

Housing Needs Assessment
Cimarron County

Prepared For:

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

Effective Date of the Analysis:

October 20, 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.





October 30, 2015

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

SUBJECT: Housing Needs Assessment
 Cimarron County
 IRR - Tulsa/OKC File No. 140-2015-0026

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 Cimarron County Residential Housing Market Analysis. Analyst Sarah Kin personally inspected the Cimarron County area during the month of October 2015 to collect the data used in the preparation of the Cimarron 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
October 30, 2015
Page 2

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

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

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

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

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

Sarah Kin
Senior Analyst
Telephone: 918-492-4844, x110
Email: skin@irr.com



Table of Contents

Introduction and Executive Summary	1	Major Employers	27
General Information	4	Commuting Patterns	28
Purpose and Function of the Market Study	4	Housing Stock Analysis	30
Effective Date of Consultation	4	Existing Housing Units	30
Scope of the Assignment	4	Housing by Units in Structure	30
Data Sources	4	Housing Units Number of Bedrooms and Tenure	31
Cimarron County Analysis	6	Housing Units Tenure and Household Income	31
Area Information	6	Housing Units by Year of Construction and Tenure	33
Access and Linkages	6	Substandard Housing	33
Educational Facilities	7	Vacancy Rates	34
Medical Facilities	7	Building Permits	35
Demographic Analysis	10	Homeownership Market	36
Population and Households	10	Housing Units by Home Value	36
Population by Race and Ethnicity	11	Cimarron County Median Home Values by Census Tract	37
Population by Age	11	Home Values by Year of Construction	38
Families by Presence of Children	13	Boise City Single Family Sales Activity	38
Population by Presence of Disabilities	14	Foreclosure Rates	38
Group Quarters Population	16	Rental Market	39
Household Income Levels	16	Gross Rent Levels	39
Household Income Trend	18	Boise City Rental Survey Data	40
Poverty Rates	19	Rental Market Vacancy – Boise City	41
Economic Conditions	20	Summary of HUD Subsidized Properties	43
Employment and Unemployment	20	Projected Housing Need	44
Employment Level Trends	20	Consolidated Housing Affordability Strategy	
Unemployment Rate Trends	21		
Employment and Wages by Industrial Supersector	22		
Working Families	26		

Table of Contents

(CHAS)	44	At Risk For Homelessness	79
Cost Burden by Income Threshold	44	Findings and Recommendations	81
Substandard Conditions / Overcrowding by		Fair Housing	84
Income Threshold	46	Summary	84
Cost Burden by Household Type	49	Key Findings:	84
Housing Problems by Household Type	51	Recommendations:	84
Housing Problems by Race / Ethnicity	53	Appendix 1: County affordable housing	
Overall Anticipated Housing Demand	56	Summaries	99
Boise City Anticipated Demand	56	Lead-Based Paint Hazards	103
Cimarron County Anticipated Demand	56	Cimarron County Findings	105
Special Topics	58	Conclusions	117
Cimarron County Disaster Resiliency		Addenda	
Assessment	59	A. Acknowledgments	
C.0 Comprehensive Plans & Hazard		B. Qualifications	
Mitigation Plans	59		
C.2.1.1. Historical Data on Natural Disasters			
and Other Hazards	59		
C.2.1.2; C.2.1.6; C.2.1.7;C.2.1.8 Shelters			
from Disaster Event	64		
C.2.1.3 Public Policy and Governance to			
Build Disaster Resiliency	64		
C.2.1.4 Local Emergency Response Agency			
Structure	64		
C.2.1.5 Threat & Hazard Warning Systems	64		
Social Vulnerability	65		
Homelessness	70		
By Continuum of Care	70		
A Snap Shot of Homelessness in the State	73		
Rural Areas	77		

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 Cimarron County has been declining since the 2000 census. Countywide population has declined by 28.6% since 2000.
2. Little to no new residential construction has occurred in Cimarron County over the previous decade. A comprehensive search of Cimarron County records indicates that there are nine residential units in the county that were built during or after 2004. The building permits survey from the U.S. Census Bureau indicates that no residential building permits were issued in the county after 2004.
3. Although the number of households is projected to decline over the next several years, the number of housing units is also declining, leading to a shortage of good quality housing.
4. Median Household Income in Cimarron County is estimated to be \$42,134 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Cimarron County is estimated to be 20.03%, compared with 16.85% for Oklahoma.
5. Home values and rental rates in Cimarron County are well below the state averages, making new residential construction not cost feasible.

Disaster Resiliency Specific Findings:

1. Create and maintain the county HMP
2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Create a shelter registry for location of individual and business-based shelters (online or paper)
4. Tornadoes (1959-2014): Number: 42 Injuries: 3 Fatalities: 0 Damages (1996-2014): \$450,000.00
5. Social Vulnerability: Similar to overall state level at county level; The area of higher level of social vulnerability by census tract is the Boise City area.
6. Floodplain: updated flood maps not available.

Homelessness Specific Findings

1. Cimarron County is located in the Oklahoma Balance of State Continuum of Care.
2. There are an estimated 295 homeless individuals in this area, 154 of which are identified as sheltered.
3. Homeless children under the age of 18 are more likely to be unsheltered than sheltered.
4. Many homeless persons are victims of domestic violence, totaling 75 people.
5. Very few units are available for occupation by families with children (14), and there is a need to grow the number of units that are available for this group of homeless and the children in their care.

Fair Housing Specific Findings

1. Units farther than 15 miles to a Hospital: 8
2. Units located in a Food Desert: 69
3. Units that lack readily available Transit: 69

Lead-Based Paint Specific Findings

4. We estimate there are 292 occupied housing units in Cimarron County with lead-based paint hazards.
5. 137 of those housing units are estimated to be occupied by low-to-moderate income households.
6. We estimate that 33 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 Cimarron 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 Cimarron 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 Cimarron 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 Cimarron County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Cimarron County area.

Effective Date of Consultation

The Cimarron County area was inspected and research was performed during October, 2015. The effective date of this analysis is October 20, 2015. The date of this report is October 30, 2015. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

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

Data Sources

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

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

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

Cimarron County Analysis

Area Information

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

Cimarron County is located in northwestern Oklahoma, and is the furthest west county in the Oklahoma panhandle. Cimarron County shares a border with the State of Colorado to the north, the State of New Mexico to the west, and the State of Texas to the south. The Cimarron County Seat, Boise City, is approximately 110 miles northwest of the Amarillo, Texas central business district, 290 miles northwest of Oklahoma City, 250 miles northeast of Albuquerque, New Mexico, and 240 miles southeast of Denver, Colorado.

Cimarron County has a total area of 1,841 square miles (1,835 square miles of land, and 6 square miles of water), ranking 4th out of Oklahoma's 77 counties in terms of total area. The total population of Cimarron County as of the 2010 Census was 2,475 persons, for a population density of 1 person per square mile of land.

Access and Linkages

The county is served by the national highway system, but is removed from the interstate highway system. U.S. Highway 64 connects Boise City with the City of Guymon, Oklahoma, approximately 60 miles to the east. U.S. Highway 64 is primarily a two-lane highway that connects several northern Oklahoma communities, including Buffalo, Alva, and Cherokee, before merging with Interstate 35 in central Oklahoma. Cimarron County is also served by U.S. Highway 56, which traverses the county in a northeast/southwest direction. US-56 connects the Cimarron County communities of Felt, Boise City, and Keyes. US-56 merges with Interstate 25 at Springer, New Mexico, approximately 90 miles west of the western border of Cimarron County. US-56 also provides access to Dodge City, Kansas, a population center of approximately 28,159 persons, located approximately 125 miles northeast of the eastern border of Cimarron County.

Public transportation is not available in Cimarron County. The county is not served by passenger bus or rail service. The Boise City Airport is located four miles north of Boise City. This is a public, municipally

owned airport. It has a single asphalt runway approximately 4,200 feet in length, and averages approximately 67 aircraft operations per week. The nearest full-service commercial airport is the Rick Husband Amarillo International Airport, in Amarillo, Texas, located approximately 100 miles southeast.

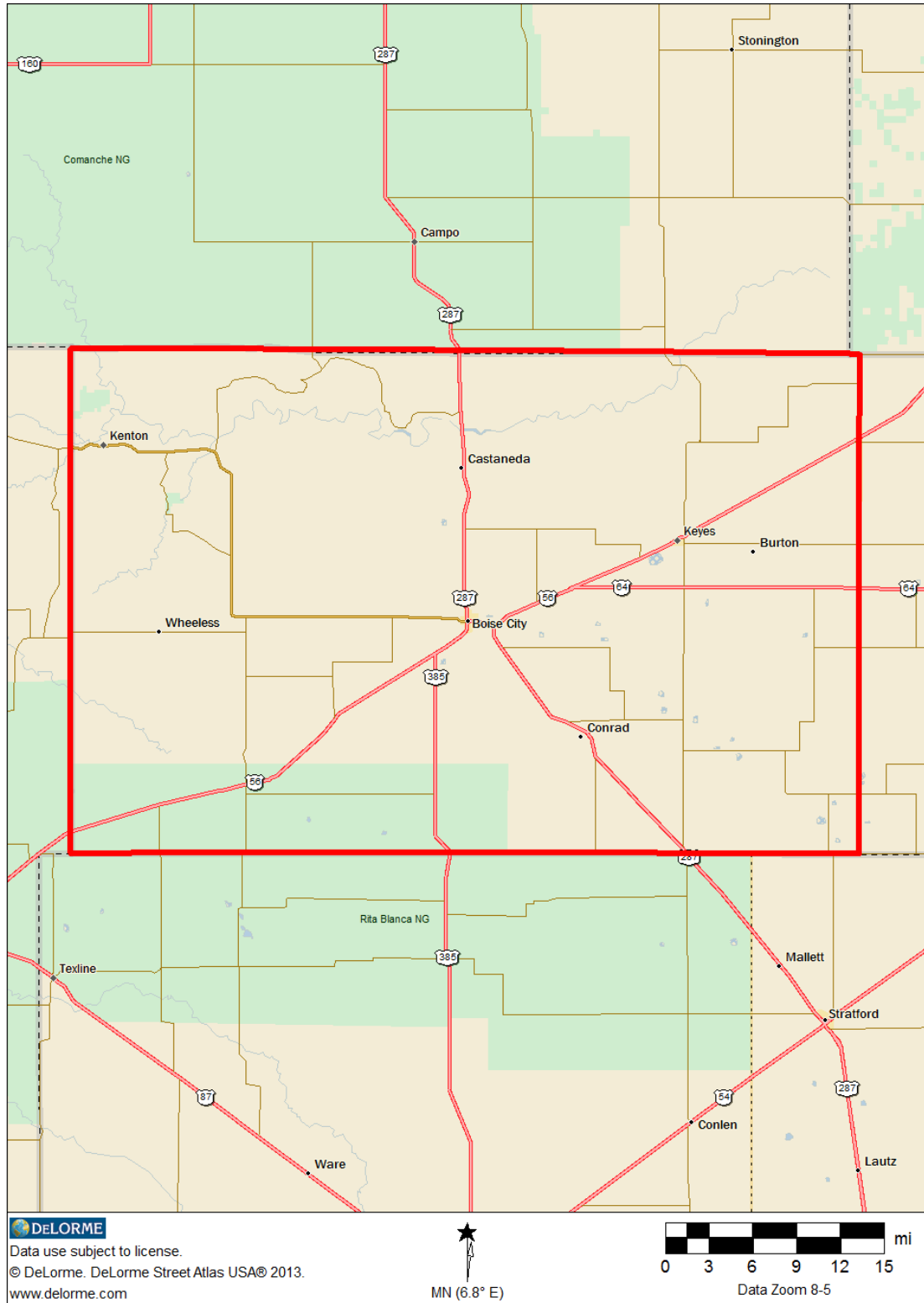
Educational Facilities

Boise City, Felt, and Keyes have public school facilities. There are no colleges or universities within Cimarron County. The closest college is Oklahoma Panhandle State University, located in Goodwell, Oklahoma, approximately 50 miles southeast of Boise City.

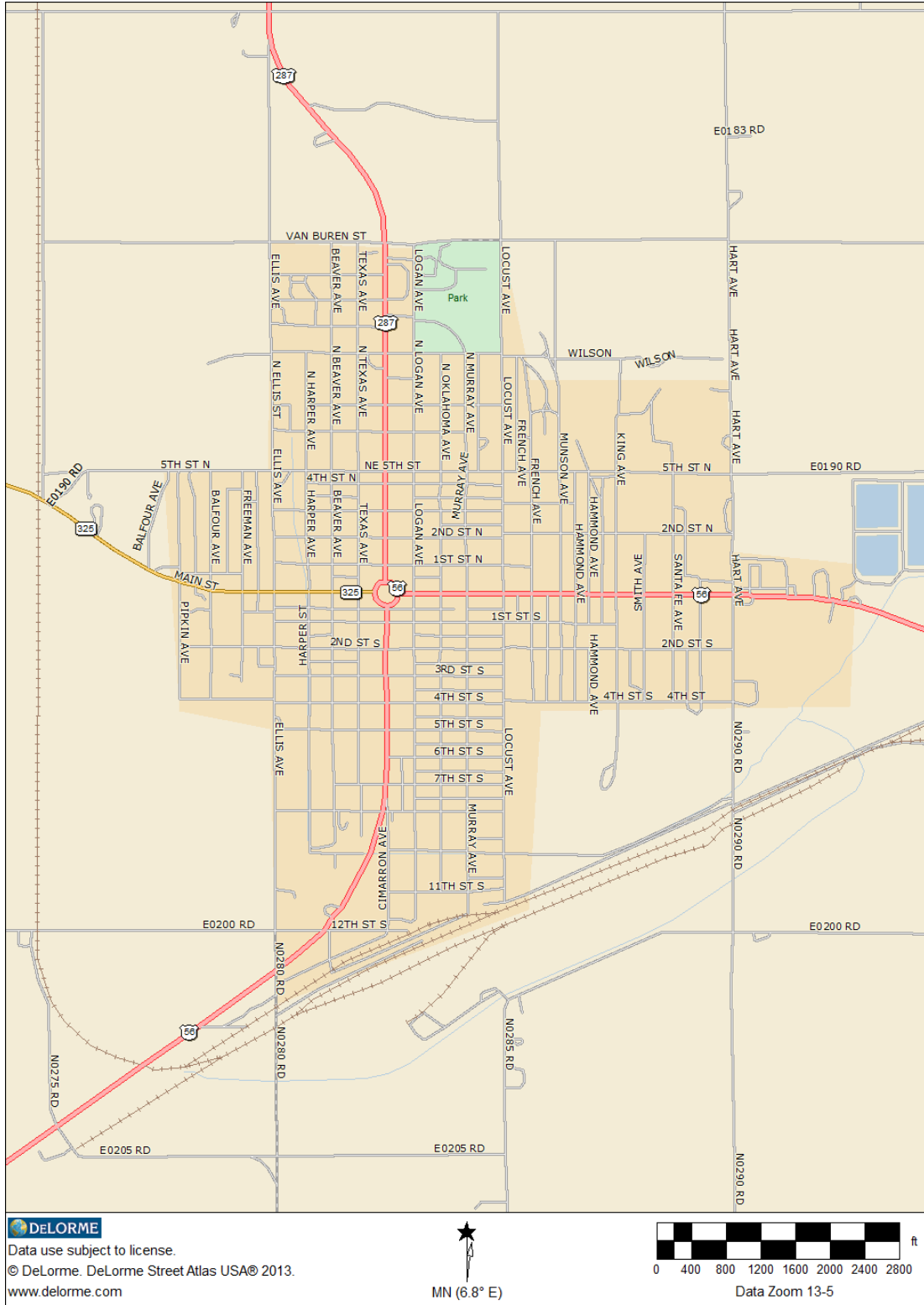
Medical Facilities

County medical services are provided by the Cimarron Memorial Hospital, a critical access facility with 25 beds. The Cimarron Memorial Rural Health Clinic, located adjacent to the hospital, provides family practice medical care, physicals, and immunizations. The Oklahoma Dental Association does not list any actively practicing dentists in Cimarron County. Dental care is available in Guymon, Oklahoma, approximately 60 miles to the east of Boise City.

Cimarron County Area Map



Boise City Area Map



Demographic Analysis

Population and Households

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

Population Levels and Annual Changes							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Boise City	1,483	1,266	-1.57%	1,166	-1.63%	1,097	-1.21%
Cimarron County	3,148	2,475	-2.38%	2,247	-1.91%	2,094	-1.40%
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 Cimarron County was 2,475 persons as of the 2010 Census, a -2.38% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Cimarron County to be 2,247 persons, and projects that the population will show -1.40% annualized decline over the next five years.

The population of Boise City was 1,266 persons as of the 2010 Census, a -1.57% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Boise City to be 1,166 persons, and projects that the population will show -1.21% annualized decline over the next five years.

The next table presents data regarding household levels in Cimarron 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	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Boise City	610	546	-1.10%	513	-1.24%	489	-0.95%
Cimarron County	1,257	1,047	-1.81%	966	-1.60%	909	-1.21%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Boise City	401	345	-1.49%	328	-1.01%	313	-0.93%
Cimarron County	868	705	-2.06%	649	-1.64%	612	-1.17%
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, Cimarron County had a total of 1,047 households, representing a -1.81% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Cimarron County to have 966

households. This number is expected to experience a -1.21% annualized rate of decline over the next five years.

As of 2010, Boise City had a total of 546 households, representing a -1.10% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Boise City to have 513 households. This number is expected to experience a -0.95% annualized rate of decline over the next five years.

Population by Race and Ethnicity

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

2013 Population by Race and Ethnicity

Single-Classification Race	Boise City		Cimarron County	
	No.	Percent	No.	Percent
Total Population	1,139		2,432	
White Alone	864	75.86%	2,009	82.61%
Black or African American Alone	10	0.88%	10	0.41%
Amer. Indian or Alaska Native Alone	0	0.00%	18	0.74%
Asian Alone	6	0.53%	6	0.25%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	256	22.48%	354	14.56%
Two or More Races	3	0.26%	35	1.44%
Population by Hispanic or Latino Origin	Boise City		Cimarron County	
	No.	Percent	No.	Percent
Total Population	1,139		2,432	
Hispanic or Latino	321	28.18%	494	20.31%
<i>Hispanic or Latino, White Alone</i>	65	20.25%	140	28.34%
<i>Hispanic or Latino, All Other Races</i>	256	79.75%	354	71.66%
Not Hispanic or Latino	818	71.82%	1,938	79.69%
<i>Not Hispanic or Latino, White Alone</i>	799	97.68%	1,869	96.44%
<i>Not Hispanic or Latino, All Other Races</i>	19	2.32%	69	3.56%

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

In Cimarron County, racial and ethnic minorities comprise 23.15% of the total population. Within Boise City, racial and ethnic minorities represent 29.85% of the population.

Population by Age

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

Cimarron 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	2,475		2,247		2,094			
Age 0 - 4	192	7.76%	158	7.03%	152	7.26%	-3.82%	-0.77%
Age 5 - 9	165	6.67%	157	6.99%	143	6.83%	-0.99%	-1.85%
Age 10 - 14	170	6.87%	155	6.90%	143	6.83%	-1.83%	-1.60%
Age 15 - 17	103	4.16%	82	3.65%	87	4.15%	-4.46%	1.19%
Age 18 - 20	68	2.75%	68	3.03%	78	3.72%	0.00%	2.78%
Age 21 - 24	78	3.15%	88	3.92%	95	4.54%	2.44%	1.54%
Age 25 - 34	214	8.65%	222	9.88%	189	9.03%	0.74%	-3.17%
Age 35 - 44	262	10.59%	222	9.88%	212	10.12%	-3.26%	-0.92%
Age 45 - 54	328	13.25%	266	11.84%	208	9.93%	-4.10%	-4.80%
Age 55 - 64	365	14.75%	301	13.40%	256	12.23%	-3.78%	-3.19%
Age 65 - 74	274	11.07%	283	12.59%	299	14.28%	0.65%	1.11%
Age 75 - 84	176	7.11%	177	7.88%	165	7.88%	0.11%	-1.39%
Age 85 and over	80	3.23%	68	3.03%	67	3.20%	-3.20%	-0.30%
<i>Age 55 and over</i>	895	36.16%	829	36.89%	787	37.58%	-1.52%	-1.03%
<i>Age 62 and over</i>	560	22.61%	550	24.49%	541	25.83%	-0.33%	-0.35%
Median Age	44.4		43.7		42.5		-0.32%	-0.56%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Cimarron County is 43.7 years. This compares with the statewide figure of 36.6 years. Approximately 7.03% of the population is below the age of 5, while 24.49% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to decline by -0.35% per year.

Boise 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	1,266		1,166		1,097			
Age 0 - 4	115	9.08%	91	7.80%	88	8.02%	-4.57%	-0.67%
Age 5 - 9	85	6.71%	89	7.63%	79	7.20%	0.92%	-2.36%
Age 10 - 14	81	6.40%	79	6.78%	83	7.57%	-0.50%	0.99%
Age 15 - 17	47	3.71%	39	3.34%	45	4.10%	-3.66%	2.90%
Age 18 - 20	41	3.24%	33	2.83%	40	3.65%	-4.25%	3.92%
Age 21 - 24	46	3.63%	45	3.86%	46	4.19%	-0.44%	0.44%
Age 25 - 34	121	9.56%	126	10.81%	106	9.66%	0.81%	-3.40%
Age 35 - 44	120	9.48%	109	9.35%	117	10.67%	-1.90%	1.43%
Age 45 - 54	152	12.01%	127	10.89%	97	8.84%	-3.53%	-5.25%
Age 55 - 64	177	13.98%	147	12.61%	117	10.67%	-3.65%	-4.46%
Age 65 - 74	139	10.98%	147	12.61%	155	14.13%	1.13%	1.07%
Age 75 - 84	99	7.82%	98	8.40%	89	8.11%	-0.20%	-1.91%
Age 85 and over	43	3.40%	36	3.09%	35	3.19%	-3.49%	-0.56%
<i>Age 55 and over</i>	<i>458</i>	<i>36.18%</i>	<i>428</i>	<i>36.71%</i>	<i>396</i>	<i>36.10%</i>	<i>-1.35%</i>	<i>-1.54%</i>
<i>Age 62 and over</i>	<i>291</i>	<i>22.99%</i>	<i>289</i>	<i>24.79%</i>	<i>279</i>	<i>25.44%</i>	<i>-0.14%</i>	<i>-0.70%</i>
Median Age	43.1		42.4		40.3		-0.33%	-1.01%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Boise City is 42.4 years. This compares with the statewide figure of 36.6 years. Approximately 7.80% of the population is below the age of 5, while 24.79% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to decline by -0.70% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Boise City		Cimarron County	
	No.	Percent	No.	Percent
Total Families:	334		720	
Married-Couple Family:	197	58.98%	551	76.53%
With Children Under 18 Years	52	15.57%	168	23.33%
No Children Under 18 Years	145	43.41%	383	53.19%
Other Family:	137	41.02%	169	23.47%
Male Householder, No Wife Present	37	11.08%	42	5.83%
With Children Under 18 Years	21	6.29%	21	2.92%
No Children Under 18 Years	16	4.79%	21	2.92%
Female Householder, No Husband Present	100	29.94%	127	17.64%
With Children Under 18 Years	54	16.17%	69	9.58%
No Children Under 18 Years	46	13.77%	58	8.06%
<hr/>				
Total Single Parent Families	75		90	
Male Householder	21	28.00%	21	23.33%
Female Householder	54	72.00%	69	76.67%

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

As shown, within Cimarron County, among all families 12.50% are single-parent families, while in Boise City, the percentage is 22.46%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	1,105		2,398		3,702,515	
Under 18 Years:	298		578		933,738	
With One Type of Disability	9	3.02%	13	2.25%	33,744	3.61%
With Two or More Disabilities	0	0.00%	7	1.21%	11,082	1.19%
No Disabilities	289	96.98%	558	96.54%	888,912	95.20%
18 to 64 Years:	601		1,286		2,265,702	
With One Type of Disability	38	6.32%	99	7.70%	169,697	7.49%
With Two or More Disabilities	14	2.33%	64	4.98%	149,960	6.62%
No Disabilities	549	91.35%	1,123	87.33%	1,946,045	85.89%
65 Years and Over:	206		534		503,075	
With One Type of Disability	30	14.56%	81	15.17%	95,633	19.01%
With Two or More Disabilities	35	16.99%	81	15.17%	117,044	23.27%
No Disabilities	141	68.45%	372	69.66%	290,398	57.72%
Total Number of Persons with Disabilities:	126	11.40%	345	14.39%	577,160	15.59%

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

Within Cimarron County, 14.39% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Boise City the percentage is 11.40%.

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

2013 Population by Veteran and Disability Status

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	807		1,820		2,738,788	
Veteran:	50	6.20%	151	8.30%	305,899	11.17%
<i>With a Disability</i>	23	46.00%	44	29.14%	100,518	32.86%
<i>No Disability</i>	27	54.00%	107	70.86%	205,381	67.14%
Non-veteran:	757	93.80%	1,669	91.70%	2,432,889	88.83%
<i>With a Disability</i>	94	12.42%	281	16.84%	430,610	17.70%
<i>No Disability</i>	663	87.58%	1,388	83.16%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Cimarron County, the Census Bureau estimates there are 151 veterans, 29.14% of which have one or more disabilities (compared with 32.86% at a statewide level). In Boise City, there are an estimated 50 veterans, 46.00% of which are estimated to have a disability.

Group Quarters Population

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

	Boise City		Cimarron County	
	No.	Percent	No.	Percent
Total Population	1,266		2,475	
Group Quarters Population	7	0.55%	7	0.28%
Institutionalized Population	7	0.55%	7	0.28%
Correctional facilities for adults	4	0.32%	4	0.16%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	3	0.24%	3	0.12%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	0	0.00%	0	0.00%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	0	0.00%	0	0.00%

Source: 2010 Decennial Census, Table P42

Household Income Levels

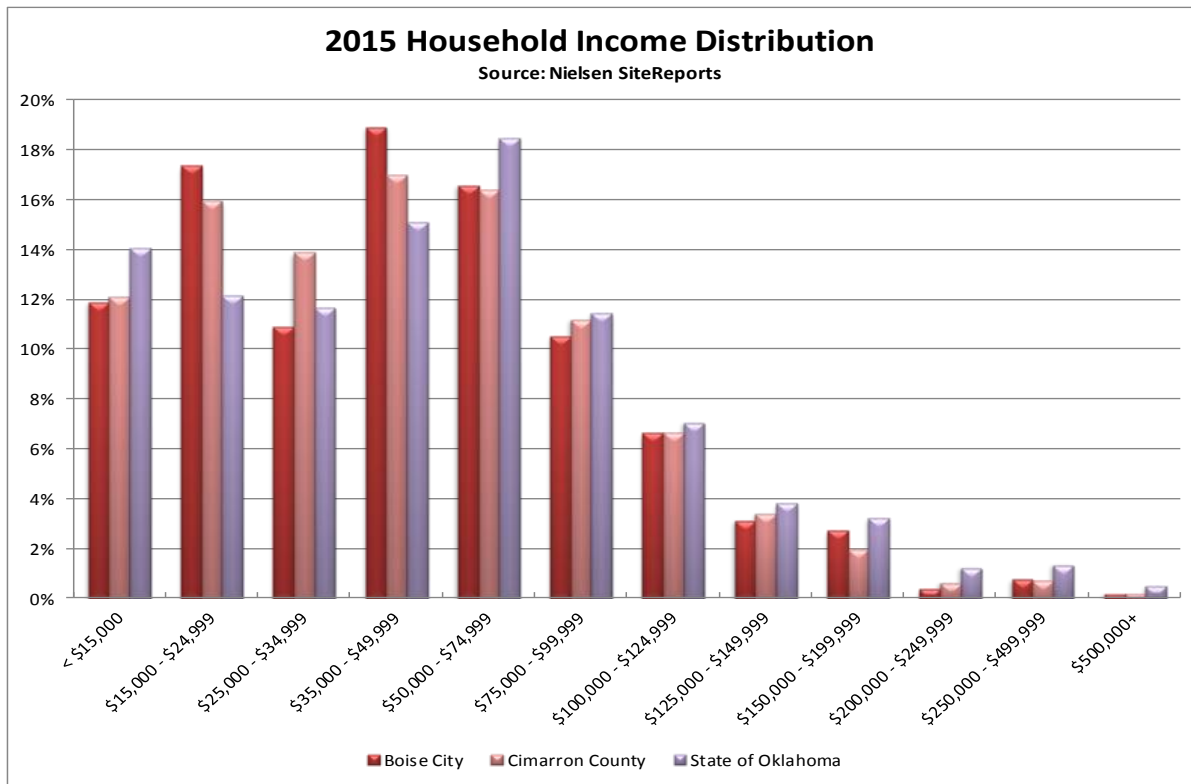
Data in the following chart shows the distribution of household income in Cimarron County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	513		966		1,520,327	
< \$15,000	61	11.89%	117	12.11%	213,623	14.05%
\$15,000 - \$24,999	89	17.35%	154	15.94%	184,613	12.14%
\$25,000 - \$34,999	56	10.92%	134	13.87%	177,481	11.67%
\$35,000 - \$49,999	97	18.91%	164	16.98%	229,628	15.10%
\$50,000 - \$74,999	85	16.57%	158	16.36%	280,845	18.47%
\$75,000 - \$99,999	54	10.53%	108	11.18%	173,963	11.44%
\$100,000 - \$124,999	34	6.63%	64	6.63%	106,912	7.03%
\$125,000 - \$149,999	16	3.12%	33	3.42%	57,804	3.80%
\$150,000 - \$199,999	14	2.73%	19	1.97%	48,856	3.21%
\$200,000 - \$249,999	2	0.39%	6	0.62%	18,661	1.23%
\$250,000 - \$499,999	4	0.78%	7	0.72%	20,487	1.35%
\$500,000+	1	0.19%	2	0.21%	7,454	0.49%
Median Household Income	\$42,809		\$42,134		\$47,049	
Average Household Income	\$55,663		\$55,694		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Cimarron County is estimated to be \$42,134 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Boise City, median household income is estimated to be \$42,809 .



Household Income Trend

Next we examine the long-term growth of incomes in Cimarron 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	2015 Median	Nominal	Inflation	Real
	HH Income	HH Income	Growth	Rate	Growth
Boise City	\$30,071	\$42,809	2.23%	2.40%	-0.17%
Cimarron County	\$30,625	\$42,134	2.01%	2.40%	-0.39%
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 Cimarron 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 Cimarron 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 Cimarron County and Oklahoma are shown in the following table. This data is included from the 2013 American Community Survey, as well as the 2000 Census to show how these rates have changed over the last decade. We also include poverty rates for single-parent families by gender of householder.

Poverty Rates	2000	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Boise City	19.12%	21.49%	237	0.00%	74.07%
Cimarron County	17.56%	20.03%	247	0.00%	75.36%
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 Cimarron County is estimated to be 20.03% by the American Community Survey. This is an increase of 247 basis points since the 2000 Census. Within Boise City, the poverty rate is estimated to be 21.49%. 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 Cimarron 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)
Cimarron County	1,378	1,479	1.42%	4.0%	2.3%	-170
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

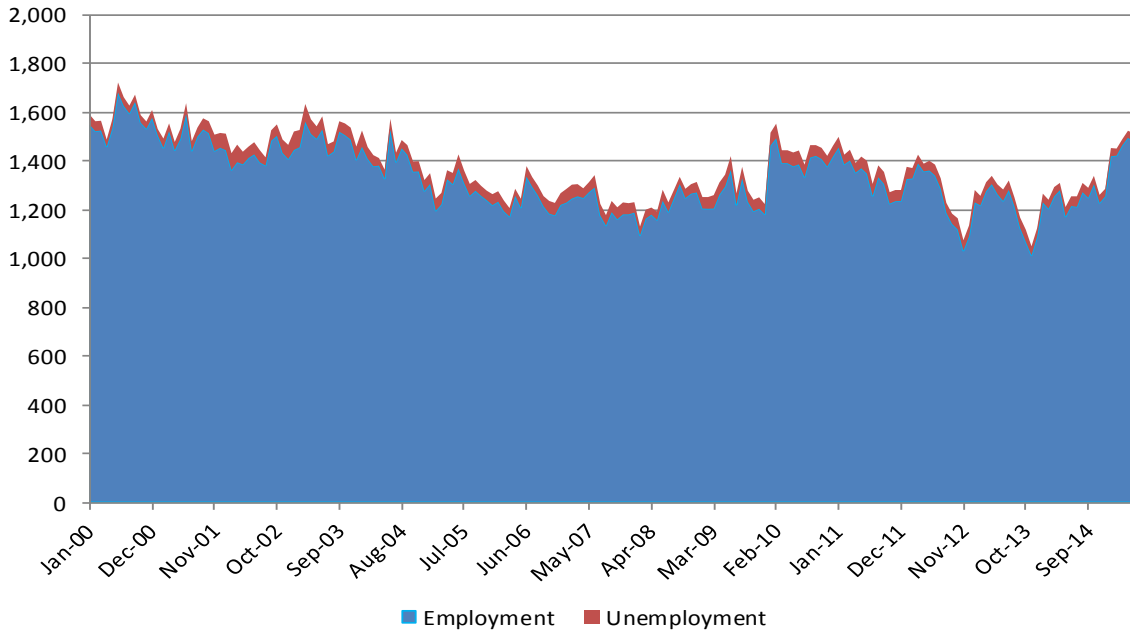
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Cimarron County was 1,479 persons. Compared with figures from May 2010, this represents annualized employment growth of 1.42% per year. The unemployment rate in May was 2.3%, a decrease of -170 basis points from May 2010, which was 4.0%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates; while the unemployment rate in Cimarron County has not declined as dramatically as it has at statewide and national levels, it is notable that in May 2010, the unemployment rate in Cimarron County was dramatically lower than national indications.

Employment Level Trends

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

Employment and Unemployment in Cimarron County
January 2000 through May 2015



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

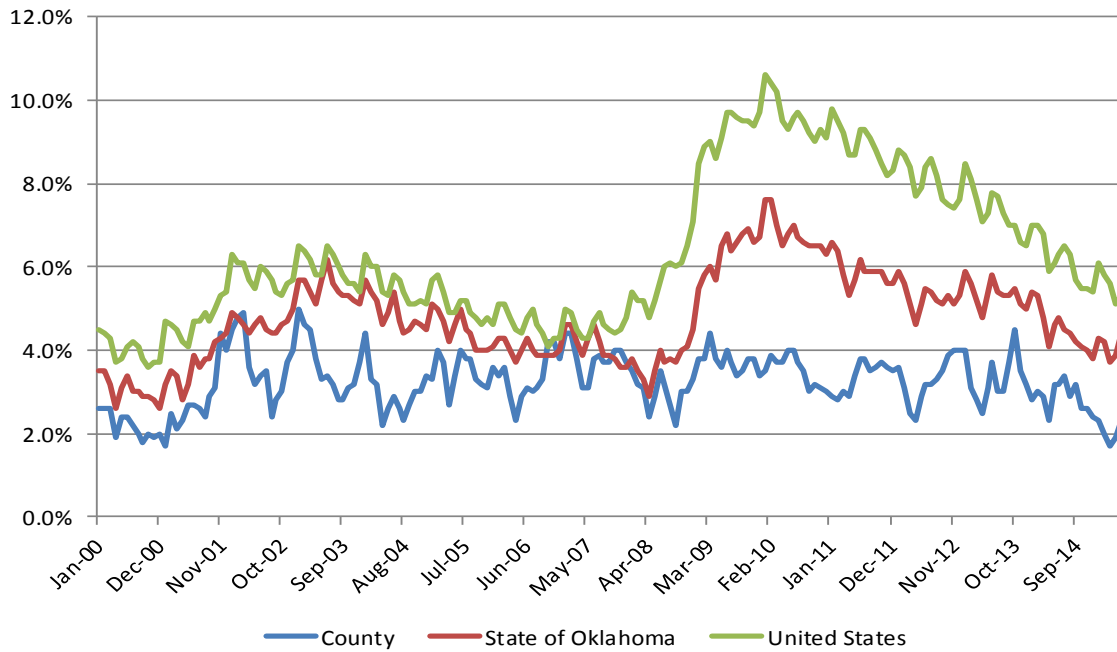
As shown, total employment levels have generally trended downward from 2000 through mid-2008. Although employment increased in the first quarter of 2010, and then generally stayed at that level through the end of 2011, declines in 2012 and 2013 brought total employment to its lowest levels in fifteen years. Employment growth resumed in the first quarter of 2014, bringing total employment to its current level of 1,479 persons. The number of unemployed persons in May 2015 was 35, out of a total labor force of 1,514 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Cimarron 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 Cimarron 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 Cimarron County have generally remained stable over the past fifteen years. The national economic recession, which is clearly identifiable in unemployment rates for the United States and the State of Oklahoma, did not have a measurable impact on unemployment rates in Cimarron County.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Cimarron County by industry, including total number of establishments, average number of employees in 2014, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor Statistics, Quarterly Census of Employment and Wages program.

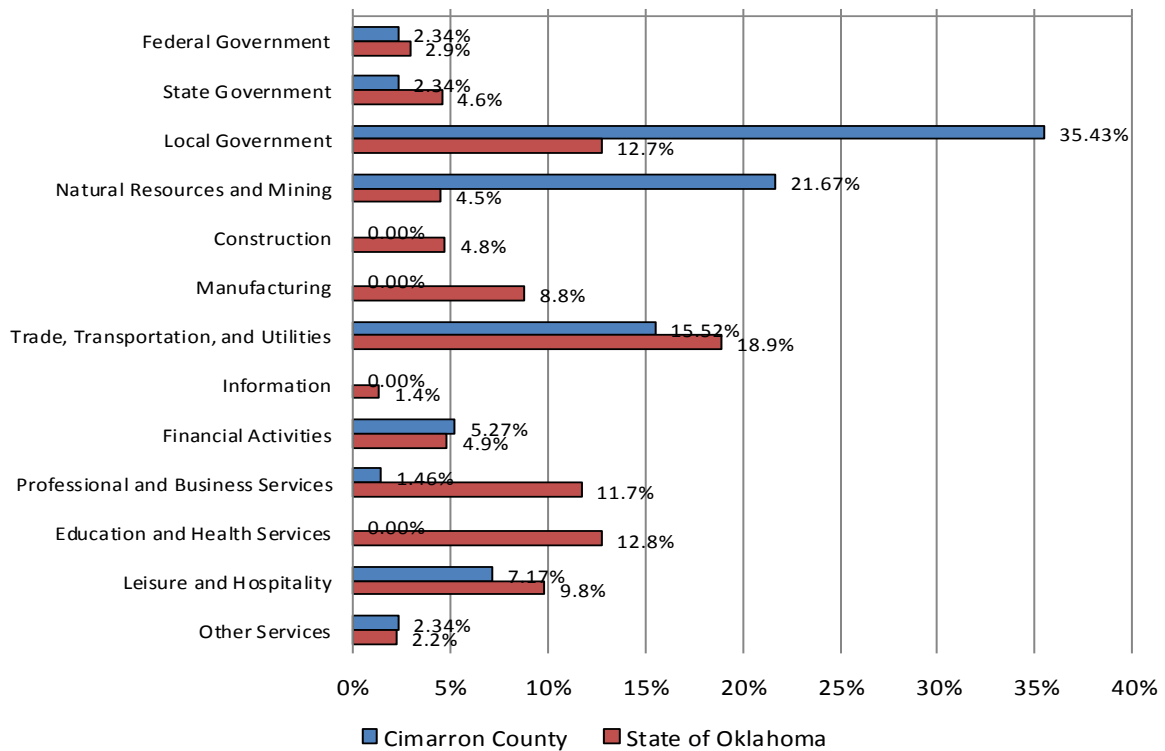


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	7	16	2.34%	\$33,826	1.17
State Government	5	16	2.34%	\$32,880	0.70
Local Government	16	242	35.43%	\$25,686	3.51
Natural Resources and Mining	9	148	21.67%	\$36,764	14.29
Construction	4	N/A	N/A	N/A	N/A
Manufacturing	1	N/A	N/A	N/A	N/A
Trade, Transportation, and Utilities	20	106	15.52%	\$28,154	0.81
Information	2	N/A	N/A	N/A	N/A
Financial Activities	8	36	5.27%	\$34,764	0.94
Professional and Business Services	5	10	1.46%	\$38,192	0.10
Education and Health Services	4	N/A	N/A	N/A	N/A
Leisure and Hospitality	7	49	7.17%	\$10,947	0.67
Other Services	7	16	2.34%	\$21,876	0.76
Total	95	683		\$28,065	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 (21.67%) are employed in Natural Resources and Mining. The average annual pay in this sector is \$36,764 per year. The industry with the highest annual pay is Professional and Business Services, with average annual pay of \$38,192 per year.

The rightmost column of the previous table provides location quotients for each industry for Cimarron 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 (Cimarron 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 Cimarron County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 14.29.

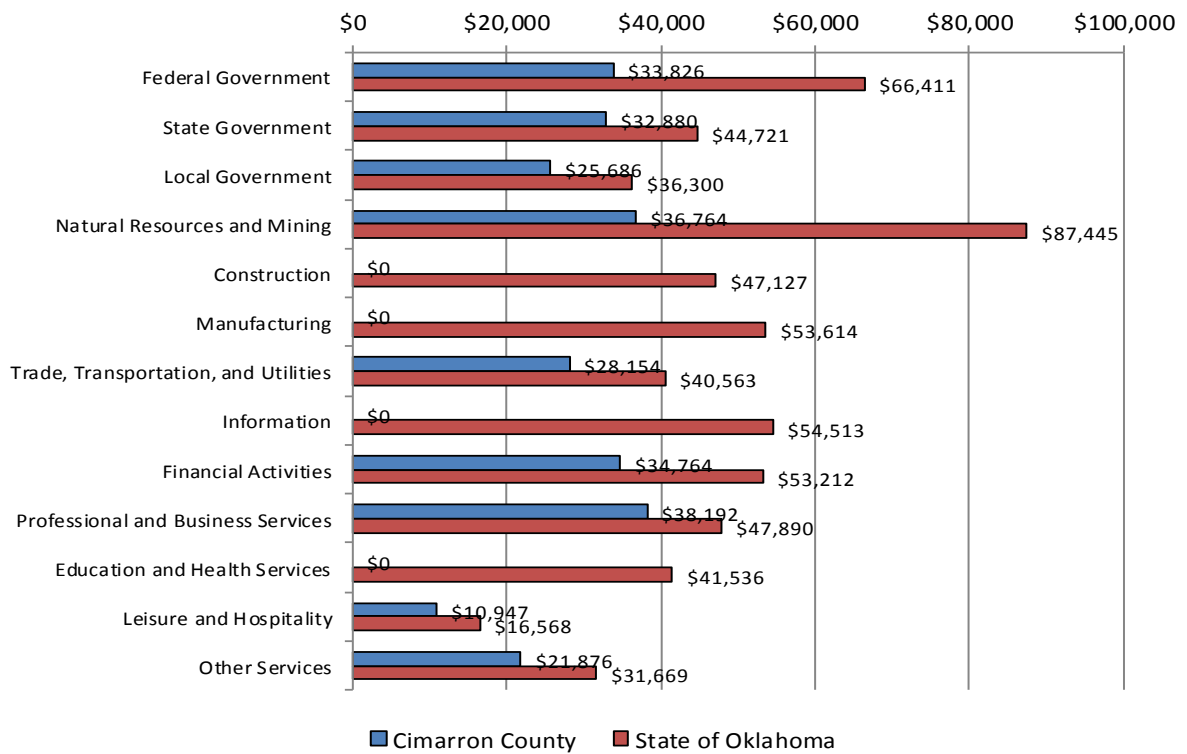
The next table presents average annual pay in Cimarron County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Cimarron County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$33,826	\$66,411	\$75,784	50.9%	44.6%
State Government	\$32,880	\$44,721	\$54,184	73.5%	60.7%
Local Government	\$25,686	\$36,300	\$46,146	70.8%	55.7%
Natural Resources and Mining	\$36,764	\$87,445	\$59,666	42.0%	61.6%
Construction	N/A	\$47,127	\$55,041	N/A	N/A
Manufacturing	N/A	\$53,614	\$62,977	N/A	N/A
Trade, Transportation, and Utilities	\$28,154	\$40,563	\$42,988	69.4%	65.5%
Information	N/A	\$54,513	\$90,804	N/A	N/A
Financial Activities	\$34,764	\$53,212	\$85,261	65.3%	40.8%
Professional and Business Services	\$38,192	\$47,890	\$66,657	79.7%	57.3%
Education and Health Services	N/A	\$41,536	\$45,951	N/A	N/A
Leisure and Hospitality	\$10,947	\$16,568	\$20,993	66.1%	52.1%
Other Services	\$21,876	\$31,669	\$33,935	69.1%	64.5%
Total	\$28,065	\$43,774	\$51,361	64.1%	54.6%

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

Average Annual Pay - 2014



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

Working Families

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



Families by Employment Status and Presence of Children						
	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	334		720		961,468	
With Children <18 Years:	127	38.02%	258	35.83%	425,517	44.26%
Married Couple:	52	40.94%	168	65.12%	281,418	66.14%
Both Parents Employed	30	57.69%	77	45.83%	166,700	59.24%
One Parent Employed	22	42.31%	91	54.17%	104,817	37.25%
Neither Parent Employed	0	0.00%	0	0.00%	9,901	3.52%
Other Family:	75	59.06%	90	34.88%	144,099	33.86%
Male Householder:	21	28.00%	21	23.33%	36,996	25.67%
Employed	12	57.14%	12	57.14%	31,044	83.91%
Not Employed	9	42.86%	9	42.86%	5,952	16.09%
Female Householder:	54	72.00%	69	76.67%	107,103	74.33%
Employed	31	57.41%	43	62.32%	75,631	70.62%
Not Employed	23	42.59%	26	37.68%	31,472	29.38%
Without Children <18 Years:	207	61.98%	462	64.17%	535,951	55.74%
Married Couple:	145	70.05%	383	82.90%	431,868	80.58%
Both Spouses Employed	60	41.38%	172	44.91%	167,589	38.81%
One Spouse Employed	34	23.45%	113	29.50%	138,214	32.00%
Neither Spouse Employed	51	35.17%	98	25.59%	126,065	29.19%
Other Family:	62	29.95%	79	17.10%	104,083	19.42%
Male Householder:	16	31.37%	21	21.43%	32,243	25.58%
Employed	16	100.00%	21	100.00%	19,437	60.28%
Not Employed	0	0.00%	0	0.00%	12,806	39.72%
Female Householder:	46	74.19%	58	73.42%	71,840	69.02%
Employed	31	67.39%	34	58.62%	36,601	50.95%
Not Employed	15	32.61%	24	41.38%	35,239	49.05%
<i>Total Working Families:</i>	<i>236</i>	<i>70.66%</i>	<i>563</i>	<i>78.19%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>95</i>	<i>40.25%</i>	<i>223</i>	<i>39.61%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>141</i>	<i>59.75%</i>	<i>340</i>	<i>60.39%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Cimarron County, there are 563 working families, 39.61% of which have children under the age of 18 present. This compares with 51.10% in Oklahoma as a whole.

Major Employers

Major employers in the Cimarron County area are presented in the following table, as reported by the Boise City Chamber of Commerce.

Major Employers in Cimarron County

Company	Industry / Description
Cimarron Memorial Hospital	Healthcare
Boise City Public Schools	Education
Cimarron County	Government
Keyes Public Schools	Education
Felt Public Schools	Education

Source: Boise City Chamber of Commerce

As per Kimberly Mizer, president of the Boise City Chamber of Commerce, the major employers in the area include the public school districts, county government, and Cimarron Memorial Hospital. Outside of these employers, the area economy is largely dependent upon agriculture.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	514		1,066		1,613,364	
Less than 15 minutes	352	68.48%	654	61.35%	581,194	36.02%
15 to 30 minutes	70	13.62%	208	19.51%	625,885	38.79%
30 to 45 minutes	40	7.78%	92	8.63%	260,192	16.13%
45 to 60 minutes	13	2.53%	54	5.07%	74,625	4.63%
60 or more minutes	39	7.59%	58	5.44%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Cimarron County, the largest percentage of workers (61.35%) travel Less than 15 minutes to work. Although the majority of Cimarron County residents are employed within the immediate area, several commute outside of the county for work.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	527		1,150		1,673,026	
Car, Truck or Van:	464	88.05%	990	86.09%	1,551,461	92.73%
<i>Drove Alone</i>	434	93.53%	931	94.04%	1,373,407	88.52%
<i>Carpooled</i>	30	6.47%	59	5.96%	178,054	11.48%
Public Transportation	0	0.00%	0	0.00%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	0	0.00%	3,757	0.22%
Bicycle	0	0.00%	0	0.00%	4,227	0.25%
Walked	40	7.59%	60	5.22%	30,401	1.82%
Other Means	10	1.90%	16	1.39%	14,442	0.86%
Worked at Home	13	2.47%	84	7.30%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Housing Stock Analysis

Existing Housing Units

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

Total Housing Units					
	2000	2010	Annual	2015	Annual
	Census	Census	Change	Estimate	Change
Boise City	752	754	0.03%	739	-0.40%
Cimarron County	1,583	1,587	0.03%	1,545	-0.53%
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 Cimarron County declined by - 0.53% per year, to a total of 1,545 housing units in 2015. In terms of new housing unit construction, Cimarron County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	765		1,583		1,669,828	
1 Unit, Detached	580	75.82%	1,256	79.34%	1,219,987	73.06%
1 Unit, Attached	8	1.05%	18	1.14%	34,434	2.06%
Duplex Units	0	0.00%	0	0.00%	34,207	2.05%
3-4 Units	45	5.88%	51	3.22%	42,069	2.52%
5-9 Units	0	0.00%	12	0.76%	59,977	3.59%
10-19 Units	0	0.00%	0	0.00%	57,594	3.45%
20-49 Units	0	0.00%	0	0.00%	29,602	1.77%
50 or More Units	0	0.00%	0	0.00%	30,240	1.81%
Mobile Homes	132	17.25%	246	15.54%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	0	0.00%	2,159	0.13%
Total Multifamily Units	45	5.88%	63	3.98%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Cimarron County, 79.34% of housing units are single-family, detached. 3.98% of housing units are multifamily in structure (two or more units per building), while 15.54% of housing units comprise mobile homes, RVs, etc.

Within Boise City, 75.82% of housing units are single-family, detached. 5.88% of housing units are multifamily in structure, while 17.25% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	487		1,067		1,444,081	
Owner Occupied:	363	74.54%	766	71.79%	968,736	67.08%
No Bedroom	0	0.00%	0	0.00%	2,580	0.27%
1 Bedroom	9	2.48%	36	4.70%	16,837	1.74%
2 Bedrooms	111	30.58%	166	21.67%	166,446	17.18%
3 Bedrooms	188	51.79%	389	50.78%	579,135	59.78%
4 Bedrooms	43	11.85%	143	18.67%	177,151	18.29%
5 or More Bedrooms	12	3.31%	32	4.18%	26,587	2.74%
Renter Occupied:	124	25.46%	301	28.21%	475,345	32.92%
No Bedroom	0	0.00%	0	0.00%	13,948	2.93%
1 Bedroom	8	6.45%	27	8.97%	101,850	21.43%
2 Bedrooms	67	54.03%	85	28.24%	179,121	37.68%
3 Bedrooms	36	29.03%	146	48.50%	152,358	32.05%
4 Bedrooms	13	10.48%	31	10.30%	24,968	5.25%
5 or More Bedrooms	0	0.00%	12	3.99%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Cimarron County is 71.79%, while 28.21% of housing units are renter occupied. In Boise City, the homeownership rate is 74.54%, while 25.46% of households are renters.

Housing Units Tenure and Household Income

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

Cimarron County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	1,067	766	301	71.79%	28.21%
Less than \$5,000	10	9	1	90.00%	10.00%
\$5,000 - \$9,999	54	17	37	31.48%	68.52%
\$10,000-\$14,999	58	38	20	65.52%	34.48%
\$15,000-\$19,999	107	69	38	64.49%	35.51%
\$20,000-\$24,999	82	64	18	78.05%	21.95%
\$25,000-\$34,999	153	94	59	61.44%	38.56%
\$35,000-\$49,999	183	126	57	68.85%	31.15%
\$50,000-\$74,999	152	107	45	70.39%	29.61%
\$75,000-\$99,999	144	139	5	96.53%	3.47%
\$100,000-\$149,999	85	64	21	75.29%	24.71%
\$150,000 or more	39	39	0	100.00%	0.00%
Income Less Than \$25,000	311	197	114	63.34%	36.66%

Source: 2009-2013 American Community Survey, Table B25118

Within Cimarron County as a whole, 36.66% of households with incomes less than \$25,000 are estimated to be renters, while 63.34% are estimated to be homeowners.

Boise City Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	487	363	124	74.54%	25.46%
Less than \$5,000	0	0	0	N/A	N/A
\$5,000 - \$9,999	22	0	22	0.00%	100.00%
\$10,000-\$14,999	29	16	13	55.17%	44.83%
\$15,000-\$19,999	59	38	21	64.41%	35.59%
\$20,000-\$24,999	49	49	0	100.00%	0.00%
\$25,000-\$34,999	68	45	23	66.18%	33.82%
\$35,000-\$49,999	83	63	20	75.90%	24.10%
\$50,000-\$74,999	54	42	12	77.78%	22.22%
\$75,000-\$99,999	63	63	0	100.00%	0.00%
\$100,000-\$149,999	44	31	13	70.45%	29.55%
\$150,000 or more	16	16	0	100.00%	0.00%
Income Less Than \$25,000	159	103	56	64.78%	35.22%

Source: 2009-2013 American Community Survey, Table B25118

Within Boise City, 35.22% of households with incomes less than \$25,000 are estimated to be renters, while 64.78% 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.

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	487		1,067		1,444,081	
Owner Occupied:	363	74.54%	766	71.79%	968,736	67.08%
Built 2010 or Later	5	1.38%	5	0.65%	10,443	1.08%
Built 2000 to 2009	3	0.83%	19	2.48%	153,492	15.84%
Built 1990 to 1999	82	22.59%	119	15.54%	125,431	12.95%
Built 1980 to 1989	25	6.89%	76	9.92%	148,643	15.34%
Built 1970 to 1979	44	12.12%	100	13.05%	184,378	19.03%
Built 1960 to 1969	31	8.54%	83	10.84%	114,425	11.81%
Built 1950 to 1959	79	21.76%	163	21.28%	106,544	11.00%
Built 1940 to 1949	31	8.54%	66	8.62%	50,143	5.18%
Built 1939 or Earlier	63	17.36%	135	17.62%	75,237	7.77%
Median Year Built:		1963		1962		1977
Renter Occupied:	124	25.46%	301	28.21%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	3	2.42%	14	4.65%	50,883	10.70%
Built 1990 to 1999	44	35.48%	58	19.27%	47,860	10.07%
Built 1980 to 1989	10	8.06%	41	13.62%	77,521	16.31%
Built 1970 to 1979	18	14.52%	55	18.27%	104,609	22.01%
Built 1960 to 1969	16	12.90%	18	5.98%	64,546	13.58%
Built 1950 to 1959	22	17.74%	47	15.61%	54,601	11.49%
Built 1940 to 1949	8	6.45%	33	10.96%	31,217	6.57%
Built 1939 or Earlier	3	2.42%	35	11.63%	39,089	8.22%
Median Year Built:		1977		1973		1975
Overall Median Year Built:		1963		1965		1976

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

Within Cimarron County, 3.56% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Boise City the percentage is 2.26%.

79.85% of housing units in Cimarron County were built prior to 1990, while in Boise City the percentage is 71.87%. These figures compare with the statewide figure of 72.78%.

Substandard Housing

The next table presents data regarding substandard housing in Cimarron County. The two most commonly cited figures for substandard housing are a lack of complete plumbing, and/or a lack of a complete kitchen. We have also included statistics regarding homes heated by wood, although this is a

less frequently cited indicator of substandard housing since some homes (particularly homes for seasonal occupancy) are heated by wood but otherwise not considered substandard.

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

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

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

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

2013 Substandard Housing Units

	Occupied	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
	Units	Number	Percent	Number	Percent	Number	Percent
Boise City	487	0	0.00%	0	0.00%	11	2.26%
Cimarron County	1,067	6	0.56%	8	0.75%	26	2.44%
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 Cimarron County, 0.56% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.75% 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 Cimarron County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	765		1,583		1,669,828	
Total Vacant Units	278	36.34%	516	32.60%	225,747	13.52%
For rent	23	8.27%	31	6.01%	43,477	19.26%
Rented, not occupied	14	5.04%	14	2.71%	9,127	4.04%
For sale only	10	3.60%	22	4.26%	23,149	10.25%
Sold, not occupied	20	7.19%	20	3.88%	8,618	3.82%
For seasonal, recreational, or occasional use	16	5.76%	73	14.15%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	195	70.14%	356	68.99%	101,155	44.81%
Homeowner Vacancy Rate	2.54%		2.72%		2.31%	
Rental Vacancy Rate	14.29%		8.96%		8.24%	

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

Within Cimarron County, the overall housing vacancy rate is estimated to be 32.60%. The homeowner vacancy rate is estimated to be 2.72%, while the rental vacancy rate is estimated to be 8.96%.

In Boise City, the overall housing vacancy rate is estimated to be 36.34%. The homeowner vacancy rate is estimated to be 2.54%, while the rental vacancy rate is estimated to be 14.29%.

Building Permits

The U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division publishes a report of residential building permits issued for single family and multifamily units. Both Boise City and Cimarron County as a whole reported zero residential building permits issued over the 2004-2014 period. A search of the Cimarron County records indicated that there are nine single family residences in Cimarron County that were built after 2004. No multifamily structures built after 2004 were identified. This data is consistent with our interviews with local officials, all of whom indicated little to no housing growth in the area over the previous decade.

Homeownership Market

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

Housing Units by Home Value

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

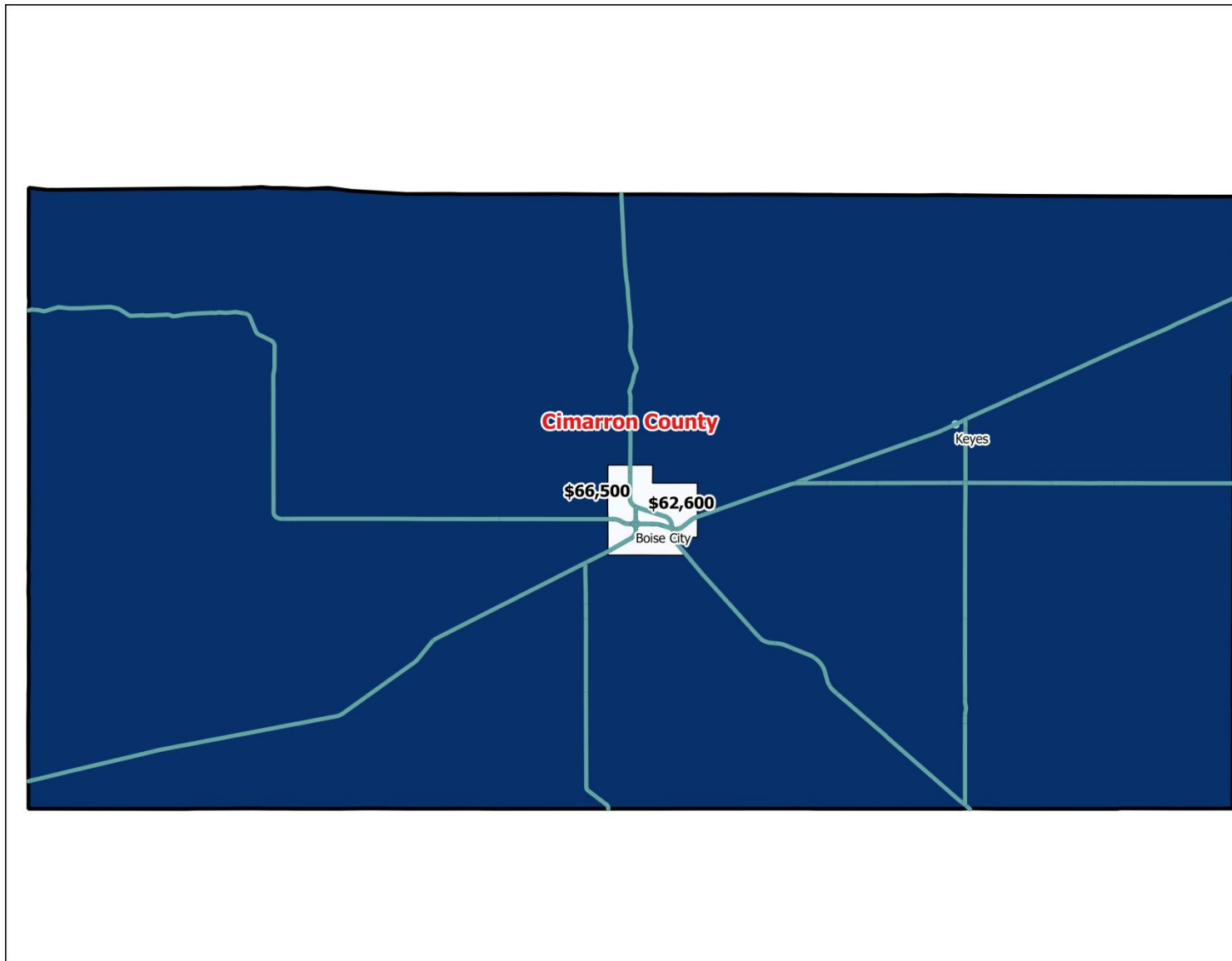
2013 Housing Units by Home Value

	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	363		766		968,736	
Less than \$10,000	27	7.44%	38	4.96%	20,980	2.17%
\$10,000 to \$14,999	0	0.00%	26	3.39%	15,427	1.59%
\$15,000 to \$19,999	4	1.10%	16	2.09%	13,813	1.43%
\$20,000 to \$24,999	20	5.51%	28	3.66%	16,705	1.72%
\$25,000 to \$29,999	29	7.99%	54	7.05%	16,060	1.66%
\$30,000 to \$34,999	23	6.34%	44	5.74%	19,146	1.98%
\$35,000 to \$39,999	4	1.10%	5	0.65%	14,899	1.54%
\$40,000 to \$49,999	17	4.68%	54	7.05%	39,618	4.09%
\$50,000 to \$59,999	62	17.08%	92	12.01%	45,292	4.68%
\$60,000 to \$69,999	23	6.34%	55	7.18%	52,304	5.40%
\$70,000 to \$79,999	30	8.26%	43	5.61%	55,612	5.74%
\$80,000 to \$89,999	20	5.51%	49	6.40%	61,981	6.40%
\$90,000 to \$99,999	8	2.20%	42	5.48%	51,518	5.32%
\$100,000 to \$124,999	41	11.29%	77	10.05%	119,416	12.33%
\$125,000 to \$149,999	20	5.51%	25	3.26%	96,769	9.99%
\$150,000 to \$174,999	14	3.86%	36	4.70%	91,779	9.47%
\$175,000 to \$199,999	0	0.00%	20	2.61%	53,304	5.50%
\$200,000 to \$249,999	21	5.79%	27	3.52%	69,754	7.20%
\$250,000 to \$299,999	0	0.00%	16	2.09%	41,779	4.31%
\$300,000 to \$399,999	0	0.00%	0	0.00%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	13	1.70%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	4	0.52%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	0	0.00%	3,764	0.39%
\$1,000,000 or more	0	0.00%	2	0.26%	5,018	0.52%
Median Home Value:		\$59,300		\$64,700		\$112,800

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

The median value of owner-occupied homes in Cimarron County is \$64,700. This is -42.6% lower than the statewide median, which is \$112,800. The median home value in Boise City is estimated to be \$59,300. The geographic distribution of home values in Cimarron County can be visualized by the following map.

Cimarron County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Cimarron County by year of construction. Note that missing data fields indicate the Census Bureau had inadequate data to estimate a median value for that bracket.

2013 Median Home Value by Year of Construction			
	Boise City Median Value	Cimarron County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	-	\$188,900
Built 2000 to 2009	-	\$85,000	\$178,000
Built 1990 to 1999	\$102,800	\$85,500	\$147,300
Built 1980 to 1989	\$85,000	\$85,000	\$118,300
Built 1970 to 1979	\$101,300	\$95,000	\$111,900
Built 1960 to 1969	\$52,700	\$59,700	\$97,100
Built 1950 to 1959	\$57,800	\$54,700	\$80,300
Built 1940 to 1949	\$27,500	\$51,300	\$67,900
Built 1939 or Earlier	\$69,200	\$68,800	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Boise City Single Family Sales Activity

Boise City Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	19	34	31	28	11
Average Sale Price	\$36,000	\$37,776	\$36,452	\$26,410	\$26,000
Average Square Feet	1,404	1,397	1,268	1,083	1,249
Average Price/SF	\$21.92	\$25.43	\$28.89	\$22.68	\$19.20
Average Year Built	1947	1950	1952	1942	1937

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

Between 2011 and 2014, the average sale price declined by -7.45% per year. The average sale price in 2015 was \$26,000 for an average price per square foot of \$19.20/SF.

Foreclosure Rates

Due to the small size of Cimarron County, reliable foreclosure rate data was unavailable to us. Discussions with local real estate professionals indicate that foreclosures in the area have not had a measurable impact on the local housing market.

Rental Market

This section will discuss supply and demand factors for the rental market in Cimarron 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 Cimarron 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						
	Boise City		Cimarron County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	124		301		475,345	
With cash rent:	116		191		432,109	
Less than \$100	0	0.00%	0	0.00%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	2,109	0.44%
\$150 to \$199	12	9.68%	21	6.98%	4,268	0.90%
\$200 to \$249	23	18.55%	23	7.64%	8,784	1.85%
\$250 to \$299	0	0.00%	12	3.99%	8,413	1.77%
\$300 to \$349	17	13.71%	23	7.64%	9,107	1.92%
\$350 to \$399	26	20.97%	34	11.30%	10,932	2.30%
\$400 to \$449	8	6.45%	22	7.31%	15,636	3.29%
\$450 to \$499	5	4.03%	9	2.99%	24,055	5.06%
\$500 to \$549	17	13.71%	20	6.64%	31,527	6.63%
\$550 to \$599	0	0.00%	0	0.00%	33,032	6.95%
\$600 to \$649	0	0.00%	6	1.99%	34,832	7.33%
\$650 to \$699	8	6.45%	10	3.32%	32,267	6.79%
\$700 to \$749	0	0.00%	5	1.66%	30,340	6.38%
\$750 to \$799	0	0.00%	0	0.00%	27,956	5.88%
\$800 to \$899	0	0.00%	2	0.66%	45,824	9.64%
\$900 to \$999	0	0.00%	0	0.00%	34,153	7.18%
\$1,000 to \$1,249	0	0.00%	4	1.33%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	0	0.00%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	0	0.00%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	8	6.45%	110	36.54%	43,236	9.10%
Median Gross Rent	\$362		\$374		\$699	

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

Median gross rent in Cimarron County is estimated to be \$374, which is -46.5% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Boise City is estimated to be \$362.

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			
	Boise City Median Rent	Cimarron County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	-	-	\$841
Built 1990 to 1999	\$245	\$304	\$715
Built 1980 to 1989	-	\$316	\$693
Built 1970 to 1979	-	\$404	\$662
Built 1960 to 1969	-	-	\$689
Built 1950 to 1959	\$388	\$388	\$714
Built 1940 to 1949	-	\$666	\$673
Built 1939 or Earlier	-	\$550	\$651

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

Source: 2009-2013 American Community Survey, Table 25111

Boise City Rental Survey Data

The next table shows the results of our rental survey of Boise City. There are two apartment complexes known to exist in Boise City—a four unit USDA RD property known as Sagebrush Apartments III, and an eighteen unit USDA RD property known as Black Mesa Apartments. These properties were originally constructed as a single property, but in 2002, the four units at Sagebrush III were transferred to a separate entity and are managed separately. Sagebrush III is 100% occupied; the manager stated that she typically has a waiting list, but does not at the moment. There are three vacant units at Black Mesa Apartments, although the manager is reportedly processing applications for all three units.

Boise City Rental Properties - Affordable								
Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Sagebrush Apartments III	USDA RD	1982	2	1	800	\$530	\$0.663	0.00%
Black Mesa Apartments	USDA RD	1982	1	1	600	\$655	\$1.092	17.00%
Black Mesa Apartments	USDA RD	1982	2	1	800	\$750	\$0.938	17.00%
Black Mesa Apartments	USDA RD	1982	3	1	1,000	\$803	\$0.803	17.00%

Based on the number of units identified as rentals by the 2010 Census, it is reasonable to assume that a number of single family residences are rentals. Single family rental rates typically range \$300-\$350 for a two bedroom single family residence or mobile home and \$350-\$3400 for a three bedroom

single family residence or mobile home. These rental rates reflect market rates for average quality single family residences. A large percentage of the Boise City housing stock is in fair to poor condition. Discussions with area brokers and a review of the Boise City News indicates that the single family rental housing stock in Boise City is near or at 100% occupancy among habitable units.

Rental Market Vacancy – Boise City

The developments outlined previously typically report high occupancy levels. Black Mesa Apartments currently has three vacant units, but the property manager is reportedly processing applications for those units. This analyst did not identify any single family rental units in habitable condition available for rent. The overall market vacancy of rental housing units was reported at 14.29% by the Census Bureau as of the most recent American Community Survey. This vacancy level is inclusive of all housing units, including housing units not fit for occupancy. We believe that occupancy among habitable rental units is higher than the 85.71% reported by the census bureau.



Rent Survey 1
Black Mesa Apartments



Rent Survey 2
Sagebrush Apartments III

Summary of HUD Subsidized Properties

There are no HUD subsidized properties in Cimarron County. The HUD “Picture of Subsidized Households” data for 2013 identifies one housing choice voucher in Cimarron County



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 Cimarron 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 Cimarron 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.

Cimarron County : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	45		70	
Cost Burden Less Than 30%	15	33.33%	25	35.71%
Cost Burden Between 30%-50%	4	8.89%	35	50.00%
Cost Burden Greater Than 50%	25	55.56%	4	5.71%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 30%-50% HAMFI	75		45	
Cost Burden Less Than 30%	40	53.33%	40	88.89%
Cost Burden Between 30%-50%	15	20.00%	0	0.00%
Cost Burden Greater Than 50%	20	26.67%	4	8.89%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	160		105	
Cost Burden Less Than 30%	155	96.88%	105	100.00%
Cost Burden Between 30%-50%	4	2.50%	0	0.00%
Cost Burden Greater Than 50%	4	2.50%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	60		4	
Cost Burden Less Than 30%	60	100.00%	4	100.00%
Cost Burden Between 30%-50%	0	0.00%	0	0.00%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	760		314	
Cost Burden Less Than 30%	675	88.82%	264	84.08%
Cost Burden Between 30%-50%	38	5.00%	35	11.15%
Cost Burden Greater Than 50%	49	6.45%	8	2.55%
Not Computed (no/negative income)	0	0.00%	0	0.00%

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

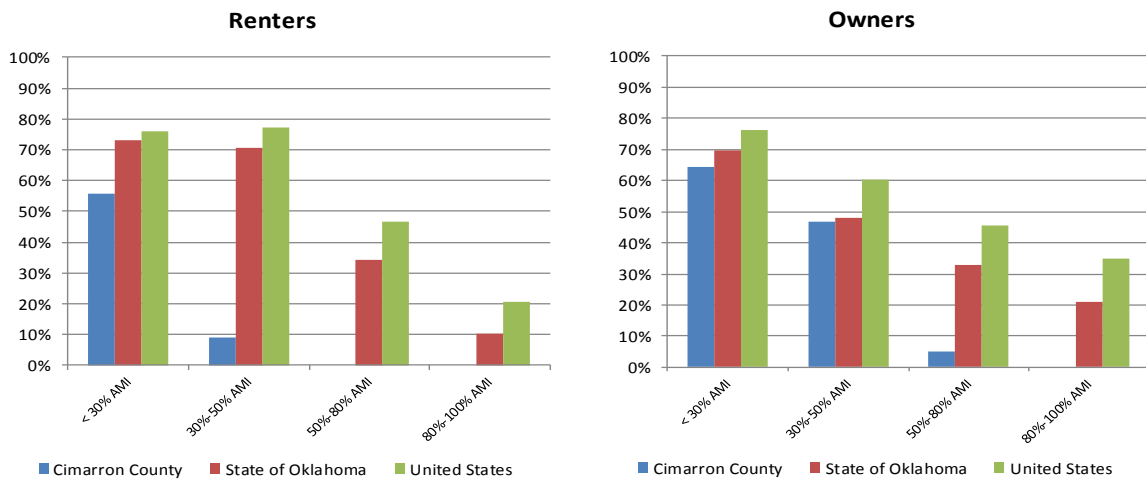
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Cimarron County with the State of Oklahoma as a whole, and the United States.

Cimarron 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	45	64.44%	70	55.71%
Income 30%-50% HAMFI	75	46.67%	45	8.89%
Income 50%-80% HAMFI	160	5.00%	105	0.00%
Income 80%-100% HAMFI	60	0.00%	4	0.00%
All Incomes	760	11.45%	314	13.69%

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.

Cimarron County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	45		70	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	4	5.71%
Lacks Complete Kitchen or Plumbing	0	0.00%	4	5.71%
Income 30%-50% HAMFI	75		45	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	4	5.33%	0	0.00%
Income 50%-80% HAMFI	160		105	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	10	9.52%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	60		4	
Between 1.0 and 1.5 Persons per Room	4	6.67%	0	0.00%
More than 1.5 Persons per Room	15	25.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	4	6.67%	0	0.00%
All Incomes	760		314	
Between 1.0 and 1.5 Persons per Room	4	0.53%	0	0.00%
More than 1.5 Persons per Room	15	1.97%	14	4.46%
Lacks Complete Kitchen or Plumbing	8	1.05%	4	1.27%

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

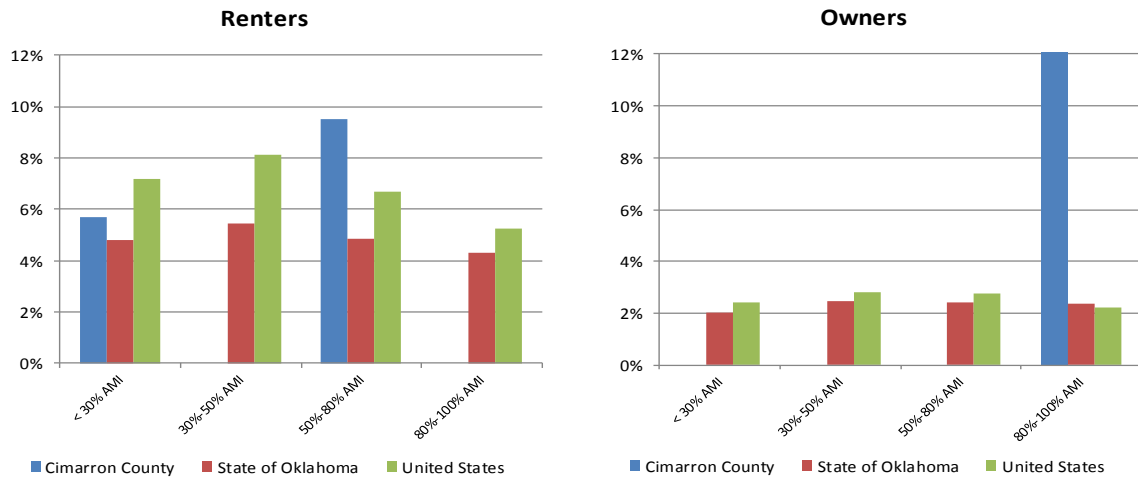
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Cimarron County, Oklahoma and the nation.

Cimarron County : Households by Income by Overcrowding

Household Income Threshold	Total	Owners		Renters	
		% > 1.0		% > 1.0	
		Persons per Room	Total	Persons per Room	Total
Income < 30% HAMFI	45	0.00%	70	5.71%	
Income 30%-50% HAMFI	75	0.00%	45	0.00%	
Income 50%-80% HAMFI	160	0.00%	105	9.52%	
Income 80%-100% HAMFI	60	31.67%	4	0.00%	
All Incomes	760	2.50%	314	4.46%	

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 Cimarron County, the state and the nation.

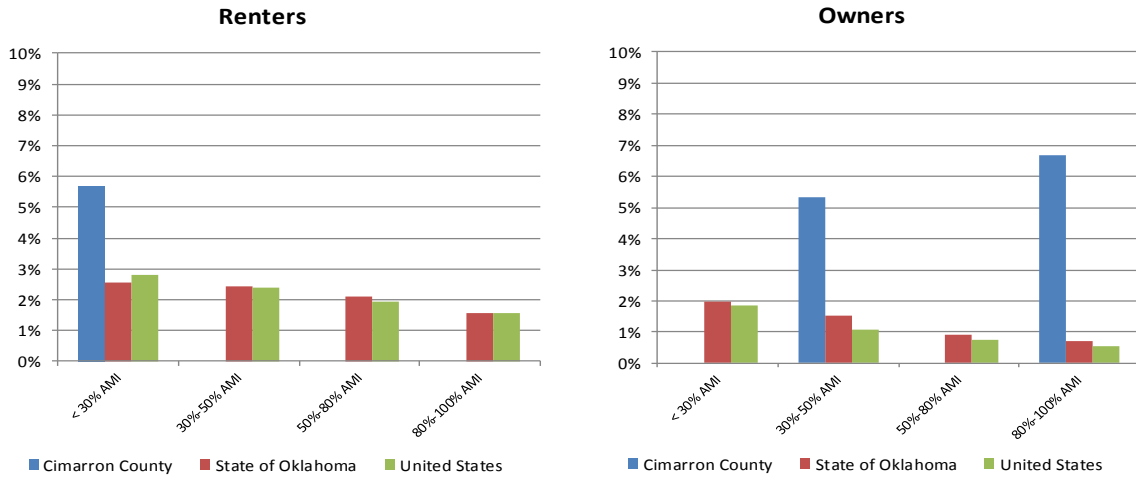
Cimarron County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking		% Lacking	
		Kitchen or Plumbing	Total	Kitchen or Plumbing	Total
Income < 30% HAMFI	45	0.00%	70	5.71%	
Income 30%-50% HAMFI	75	5.33%	45	0.00%	
Income 50%-80% HAMFI	160	0.00%	105	0.00%	
Income 80%-100% HAMFI	60	6.67%	4	0.00%	
All Incomes	760	1.05%	314	1.27%	

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.



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

Income, 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 < 30% HAMFI	45	28	62.22%	70	48	68.57%
Elderly Family	4	4	100.00%	0	0	N/A
Small Family (2-4 persons)	20	20	100.00%	20	24	120.00%
Large Family (5 or more persons)	0	0	N/A	10	0	0.00%
Elderly Non-Family	10	4	40.00%	20	20	100.00%
Non-Family, Non-Elderly	10	0	0.00%	15	4	26.67%
Income 30%-50% HAMFI	75	36	48.00%	45	8	17.78%
Elderly Family	30	8	26.67%	0	0	N/A
Small Family (2-4 persons)	20	14	70.00%	20	0	0.00%
Large Family (5 or more persons)	0	0	N/A	4	4	100.00%
Elderly Non-Family	20	14	70.00%	4	0	0.00%
Non-Family, Non-Elderly	4	0	0.00%	20	4	20.00%
Income 50%-80% HAMFI	160	8	5.00%	105	0	0.00%
Elderly Family	60	4	6.67%	0	0	N/A
Small Family (2-4 persons)	30	0	0.00%	65	0	0.00%
Large Family (5 or more persons)	15	0	0.00%	15	0	0.00%
Elderly Non-Family	25	4	16.00%	4	0	0.00%
Non-Family, Non-Elderly	30	0	0.00%	20	0	0.00%
Income 80%-100% HAMFI	60	0	0.00%	4	0	0.00%
Elderly Family	15	0	0.00%	0	0	N/A
Small Family (2-4 persons)	25	0	0.00%	4	0	0.00%
Large Family (5 or more persons)	4	0	0.00%	0	0	N/A
Elderly Non-Family	4	0	0.00%	0	0	N/A
Non-Family, Non-Elderly	15	0	0.00%	4	0	0.00%
All Incomes	760	86	11.32%	314	56	17.83%
Elderly Family	204	20	9.80%	20	0	0.00%
Small Family (2-4 persons)	315	34	10.79%	154	24	15.58%
Large Family (5 or more persons)	34	0	0.00%	29	4	13.79%
Elderly Non-Family	119	32	26.89%	32	20	62.50%
Non-Family, Non-Elderly	89	0	0.00%	79	8	10.13%

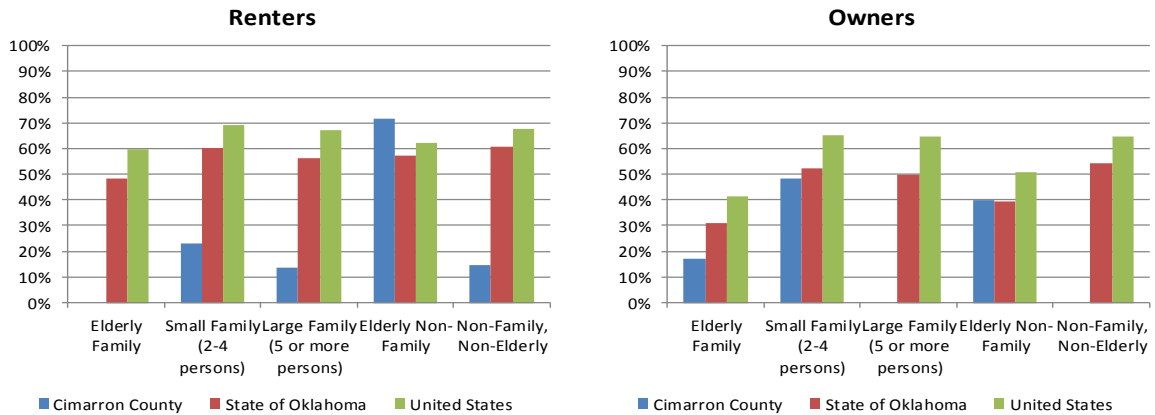
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Cimarron County : Households under 80% AMI by Cost Burden

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 80% HAMFI	280	72	25.71%	220	56	25.45%
Elderly Family	94	16	17.02%	0	0	#DIV/0!
Small Family (2-4 persons)	70	34	48.57%	105	24	22.86%
Large Family (5 or more persons)	15	0	0.00%	29	4	13.79%
Elderly Non-Family	55	22	40.00%	28	20	71.43%
Non-Family, Non-Elderly	44	0	0.00%	55	8	14.55%

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).



Cimarron 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	45	28	62.22%	70	54	77.14%
Elderly Family	4	4	100.00%	0	0	N/A
Small Family (2-4 persons)	20	20	100.00%	20	20	100.00%
Large Family (5 or more persons)	0	0	N/A	10	10	100.00%
Elderly Non-Family	10	4	40.00%	20	20	100.00%
Non-Family, Non-Elderly	10	0	0.00%	15	4	26.67%
Income 30%-50% HAMFI	75	40	53.33%	45	8	17.78%
Elderly Family	30	10	33.33%	0	0	N/A
Small Family (2-4 persons)	20	15	75.00%	20	0	0.00%
Large Family (5 or more persons)	0	0	N/A	4	4	100.00%
Elderly Non-Family	20	15	75.00%	4	0	0.00%
Non-Family, Non-Elderly	4	0	0.00%	20	4	20.00%
Income 50%-80% HAMFI	160	8	5.00%	105	10	9.52%
Elderly Family	60	4	6.67%	0	0	N/A
Small Family (2-4 persons)	30	0	0.00%	65	0	0.00%
Large Family (5 or more persons)	15	0	0.00%	15	10	66.67%
Elderly Non-Family	25	4	16.00%	4	0	0.00%
Non-Family, Non-Elderly	30	0	0.00%	20	0	0.00%
Income Greater than 80% of HAMFI	480	39	8.13%	95	0	0.00%
Elderly Family	115	10	8.70%	20	0	0.00%
Small Family (2-4 persons)	245	15	6.12%	50	0	0.00%
Large Family (5 or more persons)	15	4	26.67%	0	0	N/A
Elderly Non-Family	60	10	16.67%	4	0	0.00%
Non-Family, Non-Elderly	50	0	0.00%	25	0	0.00%
All Incomes	760	115	15.13%	315	72	22.86%
Elderly Family	209	28	13.40%	20	0	0.00%
Small Family (2-4 persons)	315	50	15.87%	155	20	12.90%
Large Family (5 or more persons)	30	4	13.33%	29	24	82.76%
Elderly Non-Family	115	33	28.70%	32	20	62.50%
Non-Family, Non-Elderly	94	0	0.00%	80	8	10.00%

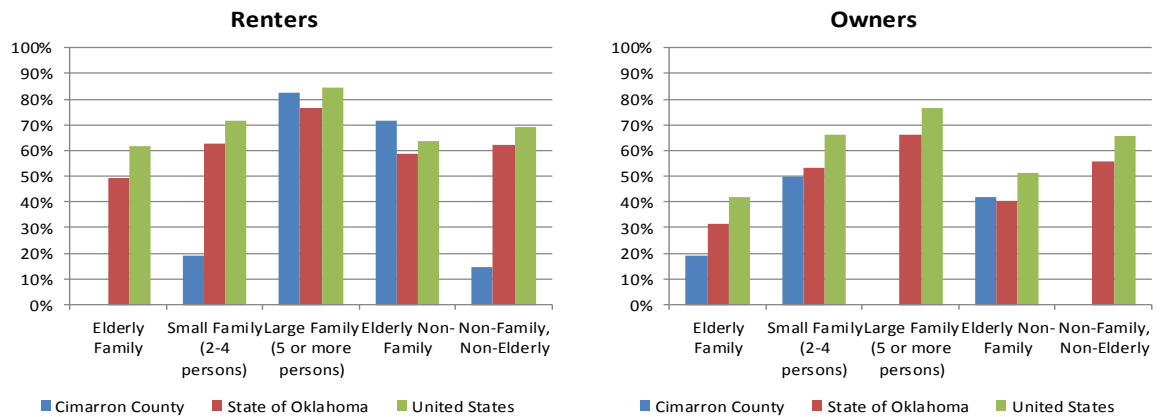
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Cimarron County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	280	76	27.14%	220	72	32.73%
Elderly Family	94	18	19.15%	0	0	N/A
Small Family (2-4 persons)	70	35	50.00%	105	20	19.05%
Large Family (5 or more persons)	15	0	0.00%	29	24	82.76%
Elderly Non-Family	55	23	41.82%	28	20	71.43%
Non-Family, Non-Elderly	44	0	0.00%	55	8	14.55%

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 Cimarron 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.”



Cimarron 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	45	30	66.7%	70	55	78.6%
White alone, non-Hispanic	45	30	66.7%	25	15	60.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	44	40	90.9%
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 30%-50% HAMFI	70	35	50.0%	44	4	9.1%
White alone, non-Hispanic	60	35	58.3%	8	4	50.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	4	0	0.0%	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	4	0	0.0%	35	0	0.0%
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 50%-80% HAMFI	159	4	2.5%	105	10	9.5%
White alone, non-Hispanic	144	4	2.8%	65	10	15.4%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	15	0	0.0%	40	0	0.0%
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 80%-100% HAMFI	60	20	33.3%	4	0	0.0%
White alone, non-Hispanic	39	4	10.3%	4	0	0.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	19	15	78.9%	0	0	N/A
Other (including multiple races)	4	4	100.0%	0	0	N/A
All Incomes	754	104	13.8%	313	69	22.0%
White alone, non-Hispanic	678	88	13.0%	167	29	17.4%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	4	0	0.0%	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	58	15	25.9%	129	40	31.0%
Other (including multiple races)	8	4	50.0%	15	0	0.0%

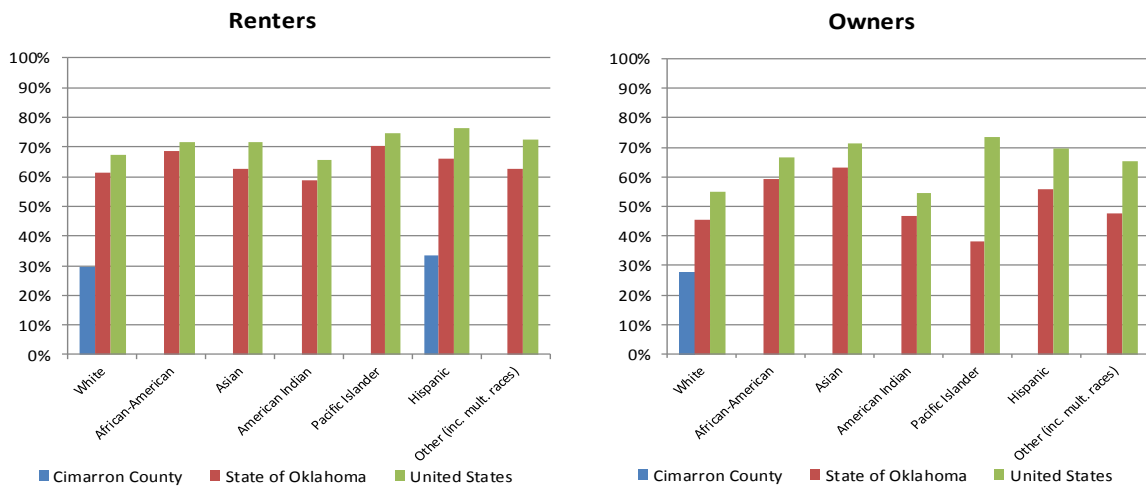
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Cimarron 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	274	69	25.18%	219	31.51%
White alone, non-Hispanic	249	69	27.71%	98	29.59%
Black or African-American alone	0	0	N/A	0	N/A
Asian alone	4	0	0.00%	0	N/A
American Indian alone	0	0	N/A	0	N/A
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	19	0	0.00%	119	33.61%
Other (including multiple races)	0	0	N/A	0	N/A

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



Overall Anticipated Housing Demand

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

Boise City Anticipated Demand

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

Boise City Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	1,483	1,266	-1.57%	1,166	-1.63%
Households	610	546	-1.10%	513	-1.24%
Housing Units	752	754	0.03%	739	-0.40%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As shown, the number of households declined by 1.10% annually between 2000 and 2010. The number of housing units remained generally stable over that time period. From 2010 to 2015, the number of households declined by 33, while the number of housing units declined by 15. It is anticipated that the annual household decline will not be as rapid over the next several years, but that the deterioration of the housing stock will continue at current rates or will accelerate considering the age and condition of the current housing stock and the lack of new residential construction. This will lead to reduced availability of housing units in the city of Boise City.

According to local officials, there is an existing shortage of housing, both ownership and rental, in Boise City. Very little new residential construction has occurred in Boise City over the past decade, and declining population numbers may be due, at least in part, to a lack of good quality housing. Employment growth in the area is limited by the area's housing stock. The lack of new construction, despite demand for new housing units, can be attributed to the high cost of materials and labor in the area, as well as rental rates and median sales prices that do not justify the cost of construction.

Cimarron County Anticipated Demand

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

Cimarron County Historical Population and Housing Changes

	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	3,148	2,475	-2.38%	2,247	-1.91%
Households	1,257	1,047	-1.81%	966	-1.60%
Housing Units	1,583	1,587	0.03%	1,545	-0.53%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

Like in Boise City, the population of Cimarron County is declining at a rate faster than the number of housing units declined. The loss of housing units is attributed to demolitions coupled with a lack of new residential construction. The percentage loss of households was not as high as the percentage population loss due to declining average household size. It is unlikely that the average household size will significantly decrease in the future.

The 2015 estimate for housing units and households indicates that there are 579 more housing units than there are households in Cimarron County. The low vacancy rate among habitable units reported by local officials and property managers indicates that the majority of the vacant housing units are not in habitable condition. Additionally, the existing housing stock will continue to age and deteriorate. A small amount of affordable new housing would improve the county's housing infrastructure and give more housing options to current residents of Cimarron County.