

**Housing Needs Assessment**  
**Stephens County**

**Prepared For:**

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

**Effective Date of the Analysis:**

January 10, 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 28, 2016

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

SUBJECT:       Housing Needs Assessment  
                  Stephens County  
                  IRR - Tulsa/OKC File No. 140-2015-0082

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 Stephens County Residential Housing Market Analysis. Analyst Amy Wilson personally inspected the Stephens County area during the month of January 2016 to collect the data used in the preparation of the Stephens County Market Analysis. The University of Oklahoma College of Architecture Division of Regional and City Planning provided consultation, assemblage and analysis of the data for IRR-Tulsa/OKC.

Mr. Dennis Shockley  
Oklahoma Housing Finance Agency  
January 28, 2016  
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This market study is true and correct to the best of the professional's knowledge and belief, and there is no identity of interest between Owen S. Ard, MAI, David A. Puckett, or Integra Realty Resources – Tulsa/OKC and any applicant, developer, owner or developer.

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

Respectfully submitted,

**Integra Realty Resources - Tulsa/OKC**

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# Introduction and Executive Summary

This report is part of a Statewide Affordable Housing Market Study commissioned by the Oklahoma Department of Commerce (ODOC) in partnership with the Oklahoma Housing Finance Agency (OHFA), as an outgrowth of the 2013 tornado outbreak in Oklahoma. It was funded by the U.S. Department of Housing and Urban Development (USHUD) through the Community Development Block Grant – Disaster Recovery program (CDBG-DR). This study was conducted by a public/private partnership between Integra Realty Resources – Tulsa/OKC, the University of Oklahoma College of Architecture, Division of Regional and City Planning, and DeBruler Inc. IRR-Tulsa/OKC, The University of Oklahoma, and DeBruler Inc. also prepared a prior statewide study in 2001, also commissioned by ODOC in partnership with OHFA.

This study is a value-added product derived from the original 2001 statewide housing study that incorporates additional topics and datasets not included in the 2001 study, which impact affordable housing throughout the state. These topic areas include:

- Disaster Resiliency
- Homelessness
- Assessment of Fair Housing
- Evaluation of Residential Lead-Based Paint Hazards

These topics are interrelated in terms of affordable housing policy, housing development, and disaster resiliency and recovery. Homeless populations are more vulnerable in the event of a disaster, as are many of the protected classes under the Fair Housing Act. Lead-based paint is typically more likely to be present in housing units occupied by low-to-moderate income persons, and can also present an environmental hazard in the wake of a disaster. Effective affordable housing policy can mitigate the impact of natural and manmade disasters by encouraging the development and preservation of safe, secure, and disaster-resilient housing for Oklahoma’s most vulnerable populations.

## **Housing Market Analysis Specific Findings:**

1. The population of Stephens County is projected to grow by 0.24% per year over the next five years, underperforming the State of Oklahoma.
2. The oil and gas industry is a major employer in Stephens County, and immediate housing needs will likely be affected by depressed energy prices in the near term.
3. Stephens County is projected to need a total of 134 housing units for ownership and 55 housing units for rent over the next five years.
4. Median Household Income in Stephens County is estimated to be \$46,042 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Stephens County is estimated to be 14.64%, compared with 16.85% for Oklahoma.
5. Homeowner and rental vacancy rates in Stephens County are slightly lower than the state averages.
6. Home values and rental rates in Stephens County are also lower than the state averages.

7. Average sale price for homes in Duncan was \$97,132 in 2015, with an average price per square foot of \$59.71. The average year of construction for homes sold in 2015 is estimated to be 1963.
8. Approximately 31.14% of renters and 17.62% of owners are housing cost overburdened.

**Disaster Resiliency Specific Findings:**

1. Create and maintain the county HMP.
2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Tornadoes (1959-2014): Number:61 Injuries:27 Fatalities:2 Damages (1996-2014): \$110,000.00
4. Social Vulnerability: Below state score at the county level; The Duncan area census tracts within the county have some increased social vulnerability scores
5. Floodplain: Central High, Marlow, Bray, Lake Humphreys, Duncan, Velma, Sunray, Comanche and other rural areas have notable development within or near the floodplain.

**Homelessness Specific Findings**

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

**Fair Housing Specific Findings**

1. Units nearer elevated number of persons with disabilities: 310
2. Units further than 15 miles from a hospital: 12

**Lead-Based Paint Specific Findings**

1. We estimate there are 3,639 occupied housing units in Stephens County with lead-based paint hazards.
2. 1,767 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 494 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 Stephens 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 Stephens 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 Stephens 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 Stephens County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Stephens County area.

### **Effective Date of Consultation**

The Stephens County area was inspected and research was performed during January 2016. The effective date of this analysis is January 10, 2016. The date of this report is January 28, 2016. The market study is valid only as of the stated effective date or dates.

### **Scope of the Assignment**

1. The Stephens County area was inspected during January 2016. 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

# Stephens County Analysis

## Area Information

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

Stephens County is located in Southwest Oklahoma. The county is bordered on the north by Comanche, Grady, and Garvin counties, on the west by Comanche and Cotton, on the south by Jefferson County, and on the east by Garvin and Carter counties. The Stephens County Seat is Duncan, which is located in the central part of the county. This location is approximately 186 miles southwest of Tulsa and 81.8 miles southwest of Oklahoma City.

Stephens County has a total area of 891 square miles (870 square miles of land, and 21 square miles of water), ranking 33rd out of Oklahoma's 77 counties in terms of total area. The total population of Stephens County as of the 2010 Census was 45,048 persons, for a population density of 52 persons per square mile of land.

## Access and Linkages

The county has above average accessibility to state and national highway systems. Multiple major highways intersect within Stephens. These are US-81, OK-53, OK-7, OK-17, OK-29, and OK-76. The nearest interstate highway is I-44, which is located approximately 21.2 miles west of the county. The county also has an intricate network of county roadways.

Public transportation is provided by Red River Transportation, which operates a demand-response service throughout the county. The local market perceives public transportation as average compared to other communities in the region of similar size. However, the primary mode of transportation in this area is private automobiles by far.

Haliburton Field Airport is located just east of Frederick. The primary concrete runway measures 6,650 feet in length and averages 23 flights per day. The nearest full-service commercial airport is the Will Rogers World Airport, located 76.5 miles northeast in Oklahoma City.

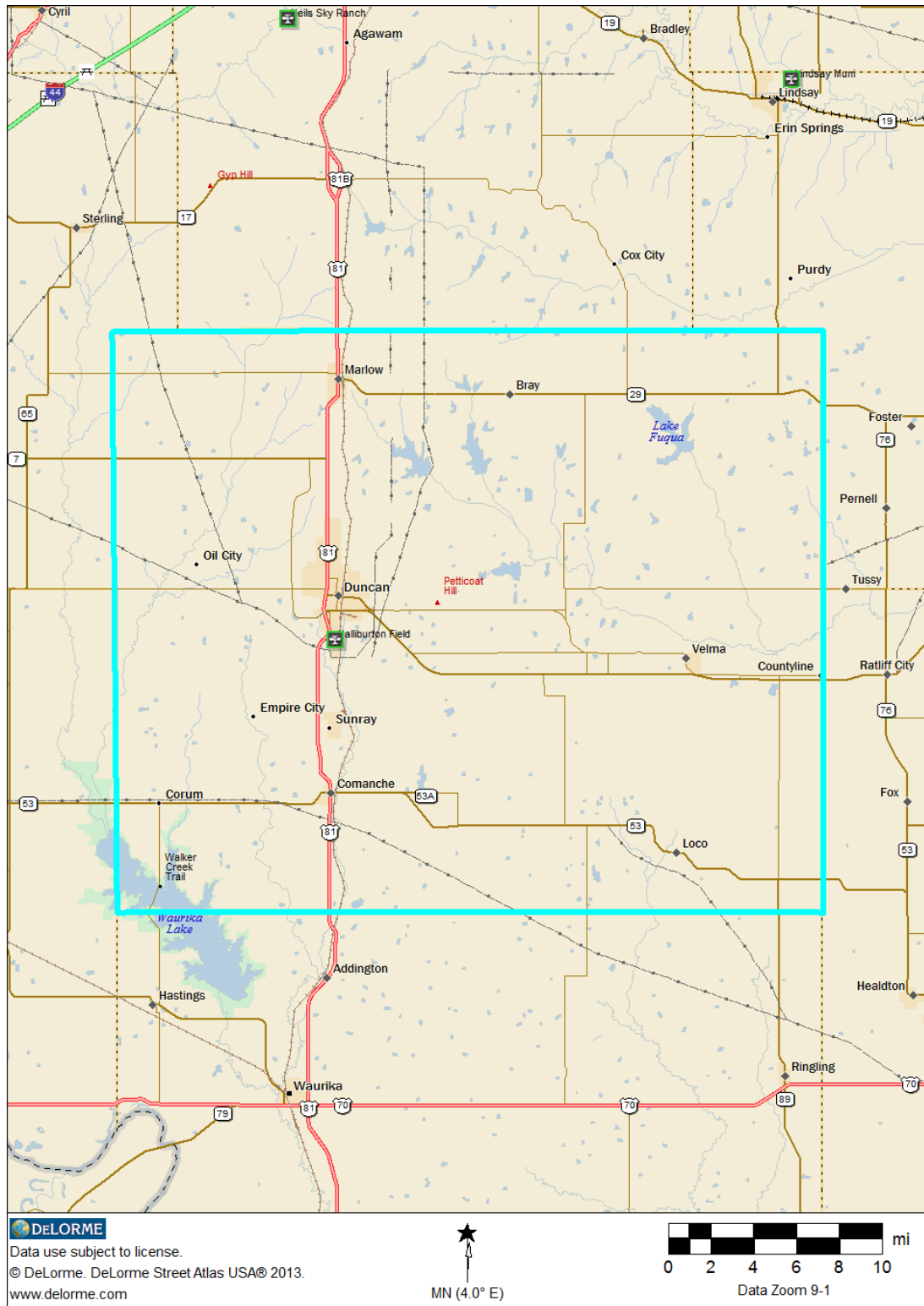
**Educational Facilities**

All of the county communities have public school facilities. Duncan is served by Duncan Public Schools which operates one high school, one middle school, and five elementary schools. Duncan is home to Red River Technology Center, and Cameron University operates a satellite campus in Duncan as well.

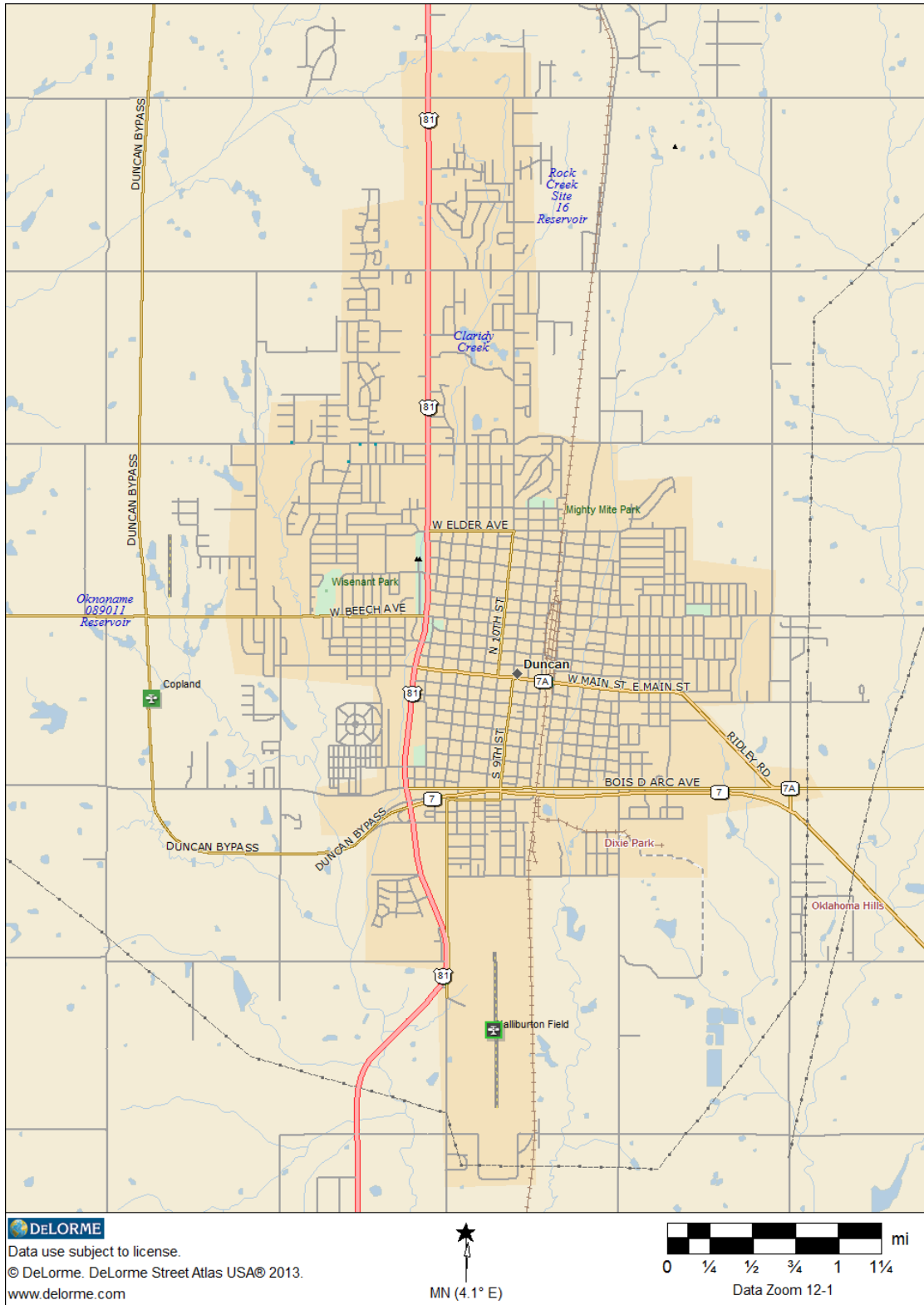
**Medical Facilities**

Medical services are provided by Duncan Regional Hospital, 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.

### Stephens County Area Map



### Duncan Area Map



## Demographic Analysis

### Population and Households

The following table presents population levels and annualized changes in Stephens 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.

<b>Population Levels and Annual Changes</b>							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Duncan	22,505	23,431	0.40%	23,614	0.16%	23,792	0.15%
Stephens County	43,182	45,048	0.42%	44,924	-0.06%	45,455	0.24%
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 Stephens County was 45,048 persons as of the 2010 Census, a 0.42% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Stephens County to be 44,924 persons, and projects that the population will show 0.24% annualized growth over the next five years.

The population of Duncan was 23,431 persons as of the 2010 Census, a 0.40% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Duncan to be 23,614 persons, and projects that the population will show 0.15% annualized growth over the next five years.

The next table presents data regarding household levels in Stephens 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.

<b>Households Levels and Annual Changes</b>							
<b>Total Households</b>	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Duncan	9,406	9,670	0.28%	9,646	-0.05%	9,698	0.11%
Stephens County	17,463	18,127	0.37%	18,036	-0.10%	18,225	0.21%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
<b>Family Households</b>	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Duncan	6,420	6,369	-0.08%	6,436	0.21%	6,474	0.12%
Stephens County	12,591	12,680	0.07%	12,621	-0.09%	12,759	0.22%
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, Stephens County had a total of 18,127 households, representing a 0.37% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Stephens County to have 18,036 households. This number is expected to experience a 0.21% annualized rate of growth over the next five years.

As of 2010, Duncan had a total of 9,670 households, representing a 0.28% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Duncan to have 9,646 households. This number is expected to experience a 0.11% 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 Stephens County based on the U.S. Census Bureau's American Community Survey.

#### 2013 Population by Race and Ethnicity

Single-Classification Race	Duncan		Stephens County	
	No.	Percent	No.	Percent
Total Population	23,373		44,929	
White Alone	19,370	82.87%	38,298	85.24%
Black or African American Alone	809	3.46%	1,034	2.30%
Amer. Indian or Alaska Native Alone	1,024	4.38%	2,615	5.82%
Asian Alone	254	1.09%	288	0.64%
Native Hawaiian and Other Pac. Isl. Alone	13	0.06%	13	0.03%
Some Other Race Alone	852	3.65%	959	2.13%
Two or More Races	1,051	4.50%	1,722	3.83%

Population by Hispanic or Latino Origin	Duncan		Stephens County	
	No.	Percent	No.	Percent
Total Population	23,373		44,929	
Hispanic or Latino	2,231	9.55%	2,881	6.41%
<i>Hispanic or Latino, White Alone</i>	990	44.37%	1,428	49.57%
<i>Hispanic or Latino, All Other Races</i>	1,241	55.63%	1,453	50.43%
Not Hispanic or Latino	21,142	90.45%	42,048	93.59%
<i>Not Hispanic or Latino, White Alone</i>	18,380	86.94%	36,870	87.69%
<i>Not Hispanic or Latino, All Other Races</i>	2,762	13.06%	5,178	12.31%

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

In Stephens County, racial and ethnic minorities comprise 17.94% of the total population. Within Duncan, racial and ethnic minorities represent 21.36% of the population.

### Population by Age

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



<b>Stephens County Population By Age</b>								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
<b>Population by Age</b>	45,048		44,924		45,455			
Age 0 - 4	2,962	6.58%	2,901	6.46%	2,965	6.52%	-0.42%	0.44%
Age 5 - 9	3,073	6.82%	2,921	6.50%	2,880	6.34%	-1.01%	-0.28%
Age 10 - 14	3,029	6.72%	2,967	6.60%	2,906	6.39%	-0.41%	-0.41%
Age 15 - 17	1,760	3.91%	1,767	3.93%	1,843	4.05%	0.08%	0.85%
Age 18 - 20	1,559	3.46%	1,604	3.57%	1,679	3.69%	0.57%	0.92%
Age 21 - 24	1,879	4.17%	2,133	4.75%	2,270	4.99%	2.57%	1.25%
Age 25 - 34	5,395	11.98%	5,325	11.85%	5,252	11.55%	-0.26%	-0.28%
Age 35 - 44	5,109	11.34%	5,057	11.26%	5,208	11.46%	-0.20%	0.59%
Age 45 - 54	6,606	14.66%	5,701	12.69%	4,995	10.99%	-2.90%	-2.61%
Age 55 - 64	5,878	13.05%	6,180	13.76%	6,052	13.31%	1.01%	-0.42%
Age 65 - 74	4,090	9.08%	4,538	10.10%	5,424	11.93%	2.10%	3.63%
Age 75 - 84	2,721	6.04%	2,776	6.18%	2,839	6.25%	0.40%	0.45%
Age 85 and over	987	2.19%	1,054	2.35%	1,142	2.51%	1.32%	1.62%
<i>Age 55 and over</i>	<i>13,676</i>	<i>30.36%</i>	<i>14,548</i>	<i>32.38%</i>	<i>15,457</i>	<i>34.01%</i>	<i>1.24%</i>	<i>1.22%</i>
<i>Age 62 and over</i>	<i>8,574</i>	<i>19.03%</i>	<i>9,168</i>	<i>20.41%</i>	<i>10,079</i>	<i>22.17%</i>	<i>1.35%</i>	<i>1.91%</i>
<b>Median Age</b>	40.6		40.6		40.6		0.00%	0.00%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Stephens County is 40.6 years. This compares with the statewide figure of 36.6 years. Approximately 6.46% of the population is below the age of 5, while 20.41% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.91% per year.

<b>Duncan Population By Age</b>								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
<b>Population by Age</b>	23,431		23,614		23,792			
Age 0 - 4	1,660	7.08%	1,623	6.87%	1,648	6.93%	-0.45%	0.31%
Age 5 - 9	1,576	6.73%	1,631	6.91%	1,594	6.70%	0.69%	-0.46%
Age 10 - 14	1,472	6.28%	1,526	6.46%	1,605	6.75%	0.72%	1.01%
Age 15 - 17	886	3.78%	868	3.68%	940	3.95%	-0.41%	1.61%
Age 18 - 20	791	3.38%	799	3.38%	844	3.55%	0.20%	1.10%
Age 21 - 24	1,113	4.75%	1,093	4.63%	1,114	4.68%	-0.36%	0.38%
Age 25 - 34	3,044	12.99%	3,059	12.95%	2,829	11.89%	0.10%	-1.55%
Age 35 - 44	2,581	11.02%	2,714	11.49%	2,895	12.17%	1.01%	1.30%
Age 45 - 54	3,233	13.80%	2,801	11.86%	2,495	10.49%	-2.83%	-2.29%
Age 55 - 64	2,891	12.34%	3,075	13.02%	2,974	12.50%	1.24%	-0.67%
Age 65 - 74	2,006	8.56%	2,236	9.47%	2,655	11.16%	2.19%	3.49%
Age 75 - 84	1,540	6.57%	1,528	6.47%	1,515	6.37%	-0.16%	-0.17%
Age 85 and over	638	2.72%	661	2.80%	684	2.87%	0.71%	0.69%
<i>Age 55 and over</i>	<i>7,075</i>	<i>30.20%</i>	<i>7,500</i>	<i>31.76%</i>	<i>7,828</i>	<i>32.90%</i>	<i>1.17%</i>	<i>0.86%</i>
<i>Age 62 and over</i>	<i>4,413</i>	<i>18.84%</i>	<i>4,687</i>	<i>19.85%</i>	<i>5,062</i>	<i>21.28%</i>	<i>1.21%</i>	<i>1.55%</i>
<b>Median Age</b>	39.5		39.5		39.6		0.00%	0.05%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Duncan is 39.5 years. This compares with the statewide figure of 36.6 years. Approximately 6.87% of the population is below the age of 5, while 19.85% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.55% per year.

### Families by Presence of Children

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

### 2013 Family Type by Presence of Children Under 18 Years

	Duncan		Stephens County	
	No.	Percent	No.	Percent
Total Families:	5,982		11,921	
Married-Couple Family:	4,692	78.44%	9,509	79.77%
With Children Under 18 Years	1,716	28.69%	3,372	28.29%
No Children Under 18 Years	2,976	49.75%	6,137	51.48%
Other Family:	1,290	21.56%	2,412	20.23%
Male Householder, No Wife Present	250	4.18%	659	5.53%
With Children Under 18 Years	147	2.46%	372	3.12%
No Children Under 18 Years	103	1.72%	287	2.41%
Female Householder, No Husband Present	1,040	17.39%	1,753	14.71%
With Children Under 18 Years	614	10.26%	917	7.69%
No Children Under 18 Years	426	7.12%	836	7.01%
<hr/>				
Total Single Parent Families	761		1,289	
Male Householder	147	19.32%	372	28.86%
Female Householder	614	80.68%	917	71.14%

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

As shown, within Stephens County, among all families 10.81% are single-parent families, while in Duncan, the percentage is 12.72%.

### Population by Presence of Disabilities

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

**2013 Age by Number of Disabilities**

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	22,940		44,314		3,702,515	
Under 18 Years:	5,581		10,714		933,738	
With One Type of Disability	169	3.03%	320	2.99%	33,744	3.61%
With Two or More Disabilities	50	0.90%	127	1.19%	11,082	1.19%
No Disabilities	5,362	96.08%	10,267	95.83%	888,912	95.20%
18 to 64 Years:	13,230		26,074		2,265,702	
With One Type of Disability	1,215	9.18%	2,548	9.77%	169,697	7.49%
With Two or More Disabilities	971	7.34%	1,782	6.83%	149,960	6.62%
No Disabilities	11,044	83.48%	21,744	83.39%	1,946,045	85.89%
65 Years and Over:	4,129		7,526		503,075	
With One Type of Disability	792	19.18%	1,500	19.93%	95,633	19.01%
With Two or More Disabilities	1,068	25.87%	1,903	25.29%	117,044	23.27%
No Disabilities	2,269	54.95%	4,123	54.78%	290,398	57.72%
<b>Total Number of Persons with Disabilities:</b>	<b>4,265</b>	<b>18.59%</b>	<b>8,180</b>	<b>18.46%</b>	<b>577,160</b>	<b>15.59%</b>

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

Within Stephens County, 18.46% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Duncan the percentage is 18.59%. Compared with the rest of the state, the populations of Duncan and Stephens County are more likely to have one or more disabilities.

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

**2013 Population by Veteran and Disability Status**

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom						
Poverty Status is Determined	17,359		33,600		2,738,788	
Veteran:	2,033	11.71%	4,321	12.86%	305,899	11.17%
<i>With a Disability</i>	833	40.97%	1,719	39.78%	100,518	32.86%
<i>No Disability</i>	1,200	59.03%	2,602	60.22%	205,381	67.14%
Non-veteran:	15,326	88.29%	29,279	87.14%	2,432,889	88.83%
<i>With a Disability</i>	3,213	20.96%	6,014	20.54%	430,610	17.70%
<i>No Disability</i>	12,113	79.04%	23,265	79.46%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Stephens County, the Census Bureau estimates there are 4,321 veterans, 39.78% of which have one or more disabilities (compared with 32.86% at a statewide level). In Duncan, there are an estimated 2,033 veterans, 40.97% of which are estimated to have a disability. Like the population at large, veterans in Duncan and Stephens County are more likely to have disabilities than veterans in other parts of Oklahoma.

### Group Quarters Population

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

	Duncan		Stephens County	
	No.	Percent	No.	Percent
Total Population	23,431		45,048	
Group Quarters Population	423	1.81%	540	1.20%
Institutionalized Population	386	1.65%	503	1.12%
Correctional facilities for adults	142	0.61%	142	0.32%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	243	1.04%	360	0.80%
Other institutional facilities	1	0.00%	1	0.00%
Noninstitutionalized population	37	0.16%	37	0.08%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	37	0.16%	37	0.08%

Source: 2010 Decennial Census, Table P42

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

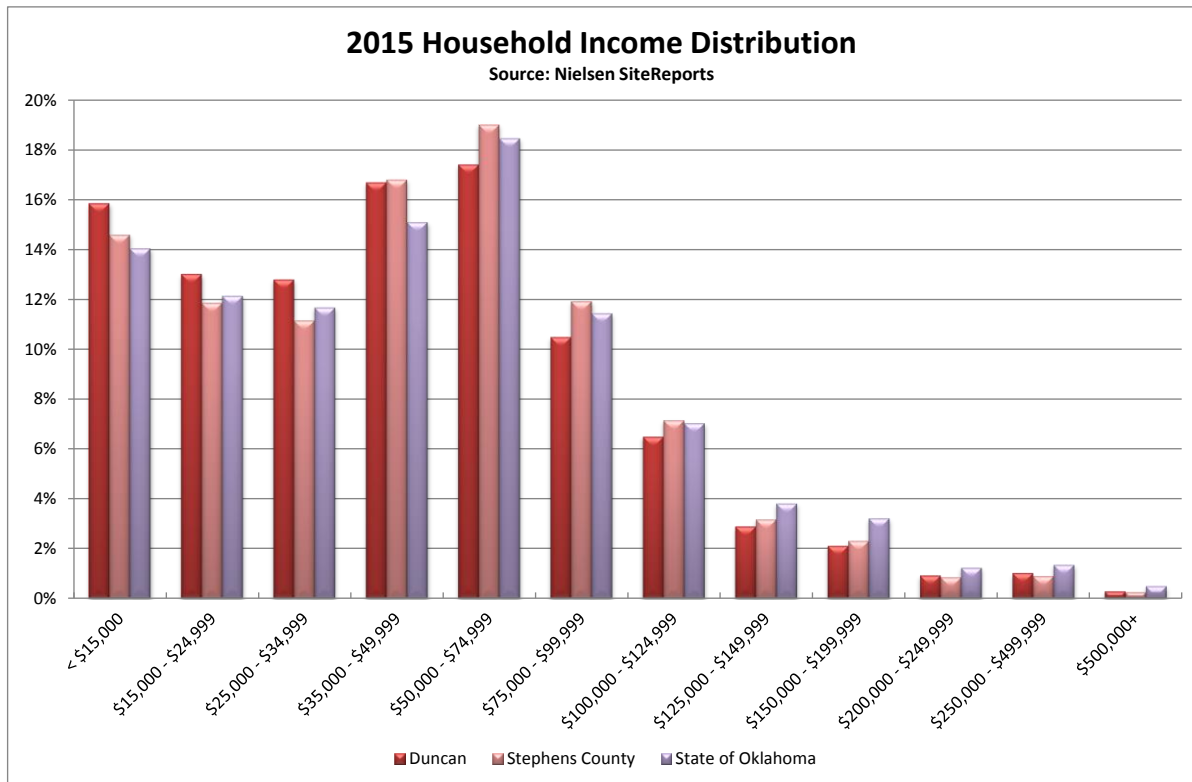
## Household Income Levels

Data in the following chart shows the distribution of household income in Stephens 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.

<b>2015 Household Income Distribution</b>						
	<b>Duncan</b>		<b>Stephens County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Households by HH Income</b>	9,646		18,036		1,520,327	
< \$15,000	1,530	15.86%	2,633	14.60%	213,623	14.05%
\$15,000 - \$24,999	1,256	13.02%	2,141	11.87%	184,613	12.14%
\$25,000 - \$34,999	1,235	12.80%	2,012	11.16%	177,481	11.67%
\$35,000 - \$49,999	1,611	16.70%	3,032	16.81%	229,628	15.10%
\$50,000 - \$74,999	1,680	17.42%	3,430	19.02%	280,845	18.47%
\$75,000 - \$99,999	1,012	10.49%	2,152	11.93%	173,963	11.44%
\$100,000 - \$124,999	626	6.49%	1,289	7.15%	106,912	7.03%
\$125,000 - \$149,999	279	2.89%	572	3.17%	57,804	3.80%
\$150,000 - \$199,999	203	2.10%	416	2.31%	48,856	3.21%
\$200,000 - \$249,999	89	0.92%	153	0.85%	18,661	1.23%
\$250,000 - \$499,999	98	1.02%	161	0.89%	20,487	1.35%
\$500,000+	27	0.28%	45	0.25%	7,454	0.49%
<b>Median Household Income</b>	\$42,467		\$46,042		\$47,049	
<b>Average Household Income</b>	\$56,783		\$58,957		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Stephens County is estimated to be \$46,042 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Duncan, median household income is estimated to be \$42,467. The income distribution can be better visualized by the following chart.



**Household Income Trend**

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

**Household Income Trend**

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Duncan	\$30,373	\$42,467	2.12%	2.40%	-0.28%
Stephens County	\$30,709	\$46,042	2.56%	2.40%	0.16%
State of Oklahoma	\$33,400	\$47,049	2.16%	2.40%	-0.23%

Sources: 2000 Decennial Census, Summary File 3, Table P53; Nielsen SiteReports; CPI All Urban Consumers, South Region, Size Class D

As shown, both Duncan and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account (though Stephens County as a whole saw slightly positive real household income growth). It should be noted that this trend is not unique to



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

### Poverty Rates

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

Poverty Rates	2000	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Duncan	15.40%	15.95%	55	26.53%	55.54%
Stephens County	14.58%	14.64%	6	24.19%	53.87%
State of Oklahoma	14.72%	16.85%	213	22.26%	47.60%

Sources: 2000 Decennial Census Table P87, 2009-2013 American Community Survey Tables B17001 & B17023

The poverty rate in Stephens County is estimated to be 14.64% by the American Community Survey. This is an increase of 6 basis points since the 2000 Census. Within Duncan, the poverty rate is estimated to be 15.95%. 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 Stephens County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

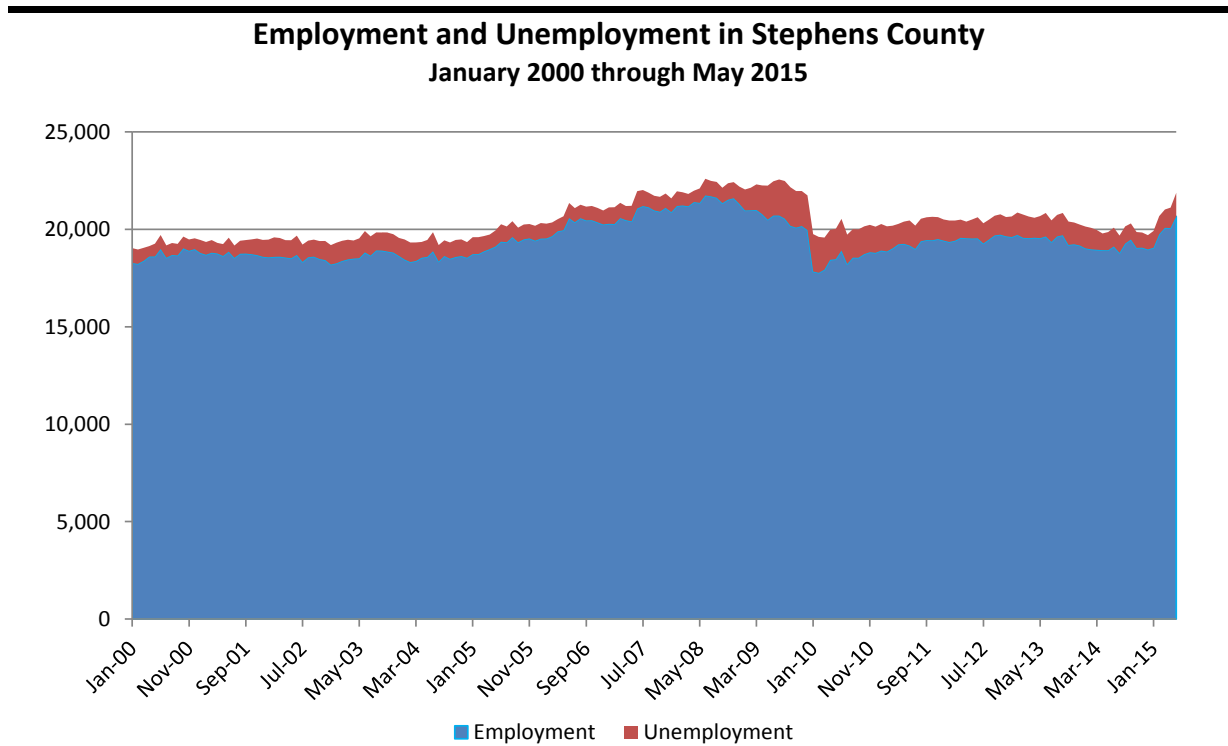
<b>Employment and Unemployment</b>						
	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Stephens County	18,471	20,669	2.27%	7.8%	5.5%	-230
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsds)	139,497	149,349	1.37%	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 Stephens County was 20,669 persons. Compared with figures from May 2010, this represents annualized employment growth of 2.27% per year. The unemployment rate in May was 5.5%, a decrease of -230 basis points from May 2010, which was 7.8%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Stephens County has generally mirrored these trends, though unemployment has recently begun trending upward.

### Employment Level Trends

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



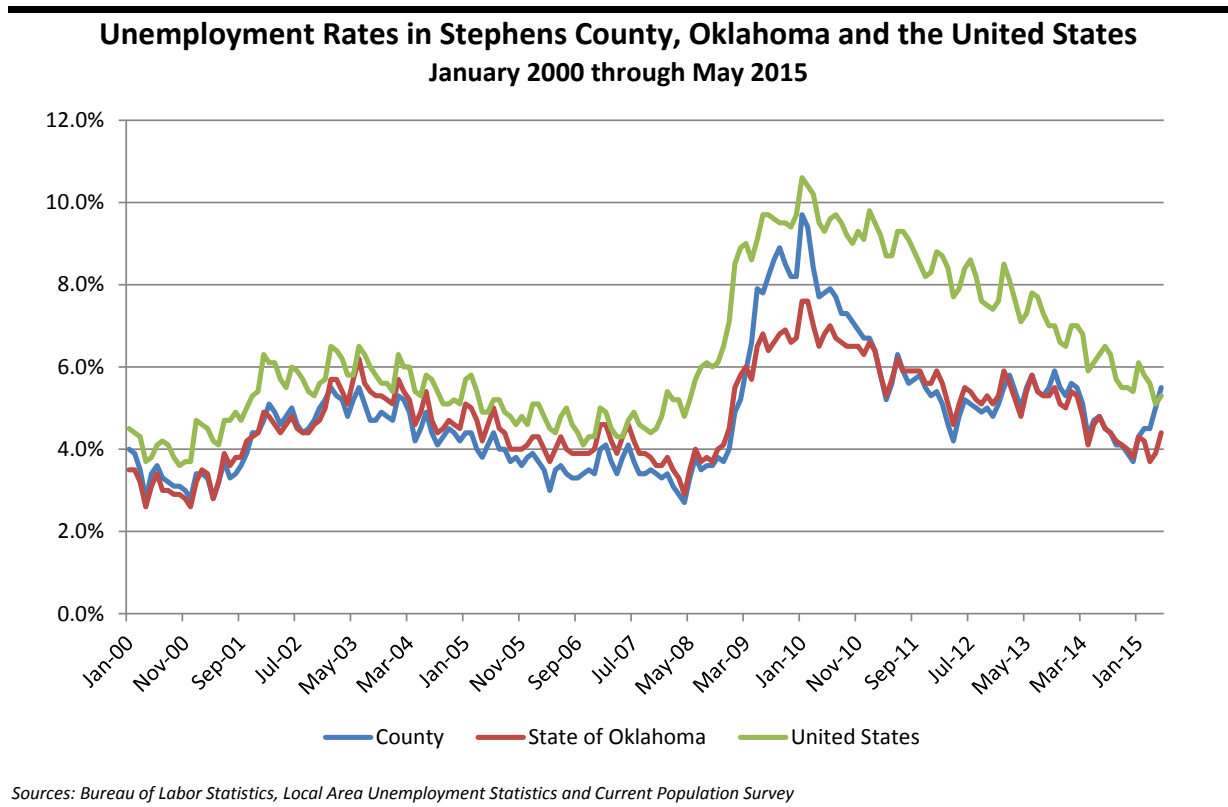
*Source: Bureau of Labor Statistics, Local Area Unemployment Statistics*

As shown, total employment levels have generally trended upward from 2000 through the 3<sup>rd</sup> quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in 2011, and has continued to grow to its current level of 20,669 persons. The number of unemployed persons in May 2015 was 1,209, out of a total labor force of 21,878 persons.

**Unemployment Rate Trends**

The next chart shows historic unemployment rates for Stephens 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.





As shown, unemployment rates in Stephens County increased moderately from 2000 through 2003, and then generally declined until the 4<sup>th</sup> quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 5.5%. On the whole, unemployment rates in Stephens County track very well with statewide figures. Compared with the United States, unemployment rates in Stephens County and Oklahoma are and have historically been well below the national average, though there is a very recent upward trend in unemployment likely due to depressed energy prices.

**Employment and Wages by Industrial Supersector**

The next table presents data regarding employment in Stephens 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.

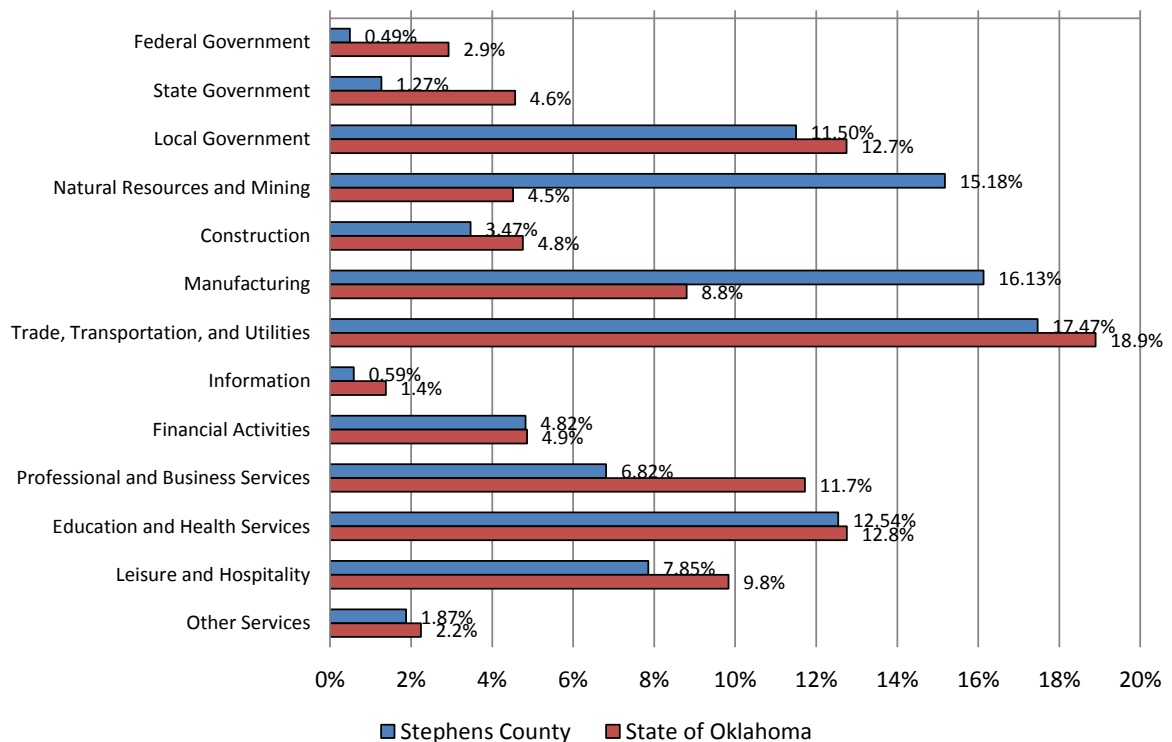


**Employees and Wages by Supersector - 2014**

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	10	79	0.49%	\$49,209	0.24
State Government	11	205	1.27%	\$40,295	0.38
Local Government	48	1,860	11.50%	\$33,498	1.14
Natural Resources and Mining	93	2,454	15.18%	\$81,697	10.01
Construction	80	561	3.47%	\$39,929	0.78
Manufacturing	72	2,608	16.13%	\$55,238	1.81
Trade, Transportation, and Utilities	282	2,824	17.47%	\$28,085	0.91
Information	15	95	0.59%	\$33,645	0.29
Financial Activities	102	780	4.82%	\$43,151	0.86
Professional and Business Services	135	1,102	6.82%	\$36,862	0.49
Education and Health Services	119	2,028	12.54%	\$36,479	0.83
Leisure and Hospitality	77	1,270	7.85%	\$13,148	0.73
Other Services	73	303	1.87%	\$31,575	0.60
<b>Total</b>	<b>1,116</b>	<b>16,169</b>		<b>\$43,196</b>	<b>1.00</b>

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

**Employment Sectors - 2014**



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

Among private employers, the largest percentage of persons (17.47%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$28,085 per year. The industry



with the highest annual pay is Natural Resources and Mining, with average annual pay of \$81,697 per year.

The rightmost column of the previous table provides location quotients for each industry for Stephens 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 (Stephens 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 Stephens County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 10.01. This sector includes agricultural employment, as well as employment in the oil and gas industry.

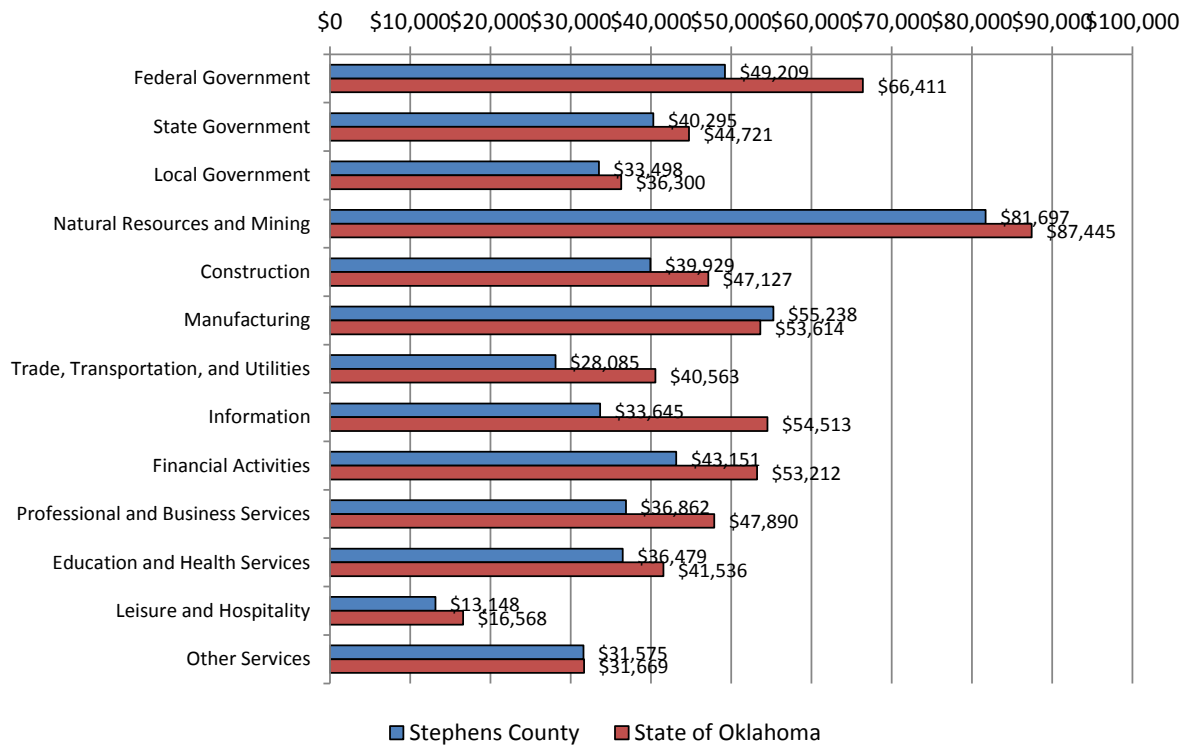
The next table presents average annual pay in Stephens County by industry, in comparison with Oklahoma as a whole and the United States.

<b>Comparison of 2014 Average Annual Pay by Supersector</b>					
Supersector	Stephens County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$49,209	\$66,411	\$75,784	74.1%	64.9%
State Government	\$40,295	\$44,721	\$54,184	90.1%	74.4%
Local Government	\$33,498	\$36,300	\$46,146	92.3%	72.6%
Natural Resources and Mining	\$81,697	\$87,445	\$59,666	93.4%	136.9%
Construction	\$39,929	\$47,127	\$55,041	84.7%	72.5%
Manufacturing	\$55,238	\$53,614	\$62,977	103.0%	87.7%
Trade, Transportation, and Utilities	\$28,085	\$40,563	\$42,988	69.2%	65.3%
Information	\$33,645	\$54,513	\$90,804	61.7%	37.1%
Financial Activities	\$43,151	\$53,212	\$85,261	81.1%	50.6%
Professional and Business Services	\$36,862	\$47,890	\$66,657	77.0%	55.3%
Education and Health Services	\$36,479	\$41,536	\$45,951	87.8%	79.4%
Leisure and Hospitality	\$13,148	\$16,568	\$20,993	79.4%	62.6%
Other Services	\$31,575	\$31,669	\$33,935	99.7%	93.0%
<b>Total</b>	<b>\$43,196</b>	<b>\$43,774</b>	<b>\$51,361</b>	<b>98.7%</b>	<b>84.1%</b>

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, Stephens County has higher average wages in manufacturing, and lower average wages in each of the other employment supersectors.

### Working Families

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



<b>Families by Employment Status and Presence of Children</b>						
	<b>Duncan</b>		<b>Stephens County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Families</b>	<b>5,982</b>		<b>11,921</b>		<b>961,468</b>	
With Children <18 Years:	2,477	41.41%	4,661	39.10%	425,517	44.26%
Married Couple:	1,716	69.28%	3,372	72.34%	281,418	66.14%
Both Parents Employed	1,005	58.57%	1,997	59.22%	166,700	59.24%
One Parent Employed	649	37.82%	1,250	37.07%	104,817	37.25%
Neither Parent Employed	62	3.61%	125	3.71%	9,901	3.52%
Other Family:	761	30.72%	1,289	27.66%	144,099	33.86%
Male Householder:	147	19.32%	372	28.86%	36,996	25.67%
Employed	96	65.31%	299	80.38%	31,044	83.91%
Not Employed	51	34.69%	73	19.62%	5,952	16.09%
Female Householder:	614	80.68%	917	71.14%	107,103	74.33%
Employed	393	64.01%	627	68.38%	75,631	70.62%
Not Employed	221	35.99%	290	31.62%	31,472	29.38%
Without Children <18 Years:	3,505	58.59%	7,260	60.90%	535,951	55.74%
Married Couple:	2,976	84.91%	6,137	84.53%	431,868	80.58%
Both Spouses Employed	796	26.75%	1,914	31.19%	167,589	38.81%
One Spouse Employed	990	33.27%	2,097	34.17%	138,214	32.00%
Neither Spouse Employed	1,190	39.99%	2,126	34.64%	126,065	29.19%
Other Family:	529	15.09%	1,123	15.47%	104,083	19.42%
Male Householder:	103	8.66%	287	13.50%	32,243	25.58%
Employed	45	43.69%	117	40.77%	19,437	60.28%
Not Employed	58	56.31%	170	59.23%	12,806	39.72%
Female Householder:	426	80.53%	836	74.44%	71,840	69.02%
Employed	221	51.88%	379	45.33%	36,601	50.95%
Not Employed	205	48.12%	457	54.67%	35,239	49.05%
<i>Total Working Families:</i>	<i>4,195</i>	<i>70.13%</i>	<i>8,680</i>	<i>72.81%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children &lt;18 Years:</i>	<i>2,143</i>	<i>51.08%</i>	<i>4,173</i>	<i>48.08%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children &lt;18 Years:</i>	<i>2,052</i>	<i>48.92%</i>	<i>4,507</i>	<i>51.92%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Stephens County, there are 8,680 working families, 48.08% 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 Stephens County area are presented in the following table, as reported by the Duncan Area Economic Development Foundation.

## Major Employers in Stephens County

Company	Industry / Description	No. Employees
Halliburton	Oilfield Services & Equipment	2,500
Duncan Regional Hospital	Healthcare	939
Wal-Mart	Retail Sales	475
Duncan Public Schools	Education	445
Family Dollar Distribution Center	Distribution Center	360
City of Duncan	Government Services	216
Stephens County	Government Services	192
Marlow Public Schools	Education	165
NOV Hydra Rig	Oilfield Equipment Manufacturing	150
Comanche Public Schools	Education	150
Eurest Services	Housekeeping Services	147
Chisholm Trail Casino	Gaming - Chickasaw Nation	145
Byford Auto	Retail Sales	135
Wilkins Nursing Center & Rehab	Healthcare	130
BBBM LLC (City Mart Enterprises)	Retail Sales	128
Legal Shield	Legal Services	120
Country Club Care	Healthcare	117
Wilco Machine & Fab	Machine & Fabrication	115
M & M Supply	Oilfield Services	114
Curtis Wright (Cimarron Energy)	Oilfield Equipment Manufacturing	105
First Bank & Trust Co.	Financial Services	100
Patco Electrical Services Inc.	Electrical Contractor & Fabrication	100
Cameron Measurement Systems	Machine & Fabrication	90
Mack Energy Company	Oilfield Services	75
Kleen Oilfield Services Company	Oilfield Services	75
Tilley Group	Oilfield Services	45
StimLab	Oilfield Research & Testing	40
Valco Manufacturing	Aerospace Manufacturing	40
LE Jones Operating	Oilfield Services	40
O-TEX	Oilfield Services	35
Southern Machine Works	Oilfield Manufacturing	25

Source: Duncan Area Economic Development Foundation

Halliburton is Duncan's largest employer by far, along with the oil and gas industry in general. Consequently, total employment in Duncan and Stephens County as a whole can depend to some degree on energy prices, which are currently unusually low.

## Commuting Patterns

### Travel Time to Work

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



### Workers 16 Years and Over by Commuting Time to Work

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Commuting Workers:</b>	<b>9,174</b>		<b>17,853</b>		<b>1,613,364</b>	
Less than 15 minutes	5,084	55.42%	7,880	44.14%	581,194	36.02%
15 to 30 minutes	2,374	25.88%	5,620	31.48%	625,885	38.79%
30 to 45 minutes	824	8.98%	2,370	13.28%	260,192	16.13%
45 to 60 minutes	467	5.09%	997	5.58%	74,625	4.63%
60 or more minutes	425	4.63%	986	5.52%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Stephens County, the largest percentage of workers (44.14%) travel fewer than 15 minutes to work. For the most part, employees living in Stephens County and Duncan are also employed in the area, 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 Stephens County.

### Workers 16 Years and Over by Means of Transportation to Work

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Workers Age 16+</b>	<b>9,355</b>		<b>18,333</b>		<b>1,673,026</b>	
Car, Truck or Van:	8,811	94.18%	17,169	93.65%	1,551,461	92.73%
<i>Drove Alone</i>	7,730	87.73%	15,164	88.32%	1,373,407	88.52%
<i>Carpooled</i>	1,081	12.27%	2,005	11.68%	178,054	11.48%
Public Transportation	66	0.71%	104	0.57%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	13	0.14%	33	0.18%	3,757	0.22%
Bicycle	20	0.21%	64	0.35%	4,227	0.25%
Walked	152	1.62%	229	1.25%	30,401	1.82%
Other Means	112	1.20%	254	1.39%	14,442	0.86%
Worked at Home	181	1.93%	480	2.62%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

<b>Total Housing Units</b>					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Duncan	10,795	11,064	0.25%	11,066	0.00%
Stephens County	19,854	20,658	0.40%	20,750	0.09%
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 Stephens County grew by 0.09% per year, to a total of 20,750 housing units in 2015. In terms of new housing unit construction, Stephens County underperformed Oklahoma as a whole between 2010 and 2015.

### Housing by Units in Structure

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

<b>2013 Housing Units by Units in Structure</b>						
	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Housing Units</b>	<b>11,155</b>		<b>20,622</b>		<b>1,669,828</b>	
1 Unit, Detached	9,567	85.76%	17,083	82.84%	1,219,987	73.06%
1 Unit, Attached	215	1.93%	273	1.32%	34,434	2.06%
Duplex Units	197	1.77%	342	1.66%	34,207	2.05%
3-4 Units	163	1.46%	248	1.20%	42,069	2.52%
5-9 Units	333	2.99%	459	2.23%	59,977	3.59%
10-19 Units	108	0.97%	133	0.64%	57,594	3.45%
20-49 Units	95	0.85%	136	0.66%	29,602	1.77%
50 or More Units	228	2.04%	242	1.17%	30,240	1.81%
Mobile Homes	220	1.97%	1,664	8.07%	159,559	9.56%
Boat, RV, Van, etc.	29	0.26%	42	0.20%	2,159	0.13%
<b>Total Multifamily Units</b>	<b>1,124</b>	<b>10.08%</b>	<b>1,560</b>	<b>7.56%</b>	<b>253,689</b>	<b>15.19%</b>

Source: 2009-2013 American Community Survey, Table B25024

Within Stephens County, 82.84% of housing units are single-family, detached. 7.56% of housing units are multifamily in structure (two or more units per building), while 8.27% of housing units comprise mobile homes, RVs, etc.

Within Duncan, 85.76% of housing units are single-family, detached. 10.08% of housing units are multifamily in structure, while 2.23% of housing units comprise mobile homes, RVs, etc.

### Housing Units Number of Bedrooms and Tenure

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

#### 2013 Housing Units by Tenure and Number of Bedrooms

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Occupied Housing Units</b>	<b>9,535</b>		<b>17,690</b>		<b>1,444,081</b>	
<b>Owner Occupied:</b>	<b>6,158</b>	<b>64.58%</b>	<b>12,526</b>	<b>70.81%</b>	<b>968,736</b>	<b>67.08%</b>
No Bedroom	8	0.13%	46	0.37%	2,580	0.27%
1 Bedroom	96	1.56%	295	2.36%	16,837	1.74%
2 Bedrooms	1,396	22.67%	2,834	22.62%	166,446	17.18%
3 Bedrooms	3,817	61.98%	7,557	60.33%	579,135	59.78%
4 Bedrooms	807	13.10%	1,572	12.55%	177,151	18.29%
5 or More Bedrooms	34	0.55%	222	1.77%	26,587	2.74%
<b>Renter Occupied:</b>	<b>3,377</b>	<b>35.42%</b>	<b>5,164</b>	<b>29.19%</b>	<b>475,345</b>	<b>32.92%</b>
No Bedroom	134	3.97%	163	3.16%	13,948	2.93%
1 Bedroom	581	17.20%	721	13.96%	101,850	21.43%
2 Bedrooms	1,407	41.66%	2,019	39.10%	179,121	37.68%
3 Bedrooms	1,089	32.25%	1,947	37.70%	152,358	32.05%
4 Bedrooms	139	4.12%	250	4.84%	24,968	5.25%
5 or More Bedrooms	27	0.80%	64	1.24%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Stephens County is 70.81%, while 29.19% of housing units are renter occupied. In Duncan, the homeownership rate is 64.58%, while 35.42% of households are renters.

### Housing Units Tenure and Household Income

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

**Stephens County Owner/Renter Percentages by Income Band in 2013**

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
<b>Total</b>	<b>17,690</b>	<b>12,526</b>	<b>5,164</b>	<b>70.81%</b>	<b>29.19%</b>
Less than \$5,000	701	344	357	49.07%	50.93%
\$5,000 - \$9,999	727	294	433	40.44%	59.56%
\$10,000-\$14,999	1,297	687	610	52.97%	47.03%
\$15,000-\$19,999	1,233	694	539	56.29%	43.71%
\$20,000-\$24,999	963	584	379	60.64%	39.36%
\$25,000-\$34,999	2,223	1,470	753	66.13%	33.87%
\$35,000-\$49,999	2,681	1,911	770	71.28%	28.72%
\$50,000-\$74,999	3,404	2,603	801	76.47%	23.53%
\$75,000-\$99,999	2,118	1,726	392	81.49%	18.51%
\$100,000-\$149,999	1,663	1,571	92	94.47%	5.53%
\$150,000 or more	680	642	38	94.41%	5.59%
<b>Income Less Than \$25,000</b>	<b>4,921</b>	<b>2,603</b>	<b>2,318</b>	<b>52.90%</b>	<b>47.10%</b>

Source: 2009-2013 American Community Survey, Table B25118

Within Stephens County as a whole, 47.10% of households with incomes less than \$25,000 are estimated to be renters, while 52.90% are estimated to be homeowners.

**Duncan Owner/Renter Percentages by Income Band in 2013**

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
<b>Total</b>	<b>9,535</b>	<b>6,158</b>	<b>3,377</b>	<b>64.58%</b>	<b>35.42%</b>
Less than \$5,000	426	158	268	37.09%	62.91%
\$5,000 - \$9,999	439	162	277	36.90%	63.10%
\$10,000-\$14,999	695	304	391	43.74%	56.26%
\$15,000-\$19,999	744	327	417	43.95%	56.05%
\$20,000-\$24,999	561	277	284	49.38%	50.62%
\$25,000-\$34,999	1,462	920	542	62.93%	37.07%
\$35,000-\$49,999	1,442	991	451	68.72%	31.28%
\$50,000-\$74,999	1,738	1,233	505	70.94%	29.06%
\$75,000-\$99,999	958	783	175	81.73%	18.27%
\$100,000-\$149,999	752	710	42	94.41%	5.59%
\$150,000 or more	318	293	25	92.14%	7.86%
<b>Income Less Than \$25,000</b>	<b>2,865</b>	<b>1,228</b>	<b>1,637</b>	<b>42.86%</b>	<b>57.14%</b>

Source: 2009-2013 American Community Survey, Table B25118

Within Duncan, 57.14% of households with incomes less than \$25,000 are estimated to be renters, while 42.86% 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**

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Occupied Housing Units</b>	<b>9,535</b>		<b>17,690</b>		<b>1,444,081</b>	
<b>Owner Occupied:</b>	<b>6,158</b>	<b>64.58%</b>	<b>12,526</b>	<b>70.81%</b>	<b>968,736</b>	<b>67.08%</b>
Built 2010 or Later	13	0.21%	44	0.35%	10,443	1.08%
Built 2000 to 2009	424	6.89%	1,172	9.36%	153,492	15.84%
Built 1990 to 1999	355	5.76%	1,281	10.23%	125,431	12.95%
Built 1980 to 1989	902	14.65%	2,007	16.02%	148,643	15.34%
Built 1970 to 1979	1,258	20.43%	2,611	20.84%	184,378	19.03%
Built 1960 to 1969	487	7.91%	1,294	10.33%	114,425	11.81%
Built 1950 to 1959	1,450	23.55%	2,251	17.97%	106,544	11.00%
Built 1940 to 1949	724	11.76%	951	7.59%	50,143	5.18%
Built 1939 or Earlier	545	8.85%	915	7.30%	75,237	7.77%
Median Year Built:		1967		1973		1977
<b>Renter Occupied:</b>	<b>3,377</b>	<b>35.42%</b>	<b>5,164</b>	<b>29.19%</b>	<b>475,345</b>	<b>32.92%</b>
Built 2010 or Later	10	0.30%	13	0.25%	5,019	1.06%
Built 2000 to 2009	178	5.27%	262	5.07%	50,883	10.70%
Built 1990 to 1999	275	8.14%	391	7.57%	47,860	10.07%
Built 1980 to 1989	587	17.38%	799	15.47%	77,521	16.31%
Built 1970 to 1979	602	17.83%	943	18.26%	104,609	22.01%
Built 1960 to 1969	319	9.45%	680	13.17%	64,546	13.58%
Built 1950 to 1959	767	22.71%	1,218	23.59%	54,601	11.49%
Built 1940 to 1949	374	11.07%	472	9.14%	31,217	6.57%
Built 1939 or Earlier	265	7.85%	386	7.47%	39,089	8.22%
Median Year Built:		1969		1967		1975
<b>Overall Median Year Built:</b>		<b>1967</b>		<b>1972</b>		<b>1976</b>

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

Within Stephens County, 8.43% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Duncan the percentage is 6.55%.

82.12% of housing units in Stephens County were built prior to 1990, while in Duncan the percentage is 86.84%. These figures compare with the statewide figure of 72.78%.

### Substandard Housing

The next table presents data regarding substandard housing in Stephens 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
Duncan	9,535	56	0.59%	123	1.29%	29	0.30%
Stephens County	17,690	70	0.40%	157	0.89%	204	1.15%
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 Stephens County, 0.40% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.89% 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 Stephens County by vacancy and type. This data is provided by the American Community Survey.

### 2013 Housing Units by Vacancy

	Duncan		Stephens County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Housing Units</b>	11,155		20,622		1,669,828	
Total Vacant Units	1,620	14.52%	2,932	14.22%	225,747	13.52%
For rent	297	18.33%	444	15.14%	43,477	19.26%
Rented, not occupied	6	0.37%	21	0.72%	9,127	4.04%
For sale only	143	8.83%	298	10.16%	23,149	10.25%
Sold, not occupied	83	5.12%	149	5.08%	8,618	3.82%
For seasonal, recreational, or occasional use	178	10.99%	352	12.01%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	913	56.36%	1,668	56.89%	101,155	44.81%
<b>Homeowner Vacancy Rate</b>	2.24%		2.30%		2.31%	
<b>Rental Vacancy Rate</b>	8.07%		7.89%		8.24%	

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

Within Stephens County, the overall housing vacancy rate is estimated to be 14.22%. The homeowner vacancy rate is estimated to be 2.30%, while the rental vacancy rate is estimated to be 7.89%.

In Duncan, the overall housing vacancy rate is estimated to be 14.52%. The homeowner vacancy rate is estimated to be 2.24%, while the rental vacancy rate is estimated to be 8.07%.

## Building Permits

The next table presents data regarding new residential building permits issued in Duncan. 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. Data for Duncan was not reported to the Census Bureau in most years, consequently the following table only has data for 2004, 2007 and 2008.

<b>Duncan</b>				
<b>New Residential Building Permits Issued, 2004-2014</b>				
<b>Year</b>	<b>Single Family Units</b>	<b>Avg. Construction Cost</b>	<b>Multifamily Units</b>	<b>Avg. Multifamily Construction Cost</b>
2004	60	\$86,581	0	N/A
2005	0	N/A	0	N/A
2006	0	N/A	0	N/A
2007	49	\$241,217	0	N/A
2008	44	\$159,498	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	0	N/A	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	0	N/A	0	N/A

Source: United States Census Bureau Building Permits Survey

## New Construction Activity

### For Ownership:

Much new home construction in Stephens County is occurring on rural acreages, or rural subdivisions outside of the jurisdiction of any given city or town. Within cities in Stephens County, most new homes are constructed in Duncan, with some new construction in Marlow. New homes in Duncan have been constructed recently in the Duncan Pointe, Stagestand, Timbercreek and Westfield additions.

Though there have been some relatively affordable homes constructed in Stephens County, many are more expensive. The average sale price of homes constructed after 2010, and sold after January 2015, is \$282,250 or \$123.38 per square foot, which is well more than can be afforded by a household

earning at or less than median household income for Stephens County (estimated to be \$46,042 in 2015).

**For Rent:**

There have been several new rental developments in Duncan in recent years, both affordable and market rate. Most new market rate construction has comprised relatively small-scale developments of duplexes or townhomes rather than large garden apartment complexes. An affordable development was completed in 2013: Duncan Affordable Housing comprises 40 rental houses under the Affordable Housing Tax Credit program, and was fully leased within a few months of completion. In addition, an affordable rental housing development for seniors is under construction: Legacy Senior Residences will comprise 48 affordable rental units for seniors age 62 and up.



## Homeownership Market

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

### Housing Units by Home Value

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

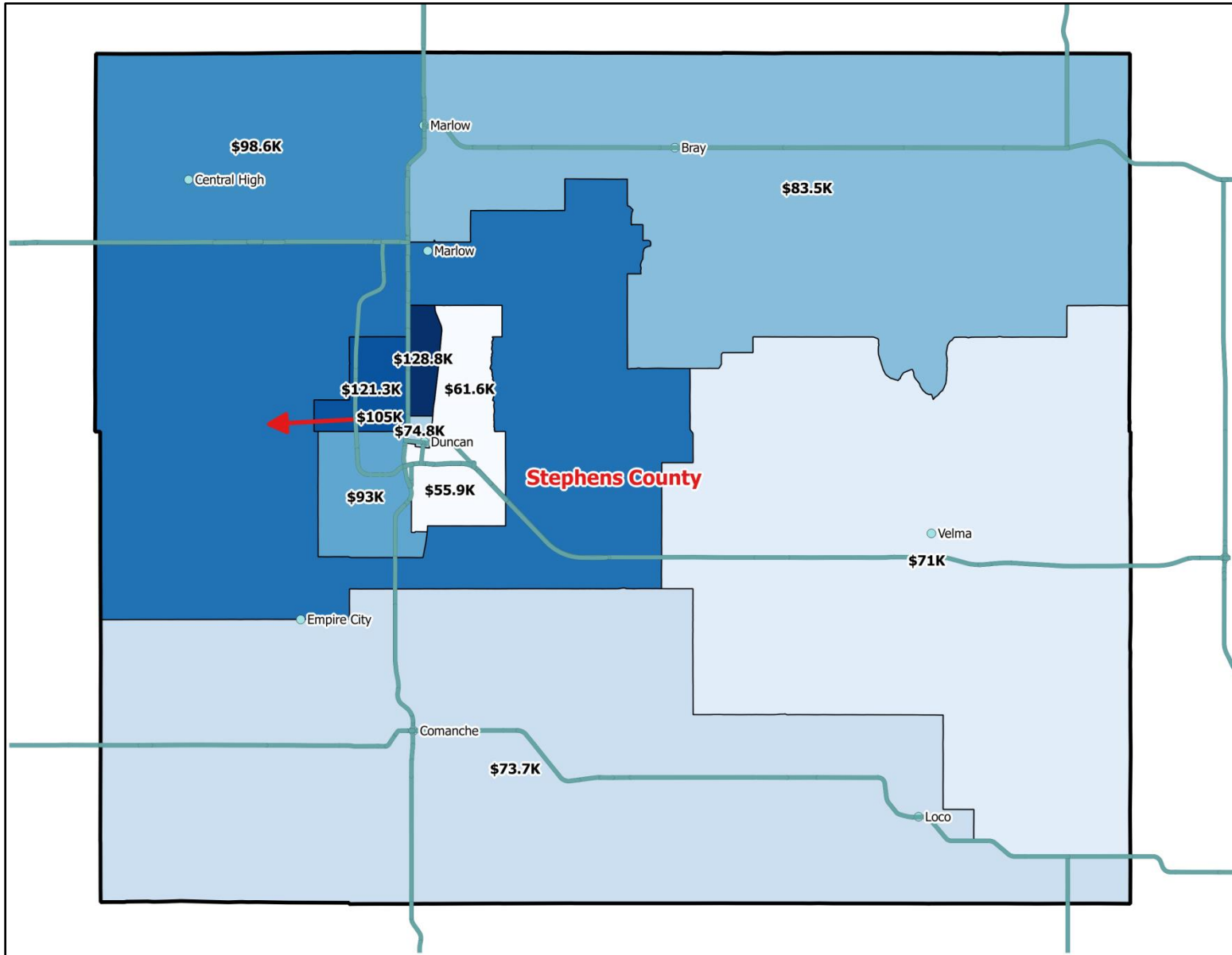
<b>2013 Housing Units by Home Value</b>						
	<b>Duncan</b>		<b>Stephens County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Owner-Occupied Units:</b>	<b>6,158</b>		<b>12,526</b>		<b>968,736</b>	
Less than \$10,000	172	2.79%	321	2.56%	20,980	2.17%
\$10,000 to \$14,999	81	1.32%	241	1.92%	15,427	1.59%
\$15,000 to \$19,999	19	0.31%	142	1.13%	13,813	1.43%
\$20,000 to \$24,999	114	1.85%	313	2.50%	16,705	1.72%
\$25,000 to \$29,999	135	2.19%	281	2.24%	16,060	1.66%
\$30,000 to \$34,999	169	2.74%	448	3.58%	19,146	1.98%
\$35,000 to \$39,999	121	1.96%	239	1.91%	14,899	1.54%
\$40,000 to \$49,999	442	7.18%	749	5.98%	39,618	4.09%
\$50,000 to \$59,999	386	6.27%	717	5.72%	45,292	4.68%
\$60,000 to \$69,999	483	7.84%	1,009	8.06%	52,304	5.40%
\$70,000 to \$79,999	422	6.85%	928	7.41%	55,612	5.74%
\$80,000 to \$89,999	288	4.68%	944	7.54%	61,981	6.40%
\$90,000 to \$99,999	368	5.98%	611	4.88%	51,518	5.32%
\$100,000 to \$124,999	944	15.33%	1,521	12.14%	119,416	12.33%
\$125,000 to \$149,999	719	11.68%	1,172	9.36%	96,769	9.99%
\$150,000 to \$174,999	462	7.50%	960	7.66%	91,779	9.47%
\$175,000 to \$199,999	241	3.91%	435	3.47%	53,304	5.50%
\$200,000 to \$249,999	261	4.24%	651	5.20%	69,754	7.20%
\$250,000 to \$299,999	86	1.40%	241	1.92%	41,779	4.31%
\$300,000 to \$399,999	162	2.63%	362	2.89%	37,680	3.89%
\$400,000 to \$499,999	25	0.41%	71	0.57%	13,334	1.38%
\$500,000 to \$749,999	47	0.76%	125	1.00%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	7	0.06%	3,764	0.39%
\$1,000,000 or more	11	0.18%	38	0.30%	5,018	0.52%
<b>Median Home Value:</b>	<b>\$96,700</b>		<b>\$89,300</b>		<b>\$112,800</b>	

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

The median value of owner-occupied homes in Stephens County is \$89,300. This is -20.8% lower than the statewide median, which is \$112,800. The median home value in Duncan is estimated to be \$96,700.

The geographic distribution of home values in Stephens County can be visualized by the following map.

### Stephens County Median Home Values by Census Tract



## Home Values by Year of Construction

The next table presents median home values in Stephens 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

	Duncan Median Value	Stephens County Median Value	State of Oklahoma Median Value
<b>Total Owner-Occupied Units:</b>			
Built 2010 or Later	-	\$78,000	\$188,900
Built 2000 to 2009	\$175,000	\$162,100	\$178,000
Built 1990 to 1999	\$173,000	\$129,000	\$147,300
Built 1980 to 1989	\$111,500	\$105,000	\$118,300
Built 1970 to 1979	\$122,700	\$105,800	\$111,900
Built 1960 to 1969	\$105,400	\$89,000	\$97,100
Built 1950 to 1959	\$68,200	\$68,900	\$80,300
Built 1940 to 1949	\$54,900	\$54,200	\$67,900
Built 1939 or Earlier	\$66,100	\$63,800	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

## Duncan Single Family Sales Activity

The next series of tables provides data regarding single family home sales activity in Duncan. 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.

### Duncan Single Family Sales Activity

#### Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	105	139	121	113	97
Average Sale Price	\$70,238	\$42,974	\$39,785	\$45,428	\$53,460
Average Square Feet	1,216	1,181	1,179	1,176	1,126
Average Price/SF	\$57.76	\$36.39	\$33.74	\$38.63	\$47.48
Average Year Built	1951	1949	1947	1951	1949

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

### Duncan Single Family Sales Activity Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	308	330	315	298	280
Average Sale Price	\$105,781	\$113,826	\$107,778	\$99,272	\$98,282
Average Square Feet	1,763	1,717	1,680	1,702	1,676
Average Price/SF	\$60.02	\$66.29	\$64.15	\$58.34	\$58.64
Average Year Built	1974	1973	1972	1969	1966

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

### Duncan Single Family Sales Activity Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	46	41	39	38	29
Average Sale Price	\$242,153	\$236,118	\$210,044	\$229,076	\$238,000
Average Square Feet	2,756	2,842	2,737	2,725	2,951
Average Price/SF	\$87.86	\$83.08	\$76.74	\$84.06	\$80.65
Average Year Built	1985	1992	1983	1980	1980

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

### Duncan Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	471	535	491	456	416
Average Sale Price	\$110,149	\$103,995	\$99,030	\$96,997	\$97,132
Average Square Feet	1,731	1,656	1,632	1,651	1,627
Average Price/SF	\$63.63	\$62.82	\$60.68	\$58.75	\$59.71
Average Year Built	1969	1967	1967	1965	1963

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

The average sales price peaked in 2011, though total sales volume peaked in 2012: this period of time coincides with historically high energy prices. As oil and gas prices have declined, it appears home sale volume has declined as well, along with average home prices. The average sale price in 2015 was \$97,132 for an average price per square foot of \$59.71.

### Foreclosure Rates

The next table presents foreclosure rate data for Stephens County, compiled by the Federal Reserve Bank of New York. This data is effective as of May 2014.

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<b>Foreclosure Rates</b>	
<b>Geography</b>	<b>% of Outstanding Mortgages in Foreclosure, May 2014</b>
Stephens County	1.7%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	44

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\* Rank among the 64 counties for which foreclosure rates are available

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Source: Federal Reserve Bank of New York, Community Credit Profiles

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According to the data provided, the foreclosure rate in Stephens County was 1.7% in May 2014. The county ranked 44 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%. Although the foreclosure rate reported in 2014 was relatively low, it is possible the rate has increased since that time.

## Rental Market

This section will discuss supply and demand factors for the rental market in Stephens 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 Stephens 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).

<b>2013 Rental Units by Gross Rent</b>						
	<b>Duncan</b>		<b>Stephens County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Rental Units:</b>	<b>3,377</b>		<b>5,164</b>		<b>475,345</b>	
With cash rent:	3,096		4,570		432,109	
Less than \$100	6	0.18%	6	0.12%	2,025	0.43%
\$100 to \$149	0	0.00%	6	0.12%	2,109	0.44%
\$150 to \$199	0	0.00%	31	0.60%	4,268	0.90%
\$200 to \$249	48	1.42%	68	1.32%	8,784	1.85%
\$250 to \$299	52	1.54%	126	2.44%	8,413	1.77%
\$300 to \$349	84	2.49%	138	2.67%	9,107	1.92%
\$350 to \$399	150	4.44%	241	4.67%	10,932	2.30%
\$400 to \$449	179	5.30%	320	6.20%	15,636	3.29%
\$450 to \$499	226	6.69%	335	6.49%	24,055	5.06%
\$500 to \$549	303	8.97%	445	8.62%	31,527	6.63%
\$550 to \$599	241	7.14%	425	8.23%	33,032	6.95%
\$600 to \$649	327	9.68%	404	7.82%	34,832	7.33%
\$650 to \$699	201	5.95%	349	6.76%	32,267	6.79%
\$700 to \$749	283	8.38%	407	7.88%	30,340	6.38%
\$750 to \$799	278	8.23%	313	6.06%	27,956	5.88%
\$800 to \$899	274	8.11%	320	6.20%	45,824	9.64%
\$900 to \$999	186	5.51%	289	5.60%	34,153	7.18%
\$1,000 to \$1,249	183	5.42%	237	4.59%	46,884	9.86%
\$1,250 to \$1,499	49	1.45%	52	1.01%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	0	0.00%	10,145	2.13%
\$2,000 or more	26	0.77%	58	1.12%	5,121	1.08%
No cash rent	281	8.32%	594	11.50%	43,236	9.10%
<b>Median Gross Rent</b>	<b>\$640</b>		<b>\$618</b>		<b>\$699</b>	

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

Median gross rent in Stephens County is estimated to be \$618, which is -11.6% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Duncan is estimated to be \$640.

### 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

	Duncan Median Rent	Stephens County Median Rent	State of Oklahoma Median Rent
<b>Total Rental Units:</b>			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	\$905	\$596	\$841
Built 1990 to 1999	\$565	\$554	\$715
Built 1980 to 1989	\$568	\$590	\$693
Built 1970 to 1979	\$657	\$610	\$662
Built 1960 to 1969	\$635	\$568	\$689
Built 1950 to 1959	\$707	\$652	\$714
Built 1940 to 1949	\$606	\$608	\$673
Built 1939 or Earlier	\$657	\$649	\$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 Stephens County is among housing units constructed in Duncan after 2000, which is \$905 per month. In order to be affordable, a household would need to earn at least \$36,200 per year to afford such a unit.

### Duncan Rental Survey Data

The next table shows the results of our rental survey of Duncan. 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.)

<b>Duncan Rental Properties</b>								
<b>Name</b>	<b>Type</b>	<b>Year Built</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Size (SF)</b>	<b>Rate</b>	<b>Rate/SF</b>	<b>Vacancy</b>
The Greens Apartments	Market Rate	1983	1	1	640	\$495	\$0.773	0.00%
The Greens Apartments	Market Rate	1983	2	2	925	\$570	\$0.616	0.00%
Paloma Heights Duplexes	Market Rate	2009	3	2	1,350	\$1,000	\$0.741	0.00%
Gardens of Duncan	LIHTC	2003	1	1	697	\$425	\$0.610	3.00%
Gardens of Duncan	LIHTC	2003	2	2	972	\$485	\$0.499	3.00%
Gardens of Duncan	LIHTC	2003	3	2	1,115	\$610	\$0.547	3.00%
The Winds of Oak Forest	Market Rate	1985	1	1	632	\$490	\$0.775	0.00%
The Winds of Oak Forest	Market Rate	1985	2	1	835	\$530	\$0.635	0.00%
The Winds of Oak Forest	Market Rate	1985	3	1	1,096	\$670	\$0.611	0.00%
Creekside Apartments	Market Rate	1979	1	1	660	\$450	\$0.682	20.00%
Creekside Apartments	Market Rate	1979	2	1	878	\$525	\$0.598	20.00%
Beechwood Suites	Market Rate	2011	2	2	1,200	\$925	\$0.771	0.00%
Beechwood Suites	Market Rate	2011	3	2	1,400	\$1,200	\$0.857	0.00%
Chisholm Oaks Townhomes	Market Rate	2013	3	2	1,290	\$975	\$0.756	0.00%
Duncan Affordable Housing	LIHTC	2013	3	2	1,400	\$531	\$0.379	0.00%
Duncan Affordable Housing	LIHTC	2013	4	2	1,540	\$591	\$0.384	0.00%

The previous rent surveys encompass over four hundred rental units in eight complexes. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Concessions such as free rent or no deposit were not evident in the competitive market survey. These inducements appear to have phased out over the market, and appear only sporadically at individual complexes to induce leasing activity in a particular unit type. Review of historical rental data indicates the comparable rental rates have increased in a predominant range of \$10 to \$20 per unit per month annually over the past 36 months.

### **Rental Market Vacancy – Duncan**

The developments outlined previously report occupancy levels typically above 95% (excepting Creekside Apartments which reported 20% vacancy). These occupancy levels are typical of well-maintained and poorly maintained properties alike. The overall market vacancy of rental housing units was reported at 8.07% by the Census Bureau as of the most recent American Community Survey, which is somewhat lower than the statewide average rental vacancy of 8.24%.





Duncan Affordable Housing



Chisholm Oaks Townhomes



Beechwood Suites



Creekside Apartments



The Winds of Oak Forest



Gardens of Duncan



Paloma Heights Duplexes



The Greens 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 Stephens 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.

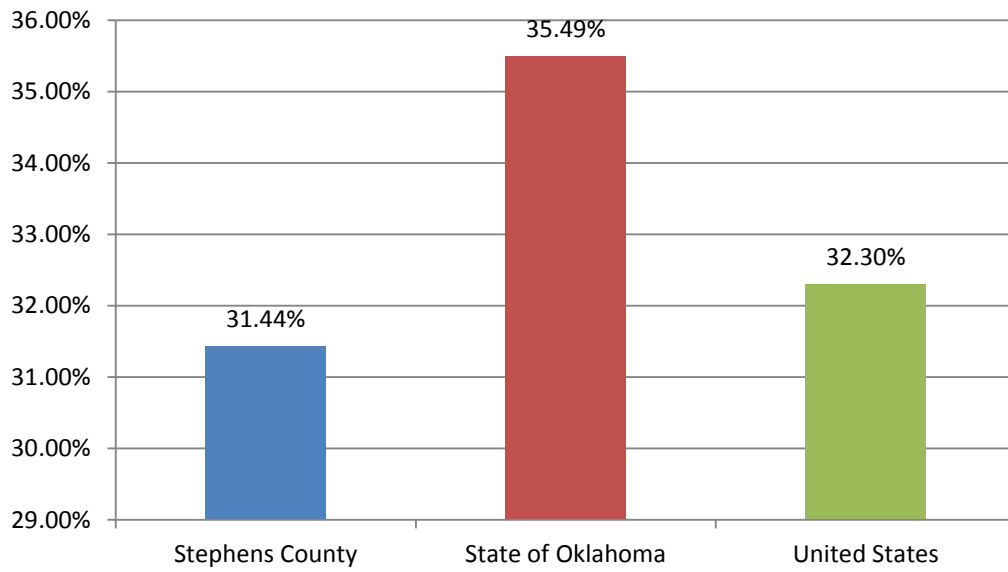
### HUD Programs in Stephens County

Stephens County	# Units	Occupancy Rate	Avg.			% of Total Rent
			Household Income	Tenant Contribution	Federal Contribution	
Public Housing	36	100%	\$14,889	\$244	\$245	49.90%
Housing Choice Vouchers	42	95%	\$10,184	\$291	\$327	47.15%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	105	99%	\$12,587	\$272	\$365	42.70%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	88	97%	\$3,007	\$79	\$708	10.03%
Summary of All HUD Programs	271	98%	\$9,440	\$208	\$455	31.44%
<b>State of Oklahoma</b>						
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%
<b>United States</b>						
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 271 housing units located within Stephens County, with an overall occupancy rate of 98%. The average household income among households living in these units is \$9,440. Total monthly rent for these units averages \$663, with the federal contribution averaging \$455 (68.56%) and the tenant's contribution averaging \$208 (31.44%).

**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.



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**Demographics of Persons in HUD Programs in Stephens County**


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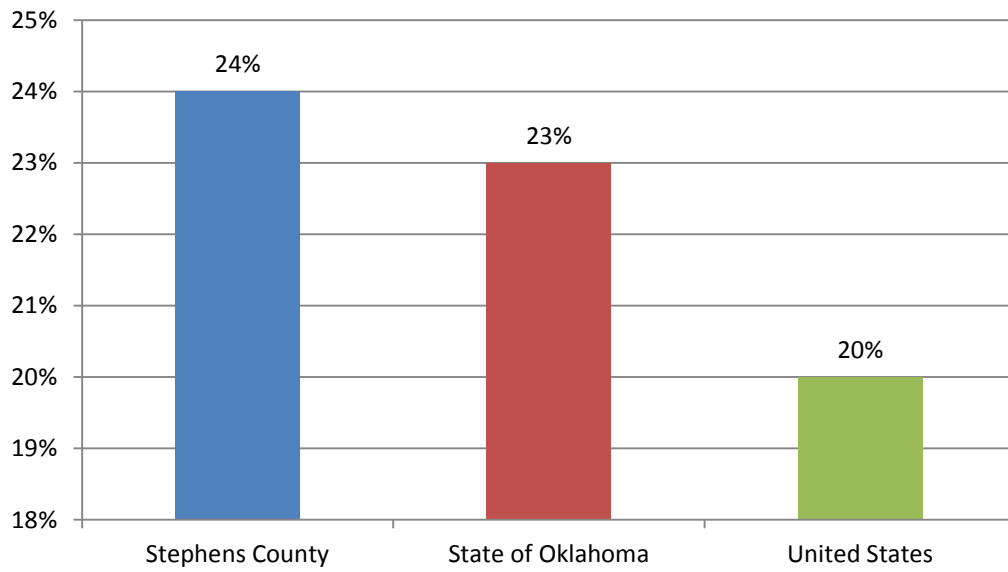
<b>Stephens County</b>	<b># Units</b>	<b>% Single Mothers</b>	<b>% w/ Disability</b>	<b>% Age 62+</b>	<b>% Age 62+ w/ Disability</b>	<b>% Minority</b>
Public Housing	36	6%	51%	81%	55%	3%
Housing Choice Vouchers	42	39%	36%	27%	100%	22%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	105	0%	43%	69%	21%	3%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	88	70%	4%	5%	75%	33%
<b>Summary of All HUD Programs</b>	<b>271</b>	<b>29%</b>	<b>24%</b>	<b>44%</b>	<b>39%</b>	<b>15%</b>
<b>State of Oklahoma</b>						
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%
<b>Summary of All HUD Programs</b>	<b>50,599</b>	<b>38%</b>	<b>23%</b>	<b>25%</b>	<b>53%</b>	<b>50%</b>
<b>United States</b>						
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%
<b>Summary of All HUD Programs</b>	<b>5,180,467</b>	<b>36%</b>	<b>20%</b>	<b>33%</b>	<b>40%</b>	<b>64%</b>

Source: U.S. Dept. of Housing and Urban Development, Picture of Subsidized Households - 2013

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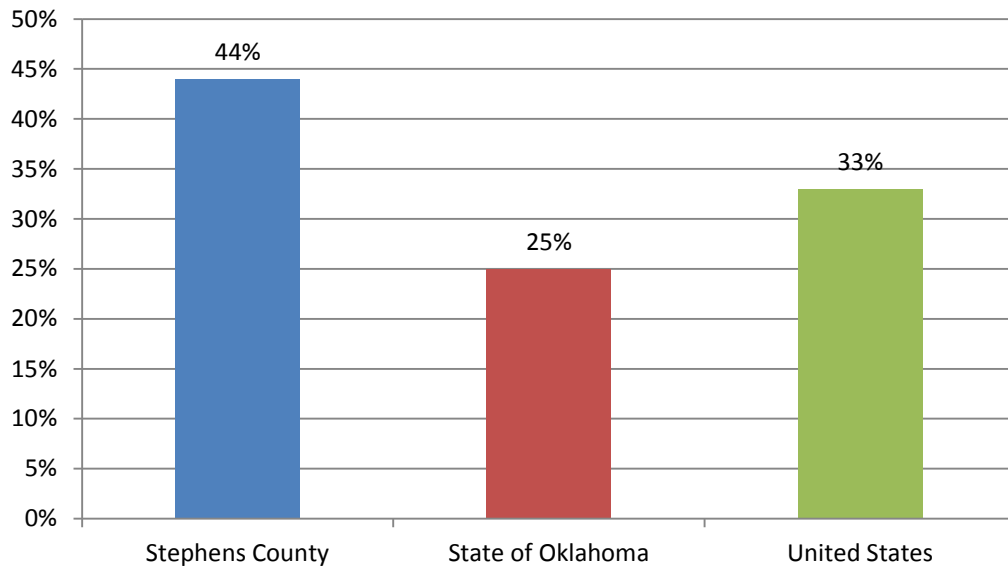
29% of housing units are occupied by single parents with female heads of household. 24% of households have at least one person with a disability. 44% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 39% have one or more disabilities. Finally, 15% of 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**



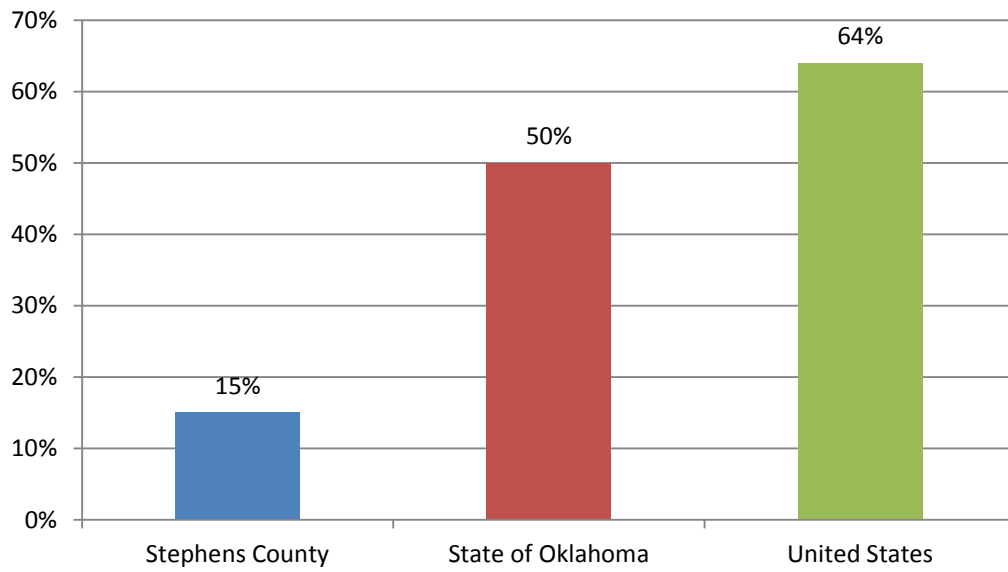
Source: 2013 HUD Picture of Subsidized Households



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**Percentage of Minority Households - HUD Subsidized Properties**

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Source: 2013 HUD Picture of Subsidized Households

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## 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 Stephens 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 Stephens 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.



<b>Stephens County : CHAS - Housing Cost Burden by HAMFI</b>				
<b>Household Income / Cost Burden</b>	<b>Owners</b>		<b>Renters</b>	
	Number	Percent	Number	Percent
<b>Income &lt; 30% HAMFI</b>	<b>905</b>		<b>1,015</b>	
Cost Burden Less Than 30%	140	15.47%	155	15.27%
Cost Burden Between 30%-50%	135	14.92%	155	15.27%
Cost Burden Greater Than 50%	500	55.25%	635	62.56%
Not Computed (no/negative income)	130	14.36%	70	6.90%
<b>Income 30%-50% HAMFI</b>	<b>1,365</b>		<b>885</b>	
Cost Burden Less Than 30%	810	59.34%	335	37.85%
Cost Burden Between 30%-50%	420	30.77%	420	47.46%
Cost Burden Greater Than 50%	135	9.89%	130	14.69%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>Income 50%-80% HAMFI</b>	<b>2,000</b>		<b>1,195</b>	
Cost Burden Less Than 30%	1,425	71.25%	975	81.59%
Cost Burden Between 30%-50%	500	25.00%	220	18.41%
Cost Burden Greater Than 50%	75	3.75%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>Income 80%-100% HAMFI</b>	<b>1,160</b>		<b>700</b>	
Cost Burden Less Than 30%	955	82.33%	685	97.86%
Cost Burden Between 30%-50%	200	17.24%	0	0.00%
Cost Burden Greater Than 50%	4	0.34%	10	1.43%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>All Incomes</b>	<b>12,650</b>		<b>5,090</b>	
Cost Burden Less Than 30%	10,295	81.38%	3,435	67.49%
Cost Burden Between 30%-50%	1,490	11.78%	810	15.91%
Cost Burden Greater Than 50%	739	5.84%	775	15.23%
Not Computed (no/negative income)	130	1.03%	70	1.38%

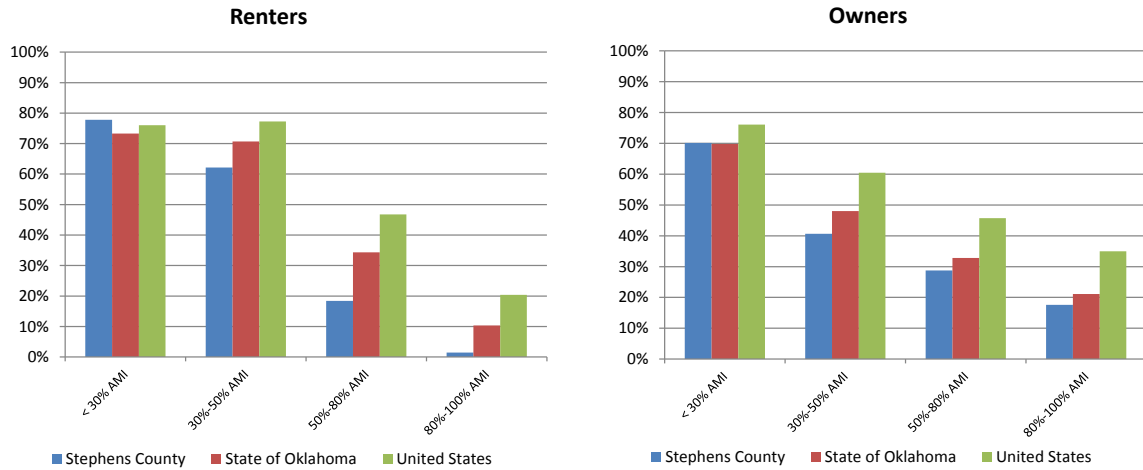
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

<b>Stephens County : Households by Income by Cost Burden</b>				
<b>Household Income Threshold</b>	<b>Owners</b>		<b>Renters</b>	
	Total	% w/ Cost > 30% Income	Total	% w/ Cost > 30% Income
Income < 30% HAMFI	905	70.17%	1,015	77.83%
Income 30%-50% HAMFI	1,365	40.66%	885	62.15%
Income 50%-80% HAMFI	2,000	28.75%	1,195	18.41%
Income 80%-100% HAMFI	1,160	17.59%	700	1.43%
All Incomes	12,650	17.62%	5,090	31.14%

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.



<b>Stephens County : CHAS - HAMFI by Substandard Conditions / Overcrowding</b>				
<b>Household Income / Housing Problem</b>	<b>Owners</b>		<b>Renters</b>	
	Number	Percent	Number	Percent
<b>Income &lt; 30% HAMFI</b>	<b>905</b>		<b>1,015</b>	
Between 1.0 and 1.5 Persons per Room	4	0.44%	15	1.48%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	20	2.21%	30	2.96%
<b>Income 30%-50% HAMFI</b>	<b>1,365</b>		<b>885</b>	
Between 1.0 and 1.5 Persons per Room	20	1.47%	30	3.39%
More than 1.5 Persons per Room	15	1.10%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	0.73%	45	5.08%
<b>Income 50%-80% HAMFI</b>	<b>2,000</b>		<b>1,195</b>	
Between 1.0 and 1.5 Persons per Room	35	1.75%	60	5.02%
More than 1.5 Persons per Room	4	0.20%	30	2.51%
Lacks Complete Kitchen or Plumbing	15	0.75%	4	0.33%
<b>Income 80%-100% HAMFI</b>	<b>1,160</b>		<b>700</b>	
Between 1.0 and 1.5 Persons per Room	10	0.86%	15	2.14%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
<b>All Incomes</b>	<b>12,650</b>		<b>5,090</b>	
Between 1.0 and 1.5 Persons per Room	174	1.38%	145	2.85%
More than 1.5 Persons per Room	23	0.18%	30	0.59%
Lacks Complete Kitchen or Plumbing	30	0.24%	79	1.55%

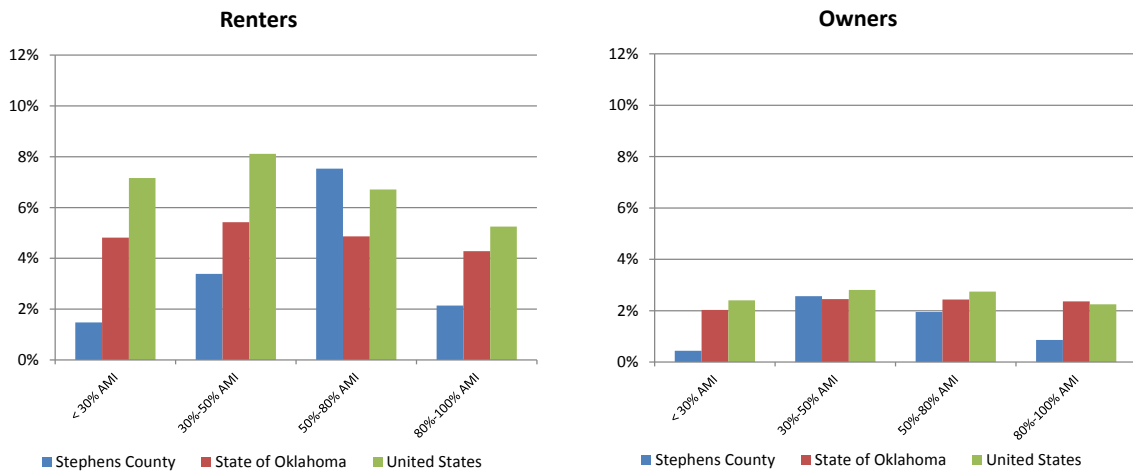
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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 Stephens County, Oklahoma and the nation.

<b>Stephens County : Households by Income by Overcrowding</b>					
<b>Household Income Threshold</b>	<b>Total</b>	<b>Owners</b>		<b>Renters</b>	
		<b>% &gt; 1.0 Persons per Room</b>	<b>Total</b>	<b>% &gt; 1.0 Persons per Room</b>	<b>Total</b>
Income < 30% HAMFI	905	0.44%	1,015	1.48%	
Income 30%-50% HAMFI	1,365	2.56%	885	3.39%	
Income 50%-80% HAMFI	2,000	1.95%	1,195	7.53%	
Income 80%-100% HAMFI	1,160	0.86%	700	2.14%	
<b>All Incomes</b>	<b>12,650</b>	<b>1.56%</b>	<b>5,090</b>	<b>3.44%</b>	

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 Stephens County, the state and the nation.

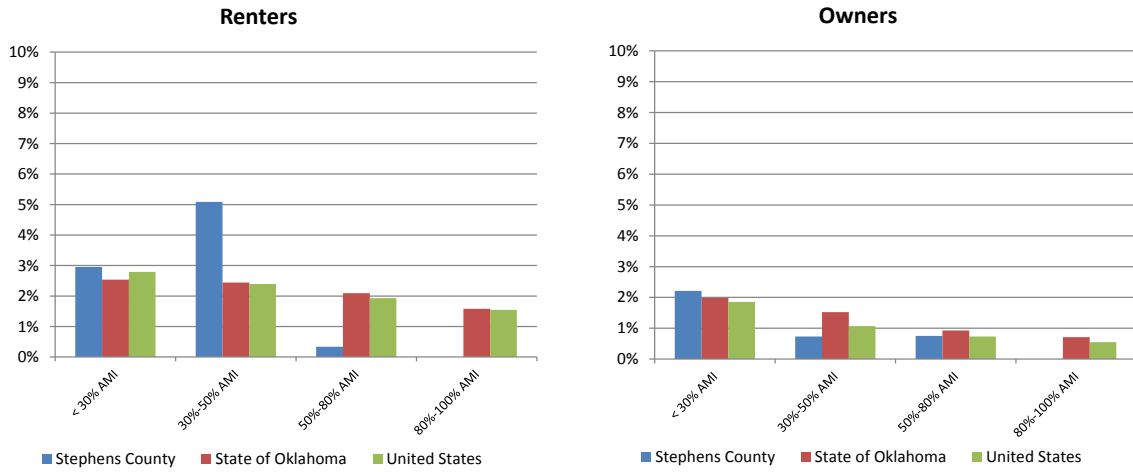
**Stephens County : Households by Income by Substandard Conditions**

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	905	2.21%	1,015	2.96%	
Income 30%-50% HAMFI	1,365	0.73%	885	5.08%	
Income 50%-80% HAMFI	2,000	0.75%	1,195	0.33%	
Income 80%-100% HAMFI	1,160	0.00%	700	0.00%	
All Incomes	12,650	0.24%	5,090	1.55%	

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.



<b>Stephens County : CHAS - Housing Cost Burden by Household Type / HAMFI</b>						
Income, Household Size/Type	Total	Owners			Renters	
		No. w/ Cost > 30%	Pct. w/ Cost > 30%	Total	No. w/ Cost > 30%	Pct. w/ Cost > 30%
		Income	Income	Income	Income	Income
<b>Income &lt; 30% HAMFI</b>	<b>905</b>	<b>630</b>	<b>69.61%</b>	<b>1,015</b>	<b>784</b>	<b>77.24%</b>
Elderly Family	90	45	50.00%	15	10	66.67%
Small Family (2-4 persons)	190	150	78.95%	380	350	92.11%
Large Family (5 or more persons)	0	0	N/A	10	4	40.00%
Elderly Non-Family	390	275	70.51%	200	145	72.50%
Non-Family, Non-Elderly	230	160	69.57%	410	275	67.07%
<b>Income 30%-50% HAMFI</b>	<b>1,365</b>	<b>555</b>	<b>40.66%</b>	<b>885</b>	<b>555</b>	<b>62.71%</b>
Elderly Family	175	75	42.86%	45	20	44.44%
Small Family (2-4 persons)	325	150	46.15%	290	165	56.90%
Large Family (5 or more persons)	70	35	50.00%	30	30	100.00%
Elderly Non-Family	600	215	35.83%	160	100	62.50%
Non-Family, Non-Elderly	195	80	41.03%	360	240	66.67%
<b>Income 50%-80% HAMFI</b>	<b>2,000</b>	<b>579</b>	<b>28.95%</b>	<b>1,195</b>	<b>220</b>	<b>18.41%</b>
Elderly Family	545	70	12.84%	45	10	22.22%
Small Family (2-4 persons)	725	280	38.62%	665	95	14.29%
Large Family (5 or more persons)	150	50	33.33%	100	0	0.00%
Elderly Non-Family	330	45	13.64%	85	10	11.76%
Non-Family, Non-Elderly	255	134	52.55%	300	105	35.00%
<b>Income 80%-100% HAMFI</b>	<b>1,160</b>	<b>203</b>	<b>17.50%</b>	<b>700</b>	<b>10</b>	<b>1.43%</b>
Elderly Family	420	35	8.33%	65	0	0.00%
Small Family (2-4 persons)	405	104	25.68%	290	0	0.00%
Large Family (5 or more persons)	60	4	6.67%	90	0	0.00%
Elderly Non-Family	160	40	25.00%	25	10	40.00%
Non-Family, Non-Elderly	115	20	17.39%	230	0	0.00%
<b>All Incomes</b>	<b>12,650</b>	<b>2,226</b>	<b>17.60%</b>	<b>5,090</b>	<b>1,584</b>	<b>31.12%</b>
Elderly Family	2,870	294	10.24%	230	40	17.39%
Small Family (2-4 persons)	5,600	814	14.54%	2,415	610	25.26%
Large Family (5 or more persons)	895	104	11.62%	335	34	10.15%
Elderly Non-Family	1,790	585	32.68%	510	280	54.90%
Non-Family, Non-Elderly	1,500	429	28.60%	1,605	620	38.63%

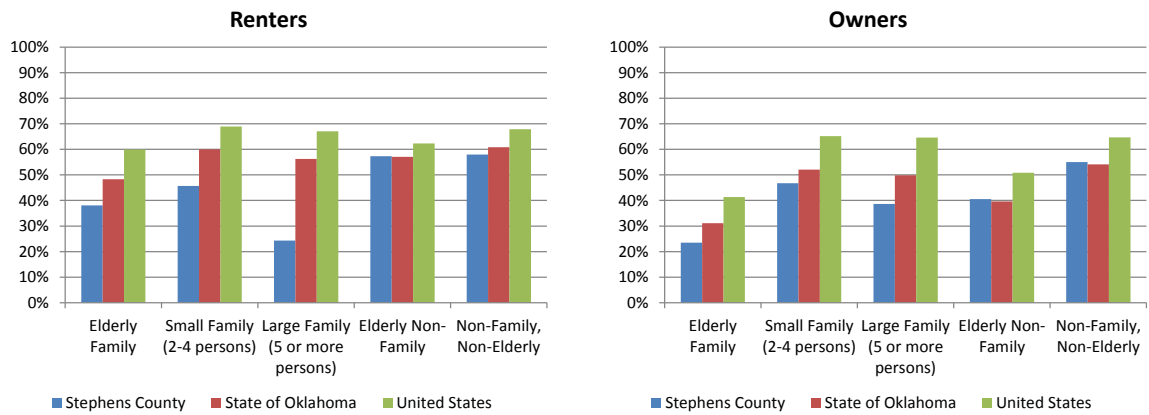
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

**Stephens County : Households under 80% AMI by Cost Burden**

Household Size/Type	Total	Owners		Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
<b>Income &lt; 80% HAMFI</b>	<b>4,270</b>	<b>1,764</b>	<b>41.31%</b>	<b>3,095</b>	<b>50.37%</b>
Elderly Family	810	190	23.46%	105	38.10%
Small Family (2-4 persons)	1,240	580	46.77%	1,335	45.69%
Large Family (5 or more persons)	220	85	38.64%	140	24.29%
Elderly Non-Family	1,320	535	40.53%	445	57.30%
Non-Family, Non-Elderly	680	374	55.00%	1,070	57.94%

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

**Households Under 80% of AMI: Percentage Housing Cost Overburdened**



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

**Housing Problems by Household Type**

The next set of tables presents data by household type and whether or not the household is experiencing *any* housing problems. Housing problems are defined by HUD as any household meeting any of the three following criteria:

1. Housing costs greater than 30% of income (cost-overburdened).
2. Living in a housing unit lacking complete plumbing or a complete kitchen (substandard housing unit).
3. Living in a housing unit with more than 1.0 persons per room (overcrowding).



**Stephens 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
<b>Income &lt; 30% HAMFI</b>	<b>905</b>	<b>645</b>	<b>71.27%</b>	<b>1,015</b>	<b>800</b>	<b>78.82%</b>
Elderly Family	90	45	50.00%	15	10	66.67%
Small Family (2-4 persons)	190	160	84.21%	380	350	92.11%
Large Family (5 or more persons)	0	0	N/A	10	10	100.00%
Elderly Non-Family	390	275	70.51%	200	155	77.50%
Non-Family, Non-Elderly	230	165	71.74%	410	275	67.07%
<b>Income 30%-50% HAMFI</b>	<b>1,365</b>	<b>590</b>	<b>43.22%</b>	<b>885</b>	<b>570</b>	<b>64.41%</b>
Elderly Family	175	80	45.71%	45	20	44.44%
Small Family (2-4 persons)	325	160	49.23%	290	165	56.90%
Large Family (5 or more persons)	70	50	71.43%	30	30	100.00%
Elderly Non-Family	600	220	36.67%	160	120	75.00%
Non-Family, Non-Elderly	195	80	41.03%	360	235	65.28%
<b>Income 50%-80% HAMFI</b>	<b>2,000</b>	<b>610</b>	<b>30.50%</b>	<b>1,195</b>	<b>315</b>	<b>26.36%</b>
Elderly Family	545	70	12.84%	45	10	22.22%
Small Family (2-4 persons)	725	290	40.00%	665	145	21.80%
Large Family (5 or more persons)	150	60	40.00%	100	25	25.00%
Elderly Non-Family	330	55	16.67%	85	10	11.76%
Non-Family, Non-Elderly	255	135	52.94%	300	125	41.67%
<b>Income Greater than 80% of HAMFI</b>	<b>8,385</b>	<b>585</b>	<b>6.98%</b>	<b>1,995</b>	<b>65</b>	<b>3.26%</b>
Elderly Family	2,060	135	6.55%	125	0	0.00%
Small Family (2-4 persons)	4,360	240	5.50%	1,080	0	0.00%
Large Family (5 or more persons)	675	100	14.81%	195	40	20.51%
Elderly Non-Family	465	55	11.83%	60	25	41.67%
Non-Family, Non-Elderly	820	55	6.71%	535	0	0.00%
<b>All Incomes</b>	<b>12,655</b>	<b>2,430</b>	<b>19.20%</b>	<b>5,090</b>	<b>1,750</b>	<b>34.38%</b>
Elderly Family	2,870	330	11.50%	230	40	17.39%
Small Family (2-4 persons)	5,600	850	15.18%	2,415	660	27.33%
Large Family (5 or more persons)	895	210	23.46%	335	105	31.34%
Elderly Non-Family	1,785	605	33.89%	505	310	61.39%
Non-Family, Non-Elderly	1,500	435	29.00%	1,605	635	39.56%

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

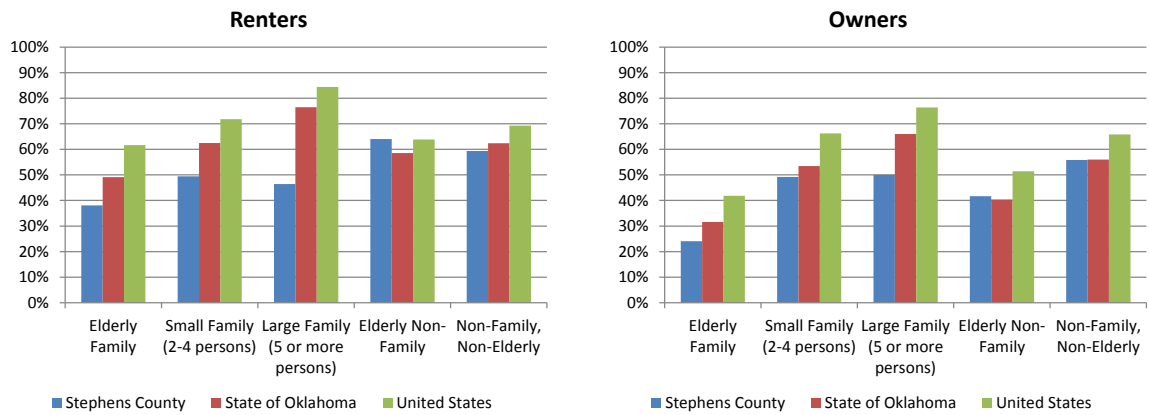


**Stephens County : Households under 80% AMI by Housing Problems**

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
<b>Income &lt; 80% HAMFI</b>	<b>4,270</b>	<b>1,845</b>	<b>43.21%</b>	<b>3,095</b>	<b>54.44%</b>
Elderly Family	810	195	24.07%	105	38.10%
Small Family (2-4 persons)	1,240	610	49.19%	1,335	49.44%
Large Family (5 or more persons)	220	110	50.00%	140	46.43%
Elderly Non-Family	1,320	550	41.67%	445	64.04%
Non-Family, Non-Elderly	680	380	55.88%	1,070	59.35%

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 Stephens 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.”



**Stephens County : CHAS - Housing Problems by Race / Ethnicity and HAMFI**

Income, Race / Ethnicity	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
<b>Income &lt; 30% HAMFI</b>	<b>900</b>	<b>645</b>	<b>71.7%</b>	<b>1,015</b>	<b>805</b>	<b>79.3%</b>
White alone, non-Hispanic	835	605	72.5%	750	555	74.0%
Black or African-American alone	35	15	42.9%	24	20	83.3%
Asian alone	0	0	N/A	25	25	100.0%
American Indian alone	30	30	100.0%	99	95	96.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	90	90	100.0%
Other (including multiple races)	15	0	0.0%	15	15	100.0%
<b>Income 30%-50% HAMFI</b>	<b>1,360</b>	<b>585</b>	<b>43.0%</b>	<b>885</b>	<b>570</b>	<b>64.4%</b>
White alone, non-Hispanic	1,165	460	39.5%	745	500	67.1%
Black or African-American alone	0	0	N/A	4	4	100.0%
Asian alone	10	10	100.0%	0	0	N/A
American Indian alone	70	30	42.9%	50	35	70.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	75	60	80.0%	60	10	16.7%
Other (including multiple races)	45	25	55.6%	20	20	100.0%
<b>Income 50%-80% HAMFI</b>	<b>2,000</b>	<b>615</b>	<b>30.8%</b>	<b>1,195</b>	<b>315</b>	<b>26.4%</b>
White alone, non-Hispanic	1,790	545	30.4%	865	175	20.2%
Black or African-American alone	45	25	55.6%	24	4	16.7%
Asian alone	0	0	N/A	15	0	0.0%
American Indian alone	35	15	42.9%	90	10	11.1%
Pacific Islander alone	0	0	N/A	30	30	100.0%
Hispanic, any race	90	30	33.3%	175	100	57.1%
Other (including multiple races)	49	4	8.2%	4	4	100.0%
<b>Income 80%-100% HAMFI</b>	<b>1,165</b>	<b>215</b>	<b>18.5%</b>	<b>700</b>	<b>30</b>	<b>4.3%</b>
White alone, non-Hispanic	1,010	195	19.3%	635	30	4.7%
Black or African-American alone	24	20	83.3%	25	0	0.0%
Asian alone	4	0	0.0%	0	0	N/A
American Indian alone	25	0	0.0%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	40	0	0.0%	20	0	0.0%
Other (including multiple races)	55	0	0.0%	20	0	0.0%
<b>All Incomes</b>	<b>12,650</b>	<b>2,430</b>	<b>19.2%</b>	<b>5,090</b>	<b>1,755</b>	<b>34.5%</b>
White alone, non-Hispanic	11,225	2,165	19.3%	4,140	1,295	31.3%
Black or African-American alone	164	60	36.6%	77	28	36.4%
Asian alone	28	14	50.0%	80	25	31.3%
American Indian alone	520	75	14.4%	309	140	45.3%
Pacific Islander alone	0	0	N/A	30	30	100.0%
Hispanic, any race	365	90	24.7%	389	204	52.4%
Other (including multiple races)	363	33	9.1%	59	39	66.1%

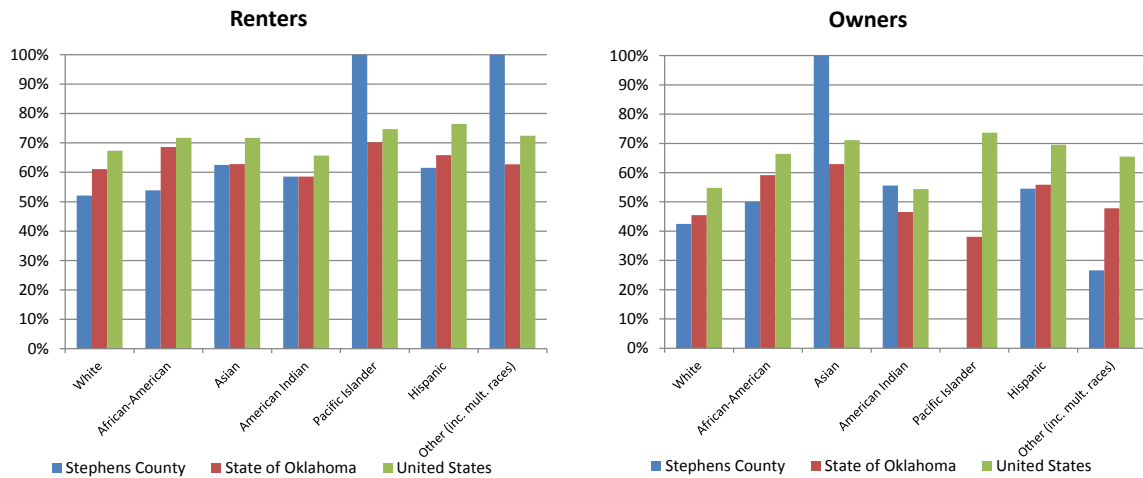
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

**Stephens 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
<b>Income &lt; 80% HAMFI</b>	<b>4,260</b>	<b>1,845</b>	<b>43.31%</b>	<b>3,095</b>	<b>54.60%</b>
White alone, non-Hispanic	3,790	1,610	42.48%	2,360	52.12%
Black or African-American alone	80	40	50.00%	52	53.85%
Asian alone	10	10	100.00%	40	62.50%
American Indian alone	135	75	55.56%	239	58.58%
Pacific Islander alone	0	0	N/A	30	100.00%
Hispanic, any race	165	90	54.55%	325	61.54%
Other (including multiple races)	109	29	26.61%	39	100.00%

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

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



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

**CHAS Conclusions**

The previous data notes many areas of need (and severe need) among the existing population of Stephens 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 1,340 renter households that are cost overburdened, and 1,190 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 275 renter households that are cost overburdened, and 610 homeowners that are cost overburdened.



- 100% of Pacific Island renters , and renters reporting “other” or multiple races, with incomes less than 80% of Area Median Income have one or more housing problems, and 100% of Asian homeowners with incomes less than 80% of Area Median Income have one or more housing problems.





## Housing Demand – Population Subsets

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

<b>Stephens County: 2015-2020 Housing Needs by Income Threshold</b>					
	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	134	55	189
Less than 30% AMI	7.15%	19.94%	10	11	21
Less than 50% AMI	17.94%	37.33%	24	21	45
Less than 60% AMI	21.53%	44.79%	29	25	54
Less than 80% AMI	33.75%	60.81%	45	34	79

### 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.

<b>Stephens County: 2015-2020 Housing Needs Age 62 and Up</b>					
	Owner Subset %	Renter Subset %	Elderly Owners	Elderly Renters	Elderly Total
Total New Elderly (62+) Demand: 2015-2020	36.84%	14.54%	49	8	57
Elderly less than 30% AMI	3.79%	4.22%	5	2	7
Elderly less than 50% AMI	9.92%	8.25%	13	5	18
Elderly less than 60% AMI	11.91%	9.90%	16	5	21
Elderly less than 80% AMI	16.84%	10.81%	23	6	28

### 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.

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**Stephens County: 2015-2020 Housing Needs for Persons with Disabilities**


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	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	35.95%	30.94%	48	17	<b>65</b>
Disabled less than 30% AMI	4.03%	7.56%	5	4	<b>10</b>
Disabled less than 50% AMI	9.64%	13.95%	13	8	<b>21</b>
Disabled less than 60% AMI	11.57%	16.74%	15	9	<b>25</b>
Disabled less than 80% AMI	16.36%	21.22%	22	12	<b>34</b>

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### 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.

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**Stephens County: 2015-2020 Housing Needs for Veterans**


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	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	134	55	189
Total Veteran Demand	12.86%	12.86%	17	7	<b>24</b>
Veterans with Disabilities	5.12%	5.12%	7	3	<b>10</b>
Veterans Below Poverty	1.18%	1.18%	2	1	<b>2</b>
Disabled Veterans Below Poverty	0.74%	0.74%	1	0	<b>1</b>

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### 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).

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**Stephens County: 2015-2020 Housing Needs for Working Families**


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	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	134	55	189
Total Working Families	49.07%	49.07%	66	27	<b>93</b>
Working Families with Children Present	23.59%	23.59%	32	13	<b>45</b>

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### Population Subset Conclusions

Based on population and household growth over the next five years, a total of 189 housing units will be needed in Stephens County over the next five years. Of those units:

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



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

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