

Integra Realty Resources
Tulsa/OKC

Housing Needs Assessment
Muskogee 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 29, 2015

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





October 1, 2015

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

SUBJECT: Housing Needs Assessment
 Muskogee County
 IRR - Tulsa/OKC File No. 140-2015-0064

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

Mr. Dennis Shockley
Oklahoma Housing Finance Agency
October 1, 2015
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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 Muskogee County is projected to remain relatively stable over the next five years.
2. Muskogee County is projected to need a total of 59 housing units for ownership and 29 housing units for rent over the next five years.
3. Median Household Income in Muskogee County is estimated to be \$39,739 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Muskogee County is estimated to be 22.87%, compared with 14.72% for Oklahoma.
4. Homeowner and rental vacancy rates in Muskogee County are lower than the state averages.
5. Home values and rental rates in Muskogee County are also lower than the state averages.
6. Approximately 44.98% of renters and 21.33% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Create and maintain the county HMP

2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Tornadoes (1959-2014): Number:45 Injuries: 37 Fatalities:5 Damages (1996-2014): \$670,000.00
4. Social Vulnerability: Particularly elevated social vulnerability score at county level; at the census tract level, the Muskogee area has particularly higher scores
5. Floodplain: Muskogee (city), Ft. Gibson, Taft, Haskell, Webber Falls, and Porum have notable development within or near the floodplain

Homelessness Specific Findings

1. Muskogee County is located in the Southeastern Oklahoma Continuum of Care.
2. There are an estimated 442 homeless individuals in this area, 225 of which are identified as sheltered.
3. There is a high rate of homelessness in this region, most of which seek shelter in small towns and rural areas.
4. Many of the homeless in this CoC are classified as chronically homeless (73).
5. Other significant homeless subpopulations include the mentally ill (49) and chronic substance abusers (50).

Fair Housing Specific Findings

1. Units at risk for poverty: 642
2. Units in mostly non-white enclaves: 59
3. Units nearer elevated number of disabled persons: 44
4. Units further than 15 miles from a hospital: 48
5. Units located in a food desert: 30
6. Units that lack readily available transit: 345

Lead-Based Paint Specific Findings

1. We estimate there are 5,107 occupied housing units in Muskogee County with lead-based paint hazards.
2. 2,519 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 611 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 Muskogee 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 Muskogee 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 Muskogee 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 Muskogee County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Muskogee County area.

Effective Date of Consultation

The Muskogee County area was inspected and research was performed during June, 2015. The effective date of this analysis is June 29, 2015. The date of this report is October 1, 2015. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Muskogee 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

Muskogee County Analysis

Area Information

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

Muskogee County is located in northeast Oklahoma. The county is bordered on the north by Wagoner County, on the west by Okmulgee County, on the south by McIntosh and Haskell Counties, and on the east by Cherokee and Sequoyah Counties. The Muskogee County Seat is Muskogee, which is located in the northeast part of the county. This location is approximately 45 miles southeast of Tulsa and 137 miles east of Oklahoma City.

Muskogee County has a total area of 840 square miles (810 square miles of land, and 29 square miles of water), ranking 36th out of Oklahoma's 77 counties in terms of total area. The total population of Muskogee County as of the 2010 Census was 70,990 persons, for a population density of 88 persons per square mile of land.

Access and Linkages

The county has above average accessibility to state and national highway systems. Three major highways intersect within Muskogee. These are US 62, US 64, US 69, and SH 165 (Muskogee Turnpike). The nearest interstate highway is I-40, approximately 15 miles to the south. The county also has an intricate network of county roadways.

Public transportation is provided Muskogee County Transit, which operates both flexible fixed routes as well as demand-response service. 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.

Davis Field Airport is located just south of Muskogee. Its primary asphalt runway is 7,200 feet in length, and can accommodate all heavy air traffic. Davis Field averages 33 aircraft operations per day. The nearest full-service commercial airport is Tulsa International Airport, located approximately 45 miles northwest.

Another important linkage in Muskogee is the Port of Muskogee, located at the confluence of the Arkansas, Verdigris and Grand Rivers. The McClellan-Kerr Arkansas Navigation System (MKARNS) maintains a channel depth of nine feet, tonnage at the Port of Muskogee in 2014 was reported to be over 700,000 tons. The economic impact of the port is reported to be over \$2 billion in investment in facilities at the port, with over 2,500 jobs generated with combined payroll over \$125 million annually.

Educational Facilities

All of the county communities have public school facilities. Muskogee is served by Muskogee Public Schools, as well as Hilldale Public Schools. Muskogee Public Schools has recently passed a bond issue providing \$8 million toward improving technology. Higher education offerings in Muskogee include the Muskogee campus of Northeastern State University, Connors State College, Bacone College, and Indian Capital Technology Center. In addition, the Oklahoma School for the Blind (Parkview School) is located in Muskogee.

Medical Facilities

County medical services are provided by the EASTAR Health System, a two-hospital 320-bed full-service health system. Additionally, the Jack C. Montgomery VA Medical Center has 99 operating beds, including inpatient behavioral health and inpatient rehabilitation. The smaller county communities typically have either small outpatient medical services or doctors officing in the community.

Muskogee County Area Map



Muskogee Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Muskogee 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
Muskogee	38,310	39,223	0.24%	39,243	0.01%	39,336	0.05%
Muskogee County	69,451	70,990	0.22%	69,983	-0.29%	70,088	0.03%
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 Muskogee County was 70,990 persons as of the 2010 Census, a 0.22% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Muskogee County to be 69,983 persons, and projects that the population will show 0.03% annualized growth over the next five years.

The population of Muskogee was 39,223 persons as of the 2010 Census, a 0.24% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Muskogee to be 39,243 persons, and projects that the population will show 0.05% annualized growth over the next five years.

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

Households Levels and Annual Changes							
Total Households	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Muskogee	15,523	15,704	0.12%	15,752	0.06%	15,823	0.09%
Muskogee County	26,458	27,054	0.22%	26,700	-0.26%	26,788	0.07%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Muskogee	9,951	9,761	-0.19%	9,867	0.22%	9,925	0.12%
Muskogee County	18,463	18,296	-0.09%	18,084	-0.23%	18,163	0.09%
State of Oklahoma	921,750	975,267	0.57%	1,016,508	0.83%	1,060,736	0.86%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Muskogee County had a total of 27,054 households, representing a 0.22% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Muskogee County to have

26,700 households. This number is expected to experience a 0.07% annualized rate of growth over the next five years.

As of 2010, Muskogee had a total of 15,704 households, representing a 0.12% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Muskogee to have 15,752 households. This number is expected to experience a 0.09% 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 Muskogee County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity

Single-Classification Race	Muskogee		Muskogee County	
	No.	Percent	No.	Percent
Total Population	39,073		70,657	
White Alone	23,487	60.11%	43,544	61.63%
Black or African American Alone	6,179	15.81%	7,780	11.01%
Amer. Indian or Alaska Native Alone	4,787	12.25%	9,696	13.72%
Asian Alone	414	1.06%	441	0.62%
Native Hawaiian and Other Pac. Isl. Alone	11	0.03%	11	0.02%
Some Other Race Alone	700	1.79%	907	1.28%
Two or More Races	3,495	8.94%	8,278	11.72%
Population by Hispanic or Latino Origin	Muskogee		Muskogee County	
	No.	Percent	No.	Percent
Total Population	39,073		70,657	
Hispanic or Latino	2,847	7.29%	3,802	5.38%
<i>Hispanic or Latino, White Alone</i>	1,967	69.09%	2,560	67.33%
<i>Hispanic or Latino, All Other Races</i>	880	30.91%	1,242	32.67%
Not Hispanic or Latino	36,226	92.71%	66,855	94.62%
<i>Not Hispanic or Latino, White Alone</i>	21,520	59.40%	40,984	61.30%
<i>Not Hispanic or Latino, All Other Races</i>	14,706	40.60%	25,871	38.70%

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

In Muskogee County, racial and ethnic minorities comprise 42.00% of the total population. Within Muskogee, racial and ethnic minorities represent 44.92% of the population.

Population by Age

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

Muskogee 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	70,990		69,983		70,088			
Age 0 - 4	4,874	6.87%	4,903	7.01%	4,921	7.02%	0.12%	0.07%
Age 5 - 9	4,894	6.89%	4,816	6.88%	4,770	6.81%	-0.32%	-0.19%
Age 10 - 14	4,878	6.87%	4,754	6.79%	4,700	6.71%	-0.51%	-0.23%
Age 15 - 17	2,865	4.04%	2,865	4.09%	2,946	4.20%	0.00%	0.56%
Age 18 - 20	3,066	4.32%	2,949	4.21%	3,026	4.32%	-0.78%	0.52%
Age 21 - 24	3,526	4.97%	3,707	5.30%	3,885	5.54%	1.01%	0.94%
Age 25 - 34	9,234	13.01%	8,909	12.73%	8,712	12.43%	-0.71%	-0.45%
Age 35 - 44	8,440	11.89%	8,315	11.88%	8,391	11.97%	-0.30%	0.18%
Age 45 - 54	10,019	14.11%	8,676	12.40%	7,824	11.16%	-2.84%	-2.05%
Age 55 - 64	8,786	12.38%	8,914	12.74%	8,513	12.15%	0.29%	-0.92%
Age 65 - 74	5,611	7.90%	6,345	9.07%	7,350	10.49%	2.49%	2.98%
Age 75 - 84	3,456	4.87%	3,435	4.91%	3,612	5.15%	-0.12%	1.01%
Age 85 and over	1,341	1.89%	1,395	1.99%	1,438	2.05%	0.79%	0.61%
<i>Age 55 and over</i>	<i>19,194</i>	<i>27.04%</i>	<i>20,089</i>	<i>28.71%</i>	<i>20,913</i>	<i>29.84%</i>	<i>0.92%</i>	<i>0.81%</i>
<i>Age 62 and over</i>	<i>11,703</i>	<i>16.49%</i>	<i>12,454</i>	<i>17.80%</i>	<i>13,516</i>	<i>19.28%</i>	<i>1.25%</i>	<i>1.65%</i>
Median Age	37.6		37.5		37.5		-0.05%	0.00%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Muskogee County is 37.5 years. This compares with the statewide figure of 36.6 years. Approximately 7.01% of the population is below the age of 5, while 17.80% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.65% per year.

Muskogee 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	39,223		39,243		39,336			
Age 0 - 4	2,983	7.61%	2,959	7.54%	2,965	7.54%	-0.16%	0.04%
Age 5 - 9	2,752	7.02%	2,917	7.43%	2,865	7.28%	1.17%	-0.36%
Age 10 - 14	2,592	6.61%	2,691	6.86%	2,829	7.19%	0.75%	1.01%
Age 15 - 17	1,516	3.87%	1,553	3.96%	1,657	4.21%	0.48%	1.30%
Age 18 - 20	1,745	4.45%	1,617	4.12%	1,692	4.30%	-1.51%	0.91%
Age 21 - 24	2,230	5.69%	2,036	5.19%	2,084	5.30%	-1.80%	0.47%
Age 25 - 34	5,222	13.31%	5,254	13.39%	4,817	12.25%	0.12%	-1.72%
Age 35 - 44	4,331	11.04%	4,470	11.39%	4,758	12.10%	0.63%	1.26%
Age 45 - 54	5,256	13.40%	4,550	11.59%	4,127	10.49%	-2.84%	-1.93%
Age 55 - 64	4,638	11.82%	4,830	12.31%	4,610	11.72%	0.81%	-0.93%
Age 65 - 74	2,922	7.45%	3,410	8.69%	3,950	10.04%	3.14%	2.98%
Age 75 - 84	2,102	5.36%	1,994	5.08%	2,031	5.16%	-1.05%	0.37%
Age 85 and over	934	2.38%	962	2.45%	951	2.42%	0.59%	-0.23%
<i>Age 55 and over</i>	<i>10,596</i>	<i>27.01%</i>	<i>11,196</i>	<i>28.53%</i>	<i>11,542</i>	<i>29.34%</i>	<i>1.11%</i>	<i>0.61%</i>
<i>Age 62 and over</i>	<i>6,415</i>	<i>16.36%</i>	<i>6,853</i>	<i>17.46%</i>	<i>7,364</i>	<i>18.72%</i>	<i>1.33%</i>	<i>1.45%</i>
Median Age	36.3		36.3		36.6		0.00%	0.16%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Muskogee is 36.3 years. This compares with the statewide figure of 36.6 years. Approximately 7.54% of the population is below the age of 5, while 17.46% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.45% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Muskogee		Muskogee County	
	No.	Percent	No.	Percent
Total Families:	9,723		17,882	
Married-Couple Family:	6,256	64.34%	12,557	70.22%
With Children Under 18 Years	2,307	23.73%	4,567	25.54%
No Children Under 18 Years	3,949	40.62%	7,990	44.68%
Other Family:	3,467	35.66%	5,325	29.78%
Male Householder, No Wife Present	882	9.07%	1,481	8.28%
With Children Under 18 Years	433	4.45%	714	3.99%
No Children Under 18 Years	449	4.62%	767	4.29%
Female Householder, No Husband Present	2,585	26.59%	3,844	21.50%
With Children Under 18 Years	1,719	17.68%	2,471	13.82%
No Children Under 18 Years	866	8.91%	1,373	7.68%
<hr/>				
Total Single Parent Families	2,152		3,185	
Male Householder	433	20.12%	714	22.42%
Female Householder	1,719	79.88%	2,471	77.58%

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

As shown, within Muskogee County, among all families 17.81% are single-parent families, while in Muskogee, the percentage is 22.13%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	38,275		67,833		3,702,515	
Under 18 Years:	10,132		17,400		933,738	
With One Type of Disability	482	4.76%	775	4.45%	33,744	3.61%
With Two or More Disabilities	221	2.18%	348	2.00%	11,082	1.19%
No Disabilities	9,429	93.06%	16,277	93.55%	888,912	95.20%
18 to 64 Years:	22,532		40,323		2,265,702	
With One Type of Disability	1,827	8.11%	3,569	8.85%	169,697	7.49%
With Two or More Disabilities	2,239	9.94%	3,639	9.02%	149,960	6.62%
No Disabilities	18,466	81.95%	33,115	82.12%	1,946,045	85.89%
65 Years and Over:	5,611		10,110		503,075	
With One Type of Disability	993	17.70%	2,003	19.81%	95,633	19.01%
With Two or More Disabilities	1,582	28.19%	2,659	26.30%	117,044	23.27%
No Disabilities	3,036	54.11%	5,448	53.89%	290,398	57.72%
Total Number of Persons with Disabilities:	7,344	19.19%	12,993	19.15%	577,160	15.59%

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

Within Muskogee County, 19.15% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Muskogee the percentage is 19.19%.

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

2013 Population by Veteran and Disability Status

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	27,772		49,872		2,738,788	
Veteran:	3,038	10.94%	6,005	12.04%	305,899	11.17%
With a Disability	1,297	42.69%	2,356	39.23%	100,518	32.86%
No Disability	1,741	57.31%	3,649	60.77%	205,381	67.14%
Non-veteran:	24,734	89.06%	43,867	87.96%	2,432,889	88.83%
With a Disability	5,331	21.55%	9,493	21.64%	430,610	17.70%
No Disability	19,403	78.45%	34,374	78.36%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Muskogee County, the Census Bureau estimates there are 6,005 veterans, 39.23% of which have one or more disabilities (compared with 32.86% at a statewide level). In Muskogee, there are an estimated 3,038 veterans, 42.69% of which are estimated to have a disability. These figures are likely somewhat higher than the state average due to the presence of the Jack C. Montgomery VA Medical Center.

Group Quarters Population

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

	Muskogee		Muskogee County	
	No.	Percent	No.	Percent
Total Population	39,223		70,990	
Group Quarters Population	1,353	3.45%	3,526	4.97%
Institutionalized Population	834	2.13%	2,769	3.90%
Correctional facilities for adults	300	0.76%	2,086	2.94%
Juvenile facilities	63	0.16%	63	0.09%
Nursing facilities/Skilled-nursing facilities	430	1.10%	579	0.82%
Other institutional facilities	41	0.10%	41	0.06%
Noninstitutionalized population	519	1.32%	757	1.07%
College/University student housing	428	1.09%	661	0.93%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	91	0.23%	96	0.14%

Source: 2010 Decennial Census, Table P42

Household Income Levels

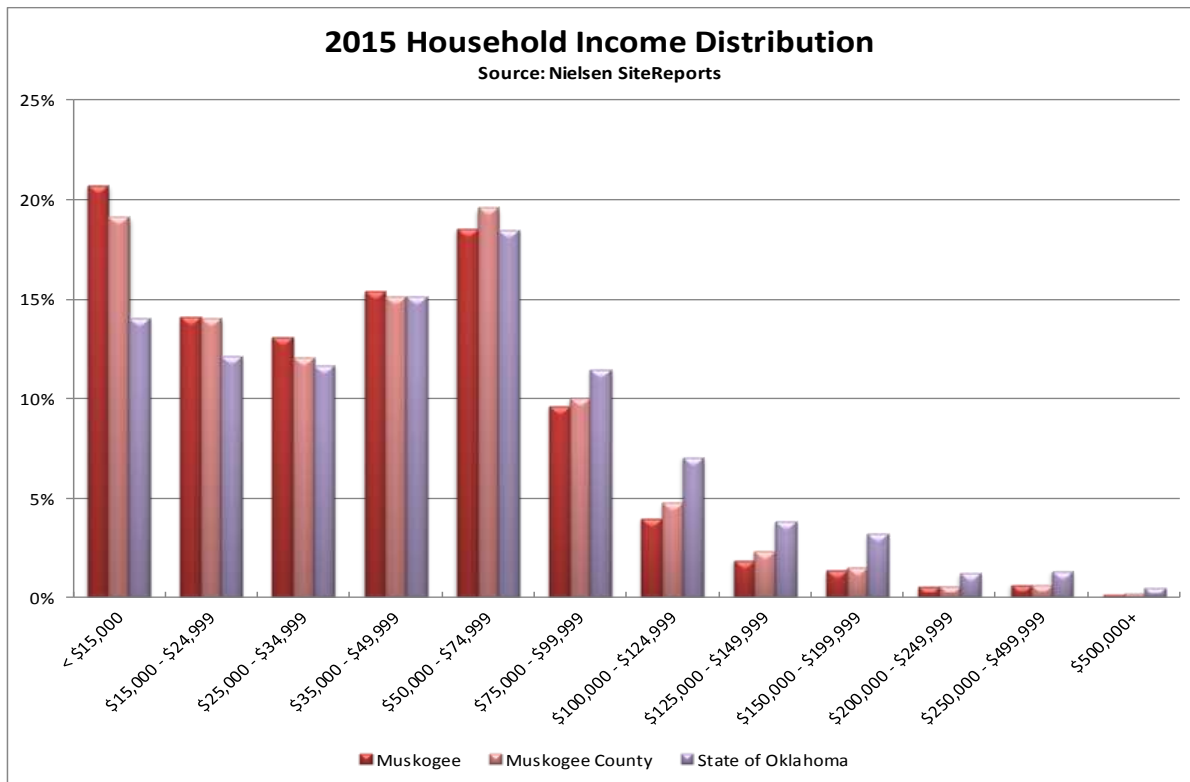
Data in the following chart shows the distribution of household income in Muskogee County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	15,752		26,700		1,520,327	
< \$15,000	3,260	20.70%	5,104	19.12%	213,623	14.05%
\$15,000 - \$24,999	2,221	14.10%	3,745	14.03%	184,613	12.14%
\$25,000 - \$34,999	2,063	13.10%	3,224	12.07%	177,481	11.67%
\$35,000 - \$49,999	2,420	15.36%	4,042	15.14%	229,628	15.10%
\$50,000 - \$74,999	2,920	18.54%	5,226	19.57%	280,845	18.47%
\$75,000 - \$99,999	1,514	9.61%	2,671	10.00%	173,963	11.44%
\$100,000 - \$124,999	627	3.98%	1,270	4.76%	106,912	7.03%
\$125,000 - \$149,999	293	1.86%	625	2.34%	57,804	3.80%
\$150,000 - \$199,999	217	1.38%	409	1.53%	48,856	3.21%
\$200,000 - \$249,999	86	0.55%	158	0.59%	18,661	1.23%
\$250,000 - \$499,999	102	0.65%	173	0.65%	20,487	1.35%
\$500,000+	29	0.18%	53	0.20%	7,454	0.49%
Median Household Income	\$37,058		\$39,739		\$47,049	
Average Household Income	\$48,359		\$50,913		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Muskogee County is estimated to be \$39,739 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Muskogee, median household income is estimated to be \$37,058. Muskogee and Muskogee County have relatively lower incomes compared with the rest of the state, as can be better visualized in the following chart.



Household Income Trend

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

Household Income Trend					
	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Muskogee	\$26,418	\$37,058	2.14%	2.40%	-0.26%
Muskogee County	\$28,438	\$39,739	2.11%	2.40%	-0.29%
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 Muskogee County and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account. It should be noted that this trend is not unique to Oklahoma or Muskogee County, but rather a national trend. Over the same



period, the national median household income increased from \$41,994 to \$53,706 (for a nominal annualized growth rate of 1.55%) while the Consumer Price Index increased at an annualized rate of 2.26%, for a “real” growth rate of -0.72%.

Poverty Rates

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

Poverty Rates	2000	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Muskogee	19.16%	27.66%	849	44.34%	66.72%
Muskogee County	17.91%	22.87%	495	34.45%	56.25%
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 Muskogee County is estimated to be 22.87% by the American Community Survey. This is an increase of 495 basis points since the 2000 Census. Within Muskogee, the poverty rate is estimated to be 27.66%. 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 Muskogee 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)
Muskogee County	27,336	28,548	0.87%	8.2%	5.1%	-310
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

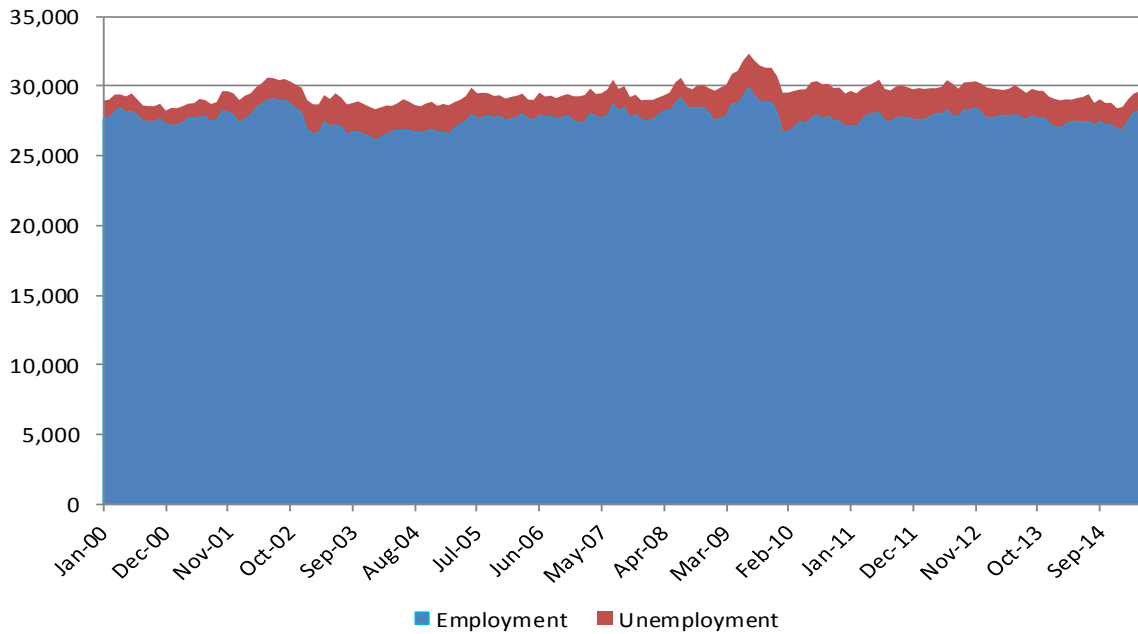
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Muskogee County was 28,548 persons. Compared with figures from May 2010, this represents annualized employment growth of 0.87% per year. The unemployment rate in May was 5.1%, a decrease of -310 basis points from May 2010, which was 8.2%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Muskogee County has experienced similar trends.

Employment Level Trends

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

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



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

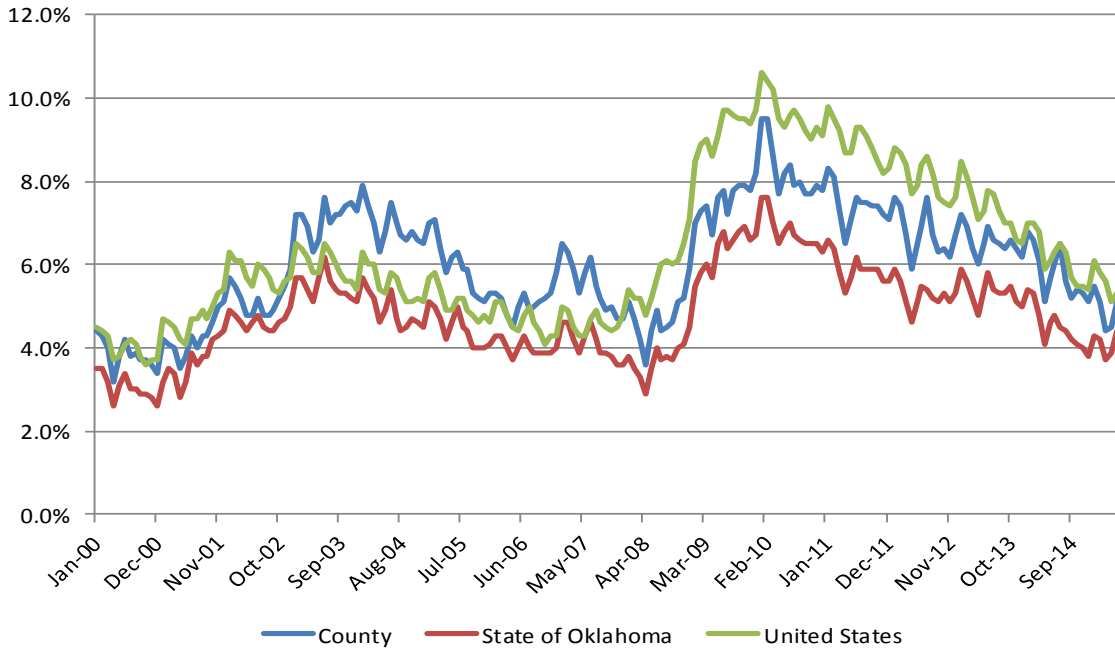
As shown, total employment levels have been generally stable over the last fifteen years, with some increase in total employment in the last twelve months to its current level of 28,548 persons. The number of unemployed persons in May 2015 was 1,547, out of a total labor force of 30,095 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Muskogee 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 Muskogee 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 Muskogee County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 5.1%. On the whole, unemployment rates in Muskogee County track very well with statewide figures but are typically somewhat above the state. Compared with the United States, unemployment rates in Muskogee County and Oklahoma are and have historically been below the national average.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Muskogee 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.

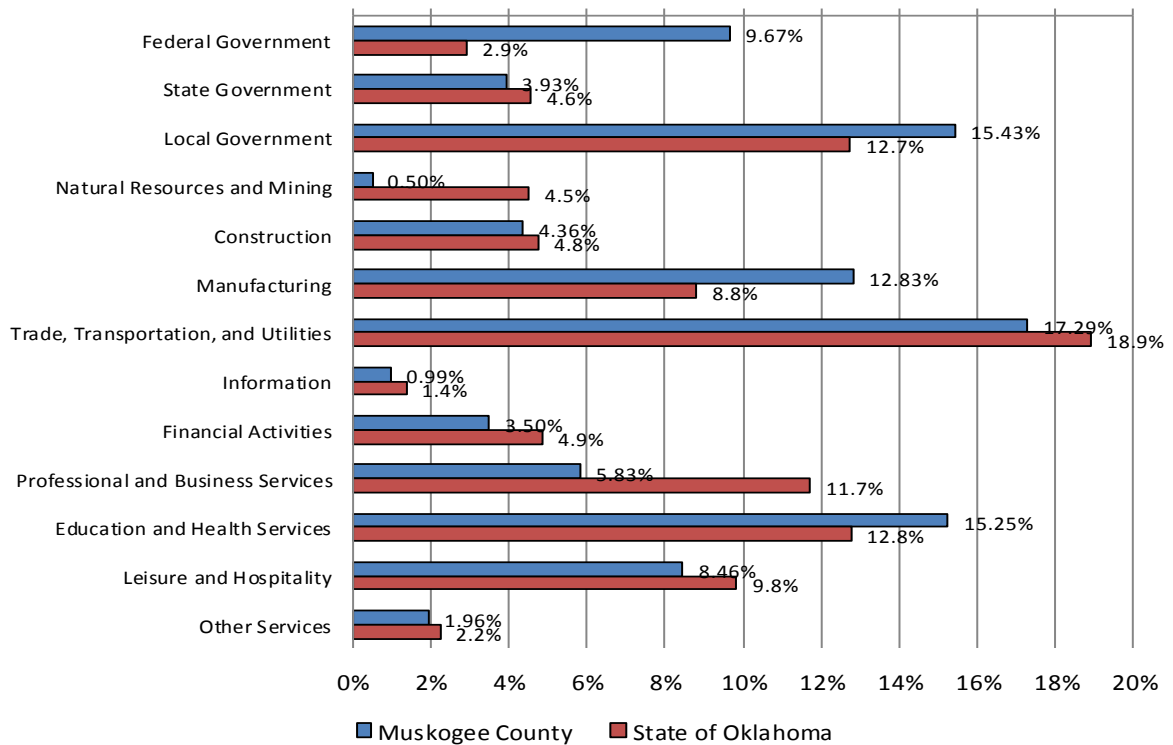


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	35	2,857	9.67%	\$66,390	4.84
State Government	23	1,163	3.93%	\$37,794	1.18
Local Government	66	4,561	15.43%	\$35,457	1.53
Natural Resources and Mining	23	148	0.50%	\$33,642	0.33
Construction	129	1,290	4.36%	\$40,066	0.98
Manufacturing	70	3,792	12.83%	\$50,438	1.44
Trade, Transportation, and Utilities	381	5,110	17.29%	\$32,813	0.90
Information	20	292	0.99%	\$42,039	0.49
Financial Activities	155	1,036	3.50%	\$38,870	0.62
Professional and Business Services	173	1,724	5.83%	\$28,643	0.42
Education and Health Services	224	4,509	15.25%	\$35,190	1.01
Leisure and Hospitality	136	2,501	8.46%	\$12,648	0.79
Other Services	98	578	1.96%	\$27,312	0.63
Total	1,532	29,560		\$37,853	1.00

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

Employment Sectors - 2014



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



Among private employers, the largest percentage of persons (17.29%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$32,813 per year. The industry with the highest annual pay is Manufacturing, with average annual pay of \$50,438 per year.

The rightmost column of the previous table provides location quotients for each industry for Muskogee 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 (Muskogee 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.

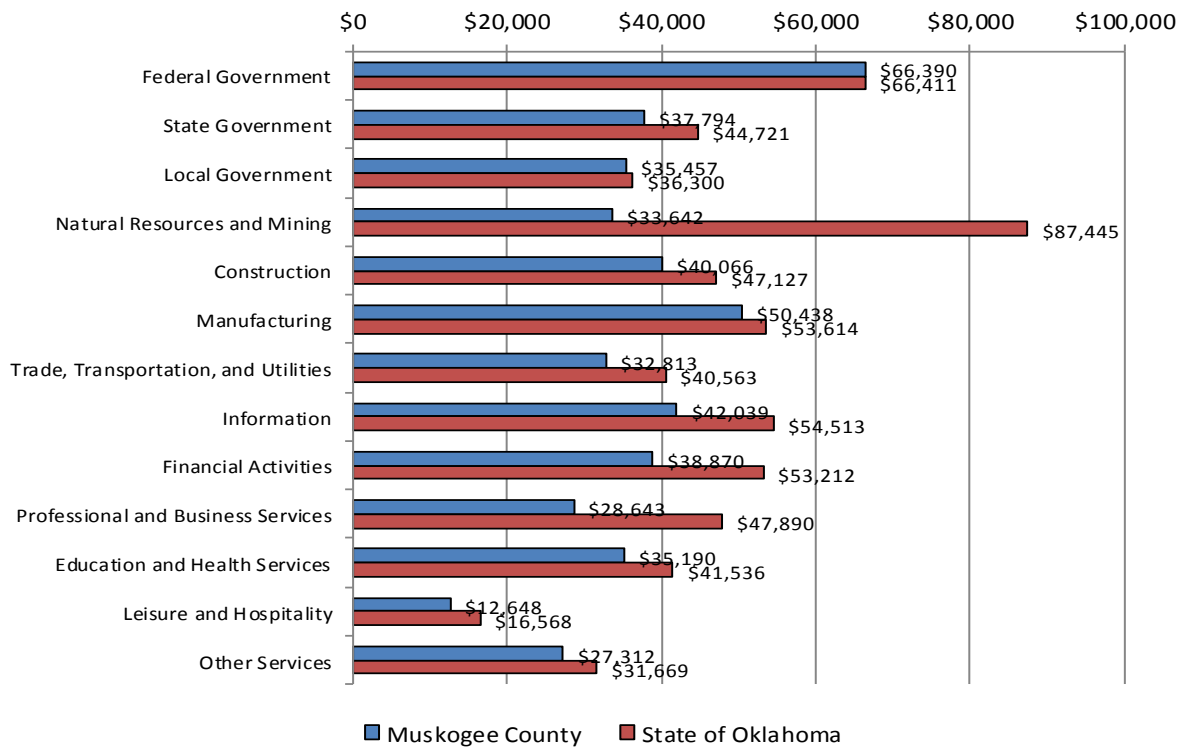
Within Muskogee County, among all industries the largest location quotient is in Federal Government, with a quotient of 4.84 (this is heavily influenced by the Jack C. Montgomery VA hospital). Among private employers, the largest is Manufacturing, with a quotient of 1.44.

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

Comparison of 2014 Average Annual Pay by Supersector					
Supersector	Muskogee County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$66,390	\$66,411	\$75,784	100.0%	87.6%
State Government	\$37,794	\$44,721	\$54,184	84.5%	69.8%
Local Government	\$35,457	\$36,300	\$46,146	97.7%	76.8%
Natural Resources and Mining	\$33,642	\$87,445	\$59,666	38.5%	56.4%
Construction	\$40,066	\$47,127	\$55,041	85.0%	72.8%
Manufacturing	\$50,438	\$53,614	\$62,977	94.1%	80.1%
Trade, Transportation, and Utilities	\$32,813	\$40,563	\$42,988	80.9%	76.3%
Information	\$42,039	\$54,513	\$90,804	77.1%	46.3%
Financial Activities	\$38,870	\$53,212	\$85,261	73.0%	45.6%
Professional and Business Services	\$28,643	\$47,890	\$66,657	59.8%	43.0%
Education and Health Services	\$35,190	\$41,536	\$45,951	84.7%	76.6%
Leisure and Hospitality	\$12,648	\$16,568	\$20,993	76.3%	60.2%
Other Services	\$27,312	\$31,669	\$33,935	86.2%	80.5%
Total	\$37,853	\$43,774	\$51,361	86.5%	73.7%

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

Average Annual Pay - 2014



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

Working Families

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



Families by Employment Status and Presence of Children						
	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	9,723		17,882		961,468	
With Children <18 Years:	4,459	45.86%	7,752	43.35%	425,517	44.26%
Married Couple:	2,307	51.74%	4,567	58.91%	281,418	66.14%
Both Parents Employed	1,337	57.95%	2,559	56.03%	166,700	59.24%
One Parent Employed	830	35.98%	1,750	38.32%	104,817	37.25%
Neither Parent Employed	140	6.07%	258	5.65%	9,901	3.52%
Other Family:	2,152	48.26%	3,185	41.09%	144,099	33.86%
Male Householder:	433	20.12%	714	22.42%	36,996	25.67%
Employed	389	89.84%	611	85.57%	31,044	83.91%
Not Employed	44	10.16%	103	14.43%	5,952	16.09%
Female Householder:	1,719	79.88%	2,471	77.58%	107,103	74.33%
Employed	1,007	58.58%	1,576	63.78%	75,631	70.62%
Not Employed	712	41.42%	895	36.22%	31,472	29.38%
Without Children <18 Years:	5,264	54.14%	10,130	56.65%	535,951	55.74%
Married Couple:	3,949	75.02%	7,990	78.87%	431,868	80.58%
Both Spouses Employed	1,566	39.66%	2,933	36.71%	167,589	38.81%
One Spouse Employed	1,128	28.56%	2,350	29.41%	138,214	32.00%
Neither Spouse Employed	1,255	31.78%	2,707	33.88%	126,065	29.19%
Other Family:	1,315	24.98%	2,140	21.13%	104,083	19.42%
Male Householder:	449	35.78%	767	28.33%	32,243	25.58%
Employed	275	61.25%	481	62.71%	19,437	60.28%
Not Employed	174	38.75%	286	37.29%	12,806	39.72%
Female Householder:	866	65.86%	1,373	64.16%	71,840	69.02%
Employed	363	41.92%	574	41.81%	36,601	50.95%
Not Employed	503	58.08%	799	58.19%	35,239	49.05%
<i>Total Working Families:</i>	<i>6,895</i>	<i>70.91%</i>	<i>12,834</i>	<i>71.77%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>3,563</i>	<i>51.68%</i>	<i>6,496</i>	<i>50.62%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>3,332</i>	<i>48.32%</i>	<i>6,338</i>	<i>49.38%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Muskogee County, there are 12,834 working families, 50.62% 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 Muskogee County area are presented in the following table, as reported by the Muskogee City-County Port Authority Business Development Office.

Major Employers in Muskogee County		
Company	Industry / Description	No. Employees
US Dept. of Veterans Affairs	Federal Government	1,363
Jack C. Montgomery VA Medical Center	Medical Facility	1,240
Georgia-Pacific	Paper Products Mfg.	955
EASTAR Health System	Medical Facility	870
Muskogee Public Schools	School District	800
City of Muskogee	City Government	458
Dal-Tile	Ceramic Tile Mfg.	412
Wal-Mart	Retail	400
INCOR	Multi-Service Non-Profit	299
County of Muskogee	County Government	249
Vallourec Star	Premium Grade Tubulars	220
O-I	Glass Containers	215
ACME Engineering	Ventilation Equipment	211
American Foundry	Steel Castings	180
Whitlock Packaging Corp.	Beverages	152
Proform Group	Metal Fuel Tanks	135
Captive Aire	Ventilation Manufacturing	135

Source: Muskogee City-County Port Authority Business Development Office

As can be seen, Muskogee County has a wide variety of employers in a variety of industries including health care, manufacturing, retail sales and local government. Muskogee County has proposed a tax increment finance district (TIF district) in order to attract a new manufacturer to the area, which if successful would spur the need for an additional 325-350 employees with annual salaries between \$41,000 and \$49,000.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	15,017		26,375		1,613,364	
Less than 15 minutes	8,889	59.19%	11,834	44.87%	581,194	36.02%
15 to 30 minutes	3,925	26.14%	8,051	30.53%	625,885	38.79%
30 to 45 minutes	1,035	6.89%	3,579	13.57%	260,192	16.13%
45 to 60 minutes	630	4.20%	1,445	5.48%	74,625	4.63%
60 or more minutes	538	3.58%	1,466	5.56%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Muskogee County, the largest percentage of workers (44.87%) travel less than 15 minutes to work. This data suggests that although some persons living in the Muskogee area commute to other labor markets, the majority are employed in the Muskogee area.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	15,394		27,385		1,673,026	
Car, Truck or Van:	14,327	93.07%	25,375	92.66%	1,551,461	92.73%
<i>Drove Alone</i>	<i>12,303</i>	<i>85.87%</i>	<i>22,101</i>	<i>87.10%</i>	<i>1,373,407</i>	<i>88.52%</i>
<i>Carpooled</i>	<i>2,024</i>	<i>14.13%</i>	<i>3,274</i>	<i>12.90%</i>	<i>178,054</i>	<i>11.48%</i>
Public Transportation	56	0.36%	61	0.22%	8,092	0.48%
Taxicab	36	0.23%	36	0.13%	984	0.06%
Motorcycle	160	1.04%	211	0.77%	3,757	0.22%
Bicycle	10	0.06%	23	0.08%	4,227	0.25%
Walked	348	2.26%	496	1.81%	30,401	1.82%
Other Means	80	0.52%	173	0.63%	14,442	0.86%
Worked at Home	377	2.45%	1,010	3.69%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Housing Stock Analysis

Existing Housing Units

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

Total Housing Units					
	2000	2010	Annual	2015	Annual
	Census	Census	Change	Estimate	Change
Muskogee	17,517	18,055	0.30%	18,322	0.29%
Muskogee County	29,575	30,908	0.44%	30,980	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 Muskogee County grew by 0.05% per year, to a total of 30,980 housing units in 2015. In terms of new housing unit construction, Muskogee County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	17,696		30,859		1,669,828	
1 Unit, Detached	13,070	73.86%	22,753	73.73%	1,219,987	73.06%
1 Unit, Attached	421	2.38%	541	1.75%	34,434	2.06%
Duplex Units	654	3.70%	864	2.80%	34,207	2.05%
3-4 Units	481	2.72%	663	2.15%	42,069	2.52%
5-9 Units	717	4.05%	809	2.62%	59,977	3.59%
10-19 Units	730	4.13%	764	2.48%	57,594	3.45%
20-49 Units	464	2.62%	508	1.65%	29,602	1.77%
50 or More Units	573	3.24%	574	1.86%	30,240	1.81%
Mobile Homes	586	3.31%	3,369	10.92%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	14	0.05%	2,159	0.13%
Total Multifamily Units	3,619	20.45%	4,182	13.55%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Muskogee County, 73.73% of housing units are single-family, detached. 13.55% of housing units are multifamily in structure (two or more units per building), while 10.96% of housing units comprise mobile homes, RVs, etc.

Within Muskogee, 73.86% of housing units are single-family, detached. 20.45% of housing units are multifamily in structure, while 3.31% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	15,227		26,802		1,444,081	
Owner Occupied:	8,981	58.98%	18,070	67.42%	968,736	67.08%
No Bedroom	0	0.00%	12	0.07%	2,580	0.27%
1 Bedroom	107	1.19%	282	1.56%	16,837	1.74%
2 Bedrooms	1,766	19.66%	3,598	19.91%	166,446	17.18%
3 Bedrooms	5,237	58.31%	10,715	59.30%	579,135	59.78%
4 Bedrooms	1,595	17.76%	2,875	15.91%	177,151	18.29%
5 or More Bedrooms	276	3.07%	588	3.25%	26,587	2.74%
Renter Occupied:	6,246	41.02%	8,732	32.58%	475,345	32.92%
No Bedroom	268	4.29%	291	3.33%	13,948	2.93%
1 Bedroom	1,439	23.04%	1,712	19.61%	101,850	21.43%
2 Bedrooms	2,329	37.29%	3,371	38.61%	179,121	37.68%
3 Bedrooms	1,926	30.84%	2,929	33.54%	152,358	32.05%
4 Bedrooms	266	4.26%	398	4.56%	24,968	5.25%
5 or More Bedrooms	18	0.29%	31	0.36%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Muskogee County is 67.42%, while 32.58% of housing units are renter occupied. In Muskogee, the homeownership rate is 58.98%, while 41.02% of households are renters.

Housing Units Tenure and Household Income

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

Muskogee County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	26,802	18,070	8,732	67.42%	32.58%
Less than \$5,000	1,404	387	1,017	27.56%	72.44%
\$5,000 - \$9,999	1,565	454	1,111	29.01%	70.99%
\$10,000-\$14,999	2,230	1,092	1,138	48.97%	51.03%
\$15,000-\$19,999	1,915	876	1,039	45.74%	54.26%
\$20,000-\$24,999	2,047	1,251	796	61.11%	38.89%
\$25,000-\$34,999	3,440	2,182	1,258	63.43%	36.57%
\$35,000-\$49,999	3,952	2,944	1,008	74.49%	25.51%
\$50,000-\$74,999	4,812	3,850	962	80.01%	19.99%
\$75,000-\$99,999	2,678	2,417	261	90.25%	9.75%
\$100,000-\$149,999	1,958	1,851	107	94.54%	5.46%
\$150,000 or more	801	766	35	95.63%	4.37%
Income Less Than \$25,000	9,161	4,060	5,101	44.32%	55.68%

Source: 2009-2013 American Community Survey, Table B25118

Within Muskogee County as a whole, 55.68% of households with incomes less than \$25,000 are estimated to be renters, while 44.32% are estimated to be homeowners.

Muskogee Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	15,227	8,981	6,246	58.98%	41.02%
Less than \$5,000	975	209	766	21.44%	78.56%
\$5,000 - \$9,999	1,055	200	855	18.96%	81.04%
\$10,000-\$14,999	1,267	490	777	38.67%	61.33%
\$15,000-\$19,999	1,301	429	872	32.97%	67.03%
\$20,000-\$24,999	1,042	508	534	48.75%	51.25%
\$25,000-\$34,999	2,167	1,256	911	57.96%	42.04%
\$35,000-\$49,999	2,219	1,492	727	67.24%	32.76%
\$50,000-\$74,999	2,482	1,919	563	77.32%	22.68%
\$75,000-\$99,999	1,431	1,240	191	86.65%	13.35%
\$100,000-\$149,999	982	953	29	97.05%	2.95%
\$150,000 or more	306	285	21	93.14%	6.86%
Income Less Than \$25,000	5,640	1,836	3,804	32.55%	67.45%

Source: 2009-2013 American Community Survey, Table B25118

Within Muskogee, 67.45% of households with incomes less than \$25,000 are estimated to be renters, while 32.55% 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.

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	15,227		26,802		1,444,081	
Owner Occupied:	8,981	58.98%	18,070	67.42%	968,736	67.08%
Built 2010 or Later	22	0.24%	103	0.57%	10,443	1.08%
Built 2000 to 2009	704	7.84%	2,010	11.12%	153,492	15.84%
Built 1990 to 1999	646	7.19%	2,285	12.65%	125,431	12.95%
Built 1980 to 1989	1,001	11.15%	2,680	14.83%	148,643	15.34%
Built 1970 to 1979	1,943	21.63%	3,882	21.48%	184,378	19.03%
Built 1960 to 1969	1,105	12.30%	2,021	11.18%	114,425	11.81%
Built 1950 to 1959	1,528	17.01%	1,961	10.85%	106,544	11.00%
Built 1940 to 1949	792	8.82%	1,079	5.97%	50,143	5.18%
Built 1939 or Earlier	1,240	13.81%	2,049	11.34%	75,237	7.77%
Median Year Built:		1968		1975		1977
Renter Occupied:	6,246	41.02%	8,732	32.58%	475,345	32.92%
Built 2010 or Later	29	0.46%	58	0.66%	5,019	1.06%
Built 2000 to 2009	515	8.25%	826	9.46%	50,883	10.70%
Built 1990 to 1999	620	9.93%	1,014	11.61%	47,860	10.07%
Built 1980 to 1989	874	13.99%	1,339	15.33%	77,521	16.31%
Built 1970 to 1979	1,530	24.50%	2,143	24.54%	104,609	22.01%
Built 1960 to 1969	983	15.74%	1,191	13.64%	64,546	13.58%
Built 1950 to 1959	791	12.66%	976	11.18%	54,601	11.49%
Built 1940 to 1949	397	6.36%	545	6.24%	31,217	6.57%
Built 1939 or Earlier	507	8.12%	640	7.33%	39,089	8.22%
Median Year Built:		1973		1975		1975
Overall Median Year Built:		1968		1975		1976

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

Within Muskogee County, 11.18% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Muskogee the percentage is 8.34%.

76.51% of housing units in Muskogee County were built prior to 1990, while in Muskogee the percentage is 83.35%. These figures compare with the statewide figure of 72.78%. Taken together, this data suggests a comparatively older housing stock in Muskogee.

Substandard Housing

The next table presents data regarding substandard housing in Muskogee County. The two most commonly cited figures for substandard housing are a lack of complete plumbing, and/or a lack of a

complete kitchen. We have also included statistics regarding homes heated by wood, although this is a less frequently cited indicator of substandard housing since some homes (particularly homes for seasonal occupancy) are heated by wood but otherwise not considered substandard.

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

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

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

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

2013 Substandard Housing Units

	Occupied	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
	Units	Number	Percent	Number	Percent	Number	Percent
Muskogee	15,227	100	0.66%	222	1.46%	64	0.42%
Muskogee County	26,802	200	0.75%	293	1.09%	661	2.47%
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 Muskogee County, 0.75% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 1.09% 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 Muskogee County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	17,696		30,859		1,669,828	
Total Vacant Units	2,469	13.95%	4,057	13.15%	225,747	13.52%
For rent	487	19.72%	690	17.01%	43,477	19.26%
Rented, not occupied	14	0.57%	37	0.91%	9,127	4.04%
For sale only	186	7.53%	376	9.27%	23,149	10.25%
Sold, not occupied	53	2.15%	74	1.82%	8,618	3.82%
For seasonal, recreational, or occasional use	94	3.81%	223	5.50%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	1,635	66.22%	2,657	65.49%	101,155	44.81%
Homeowner Vacancy Rate	2.02%		2.03%		2.31%	
Rental Vacancy Rate	7.22%		7.29%		8.24%	

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

Within Muskogee County, the overall housing vacancy rate is estimated to be 13.15%. The homeowner vacancy rate is estimated to be 2.03%, while the rental vacancy rate is estimated to be 7.29%.

In Muskogee, the overall housing vacancy rate is estimated to be 13.95%. The homeowner vacancy rate is estimated to be 2.02%, while the rental vacancy rate is estimated to be 7.22%.

Overall, vacancy rates in Muskogee and Muskogee County are relatively lower than the state average.

Building Permits

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

Muskogee

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	120	\$107,412	56	\$68,080
2005	36	\$102,629	0	N/A
2006	98	\$109,011	14	\$55,340
2007	107	\$112,062	2	\$65,893
2008	41	\$152,600	0	N/A
2009	16	\$130,438	0	N/A
2010	56	\$150,651	0	N/A
2011	17	\$148,882	0	N/A
2012	14	\$223,826	19	\$127,746
2013	10	\$176,503	0	N/A
2014	21	\$194,023	0	N/A

Source: United States Census Bureau Building Permits Survey

In Muskogee, building permits for 627 housing units were issued between 2004 and 2014, for an average of 57 units per year. 85.49% of these housing units were single family homes, and 14.51% consisted of multifamily units.

New Construction Activity

For Ownership:

New construction is occurring sporadically throughout the Muskogee area, though much new development is concentrated in the southern area of Muskogee in the Hilldale School District, particularly around Cobblestone Golf Club. Subdivisions in that area include Cobblestone Estates, Cobblestone Villas, The Meadows, and the Woodlands. Other new development has occurred on acreages in areas around Muskogee, and on infill lots in the city. New housing construction has included some homes that are reasonably affordable, but due to construction costs much new housing is outside of the range of affordability for persons earning at or below area median household income. The median sale price of homes in Muskogee constructed after 2005 was \$180,000 in 2015, which is well above what can be afforded by a household earning \$37,058 per year (median household income for Muskogee).

For Rent:

New development of housing units for rent has also been sporadic. 32 market rate units were completed in 2013 near Muskogee Regional Hospital (Logandale Apartments), which were well-received. Other market rate rental construction has typically been limited in scope, such as sporadic duplex development. The City of Muskogee is actively encouraging new market-rate rental development, particularly in its downtown district.

The Manhattan Building in downtown Muskogee was renovated as affordable housing for seniors within the last several years. It comprises 42 units under the Low Income Housing Tax Credit program, in one and two bedroom floor plans.

Timber Creek Estates was completed in 2012, and added 42 affordable duplex units for general (family) occupancy, also under the LIHTC program. It is fully-occupied, and absorbed all 42 units within 8 months of completion, for slightly over 5 units per month or 12.8% per month.

Muskogee County Community Action Foundation (CAF) has also completed a number of single family rental homes on infill lots within the last several years, under the HOME Investment Partnerships Program.

36 affordable housing units for rent are currently under construction, known as the Muskogee Arts District homes. They will be for general (family) occupancy, and consist of 28 single family homes located on scattered infill lots, and 8 units in a historic downtown building.

Homeownership Market

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

Housing Units by Home Value

The following table presents housing units in Muskogee 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

	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	8,981		18,070		968,736	
Less than \$10,000	259	2.88%	578	3.20%	20,980	2.17%
\$10,000 to \$14,999	57	0.63%	223	1.23%	15,427	1.59%
\$15,000 to \$19,999	124	1.38%	362	2.00%	13,813	1.43%
\$20,000 to \$24,999	155	1.73%	274	1.52%	16,705	1.72%
\$25,000 to \$29,999	173	1.93%	472	2.61%	16,060	1.66%
\$30,000 to \$34,999	248	2.76%	500	2.77%	19,146	1.98%
\$35,000 to \$39,999	215	2.39%	448	2.48%	14,899	1.54%
\$40,000 to \$49,999	626	6.97%	942	5.21%	39,618	4.09%
\$50,000 to \$59,999	678	7.55%	1,264	7.00%	45,292	4.68%
\$60,000 to \$69,999	748	8.33%	1,235	6.83%	52,304	5.40%
\$70,000 to \$79,999	827	9.21%	1,398	7.74%	55,612	5.74%
\$80,000 to \$89,999	657	7.32%	1,070	5.92%	61,981	6.40%
\$90,000 to \$99,999	738	8.22%	1,240	6.86%	51,518	5.32%
\$100,000 to \$124,999	869	9.68%	1,892	10.47%	119,416	12.33%
\$125,000 to \$149,999	728	8.11%	1,459	8.07%	96,769	9.99%
\$150,000 to \$174,999	801	8.92%	1,599	8.85%	91,779	9.47%
\$175,000 to \$199,999	308	3.43%	737	4.08%	53,304	5.50%
\$200,000 to \$249,999	361	4.02%	1,088	6.02%	69,754	7.20%
\$250,000 to \$299,999	187	2.08%	580	3.21%	41,779	4.31%
\$300,000 to \$399,999	125	1.39%	365	2.02%	37,680	3.89%
\$400,000 to \$499,999	42	0.47%	179	0.99%	13,334	1.38%
\$500,000 to \$749,999	45	0.50%	111	0.61%	12,784	1.32%
\$750,000 to \$999,999	10	0.11%	21	0.12%	3,764	0.39%
\$1,000,000 or more	0	0.00%	33	0.18%	5,018	0.52%
Median Home Value:	\$85,800		\$92,200		\$112,800	

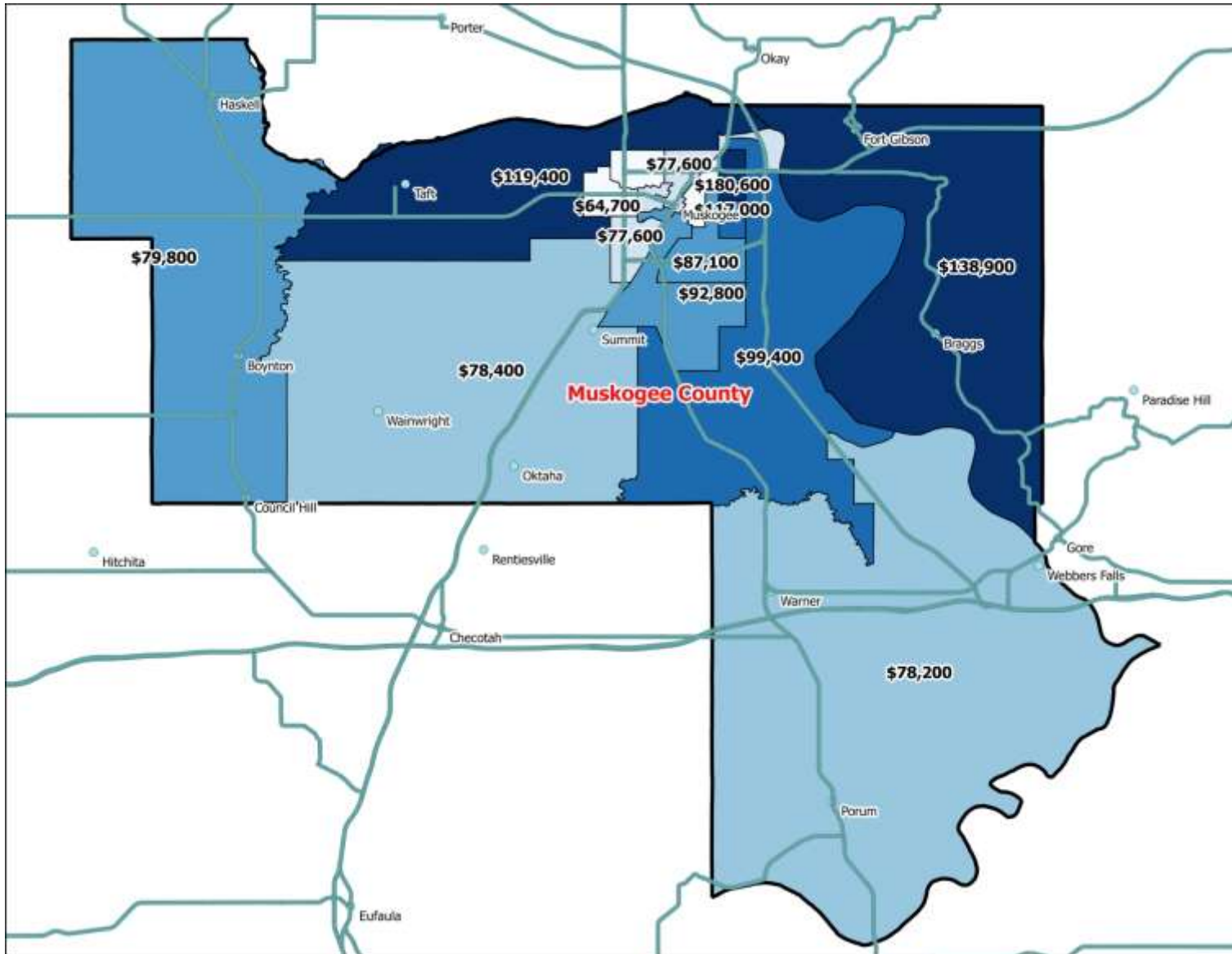
Sources: 2009-2013 American Community Survey, Tables B25075 and B25077

The median value of owner-occupied homes in Muskogee County is \$92,200. This is -18.3% lower than the statewide median, which is \$112,800. The median home value in Muskogee is estimated to be

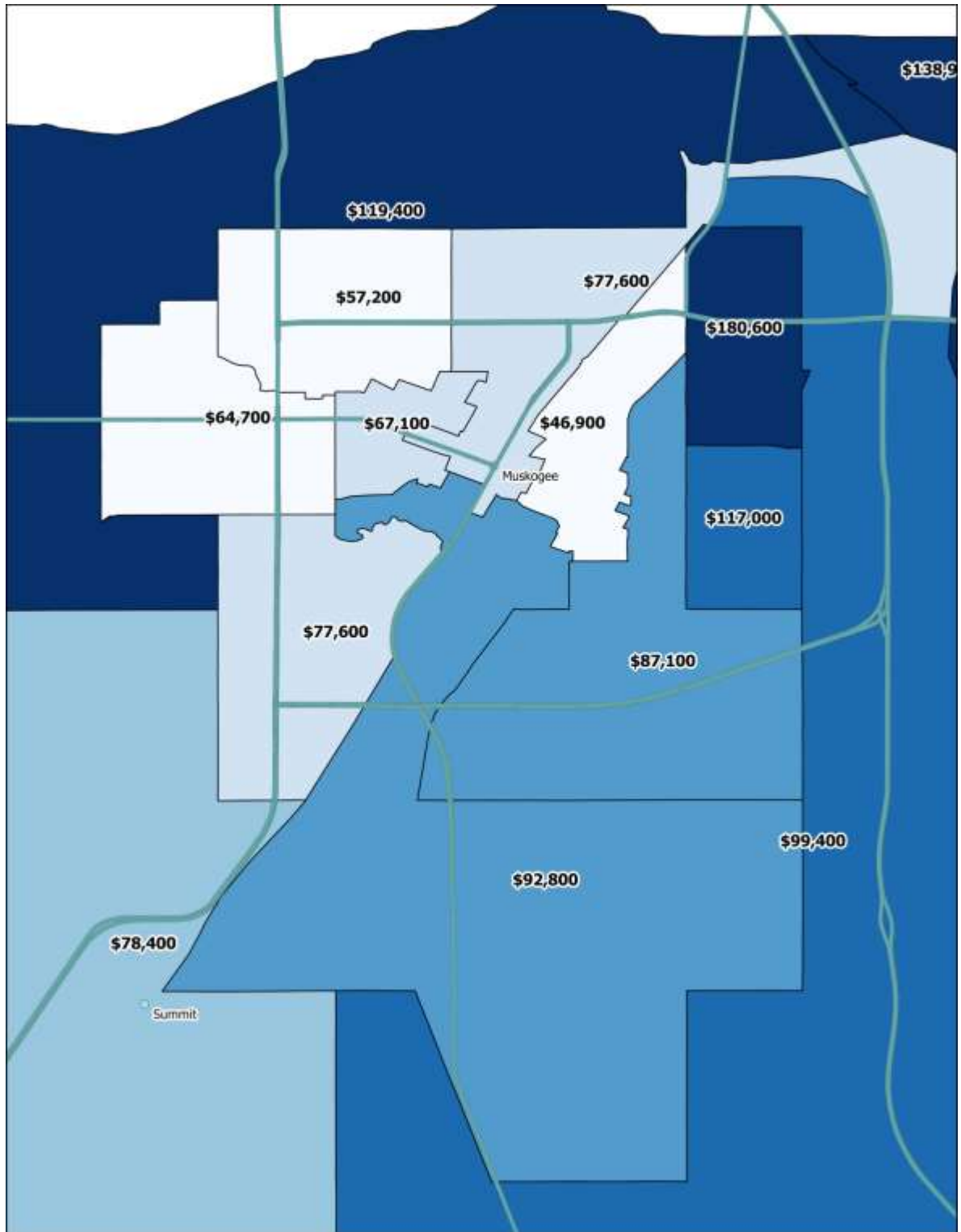
\$85,800. On the whole, homes for purchase in Muskogee are relatively more affordable than the rest of the state.

The geographic distribution of home values in Muskogee County can be visualized by the following map. As can be seen, home values are generally higher in the northern and northeastern portions of Muskogee County, compared with the southeastern and western areas. Within Muskogee proper, the lowest values are typically in central, northern and northwestern portions of the city, with higher values to the south, as well as the northeastern area of Muskogee (near Muskogee Country Club).

Muskogee County Median Home Values by Census Tract



City of Muskogee Detail - Median Home Values



Home Values by Year of Construction

The next table presents median home values in Muskogee 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

	Muskogee Median Value	Muskogee County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	\$77,200	\$188,900
Built 2000 to 2009	\$169,700	\$163,100	\$178,000
Built 1990 to 1999	\$154,500	\$123,800	\$147,300
Built 1980 to 1989	\$112,700	\$111,600	\$118,300
Built 1970 to 1979	\$98,400	\$98,900	\$111,900
Built 1960 to 1969	\$81,300	\$77,800	\$97,100
Built 1950 to 1959	\$72,800	\$71,800	\$80,300
Built 1940 to 1949	\$62,400	\$62,800	\$67,900
Built 1939 or Earlier	\$58,500	\$62,800	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Muskogee Single Family Sales Activity

Data regarding single-family sales in Muskogee is presented in the following tables, separated between two, three and four bedroom units as well as data for all bedroom types.

Muskogee Single Family Sales Activity

Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	6	18	58	73	52
Median List Price	\$32,840	\$24,450	\$26,500	\$28,800	\$42,000
Median Sale Price	\$28,350	\$23,250	\$25,125	\$25,000	\$39,950
Sale/List Price Ratio	88.7%	91.4%	96.4%	94.0%	95.7%
Median Square Feet	1,044	1,003	1,042	1,042	1,021
Median Price/SF	\$12.54	\$22.92	\$24.75	\$27.50	\$41.67
Med. Days on Market	74	46	26	52	52

Source: Tulsa MLS

Muskogee Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	38	55	133	268	204
Median List Price	\$73,670	\$119,000	\$79,000	\$92,700	\$94,250
Median Sale Price	\$66,500	\$115,900	\$74,900	\$91,100	\$92,800
Sale/List Price Ratio	97.9%	99.9%	99.9%	98.3%	97.5%
Median Square Feet	1,499	1,620	1,456	1,482	1,561
Median Price/SF	\$42.68	\$68.17	\$55.23	\$63.61	\$63.75
Med. Days on Market	39	7	27	45	33

Source: Tulsa MLS

Muskogee Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	8	13	43	68	44
Median List Price	\$104,400	\$109,900	\$144,900	\$124,450	\$147,200
Median Sale Price	\$98,200	\$103,000	\$144,900	\$116,588	\$137,000
Sale/List Price Ratio	96.2%	97.8%	97.6%	97.3%	97.0%
Median Square Feet	1,805	1,890	2,192	1,787	2,153
Median Price/SF	\$58.69	\$46.12	\$62.56	\$57.57	\$66.29
Med. Days on Market	47	0	26	57	36

Source: Tulsa MLS

Muskogee Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	56	89	238	421	308
Median List Price	\$69,450	\$98,000	\$69,000	\$85,000	\$89,900
Median Sale Price	\$63,750	\$95,500	\$69,000	\$84,000	\$89,900
Sale/List Price Ratio	97.5%	98.5%	98.7%	97.5%	97.2%
Median Square Feet	1,533	1,564	1,414	1,440	1,495
Median Price/SF	\$40.89	\$58.33	\$49.91	\$58.51	\$60.24
Med. Days on Market	50	22	27	51	38

Source: Tulsa MLS

Between 2011 and year-end 2014, the median list price grew by 5.18% per year. The median sale price was \$89,900 in 2015, for a median price per square foot of \$60.24/SF. The median sale price to list price ratio was 97.2%, with median days on market of 38 days. Taken together this data shows a steadily improving market, with stable sale to list price ratios, increasing list and sale prices, and fewer days on market.

Foreclosure Rates

The next table presents foreclosure rate data for Muskogee 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
Muskogee County	3.2%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	11
* 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 Muskogee County was 3.2% in May 2014. The county ranked 11 out of 64 counties in terms of highest foreclosure rates in Oklahoma. This rate compares with the statewide and nationwide foreclosure rates, both of which were 2.1%. With one of Oklahoma's higher foreclosure rates, Muskogee County has likely seen some impact on its single-family ownership market. Discussions with local real estate experts indicate that this has been the case.

Rental Market

This section will discuss supply and demand factors for the rental market in Muskogee 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 Muskogee 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						
	Muskogee		Muskogee County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	6,246		8,732		475,345	
With cash rent:	5,926		7,891		432,109	
Less than \$100	22	0.35%	22	0.25%	2,025	0.43%
\$100 to \$149	10	0.16%	11	0.13%	2,109	0.44%
\$150 to \$199	122	1.95%	134	1.53%	4,268	0.90%
\$200 to \$249	169	2.71%	246	2.82%	8,784	1.85%
\$250 to \$299	338	5.41%	365	4.18%	8,413	1.77%
\$300 to \$349	89	1.42%	129	1.48%	9,107	1.92%
\$350 to \$399	281	4.50%	414	4.74%	10,932	2.30%
\$400 to \$449	379	6.07%	510	5.84%	15,636	3.29%
\$450 to \$499	358	5.73%	483	5.53%	24,055	5.06%
\$500 to \$549	451	7.22%	596	6.83%	31,527	6.63%
\$550 to \$599	525	8.41%	745	8.53%	33,032	6.95%
\$600 to \$649	459	7.35%	600	6.87%	34,832	7.33%
\$650 to \$699	350	5.60%	484	5.54%	32,267	6.79%
\$700 to \$749	470	7.52%	668	7.65%	30,340	6.38%
\$750 to \$799	402	6.44%	598	6.85%	27,956	5.88%
\$800 to \$899	476	7.62%	615	7.04%	45,824	9.64%
\$900 to \$999	537	8.60%	676	7.74%	34,153	7.18%
\$1,000 to \$1,249	347	5.56%	399	4.57%	46,884	9.86%
\$1,250 to \$1,499	95	1.52%	149	1.71%	14,699	3.09%
\$1,500 to \$1,999	16	0.26%	17	0.19%	10,145	2.13%
\$2,000 or more	30	0.48%	30	0.34%	5,121	1.08%
No cash rent	320	5.12%	841	9.63%	43,236	9.10%
Median Gross Rent	\$624		\$624		\$699	

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

Median gross rent in Muskogee County is estimated to be \$624, which is -10.7% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Muskogee is estimated to be \$624.

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			
	Muskogee Median Rent	Muskogee County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	\$609	\$933
Built 2000 to 2009	\$685	\$690	\$841
Built 1990 to 1999	\$604	\$642	\$715
Built 1980 to 1989	\$693	\$663	\$693
Built 1970 to 1979	\$578	\$592	\$662
Built 1960 to 1969	\$663	\$638	\$689
Built 1950 to 1959	\$682	\$640	\$714
Built 1940 to 1949	\$598	\$567	\$673
Built 1939 or Earlier	\$526	\$558	\$651

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

Source: 2009-2013 American Community Survey, Table 25111

Muskogee Rental Survey Data

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

Muskogee Rental Properties - Market Rate							
	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Berwick Apartments	1978	N/A	1	480	\$379	\$0.790	1.00%
Berwick Apartments	1978	1	1	640	\$429	\$0.670	1.00%
Berwick Apartments	1978	2	1	884	\$509	\$0.576	1.00%
Yorkshire Apartments	1990	1	1	800	\$425	\$0.531	0.00%
Yorkshire Apartments	1990	1	1	800	\$425	\$0.531	0.00%
Yorkshire Apartments	1990	2	2	950	\$495	\$0.521	0.00%
Silver Oaks Apartments	1976	1	1	680	\$399	\$0.587	0.00%
Silver Oaks Apartments	1976	2	1	770	\$499	\$0.648	0.00%
Silver Oaks Apartments	1976	2	1	950	\$509	\$0.536	0.00%
Silver Oaks Apartments	1976	2	1	1,024	\$540	\$0.527	0.00%
Raintree	1985	1	1	675	\$450	\$0.667	0.00%
Raintree	1985	2	2	820	\$550	\$0.671	0.00%
Logandale Apt.	N/A	1	1	700	N/A	N/A	N/A
Logandale Apt.	N/A	2	2	950	N/A	N/A	N/A
Summer Ridge Apartments	2001	1	1	700	N/A	N/A	N/A
Summer Ridge Apartments	2001	2	1	900	N/A	N/A	N/A
Phoenix Village Apartments	1980	2	2	926	\$550	\$0.594	0.00%
Country Club Apartments	1972	N/A	1	452	\$385	\$0.852	5.00%
Country Club Apartments	1972	1	1	735	\$449	\$0.611	5.00%
Country Club Apartments	1972	1	1	634	\$449	\$0.708	5.00%
Country Club Apartments	1972	2	1	833	\$529	\$0.635	5.00%
Country Club Apartments	1972	2	2	876	\$549	\$0.627	5.00%
Country Club Apartments	1972	2	2	896	\$549	\$0.613	5.00%
Country Club Apartments	1972	2	1	1,076	\$569	\$0.529	5.00%
Country Club Apartments	1972	3	2	1,081	\$609	\$0.563	5.00%

Muskogee Rental Properties - Affordable								
Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Nehemiah Homes	LIHTC	2006	3	2	1,104	\$450	\$0.408	0.00%
Nehemiah Homes	LIHTC	2006	3	2	1,160	\$570	\$0.491	0.00%
Nehemiah Homes	LIHTC	2006	3	2	1,194	\$570	\$0.477	0.00%
Austin Heights	LIHTC	2002	1	1	692	\$430	\$0.621	5.00%
Austin Heights	LIHTC	2002	2	2	945	\$495	\$0.524	5.00%
Austin Heights	LIHTC	2002	3	2	1,112	\$555	\$0.499	5.00%
Timber Creek Estates LIHTC Duplexes	LIHTC	2012	3	2	1,212	\$565	\$0.466	0.00%
Manhattan Apartments	LIHTC	1911	1	1	650	\$420	\$0.646	N/A
Manhattan Apartments	LIHTC	1911	2	1	75	\$500	\$6.667	N/A
Greenleaf	LIHTC	1980	1	1	487	N/A	N/A	0.08%
Fair Haven Manor	Government Subsidized	1980	1	1	580	N/A	N/A	0.60%
Fair Haven Manor	Government Subsidized	1980	2	1	620	N/A	N/A	0.60%
Keetoowah Village Apartments	Government Subsidized	1972	N/A	1	365	N/A	N/A	13.00%
Keetoowah Village Apartments	Government Subsidized	1972	1	1	535	N/A	N/A	13.00%
Keetoowah Village Apartments	Government Subsidized	1972	2	1	746	N/A	N/A	13.00%
Keetoowah Village Apartments	Government Subsidized	1972	3	1	920	N/A	N/A	13.00%

The previous rent surveys encompass over one thousand rental units in fifteen complexes. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Concessions such as free rent or no deposit were not evident in the competitive market survey. These inducements appear to have phased out over the market, and appear only sporadically at individual complexes to induce leasing activity in a particular unit type.

Review of historical rental data indicates the comparable rental rates have increased in a predominant range of \$10 per unit per month annually over the past 36 months. Occupancy levels in the Muskogee area remain high, averaging approximately 95%. Rental rates also increased during this same period. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers and limited number of new available units.

Rental Market Vacancy – Muskogee

The developments outlined previously report occupancy levels typically above 93%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the Muskogee market. The Section 8 units, according to property managers, typically stay well occupied. The overall market vacancy of rental housing units was reported at 7.22% by the Census Bureau as of the most recent American Community Survey. Our survey supports this figure, which is above the statewide vacancy rate estimated to be 8.24%.

As noted above, the majority of complexes in Muskogee report occupancy levels above 93%. Although this analyst's survey does not include all rental units in Muskogee, it represents a reasonable market sample of available units. It is the opinion of this analyst that the overall vacancy rate will remain at minimal levels if no new units are added. It is also obvious that new moderately priced well managed apartment developments would be quickly absorbed and not have a significant negative impact on existing properties.



Country Club Apartments



Phoenix Village Apartments



Keetoowah Village Apartments



Summer Ridge Apartments



Logandale Apt.



Raintree



Silver Oaks Apartments



Fair Haven Manor



Greenleaf



Manhattan Apartments



Timber Creek Estates LIHTC Duplexes



Austin Heights



Nehemiah Homes



Yorkshire Apartments



Berwick Apartments

Summary of HUD Subsidized Properties

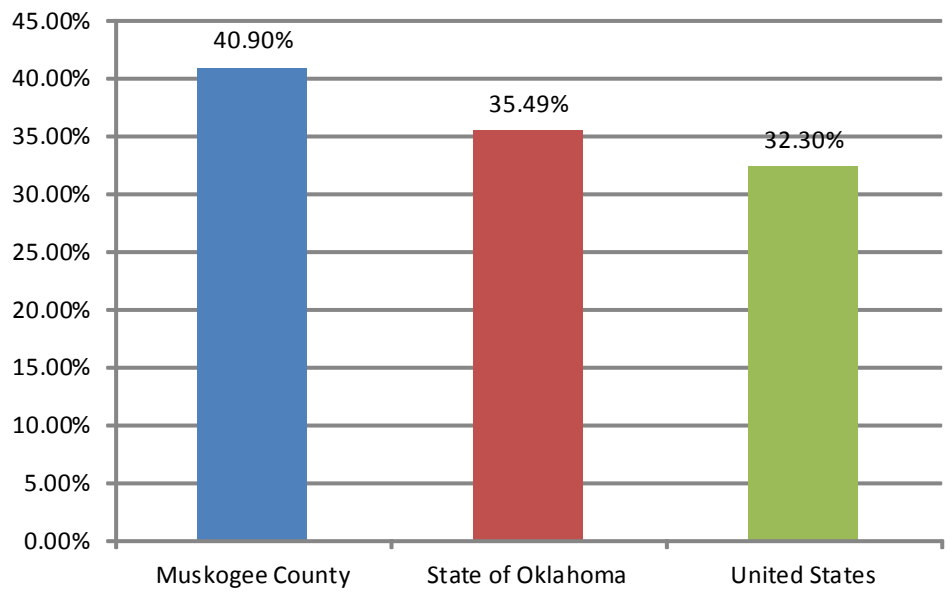
The following tables present data for housing units and households subsidized by the United States Department of Housing and Urban Development, for Muskogee County, the State of Oklahoma, and the United States. This data is taken from HUD's "Picture of Subsidized Households" data for 2013, the most recent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

			Avg.			% of
		Occupancy	Household	Tenant	Federal	Total
Muskogee County	# Units	Rate	Income	Contribution	Contribution	Rent
Public Housing	464	96%	\$10,215	\$214	\$333	39.10%
Housing Choice Vouchers	865	87%	\$10,894	\$262	\$389	40.29%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	291	81%	\$10,734	\$247	\$356	40.95%
Section 236	100	95%	\$8,998	\$205	\$322	38.88%
Multi-Family Other	84	92%	\$10,759	\$253	\$151	62.69%
Summary of All HUD Programs	1,804	89%	\$10,604	\$244	\$352	40.90%
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 1,804 housing units located within Muskogee County, with an overall occupancy rate of 89%. The average household income among households living in these units is \$10,604. Total monthly rent for these units averages \$596, with the federal contribution averaging \$352 (59.10%) and the tenant's contribution averaging \$244 (40.90%).

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.

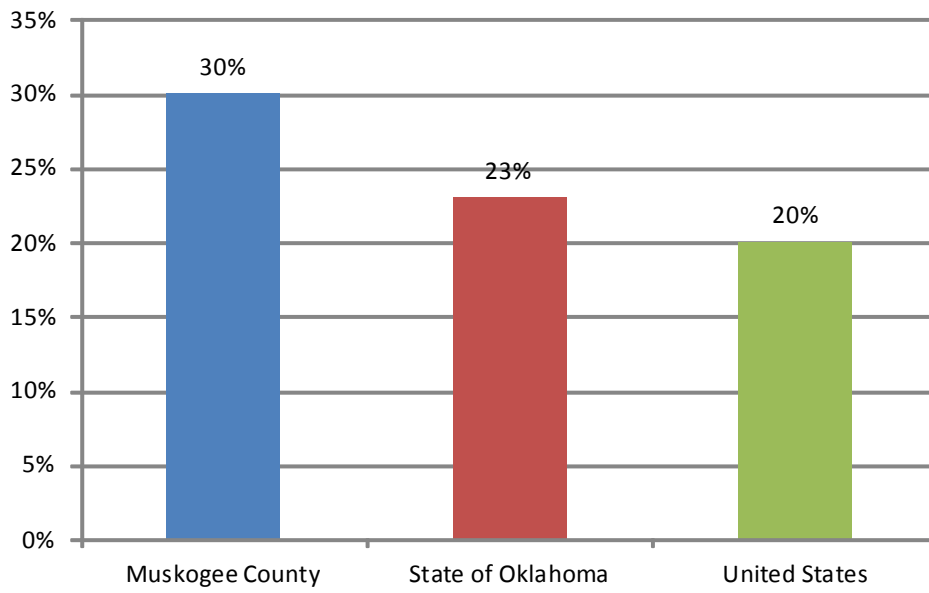


		% Single	% w/		% Age 62+ w/	
Muskogee County	# Units	Mothers	Disability	% Age 62+	Disability	% Minority
Public Housing	464	25%	32%	27%	79%	46%
Housing Choice Vouchers	865	50%	21%	17%	55%	51%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	291	0%	73%	52%	56%	24%
Section 236	100	55%	14%	14%	88%	35%
Multi-Family Other	84	0%	74%	51%	50%	26%
Summary of All HUD Programs	1,804	32%	30%	28%	62%	43%
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

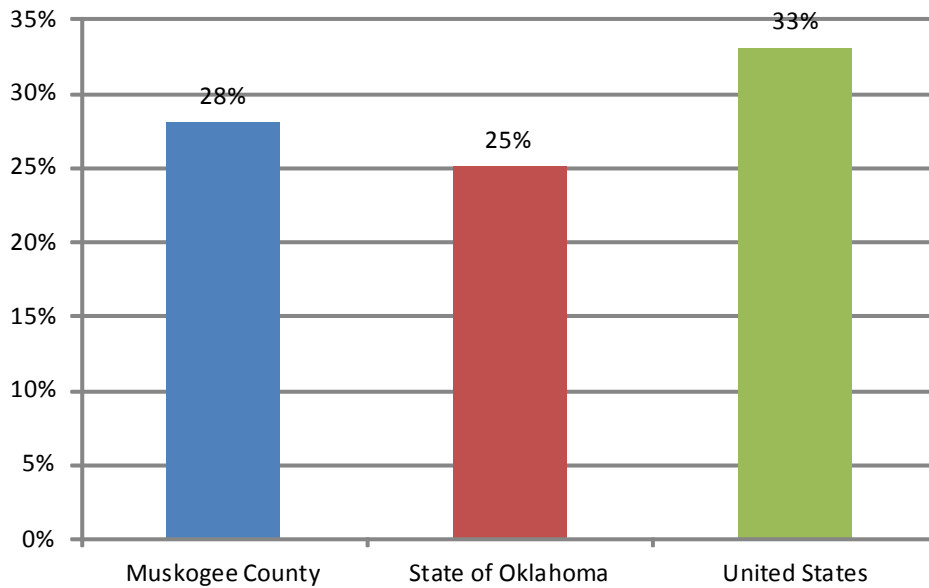
32% of housing units are occupied by single parents with female heads of household. 30% of households have at least one person with a disability. 28% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 62% have one or more disabilities. Finally, 43% of households are designated as racial or ethnic minorities. Compared with the rest of Oklahoma, persons living in HUD-subsidized properties in Muskogee County have relatively higher percentages of disabilities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

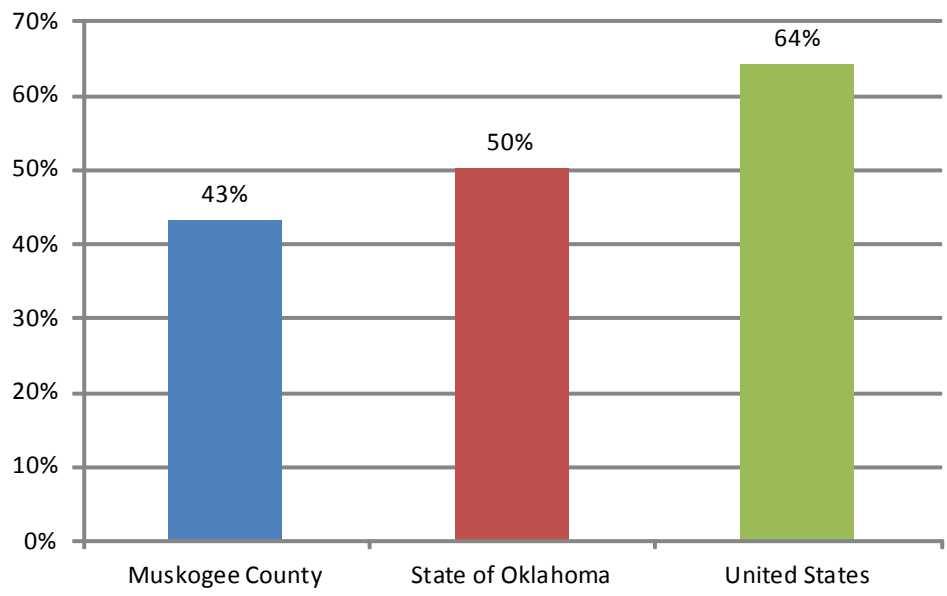
Percentage of Households Age 62+ - HUD Subsidized Properties



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 Muskogee 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 Muskogee 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.

Muskogee County : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	1,240		2,510	
Cost Burden Less Than 30%	155	12.50%	470	18.73%
Cost Burden Between 30%-50%	340	27.42%	350	13.94%
Cost Burden Greater Than 50%	525	42.34%	1,420	56.57%
Not Computed (no/negative income)	220	17.74%	270	10.76%
Income 30%-50% HAMFI	1,860		1,885	
Cost Burden Less Than 30%	840	45.16%	530	28.12%
Cost Burden Between 30%-50%	580	31.18%	920	48.81%
Cost Burden Greater Than 50%	440	23.66%	435	23.08%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	2,670		1,865	
Cost Burden Less Than 30%	1,785	66.85%	1,065	57.10%
Cost Burden Between 30%-50%	705	26.40%	730	39.14%
Cost Burden Greater Than 50%	180	6.74%	75	4.02%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	1,760		685	
Cost Burden Less Than 30%	1,325	75.28%	595	86.86%
Cost Burden Between 30%-50%	330	18.75%	90	13.14%
Cost Burden Greater Than 50%	105	5.97%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	18,070		8,980	
Cost Burden Less Than 30%	14,000	77.48%	4,675	52.06%
Cost Burden Between 30%-50%	2,530	14.00%	2,105	23.44%
Cost Burden Greater Than 50%	1,325	7.33%	1,934	21.54%
Not Computed (no/negative income)	220	1.22%	270	3.01%

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

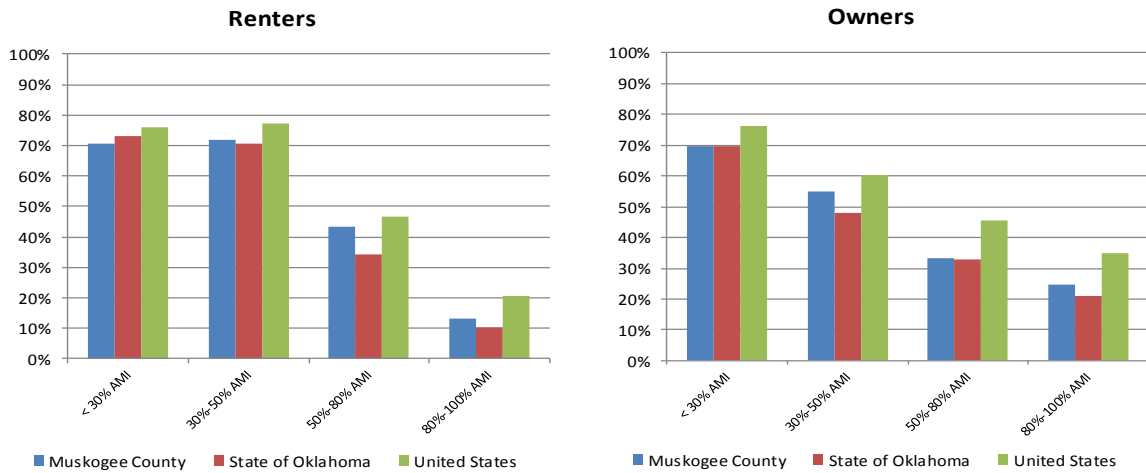
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Muskogee County with the State of Oklahoma as a whole, and the United States.

Muskogee 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	1,240	69.76%	2,510	70.52%
Income 30%-50% HAMFI	1,860	54.84%	1,885	71.88%
Income 50%-80% HAMFI	2,670	33.15%	1,865	43.16%
Income 80%-100% HAMFI	1,760	24.72%	685	13.14%
All Incomes	18,070	21.33%	8,980	44.98%

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.

Muskogee County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	1,240		2,510	
Between 1.0 and 1.5 Persons per Room	0	0.00%	50	1.99%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	40	3.23%	85	3.39%
Income 30%-50% HAMFI	1,860		1,885	
Between 1.0 and 1.5 Persons per Room	15	0.81%	55	2.92%
More than 1.5 Persons per Room	15	0.81%	10	0.53%
Lacks Complete Kitchen or Plumbing	20	1.08%	50	2.65%
Income 50%-80% HAMFI	2,670		1,865	
Between 1.0 and 1.5 Persons per Room	75	2.81%	130	6.97%
More than 1.5 Persons per Room	4	0.15%	20	1.07%
Lacks Complete Kitchen or Plumbing	30	1.12%	65	3.49%
Income 80%-100% HAMFI	1,760		685	
Between 1.0 and 1.5 Persons per Room	55	3.13%	35	5.11%
More than 1.5 Persons per Room	0	0.00%	15	2.19%
Lacks Complete Kitchen or Plumbing	0	0.00%	40	5.84%
All Incomes	18,070		8,980	
Between 1.0 and 1.5 Persons per Room	255	1.41%	330	3.67%
More than 1.5 Persons per Room	19	0.11%	60	0.67%
Lacks Complete Kitchen or Plumbing	100	0.55%	260	2.90%

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

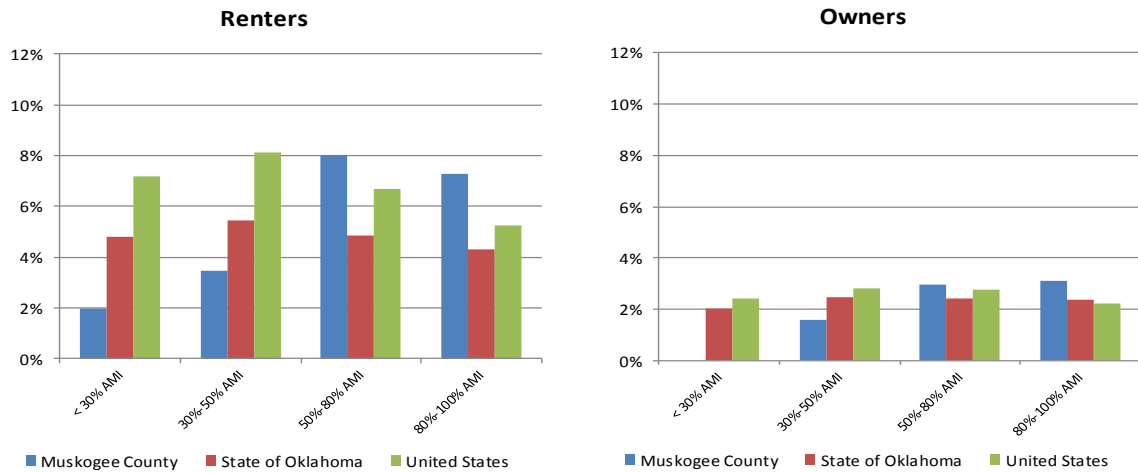
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Muskogee County, Oklahoma and the nation.

Muskogee County : Households by Income by Overcrowding

Household Income Threshold	Total	Owners		Renters	
		% > 1.0		% > 1.0	
		Persons per Room		Persons per Room	
Income < 30% HAMFI	1,240	0.00%	2,510	1.99%	
Income 30%-50% HAMFI	1,860	1.61%	1,885	3.45%	
Income 50%-80% HAMFI	2,670	2.96%	1,865	8.04%	
Income 80%-100% HAMFI	1,760	3.13%	685	7.30%	
All Incomes	18,070	1.52%	8,980	4.34%	

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 Muskogee County, the state and the nation.

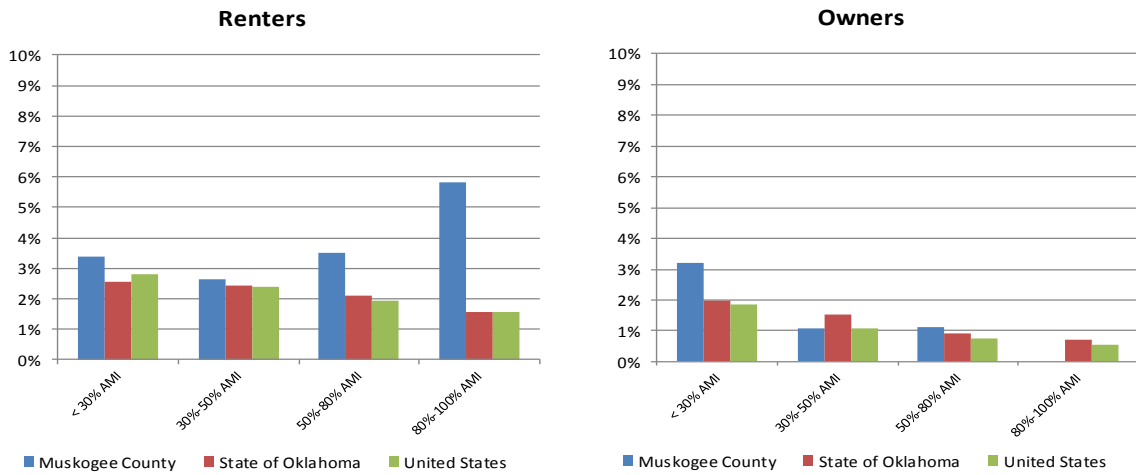
Muskogee County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking		% Lacking	
		Kitchen or Plumbing		Kitchen or Plumbing	
Income < 30% HAMFI	1,240	3.23%	2,510	3.39%	
Income 30%-50% HAMFI	1,860	1.08%	1,885	2.65%	
Income 50%-80% HAMFI	2,670	1.12%	1,865	3.49%	
Income 80%-100% HAMFI	1,760	0.00%	685	5.84%	
All Incomes	18,070	0.55%	8,980	2.90%	

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.



Muskogee 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	1,240	864	69.68%	2,510	1,774	70.68%
Elderly Family	120	120	100.00%	110	79	71.82%
Small Family (2-4 persons)	420	330	78.57%	855	630	73.68%
Large Family (5 or more persons)	25	19	76.00%	145	130	89.66%
Elderly Non-Family	320	170	53.13%	205	150	73.17%
Non-Family, Non-Elderly	355	225	63.38%	1,195	785	65.69%
Income 30%-50% HAMFI	1,860	1,015	54.57%	1,885	1,360	72.15%
Elderly Family	240	85	35.42%	95	75	78.95%
Small Family (2-4 persons)	485	275	56.70%	730	650	89.04%
Large Family (5 or more persons)	180	130	72.22%	85	35	41.18%
Elderly Non-Family	705	400	56.74%	420	190	45.24%
Non-Family, Non-Elderly	245	125	51.02%	555	410	73.87%
Income 50%-80% HAMFI	2,670	885	33.15%	1,865	799	42.84%
Elderly Family	585	115	19.66%	80	10	12.50%
Small Family (2-4 persons)	770	360	46.75%	750	364	48.53%
Large Family (5 or more persons)	280	130	46.43%	360	160	44.44%
Elderly Non-Family	600	125	20.83%	315	115	36.51%
Non-Family, Non-Elderly	435	155	35.63%	360	150	41.67%
Income 80%-100% HAMFI	1,760	430	24.43%	685	90	13.14%
Elderly Family	280	30	10.71%	4	0	0.00%
Small Family (2-4 persons)	760	220	28.95%	245	20	8.16%
Large Family (5 or more persons)	60	0	0.00%	100	15	15.00%
Elderly Non-Family	275	60	21.82%	155	0	0.00%
Non-Family, Non-Elderly	380	120	31.58%	180	55	30.56%
All Incomes	18,070	3,843	21.27%	8,980	4,042	45.01%
Elderly Family	3,690	520	14.09%	454	164	36.12%
Small Family (2-4 persons)	8,190	1,590	19.41%	3,510	1,664	47.41%
Large Family (5 or more persons)	1,275	309	24.24%	820	340	41.46%
Elderly Non-Family	2,650	774	29.21%	1,245	474	38.07%
Non-Family, Non-Elderly	2,250	650	28.89%	2,950	1,400	47.46%

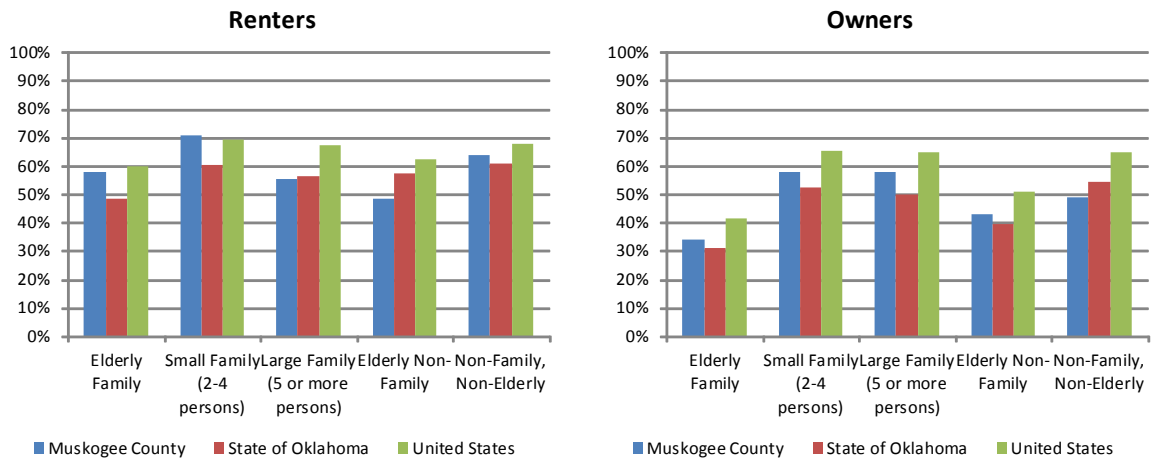
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Muskogee 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	5,770	2,764	47.90%	6,260	3,933	62.83%
Elderly Family	945	320	33.86%	285	164	57.54%
Small Family (2-4 persons)	1,675	965	57.61%	2,335	1,644	70.41%
Large Family (5 or more persons)	485	279	57.53%	590	325	55.08%
Elderly Non-Family	1,625	695	42.77%	940	455	48.40%
Non-Family, Non-Elderly	1,035	505	48.79%	2,110	1,345	63.74%

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).



Muskogee 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	1,240	890	71.77%	2,510	1,840	73.31%
Elderly Family	120	120	100.00%	110	75	68.18%
Small Family (2-4 persons)	420	330	78.57%	855	645	75.44%
Large Family (5 or more persons)	25	20	80.00%	145	135	93.10%
Elderly Non-Family	320	175	54.69%	205	155	75.61%
Non-Family, Non-Elderly	355	245	69.01%	1,195	830	69.46%
Income 30%-50% HAMFI	1,860	1,040	55.91%	1,885	1,410	74.80%
Elderly Family	240	90	37.50%	95	75	78.95%
Small Family (2-4 persons)	485	275	56.70%	730	650	89.04%
Large Family (5 or more persons)	180	145	80.56%	85	75	88.24%
Elderly Non-Family	705	410	58.16%	420	190	45.24%
Non-Family, Non-Elderly	245	120	48.98%	555	420	75.68%
Income 50%-80% HAMFI	2,670	980	36.70%	1,865	935	50.13%
Elderly Family	585	130	22.22%	80	10	12.50%
Small Family (2-4 persons)	770	355	46.10%	750	375	50.00%
Large Family (5 or more persons)	280	195	69.64%	360	280	77.78%
Elderly Non-Family	600	130	21.67%	315	115	36.51%
Non-Family, Non-Elderly	435	170	39.08%	360	155	43.06%
Income Greater than 80% of HAMFI	12,300	1,270	10.33%	2,720	244	8.97%
Elderly Family	2,745	200	7.29%	170	4	2.35%
Small Family (2-4 persons)	6,515	685	10.51%	1,175	55	4.68%
Large Family (5 or more persons)	795	100	12.58%	235	70	29.79%
Elderly Non-Family	1,030	75	7.28%	305	60	19.67%
Non-Family, Non-Elderly	1,215	210	17.28%	840	55	6.55%
All Incomes	18,070	4,180	23.13%	8,980	4,429	49.32%
Elderly Family	3,690	540	14.63%	455	164	36.04%
Small Family (2-4 persons)	8,190	1,645	20.09%	3,510	1,725	49.15%
Large Family (5 or more persons)	1,280	460	35.94%	825	560	67.88%
Elderly Non-Family	2,655	790	29.76%	1,245	520	41.77%
Non-Family, Non-Elderly	2,250	745	33.11%	2,950	1,460	49.49%

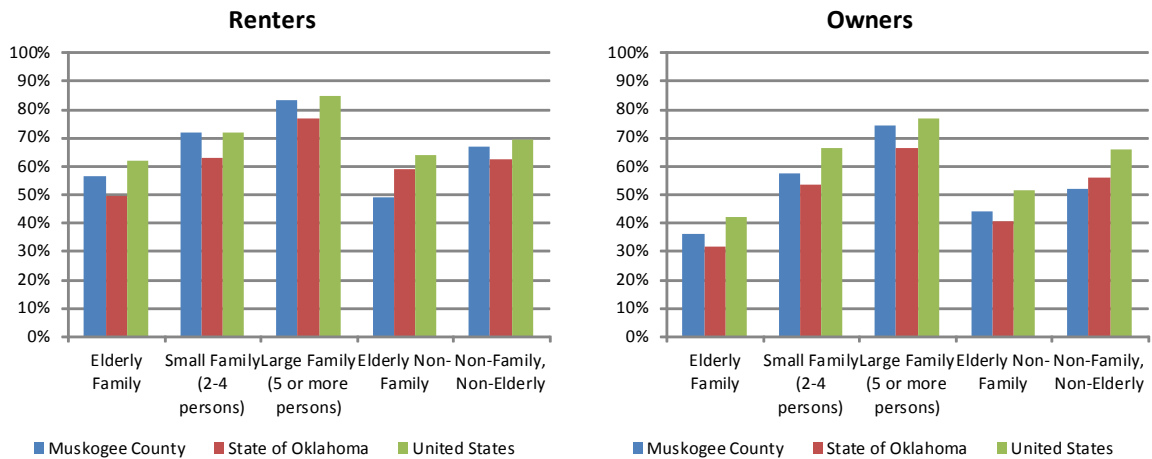
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Muskogee 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	5,770	2,910	50.43%	6,260	66.85%
Elderly Family	945	340	35.98%	285	56.14%
Small Family (2-4 persons)	1,675	960	57.31%	2,335	71.52%
Large Family (5 or more persons)	485	360	74.23%	590	83.05%
Elderly Non-Family	1,625	715	44.00%	940	48.94%
Non-Family, Non-Elderly	1,035	535	51.69%	2,110	66.59%

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 Muskogee 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.”



Muskogee 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	1,240	890	71.8%	2,510	1,845	73.5%
White alone, non-Hispanic	650	480	73.8%	1,310	1,060	80.9%
Black or African-American alone	230	150	65.2%	605	425	70.2%
Asian alone	4	4	100.0%	30	10	33.3%
American Indian alone	149	115	77.2%	185	110	59.5%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	80	80	100.0%	190	130	68.4%
Other (including multiple races)	125	60	48.0%	190	110	57.9%
Income 30%-50% HAMFI	1,860	1,045	56.2%	1,885	1,410	74.8%
White alone, non-Hispanic	1,115	630	56.5%	1,140	855	75.0%
Black or African-American alone	265	205	77.4%	340	295	86.8%
Asian alone	39	4	10.3%	0	0	N/A
American Indian alone	200	75	37.5%	190	150	78.9%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	65	40	61.5%	70	20	28.6%
Other (including multiple races)	180	90	50.0%	135	85	63.0%
Income 50%-80% HAMFI	2,670	980	36.7%	1,865	935	50.1%
White alone, non-Hispanic	1,825	640	35.1%	1,175	575	48.9%
Black or African-American alone	305	130	42.6%	205	120	58.5%
Asian alone	10	10	100.0%	10	0	0.0%
American Indian alone	275	120	43.6%	235	90	38.3%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	59	4	6.8%	115	115	100.0%
Other (including multiple races)	200	80	40.0%	130	35	26.9%
Income 80%-100% HAMFI	1,760	490	27.8%	685	160	23.4%
White alone, non-Hispanic	1,195	285	23.8%	365	90	24.7%
Black or African-American alone	135	60	44.4%	75	35	46.7%
Asian alone	10	10	100.0%	0	0	N/A
American Indian alone	240	105	43.8%	130	20	15.4%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	84	4	4.8%	30	0	0.0%
Other (including multiple races)	85	15	17.6%	90	15	16.7%
All Incomes	18,070	4,190	23.2%	8,980	4,430	49.3%
White alone, non-Hispanic	12,510	2,610	20.9%	5,450	2,645	48.5%
Black or African-American alone	1,620	635	39.2%	1,455	875	60.1%
Asian alone	103	43	41.7%	50	10	20.0%
American Indian alone	1,879	485	25.8%	909	374	41.1%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	423	138	32.6%	450	285	63.3%
Other (including multiple races)	1,525	265	17.4%	670	245	36.6%

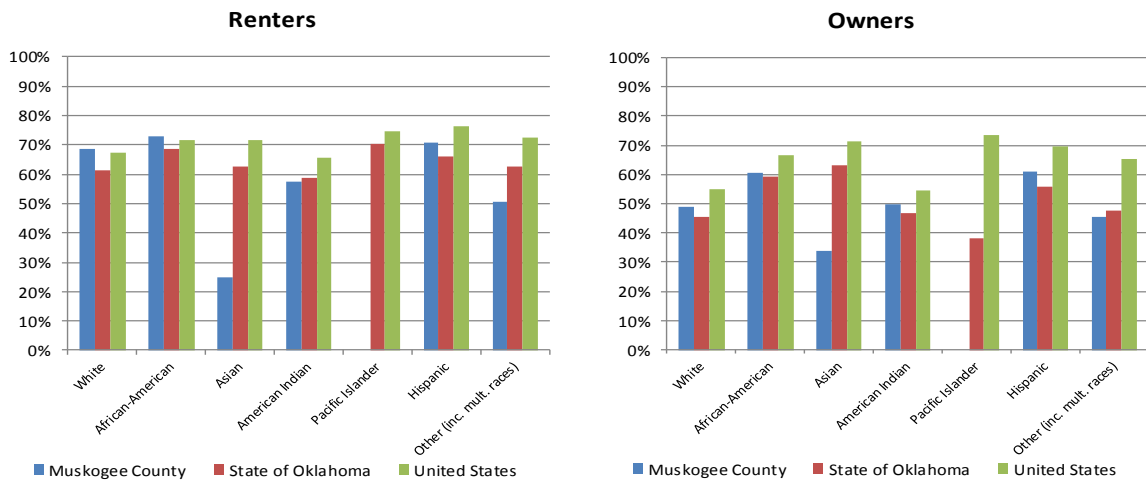
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

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

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	5,770	2,915	50.52%	6,260	66.93%
White alone, non-Hispanic	3,590	1,750	48.75%	3,625	68.69%
Black or African-American alone	800	485	60.63%	1,150	73.04%
Asian alone	53	18	33.96%	40	25.00%
American Indian alone	624	310	49.68%	610	57.38%
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	204	124	60.78%	375	70.67%
Other (including multiple races)	505	230	45.54%	455	50.55%

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



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

Future Housing Demand Estimates for Muskogee County						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	26,700	26,718	26,735	26,753	26,770	26,788
Owner %: 67.42%	18,001	18,013	18,025	18,037	18,049	18,061
Renter %: 32.58%	8,699	8,704	8,710	8,716	8,722	8,727
Total New Owner Households						59
Total New Renter Households						29

Based on an estimated household growth rate of 0.07% per year, Muskogee County would require 59 new housing units for ownership, and 29 units for rent, over the next five years. Annually this equates to 12 units for ownership per year, and 6 units for rent per year.

Housing Demand – Population Subsets

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

Housing Needs by Income Thresholds

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

Muskogee County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter			
	Subset %	Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	59	29	88
Less than 30% AMI	6.86%	27.95%	4	8	12
Less than 50% AMI	17.16%	48.94%	10	14	24
Less than 60% AMI	20.59%	58.73%	12	17	29
Less than 80% AMI	31.93%	69.71%	19	20	39

Elderly Housing Needs

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

Muskogee County: 2015-2020 Housing Needs Age 62 and Up					
	Owner	Renter	Elderly	Elderly	Elderly
	Subset %	Subset %	Owners	Renters	Total
Total New Elderly (62+) Demand: 2015-2020	35.09%	18.92%	21	5	26
Elderly less than 30% AMI	2.43%	3.51%	1	1	2
Elderly less than 50% AMI	7.66%	9.24%	5	3	7
Elderly less than 60% AMI	9.20%	11.09%	5	3	9
Elderly less than 80% AMI	14.22%	13.64%	8	4	12

Housing Needs for Persons with Disabilities / Special Needs

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



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

	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	35.17%	40.37%	21	12	32
Disabled less than 30% AMI	4.04%	13.03%	2	4	6
Disabled less than 50% AMI	9.08%	23.50%	5	7	12
Disabled less than 60% AMI	10.89%	28.20%	6	8	15
Disabled less than 80% AMI	15.47%	31.57%	9	9	18

Housing Needs for Veterans

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

Muskogee County: 2015-2020 Housing Needs for Veterans

	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	59	29	88
Total Veteran Demand	12.04%	12.04%	7	3	11
Veterans with Disabilities	4.72%	4.72%	3	1	4
Veterans Below Poverty	0.91%	0.91%	1	0	1
Disabled Veterans Below Poverty	0.52%	0.52%	0	0	0

Housing Needs for Working Families

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

Muskogee County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	59	29	88
Total Working Families	47.88%	47.88%	28	14	42
Working Families with Children Present	24.24%	24.24%	14	7	21

Special Topics

Muskogee County Disaster Resiliency Assessment

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

C.0 Comprehensive Plans & Hazard Mitigation Plans

There are 5 key cities within the county (Muskogee, Fort Gibson, Webbers Falls, Oktaha, Porum).

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

Muskogee has a comprehensive plan. The plan includes text on flooding issues and avoiding development in critical flood-prone areas (p.63 and p. 88)

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

Muskogee County does not have a current Hazard Mitigation Plan. Their adopted plan is expired. They began work on an update plan in 2011.

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

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

Flooding

All parts of the county may be subject to flash flooding, freeze-thaw flooding and extreme precipitation that can cause flooding, unrelated to the streams and rivers. Development in the floodplain, however, increases risk of damages and property loss potentially repeatedly.

Muskogee



- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Muskogee (second map; northern area of city)



- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

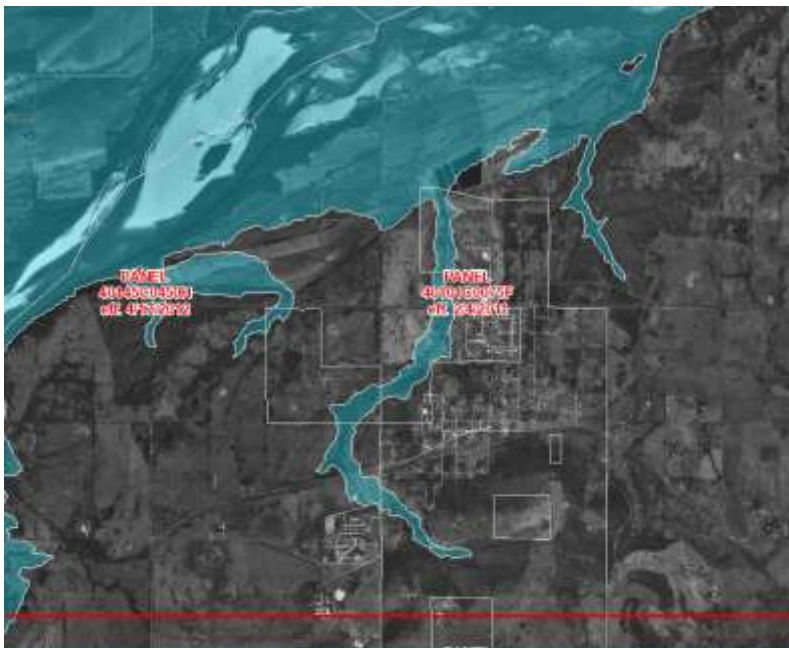
Fort Gibson



- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Taft



- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

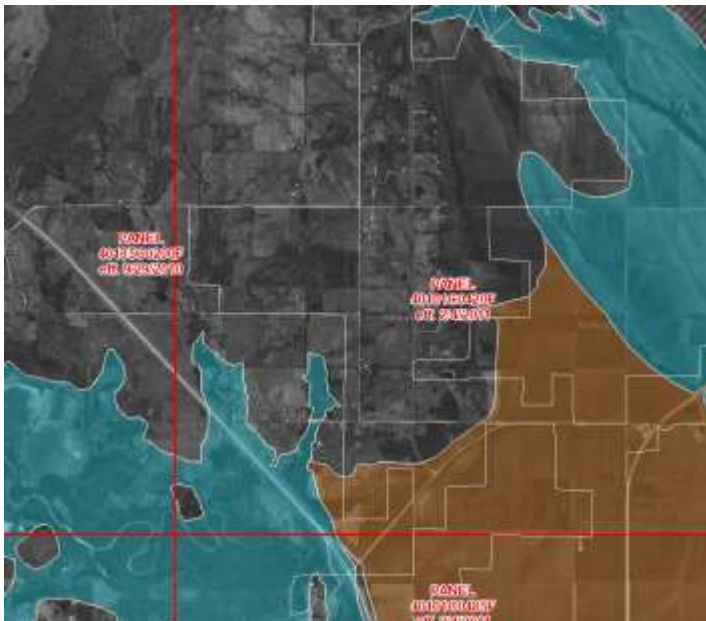
Haskell



- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Webber Falls



- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>



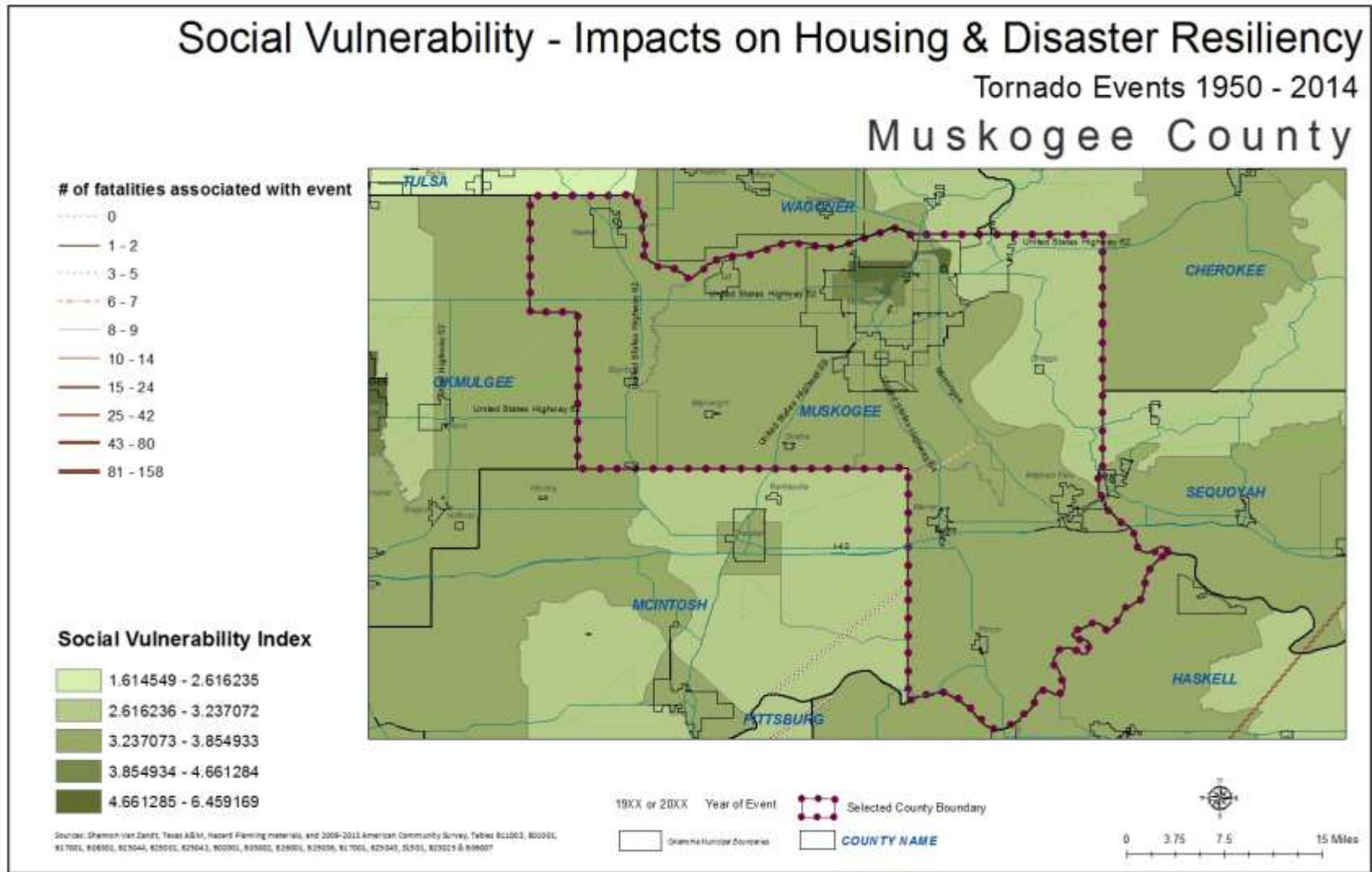
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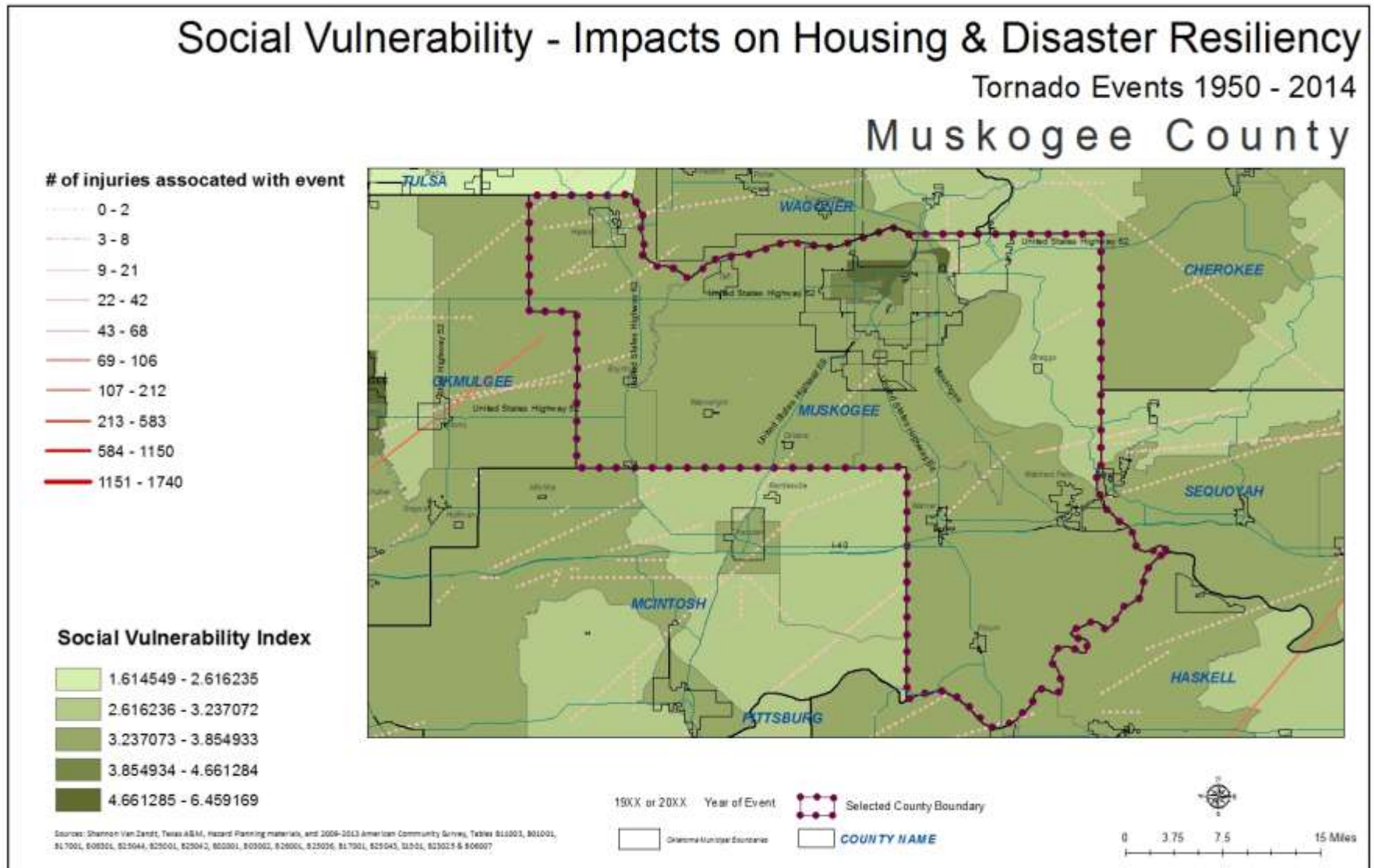


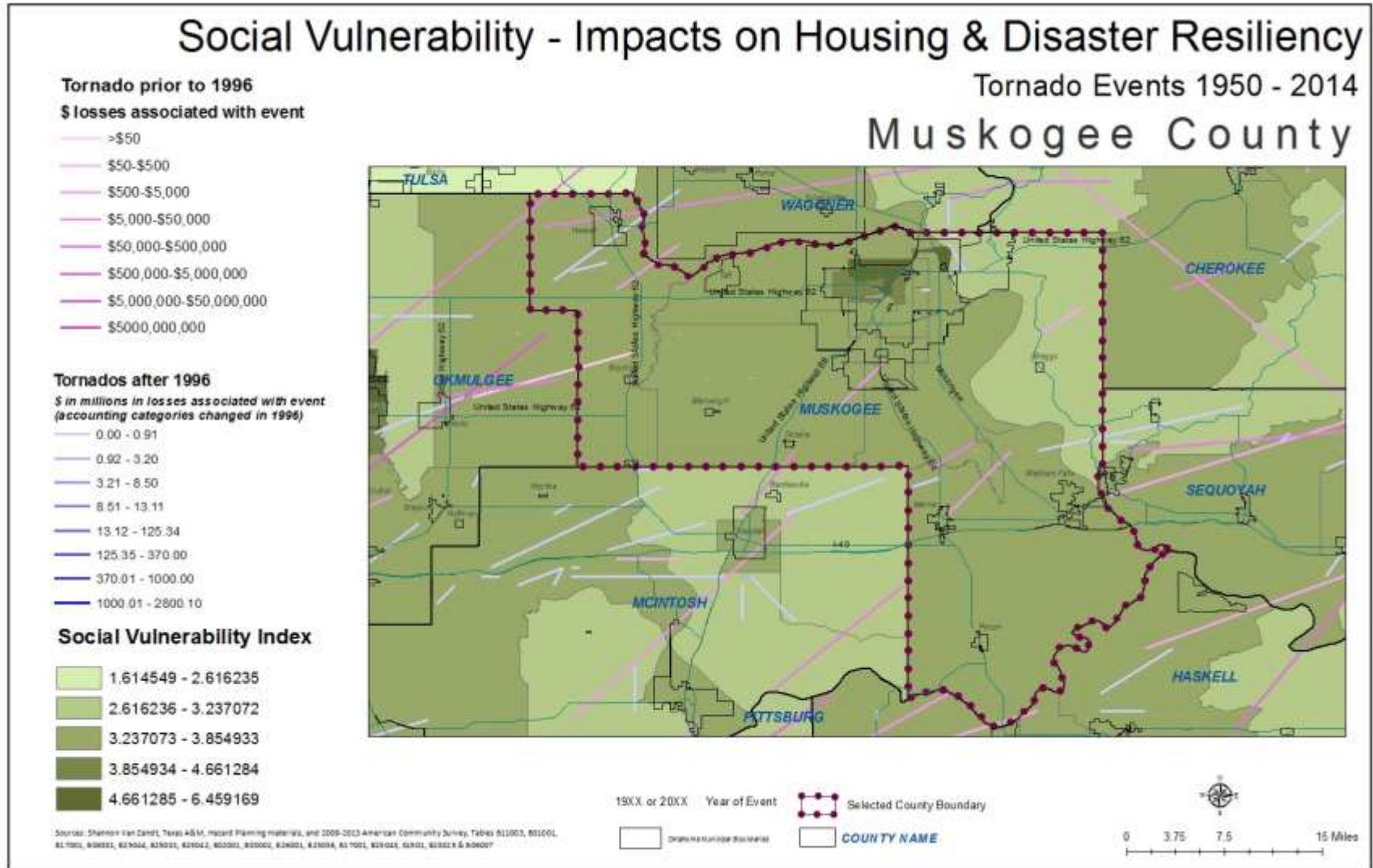
FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

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

Historic data on tornados between 1950-2014 there are 45 tornados documented. There were 37 injuries that occurred connected to these tornados, with 3 of those injuries happening in the 2010 tornado and 8 occurred in the 1992 tornado. There were 5 fatalities connected to tornadoes during this time period, all of which occurred in 1973. Property losses between 1950-1996 ranged from \$223,605.00 to \$2,236,250.00. (The accounting methods used for losses changed in 1996.) The losses estimated between 1996-2014 was \$670,000.00.







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

City of Muskogee Emergency Management Director Jimmy Moore listed three public tornado shelters or safe rooms in Muskogee:

- Tony Goetz Elementary School, 2412 Haskell Blvd.
- Hilldale Elementary School, 315 E. Peak Blvd.
- Basement of Masonic Temple, 121 S. Sixth St.

Two churches also have opened as safe rooms, but are not official shelters.

- First Baptist Church, 111 S. Seventh St., opened its Boston Avenue entrance. No animals are allowed.
- First United Methodist Church, 600 E. Broadway. (http://www.muskogee phoenix.com/archives/breaking-news-area-shelters-open/article_d44e1368-3797-5d93-a3b8-b856cd868876.html)

Muskogee Storm Shelter registration:

http://readymuskogee.com/storms_and_hazards/register_your_storm_shelter

C.2.1.3 Public Policy and Governance to Build Disaster Resiliency

No information available.

C.2.1.4 Local Emergency Response Agency Structure

No information available.

C.2.1.5 Threat & Hazard Warning Systems

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

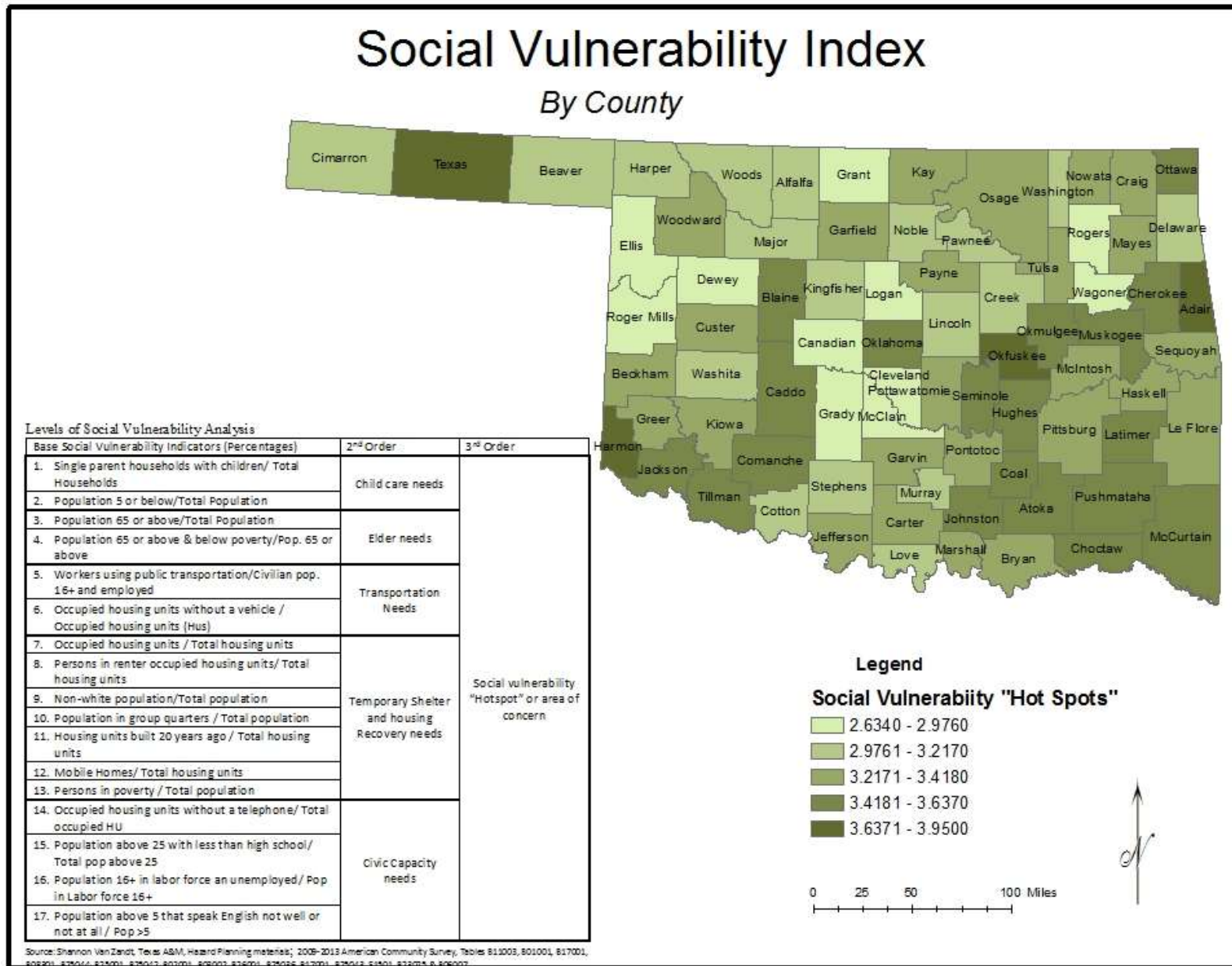
- Sirens (19 sirens across the City of Muskogee)
- Emergency Broadcast System
- Facebook notifications

Social Vulnerability

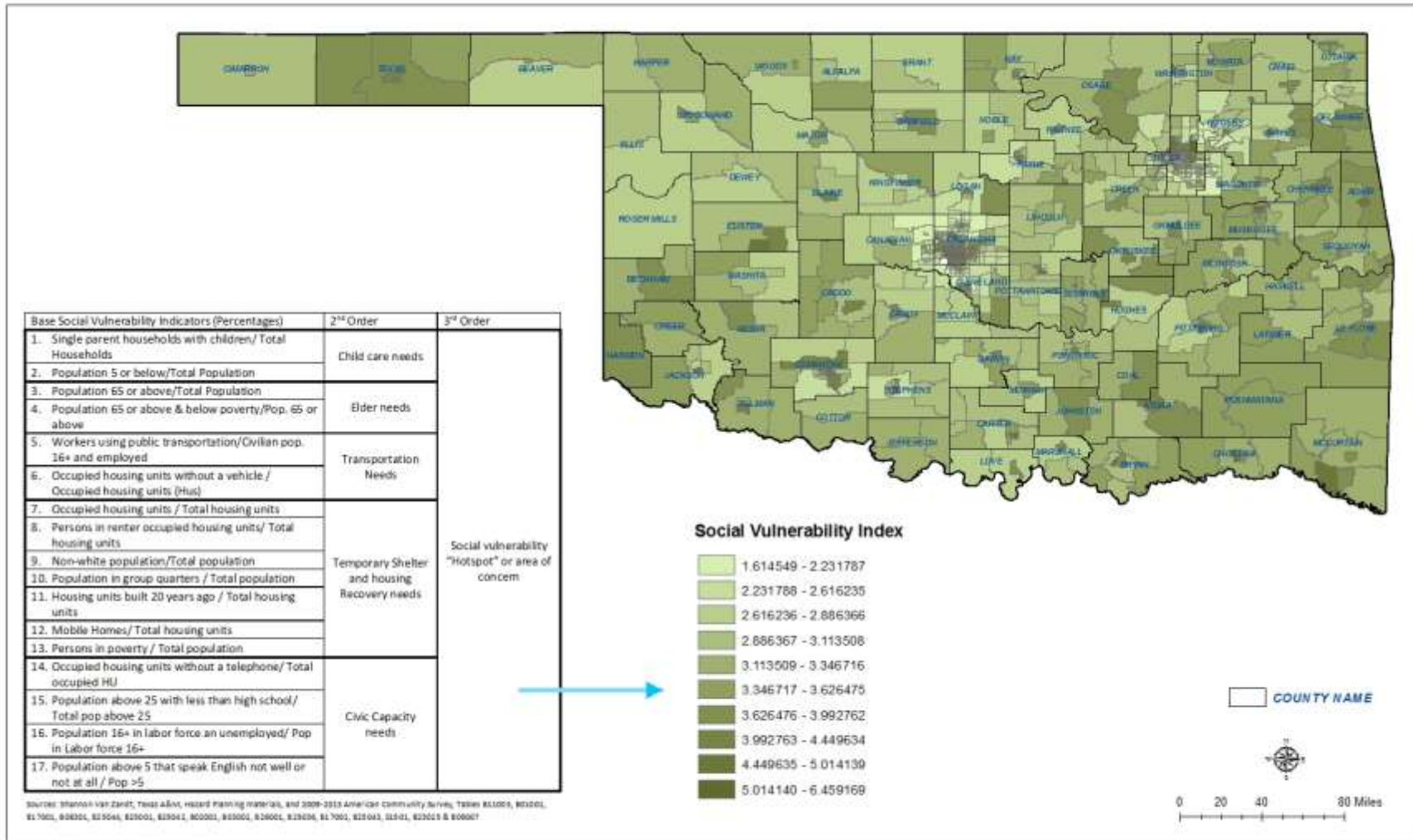
Based on the research work done by the Texas A&M University Hazard Reduction and Recovery Center, an added component is being included in this section. Social vulnerability can place households at a further disadvantage during and after a disaster. This analysis is assessing for the county the levels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

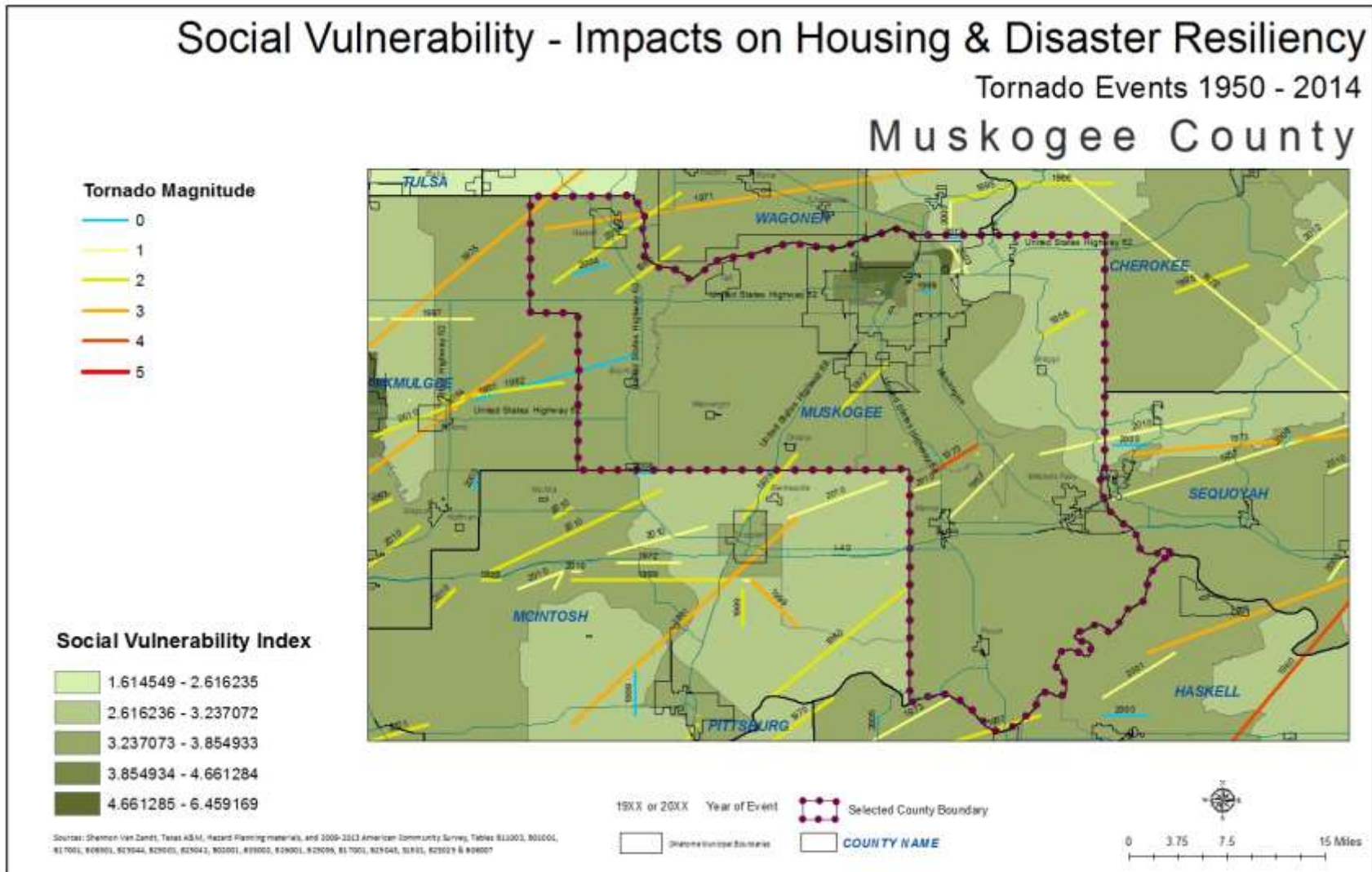
Social Vulnerability Analysis - Muskogee County			
Base Social Vulnerability Indicators (%)		2nd Order	3rd Order
1.) Single Parent Households	17.81%	0.249	3.637 Social Vulnerability 'Hotspot' or Area of Concern
2.) Population Under 5	7.06%	(Child Care Needs)	
3.) Population 65 or Above	14.94%	0.25	
4.) Population 65 or Above & Below Poverty Rate	10.03%	(Elder Needs)	
5.) Workers Using Public Transportation	0.22%	0.083	
6.) Occupied Housing Units w/o Vehicle	8.12%	(Transportation Needs)	
7.) Housing Unit Occupancy Rate	86.85%	2.767 (Temporary Shelter and Housing Recovery Needs)	
8.) Rental Occupancy Rate	32.58%		
9.) Non-White Population	42.00%		
10.) Population in Group Quarters	4.96%		
11.) Housing Units Built Prior to 1990	76.51%		
12.) Mobile Homes, RVs, Vans, etc.	10.96%	0.288 (Civic Capacity Needs)	
13.) Poverty Rate	22.87%		
14.) Housing Units Lacking Telephones	2.59%		
15.) Age 25+ With Less Than High School Diploma	15.20%		
16.) Unemployment Rate	8.84%		
17.) Age 5+ Which Cannot Speak English Well or Not At All	2.21%		

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



Social Vulnerability - Impacts on Housing & Disaster Resiliency





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

This county has an elevated score per this index for social vulnerability when comparing as a county to other counties in the state. Looking at the census tract level, the Muskogee area has particularly higher scores for social vulnerability. People in these areas may have additional difficulties during an event due to transportation and family needs. Additionally recovery for socially vulnerable populations can be slow and may require additional outside assistance.

Recommendations for this county:

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

Homelessness

By Continuum of Care

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

The data below describes the characteristics of those receiving or eligible for the CoC in which Muskogee County is located. This data is collected by the CoCs on last day of January each year and reported on an annual basis. It is currently the best source of data available at the State level of understanding the demographics of these populations.

OK 507 Southeastern Oklahoma

OK 507 represents McCurtain, Choctaw, Pushmataha, Bryan, Carter, Love, Pontotoc, Coal, Murray, Johnson, Atoka, Marshall, Pittsburg, Latimer, LeFlore, Haskell, McIntosh, Hughes, Okfuskee, Okmulgee, and Muskogee counties. There is a high rate of homelessness in this region, most of which seek shelter in small towns and rural areas. The majority of the homeless in this CoC are classified as chronically homeless (73). There are also a significant number of homeless that are mentally ill (49) and chronic substance abusers (50). The location of a correctional facility in this area may contribute to the disproportionate number of homeless in the CoC.

<i>OK 507 Southeastern OK Regional</i>	Emergency Shelter(sheltered)	Transitional Housing(sheltered)	Unsheltered	Total
Households without children	121	10	70	201
Households with at least 1 adult & 1 child	32	1	20	53
Households with only children	0	0	0	0
total homeless households	153	11	90	254
Persons in households without children	126	10	104	240
persons age 18-24	19	1	23	43
persons over age 24	107	9	81	197
Persons in households with at least 1 adult & 1 child	86	3	113	202
children under age 18	49	2	46	97
persons age 18-24	9	0	23	32
persons over 24	28	1	44	73
persons in households with only 1 children	0	0	0	0
Total homeless persons	212	13	217	442
Subpopulations	Sheltered		Unsheltered	Total
Chronically Homeless	23		50	73
Chronically Homeless Individuals	13		40	53
Chronically Homeless Persons in Families	10		10	20
Severely Mentally Ill	20		29	49
Chronic Substance Abuse	25		25	50
Veterans	8		13	21
HIV/AIDS	1		2	3
Victims of Domestic Violence	26		3	29

CoC Number: OK-507

CoC Name: Southeastern Oklahoma Regional CoC

Summary of all beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	54	145	206	0	351	0	3	n/a	0	0
Emergency Shelter	53	142	189	0	331	0	3	n/a	0	0
Transitional Housing	1	3	17	0	20	n/a	n/a	n/a	0	0
Permanent Housing	19	71	23	0	94	n/a	n/a	2	32	0
Permanent Supportive Housing*	15	58	21	0	79	n/a	n/a	2	32	0
Rapid Re-Housing	4	13	2	0	15	n/a	n/a	n/a	0	0
Grand Total	73	216	229	0	445	0	3	2	32	0

COC Conclusion

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

A Snap Shot of Homelessness in the State

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

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

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

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

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

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

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

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

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

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

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

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

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

Summary of persons in each household type:

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

Demographic summary by ethnicity:

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

Demographic summary by gender:

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

Rural Areas

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

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

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

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

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

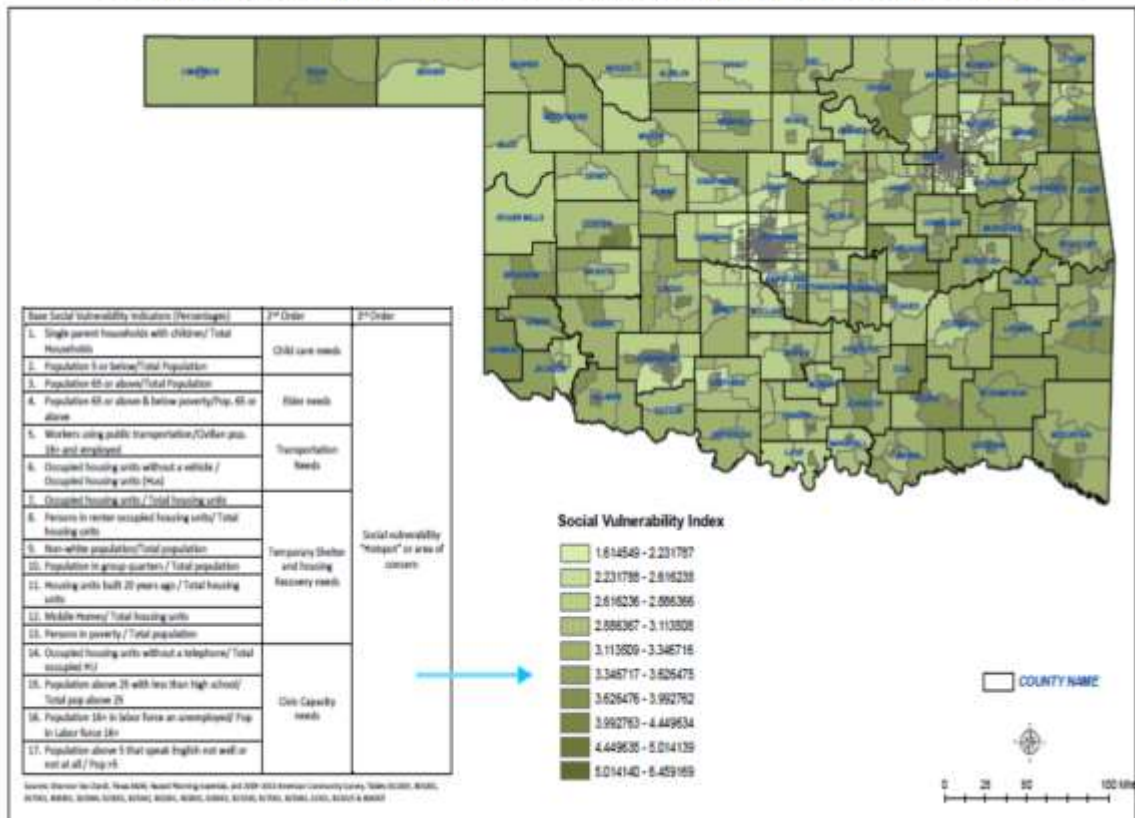
The absence of affordable housing in rural areas is a root cause of homelessness (Levinson, David, and Marcy Ross, 2007). In fact, it was noticed that many of the people were receiving monetary assistance or previously had some money saved up to spend on housing, but these measures were not enough to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

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

At Risk For Homelessness

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

Social Vulnerability - Impacts on Housing & Disaster Resiliency



Homelessness

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

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

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

Findings and Recommendations

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

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

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

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

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

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

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

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

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

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Fair Housing

Summary

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

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

Key Findings:

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

Recommendations:

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

What is Fair Housing?

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

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

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

Approach

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

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

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

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

Data

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

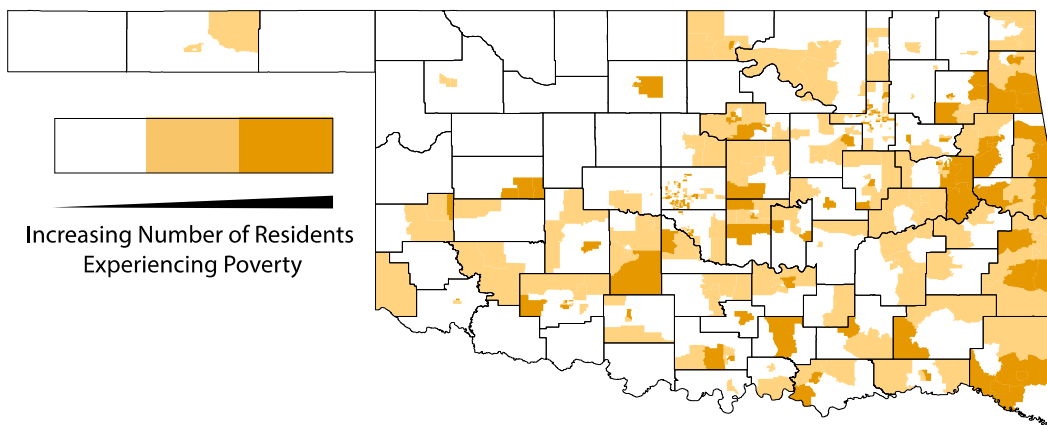
1. Urban/Rural

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

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

2. Poverty

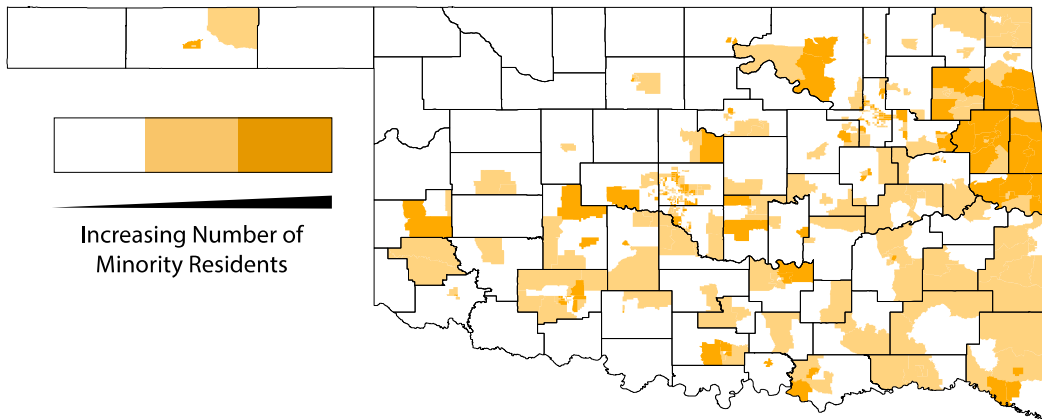
Approximately 70% of affordable housing units in Oklahoma are located in census tracts where the number of residents living in poverty is above the state average. About half of these units are located in areas of extreme poverty, where the number of individuals who are economically vulnerable exceeds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



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

3. Non-white Enclaves

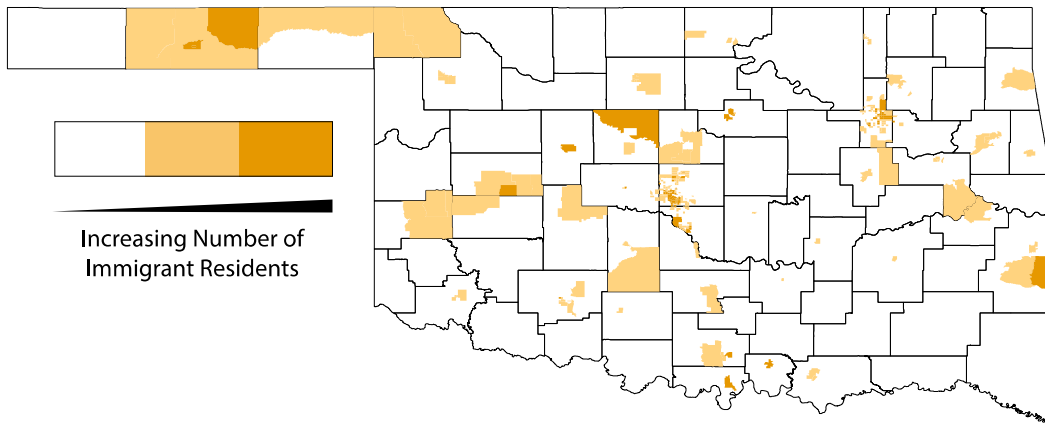
Just over 60% of affordable housing units in Oklahoma are located in census tracts where a majority of the residents are non-white. With just fewer than 24% of the total affordable housing units in census tracts heavily populated with residents who are not white – identified as census tracts where the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



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

4. Immigrant Enclaves

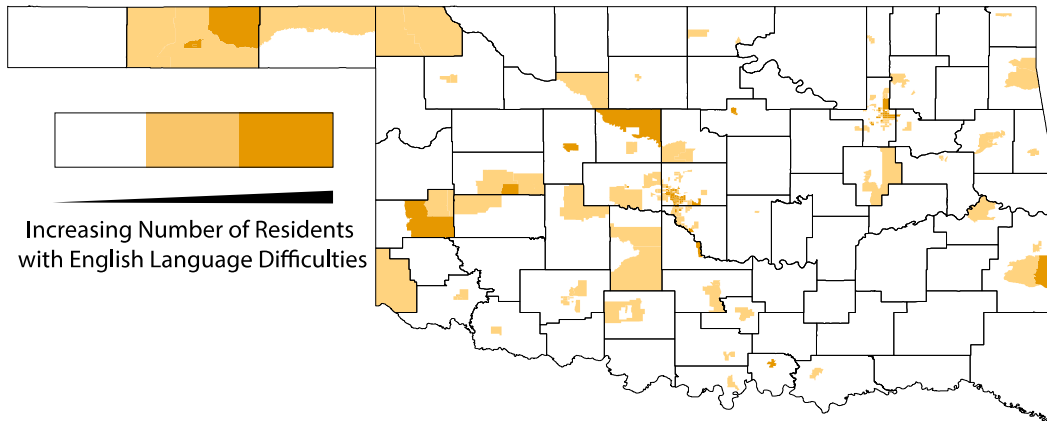
One-third of affordable housing units in Oklahoma are located in census tracts where more than the average number of residents are immigrants. About half of these units are located in areas dense with immigrants, where the number of individuals who are not citizen exceeds 349, more than one standard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



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

5. Limited English Proficiency

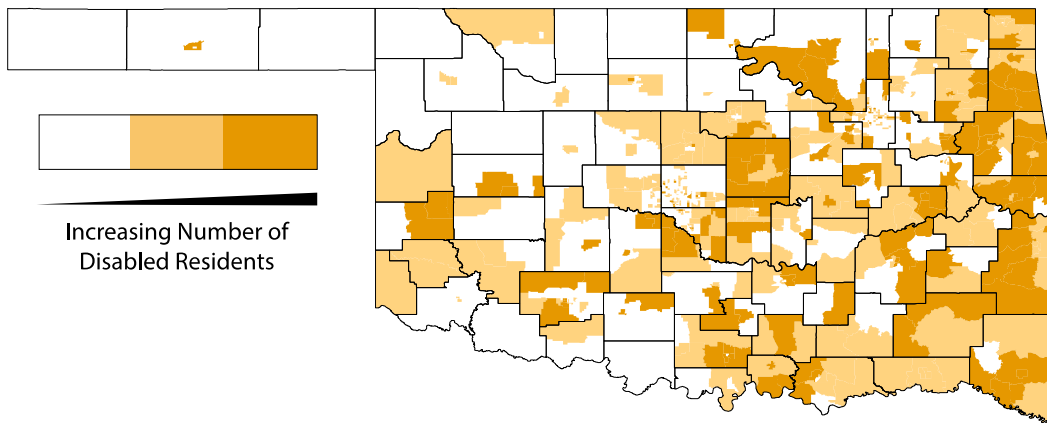
Almost 17,000 existing affordable housing units in Oklahoma are located in census tracts where more residents than average do not speak English very well. A little more than half of these units are located in areas dense with individuals with limited English proficiency, where the number of individuals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



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

6. Disability

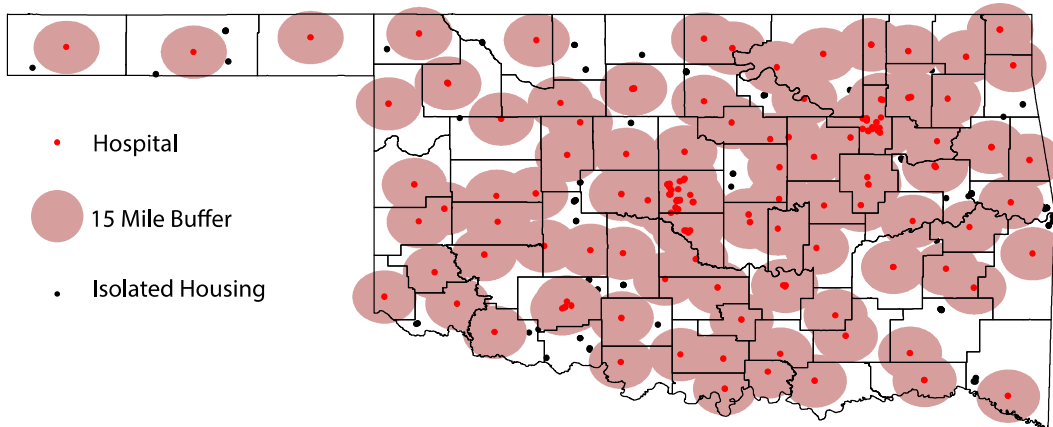
Almost 60% of existing affordable housing units in Oklahoma are located in census tracts where more residents than average have a disability. A little more than half of these units are located in areas dense with individuals with a disability, where the number of individuals who are disabled is greater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



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

7. Hospitals

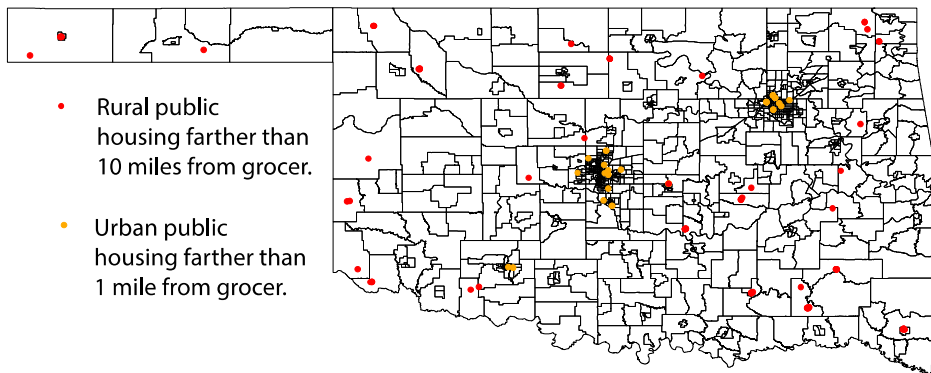
There are no affordable housing units more than 30 miles from a hospital. Approximately 2.6% of affordable housing units are farther than 15 miles from the nearest hospital. As indicated by the larger percentage of Rural Rental Housing Loan units, most of these are located in rural areas.



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

8. Grocery Stores

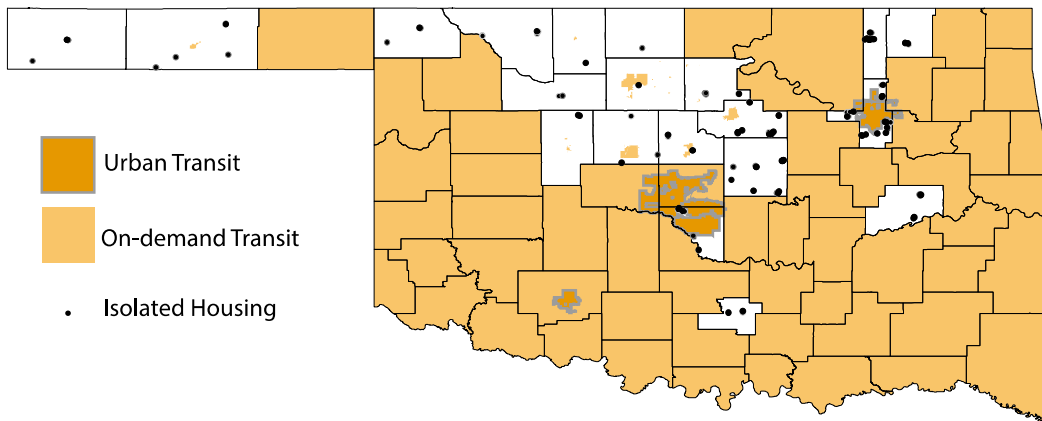
Approximately 7.8% of affordable housing units are in areas that are classified as food deserts. According to the United States Department of Agriculture, food deserts exist in urban environments further than 1 mile from a grocery store and in rural environments further than 10 miles from a grocery store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



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

9. Transit

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



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

What does this mean for Oklahoma?

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

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

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

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

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

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

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Data Sources

2014 American Community Survey Estimates

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

University of Oklahoma Center for Spatial Analysis: Data Warehouse

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

University of Oklahoma Division of Regional and City Planning

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

Appendix 1: County affordable housing Summaries

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

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

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

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

Lead-Based Paint Hazards

Findings / Health and Well-being

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

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

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

Statewide Findings

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

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

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

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



Disaster Resiliency/ Economy and Society, Infrastructure and Environment

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

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

Leadership and Strategy

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

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

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

Survey of Previous Lead-based Paint Studies

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

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

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

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

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

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

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

Muskogee County Findings

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

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

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

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

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

Total Housing Units in Muskogee County with Lead-Based Paint Hazards by Tenure			
Total Owner-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	7,374	3.57%	263
1960-1977	5,211	11.18%	583
1940-1959	3,580	38.48%	1,377
1939 or Earlier	2,185	63.38%	1,385
Total	18,350	19.66%	3,608
Total Renter-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	3,349	3.57%	119
1960-1977	3,096	11.18%	346
1940-1959	1,615	38.48%	621
1939 or Earlier	650	63.38%	412
Total	8,710	17.21%	1,499
Total Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	10,723	3.57%	382
1960-1977	8,307	11.18%	929
1940-1959	5,195	38.48%	1,999
1939 or Earlier	2,835	63.38%	1,797
Total	27,060	18.87%	5,107

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

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



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

Owner-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,001	3.57%	36
1960-1977	594	11.18%	66
1940-1959	755	38.48%	290
1939 or Earlier	660	63.38%	418
Total	3,010	26.94%	811

Renter-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,673	3.57%	60
1960-1977	1,553	11.18%	174
1940-1959	785	38.48%	302
1939 or Earlier	365	63.38%	231
Total	4,375	17.52%	767

Total Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,674	3.57%	95
1960-1977	2,147	11.18%	240
1940-1959	1,540	38.48%	593
1939 or Earlier	1,025	63.38%	650
Total	7,385	21.36%	1,577

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



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

Owner-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	809	3.57%	29
1960-1977	846	11.18%	95
1940-1959	605	38.48%	233
1939 or Earlier	385	63.38%	244
Total	2,645	22.69%	600

Renter-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	609	3.57%	22
1960-1977	662	11.18%	74
1940-1959	375	38.48%	144
1939 or Earlier	160	63.38%	101
Total	1,805	18.91%	341

Total Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,418	3.57%	51
1960-1977	1,508	11.18%	169
1940-1959	980	38.48%	377
1939 or Earlier	545	63.38%	345
Total	4,450	21.16%	942

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

To conclude, we estimate that there are a total of 5,107 homes in Muskogee County containing lead-based paint hazards, 3,608 owner-occupied and 1,499 renter-occupied. Of the 5,107 homes in the county estimated to have lead-based paint hazards, 1,577 are estimated to be occupied by households with low-incomes (incomes less than 50% of Area Median Income), and 942 are estimated to be occupied by households with moderate incomes (between 50% and 80% of Area Median Income), for a total of 2,519 housing units in Muskogee County with lead-based paint hazards occupied by households with low or moderate incomes.

Lead-Based Paint Hazards in Homes with Children Present

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



Housing Units in Muskogee County with Lead-Based Paint Hazards with Children under Age 6 Present Occupied by Low or Moderate-Income Families			
Housing Units < 50% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	678	3.57%	24
1940-1977	618	19.98%	123
1939 or Earlier	69	63.38%	44
Total	1,364	14.02%	191
Housing Units 50%-80% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	246	3.57%	9
1940-1977	499	19.98%	100
1939 or Earlier	50	63.38%	32
Total	795	17.62%	140
Total LMI Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	924	3.57%	33
1940-1977	1,116	19.98%	223
1939 or Earlier	119	63.38%	75
Total	2,159	15.35%	331
Total Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,150	3.57%	77
1940-1977	2,095	19.98%	418
1939 or Earlier	183	63.38%	116
Total	4,428	13.80%	611

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

As shown, we estimate there are 611 housing units in Muskogee County with lead-based paint hazards and children under the age of six present, and that 331 of those housing units are occupied by families with low to moderate incomes.

Research Footnotes/Sources

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

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

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

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

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



Exhibit #1

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

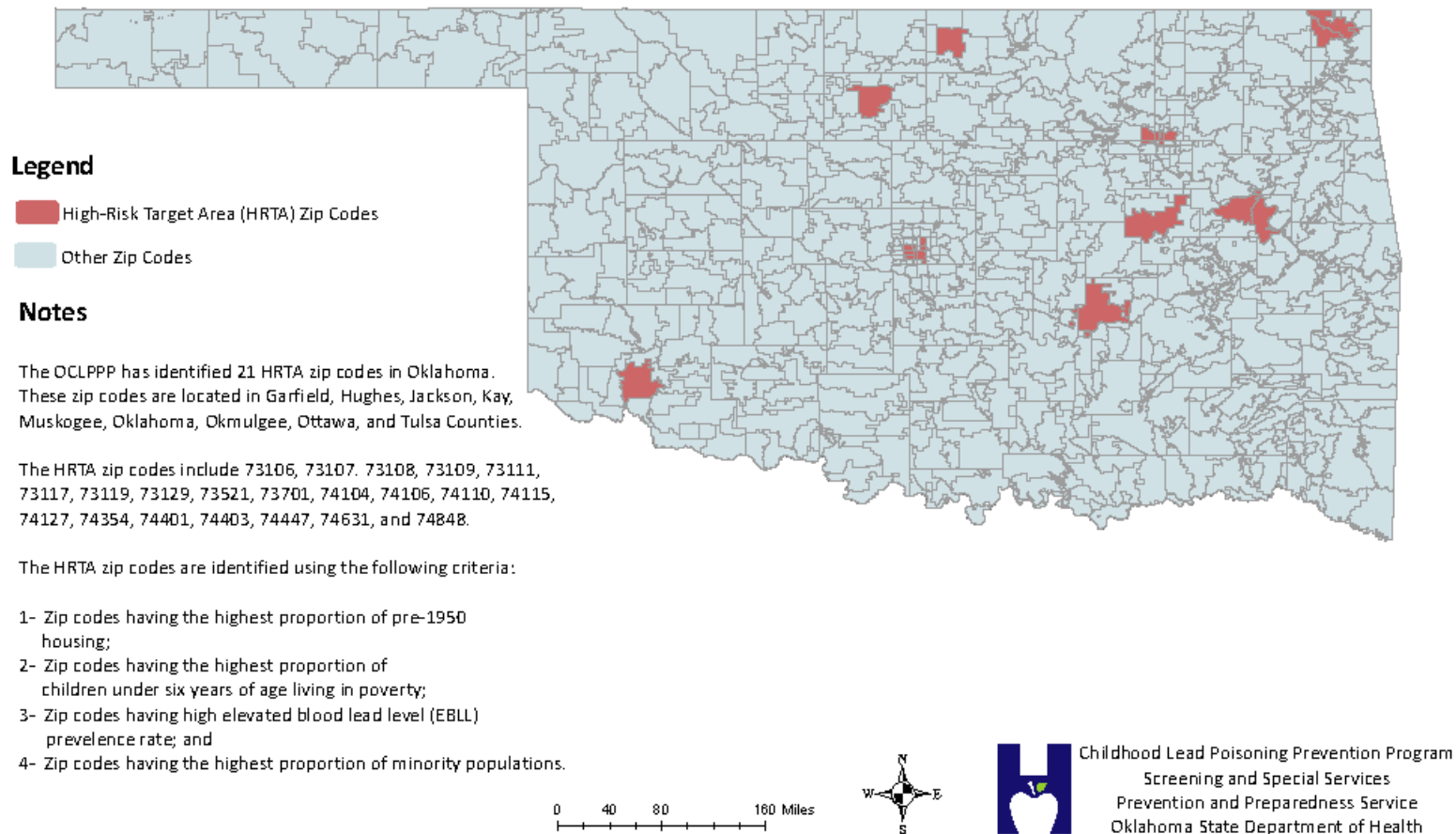
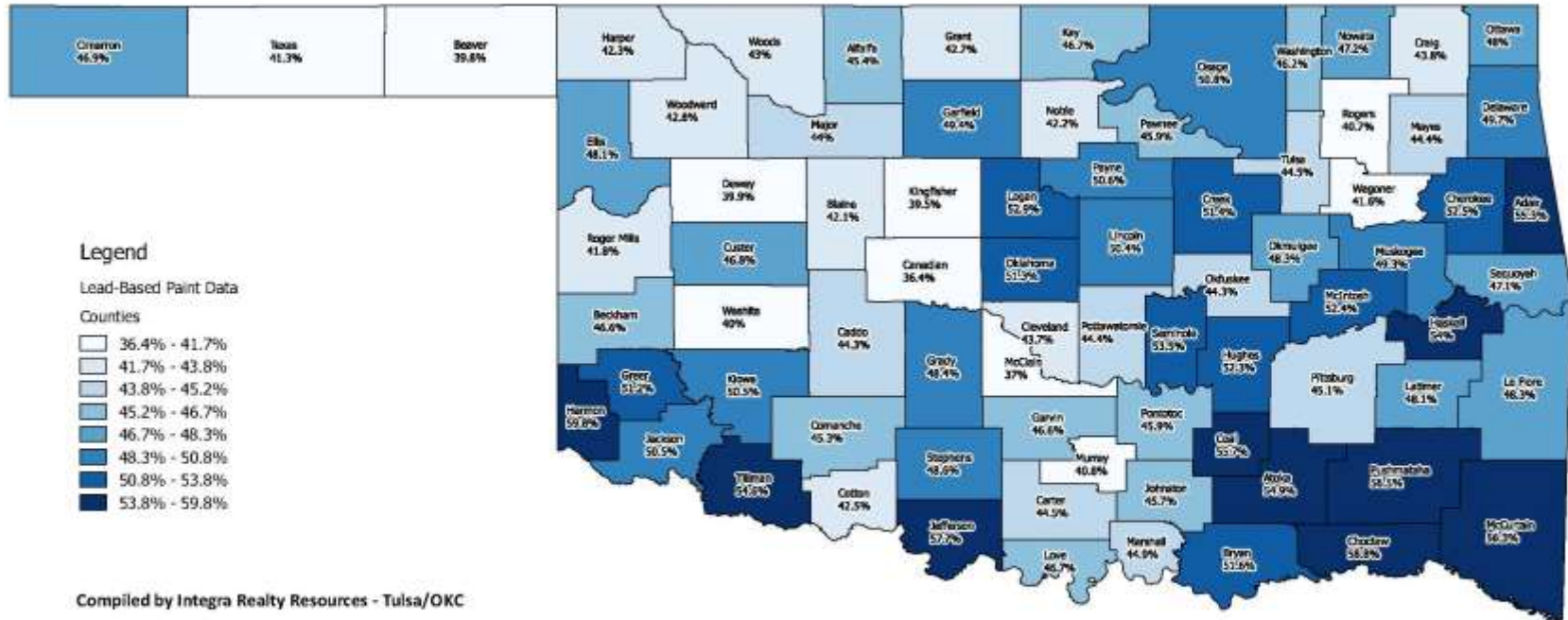


Exhibit #3

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



Compiled by Integra Realty Resources - Tulsa/OKC

Sources:
 HUD Comprehensive Housing Affordability Strategy Data 2007-2011, Table 13
 HUD American Healthy Homes Survey, Table 5-1

Conclusions

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

Muskogee County has undergone steady but modest growth during the past several years in population and economy. Between 2000 and 2010, the county saw annualized population growth of 0.22% per year, underperforming the rest of the state. Modest population growth is forecasted over the next five years. Population and household growth has been met with new housing development, both market rate and affordable in nature. For new homes, the median sale price of homes constructed since 2005 is estimated to be \$180,000: though this figure is reasonably affordable for some households, incomes in Muskogee County are notably lower than the rest of the state (median household income for the county is estimated to be \$37,058). New rental development has included Logandale Apartments (32 units) as well as affordable housing, such as the Manhattan Building (42 units for seniors), Timber Creek Estates (42 duplex units for families), and the Muskogee Arts District development which will include 36 affordable rental units in both single-family configuration, and 8 units in a historic building in downtown Muskogee. The Muskogee County Community Action Foundation has also been an active developer of affordable housing in the area.

Muskogee County has a relatively high rate of renters with high rent costs (44.98%) as well as homeowners with high ownership costs (21.33%). The county's poverty rate is also above the state, at 27.66% compared with 16.85% statewide.

In terms of disaster resiliency we note that 45 tornadoes have impacted the county between 1959 and 2014, with 37 injuries and five fatalities combined. Floodplains are an issue in many areas of the county, including the City of Muskogee, Fort Gibson, Taft, Haskell, Webber Falls and Porum.

Muskogee County is located within the Southeastern Oklahoma Continuum of Care (CoC), which provides services to the area's homeless populations among other functions. Throughout the entire Southeastern Oklahoma CoC, there are an estimated 442 homeless persons, 225 of which are estimated to be sheltered. Many in the region are chronically homeless (73 persons) and other notable subpopulations include the mentally ill and chronic substance abusers.

In terms of fair housing issues, many affordable housing units are located in areas at risk for poverty, and lack readily available transit. Some units are located in non-white enclaves, and near elevated numbers of persons with disabilities. Finally, 30 units are located in a food desert, and 48 units are further than 15 miles from a hospital.

Due to the age of the county's housing stock, lead-based paint hazards are an issue, with an estimated 5,107 occupied housing units with such hazards, and 611 of those units occupied by low-to-moderate income households with children under the age of 6 present.

In summary, it is apparent that new housing in several categories is required in Muskogee County. While the upper end of the market is being satisfied, the lower end of the population that requires rental and moderate cost ownership property has a more limited product available, though there has been significant development in terms of meeting the affordable housing needs of renters in recent years. As the population continues to grow in Muskogee County as a whole, this demand will continue to increase. We estimate the county will need 59 housing units for ownership and 29 housing units for rent over the next five years, in order to accommodate projected population and household growth. There is additional need for either rehabilitation or replacement of existing, older housing; housing with lead-based paint hazards should be a major focus of any such efforts. These units should include a mixture of both market rate rental units, affordable housing units, and housing for ownership affordable to a range of incomes.

Addendum A

Acknowledgments

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

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US Federal Emergency Management Agency, Harold Latham

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Oklahoma State Agencies

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Regional Council of Governments and Oklahoma Association of Regional Councils

Continuums of Care Network

Hazard Mitigation Plan personnel/administrators

Community economic development professionals

City Managers and Planners

Community Action Agencies

Chambers of Commerce

Affordable housing developers, owners and investors

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Addenda

Pathways, Patrice Pratt

Women's Resource Center, Vanessa Morrison

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Addendum B

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

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CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS
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EDUCATION:

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

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

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

RESEARCH INTERESTS:

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

WORK EXPERIENCE:

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

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

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

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

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

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

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

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

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

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

AWARDS:

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

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

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

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

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

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

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

COURSES TAUGHT:

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

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

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

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

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

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

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

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

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

PUBLICATIONS:

Refereed Journal Articles

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

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

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

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

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

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

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

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

PUBLICATIONS:

Refereed Journal Articles

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

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

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

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

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

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

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

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

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

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

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

Books

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

Book Chapters and Entries

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

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

Non-Refereed Publications

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

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

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

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

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

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

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

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

Books

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Book Chapters and Entries

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

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

Non-Refereed Publications

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

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

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

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

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

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

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

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

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

SPONSORED RESEARCH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFESSIONAL SERVICE AND AFFILIATIONS:

Professional Services

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

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

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

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

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

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

Member of the ICCHP Committee (2009-2010)

Member of DCP Faculty Council (2009-2012)

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

UF Commencement Marshall (2008-2010)

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

Professional Affiliations

American Planning Association

Oklahoma Chapter of the APA

Association of Collegiate Schools of Planning

Member of the Illinois Bar

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

Journal of the Community Development Society

Journal of Planning History

US-China Law Review

UF Journal of Law and Public Policy

Journal of Planning Education and Research

National Science Foundation

CONFERENCE PRESENTATIONS:

International Conferences-Refereed Presentations

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

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

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

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

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

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

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

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

National Conferences

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

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

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

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

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

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

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

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

Jourdan, D. Coming Home: The Relocation Effects of Expedited HOPE VI Revitalization Processes. Presented at the Urban Affairs Association, New Orleans, LA, 2011.

Zhao, J. and **Jourdan, D.** Zoning Variance Administration in Practice: Influencing Factors and Trends. Presented at the ACSP Conference in Minneapolis, MN, November, 2010.

Jourdan, D., Valuing Grief: A Proposal to Compensate Relocated Public Housing Residents for Intangibles. Presented at the ACSP Conference, Washington, D.C., October, 2009.

Jourdan, D., Garvin, E. and Stroud, N. Potential Legal Challenges to Form Based Codes: the Miami 21 Test Case. Presented at the IMLA Conference, Miami, FL, October, 2009.

Jourdan, D., Creating Regional Landbanks to Meet Rural Affordable Housing Needs. Presented at the Joint ACSP/AESOP Conference, Chicago, IL, July 2008.

VanZandt, S. and **Jourdan, D.** Landbanking to Meet Affordable Housing Needs. Presented at the National Conference of the American Planning Association Conference, Las Vegas, NV, April, 2008.

Jourdan, D. and Wieters, M. Serious Play: Constructing Learning to Promote Meaningful Dialogue in the Planning Classroom. Presented at the Association of Collegiate Schools of Planning National Conference, Fort Worth, TX, 2006.

Geideman, K. and **Jourdan, D.** Preserving Who's Neighborhood: The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. Presented at the Lincoln Land Institute, Cambridge, MA, 2006.

Jourdan, D., Sentencing Goldilocks. Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Public Housing: Is it Worth Preserving? Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Grieving for a Lost Home?: A Case Study of How Participation in an Intergenerational Planning Process Lessened the Pre-Relocation Grief Effects of Experienced by the Youth and Adult Residents of the McDaniel Glenn Public Housing Community in Atlanta. Presented at the Association of Collegiate Schools of Planning National, Portland, OR, 2004.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatter Settlements in Belize. Presented at Pace University, NYC, April 2004.

Jourdan, D., Increasing Youth Participation in the Planning Process. Presented at the Association of Collegiate Schools of Planning National Conference, Baltimore, MD, 2002.

National Conferences – Invited Discussant and/or Moderator

Jourdan, D. Institute for Quality Communities Placemaking Conference in Norman, OK (2013) on the topic of "Healthy, Walkable Communities."

Jourdan, D. Annual Conference of the ACSP in Washington D.C. (2009) on the topic of "Comparative Jurisprudence Relating to Takings and Due Process Law."

Jourdan, D. Joint ACSP/AESOP Conference, Chicago, IL, (2008) on the topic of "Comparative Legal Jurisprudence on Property Rights."

Jourdan, D. Annual Conference of the ACSP in Fort Worth, TX (2006) on the topic of "Researching Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Kansas City, MO (2005) on the topic of "Research Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Portland, OR (2004) on the topic of "What Planners Should Know About the Law."

Jourdan, D. Sustainable Campus Planning, Annual Conference of the ACSP in Baltimore, MD (2002).

State Conferences –Presentations by Invitation

Jourdan, D. The New Urbanism: Optimizing Imagination, Creativity, Innovation, and Human Flourishing, Presented at the State Creativity Forum in Oklahoma City, OK, November, 2013.

Jourdan, D. So You Want to Take on Your Sign Code, Presented at the State Conference of the Oklahoma Chapter of the American Planning Association in Tahlequah, OK, October, 2013.

Steiner, R., Blanco, A., and **Jourdan, D.** Parking as a Smart Growth Strategy, Presented at the Florida Chapter of the American Planning Association Conference September 2011.

Silver, C. and **Jourdan, D.** Legal Aspects of Sustainable Development, Presented at the Florida Chapter of the American Planning Association Conference, September, 2011.

Jourdan, D. The Land Use Revolution: The Tea Party's Influence on Planning Process. Presented at the Annual Conference of the Utah Land Institute, Salt Lake City, Utah, November 2011.

Jourdan, D., Measuring the Winds of Change: the Introduction of Qualitative Research Methods in Planning Processes. Presented at the Annual Conference of the Texas Chapter of the American Planning Association, Corpus Christi, TX (2006).

REFERENCES AVAILABLE UPON REQUEST



K. MEGHAN WIETERS, PH.D., AICP

University of Oklahoma, Regional & City Planning, 830 Van Vleet Oval - Gould Hall RM 162
 Norman, OK 73019, kmeghanwieters@ou.edu

EDUCATION

Texas A&M University
Ph.D in Urban Regional Science **2003 – August 2009**
 Dissertation: "Integrating Walking for Transportation and Physical Activity for Sedentary Office Workers In Texas"

University of Texas at Austin
Masters of Science in Community & Regional Planning **1993-1995**
 Thesis: "Building a Community: Transit Options in the Land Development Code and Land Development Process"

Trinity University
Bachelors of Arts **1989-1993**
 Majors: Philosophy, International Studies (concentration on Latin America), Minor: Spanish

TEACHING

Assistant Professor - University of Oklahoma		Fall 2009 – to present
RCPL 5813 Environmental Planning Methods	RCPL 5013 History and Theory of Urban Planning	
RCPL 5513 Subdivision Planning	RCPL 5823 Rural and Regional Planning	
RCPL 5493 Transportation and Land Use Planning	RCPL 5990 Public Health & Built Environment	

PREVIOUS RESEARCH POSITIONS & PRACTICE

Texas A&M University	August 2006
Graduate Assistant	May 2009
Texas Transportation Institute	August 2003 –
Graduate Research Assistant	August 2006
City of Austin - Transportation, Planning & Sustainability Department	August 1998 –
Principal Planner / Senior Planner	August 2003
Capital Metropolitan Transportation Authority	April 1994 –
Land Use/Transportation Planner	August 1998

PUBLICATIONS & REPORTS

Wieters, K M. Office Workers Stuck at their Desks: Built Environment Implications on Walk Trips. Under review – *Health & Place*, April 2014.

Wieters, K M. Advantages of Online Methods in Planning Research: Capturing Walking Habits in Different Built Environments. Under Review -- *Sage Open*, February 2014

Wieters, K M, Kim, J-H, Lee, C. "Assessment of Wearable Global Positioning System Units for Physical Activity Research", *Journal of Physical Activity & Health*, September 2012 (published)

Zietsman, J, Villa, J.C., Forrest, T. L., and Storey, J. M. (2005) "Mexican Truck Idling Emissions at the El Paso - Ciudad Juarez Border Location" Report 473700-00033. Prepared for Southwest Region University Transportation Center.



Zietsman, J., Bubbosh, P., Li, L., Bochner, B., Villa, J. (2005) "National Deployment Strategy for Truck Stop Electrification". Prepared for U.S. Environmental Protection Agency.

Zietsman, J., Bynum, J., Wieters, K., and Bochner, B. (2005) "Reducing School Bus Emissions in Texas". Prepared for Texas Department of Transportation. Proceedings of the 2005 Mid-Continent Transportation Research Symposium.

Wieters, K. and J. Borowiec. (2004) "An Examination of Methods for Increasing On-Airport Revenue". Prepared for Texas Department of Transportation: Aviation Division.

Hard, Ed. et al. (2003) "TxDOT Involvement in the Local Development Process", Report 4429-1.

CONFERENCE & INVITED PRESENTATIONS

Wieters, K, M Wiens, T.O. Bowman. Walkability: A Tool for Promoting Health, Better Planning and Building Community. Presentation at "Planning Oklahoma Together" OKAPA Conference, Tahlequah, OK, October 2013.

Gibson, H and K. Wieters, Talking Green in Red States. Kansas APA Conference, Manhattan, KS October 2013

Wieters, K. Teaching, Learning and Implementing Walkability in Oklahoma City. Oklahoma Service Learning Conference, "The Art of Teaching through Science of Service", Friday November 22, 2013

Wieters, K, D Hess, P Firth. Invited panelist for Pedestrian and Bicycle University Education, Transportation Research Board 82nd Annual Meeting, January 13-17, 2013.

Wieters, K, J Fees, and B McCann. Why should we care about those silly pedestrians and bicyclists? Barriers to Adoption of Complete Streets Ordinances in Cowboy Country. Presented paper at the Association of Collegiate Schools of Planning Conference, Cincinnati, OH, 2012

Wieters, K. Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work. Oklahoma Public Health Association Conference, Health Equity Caucus, April 2012

Wieters, K M, L Fithian, T McCuen, and C Barrett. Teaching How to Manage Competing Interests: Planners, Architects and Construction Science Students Developing a Subdivision Together. Presented paper at the Association of Collegiate Schools of Planning Conference, Salt Lake City, UT; 2011.

Wieters K M. Methodology in assessing walking behavior for office workers using online survey methods. Presented paper at the Association of Collegiate Schools of Planning Conference. Minneapolis, MN; 2010.

Lee C, Wieters M, Giusti C, Lord D. The Environment and Obesity among Latino Adults: A case study exploring the roles of built environments in promoting physical activity and reducing obesity among colonia residents. Inter-University Program for Latino Research. University of Notre Dame; 2010.

Wieters KM, Kim J-H, Lee C. A walk to grab a cup of coffee: Assessment of available research instruments for measuring physical activity. Presented paper at the Association of Collegiate Schools of Planning Conference Chicago, IL; 2008.

Jourdan, D., Wieters, K. "Serious Play: Constructing Learning To Promote Meaningful Dialogue In The Planning Classroom". Co-Presented paper at the Association of Collegiate Schools of Planning Conference. Milwaukee, WI; 2006.

INVITED LECTURES

University of Oklahoma
Department of Geography & Sustainability, Spring Colloquium
"Walking & Biking: Active Transportation and the Built Environment" January 2014

Kansas State University – Big 12 Fellowship

- The messiness of random sampling spatially Oct. 21, 2013
- Watershed Functions & Impacts from Development Oct. 21, 2013
- Creating an audit tool and operationalizing data Oct. 23, 2013
- Bicycle Facility Design & Planning Oct. 23, 2013
- Observational Methods Oct. 23, 2013
- Pedestrian Planning and Design: How does the environment we live in impact our lives? Oct. 2013
- Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work – Formal presentation to faculty and students Oct. 2013

Department of Biostatistics and Epidemiology College of Public Health,
University of Oklahoma Health Sciences Center

- Planning, Built Environment, and Public Health: How does the environment we live in impact our lives? March 11, 2013

GRANT FUNDING

Received Ed Cline Faculty Development Award (\$1450), Spring 2014
Received Big 12 Faculty Fellowship Program Award (\$2500) June 2013
Received College of Architecture IT recipient (\$3450) July 2013
Sooner Parents Mini-Grant Funding (\$500) for student mentoring –prepared and submitted to assist RCPL Student Planning Association July 2013
Received Junior Faculty Research (\$7,000) for summer research on rural planning and physical activity opportunities. University of Oklahoma, Summer 2012
Robert Wood Johnson Active Living Research Dissertation Grant (\$25,000), Texas A&M University, 2007

SERVICE

University-Level Service

- Advisory Committee Course Management Systems (ACCMS) Spring 2013

College-Level Service

- Graduate Liaison for Regional & City Planning Division (Fall 2013 – present)
- Graduate Research & Curriculum Committee (Fall 2013 – present)
- RCPL orientation (Fall 2010- present)
- Search committee for new RCPL hires, new LA hire (Summer 2011, Summer 2012, Spring 2013, Spring 2014)
- IT Committee (member since 2012), Chair (Fall 2013-Spring 2014)
- Model Shop Committee (member since 2012-Fall 2013)
- RCPL website (2011- present)
- GHGI committee (Gould Hall Green Initiative) (Fall 2011)
- Co-hosting and arranging guest seminar: Dr. Chanam Lee – "The Built Environment and Disparities in Physical Activity", December 2012.

SERVICE

State-level / City-Level Service

- President – Health Equity Caucus, subgroup of Oklahoma Public Health Association
- APA/AICP member
- Bicycle Advisory Committee, City of Norman – Committee member (Spring 2013 – 2016)

National-Level Service

- Secretary/Treasurer of Faculty Women’s Interest Group (FWIG), committee under Association of Collegiate Schools of Planning (ACSP).
- CDC Weight of the Nation Conference planning, Built Environment & Transportation Subcommittee
- Reviewer for Journal of Physical Activity and Health

Bryce C. Lowery, PhD

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 College of Architecture - Division of Regional and City Planning
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 Gould Hall 255
 Norman, OK 73019
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Academic Experience

Assistant Professor	2014 - present
<i>College of Architecture – Division of Regional and City Planning</i>	
<i>University of Oklahoma – Norman, OK</i>	

Education

Doctor of Philosophy – Policy, Planning, and Development	2014
<i>Sol Price School of Public Policy</i>	
<i>University of Southern California - Los Angeles, CA</i>	
<i>Dissertation: Social Construction of the Experience Economy: The spatial ecology of outdoor advertising in Los Angeles</i>	
Jack Dyckman Award - Best Dissertation in Planning & Development	
Committee:	David Sloane, PhD Tridib Banerjee, PhD Pierrette Hondagneu-Sotelo, PhD (Sociology)
Master of Landscape Architecture	2008
<i>College of Environmental Design</i>	
<i>California State Polytechnic University - Pomona, CA</i>	
Master of Science – Environmental Policy and Behavior	2000
<i>School of Natural Resources and Environment</i>	
<i>University of Michigan - Ann Arbor, MI</i>	
Bachelor of Arts – Economics and Environmental Studies	1996
<i>Dornsife College of Letters, Arts, and Sciences</i>	
<i>University of Southern California - Los Angeles, CA</i>	

Publications

The Prospects and Problems of Integrating Sketch Maps with Geographic Information Systems (GIS) to Understand Environmental Perception: A case study of mapping youth fear in Los Angeles gang neighborhoods	2014
<i>Environment and Planning B: Planning and Design</i> 41(2): 251-271. Curtis, J.W., E. Shiao, B. Lowery, D. Sloane, K. Hennigan and A. Curtis	
The Prevalence of Harmful Content on Outdoor Advertising in Los Angeles: Land use, community characteristics, and the spatial inequality of a public health nuisance	2014
<i>American Journal of Public Health</i> 104(4): 658–664. Lowery, B.C. and D.C. Sloane	

Presentations

**From Regional Center to Sign District:
 Regulating outdoor advertising in Los Angeles, 1881-2012**
Association of Collegiate Schools of Planning – Philadelphia, PA – November 1, 2014
 with David Sloane

- Do Farmers' Markets Improve the Availability of Healthy Foods for All Communities?**
A case study of 19 markets in Los Angeles.
Association of Collegiate Schools of Planning – Philadelphia, PA – October 30, 2014
 with Denise Payan, LaVonna Blair Lewis and David Sloane
- If You See Something, Say Something:**
Community response (and non-response) to outdoor advertising regulation in Los Angeles
Council of Educators in Landscape Architecture – Austin, TX – March 29, 2013
- The Spatial Ecology of Outdoor Advertising in Los Angeles:**
The unjust impact of the commercial landscape
Association of Collegiate Schools of Planning – Cincinnati, OH – November 3, 2012
 with David Sloane
- Employing Social Network Analysis to Understand the Formation of Sustainable Social Capital**
Council of Educators in Landscape Architecture - Tucson, AZ – January 15, 2009

Teaching Experience

- Assistant Professor**
University of Oklahoma – College of Architecture 2014-present
 Subdivision and Site Planning (graduate)
 Computer Mapping and GIS in Planning (graduate)
 Comprehensive Planning Studio (graduate)
- Lecturer**
University of California, Irvine – School of Social Ecology 2014
 Design and Planning Graphics (graduate)
- Teaching Assistant**
University of Southern California - Sol Price School of Public Policy 2008-2013
 Citizenship and Public Ethics (undergraduate)
 History of Planning and Development (undergraduate)
 Planning History and Urban Form (graduate)
 Smart Growth and Urban Sprawl (graduate)
 Urban Context for Policy and Planning (undergraduate)
 Urban Planning and Development (undergraduate)
 Urban Planning and Social Policy (graduate - online)
- Graduate Student Instructor**
University of Michigan - School of Natural Resources and Environment 1999-2000
 Introduction to Environmental Policy (undergraduate)
 Introduction to Natural Resource Management (undergraduate)

Other Experience

- Research Assistant** 2009 - 2014
Sol Price School of Public Policy - University of Southern California
- Editorial Assistant** – Terry L. Cooper 2011 - 2012
The Responsible Administrator;
An Approach to Ethics for the Administrative Role, 6th Edition. 2012.
- Research Associate** 2005 - 2006
Lodestar Management/Research Inc. (now Harder+Company)
- Project Coordinator** 2004 - 2005
Perinatal Advisory Council of Los Angeles County
- Community Researcher** 2002 - 2004
Children's Planning Council - Los Angeles County Board of Supervisors
- Assistant Director** 2000 - 2002
Health DATA Program - UCLA Center for Health Policy Research

Curriculum Coordinator <i>UCLA Labor, Occupational, Safety and Health Program</i>	2000
Research Coordinator <i>The Wild Thornberry's Television Series</i> <i>Klasky-Csupo Incorporated/Nickelodeon Studios</i>	1996 - 1998
<i>Activities and Service</i>	
Committee Member <i>University of Oklahoma</i> Anna Siprikova – Master of City and Regional Planning Thesis	2014 - present
Reviewer <i>American Journal of Public Health</i> <i>Council of Educators in Landscape Architecture</i>	
Member <i>American Planning Association</i> <i>American Public Health Association</i> <i>American Society of Landscape Architects</i> <i>Association of American Geographers</i> <i>Environmental Design Research Association</i>	
Member <i>Creating/Making Facilities Coordination Team</i> <i>University of Oklahoma – College of Architecture</i>	2014 - present
Member <i>Billboard and Visual Landscape Visioning Group</i> <i>City of Los Angeles</i>	2013
Area Chairperson <i>Hollywood Hills West Neighborhood Council – Area 2: Cahuenga Pass</i> <i>City of Los Angeles</i>	2010 - 2012
Vice-Chairperson	2010 - 2012
Appointee <i>Cahuenga/Ventura Corridor Specific Plan Review Board</i> <i>City of Los Angeles - Council District 4</i>	2008 - 2012
President	2011 - 2012
Member <i>Cahuenga Pass Property Owners' Association</i>	2000 - 2012

Byron DeBruler

DeBruler, Inc.

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United States of America

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BACKGROUND SUMMARY

Executive Manager with extensive experience in public sector resource design, management and evaluation. Knowledge and skills include: structuring and design of state and local service programs and initiatives, developing written proposals for project financing, identifying community economic development resources and training.

EXPERIENCE

DeBruler, Inc.

Vice President, Oklahoma City, August 2001 to Present

Provide services including:

- ✓ Researching public and private resources and preparing applications for financial assistance in response to client requests for economic and community development projects.
- ✓ Technical assistance to nonprofits and units of local government regarding federal and state resources and structuring project-beneficial partnerships; preparing strategic and business plans for public and private sector entities.
- ✓ Group facilitation services.
- ✓ Technical training for nonprofits and units of local government regarding federal and state financial assistance programs. Conducting organizational assessments and developing capacity building curriculums.

Oklahoma Housing Finance Agency

Team Leader, Housing Development Team, Oklahoma City, July 1998 to July 2001

Provided direct supervision and oversight of sixteen staff engaged in the administration of multiple federal and state affordable housing program resources.

While employed by the agency:

- ✓ Reorganized state's Single Family Mortgage Revenue Bond, Low-income Housing Tax Credit, HOME Investment Partnerships and Housing Trust Fund Programs into a single work unit.
- ✓ Streamlined Low-income Housing Tax Credit Program administrative rules to provide for market responsive design flexibility.
- ✓ Streamlined affordable housing resources by developing a singular application package and process for the agency's affordable housing development resources and established e-information network.
- ✓ Facilitated the development of working partnerships between the state's nonprofit and for-profit housing development organizations and agency's mortgage revenue bond lenders.
- ✓ Financed the development of affordable housing by leveraging public sector development funds with private investments.

- ✓ Facilitated legislative task force on rural affordable housing issues and devised legislative and programmatic actions to spur rural development.
- ✓ Developed, financed and implemented the state's first statewide affordable housing market analysis in partnership with a major university center.
- ✓ Drafted enabling legislation, capitalized and implemented state's Housing Trust Fund.

Oklahoma Department of Commerce

Program Manager/Department Head, Oklahoma City, March 1988 to July 1998

- ✓ In response to market-based demand, directed a team of professional agency staff with diverse skills, in the redesign of the state's HOME Investment Partnerships Program from primarily rehabilitation services to the production of rural affordable housing units.
- ✓ Led HOME Program administrative team in the relocation of the Program from its state agency environment to the Oklahoma Housing Finance Agency, a public trust.
- ✓ Leveraged HOME Program development resources with other public and private debt capital to finance the development of rural affordable housing statewide.
- ✓ Formulated and implemented a legislative agenda to enact and capitalizing the state's Housing Trust Fund.
- ✓ Provided daily oversight and administration for several state administered federal programs including: U.S. Department of Energy State Energy Program, Community Development Block Grant, HOME Investment Partnerships, Rental Rehabilitation, Solar Energy and Energy Conservation Bank, and State Appropriated Funds for regional councils of government.

City of Oklahoma City January 1984 to February 1988

Division Head, Code Inspections Division/Department of Environmental Services

Assistant Superintendent, Utility Services Division/Water Department

Administrative Assistant, Street Maintenance Division, Public Works Department

Management Intern, Personnel Department

EDUCATION

Masters of Public Administration, University of Oklahoma 1983

Bachelor of Arts Political Science, University of Oklahoma, 1979