bedrooms	0	0.00%	0	0.00%	0	0.00%	690	0.60%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Oklahoma County is 59.94%, while 40.06% of housing units are renter occupied. In Oklahoma City, the homeownership rate is 59.43%, while 40.57% of households are renters. In Edmond 69.99% of households are homeowners while 30.01% are renters, and in Midwest City the homeownership rate is 60.55% while 39.45% are renters.

In Del City, the homeownership rate is 62.63%, while 37.37% of households are renters. In Bethany 62.27% of households are homeowners while 37.73% are renters, and in Choctaw the homeownership rate is 83.08% while 16.92% are renters.

In Warr Acres, the homeownership rate is 65.42%, while 34.58% of households are renters. In The Village 70.13% of households are homeowners while 29.87% are renters, and in Harrah the homeownership rate is 70.22% while 29.78% are renters.

Housing Units Tenure and Household Income

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

Oklahoma County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	285,320	171,023	114,297	59.94%	40.06%
Less than \$5,000	10,830	2,663	8,167	24.59%	75.41%
\$5,000 - \$9,999	13,816	3,056	10,760	22.12%	77.88%
\$10,000-\$14,999	16,374	5,416	10,958	33.08%	66.92%
\$15,000-\$19,999	17,722	6,901	10,821	38.94%	61.06%
\$20,000-\$24,999	17,804	7,836	9,968	44.01%	55.99%
\$25,000-\$34,999	34,867	16,225	18,642	46.53%	53.47%
\$35,000-\$49,999	42,518	24,544	17,974	57.73%	42.27%
\$50,000-\$74,999	49,950	34,347	15,603	68.76%	31.24%
\$75,000-\$99,999	31,188	24,649	6,539	79.03%	20.97%
\$100,000-\$149,999	29,213	25,938	3,275	88.79%	11.21%
\$150,000 or more	21,038	19,448	1,590	92.44%	7.56%
Income Less Than \$25,000	76,546	25,872	50,674	33.80%	66.20%

Source: 2009-2013 American Community Survey, Table B25118

Within Oklahoma County as a whole, 66.20% of households with incomes less than \$25,000 are estimated to be renters, while 33.80% are estimated to be homeowners.

Oklahoma City Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	227,700	135,319	92,381	59.43%	40.57%
Less than \$5,000	8,474	1,977	6,497	23.33%	76.67%
\$5,000 - \$9,999	11,056	2,247	8,809	20.32%	79.68%
\$10,000-\$14,999	12,578	4,020	8,558	31.96%	68.04%
\$15,000-\$19,999	13,589	5,260	8,329	38.71%	61.29%
\$20,000-\$24,999	13,566	5,695	7,871	41.98%	58.02%
\$25,000-\$34,999	28,155	12,720	15,435	45.18%	54.82%
\$35,000-\$49,999	34,386	19,489	14,897	56.68%	43.32%
\$50,000-\$74,999	40,107	27,652	12,455	68.95%	31.05%
\$75,000-\$99,999	25,739	20,402	5,337	79.26%	20.74%
\$100,000-\$149,999	24,862	21,876	2,986	87.99%	12.01%
\$150,000 or more	15,188	13,981	1,207	92.05%	7.95%
Income Less Than \$25,000	59,263	19,199	40,064	32.40%	67.60%

Source: 2009-2013 American Community Survey, Table B25118

Within Oklahoma City, 67.60% of households with incomes less than \$25,000 are estimated to be renters, while 32.40% are estimated to be homeowners.

Edmond Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	31,233	21,859	9,374	69.99%	30.01%
Less than \$5,000	1,013	191	822	18.85%	81.15%
\$5,000 - \$9,999	720	170	550	23.61%	76.39%
\$10,000-\$14,999	1,202	213	989	17.72%	82.28%
\$15,000-\$19,999	1,081	253	828	23.40%	76.60%
\$20,000-\$24,999	1,328	411	917	30.95%	69.05%
\$25,000-\$34,999	2,384	1,261	1,123	52.89%	47.11%
\$35,000-\$49,999	3,360	1,986	1,374	59.11%	40.89%
\$50,000-\$74,999	5,283	3,776	1,507	71.47%	28.53%
\$75,000-\$99,999	4,183	3,492	691	83.48%	16.52%
\$100,000-\$149,999	5,315	4,901	414	92.21%	7.79%
\$150,000 or more	5,364	5,205	159	97.04%	2.96%
Income Less Than \$25,000	5,344	1,238	4,106	23.17%	76.83%

Source: 2009-2013 American Community Survey, Table B25118

Within Edmond, 76.83% of households with incomes less than \$25,000 are estimated to be renters, while 23.17% are estimated to be homeowners.

Midwest City Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	22,925	13,881	9,044	60.55%	39.45%
Less than \$5,000	654	251	403	38.38%	61.62%
\$5,000 - \$9,999	1,066	290	776	27.20%	72.80%
\$10,000-\$14,999	1,110	401	709	36.13%	63.87%
\$15,000-\$19,999	1,438	573	865	39.85%	60.15%
\$20,000-\$24,999	1,547	750	797	48.48%	51.52%
\$25,000-\$34,999	3,079	1,542	1,537	50.08%	49.92%
\$35,000-\$49,999	4,164	2,433	1,731	58.43%	41.57%
\$50,000-\$74,999	4,720	3,200	1,520	67.80%	32.20%
\$75,000-\$99,999	2,391	1,868	523	78.13%	21.87%
\$100,000-\$149,999	2,194	2,047	147	93.30%	6.70%
\$150,000 or more	562	526	36	93.59%	6.41%
Income Less Than \$25,000	5,815	2,265	3,550	38.95%	61.05%

Source: 2009-2013 American Community Survey, Table B25118

Within Midwest City, 61.05% of households with incomes less than \$25,000 are estimated to be renters, while 38.95% are estimated to be homeowners.

Del City Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	8,556	5,359	3,197	62.63%	37.37%
Less than \$5,000	201	79	122	39.30%	60.70%
\$5,000 - \$9,999	469	83	386	17.70%	82.30%
\$10,000-\$14,999	614	328	286	53.42%	46.58%
\$15,000-\$19,999	663	312	351	47.06%	52.94%
\$20,000-\$24,999	680	428	252	62.94%	37.06%
\$25,000-\$34,999	1,070	612	458	57.20%	42.80%
\$35,000-\$49,999	1,508	1,082	426	71.75%	28.25%
\$50,000-\$74,999	1,996	1,259	737	63.08%	36.92%
\$75,000-\$99,999	797	666	131	83.56%	16.44%
\$100,000-\$149,999	432	403	29	93.29%	6.71%
\$150,000 or more	126	107	19	84.92%	15.08%
Income Less Than \$25,000	2,627	1,230	1,397	46.82%	53.18%

Source: 2009-2013 American Community Survey, Table B25118

Within Del City, 53.18% of households with incomes less than \$25,000 are estimated to be renters, while 46.82% are estimated to be homeowners.

Bethany Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	7,289	4,539	2,750	62.27%	37.73%
Less than \$5,000	297	135	162	45.45%	54.55%
\$5,000 - \$9,999	344	142	202	41.28%	58.72%
\$10,000-\$14,999	438	173	265	39.50%	60.50%
\$15,000-\$19,999	500	234	266	46.80%	53.20%
\$20,000-\$24,999	495	234	261	47.27%	52.73%
\$25,000-\$34,999	967	460	507	47.57%	52.43%
\$35,000-\$49,999	1,225	846	379	69.06%	30.94%
\$50,000-\$74,999	1,449	1,047	402	72.26%	27.74%
\$75,000-\$99,999	675	533	142	78.96%	21.04%
\$100,000-\$149,999	692	573	119	82.80%	17.20%
\$150,000 or more	207	162	45	78.26%	21.74%
Income Less Than \$25,000	2,074	918	1,156	44.26%	55.74%

Source: 2009-2013 American Community Survey, Table B25118

Within Bethany, 55.74% of households with incomes less than \$25,000 are estimated to be renters, while 44.26% are estimated to be homeowners.

Choctaw Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	4,292	3,566	726	83.08%	16.92%
Less than \$5,000	67	59	8	88.06%	11.94%
\$5,000 - \$9,999	72	19	53	26.39%	73.61%
\$10,000-\$14,999	218	154	64	70.64%	29.36%
\$15,000-\$19,999	224	80	144	35.71%	64.29%
\$20,000-\$24,999	202	125	77	61.88%	38.12%
\$25,000-\$34,999	277	205	72	74.01%	25.99%
\$35,000-\$49,999	512	455	57	88.87%	11.13%
\$50,000-\$74,999	911	803	108	88.14%	11.86%
\$75,000-\$99,999	674	627	47	93.03%	6.97%
\$100,000-\$149,999	609	593	16	97.37%	2.63%
\$150,000 or more	526	446	80	84.79%	15.21%
Income Less Than \$25,000	783	437	346	55.81%	44.19%

Source: 2009-2013 American Community Survey, Table B25118

Within Choctaw, 44.19% of households with incomes less than \$25,000 are estimated to be renters, while 55.81% are estimated to be homeowners.

Warr Acres Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	3,956	2,588	1,368	65.42%	34.58%
Less than \$5,000	218	56	162	25.69%	74.31%
\$5,000 - \$9,999	162	59	103	36.42%	63.58%
\$10,000-\$14,999	139	57	82	41.01%	58.99%
\$15,000-\$19,999	160	62	98	38.75%	61.25%
\$20,000-\$24,999	281	164	117	58.36%	41.64%
\$25,000-\$34,999	606	398	208	65.68%	34.32%
\$35,000-\$49,999	761	475	286	62.42%	37.58%
\$50,000-\$74,999	613	511	102	83.36%	16.64%
\$75,000-\$99,999	589	406	183	68.93%	31.07%
\$100,000-\$149,999	256	236	20	92.19%	7.81%
\$150,000 or more	171	164	7	95.91%	4.09%
Income Less Than \$25,000	960	398	562	41.46%	58.54%

Source: 2009-2013 American Community Survey, Table B25118

Within Warr Acres, 58.54% of households with incomes less than \$25,000 are estimated to be renters, while 41.46% are estimated to be homeowners.

The Village Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	4,299	3,015	1,284	70.13%	29.87%
Less than \$5,000	98	36	62	36.73%	63.27%
\$5,000 - \$9,999	87	29	58	33.33%	66.67%
\$10,000-\$14,999	221	133	88	60.18%	39.82%
\$15,000-\$19,999	165	90	75	54.55%	45.45%
\$20,000-\$24,999	233	176	57	75.54%	24.46%
\$25,000-\$34,999	674	367	307	54.45%	45.55%
\$35,000-\$49,999	749	504	245	67.29%	32.71%
\$50,000-\$74,999	765	631	134	82.48%	17.52%
\$75,000-\$99,999	703	564	139	80.23%	19.77%
\$100,000-\$149,999	342	304	38	88.89%	11.11%
\$150,000 or more	262	181	81	69.08%	30.92%
Income Less Than \$25,000	804	464	340	57.71%	42.29%

Source: 2009-2013 American Community Survey, Table B25118

Within The Village, 42.29% of households with incomes less than \$25,000 are estimated to be renters, while 57.71% are estimated to be homeowners.

Harrah Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	1,914	1,344	570	70.22%	29.78%
Less than \$5,000	58	29	29	50.00%	50.00%
\$5,000 - \$9,999	56	9	47	16.07%	83.93%
\$10,000-\$14,999	99	25	74	25.25%	74.75%
\$15,000-\$19,999	107	82	25	76.64%	23.36%
\$20,000-\$24,999	130	67	63	51.54%	48.46%
\$25,000-\$34,999	207	144	63	69.57%	30.43%
\$35,000-\$49,999	253	157	96	62.06%	37.94%
\$50,000-\$74,999	376	254	122	67.55%	32.45%
\$75,000-\$99,999	286	259	27	90.56%	9.44%
\$100,000-\$149,999	215	191	24	88.84%	11.16%
\$150,000 or more	127	127	0	100.00%	0.00%
Income Less Than \$25,000	450	212	238	47.11%	52.89%

Source: 2009-2013 American Community Survey, Table B25118

Within Harrah, 52.89% of households with incomes less than \$25,000 are estimated to be renters, while 47.11% 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										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	227,700		31,233		22,925		285,320		1,444,081	
Owner Occupied:	135,319	59.43%	21,859	69.99%	13,881	60.55%	171,023	59.94%	968,736	67.08%
Built 2010 or Later	2,141	1.58%	504	2.31%	135	0.97%	2,185	1.28%	10,443	1.08%
Built 2000 to 2009	25,143	18.58%	4,963	22.70%	1,232	8.88%	24,164	14.13%	153,492	15.84%
Built 1990 to 1999	16,013	11.83%	4,962	22.70%	1,215	8.75%	19,121	11.18%	125,431	12.95%
Built 1980 to 1989	20,074	14.83%	4,810	22.00%	2,511	18.09%	23,436	13.70%	148,643	15.34%
Built 1970 to 1979	18,738	13.85%	4,175	19.10%	1,804	13.00%	23,918	13.99%	184,378	19.03%
Built 1960 to 1969	18,367	13.57%	1,481	6.78%	2,484	17.89%	28,516	16.67%	114,425	11.81%
Built 1950 to 1959	16,883	12.48%	490	2.24%	3,227	23.25%	27,014	15.80%	106,544	11.00%
Built 1940 to 1949	7,199	5.32%	187	0.86%	1,179	8.49%	10,509	6.14%	50,143	5.18%
Built 1939 or Earlier	10,761	7.95%	287	1.31%	94	0.68%	12,160	7.11%	75,237	7.77%
Median Year Built:		1978		1989		1970		1973		1977
Renter Occupied:	92,381	40.57%	9,374	30.01%	9,044	39.45%	114,297	40.06%	475,345	32.92%
Built 2010 or Later	1,280	1.39%	190	2.03%	82	0.91%	912	0.80%	5,019	1.06%
Built 2000 to 2009	9,664	10.46%	1,881	20.07%	810	8.96%	10,464	9.16%	50,883	10.70%
Built 1990 to 1999	7,341	7.95%	1,593	16.99%	458	5.06%	8,467	7.41%	47,860	10.07%
Built 1980 to 1989	16,493	17.85%	1,954	20.84%	1,585	17.53%	19,449	17.02%	77,521	16.31%
Built 1970 to 1979	19,201	20.78%	1,968	20.99%	2,721	30.09%	25,709	22.49%	104,609	22.01%
Built 1960 to 1969	13,718	14.85%	675	7.20%	1,378	15.24%	17,946	15.70%	64,546	13.58%
Built 1950 to 1959	9,990	10.81%	584	6.23%	1,383	15.29%	14,264	12.48%	54,601	11.49%
Built 1940 to 1949	5,951	6.44%	279	2.98%	524	5.79%	7,772	6.80%	31,217	6.57%
Built 1939 or Earlier	8,743	9.46%	250	2.67%	103	1.14%	9,314	8.15%	39,089	8.22%
Median Year Built:		1974		1985		1974		1973		1975
Overall Median Year Built:		1978		1988		1972		1973		1976

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

2013 Housing Units by Tenure and Year of Construction										
	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	8,556		7,289		4,292		285,320		1,444,081	
Owner Occupied:	5,359	62.63%	4,539	62.27%	3,566	83.08%	171,023	59.94%	968,736	67.08%
Built 2010 or Later	0	0.00%	0	0.00%	22	0.62%	2,185	1.28%	10,443	1.08%
Built 2000 to 2009	358	6.68%	75	1.65%	712	19.97%	24,164	14.13%	153,492	15.84%
Built 1990 to 1999	126	2.35%	80	1.76%	538	15.09%	19,121	11.18%	125,431	12.95%
Built 1980 to 1989	94	1.75%	295	6.50%	806	22.60%	23,436	13.70%	148,643	15.34%
Built 1970 to 1979	618	11.53%	442	9.74%	798	22.38%	23,918	13.99%	184,378	19.03%
Built 1960 to 1969	2,037	38.01%	2,196	48.38%	355	9.96%	28,516	16.67%	114,425	11.81%
Built 1950 to 1959	1,588	29.63%	910	20.05%	163	4.57%	27,014	15.80%	106,544	11.00%
Built 1940 to 1949	505	9.42%	295	6.50%	137	3.84%	10,509	6.14%	50,143	5.18%
Built 1939 or Earlier	33	0.62%	246	5.42%	35	0.98%	12,160	7.11%	75,237	7.77%
Median Year Built:		1963		1964		1984		1973		1977
Renter Occupied:	3,197	37.37%	2,750	37.73%	726	16.92%	114,297	40.06%	475,345	32.92%
Built 2010 or Later	0	0.00%	8	0.29%	0	0.00%	912	0.80%	5,019	1.06%
Built 2000 to 2009	108	3.38%	57	2.07%	230	31.68%	10,464	9.16%	50,883	10.70%
Built 1990 to 1999	71	2.22%	83	3.02%	37	5.10%	8,467	7.41%	47,860	10.07%
Built 1980 to 1989	374	11.70%	144	5.24%	37	5.10%	19,449	17.02%	77,521	16.31%
Built 1970 to 1979	826	25.84%	947	34.44%	167	23.00%	25,709	22.49%	104,609	22.01%
Built 1960 to 1969	845	26.43%	695	25.27%	64	8.82%	17,946	15.70%	64,546	13.58%
Built 1950 to 1959	575	17.99%	481	17.49%	151	20.80%	14,264	12.48%	54,601	11.49%
Built 1940 to 1949	391	12.23%	226	8.22%	25	3.44%	7,772	6.80%	31,217	6.57%
Built 1939 or Earlier	7	0.22%	109	3.96%	15	2.07%	9,314	8.15%	39,089	8.22%
Median Year Built:		1967		1968		1976		1973		1975
Overall Median Year Built:		1963		1965		1983		1973		1976

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

2013 Housing Units by Tenure and Year of Construction										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	3,956		4,299		1,914		285,320		1,444,081	
Owner Occupied:	2,588	65.42%	3,015	70.13%	1,344	70.22%	171,023	59.94%	968,736	67.08%
Built 2010 or Later	0	0.00%	32	1.06%	19	1.41%	2,185	1.28%	10,443	1.08%
Built 2000 to 2009	30	1.16%	85	2.82%	153	11.38%	24,164	14.13%	153,492	15.84%
Built 1990 to 1999	27	1.04%	80	2.65%	305	22.69%	19,121	11.18%	125,431	12.95%
Built 1980 to 1989	277	10.70%	37	1.23%	162	12.05%	23,436	13.70%	148,643	15.34%
Built 1970 to 1979	352	13.60%	223	7.40%	314	23.36%	23,918	13.99%	184,378	19.03%
Built 1960 to 1969	709	27.40%	738	24.48%	144	10.71%	28,516	16.67%	114,425	11.81%
Built 1950 to 1959	863	33.35%	1,660	55.06%	94	6.99%	27,014	15.80%	106,544	11.00%
Built 1940 to 1949	228	8.81%	131	4.34%	109	8.11%	10,509	6.14%	50,143	5.18%
Built 1939 or Earlier	102	3.94%	29	0.96%	44	3.27%	12,160	7.11%	75,237	7.77%
Median Year Built:		1961		1958		1979		1973		1977
Renter Occupied:	1,368	34.58%	1,284	29.87%	570	29.78%	114,297	40.06%	475,345	32.92%
Built 2010 or Later	0	0.00%	10	0.78%	25	4.39%	912	0.80%	5,019	1.06%
Built 2000 to 2009	12	0.88%	54	4.21%	71	12.46%	10,464	9.16%	50,883	10.70%
Built 1990 to 1999	44	3.22%	9	0.70%	53	9.30%	8,467	7.41%	47,860	10.07%
Built 1980 to 1989	128	9.36%	97	7.55%	169	29.65%	19,449	17.02%	77,521	16.31%
Built 1970 to 1979	570	41.67%	158	12.31%	166	29.12%	25,709	22.49%	104,609	22.01%
Built 1960 to 1969	342	25.00%	160	12.46%	27	4.74%	17,946	15.70%	64,546	13.58%
Built 1950 to 1959	221	16.15%	638	49.69%	12	2.11%	14,264	12.48%	54,601	11.49%
Built 1940 to 1949	39	2.85%	158	12.31%	18	3.16%	7,772	6.80%	31,217	6.57%
Built 1939 or Earlier	12	0.88%	0	0.00%	29	5.09%	9,314	8.15%	39,089	8.22%
Median Year Built:		1971		1958		1982		1973		1975
Overall Median Year Built:		1961		1958		1980		1973		1976

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

Within Oklahoma County, 13.22% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Oklahoma City the percentage is 16.79%. Within Edmond the percentage is 24.13%, while in Midwest City the percentage is 9.85%. Within Del City the percentage is 5.45%. Within Bethany the percentage is 1.92%, while in Choctaw the percentage is 22.46%. Within Warr Acres the percentage is 1.06%. Within The Village the percentage is 4.21%, while in Harrah the percentage is 14.00%.

77.11% of housing units in Oklahoma County were built prior to 1990, while in Oklahoma City the percentage is 72.95%. These figures compare with the statewide figure of 72.78%. In Edmond the percentage is 54.88%, and in Midwest City 82.85% were constructed prior to 1990. In Del City the percentage is 92.25%. In Bethany the percentage is 95.84%, and in Choctaw 64.14% were constructed prior to 1990. In Warr Acres the percentage is 97.14%. In The Village the percentage is 93.72%, and in Harrah 67.29% were constructed prior to 1990.

Substandard Housing

The next table presents data regarding substandard housing in Oklahoma 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
Oklahoma City	227,700	855	0.38%	2,261	0.99%	622	0.27%
Edmond	31,233	131	0.42%	280	0.90%	73	0.23%
Midwest City	22,925	42	0.18%	144	0.63%	58	0.25%
Del City	8,556	0	0.00%	40	0.47%	26	0.30%
Bethany	7,289	45	0.62%	123	1.69%	39	0.54%
Choctaw	4,292	9	0.21%	0	0.00%	27	0.63%
Warr Acres	3,956	12	0.30%	13	0.33%	9	0.23%
The Village	4,299	17	0.40%	54	1.26%	0	0.00%
Harrah	1,914	0	0.00%	0	0.00%	16	0.84%
Oklahoma County	285,320	1,009	0.35%	2,697	0.95%	842	0.30%
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 Oklahoma County, 0.35% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.95% 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 Oklahoma County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	257,544		33,279		25,377		321,614		1,669,828	
Total Vacant Units	29,844	11.59%	2,046	6.15%	2,452	9.66%	36,294	11.28%	225,747	13.52%
For rent	7,484	25.08%	829	40.52%	564	23.00%	9,474	26.10%	43,477	19.26%
Rented, not occupied	1,992	6.67%	147	7.18%	118	4.81%	2,141	5.90%	9,127	4.04%
For sale only	3,031	10.16%	492	24.05%	486	19.82%	4,380	12.07%	23,149	10.25%
Sold, not occupied	742	2.49%	154	7.53%	82	3.34%	992	2.73%	8,618	3.82%
For seasonal, recreational, or occasional use	995	3.33%	12	0.59%	41	1.67%	1,016	2.80%	39,475	17.49%
For migrant workers	84	0.28%	0	0.00%	0	0.00%	84	0.23%	746	0.33%
Other vacant	15,516	51.99%	412	20.14%	1,161	47.35%	18,207	50.17%	101,155	44.81%
Homeowner Vacancy Rate	2.18%		2.19%		3.36%		2.48%		2.31%	
Rental Vacancy Rate	7.35%		8.01%		5.80%		7.52%		8.24%	

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

2013 Housing Units by Vacancy

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	9,305		8,408		4,582		321,614		1,669,828	
Total Vacant Units	749	8.05%	1,119	13.31%	290	6.33%	36,294	11.28%	225,747	13.52%
For rent	304	40.59%	641	57.28%	17	5.86%	9,474	26.10%	43,477	19.26%
Rented, not occupied	0	0.00%	30	2.68%	38	13.10%	2,141	5.90%	9,127	4.04%
For sale only	177	23.63%	103	9.20%	20	6.90%	4,380	12.07%	23,149	10.25%
Sold, not occupied	19	2.54%	0	0.00%	23	7.93%	992	2.73%	8,618	3.82%
For seasonal, recreational, or occasional use	88	11.75%	0	0.00%	9	3.10%	1,016	2.80%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	0	0.00%	84	0.23%	746	0.33%
Other vacant	161	21.50%	345	30.83%	183	63.10%	18,207	50.17%	101,155	44.81%
Homeowner Vacancy Rate	3.19%		2.22%		0.55%		2.48%		2.31%	
Rental Vacancy Rate	8.68%		18.74%		2.18%		7.52%		8.24%	

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

2013 Housing Units by Vacancy

	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	4,362		4,665		2,101		321,614		1,669,828	
Total Vacant Units	406	9.31%	366	7.85%	187	8.90%	36,294	11.28%	225,747	13.52%
For rent	172	42.36%	49	13.39%	78	41.71%	9,474	26.10%	43,477	19.26%
Rented, not occupied	0	0.00%	18	4.92%	0	0.00%	2,141	5.90%	9,127	4.04%
For sale only	71	17.49%	104	28.42%	44	23.53%	4,380	12.07%	23,149	10.25%
Sold, not occupied	16	3.94%	0	0.00%	0	0.00%	992	2.73%	8,618	3.82%
For seasonal, recreational, or occasional use	0	0.00%	0	0.00%	11	5.88%	1,016	2.80%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	0	0.00%	84	0.23%	746	0.33%
Other vacant	147	36.21%	195	53.28%	54	28.88%	18,207	50.17%	101,155	44.81%
Homeowner Vacancy Rate	2.65%		3.33%		3.17%		2.48%		2.31%	
Rental Vacancy Rate	11.17%		3.63%		12.04%		7.52%		8.24%	

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

Within Oklahoma County, the overall housing vacancy rate is estimated to be 11.28%. The homeowner vacancy rate is estimated to be 2.48%, while the rental vacancy rate is estimated to be 7.52%.

In Oklahoma City, the overall housing vacancy rate is estimated to be 11.59%. The homeowner vacancy rate is estimated to be 2.18%, while the rental vacancy rate is estimated to be 7.35%.

In Edmond, the overall housing vacancy rate is estimated to be 6.15%. The homeowner vacancy rate is estimated to be 2.19%, while the rental vacancy rate is estimated to be 8.01%.

In Midwest City, the overall housing vacancy rate is estimated to be 9.66%. The homeowner vacancy rate is estimated to be 3.36%, while the rental vacancy rate is estimated to be 5.80%.

In Del City, the overall housing vacancy rate is estimated to be 8.05%. The homeowner vacancy rate is estimated to be 3.19%, while the rental vacancy rate is estimated to be 8.68%.

In Bethany, the overall housing vacancy rate is estimated to be 13.31%. The homeowner vacancy rate is estimated to be 2.22%, while the rental vacancy rate is estimated to be 18.74%.

In Choctaw, the overall housing vacancy rate is estimated to be 6.33%. The homeowner vacancy rate is estimated to be 0.55%, while the rental vacancy rate is estimated to be 2.18%.

In Warr Acres, the overall housing vacancy rate is estimated to be 9.31%. The homeowner vacancy rate is estimated to be 2.65%, while the rental vacancy rate is estimated to be 11.17%.

In The Village, the overall housing vacancy rate is estimated to be 7.85%. The homeowner vacancy rate is estimated to be 3.33%, while the rental vacancy rate is estimated to be 3.63%.

In Harrah, the overall housing vacancy rate is estimated to be 8.90%. The homeowner vacancy rate is estimated to be 3.36%, while the rental vacancy rate is estimated to be 5.80%.

Building Permits

The next series of tables present data regarding new residential building permits issued in each of the nine primary population centers, and unincorporated areas of Oklahoma 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.

Oklahoma City

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	3,815	\$135,106	204	\$67,274
2005	252	\$136,676	2	\$72,402
2006	0	N/A	0	N/A
2007	488	\$193,809	190	\$54,230
2008	0	N/A	0	N/A
2009	408	\$170,803	14	\$77,857
2010	0	N/A	0	N/A
2011	0	N/A	0	N/A
2012	3,260	\$186,368	70	\$81,843
2013	3,609	\$193,838	804	\$59,980
2014	3,306	\$205,060	1,155	\$80,252

Source: United States Census Bureau Building Permits Survey

In Oklahoma City, building permits for 17,577 housing units were issued between 2004 and 2014, for an average of 1,598 units per year. 86.12% of these housing units were single family homes, and 13.88% consisted of multifamily units. Please note that data was not reported for several of these years and is therefore considered incomplete.

Edmond

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	652	\$246,466	320	\$43,954
2005	695	\$279,584	103	\$104,854
2006	521	\$269,247	0	N/A
2007	471	\$316,349	265	\$64,491
2008	355	\$321,090	4	\$75,000
2009	236	\$286,627	0	N/A
2010	294	\$270,869	2	\$82,500
2011	386	\$287,910	2	\$80,000
2012	594	\$286,643	8	\$98,750
2013	610	\$317,316	28	\$82,143
2014	561	\$303,863	24	\$114,583

Source: United States Census Bureau Building Permits Survey

In Edmond, building permits for 6,131 housing units were issued between 2004 and 2014, for an average of 557 units per year. 87.67% of these housing units were single family homes, and 12.33% consisted of multifamily units.

Midwest City

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	246	\$128,023	0	N/A
2005	237	\$132,022	20	\$53,000
2006	269	\$152,850	0	N/A
2007	194	\$140,149	0	N/A
2008	146	\$148,582	12	\$100,000
2009	198	\$132,486	2	\$102,500
2010	157	\$154,027	0	N/A
2011	95	\$134,107	0	N/A
2012	123	\$155,093	0	N/A
2013	113	\$151,402	0	N/A
2014	34	\$176,464	0	N/A

Source: United States Census Bureau Building Permits Survey

In Midwest City, building permits for 1,846 housing units were issued between 2004 and 2014, for an average of 168 units per year. 98.16% of these housing units were single family homes, and 1.84% consisted of multifamily units.

Del City

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	46	\$72,696	4	\$71,250
2005	32	\$89,969	4	\$100,000
2006	40	\$118,625	0	N/A
2007	35	\$139,380	0	N/A
2008	9	\$85,667	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	11	\$106,591	0	N/A
2012	3	\$145,000	0	N/A
2013	7	\$101,657	0	N/A
2014	7	\$138,086	0	N/A

Source: United States Census Bureau Building Permits Survey

In Del City, building permits for 198 housing units were issued between 2004 and 2014, for an average of 18 units per year. 95.96% of these housing units were single family homes, and 4.04% consisted of multifamily units.

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	4	\$121,063	0	N/A
2005	8	\$178,813	0	N/A
2006	10	\$108,530	0	N/A
2007	4	\$113,086	2	\$80,850
2008	1	\$252,500	0	N/A
2009	5	\$173,625	3	\$60,000
2010	3	\$265,667	0	N/A
2011	2	\$185,000	2	\$92,500
2012	5	\$174,240	0	N/A
2013	5	\$195,400	0	N/A
2014	4	\$155,750	0	N/A

Source: United States Census Bureau Building Permits Survey

In Bethany, building permits for 58 housing units were issued between 2004 and 2014, for an average of 5 units per year. 87.93% of these housing units were single family homes, and 12.07% consisted of multifamily units.

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	77	\$149,121	60	\$45,000
2005	132	\$163,134	0	N/A
2006	85	\$173,671	0	N/A
2007	107	\$169,513	0	N/A
2008	59	\$193,267	0	N/A
2009	69	\$164,728	0	N/A
2010	39	\$182,569	0	N/A
2011	44	\$190,289	0	N/A
2012	54	\$188,895	0	N/A
2013	52	\$205,055	0	N/A
2014	71	\$237,862	0	N/A

Source: United States Census Bureau Building Permits Survey

In Choctaw, building permits for 849 housing units were issued between 2004 and 2014, for an average of 77 units per year. 92.93% of these housing units were single family homes, and 7.07% consisted of multifamily units.

Warr Acres**New Residential Building Permits Issued, 2004-2014**

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	3	\$115,000	0	N/A
2005	0	N/A	0	N/A
2006	0	N/A	0	N/A
2007	0	N/A	0	N/A
2008	0	N/A	0	N/A
2009	13	\$148,752	0	N/A
2010	5	\$194,000	0	N/A
2011	16	\$157,906	0	N/A
2012	7	\$169,114	0	N/A
2013	11	\$188,264	0	N/A
2014	10	\$181,730	0	N/A

Source: United States Census Bureau Building Permits Survey

In Warr Acres, building permits for 65 housing units were issued between 2004 and 2014, for an average of 6 units per year. 100.00% of these housing units were single family homes, and 0.00% consisted of multifamily units.

The Village**New Residential Building Permits Issued, 2004-2014**

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	4	\$161,920	0	N/A
2005	0	N/A	0	N/A
2006	0	N/A	0	N/A
2007	0	N/A	0	N/A
2008	0	N/A	0	N/A
2009	4	\$201,250	0	N/A
2010	0	N/A	0	N/A
2011	16	\$205,506	0	N/A
2012	21	\$187,189	0	N/A
2013	0	N/A	0	N/A
2014	39	\$217,808	0	N/A

Source: United States Census Bureau Building Permits Survey

In The Village, building permits for 84 housing units were issued between 2004 and 2014, for an average of 8 units per year. 100.00% of these housing units were single family homes, and 0.00% consisted of multifamily units.

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	28	\$138,000	0	N/A
2005	21	\$150,333	2	\$150,000
2006	44	\$168,448	2	\$150,000
2007	23	\$161,491	0	N/A
2008	12	\$157,958	0	N/A
2009	13	\$140,167	0	N/A
2010	22	\$152,409	0	N/A
2011	56	\$125,174	4	\$89,400
2012	60	\$120,189	2	\$96,680
2013	40	\$144,300	16	\$60,000
2014	53	\$290,576	16	\$94,594

Source: United States Census Bureau Building Permits Survey

In Harrah, building permits for 414 housing units were issued between 2004 and 2014, for an average of 38 units per year. 89.86% of these housing units were single family homes, and 10.14% consisted of multifamily units

Oklahoma County Unincorporated Area**New Residential Building Permits Issued, 2004-2014**

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	295	\$194,411	0	N/A
2005	277	\$224,232	0	N/A
2006	167	\$252,461	0	N/A
2007	178	\$280,948	0	N/A
2008	151	\$266,344	0	N/A
2009	98	\$226,602	0	N/A
2010	86	\$253,219	0	N/A
2011	77	\$300,212	0	N/A
2012	69	\$306,355	0	N/A
2013	82	\$314,337	0	N/A
2014	90	\$413,837	0	N/A

Source: United States Census Bureau Building Permits Survey

In the unincorporated area of Oklahoma County, building permits for 1,570 housing units were issued between 2004 and 2014, for an average of 143 units per year. 100.00% of these housing units were single family homes.

New Construction Activity

For Ownership:

New home construction for ownership has occurred throughout Oklahoma County over the last several years, with the greatest amount in the north central and northwestern areas of the county, typically within Edmond and Oklahoma City, though there has also been some construction in the southeastern portion of the county in and around Midwest City, Choctaw and Harrah. There has also been construction of housing units for ownership in the downtown Oklahoma City area, typically comprising condominiums and townhouses.

New construction in the area has included a mixture of relatively affordable homes (priced under \$150,000) and significantly more expensive homes. We have compiled sale statistics for homes of recent construction (in or after 2014) for most of Oklahoma County's major population centers. Sales data for Bethany, Warr Acres and Choctaw was not available.

Oklahoma City: \$256,899 average sale price, or \$114.74 per square foot, median price \$227,000.

Edmond: \$353,645 average sale price, or \$131.45 per square foot, median price \$319,100.

Midwest City: \$176,608 average sale price, or \$100.08 per square foot, median price \$172,500.

Del City: \$156,600 average sale price, or \$89.90 per square foot, median price \$156,900.

Choctaw: \$186,400 average sale price, or \$92.77 per square foot, median price \$209,000.

Harrah: \$153,988 average sale price, or \$84.70 per square foot, median price \$155,000.

As can be seen, new homes for ownership are significantly more expensive in Edmond compared with other communities in Oklahoma County.

For Rent:

There has been significant new apartment development in Oklahoma County over the last several years, both market rate and affordable in nature. Geographically, most of this development is occurring within Oklahoma City's urban core, and in the north central / northwestern areas of Oklahoma City, along the Kilpatrick Turnpike / Memorial Road corridor.

The following table presents data regarding new rental development either under construction or planned in Oklahoma County. This list comprises most of the notable development of which we are aware.

New Multifamily Under Construction / Planned			
Name	No. Units	Type	Location
Steelyard	250	Primarily Market Rate	Urban Core
Maywood Phase II	160	Market Rate	Urban Core
The Lift	327	Market Rate	Urban Core
The Residences at 21C	330	Market Rate	Urban Core
J Marshall Square	280	Market Rate	North Central / Northwest
The Reserve at Quail North	280	Market Rate	North Central / Northwest
Chisholm Creek Apartments	287	Market Rate	North Central / Northwest
Quail North Townhomes and Flats	280	Market Rate	North Central / Northwest
Total Market Rate	2,194		
The Commons on Classen	48	Affordable - Elderly	Urban Core
The New Page (Page Woodson)	136	Affordable - Family	Urban Core
Villas of Edmond	52	Affordable - Elderly	North Central / Northwest
Hope Harbor	54	Affordable - Family/Disabled	North Central / Northwest
Autumn Creek Villas	28	Affordable - Elderly	Midwest City
Forest Village Estates	34	Affordable - Elderly	East
Total Affordable	352		
GRAND TOTAL	2,546		
Percent Market Rate	86.2%		
Percent Affordable	13.8%		

As can be seen, the vast majority of new rental development within the county comprises market rate housing. The New Page and The Commons are notable affordable developments within Oklahoma City's urban core. The New Page will comprise both new construction, and renovation of the historic Page Woodson School for affordable housing, and is only the first phase of a planned mixed-use redevelopment of the neighborhood surrounding the school.

Homeownership Market

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

Housing Units by Home Value

The following table presents housing units in Oklahoma 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										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	135,319		21,859		13,881		171,023		968,736	
Less than \$10,000	1,534	1.13%	208	0.95%	182	1.31%	1,988	1.16%	20,980	2.17%
\$10,000 to \$14,999	1,236	0.91%	57	0.26%	128	0.92%	1,333	0.78%	15,427	1.59%
\$15,000 to \$19,999	1,065	0.79%	83	0.38%	111	0.80%	1,133	0.66%	13,813	1.43%
\$20,000 to \$24,999	1,420	1.05%	43	0.20%	157	1.13%	1,663	0.97%	16,705	1.72%
\$25,000 to \$29,999	979	0.72%	59	0.27%	39	0.28%	1,135	0.66%	16,060	1.66%
\$30,000 to \$34,999	1,403	1.04%	42	0.19%	98	0.71%	1,599	0.93%	19,146	1.98%
\$35,000 to \$39,999	1,366	1.01%	32	0.15%	66	0.48%	1,658	0.97%	14,899	1.54%
\$40,000 to \$49,999	4,396	3.25%	67	0.31%	524	3.77%	5,704	3.34%	39,618	4.09%
\$50,000 to \$59,999	4,540	3.36%	90	0.41%	598	4.31%	6,296	3.68%	45,292	4.68%
\$60,000 to \$69,999	6,197	4.58%	95	0.43%	1,197	8.62%	9,166	5.36%	52,304	5.40%
\$70,000 to \$79,999	6,711	4.96%	93	0.43%	1,477	10.64%	9,831	5.75%	55,612	5.74%
\$80,000 to \$89,999	7,568	5.59%	314	1.44%	1,316	9.48%	10,683	6.25%	61,981	6.40%
\$90,000 to \$99,999	6,663	4.92%	596	2.73%	1,228	8.85%	10,140	5.93%	51,518	5.32%
\$100,000 to \$124,999	16,972	12.54%	2,310	10.57%	2,273	16.37%	22,027	12.88%	119,416	12.33%
\$125,000 to \$149,999	17,832	13.18%	2,535	11.60%	1,602	11.54%	19,798	11.58%	96,769	9.99%
\$150,000 to \$174,999	15,992	11.82%	2,453	11.22%	1,357	9.78%	17,160	10.03%	91,779	9.47%
\$175,000 to \$199,999	9,820	7.26%	2,361	10.80%	476	3.43%	10,874	6.36%	53,304	5.50%
\$200,000 to \$249,999	11,282	8.34%	2,958	13.53%	521	3.75%	13,028	7.62%	69,754	7.20%
\$250,000 to \$299,999	6,728	4.97%	2,137	9.78%	272	1.96%	8,325	4.87%	41,779	4.31%
\$300,000 to \$399,999	6,065	4.48%	2,474	11.32%	170	1.22%	8,117	4.75%	37,680	3.89%
\$400,000 to \$499,999	2,233	1.65%	1,124	5.14%	21	0.15%	3,589	2.10%	13,334	1.38%
\$500,000 to \$749,999	1,952	1.44%	1,242	5.68%	43	0.31%	3,434	2.01%	12,784	1.32%
\$750,000 to \$999,999	628	0.46%	329	1.51%	25	0.18%	1,086	0.64%	3,764	0.39%
\$1,000,000 or more	737	0.54%	157	0.72%	0	0.00%	1,256	0.73%	5,018	0.52%
Median Home Value:	\$132,900		\$194,600		\$98,500		\$126,500		\$112,800	

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

2013 Housing Units by Home Value

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	5,359		4,539		3,566		171,023		968,736	
Less than \$10,000	80	1.49%	84	1.85%	61	1.71%	1,988	1.16%	20,980	2.17%
\$10,000 to \$14,999	57	1.06%	38	0.84%	22	0.62%	1,333	0.78%	15,427	1.59%
\$15,000 to \$19,999	9	0.17%	9	0.20%	18	0.50%	1,133	0.66%	13,813	1.43%
\$20,000 to \$24,999	5	0.09%	23	0.51%	0	0.00%	1,663	0.97%	16,705	1.72%
\$25,000 to \$29,999	26	0.49%	14	0.31%	17	0.48%	1,135	0.66%	16,060	1.66%
\$30,000 to \$34,999	20	0.37%	0	0.00%	8	0.22%	1,599	0.93%	19,146	1.98%
\$35,000 to \$39,999	87	1.62%	5	0.11%	9	0.25%	1,658	0.97%	14,899	1.54%
\$40,000 to \$49,999	421	7.86%	48	1.06%	47	1.32%	5,704	3.34%	39,618	4.09%
\$50,000 to \$59,999	544	10.15%	200	4.41%	37	1.04%	6,296	3.68%	45,292	4.68%
\$60,000 to \$69,999	853	15.92%	204	4.49%	92	2.58%	9,166	5.36%	52,304	5.40%
\$70,000 to \$79,999	814	15.19%	260	5.73%	115	3.22%	9,831	5.75%	55,612	5.74%
\$80,000 to \$89,999	702	13.10%	365	8.04%	166	4.66%	10,683	6.25%	61,981	6.40%
\$90,000 to \$99,999	457	8.53%	597	13.15%	250	7.01%	10,140	5.93%	51,518	5.32%
\$100,000 to \$124,999	573	10.69%	1,326	29.21%	578	16.21%	22,027	12.88%	119,416	12.33%
\$125,000 to \$149,999	264	4.93%	563	12.40%	492	13.80%	19,798	11.58%	96,769	9.99%
\$150,000 to \$174,999	195	3.64%	404	8.90%	545	15.28%	17,160	10.03%	91,779	9.47%
\$175,000 to \$199,999	82	1.53%	92	2.03%	276	7.74%	10,874	6.36%	53,304	5.50%
\$200,000 to \$249,999	86	1.60%	156	3.44%	291	8.16%	13,028	7.62%	69,754	7.20%
\$250,000 to \$299,999	45	0.84%	84	1.85%	168	4.71%	8,325	4.87%	41,779	4.31%
\$300,000 to \$399,999	6	0.11%	21	0.46%	284	7.96%	8,117	4.75%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	28	0.62%	90	2.52%	3,589	2.10%	13,334	1.38%
\$500,000 to \$749,999	10	0.19%	7	0.15%	0	0.00%	3,434	2.01%	12,784	1.32%
\$750,000 to \$999,999	6	0.11%	11	0.24%	0	0.00%	1,086	0.64%	3,764	0.39%
\$1,000,000 or more	17	0.32%	0	0.00%	0	0.00%	1,256	0.73%	5,018	0.52%
Median Home Value:	\$77,100		\$108,000		\$143,400		\$126,500		\$112,800	

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

2013 Housing Units by Home Value										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	2,588		3,015		1,344		171,023		968,736	
Less than \$10,000	27	1.04%	22	0.73%	10	0.74%	1,988	1.16%	20,980	2.17%
\$10,000 to \$14,999	8	0.31%	16	0.53%	0	0.00%	1,333	0.78%	15,427	1.59%
\$15,000 to \$19,999	8	0.31%	0	0.00%	9	0.67%	1,133	0.66%	13,813	1.43%
\$20,000 to \$24,999	10	0.39%	6	0.20%	0	0.00%	1,663	0.97%	16,705	1.72%
\$25,000 to \$29,999	13	0.50%	0	0.00%	0	0.00%	1,135	0.66%	16,060	1.66%
\$30,000 to \$34,999	0	0.00%	20	0.66%	67	4.99%	1,599	0.93%	19,146	1.98%
\$35,000 to \$39,999	0	0.00%	52	1.72%	0	0.00%	1,658	0.97%	14,899	1.54%
\$40,000 to \$49,999	83	3.21%	29	0.96%	39	2.90%	5,704	3.34%	39,618	4.09%
\$50,000 to \$59,999	111	4.29%	38	1.26%	9	0.67%	6,296	3.68%	45,292	4.68%
\$60,000 to \$69,999	227	8.77%	112	3.71%	86	6.40%	9,166	5.36%	52,304	5.40%
\$70,000 to \$79,999	182	7.03%	127	4.21%	65	4.84%	9,831	5.75%	55,612	5.74%
\$80,000 to \$89,999	362	13.99%	221	7.33%	111	8.26%	10,683	6.25%	61,981	6.40%
\$90,000 to \$99,999	263	10.16%	493	16.35%	40	2.98%	10,140	5.93%	51,518	5.32%
\$100,000 to \$124,999	552	21.33%	887	29.42%	129	9.60%	22,027	12.88%	119,416	12.33%
\$125,000 to \$149,999	272	10.51%	491	16.29%	273	20.31%	19,798	11.58%	96,769	9.99%
\$150,000 to \$174,999	190	7.34%	255	8.46%	214	15.92%	17,160	10.03%	91,779	9.47%
\$175,000 to \$199,999	146	5.64%	117	3.88%	86	6.40%	10,874	6.36%	53,304	5.50%
\$200,000 to \$249,999	53	2.05%	86	2.85%	60	4.46%	13,028	7.62%	69,754	7.20%
\$250,000 to \$299,999	75	2.90%	18	0.60%	104	7.74%	8,325	4.87%	41,779	4.31%
\$300,000 to \$399,999	0	0.00%	4	0.13%	16	1.19%	8,117	4.75%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	0	0.00%	26	1.93%	3,589	2.10%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	0	0.00%	0	0.00%	3,434	2.01%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	0	0.00%	0	0.00%	1,086	0.64%	3,764	0.39%
\$1,000,000 or more	6	0.23%	21	0.70%	0	0.00%	1,256	0.73%	5,018	0.52%
Median Home Value:		\$100,000		\$110,500		\$134,800		\$126,500		\$112,800

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

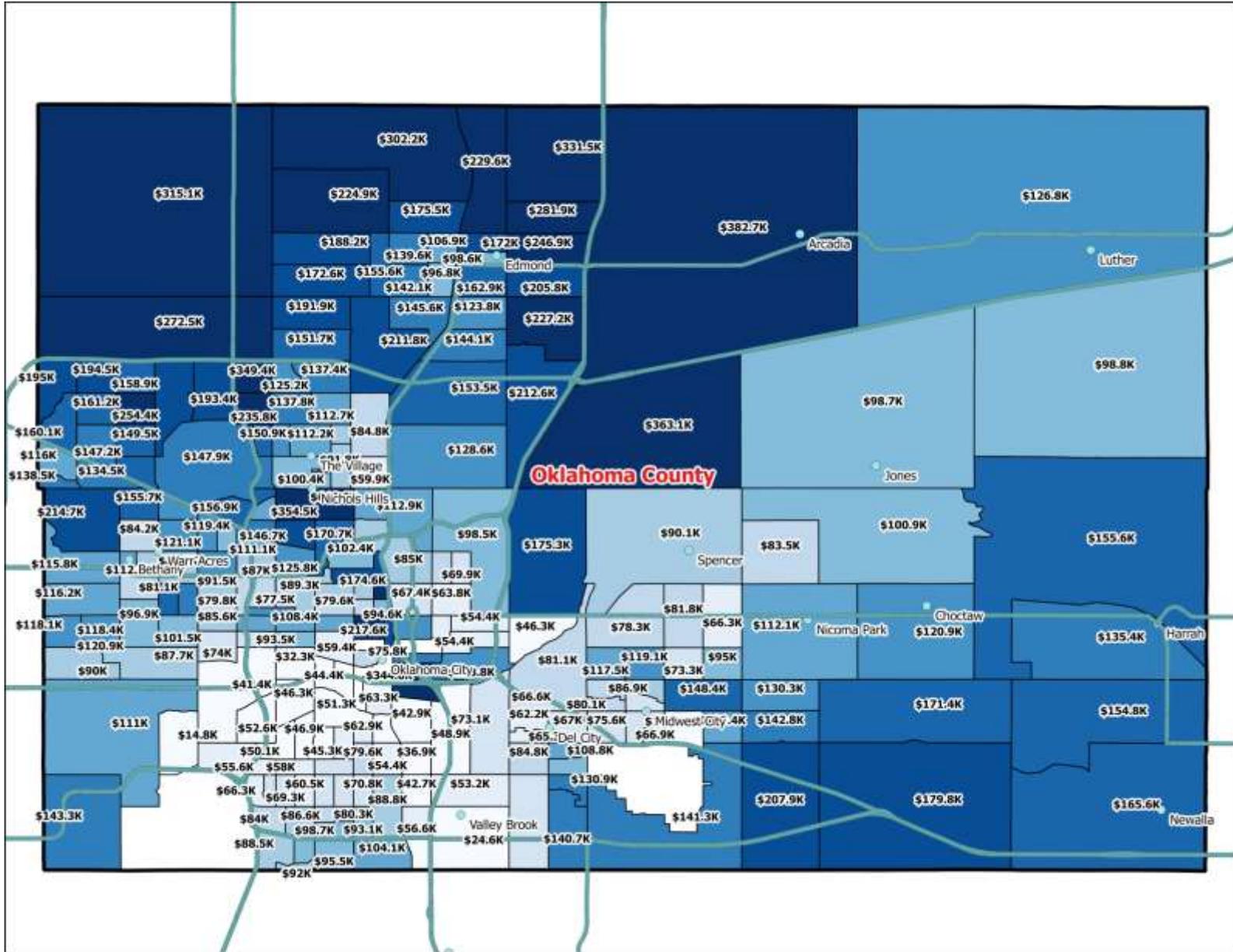
The median value of owner-occupied homes in Oklahoma County is \$126,500. This is 12.1% greater than the statewide median, which is \$112,800. The median home value in Oklahoma City is estimated to be \$132,900. The median home value in Edmond is estimated to be \$194,600, while in Midwest City the estimate is \$98,500.

The median home value in Del City is estimated to be \$77,100. The median home value in Bethany is estimated to be \$108,000, while in Choctaw the estimate is \$143,400.

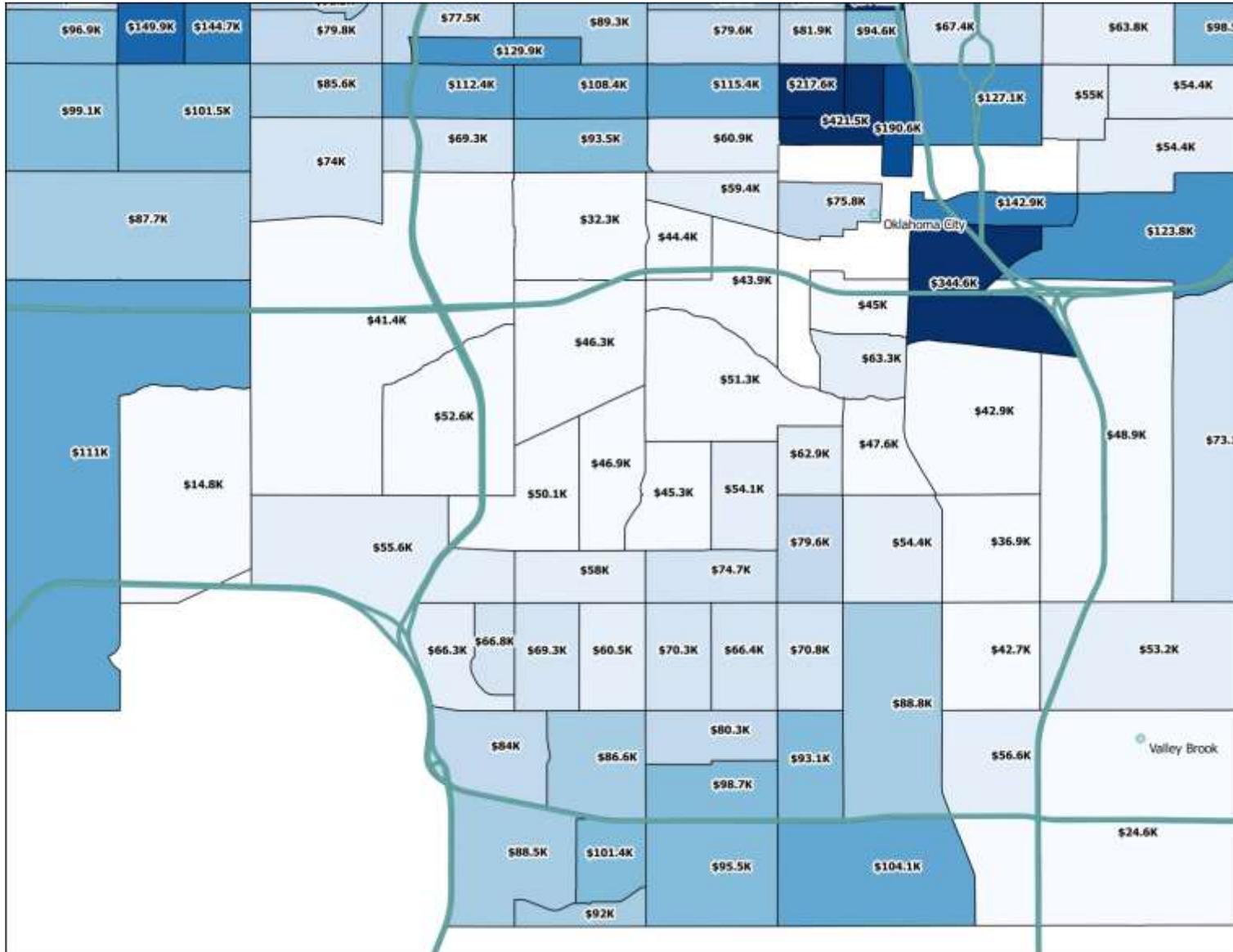
The median home value in Warr Acres is estimated to be \$100,000. The median home value in The Village is estimated to be \$110,500, while in Harrah the estimate is \$134,800.

The geographic distribution of home values in Oklahoma County can be visualized by the following maps. These maps display median home values by census tract, with one overview map of Oklahoma County, followed by four detailed maps for the area.

Oklahoma County Median Home Values by Census Tract



Median Home Values by Census Tract – SW Quadrant



Home Values by Year of Construction

The next table presents median home values in Oklahoma 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

	Oklahoma City Median Value	Edmond Median Value	Midwest City Median Value	Oklahoma County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:					
Built 2010 or Later	\$220,800	\$305,500	\$211,000	\$257,700	\$188,900
Built 2000 to 2009	\$190,800	\$307,800	\$165,300	\$219,300	\$178,000
Built 1990 to 1999	\$169,400	\$213,000	\$153,100	\$179,900	\$147,300
Built 1980 to 1989	\$133,000	\$159,300	\$117,900	\$139,700	\$118,300
Built 1970 to 1979	\$134,000	\$174,800	\$92,800	\$133,600	\$111,900
Built 1960 to 1969	\$109,900	\$130,000	\$96,300	\$106,100	\$97,100
Built 1950 to 1959	\$80,700	\$109,400	\$80,500	\$82,500	\$80,300
Built 1940 to 1949	\$68,000	\$106,700	\$71,900	\$71,400	\$67,900
Built 1939 or Earlier	\$87,500	\$147,600	\$90,900	\$91,200	\$74,400

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median value.
Source: 2009-2013 American Community Survey, Table 25107

2013 Median Home Value by Year of Construction

	Del City Median Value	Bethany Median Value	Choctaw Median Value	Oklahoma County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:					
Built 2010 or Later	-	-	-	\$257,700	\$188,900
Built 2000 to 2009	\$159,100	\$123,400	\$221,100	\$219,300	\$178,000
Built 1990 to 1999	\$77,900	\$148,200	\$135,600	\$179,900	\$147,300
Built 1980 to 1989	\$156,800	\$154,100	\$133,100	\$139,700	\$118,300
Built 1970 to 1979	\$90,000	\$138,900	\$140,000	\$133,600	\$111,900
Built 1960 to 1969	\$82,500	\$110,900	\$105,100	\$106,100	\$97,100
Built 1950 to 1959	\$64,200	\$90,500	\$162,300	\$82,500	\$80,300
Built 1940 to 1949	\$59,000	\$86,200	\$83,600	\$71,400	\$67,900
Built 1939 or Earlier	\$91,900	\$108,300	\$99,600	\$91,200	\$74,400

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median value.
Source: 2009-2013 American Community Survey, Table 25107

2013 Median Home Value by Year of Construction

	Warr Acres Median Value	The Village Median Value	Harrah Median Value	Oklahoma County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:					
Built 2010 or Later	-	-	-	\$257,700	\$188,900
Built 2000 to 2009	\$155,300	\$144,900	\$190,700	\$219,300	\$178,000
Built 1990 to 1999	-	\$166,200	\$161,200	\$179,900	\$147,300
Built 1980 to 1989	\$159,500	\$151,300	\$91,900	\$139,700	\$118,300
Built 1970 to 1979	\$116,700	\$120,000	\$135,700	\$133,600	\$111,900
Built 1960 to 1969	\$110,400	\$121,500	\$127,700	\$106,100	\$97,100
Built 1950 to 1959	\$81,800	\$101,100	\$131,600	\$82,500	\$80,300
Built 1940 to 1949	\$87,300	\$105,000	\$47,800	\$71,400	\$67,900
Built 1939 or Earlier	\$101,900	\$115,600	\$79,000	\$91,200	\$74,400

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median value.
Source: 2009-2013 American Community Survey, Table 25107

Oklahoma City Single Family Sales Activity

The following tables show single family sales data for Oklahoma City, separated between two, three and four bedroom units, as well as all housing units as a whole.

Oklahoma City Single Family Sales Activity

Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	845	991	938	1,053	841
Median List Price	\$69,900	\$74,000	\$78,000	\$78,000	\$88,500
Median Sale Price	\$65,000	\$70,000	\$74,900	\$75,000	\$85,500
Sale/List Price Ratio	93.0%	94.6%	96.0%	96.2%	96.6%
Median Square Feet	1,070	1,110	1,091	1,095	1,126
Median Price/SF	\$60.75	\$63.06	\$68.65	\$68.49	\$75.93
Med. Days on Market	56	44	41	30	21

Source: OKC MLS

Oklahoma City Single Family Sales Activity

Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	3,270	3,695	3,975	4,067	3,437
Median List Price	\$119,900	\$124,900	\$127,500	\$134,000	\$135,000
Median Sale Price	\$116,000	\$121,000	\$124,900	\$130,000	\$133,500
Sale/List Price Ratio	96.7%	96.9%	98.0%	97.0%	98.9%
Median Square Feet	1,567	1,608	1,599	1,608	1,590
Median Price/SF	\$74.03	\$75.25	\$78.11	\$80.85	\$83.96
Med. Days on Market	58	46	39	31	26

Source: OKC MLS

Oklahoma City Single Family Sales Activity

Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	1,064	1,273	1,298	1,363	1,080
Median List Price	\$187,245	\$197,500	\$200,000	\$212,500	\$224,995
Median Sale Price	\$181,500	\$192,500	\$197,000	\$208,500	\$220,247
Sale/List Price Ratio	96.9%	97.5%	98.5%	98.1%	97.9%
Median Square Feet	2,331	2,400	2,401	2,404	2,382
Median Price/SF	\$77.86	\$80.21	\$82.05	\$86.73	\$92.46
Med. Days on Market	65	60	49	39	37

Source: OKC MLS

Oklahoma City Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	5,314	6,133	6,399	6,688	5,540
Median List Price	\$122,470	\$129,000	\$130,039	\$137,900	\$139,900
Median Sale Price	\$118,000	\$125,000	\$128,000	\$134,900	\$138,000
Sale/List Price Ratio	96.4%	96.9%	98.4%	97.8%	98.6%
Median Square Feet	1,615	1,665	1,651	1,660	1,643
Median Price/SF	\$73.07	\$75.08	\$77.53	\$81.27	\$83.99
Med. Days on Market	60	49	41	33	28

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 3.01% per year. The median sale price was \$138,000 in 2015, for a median price per square foot of \$83.99. The median sale price to list price ratio was 98.6%, with median days on market of 28 days.

Edmond Single Family Sales Activity

The following tables show single family sales data for Edmond, separated between two, three and four bedroom units, as well as all housing units as a whole.

Edmond Single Family Sales Activity Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	105	147	155	188	127
Median List Price	\$118,000	\$119,900	\$135,000	\$140,500	\$130,000
Median Sale Price	\$114,000	\$117,500	\$131,500	\$139,250	\$130,000
Sale/List Price Ratio	96.6%	98.0%	97.4%	99.1%	100.0%
Median Square Feet	1,320	1,280	1,367	1,372	1,272
Median Price/SF	\$86.36	\$91.80	\$96.20	\$101.49	\$102.20
Med. Days on Market	53	29	30	13	17

Source: OKC MLS

Edmond Single Family Sales Activity Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	1,442	1,660	1,945	1,999	1,676
Median List Price	\$164,925	\$169,000	\$175,000	\$181,013	\$189,900
Median Sale Price	\$161,995	\$165,000	\$173,060	\$180,000	\$188,250
Sale/List Price Ratio	98.2%	97.6%	98.9%	99.4%	99.1%
Median Square Feet	1,820	1,814	1,816	1,822	1,844
Median Price/SF	\$89.01	\$90.96	\$95.30	\$98.79	\$102.09
Med. Days on Market	57	42	27	19	20

Source: OKC MLS

Edmond Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	1,185	1,492	1,535	1,623	1,407
Median List Price	\$264,724	\$269,542	\$275,000	\$289,900	\$305,000
Median Sale Price	\$260,000	\$265,000	\$274,900	\$288,400	\$302,000
Sale/List Price Ratio	98.2%	98.3%	100.0%	99.5%	99.0%
Median Square Feet	2,706	2,678	2,654	2,694	2,744
Median Price/SF	\$96.08	\$98.95	\$103.58	\$107.05	\$110.06
Med. Days on Market	66	48	39	31	29

Source: OKC MLS

Edmond Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	2,861	3,446	3,805	3,989	3,373
Median List Price	\$205,000	\$212,500	\$216,900	\$229,800	\$242,370
Median Sale Price	\$200,000	\$209,000	\$212,990	\$225,000	\$239,500
Sale/List Price Ratio	97.6%	98.4%	98.2%	97.9%	98.8%
Median Square Feet	2,187	2,220	2,149	2,206	2,234
Median Price/SF	\$91.45	\$94.14	\$99.11	\$101.99	\$107.21
Med. Days on Market	60	44	34	23	24

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 2.90% per year. The median sale price was \$239,500 in 2015, for a median price per square foot of \$107.21. The median sale price to list price ratio was 98.8%, with median days on market of 24 days.

Midwest City Single Family Sales Activity

The following tables show single family sales data for Midwest City, separated between two, three and four bedroom units, as well as all housing units as a whole.

Midwest City Single Family Sales Activity
Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	68	77	88	88	78
Median List Price	\$54,825	\$44,900	\$49,200	\$54,950	\$59,900
Median Sale Price	\$50,000	\$37,000	\$46,000	\$48,000	\$55,250
Sale/List Price Ratio	91.2%	82.4%	93.5%	87.4%	92.2%
Median Square Feet	912	866	867	1,031	944
Median Price/SF	\$54.82	\$42.73	\$53.06	\$46.56	\$58.53
Med. Days on Market	59	41	44	55	49

Source: OKC MLS

Midwest City Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	387	452	461	455	427
Median List Price	\$85,000	\$94,400	\$104,500	\$92,500	\$102,500
Median Sale Price	\$83,500	\$91,250	\$99,900	\$89,900	\$99,500
Sale/List Price Ratio	98.2%	96.7%	95.6%	97.2%	97.1%
Median Square Feet	1,348	1,453	1,500	1,380	1,465
Median Price/SF	\$61.94	\$62.80	\$66.60	\$65.14	\$67.92
Med. Days on Market	59	49	49	42	32

Source: OKC MLS

Midwest City Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	67	92	77	109	84
Median List Price	\$159,900	\$148,250	\$139,900	\$149,500	\$157,250
Median Sale Price	\$156,000	\$143,000	\$139,900	\$149,000	\$156,500
Sale/List Price Ratio	97.6%	96.5%	100.0%	99.7%	99.5%
Median Square Feet	1,951	1,945	1,830	1,876	1,904
Median Price/SF	\$79.96	\$73.52	\$76.45	\$79.42	\$82.20
Med. Days on Market	79	60	38	34	33

Source: OKC MLS

Midwest City Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	529	624	627	659	596
Median List Price	\$84,900	\$89,900	\$96,000	\$92,000	\$99,450
Median Sale Price	\$81,000	\$88,850	\$93,250	\$89,900	\$95,500
Sale/List Price Ratio	95.4%	98.8%	97.1%	97.7%	96.0%
Median Square Feet	1,349	1,447	1,480	1,410	1,471
Median Price/SF	\$60.04	\$61.40	\$63.01	\$63.76	\$64.92
Med. Days on Market	64	51	47	42	34

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 2.03% per year. The median sale price was \$95,500 in 2015, for a median price per square foot of \$64.92. The median sale price to list price ratio was 96.0%, with median days on market of 34 days.

Del City Single Family Sales Activity

The following tables show single family sales data for Del City, separated between two, three and four bedroom units, as well as all housing units as a whole.

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	40	47	34	33	26
Median List Price	\$30,900	\$38,000	\$35,000	\$40,000	\$48,150
Median Sale Price	\$26,700	\$33,500	\$34,150	\$37,555	\$42,950
Sale/List Price Ratio	86.4%	88.2%	97.6%	93.9%	89.2%
Median Square Feet	769	873	845	870	894
Median Price/SF	\$34.72	\$38.37	\$40.41	\$43.17	\$48.04
Med. Days on Market	65	40	33	33	41

Source: OKCMLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	130	164	163	216	206
Median List Price	\$61,000	\$62,000	\$65,000	\$73,250	\$74,998
Median Sale Price	\$58,450	\$60,000	\$62,500	\$70,850	\$74,700
Sale/List Price Ratio	95.8%	96.8%	96.2%	96.7%	99.6%
Median Square Feet	1,134	1,182	1,139	1,262	1,251
Median Price/SF	\$51.54	\$50.76	\$54.87	\$56.14	\$59.71
Med. Days on Market	59	54	42	35	32

Source: OKCMLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	23	24	20	24	22
Median List Price	\$79,900	\$86,950	\$81,625	\$108,200	\$128,200
Median Sale Price	\$75,000	\$86,700	\$80,000	\$107,500	\$122,150
Sale/List Price Ratio	93.9%	99.7%	98.0%	99.4%	95.3%
Median Square Feet	1,714	1,780	1,653	1,703	1,840
Median Price/SF	\$43.76	\$48.71	\$48.40	\$63.12	\$66.39
Med. Days on Market	70	75	54	37	29

Source: OKCMLS

Del City Single Family Sales Activity

All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	196	237	224	274	256
Median List Price	\$55,950	\$59,000	\$59,850	\$69,425	\$74,900
Median Sale Price	\$54,900	\$55,000	\$55,765	\$66,000	\$73,750
Sale/List Price Ratio	98.1%	93.2%	93.2%	95.1%	98.5%
Median Square Feet	1,112	1,134	1,136	1,252	1,261
Median Price/SF	\$49.37	\$48.50	\$49.09	\$52.72	\$58.49
Med. Days on Market	62	53	42	35	32

Source: OKCMLS

Between 2011 and year-end 2014, the median list price grew by 5.54% per year. The median sale price was \$73,750 in 2015, for a median price per square foot of \$58.49. The median sale price to list price ratio was 98.5%, with median days on market of 32 days.

Bethany Single Family Sales Activity

The following tables show single family sales data for Bethany, separated between two, three and four bedroom units, as well as all housing units as a whole.

Bethany Single Family Sales Activity

Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	35	41	36	33	41
Median List Price	\$59,900	\$68,000	\$64,450	\$60,000	\$73,900
Median Sale Price	\$52,100	\$61,500	\$64,700	\$58,000	\$71,000
Sale/List Price Ratio	87.0%	90.4%	100.4%	96.7%	96.1%
Median Square Feet	958	1,071	949	1,003	927
Median Price/SF	\$54.38	\$57.42	\$68.18	\$57.83	\$76.59
Med. Days on Market	44	31	23	10	21

Source: OKCMLS

Bethany Single Family Sales Activity

Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	114	149	160	165	138
Median List Price	\$96,500	\$95,900	\$99,700	\$104,000	\$114,950
Median Sale Price	\$95,125	\$92,500	\$96,500	\$101,000	\$110,450
Sale/List Price Ratio	98.6%	96.5%	96.8%	97.1%	96.1%
Median Square Feet	1,372	1,410	1,389	1,409	1,440
Median Price/SF	\$69.33	\$65.60	\$69.47	\$71.68	\$76.70
Med. Days on Market	63	47	36	34	17

Source: OKCMLS

Bethany Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	24	22	28	27	29
Median List Price	\$109,950	\$137,500	\$138,925	\$134,900	\$149,900
Median Sale Price	\$107,250	\$134,139	\$137,262	\$122,500	\$143,000
Sale/List Price Ratio	97.5%	97.6%	98.8%	90.8%	95.4%
Median Square Feet	1,882	1,909	1,988	1,921	2,048
Median Price/SF	\$56.99	\$70.27	\$69.05	\$63.77	\$69.82
Med. Days on Market	80	37	47	32	30

Source: OKCMLS

Bethany Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	174	220	224	230	209
Median List Price	\$90,000	\$94,250	\$98,250	\$103,000	\$109,900
Median Sale Price	\$89,900	\$90,500	\$95,000	\$99,250	\$105,000
Sale/List Price Ratio	99.9%	96.0%	96.7%	96.4%	95.5%
Median Square Feet	1,359	1,358	1,385	1,401	1,394
Median Price/SF	\$66.15	\$66.64	\$68.59	\$70.84	\$75.32
Med. Days on Market	66	41	34	27	19

Source: OKCMLS

Between 2011 and year-end 2014, the median list price grew by 3.43% per year. The median sale price was \$105,000 in 2015, for a median price per square foot of \$75.32. The median sale price to list price ratio was 95.5%, with median days on market of 19 days.

Choctaw Single Family Sales Activity

The following tables show single family sales data for Choctaw, separated between two, three and four bedroom units, as well as all housing units as a whole.

Choctaw Single Family Sales Activity
Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	14	8	10	7	10
Median List Price	\$75,500	\$77,700	\$74,950	\$73,900	\$87,750
Median Sale Price	\$64,000	\$73,850	\$71,100	\$74,000	\$85,250
Sale/List Price Ratio	84.8%	95.0%	94.9%	100.1%	97.2%
Median Square Feet	1,106	1,158	1,188	1,252	1,571
Median Price/SF	\$57.87	\$63.77	\$59.85	\$59.11	\$54.26
Med. Days on Market	68	66	88	46	15

Source: OKCMLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	151	180	187	191	183
Median List Price	\$135,900	\$144,700	\$174,900	\$169,760	\$171,507
Median Sale Price	\$133,000	\$140,000	\$169,800	\$168,000	\$170,000
Sale/List Price Ratio	97.9%	96.8%	97.1%	99.0%	99.1%
Median Square Feet	1,664	1,696	1,838	1,793	1,775
Median Price/SF	\$79.93	\$82.55	\$92.38	\$93.70	\$95.77
Med. Days on Market	55	41	52	30	29

Source: OKC MLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	77	78	99	84	96
Median List Price	\$235,983	\$239,900	\$256,048	\$256,000	\$257,450
Median Sale Price	\$235,000	\$230,200	\$256,200	\$256,080	\$257,450
Sale/List Price Ratio	99.6%	96.0%	100.1%	100.0%	100.0%
Median Square Feet	2,457	2,404	2,490	2,412	2,332
Median Price/SF	\$95.65	\$95.76	\$102.89	\$106.17	\$110.40
Med. Days on Market	84	62	44	53	41

Source: OKC MLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	249	270	307	289	300
Median List Price	\$159,900	\$158,500	\$193,000	\$197,462	\$193,750
Median Sale Price	\$157,000	\$152,178	\$191,950	\$195,000	\$189,945
Sale/List Price Ratio	98.2%	96.0%	99.5%	98.8%	98.0%
Median Square Feet	1,905	1,858	1,999	1,962	1,988
Median Price/SF	\$82.41	\$81.90	\$96.02	\$99.39	\$95.55
Med. Days on Market	65	48	52	37	33

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 5.42% per year. The median sale price was \$189,945 in 2015, for a median price per square foot of \$95.55. The median sale price to list price ratio was 98.0%, with median days on market of 33 days.

Warr Acres Single Family Sales Activity

The following tables show single family sales data for Warr Acres, separated between two, three and four bedroom units, as well as all housing units as a whole.

Warr Acres Single Family Sales Activity**Two Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	12	11	11	15	18
Median List Price	\$54,000	\$48,000	\$46,000	\$67,500	\$66,350
Median Sale Price	\$51,500	\$48,000	\$40,000	\$60,000	\$58,350
Sale/List Price Ratio	95.4%	100.0%	87.0%	88.9%	87.9%
Median Square Feet	1,073	955	989	1,122	1,105
Median Price/SF	\$48.00	\$50.26	\$40.44	\$53.48	\$52.81
Med. Days on Market	46	31	37	82	37

Source: OKCMLS

Warr Acres Single Family Sales Activity**Three Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	50	70	66	69	57
Median List Price	\$103,448	\$100,750	\$104,950	\$108,900	\$107,000
Median Sale Price	\$99,900	\$99,550	\$101,500	\$104,500	\$105,000
Sale/List Price Ratio	96.6%	98.8%	96.7%	96.0%	98.1%
Median Square Feet	1,430	1,465	1,471	1,334	1,394
Median Price/SF	\$69.86	\$67.95	\$69.00	\$78.34	\$75.32
Med. Days on Market	49	56	32	41	16

Source: OKCMLS

Warr Acres Single Family Sales Activity**Four Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	10	12	14	16	14
Median List Price	\$149,950	\$179,450	\$134,900	\$147,400	\$139,950
Median Sale Price	\$137,500	\$174,500	\$129,250	\$145,375	\$138,450
Sale/List Price Ratio	91.7%	97.2%	95.8%	98.6%	98.9%
Median Square Feet	2,178	2,556	2,305	2,270	1,835
Median Price/SF	\$63.13	\$68.27	\$56.07	\$64.04	\$75.45
Med. Days on Market	31	69	48	60	48

Source: OKCMLS

Warr Acres Single Family Sales Activity

All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	75	98	95	105	96
Median List Price	\$99,950	\$96,000	\$104,900	\$104,900	\$100,998
Median Sale Price	\$99,000	\$92,250	\$100,000	\$100,000	\$98,500
Sale/List Price Ratio	99.0%	96.1%	95.3%	95.3%	97.5%
Median Square Feet	1,408	1,425	1,452	1,381	1,371
Median Price/SF	\$70.31	\$64.74	\$68.87	\$72.41	\$71.85
Med. Days on Market	45	57	38	44	28

Source: OKCMLS

Between 2011 and year-end 2014, the median list price grew by 1.22% per year. The median sale price was \$98,500 in 2015, for a median price per square foot of \$71.85. The median sale price to list price ratio was 97.5%, with median days on market of 28 days.

The Village Single Family Sales Activity

We were unable to retrieve data for sales in The Village from the local multilist service. The following data was furnished by County Records, Inc. from publicly available data. Due to the volume of transactions it is presented only for all bedroom types.

The Village Single Family Sales Activity

All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	32	42	27	55	35
Average Sale Price	\$77,359	\$81,821	\$87,074	\$86,873	\$93,771
Average Square Feet	941	955	958	976	1,001
Average Price/SF	\$82.21	\$85.68	\$90.89	\$89.01	\$93.68
Average Year Built	1950	1952	1953	1950	1950

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

Between 2011 and 2014, the average sale price grew by 2.94% per year. The average sale price in 2015 was \$93,771 for an average price per square foot of \$93.68/SF.

Harrah Single Family Sales Activity

The following tables show single family sales data for Harrah, separated between two, three and four bedroom units, as well as all housing units as a whole.

Harrah Single Family Sales Activity**Two Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	6	7	6	7	9
Median List Price	\$79,950	\$59,900	\$71,950	\$60,000	\$35,000
Median Sale Price	\$79,200	\$56,900	\$66,800	\$63,000	\$30,000
Sale/List Price Ratio	99.1%	95.0%	92.8%	105.0%	85.7%
Median Square Feet	1,148	1,156	1,190	1,262	1,040
Median Price/SF	\$68.99	\$49.22	\$56.13	\$49.92	\$28.85
Med. Days on Market	111	129	76	34	45

Source: OKCMLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	60	68	83	103	81
Median List Price	\$111,700	\$127,475	\$126,500	\$129,900	\$135,500
Median Sale Price	\$110,750	\$124,291	\$126,500	\$129,900	\$136,500
Sale/List Price Ratio	99.1%	97.5%	100.0%	100.0%	100.7%
Median Square Feet	1,573	1,614	1,491	1,431	1,450
Median Price/SF	\$70.41	\$77.01	\$84.84	\$90.78	\$94.14
Med. Days on Market	67	52	35	46	28

Source: OKCMLS

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

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	20	20	26	23	21
Median List Price	\$173,450	\$174,700	\$174,400	\$169,900	\$173,500
Median Sale Price	\$167,500	\$175,750	\$171,450	\$165,548	\$172,500
Sale/List Price Ratio	96.6%	100.6%	98.3%	97.4%	99.4%
Median Square Feet	1,929	2,046	2,017	2,079	1,908
Median Price/SF	\$86.83	\$85.90	\$85.00	\$79.63	\$90.41
Med. Days on Market	76	49	75	59	65

Source: OKCMLS

Harrah Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	87	100	117	136	114
Median List Price	\$119,900	\$129,375	\$134,000	\$131,500	\$139,900
Median Sale Price	\$115,000	\$129,958	\$136,000	\$130,825	\$141,450
Sale/List Price Ratio	95.9%	100.5%	101.5%	99.5%	101.1%
Median Square Feet	1,650	1,712	1,701	1,506	1,586
Median Price/SF	\$69.70	\$75.91	\$79.95	\$86.87	\$89.19
Med. Days on Market	69	58	51	52	41

Source: OKCMLS

Between 2011 and year-end 2014, the median list price grew by 2.34% per year. The median sale price was \$141,450 in 2015, for a median price per square foot of \$89.19. The median sale price to list price ratio was 101.1%, with median days on market of 41 days.

Foreclosure Rates

The next table presents foreclosure rate data for Oklahoma 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
Oklahoma County	2.0%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	36

* 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 Oklahoma County was 2.0% in May 2014. The county ranked 36 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%.

The foreclosure rate in Oklahoma County is slightly lower than state and national averages. High rates of foreclosure can have a depressing effect on a neighborhood's home values, while lengthening marketing times and making it more difficult for potential buyers to secure financing. With a below average foreclosure rate, foreclosures have likely had less impact on the area's housing market compared with other areas of the state and the nation.

Rental Market

This section will discuss supply and demand factors for the rental market in Oklahoma 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 Oklahoma 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										
	Oklahoma City		Edmond		Midwest City		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	92,381		9,374		9,044		114,297		475,345	
With cash rent:	87,924		9,102		8,607		108,395		432,109	
Less than \$100	275	0.30%	14	0.15%	0	0.00%	298	0.26%	2,025	0.43%
\$100 to \$149	223	0.24%	34	0.36%	0	0.00%	226	0.20%	2,109	0.44%
\$150 to \$199	507	0.55%	9	0.10%	56	0.62%	595	0.52%	4,268	0.90%
\$200 to \$249	1,680	1.82%	40	0.43%	95	1.05%	2,043	1.79%	8,784	1.85%
\$250 to \$299	953	1.03%	104	1.11%	14	0.15%	1,137	0.99%	8,413	1.77%
\$300 to \$349	1,184	1.28%	56	0.60%	107	1.18%	1,444	1.26%	9,107	1.92%
\$350 to \$399	1,259	1.36%	136	1.45%	69	0.76%	1,570	1.37%	10,932	2.30%
\$400 to \$449	1,946	2.11%	69	0.74%	160	1.77%	2,314	2.02%	15,636	3.29%
\$450 to \$499	4,009	4.34%	201	2.14%	267	2.95%	4,812	4.21%	24,055	5.06%
\$500 to \$549	5,749	6.22%	257	2.74%	510	5.64%	7,126	6.23%	31,527	6.63%
\$550 to \$599	6,729	7.28%	470	5.01%	672	7.43%	8,250	7.22%	33,032	6.95%
\$600 to \$649	6,994	7.57%	675	7.20%	910	10.06%	8,792	7.69%	34,832	7.33%
\$650 to \$699	6,793	7.35%	500	5.33%	741	8.19%	8,349	7.30%	32,267	6.79%
\$700 to \$749	6,033	6.53%	451	4.81%	801	8.86%	7,478	6.54%	30,340	6.38%
\$750 to \$799	6,041	6.54%	443	4.73%	767	8.48%	7,350	6.43%	27,956	5.88%
\$800 to \$899	10,768	11.66%	1,332	14.21%	1,158	12.80%	13,463	11.78%	45,824	9.64%
\$900 to \$999	7,391	8.00%	944	10.07%	920	10.17%	9,500	8.31%	34,153	7.18%
\$1,000 to \$1,249	11,058	11.97%	1,708	18.22%	923	10.21%	13,815	12.09%	46,884	9.86%
\$1,250 to \$1,499	3,965	4.29%	647	6.90%	294	3.25%	4,469	3.91%	14,699	3.09%
\$1,500 to \$1,999	2,919	3.16%	570	6.08%	111	1.23%	3,528	3.09%	10,145	2.13%
\$2,000 or more	1,448	1.57%	442	4.72%	32	0.35%	1,836	1.61%	5,121	1.08%
No cash rent	4,457	4.82%	272	2.90%	437	4.83%	5,902	5.16%	43,236	9.10%
Median Gross Rent	\$747		\$882		\$744		\$748		\$699	

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

2013 Rental Units by Gross Rent

	Del City		Bethany		Choctaw		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	3,197		2,750		726		114,297		475,345	
With cash rent:	2,952		2,534		618		108,395		432,109	
Less than \$100	9	0.28%	0	0.00%	0	0.00%	298	0.26%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	0	0.00%	226	0.20%	2,109	0.44%
\$150 to \$199	51	1.60%	0	0.00%	0	0.00%	595	0.52%	4,268	0.90%
\$200 to \$249	137	4.29%	25	0.91%	0	0.00%	2,043	1.79%	8,784	1.85%
\$250 to \$299	20	0.63%	18	0.65%	18	2.48%	1,137	0.99%	8,413	1.77%
\$300 to \$349	70	2.19%	5	0.18%	9	1.24%	1,444	1.26%	9,107	1.92%
\$350 to \$399	24	0.75%	28	1.02%	0	0.00%	1,570	1.37%	10,932	2.30%
\$400 to \$449	31	0.97%	17	0.62%	0	0.00%	2,314	2.02%	15,636	3.29%
\$450 to \$499	114	3.57%	76	2.76%	33	4.55%	4,812	4.21%	24,055	5.06%
\$500 to \$549	251	7.85%	308	11.20%	8	1.10%	7,126	6.23%	31,527	6.63%
\$550 to \$599	137	4.29%	264	9.60%	9	1.24%	8,250	7.22%	33,032	6.95%
\$600 to \$649	209	6.54%	162	5.89%	8	1.10%	8,792	7.69%	34,832	7.33%
\$650 to \$699	220	6.88%	160	5.82%	134	18.46%	8,349	7.30%	32,267	6.79%
\$700 to \$749	236	7.38%	242	8.80%	20	2.75%	7,478	6.54%	30,340	6.38%
\$750 to \$799	85	2.66%	231	8.40%	55	7.58%	7,350	6.43%	27,956	5.88%
\$800 to \$899	302	9.45%	314	11.42%	70	9.64%	13,463	11.78%	45,824	9.64%
\$900 to \$999	377	11.79%	220	8.00%	96	13.22%	9,500	8.31%	34,153	7.18%
\$1,000 to \$1,249	586	18.33%	209	7.60%	64	8.82%	13,815	12.09%	46,884	9.86%
\$1,250 to \$1,499	59	1.85%	94	3.42%	8	1.10%	4,469	3.91%	14,699	3.09%
\$1,500 to \$1,999	26	0.81%	128	4.65%	86	11.85%	3,528	3.09%	10,145	2.13%
\$2,000 or more	8	0.25%	33	1.20%	0	0.00%	1,836	1.61%	5,121	1.08%
No cash rent	245	7.66%	216	7.85%	108	14.88%	5,902	5.16%	43,236	9.10%
Median Gross Rent	\$743		\$742		\$821		\$748		\$699	

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

2013 Rental Units by Gross Rent										
	Warr Acres		The Village		Harrah		Oklahoma County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	1,368		1,284		570		114,297		475,345	
With cash rent:	1,252		1,191		539		108,395		432,109	
Less than \$100	0	0.00%	0	0.00%	0	0.00%	298	0.26%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	11	1.93%	226	0.20%	2,109	0.44%
\$150 to \$199	0	0.00%	0	0.00%	0	0.00%	595	0.52%	4,268	0.90%
\$200 to \$249	0	0.00%	0	0.00%	14	2.46%	2,043	1.79%	8,784	1.85%
\$250 to \$299	0	0.00%	0	0.00%	0	0.00%	1,137	0.99%	8,413	1.77%
\$300 to \$349	8	0.58%	0	0.00%	8	1.40%	1,444	1.26%	9,107	1.92%
\$350 to \$399	25	1.83%	0	0.00%	10	1.75%	1,570	1.37%	10,932	2.30%
\$400 to \$449	26	1.90%	0	0.00%	0	0.00%	2,314	2.02%	15,636	3.29%
\$450 to \$499	77	5.63%	0	0.00%	33	5.79%	4,812	4.21%	24,055	5.06%
\$500 to \$549	112	8.19%	20	1.56%	6	1.05%	7,126	6.23%	31,527	6.63%
\$550 to \$599	96	7.02%	49	3.82%	65	11.40%	8,250	7.22%	33,032	6.95%
\$600 to \$649	105	7.68%	45	3.50%	95	16.67%	8,792	7.69%	34,832	7.33%
\$650 to \$699	156	11.40%	26	2.02%	0	0.00%	8,349	7.30%	32,267	6.79%
\$700 to \$749	113	8.26%	38	2.96%	43	7.54%	7,478	6.54%	30,340	6.38%
\$750 to \$799	59	4.31%	68	5.30%	34	5.96%	7,350	6.43%	27,956	5.88%
\$800 to \$899	192	14.04%	221	17.21%	62	10.88%	13,463	11.78%	45,824	9.64%
\$900 to \$999	103	7.53%	87	6.78%	72	12.63%	9,500	8.31%	34,153	7.18%
\$1,000 to \$1,249	152	11.11%	461	35.90%	62	10.88%	13,815	12.09%	46,884	9.86%
\$1,250 to \$1,499	20	1.46%	114	8.88%	13	2.28%	4,469	3.91%	14,699	3.09%
\$1,500 to \$1,999	8	0.58%	12	0.93%	11	1.93%	3,528	3.09%	10,145	2.13%
\$2,000 or more	0	0.00%	50	3.89%	0	0.00%	1,836	1.61%	5,121	1.08%
No cash rent	116	8.48%	93	7.24%	31	5.44%	5,902	5.16%	43,236	9.10%
Median Gross Rent	\$709		\$1,023		\$732		\$748		\$699	

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

Median gross rent in Oklahoma County is estimated to be \$748, which is 7.0% greater than Oklahoma's median gross rent of \$699/month. Median gross rent in Oklahoma City is estimated to be \$747. Median rent in Edmond is estimated to be \$882, while in Midwest City the estimate is \$744.

Median gross rent in Del City is estimated to be \$743. Median rent in Bethany is estimated to be \$742, while in Choctaw the estimate is \$821.

Median gross rent in Warr Acres is estimated to be \$709. Median rent in The Village is estimated to be \$1,023, while in Harrah the estimate is \$732.

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

	Oklahoma City Median Rent	Edmond Median Rent	Midwest City Median Rent	Oklahoma County Median Rent	State of Oklahoma Median Rent
Total Rental Units:					
Built 2010 or Later	\$1,122	\$895	\$632	\$1,029	\$933
Built 2000 to 2009	\$1,032	\$932	\$917	\$997	\$841
Built 1990 to 1999	\$833	\$854	\$694	\$813	\$715
Built 1980 to 1989	\$744	\$906	\$733	\$745	\$693
Built 1970 to 1979	\$694	\$881	\$703	\$699	\$662
Built 1960 to 1969	\$685	\$855	\$841	\$727	\$689
Built 1950 to 1959	\$745	\$746	\$792	\$766	\$714
Built 1940 to 1949	\$691	\$759	\$676	\$698	\$673
Built 1939 or Earlier	\$660	\$952	\$675	\$664	\$651

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

Source: 2009-2013 American Community Survey, Table 25111

2013 Median Gross Rent by Year of Construction

	Del City Median Rent	Bethany Median Rent	Choctaw Median Rent	Oklahoma County Median Rent	State of Oklahoma Median Rent
Total Rental Units:					
Built 2010 or Later	-	-	-	\$1,029	\$933
Built 2000 to 2009	\$1,135	\$1,647	\$846	\$997	\$841
Built 1990 to 1999	\$705	\$1,256	\$819	\$813	\$715
Built 1980 to 1989	\$546	\$673	\$1,091	\$745	\$693
Built 1970 to 1979	\$634	\$642	\$698	\$699	\$662
Built 1960 to 1969	\$898	\$800	\$951	\$727	\$689
Built 1950 to 1959	\$749	\$780	\$723	\$766	\$714
Built 1940 to 1949	\$700	\$700	-	\$698	\$673
Built 1939 or Earlier	-	\$910	-	\$664	\$651

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

Source: 2009-2013 American Community Survey, Table 25111

2013 Median Gross Rent by Year of Construction

	Warr Acres Median Rent	The Village Median Rent	Harrah Median Rent	Oklahoma County Median Rent	State of Oklahoma Median Rent
Total Rental Units:					
Built 2010 or Later	-	-	-	\$1,029	\$933
Built 2000 to 2009	-	\$1,241	\$591	\$997	\$841
Built 1990 to 1999	\$625	-	\$755	\$813	\$715
Built 1980 to 1989	\$803	\$1,074	\$725	\$745	\$693
Built 1970 to 1979	\$671	\$955	\$650	\$699	\$662
Built 1960 to 1969	\$808	\$1,071	\$944	\$727	\$689
Built 1950 to 1959	\$853	\$962	-	\$766	\$714
Built 1940 to 1949	\$738	\$1,013	-	\$698	\$673
Built 1939 or Earlier	-	-	-	\$664	\$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 Oklahoma County is among housing units constructed after 2010, which is \$1,029 per month. In order to be affordable, a household would need to earn at least \$41,160 per year to afford such a unit.

Oklahoma City Area Rental Survey Data

The next series of tables show the results of our rental survey of the Oklahoma City area. This data is summarized for each of the major communities in Oklahoma County, and also separated by construction vintage (properties built prior to and after the year 2000), and also for affordable rental developments (in this case, developments under the Affordable Housing Tax Credit program).

Oklahoma City Area Apartments - By City / Submarket				
City	Average Rent	Average Size (SF)	Average Rent/SF	Average Vacancy
Oklahoma City - Urban	\$1,423	946	\$1.53	6.0%
Oklahoma City - Suburban	\$751	936	\$0.85	11.2%
Edmond	\$1,034	1,041	\$1.01	3.8%
Midwest / Del City	\$706	886	\$0.83	5.5%
Bethany / Warr Acres	\$603	889	\$0.70	12.8%
Harrah / Choctaw	\$640	918	\$0.70	3.0%
Overall Averages	\$860	936	\$0.94	9.5%

By far, the highest rental rates in Oklahoma County are found in its urban core area (downtown and midtown Oklahoma City). High demand for housing is driven by the proximity of major employers, as well as significant entertainment and cultural amenities. High demand has, until recently, been met with relatively little new supply. Consequently the downtown / midtown area of Oklahoma City has seen rapid escalation in rental rates with very little vacancy, though rental growth has slowed in the wake of lower energy prices and layoff announcements at several of Oklahoma City's major employers in the oil and gas industry.

The next highest rental rates in area are found in Edmond, where the local school district is a significant demand driver. Suburban areas of Oklahoma City have much lower rental rates than its urban core, and also include much of the city's older multifamily rental stock. Midwest City's multifamily rental stock is very similar to the suburban properties in Oklahoma City, and commands similar rents though vacancy in the Midwest City area is relatively low. The highest vacancy from our survey of rental properties is in the Bethany / Warr Acres area; Harrah / Choctaw shows low vacancy based on our survey, but we should note that the multifamily rental market in that area is very small compared with the other submarkets.

The next two tables shows rental rates in the Oklahoma City area, by one, two and three bedroom units, and separated by properties built prior to 2000 and after 2000 (this data is reported only for market rate properties, affordable developments will be discussed separately).

Oklahoma City Area Apartments - Post 2000 Vintage				
Bedroom Type	Average Rent	Average Size (SF)	Average Rent/SF	Average Vacancy
One Bedroom	\$1,153	766	\$1.53	7.3%
Two Bedroom	\$1,439	1,106	\$1.31	6.4%
Three Bedroom	\$1,484	1,328	\$1.10	6.1%
All Bedroom Types	\$1,296	959	\$1.39	6.8%

Oklahoma City Area Apartments - Pre 2000 Vintage				
Bedroom Type	Average Rent	Average Size (SF)	Average Rent/SF	Average Vacancy
One Bedroom	\$638	716	\$0.91	8.7%
Two Bedroom	\$731	1,010	\$0.73	12.0%
Three Bedroom	\$908	1,327	\$0.77	9.5%
All Bedroom Types	\$725	953	\$0.80	11.7%

As can be seen, there is a significant difference in rental rates and occupancy rates between properties of recent construction versus older properties. Review of historical rental data indicates rental rates have increased in a predominant range of \$10 to \$20 per unit per month annually over the past 36 months, but appear to be relatively flat over the last six months of 2015.

Rental Survey Data – Urban Core

The next table summarizes data from our survey of market rate properties in Oklahoma City's urban core (downtown and midtown areas).

Oklahoma City Apartments - Downtown / Midtown				
Bedroom Type	Average Rent	Average Size (SF)	Average Rent/SF	Average Vacancy
One Bedroom	\$1,264	785	\$1.63	6.4%
Two Bedroom	\$1,582	1,109	\$1.42	5.0%
Three Bedroom	\$1,893	1,339	\$1.39	5.2%
All Bedroom Types	\$1,423	946	\$1.53	6.0%

As can be seen, rental rates in Oklahoma City's urban core are significantly higher than other areas of the metro area, with consistently low vacancy. Rental rates have increased significantly over the last 36 months, in some cases by as much as \$50 to \$100 per month, though rental rates appear to have been relatively flat over the last quarter of 2015. Overall vacancy of 6% is among the lowest of any of the Oklahoma City submarkets. This vacancy rate is somewhat high for Oklahoma City's urban core area: in the recent past, vacancy has averaged under 3%, with only a small handful of apartment units available for rent.

Rental Survey Data – Affordable Properties

The next table summarizes data from our survey of properties in Oklahoma County that are under the Affordable Housing Tax Credit program.

Oklahoma City Metro Area Apartments - Affordable Housing Tax Credit				
Bedroom Type	Average Rent	Average Size (SF)	Average Rent/SF	Average Vacancy
One Bedroom	\$561	729	\$0.77	2.2%
Two Bedroom	\$679	973	\$0.70	2.1%
Three Bedroom	\$768	1,296	\$0.60	4.0%
All Bedroom Types	\$658	979	\$0.69	2.2%

The rental rates shown above are restricted by the Affordable Housing Tax Credit program, and intended to be affordable to households earning less than 50% and 60% of Area Median Income. As

can be seen, they are well below market rental rates in the Oklahoma City area. Increases in rent for these units are limited by the maximum rental rates allowable under the AHTC program, and in many cases these properties have shown \$5 to \$10 per month increases in rent over the last several years. Average vacancy reported in our survey is significantly lower than that reported for market rate properties, with an average of 2.2%, and many properties reporting full occupancy lengthy waiting lists.

The overall market vacancy of rental housing units was reported at 7.35% by the Census Bureau as of the most recent American Community Survey.

Rental Survey Summary

Rental rates have increased notably throughout Oklahoma County over the last several years, particularly in the downtown / midtown Oklahoma City area. This trend has lessened somewhat in the last 3 to 6 months of 2015, likely due in no small part to declining energy prices, but occupancy remains high in Oklahoma City's urban core.

Affordable rental housing is in very short supply throughout Oklahoma County, with very low vacancy and waiting lists at many affordable properties. As population growth continues in the area over the next five years, demand for rental housing of all types should continue to grow, and with comparatively little new affordable housing development the need for affordable rental units will continue to grow as well.

Summary of HUD Subsidized Properties

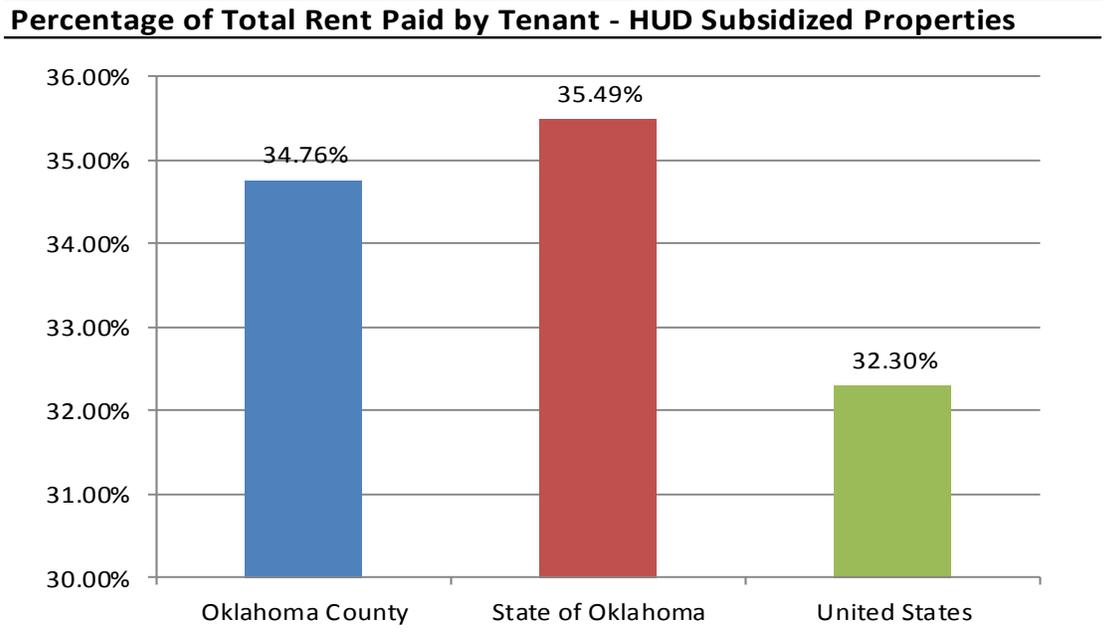
The following tables present data for housing units and households subsidized by the United States Department of Housing and Urban Development, for Oklahoma County, the State of Oklahoma, and the United States. This data is taken from HUD's "Picture of Subsidized Households" data for 2013, the most recent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

HUD Programs in Oklahoma County

	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Oklahoma County						
Public Housing	3,173	98%	\$10,159	\$228	\$412	35.67%
Housing Choice Vouchers	10,023	95%	\$10,779	\$278	\$497	35.88%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	549	95%	\$11,959	\$271	\$493	35.49%
Section 236	72	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	1,525	90%	\$7,020	\$164	\$505	24.48%
Summary of All HUD Programs	15,342	95%	\$10,338	\$256	\$480	34.76%
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 15,342 housing units located within Oklahoma County, with an overall occupancy rate of 95%. The average household income among households living in these units is \$10,338. Total monthly rent for these units averages \$735, with the federal contribution averaging \$480 (65.24%) and the tenant's contribution averaging \$256 (34.76%).



Source: 2013 HUD Picture of Subsidized Households

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



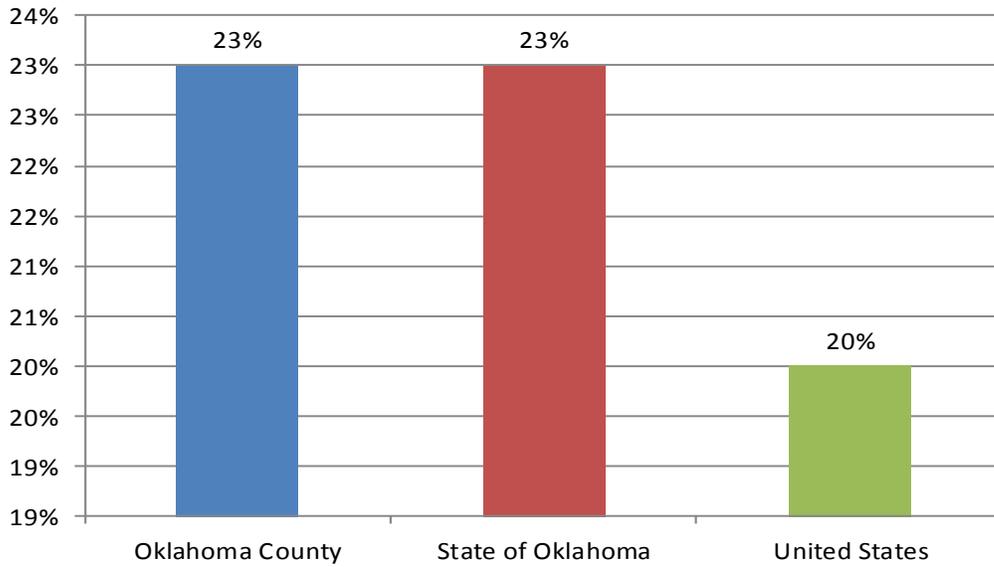
Demographics of Persons in HUD Programs in Oklahoma County

Oklahoma County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	3,173	34%	27%	29%	98%	67%
Housing Choice Vouchers	10,023	47%	23%	13%	88%	74%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	549	1%	31%	77%	17%	34%
Section 236	72	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	1,525	45%	9%	19%	19%	68%
Summary of All HUD Programs	15,342	42%	23%	21%	69%	70%
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

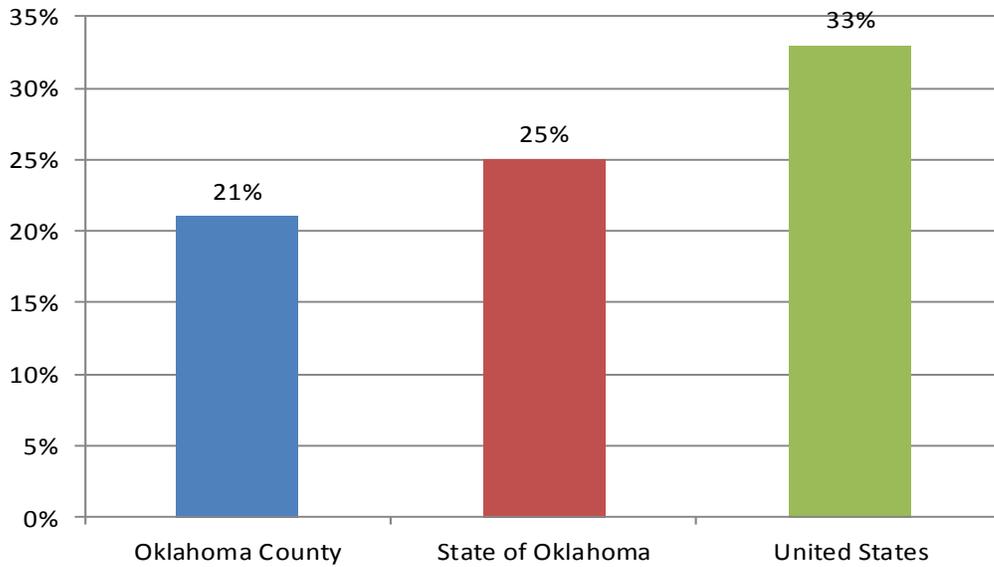
42% of housing units are occupied by single parents with female heads of household. 23% of households have at least one person with a disability. 21% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 69% have one or more disabilities. Finally, 70% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

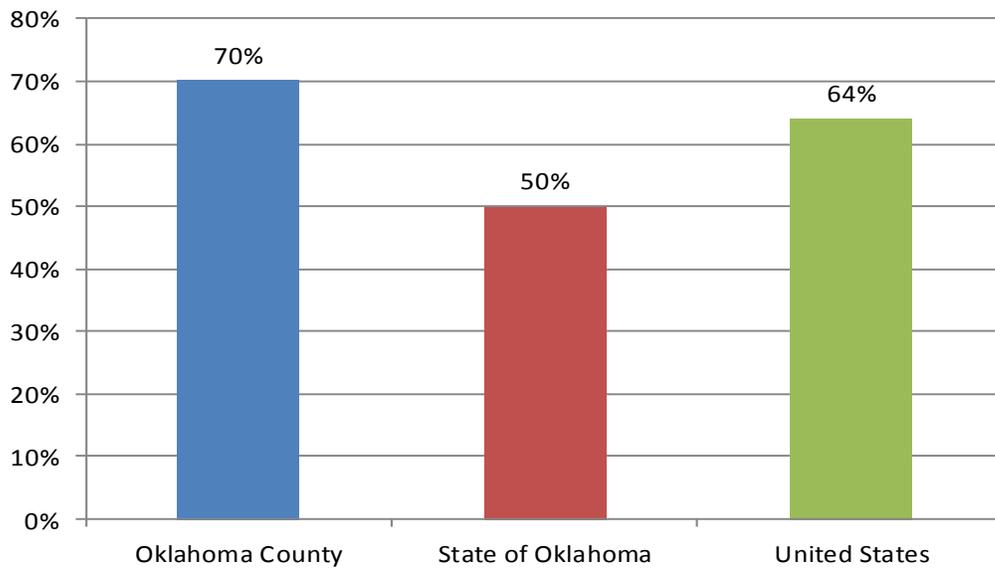
Percentage of Households Age 62+ - HUD Subsidized Properties



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 Oklahoma 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 Oklahoma 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.

Oklahoma County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	10,605		29,390	
Cost Burden Less Than 30%	1,785	16.83%	3,250	11.06%
Cost Burden Between 30%-50%	1,970	18.58%	3,145	10.70%
Cost Burden Greater Than 50%	5,790	54.60%	19,810	67.40%
Not Computed (no/negative income)	1,060	10.00%	3,190	10.85%
Income 30%-50% HAMFI	14,735		21,830	
Cost Burden Less Than 30%	6,540	44.38%	5,035	23.06%
Cost Burden Between 30%-50%	4,510	30.61%	11,395	52.20%
Cost Burden Greater Than 50%	3,685	25.01%	5,400	24.74%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	26,265		24,775	
Cost Burden Less Than 30%	16,695	63.56%	15,785	63.71%
Cost Burden Between 30%-50%	7,100	27.03%	7,940	32.05%
Cost Burden Greater Than 50%	2,470	9.40%	1,050	4.24%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	17,830		11,235	
Cost Burden Less Than 30%	13,405	75.18%	10,280	91.50%
Cost Burden Between 30%-50%	3,745	21.00%	800	7.12%
Cost Burden Greater Than 50%	680	3.81%	155	1.38%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	171,630		111,540	
Cost Burden Less Than 30%	134,015	78.08%	57,630	51.67%
Cost Burden Between 30%-50%	23,285	13.57%	24,145	21.65%
Cost Burden Greater Than 50%	13,270	7.73%	26,580	23.83%
Not Computed (no/negative income)	1,060	0.62%	3,190	2.86%

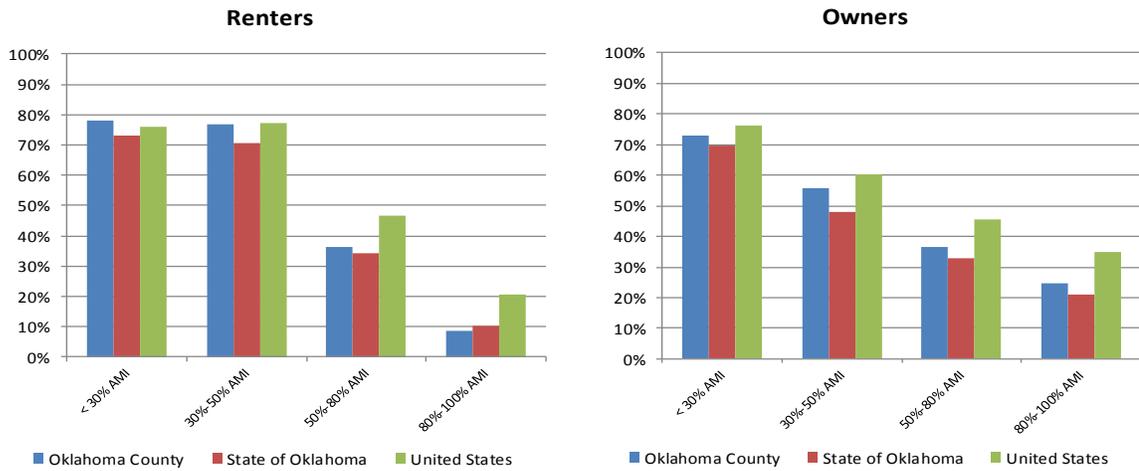
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Oklahoma 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	10,605	73.17%	29,390	78.10%
Income 30%-50% HAMFI	14,735	55.62%	21,830	76.94%
Income 50%-80% HAMFI	26,265	36.44%	24,775	36.29%
Income 80%-100% HAMFI	17,830	24.82%	11,235	8.50%
All Incomes	171,630	21.30%	111,540	45.48%

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.



Oklahoma County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	10,605		29,390	
Between 1.0 and 1.5 Persons per Room	115	1.08%	1,155	3.93%
More than 1.5 Persons per Room	30	0.28%	305	1.04%
Lacks Complete Kitchen or Plumbing	125	1.18%	545	1.85%
Income 30%-50% HAMFI	14,735		21,830	
Between 1.0 and 1.5 Persons per Room	550	3.73%	1,090	4.99%
More than 1.5 Persons per Room	80	0.54%	305	1.40%
Lacks Complete Kitchen or Plumbing	160	1.09%	450	2.06%
Income 50%-80% HAMFI	26,265		24,775	
Between 1.0 and 1.5 Persons per Room	655	2.49%	750	3.03%
More than 1.5 Persons per Room	90	0.34%	220	0.89%
Lacks Complete Kitchen or Plumbing	185	0.70%	650	2.62%
Income 80%-100% HAMFI	17,830		11,235	
Between 1.0 and 1.5 Persons per Room	295	1.65%	205	1.82%
More than 1.5 Persons per Room	60	0.34%	115	1.02%
Lacks Complete Kitchen or Plumbing	75	0.42%	115	1.02%
All Incomes	171,630		111,540	
Between 1.0 and 1.5 Persons per Room	2,465	1.44%	3,650	3.27%
More than 1.5 Persons per Room	430	0.25%	1,060	0.95%
Lacks Complete Kitchen or Plumbing	765	0.45%	2,130	1.91%

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

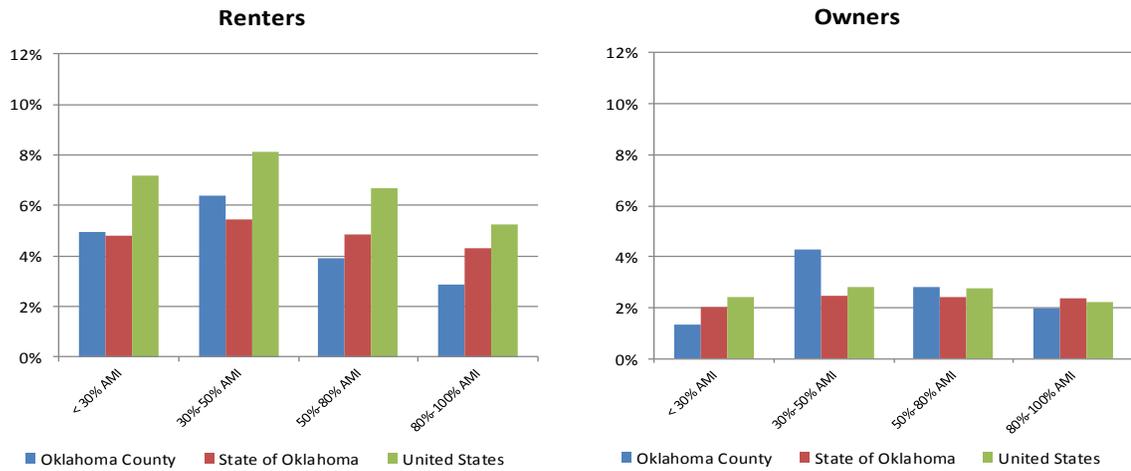
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Oklahoma County, Oklahoma and the nation.

Oklahoma 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	10,605	1.37%	29,390	4.97%	29,390
Income 30%-50% HAMFI	14,735	4.28%	21,830	6.39%	21,830
Income 50%-80% HAMFI	26,265	2.84%	24,775	3.92%	24,775
Income 80%-100% HAMFI	17,830	1.99%	11,235	2.85%	11,235
All Incomes	171,630	1.69%	111,540	4.22%	111,540

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 Oklahoma County, the state and the nation.

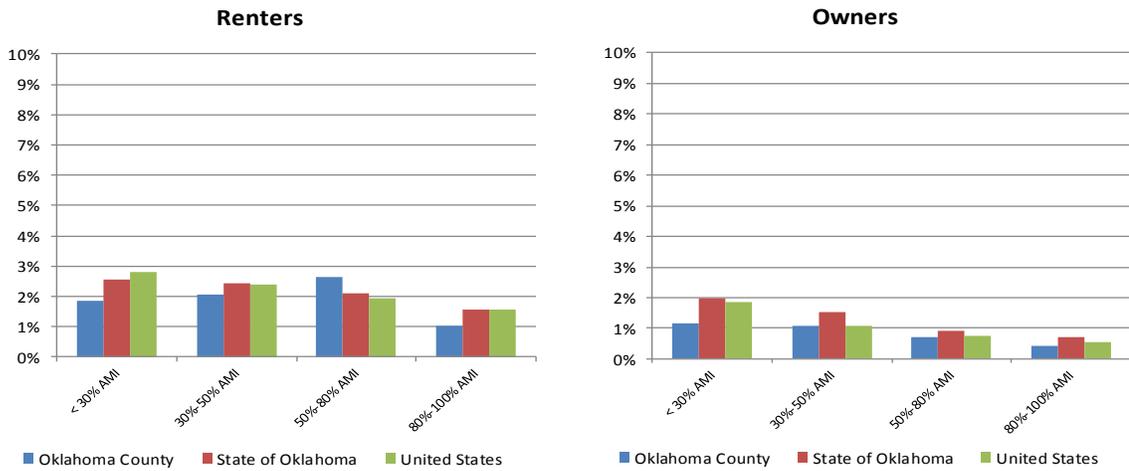
Oklahoma County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	10,605	1.18%	29,390	1.85%	
Income 30%-50% HAMFI	14,735	1.09%	21,830	2.06%	
Income 50%-80% HAMFI	26,265	0.70%	24,775	2.62%	
Income 80%-100% HAMFI	17,830	0.42%	11,235	1.02%	
All Incomes	171,630	0.45%	111,540	1.91%	

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.



Oklahoma County : CHAS - Housing Cost Burden by Household Type / HAMFI						
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 30% HAMFI	10,605	7,765	73.22%	29,390	22,950	78.09%
Elderly Family	1,010	630	62.38%	310	265	85.48%
Small Family (2-4 persons)	2,405	1,855	77.13%	10,865	9,200	84.68%
Large Family (5 or more persons)	645	580	89.92%	2,485	2,165	87.12%
Elderly Non-Family	3,380	2,435	72.04%	3,455	2,390	69.18%
Non-Family, Non-Elderly	3,160	2,265	71.68%	12,270	8,930	72.78%
Income 30%-50% HAMFI	14,735	8,195	55.62%	21,830	16,790	76.91%
Elderly Family	1,875	840	44.80%	590	380	64.41%
Small Family (2-4 persons)	4,040	2,780	68.81%	8,590	6,835	79.57%
Large Family (5 or more persons)	1,545	930	60.19%	2,185	1,485	67.96%
Elderly Non-Family	4,980	2,165	43.47%	2,920	2,130	72.95%
Non-Family, Non-Elderly	2,295	1,480	64.49%	7,545	5,960	78.99%
Income 50%-80% HAMFI	26,265	9,570	36.44%	24,775	8,985	36.27%
Elderly Family	4,790	1,075	22.44%	1,035	490	47.34%
Small Family (2-4 persons)	8,685	3,965	45.65%	9,585	3,445	35.94%
Large Family (5 or more persons)	2,640	945	35.80%	1,520	220	14.47%
Elderly Non-Family	5,280	1,380	26.14%	2,035	1,185	58.23%
Non-Family, Non-Elderly	4,870	2,205	45.28%	10,600	3,645	34.39%
Income 80%-100% HAMFI	17,830	4,420	24.79%	11,235	955	8.50%
Elderly Family	3,515	585	16.64%	475	40	8.42%
Small Family (2-4 persons)	6,600	1,850	28.03%	4,570	390	8.53%
Large Family (5 or more persons)	1,765	395	22.38%	680	20	2.94%
Elderly Non-Family	2,555	465	18.20%	805	240	29.81%
Non-Family, Non-Elderly	3,395	1,125	33.14%	4,700	265	5.64%
All Incomes	171,630	36,550	21.30%	111,540	50,709	45.46%
Elderly Family	29,490	4,170	14.14%	3,580	1,199	33.49%
Small Family (2-4 persons)	76,735	13,660	17.80%	43,940	20,190	45.95%
Large Family (5 or more persons)	14,790	3,495	23.63%	8,025	3,890	48.47%
Elderly Non-Family	22,630	6,800	30.05%	10,665	6,370	59.73%
Non-Family, Non-Elderly	27,980	8,425	30.11%	45,320	19,060	42.06%

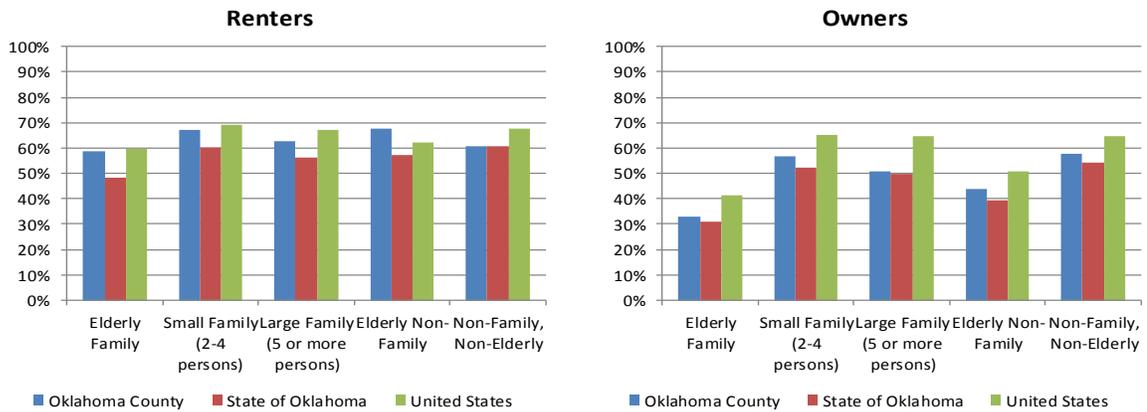
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Oklahoma 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	51,605	25,530	49.47%	75,995	48,725	64.12%
Elderly Family	7,675	2,545	33.16%	1,935	1,135	58.66%
Small Family (2-4 persons)	15,130	8,600	56.84%	29,040	19,480	67.08%
Large Family (5 or more persons)	4,830	2,455	50.83%	6,190	3,870	62.52%
Elderly Non-Family	13,640	5,980	43.84%	8,410	5,705	67.84%
Non-Family, Non-Elderly	10,325	5,950	57.63%	30,415	18,535	60.94%

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).



Oklahoma County : CHAS - Housing Problems by Household Type and HAMFI						
Income, Household Size/Type	Total	Owners		Renters		
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	10,605	7,810	73.64%	29,390	23,290	79.24%
Elderly Family	1,010	645	63.86%	310	265	85.48%
Small Family (2-4 persons)	2,405	1,870	77.75%	10,865	9,265	85.27%
Large Family (5 or more persons)	645	590	91.47%	2,485	2,310	92.96%
Elderly Non-Family	3,380	2,435	72.04%	3,455	2,415	69.90%
Non-Family, Non-Elderly	3,160	2,270	71.84%	12,270	9,035	73.63%
Income 30%-50% HAMFI	14,735	8,595	58.33%	21,830	17,675	80.97%
Elderly Family	1,875	840	44.80%	590	385	65.25%
Small Family (2-4 persons)	4,040	2,810	69.55%	8,590	7,020	81.72%
Large Family (5 or more persons)	1,545	1,240	80.26%	2,185	2,005	91.76%
Elderly Non-Family	4,980	2,190	43.98%	2,920	2,190	75.00%
Non-Family, Non-Elderly	2,295	1,515	66.01%	7,545	6,075	80.52%
Income 50%-80% HAMFI	26,265	10,365	39.46%	24,775	10,095	40.75%
Elderly Family	4,790	1,090	22.76%	1,035	505	48.79%
Small Family (2-4 persons)	8,685	4,030	46.40%	9,585	3,740	39.02%
Large Family (5 or more persons)	2,640	1,570	59.47%	1,520	820	53.95%
Elderly Non-Family	5,280	1,395	26.42%	2,035	1,190	58.48%
Non-Family, Non-Elderly	4,870	2,280	46.82%	10,600	3,840	36.23%
Income Greater than 80% of HAMFI	120,025	12,805	10.67%	35,545	3,195	8.99%
Elderly Family	21,815	1,675	7.68%	1,645	95	5.78%
Small Family (2-4 persons)	61,610	5,410	8.78%	14,900	1,090	7.32%
Large Family (5 or more persons)	9,960	2,250	22.59%	1,835	485	26.43%
Elderly Non-Family	8,990	860	9.57%	2,255	755	33.48%
Non-Family, Non-Elderly	17,655	2,610	14.78%	14,905	770	5.17%
All Incomes	171,630	39,575	23.06%	111,540	54,255	48.64%
Elderly Family	29,490	4,250	14.41%	3,580	1,250	34.92%
Small Family (2-4 persons)	76,740	14,120	18.40%	43,940	21,115	48.05%
Large Family (5 or more persons)	14,790	5,650	38.20%	8,025	5,620	70.03%
Elderly Non-Family	22,630	6,880	30.40%	10,665	6,550	61.42%
Non-Family, Non-Elderly	27,980	8,675	31.00%	45,320	19,720	43.51%

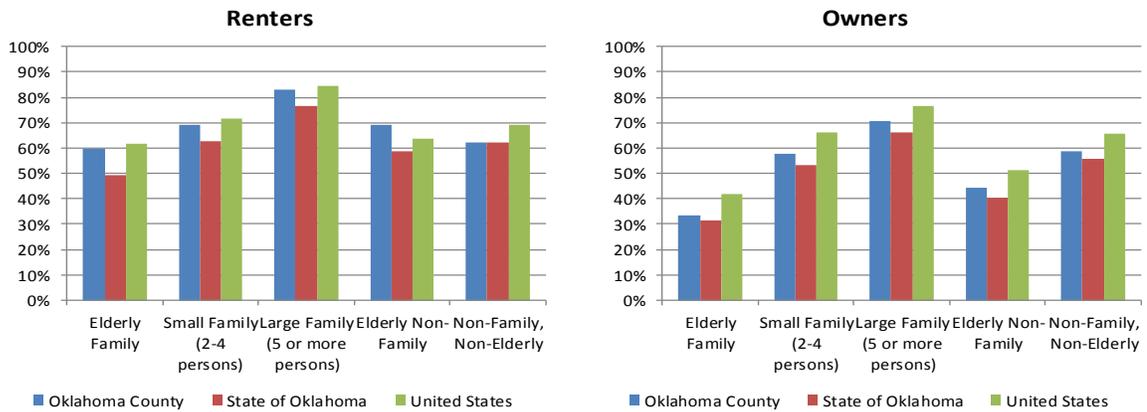
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Oklahoma 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	51,605	26,770	51.87%	75,995	51,060	67.19%
Elderly Family	7,675	2,575	33.55%	1,935	1,155	59.69%
Small Family (2-4 persons)	15,130	8,710	57.57%	29,040	20,025	68.96%
Large Family (5 or more persons)	4,830	3,400	70.39%	6,190	5,135	82.96%
Elderly Non-Family	13,640	6,020	44.13%	8,410	5,795	68.91%
Non-Family, Non-Elderly	10,325	6,065	58.74%	30,415	18,950	62.30%

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 Oklahoma 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.”



Oklahoma 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	10,605	7,805	73.6%	29,395	23,290	79.2%
White alone, non-Hispanic	6,750	4,780	70.8%	12,440	9,620	77.3%
Black or African-American alone	1,915	1,540	80.4%	9,170	7,280	79.4%
Asian alone	175	145	82.9%	755	355	47.0%
American Indian alone	280	175	62.5%	1,115	870	78.0%
Pacific Islander alone	0	0	N/A	35	35	100.0%
Hispanic, any race	1,235	975	78.9%	4,105	3,720	90.6%
Other (including multiple races)	245	190	77.6%	1,770	1,410	79.7%
Income 30%-50% HAMFI	14,735	8,595	58.3%	21,830	17,675	81.0%
White alone, non-Hispanic	9,620	4,925	51.2%	10,410	8,255	79.3%
Black or African-American alone	1,805	1,215	67.3%	5,060	4,210	83.2%
Asian alone	265	205	77.4%	380	260	68.4%
American Indian alone	280	170	60.7%	620	530	85.5%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	2,260	1,700	75.2%	3,970	3,215	81.0%
Other (including multiple races)	500	375	75.0%	1,390	1,200	86.3%
Income 50%-80% HAMFI	26,260	10,360	39.5%	24,775	10,095	40.7%
White alone, non-Hispanic	17,820	6,785	38.1%	13,625	5,610	41.2%
Black or African-American alone	2,870	1,440	50.2%	4,945	2,190	44.3%
Asian alone	665	245	36.8%	580	315	54.3%
American Indian alone	615	230	37.4%	640	230	35.9%
Pacific Islander alone	25	0	0.0%	10	0	0.0%
Hispanic, any race	3,555	1,400	39.4%	3,485	1,105	31.7%
Other (including multiple races)	715	265	37.1%	1,490	645	43.3%
Income 80%-100% HAMFI	17,830	4,825	27.1%	11,235	1,370	12.2%
White alone, non-Hispanic	12,980	3,415	26.3%	6,530	920	14.1%
Black or African-American alone	1,800	575	31.9%	1,865	150	8.0%
Asian alone	555	260	46.8%	260	0	0.0%
American Indian alone	405	115	28.4%	420	25	6.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	1,630	390	23.9%	1,565	215	13.7%
Other (including multiple races)	465	75	16.1%	595	60	10.1%
All Incomes	171,625	39,565	23.1%	111,545	54,255	48.6%
White alone, non-Hispanic	129,260	25,855	20.0%	59,175	25,645	43.3%
Black or African-American alone	17,295	5,770	33.4%	24,990	14,015	56.1%
Asian alone	3,910	1,115	28.5%	2,995	945	31.6%
American Indian alone	3,695	815	22.1%	3,435	1,685	49.1%
Pacific Islander alone	55	0	0.0%	45	35	77.8%
Hispanic, any race	12,685	4,895	38.6%	14,870	8,535	57.4%
Other (including multiple races)	4,730	1,125	23.8%	6,030	3,390	56.2%

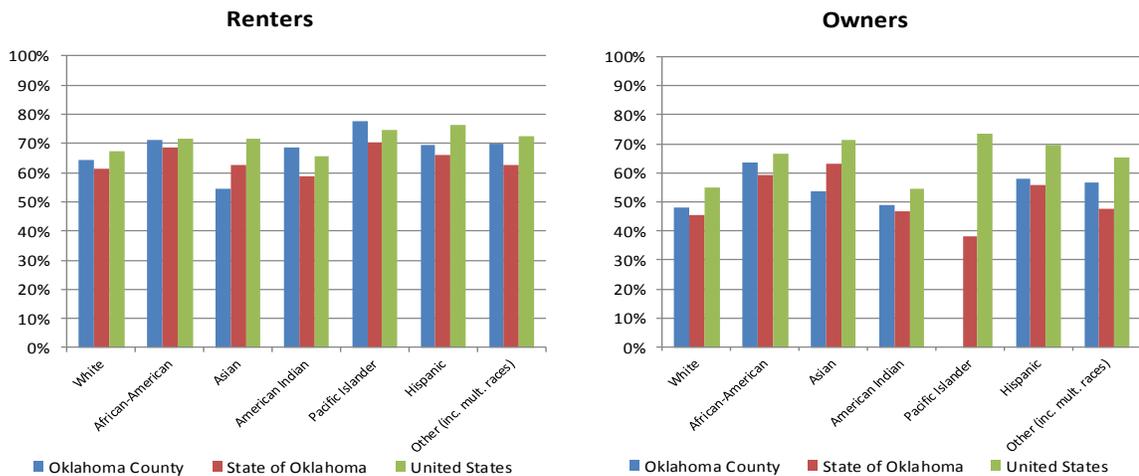
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Oklahoma 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	51,600	26,760	51.86%	76,000	51,060	67.18%
White alone, non-Hispanic	34,190	16,490	48.23%	36,475	23,485	64.39%
Black or African-American alone	6,590	4,195	63.66%	19,175	13,680	71.34%
Asian alone	1,105	595	53.85%	1,715	930	54.23%
American Indian alone	1,175	575	48.94%	2,375	1,630	68.63%
Pacific Islander alone	25	0	0.00%	45	35	77.78%
Hispanic, any race	7,050	4,075	57.80%	11,560	8,040	69.55%
Other (including multiple races)	1,460	830	56.85%	4,650	3,255	70.00%

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

Households Under 80% of AMI: Percentage with Housing Problems by Race



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

CHAS Conclusions

The previous data notes many areas of need (and severe need) among the existing population of Oklahoma 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 39,750 renter households that are cost overburdened, and 15,955 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 5,165 renter households that are cost overburdened, and 6,070 homeowners that are cost overburdened.



- 77.78% of Pacific Islander renters with incomes less than 80% of Area Median Income have one or more housing problems
- 63.66% of African American homeowners with incomes less than 80% of Area Median Income have one or more housing problems.

in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Edmond						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	34,503	35,040	35,585	36,139	36,701	37,272
Owner %: 69.99%	24,148	24,523	24,905	25,292	25,686	26,086
Renter %: 30.01%	10,355	10,517	10,680	10,846	11,015	11,186
Total New Owner Households						1,938
Total New Renter Households						831

Based on an estimated household growth rate of 1.56% per year, Edmond would require 1,938 new housing units for ownership, and 831 units for rent, over the next five years. Annually this equates to 388 units for ownership per year, and 166 units for rent per year.

Midwest City Anticipated Demand

Households in Midwest City grew at an annually compounded rate of 0.25% from 2000 to 2010. Nielsen SiteReports estimates households have grown 0.87% per year since that time, and that households will grow 0.95% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 0.95% per year in forecasting future household growth for Midwest City.

The percentage of owner households was estimated at 60.55% with renter households estimated at 39.45%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Midwest City						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	23,735	23,960	24,187	24,416	24,647	24,880
Owner %: 60.55%	14,371	14,508	14,645	14,784	14,923	15,065
Renter %: 39.45%	9,364	9,452	9,542	9,632	9,723	9,815
Total New Owner Households						693
Total New Renter Households						452

Based on an estimated household growth rate of 0.95% per year, Midwest City would require 693 new housing units for ownership, and 452 units for rent, over the next five years. Annually this equates to 139 units for ownership per year, and 90 units for rent per year.

Del City Anticipated Demand

Households in Del City declined at an annually compounded rate of -0.42% from 2000 to 2010. Nielsen SiteReports estimates households have grown 0.53% per year since that time, and that households

Housing Demand – Population Subsets

This section will address 5-year forecasted needs and trends for population special population subsets for Oklahoma County. These forecasts are based on the previously forecasted overall trends for the next five years.

Housing Needs by Income Thresholds

The first table will address future housing needs and trends for households in Oklahoma County by income threshold: households within incomes below 30%, 50%, 60% and 80% of Area Median Income, by tenure (owner/renter). These forecasts are primarily based on HUD Consolidated Housing Affordability Strategy data presented previously. Households with incomes below 60% of Area Median Income (AMI) are estimated at 120% of the households at 50% of AMI. Note that these figures are cumulative and should not be added across income thresholds.

Oklahoma County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter			
	Subset %	Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	12,169	8,132	20,301
Less than 30% AMI	6.18%	26.35%	752	2,143	2,895
Less than 50% AMI	14.76%	45.92%	1,797	3,734	5,531
Less than 60% AMI	17.72%	55.10%	2,156	4,481	6,637
Less than 80% AMI	30.07%	68.13%	3,659	5,541	9,200

Elderly Housing Needs

The next table will address future housing needs and trends for households with elderly persons (age 62 and up). Like the previous table, this data is based on the overall trends previously defined, and the 2008-2012 CHAS data previously discussed (specifically CHAS Table 16). It is further broken down by income threshold and tenure.

Oklahoma County: 2015-2020 Housing Needs Age 62 and Up					
	Owner	Renter	Elderly	Elderly	Elderly
	Subset %	Subset %	Owners	Renters	Total
Total New Elderly (62+) Demand: 2015-2020	30.37%	12.77%	3,695	1,039	4,734
Elderly less than 30% AMI	2.56%	3.38%	311	275	586
Elderly less than 50% AMI	6.55%	6.52%	797	530	1,328
Elderly less than 60% AMI	7.86%	7.83%	957	637	1,593
Elderly less than 80% AMI	12.42%	9.27%	1,511	754	2,265

Housing Needs for Persons with Disabilities / Special Needs

The following table will address future trends and needs for households with at least one household member with at least one disability as identified by HUD CHAS Table 6 (hearing or vision impairments, ambulatory limitations, cognitive limitations, self-care limitations, or independent living limitations). As with the previous tables, this data is also further broken down by income threshold and tenure.

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

	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	26.03%	25.91%	3,167	2,107	5,275
Disabled less than 30% AMI	2.56%	9.67%	312	786	1,098
Disabled less than 50% AMI	5.84%	15.36%	711	1,249	1,960
Disabled less than 60% AMI	7.01%	18.43%	853	1,499	2,352
Disabled less than 80% AMI	11.24%	20.45%	1,368	1,663	3,031

Housing Needs for Veterans

This section will address housing needs for households with at least one veteran. This data is not available through HUD's Consolidated Housing Affordability Strategy, so we have instead relied on data from the U.S. Census Bureau, specifically the 2009-2013 American Community Survey, Table C21007. This data is further broken down by tenure, poverty status, and disability status.

Oklahoma County: 2015-2020 Housing Needs for Veterans

	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	12,169	8,132	20,301
Total Veteran Demand	10.84%	10.84%	1,320	882	2,202
Veterans with Disabilities	2.99%	2.99%	364	243	607
Veterans Below Poverty	0.86%	0.86%	105	70	175
Disabled Veterans Below Poverty	0.36%	0.36%	43	29	72

Housing Needs for Working Families

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

Oklahoma County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	12,169	8,132	20,301
Total Working Families	49.07%	49.07%	5,971	3,990	9,961
Working Families with Children Present	25.93%	25.93%	3,155	2,109	5,264

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 20,301 housing units will be needed in Oklahoma County over the next five years. Of those units:

- 6,637 will be needed by households earning less than 60% of Area Median Income

- 1,593 will be needed by households age 62 and up, earning less than 60% of Area Median Income
- 2,352 will be needed by households with disabilities / special needs, earning less than 60% of Area Median Income
- 175 will be needed by veterans living below the poverty line
- 5,264 will be needed by working families with children present

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

Special Topics

Oklahoma County Disaster Resiliency Assessment

The purpose of this section is to assess at the county level key components of disaster resiliency. Housing location and quality as well as planning activities can help reduce impacts from disaster events and allow for faster recovery. Disasters can include tornadoes, extreme weather, high winds, as well as man-made events. These events may largely be inevitable, but the ability to reduce damage and casualties as well recovery can be improved with good planning.

C.0 Comprehensive Plans & Hazard Mitigation Plans

There are 10 key cities within the county (Edmond, Harrah, Midwest City, Nichols Hills, Nicoma Park, Oklahoma City, Spencer, The Village, Warr Acres) . There are also several towns within the county (Arcadia, Bethany, Choctaw, Del City, Forest Park, Jones, Lake Aluma, Luther, Smith Village, Valley Brook, Woodlawn Park).

Comprehensive plans are the guiding documents for cities of various sizes to address key aspects of their community from land use, transportation, environment, housing, and economic development.

The other key plan for a city to manage, mitigate and plan for recovery related to disasters is a **Hazard Mitigation Plan** (or Emergency Management Plan). Often low density counties, the Hazard Mitigation Plan is done at the county level, though some cities may augment the county plan with a city plan.

Oklahoma County does have a Hazard Mitigation Plan (several additional HMPs at the city level).

C.2.1.1. Historical Data on Natural Disasters and Other Hazards

Data on historical damages and casualties is typically collected as part of a **Hazard Mitigation Plan** preparation to determine the appropriate planning measures and actions to take before and after an event.

The Oklahoma County HMP addressed the key hazards that have direct impacts on planning for housing.

Dam Failures

“The dam failure hazard is a significant concern to Oklahoma County due to potential failure of 65 dams reported dams in the County, 14 of which are classified as high hazard. The direct and indirect losses associated with these events include injury and loss of life, damage to structures and infrastructure, agricultural losses, utility failure (power outages), and stress on community resources.” (Oklahoma County HMP, p.112)

“There have been no recorded complete dam failures in the past 100 years in Oklahoma County.” P. 113

Flooding

Oklahoma County HMP highlights the flooding issues by city:

- City of Choctaw – The City has low-lying areas that are subject to periodic flooding caused by overflow of the Choctaw Creek and its tributaries, along with the North Canadian River. The most severe flooding occurs upstream from roadways that restrict the flow. Flooding along the Creek has not caused extensive property damage; however, future development could increase the threat of flood problems.
- City of Del City – Flooding in the City is mainly caused by the Crutcho and Cherry Creeks. Areas where natural and man-made obstructions in the floodplains have an increased severity of flooding.
- City of Edmond – Flooding in the City typically results from intense thunderstorms associated with squall line activity. The greatest potential for flood damage in the City exists along the upper portion of Spring Creek, west of Bryant Avenue. The main reasons why this area floods is due to increased urbanization, residential development along the floodplain, and inadequate bridge and culvert openings.
- City of Midwest City – Low-lying areas in the City are subject to periodic flooding caused by overflow of Crutcho, Soldier and Silver Creeks. Most flooding occurs upstream from roadways that restrict the flow. Urban expansion and future development in floodplains could increase the severity of flooding in the City.
- Town of Nicoma Park – Low-lying areas in the Town are subject to periodic flooding caused by overflow of Choctaw Creek and its tributaries. The most severe flooding occurs as a result of thunderstorms and intense rainfall. Most flooding occurs upstream from roadways that restrict the flow.
- City of Spencer – Low-lying areas in the City are subject to periodic flooding caused by overflow from the North Canadian River, Crutcho Creek, Silver Creek and Tributary 9. The most severe flooding typically occurs after thunderstorms with intense rainfall. Most flooding occurs upstream from roadways that restrict the flow.
- City of The Village – Potential for flood damage exists within the City along the Chisholm Creek channel from Barclay Road downstream to Hefner Road. The potential for the greatest flood damage exists for the homes bordering Village Drive from Goldstone Terrace to Finley Drive and within the apartment complex along the floodplains from Finley Drive to Cavanaugh.
- City of Warr Acres – Low-lying areas in the City are subject to periodic flooding caused by overflow of Spring Creek. The most severe flooding occurs as a result of thunderstorms and intense rainfall. Most flooding occurs upstream from roadway and ponds that restrict the flow (FEMA, 2009).

Table 5.3.6-3. Estimated Oklahoma County Population Vulnerable to the 100-Year and 500-Year MRP Flood Hazard

Municipality	Population in 100-Year Flood Boundary	Population in 500-Year Flood Boundary
Arcadia (T)	7	20
Bethany (C)	142	142
Choctaw (C)	984	993
Del City (C)	2,167	3,135
Edmond (C)	2,687	2,866
Forest Park (T)	0	0
Harrah (C)	329	331
Luther (T)	125	129
Midwest City (C)	1,844	2,209
Nichols Hills (C)	0	0
Nicom Park (C)	148	231
Spencer (C)	77	88
The Village	89	165
Unincorporated County	1,419	1,426
Valley Brook (T)	0	0
Warr Acres (C)	16	16
Total	10,034	11,751

Source: Census, 2010; FEMA, 2009

Table 5.3.6-4. Estimated Oklahoma County Population Displaced or Seeking Short-Term Shelter from the 100-Year and 500-Year MRP Events

Municipality	100 Year				500 Year			
	Displaced Persons	Percent Displaced	Persons Seeking Short-Term Sheltering	Percent Seeking Shelter	Displaced Persons	Percent Displaced	Persons Seeking Short-Term Sheltering	Percent Seeking Shelter
Arcadia (T)	23	8.2	5	1.8	33	11.8	8	2.9
Bethany (C)	1,384	6.9	1,101	5.5	1,598	7.9	1,332	6.6
Choctaw (C)	517	5.5	184	2.0	607	6.4	263	2.8
Del City (C)	2,805	12.7	2,472	11.2	3,438	15.5	3,123	14.1
Edmond (C)	2,211	3.2	1,713	2.5	2,351	3.4	1,831	2.7
Forest Park (T)	2	0.2	0	0.0	2	0.2	0	0.0
Harrah (C)	171	3.7	43	0.9	277	6.0	123	2.7
Luther (T)	57	5.9	12	1.3	72	7.5	23	2.4
Midwest City (C)	2,628	4.9	2,315	4.3	2,864	5.3	2,584	4.8
Nichols Hills (C)	67	1.7	33	0.8	91	2.2	57	1.4
Nicom Park (C)	103	4.3	23	1.0	133	5.5	36	1.5
Spencer (C)	126	3.4	35	0.9	143	3.8	48	1.3
The Village	439	4.3	366	3.6	548	5.4	457	4.5
Unincorporated County	895	6.8	289	2.2	1,164	8.9	457	3.5
Valley Brook (T)	74	8.9	74	8.9	81	9.8	81	9.8
Warr Acres (C)	662	6.0	570	5.2	762	6.9	680	6.2
Total	12,164	5.4	9,235	3.3	14,164	6.7	11,103	4.2

Source: HAZUS-MH 2.0

Note: The percent of the population displaced and seeking shelter was calculated using the 2000 U.S. Census data in HAZUS-MH 2.0.

(Oklahoma County HMP, p.232-234)

The above tables from the Oklahoma County HMP are outlining the level of risk, displacement and shelter needs related to flooding event potentially.



Further more the replacement costs for buildings in the floodplain that could be damaged in a flood event was also estimated:

SECTION 5.3.6: RISK ASSESSMENT – FLOOD

Table 5.3.6-6. Estimated HAZUS General Building Stock Replacement Value (Structure and Contents) Located in the 100- and 500-Year MRP Flood Boundaries

Municipality	Total Buildings (All Occupancy Classes)				Residential Buildings		Commercial Buildings		Industrial Buildings	
	100 Year	% Total	500 Year	% Total	100 Year	500 Year	100 Year	500 Year	100 Year	500 Year
Arcadia (T)	\$1,259,000	2.9	\$1,466,000	3.4	\$1,035,000	\$1,242,000	\$0	\$0	\$224,000	\$224,000
Bethany (C)	\$14,644,000	0.6	\$14,644,000	0.6	\$11,432,000	\$11,432,000	\$1,560,000	\$1,560,000	\$0	\$0
Choctaw (C)	\$32,651,000	3.2	\$33,249,000	3.3	\$25,911,000	\$26,509,000	\$4,869,000	\$4,869,000	\$1,191,000	\$1,191,000
Del City (C)	\$263,381,000	11.3	\$327,238,000	14.0	\$204,276,000	\$261,031,000	\$28,099,000	\$33,325,000	\$22,618,000	\$22,618,000
Edmond (C)	\$362,668,000	3.9	\$383,384,000	4.1	\$317,252,000	\$335,205,000	\$33,130,000	\$35,506,000	\$8,142,000	\$8,405,000
Forest Park (T)	\$0	0.0	\$0	0.0	\$0	\$0	\$0	\$0	\$0	\$0
Harrah (C)	\$32,169,000	7.2	\$32,169,000	7.2	\$25,554,000	\$25,554,000	\$4,155,000	\$4,155,000	\$2,002,000	\$2,002,000
Luther (T)	\$4,926,000	5.4	\$5,213,000	5.7	\$1,976,000	\$2,263,000	\$1,470,000	\$1,470,000	\$1,480,000	\$1,480,000
Midwest City (C)	\$209,401,000	3.8	\$250,465,000	4.5	\$156,104,000	\$192,668,000	\$29,566,000	\$33,286,000	\$8,525,000	\$8,525,000
Nichols Hills (C)	\$0	0.0	\$13,530,000	1.8	\$0	\$13,138,000	\$0	\$392,000	\$0	\$0
Nicom Park (C)	\$36,504,000	12.2	\$38,660,000	13.0	\$24,676,000	\$26,426,000	\$5,408,000	\$5,814,000	\$5,302,000	\$5,302,000
Spencer (C)	\$16,271,000	4.2	\$16,271,000	4.2	\$13,017,000	\$13,017,000	\$392,000	\$392,000	\$0	\$0
The Village (C)	\$0	0.0	\$8,609,000	0.7	\$0	\$8,463,000	\$0	\$156,000	\$0	\$0
Unincorporated County	\$127,435,000	9.7	\$128,356,000	9.7	\$97,706,000	\$98,627,000	\$23,134,000	\$23,134,000	\$2,971,000	\$2,971,000
Valley Brook (T)	\$126,000	0.2	\$126,000	0.2	\$0	\$0	\$126,000	\$126,000	\$0	\$0
Warr Acres (C)	\$115,011,000	8.7	\$115,011,000	8.7	\$108,718,000	\$108,718,000	\$2,666,000	\$2,666,000	\$333,000	\$333,000
Total	\$1,218,448,000	4.8	\$1,388,391,000	6.1	\$987,867,000	\$1,124,283,000	\$134,676,000	\$148,861,000	\$63,388,000	\$63,861,000

Source: HAZUS-MH 2.0

Notes:

1. Values represent replacement values (RV) for building structure and contents.
2. The general building stock valuations provided in HAZUS-MH 2.0 are Replacement Cost Value from RSMeans as of 2006.

SECTION 5.3.6: RISK ASSESSMENT – FLOOD

Table 5.3.6-7. Estimated General Building Stock Replacement Value (Structure and Contents) Located in the 100- and 500-Year MRP Flood Boundaries

Municipality	Agricultural Buildings		Religious Buildings		Government Buildings		Educational Buildings	
	100 Year	500 Year	100 Year	500 Year	100 Year	500 Year	100 Year	500 Year
Arcadia (T)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bethany (C)	\$0	\$0	\$0	\$0	\$1,652,000	\$1,652,000	\$0	\$0
Choctaw (C)	\$0	\$0	\$680,000	\$680,000	\$0	\$0	\$0	\$0
Del City (C)	\$0	\$0	\$3,710,000	\$3,710,000	\$1,870,000	\$3,746,000	\$2,808,000	\$2,808,000
Edmond (C)	\$294,000	\$418,000	\$724,000	\$724,000	\$0	\$0	\$3,126,000	\$3,126,000
Forest Park (T)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Harrah (C)	\$458,000	\$458,000	\$0	\$0	\$0	\$0	\$0	\$0
Luther (T)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Midwest City (C)	\$360,000	\$484,000	\$4,958,000	\$5,614,000	\$262,000	\$262,000	\$9,626,000	\$9,626,000
Nichols Hills (C)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nicom Park (C)	\$262,000	\$262,000	\$656,000	\$656,000	\$200,000	\$200,000	\$0	\$0
Spencer (C)	\$0	\$0	\$2,196,000	\$2,196,000	\$666,000	\$666,000	\$0	\$0
The Village (C)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unincorporated County	\$1,596,000	\$1,596,000	\$464,000	\$464,000	\$0	\$0	\$1,564,000	\$1,564,000
Valley Brook (T)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Warr Acres (C)	\$0	\$0	\$0	\$0	\$0	\$0	\$2,694,000	\$2,694,000
Total	\$2,970,000	\$3,218,000	\$13,348,000	\$14,044,000	\$4,860,000	\$8,628,000	\$19,818,000	\$19,818,000

Source: HAZUS-MH 2.0

Notes:

1. Values represent replacement values (RV) for building structure and contents.
2. The general building stock valuations provided in HAZUS-MH 2.0 are Replacement Cost Value from RSMeans as of 2006.



Oklahoma City (OKC) HMP summarized the following hazards for the metro area:

Figure 2-3: Summary of Hazard Identification

Hazards	Identifiers / How Identified	Support / Why Identified
Dam Failure	<ul style="list-style-type: none"> ☐ Input from US Army Corps of Engineers ☐ Input from Oklahoma Water Resources Board (OWRB), Dam Safety Division 	<ul style="list-style-type: none"> ☐ Population and buildings in spill of dam are vulnerable in event of release or dam failure ☐ Need EOP for Dam Break release ☐ Various dam release rates should be GIS mapped, and properties risk identified
Drought	<ul style="list-style-type: none"> ☐ Historical vulnerability to drought ☐ Input from Oklahoma City Departments of Public Works and Water/ Wastewater Management ☐ Water supply currently mitigated and supported by sources with potential to be depleted 	<ul style="list-style-type: none"> ☐ Continuing mid-west and west drought and impacts on Oklahoma communities ☐ Need to ensure future water resources for Oklahoma City service area ☐ Increasing growth in city and demand on water supply
Earthquake	<ul style="list-style-type: none"> ☐ Historic records of area earthquakes ☐ Input from USGS ☐ Input from Oklahoma Geological Survey 	<ul style="list-style-type: none"> ☐ Oklahoma City has a history of mild earthquakes ☐ Need Emergency Operations Plan ☐ Not considered a threat therefore majority of residents and facilities are not fully prepared
Extreme Heat	<ul style="list-style-type: none"> ☐ Number of heat-related deaths and injuries ☐ Weather conditions in Oklahoma City ☐ Public outreach efforts ☐ Input from National Climatic Data Center and National Center for Disease Control 	<ul style="list-style-type: none"> ☐ High percentage of poor and elderly populations at risk ☐ \$2 million in Agricultural losses ☐ Local community organizations have invested in educational campaigns
Flood	<ul style="list-style-type: none"> ☐ Historical floods and damages ☐ Review of FEMA and City floodplain maps ☐ Review of recent disaster declarations (Mother's Day Flood) ☐ 85 NFIP Repetitive Loss Properties 	<ul style="list-style-type: none"> ☐ Since 1994, floods have caused \$610,000 in estimated property damage and resulted in one death

Hazards (CONTINUED)	Identifiers / How Identified	Support / Why Identified
Severe Thunderstorms (Hail)	<ul style="list-style-type: none"> ☐ National Climatic Data Center and State Disaster Declarations ☐ Loss information provided by national insurance companies 	<ul style="list-style-type: none"> ☐ April 21, 2004, damage estimated in the millions and one fatality ☐ There have been approximately 605 hail events since 1950.
Severe Thunderstorms (Lightning)	<ul style="list-style-type: none"> ☐ National Climatic Data Center information and statistics 	<ul style="list-style-type: none"> ☐ In the last ten years there have been 2 deaths, 11 injuries, and an estimated \$4.6 billion in damages
Winter Storm	<ul style="list-style-type: none"> ☐ Review of past disaster declarations ☐ Input from Oklahoma City Office of Emergency Management ☐ Input from Oklahoma City Department of Public Works ☐ Input from area utility companies 	<ul style="list-style-type: none"> ☐ Occur almost annually in Oklahoma City area ☐ Wide-spread economic disruption ☐ Potential for widespread public utility outages as on January 2002 where over 250,000 residents were without power and storms resulted in an estimated \$3,000,000 in damages.
Tornado	<ul style="list-style-type: none"> ☐ Review of recent disaster declarations ☐ Input from Emergency Manager ☐ Input from citizen's questionnaires ☐ Consensus of Hazard Mitigation Citizens Advisory Committee ☐ Review of data from the National Climatic Data Center 	<ul style="list-style-type: none"> ☐ Located in "Tornado Alley" ☐ An average of 52 tornadoes per year in Oklahoma ☐ Oklahoma City tornado in May of 1999 killed 36 people and had 583 direct injuries, 1800 homes destroyed and 2500 damaged – approximately one billion dollars in damage ☐ All citizens and buildings are at risk
High Winds	<ul style="list-style-type: none"> ☐ National Weather Service data ☐ Loss information provided by national Insurance Companies 	<ul style="list-style-type: none"> ☐ 156 high wind-related events in Oklahoma County in the last 10 years, and millions of dollars in damage
Urban Fires	<ul style="list-style-type: none"> ☐ Input from Fire Department 	<ul style="list-style-type: none"> ☐ From 1994 to 2003 a total of 115 fatalities ☐ Since 1994 to 2003, between 9 and 28.8 million in property loss occurs
Wildfire	<ul style="list-style-type: none"> ☐ Input from Oklahoma City Fire Department ☐ Input from Rural Fire Departments ☐ Input from surrounding county and community fire departments ☐ Input from State Fire Marshal 	<ul style="list-style-type: none"> ☐ Fires of the urban/rural interface threatened Oklahoma City properties as in July 26, 2000, where 80 acres of grass was consumed.
Hazardous Materials Transport	<ul style="list-style-type: none"> ☐ Input from City Fire and Police Department and the Hazard Material Transport Focus Group ☐ Input from Public Works and Transportation Departments 	<ul style="list-style-type: none"> ☐ Improper disposal of contaminants and high costs associated with clean-up and treatment ☐ Need for development of Hazardous Transport Routes in Oklahoma City

Flooding

According to the OKC HMP, the metro area has had 16 floods between Jan. 1, 1994 and Jan. 4 2004, where a total of 1 fatality occurred and \$580,000 damages (p. 95).

The City of OKC has had trouble with implementing a repetitive loss plan to purchase and/or relocate owners off of such properties (p. 96).

As part of the OKC HMP flood section the plan estimated the total number of structures in the floodplain (p. 98):



Figure 3.5-2: General Statistics on Structures – Oklahoma City

Occupancy Class	Total Number of Structures	Total Number of Structures within 100-Year Floodplain	Percentage of Structures in Floodplain	Total Footprint within 100-Year Floodplain (ft ²)
Commercial	13,688	594	4.3%	5,680,638
Government				
Local	130	10	7.7%	57,886
State	74	1	1.4%	3,145
Federal	25	2	8.0%	120,949
County	13	1	7.7%	18,141
Hospital	11	0	0.0%	
Industrial	2,791	409	14.7%	2,464,157
Multi-family				
Apartment	1,222	23	1.9%	118,927
Nursing Home/ Retirement	14	0	0.0%	
Motel/ Hotel	59	4	6.8%	230,877
Mobile Home	1,777	132	7.4%	97,548
Residential – Single Family	175,882	6,590	3.7%	12,574,376
School	119	0	0.0%	
Total	195,805	7,766	4.0%	21,366,644

The plan further assesses the cost to replace these structures:

Figure 3.5-3: General Statistics on Building Replacement Values (Oklahoma City)

Occupancy Class	Building Area footprint within 100-Year Floodplain	Building Replacement Value (\$/ft ²)	Building Replacement Value in 100-year Floodplain (\$)
Commercial	5,680,638	\$97	\$551,021,886
Government			
Local	57,886	\$88	\$5,093,968
State	3,145	\$88	\$276,760
Federal	120,949	\$88	\$10,643,512
County	18,141	\$88	\$1,596,408
Hospital	0	\$145	\$0
Industrial	2,464,157	\$69	\$170,026,833
Multi-family			
Apartment	118,927	\$98	\$11,654,846
Nursing Home/ Retirement	0	\$89	\$0
Motel/ Hotel	230,877	\$102	\$23,549,454
Mobile Home	97,548	\$52	\$5,072,496
Residential – Single Family	12,574,376	\$77	\$968,226,952
School	0	\$91	\$0
Total	21,366,644		\$1,747,163,115

Note: Grouped occupancy class values stated as an average.

(OKC HMP, p. 99)

Tornadoes

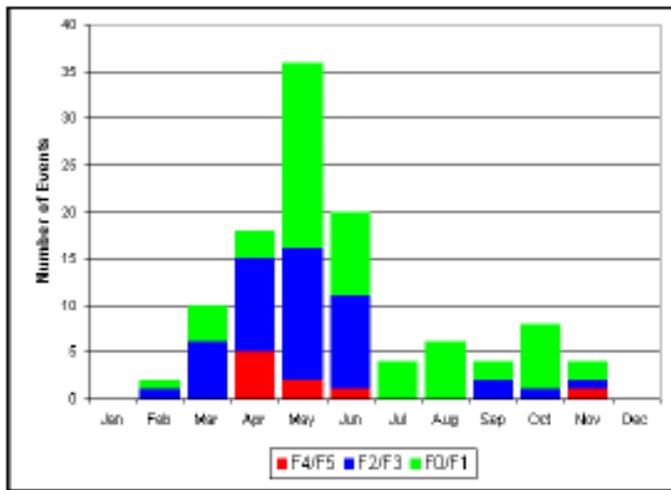


Figure 3.1-1: Tornadoes in the Oklahoma City Area by Month from 1890-2003 (112 Tornadoes)

(OKC HMP, p. 60)

“According to the NCDC storm events database, 87 tornadoes were reported in OKC between Jan. 1, 1950 and Dec. 31, 2003. Of these 87 tornadoes, 3 were not rated, 15 were classified as F0, 28 were classified as F1, 21 were classified as F2, 12 were classified as F3 and 3 were classified as F4. However May 3, 1999 tornado was rated F5.” OKC HMP, P. 63

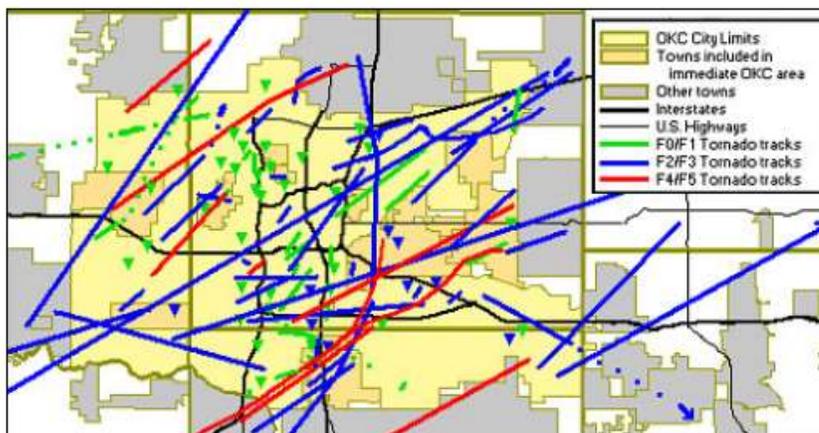


Figure 3.1-6: Oklahoma City Historical Tornado Paths

(OKC HMP, p. 63)

**Figure 3.1-7: Oklahoma and Cleveland Counties
May 3, 1999, Damages**

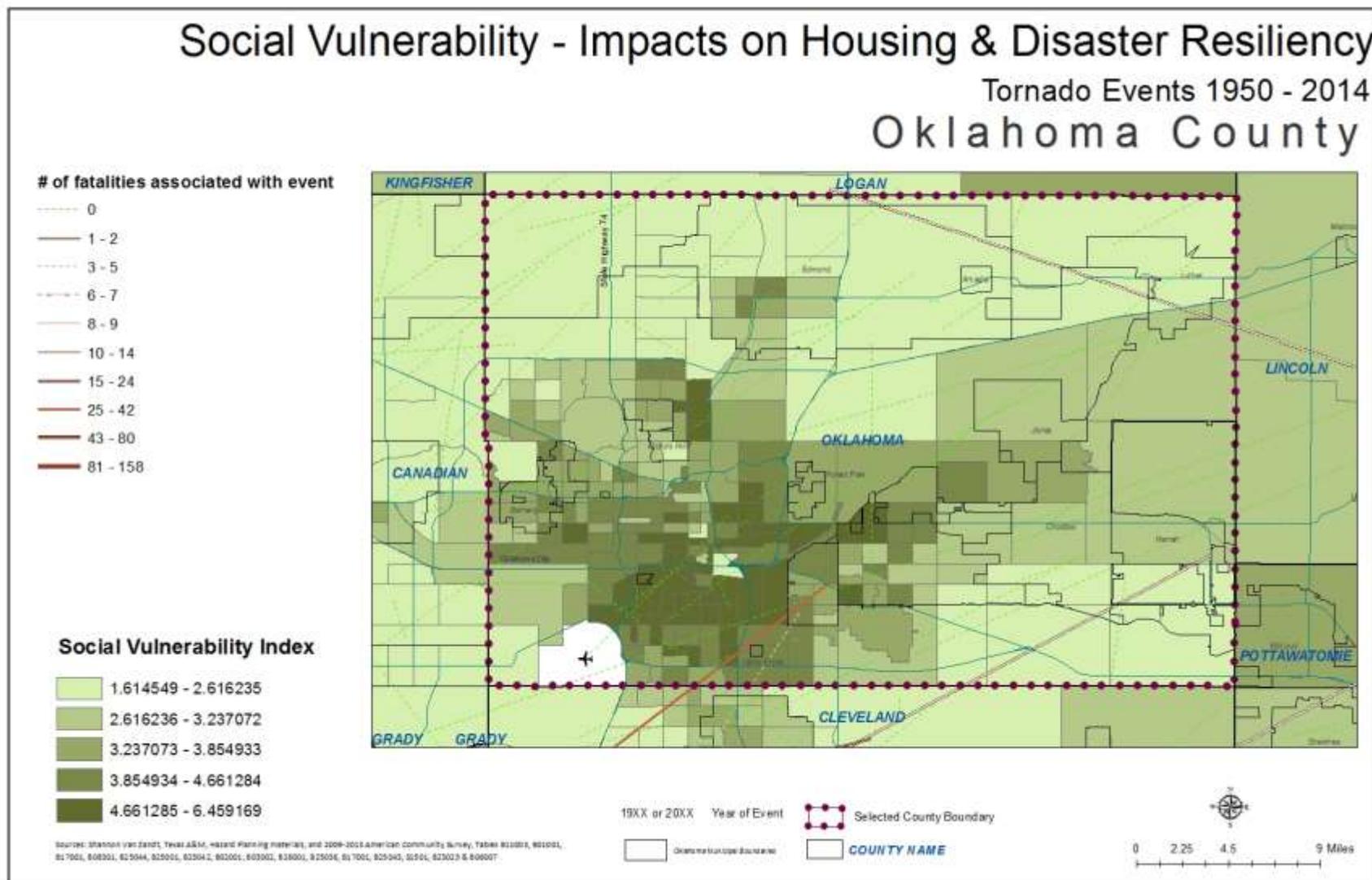
Type	Destroyed	Damaged
Homes	1,780	6,550
Apartments	473	568
Businesses	85	42
Churches	3	-
Schools	2	-

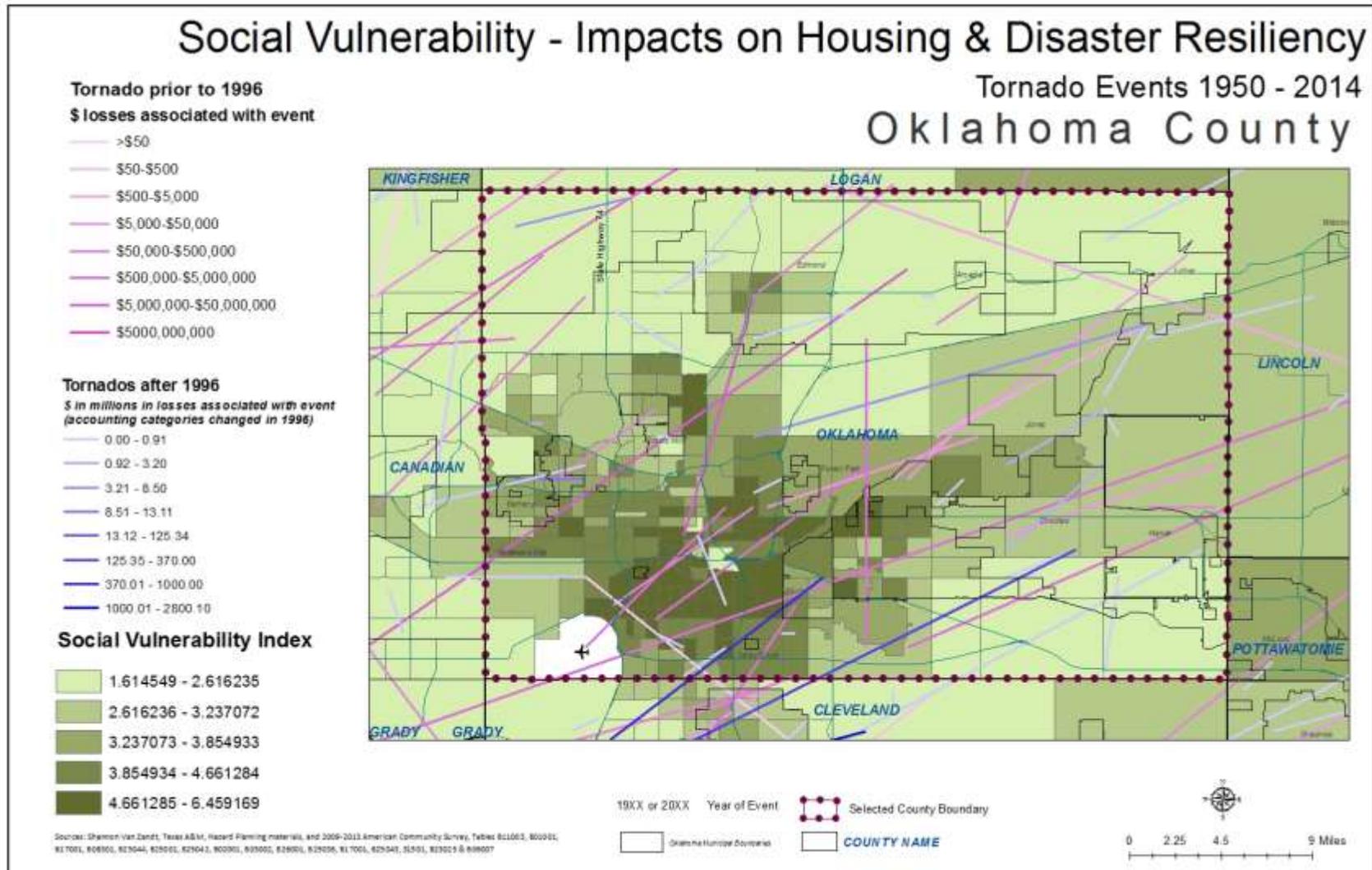
(OKC HMP, p 66)

The OKC HMP also recommends individuals construct private safe rooms and shelters (p. 167), and for shelters to be constructed with multifamily units and mobile home parks (p. 182).

NOAA data shows the following historic data on disaster events for the county:

Historic data on tornados between 1950-2014 there are 111 tornados documented. There were 1040 injuries that occurred connected to these tornados, with 8 of those injuries happening in the 2013 tornado. There were 45 fatalities connected to tornadoes during this time period, 2 of which occurred in 2010 and 36 occurred in the 1999 tornado. Property losses between 1950-1996 ranged from \$16,750,102.00 to \$167,501,100.00. (The accounting methods used for losses changed in 1996.) The losses estimated between 1996-2014 was \$1,400,430,000.00 .





C.2.1.2; C.2.1.6; C.2.1.7;C.2.1.8 Shelters from Disaster Event

Shelter registries:

OKC Online registration:

<https://www.okc.gov/action/StormShelter/Welcome.aspx>

Oklahoma County Online registration

<https://www.oklahomacounty.org/sheriff/stormshelter/>

City of Nichols Hills Online registration:

<http://www.nicholshills.net/sectionindex.asp?sectionid=65>

Edmond Online registration:

<http://edmondok.com/index.aspx?NID=500>

City of Warr Acres

<http://www.warracres-ok.gov/news.php?extend.120.1>

City of Midwest City Online Registration:

<http://midwestcityok.org/storm-shelter-registration>

Public Shelters;

Edmond: Will Rogers Elementary School, 1215 E Ninth St.; Northern Hills Elementary School, 901 E Wayne St.

Luther: Luther High School, 320 NE 2; Luther Middle School, 915 S Dogwood St.

Warr Acres:

Lillie Sloan Park, 5900 block of NW 40; Cherokee Hills Park, NW 67 and Cherokee; Warr Acres City Hall, 5930 NW 49.

Nicoma Park: Nicoma Park Elementary School, 11601 Jeffords Ave.

Choctaw: First Baptist Church, 2700 Main St.

Midwest City: Reed Center, 5800 Will Rogers Drive.

In event of a power outage: Oklahoma City- 330 SW 4th St.

C.2.1.3 Public Policy and Governance to Build Disaster Resiliency

Information not available.

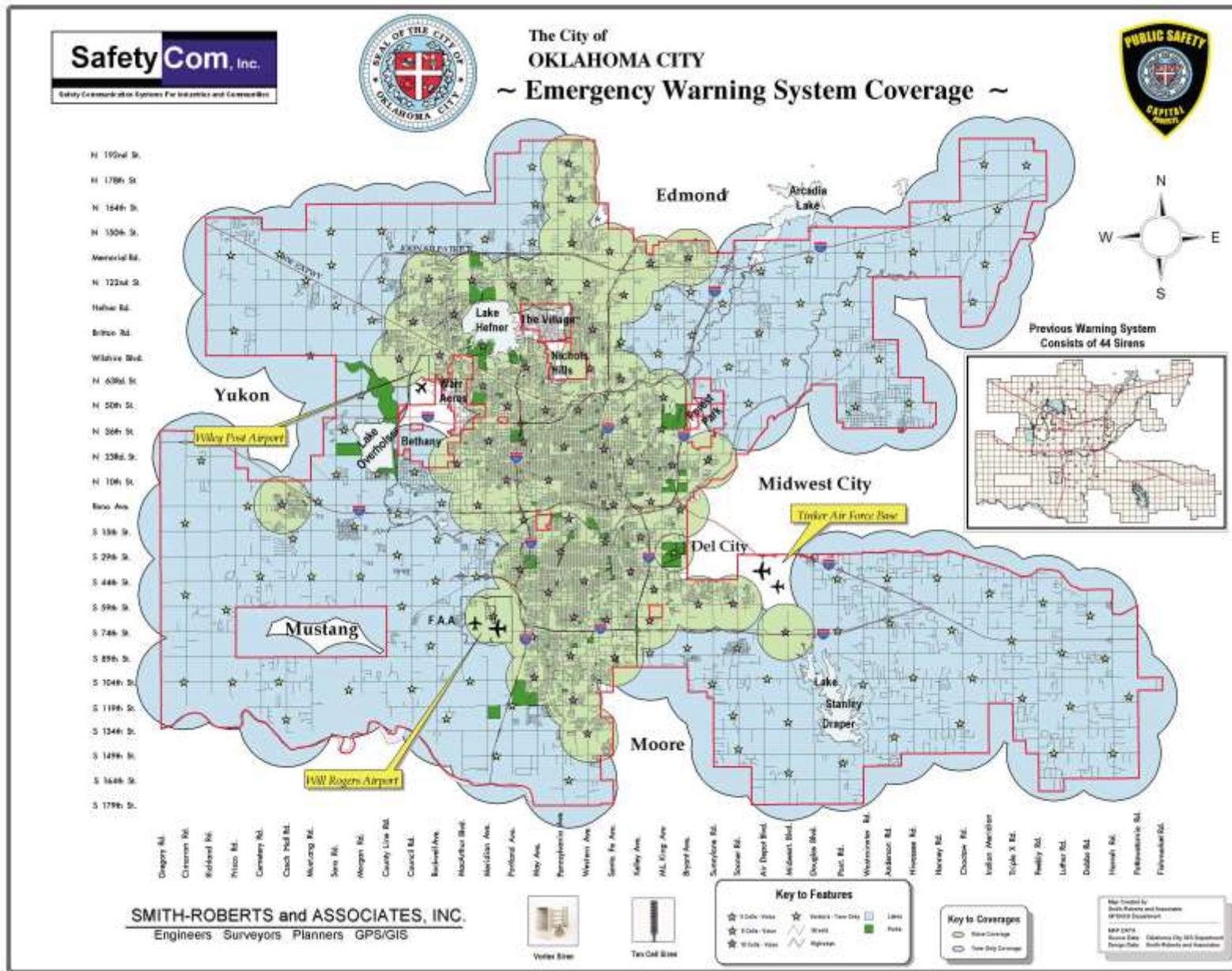
C.2.1.4 Local Emergency Response Agency Structure

Information not available.

C.2.1.5 Threat & Hazard Warning Systems

The identified Threat & Hazard Warning Systems for Oklahoma County include:

- Sirens
- Phone notification
- Emergency Broadcast System

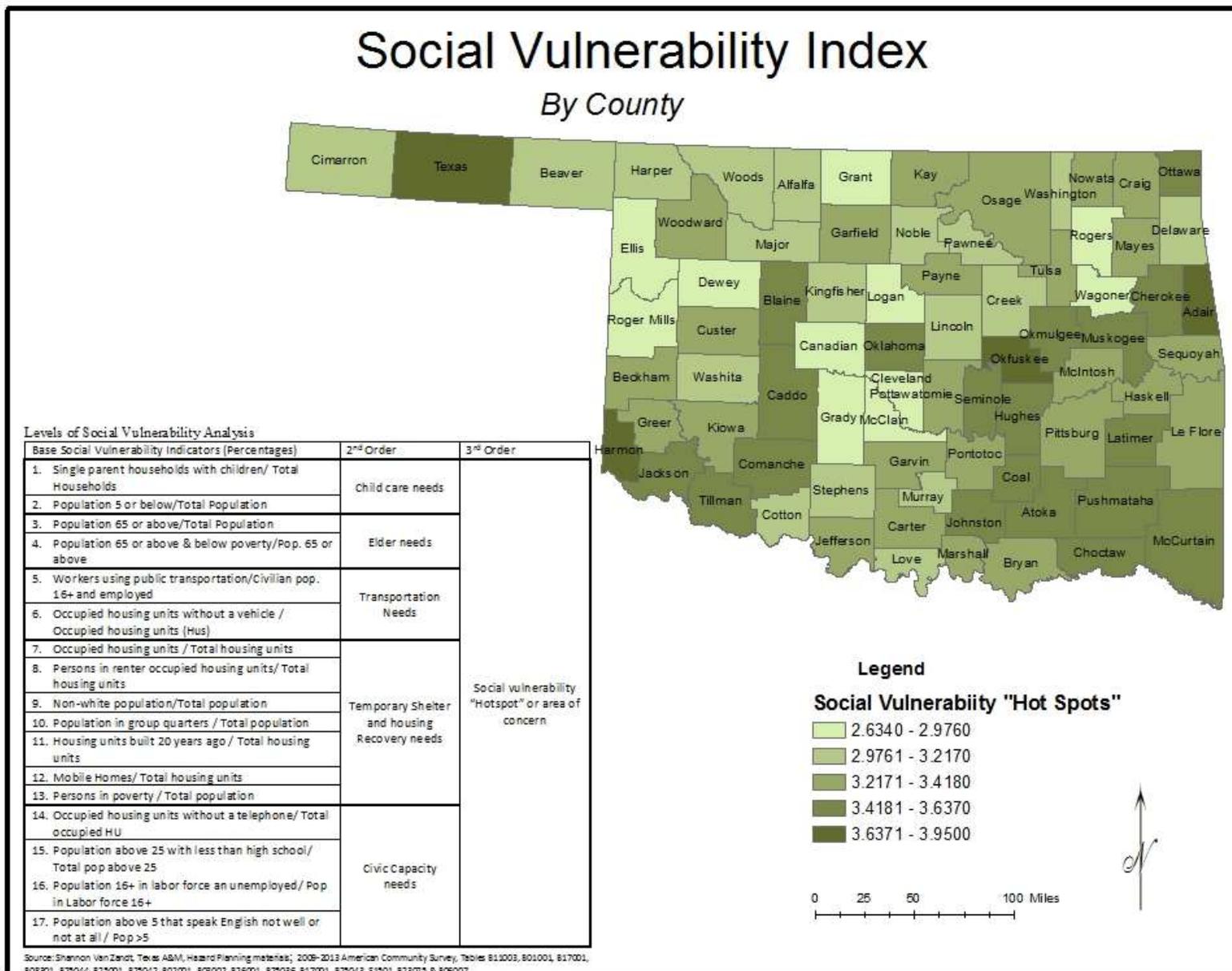


Social Vulnerability

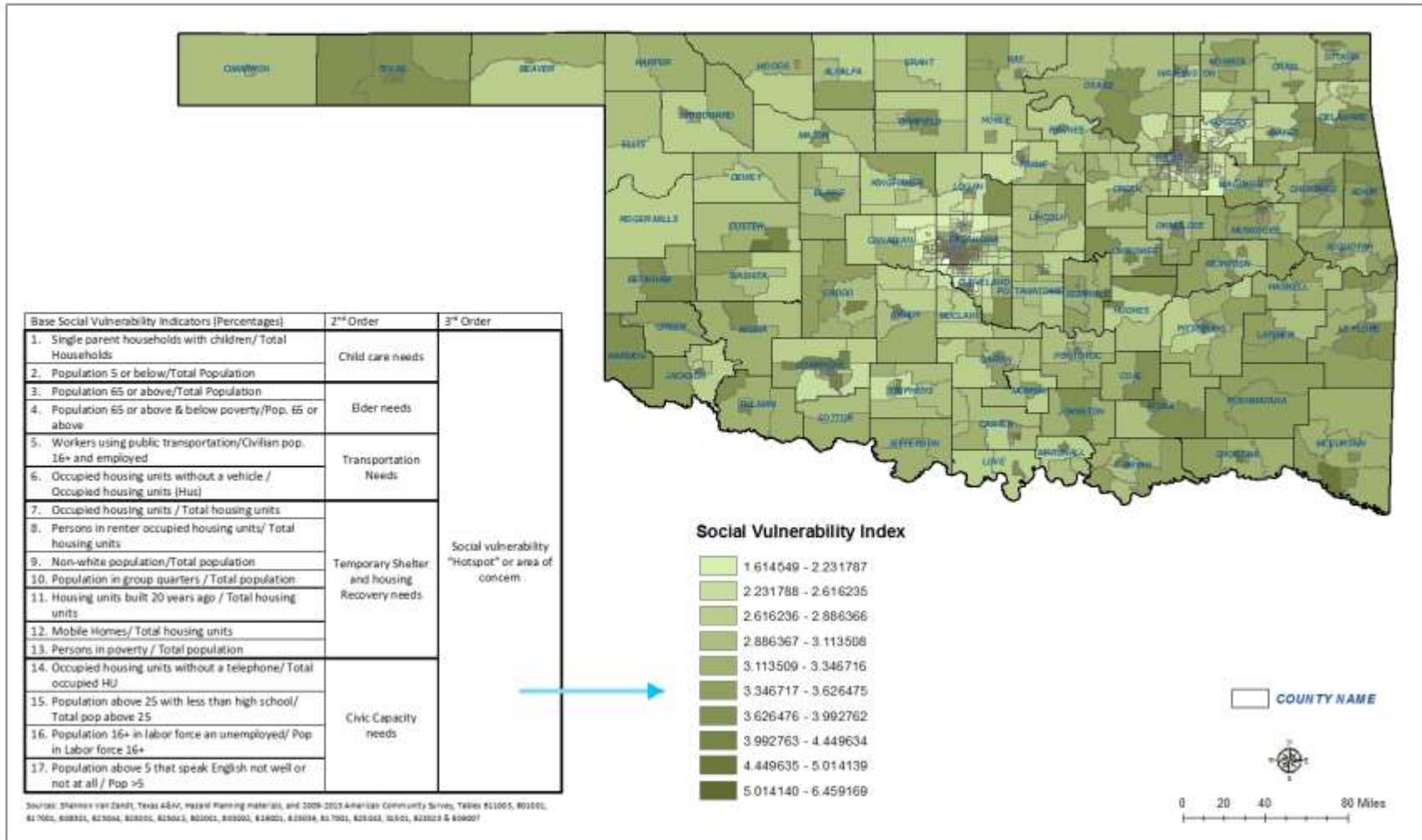
Based on the research work done by the Texas A&M University Hazard Reduction and Recovery Center, an added component is being included in this section. Social vulnerability can place households at a further disadvantage during and after a disaster. This analysis is assessing for the county the levels of social vulnerability based on demographic indicators to highlight 'hotspots' or counties that have higher social vulnerability. That combined with Hazard Mitigation Plans – or lack thereof – can highlight places where additional work is needed to reduce impacts on households.

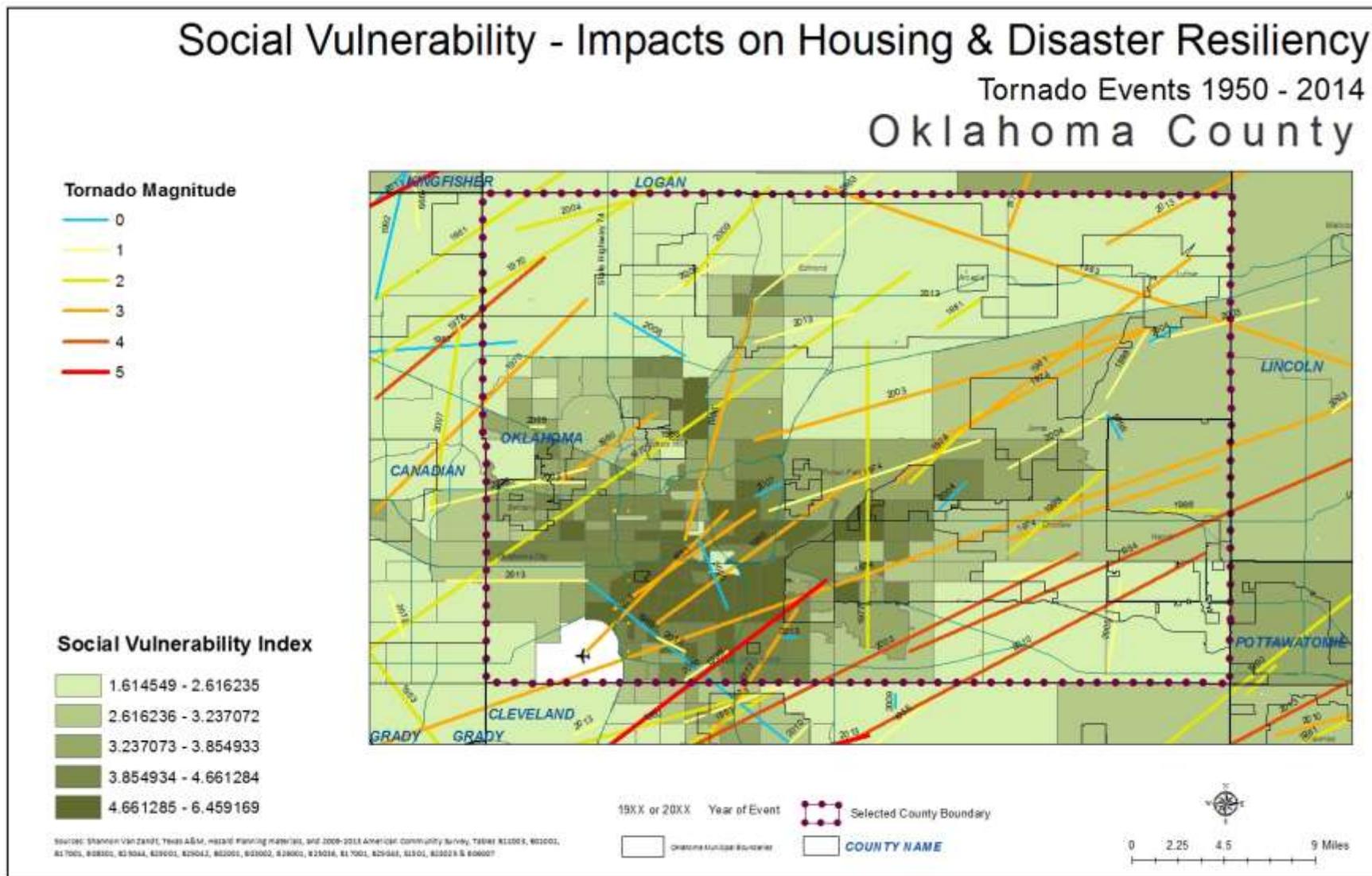
Social Vulnerability Analysis - Oklahoma County			
Base Social Vulnerability Indicators (%)		2nd Order	3rd Order
1.) Single Parent Households	17.59%	0.254	3.544 Social Vulnerability 'Hotspot' or Area of Concern
2.) Population Under 5	7.79%	(Child Care Needs)	
3.) Population 65 or Above	12.09%	0.207	
4.) Population 65 or Above & Below Poverty Rate	8.60%	(Elder Needs)	
5.) Workers Using Public Transportation	0.58%	0.074	
6.) Occupied Housing Units w/o Vehicle	6.86%	(Transportation Needs)	
7.) Housing Unit Occupancy Rate	88.72%	2.702 (Temporary Shelter and Housing Recovery Needs)	
8.) Rental Occupancy Rate	40.06%		
9.) Non-White Population	41.09%		
10.) Population in Group Quarters	1.91%		
11.) Housing Units Built Prior to 1990	77.11%		
12.) Mobile Homes, RVs, Vans, etc.	2.87%		
13.) Poverty Rate	18.46%		
14.) Housing Units Lacking Telephones	1.95%	0.307 (Civic Capacity Needs)	
15.) Age 25+ With Less Than High School Diploma	14.20%		
16.) Unemployment Rate	6.69%		
17.) Age 5+ Which Cannot Speak English Well or Not At All	7.82%		

Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25001, B25042, B02001, B03002, B26001, B25036, B17001, B25043, S1501, B23025 & B06007



Social Vulnerability - Impacts on Housing & Disaster Resiliency





Social vulnerability combined with the devastating impacts of a natural or man-made disaster can compound a household's ability to recover and in fact can place those individuals at an even greater gap or disadvantage prior to the event (Shannon Van Zandt, Texas A&M, Hazard Planning).

This county has an elevated score per this index for social vulnerability when comparing as a county to other counties in the state. Looking at the census tract level, the OKC area including south OKC and the northeast OKC portions of the city and county have particularly higher scores for social vulnerability. Combine that with the tornados, as one physical hazard or event that occurs, people in these areas may have additional difficulties during an event due to transportation and family needs. Additionally recovery for socially vulnerable populations can be slow and may require additional outside assistance.

Recommendations for this county:

- Continue to update and maintain the county HMP and include attention to areas within the county that in addition to physical vulnerability may have compounding social vulnerability factors.
- Efforts to strengthen building codes related to tornadoes and natural disasters should be considered.
- Planning for shelters from disaster events for multifamily, HUD and LIHTC units, in addition to all housing in the community should be incorporated with any effort to increase housing.

Homelessness

By Continuum of Care

Oklahoma is comprised of eight Continuums of Care (CoC). These entities manage the provision of services to the homeless, among other functions. By definition, CoCs involve nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement and other organizations that serve the homeless and those at risk of becoming homeless (Continuum of Care Network pamphlet, 2015). These entities are governed by a community plan that helps them deliver services to the homeless and/or to prevent a return to the homeless. CoCs provide a variety of services aimed at outreach, engagement and assessment, including emergency shelter, rapid re-housing, transitional housing, and permanent housing, among others (Continuum of Care Network pamphlet, 2015).

The data below describes the characteristics of those receiving or eligible for the Oklahoma City Continuum of Care, which serves most of Oklahoma County. This data is collected by the CoCs on last day of January each year and reported on an annual basis. It is currently the best source of data available at the State level of understanding the demographics of these populations.

OK 502 Oklahoma City

OK 502 represents the Oklahoma City area. The homeless population in this jurisdiction is primarily comprised of individuals without children (1264), the majority of which reside in emergency shelters (863). There are approximately 250 individuals in the area that do not have shelter of any kind. These individuals are people who have just recently fallen on tough times and have a small social circle. People who have been lately evicted, lost their job, or have significant medical expenses are usually the ones who do not have shelter. These numbers do not likely reflect the total homeless population in the region, as it is difficult to use the point in time data to get a full accounting of the homeless population. Anecdotally, it is possible that more than 5600 individuals are homeless in OKC alone.

The data also allows us to examine individual characteristics of the subpopulations of homeless persons and the whether they are sheltered or unsheltered. These subpopulations include: age, chronically homeless, severely mentally ill, chronic substance abuse, veterans, HIV/AIDS, and victims of domestic violence. While the Point in Time data does not hone in on the population of homeless youth, this group exists and is being identified by schools and service providers in the City. One provider, Be the Change, has created a drop in center for homeless youth in OKC. This includes those who are homeless living on the streets, as well as a potentially large group of "couch homeless." Recently, this group has begun employing formerly homeless youth to help them work the streets in an effort to identify and reach homeless youth in the metropolitan area. Of note, there appears to be a growing number of homeless youth who identify as lesbian, gay, bisexual and transgender. The largest subpopulations of homeless persons in OK 502 include those who are categorized as severely mentally ill (522), chronic substance abuse (484), or are otherwise deemed chronically homeless (249). A high percentage of these subpopulations are identified as sheltered with one exception. Homeless persons with HIV/AIDS are often unsheltered due to the social stigma they receive from other people about their health condition (additional detail about this population follows in section after the CoC's are discussed in this report).

<i>OK 502 Oklahoma City</i>	Emergency Shelter(sheltered)	Transitional Housing(sheltered)	Unsheltered	Total
Households without children	863	143	258	1264
Households with at least 1 adult & 1 child	56	15	0	71
Households with only children	0	0	0	0
total homeless households	919	158	258	1335
Persons in households without children	863	145	258	1266
persons age 18-24	55	6	13	74
persons over age 24	808	139	245	1192
Persons in households with at least 1 adult & 1 child	166	49	0	215
children under age 18	111	33	0	144
persons age 18-24	11	1	0	12
persons over 24	44	15	0	59
persons in households with only 1 children	0	0	0	0
Total homeless persons	1029	194	258	1481
Subpopulations	Sheltered		Unsheltered	Total
Chronically Homeless	175		74	249
Chronically Homeless Individuals	167		74	241
Chronically Homeless Persons in Families	8		0	8
Severely Mentally Ill	430		92	522
Chronic Substance Abuse	383		101	484
Veterans	123		55	178
HIV/AIDS	7		13	20
Victims of Domestic Violence	165		16	181

CoC Number: OK-502**CoC Name: Oklahoma City CoC****Summary of all beds reported by Continuum of Care:**

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Emergency, Safe Haven and Transitional Housing	90	299	1,085	18	1,402	0	43	n/a	74	32
Emergency Shelter	58	198	938	18	1,154	0	43	n/a	10	18
Transitional Housing	32	101	147	0	248	n/a	n/a	n/a	64	14
Permanent Housing	51	156	499	0	655	n/a	n/a	160	161	11
Permanent Supportive Housing*	51	156	499	0	655	n/a	n/a	160	161	11
Grand Total	141	455	1,584	18	2,057	0	43	160	235	43

CoC beds reported by Program Type:**Emergency Shelter for Families¹**

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Wonderfully Made	Wonderfully Made	1	11	0	0	0	11	22	n/a	0	0
Total		1	11	0	0	0	11	22	n/a	0	0

COC Conclusion

Each of the CoC's represents a unique area. It's important to note that the Point In Time data serves as a baseline. It is likely that the homeless population is much larger than counted. Generally, the State's homeless population is over the age of 24. In some areas of the State, there is a disproportionately high rate of homeless youth. More detailed exploration is necessary to understand the reasons which led them to this State and the needs of homeless youth. Domestic violence victims comprise a significant portion of the homeless population in the State. In some areas, the presence of social service providers for this subpopulation has reduced homeless rates. The same is true with respect to homeless veterans. As anticipated, the majority of the homeless population across the state can be classified as: mentally ill, chronically homeless, and chronic substance abusers. The needs of these difficult to house homeless must remain a priority across the State.

A Snap Shot of Homelessness in the State

Point in Time data was last collected on January 29, 2015 across the State. On that date, counts revealed a homeless populations of more than 3,000 residents. The majority of those counted (2,603 individuals) were classified as households without children. The majority of this group lives in emergency shelters (1,652) or transitional housing (376) with 575 classified as unsheltered.

The number of households with children is seemingly small totaling 343. The vast majority of those in this classification live at emergency shelters (201) or transitional housing (104) with only 38 classified as unsheltered. Homeless service providers in Oklahoma City and Tulsa emphasized that this group was likely undercounted across the State because they are less visible than other categories of homeless. They emphasized that emergency shelters, as presently designed, do not meet the needs of families with children in terms of both privacy and safety.

The Point in Time data reveals less than 100 households comprised of only children. Of these 74 counted households, 35 live in emergency shelters and 39 are unsheltered. This population is likely significantly undercounted as youth who are homeless typically seek to avoid identification for fear of being returned to their homes. These young people often have specific needs for supportive services that are difficult to deliver because the population remains unseen. Homeless advocates in the State hold up Tulsa as a good example of the State for serving homeless youth. OKC's Be the Change is also a leader in identifying and providing needed service to homeless youth in the metropolitan region. The problem of homeless youth is not just isolated to large urban areas. Mid-sized and smaller cities also look for innovative ways to service. Cities like El Reno and Enid have their own drop in centers for homeless youth. Social networks in smaller cities fill similar functions.

Oklahoma City public schools also tracks homeless students within the district. There are homeless students attending 78 elementary and middle schools in Oklahoma City. This data suggests that the majority of the city's homeless students are African American or Hispanic. There are 664 homeless African American students, 724 homeless Hispanic students, and 254 homeless Caucasian students. There are ten high schools in OKC that have reported having homeless students. Douglass and Capitol Hill high schools have the highest homeless student populations. Douglass has 50 homeless African American students. Capitol Hill has 49 homeless Hispanic students. The majority of these students can be classified as "couch homeless" or doubled up, meaning that they are finding

shelter with extended family members, friends, and other non-relatives for a brief amount of time due to hardship.

The majority of Oklahoma's homeless population is over 24 years old. This classification system is not particularly useful in helping to assess the number and needs of the elderly population, which is reported to be a substantial subset of this population.

The Point in Time data categorizes the homeless population into two categories: Hispanic/Latino and Non-Hispanic/Non-Latino. The lion's share of homeless in Oklahoma are Non-Hispanic/Non-Latino (3,528). In Oklahoma City, 62% of the homeless served are classified a Caucasian. Twenty-five percent of the homeless population is African American. Seven percent of the homeless in OKC identify as Native American. Less than one percent of those identified as homeless in OKC are Asian. By contrast, a relative small fraction of the State's homeless population is Hispanic/Latino. The Point in Time data identified a relatively small Hispanic homeless population, including less than 250 individuals. This follows OKC counts that identify 7% of the city's homeless population as Hispanic. Homeless advocates in OKC indicate that social networks, including churches and extended families, keep the number of homeless in the Hispanic population proportionately lower than their Non-Hispanic/Non-Latino counterparts. However, these individual likely classify as "couch homeless" and are in a continued state of being vulnerable to becoming homeless.

The PIC data indicates that are more homeless males (2,237) than females (1,535). This follows national trends. Care should be taken when interpreting this data, as women are less likely to participate in Point in Time counts. There is a growing population of homeless in Oklahoma that identifies as transgender. PIC data identified 5 individuals identifying as transgender. This population is likely much higher and will continue to grow due to family and national attitudes about this population. Transgender populations may require special housing accommodations, especially in the emergency shelter context, to provide for their social and emotional needs.

Another group of homeless individuals that merits special consideration in the distribution of resources is those identified as having special needs. This classification includes persons with "physical, mental or behavioral disabilities, persons with HIV/AIDS and/or persons with alcohol or drug addictions. The Point in Time data estimates that there are nearly 1300 homeless persons with special needs in OKC alone.

The Point in Time data is coarse and does not do an effectively track homeless populations with specific needs, such as those persons who are homeless and living with HIV/AIDS. This special population of homeless is likely growing in Oklahoma. According to the Oklahoma State Department of Health there were an estimated 5,375 cases of persons living with HIV/AIDS by the end of 2013. There were a total of 437 newly diagnosed HIV/AIDS cases in 2013 for the state of Oklahoma. The vast majority of populations living with HIV/AIDS (nearly 72%) reside in urban areas. In OKC alone, the Point in Time data identified at least 25 homeless individuals living with HIV/AIDS. This is likely an undercount. Based on this information and anecdotal data from homeless service providers, special effort must be made to understand the housing, medical, and supportive services needs of homeless persons living with HIV/AIDS.

Shelter is crucial for homeless persons with HIV/AIDS in the management of this illness. However, traditional shelter setting(s) may not be suitable to house this population. Those with suppressed immune systems are vulnerable to the spread of infectious diseases which may be present in open shelters. In addition, shelter personally may not be properly trained in handling AIDS related issues. For these reasons, as well as resources made available by the federal government, homeless persons living with HIV/AIDs are often given housing choice vouchers, created by HOPWA, so that they secure housing on the private market. This can be challenging in constrained rental markets like Norman, for example, where affordable housing options are limited. It is estimated that more than 60 individuals living in OKC with HIV/AIDs are homeless because they have been unable to find a landlord that will accept their housing choice voucher.

State Name: Oklahoma**Point-in Time Date: 1/29/2015****Summary by household type reported:**

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	1,652	376	575	2,603
Households with at least one adult and one child ²	201	104	38	343
Households with only children ³	35	0	39	74
Total Homeless Households	1,888	480	652	3,020

Summary of persons in each household type:

Persons in households without children¹	1,676	397	623	2,696
Persons Age 18 to 24	214	61	110	385
Persons Over Age 24	1,462	336	513	2,311
Persons in households with at least one adult and one child²	595	293	108	996
Children Under Age 18	373	176	57	606
Persons Age 18 to 24	40	29	13	82
Persons Over Age 24	182	88	38	308
Persons in households with only children³	38	0	47	85
Total Homeless Persons	2,309	690	778	3,777

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	154	43	52	249
Non-Hispanic / Non-Latino	2,155	647	726	3,528
Total	2,309	690	778	3,777

Demographic summary by gender:

Female	1,004	272	259	1,535
Male	1,302	416	519	2,237
Transgender	3	2	0	5
Total	2,309	690	778	3,777

Rural Areas

Homelessness in the rural areas of the State is much more difficult to calculate. Given the population density of the State, the majority of services that serve the homeless are concentrated in urban and semi-urban areas. Even if beds are available, many rural homeless lack knowledge about the services or a means to travel to receive the same. As a part of this study, OU students were dispatched into the 77 counties in the State to, among other issues, attempt to understand the degree to which there is rural homelessness in the State. Their qualitative inquiries yielded very little data, in part, because rural homeless is difficult to identify and often ignored. For the purposes of this report, a literature review was prepared on the topic of rural homelessness in the United States. The goals of this academic review is to assist policymakers and service providers in the State in uncovering the dimensions of this illusive population.

In the U.S., the rural homeless population is predominantly Caucasian. This population is comprised of single mothers, widowed wives and husbands, divorced and separated men and women, and young people. A study examining rural homelessness in Ohio found that nearly 40% of those who classify as homeless were divorced, separated, or widowed (First, Richard J., John C. Rife, and Beverly G. Toomey, 1994, pg. 101). Ohio's rural homeless were also relatively young. Close to 80% of homeless population in this study was between the ages of 18 and 39 years old (First et al, 1994, pg. 101). Rural homelessness is often less visible than urban homelessness because these populations commonly take shelter are at a friend's house, in their vehicles, or on abandoned properties. These populations can also be found on "...campgrounds or in hollows, desert canyons, farmers' fields, state parks, and highway rest areas" (Milbourne and Cloke, 2006, pg. 17).

The causes of rural homelessness mirror, in most ways, the plight of the urban homeless. The study of homelessness in rural Ohio revealed family problems and substance abuse issues as primary causes of rural homelessness. The incidence of homelessness resulting from situations of domestic violence is high in rural areas (Cummins et al, 1998). Substance abuse issues are a common cause for homelessness in rural America. The literature reveals that this population tends to be homeless because they have isolated themselves from family and people who want to help (First et al, 1994). In the case of both domestic violence and substance abuse, it is often difficult for these individuals to find shelter and the supportive services they require in rural areas where options are limited, if available at all. The thought of moving to an urban area to find both shelter and supportive services is sometimes not considered at all by these vulnerable populations.

Rural areas are also more prone to the kind of poverty that puts individuals and families at risk for homelessness. The number of people living at or below the poverty line in rural places is higher than anywhere else in the United States (Moore, 2001). The statement "rural homelessness is a microcosm of national economic and political developments" cannot be truer for American rural communities (Vissing, 1996, pg. 103). The disinvestment of small towns and their inability to attract long-term sustainable business development, cripples a small town's economy. In effect, this is a main contributor for why poverty is such a common theme for rural communities. As a result, the State should carefully consider its investments in rural Oklahoma. While there is a need for shelter in these places, the construction of this housing type should be weighed with long term opportunities for employment in the area.

It is not surprising that rural areas typically lack both emergency shelters and temporary housing options. Services that provide temporary housing and provide relief and support services for those who cannot find food are virtually nonexistent in rural communities across the United States (Moore, 2001). Sheltering the homeless is undercapitalized in rural areas because communities do not see a concentration of homeless individuals (Vissing, 1996, pg. 146). As a result, the homeless must satisfice where they are. For instance, for families who are homeless, some of them use a friend's house to store clothes or to seek shelter, while some receive assistance from churches (Cummins et al, 1998). Others migrate to urban areas where services are available and more accessible (Rollinson, Paul A., and John T. Pardeck, 2006).

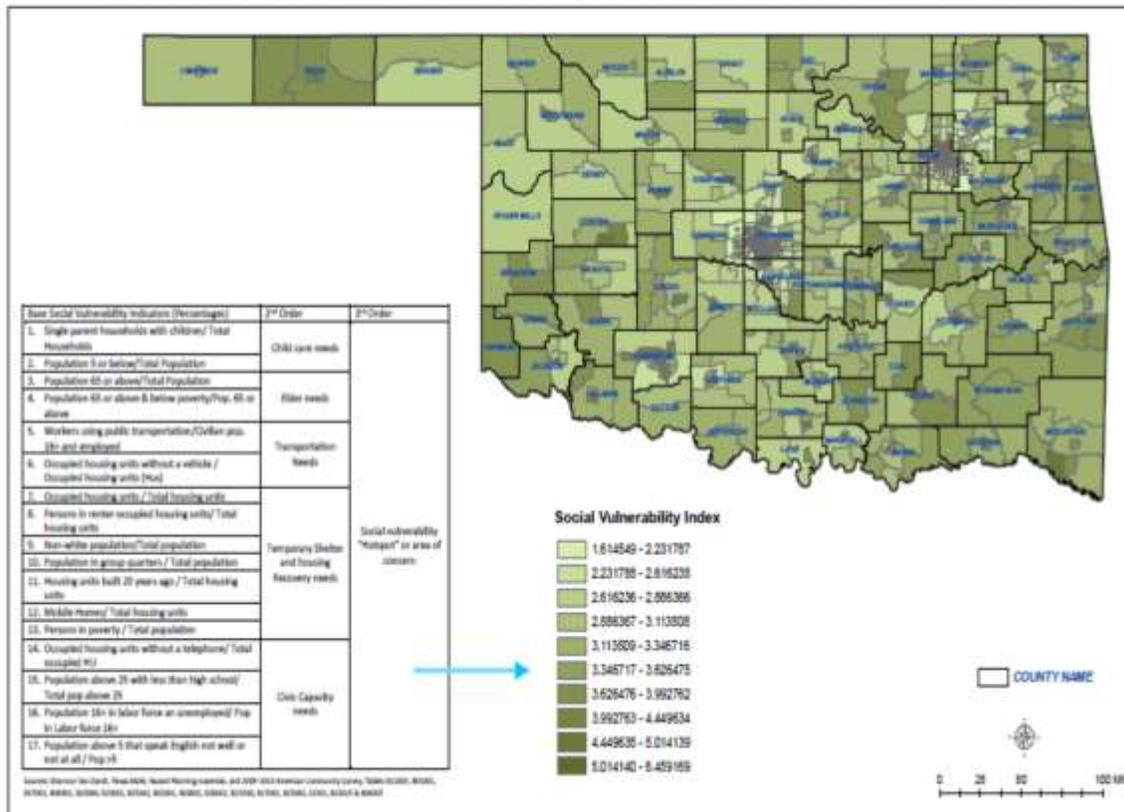
The absence of affordable housing in rural areas is a root cause of homelessness (Levinson, David, and Marcy Ross, 2007). In fact, it was noticed that many of the people were receiving monetary assistance or previously had some money saved up to spend on housing, but these measures were not enough to keep them afloat (First et al, 1994, pg. 101). Housing costs rise in rural areas typically rise as a result of competition for a limited amount of housing stock. In some rural areas, low income families are spending 70% of their household incomes on housing, sometimes substandard housing (Vissing, 1996, pg. 124). As Levinson et al explain, "housing costs are lower but so are incomes, with the result of placing a heavier rent burden in the community" (Levinson, David, and Marcy Ross, 2007, pg. 45). Renters in rural communities, as a result, are far more susceptible to becoming homeless than their urban or suburban counterparts because they do not have the financial safety net sometimes associated with homeownership (Fitchen, 1991, pg. 193).

While this brief review of the literature describes the state of homelessness across rural America, many of the lessons learned are easily translated to an Oklahoma context. The condition and supply of affordable housing units is relatively poor in many rural portions of the State. Rent burden, as more fully characterized in the Consolidated Housing Affordability Strategy (CHAS) section of this report, is high. This leaves families living and working in relatively weak economies vulnerable to homelessness. Once homeless, supportive services in these areas are relatively limited, especially for the chronically homeless, those with substance abuse problems, and victims of domestic violence. Services available to these populations in urban areas may not be attractive to individuals and families who are accustomed to life in rural communities. Where practicable, more consideration must be given to providing supportive services and temporary and permanent housing to homeless populations wishing to remain in rural areas.

At Risk For Homelessness

Poverty is the primary factor that places Oklahoma families at risk of being homeless. There are many factors experienced by those living in poverty which leave residents more or less vulnerable to homelessness. For the purposes of this study, a social vulnerability index has been constructed to measure the likelihood or risk that residents living in poverty might find themselves homeless. This index includes factors such as single headed households, concentration of young and elderly residents, the reliance on public transportation, private vehicle availability, racial composition, housing type, presence or absence of a telephone in the household, amongst other factors. This index is additive and seeks to understand the collective impact of these factors in estimating the vulnerability of a local population. While employed in more significant detail in the section of this report focusing on disaster resiliency, this tool is useful in identifying areas of the State where populations may be most vulnerable to homelessness. The index utilized in this section is different from the one crafted in the Disaster Resiliency chapter of this report in that it estimates social vulnerability at the county level, rather than by census tract. The decision to study vulnerability to homelessness at the county level was made to help policymakers understand, more generally, where resources and economic interventions are most necessary to stave off the potential effects of homelessness. This maps presents vulnerability to homelessness on the county level, depicting the most vulnerable counties in dark green.

Social Vulnerability - Impacts on Housing & Disaster Resiliency



The Oklahoma families most likely at risk are those living in public and subsidized housing. They live below the poverty line. Even those who are employed, remain vulnerable to homeless because an unexpected expense, like a medical emergency, threatens their ability to pay for their share of rent owed or utilities. A missed payment can easily lead to eviction and homeless.

Through the U.S. Department of Housing and Urban Development, Oklahoma service providers have been vested with more than 24,000 housing choice vouchers. Their spatial distribution is outlined below. Of significance is the size of the waiting lists for public housing units and housing choice vouchers in cities across the State. These individuals are the most vulnerable to being homeless.

		Authorized Vouchers	Public Housing Waiting List	Voucher waiting list
Ada	OK024	110	Unknown	Unknown
Bristow	OK033	87	Unknown	Unknown
Broken Bow	OK006	217	Unknown	Unknown
Fort Gibson	OK118	44	Unknown	Unknown
Henryetta	OK142	115	Unknown	Unknown
Hugo	OK044	178	14	56
Lawton	OK005	92	Unknown	Unknown
McAlester	OK062	73	118	36
Miami	OK027	243	126	179
Muskogee	OK099	843	Unknown	230
Norman	OK139	1,185	Unknown	313
Oklahoma City	OK002	4,219	830	8021
Oklahoma HFA	OK901	10,708	Unknown	11,155
Ponca City	OK111	134	70	148
Seminole	OK032	189	53	44
Shawnee	OK095	497	320	623
Stillwater	OK146	656	550	420
Stilwell	OK067	29	Unknown	Unknown
Tecumseh	OK148	31	90	171
Tulsa	OK073	4,808	4951	5859
Wewoka	OK096	154	Unknown	
Oklahoma		24,612		

Findings and Recommendations

The chronically homeless population remains high in Oklahoma and follows national trends. While this population does not appear to be growing, the needs of the chronically homeless merit continued attention. Ample emergency shelters and soup kitchens must be made available for these sizable population in both urban and rural contexts. Social service providers should be clustered, to the extent possible, where these groups of homeless populations cluster. Given the future projections for the increase in the number of cold and hot days in the region, social service providers must provide places that allow these individuals to seek refuge from the elements.

Those living with HIV/AIDS tend to underreport their status and needs. Given the cost of medical care these individuals face, the need for permanent and stable housing is critical. Housing providers must work to ensure that there are enough units for this undercounted population. Working with county health care providers, OHFA is much more likely to estimate the size and needs of this population of homeless and potentially homeless persons. Special care must be taken to ascertain the barriers these individuals face when using vouchers to secure housing in the marketplace.

Victims of domestic violence require temporary and transitional housing statewide. CoCs with high supportive services tend to better accommodate the housing needs for these population. Cleveland County provides a good model for the State. However, many homeless victims of domestic violence live in rural areas that are underserved. Efforts must be undertaken to work with social services provides, schools, churches, and the police to help identify these individuals and to lead them to available housing and supportive services.

While not mentioned in the PIC data, estimates must be prepared to calculate the number and needs of homeless populations with felonies. In particular, there has been a rise nationally in the number of homeless sex offenders. Zoning regulations and discrimination from the private market has pushed many registered sex offenders to the periphery of many communities. Given their criminal histories, this population of homeless is harder to house but should not be forgotten for health and safety of these individuals and the communities they inhabit.

The size of the homeless veteran population seems to be decreasing as a result of national initiatives to end homelessness for veterans in Oklahoma. The needs of homeless veterans are highest in areas of the State near VA facilities. Temporary and permanent housing should be constructed at a higher rate in these areas to meet demand. Care should be taken to make certain that the housing constructed is built to meet the psychological needs of veterans, particularly those suffering from PTSD.

Rural homelessness, in general, is a challenge to assess and characterize. The rate of homelessness in rural areas is most likely much higher than annual counts demonstrate. The majority of rural homeless likely find shelter out of public view. Some may shelter in their cars, in undeveloped areas or in the homes of those who allow them to stay. They are not likely to find their way to urban areas given their lack of transportation options and preferences for rural living. Programs that are developed to provide shelter to the rural homeless must be developed to allow sheltering in place where possible. Sheltering in place should only be allowed, however, in places where individuals are likely to be able to find what they need, including opportunities to work.

Very little is known about the age distribution of homeless over the age of 24. It is likely that the homeless population, including those who are chronically homeless, is aging. Elderly homeless individuals have special needs. Counts must be more sensitive to understanding the size and needs of this population. This does not mean arbitrarily building units to house this population unless a need can be demonstrated for the same.

Waiting lists for public housing and section 8 vouchers are high across the State. This is not uncommon to Oklahoma. However, when we are considering the size of the population that is at risk to homelessness, these waiting lists are an important factor to consider. Resources should be spent in a manner which is preventative so that these individuals' and families' needs are met before they become homeless.

The absence of affordable housing alternatives across some parts of the State is the largest threat to homelessness. In markets that are constrained by an aging housing stock or those that are rapidly growing, individuals and families who live on the economic margins are at risk for becoming homeless. Communities must work to ensure that zoning regulations promote the development of housing types serving all income levels, including the providing of temporary and permanent housing to meet the needs of the presently homeless and those at risk for becoming the same. Funding distributions should be targeted to communities with the highest needs who are willing to do what is necessary to meet the needs of the homeless and those at risk for the same.

Works Cited

Continuum of Care Network Pamphlet. 2015

Cummins, L. K., R. J. First, and B. G. Toomey. "Comparisons of Rural and Urban Homeless Women." *Affilia* 13.4 (1998): 435-53. Web. 24 Oct. 2015.

First, Richard J., John C. Rife, and Beverly G. Toomey. "Homelessness in Rural Areas: Causes, Patterns, and Trends." *Social Work* 39.1 (1994): 97-108. Web. 24 Oct. 2015.

Fitchen, Janet M. "Homelessness in Rural Places: Perspectives from Upstate New York." *Urban Anthropology and Studies of Cultural Systems and World Economic Development* 20.2 (1991): 177-210. Institute, Inc. Web. 23 Oct. 2015.

Levinson, David, and Marcy Ross. *Homelessness Handbook*. N.p.: Berkshire Group, 2007.

Milbourne, Paul, and Paul J. Cloke. *International Perspectives on Rural Homelessness*. London: Routledge, 2006.

Moore, Robert M. *The Hidden America: Social Problems in Rural America for the Twenty-first Century*. Selinsgrove: Susquehanna UP, 2001.

Rollinson, Paul A., and John T. Pardeck. *Homelessness in Rural America: Policy and Practice*. New York: Haworth, 2006.

Vissing, Yvonne Marie. *Out of Sight, out of Mind: Homeless Children and Families in Small-town America*. Lexington, KY: U of Kentucky, 1996.

Fair Housing

Summary

Fair housing addresses discrimination in the provision of housing as well as discrimination in access to opportunities provided by the location of affordable housing. Recent actions by the United States Department of Housing and Urban Development (HUD) and the United States Supreme Court focus our attention on localized access to opportunity.

These findings are intended to aid the Oklahoma Housing Finance Agency (OHFA) determine the location of new affordable housing in relation to vulnerable populations and explore ways to expand the opportunities available to help communities of existing affordable housing achieve self-sufficiency.

Key Findings:

- 70% of affordable housing units are located in census tracts marked by poverty
- 62% of affordable housing is located in census tracts where a majority of the residents are not white
- 13% of affordable housing units have no access to transit services and 56% have access to limited service, on-demand transit
- 2.6% of affordable housing units have limited access to a hospital
- 7.8% of affordable housing units are located in food deserts

Recommendations:

Continued efforts to improve the quality of life for affordable housing residents and reduce discrimination associated with affordable housing will likely need to include strategies that integrate new affordable housing as well as support existing communities of affordable housing. This will likely include public policies and funding designed to integrate low-income and workforce housing into a more diverse set of communities. Additionally, those living existing affordable housing communities need increased opportunities to stay in place, become self-sufficient, and participate in determining the future of their neighborhood. OHFA may consider partnering with other state, non-profit, and for-profit agencies to explore strategies for helping communities thrive economically, socially, and environmentally.

What is Fair Housing?

Fair housing addresses discrimination in the provision of housing as well as discrimination in access to opportunities provided by the location of affordable housing. On one hand, this protects the ability of individuals to obtain housing regardless of personal characteristics such as race, skin color, national origin, gender, familial status, or disability. It also focuses attention on more subtle forms of discrimination that cluster low-income housing in ways that inhibit the ability of communities to access services and amenities that support self-sufficiency and autonomy.

Recent actions by the United States Department of Housing and Urban Development (HUD) and the United States Supreme Court focus our attention on localized access to opportunity. In 2014, HUD released the Affirmatively Furthering Fair Housing (AFFH) rule for public comment. The draft rule

“directs HUD’s program participants to take significant actions to overcome historic patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice, and foster inclusive communities that are free from discrimination” (HUD 2015). In 2015, the United States Supreme Court provided legal support for actions taken to remedy patterns that impede the upward mobility and opportunity of low-income individuals and communities. In the case of Texas Department of Housing and Community Affairs v. The Inclusive Communities Project the court reiterated the need to address disparate impacts in considering the location of affordable housing and reinforced the importance of AFFH (Bostic 2015). Housing discrimination from this perspective is not only felt by individual residents, it can also be the result of actions that work to limit the opportunities to improve the quality of life in local communities.

Approach

In Oklahoma, a combination of federal and state programs work to support the opportunities provided to individuals and families who rest safely and comfortably in an apartment or home. Here we use publicly available data for units that are part of the Low Income Housing Tax Credit (LIHTC) Program, the Rural Rental Housing Loans, or OHFA administered programs such as Oklahoma Affordable Housing Tax Credit (AHTC), the HOME investment partnership program, the Section 8 Housing Choice Voucher Program, and multi-family bonds. Collectively, these programs represent state efforts to assist individuals who are unable to afford housing.

Indicators of disparate impact vary but seem to contingent upon the contextual characteristics of a particular neighborhood. In an effort to help communities investigate and understand community level disparate impacts, HUD created a Fair Housing Assessment Tool (http://www.huduser.gov/portal/affht_pt.html#affh). The assessment tool includes measures on indicators of disparate impacts based on the clustering of potentially vulnerable populations, including:

- Race/Ethnicity of Residents
- National Origin of Residents
- English Proficiency of Residents
- Job Accessibility
- Transit Accessibility
- Level of Poverty
- Environmental Exposure (e.g. pollution, crime, food, health care, etc.)
- Disability

This report uses the Fair Housing Assessment Tool in conjunction with readily available data to initiate a more thorough investigation of the potential for disparate impacts in the state. The findings are intended to aid the Oklahoma Housing Finance Agency regarding future location of new fair housing in relation to vulnerable populations and the future opportunities available to help communities of existing affordable housing achieve self-sufficiency.

Data

Data for this report are compiled from a variety of sources including the United States Census, the University of Oklahoma Center for Spatial Analysis, and primary data collected as part of ongoing research efforts at the University of Oklahoma. Data are aggregated into census tracts and reported statewide as well as by county (see Appendix 1).

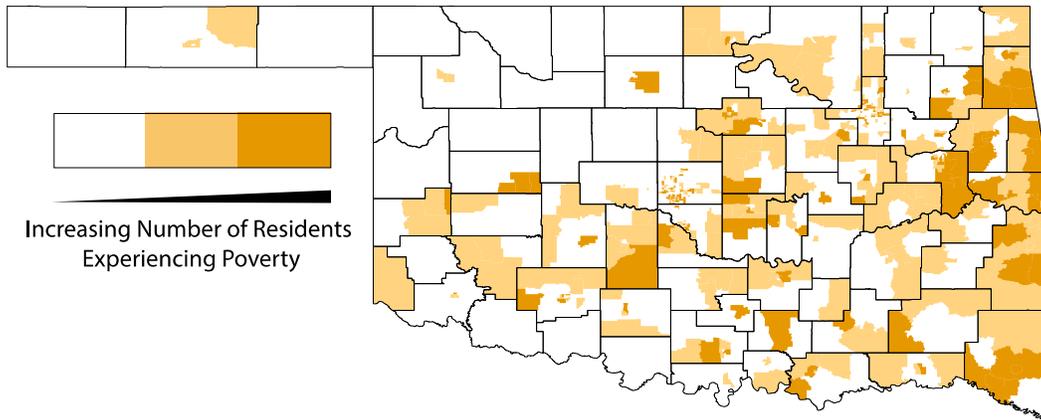
1. Urban/Rural

A majority of the affordable housing in Oklahoma is situated in rural communities. Urban communities including Edmond, Lawton, Norman, Oklahoma City, and Tulsa are home to just over 1/3 of the affordable housing units in the state.

	Total Affordable Housing Units	Situated an Urban Setting	Situated in a Rural Setting
OHFA	35,292	11,699 (33.1%)	23,593 (66.9%)
515	5,384	0	5,384 (100%)
LIHTC	23,537	8,255 (35.1%)	15,282 (64.9%)
Total	64,213	19,954 (31.1%)	44,259 (68.9%)

2. Poverty

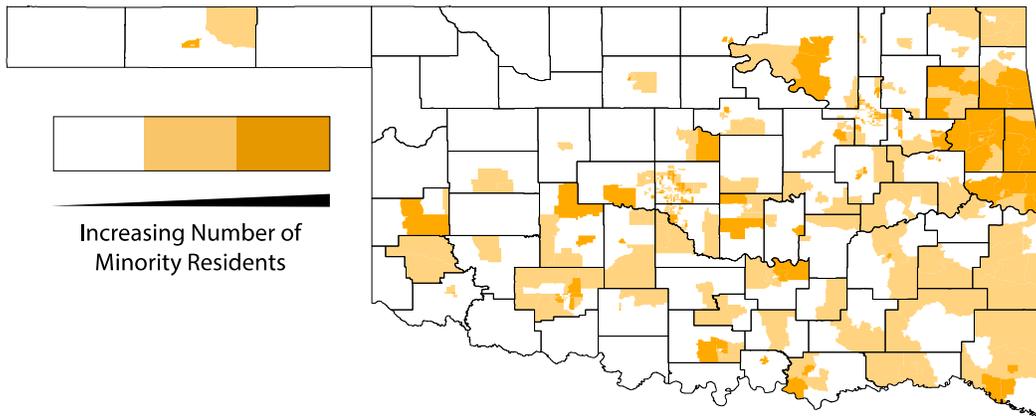
Approximately 70% of affordable housing units in Oklahoma are located in census tracts where the number of residents living in poverty is above the state average. About half of these units are located in areas of extreme poverty, where the number of individuals who are economically vulnerable exceeds 994, more than one standard deviation (411) from the mean (583).



	Total Affordable Housing Units	Situated in Poverty	Situated in Extreme Poverty
OHFA	35,292	12,295 (34.8%)	12,464 (35.3%)
515	5,384	2,093 (38.9%)	1,839 (34.2%)
LIHTC	23,537	7,483 (31.8%)	8,924 (38.0%)
Total	64,213	21,796 (33.9%)	23,227 (36.2%)

3. Non-white Enclaves

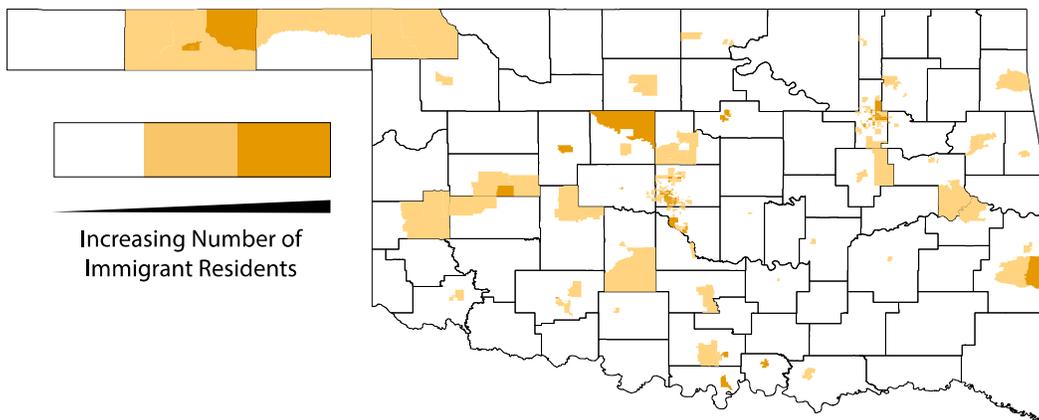
Just over 60% of affordable housing units in Oklahoma are located in census tracts where a majority of the residents are non-white. With just fewer than 24% of the total affordable housing units in census tracts heavily populated with residents who are not white – identified as census tracts where the number of non-white residents is more than 1,595 - one standard deviation (653) greater than the mean (542).



	Total Affordable Housing Units	Situated in Majority Non-White Community	Situated in Heavily Non-White Community
OHFA	35,292	12,814 (36.3%)	7,907 (22.4%)
515	5,384	2,229 (41.4%)	1,288 (23.9%)
LIHTC	23,537	10,285 (43.7%)	5,677 (24.1%)
Total	64,213	25,328 (39.4%)	14,872 (23.2%)

4. Immigrant Enclaves

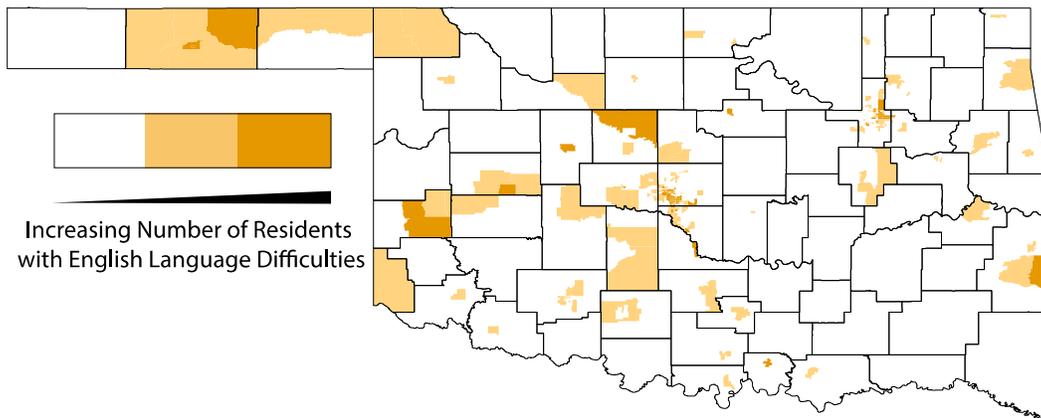
One-third of affordable housing units in Oklahoma are located in census tracts where more than the average number of residents are immigrants. About half of these units are located in areas dense with immigrants, where the number of individuals who are not citizen exceeds 349, more than one standard deviation (219) from the mean (130).



	Total Affordable Housing Units	Situated in Immigrant Enclave	Situated in Heavily Immigrant Enclave
OHFA	35,292	8,114 (23.0%)	3,358 (9.5%)
515	5,384	1,017 (18.9%)	159 (3.0%)
LIHTC	23,537	5,457 (23.2%)	3,364 (14.3%)
Total	64,213	14,588 (22.7%)	6,881 (10.7%)

5. Limited English Proficiency

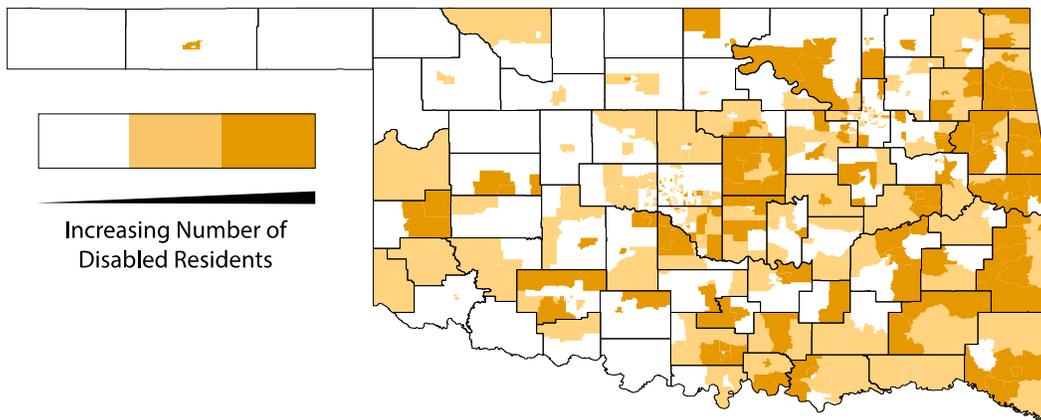
Almost 17,000 existing affordable housing units in Oklahoma are located in census tracts where more residents than average do not speak English very well. A little more than half of these units are located in areas dense with individuals with limited English proficiency, where the number of individuals who speak English less than very well exceeds 380, more than one standard deviation (240) from the mean (140).



	Total Affordable Housing Units	Community with more than average number of Limited English Speakers	Community dense with limited English Speakers
OHFA	35,292	6,250 (17.7%)	3,122 (8.8%)
515	5,384	799 (14.8%)	240 (4.5%)
LIHTC	23,537	4,034 (17.1%)	3,475 (14.8%)
Total	64,213	11,083 (17.3%)	6,837 (10.6%)

6. Disability

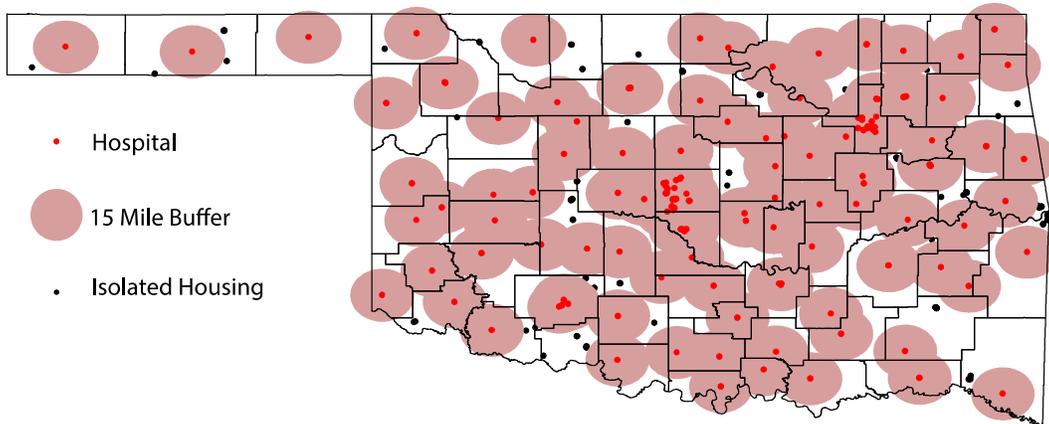
Almost 60% of existing affordable housing units in Oklahoma are located in census tracts where more residents than average have a disability. A little more than half of these units are located in areas dense with individuals with a disability, where the number of individuals who are disabled is greater than 831, more than one standard deviation (289) from the mean (542).



	Total Affordable Housing Units	Community with more than average number of Disabled Residents	Community dense with Disabled Residents
OHFA	35,292	10,098 (28.6%)	10,722 (30.4%)
515	5,384	1,686 (31.3%)	2,594 (48.8%)
LIHTC	23,537	7,074 (30.1%)	6,289 (26.7%)
Total	64,213	18,858 (29.4%)	19,605 (30.5%)

7. Hospitals

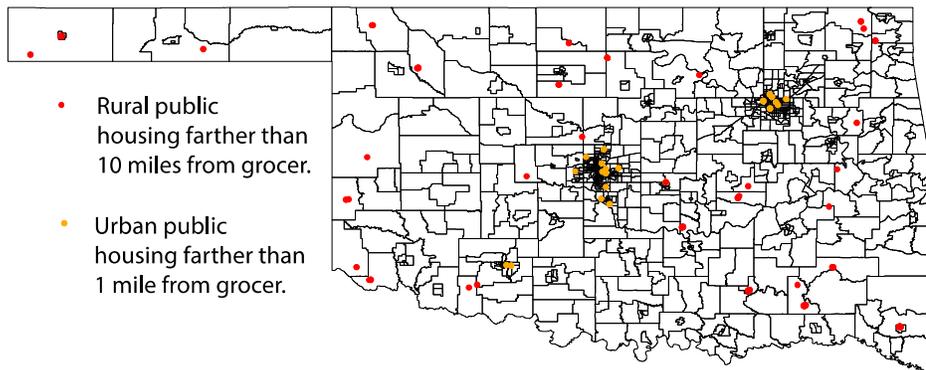
There are no affordable housing units more than 30 miles from a hospital. Approximately 2.6% of affordable housing units are farther than 15 miles from the nearest hospital. As indicated by the larger percentage of Rural Rental Housing Loan units, most of these are located in rural areas.



	Total Affordable Housing Units	More than 15 miles to nearest hospital	More than 30 miles to nearest hospital
OHFA	35,292	628 (1.8%)	0
515	5,384	500 (9.3%)	0
LIHTC	23,537	532 (2.3%)	0
Total	64,213	1,660 (2.6%)	0

8. Grocery Stores

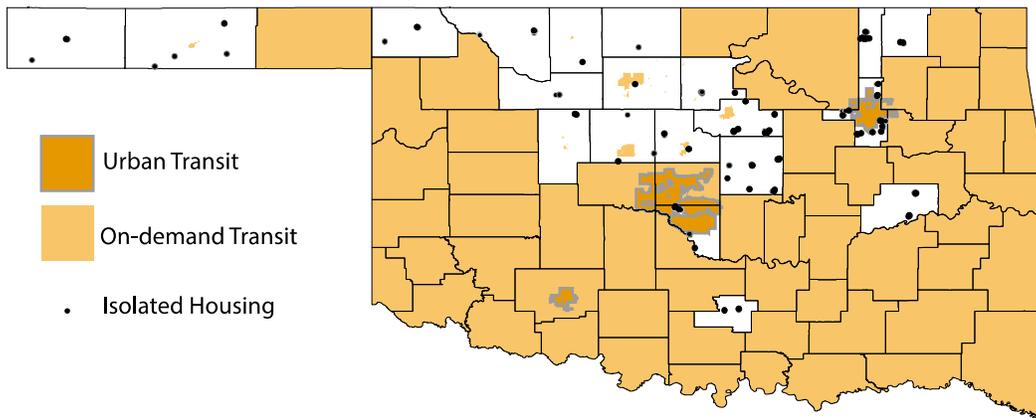
Approximately 7.8% of affordable housing units are in areas that are classified as food deserts. According to the United States Department of Agriculture, food deserts exist in urban environments further than 1 mile from a grocery store and in rural environments further than 10 miles from a grocery store (<https://apps.ams.usda.gov/fooddeserts/foodDeserts.aspx>).



	Total Affordable Housing Units	Urban > 1 Mile from nearest Grocer	Rural > 10 miles to nearest Grocer
OHFA	35,292	1,493 (4.2%)	1,097 (3.1%)
515	5,384	0	466 (8.7%)
LIHTC	23,537	1,175 (5.0%)	769 (3.3%)
Total	64,213	2,668 (4.2%)	2,332 (3.6%)

9. Transit

A little over 69% of affordable housing in Oklahoma is located in a census tract with limited or no access to transit services. This includes 8,367 affordable housing units in areas that lack public transit services all together as well as 36,363 units that are situated in areas that have on-demand transportation services that often have limited operation times and may only serve elderly and disabled populations or those going to a medical appointment.



	Total Affordable Housing Units	No Transit	Urban Transit	On-Demand Transit
OHFA	35,292	4,035 (11.4%)	11,265 (31.9%)	19,992 (56.6%)
515	5,384	767 (14.2%)	0	4,617 (85.8%)
LIHTC	23,537	3,565 (15.1%)	8,217 (34.9%)	11,755 (49.9%)
Total	64,213	8,367 (13.0%)	19,482 (30.3%)	36,363 (56.6%)

What does this mean for Oklahoma?

This report suggests a number of possible ways forward for the Oklahoma Housing Finance Agency as it continues to support quality low-income and workforce housing for residents of the state. Across a number of indicators of opportunity, affordable housing in the state clusters in ways that raise concerns about the opportunities available to affordable housing residents in comparison to other residents.

Continued efforts to improve the quality of life for affordable housing residents and reduce discrimination associated with affordable housing will likely need to include strategies that integrate new affordable housing as well as support existing communities of affordable housing. This will likely include public policies and funding designed to integrate low-income and workforce housing into a more diverse set of communities. Additionally, those living existing affordable housing communities need increased opportunities to stay in place, become self-sufficient, and participate in determining the future of their neighborhood. OHFA may consider partnering with other state, non-profit, and for-profit agencies to explore strategies for helping communities thrive economically, socially, and environmentally.

Moving ahead, Oklahoma should be wary of a narrowly focused vision focused solely on the problems of existing affordable housing and the integration of these residents into other communities. The relocation of residents harkens back to the physical and social destruction brought about by urban renewal. Such an approach pits efforts to enhance existing affordable housing through community development against efforts to build a more integrated and diverse society (Goetz 2015). Rather, Oklahoma has the opportunity to work closely with local municipalities to improve the conditions of current affordable housing communities while simultaneously advancing integration of low-income and workforce housing through the construction in new settings.

For future new development, a number of case studies and emerging scholarship on the importance of neighborhood effects provide guidance on possible ways forward for Oklahoma. For instance, in El Paso, Texas a public private partnership between the Housing Authority of the City of El Paso and private developers led to the development of a mixed income housing development. Eastside Crossings (<http://www.hacep.org/about-us/eastside-crossings>) provides 74 traditional affordable housing units, 79 affordable housing units, and 45 market rate units in partnership with the Texas Department of Housing and Community Affairs (Housing Authority of El Paso 2015). In Sacramento, partnership between private developers and the Capital Area Redevelopment Authority resulted in the adaptive reuse of a building listed on the National Register of Historic Buildings into affordable Housing (Vellinga 2015). Located in a dense, walkable, transit-oriented community, the Warehouse Artist Lofts (<http://www.rstreetwal.com>) are home to 116 units, 86 of which are affordable and 13,000 square feet of ground floor retail.

For existing affordable housing, strategies exist to help enhance localized opportunities and build a culture of community participation around housing. Across the nation, there is a need to refocus the discussion away from the deficits found in many communities to look for closely at opportunities (Lens 2015) and to think about the consequences of physical, social, and economic isolation (Clarke, Morenoff, Debbink, Golberstein, Elliott, & Lantz, 2014.).

The Oklahoma Housing Finance Agency may need to collaborate more closely with other governmental agencies to develop comprehensive strategies that not only improve existing housing but also work toward enhancing access to food, recreation, amenities, jobs, and quality schools. By doing so, OHFA could help build the social and physical resiliency of these communities so that residents would be empowered to choose for themselves whether or not they want to stay and be part of their existing community or move elsewhere in search of a better quality of life. A set of tools for doing some of this work is available through Policy Link (<http://www.policylink.org/equity-tools/equitable-development-toolkit/about-toolkit>). For those who are relocated due to circumstances that make staying in place impossible, intensive case management may be required to ensure that these residents avoid pitfalls and thrive in a new environment (Theodos, Popkin, Guernsey, & Getsinger, 2010). But evidence continues to suggest that stability, particularly in the lives of children, is an essential part of ensuring that everyone has the opportunity to succeed and thrive (HUD 2014).

Bibliography

Bostic, R. 2015. A clear SCOTUS statement on disparate impact and AFFH. Rooflines: the Shelterforce blog, 15 July. Retrieved from

http://www.rooflines.org/4181/a_clear_scotus_statement_on_disparate_impact_and_affh/

Clarke P., Morenoff J., Debbink M., Golberstein E., Elliott M.R., Lantz P.M. 2014. Cumulative exposure to neighborhood context: consequences for health transitions over the adult life course. *Research on Aging*. 36(1):115-142.

Goetz, E.G. 2015. From Breaking Down barriers to Breaking Up Communities: the expanding spatial strategies of fair housing advocacy. *Urban Affairs Review* 51(6): 820-842.

Housing Authority of El Paso. 2015. Eastside Crossings. Retrieved from <http://www.hacep.org/about-us/eastside-crossings>

United States Department of Housing and Urban Development. 2015. Federal Register 80(136): 42272-42371. Retrieved from <https://www.gpo.gov/fdsys/pkg/FR-2015-07-16/pdf/2015-17032.pdf>

United States Department of Housing and Urban Development. 2014. Housing's and Neighborhoods' Role in Shaping Children's Future. Evidence Matters. Retrieved from <https://www.huduser.gov/portal/periodicals/em/fall14/highlight1.html>

Lens, M.C. 2015. Measuring the Geography of Opportunity. *Progress in Human Geography*. doi: 10.1177/0309132515618104

Theodos, B., S. Popkin, E. Guernsey, & L Getsinger. 2010. Inclusive Public Housing: Services for the Hard to House. Washington: Urban Institute. Retrieved from <http://www.urban.org/sites/default/files/alfresco/publication-pdfs/412035-Inclusive-Public-Housing-Services-for-the-Hard-to-House.PDF>

Vellinga, M.L. 2015. This Week: Warehouse Artists Lofts gets Grand Opening Thursday. Sacramento Bee. April 5. Retrieved from <http://www.sacbee.com/news/local/article17467076.html>

Data Sources

2014 American Community Survey Estimates

- Poverty: ACS_13_5YR_S1701 > HC02_EST_VC01 > Below poverty level; Estimate; Population for whom poverty status is determined
- Non-white enclaves: ACS_13_5YR_BO2001 > HD01_VD02 > [Total Population] - Estimate; Total: - White alone
- Immigrant enclaves: ACS_13_5YR_BO5001 > HD01_VD06 > Estimate; Total: - Not a U.S. citizen
- Limited English Proficiency: ACS_13_5YR_S1601 > HC03_EST_VC01 > Percent of specified language speakers - Speak English less than "very well"; Estimate; Population 5 years and over
- Disability: ACS_13_5YR_S1810 > HC02_EST_VC01 > with a disability; estimate; total civilian noninstitutionalized population

University of Oklahoma Center for Spatial Analysis: Data Warehouse

- Hospital locations as of 2008 derived from Oklahoma State Department of Health, Health Care Information Division.

University of Oklahoma Division of Regional and City Planning

- Grocery store locations retrieved from Internet search conducted by faculty and student research assistants at the University of Oklahoma.
- Transit locations retrieved from Oklahoma Department of Transportation (<http://www.okladot.state.ok.us/transit/pubtrans.htm>) and geocoded by faculty and student research assistants at the University of Oklahoma.

Appendix 1: County affordable housing Summaries

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Adair	676	676	676	0	0	177	0	0	0
Alfalfa	93	0	0	0	0	0	93	0	23
Atoka	145	121	0	0	0	0	24	145	24
Beaver	0	0	0	0	0	0	0	0	0
Beckham	343	87	228	0	228	315	0	28	0
Blaine	169	0	0	127	127	0	24	0	42
Bryan	1,005	538	501	0	0	501	0	0	0
Caddo	658	292	387	0	0	292	95	0	0
Canadian	1,655	0	248	0	0	0	48	24	0
Carter	1,040	373	938	189	0	972	24	24	24
Cherokee	1,359	986	412	0	0	436	0	13	0
Choctaw	433	312	0	0	0	0	0	0	0
Cimarron	69	0	0	0	0	0	8	69	69
Cleveland	2,389	1,080	194	758	648	601	0	214	718
Coal	71	0	0	0	0	71	0	0	0
Comanche	1,214	200	182	0	0	225	123	151	24
Cotton	114	0	0	0	0	0	114	0	0
Craig	290	0	0	0	0	157	0	72	0
Creek	1,359	163	163	0	0	670	0	0	0
Custer	255	78	0	0	0	172	0	0	0
Delaware	712	695	285	0	0	712	28	0	0
Dewey	75	0	0	0	0	0	16	0	0
Ellis	39	0	0	0	0	0	0	0	0
Garfield	824	683	127	0	0	0	0	52	50

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Immigrant Enclaves	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Garvin	557	0	0	0	0	265	0	0	0
Grady	758	71	0	0	0	621	71	0	0
Grant	8	0	0	0	0	0	8	8	8
Greer	100	0	0	0	0	0	0	0	0
Harmon	62	0	0	0	0	0	0	2	0
Harper	50	0	0	0	0	0	14	36	50
Haskell	63	0	0	0	0	0	0	0	0
Hughes	341	0	0	0	0	0	0	76	0
Jackson	322	18	18	0	18	0	30	30	0
Jefferson	36	0	0	0	0	0	0	0	0
Johnston	517	493	0	0	0	493	0	0	0
Kay	1,001	196	168	0	0	344	0	0	0
Kingfisher	153	0	0	8	8	0	8	8	40
Kiowa	143	0	0	0	0	0	0	0	0
Latimer	220	0	0	0	0	220	0	0	0
Le Flore	1,050	204	0	0	0	573	166	0	0
Lincoln	705	143	0	0	0	705	42	0	705
Logan	629	0	0	0	0	300	0	0	158
Love	62	0	0	62	0	0	0	0	0
Major	76	0	0	0	0	0	0	0	76
Marshall	134	0	109	109	109	109	0	0	0
Mayes	546	382	218	0	0	382	0	0	0
McClain	346	55	0	0	47	299	0	0	0
McCurtain	767	767	746	0	0	767	57	315	0
McIntosh	488	0	0	0	0	169	0	0	488

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Murray	224	95	0	0	0	224	0	0	224
Muskogee	1,572	642	59	0	0	44	48	0	0
Noble	387	0	0	0	0	0	42	30	345
Nowata	229	0	0	0	0	185	0	0	229
Okfuskee	214	169	0	0	0	213	0	1	0
Oklahoma	11,497	3,920	3,518	2,445	2,641	456	0	1,202	25
Okmulgee	663	303	227	0	0	127	0	0	0
Osage	1,544	538	700	0	0	1,391	42	0	0
Ottawa	409	0	0	0	0	96	0	84	0
Pawnee	65	0	0	0	0	0	37	20	0
Payne	1,797	1,209	0	120	120	648	0	0	971
Pittsburg	1,268	0	50	0	0	284	16	16	0
Pontotoc	810	311	286	0	0	336	0	0	0
Pottawatomie	1,715	1,009	587	0	0	954	0	284	0
Pushmataha	381	234	0	0	0	381	147	381	0
Roger Mills	14	0	0	0	0	0	0	14	0
Rogers	973	0	0	0	0	0	36	0	0
Seminole	426	76	75	0	0	75	0	123	0
Sequoyah	1,449	922	922	0	0	726	243	0	0
Stephens	841	0	0	0	0	310	12	0	0
Texas	816	0	372	782	782	372	60	6	75
Tillman	114	0	0	0	0	0	0	0	0
Tulsa	9,868	4,750	1,807	2,281	2,109	1,419	0	1,441	2,220
Wagoner	1,094	691	461	0	0	701	0	0	0
Washington	1,262	0	108	0	0	108	0	0	1,262
Washita	189	0	0	0	0	0	0	0	0

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Woods	65	0	0	0	0	0	2	0	65
Woodward	161	0	0	0	0	0	0	60	0

Lead-Based Paint Hazards

Findings / Health and Well-being

Lead is known to be highly toxic particularly to young children 5 years of age and under. Excessive exposure results in reduced intelligence, impaired hearing, reduced stature and a host of other negative health effects. It is well documented that a common source of lead exposure for children is lead-based paint in older housing along with the dust and soil it generates. Children are exposed to lead-based paint most commonly by directly eating paint chips or indirectly by ingesting lead-contaminated house dust or soil through normal hand-to-mouth contact.

For purposes of this analysis, the federal definition of “lead-based paint hazard” at 24 CFR Part 35.86 was applied. Under this definition, lead-based paint hazard is defined as, “...any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.”

It is noteworthy estimates presented can only be stated as dwellings that “potentially” have LBP hazards because there are no real-time surveys or studies of residential structures built prior to 1978. However, there have been previous estimations provided in the state’s Consolidated Plan.

Statewide Findings

Using methodology which will be discussed later in this section, we have estimated the number of housing units in Oklahoma with lead-based paint hazards as defined in 24 CFR Part 35.86. Our estimates are shown in the following table.

Lead-Based Paint Hazards in Oklahoma		
	Number	Percent
Total Housing Units	1,432,730	
Total Housing Units with Lead-Based Paint Hazards	240,229	16.8%
Owner-Occupied Units w/LBP Hazards	159,861	66.5%
Renter-Occupied Units w/LBP Hazards	80,368	33.5%
Housing Units w/LBP Hazards Occupied by Low-to-Moderate Income Households	113,931	47.4%
Housing Units w/LBP Hazards with Children < 6 Years of Age Present	37,426	15.6%
Housing Units w/LBP Hazards Occupied by LMI Households and Children < 6 Years of Age Present	19,761	52.8%

Sources: American Healthy Homes Survey Table 5-1 & CHASTables 12 & 13

As shown, we estimate that there are 240,229 housing units in Oklahoma containing lead-based paint hazards, representing 16.8% of Oklahoma’s total housing stock. 66.5% of those units are owner-occupied, while 33.5% are renter-occupied. Of the 240,229 housing units containing lead-based paint hazards, 113,931 units, or 47.4%, are occupied by households with low-to-moderate incomes as defined by HUD. Among all housing units with lead-based paint hazards, 37,426 units have children under the age of six present, and 52.8% of those units, or 19,761 units total, are households with low-to-moderate incomes. Exhibits 2 through 6, found at the end of this section, graphically summarize our statewide findings at a county level.

Disaster Resiliency/ Economy and Society, Infrastructure and Environment

While communities strive to address lead-based paint hazards through education and removal when detected in connection with federally funded local housing rehabilitation initiatives, hazard detection and mitigation may have special considerations in terms of disaster resiliency.

Many disasters are accompanied by widespread damage to residential structures often times scattering building material debris across the landscape necessitating removal by heavy equipment and disposal in landfills. When building materials contaminated with lead-based paint become part of non-contaminated debris disposal, it presents an environmental hazard that can span well beyond recovery and rebuilding efforts.

Leadership and Strategy

Given the albeit large but finite number of potential housing units with lead hazards, the state and local communities may wish to consider initiatives aimed at reducing and/or eventually eliminating residential lead-based paint hazards, particularly in housing occupied by low and moderate income households with young children present. One such initiative could be the use of the state's various federal and state housing programs' competitive funding selection criteria. By designing rating criteria that specifically awards points to applicants that purposefully seek out properties within counties known to have higher percentages of lead hazards, housing developers along with those engaged in rehabilitation may be incentivized to engage in hazard mitigation.

State and local governments may wish to capitalize on the results of this study by using the data to support competitive applications to the Federal Home Loan Bank Topeka's Affordable Housing Program funding for owner occupied rehabilitation which, among other competitive rating criteria, awards points for the "Abatement of Hazardous Environmental Conditions". Similarly, this report's data may be used to document hazards and need in applications for competitive health care grants offered at the federal level.

Similar to initiatives undertaken by USHUD, the state may want to consider undertaking a real-time sample survey of homes built prior to 1978 across the state's community sizes and counties to more accurately ascertain the extent of the hazard and/or conducting real-time surveys of LBP Risk Assessors licensed by the ODEQ.

Survey of Previous Lead-based Paint Studies

Using a combination of US Census Bureau and US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy data and age of housing stock built prior to 1980, the Oklahoma Department of Commerce's, "State of Oklahoma Five-Year E-Consolidated Plan FY 2014 – 2018" estimated 59% of the owner occupied and 65% of the renter occupied housing had the potential of containing lead-based paint. To address lead paint hazards, the Consolidated Plan recommended assessment of hazard presence be conducted at the point dwelling rehabilitation is undertaken and that nonprofits advise persons receiving federal rehabilitating assistance regarding the dangers of lead exposure.

At the national level, between 1998 and 2000, USHUD Office of Health Homes and Lead Hazard Control staff and the National Institute of Environmental Health Sciences conducted a real-time

random sampling of 831 permanently occupied housing units (multifamily, single family and mobile homes) taken from all 50 states and the District of Columbia. The results indicated an estimated 38 million (39% of the 96 million total housing units) of the nation's housing units had lead-based paint hazards. Of that total, 24 million had significant lead hazards with 1.2 million of those units occupied by low income families. It was further estimate that 35% of all low income housing had lead-based paint hazards. The study also noted the prevalence of lead-based paint increases with age of housing. However, most painted surfaces, even in older homes don't have lead paint. Geography was found to be related to the incidence of lead-based paint with the Northeast and Midwest having 2 times the prevalence of lead paint than the South and West. Finally, the study recommends "public-private sector resources be directed units posing the greatest risk" as a preventive measure to avoid lead poisoning.

In April 2011, the U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control updated its 1998-2000 nationwide report in its publication, "American Healthy Homes Survey, Lead and Arsenic Findings". This report, conducted from June 2005 through March 2006, estimated 37.1 million homes (34.9%) out of a total of 106 million total housing units have lead-based paint somewhere in the building. Of the 65.6 million homes built before 1978, 34.4 million (52%) have lead-based paint. The study reaffirmed the previous finding that the prevalence of lead-based paint is higher in the Northeast and Midwest parts of the United States than South and West. It also confirmed earlier finding that the incidence of lead-based paint increases with age of housing with 86% of the homes built prior to 1940 containing lead. An estimated 3.6 million homes with children less than 6 years of age have lead-based paint hazards of which 1.1 million are low income households. Of the 16.8 million homes with children under the age of 6, 5.7 million (34%) have lead-based paint, about the same incidence of lead-based paint in all homes.

In June 2006, the Oklahoma State Department of Health's Childhood Lead Poisoning Prevention Program (OCLPPP) received a 5-year project grant "Oklahoma Childhood Lead Poisoning Prevention Program Focusing in High Risk Groups". That program focused on communities evidencing high numbers of children 6-72 months of age who are at high risk for lead poisoning.

In order to more effectively target high-risk areas and populations, the OCLPPP identified 21 high-risk target area (HRTA) zip codes (see Exhibit #1) located within Oklahoma, Tulsa, Muskogee, Jackson, Okmulgee, Ottawa, Kay, Garfield, and Hughes counties. These 21 zip codes were narrowed from a list of 57 zip codes out of the state's approximately 700 zip codes that with populations of 5,000 or more persons; greater than or equal to 22% of housing stock built prior to 1950; and, greater than or equal to 18% of children under the age of 6 years living below the poverty level.

The 57 zip codes were further compared and evaluated based on selected characteristics such as EBL cases and proportion of minority population. Zip codes with higher EBL prevalence and/or minority populations (Hispanic/African American/American Indian) were ranked higher and given the designation as HRTA zip codes.

Oklahoma County Findings

The number of housing units in Oklahoma County containing lead-based paint hazards can be estimated by applying the percentages of housing units with such hazards reported by the American

Healthy Homes Survey, to the number of occupied homes in Oklahoma County, by year of construction. The following table presents the percentage of housing units in the Census Bureau South Region based on the AHHS findings.

Housing Units in the South Census Region with Lead-Based Paint Hazards by Year of Construction			
Year of Construction	No. of Housing Units (000s)	Units w/ LBP Hazards (000s)	Percent of Units w/ LBP Hazards
1978-2005	18,625	664	3.6%
1960-1977	11,724	1,311	11.2%
1940-1959	5,575	2,145	38.5%
1939 or Earlier	3,072	1,947	63.4%
Total	38,996	6,067	15.6%

Source: U.S. Dept. of Housing and Urban Development, American Healthy Homes Survey, Table 5-1

These percentages can then be applied to the number of housing units in Oklahoma County, by year of construction and by tenure (owner-occupied versus renter-occupied), as reported by HUD's Comprehensive Housing Affordability Strategy (CHAS) data for Oklahoma County.

Total Housing Units in Oklahoma County with Lead-Based Paint Hazards by Tenure			
Total Owner-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	71,732	3.57%	2,557
1960-1977	49,514	11.18%	5,537
1940-1959	38,035	38.48%	14,634
1939 or Earlier	12,600	63.38%	7,986
Total	171,880	17.87%	30,714
Total Renter-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	41,740	3.57%	1,488
1960-1977	38,025	11.18%	4,252
1940-1959	20,775	38.48%	7,993
1939 or Earlier	9,155	63.38%	5,802
Total	109,695	17.81%	19,536
Total Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	113,472	3.57%	4,045
1960-1977	87,539	11.18%	9,789
1940-1959	58,810	38.48%	22,627
1939 or Earlier	21,755	63.38%	13,788
Total	281,575	17.85%	50,250

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

Finally, we can use the same methodology to estimate the number of housing units in Oklahoma County with lead-based paint hazards, occupied by households with low-to-moderate incomes, by tenure:

**Housing Units in Oklahoma County with Lead-Based Paint Hazards by Tenure,
Occupied by Low-Income Families**

Owner-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	5,566	3.57%	198
1960-1977	7,115	11.18%	796
1940-1959	8,755	38.48%	3,369
1939 or Earlier	2,895	63.38%	1,835
Total	24,330	25.47%	6,197

Renter-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	16,865	3.57%	601
1960-1977	17,726	11.18%	1,982
1940-1959	9,625	38.48%	3,703
1939 or Earlier	4,490	63.38%	2,846
Total	48,705	18.75%	9,132

Total Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	22,430	3.57%	800
1960-1977	24,840	11.18%	2,778
1940-1959	18,380	38.48%	7,072
1939 or Earlier	7,385	63.38%	4,681
Total	73,035	20.99%	15,330

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

**Housing Units in Oklahoma County with Lead-Based Paint Hazards by Tenure,
Occupied by Moderate-Income Families**

Owner-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	7,651	3.57%	273
1960-1977	7,835	11.18%	876
1940-1959	8,640	38.48%	3,324
1939 or Earlier	2,400	63.38%	1,521
Total	26,525	22.60%	5,994

Renter-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	9,208	3.57%	328
1960-1977	9,117	11.18%	1,019
1940-1959	4,655	38.48%	1,791
1939 or Earlier	2,040	63.38%	1,293
Total	25,020	17.71%	4,432

Total Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	16,859	3.57%	601
1960-1977	16,952	11.18%	1,896
1940-1959	13,295	38.48%	5,115
1939 or Earlier	4,440	63.38%	2,814
Total	51,545	20.23%	10,426

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

To conclude, we estimate that there are a total of 50,250 homes in Oklahoma County containing lead-based paint hazards, 30,714 owner-occupied and 19,536 renter-occupied. Of the 50,250 homes in the county estimated to have lead-based paint hazards, 15,330 are estimated to be occupied by households with low-incomes (incomes less than 50% of Area Median Income), and 10,426 are estimated to be occupied by households with moderate incomes (between 50% and 80% of Area Median Income), for a total of 25,755 housing units in Oklahoma County with lead-based paint hazards occupied by households with low or moderate incomes.

Lead-Based Paint Hazards in Homes with Children Present

Using the same methodology, we can estimate the number of housing units in Oklahoma County occupied by households with children under the age of six present. For this analysis we apply the lead-based paint hazards percentages from the American Healthy Homes Survey to the data in HUD CHAS Table 13, which details housing units by year of construction, household income, and presence of children under the age of six. The data is presented in the following table:

Housing Units in Oklahoma County with Lead-Based Paint Hazards with Children under Age 6 Present Occupied by Low or Moderate-Income Families			
Housing Units < 50% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	4,579	3.57%	163
1940-1977	10,141	19.98%	2,026
1939 or Earlier	1,615	63.38%	1,024
Total	16,335	19.67%	3,213
Housing Units 50%-80% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,854	3.57%	102
1940-1977	6,056	19.98%	1,210
1939 or Earlier	750	63.38%	475
Total	9,660	18.50%	1,787
Total LMI Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	7,433	3.57%	265
1940-1977	16,198	19.98%	3,236
1939 or Earlier	2,365	63.38%	1,499
Total	25,995	19.23%	5,000
Total Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	19,221	3.57%	685
1940-1977	26,244	19.98%	5,243
1939 or Earlier	3,625	63.38%	2,297
Total	49,090	16.76%	8,226

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 13

As shown, we estimate there are 8,226 housing units in Oklahoma County with lead-based paint hazards and children under the age of six present, and that 5,000 of those housing units are occupied by families with low to moderate incomes.

Research Footnotes/Sources

Oklahoma Department of Commerce, "State of Oklahoma Five-Year E-Consolidated Plan FY 2014 – 2018"

"The Prevalence of Lead-Based Paint Hazards in U.S. Housing", Environmental Health Perspectives, Volume 110, Number 10, October 2002

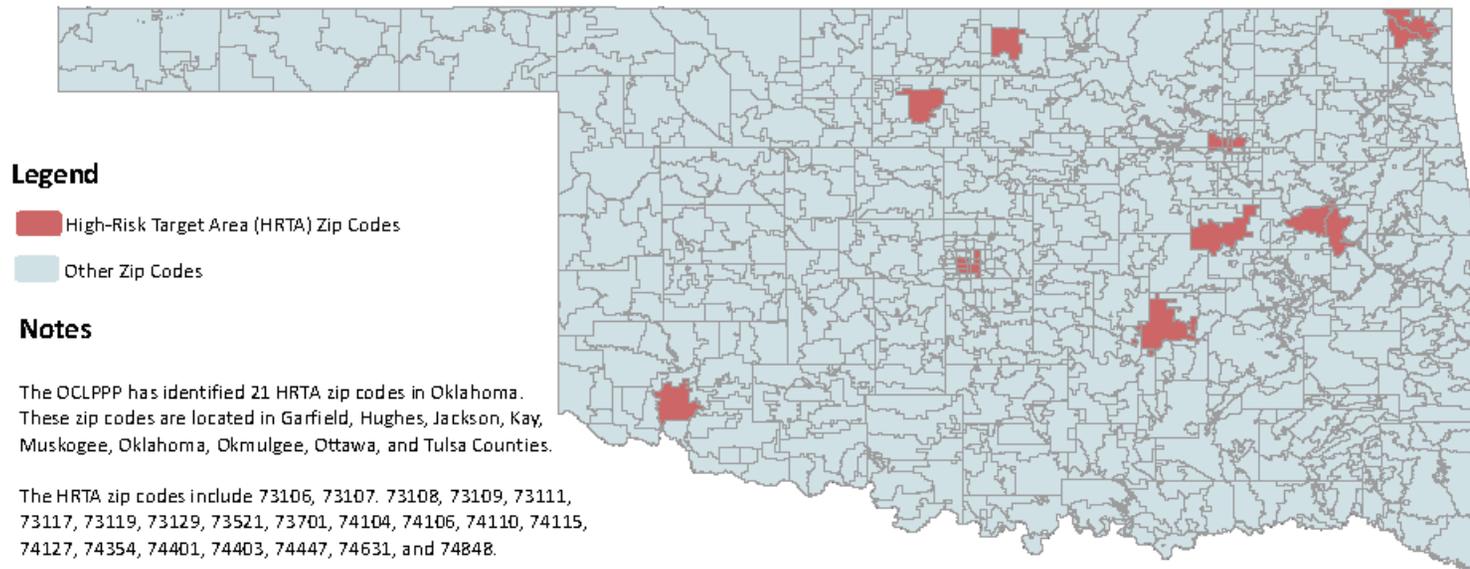
U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, "American Healthy Homes Survey, Lead and Arsenic Findings", April 2011

Oklahoma State Department of Health, Oklahoma Childhood Lead Poisoning Prevention Program Focusing in High Risk Groups"

U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2007-2011

Exhibit #1

Map 2: High-Risk Target Areas (HRTA) Zip Codes for Childhood Lead Poisoning



Legend

- High-Risk Target Area (HRTA) Zip Codes
- Other Zip Codes

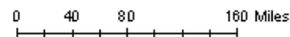
Notes

The OCLPPP has identified 21 HRTA zip codes in Oklahoma. These zip codes are located in Garfield, Hughes, Jackson, Kay, Muskogee, Oklahoma, Okmulgee, Ottawa, and Tulsa Counties.

The HRTA zip codes include 73106, 73107, 73108, 73109, 73111, 73117, 73119, 73129, 73521, 73701, 74104, 74106, 74110, 74115, 74127, 74354, 74401, 74403, 74447, 74631, and 74848.

The HRTA zip codes are identified using the following criteria:

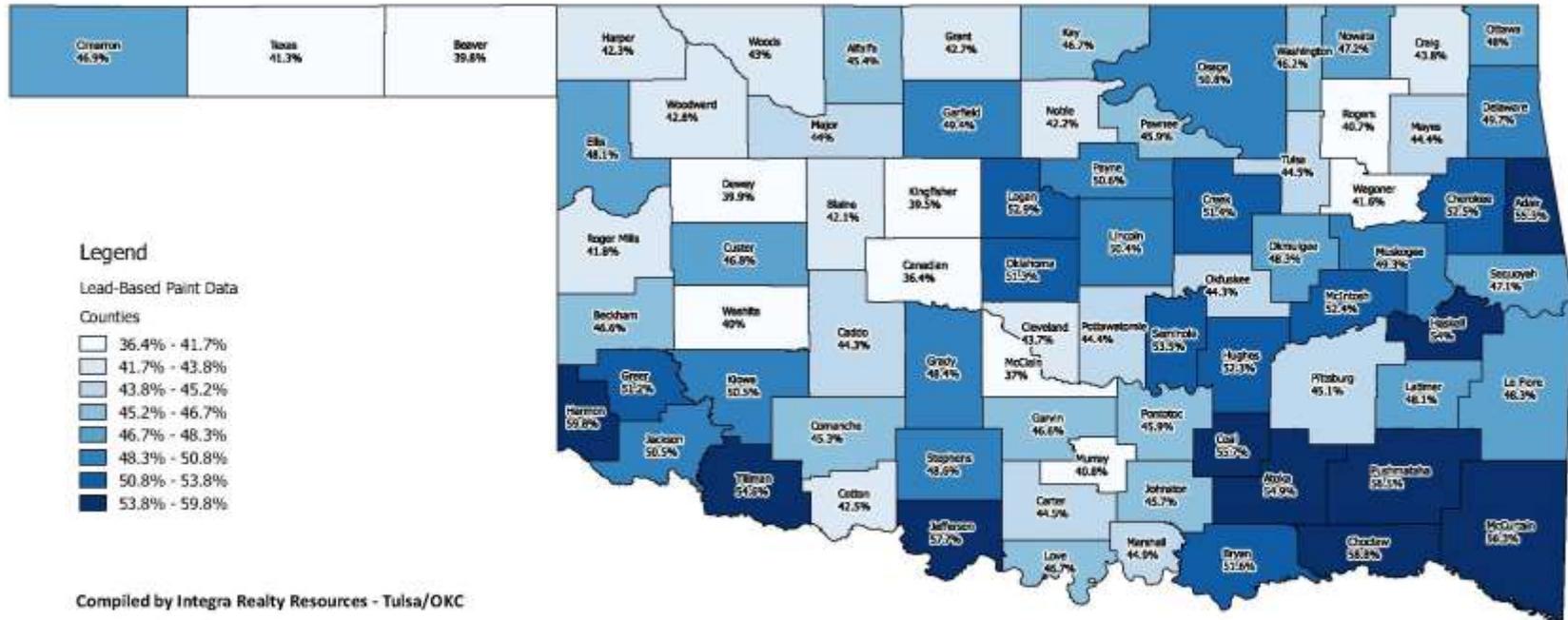
- 1- Zip codes having the highest proportion of pre-1950 housing;
- 2- Zip codes having the highest proportion of children under six years of age living in poverty;
- 3- Zip codes having high elevated blood lead level (EBLL) prevalence rate; and
- 4- Zip codes having the highest proportion of minority populations.



Childhood Lead Poisoning Prevention Program
 Screening and Special Services
 Prevention and Preparedness Service
 Oklahoma State Department of Health

Exhibit #3

Percentage of Housing Units Containing Lead-Based Paint Hazards Occupied by Low to Moderate Income Households



Conclusions

The previous analysis has attempted to describe the state of the residential housing market in Oklahoma County, Oklahoma. Where possible, information regarding the population centers of the county was included to assess need on a community level. Much of the information is based on demographic information from local authorities and national information services. However, personal interviews were performed with property owners and managers, real estate professionals, and community officials in an effort to substantiate information from the national organizations and understand current market conditions. Several important issues regarding housing have become apparent through this analysis and are identified below.

Oklahoma County has undergone significant growth over the last fifteen years, in terms of population, households and employment levels. Until recently, the oil and gas industry was a major driver of new growth in the region. New population and employment growth has been met with new housing construction, both for rent and for ownership. Though some growth has occurred in nearly all parts of the county, growth has been strongest in the north central and northwestern areas of the county, as well as Oklahoma City's urban core.

New housing development (both for ownership and rent) has comprised housing units that are affordable, as well as substantially more expensive. Among housing units for ownership, new construction is most expensive in the areas of greatest growth and demand, noting that the average sale price of homes in Edmond constructed in 2014/2015 is estimated to be \$353,645. New construction for ownership in downtown Oklahoma City primarily consists of condominiums and townhomes, with most priced starting at \$300,000, and many priced well above that figure. These prices are all well above what could be afforded by a household earning less than median household income for Oklahoma County, estimated to be \$45,999 in 2015.

There has been significant new rental development in most areas of Oklahoma Core, with the largest new developments primarily in downtown/midtown Oklahoma City, as well as the north central and northwestern areas of the county. Some new rental housing construction is affordable in nature, but the majority is not: we estimate that among housing units either currently under construction or planned for construction in the near future, less than 15% are affordable. However, we forecast that over the next five years, 8,132 rental housing units will be needed in Oklahoma County, and that 4,481 will need to be affordable to households earning at or less than median household income for the county, or 55.1%.

Oklahoma County has a relatively high rate of renters with high rent costs (45.48%) as well as homeowners with high ownership costs (21.30%). These figures are both above state averages, and will likely not improve in the near future as new housing construction remains largely priced above what could be afforded by typical households.

In terms of disaster resiliency we note that 111 tornadoes have impacted the county between 1959 and 2014, with 1,040 injuries and 45 fatalities combined. Data provided by the local Hazard Mitigation

Plan indicates approximately 10,000 persons live within a 100-year floodplain, and a further 11,000 live within a 500-year floodplain.

Oklahoma County is largely served by the Oklahoma City Continuum of Care (CoC), which provides services to the area's homeless populations among other functions. Throughout the Oklahoma City CoC, there are an estimated 1,481 homeless persons, 1,223 of which are estimated to be sheltered. These figures likely significantly understate the problem; it is possible there are at least 5,600 homeless persons in Oklahoma City. Key subpopulations within the area include the severely mentally ill, chronic substance abusers, and the chronically homeless in general.

In terms of fair housing issues, many affordable housing units are located in areas at risk for poverty, in primarily non-white enclaves, and in areas where limited English is spoken. 1,202 affordable housing units are considered to be in a food desert; in urban environments this is considered to be further than 1 mile from a grocery store.

Due to the age of the county's housing stock, lead-based paint hazards are an issue, with an estimated 50,250 occupied housing units with such hazards, and 8,226 of those units occupied by low-to-moderate income households with children under the age of 6 present.

In summary, it is apparent that new housing in several categories is required in Oklahoma County. While the upper end of the market is being satisfied, the lower end of the population that requires rental and moderate cost ownership property has a more limited product available. As the population continues to grow in Oklahoma County as a whole, this demand will continue to increase. We estimate the county will need 12,169 housing units for ownership and 8,132 housing units for rent over the next five years, in order to accommodate projected population and household growth. These units should include a mixture of both market rate rental units, affordable housing units, and housing for ownership affordable to a range of incomes.

Addendum A
Acknowledgments



The Housing Needs Assessment research team extends a special thanks to the following individuals and organizations for their many contributions of data, program information and time that helped make this project possible:

University of Oklahoma Intern Team

Derrick “Rhys” Wilson, Eyakem Gulilat, Chase Phillips, Jane Wyrick, Charlotte Adcock, Sam Shreder, Jacquelyn Porter, Amy Wilson, Kevin Wang, Lora Gwartney, Forrest Bennett, Maryam Moradian, Salma Al Nairab

Federal Agencies

Federal Reserve Bank of Kansas City-Oklahoma City Branch, Steven Shepelwich

US Federal Emergency Management Agency, Harold Latham

US Department of Housing and Urban Development Oklahoma City Field Office, Jackie McBride

Oklahoma State Agencies

Department of Health Karen Fenserly, Susan J. Quigley and Marisa New

Department of Human Services, Connie Schlittler

Department of Emergency Management Dara Hayes

Department of Commerce, Rebekah Zahn-Pittser

Local Organizations

Regional Council of Governments and Oklahoma Association of Regional Councils

Continuums of Care Network

Hazard Mitigation Plan personnel/administrators

Community economic development professionals

City Managers and Planners

Community Action Agencies

Chambers of Commerce

Affordable housing developers, owners and investors

Homeless Alliance, Dan Straughan, Sunshine Hernandez



Addenda

Pathways, Patrice Pratt

Women's Resource Center, Vanessa Morrison

AIDS Care Fund, Sunshine Schillings

Addendum B

Qualifications



Owen S. Ard, MAI

Experience

Senior Managing Director of Integra Realty Resources - Tulsa/OKC, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since 1984, Mr. Ard has performed appraisal services consisting of narrative and summary real estate appraisals, ad valorem tax protests, consulting, litigation support services, market and feasibility studies, reviews, market study analyses and appraisals in connection with allocation of tax credits, brokerage services for commercial and residential transactions, property management, and expert litigation testimony. All types of real property are encompassed -apartments, ranches, theaters, hotel/motel, multi-purpose and resort properties, golf courses, high-rise and garden office buildings, manufacturing facilities, warehousing and distribution centers, nursing homes, assisted living facilities, banks, shopping centers and malls, residential subdivisions, industrial parks, and sports arenas. Valuations and market studies have been prepared on proposed, partially completed, renovated and existing structures. Appraisals have been made for condemnation purposes, estates, mortgage financing, equity participation and due diligence support. Clients served include corporations, law firms, financial institutions, investment firms and public/private agencies.

Professional Activities & Affiliations

Central Oklahoma Chapter, Appraisal Institute (Past Chapter President)
National Association of Realtors
Urban Land Institute
National Council of Affordable Housing Market Analysts
Appraisal Institute National Committees
Tulsa Metropolitan Area Planning Commission
Tulsa Preservation Commission
Tulsa Local Development Act Review Committee
Appraisal Institute, Member (MAI)

Licenses

Oklahoma, Oklahoma General Appraiser License, 11245CGA, Expires April 2018

Education

B.S.B.A. Degree, Marketing, University of Tulsa, Tulsa, Oklahoma (1984)

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

Qualified Before Courts & Administrative Bodies

District Court of Tulsa County, Oklahoma
District Court of Oklahoma County, Oklahoma
District Court of Garfield County, Oklahoma
Tulsa County Board of Equalization

oard@irr.com - 918-492-4844

Integra Realty Resources
Tulsa/OKC

1323 E. 71st. Street
Suite 105
Tulsa, OK 74136

T 918-492-4844
F 918-493-7155

irr.com



Owen S. Ard, MAI

Qualified Before Courts & Administrative Bodies (Cont'd)

Kansas Board of Tax Appeals
United States Federal Bankruptcy Court, Tulsa, Oklahoma
United States Federal Bankruptcy Court, Minneapolis, Minnesota
United States Federal Bankruptcy Court, Jackson, Mississippi

Integra Realty Resources

Tulsa/OKC

1323 E. 71st. Street
Suite 105
Tulsa, OK 74136

T 918-492-4844
F 918-493-7155

irr.com



David A. Puckett

Experience

Senior Director with Integra Realty Resources - Oklahoma, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since May 2002, Mr. Puckett has performed appraisal services consisting of narrative and summary real estate appraisals. All types of real property are encompassed-apartments, garden office buildings, manufacturing and warehouse industrial buildings, mobile home parks, restaurants and retail structures. Valuations and market studies have been prepared on proposed and existing structures. Appraisals have been made for estates, mortgage financing, equity participation and due diligence support. Prior to his employ at Integra Realty Resources - Oklahoma, Mr. Puckett was an employee of the University of Oklahoma Center for Business and Economic Development, working as a data analyst for the All County Affordable Housing Study commissioned by the Oklahoma Department of Commerce. Responsibilities included demographic, economic and real estate data collection from federal, state and local sources, as well as interviews of regional planning district, county and municipal officials, real estate market experts and local economic development experts. Mr. Puckett was responsible for site visits of 23 of the 77 Oklahoma counties, and personally authored 18 of the final reports. As an employee of IRR-Oklahoma, Mr. Puckett also performed the site visits and authored the final reports for four of the nine entitlement cities: Tulsa, Broken Arrow, Shawnee and Lawton. Mr. Puckett has also completed numerous housing market studies for use in applications for Federal Low-Income Housing Tax Credits in Oklahoma, Kansas, Missouri and Arkansas, and has performed market studies and appraisals for use in H.U.D.'s Multifamily Accelerated Processing (M.A.P.) program. Clients served include corporations, financial institutions, investment firms and public/private agencies.

Professional Activities & Affiliations

Appraisal Institute-Candidate for Designation

Licenses

Oklahoma, Oklahoma General Appraiser License, 12795CGA, Expires December 2016

Education

University of Oklahoma, Norman – Bachelor of Arts (Economics)

Successfully completed the following Appraisal Institute courses and seminars:

- Uniform Standards of Professional Appraisal Practice, 15-Hour
- Introduction to Income Capitalization Seminar
- Basic Income Capitalization 310
- Advanced Income Capitalization 510
- Highest and Best Use and Market Analysis 520
- Advanced Sales Comparison and Cost Approaches 530
- Report Writing and Valuation Analysis 540
- Advanced Concepts and Case Studies
- Real Estate Finance Statistics and Valuation Modeling
- Business Practices and Ethics 420

Integra Realty Resources

Tulsa/OKC

1323 E. 71st St., Suite 105
Tulsa, OK 74136

T 918-492-4844

F 918-493-7155

irr.com



Integra Realty Resources, Inc.

Corporate Profile

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in North America with over 60 independently owned and operated offices located throughout the United States and the Caribbean. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and virtually all are headed by a Senior Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Senior Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins, MAI, FRICS
AUSTIN, TX - Randy A. Williams, MAI, SR/WA, FRICS
BALTIMORE, MD - G. Edward Kerr, MAI, MRICS
BIRMINGHAM, AL - Rusty Rich, MAI, MRICS
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS
BOSTON, MA - David L. Cary, Jr., MAI, MRICS
CHARLESTON, SC - Cleveland "Bud" Wright, Jr., MAI
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS
CHICAGO, IL - Eric L. Enloe, MAI, FRICS
CINCINNATI, OH - Gary S. Wright, MAI, FRICS, SRA
CLEVELAND, OH - Douglas P. Sloan, MAI
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS
DALLAS, TX - Mark R. Lamb, MAI, CPA, FRICS
DAYTON, OH - Gary S. Wright, MAI, FRICS, SRA
DENVER, CO - Brad A. Weiman, MAI, FRICS
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS
FORT WORTH, TX - Gregory B. Cook, SR/WA
GREENSBORO, NC - Nancy Tritt, MAI, SRA, FRICS
GREENVILLE, SC - Michael B. Dodds, MAI, CCIM
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS
HOUSTON, TX - David R. Dominy, MAI, CRE, FRICS
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, FRICS
JACKSON, MS - John R. Praytor, MAI
JACKSONVILLE, FL - Robert Crenshaw, MAI, FRICS
KANSAS CITY, MO/KS - Kenneth Jagers, MAI, FRICS
LAS VEGAS, NV - Charles E. Jack IV, MAI
LOS ANGELES, CA - John G. Ellis, MAI, CRE, FRICS
LOS ANGELES, CA - Matthew J. Swanson, MAI
LOUISVILLE, KY - Stacey Nicholas, MAI, MRICS
MEMPHIS, TN - J. Walter Allen, MAI, FRICS

MIAMI/PALM BEACH, FL - Anthony M. Graziano, MAI, CRE, FRICS
MINNEAPOLIS, MN - Michael F. Amundson, MAI, CCIM, FRICS
NAPLES, FL - Carlton J. Lloyd, MAI, FRICS
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, FRICS
NEW JERSEY COASTAL - Halvor J. Egeland, MAI
NEW JERSEY NORTHERN - Matthew S. Krauser, CRE, FRICS
NEW YORK, NY - Raymond T. Cirz, MAI, CRE, FRICS
ORANGE COUNTY, CA - Steve Calandra, MAI
ORLANDO, FL - Christopher Starkey, MAI, MRICS
PHILADELPHIA, PA - Joseph D. Pasquarella, MAI, CRE, FRICS
PHOENIX, AZ - Walter "Tres" Winius III, MAI, FRICS
PITTSBURGH, PA - Paul D. Griffith, MAI, CRE, FRICS
PORTLAND, OR - Brian A. Glanville, MAI, CRE, FRICS
PROVIDENCE, RI - Gerard H. McDonough, MAI, FRICS
RALEIGH, NC - Chris R. Morris, MAI, FRICS
RICHMOND, VA - Kenneth L. Brown, MAI, CCIM, FRICS
SACRAMENTO, CA - Scott Beebe, MAI, FRICS
ST. LOUIS, MO - P. Ryan McDonald, MAI, FRICS
SALT LAKE CITY, UT - Darrin W. Liddell, MAI, FRICS, CCIM
SAN DIEGO, CA - Jeff A. Greenwald, MAI, SRA, FRICS
SAN FRANCISCO, CA - Jan Kleczewski, MAI, FRICS
SARASOTA, FL - Carlton J. Lloyd, MAI, FRICS
SAVANNAH, GA - J. Carl Schultz, Jr., MAI, FRICS, CRE, SRA
SEATTLE, WA - Allen N. Safer, MAI, MRICS
SYRACUSE, NY - William J. Kimball, MAI, FRICS
TAMPA, FL - Bradford L. Johnson, MAI, MRICS
TULSA, OK - Owen S. Ard, MAI
WASHINGTON, DC - Patrick C. Kerr, MAI, FRICS, SRA
WILMINGTON, DE - Douglas L. Nickel, MAI, FRICS
CARIBBEAN/CAYMAN ISLANDS - James Andrews, MAI, FRICS

Corporate Office

Eleven Times Square, 640 Eighth Avenue, 15th Floor, Suite A, New York, New York 10036
Telephone: (212) 255-7858; Fax: (646) 424-1869; E-mail info@irr.com
Website: www.irr.com



DAWN EVE JOURDAN, ESQ., PH.D.

Director and Associate Professor
Regional and City Planning
College of Architecture
830 Van Vleet Oval, Gould Hall, Room 180
Norman, OK 73019-4141
Phone: (405) 325-3502
Fax: (405) 325-7558
E-MAIL: Dawn.E.Jourdan-1@ou.edu

EDUCATION:

Ph.D. Urban and Regional Planning, Florida State University, Tallahassee, FL, 2004.

J.D./M.U.P. Law and Urban Planning, University of Kansas, Lawrence, KS, 2000.

B.S. Urban Affairs and Theatre Arts, Bradley University, Peoria, IL, 1996.

RESEARCH INTERESTS:

The legal aspects of land use, affordable housing, historic preservation and aesthetics regulation at the federal, state, and local level.

WORK EXPERIENCE:

Associate Professor and Director of Regional and City Planning, University of Oklahoma (07/12-present)

Assistant Professor with a Joint Appointment in Planning and Law, University of Florida (01/08-6/12)

Director of the Center for Building Better Communities, University of Florida (05/11-06/12)

Assistant Professor and Minor Program Coordinator, Texas A&M University (01/05-12/07)

Lecturer, Rutgers University Bloustein Institute (01/06-present)

Lecturer, Texas A&M University (01/04-12/04)

Adjunct Professor, Florida State University (01/03-12/03)

Graduate Teaching Assistant, Florida State University (05/02-12/03)

Legal Intern, 1000 Friends of Florida (05/02-12/03)

Associate, Holland & Knight LLP (05/00-08/01)

AWARDS:

Student Planning Award for the Pinellas County Post Disaster Ordinance Drafting Project from the Florida Chapter of the American Planning Association, Fall, 2011.

Award for Service as the University Liaison to the Florida Chapter of the American Planning Association, Fall, 2010.

Teacher of the year award by the UF Student Planning Association, April, 2010.

Best paper in the real estate valuation category by the Appraisal Institute with Kimberly Geideman and Shan Gao, Fall, 2009.

Excellence in Teach Award by the College of Architecture of Texas A & M University, September, 2005.

Student Planning Award by the Texas Chapter of the American Planning Association, Fall, 2007.

Early Dissertation Research Grant to Study the Effects of Intergenerational Planning on Relocation Grief from the U.S. Department of Housing and Urban Development, November, 2003.

COURSES TAUGHT:

Principles and Practice of Urban Planning (graduate level, at the University of Oklahoma)

Land Use Controls (graduate level, at the University of Oklahoma)

Sociology of Housing (graduate level, at the University of Oklahoma with Dean Charles Graham)

Growth Management Powers II (graduate-law course, at the University of Florida)

Growth Management Powers I (graduate-law course, at the University of Florida)

Affordable Housing Law (graduate-law course, at the University of Florida)

Planning History and Theory (graduate level, at the University of Florida and Texas A&M University)

Land Use Planning Law (law school, at the University of Florida College of Law)

Land Development Law (graduate level, at Texas A&M University)
Historic Preservation Law (graduate level, at Texas A&M University)
Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)
Attorney-Client Communications (undergraduate level, at Florida State University)
Legal Communications (undergraduate level, at Florida State University)
Environmental Law (continuing education, at Rutgers University)
Historic Preservation Law (continuing education, at Rutgers University)
Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

K. Frank, J. Macedo, and **D. Jourdan**, Fostering Rural Adaptive Capacity for Sea Level Rise Planning Using Methods of Community Engagement (pending review- special edition of the Journal of the Community Development Society).

D. Jourdan and S. Pilat, Preserving Public Housing: Federal, State and Local Efforts to Preserve the Social and Architectural Forms Associated with Housing for the Poor in the *Journal of Preservation Education and Research* (forthcoming).

Ozor, B., K. Frank, and **D. Jourdan**, Confronting Wicked Problems with Games: How Role-Play Informs Planning for Sea Level Rise in Northeast Florida (pending review).

Jourdan, D., A. Ray, and L. Thompson, Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity in *Journal of Housing and Community Development Law* (forthcoming).

Jourdan, D., K. Hurd, W. Gene Hawkins, and K. Winson Geideman, Evidence Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom in *The Urban Lawyer*, 45:2, Spring 2014, 327-348.

Jourdan, D. S. Van Zandt, and E. Tarleton, Coming home: Resident satisfaction regarding return to a revitalized HOPE VI community in *Cities* available at: <http://www.sciencedirect.com/science/article/pii/S0264275113000322>, 2013.

Jourdan, D., A Response to Mandelker's Free Speech Law for On Premise Signs in *Planning and Environmental Law*, 65:4, 2013, 4-10.

Land Development Law (graduate level, at Texas A&M University)
Historic Preservation Law (graduate level, at Texas A&M University)
Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)
Attorney-Client Communications (undergraduate level, at Florida State University)
Legal Communications (undergraduate level, at Florida State University)
Environmental Law (continuing education, at Rutgers University)
Historic Preservation Law (continuing education, at Rutgers University)
Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

K. Frank, J. Macedo, and **D. Jourdan**, Fostering Rural Adaptive Capacity for Sea Level Rise Planning Using Methods of Community Engagement (pending review- special edition of the Journal of the Community Development Society).

D. Jourdan and S. Pilat, Preserving Public Housing: Federal, State and Local Efforts to Preserve the Social and Architectural Forms Associated with Housing for the Poor in the *Journal of Preservation Education and Research* (forthcoming).

Ozor, B., K. Frank, and **D. Jourdan**, Confronting Wicked Problems with Games: How Role-Play Informs Planning for Sea Level Rise in Northeast Florida (pending review).

Jourdan, D., A. Ray, and L. Thompson, Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity in *Journal of Housing and Community Development Law* (forthcoming).

Jourdan, D., K. Hurd, W. Gene Hawkins, and K. Winson Geideman, Evidence Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom in *The Urban Lawyer*, 45:2, Spring 2014, 327-348.

Jourdan, D. S. Van Zandt, and E. Tarleton, Coming home: Resident satisfaction regarding return to a revitalized HOPE VI community in *Cities* available at: <http://www.sciencedirect.com/science/article/pii/S0264275113000322>, 2013.

Jourdan, D., A Response to Mandelker's Free Speech Law for On Premise Signs in *Planning and Environmental Law*, 65:4, 2013, 4-10.

Jourdan, D., Enhancing HOPE VI Revitalization Processes with Participation, in *Journal of the Community Development Society*, Vol. 39:No. 2, 2008, pp. 75-90.

Jourdan, D., Reducing Pre-Relocation Grief with Participation in a HOPE VI Grant Application Process, in *International Journal of Public Participation*, Vol. 2:No. 2, 2008, pp. 75-92.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatters Settlements in Belize, in *PACE Institute for Environmental and Regional Studies Proceedings*, Vol. 4, 2004, pp. 135-149.

White, S. M. and **D. Jourdan**, Neotraditional Development: A Legal Analysis, in *Land Use Law and Zoning Digest* (1999).

Books

Jourdan, D. and E. Strauss. *Planner's Guide to Land Use Law: Planning for Wicked Problems*, NY: Routledge (under contract).

Book Chapters and Entries

Jamal, T. and **D. Jourdan**. Interdisciplinary Tourism Education in Interdisciplinary Teaching and Learning in Higher Education: theory and practice. *Interdisciplinary Learning and Teaching in Higher Education: theory and practice*. Dr Balasubramanyam Chandramohan and Dr Stephen Fallows (eds.), London: Routledge Falmer. (2008).

D. Jourdan. Grounding Theory: Developing New Theory on Intergenerational Participation in Qualitative Methods for Housing Research. *Qualitative Housing Research Methods*. Paul Maquin (ed.), London: Elsevier. (2008).

Non-Refereed Publications

Jourdan, D., Hawkins, G., Winson-Geideman, K., and R. Abrams. The Model Sign Code. International Sign Association (December, 2008).

Winson-Geideman, K., **D. Jourdan** and S. Gao. The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. *Lincoln Land Institute Working Papers* (December, 2006).

Jourdan, D. Bomb Proof Schools. *Plan Canada*. (Fall, 2006).

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Final Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2012)

Jourdan, D., Enhancing HOPE VI Revitalization Processes with Participation, in *Journal of the Community Development Society*, Vol. 39:No. 2, 2008, pp. 75-90.

Jourdan, D., Reducing Pre-Relocation Grief with Participation in a HOPE VI Grant Application Process, in *International Journal of Public Participation*, Vol. 2:No. 2, 2008, pp. 75-92.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatters Settlements in Belize, in *PACE Institute for Environmental and Regional Studies Proceedings*, Vol. 4, 2004, pp. 135-149.

White, S. M. and **D. Jourdan**, Neotraditional Development: A Legal Analysis, in *Land Use Law and Zoning Digest* (1999).

Books

Jourdan, D. and E. Strauss. *Planner's Guide to Land Use Law: Planning for Wicked Problems*, NY: Routledge (under contract).

Book Chapters and Entries

Jamal, T. and **D. Jourdan**. Interdisciplinary Tourism Education in Interdisciplinary Teaching and Learning in Higher Education: theory and practice. *Interdisciplinary Learning and Teaching in Higher Education: theory and practice*. Dr Balasubramanyam Chandramohan and Dr Stephen Fallows (eds.), London: Routledge Falmer. (2008).

D. Jourdan. Grounding Theory: Developing New Theory on Intergenerational Participation in Qualitative Methods for Housing Research. *Qualitative Housing Research Methods*. Paul Maquin (ed.), London: Elsevier. (2008).

Non-Refereed Publications

Jourdan, D., Hawkins, G., Winson-Geideman, K., and R. Abrams. The Model Sign Code. International Sign Association (December, 2008).

Winson-Geideman, K., **D. Jourdan** and S. Gao. The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. *Lincoln Land Institute Working Papers* (December, 2006).

Jourdan, D. Bomb Proof Schools. *Plan Canada*. (Fall, 2006).

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Final Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2012)

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2011).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2009).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2008).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Baseline Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2007).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Need and Demand for Affordable Housing in the Brazos Valley. Report to Brazos Valley Affordable Housing Corporation. (June 2006).

SPONSORED RESEARCH:

Co-PI, Tribal Climate Change and Extreme Event Response Studies to Identify Vulnerabilities, South Central Climate Science Center, 2014-2015.

PI, Oklahoma City, Sustainability Audit, May 2013-present.

PI, Shimberg Center for Housing Studies, The Lost Properties and Moving To Opportunity, October 2010 – Present.

Investigator and Collaboration Lead, Planning for Sea Level Rise: A Pilot Study to Evaluate and Improve the Development and Delivery of Habitat Vulnerability Assessments and Adaptive Conservation Designs to Coastal Decision Makers, National Estuarine Research Reserve System Science Collaborative, 2011-2014.

Co-PI, Rural Coastal Region Adaptation Planning for Sea Level Rise, Florida Sea Grant, 2012-14.

Co-PI, Development of Sea Level Rise Adaptation Planning Procedures and Tools Using NOAA Sea Level Rise Impacts Viewer, Gulf of Mexico Regional Research Competition, 2012-14.

Co-PI, Impact of Parking Supply and Demand Management on Central Business District (CBD) Traffic Congestion, Transit Performance and Sustainable Land Use, Florida Department of Transportation, January 2010 – October 2011.

A Parameterized Climate Change Projection Model for Hurricane Flooding, Wave Action, Economic Damages, and Population Dynamics, sponsored by NOAA, September 2009-September 2011, Role, Co-Principal Investigator.

HOPE VI Community Services Study for the Redevelopment of Magnolia Gardens in Beaumont, Texas, sponsored by the U.S. Department of Housing and Urban Development and the Beaumont Public Housing Authority, January 2007-December 2011, Role, Co-Principal Investigator.

Preserve America Grant for an Intergenerational Oral History for Hearne, Texas, sponsored by the National Parks Service, January 2007-December 2007, Role, Investigator.

A Hedonic Model of the Effects of Adaptive Reuse on Community Change in Savannah, Georgia, sponsored by the Lincoln Institute of Land Policy, Role, Investigator.

Legal Analysis and Policy Formulation Regarding the Use of Regional Rural Landbanking to Enhance the Development of Affordable Housing Opportunities in Brazos Valley Texas, sponsored by the Brazos Valley Affordable Housing Corporation, January 2007-August 2007, Role, Co-Principal Investigator.

Market Study of the Barriers to the Provision of Affordable Housing in Brazos Valley Texas, sponsored by the Brazos Valley Affordable Housing Corporation, January 2006-August 2006, Role, Co-Principal Investigator.

Comparative Analysis of the Effects of the Location of Big Box Retail on Housing Prices in Urban and Suburban Areas, sponsored by Texas A&M College of Architecture, December 2005-December 2006, Role, Principal Investigator.

PROFESSIONAL SERVICE AND AFFILIATIONS:

Professional Services

Chair of the Academic Advisory Council for Sign Research and Education (August 2014-present)

Chair of the Planner Outreach Subcommittee for the International Sign Association (January 2014-present)

Appointed to the Alachua County Affordable Housing Advisory Board (April 2010-2011)

University Liaison to the Florida Chapter of the American Planning Association (September 2007-September 2010)

Fellow to the Center for Children and Families at the Levin College of Law (May 2007-2012)

Member of the Law School Honor Code Committee (2009-2010)

Member of the ICCHP Committee (2009-2010)

Member of DCP Faculty Council (2009-2012)

Member of UF Historic Buildings and Structures Committee (2009-2010)

UF Commencement Marshall (2008-2010)

Ad Hoc Member of the Amicus Committee for the American Planning Association
Fellow for the Center for Heritage Conservation at Texas A&M University (2005-2007).

Professional Affiliations

American Planning Association

Oklahoma Chapter of the APA

Association of Collegiate Schools of Planning

Member of the Illinois Bar

Served as a manuscript and grant proposal reviewer for the following:

Journal of the Community Development Society

Journal of Planning History

US-China Law Review

UF Journal of Law and Public Policy

Journal of Planning Education and Research

National Science Foundation

CONFERENCE PRESENTATIONS:

International Conferences-Refereed Presentations

Jourdan, D., K. Hurd, H. G. Hawkins, and K. Winson-Geideman. Evidence-based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom. Presented at the AESOP-ACSP Conference in Dublin, Ireland, July 2013.

Nolon, J., Call, C., Murtaza, A, and **Jourdan, D.** Property Rights, Political Drama, and Smart Growth: The Challenges of Sustainable Development in 2011. Presented at the National Conference of the American Bar Association in Toronto, August 2011.

Jourdan, D., Wal-Mart in the Garden District- Does the Arbitrary and Capricious Standard of Review Lessen the Right of Citizens to Participate. Presented at the

International Association of Planning Law and Property Rights, Aalborg, Denmark, February, 2008.

Jourdan, D. and VanZandt, S, Creating Regional Landbanks to Meet Rural Affordable Housing Needs. Presented at the Joint International Conference of the Association of Collegiate Schools of Planning (ACSP) and the Association of European Planning Schools (AESOP), Chicago, IL, July 2008.

Jourdan, D., Should Children Have the Right to Speak for Themselves: The legal rights of youth to participate in national level policymaking. Presented at the International Conference on the Rights of Children, Ghent, Belgium (2006).

Jourdan, D., Grounding Theory: Developing New Theory on Intergenerational Participation. Presented at the Joint International Conference of the Association of Collegiate Schools of Planning (ACSP) and the Association of European Planning Schools (AESOP), Mexico City, Mexico (2006).

Jourdan, D., Planning to Reduce Worry. Presented at the Making Cities Livable Conference, Venice, Italy (2005).

National Conferences

Jourdan, D. Community Aesthetics and Sign Regulations: How far can a city go to prescribe aesthetics?" Presented at the National Signage Research and Education Conference in Cincinnati, OK, October, 2013.

Jourdan, D. and J. Kellaris, Collaborating with City Officials on Urban Signage, Presented at the International Sign Expo, in Las Vegas, NV, April, 2012.

Jourdan, D. Evidence-Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom. Presented at the National Signage Research and Education Conference in Cincinnati, OK, October, 2012.

Jourdan, D., Ray, A., and Thompson, L. Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity? Urban Affairs Association, Pittsburgh, PA, April 2012.

Frank, K., **Jourdan, D.**, Easley, G., and F. Eddleton. Leveraging community historical identity for climate change adaptation planning. Society for American City and Regional Planning History Conference, Baltimore, MD, November 17-20, 2011.

Frank, K., **Jourdan, D.**, and Obonyo, E. Sea level rise adaptation planning for rural coastal areas in Florida. Initiative on Climate Adaptation Research and Understanding through the Social Sciences: Climate Vulnerability and Adaptation (ICARUS II). May 5-8, Ann Arbor, MI, 2011.

Steiner, R., **Jourdan, D.**, Blanco, A., Mackey, J., Hanley, G., Sucar, V., and Shmaltzuyev, M., Understanding the Connection between Parking Management and Transit Usage: A Case Study of Miami and Fort Lauderdale Central Business Districts. Presented at the Association of Collegiate Schools of Planning (ACSP) Conference, Minneapolis. Oct. 13 – 16, 2011.

Steiner, R., Blanco, A. and **Jourdan, D.**, Impact of Parking Supply And Demand Management on Central Business District (CBD) Traffic Congestion. Presented at the Association of Collegiate Schools of Planning (ACSP) Conference. Minneapolis. Oct. 5 – 10, 2010.

Jourdan, D. Coming Home: The Relocation Effects of Expedited HOPE VI Revitalization Processes. Presented at the Urban Affairs Association, New Orleans, LA, 2011.

Zhao, J. and **Jourdan, D.** Zoning Variance Administration in Practice: Influencing Factors and Trends. Presented at the ACSP Conference in Minneapolis, MN, November, 2010.

Jourdan, D., Valuing Grief: A Proposal to Compensate Relocated Public Housing Residents for Intangibles. Presented at the ACSP Conference, Washington, D.C., October, 2009.

Jourdan, D., Garvin, E. and Stroud, N. Potential Legal Challenges to Form Based Codes: the Miami 21 Test Case. Presented at the IMLA Conference, Miami, FL, October, 2009.

Jourdan, D., Creating Regional Landbanks to Meet Rural Affordable Housing Needs. Presented at the Joint ACSP/AESOP Conference, Chicago, IL, July 2008.

VanZandt, S. and **Jourdan, D.** Landbanking to Meet Affordable Housing Needs. Presented at the National Conference of the American Planning Association Conference, Las Vegas, NV, April, 2008.

Jourdan, D. and Wieters, M. Serious Play: Constructing Learning to Promote Meaningful Dialogue in the Planning Classroom. Presented at the Association of Collegiate Schools of Planning National Conference, Fort Worth, TX, 2006.

Geideman, K. and **Jourdan, D.** Preserving Who's Neighborhood: The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. Presented at the Lincoln Land Institute, Cambridge, MA, 2006.

Jourdan, D., Sentencing Goldilocks. Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Public Housing: Is it Worth Preserving?"Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Grieving for a Lost Home?: A Case Study of How Participation in an Intergenerational Planning Process Lessened the Pre-Relocation Grief Effects of Experienced by the Youth and Adult Residents of the McDaniel Glenn Public Housing Community in Atlanta. Presented at the Association of Collegiate Schools of Planning National, Portland, OR, 2004.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatter Settlements in Belize. Presented at Pace University, NYC, April 2004.

Jourdan, D., Increasing Youth Participation in the Planning Process. Presented at the Association of Collegiate Schools of Planning National Conference, Baltimore, MD, 2002.

National Conferences – Invited Discussant and/or Moderator

Jourdan, D. Institute for Quality Communities Placemaking Conference in Norman, OK (2013) on the topic of "Healthy, Walkable Communities."

Jourdan, D. Annual Conference of the ACSP in Washington D.C. (2009) on the topic of "Comparative Jurisprudence Relating to Takings and Due Process Law."

Jourdan, D. Joint ACSP/AESOP Conference, Chicago, IL, (2008) on the topic of "Comparative Legal Jurisprudence on Property Rights."

Jourdan, D. Annual Conference of the ACSP in Fort Worth, TX (2006) on the topic of "Researching Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Kansas City, MO (2005) on the topic of "Research Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Portland, OR (2004) on the topic of "What Planners Should Know About the Law."

Jourdan, D. Sustainable Campus Planning, Annual Conference of the ACSP in Baltimore, MD (2002).

State Conferences –Presentations by Invitation

Jourdan, D. The New Urbanism: Optimizing Imagination, Creativity, Innovation, and Human Flourishing, Presented at the State Creativity Forum in Oklahoma City, OK, November, 2013.

Jourdan, D. So You Want to Take on Your Sign Code, Presented at the State Conference of the Oklahoma Chapter of the American Planning Association in Tahlequah, OK, October, 2013.

Steiner, R., Blanco, A., and **Jourdan, D.** Parking as a Smart Growth Strategy, Presented at the Florida Chapter of the American Planning Association Conference September 2011.

Silver, C. and **Jourdan, D.** Legal Aspects of Sustainable Development, Presented at the Florida Chapter of the American Planning Association Conference, September, 2011.

Jourdan, D. The Land Use Revolution: The Tea Party's Influence on Planning Process. Presented at the Annual Conference of the Utah Land Institute, Salt Lake City, Utah, November 2011.

Jourdan, D., Measuring the Winds of Change: the Introduction of Qualitative Research Methods in Planning Processes. Presented at the Annual Conference of the Texas Chapter of the American Planning Association, Corpus Christi, TX (2006).

REFERENCES AVAILABLE UPON REQUEST



K. MEGHAN WIETERS, PH.D., AICP

University of Oklahoma, Regional & City Planning, 830 Van Vleet Oval - Gould Hall RM 162
 Norman, OK 73019, kmeghanwieters@ou.edu

EDUCATION

Texas A&M University
Ph.D in Urban Regional Science **2003 – August 2009**
 Dissertation: "Integrating Walking for Transportation and Physical Activity for Sedentary Office Workers In Texas"

University of Texas at Austin
Masters of Science in Community & Regional Planning **1993-1995**
 Thesis: "Building a Community: Transit Options in the Land Development Code and Land Development Process"

Trinity University
Bachelors of Arts **1989-1993**
 Majors: Philosophy, International Studies (concentration on Latin America), Minor: Spanish

TEACHING

Assistant Professor - University of Oklahoma		Fall 2009 – to present
RCPL 5813 Environmental Planning Methods	RCPL 5013 History and Theory of Urban Planning	
RCPL 5513 Subdivision Planning	RCPL 5823 Rural and Regional Planning	
RCPL 5493 Transportation and Land Use Planning	RCPL 5990 Public Health & Built Environment	

PREVIOUS RESEARCH POSITIONS & PRACTICE

Texas A&M University	August 2006
Graduate Assistant	May 2009
Texas Transportation Institute	August 2003 –
Graduate Research Assistant	August 2006
City of Austin - Transportation, Planning & Sustainability Department	August 1998 –
Principal Planner / Senior Planner	August 2003
Capital Metropolitan Transportation Authority	April 1994 –
Land Use/Transportation Planner	August 1998

PUBLICATIONS & REPORTS

Wieters, K M. Office Workers Stuck at their Desks: Built Environment Implications on Walk Trips. Under review – *Health & Place*, April 2014.

Wieters, K M. Advantages of Online Methods in Planning Research: Capturing Walking Habits in Different Built Environments. Under Review -- *Sage Open*, February 2014

Wieters, K M, Kim, J-H, Lee, C. "Assessment of Wearable Global Positioning System Units for Physical Activity Research", *Journal of Physical Activity & Health*, September 2012 (published)

Zietsman, J, Villa, J.C., Forrest, T. L., and Storey, J. M. (2005) "Mexican Truck Idling Emissions at the El Paso - Ciudad Juarez Border Location" Report 473700-00033. Prepared for Southwest Region University Transportation Center.



Zietsman, J., Bubbosh, P., Li, L., Bochner, B., Villa, J. (2005) "National Deployment Strategy for Truck Stop Electrification". Prepared for U.S. Environmental Protection Agency.

Zietsman, J., Bynum, J., Wieters, K., and Bochner, B. (2005) "Reducing School Bus Emissions in Texas". Prepared for Texas Department of Transportation. Proceedings of the 2005 Mid-Continent Transportation Research Symposium.

Wieters, K. and J. Borowiec. (2004) "An Examination of Methods for Increasing On-Airport Revenue". Prepared for Texas Department of Transportation: Aviation Division.

Hard, Ed. et al. (2003) "TxDOT Involvement in the Local Development Process", Report 4429-1.

CONFERENCE & INVITED PRESENTATIONS

Wieters, K, M Wiens, T.O. Bowman. Walkability: A Tool for Promoting Health, Better Planning and Building Community. Presentation at "Planning Oklahoma Together" OKAPA Conference, Tahlequah, OK, October 2013.

Gibson, H and K. Wieters, Talking Green in Red States. Kansas APA Conference, Manhattan, KS October 2013

Wieters, K. Teaching, Learning and Implementing Walkability in Oklahoma City. Oklahoma Service Learning Conference, "The Art of Teaching through Science of Service", Friday November 22, 2013

Wieters, K, D Hess, P Firth. Invited panelist for Pedestrian and Bicycle University Education, Transportation Research Board 82nd Annual Meeting, January 13-17, 2013.

Wieters, K, J Fees, and B McCann. Why should we care about those silly pedestrians and bicyclists? Barriers to Adoption of Complete Streets Ordinances in Cowboy Country. Presented paper at the Association of Collegiate Schools of Planning Conference, Cincinnati, OH, 2012

Wieters, K. Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work. Oklahoma Public Health Association Conference, Health Equity Caucus, April 2012

Wieters, K M, L Fithian, T McCuen, and C Barrett. Teaching How to Manage Competing Interests: Planners, Architects and Construction Science Students Developing a Subdivision Together. Presented paper at the Association of Collegiate Schools of Planning Conference, Salt Lake City, UT; 2011.

Wieters K M. Methodology in assessing walking behavior for office workers using online survey methods. Presented paper at the Association of Collegiate Schools of Planning Conference. Minneapolis, MN; 2010.

Lee C, Wieters M, Giusti C, Lord D. The Environment and Obesity among Latino Adults: A case study exploring the roles of built environments in promoting physical activity and reducing obesity among colonia residents. Inter-University Program for Latino Research. University of Notre Dame; 2010.

Wieters KM, Kim J-H, Lee C. A walk to grab a cup of coffee: Assessment of available research instruments for measuring physical activity. Presented paper at the Association of Collegiate Schools of Planning Conference Chicago, IL; 2008.

Jourdan, D., Wieters, K. "Serious Play: Constructing Learning To Promote Meaningful Dialogue In The Planning Classroom". Co-Presented paper at the Association of Collegiate Schools of Planning Conference. Milwaukee, WI; 2006.

INVITED LECTURES

University of Oklahoma
Department of Geography & Sustainability, Spring Colloquium
"Walking & Biking: Active Transportation and the Built Environment" January 2014

Kansas State University – Big 12 Fellowship

- The messiness of random sampling spatially Oct. 21, 2013
- Watershed Functions & Impacts from Development Oct. 21, 2013
- Creating an audit tool and operationalizing data Oct. 23, 2013
- Bicycle Facility Design & Planning Oct. 23, 2013
- Observational Methods Oct. 23, 2013
- Pedestrian Planning and Design: How does the environment we live in impact our lives? Oct. 2013
- Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work – Formal presentation to faculty and students Oct. 2013

Department of Biostatistics and Epidemiology College of Public Health,
University of Oklahoma Health Sciences Center

- Planning, Built Environment, and Public Health: How does the environment we live in impact our lives? March 11, 2013

GRANT FUNDING

Received Ed Cline Faculty Development Award (\$1450), Spring 2014
Received Big 12 Faculty Fellowship Program Award (\$2500) June 2013
Received College of Architecture IT recipient (\$3450) July 2013
Sooner Parents Mini-Grant Funding (\$500) for student mentoring –prepared and submitted to assist RCPL Student Planning Association July 2013
Received Junior Faculty Research (\$7,000) for summer research on rural planning and physical activity opportunities. University of Oklahoma, Summer 2012
Robert Wood Johnson Active Living Research Dissertation Grant (\$25,000), Texas A&M University, 2007

SERVICE

University-Level Service

- Advisory Committee Course Management Systems (ACCMS) Spring 2013

College-Level Service

- Graduate Liaison for Regional & City Planning Division (Fall 2013 – present)
- Graduate Research & Curriculum Committee (Fall 2013 – present)
- RCPL orientation (Fall 2010- present)
- Search committee for new RCPL hires, new LA hire (Summer 2011, Summer 2012, Spring 2013, Spring 2014)
- IT Committee (member since 2012), Chair (Fall 2013-Spring 2014)
- Model Shop Committee (member since 2012-Fall 2013)
- RCPL website (2011- present)
- GHGI committee (Gould Hall Green Initiative) (Fall 2011)
- Co-hosting and arranging guest seminar: Dr. Chanam Lee – "The Built Environment and Disparities in Physical Activity", December 2012.

SERVICE

State-level / City-Level Service

- President – Health Equity Caucus, subgroup of Oklahoma Public Health Association
- APA/AICP member
- Bicycle Advisory Committee, City of Norman – Committee member (Spring 2013 – 2016)

National-Level Service

- Secretary/Treasurer of Faculty Women’s Interest Group (FWIG), committee under Association of Collegiate Schools of Planning (ACSP).
- CDC Weight of the Nation Conference planning, Built Environment & Transportation Subcommittee
- Reviewer for Journal of Physical Activity and Health

Bryce C. Lowery, PhD

Contact

University of Oklahoma
 College of Architecture - Division of Regional and City Planning
 830 Van Vleet Oval
 Gould Hall 255
 Norman, OK 73019
 (405) 325-8953
 bryce.c.lowery@ou.edu

Academic Experience

Assistant Professor	2014 - present
<i>College of Architecture – Division of Regional and City Planning</i>	
<i>University of Oklahoma – Norman, OK</i>	

Education

Doctor of Philosophy – Policy, Planning, and Development	2014
<i>Sol Price School of Public Policy</i>	
<i>University of Southern California - Los Angeles, CA</i>	
<i>Dissertation: Social Construction of the Experience Economy: The spatial ecology of outdoor advertising in Los Angeles</i>	
Jack Dyckman Award - Best Dissertation in Planning & Development	
Committee:	David Sloane, PhD Tridib Banerjee, PhD Pierrette Hondagneu-Sotelo, PhD (Sociology)
Master of Landscape Architecture	2008
<i>College of Environmental Design</i>	
<i>California State Polytechnic University - Pomona, CA</i>	
Master of Science – Environmental Policy and Behavior	2000
<i>School of Natural Resources and Environment</i>	
<i>University of Michigan - Ann Arbor, MI</i>	
Bachelor of Arts – Economics and Environmental Studies	1996
<i>Dornsife College of Letters, Arts, and Sciences</i>	
<i>University of Southern California - Los Angeles, CA</i>	

Publications

The Prospects and Problems of Integrating Sketch Maps with Geographic Information Systems (GIS) to Understand Environmental Perception: A case study of mapping youth fear in Los Angeles gang neighborhoods	2014
<i>Environment and Planning B: Planning and Design</i> 41(2): 251-271. Curtis, J.W., E. Shiao, B. Lowery, D. Sloane, K. Hennigan and A. Curtis	
The Prevalence of Harmful Content on Outdoor Advertising in Los Angeles: Land use, community characteristics, and the spatial inequality of a public health nuisance	2014
<i>American Journal of Public Health</i> 104(4): 658–664. Lowery, B.C. and D.C. Sloane	

Presentations

**From Regional Center to Sign District:
 Regulating outdoor advertising in Los Angeles, 1881-2012**
Association of Collegiate Schools of Planning – Philadelphia, PA – November 1, 2014
 with David Sloane

- Do Farmers' Markets Improve the Availability of Healthy Foods for All Communities?**
A case study of 19 markets in Los Angeles.
Association of Collegiate Schools of Planning – Philadelphia, PA – October 30, 2014
 with Denise Payan, LaVonna Blair-Lewis and David Sloane
- If You See Something, Say Something:**
Community response (and non-response) to outdoor advertising regulation in Los Angeles
Council of Educators in Landscape Architecture – Austin, TX – March 29, 2013
- The Spatial Ecology of Outdoor Advertising in Los Angeles:**
The unjust impact of the commercial landscape
Association of Collegiate Schools of Planning – Cincinnati, OH – November 3, 2012
 with David Sloane
- Employing Social Network Analysis to Understand the Formation of Sustainable Social Capital**
Council of Educators in Landscape Architecture - Tucson, AZ – January 15, 2009

Teaching Experience

- Assistant Professor**
University of Oklahoma – College of Architecture 2014-present
 Subdivision and Site Planning (graduate)
 Computer Mapping and GIS in Planning (graduate)
 Comprehensive Planning Studio (graduate)
- Lecturer**
University of California, Irvine – School of Social Ecology 2014
 Design and Planning Graphics (graduate)
- Teaching Assistant**
University of Southern California - Sol Price School of Public Policy 2008-2013
 Citizenship and Public Ethics (undergraduate)
 History of Planning and Development (undergraduate)
 Planning History and Urban Form (graduate)
 Smart Growth and Urban Sprawl (graduate)
 Urban Context for Policy and Planning (undergraduate)
 Urban Planning and Development (undergraduate)
 Urban Planning and Social Policy (graduate - online)
- Graduate Student Instructor**
University of Michigan - School of Natural Resources and Environment 1999-2000
 Introduction to Environmental Policy (undergraduate)
 Introduction to Natural Resource Management (undergraduate)

Other Experience

- Research Assistant** 2009 - 2014
Sol Price School of Public Policy - University of Southern California
- Editorial Assistant** – Terry L. Cooper 2011 - 2012
The Responsible Administrator;
An Approach to Ethics for the Administrative Role, 6th Edition. 2012.
- Research Associate** 2005 - 2006
Lodestar Management/Research Inc. (now Harder+Company)
- Project Coordinator** 2004 - 2005
Perinatal Advisory Council of Los Angeles County
- Community Researcher** 2002 - 2004
Children's Planning Council - Los Angeles County Board of Supervisors
- Assistant Director** 2000 - 2002
Health DATA Program - UCLA Center for Health Policy Research

Curriculum Coordinator <i>UCLA Labor, Occupational, Safety and Health Program</i>	2000
Research Coordinator <i>The Wild Thornberry's Television Series</i> <i>Klasky-Csupo Incorporated/Nickelodeon Studios</i>	1996 - 1998
<i>Activities and Service</i>	
Committee Member <i>University of Oklahoma</i> Anna Siprikova – Master of City and Regional Planning Thesis	2014 - present
Reviewer <i>American Journal of Public Health</i> <i>Council of Educators in Landscape Architecture</i>	
Member <i>American Planning Association</i> <i>American Public Health Association</i> <i>American Society of Landscape Architects</i> <i>Association of American Geographers</i> <i>Environmental Design Research Association</i>	
Member <i>Creating/Making Facilities Coordination Team</i> <i>University of Oklahoma – College of Architecture</i>	2014 - present
Member <i>Billboard and Visual Landscape Visioning Group</i> <i>City of Los Angeles</i>	2013
Area Chairperson <i>Hollywood Hills West Neighborhood Council – Area 2: Cahuenga Pass</i> <i>City of Los Angeles</i>	2010 - 2012
Vice-Chairperson	2010 - 2012
Appointee <i>Cahuenga/Ventura Corridor Specific Plan Review Board</i> <i>City of Los Angeles - Council District 4</i>	2008 - 2012
President	2011 - 2012
Member <i>Cahuenga Pass Property Owners' Association</i>	2000 - 2012

Byron DeBruler

DeBruler, Inc.

8200 NE 139th Street

Edmond, OK 73103

United States of America

Phone: 405/396-2032 Cell Phone: 405/202-1610

BACKGROUND SUMMARY

Executive Manager with extensive experience in public sector resource design, management and evaluation. Knowledge and skills include: structuring and design of state and local service programs and initiatives, developing written proposals for project financing, identifying community economic development resources and training.

EXPERIENCE

DeBruler, Inc.

Vice President, Oklahoma City, August 2001 to Present

Provide services including:

- ✓ Researching public and private resources and preparing applications for financial assistance in response to client requests for economic and community development projects.
- ✓ Technical assistance to nonprofits and units of local government regarding federal and state resources and structuring project-beneficial partnerships; preparing strategic and business plans for public and private sector entities.
- ✓ Group facilitation services.
- ✓ Technical training for nonprofits and units of local government regarding federal and state financial assistance programs. Conducting organizational assessments and developing capacity building curriculums.

Oklahoma Housing Finance Agency

Team Leader, Housing Development Team, Oklahoma City, July 1998 to July 2001

Provided direct supervision and oversight of sixteen staff engaged in the administration of multiple federal and state affordable housing program resources.

While employed by the agency:

- ✓ Reorganized state's Single Family Mortgage Revenue Bond, Low-income Housing Tax Credit, HOME Investment Partnerships and Housing Trust Fund Programs into a single work unit.
- ✓ Streamlined Low-income Housing Tax Credit Program administrative rules to provide for market responsive design flexibility.
- ✓ Streamlined affordable housing resources by developing a singular application package and process for the agency's affordable housing development resources and established e-information network.
- ✓ Facilitated the development of working partnerships between the state's nonprofit and for-profit housing development organizations and agency's mortgage revenue bond lenders.
- ✓ Financed the development of affordable housing by leveraging public sector development funds with private investments.

- ✓ Facilitated legislative task force on rural affordable housing issues and devised legislative and programmatic actions to spur rural development.
- ✓ Developed, financed and implemented the state's first statewide affordable housing market analysis in partnership with a major university center.
- ✓ Drafted enabling legislation, capitalized and implemented state's Housing Trust Fund.

Oklahoma Department of Commerce

Program Manager/Department Head, Oklahoma City, March 1988 to July 1998

- ✓ In response to market-based demand, directed a team of professional agency staff with diverse skills, in the redesign of the state's HOME Investment Partnerships Program from primarily rehabilitation services to the production of rural affordable housing units.
- ✓ Led HOME Program administrative team in the relocation of the Program from its state agency environment to the Oklahoma Housing Finance Agency, a public trust.
- ✓ Leveraged HOME Program development resources with other public and private debt capital to finance the development of rural affordable housing statewide.
- ✓ Formulated and implemented a legislative agenda to enact and capitalizing the state's Housing Trust Fund.
- ✓ Provided daily oversight and administration for several state administered federal programs including: U.S. Department of Energy State Energy Program, Community Development Block Grant, HOME Investment Partnerships, Rental Rehabilitation, Solar Energy and Energy Conservation Bank, and State Appropriated Funds for regional councils of government.

City of Oklahoma City January 1984 to February 1988

Division Head, Code Inspections Division/Department of Environmental Services

Assistant Superintendent, Utility Services Division/Water Department

Administrative Assistant, Street Maintenance Division, Public Works Department

Management Intern, Personnel Department

EDUCATION

Masters of Public Administration, University of Oklahoma 1983

Bachelor of Arts Political Science, University of Oklahoma, 1979