

Housing Needs Assessment
Woods County

Prepared For:

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

Effective Date of the Analysis:

December 18, 2016

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





January 13, 2016

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

SUBJECT: Housing Needs Assessment
 Woods County
 IRR - Tulsa/OKC File No. 140-2015-0089

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 Woods County Residential Housing Market Analysis. Analyst Tyler Bowers personally inspected the Woods County area during the month of December 2015 to collect the data used in the preparation of the Woods 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
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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,

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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 Woods County is projected to grow by 1.04% per year over the next five years, outperforming the State of Oklahoma.
2. Woods County is projected to need a total of 139 housing units for ownership and 71 housing units for rent over the next five years.
3. Median Household Income in Woods County is estimated to be \$51,893 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Woods County is estimated to be 15.38%, compared with 16.85% for Oklahoma.
4. Homeowner vacancy rates in Woods County are lower than the state averages, but rental vacancy rates are higher than the state averages.
5. Home values and rental rates in Woods County are also lower than the state averages.
6. Average sale price for homes in Alva was \$94,277 in 2015, with an average price per square foot of \$64.71. The average year of construction of homes sold in 2015 is estimated to be 1946. The average price of homes constructed since 2005 (and sold since January 2014) is estimated to be \$212,450 or \$108.50 per square foot.

7. Approximately 30.89% of renters and 9.89% 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. Create a shelter registry for location of individual and business-based shelters (online or paper)
4. Tornadoes (1959-2014): Number: 48 Injuries:5 Fatalities: 0 Damages (1996-2014): \$260,000.00
5. Social Vulnerability: Below state score at the county level; The census tract near Alva has increased social vulnerability
6. Floodplain: updated flood maps not available

Homelessness Specific Findings

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

Fair Housing Specific Findings

1. Units located further than 15 miles from a hospital: 2
2. Units that lack readily available transit: 65

Lead-Based Paint Specific Findings

1. We estimate there are 1,047 occupied housing units in Woods County with lead-based paint hazards.
2. 450 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 137 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 Woods 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 Woods 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 Woods 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 Woods County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Woods County area.

Effective Date of Consultation

The Woods County area was inspected and research was performed during December, 2015. The effective date of this analysis is December 18, 2016. The date of this report is January 13, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

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

Data Sources

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

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

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

Woods County Analysis

Area Information

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

Wood County is located in northwest Oklahoma. The county is bordered on the north by Kansas, on the west by Major, Woodward, and Harper counties, on the south by Woodward and Major counties, and on the east by Alfalfa and Major counties. The Wood County Seat is Alva, which is located in the east central part of the county. This location is approximately 186 miles northwest of Tulsa and 152 miles northwest of Oklahoma City.

Woods County has a total area of 1,290 square miles (1,286 square miles of land, and 4 square miles of water), ranking 10th out of Oklahoma's 77 counties in terms of total area. The total population of Woods County as of the 2010 Census was 8,878 persons, for a population density of 7 persons per square mile of land.

Access and Linkages

The county has average accessibility to state and national highway systems. Multiple major highways intersect within Wood. These are US-281, US-64, OK-14, OK-45, OK-11, and OK-34. The nearest interstate highway is I-35, which is located approximately 56.1 miles east of the county. The county also has an intricate network of county roadways.

Alva Regional Airport is located just south of Alva. The airport operates two primary runways measuring 4,999 feet in length of concrete and 4,386 feet in length of asphalt. The nearest full-service commercial airport is the Will Rogers World Airport, located 152 miles southeast in Oklahoma City.

Educational Facilities

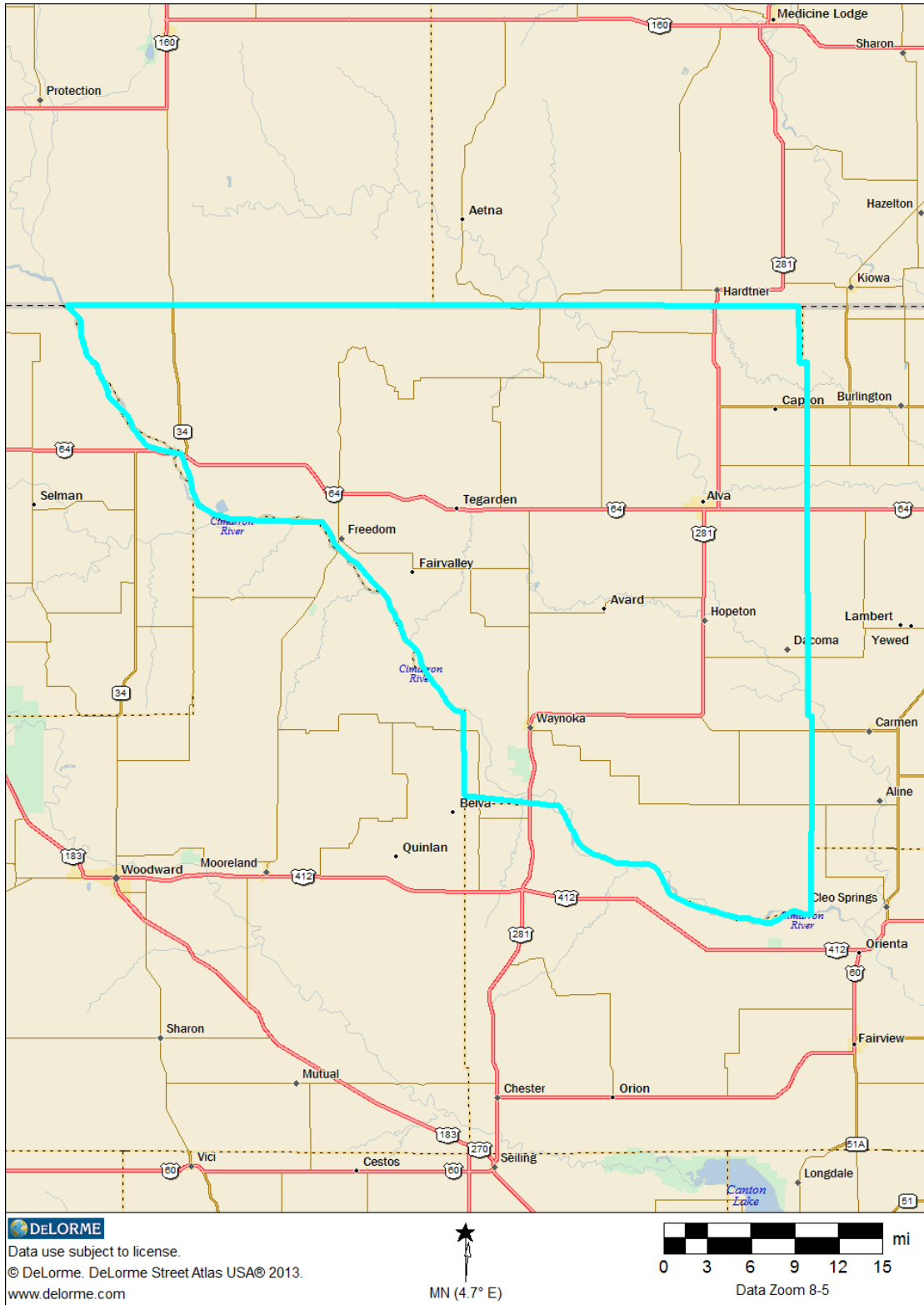
All of the county communities have public school facilities. Alva is served by Alva Public Schools which operates one high school, one middle school, two elementary schools, as well as one early childhood learning center. Alva is home to Northwestern Oklahoma State University, a public regional university offering a wide variety of undergraduate degree programs as well as complete master's degree

programs in education, counseling psychology and American Studies. Northwestern Oklahoma State has branch campuses in Woodward and Enid, and enrollment of over 2,200 students.

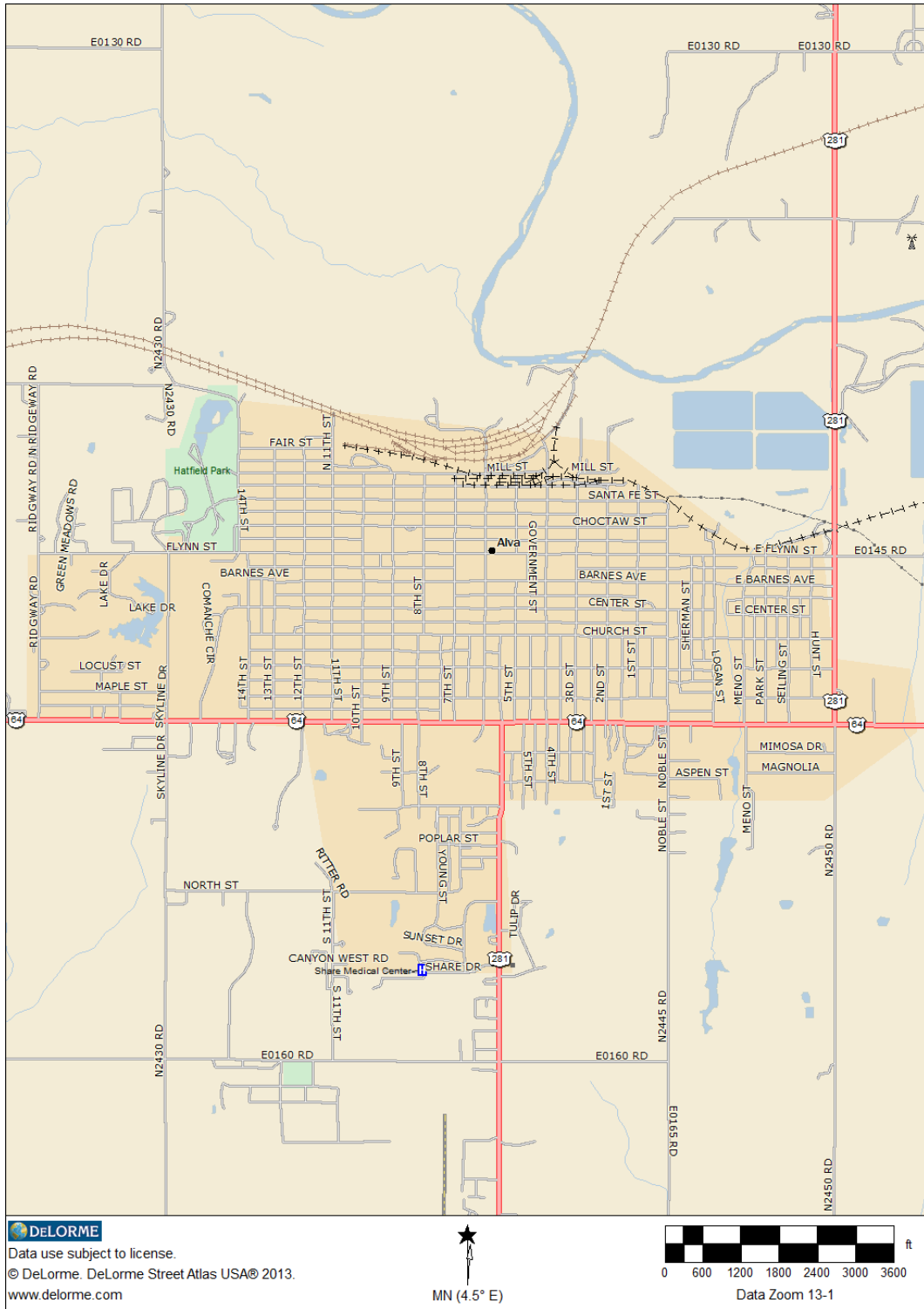
Medical Facilities

Medical services are provided by the Share Medical Center, an acute-care hospital offering surgical, emergency, and in and outpatient's services. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Woods County Area Map



Alva Area Map



Demographic Analysis

Population and Households

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

Population Levels and Annual Changes							
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Alva	5,288	4,945	-0.67%	5,093	0.59%	5,356	1.01%
Woods County	9,089	8,878	-0.23%	9,233	0.79%	9,721	1.04%
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 Woods County was 8,878 persons as of the 2010 Census, a -0.23% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Woods County to be 9,233 persons, and projects that the population will show 1.04% annualized growth over the next five years.

The population of Alva was 4,945 persons as of the 2010 Census, a -0.67% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Alva to be 5,093 persons, and projects that the population will show 1.01% annualized growth over the next five years.

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

Households Levels and Annual Changes							
Total Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Alva	2,205	2,107	-0.45%	2,025	-0.79%	2,141	1.12%
Woods County	3,684	3,533	-0.42%	3,679	0.81%	3,889	1.12%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Alva	1,262	1,134	-1.06%	1,107	-0.48%	1,171	1.13%
Woods County	2,243	2,113	-0.60%	2,198	0.79%	2,325	1.13%
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, Woods County had a total of 3,533 households, representing a -0.42% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Woods County to have 3,679 households. This number is expected to experience a 1.12% annualized rate of growth over the next five years.

As of 2010, Alva had a total of 2,107 households, representing a -0.45% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Alva to have 2,025 households. This number is expected to experience a 1.12% 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 Woods County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity				
Single-Classification Race	Alva		Woods County	
	No.	Percent	No.	Percent
Total Population	4,923		8,849	
White Alone	4,409	89.56%	7,858	88.80%
Black or African American Alone	140	2.84%	327	3.70%
Amer. Indian or Alaska Native Alone	52	1.06%	129	1.46%
Asian Alone	18	0.37%	50	0.57%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	4	0.05%
Some Other Race Alone	98	1.99%	180	2.03%
Two or More Races	206	4.18%	301	3.40%
Population by Hispanic or Latino Origin				
	Alva		Woods County	
	No.	Percent	No.	Percent
Total Population	4,923		8,849	
Hispanic or Latino	173	3.51%	451	5.10%
<i>Hispanic or Latino, White Alone</i>	171	98.84%	333	73.84%
<i>Hispanic or Latino, All Other Races</i>	2	1.16%	118	26.16%
Not Hispanic or Latino	4,750	96.49%	8,398	94.90%
<i>Not Hispanic or Latino, White Alone</i>	4,238	89.22%	7,525	89.60%
<i>Not Hispanic or Latino, All Other Races</i>	512	10.78%	873	10.40%

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

In Woods County, racial and ethnic minorities comprise 14.96% of the total population. Within Alva, racial and ethnic minorities represent 13.91% of the population.

Population by Age

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

Woods 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	8,878		9,233		9,721			
Age 0 - 4	533	6.00%	533	5.77%	566	5.82%	0.00%	1.21%
Age 5 - 9	446	5.02%	514	5.57%	548	5.64%	2.88%	1.29%
Age 10 - 14	432	4.87%	481	5.21%	528	5.43%	2.17%	1.88%
Age 15 - 17	256	2.88%	348	3.77%	378	3.89%	6.33%	1.67%
Age 18 - 20	752	8.47%	556	6.02%	535	5.50%	-5.86%	-0.77%
Age 21 - 24	912	10.27%	832	9.01%	691	7.11%	-1.82%	-3.65%
Age 25 - 34	1,137	12.81%	1,361	14.74%	1,523	15.67%	3.66%	2.27%
Age 35 - 44	841	9.47%	929	10.06%	1,098	11.30%	2.01%	3.40%
Age 45 - 54	1,067	12.02%	990	10.72%	899	9.25%	-1.49%	-1.91%
Age 55 - 64	979	11.03%	1,070	11.59%	1,090	11.21%	1.79%	0.37%
Age 65 - 74	774	8.72%	821	8.89%	1,003	10.32%	1.19%	4.09%
Age 75 - 84	503	5.67%	541	5.86%	579	5.96%	1.47%	1.37%
Age 85 and over	246	2.77%	257	2.78%	283	2.91%	0.88%	1.95%
<i>Age 55 and over</i>	<i>2,502</i>	<i>28.18%</i>	<i>2,689</i>	<i>29.12%</i>	<i>2,955</i>	<i>30.40%</i>	<i>1.45%</i>	<i>1.90%</i>
<i>Age 62 and over</i>	<i>1,571</i>	<i>17.69%</i>	<i>1,683</i>	<i>18.23%</i>	<i>1,909</i>	<i>19.64%</i>	<i>1.39%</i>	<i>2.55%</i>
Median Age	34.7		34.9		35.8		0.12%	0.51%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Woods County is 34.9 years. This compares with the statewide figure of 36.6 years. Approximately 5.77% of the population is below the age of 5, while 18.23% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.55% per year.

Alva Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	4,945		5,093		5,356			
Age 0 - 4	304	6.15%	302	5.93%	321	5.99%	-0.13%	1.23%
Age 5 - 9	238	4.81%	298	5.85%	316	5.90%	4.60%	1.18%
Age 10 - 14	221	4.47%	254	4.99%	306	5.71%	2.82%	3.80%
Age 15 - 17	130	2.63%	202	3.97%	215	4.01%	9.21%	1.26%
Age 18 - 20	513	10.37%	371	7.28%	352	6.57%	-6.28%	-1.05%
Age 21 - 24	641	12.96%	539	10.58%	433	8.08%	-3.41%	-4.29%
Age 25 - 34	696	14.07%	849	16.67%	934	17.44%	4.05%	1.93%
Age 35 - 44	444	8.98%	507	9.95%	643	12.01%	2.69%	4.87%
Age 45 - 54	506	10.23%	475	9.33%	449	8.38%	-1.26%	-1.12%
Age 55 - 64	460	9.30%	484	9.50%	473	8.83%	1.02%	-0.46%
Age 65 - 74	378	7.64%	384	7.54%	463	8.64%	0.32%	3.81%
Age 75 - 84	264	5.34%	271	5.32%	282	5.27%	0.52%	0.80%
Age 85 and over	150	3.03%	157	3.08%	169	3.16%	0.92%	1.48%
<i>Age 55 and over</i>	<i>1,252</i>	<i>25.32%</i>	<i>1,296</i>	<i>25.45%</i>	<i>1,387</i>	<i>25.90%</i>	<i>0.69%</i>	<i>1.37%</i>
<i>Age 62 and over</i>	<i>780</i>	<i>15.77%</i>	<i>800</i>	<i>15.71%</i>	<i>887</i>	<i>16.56%</i>	<i>0.51%</i>	<i>2.08%</i>
Median Age	31.1		31.8		32.9		0.45%	0.68%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Alva is 31.8 years. This compares with the statewide figure of 36.6 years. Approximately 5.93% of the population is below the age of 5, while 15.71% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.08% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Alva		Woods County	
	No.	Percent	No.	Percent
Total Families:	1,005		1,948	
Married-Couple Family:	792	78.81%	1,557	79.93%
With Children Under 18 Years	296	29.45%	534	27.41%
No Children Under 18 Years	496	49.35%	1,023	52.52%
Other Family:	213	21.19%	391	20.07%
Male Householder, No Wife Present	71	7.06%	130	6.67%
With Children Under 18 Years	33	3.28%	91	4.67%
No Children Under 18 Years	38	3.78%	39	2.00%
Female Householder, No Husband Present	142	14.13%	261	13.40%
With Children Under 18 Years	79	7.86%	141	7.24%
No Children Under 18 Years	63	6.27%	120	6.16%
Total Single Parent Families	112		232	
Male Householder	33	29.46%	91	39.22%
Female Householder	79	70.54%	141	60.78%

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

As shown, within Woods County, among all families 11.91% are single-parent families, while in Alva, the percentage is 11.14%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	4,795		8,125		3,702,515	
Under 18 Years:	996		1,707		933,738	
With One Type of Disability	31	3.11%	52	3.05%	33,744	3.61%
With Two or More Disabilities	67	6.73%	67	3.93%	11,082	1.19%
No Disabilities	898	90.16%	1,588	93.03%	888,912	95.20%
18 to 64 Years:	3,118		5,040		2,265,702	
With One Type of Disability	161	5.16%	265	5.26%	169,697	7.49%
With Two or More Disabilities	222	7.12%	276	5.48%	149,960	6.62%
No Disabilities	2,735	87.72%	4,499	89.27%	1,946,045	85.89%
65 Years and Over:	681		1,378		503,075	
With One Type of Disability	155	22.76%	249	18.07%	95,633	19.01%
With Two or More Disabilities	169	24.82%	314	22.79%	117,044	23.27%
No Disabilities	357	52.42%	815	59.14%	290,398	57.72%
Total Number of Persons with Disabilities:	805	16.79%	1,223	15.05%	577,160	15.59%

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

Within Woods County, 15.05% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Alva the percentage is 16.79%.

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

2013 Population by Veteran and Disability Status						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	3,515		6,134		2,738,788	
Veteran:	342	9.73%	676	11.02%	305,899	11.17%
With a Disability	154	45.03%	267	39.50%	100,518	32.86%
No Disability	188	54.97%	409	60.50%	205,381	67.14%
Non-veteran:	3,173	90.27%	5,458	88.98%	2,432,889	88.83%
With a Disability	532	16.77%	816	14.95%	430,610	17.70%
No Disability	2,641	83.23%	4,642	85.05%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Woods County, the Census Bureau estimates there are 676 veterans, 39.50% of which have one or more disabilities (compared with 32.86% at a statewide level). In Alva, there are an estimated 342 veterans, 45.03% of which are estimated to have a disability.

Group Quarters Population

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

2010 Group Quarters Population

	Alva		Woods County	
	No.	Percent	No.	Percent
Total Population	4,945		8,878	
Group Quarters Population	378	7.64%	1,005	11.32%
Institutionalized Population	101	2.04%	728	8.20%
Correctional facilities for adults	8	0.16%	585	6.59%
Juvenile facilities	0	0.00%	29	0.33%
Nursing facilities/Skilled-nursing facilities	93	1.88%	114	1.28%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	277	5.60%	277	3.12%
College/University student housing	277	5.60%	277	3.12%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	0	0.00%	0	0.00%

Source: 2010 Decennial Census, Table P42

The percentage of the Woods County population in group quarters is somewhat higher than the statewide figure, which was 2.99% in 2010. The higher percentage of group quarters population is due to the Bill Johnson Correctional Center in Alva, as well as students living in housing at Northwestern Oklahoma State University.

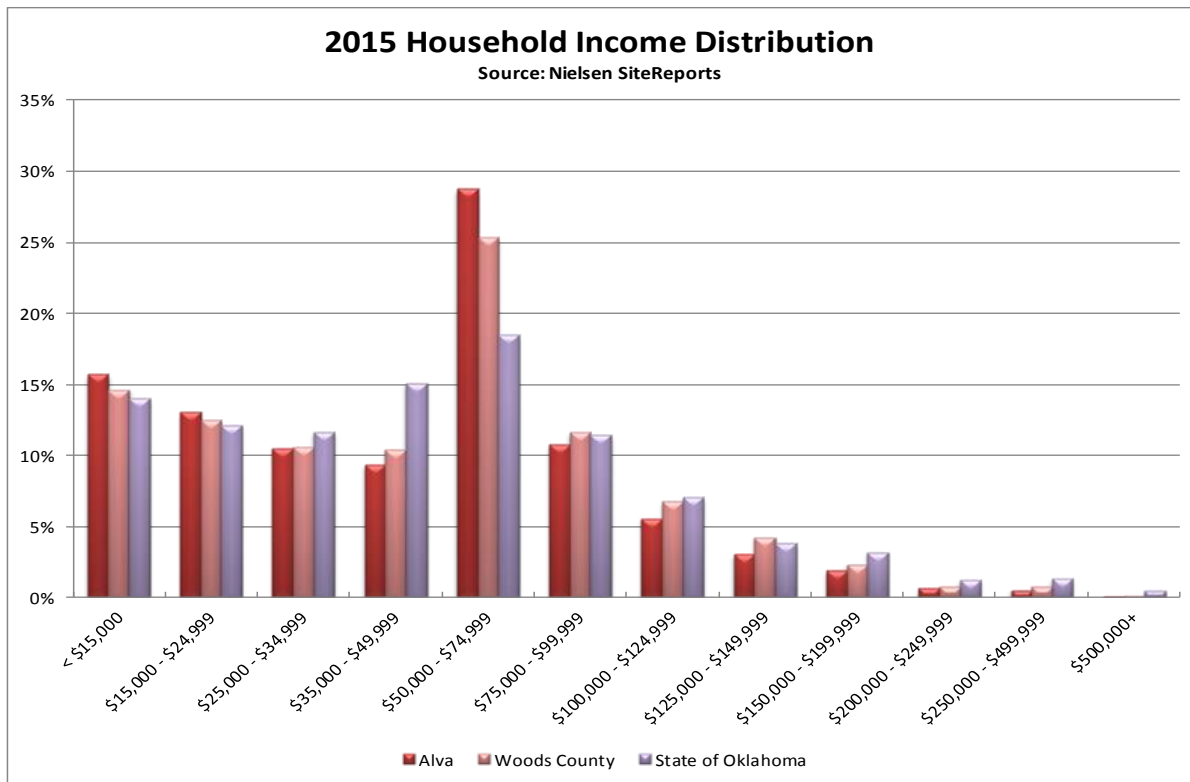
Household Income Levels

Data in the following chart shows the distribution of household income in Woods 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						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	2,025		3,679		1,520,327	
< \$15,000	318	15.70%	538	14.62%	213,623	14.05%
\$15,000 - \$24,999	264	13.04%	459	12.48%	184,613	12.14%
\$25,000 - \$34,999	213	10.52%	389	10.57%	177,481	11.67%
\$35,000 - \$49,999	189	9.33%	383	10.41%	229,628	15.10%
\$50,000 - \$74,999	582	28.74%	931	25.31%	280,845	18.47%
\$75,000 - \$99,999	218	10.77%	427	11.61%	173,963	11.44%
\$100,000 - \$124,999	113	5.58%	248	6.74%	106,912	7.03%
\$125,000 - \$149,999	62	3.06%	156	4.24%	57,804	3.80%
\$150,000 - \$199,999	39	1.93%	86	2.34%	48,856	3.21%
\$200,000 - \$249,999	14	0.69%	28	0.76%	18,661	1.23%
\$250,000 - \$499,999	11	0.54%	28	0.76%	20,487	1.35%
\$500,000+	2	0.10%	6	0.16%	7,454	0.49%
Median Household Income	\$51,224		\$51,893		\$47,049	
Average Household Income	\$56,014		\$59,825		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Woods County is estimated to be \$51,893 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Alva, median household income is estimated to be \$51,224. Compared with the rest of the state, Woods County and Alva have much higher concentrations of households with incomes between \$50,000 and \$75,000.



Household Income Trend

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

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Alva	\$27,432	\$51,224	3.98%	2.40%	1.58%
Woods County	\$28,927	\$51,893	3.72%	2.40%	1.32%
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, Woods County saw growth in “real” median household income, while 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 unique to Woods County, while Oklahoma is on par



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

	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Alva	17.13%	19.13%	200	0.00%	62.03%
Woods County	14.97%	15.38%	41	0.00%	42.55%
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 Woods County is estimated to be 15.38% by the American Community Survey. This is an increase of 41 basis points since the 2000 Census. Within Alva, the poverty rate is estimated to be 19.13%. 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 Woods 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)
Woods County	4,165	5,498	5.71%	4.6%	2.7%	-190
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

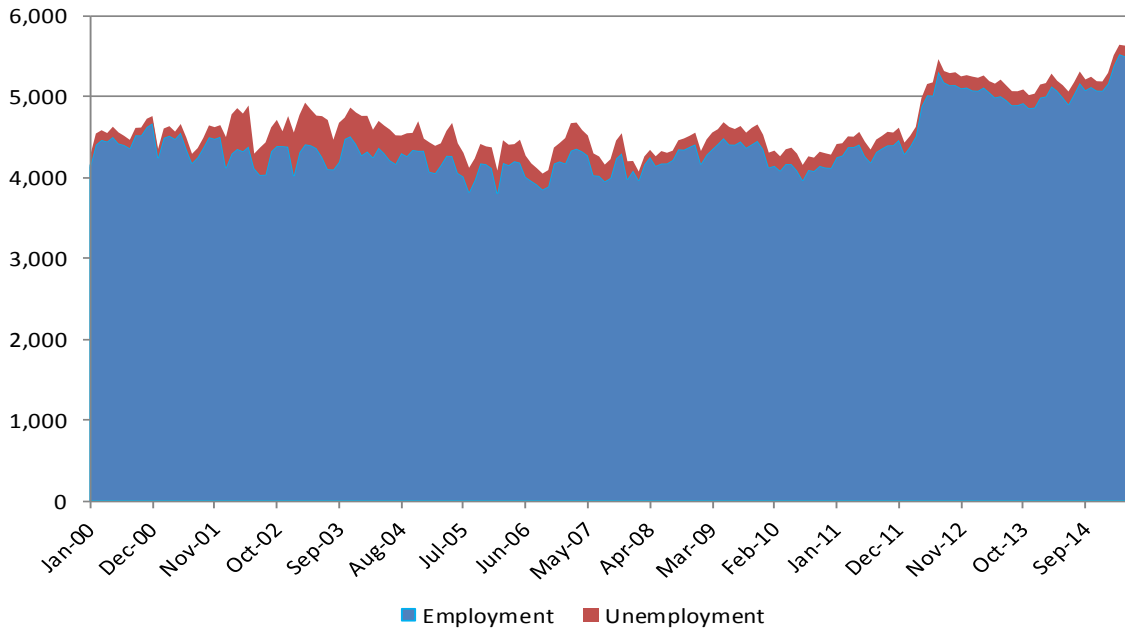
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Woods County was 5,498 persons. Compared with figures from May 2010, this represents annualized employment growth of 5.71% per year. The unemployment rate in May was 2.7%, a decrease of -190 basis points from May 2010, which was 4.6%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Woods County has outperformed both the state and nation in these statistics.

Employment Level Trends

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

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



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

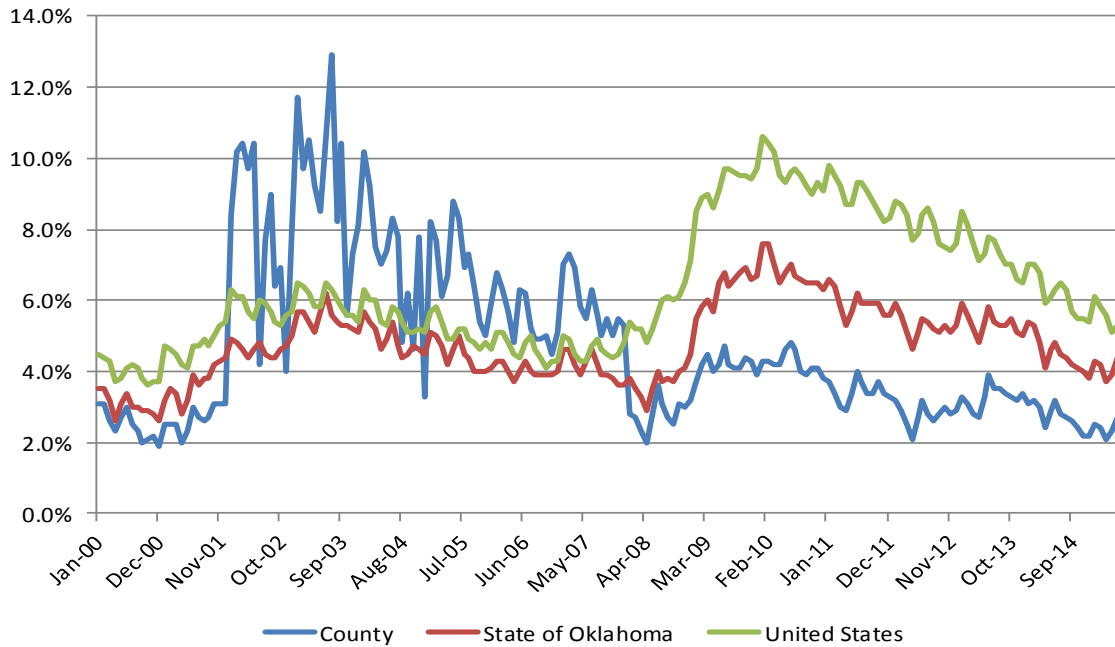
As shown, total employment levels have generally trended upward from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has continued to grow to its current level of 5,498 persons. The number of unemployed persons in May 2015 was 154, out of a total labor force of 5,652 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Woods 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 Woods 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 Woods County increased drastically starting in 2001 and remaining extremely volatile until 2008, 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 2.7%. On the whole, unemployment rates in Woods County track very well with statewide figures but are typically below the state. Compared with the United States, unemployment rates in Woods County and Oklahoma are and have historically been well below the national average.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Woods 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.

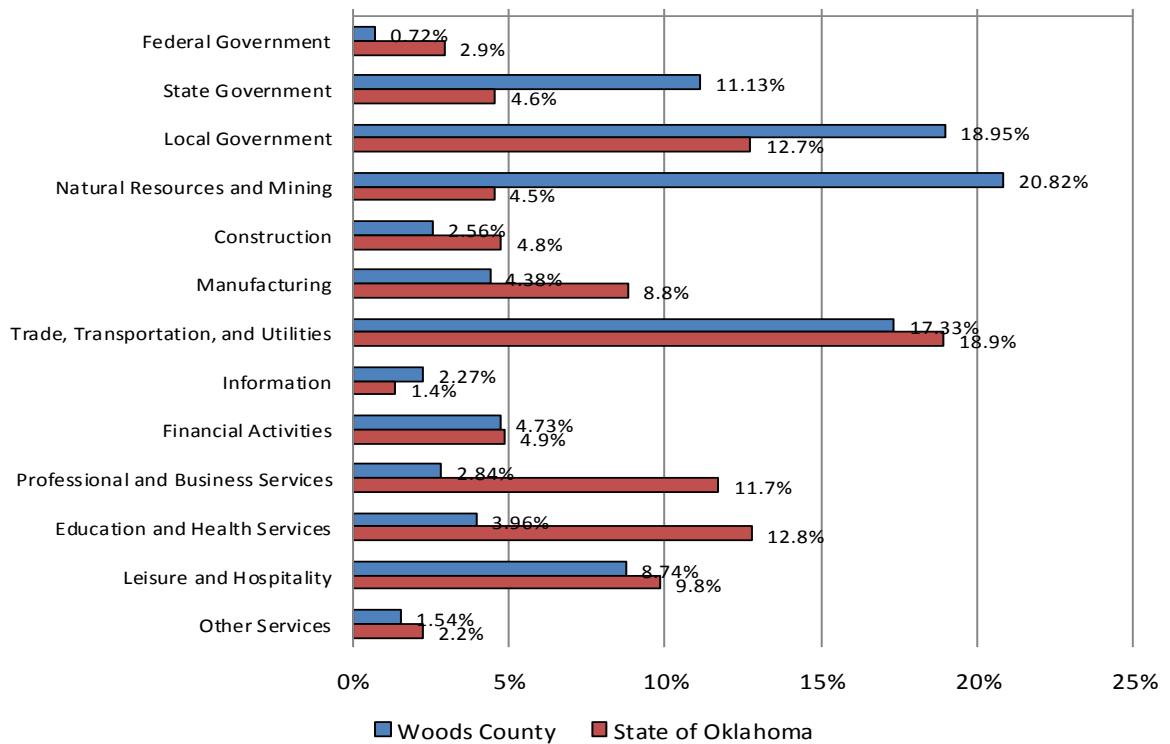


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	6	29	0.72%	\$46,503	0.36
State Government	13	447	11.13%	\$36,517	3.35
Local Government	28	761	18.95%	\$30,964	1.88
Natural Resources and Mining	37	836	20.82%	\$76,197	13.72
Construction	22	103	2.56%	\$54,400	0.57
Manufacturing	10	176	4.38%	\$24,623	0.49
Trade, Transportation, and Utilities	79	696	17.33%	\$31,574	0.91
Information	8	91	2.27%	\$27,115	1.13
Financial Activities	37	190	4.73%	\$43,992	0.84
Professional and Business Services	32	114	2.84%	\$49,694	0.20
Education and Health Services	17	159	3.96%	\$31,193	0.26
Leisure and Hospitality	31	351	8.74%	\$14,009	0.82
Other Services	20	62	1.54%	\$21,228	0.50
Total	337	4,016		\$40,984	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 (20.82%) are employed in Natural Resources and Mining. The average annual pay in this sector is \$76,197 per year. The industry with the highest annual pay is Natural Resources and Mining, with average annual pay of \$76,197 per year.

The rightmost column of the previous table provides location quotients for each industry for Woods 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 (Woods 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 Woods County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 13.72. Among private employers, the largest is Natural Resources and Mining, with a quotient of 13.72.

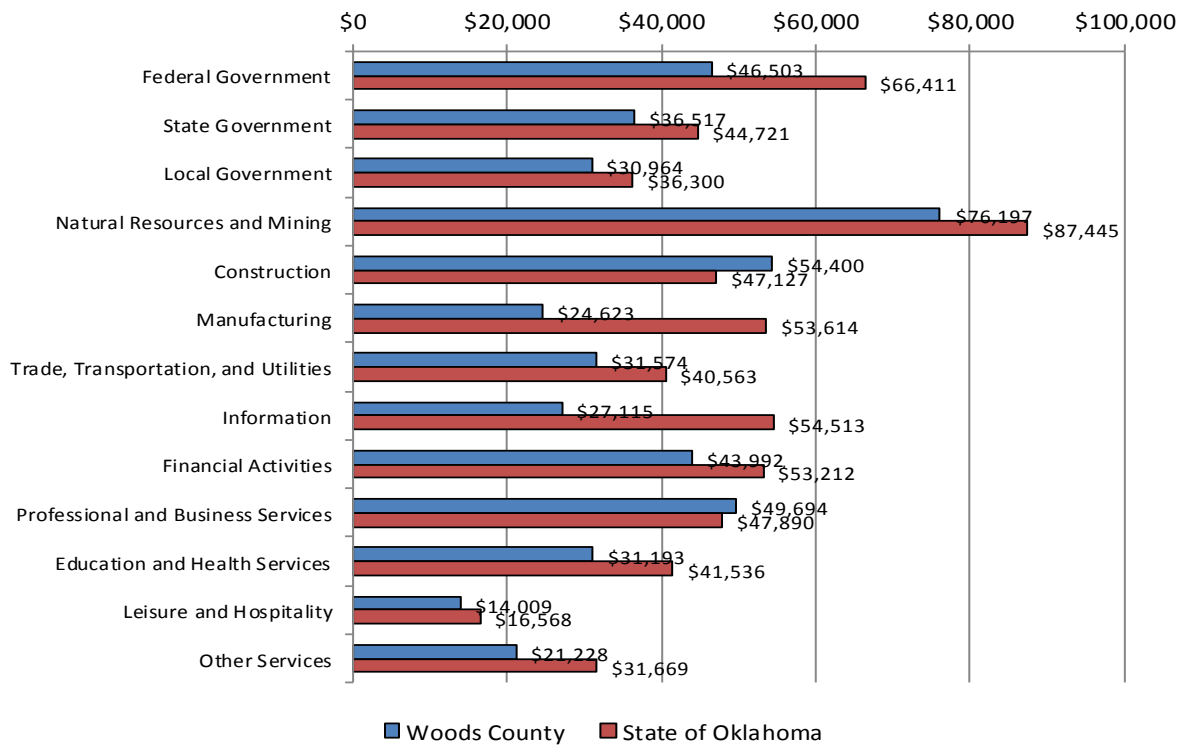
The next table presents average annual pay in Woods County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector					
Supersector	Woods County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$46,503	\$66,411	\$75,784	70.0%	61.4%
State Government	\$36,517	\$44,721	\$54,184	81.7%	67.4%
Local Government	\$30,964	\$36,300	\$46,146	85.3%	67.1%
Natural Resources and Mining	\$76,197	\$87,445	\$59,666	87.1%	127.7%
Construction	\$54,400	\$47,127	\$55,041	115.4%	98.8%
Manufacturing	\$24,623	\$53,614	\$62,977	45.9%	39.1%
Trade, Transportation, and Utilities	\$31,574	\$40,563	\$42,988	77.8%	73.4%
Information	\$27,115	\$54,513	\$90,804	49.7%	29.9%
Financial Activities	\$43,992	\$53,212	\$85,261	82.7%	51.6%
Professional and Business Services	\$49,694	\$47,890	\$66,657	103.8%	74.6%
Education and Health Services	\$31,193	\$41,536	\$45,951	75.1%	67.9%
Leisure and Hospitality	\$14,009	\$16,568	\$20,993	84.6%	66.7%
Other Services	\$21,228	\$31,669	\$33,935	67.0%	62.6%
Total	\$40,984	\$43,774	\$51,361	93.6%	79.8%

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



Average Annual Pay - 2014



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

In comparison with the rest of Oklahoma, Woods County has higher average wages in construction and lower average wages in natural resources and mining, information, financial activities, and education, manufacturing, and health services.

Working Families

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

Families by Employment Status and Presence of Children						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	1,005		1,948		961,468	
With Children <18 Years:	408	40.60%	766	39.32%	425,517	44.26%
Married Couple:	296	72.55%	534	69.71%	281,418	66.14%
Both Parents Employed	202	68.24%	363	67.98%	166,700	59.24%
One Parent Employed	94	31.76%	171	32.02%	104,817	37.25%
Neither Parent Employed	0	0.00%	0	0.00%	9,901	3.52%
Other Family:	112	27.45%	232	30.29%	144,099	33.86%
Male Householder:	33	29.46%	91	39.22%	36,996	25.67%
Employed	33	100.00%	91	100.00%	31,044	83.91%
Not Employed	0	0.00%	0	0.00%	5,952	16.09%
Female Householder:	79	70.54%	141	60.78%	107,103	74.33%
Employed	79	100.00%	140	99.29%	75,631	70.62%
Not Employed	0	0.00%	1	0.71%	31,472	29.38%
Without Children <18 Years:	597	59.40%	1,182	60.68%	535,951	55.74%
Married Couple:	496	83.08%	1,023	86.55%	431,868	80.58%
Both Spouses Employed	280	56.45%	524	51.22%	167,589	38.81%
One Spouse Employed	110	22.18%	263	25.71%	138,214	32.00%
Neither Spouse Employed	106	21.37%	236	23.07%	126,065	29.19%
Other Family:	101	16.92%	159	13.45%	104,083	19.42%
Male Householder:	38	35.85%	39	16.53%	32,243	25.58%
Employed	15	39.47%	15	38.46%	19,437	60.28%
Not Employed	23	60.53%	24	61.54%	12,806	39.72%
Female Householder:	63	62.38%	120	75.47%	71,840	69.02%
Employed	53	84.13%	74	61.67%	36,601	50.95%
Not Employed	10	15.87%	46	38.33%	35,239	49.05%
<i>Total Working Families:</i>	<i>866</i>	<i>86.17%</i>	<i>1,641</i>	<i>84.24%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>408</i>	<i>47.11%</i>	<i>765</i>	<i>46.62%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>458</i>	<i>52.89%</i>	<i>876</i>	<i>53.38%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Woods County, there are 1,641 working families, 46.62% 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 Woods County area include Northwestern Oklahoma State University as the largest employer within Alva. The city of Alva, Alva Public Schools, Share Medical, and the Northwest Technology Center are among the largest employers in the Alva area. The oil and gas industry also employs a percentage of the population throughout the county.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	2,503		4,055		1,613,364	
Less than 15 minutes	2,023	80.82%	2,876	70.92%	581,194	36.02%
15 to 30 minutes	183	7.31%	565	13.93%	625,885	38.79%
30 to 45 minutes	97	3.88%	287	7.08%	260,192	16.13%
45 to 60 minutes	61	2.44%	124	3.06%	74,625	4.63%
60 or more minutes	139	5.55%	203	5.01%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Woods County, the largest percentage of workers (70.92%) travel fewer than 15 minutes to work. With the majority of its workforce commuting fewer than 15 minutes, it is clear that most employees living in Woods County are also employed in Woods County, and do not commute to other labor markets in the region.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	2,610		4,251		1,673,026	
Car, Truck or Van:	2,425	92.91%	3,921	92.24%	1,551,461	92.73%
<i>Drove Alone</i>	2,154	88.82%	3,470	88.50%	1,373,407	88.52%
<i>Carpooled</i>	271	11.18%	451	11.50%	178,054	11.48%
Public Transportation	0	0.00%	0	0.00%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	6	0.23%	6	0.14%	3,757	0.22%
Bicycle	0	0.00%	0	0.00%	4,227	0.25%
Walked	72	2.76%	106	2.49%	30,401	1.82%
Other Means	0	0.00%	22	0.52%	14,442	0.86%
Worked at Home	107	4.10%	196	4.61%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

Housing Stock Analysis

Existing Housing Units

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

Total Housing Units					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Alva	2,644	2,568	-0.29%	2,442	-1.00%
Woods County	4,492	4,478	-0.03%	4,625	0.65%
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 Woods County grew by 0.65% per year, to a total of 4,625 housing units in 2015. In terms of new housing unit construction, Woods County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	2,542		4,462		1,669,828	
1 Unit, Detached	1,987	78.17%	3,692	82.74%	1,219,987	73.06%
1 Unit, Attached	0	0.00%	14	0.31%	34,434	2.06%
Duplex Units	0	0.00%	9	0.20%	34,207	2.05%
3-4 Units	80	3.15%	80	1.79%	42,069	2.52%
5-9 Units	134	5.27%	142	3.18%	59,977	3.59%
10-19 Units	113	4.45%	123	2.76%	57,594	3.45%
20-49 Units	48	1.89%	48	1.08%	29,602	1.77%
50 or More Units	57	2.24%	57	1.28%	30,240	1.81%
Mobile Homes	123	4.84%	294	6.59%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	3	0.07%	2,159	0.13%
Total Multifamily Units	432	16.99%	459	10.29%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Woods County, 82.74% of housing units are single-family, detached. 10.29% of housing units are multifamily in structure (two or more units per building), while 6.66% of housing units comprise mobile homes, RVs, etc.

Within Alva, 78.17% of housing units are single-family, detached. 16.99% of housing units are multifamily in structure, while 4.84% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	2,061		3,439		1,444,081	
Owner Occupied:	1,109	53.81%	2,278	66.24%	968,736	67.08%
No Bedroom	0	0.00%	19	0.83%	2,580	0.27%
1 Bedroom	0	0.00%	35	1.54%	16,837	1.74%
2 Bedrooms	382	34.45%	671	29.46%	166,446	17.18%
3 Bedrooms	515	46.44%	1,100	48.29%	579,135	59.78%
4 Bedrooms	159	14.34%	342	15.01%	177,151	18.29%
5 or More Bedrooms	53	4.78%	111	4.87%	26,587	2.74%
Renter Occupied:	952	46.19%	1,161	33.76%	475,345	32.92%
No Bedroom	58	6.09%	62	5.34%	13,948	2.93%
1 Bedroom	124	13.03%	135	11.63%	101,850	21.43%
2 Bedrooms	418	43.91%	484	41.69%	179,121	37.68%
3 Bedrooms	312	32.77%	406	34.97%	152,358	32.05%
4 Bedrooms	26	2.73%	57	4.91%	24,968	5.25%
5 or More Bedrooms	14	1.47%	17	1.46%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Woods County is 66.24%, while 33.76% of housing units are renter occupied. In Alva, the homeownership rate is 53.81%, while 46.19% of households are renters.

Housing Units Tenure and Household Income

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

Woods County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	3,439	2,278	1,161	66.24%	33.76%
Less than \$5,000	115	25	90	21.74%	78.26%
\$5,000 - \$9,999	124	87	37	70.16%	29.84%
\$10,000-\$14,999	304	147	157	48.36%	51.64%
\$15,000-\$19,999	205	110	95	53.66%	46.34%
\$20,000-\$24,999	158	88	70	55.70%	44.30%
\$25,000-\$34,999	391	249	142	63.68%	36.32%
\$35,000-\$49,999	315	165	150	52.38%	47.62%
\$50,000-\$74,999	813	497	316	61.13%	38.87%
\$75,000-\$99,999	425	383	42	90.12%	9.88%
\$100,000-\$149,999	480	430	50	89.58%	10.42%
\$150,000 or more	109	97	12	88.99%	11.01%
Income Less Than \$25,000	906	457	449	50.44%	49.56%

Source: 2009-2013 American Community Survey, Table B25118

Within Woods County as a whole, 49.56% of households with incomes less than \$25,000 are estimated to be renters, while 50.44% are estimated to be homeowners.

Alva Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	2,061	1,109	952	53.81%	46.19%
Less than \$5,000	77	7	70	9.09%	90.91%
\$5,000 - \$9,999	72	44	28	61.11%	38.89%
\$10,000-\$14,999	246	106	140	43.09%	56.91%
\$15,000-\$19,999	125	57	68	45.60%	54.40%
\$20,000-\$24,999	106	50	56	47.17%	52.83%
\$25,000-\$34,999	271	154	117	56.83%	43.17%
\$35,000-\$49,999	194	67	127	34.54%	65.46%
\$50,000-\$74,999	549	273	276	49.73%	50.27%
\$75,000-\$99,999	196	175	21	89.29%	10.71%
\$100,000-\$149,999	174	137	37	78.74%	21.26%
\$150,000 or more	51	39	12	76.47%	23.53%
Income Less Than \$25,000	626	264	362	42.17%	57.83%

Source: 2009-2013 American Community Survey, Table B25118

Within Alva, 57.83% of households with incomes less than \$25,000 are estimated to be renters, while 42.17% are estimated to be homeowners.

Housing Units by Year of Construction and Tenure

The following table provides a breakdown of housing units by year of construction, and by owner/renter (tenure), as well as median year of construction.

2013 Housing Units by Tenure and Year of Construction						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	2,061		3,439		1,444,081	
Owner Occupied:	1,109	53.81%	2,278	66.24%	968,736	67.08%
Built 2010 or Later	0	0.00%	23	1.01%	10,443	1.08%
Built 2000 to 2009	13	1.17%	139	6.10%	153,492	15.84%
Built 1990 to 1999	25	2.25%	71	3.12%	125,431	12.95%
Built 1980 to 1989	168	15.15%	251	11.02%	148,643	15.34%
Built 1970 to 1979	121	10.91%	406	17.82%	184,378	19.03%
Built 1960 to 1969	215	19.39%	321	14.09%	114,425	11.81%
Built 1950 to 1959	111	10.01%	272	11.94%	106,544	11.00%
Built 1940 to 1949	156	14.07%	231	10.14%	50,143	5.18%
Built 1939 or Earlier	300	27.05%	564	24.76%	75,237	7.77%
Median Year Built:		1959		1962		1977
Renter Occupied:	952	46.19%	1,161	33.76%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	54	5.67%	59	5.08%	50,883	10.70%
Built 1990 to 1999	30	3.15%	42	3.62%	47,860	10.07%
Built 1980 to 1989	72	7.56%	106	9.13%	77,521	16.31%
Built 1970 to 1979	194	20.38%	230	19.81%	104,609	22.01%
Built 1960 to 1969	153	16.07%	167	14.38%	64,546	13.58%
Built 1950 to 1959	177	18.59%	192	16.54%	54,601	11.49%
Built 1940 to 1949	56	5.88%	71	6.12%	31,217	6.57%
Built 1939 or Earlier	216	22.69%	294	25.32%	39,089	8.22%
Median Year Built:		1962		1961		1975
Overall Median Year Built:		1959		1962		1976

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

Within Woods County, 6.43% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Alva the percentage is 3.25%.

90.29% of housing units in Woods County were built prior to 1990, while in Alva the percentage is 94.08%. These figures compare with the statewide figure of 72.78%.

Substandard Housing

The next table presents data regarding substandard housing in Woods 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
Alva	2,061	20	0.97%	33	1.60%	14	0.68%
Woods County	3,439	20	0.58%	40	1.16%	33	0.96%
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 Woods County, 0.58% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 1.16% 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 Woods County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	2,542		4,462		1,669,828	
Total Vacant Units	481	18.92%	1,023	22.93%	225,747	13.52%
For rent	143	29.73%	167	16.32%	43,477	19.26%
Rented, not occupied	26	5.41%	26	2.54%	9,127	4.04%
For sale only	0	0.00%	28	2.74%	23,149	10.25%
Sold, not occupied	25	5.20%	43	4.20%	8,618	3.82%
For seasonal, recreational, or occasional use	31	6.44%	114	11.14%	39,475	17.49%
For migrant workers	42	8.73%	42	4.11%	746	0.33%
Other vacant	214	44.49%	603	58.94%	101,155	44.81%
Homeowner Vacancy Rate	0.00%		1.19%		2.31%	
Rental Vacancy Rate	12.76%		12.33%		8.24%	

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

Within Woods County, the overall housing vacancy rate is estimated to be 22.93%. The homeowner vacancy rate is estimated to be 1.19%, while the rental vacancy rate is estimated to be 12.33%.

In Alva, the overall housing vacancy rate is estimated to be 18.92%. The homeowner vacancy rate is estimated to be 0.00%, while the rental vacancy rate is estimated to be 12.76%.

Building Permits

The next series of tables present data regarding new residential building permits issued in Alva and unincorporated areas of Woods County. This data is furnished by the U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division. Please note that average costs reported only represent physical construction costs for the housing units, and do not include land prices, most soft costs (such as finance fees), or builder's profit.

Alva New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	0	N/A	0	N/A
2005	2	\$201,000	0	N/A
2006	3	\$230,600	0	N/A
2007	2	\$155,500	0	N/A
2008	4	\$120,000	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	1	\$150,000	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	0	N/A	0	N/A

Source: United States Census Bureau Building Permits Survey

In Alva, building permits for 12 housing units were issued between 2004 and 2014, for an average of 1 units per year. 100.00% of these housing units were single family homes. Due to lack of data, the number of permits for housing units and the percentage of both single-family and multifamily homes is likely a misrepresentation of the market.

New Construction Activity

For Ownership:

New home construction has occurred throughout Woods County, much of it on rural, unplatted acreages outside of Alva's city limits, or on lots in rural subdivisions. New construction in Alva has occurred in the East Hill Addition (infill development), as well as the Horn Addition. Although some new construction has been reasonably affordable, the average price of homes constructed after 2005 (and sold after January 2014) is \$212,450 or \$108.50 per square foot, which is more than what could

be afforded by most families earning at or less than median household income for Woods County, which is estimated to be \$51,893 in 2015.

For Rent:

To the best of our knowledge, no significant multifamily rental projects have been constructed in Alva in many years. Freedom West Community Development Corporation has constructed some affordable rental homes in Alva in recent years with assistance from the HOME Investment Partnerships program.

Homeownership Market

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

Housing Units by Home Value

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

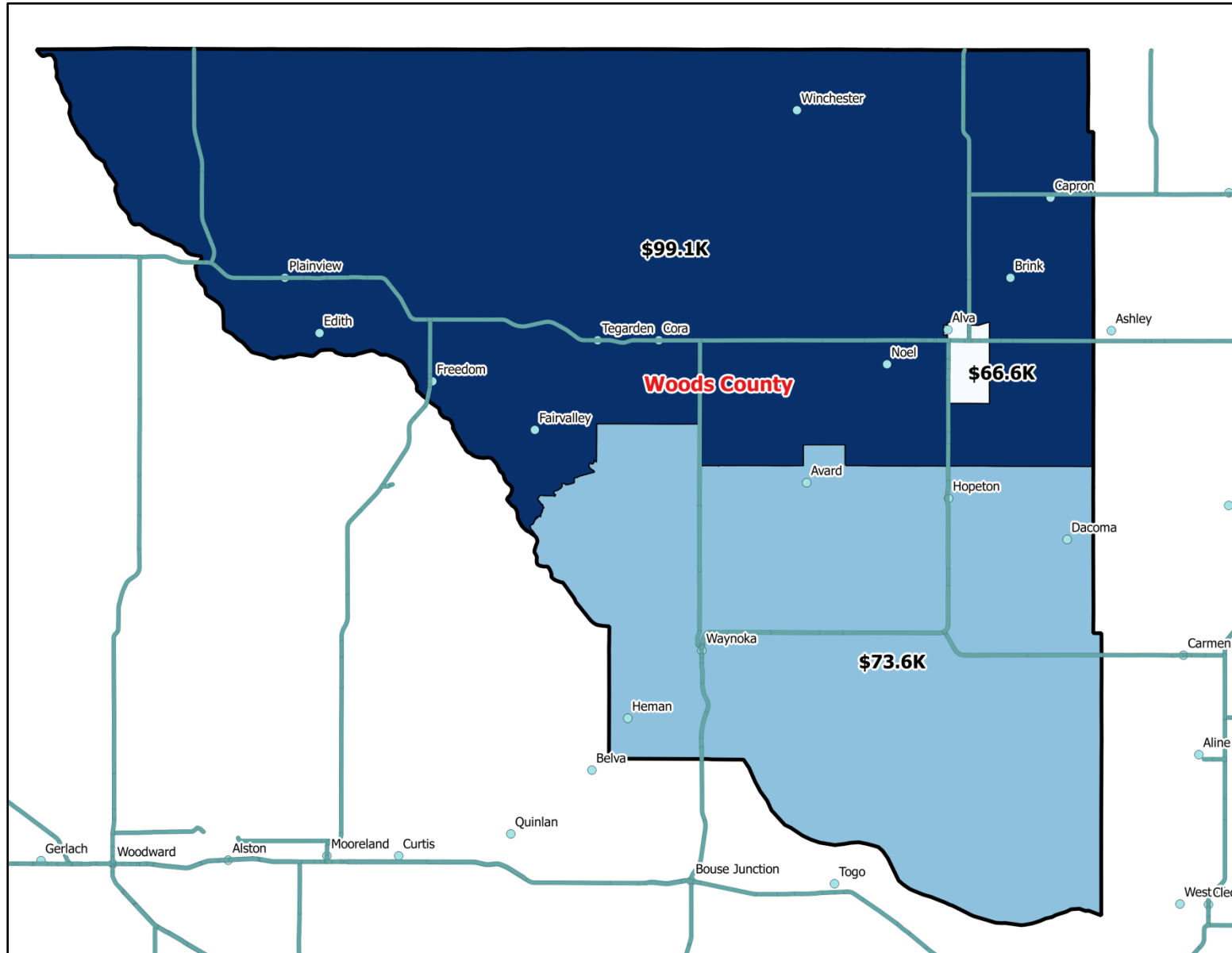
2013 Housing Units by Home Value						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	1,109		2,278		968,736	
Less than \$10,000	39	3.52%	66	2.90%	20,980	2.17%
\$10,000 to \$14,999	20	1.80%	50	2.19%	15,427	1.59%
\$15,000 to \$19,999	9	0.81%	26	1.14%	13,813	1.43%
\$20,000 to \$24,999	32	2.89%	63	2.77%	16,705	1.72%
\$25,000 to \$29,999	28	2.52%	46	2.02%	16,060	1.66%
\$30,000 to \$34,999	43	3.88%	76	3.34%	19,146	1.98%
\$35,000 to \$39,999	7	0.63%	25	1.10%	14,899	1.54%
\$40,000 to \$49,999	14	1.26%	110	4.83%	39,618	4.09%
\$50,000 to \$59,999	61	5.50%	167	7.33%	45,292	4.68%
\$60,000 to \$69,999	236	21.28%	323	14.18%	52,304	5.40%
\$70,000 to \$79,999	111	10.01%	180	7.90%	55,612	5.74%
\$80,000 to \$89,999	82	7.39%	101	4.43%	61,981	6.40%
\$90,000 to \$99,999	97	8.75%	132	5.79%	51,518	5.32%
\$100,000 to \$124,999	158	14.25%	311	13.65%	119,416	12.33%
\$125,000 to \$149,999	58	5.23%	106	4.65%	96,769	9.99%
\$150,000 to \$174,999	77	6.94%	132	5.79%	91,779	9.47%
\$175,000 to \$199,999	0	0.00%	36	1.58%	53,304	5.50%
\$200,000 to \$249,999	23	2.07%	134	5.88%	69,754	7.20%
\$250,000 to \$299,999	14	1.26%	71	3.12%	41,779	4.31%
\$300,000 to \$399,999	0	0.00%	52	2.28%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	24	1.05%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	24	1.05%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	23	1.01%	3,764	0.39%
\$1,000,000 or more	0	0.00%	0	0.00%	5,018	0.52%
Median Home Value:	\$75,900		\$80,700		\$112,800	

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

The median value of owner-occupied homes in Woods County is \$80,700. This is -28.5% lower than the statewide median, which is \$112,800. The median home value in Alva is estimated to be \$75,900.

The geographic distribution of home values in Woods County can be visualized by the following map. As can be seen, the lowest home values are in the immediate vicinity of Alva, while the highest are in the northern half of the county.

Woods County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Woods 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			
	Alva Median Value	Woods County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	\$404,200	\$188,900
Built 2000 to 2009	-	\$238,800	\$178,000
Built 1990 to 1999	-	\$114,100	\$147,300
Built 1980 to 1989	\$91,000	\$99,800	\$118,300
Built 1970 to 1979	\$82,500	\$115,800	\$111,900
Built 1960 to 1969	\$94,300	\$96,500	\$97,100
Built 1950 to 1959	\$70,500	\$71,800	\$80,300
Built 1940 to 1949	\$68,800	\$65,200	\$67,900
Built 1939 or Earlier	\$67,700	\$65,900	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Alva Single Family Sales Activity

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

Alva Single Family Sales Activity					
Two Bedroom Units					
Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	28	41	33	29	25
Average Sale Price	\$61,160	\$72,026	\$97,179	\$61,585	\$74,564
Average Square Feet	1,243	1,222	1,122	1,109	1,309
Average Price/SF	\$49.20	\$58.94	\$86.61	\$55.53	\$56.96
Average Year Built	1938	1941	1940	1936	1942

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

Alva Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	56	53	44	39	45
Average Sale Price	\$109,015	\$94,668	\$98,391	\$102,231	\$100,795
Average Square Feet	1,524	1,482	1,570	1,521	1,560
Average Price/SF	\$71.53	\$63.88	\$62.67	\$67.21	\$64.61
Average Year Built	1958	1955	1956	1949	1947

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

Alva Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	8	17	16	9	10
Average Sale Price	\$81,854	\$156,053	\$127,250	\$136,333	\$119,340
Average Square Feet	1,844	2,012	1,678	2,129	1,580
Average Price/SF	\$44.39	\$77.56	\$75.83	\$64.04	\$75.53
Average Year Built	1963	1947	1952	1954	1937

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

Alva Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	115	147	122	97	94
Average Sale Price	\$84,249	\$91,859	\$97,750	\$89,948	\$94,277
Average Square Feet	1,381	1,440	1,389	1,408	1,457
Average Price/SF	\$61.01	\$63.79	\$70.37	\$63.88	\$64.71
Average Year Built	1949	1948	1947	1945	1946

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

Between 2011 and 2014, the average sale price grew by 1.65% per year. The average sale price in 2015 was \$94,277 for an average price per square foot of \$64.71/SF. The average year of construction for homes sold in 2015 is estimated to be 1946. Although the market appears to have slowed somewhat from the high transaction volume of 2012, sale prices remain high, particularly in comparison with other communities in northwestern Oklahoma.

Foreclosure Rates

The next table presents foreclosure rate data for Woods 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
Woods County	0.5%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	64

* 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 Woods County was 0.5% in May 2014. The county ranked 64 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 the lowest foreclosure rate in Oklahoma, it is unlikely that foreclosures have had any significant impact on the local real estate market.

Rental Market

This section will discuss supply and demand factors for the rental market in Woods 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 Woods 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						
	Alva		Woods County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	952		1,161		475,345	
With cash rent:	831		967		432,109	
Less than \$100	0	0.00%	0	0.00%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	2,109	0.44%
\$150 to \$199	0	0.00%	0	0.00%	4,268	0.90%
\$200 to \$249	9	0.95%	9	0.78%	8,784	1.85%
\$250 to \$299	57	5.99%	61	5.25%	8,413	1.77%
\$300 to \$349	20	2.10%	45	3.88%	9,107	1.92%
\$350 to \$399	18	1.89%	39	3.36%	10,932	2.30%
\$400 to \$449	10	1.05%	10	0.86%	15,636	3.29%
\$450 to \$499	79	8.30%	108	9.30%	24,055	5.06%
\$500 to \$549	113	11.87%	140	12.06%	31,527	6.63%
\$550 to \$599	127	13.34%	129	11.11%	33,032	6.95%
\$600 to \$649	91	9.56%	100	8.61%	34,832	7.33%
\$650 to \$699	36	3.78%	36	3.10%	32,267	6.79%
\$700 to \$749	69	7.25%	74	6.37%	30,340	6.38%
\$750 to \$799	30	3.15%	38	3.27%	27,956	5.88%
\$800 to \$899	55	5.78%	56	4.82%	45,824	9.64%
\$900 to \$999	90	9.45%	95	8.18%	34,153	7.18%
\$1,000 to \$1,249	27	2.84%	27	2.33%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	0	0.00%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	0	0.00%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	121	12.71%	194	16.71%	43,236	9.10%
Median Gross Rent		\$593		\$578		\$699

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

Median gross rent in Woods County is estimated to be \$578, which is -17.3% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Alva is estimated to be \$593.

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

	Alva Median Rent	Woods County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	-	\$615	\$841
Built 1990 to 1999	\$693	\$700	\$715
Built 1980 to 1989	\$911	\$530	\$693
Built 1970 to 1979	\$559	\$521	\$662
Built 1960 to 1969	\$539	\$534	\$689
Built 1950 to 1959	\$596	\$600	\$714
Built 1940 to 1949	\$815	\$692	\$673
Built 1939 or Earlier	\$727	\$719	\$651

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

Source: 2009-2013 American Community Survey, Table 25111

The highest median gross rent in Woods County is among housing units constructed after 2010, which is \$933 per month. In order to be affordable, a household would need to earn at least \$37,320 per year to afford such a unit.

Alva Rental Survey Data

The next two tables show the results of our rental survey of Alva. 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.)

Alva Rental Properties

	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Ranger Apartments	1955	1	1	N/A	\$650	N/A	N/A
Ranger Apartments	1955	2	1	N/A	\$850	N/A	N/A

The previous rent survey encompasses rental units in one complex. This property is located in Alva and helps 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 annually. The representation of the Alva market is limited to one rent survey, though we have identified numerous rental properties, both market-rate and affordable. A majority of properties in Alva have declined to participate in this study or remained unreachable throughout the time of the study. Occupancy levels in the Alva are believed to be stable throughout the market due to the proposed growth in population over the past years and the future

five year projection. Rental rates are also believed to have 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 projected population growth in the coming years.

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

Increasing occupancy and rental rates over the last ten years supports the demand for new apartments in Alva. Based on the success of the available units, well diversified economy, a university, and continued growth of the business base, it is apparent that older housing properties will need rehabilitation and additional supply will be needed in the future.

Rental Market Vacancy – Alva

The development outlined previously declined to report occupancy levels. Based on past rent surveys in the Alva area, occupancy levels are typically well maintained and stable. The ability of both older, physically deteriorating facilities to maintain high stable levels reflects the lack of superior alternatives in the Alva market. The overall market vacancy of rental housing units was reported at 12.76% by the Census Bureau as of the most recent American Community Survey. The market vacancy of rental housing is highly affected by the oil and gas industry. Similar to the surrounding counties, cities within Woods County have high vacancy rates when the oil and gas industry is weak and lower vacancy rates when the market is strong.

As noted above, properties in Alva have declined to participate in the study or share vacancy information pertaining to the study. Although this analyst's survey does not include all rental units in Alva, past studies have shown a stable housing market with low vacancy rates. 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.



Ranger 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 Woods County, the State of Oklahoma, and the United States. This data is taken from HUD's "Picture of Subsidized Households" data for 2013, the most recent year available.

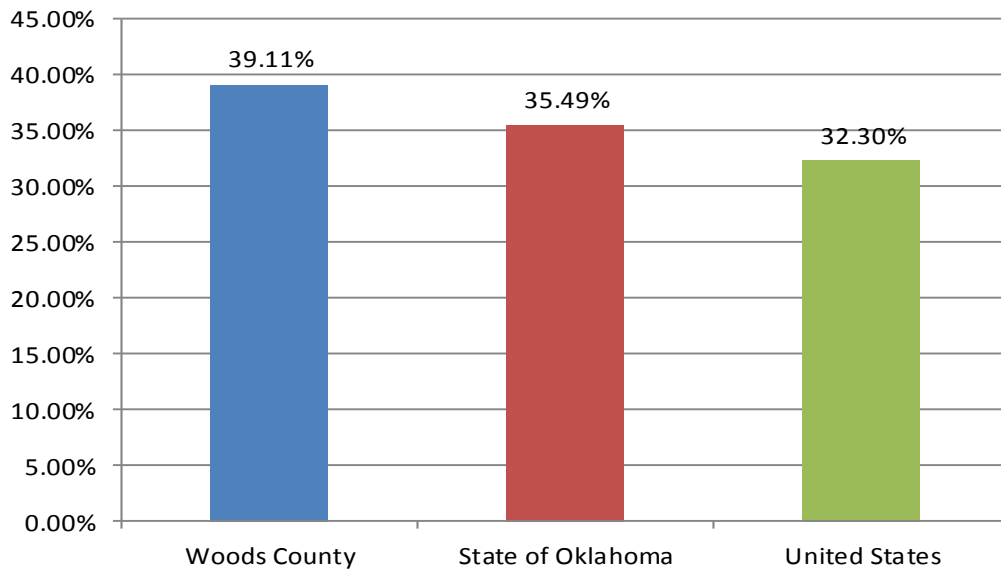
HUD Programs in Woods County

		Occupancy	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Woods County	# Units	Rate				
Public Housing	29	97%	\$15,117	\$186	\$289	39.10%
Housing Choice Vouchers	1	95%	-\$4	-\$4	-\$4	50.00%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	51	92%	\$8,258	\$193	\$300	39.11%
Summary of All HUD Programs	81	94%	\$10,699	\$190	\$296	39.11%
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 81 housing units located within Woods County, with an overall occupancy rate of 94%. The average household income among households living in these units is \$10,699. Total monthly rent for these units averages \$487, with the federal contribution averaging \$296 (60.89%) and the tenant's contribution averaging \$190 (39.11%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

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



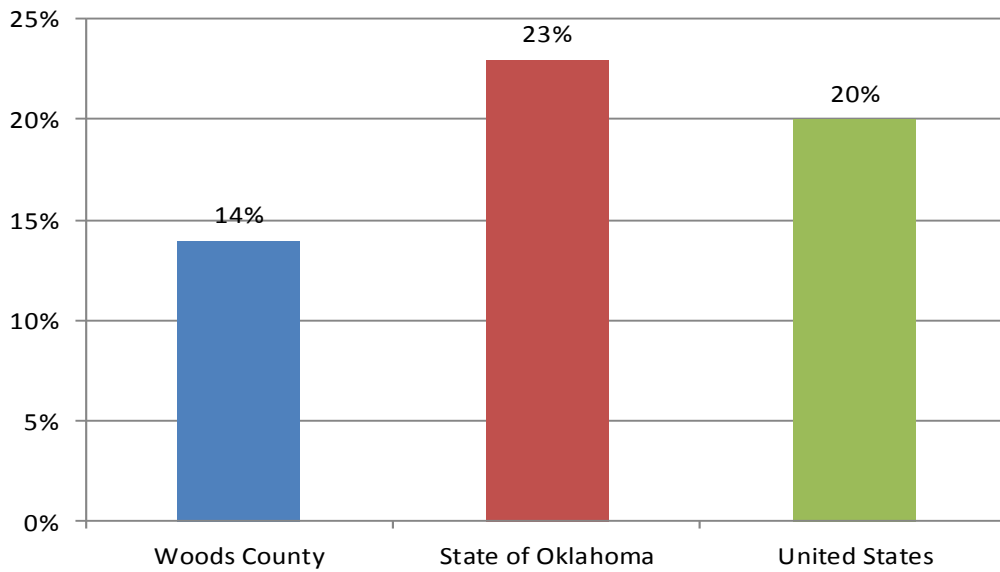
Demographics of Persons in HUD Programs in Woods County

Woods County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	29	32%	15%	18%	20%	0%
Housing Choice Vouchers	1	-4%	-4%	-4%	-4%	100%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	51	37%	11%	7%	100%	15%
Summary of All HUD Programs	81	35%	14%	12%	57%	11%
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

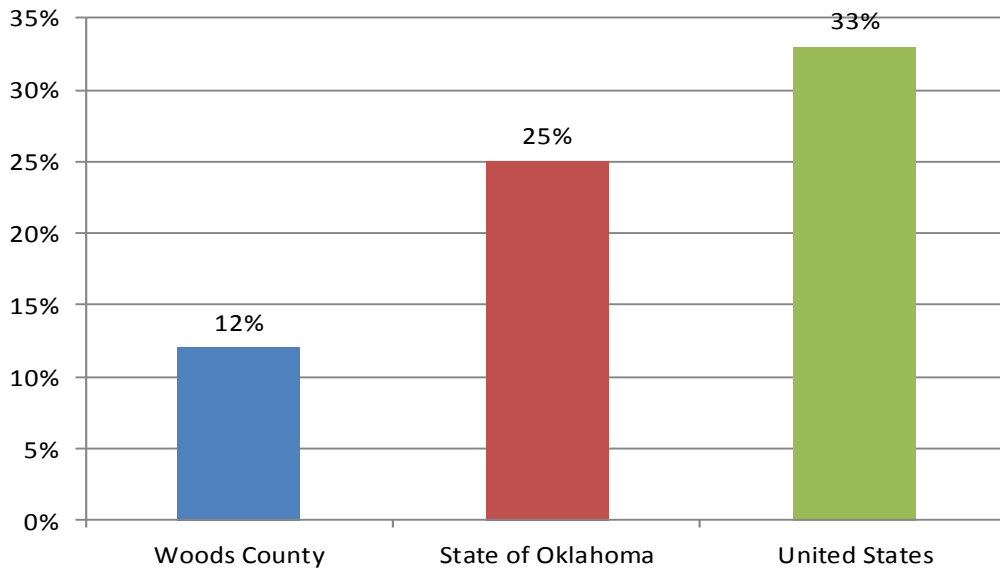
35% of housing units are occupied by single parents with female heads of household. 14% of households have at least one person with a disability. 12% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 57% have one or more disabilities. Finally, 11% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

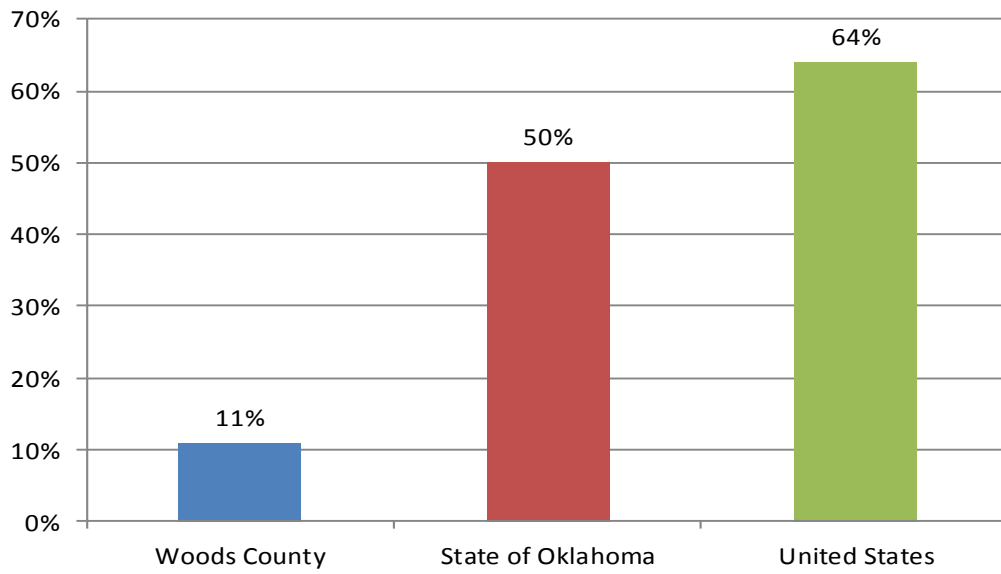
Percentage of Households Age 62+ - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

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

Woods County : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	165		330	
Cost Burden Less Than 30%	80	48.48%	125	37.88%
Cost Burden Between 30%-50%	40	24.24%	75	22.73%
Cost Burden Greater Than 50%	35	21.21%	115	34.85%
Not Computed (no/negative income)	10	6.06%	15	4.55%
Income 30%-50% HAMFI	230		190	
Cost Burden Less Than 30%	145	63.04%	80	42.11%
Cost Burden Between 30%-50%	70	30.43%	90	47.37%
Cost Burden Greater Than 50%	15	6.52%	20	10.53%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	390		170	
Cost Burden Less Than 30%	355	91.03%	130	76.47%
Cost Burden Between 30%-50%	20	5.13%	40	23.53%
Cost Burden Greater Than 50%	15	3.85%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	210		95	
Cost Burden Less Than 30%	205	97.62%	55	57.89%
Cost Burden Between 30%-50%	10	4.76%	40	42.11%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	2,275		1,230	
Cost Burden Less Than 30%	2,045	89.89%	835	67.89%
Cost Burden Between 30%-50%	160	7.03%	245	19.92%
Cost Burden Greater Than 50%	65	2.86%	135	10.98%
Not Computed (no/negative income)	10	0.44%	15	1.22%

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

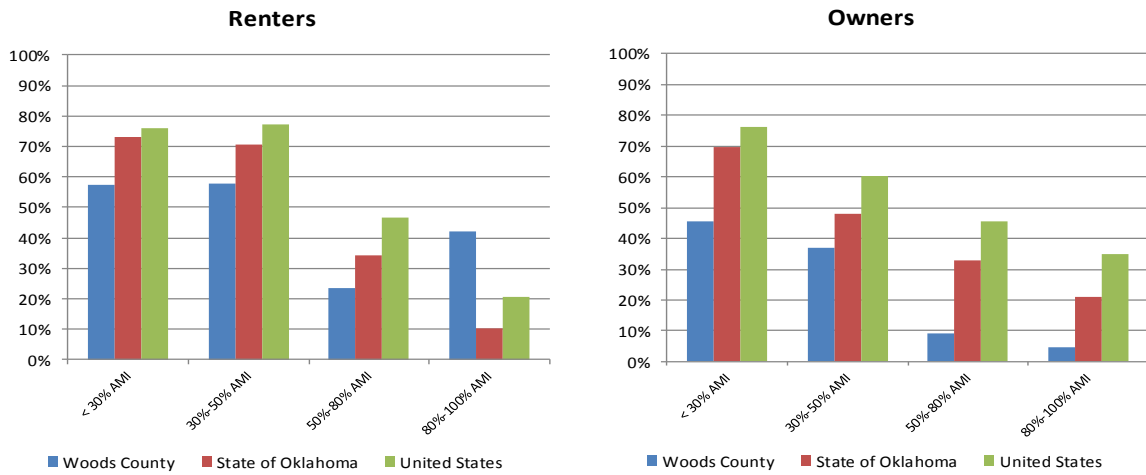
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Woods County with the State of Oklahoma as a whole, and the United States.

Woods 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	165	45.45%	330	57.58%
Income 30%-50% HAMFI	230	36.96%	190	57.89%
Income 50%-80% HAMFI	390	8.97%	170	23.53%
Income 80%-100% HAMFI	210	4.76%	95	42.11%
All Incomes	2,275	9.89%	1,230	30.89%

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.

Woods County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	165		330	
Between 1.0 and 1.5 Persons per Room	0	0.00%	4	1.21%
More than 1.5 Persons per Room	0	0.00%	25	7.58%
Lacks Complete Kitchen or Plumbing	10	6.06%	0	0.00%
Income 30%-50% HAMFI	230		190	
Between 1.0 and 1.5 Persons per Room	0	0.00%	4	2.11%
More than 1.5 Persons per Room	0	0.00%	4	2.11%
Lacks Complete Kitchen or Plumbing	4	1.74%	4	2.11%
Income 50%-80% HAMFI	390		170	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	4	2.35%
Income 80%-100% HAMFI	210		95	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
All Incomes	2,275		1,230	
Between 1.0 and 1.5 Persons per Room	10	0.44%	8	0.65%
More than 1.5 Persons per Room	0	0.00%	29	2.36%
Lacks Complete Kitchen or Plumbing	24	1.05%	18	1.46%

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

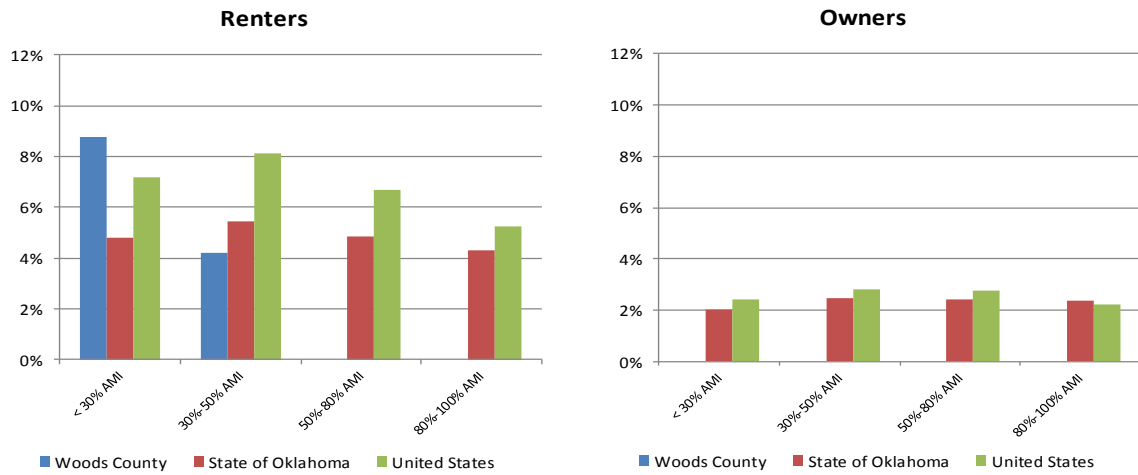
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Woods County, Oklahoma and the nation.

Woods County : Households by Income by Overcrowding

Household Income Threshold	Total	Owners		Renters	
		% > 1.0 Persons per Room	Total	% > 1.0 Persons per Room	Total
Income < 30% HAMFI	165	0.00%	330	8.79%	330
Income 30%-50% HAMFI	230	0.00%	190	4.21%	190
Income 50%-80% HAMFI	390	0.00%	170	0.00%	170
Income 80%-100% HAMFI	210	0.00%	95	0.00%	95
All Incomes	2,275	0.44%	1,230	3.01%	1,230

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 Woods County, the state and the nation.

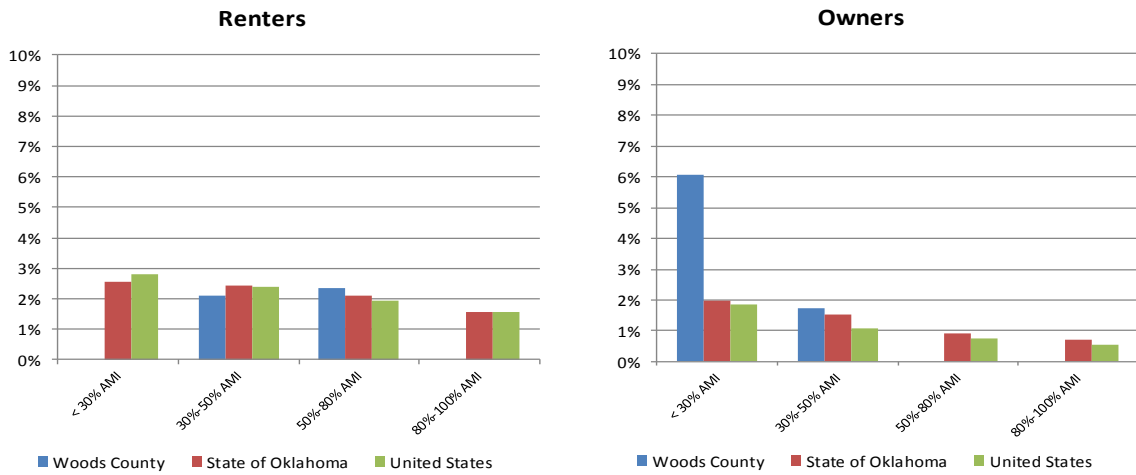
Woods County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	165	6.06%	330	0.00%	0.00%
Income 30%-50% HAMFI	230	1.74%	190	2.11%	2.11%
Income 50%-80% HAMFI	390	0.00%	170	2.35%	2.35%
Income 80%-100% HAMFI	210	0.00%	95	0.00%	0.00%
All Incomes	2,275	1.05%	1,230	1.46%	1.46%

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.



Woods County : CHAS - Housing Cost Burden by Household Type / HAMFI						
	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	165	66	40.00%	330	188	56.97%
Elderly Family	10	0	0.00%	0	0	N/A
Small Family (2-4 persons)	15	4	26.67%	35	8	22.86%
Large Family (5 or more persons)	4	4	100.00%	20	20	100.00%
Elderly Non-Family	100	34	34.00%	30	15	50.00%
Non-Family, Non-Elderly	35	24	68.57%	245	145	59.18%
Income 30%-50% HAMFI	230	78	33.91%	190	109	57.37%
Elderly Family	40	19	47.50%	0	0	N/A
Small Family (2-4 persons)	40	15	37.50%	60	30	50.00%
Large Family (5 or more persons)	20	20	100.00%	15	0	0.00%
Elderly Non-Family	80	4	5.00%	40	25	62.50%
Non-Family, Non-Elderly	50	20	40.00%	75	54	72.00%
Income 50%-80% HAMFI	390	42	10.77%	170	40	23.53%
Elderly Family	110	14	12.73%	0	0	N/A
Small Family (2-4 persons)	70	10	14.29%	55	0	0.00%
Large Family (5 or more persons)	4	4	100.00%	0	0	N/A
Elderly Non-Family	160	4	2.50%	4	0	0.00%
Non-Family, Non-Elderly	50	10	20.00%	110	40	36.36%
Income 80%-100% HAMFI	210	10	4.76%	95	40	42.11%
Elderly Family	55	0	0.00%	0	0	N/A
Small Family (2-4 persons)	110	0	0.00%	35	0	0.00%
Large Family (5 or more persons)	20	10	50.00%	10	0	0.00%
Elderly Non-Family	4	0	0.00%	10	0	0.00%
Non-Family, Non-Elderly	15	0	0.00%	45	40	88.89%
All Incomes	2,275	215	9.45%	1,230	377	30.65%
Elderly Family	555	33	5.95%	0	0	N/A
Small Family (2-4 persons)	895	44	4.92%	380	38	10.00%
Large Family (5 or more persons)	103	38	36.89%	110	20	18.18%
Elderly Non-Family	429	42	9.79%	94	40	42.55%
Non-Family, Non-Elderly	290	58	20.00%	645	279	43.26%

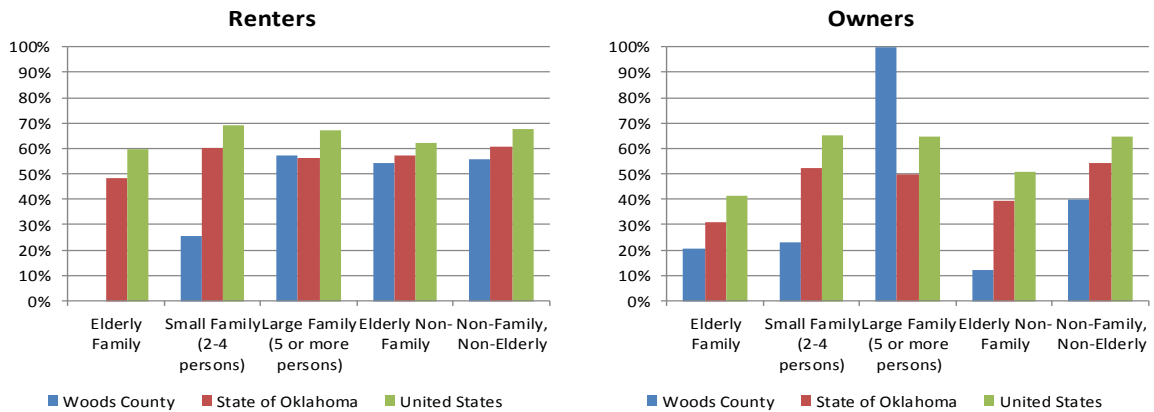
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Woods 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	785	186	23.69%	690	337	48.84%
Elderly Family	160	33	20.63%	0	0	#DIV/0!
Small Family (2-4 persons)	125	29	23.20%	150	38	25.33%
Large Family (5 or more persons)	28	28	100.00%	35	20	57.14%
Elderly Non-Family	340	42	12.35%	74	40	54.05%
Non-Family, Non-Elderly	135	54	40.00%	430	239	55.58%

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).



Woods County : CHAS - Housing Problems by Household Type and HAMFI						
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	165	83	50.30%	330	190	57.58%
Elderly Family	10	0	0.00%	0	0	N/A
Small Family (2-4 persons)	15	4	26.67%	35	10	28.57%
Large Family (5 or more persons)	4	4	100.00%	20	20	100.00%
Elderly Non-Family	100	45	45.00%	30	15	50.00%
Non-Family, Non-Elderly	35	30	85.71%	245	145	59.18%
Income 30%-50% HAMFI	230	84	36.52%	190	114	60.00%
Elderly Family	40	20	50.00%	0	0	N/A
Small Family (2-4 persons)	40	20	50.00%	60	30	50.00%
Large Family (5 or more persons)	20	20	100.00%	15	4	26.67%
Elderly Non-Family	80	4	5.00%	40	25	62.50%
Non-Family, Non-Elderly	50	20	40.00%	75	55	73.33%
Income 50%-80% HAMFI	390	38	9.74%	170	44	25.88%
Elderly Family	110	10	9.09%	0	0	N/A
Small Family (2-4 persons)	70	10	14.29%	55	0	0.00%
Large Family (5 or more persons)	4	4	100.00%	0	0	N/A
Elderly Non-Family	160	4	2.50%	4	4	100.00%
Non-Family, Non-Elderly	50	10	20.00%	110	40	36.36%
Income Greater than 80% of HAMFI	1,490	49	3.29%	540	50	9.26%
Elderly Family	395	0	0.00%	0	0	N/A
Small Family (2-4 persons)	770	25	3.25%	235	0	0.00%
Large Family (5 or more persons)	75	20	26.67%	75	0	0.00%
Elderly Non-Family	90	0	0.00%	20	10	50.00%
Non-Family, Non-Elderly	160	4	2.50%	215	40	18.60%
All Incomes	2,275	254	11.16%	1,230	398	32.36%
Elderly Family	555	30	5.41%	0	0	N/A
Small Family (2-4 persons)	895	59	6.59%	385	40	10.39%
Large Family (5 or more persons)	103	48	46.60%	110	24	21.82%
Elderly Non-Family	430	53	12.33%	94	54	57.45%
Non-Family, Non-Elderly	295	64	21.69%	645	280	43.41%

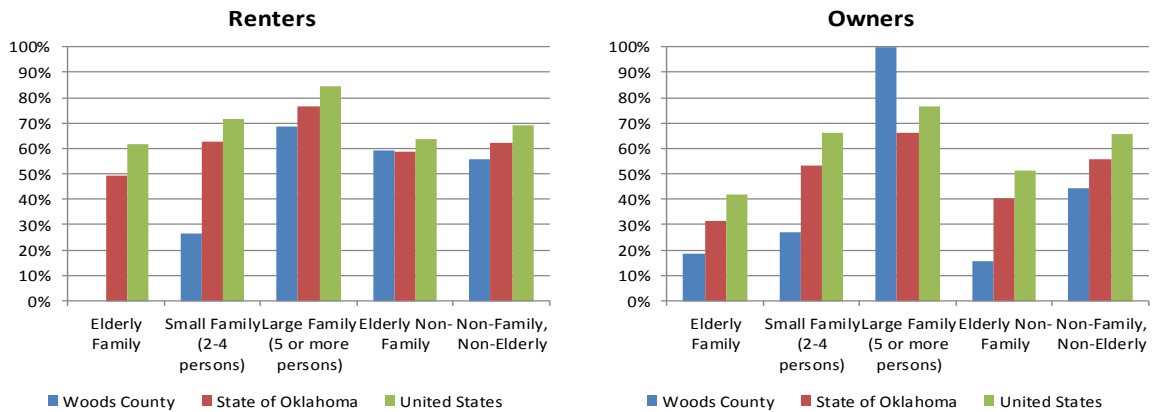
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Woods 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	785	205	26.11%	690	50.43%
Elderly Family	160	30	18.75%	0	#DIV/0!
Small Family (2-4 persons)	125	34	27.20%	150	26.67%
Large Family (5 or more persons)	28	28	100.00%	35	68.57%
Elderly Non-Family	340	53	15.59%	74	59.46%
Non-Family, Non-Elderly	135	60	44.44%	430	55.81%

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 Woods 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.”



Woods 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	165	85	51.5%	330	190	57.6%
White alone, non-Hispanic	145	65	44.8%	325	190	58.5%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	15	15	100.0%	4	0	0.0%
Other (including multiple races)	4	4	100.0%	4	0	0.0%
Income 30%-50% HAMFI	230	90	39.1%	190	120	63.2%
White alone, non-Hispanic	200	70	35.0%	135	100	74.1%
Black or African-American alone	0	0	N/A	15	0	0.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	4	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	30	20	66.7%	0	0	N/A
Other (including multiple races)	0	0	N/A	35	20	57.1%
Income 50%-80% HAMFI	390	35	9.0%	170	40	23.5%
White alone, non-Hispanic	390	35	9.0%	170	40	23.5%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	0	0	N/A
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 80%-100% HAMFI	215	10	4.7%	95	40	42.1%
White alone, non-Hispanic	205	10	4.9%	85	40	47.1%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	10	0	0.0%	0	0	N/A
Other (including multiple races)	0	0	N/A	10	0	0.0%
All Incomes	2,280	260	11.4%	1,230	400	32.5%
White alone, non-Hispanic	2,140	220	10.3%	1,140	380	33.3%
Black or African-American alone	0	0	N/A	15	0	0.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	18	0	0.0%	8	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	90	35	38.9%	19	0	0.0%
Other (including multiple races)	39	4	10.3%	49	20	40.8%

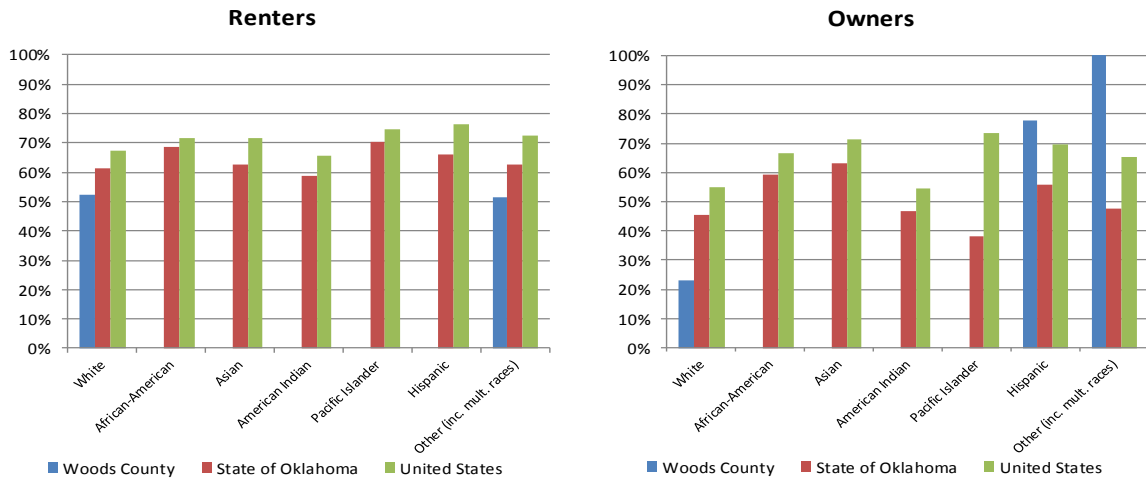
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Woods 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	785	210	26.75%	690	350	50.72%
White alone, non-Hispanic	735	170	23.13%	630	330	52.38%
Black or African-American alone	0	0	N/A	15	0	0.00%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	8	0	0.00%	4	0	0.00%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	45	35	77.78%	4	0	0.00%
Other (including multiple races)	4	4	100.00%	39	20	51.28%

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

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



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

CHAS Conclusions

The previous data notes many areas of need (and severe need) among the existing population of Woods County. The greatest needs are among households with incomes less than 30% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 520 renter households that are cost overburdened, and 395 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income there are 19 homeowners that are cost overburdened.
- 77.78% of Hispanic homeowners with incomes less than 80% of Area Median Income have one or more housing problems, and 26.75% of homeowners with incomes less than 80% of Area Median Income have one or more housing problems.



Overall Anticipated Housing Demand

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

Alva Anticipated Demand

Households in Alva declined at an annually compounded rate of -0.45% from 2000 to 2010. Nielsen SiteReports estimates households have declined -0.79% per year since that time, and that households will grow 1.12% per year through 2020.

Though households in Alva have historically declined annually since 2000, it believed the population of the county will grow 1.12% through 2020 due to the growing natural gas and oil industry providing jobs in Woods County. Market volatility will heavily influence the growth or decline of the population within Woods County over the next five years. For these reasons we will rely on the Nielsen SiteReports forecast of 1.12% per year in forecasting future household growth for Alva.

The percentage of owner households was estimated at 53.81% with renter households estimated at 46.19%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Alva						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	2,025	2,048	2,071	2,094	2,117	2,141
Owner %: 53.81%	1,090	1,102	1,114	1,127	1,139	1,152
Renter %: 46.19%	935	946	956	967	978	989
	Total New Owner Households					62
	Total New Renter Households					54

Based on an estimated household growth rate of 1.12% per year, Alva would require 62 new housing units for ownership, and 54 units for rent, over the next five years. Annually this equates to 12 units for ownership per year, and 11 units for rent per year. Compared with historic projections, the projected annual growth would be greater than in past years. As discussed previously, the growth of Woods County is greatly hinged upon rising economic markets and the continuance of economic growth within the area. Infill development and rehabilitation of existing properties will be an additional requirement as the already aged housing stock continues to grow older.

Woods County Anticipated Demand

Households in Woods County grew at an annually compounded rate of -0.42% from 2000 to 2010. Nielsen SiteReports estimates households have grown 0.81% per year since that time, and that households will grow 1.12% per year through 2020. Households in Woods have historically grown annually since 2010, this trend is projected to continue due to the growing natural gas and oil industry providing jobs in Woods County. Market volatility will heavily influence the growth or decline of the population within Woods County over the next five years. For these reasons we will rely on the Nielsen SiteReports forecast of 1.12% per year in forecasting future household growth for Woods County.

The percentage of owner households was estimated at 66.24% with renter households estimated at 33.76%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Woods County						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	3,679	3,720	3,762	3,804	3,846	3,889
Owner %: 66.24%	2,437	2,464	2,492	2,520	2,548	2,576
Renter %: 33.76%	1,242	1,256	1,270	1,284	1,298	1,313
				Total New Owner Households		139
				Total New Renter Households		71

Based on an estimated household growth rate of 1.12% per year, Woods County would require 139 new housing units for ownership, and 71 units for rent, over the next five years. Annually this equates to 28 units for ownership per year, and 14 units for rent per year. Compared with historic projections, the projected annual growth would be greater than in past years. As discussed previously, the growth of Woods County is greatly hinged upon rising economic markets and the continuance of economic growth within the area. Infill development and rehabilitation of existing properties in both rural and suburban markets will be an additional requirement as the already aged housing stock continues to grow older.

Housing Demand – Population Subsets

This section will address 5-year forecasted needs and trends for population special population subsets for Woods 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 Woods 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.

Woods County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter			
	Subset %	Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	139	71	210
Less than 30% AMI	7.25%	26.83%	10	19	29
Less than 50% AMI	17.36%	42.28%	24	30	54
Less than 60% AMI	20.84%	50.73%	29	36	65
Less than 80% AMI	34.51%	56.10%	48	40	88

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.

Woods 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	43.25%	7.64%	60	5	66
Elderly less than 30% AMI	4.84%	2.44%	7	2	8
Elderly less than 50% AMI	10.11%	5.69%	14	4	18
Elderly less than 60% AMI	12.13%	6.83%	17	5	22
Elderly less than 80% AMI	21.98%	6.02%	31	4	35

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.

Woods 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)	27.25%	24.39%	38	17	55
Disabled less than 30% AMI	4.40%	4.88%	6	3	10
Disabled less than 50% AMI	7.25%	9.76%	10	7	17
Disabled less than 60% AMI	8.70%	11.71%	12	8	20
Disabled less than 80% AMI	14.07%	11.38%	20	8	28

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.

Woods 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%	139	71	210
Total Veteran Demand	11.02%	11.02%	15	8	23
Veterans with Disabilities	4.35%	4.35%	6	3	9
Veterans Below Poverty	1.34%	1.34%	2	1	3
Disabled Veterans Below Poverty	0.64%	0.64%	1	0	1

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).

Woods County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	139	71	210
Total Working Families	47.72%	47.72%	66	34	100
Working Families with Children Present	22.24%	22.24%	31	16	47

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 210 housing units will be needed in Woods County over the next five years. Of those units:

- 148 will be needed by households earning less than 60% of Area Median Income

- 66 will be needed by households age 62 and up, earning less than 60% of Area Median Income
- 47 will be needed by households with disabilities / special needs, earning less than 60% of Area Median Income
- 4 will be needed by veterans living below the poverty line
- 47 will be needed by working families with children present

This data suggests a need in Woods County for housing units that are both affordable and accessible to persons with disabilities / special needs, as well as persons / families earning less than 60% of Area Median Income. .