

Housing Needs Assessment
Kiowa 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:

June 23, 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 26, 2016

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

SUBJECT: Housing Needs Assessment
 Kiowa County
 IRR - Tulsa/OKC File No. 140-2015-0051

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 Kiowa County Residential Housing Market Analysis. Analyst Derrick Wilson personally inspected the Kiowa County area during the month of June 2015 to collect the data used in the preparation of the Kiowa 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 26, 2016
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This market study is true and correct to the best of the professional's knowledge and belief, and there is no identity of interest between Owen S. Ard, MAI, David A. Puckett, or Integra Realty Resources – Tulsa/OKC and any applicant, developer, owner or developer.

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

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

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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 Kiowa County has declined in every decennial census since the 1930 Census, excepting the 1980 Census. This trend is likely to continue in the near term.
2. SKF, a major industrial employer in Hobart, has announced that it will be closing with initial layoffs to commence in early 2016, and full closure by 2017. This is anticipated to affect approximately 200 jobs.
3. Median Household Income in Kiowa County is estimated to be \$38,784 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Kiowa County is estimated to be 22.57%, compared with 14.72% for Oklahoma.
4. Homeowner and rental vacancy rates in Kiowa County are lower than the state averages, with a homeowner vacancy rate of 1.96%, and a rental vacancy rate of 0.70%.
5. Home values and rental rates in Kiowa County are also lower than the state averages.
6. Average sale price for homes in Hobart was \$53,093 in 2015, with an average price per square foot of \$35.35/SF. The average year of construction was 1954.

7. Approximately 30.32% of renters and 12.11% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Create a shelter registry for location of individual and business-based shelters (online or paper)
2. Tornadoes (1959-2014): Number:73 Injuries:9 Fatalities:2 Damages (1996-2014): \$740,000.00
3. Social Vulnerability: Similar to overall state level at county level; at the census tract level, the western tracts of the county have elevated scores
4. Floodplain: National Climatic Data Center storm event statistics record 27 flood events in Kiowa County and participating jurisdictions during the 10-year period 2000-2013. According to National Flood Insurance Program statistics, Kiowa County residents had four reported losses and received payments totaling \$360,000.00 as of January 2013.

Homelessness Specific Findings

1. Kiowa County is located in the Southwest Oklahoma Continuum of Care.
2. There are an estimated 239 homeless individuals in this area, 177 of which are identified as sheltered.
3. There are at least 8 homeless households comprised of children only.
4. There is also a high homeless veteran population (25) in this region.
5. Investment should be made for more temporary and permanent housing for homeless veterans.

Fair Housing Specific Findings

1. No fair housing issues noted.

Lead-Based Paint Specific Findings

1. We estimate there are 1,096 occupied housing units in Kiowa County with lead-based paint hazards.
2. 553 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 131 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 Kiowa 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 Kiowa 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 Kiowa 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 Kiowa County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Kiowa County area.

Effective Date of Consultation

The Kiowa County area was inspected and research was performed during June, 2015. The effective date of this analysis is June 23, 2015. The date of this report is January 26, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Kiowa County area was inspected during June, 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

Kiowa County Analysis

Area Information

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

Kiowa County is located in southwestern Oklahoma. The county is bordered on the north by Beckham and Washita counties, on the west by Jackson and Greer counties, on the south by Jackson, Tillman, and Comanche counties, and on the east by Comanche and Caddo counties. The Kiowa County Seat is Hobart, which is located in the northwest part of the county. This location is approximately 227 miles southwest of Tulsa and 121 miles southwest of Oklahoma City.

Kiowa County has a total area of 1,031 square miles (1,015 square miles of land, and 16 square miles of water), ranking 18th out of Oklahoma's 77 counties in terms of total area. The total population of Kiowa County as of the 2010 Census was 9,446 persons, for a population density of 9 persons per square mile of land.

Access and Linkages

The county has average accessibility to state and national highway systems. Multiple major highways intersect within Kiowa. These are US-183, US-62, OK-9, OK-44, OK-54, OK-19, OK-115, and OK-49. The nearest interstate highway is I-40, located 19.7 miles north. The county also has an intricate network of county roadways.

Public transportation is provided by Red River Transportation Service (a service of Community Action Development Corporation), with service in Beckham, Caddo, Carter, Comanche, Cotton, Custer, Dewey, Ellis, Jefferson, Kiowa, Roger Mills, Stephens, Tillman, Washita and Woodward counties. RRTS has regularly scheduled routes in select cities as well as demand-response service, and also offers the SoonerRide program for Medicaid recipients. The local market perceives public transportation as average compared to other communities in the region of similar size. However, the primary mode of transportation in this area is private automobiles by far. Additionally, the BNSF Railroad operates hubs throughout the county, transporting goods throughout the state of Oklahoma.

Hobart Regional Airport is located just southeast of Kiowa. The airport operates three asphalt runways measuring 5,507, 5,293, and 4,000 feet in length. The nearest full-service commercial airport is Will Rogers World Airport located 121 miles northeast in Oklahoma City.

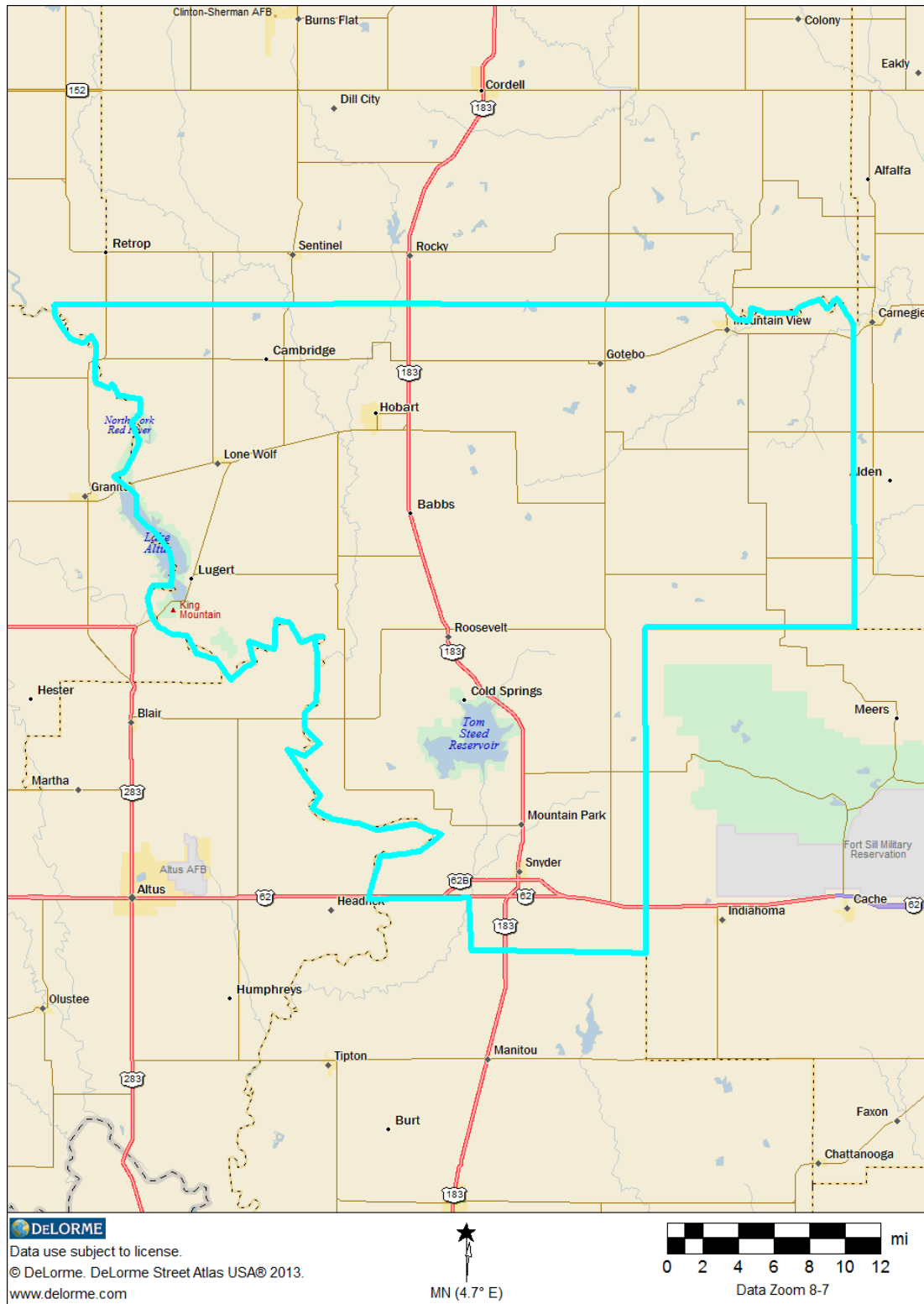
Educational Facilities

All of the county communities have public school facilities. Hobart is served by Hobart Public Schools which operates one high school, one middle school, and one elementary school. Higher education offerings near Hobart include Western Oklahoma State College in Altus, Southwestern Oklahoma State University in Weatherford, and Cameron University in Lawton.

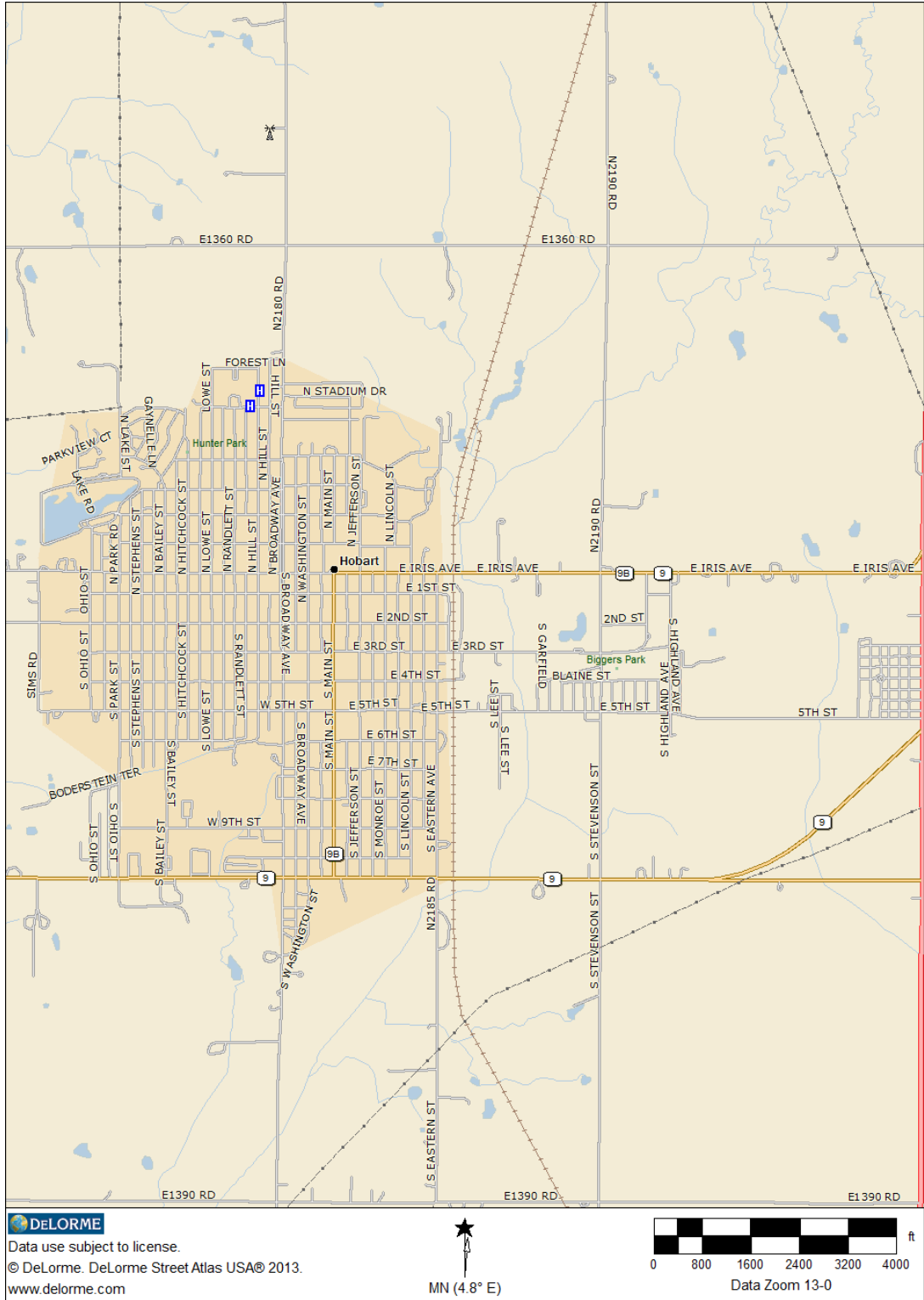
Medical Facilities

Medical services are provided by the Elkview General Hospital, a 38-bed acute care facility offering surgical, emergency, and in and outpatient's services. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Kiowa County Area Map



Hobart Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Kiowa 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
Hobart	3,997	3,756	-0.62%	3,821	0.34%	3,939	0.61%
Kiowa County	10,227	9,446	-0.79%	9,313	-0.28%	9,348	0.08%
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 Kiowa County was 9,446 persons as of the 2010 Census, a -0.79% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Kiowa County to be 9,313 persons, and projects that the population will show 0.08% annualized growth over the next five years.

The population of Hobart was 3,756 persons as of the 2010 Census, a -0.62% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Hobart to be 3,821 persons, and projects that the population will show 0.61% annualized growth over the next five years.

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

Population Levels and Annual Changes							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Hobart	3,997	3,756	-0.62%	3,821	0.34%	3,939	0.61%
Kiowa County	10,227	9,446	-0.79%	9,313	-0.28%	9,348	0.08%
State of Oklahoma	3,450,654	3,751,351	0.84%	3,898,675	0.77%	4,059,399	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Kiowa County had a total of 3,978 households, representing a -0.56% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Kiowa County to have 3,932 households. This number is expected to experience a 0.13% annualized rate of growth over the next five years.

As of 2010, Hobart had a total of 1,550 households, representing a -0.22% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Hobart to have 1,591 households. This number is expected to experience a 0.79% 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 Kiowa County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity				
Single-Classification Race	Hobart		Kiowa County	
	No.	Percent	No.	Percent
Total Population	3,727		9,389	
White Alone	2,857	76.66%	7,485	79.72%
Black or African American Alone	273	7.32%	371	3.95%
Amer. Indian or Alaska Native Alone	224	6.01%	594	6.33%
Asian Alone	10	0.27%	16	0.17%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	213	5.72%	508	5.41%
Two or More Races	150	4.02%	415	4.42%
Population by Hispanic or Latino Origin	Hobart		Kiowa County	
	No.	Percent	No.	Percent
Total Population	3,727		9,389	
Hispanic or Latino	345	9.26%	885	9.43%
<i>Hispanic or Latino, White Alone</i>	132	38.26%	309	34.92%
<i>Hispanic or Latino, All Other Races</i>	213	61.74%	576	65.08%
Not Hispanic or Latino	3,382	90.74%	8,504	90.57%
<i>Not Hispanic or Latino, White Alone</i>	2,725	80.57%	7,176	84.38%
<i>Not Hispanic or Latino, All Other Races</i>	657	19.43%	1,328	15.62%

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

In Kiowa County, racial and ethnic minorities comprise 23.57% of the total population. Within Hobart, racial and ethnic minorities represent 26.88% of the population.

Population by Age

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

Kiowa 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	9,446		9,313		9,348			
Age 0 - 4	546	5.78%	545	5.85%	567	6.07%	-0.04%	0.79%
Age 5 - 9	617	6.53%	559	6.00%	539	5.77%	-1.96%	-0.73%
Age 10 - 14	645	6.83%	620	6.66%	554	5.93%	-0.79%	-2.23%
Age 15 - 17	399	4.22%	387	4.16%	385	4.12%	-0.61%	-0.10%
Age 18 - 20	331	3.50%	336	3.61%	362	3.87%	0.30%	1.50%
Age 21 - 24	366	3.87%	438	4.70%	503	5.38%	3.66%	2.81%
Age 25 - 34	1,023	10.83%	985	10.58%	1,011	10.82%	-0.75%	0.52%
Age 35 - 44	1,024	10.84%	976	10.48%	966	10.33%	-0.96%	-0.21%
Age 45 - 54	1,458	15.44%	1,249	13.41%	1,023	10.94%	-3.05%	-3.91%
Age 55 - 64	1,303	13.79%	1,366	14.67%	1,375	14.71%	0.95%	0.13%
Age 65 - 74	968	10.25%	1,076	11.55%	1,261	13.49%	2.14%	3.22%
Age 75 - 84	568	6.01%	584	6.27%	594	6.35%	0.56%	0.34%
Age 85 and over	198	2.10%	192	2.06%	208	2.23%	-0.61%	1.61%
<i>Age 55 and over</i>	<i>3,037</i>	<i>32.15%</i>	<i>3,218</i>	<i>34.55%</i>	<i>3,438</i>	<i>36.78%</i>	<i>1.16%</i>	<i>1.33%</i>
<i>Age 62 and over</i>	<i>1,927</i>	<i>20.40%</i>	<i>2,070</i>	<i>22.22%</i>	<i>2,268</i>	<i>24.26%</i>	<i>1.44%</i>	<i>1.84%</i>
Median Age	42.8		43.1		42.8		0.14%	-0.14%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Kiowa County is 43.1 years. This compares with the statewide figure of 36.6 years. Approximately 5.85% of the population is below the age of 5, while 22.22% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.84% per year.

Hobart 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	3,756		3,821		3,939			
Age 0 - 4	256	6.82%	263	6.88%	273	6.93%	0.54%	0.75%
Age 5 - 9	242	6.44%	266	6.96%	261	6.63%	1.91%	-0.38%
Age 10 - 14	294	7.83%	250	6.54%	267	6.78%	-3.19%	1.32%
Age 15 - 17	162	4.31%	178	4.66%	159	4.04%	1.90%	-2.23%
Age 18 - 20	137	3.65%	150	3.93%	160	4.06%	1.83%	1.30%
Age 21 - 24	180	4.79%	188	4.92%	241	6.12%	0.87%	5.09%
Age 25 - 34	446	11.87%	446	11.67%	461	11.70%	0.00%	0.66%
Age 35 - 44	443	11.79%	425	11.12%	427	10.84%	-0.83%	0.09%
Age 45 - 54	583	15.52%	544	14.24%	452	11.47%	-1.38%	-3.64%
Age 55 - 64	425	11.32%	468	12.25%	528	13.40%	1.95%	2.44%
Age 65 - 74	326	8.68%	362	9.47%	409	10.38%	2.12%	2.47%
Age 75 - 84	199	5.30%	216	5.65%	232	5.89%	1.65%	1.44%
Age 85 and over	63	1.68%	65	1.70%	69	1.75%	0.63%	1.20%
<i>Age 55 and over</i>	<i>1,013</i>	<i>26.97%</i>	<i>1,111</i>	<i>29.08%</i>	<i>1,238</i>	<i>31.43%</i>	<i>1.86%</i>	<i>2.19%</i>
<i>Age 62 and over</i>	<i>653</i>	<i>17.37%</i>	<i>718</i>	<i>18.80%</i>	<i>799</i>	<i>20.29%</i>	<i>1.94%</i>	<i>2.16%</i>
Median Age	38.6		39.0		38.5		0.21%	-0.26%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Hobart is 39.0 years. This compares with the statewide figure of 36.6 years. Approximately 6.88% of the population is below the age of 5, while 18.80% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.16% per year.

Compared with the rest of the state, Kiowa County and Hobart have relatively older populations, and the population age 62 and over is projected to increase significantly over the next five years.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Hobart		Kiowa County	
	No.	Percent	No.	Percent
Total Families:	883		2,535	
Married-Couple Family:	548	62.06%	1,752	69.11%
With Children Under 18 Years	268	30.35%	626	24.69%
No Children Under 18 Years	280	31.71%	1,126	44.42%
Other Family:	335	37.94%	783	30.89%
Male Householder, No Wife Present	101	11.44%	219	8.64%
With Children Under 18 Years	91	10.31%	147	5.80%
No Children Under 18 Years	10	1.13%	72	2.84%
Female Householder, No Husband Present	234	26.50%	564	22.25%
With Children Under 18 Years	107	12.12%	274	10.81%
No Children Under 18 Years	127	14.38%	290	11.44%
<hr/>				
Total Single Parent Families	198		421	
Male Householder	91	45.96%	147	34.92%
Female Householder	107	54.04%	274	65.08%

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

As shown, within Kiowa County, among all families 16.61% are single-parent families, while in Hobart, the percentage is 22.42%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	3,568		9,149		3,702,515	
Under 18 Years:	1,021		2,193		933,738	
With One Type of Disability	34	3.33%	58	2.64%	33,744	3.61%
With Two or More Disabilities	0	0.00%	8	0.36%	11,082	1.19%
No Disabilities	987	96.67%	2,127	96.99%	888,912	95.20%
18 to 64 Years:	1,955		5,304		2,265,702	
With One Type of Disability	166	8.49%	525	9.90%	169,697	7.49%
With Two or More Disabilities	238	12.17%	509	9.60%	149,960	6.62%
No Disabilities	1,551	79.34%	4,270	80.51%	1,946,045	85.89%
65 Years and Over:	592		1,652		503,075	
With One Type of Disability	201	33.95%	419	25.36%	95,633	19.01%
With Two or More Disabilities	85	14.36%	319	19.31%	117,044	23.27%
No Disabilities	306	51.69%	914	55.33%	290,398	57.72%
Total Number of Persons with Disabilities:	724	20.29%	1,838	20.09%	577,160	15.59%

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

Within Kiowa County, 20.09% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Hobart the percentage is 20.29%. Compared with the rest of the state, persons living in Kiowa County are more likely to have one or more disabilities.

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

2013 Population by Veteran and Disability Status

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	2,547		6,956		2,738,788	
Veteran:	248	9.74%	813	11.69%	305,899	11.17%
<i>With a Disability</i>	116	46.77%	325	39.98%	100,518	32.86%
<i>No Disability</i>	132	53.23%	488	60.02%	205,381	67.14%
Non-veteran:	2,299	90.26%	6,143	88.31%	2,432,889	88.83%
<i>With a Disability</i>	574	24.97%	1,447	23.56%	430,610	17.70%
<i>No Disability</i>	1,725	75.03%	4,696	76.44%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Kiowa County, the Census Bureau estimates there are 813 veterans, 39.98% of which have one or more disabilities (compared with 32.86% at a statewide level). In Hobart, there are an estimated 248 veterans, 46.77% of which are estimated to have a disability. Compared with the rest of the state, veterans living in Kiowa County are more likely to have at least one disability.

Group Quarters Population

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

	Hobart		Kiowa County	
	No.	Percent	No.	Percent
Total Population	3,756		9,446	
Group Quarters Population	112	2.98%	171	1.81%
Institutionalized Population	100	2.66%	159	1.68%
Correctional facilities for adults	100	2.66%	100	1.06%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	0	0.00%	59	0.62%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	12	0.32%	12	0.13%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	12	0.32%	12	0.13%

Source: 2010 Decennial Census, Table P42

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

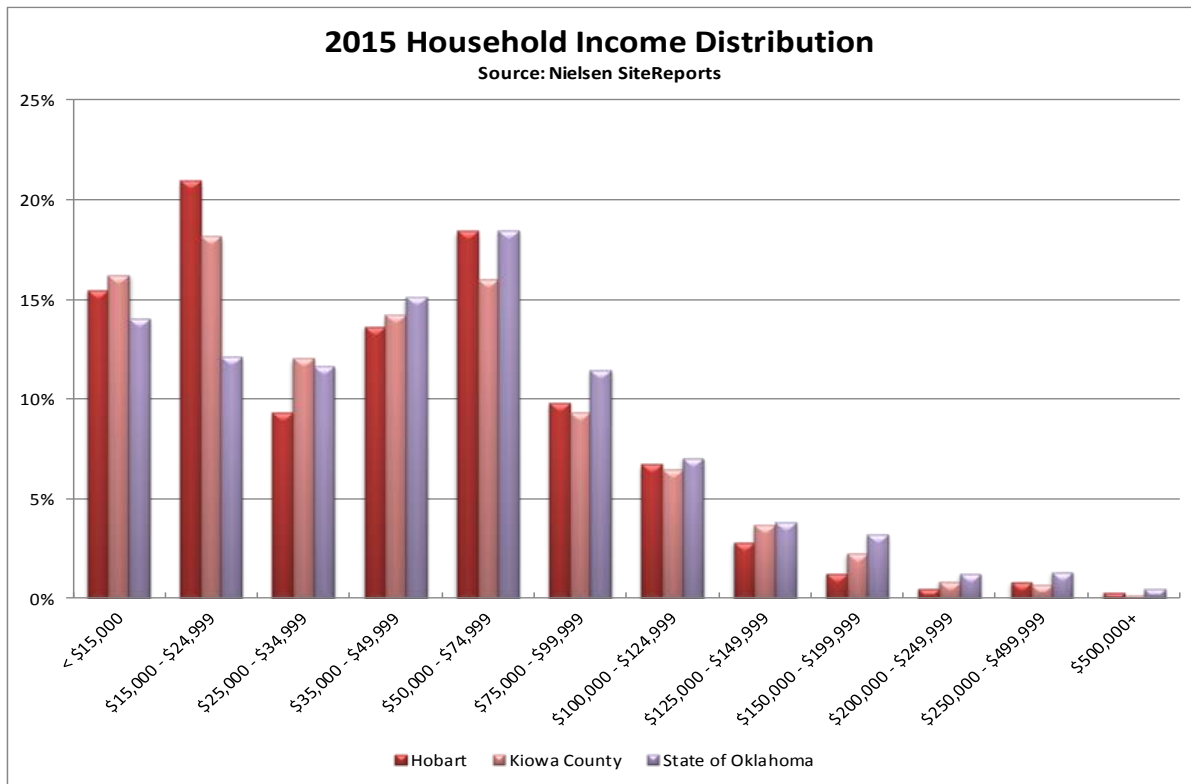
Household Income Levels

Data in the following chart shows the distribution of household income in Kiowa 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						
	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	1,591		3,932		1,520,327	
< \$15,000	246	15.46%	638	16.23%	213,623	14.05%
\$15,000 - \$24,999	333	20.93%	714	18.16%	184,613	12.14%
\$25,000 - \$34,999	148	9.30%	473	12.03%	177,481	11.67%
\$35,000 - \$49,999	217	13.64%	559	14.22%	229,628	15.10%
\$50,000 - \$74,999	293	18.42%	629	16.00%	280,845	18.47%
\$75,000 - \$99,999	156	9.81%	366	9.31%	173,963	11.44%
\$100,000 - \$124,999	107	6.73%	254	6.46%	106,912	7.03%
\$125,000 - \$149,999	45	2.83%	144	3.66%	57,804	3.80%
\$150,000 - \$199,999	20	1.26%	88	2.24%	48,856	3.21%
\$200,000 - \$249,999	8	0.50%	33	0.84%	18,661	1.23%
\$250,000 - \$499,999	13	0.82%	27	0.69%	20,487	1.35%
\$500,000+	5	0.31%	7	0.18%	7,454	0.49%
Median Household Income	\$39,735		\$38,784		\$47,049	
Average Household Income	\$52,938		\$53,755		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Kiowa County is estimated to be \$38,784 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Hobart, median household income is estimated to be \$39,735. Compared with the rest of the state, Kiowa County has a larger proportion of households with incomes less than \$25,000 per year. The income distribution can be better visualized by the following chart.



Household Income Trend

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

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Hobart	\$25,781	\$39,735	2.74%	2.40%	0.34%
Kiowa County	\$26,053	\$38,784	2.52%	2.40%	0.12%
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 Kiowa County and Hobart saw modestly positive growth in median household income, once inflation is taken into account. This is contrary to state and national trends which saw declines in income growth after adjusting for inflation, though median household income in Hobart and Kiowa



County as a whole remains well below statewide and national figures. 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 Kiowa 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		Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Hobart	20.03%	27.19%	716	26.37%	55.14%
Kiowa County	19.28%	22.57%	329	23.13%	56.20%
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 Kiowa County is estimated to be 22.57% by the American Community Survey. This is an increase of 329 basis points since the 2000 Census. Within Hobart, the poverty rate is estimated to be 27.19%. The poverty rates of Hobart and Kiowa County have historically been above state and national figures and this remains the case as of the 2013 American Community Survey. 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 Kiowa 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)
Kiowa County	4,043	4,045	0.01%	6.1%	4.8%	-130
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

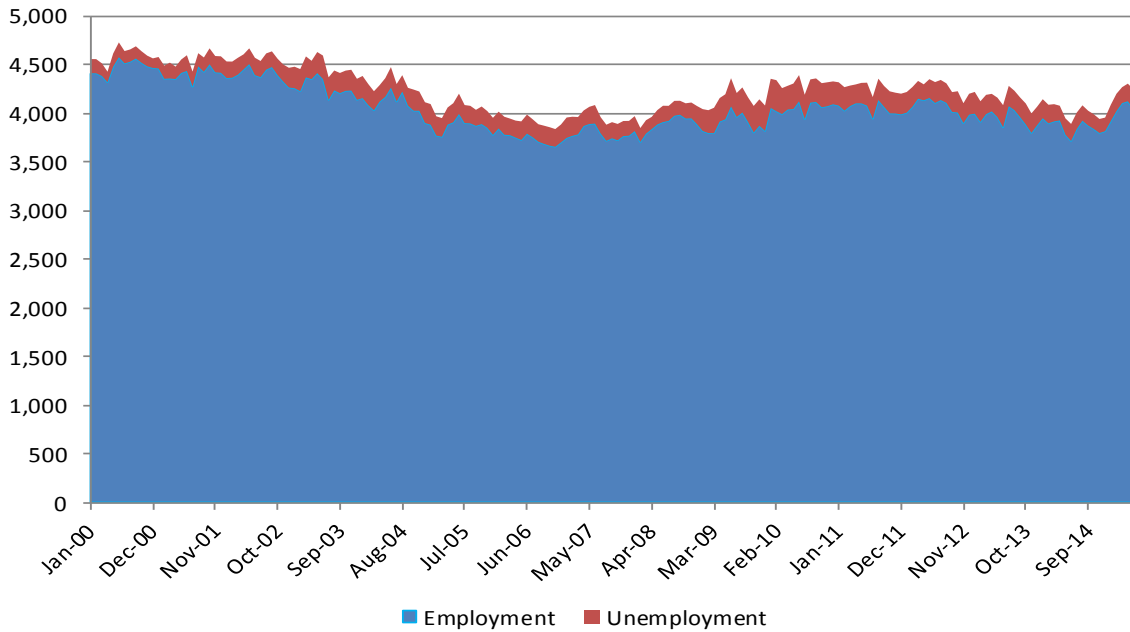
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Kiowa County was 4,045 persons. Compared with figures from May 2010, this represents annualized employment growth of 0.01% per year. The unemployment rate in May was 4.8%, a decrease of -130 basis points from May 2010, which was 6.1%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Kiowa County has underperformed both the state and nation in these statistics.

Employment Level Trends

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

Employment and Unemployment in Kiowa County
January 2000 through May 2015



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

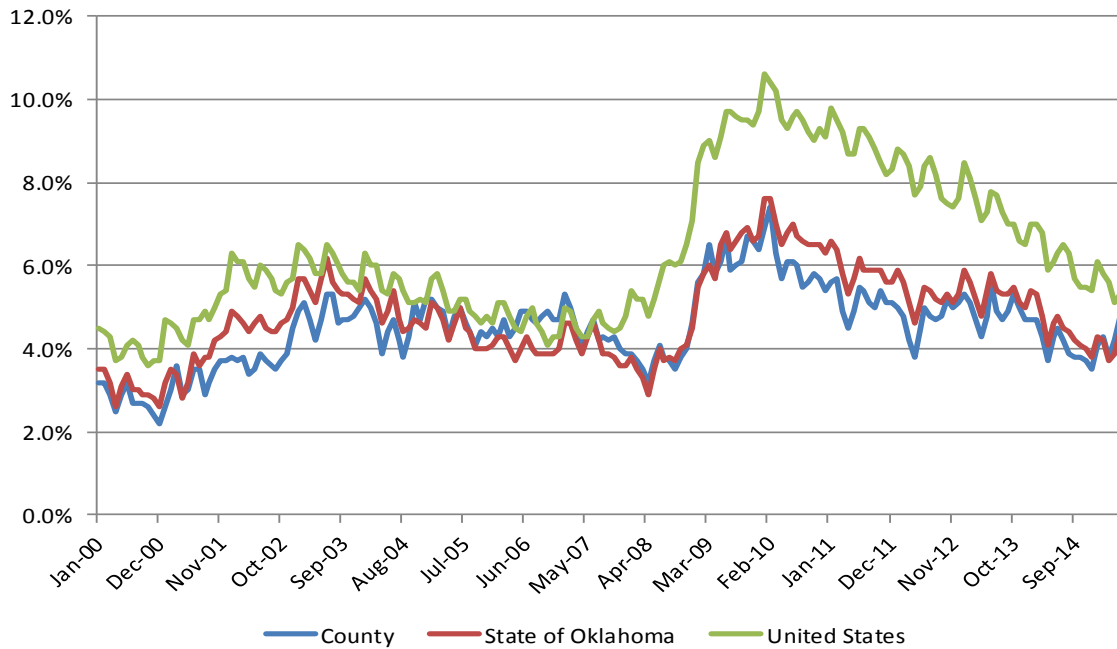
As shown, total employment in Kiowa County generally declined over the last fourteen years, with a short-lived upward trend in late 2008 through early 2010. There has been some slight improvement in employment figures over the last twelve months but it is unclear whether or not this trend will continue. Total employment currently sits at 4,045 persons. The number of unemployed persons in May 2015 was 202, out of a total labor force of 4,247 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Kiowa 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 Kiowa 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 Kiowa 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 4.8%. On the whole, unemployment rates in Kiowa County track very well with statewide figures but are currently slightly above the state. Compared with the United States, unemployment rates in Kiowa 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 Kiowa 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.

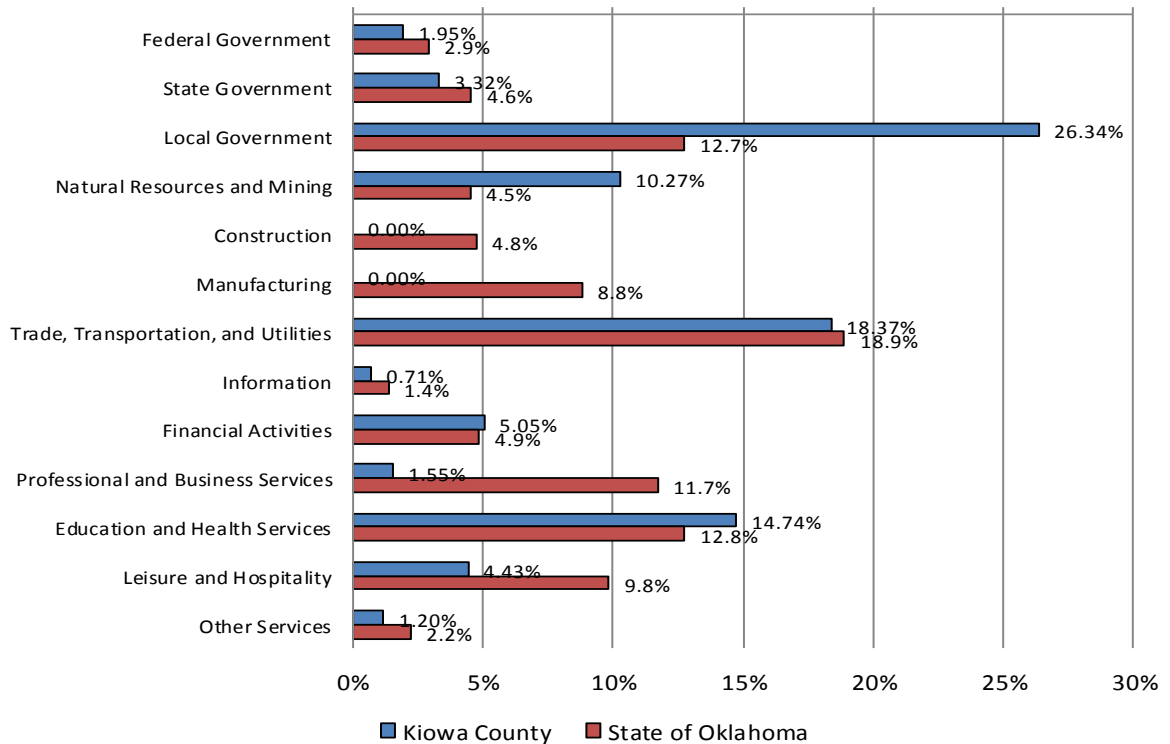


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	11	44	1.95%	\$44,296	0.97
State Government	12	75	3.32%	\$36,872	1.00
Local Government	36	595	26.34%	\$31,694	2.61
Natural Resources and Mining	18	232	10.27%	\$56,954	6.77
Construction	13	N/A	N/A	N/A	N/A
Manufacturing	5	N/A	N/A	N/A	N/A
Trade, Transportation, and Utilities	48	415	18.37%	\$25,616	0.96
Information	3	16	0.71%	\$28,472	0.35
Financial Activities	26	114	5.05%	\$38,140	0.90
Professional and Business Services	18	35	1.55%	\$30,700	0.11
Education and Health Services	34	333	14.74%	\$23,758	0.98
Leisure and Hospitality	11	100	4.43%	\$10,112	0.41
Other Services	7	27	1.20%	\$23,422	0.39
Total	242	2,259		\$32,918	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 (18.37%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$25,616 per year. The industry



with the highest annual pay is Natural Resources and Mining, with average annual pay of \$56,954 per year.

The rightmost column of the previous table provides location quotients for each industry for Kiowa 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 (Kiowa 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 Kiowa County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 6.77. This supersector includes the oil and gas industry as well as agricultural employment.

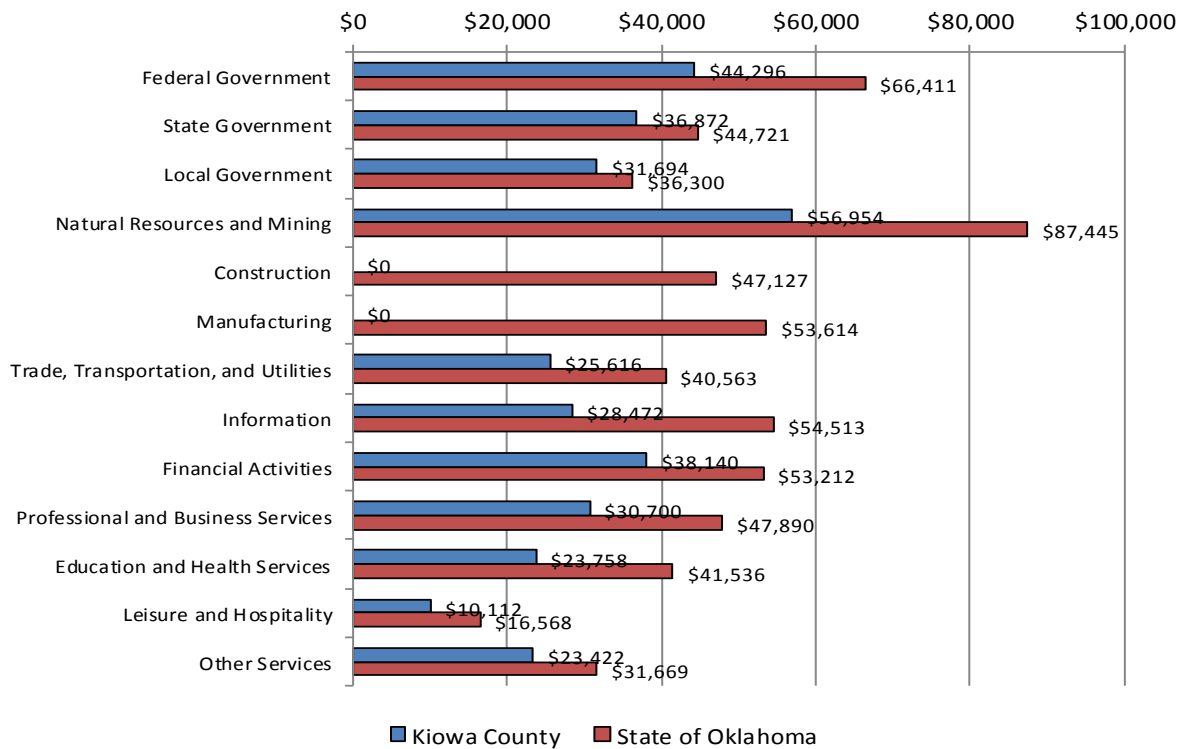
The next table presents average annual pay in Kiowa County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Kiowa County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$44,296	\$66,411	\$75,784	66.7%	58.5%
State Government	\$36,872	\$44,721	\$54,184	82.4%	68.0%
Local Government	\$31,694	\$36,300	\$46,146	87.3%	68.7%
Natural Resources and Mining	\$56,954	\$87,445	\$59,666	65.1%	95.5%
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	\$25,616	\$40,563	\$42,988	63.2%	59.6%
Information	\$28,472	\$54,513	\$90,804	52.2%	31.4%
Financial Activities	\$38,140	\$53,212	\$85,261	71.7%	44.7%
Professional and Business Services	\$30,700	\$47,890	\$66,657	64.1%	46.1%
Education and Health Services	\$23,758	\$41,536	\$45,951	57.2%	51.7%
Leisure and Hospitality	\$10,112	\$16,568	\$20,993	61.0%	48.2%
Other Services	\$23,422	\$31,669	\$33,935	74.0%	69.0%
Total	\$32,918	\$43,774	\$51,361	75.2%	64.1%

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, Kiowa County has lower average wages in every sector, most notably in the Information sector where the average annual salary is only 52.2% of the statewide average.

Working Families

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



Families by Employment Status and Presence of Children						
	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	883		2,535		961,468	
With Children <18 Years:	466	52.77%	1,047	41.30%	425,517	44.26%
Married Couple:	268	57.51%	626	59.79%	281,418	66.14%
Both Parents Employed	139	51.87%	298	47.60%	166,700	59.24%
One Parent Employed	129	48.13%	296	47.28%	104,817	37.25%
Neither Parent Employed	0	0.00%	32	5.11%	9,901	3.52%
Other Family:	198	42.49%	421	40.21%	144,099	33.86%
Male Householder:	91	45.96%	147	34.92%	36,996	25.67%
Employed	47	51.65%	102	69.39%	31,044	83.91%
Not Employed	44	48.35%	45	30.61%	5,952	16.09%
Female Householder:	107	54.04%	274	65.08%	107,103	74.33%
Employed	44	41.12%	183	66.79%	75,631	70.62%
Not Employed	63	58.88%	91	33.21%	31,472	29.38%
Without Children <18 Years:	417	47.23%	1,488	58.70%	535,951	55.74%
Married Couple:	280	67.15%	1,126	75.67%	431,868	80.58%
Both Spouses Employed	106	37.86%	506	44.94%	167,589	38.81%
One Spouse Employed	88	31.43%	341	30.28%	138,214	32.00%
Neither Spouse Employed	86	30.71%	279	24.78%	126,065	29.19%
Other Family:	137	32.85%	362	24.33%	104,083	19.42%
Male Householder:	10	11.63%	72	25.81%	32,243	25.58%
Employed	3	30.00%	33	45.83%	19,437	60.28%
Not Employed	7	70.00%	39	54.17%	12,806	39.72%
Female Householder:	127	92.70%	290	80.11%	71,840	69.02%
Employed	21	16.54%	60	20.69%	36,601	50.95%
Not Employed	106	83.46%	230	79.31%	35,239	49.05%
<i>Total Working Families:</i>	<i>577</i>	<i>65.35%</i>	<i>1,819</i>	<i>71.76%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>359</i>	<i>62.22%</i>	<i>879</i>	<i>48.32%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>218</i>	<i>37.78%</i>	<i>940</i>	<i>51.68%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Kiowa County, there are 1,819 working families, 48.32% 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 Kiowa County area are presented in the following table, as reported by the Cameron University School of Business.

Major Employers in Kiowa County

Company	City/Town	Industry / Description	No. Employees
Community Action Development Corp.	Hobart	Community & Social Services	200-250
Elkview General Hospital	Hobart	Health Care	200-250
SKF USA ***	Hobart	Ball & Roller Bearing Manufacturer	100-150
Searchlight Center, Inc.	Hobart	Group Home & Rehab Services	100-150
Hobart Public Schools	Hobart	Education	100-150
Snyder Public Schools	Snyder	Education	50-100
Helmerich & Payne Int'l Drilling Co.	Hobart	Oil & Gas Services	50-100
Kiowa County	Hobart	Government	50-100
Ayers Nursing Home, Inc.	Snyder	Health Care	50-100
Hobart Living Center	Hobart	Health Care	50-100

Source: Cameron University School of Business

Note: SKF USA has announced the closure of its Hobart plant, with layoffs to commence in the 1st quarter of 2016 and full closure by 2017.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	1,312		3,602		1,613,364	
Less than 15 minutes	905	68.98%	1,904	52.86%	581,194	36.02%
15 to 30 minutes	102	7.77%	545	15.13%	625,885	38.79%
30 to 45 minutes	149	11.36%	583	16.19%	260,192	16.13%
45 to 60 minutes	102	7.77%	290	8.05%	74,625	4.63%
60 or more minutes	54	4.12%	280	7.77%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Kiowa County, the largest percentage of workers (52.86%) travel fewer than 15 minutes to work. Although Kiowa County has an active labor market, it appears some residents commute to other labor markets such as Lawton and Altus.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	1,438		3,904		1,673,026	
Car, Truck or Van:	1,211	84.21%	3,412	87.40%	1,551,461	92.73%
<i>Drove Alone</i>	<i>1,058</i>	<i>87.37%</i>	<i>3,061</i>	<i>89.71%</i>	<i>1,373,407</i>	<i>88.52%</i>
<i>Carpooled</i>	<i>153</i>	<i>12.63%</i>	<i>351</i>	<i>10.29%</i>	<i>178,054</i>	<i>11.48%</i>
Public Transportation	1	0.07%	48	1.23%	8,092	0.48%
Taxicab	5	0.35%	5	0.13%	984	0.06%
Motorcycle	0	0.00%	0	0.00%	3,757	0.22%
Bicycle	15	1.04%	15	0.38%	4,227	0.25%
Walked	67	4.66%	84	2.15%	30,401	1.82%
Other Means	13	0.90%	38	0.97%	14,442	0.86%
Worked at Home	126	8.76%	302	7.74%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Kiowa County commute to work by private vehicle. The percentage of persons in Kiowa County who work from home (7.74%) is over twice the percentage in Oklahoma as a whole.

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Kiowa 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
Hobart	1,979	1,921	-0.30%	1,953	0.33%
Kiowa County	5,304	5,216	-0.17%	5,229	0.05%
State of Oklahoma	1,514,400	1,664,378	0.95%	1,732,484	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

Since the 2010, Nielsen estimates that the number of housing units in Kiowa County grew by 0.05% per year, to a total of 5,229 housing units in 2015. In terms of new housing unit construction, Kiowa County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,747		5,186		1,669,828	
1 Unit, Detached	1,402	80.25%	4,204	81.06%	1,219,987	73.06%
1 Unit, Attached	46	2.63%	170	3.28%	34,434	2.06%
Duplex Units	60	3.43%	122	2.35%	34,207	2.05%
3-4 Units	145	8.30%	174	3.36%	42,069	2.52%
5-9 Units	71	4.06%	84	1.62%	59,977	3.59%
10-19 Units	0	0.00%	0	0.00%	57,594	3.45%
20-49 Units	0	0.00%	8	0.15%	29,602	1.77%
50 or More Units	0	0.00%	0	0.00%	30,240	1.81%
Mobile Homes	16	0.92%	417	8.04%	159,559	9.56%
Boat, RV, Van, etc.	7	0.40%	7	0.13%	2,159	0.13%
Total Multifamily Units	276	15.80%	388	7.48%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Kiowa County, 81.06% of housing units are single-family, detached. 7.48% of housing units are multifamily in structure (two or more units per building), while 8.18% of housing units comprise mobile homes, RVs, etc.

Within Hobart, 80.25% of housing units are single-family, detached. 15.80% of housing units are multifamily in structure, while 1.32% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	1,490		3,886		1,444,081	
Owner Occupied:	875	58.72%	2,643	68.01%	968,736	67.08%
No Bedroom	0	0.00%	24	0.91%	2,580	0.27%
1 Bedroom	13	1.49%	47	1.78%	16,837	1.74%
2 Bedrooms	249	28.46%	577	21.83%	166,446	17.18%
3 Bedrooms	482	55.09%	1,545	58.46%	579,135	59.78%
4 Bedrooms	119	13.60%	409	15.47%	177,151	18.29%
5 or More Bedrooms	12	1.37%	41	1.55%	26,587	2.74%
Renter Occupied:	615	41.28%	1,243	31.99%	475,345	32.92%
No Bedroom	28	4.55%	28	2.25%	13,948	2.93%
1 Bedroom	80	13.01%	168	13.52%	101,850	21.43%
2 Bedrooms	326	53.01%	612	49.24%	179,121	37.68%
3 Bedrooms	163	26.50%	340	27.35%	152,358	32.05%
4 Bedrooms	18	2.93%	86	6.92%	24,968	5.25%
5 or More Bedrooms	0	0.00%	9	0.72%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Kiowa County is 68.01%, while 31.99% of housing units are renter occupied. In Hobart, the homeownership rate is 58.72%, while 41.28% of households are renters.

Housing Units Tenure and Household Income

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

Kiowa County Owner/Renter Percentages by Income Band in 2013					
Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	3,886	2,643	1,243	68.01%	31.99%
Less than \$5,000	113	37	76	32.74%	67.26%
\$5,000 - \$9,999	260	95	165	36.54%	63.46%
\$10,000-\$14,999	380	218	162	57.37%	42.63%
\$15,000-\$19,999	389	195	194	50.13%	49.87%
\$20,000-\$24,999	275	171	104	62.18%	37.82%
\$25,000-\$34,999	464	271	193	58.41%	41.59%
\$35,000-\$49,999	634	489	145	77.13%	22.87%
\$50,000-\$74,999	526	467	59	88.78%	11.22%
\$75,000-\$99,999	364	300	64	82.42%	17.58%
\$100,000-\$149,999	317	243	74	76.66%	23.34%
\$150,000 or more	164	157	7	95.73%	4.27%
Income Less Than \$25,000	1,417	716	701	50.53%	49.47%

Source: 2009-2013 American Community Survey, Table B25118

Within Kiowa County as a whole, 49.47% of households with incomes less than \$25,000 are estimated to be renters, while 50.53% are estimated to be homeowners.

Hobart Owner/Renter Percentages by Income Band in 2013					
Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	1,490	875	615	58.72%	41.28%
Less than \$5,000	39	11	28	28.21%	71.79%
\$5,000 - \$9,999	126	9	117	7.14%	92.86%
\$10,000-\$14,999	149	69	80	46.31%	53.69%
\$15,000-\$19,999	251	116	135	46.22%	53.78%
\$20,000-\$24,999	47	23	24	48.94%	51.06%
\$25,000-\$34,999	160	71	89	44.38%	55.63%
\$35,000-\$49,999	288	225	63	78.13%	21.88%
\$50,000-\$74,999	184	157	27	85.33%	14.67%
\$75,000-\$99,999	91	74	17	81.32%	18.68%
\$100,000-\$149,999	102	67	35	65.69%	34.31%
\$150,000 or more	53	53	0	100.00%	0.00%
Income Less Than \$25,000	612	228	384	37.25%	62.75%

Source: 2009-2013 American Community Survey, Table B25118

Within Hobart, 62.75% of households with incomes less than \$25,000 are estimated to be renters, while 37.25% 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						
	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	1,490		3,886		1,444,081	
Owner Occupied:	875	58.72%	2,643	68.01%	968,736	67.08%
Built 2010 or Later	0	0.00%	9	0.34%	10,443	1.08%
Built 2000 to 2009	0	0.00%	64	2.42%	153,492	15.84%
Built 1990 to 1999	0	0.00%	124	4.69%	125,431	12.95%
Built 1980 to 1989	44	5.03%	205	7.76%	148,643	15.34%
Built 1970 to 1979	185	21.14%	447	16.91%	184,378	19.03%
Built 1960 to 1969	207	23.66%	467	17.67%	114,425	11.81%
Built 1950 to 1959	253	28.91%	549	20.77%	106,544	11.00%
Built 1940 to 1949	49	5.60%	216	8.17%	50,143	5.18%
Built 1939 or Earlier	137	15.66%	562	21.26%	75,237	7.77%
Median Year Built:		1960		1960		1977
Renter Occupied:	615	41.28%	1,243	31.99%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	64	10.41%	64	5.15%	50,883	10.70%
Built 1990 to 1999	4	0.65%	65	5.23%	47,860	10.07%
Built 1980 to 1989	26	4.23%	56	4.51%	77,521	16.31%
Built 1970 to 1979	147	23.90%	297	23.89%	104,609	22.01%
Built 1960 to 1969	167	27.15%	271	21.80%	64,546	13.58%
Built 1950 to 1959	74	12.03%	167	13.44%	54,601	11.49%
Built 1940 to 1949	57	9.27%	146	11.75%	31,217	6.57%
Built 1939 or Earlier	76	12.36%	177	14.24%	39,089	8.22%
Median Year Built:		1966		1965		1975
Overall Median Year Built:		1960		1962		1976

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

Within Kiowa County, 3.53% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Hobart the percentage is 4.30%.

91.61% of housing units in Kiowa County were built prior to 1990, while in Hobart the percentage is 95.44%. These figures compare with the statewide figure of 72.78%.

Compared with the rest of the state, Kiowa County has a much older stock of housing, with relatively little new construction and a much larger percentage of homes constructed prior to 1950.

Substandard Housing

The next table presents data regarding substandard housing in Kiowa 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
Hobart	1,490	0	0.00%	0	0.00%	6	0.40%
Kiowa County	3,886	35	0.90%	22	0.57%	31	0.80%
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 Kiowa County, 0.90% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.57% 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 Kiowa County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,747		5,186		1,669,828	
Total Vacant Units	257	14.71%	1,300	25.07%	225,747	13.52%
For rent	0	0.00%	9	0.69%	43,477	19.26%
Rented, not occupied	0	0.00%	27	2.08%	9,127	4.04%
For sale only	30	11.67%	53	4.08%	23,149	10.25%
Sold, not occupied	0	0.00%	8	0.62%	8,618	3.82%
For seasonal, recreational, or occasional use	8	3.11%	183	14.08%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	219	85.21%	1,020	78.46%	101,155	44.81%
Homeowner Vacancy Rate	3.31%		1.96%		2.31%	
Rental Vacancy Rate	0.00%		0.70%		8.24%	

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

Within Kiowa County, the overall housing vacancy rate is estimated to be 25.07%. The homeowner vacancy rate is estimated to be 1.96%, while the rental vacancy rate is estimated to be 0.70%.

In Hobart, the overall housing vacancy rate is estimated to be 14.71%. The homeowner vacancy rate is estimated to be 3.31%, while the rental vacancy rate is estimated to be 0.00%.

Building Permits

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

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	2	\$142,000	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	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	0	N/A	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	0	N/A	0	N/A

Source: United States Census Bureau Building Permits Survey

In Hobart, building permits for 2 housing units were issued between 2004 and 2014, both single family homes.

New Construction Activity**For Ownership:**

New housing construction in Kiowa County largely consists of larger, custom-built homes on rural acreages, priced well above what could be afforded by households earning at or below area median income. Some new homes have been constructed intended for seasonal or recreational occupancy. A small handful of homes have been constructed on infill lots in Hobart.

The average price of homes constructed in Kiowa County since 2000 (for sales since January 2014) is \$253,111, or \$120.20 per square foot. This amount is far greater than what could be afforded by a household earning \$38,784 (median household income for Kiowa County).

For Rent:

To the best of our knowledge, no new rental property has been constructed in Hobart or Kiowa County in many years, and none is currently planned.

Homeownership Market

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

Housing Units by Home Value

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

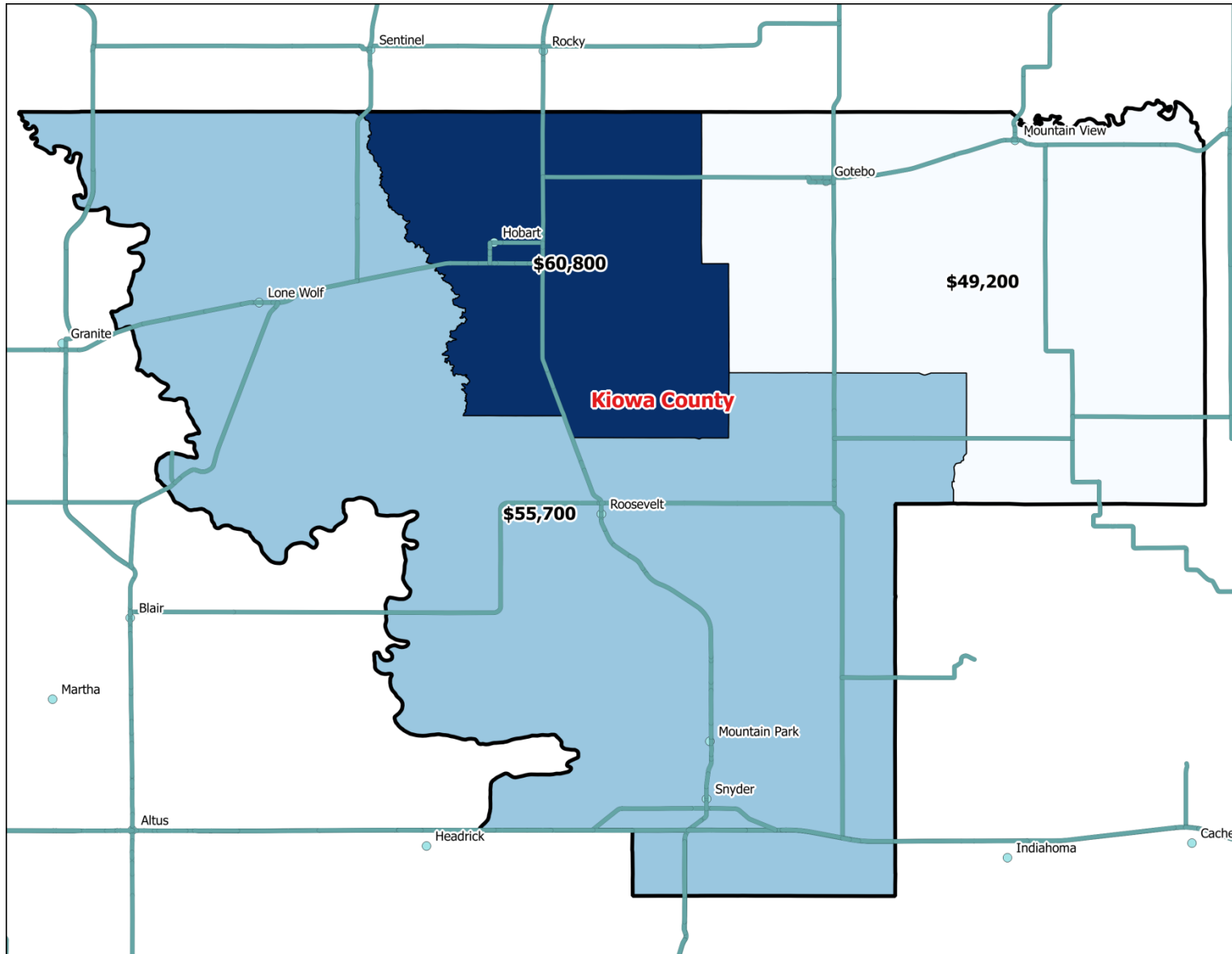
2013 Housing Units by Home Value

	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	875		2,643		968,736	
Less than \$10,000	40	4.57%	135	5.11%	20,980	2.17%
\$10,000 to \$14,999	58	6.63%	138	5.22%	15,427	1.59%
\$15,000 to \$19,999	48	5.49%	117	4.43%	13,813	1.43%
\$20,000 to \$24,999	41	4.69%	147	5.56%	16,705	1.72%
\$25,000 to \$29,999	26	2.97%	98	3.71%	16,060	1.66%
\$30,000 to \$34,999	107	12.23%	213	8.06%	19,146	1.98%
\$35,000 to \$39,999	7	0.80%	69	2.61%	14,899	1.54%
\$40,000 to \$49,999	89	10.17%	255	9.65%	39,618	4.09%
\$50,000 to \$59,999	84	9.60%	225	8.51%	45,292	4.68%
\$60,000 to \$69,999	63	7.20%	169	6.39%	52,304	5.40%
\$70,000 to \$79,999	34	3.89%	159	6.02%	55,612	5.74%
\$80,000 to \$89,999	74	8.46%	234	8.85%	61,981	6.40%
\$90,000 to \$99,999	29	3.31%	83	3.14%	51,518	5.32%
\$100,000 to \$124,999	46	5.26%	189	7.15%	119,416	12.33%
\$125,000 to \$149,999	54	6.17%	88	3.33%	96,769	9.99%
\$150,000 to \$174,999	10	1.14%	61	2.31%	91,779	9.47%
\$175,000 to \$199,999	11	1.26%	17	0.64%	53,304	5.50%
\$200,000 to \$249,999	33	3.77%	124	4.69%	69,754	7.20%
\$250,000 to \$299,999	21	2.40%	63	2.38%	41,779	4.31%
\$300,000 to \$399,999	0	0.00%	23	0.87%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	22	0.83%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	5	0.19%	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%	9	0.34%	5,018	0.52%
Median Home Value:	\$52,600		\$56,600		\$112,800	

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

The median value of owner-occupied homes in Kiowa County is \$56,600. This is -49.8% lower than the statewide median, which is \$112,800. The median home value in Hobart is estimated to be \$52,600. The geographic distribution of home values in Kiowa County can be visualized by the following map. As can be seen, median home values are relatively evenly distributed throughout the county, with somewhat higher values in the area around Hobart and lower values in the eastern third of the county.

Kiowa County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Kiowa 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

	Hobart Median Value	Kiowa County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	-	\$188,900
Built 2000 to 2009	-	\$246,400	\$178,000
Built 1990 to 1999	-	\$44,100	\$147,300
Built 1980 to 1989	\$91,400	\$83,300	\$118,300
Built 1970 to 1979	\$57,200	\$56,900	\$111,900
Built 1960 to 1969	\$61,600	\$67,300	\$97,100
Built 1950 to 1959	\$50,300	\$52,800	\$80,300
Built 1940 to 1949	\$76,500	\$47,400	\$67,900
Built 1939 or Earlier	\$30,600	\$44,500	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Hobart Single Family Sales Activity

The next series of tables provides data regarding single family home sales activity in Hobart. This data was furnished by County Records, Inc. from publicly available data. The data is separated by two, three and four bedroom homes, and then total data for all bedroom types.

Hobart Single Family Sales Activity

Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	20	18	33	21	11
Average Sale Price	\$29,467	\$25,281	\$48,259	\$35,175	\$26,091
Average Square Feet	1,036	1,090	1,014	1,029	991
Average Price/SF	\$28.44	\$23.19	\$47.59	\$34.18	\$26.33
Average Year Built	1939	1937	1936	1934	1937

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

Hobart Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	30	44	40	33	30
Average Sale Price	\$46,682	\$66,216	\$71,030	\$66,625	\$62,370
Average Square Feet	1,524	1,526	1,565	1,552	1,641
Average Price/SF	\$30.63	\$43.39	\$45.39	\$42.93	\$38.01
Average Year Built	1947	1954	1946	1955	1962

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

Hobart Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	5	2	0	2	4
Average Sale Price	\$80,700	\$84,000	N/A	\$80,500	\$71,250
Average Square Feet	2,298	3,078	N/A	1,503	2,124
Average Price/SF	\$35.12	\$27.29	N/A	\$53.56	\$33.55
Average Year Built	1937	1937	N/A	1930	1943

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

Hobart Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	55	64	75	58	46
Average Sale Price	\$44,583	\$54,417	\$58,961	\$53,808	\$53,093
Average Square Feet	1,417	1,452	1,293	1,356	1,502
Average Price/SF	\$31.46	\$37.48	\$45.60	\$39.68	\$35.35
Average Year Built	1944	1948	1941	1945	1954

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

Between 2011 and 2014, the average sale price grew by 4.81% per year, though it appears 2011 may have been unusually low. The average sale price in 2015 was \$53,093 for an average price per square foot of \$35.35/SF. The average year of construction is typically between 1940 and 1950, which agrees with data furnished by the Census Bureau.

Foreclosure Rates

The next table presents foreclosure rate data for Kiowa 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
Kiowa County	2.1%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	30

* 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 Kiowa County was 2.1% in May 2014. The county ranked 30 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%.

Rental Market

This section will discuss supply and demand factors for the rental market in Kiowa 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 Kiowa 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						
	Hobart		Kiowa County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	615		1,243		475,345	
With cash rent:	572		1,034		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	9	1.46%	12	0.97%	4,268	0.90%
\$200 to \$249	67	10.89%	72	5.79%	8,784	1.85%
\$250 to \$299	0	0.00%	28	2.25%	8,413	1.77%
\$300 to \$349	73	11.87%	133	10.70%	9,107	1.92%
\$350 to \$399	0	0.00%	48	3.86%	10,932	2.30%
\$400 to \$449	44	7.15%	126	10.14%	15,636	3.29%
\$450 to \$499	91	14.80%	120	9.65%	24,055	5.06%
\$500 to \$549	21	3.41%	75	6.03%	31,527	6.63%
\$550 to \$599	102	16.59%	117	9.41%	33,032	6.95%
\$600 to \$649	34	5.53%	72	5.79%	34,832	7.33%
\$650 to \$699	79	12.85%	90	7.24%	32,267	6.79%
\$700 to \$749	32	5.20%	70	5.63%	30,340	6.38%
\$750 to \$799	0	0.00%	35	2.82%	27,956	5.88%
\$800 to \$899	10	1.63%	26	2.09%	45,824	9.64%
\$900 to \$999	10	1.63%	10	0.80%	34,153	7.18%
\$1,000 to \$1,249	0	0.00%	0	0.00%	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	43	6.99%	209	16.81%	43,236	9.10%
Median Gross Rent	\$505		\$491		\$699	

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

Median gross rent in Kiowa County is estimated to be \$491, which is -29.8% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Hobart is estimated to be \$505.

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

	Hobart Median Rent	Kiowa County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	\$318	\$318	\$841
Built 1990 to 1999	-	\$507	\$715
Built 1980 to 1989	\$243	\$325	\$693
Built 1970 to 1979	\$437	\$443	\$662
Built 1960 to 1969	\$479	\$481	\$689
Built 1950 to 1959	\$628	\$617	\$714
Built 1940 to 1949	\$681	\$617	\$673
Built 1939 or Earlier	\$590	\$561	\$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 Kiowa County is among housing units constructed between 1940 and 1959 (likely representing rental homes), which is \$617 per month. In order to be affordable, a household would need to earn at least \$24,680 per year to afford such a unit.

Hobart Rental Survey Data

The table shows the results of our rental survey of Hobart. All of the significant multifamily rental properties in Hobart are subsidized in one form or another, as project-based facilities (for families, the seniors, or the disabled), with Affordable Housing Tax Credits, or USDA rental assistance.

Hobart Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Rate	Vacancy
Arrowhead Village	USDA/LIHTC - Family	1984	1	30%	N/A
Arrowhead Village	USDA/LIHTC - Family	1984	2	30%	N/A
Arrowhead Village	USDA/LIHTC - Family	1984	3	30%	N/A
Country Oaks (Elmwood Manor)	Project Based - Family	1971	Studio	30%	20.00%
Country Oaks (Elmwood Manor)	Project Based - Family	1971	1	30%	20.00%
Country Oaks (Elmwood Manor)	Project Based - Family	1971	2	30%	20.00%
Country Oaks (Elmwood Manor)	Project Based - Family	1971	3	30%	20.00%
Country Oaks (Elmwood Manor)	Project Based - Family	1971	4	30%	20.00%
Cedar Park	Project Based - Elderly	N/A	1	30%	N/A
Hill House / Park House	Project Based - Disabled	N/A	1	30%	N/A

Rental rates at each of these properties are based on 30% of the tenant's income.

Rental Market Vacancy – Hobart

Country Oaks reported 80% occupancy, but noted that they are typically fully occupied with a waiting list. The overall market vacancy of rental housing units was reported at 0.00% by the Census Bureau as of the most recent American Community Survey, or 100% occupancy. We also note that data from HUD’s Picture of Subsidized Households reports 97% overall occupancy among HUD-assisted housing units in Kiowa County. On the whole, it appears there is typically very little vacancy among rental housing units in Hobart or Kiowa County.

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 Kiowa 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 Kiowa County

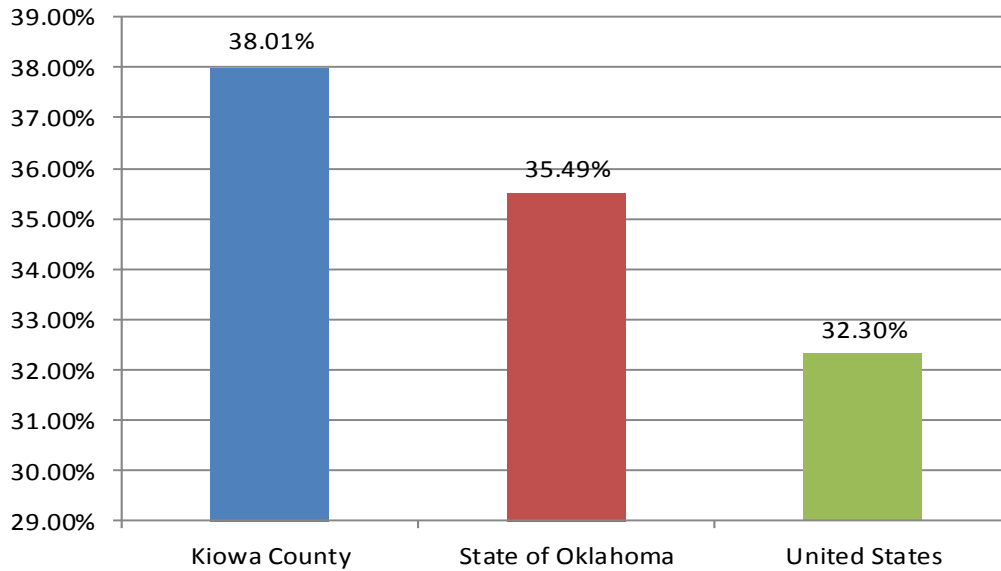
Kiowa County	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Public Housing	223	97%	\$14,014	\$183	\$297	38.17%
Housing Choice Vouchers	1	N/A	N/A	N/A	N/A	N/A
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	40	95%	\$8,033	\$185	\$307	37.62%
Summary of All HUD Programs	264	97%	\$12,240	\$184	\$300	38.01%
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 264 housing units located within Kiowa County, with an overall occupancy rate of 97%. The average household income among households living in these units is

\$12,240. Total monthly rent for these units averages \$484, with the federal contribution averaging \$300 (61.99%) and the tenant’s contribution averaging \$184 (38.01%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

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

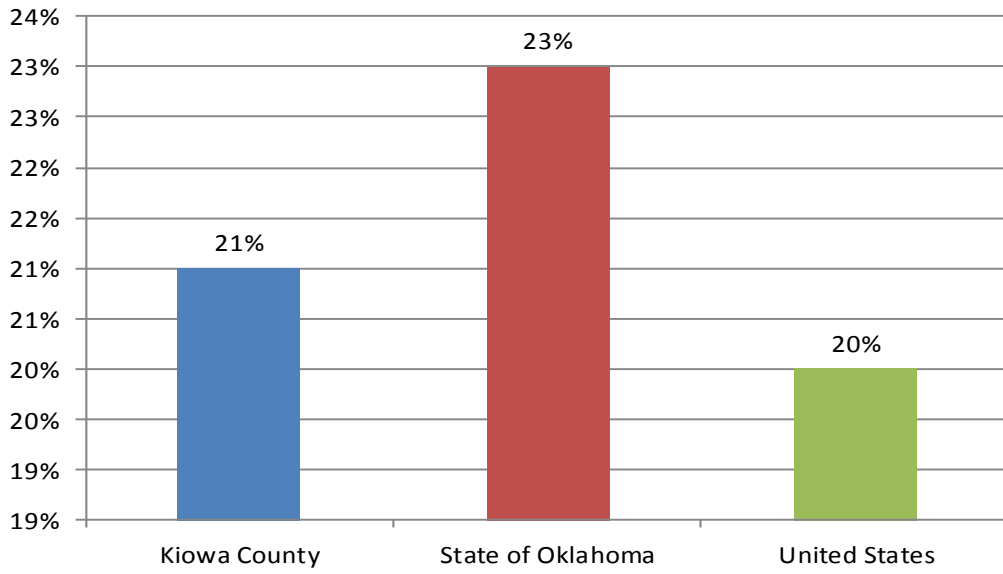
Demographics of Persons in HUD Programs in Kiowa County

Kiowa County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	223	20%	19%	30%	39%	22%
Housing Choice Vouchers	1	N/A	N/A	N/A	N/A	N/A
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	40	19%	27%	23%	29%	21%
Summary of All HUD Programs	264	20%	21%	28%	37%	22%
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

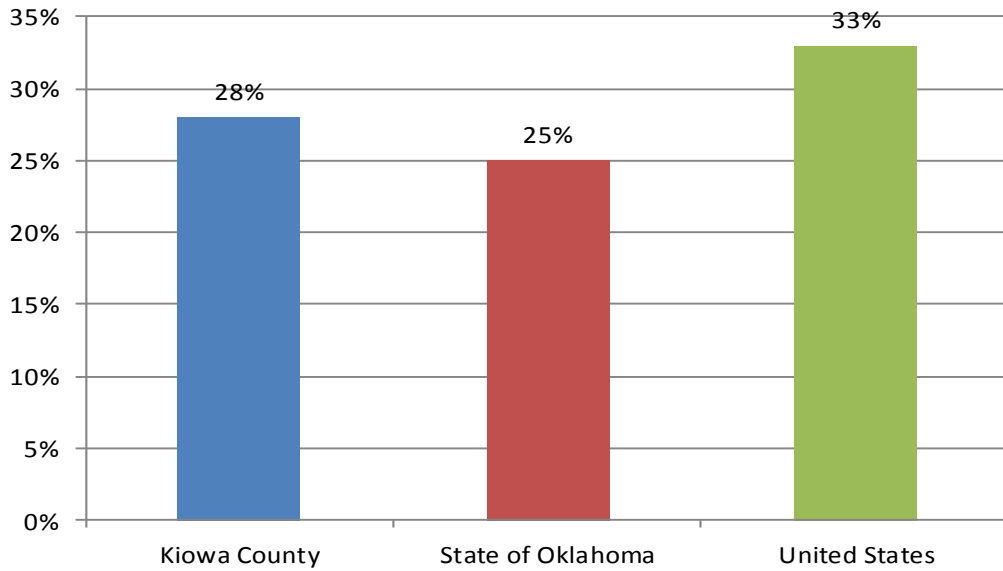
20% of housing units are occupied by single parents with female heads of household. 21% of households have at least one person with a disability. 28% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 37% have one or more disabilities. Finally, 22% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

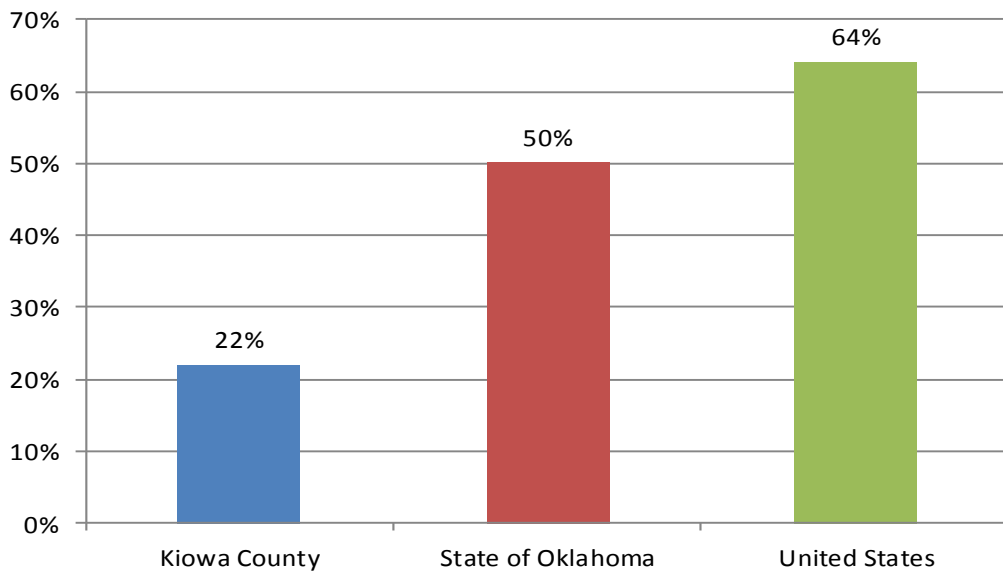
Percentage of Households Age 62+ - HUD Subsidized Properties



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 Kiowa 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 Kiowa 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.

Kiowa County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	155		255	
Cost Burden Less Than 30%	45	29.03%	50	19.61%
Cost Burden Between 30%-50%	25	16.13%	40	15.69%
Cost Burden Greater Than 50%	85	54.84%	145	56.86%
Not Computed (no/negative income)	4	2.58%	25	9.80%
Income 30%-50% HAMFI	350		325	
Cost Burden Less Than 30%	265	75.71%	180	55.38%
Cost Burden Between 30%-50%	70	20.00%	140	43.08%
Cost Burden Greater Than 50%	15	4.29%	4	1.23%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	485		335	
Cost Burden Less Than 30%	415	85.57%	285	85.07%
Cost Burden Between 30%-50%	40	8.25%	50	14.93%
Cost Burden Greater Than 50%	35	7.22%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	205		70	
Cost Burden Less Than 30%	170	82.93%	70	100.00%
Cost Burden Between 30%-50%	30	14.63%	0	0.00%
Cost Burden Greater Than 50%	4	1.95%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	2,635		1,250	
Cost Burden Less Than 30%	2,320	88.05%	850	68.00%
Cost Burden Between 30%-50%	180	6.83%	230	18.40%
Cost Burden Greater Than 50%	139	5.28%	149	11.92%
Not Computed (no/negative income)	4	0.15%	25	2.00%

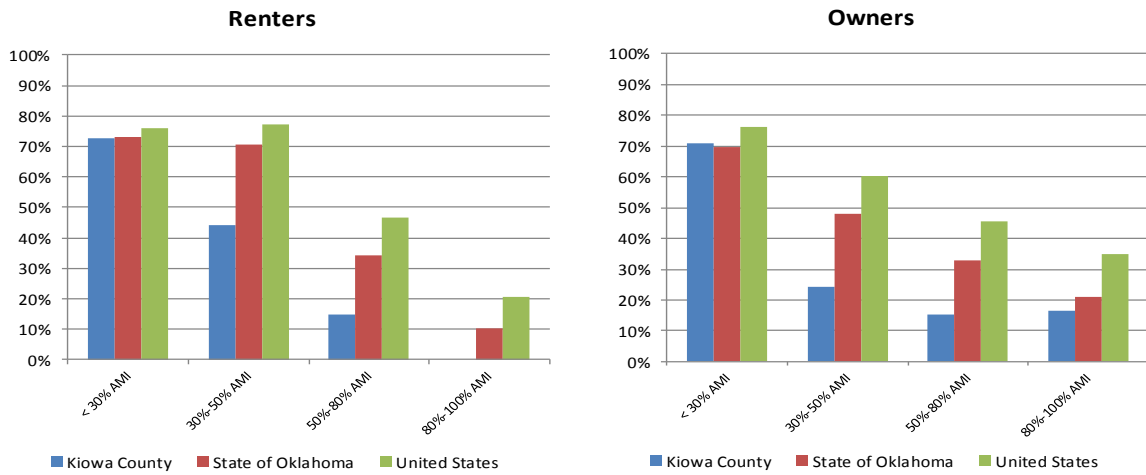
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Kiowa 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	155	70.97%	255	72.55%
Income 30%-50% HAMFI	350	24.29%	325	44.31%
Income 50%-80% HAMFI	485	15.46%	335	14.93%
Income 80%-100% HAMFI	205	16.59%	70	0.00%
All Incomes	2,635	12.11%	1,250	30.32%

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.



Kiowa County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	155		255	
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	2.58%	0	0.00%
Income 30%-50% HAMFI	350		325	
Between 1.0 and 1.5 Persons per Room	0	0.00%	25	7.69%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	2.86%	0	0.00%
Income 50%-80% HAMFI	485		335	
Between 1.0 and 1.5 Persons per Room	0	0.00%	4	1.19%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	2.06%	0	0.00%
Income 80%-100% HAMFI	205		70	
Between 1.0 and 1.5 Persons per Room	4	1.95%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
All Incomes	2,635		1,250	
Between 1.0 and 1.5 Persons per Room	4	0.15%	29	2.32%
More than 1.5 Persons per Room	25	0.95%	0	0.00%
Lacks Complete Kitchen or Plumbing	34	1.29%	0	0.00%

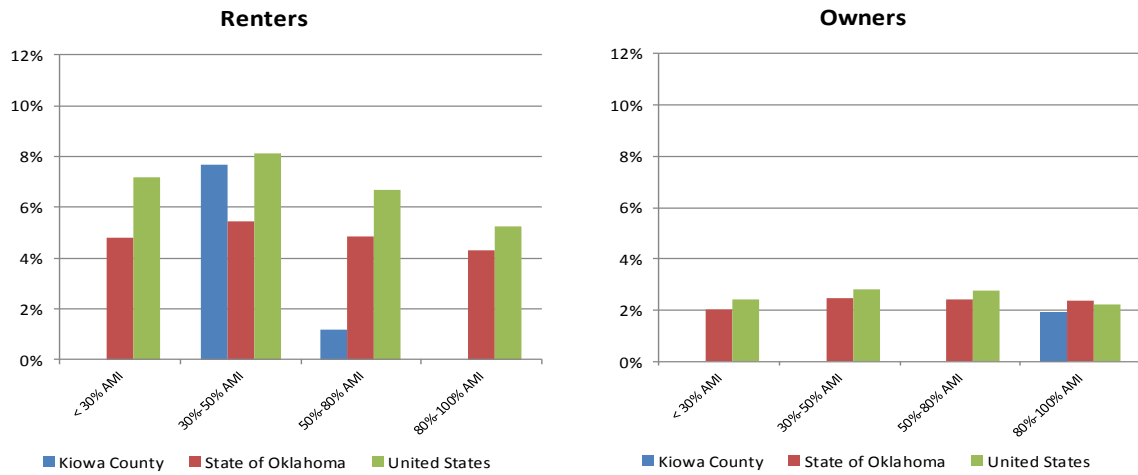
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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 Kiowa County, Oklahoma and the nation.

Kiowa 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	155	0.00%	255	0.00%	
Income 30%-50% HAMFI	350	0.00%	325	7.69%	
Income 50%-80% HAMFI	485	0.00%	335	1.19%	
Income 80%-100% HAMFI	205	1.95%	70	0.00%	
All Incomes	2,635	1.10%	1,250	2.32%	

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 Kiowa County, the state and the nation.

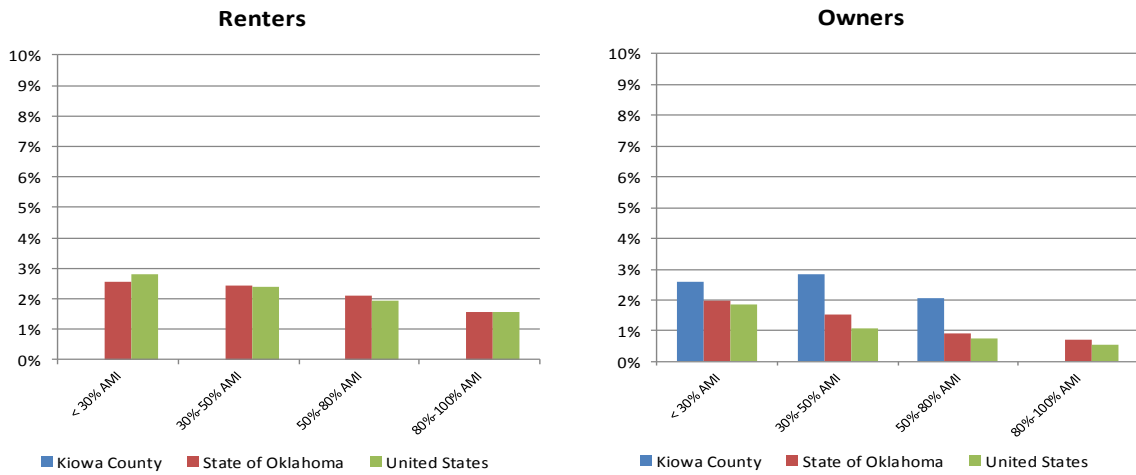
Kiowa County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	155	2.58%	255	0.00%	0.00%
Income 30%-50% HAMFI	350	2.86%	325	0.00%	0.00%
Income 50%-80% HAMFI	485	2.06%	335	0.00%	0.00%
Income 80%-100% HAMFI	205	0.00%	70	0.00%	0.00%
All Incomes	2,635	1.29%	1,250	0.00%	0.00%

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.



Kiowa 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	155	104	67.10%	255	184	72.16%
Elderly Family	10	10	100.00%	4	0	0.00%
Small Family (2-4 persons)	40	20	50.00%	145	110	75.86%
Large Family (5 or more persons)	10	10	100.00%	4	4	100.00%
Elderly Non-Family	45	30	66.67%	50	20	40.00%
Non-Family, Non-Elderly	50	34	68.00%	50	50	100.00%
Income 30%-50% HAMFI	350	85	24.29%	325	153	47.08%
Elderly Family	45	10	22.22%	0	0	N/A
Small Family (2-4 persons)	75	35	46.67%	145	79	54.48%
Large Family (5 or more persons)	10	10	100.00%	10	0	0.00%
Elderly Non-Family	145	10	6.90%	75	44	58.67%
Non-Family, Non-Elderly	75	20	26.67%	100	30	30.00%
Income 50%-80% HAMFI	485	71	14.64%	335	49	14.63%
Elderly Family	120	15	12.50%	35	20	57.14%
Small Family (2-4 persons)	145	29	20.00%	110	15	13.64%
Large Family (5 or more persons)	45	0	0.00%	55	0	0.00%
Elderly Non-Family	95	19	20.00%	70	4	5.71%
Non-Family, Non-Elderly	80	8	10.00%	60	10	16.67%
Income 80%-100% HAMFI	205	32	15.61%	70	0	0.00%
Elderly Family	60	0	0.00%	15	0	0.00%
Small Family (2-4 persons)	50	4	8.00%	25	0	0.00%
Large Family (5 or more persons)	20	4	20.00%	10	0	0.00%
Elderly Non-Family	45	10	22.22%	0	0	N/A
Non-Family, Non-Elderly	25	14	56.00%	25	0	0.00%
All Incomes	2,635	306	11.61%	1,250	386	30.88%
Elderly Family	605	39	6.45%	54	20	37.04%
Small Family (2-4 persons)	1,040	98	9.42%	610	204	33.44%
Large Family (5 or more persons)	150	24	16.00%	79	4	5.06%
Elderly Non-Family	435	69	15.86%	199	68	34.17%
Non-Family, Non-Elderly	400	76	19.00%	310	90	29.03%

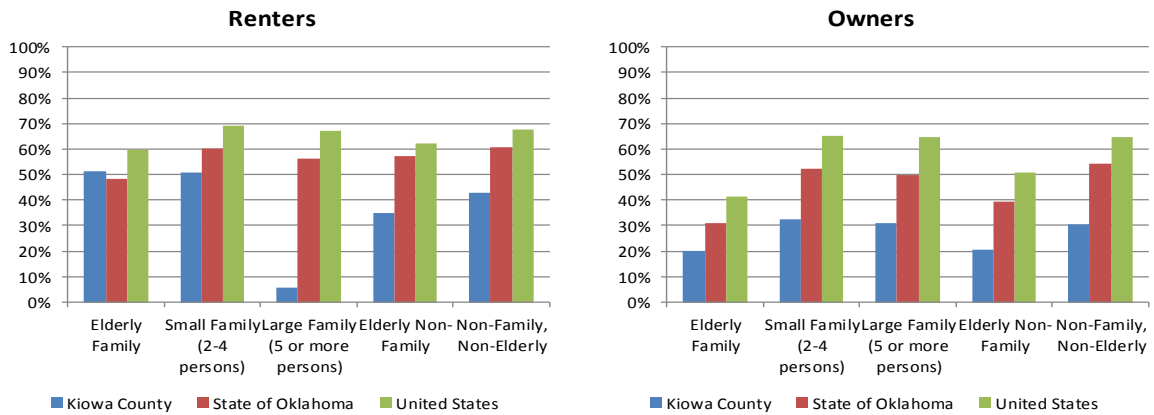
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Kiowa 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	990	260	26.26%	915	386	42.19%
Elderly Family	175	35	20.00%	39	20	51.28%
Small Family (2-4 persons)	260	84	32.31%	400	204	51.00%
Large Family (5 or more persons)	65	20	30.77%	69	4	5.80%
Elderly Non-Family	285	59	20.70%	195	68	34.87%
Non-Family, Non-Elderly	205	62	30.24%	210	90	42.86%

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).



Kiowa 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	155	115	74.19%	255	184	72.16%
Elderly Family	10	10	100.00%	4	0	0.00%
Small Family (2-4 persons)	40	20	50.00%	145	110	75.86%
Large Family (5 or more persons)	10	10	100.00%	4	4	100.00%
Elderly Non-Family	45	30	66.67%	50	20	40.00%
Non-Family, Non-Elderly	50	45	90.00%	50	50	100.00%
Income 30%-50% HAMFI	350	95	27.14%	325	174	53.54%
Elderly Family	45	10	22.22%	0	0	N/A
Small Family (2-4 persons)	75	35	46.67%	145	95	65.52%
Large Family (5 or more persons)	10	10	100.00%	10	4	40.00%
Elderly Non-Family	145	10	6.90%	75	45	60.00%
Non-Family, Non-Elderly	75	30	40.00%	100	30	30.00%
Income 50%-80% HAMFI	485	74	15.26%	335	53	15.82%
Elderly Family	120	15	12.50%	35	20	57.14%
Small Family (2-4 persons)	145	35	24.14%	110	15	13.64%
Large Family (5 or more persons)	45	0	0.00%	55	4	7.27%
Elderly Non-Family	95	20	21.05%	70	4	5.71%
Non-Family, Non-Elderly	80	4	5.00%	60	10	16.67%
Income Greater than 80% of HAMFI	1,645	95	5.78%	340	0	0.00%
Elderly Family	430	20	4.65%	15	0	0.00%
Small Family (2-4 persons)	785	30	3.82%	210	0	0.00%
Large Family (5 or more persons)	85	10	11.76%	10	0	0.00%
Elderly Non-Family	150	15	10.00%	4	0	0.00%
Non-Family, Non-Elderly	195	20	10.26%	100	0	0.00%
All Incomes	2,635	379	14.38%	1,255	411	32.75%
Elderly Family	605	55	9.09%	54	20	37.04%
Small Family (2-4 persons)	1,045	120	11.48%	610	220	36.07%
Large Family (5 or more persons)	150	30	20.00%	79	12	15.19%
Elderly Non-Family	435	75	17.24%	199	69	34.67%
Non-Family, Non-Elderly	400	99	24.75%	310	90	29.03%

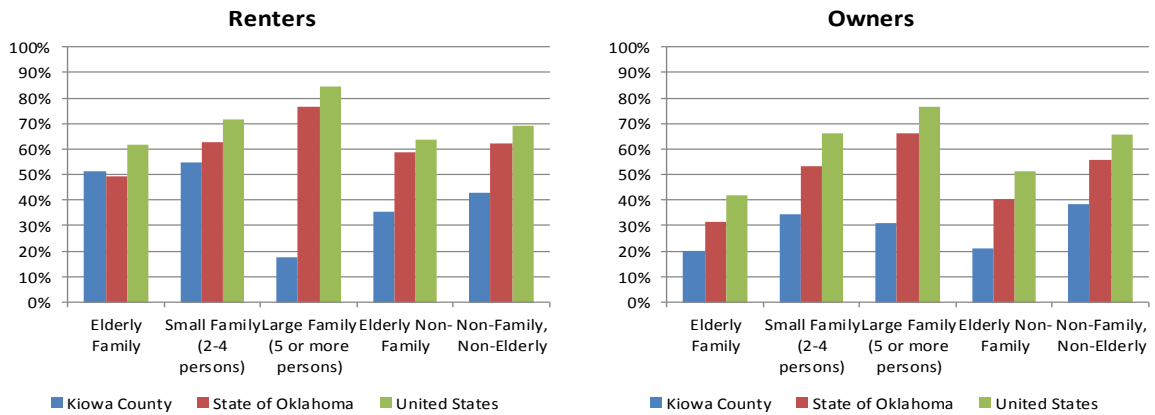
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Kiowa 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	990	284	28.69%	915	44.92%
Elderly Family	175	35	20.00%	39	51.28%
Small Family (2-4 persons)	260	90	34.62%	400	55.00%
Large Family (5 or more persons)	65	20	30.77%	69	17.39%
Elderly Non-Family	285	60	21.05%	195	35.38%
Non-Family, Non-Elderly	205	79	38.54%	210	42.86%

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 Kiowa 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.”



Kiowa 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	164	115	70.1%	255	180	70.6%
White alone, non-Hispanic	109	80	73.4%	160	105	65.6%
Black or African-American alone	24	20	83.3%	40	40	100.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	19	4	21.1%	4	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	43	35	81.4%
Other (including multiple races)	10	10	100.0%	4	0	0.0%
Income 30%-50% HAMFI	350	95	27.1%	325	170	52.3%
White alone, non-Hispanic	290	75	25.9%	245	125	51.0%
Black or African-American alone	15	0	0.0%	10	10	100.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	4	100.0%	10	10	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	40	20	50.0%	60	25	41.7%
Other (including multiple races)	4	0	0.0%	0	0	N/A
Income 50%-80% HAMFI	490	75	15.3%	335	55	16.4%
White alone, non-Hispanic	440	60	13.6%	275	30	10.9%
Black or African-American alone	4	0	0.0%	20	10	50.0%
Asian alone	0	0	N/A	15	15	100.0%
American Indian alone	40	15	37.5%	4	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	10	0	0.0%	19	4	21.1%
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 80%-100% HAMFI	205	40	19.5%	70	0	0.0%
White alone, non-Hispanic	195	40	20.5%	50	0	0.0%
Black or African-American alone	0	0	N/A	15	0	0.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	0	0	N/A
Other (including multiple races)	4	0	0.0%	4	0	0.0%
All Incomes	2,649	380	14.3%	1,250	405	32.4%
White alone, non-Hispanic	2,324	310	13.3%	930	260	28.0%
Black or African-American alone	78	20	25.6%	89	60	67.4%
Asian alone	0	0	N/A	15	15	100.0%
American Indian alone	117	23	19.7%	38	10	26.3%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	90	20	22.2%	147	64	43.5%
Other (including multiple races)	43	10	23.3%	23	0	0.0%

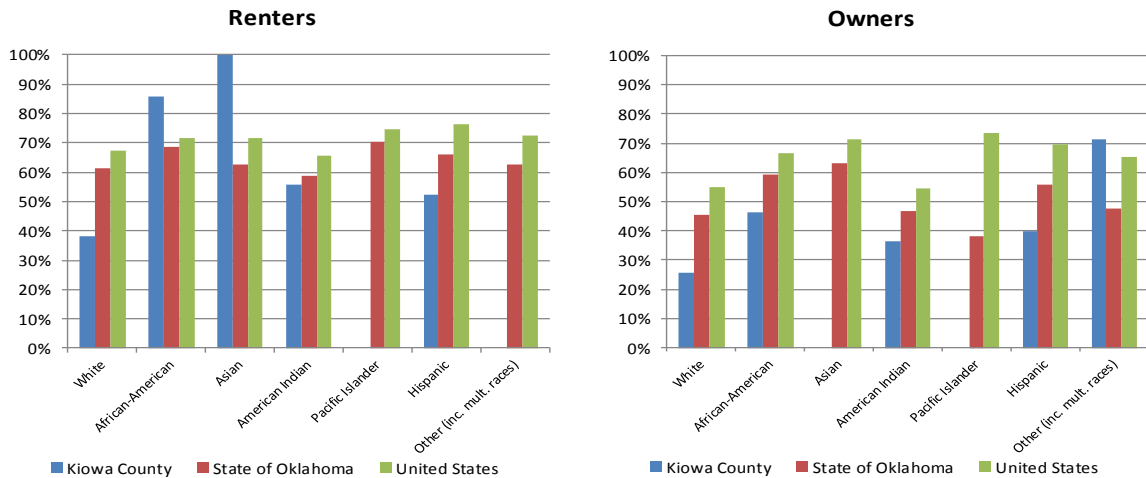
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

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

Household Size/Type	Total	Owners		Renters		
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	1,004	285	28.39%	915	405	44.26%
White alone, non-Hispanic	839	215	25.63%	680	260	38.24%
Black or African-American alone	43	20	46.51%	70	60	85.71%
Asian alone	0	0	N/A	15	15	100.00%
American Indian alone	63	23	36.51%	18	10	55.56%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	50	20	40.00%	122	64	52.46%
Other (including multiple races)	14	10	71.43%	4	0	0.00%

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 Kiowa County. The greatest needs are among households with incomes less than 30% of Area Median Income. Several other areas of note:

- 70.6% of renters with incomes less than 30% of Area Median Income have one or more housing problems. 70.1% of homeowners with incomes less than 30% of Area Median Income have housing problems.
- Among households with incomes less than 50% of Area Median Income, there are 329 renter households that are cost overburdened, and 195 homeowners that are cost overburdened.



- Among **elderly** households with incomes less than 50% of Area Median Income, there are 64 renter households that are cost overburdened, and 60 homeowners that are cost overburdened.
- Among renters with incomes less than 80% of Area Median Income, 85.71% of African Americans, 100% of Asian, 55.56% of Pacific Islander, and 52.46% of Hispanic households have one or more housing problems.

Overall Anticipated Housing Demand

Future demand for housing units in Kiowa 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 Hobart, as well as Kiowa County as a whole. The calculations are shown in the following tables.

Hobart Anticipated Demand

As indicated throughout the report, the population, households and number of housing units have historically been in decline. Although Nielsen SiteReports estimates some improvement in population and household counts over the last five years, the basis for this estimate is unclear. The most recent population estimate for Hobart shows 3,700 persons, a decline of 56 persons since the 2010 Census. Hobart has shown population decline in every decennial census since 1950 (excepting the 1980 census) and we do not believe it likely for this trend to reverse in the near future. We further add that a major employer in Hobart, SKF USA, has announced that it will be closing with layoffs to begin in early 2016 with full closure by 2017. The following table summarizes population, household, and housing unit changes between the 2000 Census, the 2010 Census, and the current Nielsen SiteReports estimate.

Hobart Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	3,997	3,756	-0.62%	3,821	0.34%
Households	1,584	1,550	-0.22%	1,591	0.52%
Housing Units	1,979	1,921	-0.30%	1,953	0.33%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

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

According to local officials, there is very high demand for rental units that is not currently satisfied in the market. This is evident from very high occupancy rates for market rate rental units. High occupancy rates reduce options for potential residents of Hobart and may lead people who are employed in Hobart to live outside the city limits. There also appears to be high demand for affordable owner-occupied property. There has been limited single-family development in the past decade. There is an adequate supply of housing units that are valued below \$60,000. Sporadic development of custom-built housing units priced above \$200,000 has also occurred. Households that prefer housing units valued between \$60,000 and \$80,000 have a limited product available in the city of Hobart. In general, there appears to be unsatisfied demand for median-income rental and owner-occupied property.

Kiowa 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.

Kiowa County Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	10,227	9,446	-0.79%	9,313	-0.28%
Households	4,208	3,978	-0.56%	3,932	-0.23%
Housing Units	5,304	5,216	-0.17%	5,229	0.05%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

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

Although a large portion of the housing stock was torn down during the 2000s, there were 1,238 more housing units than households in the county according to the 2010 Census. It is the opinion of this analyst that minimal demand exists for new housing units. This opinion is based on the projection that the population of Kiowa County will continue to decline in the future, and the closure of the SKF plant will certainly not help the situation. However, the housing stock of Kiowa County is rapidly aging and deteriorating. A small amount of affordable new housing would improve the county's housing infrastructure and give more housing options to current residents of Kiowa County.