Integra Realty Resources
Tulsa/OKC

Housing Needs Assessment
Woodward County

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

Effective Date of the Analysis:
October 14, 2015

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

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December 31, 2015

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

SUBJECT: Housing Needs Assessment
Woodward County
IRR - Tulsa/OKC File No. 140-2015-0090

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 Woodward County Residential Housing Market Analysis. Analyst Jacquelyn Porter personally inspected the Woodward County area during the month of October 2015 to collect the data used in the preparation of the Woodward 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.

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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Market Analyst

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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 Woodward County is projected to grow by 1.67% per year over the next five years, outperforming the State of Oklahoma.
2. Woodward County is projected to need a total of 542 housing units for ownership and 214 housing units for rent over the next five years.
3. Median Household Income in Woodward County is estimated to be $55,073 in 2015, compared with $47,049 estimated for the State of Oklahoma. The poverty rate in Woodward County is estimated to be 18.24%, compared with 16.85% for Oklahoma.
4. Homeowner and rental vacancy rates in Woodward County are higher than the state averages.
5. Home values and rental rates in Woodward County are lower than the state averages.
6. Average sale price for homes in Woodward was $110,497 in 2015, with an average price per square foot of $75.63. Average year of construction is 1963. Average sale price for homes constructed since 2005 is $261,038 or $118.44 per square foot.

7. Approximately 27.98% of renters and 14.81% 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:60 Injuries: 32 Fatalities:6 Damages (1996-2014): $410,000.00
4. Social Vulnerability: Below state score at the county level; the area most vulnerable by census tract is in the populated area of Woodward.
5. Floodplain: Woodward (city), Mooreland, Sharon and Mutual have notable development within or near the floodplain.

Homelessness Specific Findings

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

Fair Housing Specific Findings

1. Units located in a Food Desert: 60

Lead-Based Paint Specific Findings

1. We estimate there are 1,433 occupied housing units in Woodward County with lead-based paint hazards.
2. 612 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 201 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 Woodward 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 Woodward 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 Woodward 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 Woodward County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Woodward County area.

Effective Date of Consultation

The Woodward County area was inspected and research was performed during October, 2015. The effective date of this analysis is October 14, 2015. The date of this report is December 31, 2015. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

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

Data Sources

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

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

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

Woodward County Analysis

Area Information

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

Woodward County is located in northwest Oklahoma. The county is bordered on the north by Harper and Woods counties, on the west by Harper and Ellis counties, on the south by Ellis and Dewey counties, and on the east by Woods and Major counties. The Woodward County seat is Woodward, which is located in the west-central part of the county. This location is approximately 202 miles west of Tulsa and 140 miles northwest of Oklahoma City.

Woodward County has a total area of 1,246 square miles (1,242 square miles of land, and 4 square miles of water), ranking 11th out of Oklahoma's 77 counties in terms of total area. The total population of Woodward County as of the 2010 Census was 20,081 persons, for a population density of 16 persons per square mile of land.

Access and Linkages

The county has average accessibility to state and national highway systems. Multiple major highways intersect within Woodward. These are US-270, US-412, OK-50, OK-34, OK-15, and OK-34C. The nearest interstate highway is I-40, which is located 70 miles south of Woodward. The county also has an intricate network of county roadways.

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

West Woodward Airport is located just west of Woodward. It has two runways (primary concrete runway 5,502’ in length, and an asphalt runway 2,500’ in length), and averages approximately 115 aircraft operations per week. The nearest full-service commercial airport is Will Rogers World Airport, located approximately 120 miles southeast.

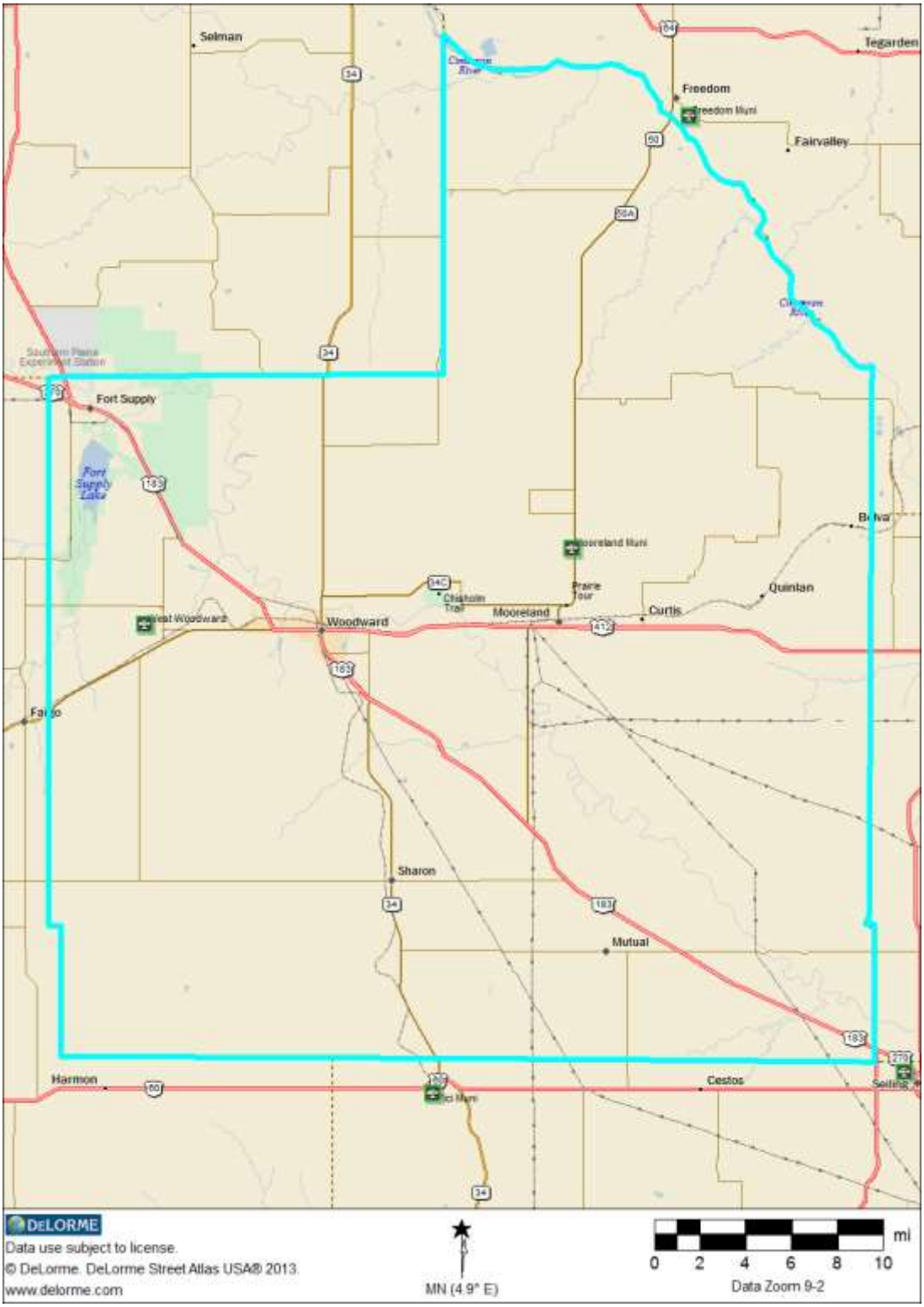
Educational Facilities

All of the county communities have public school facilities. Woodward is served by Woodward Public Schools which operates one high school, one middle school, three elementary schools, as well as one early childhood learning center. Higher education offerings in Woodward include the Northwestern Oklahoma State University – Woodward Campus (the main campus being located in Alva).

Medical Facilities

Medical services are provided by Woodward Regional Medical, an acute-care hospital part of the Alliance Health Medical Group 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.

Woodward County Area Map



Woodward Area Map

Demographic Analysis

Population and Households

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

Population Levels and Annual Changes

	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Woodward	11,853	12,051	0.17%	13,443	2.21%	14,601	1.67%
Woodward County	18,486	20,081	0.83%	21,959	1.80%	23,775	1.60%
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 Woodward County was 20,081 persons as of the 2010 Census, a 0.83% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Woodward County to be 21,959 persons, and projects that the population will show 1.60% annualized growth over the next five years.

The population of Woodward was 12,051 persons as of the 2010 Census, a 0.17% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Woodward to be 13,443 persons, and projects that the population will show 1.67% annualized growth over the next five years.

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

Households Levels and Annual Changes

Total Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Woodward	4,787	4,917	0.27%	5,484	2.21%	5,989	1.78%
Woodward County	7,141	7,654	0.70%	8,438	1.97%	9,194	1.73%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Woodward	3,247	3,150	-0.30%	3,575	2.56%	3,898	1.75%
Woodward County	5,078	5,163	0.17%	5,687	1.95%	6,191	1.71%
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, Woodward County had a total of 7,654 households, representing a 0.70% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Woodward County to have 8,438 households. This number is expected to experience a 1.73% annualized rate of growth over the next five years.

As of 2010, Woodward had a total of 4,917 households, representing a 0.27% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Woodward to have 5,484 households. This number is expected to experience a 1.78% 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 Woodward County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity

Single-Classification Race	Woodward		Woodward County	
	No.	Percent	No.	Percent
Total Population	12,262		20,483	
White Alone	11,098	90.51%	18,686	91.23%
Black or African American Alone	8	0.07%	227	1.11%
Amer. Indian or Alaska Native Alone	261	2.13%	413	2.02%
Asian Alone	96	0.78%	96	0.47%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	3	0.01%
Some Other Race Alone	348	2.84%	356	1.74%
Two or More Races	451	3.68%	702	3.43%
Population by Hispanic or Latino Origin	**Woodward**		**Woodward County**	
	No.	**Percent**	**No.**	**Percent**
Total Population	12,262		20,483	
Hispanic or Latino	1,924	15.69%	2,198	10.73%
Hispanic or Latino, White Alone	*1,560*	*81.08%*	*1,789*	*81.39%*
Hispanic or Latino, All Other Races	*364*	*18.92%*	*409*	*18.61%*
Not Hispanic or Latino	10,338	84.31%	18,285	89.27%
Not Hispanic or Latino, White Alone	*9,538*	*92.26%*	*16,897*	*92.41%*
Not Hispanic or Latino, All Other Races	*800*	*7.74%*	*1,388*	*7.59%*

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

In Woodward County, racial and ethnic minorities comprise 17.51% of the total population. Within Woodward, racial and ethnic minorities represent 22.21% of the population.

Population by Age

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

Woodward County Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	20,081		21,959		23,775			
Age 0 - 4	1,466	7.30%	1,551	7.06%	1,700	7.15%	1.13%	1.85%
Age 5 - 9	1,359	6.77%	1,510	6.88%	1,627	6.84%	2.13%	1.50%
Age 10 - 14	1,288	6.41%	1,489	6.78%	1,595	6.71%	2.94%	1.38%
Age 15 - 17	772	3.84%	874	3.98%	1,000	4.21%	2.51%	2.73%
Age 18 - 20	679	3.38%	809	3.68%	916	3.85%	3.57%	2.52%
Age 21 - 24	1,015	5.05%	1,130	5.15%	1,264	5.32%	2.17%	2.27%
Age 25 - 34	2,973	14.81%	3,183	14.50%	3,163	13.30%	1.37%	-0.13%
Age 35 - 44	2,484	12.37%	2,814	12.81%	3,153	13.26%	2.53%	2.30%
Age 45 - 54	3,007	14.97%	2,769	12.61%	2,712	11.41%	-1.64%	-0.42%
Age 55 - 64	2,190	10.91%	2,597	11.83%	2,826	11.89%	3.47%	1.70%
Age 65 - 74	1,640	8.17%	1,880	8.56%	2,243	9.43%	2.77%	3.59%
Age 75 - 84	883	4.40%	1,014	4.62%	1,173	4.93%	2.81%	2.96%
Age 85 and over	325	1.62%	339	1.54%	403	1.70%	0.85%	3.52%
Age 55 and over	*5,038*	25.09%	*5,830*	26.55%	*6,645*	27.95%	2.96%	2.65%
Age 62 and over	*3,180*	15.84%	*3,673*	16.73%	*4,264*	17.93%	2.93%	3.03%
Median Age	37.0		36.5		37.0		-0.27%	0.27%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Woodward County is 36.5 years. This compares with the statewide figure of 36.6 years. Approximately 7.06% of the population is below the age of 5, while 16.73% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.03% per year.

Woodward Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	12,051		13,443		14,601			
Age 0 - 4	989	8.21%	1,041	7.74%	1,146	7.85%	1.03%	1.94%
Age 5 - 9	871	7.23%	1,025	7.62%	1,088	7.45%	3.31%	1.20%
Age 10 - 14	774	6.42%	961	7.15%	1,073	7.35%	4.42%	2.23%
Age 15 - 17	459	3.81%	522	3.88%	630	4.31%	2.61%	3.83%
Age 18 - 20	428	3.55%	473	3.52%	552	3.78%	2.02%	3.14%
Age 21 - 24	646	5.36%	658	4.89%	712	4.88%	0.37%	1.59%
Age 25 - 34	1,773	14.71%	2,002	14.89%	1,887	12.92%	2.46%	-1.18%
Age 35 - 44	1,385	11.49%	1,623	12.07%	1,933	13.24%	3.22%	3.56%
Age 45 - 54	1,724	14.31%	1,618	12.04%	1,593	10.91%	-1.26%	-0.31%
Age 55 - 64	1,338	11.10%	1,609	11.97%	1,708	11.70%	3.76%	1.20%
Age 65 - 74	912	7.57%	1,073	7.98%	1,316	9.01%	3.30%	4.17%
Age 75 - 84	544	4.51%	616	4.58%	715	4.90%	2.52%	3.03%
Age 85 and over	208	1.73%	222	1.65%	248	1.70%	1.31%	2.24%
Age 55 and over	*3,002*	24.91%	*3,520*	26.18%	*3,987*	27.31%	3.23%	2.52%
Age 62 and over	*1,857*	15.41%	*2,172*	16.15%	*2,543*	17.42%	3.18%	3.21%
Median Age	35.6		35.2		36.1		-0.23%	0.51%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Woodward is 35.2 years. This compares with the statewide figure of 36.6 years. Approximately 7.74% of the population is below the age of 5, while 16.15% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.21% per year. Compared with the rest of the state, the age distributions of Woodward and Woodward County are highly similar.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years	Woodward		Woodward County	
	No.	Percent	No.	Percent
Total Families:	2,904		4,975	
Married-Couple Family:	2,302	79.27%	4,100	82.41%
With Children Under 18 Years	976	33.61%	1,578	31.72%
No Children Under 18 Years	1,326	45.66%	2,522	50.69%
Other Family:	602	20.73%	875	17.59%
Male Householder, No Wife Present	137	4.72%	225	4.52%
With Children Under 18 Years	48	1.65%	105	2.11%
No Children Under 18 Years	89	3.06%	120	2.41%
Female Householder, No Husband Present	465	16.01%	650	13.07%
With Children Under 18 Years	337	11.60%	439	8.82%
No Children Under 18 Years	128	4.41%	211	4.24%
Total Single Parent Families	385		544	
Male Householder	48	12.47%	105	19.30%
Female Householder	337	87.53%	439	80.70%

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

As shown, within Woodward County, among all families 10.93% are single-parent families, while in Woodward, the percentage is 13.26%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	12,139		19,530		3,702,515	
Under 18 Years:	3,117		5,021		933,738	
With One Type of Disability	72	2.31%	98	1.95%	33,744	3.61%
With Two or More Disabilities	35	1.12%	50	1.00%	11,082	1.19%
No Disabilities	3,010	96.57%	4,873	97.05%	888,912	95.20%
18 to 64 Years:	7,360		11,629		2,265,702	
With One Type of Disability	511	6.94%	720	6.19%	169,697	7.49%
With Two or More Disabilities	409	5.56%	581	5.00%	149,960	6.62%
No Disabilities	6,440	87.50%	10,328	88.81%	1,946,045	85.89%
65 Years and Over:	1,662		2,880		503,075	
With One Type of Disability	360	21.66%	537	18.65%	95,633	19.01%
With Two or More Disabilities	516	31.05%	705	24.48%	117,044	23.27%
No Disabilities	786	47.29%	1,638	56.88%	290,398	57.72%
Total Number of Persons with Disabilities:	1,903	15.68%	2,691	13.78%	577,160	15.59%

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

Within Woodward County, 13.78% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Woodward the percentage is 15.68%. In Woodward County as a whole, disabilities are somewhat slightly less prevalent than the rest of the state.

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

2013 Population by Veteran and Disability Status

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	9,022		14,509		2,738,788	
Veteran:	770	8.53%	1,332	9.18%	305,899	11.17%
With a Disability	*290*	*37.66%*	*434*	*32.58%*	*100,518*	*32.86%*
No Disability	*480*	*62.34%*	*898*	*67.42%*	*205,381*	*67.14%*
Non-veteran:	8,252	91.47%	13,177	90.82%	2,432,889	88.83%
With a Disability	*1,506*	*18.25%*	*2,109*	*16.01%*	*430,610*	*17.70%*
No Disability	*6,746*	*81.75%*	*11,068*	*83.99%*	*2,002,279*	*82.30%*

Source: 2009-2013 American Community Survey, Table C21007

Within Woodward County, the Census Bureau estimates there are 1,332 veterans, 32.58% of which have one or more disabilities (compared with 32.86% at a statewide level). In Woodward, there are an estimated 770 veterans, 37.66% of which are estimated to have a disability. Veterans in Woodward County are no more likely to have one or more disabilities compared with veterans in the rest of the state (though they are slightly more likely in the City of Woodward).

Group Quarters Population

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

2010 Group Quarters Population

	Woodward		Woodward County	
	No.	Percent	No.	Percent
Total Population	12,051		20,081	
Group Quarters Population	171	1.42%	1,240	6.17%
Institutionalized Population	119	0.99%	1,181	5.88%
Correctional facilities for adults	59	0.49%	1,096	5.46%
Juvenile facilities	0	0.00%	25	0.12%
Nursing facilities/Skilled-nursing facilities	60	0.50%	60	0.30%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	52	0.43%	59	0.29%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	52	0.43%	59	0.29%

Source: 2010 Decennial Census, Table P42

The percentage of the Woodward County population in group quarters is substantially higher than the statewide figure, which was 2.99% in 2010. This is due to the William S. Key Correctional Center, a minimum security facility operated by the Oklahoma Department of Corrections with over 1,000 male offenders. It is located approximately 13 miles north of the City of Woodward and one mile east of Fort Supply.

Household Income Levels

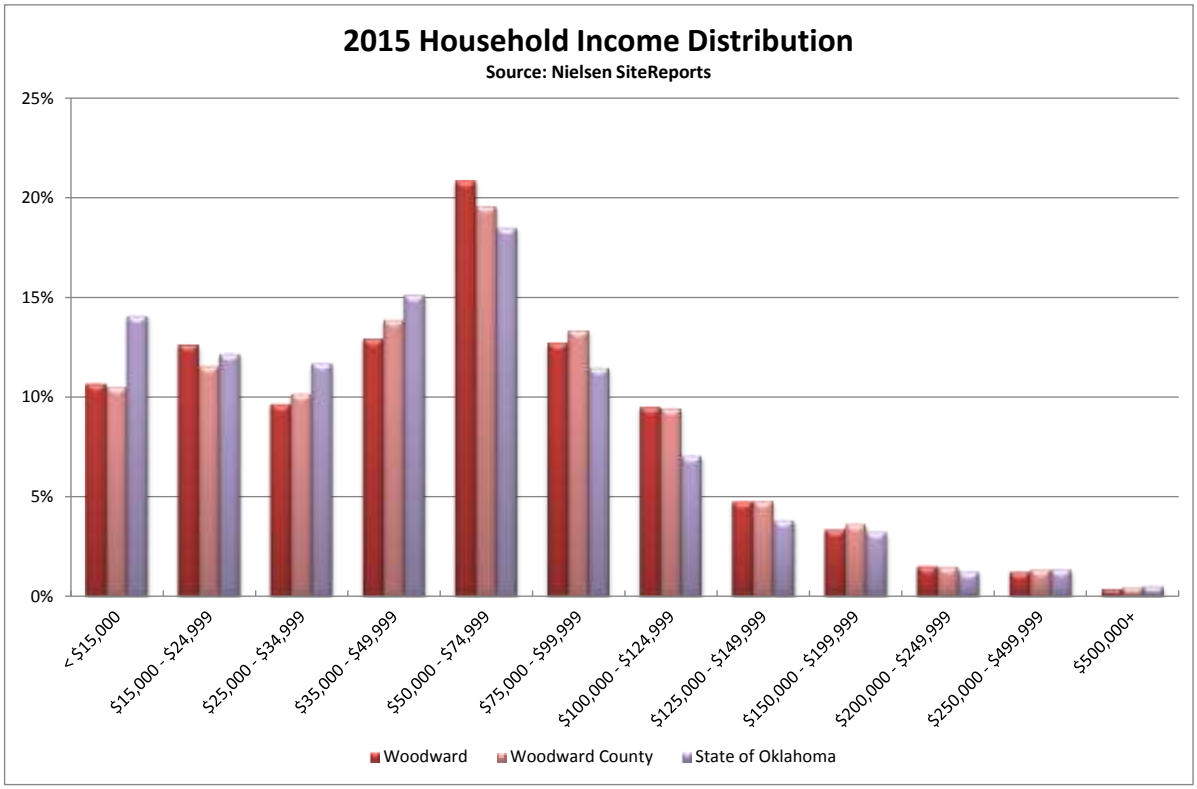
Data in the following chart shows the distribution of household income in Woodward County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	5,484		8,438		1,520,327	
< $15,000	584	10.65%	885	10.49%	213,623	14.05%
$15,000 - $24,999	692	12.62%	974	11.54%	184,613	12.14%
$25,000 - $34,999	528	9.63%	856	10.14%	177,481	11.67%
$35,000 - $49,999	708	12.91%	1,169	13.85%	229,628	15.10%
$50,000 - $74,999	1,143	20.84%	1,651	19.57%	280,845	18.47%
$75,000 - $99,999	697	12.71%	1,125	13.33%	173,963	11.44%
$100,000 - $124,999	520	9.48%	795	9.42%	106,912	7.03%
$125,000 - $149,999	260	4.74%	403	4.78%	57,804	3.80%
$150,000 - $199,999	183	3.34%	306	3.63%	48,856	3.21%
$200,000 - $249,999	82	1.50%	125	1.48%	18,661	1.23%
$250,000 - $499,999	67	1.22%	112	1.33%	20,487	1.35%
$500,000+	20	0.36%	37	0.44%	7,454	0.49%
Median Household Income	$55,031		$55,073		$47,049	
Average Household Income	$68,094		$69,293		$63,390	

Source: Nielsen SiteReports

As shown, median household income for Woodward County is estimated to be $55,073 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be $47,049. For Woodward, median household income is estimated to be $55,031. Compared with the rest of the state, Woodward and Woodward County have relatively higher concentrations in income brackets between $50,000 and $150,000 per year. The income distribution can be better visualized by the following chart.



Household Income Trend

Next we examine the long-term growth of incomes in Woodward 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
Woodward	$32,441	$55,031	3.36%	2.40%	0.96%
Woodward County	$33,581	$55,073	3.14%	2.40%	0.74%
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 Woodward County and the City of Woodward saw positive growth in "real" median household income, once inflation is taken into account. This is contrary to state and national trends which saw negative income growth after adjusting for inflation: 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 Woodward 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 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Woodward	13.28%	18.24%	497	25.00%	61.42%
Woodward County	12.49%	15.23%	275	14.29%	62.19%
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 Woodward County is estimated to be 15.23% by the American Community Survey. This is an increase of 275 basis points since the 2000 Census. Within Woodward, the poverty rate is estimated to be 18.24%. 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 Woodward County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

Employment and Unemployment

	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Woodward County	8,703	11,170	5.12%	7.0%	4.9%	-210
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

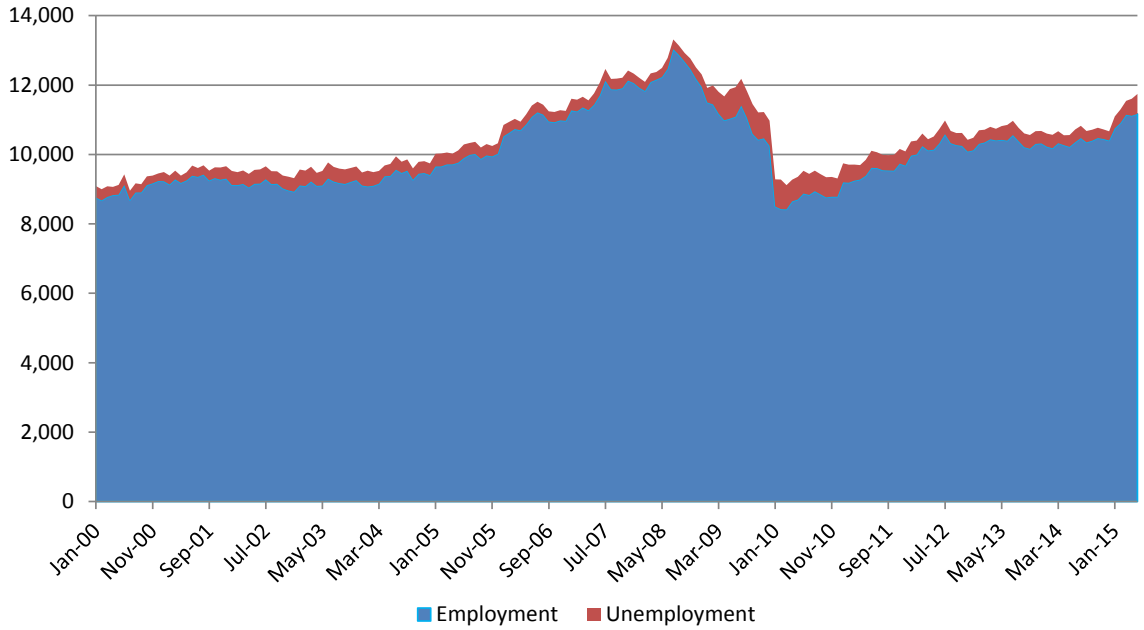
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Woodward County was 11,170 persons. Compared with figures from May 2010, this represents annualized employment growth of 5.12% per year. The unemployment rate in May was 4.9%, a decrease of -210 basis points from May 2010, which was 7.0%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Woodward County has mirrored these trends.

Employment Level Trends

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

Employment and Unemployment in Woodward County
January 2000 through May 2015



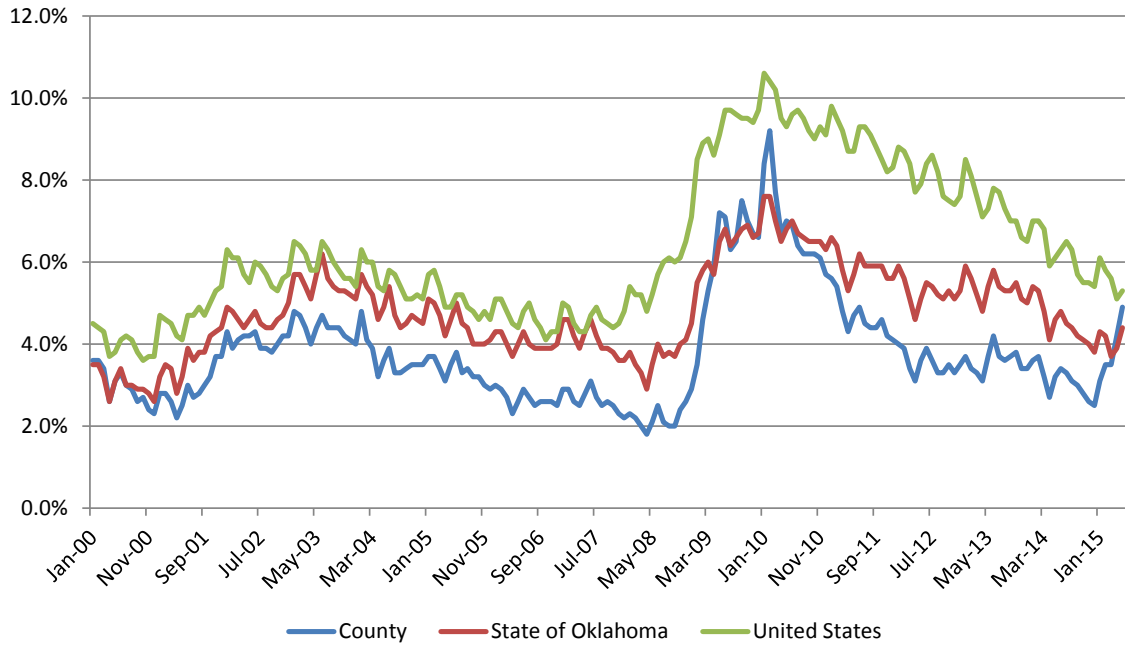
Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

As shown, total employment levels have generally trended upward from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has continued to grow to its current level of 11,170 persons. The number of unemployed persons in May 2015 was 574, out of a total labor force of 11,744 persons. Please note that the sharp decline shown January 2010 is a readjustment of employment base counts on the part of the Bureau of Labor Statistics, and not an actual decrease in employment (though the trend prior to that readjustment which began in late 2008, is valid).

Unemployment Rate Trends

The next chart shows historic unemployment rates for Woodward County, as well as Oklahoma and the United States for comparison. This data covers the time period of January 2000 through May 2015, and has not been seasonally adjusted.

Unemployment Rates in Woodward County, Oklahoma and the United States
January 2000 through May 2015



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

As shown, unemployment rates in Woodward County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 4.9%. On the whole, unemployment rates in Woodward County track very well with statewide figures but are typically below the state (though local unemployment has recently shown a marked increase which is likely due in part to declines in energy prices). Compared with the United States, unemployment rates in Woodward County and Oklahoma are and have historically been well below the national average.

Employment and Wages by Industrial Supersector

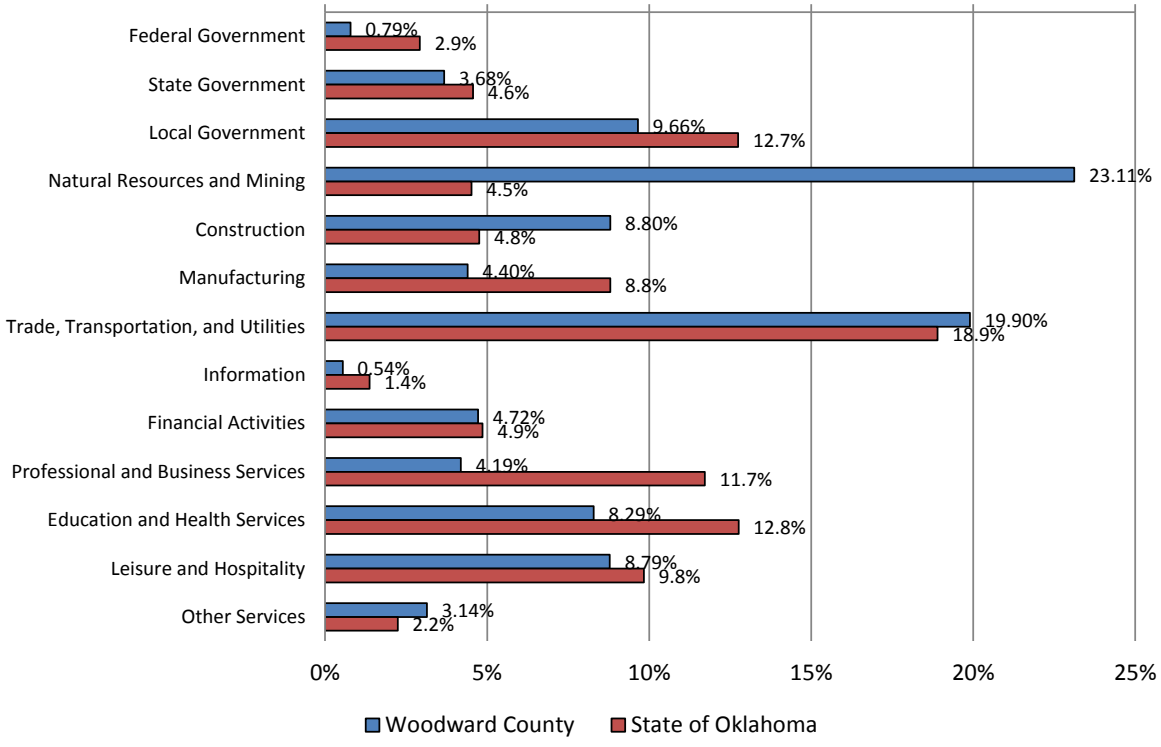
The next table presents data regarding employment in Woodward County by industry, including total number of establishments, average number of employees in 2014, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor 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	13	84	0.79%	$58,580	0.39
State Government	16	392	3.68%	$37,404	1.10
Local Government	37	1,030	9.66%	$33,479	0.96
Natural Resources and Mining	120	2,465	23.11%	$72,306	15.24
Construction	65	939	8.80%	$60,558	1.97
Manufacturing	29	469	4.40%	$71,283	0.49
Trade, Transportation, and Utilities	216	2,122	19.90%	$41,680	1.04
Information	6	58	0.54%	$42,363	0.27
Financial Activities	76	503	4.72%	$42,751	0.84
Professional and Business Services	84	447	4.19%	$42,297	0.30
Education and Health Services	69	884	8.29%	$37,331	0.55
Leisure and Hospitality	59	937	8.79%	$14,812	0.82
Other Services	63	335	3.14%	$35,430	1.01
Total	**853**	**10,665**		**$48,068**	**1.00**

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

Employment Sectors - 2014



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

Among private employers, the largest percentage of persons (23.11%) are employed in Natural Resources and Mining. The average annual pay in this sector is $72,306 per year. The industry with the highest annual pay is Natural Resources and Mining, with average annual pay of $72,306 per year.

The rightmost column of the previous table provides location quotients for each industry for Woodward 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 (Woodward 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% (county manufacturing %) / 5% (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 Woodward County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 15.24. Energy and agriculture (both included in this heading) are by far the dominant industries in the area.

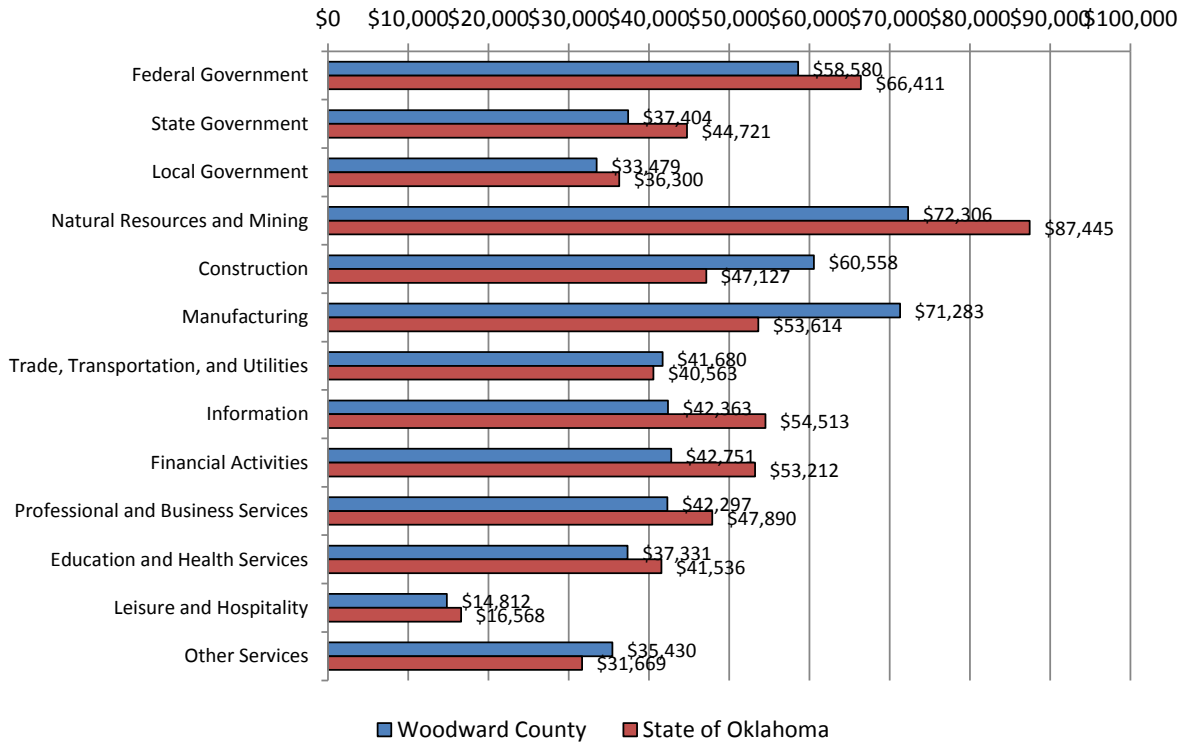
The next table presents average annual pay in Woodward County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Woodward County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	$58,580	$66,411	$75,784	88.2%	77.3%
State Government	$37,404	$44,721	$54,184	83.6%	69.0%
Local Government	$33,479	$36,300	$46,146	92.2%	72.6%
Natural Resources and Mining	$72,306	$87,445	$59,666	82.7%	121.2%
Construction	$60,558	$47,127	$55,041	128.5%	110.0%
Manufacturing	$71,283	$53,614	$62,977	133.0%	113.2%
Trade, Transportation, and Utilities	$41,680	$40,563	$42,988	102.8%	97.0%
Information	$42,363	$54,513	$90,804	77.7%	46.7%
Financial Activities	$42,751	$53,212	$85,261	80.3%	50.1%
Professional and Business Services	$42,297	$47,890	$66,657	88.3%	63.5%
Education and Health Services	$37,331	$41,536	$45,951	89.9%	81.2%
Leisure and Hospitality	$14,812	$16,568	$20,993	89.4%	70.6%
Other Services	$35,430	$31,669	$33,935	111.9%	104.4%
Total	**$48,068**	**$43,774**	**$51,361**	**109.8%**	**93.6%**

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

Average Annual Pay - 2014



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

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

Working Families

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

Families by Employment Status and Presence of Children						
	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	**2,904**		**4,975**		**961,468**	
With Children <18 Years:	1,361	46.87%	2,122	42.65%	425,517	44.26%
Married Couple:	976	71.71%	1,578	74.36%	281,418	66.14%
Both Parents Employed	616	63.11%	972	61.60%	166,700	59.24%
One Parent Employed	335	34.32%	557	35.30%	104,817	37.25%
Neither Parent Employed	25	2.56%	49	3.11%	9,901	3.52%
Other Family:	385	28.29%	544	25.64%	144,099	33.86%
Male Householder:	48	12.47%	105	19.30%	36,996	25.67%
Employed	48	100.00%	105	100.00%	31,044	83.91%
Not Employed	0	0.00%	0	0.00%	5,952	16.09%
Female Householder:	337	87.53%	439	80.70%	107,103	74.33%
Employed	200	59.35%	266	60.59%	75,631	70.62%
Not Employed	137	40.65%	173	39.41%	31,472	29.38%
Without Children <18 Years:	1,543	53.13%	2,853	57.35%	535,951	55.74%
Married Couple:	1,326	85.94%	2,522	88.40%	431,868	80.58%
Both Spouses Employed	612	46.15%	1,126	44.65%	167,589	38.81%
One Spouse Employed	383	28.88%	805	31.92%	138,214	32.00%
Neither Spouse Employed	331	24.96%	591	23.43%	126,065	29.19%
Other Family:	217	14.06%	331	11.60%	104,083	19.42%
Male Householder:	89	26.89%	120	20.30%	32,243	25.58%
Employed	65	73.03%	96	80.00%	19,437	60.28%
Not Employed	24	26.97%	24	20.00%	12,806	39.72%
Female Householder:	128	58.99%	211	63.75%	71,840	69.02%
Employed	82	64.06%	137	64.93%	36,601	50.95%
Not Employed	46	35.94%	74	35.07%	35,239	49.05%
Total Working Families:	*2,341*	*80.61%*	*4,064*	*81.69%*	*740,033*	*76.97%*
With Children <18 Years:	*1,199*	*51.22%*	*1,900*	*46.75%*	*378,192*	*51.10%*
Without Children <18 Years:	*1,142*	*48.78%*	*2,164*	*53.25%*	*361,841*	*48.90%*

Source: 2009-2013 American Community Survey, Table B23007

Within Woodward County, there are 4,064 working families, 46.75% 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 Woodward County area are presented in the following table, as reported by the Woodward Chamber of Commerce.

Major Employers in Woodward County	
Company	**No. Employees**
Woodward Public Schools	382
Walmart Supercenter	325
Woodward Regional Hospital	300
Roberts Ranch of Oklahoma	288
Northwestern Oklahoma State University	250
Seaboard Foods	200
The City of Woodward	165
Terra International (Oklahoma) Inc.	117
Diamond Services	110
Pioneer Cellular	100

Source: Woodward Chamber of Commerce

As can be seen, Woodward has a variety of major employers in agriculture, education, retail, health care and services.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work						
	Woodward		**Woodward County**		**State of Oklahoma**	
	No.	**Percent**	**No.**	**Percent**	**No.**	**Percent**
Commuting Workers:	**5,887**		**9,314**		**1,613,364**	
Less than 15 minutes	4,105	69.73%	5,360	57.55%	581,194	36.02%
15 to 30 minutes	1,077	18.29%	2,548	27.36%	625,885	38.79%
30 to 45 minutes	221	3.75%	581	6.24%	260,192	16.13%
45 to 60 minutes	101	1.72%	276	2.96%	74,625	4.63%
60 or more minutes	383	6.51%	549	5.89%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Woodward County, the largest percentage of workers (57.55%) travel fewer than 15 minutes to work. It is evident that the majority of employees living in Woodward and Woodward County are also employed locally, and do not commute to other labor markets.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	**5,973**		**9,482**		**1,673,026**	
Car, Truck or Van:	5,509	92.23%	8,853	93.37%	1,551,461	92.73%
Drove Alone	*5,168*	*93.81%*	*8,255*	*93.25%*	*1,373,407*	*88.52%*
Carpooled	*341*	*6.19%*	*598*	*6.75%*	*178,054*	*11.48%*
Public Transportation	41	0.69%	45	0.47%	8,092	0.48%
Taxicab	25	0.42%	25	0.26%	984	0.06%
Motorcycle	8	0.13%	17	0.18%	3,757	0.22%
Bicycle	3	0.05%	3	0.03%	4,227	0.25%
Walked	152	2.54%	168	1.77%	30,401	1.82%
Other Means	149	2.49%	203	2.14%	14,442	0.86%
Worked at Home	86	1.44%	168	1.77%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Woodward County commute to work by private vehicle, and a smaller percentage of those carpool as compared with the rest of the state. A small percentage of persons (1.77%) work from home.

Housing Stock Analysis

Existing Housing Units

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

Total Housing Units

	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Woodward	5,561	5,719	0.28%	6,267	1.85%
Woodward County	8,341	8,838	0.58%	9,625	1.72%
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 Woodward County grew by 1.72% per year, to a total of 9,625 housing units in 2015. In terms of new housing unit construction, Woodward County outpaced Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	**5,533**		**8,825**		**1,669,828**	
1 Unit, Detached	4,031	72.85%	6,438	72.95%	1,219,987	73.06%
1 Unit, Attached	111	2.01%	124	1.41%	34,434	2.06%
Duplex Units	13	0.23%	14	0.16%	34,207	2.05%
3-4 Units	239	4.32%	273	3.09%	42,069	2.52%
5-9 Units	120	2.17%	128	1.45%	59,977	3.59%
10-19 Units	61	1.10%	83	0.94%	57,594	3.45%
20-49 Units	224	4.05%	246	2.79%	29,602	1.77%
50 or More Units	202	3.65%	202	2.29%	30,240	1.81%
Mobile Homes	500	9.04%	1,266	14.35%	159,559	9.56%
Boat, RV, Van, etc.	32	0.58%	51	0.58%	2,159	0.13%
Total Multifamily Units	**859**	**15.53%**	**946**	**10.72%**	**253,689**	**15.19%**

Source: 2009-2013 American Community Survey, Table B25024

Within Woodward County, 72.95% of housing units are single-family, detached. 10.72% of housing units are multifamily in structure (two or more units per building), while 14.92% of housing units comprise mobile homes, RVs, etc.

Within Woodward, 72.85% of housing units are single-family, detached. 15.53% of housing units are multifamily in structure, while 9.62% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**4,624**		**7,382**		**1,444,081**	
Owner Occupied:	**2,964**	**64.10%**	**5,297**	**71.76%**	**968,736**	**67.08%**
No Bedroom	13	0.44%	13	0.25%	2,580	0.27%
1 Bedroom	68	2.29%	108	2.04%	16,837	1.74%
2 Bedrooms	601	20.28%	937	17.69%	166,446	17.18%
3 Bedrooms	1,911	64.47%	3,359	63.41%	579,135	59.78%
4 Bedrooms	357	12.04%	786	14.84%	177,151	18.29%
5 or More Bedrooms	14	0.47%	94	1.77%	26,587	2.74%
Renter Occupied:	**1,660**	**35.90%**	**2,085**	**28.24%**	**475,345**	**32.92%**
No Bedroom	186	11.20%	197	9.45%	13,948	2.93%
1 Bedroom	219	13.19%	262	12.57%	101,850	21.43%
2 Bedrooms	711	42.83%	904	43.36%	179,121	37.68%
3 Bedrooms	452	27.23%	544	26.09%	152,358	32.05%
4 Bedrooms	75	4.52%	157	7.53%	24,968	5.25%
5 or More Bedrooms	17	1.02%	21	1.01%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Woodward County is 71.76%, while 28.24% of housing units are renter occupied. In Woodward, the homeownership rate is 64.10%, while 35.90% of households are renters.

Housing Units Tenure and Household Income

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

Woodward County Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**7,382**	**5,297**	**2,085**	**71.76%**	**28.24%**
Less than $5,000	261	82	179	31.42%	68.58%
$5,000 - $9,999	284	102	182	35.92%	64.08%
$10,000-$14,999	416	217	199	52.16%	47.84%
$15,000-$19,999	532	423	109	79.51%	20.49%
$20,000-$24,999	376	252	124	67.02%	32.98%
$25,000-$34,999	737	495	242	67.16%	32.84%
$35,000-$49,999	964	763	201	79.15%	20.85%
$50,000-$74,999	1,445	979	466	67.75%	32.25%
$75,000-$99,999	1,038	757	281	72.93%	27.07%
$100,000-$149,999	854	817	37	95.67%	4.33%
$150,000 or more	475	410	65	86.32%	13.68%
Income Less Than $25,000	**1,869**	**1,076**	**793**	**57.57%**	**42.43%**

Source: 2009-2013 American Community Survey, Table B25118

Within Woodward County as a whole, 42.43% of households with incomes less than $25,000 are estimated to be renters, while 57.57% are estimated to be homeowners.

Woodward Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**4,624**	**2,964**	**1,660**	**64.10%**	**35.90%**
Less than $5,000	173	31	142	17.92%	82.08%
$5,000 - $9,999	265	89	176	33.58%	66.42%
$10,000-$14,999	221	108	113	48.87%	51.13%
$15,000-$19,999	399	327	72	81.95%	18.05%
$20,000-$24,999	261	152	109	58.24%	41.76%
$25,000-$34,999	400	224	176	56.00%	44.00%
$35,000-$49,999	536	383	153	71.46%	28.54%
$50,000-$74,999	998	570	428	57.11%	42.89%
$75,000-$99,999	680	467	213	68.68%	31.32%
$100,000-$149,999	440	416	24	94.55%	5.45%
$150,000 or more	251	197	54	78.49%	21.51%
Income Less Than $25,000	**1,319**	**707**	**612**	**53.60%**	**46.40%**

Source: 2009-2013 American Community Survey, Table B25118

Within Woodward, 46.40% of households with incomes less than $25,000 are estimated to be renters, while 53.60% 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						
	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**4,624**		**7,382**		**1,444,081**	
Owner Occupied:	**2,964**	**64.10%**	**5,297**	**71.76%**	**968,736**	**67.08%**
Built 2010 or Later	0	0.00%	36	0.68%	10,443	1.08%
Built 2000 to 2009	113	3.81%	408	7.70%	153,492	15.84%
Built 1990 to 1999	232	7.83%	553	10.44%	125,431	12.95%
Built 1980 to 1989	340	11.47%	843	15.91%	148,643	15.34%
Built 1970 to 1979	711	23.99%	1,173	22.14%	184,378	19.03%
Built 1960 to 1969	464	15.65%	700	13.22%	114,425	11.81%
Built 1950 to 1959	449	15.15%	561	10.59%	106,544	11.00%
Built 1940 to 1949	359	12.11%	466	8.80%	50,143	5.18%
Built 1939 or Earlier	296	9.99%	557	10.52%	75,237	7.77%
Median Year Built:		1968		1973		1977
Renter Occupied:	**1,660**	**35.90%**	**2,085**	**28.24%**	**475,345**	**32.92%**
Built 2010 or Later	0	0.00%	23	1.10%	5,019	1.06%
Built 2000 to 2009	141	8.49%	163	7.82%	50,883	10.70%
Built 1990 to 1999	72	4.34%	94	4.51%	47,860	10.07%
Built 1980 to 1989	238	14.34%	308	14.77%	77,521	16.31%
Built 1970 to 1979	564	33.98%	619	29.69%	104,609	22.01%
Built 1960 to 1969	241	14.52%	306	14.68%	64,546	13.58%
Built 1950 to 1959	250	15.06%	322	15.44%	54,601	11.49%
Built 1940 to 1949	106	6.39%	106	5.08%	31,217	6.57%
Built 1939 or Earlier	48	2.89%	144	6.91%	39,089	8.22%
Median Year Built:		1973		1973		1975
Overall Median Year Built:		**1968**		**1973**		**1976**

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

Within Woodward County, 8.53% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Woodward the percentage is 5.49%.

82.70% of housing units in Woodward County were built prior to 1990, while in Woodward the percentage is 87.93%. These figures compare with the statewide figure of 72.78%.

Substandard Housing

The next table presents data regarding substandard housing in Woodward County. The two most commonly cited figures for substandard housing are a lack of complete plumbing, and/or a lack of a complete kitchen. We have also included statistics regarding homes heated by wood, although this is a less frequently cited indicator of substandard housing since some homes (particularly homes for seasonal occupancy) are heated by wood but otherwise not considered substandard.

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

1. Hot and cold running water

2. A flush toilet
3. A bathtub or shower

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

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

2013 Substandard Housing Units

	Occupied Units	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
		Number	Percent	Number	Percent	Number	Percent
Woodward	4,624	7	0.15%	0	0.00%	66	1.43%
Woodward County	7,382	14	0.19%	0	0.00%	167	2.26%
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 Woodward County, 0.19% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while none have inadequate kitchen facilities (compared with 0.90% at a statewide level).

Vacancy Rates

The next table details housing units in Woodward County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	5,533		8,825		1,669,828	
Total Vacant Units	909	16.43%	1,443	16.35%	225,747	13.52%
For rent	416	45.76%	438	30.35%	43,477	19.26%
Rented, not occupied	21	2.31%	31	2.15%	9,127	4.04%
For sale only	120	13.20%	149	10.33%	23,149	10.25%
Sold, not occupied	0	0.00%	11	0.76%	8,618	3.82%
For seasonal, recreational, or occasional use	0	0.00%	95	6.58%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	352	38.72%	719	49.83%	101,155	44.81%
Homeowner Vacancy Rate	3.89%		2.73%		2.31%	
Rental Vacancy Rate	19.84%		17.15%		8.24%	

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

Within Woodward County, the overall housing vacancy rate is estimated to be 16.35%. The homeowner vacancy rate is estimated to be 2.73%, while the rental vacancy rate is estimated to be 17.15%.

In Woodward, the overall housing vacancy rate is estimated to be 16.43%. The homeowner vacancy rate is estimated to be 3.89%, while the rental vacancy rate is estimated to be 19.84%.

The rental vacancy rate appears unusually high, and should be considered in addressing future rental housing need in Woodward.

Building Permits

The next series of tables present data regarding new residential building permits issued in Woodward. 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.

Woodward

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	13	$167,308	0	N/A
2005	23	$188,348	0	N/A
2006	25	$137,440	0	N/A
2007	30	$187,307	0	N/A
2008	16	$244,250	0	N/A
2009	5	$206,000	0	N/A
2010	3	$239,667	16	$15,625
2011	7	$140,714	12	$31,667
2012	38	$217,095	24	$77,083
2013	24	$206,125	16	$40,625
2014	14	$233,571	9	$77,778

Source: United States Census Bureau Building Permits Survey

In Woodward, building permits for 275 housing units were issued between 2004 and 2014, for an average of 25 units per year. 72.00% of these housing units were single family homes, and 28.00% consisted of multifamily units. It appears the pace of construction has slowed somewhat from a high of 38 units in 2012.

New Construction Activity

For Ownership:

New construction is occurring throughout Woodward County, both in and immediately around the City of Woodward as well as in rural areas (typically larger homes on acreages). In Woodward, new

construction activity is primarily occurring in the western and southwestern areas of the city, including around Field Station Lake. Subdivisions where new construction has occurred in recent years include Cheyenne Hills, the 48th Street Addition, Lakeview, Red Cedar, and the Scissortail Addition.

Although some relatively affordable new construction has occurred in Woodward County (under $150,000), much new construction has been of larger, more expensive homes. The average sale price of homes in Woodward County constructed after 2005 (for sales after January 2015) is $261,038 or $118.44 per square foot, which is well outside of what could be afforded by a household earning at or less than median household income for Woodward County, which is estimated to be $55,073 in 2015.

For Rent:

Although some small-scale multifamily construction has occurred in Woodward over the last few years, no notable new rental construction has occurred in Woodward in many years, and no new affordable housing units have been added. There are no units in Woodward under the Affordable Housing Tax Credit program, and only one development in all of Woodward County (Canadian Valley Apartments in Mooreland). To the best of our knowledge no significant new multifamily development is proposed in Woodward.

Homeownership Market

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

Housing Units by Home Value

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

2013 Housing Units by Home Value

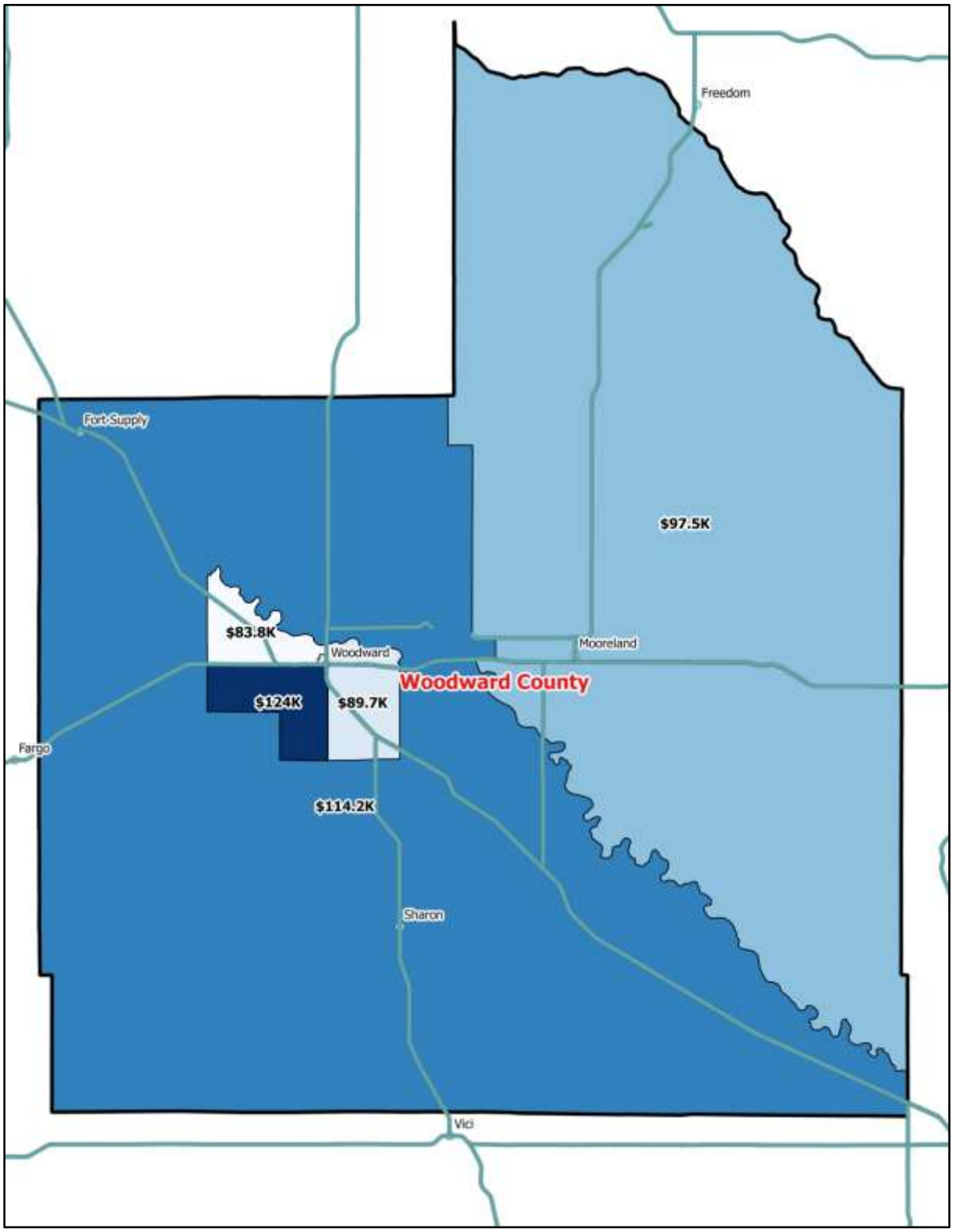
	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	**2,964**		**5,297**		**968,736**	
Less than $10,000	50	1.69%	95	1.79%	20,980	2.17%
$10,000 to $14,999	35	1.18%	54	1.02%	15,427	1.59%
$15,000 to $19,999	48	1.62%	106	2.00%	13,813	1.43%
$20,000 to $24,999	27	0.91%	81	1.53%	16,705	1.72%
$25,000 to $29,999	83	2.80%	143	2.70%	16,060	1.66%
$30,000 to $34,999	99	3.34%	147	2.78%	19,146	1.98%
$35,000 to $39,999	61	2.06%	98	1.85%	14,899	1.54%
$40,000 to $49,999	204	6.88%	283	5.34%	39,618	4.09%
$50,000 to $59,999	135	4.55%	269	5.08%	45,292	4.68%
$60,000 to $69,999	202	6.82%	260	4.91%	52,304	5.40%
$70,000 to $79,999	251	8.47%	393	7.42%	55,612	5.74%
$80,000 to $89,999	194	6.55%	400	7.55%	61,981	6.40%
$90,000 to $99,999	123	4.15%	228	4.30%	51,518	5.32%
$100,000 to $124,999	287	9.68%	528	9.97%	119,416	12.33%
$125,000 to $149,999	339	11.44%	553	10.44%	96,769	9.99%
$150,000 to $174,999	281	9.48%	502	9.48%	91,779	9.47%
$175,000 to $199,999	198	6.68%	240	4.53%	53,304	5.50%
$200,000 to $249,999	184	6.21%	412	7.78%	69,754	7.20%
$250,000 to $299,999	74	2.50%	210	3.96%	41,779	4.31%
$300,000 to $399,999	39	1.32%	117	2.21%	37,680	3.89%
$400,000 to $499,999	24	0.81%	59	1.11%	13,334	1.38%
$500,000 to $749,999	26	0.88%	89	1.68%	12,784	1.32%
$750,000 to $999,999	0	0.00%	0	0.00%	3,764	0.39%
$1,000,000 or more	0	0.00%	30	0.57%	5,018	0.52%
Median Home Value:	**$97,600**		**$104,300**		**$112,800**	

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

The median value of owner-occupied homes in Woodward County is $104,300. This is -7.5% lower than the statewide median, which is $112,800. The median home value in Woodward is estimated to be $97,600.

The geographic distribution of home values in Woodward County can be visualized by the following map. As can be seen, the highest home values are in southwestern Woodward, while the lowest are in northwestern Woodward.

Woodward County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Woodward 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

	Woodward Median Value	Woodward County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	$82,000	$188,900
Built 2000 to 2009	$209,400	$161,600	$178,000
Built 1990 to 1999	$156,900	$87,800	$147,300
Built 1980 to 1989	$140,600	$140,600	$118,300
Built 1970 to 1979	$120,500	$119,500	$111,900
Built 1960 to 1969	$104,600	$111,300	$97,100
Built 1950 to 1959	$72,300	$77,700	$80,300
Built 1940 to 1949	$65,600	$69,200	$67,900
Built 1939 or Earlier	$74,600	$80,000	$74,400

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median value.
Source: 2009-2013 American Community Survey, Table 25107

Woodward Single Family Sales Activity

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

Woodward Single Family Sales Activity
Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	39	66	53	59	36
Average Sale Price	$68,197	$61,533	$67,392	$75,738	$60,809
Average Square Feet	1,114	1,069	1,040	1,109	1,059
Average Price/SF	$61.22	$57.56	$64.80	$68.29	$57.42
Average Year Built	1954	1953	1954	1953	1950

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

Woodward Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	155	221	159	162	105
Average Sale Price	$127,072	$130,594	$126,479	$141,514	$122,816
Average Square Feet	1,659	1,607	1,571	1,615	1,548
Average Price/SF	$76.60	$81.27	$80.51	$87.62	$79.34
Average Year Built	1973	1974	1969	1969	1968

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

Woodward Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	25	28	27	24	11
Average Sale Price	$185,795	$211,038	$184,771	$229,833	$153,318
Average Square Feet	2,200	2,229	2,320	2,372	2,047
Average Price/SF	$84.45	$94.68	$79.64	$96.89	$74.90
Average Year Built	1969	1983	1966	1973	1950

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

Woodward Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	224	331	247	258	153
Average Sale Price	$123,571	$119,647	$118,793	$133,101	$110,497
Average Square Feet	1,620	1,531	1,535	1,540	1,461
Average Price/SF	$76.30	$78.15	$77.41	$86.43	$75.63
Average Year Built	1969	1969	1966	1965	1963

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

Between 2011 and 2014, the average sale price grew by 1.87% per year. The average sale price in 2015 was $110,497 for an average price per square foot of $75.63/SF. The average year of construction is estimated to be 1963. Although figures through 3rd quarter 2015 appear somewhat lower than previous years, on the whole the market appears stable with unusually high volume in 2012.

Foreclosure Rates

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

Foreclosure Rates	
Geography	**% of Outstanding Mortgages in Foreclosure, May 2014**
Woodward County	1.5%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	49

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

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

According to the data provided, the foreclosure rate in Woodward County was 1.5% in May 2014. The county ranked 49 out of 64 counties in terms of highest foreclosure rates in Oklahoma. This rate compares with the statewide and nationwide foreclosure rates, both of which were 2.1%. With a substantially lower foreclosure rate than the rest of the state, it is unlikely that foreclosures have had any undue impact on Woodward compared with other areas of Oklahoma.

Rental Market

This section will discuss supply and demand factors for the rental market in Woodward 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 Woodward County. Gross rent is the sum of contract rent, plus all utilities such as electricity, gas, water, sewer and trash, as applicable (telephone, cable, and/or internet expenses are not included in these figures).

2013 Rental Units by Gross Rent

	Woodward		Woodward County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	**1,660**		**2,085**		**475,345**	
With cash rent:	1,583		1,869		432,109	
Less than $100	26	1.57%	26	1.25%	2,025	0.43%
$100 to $149	0	0.00%	11	0.53%	2,109	0.44%
$150 to $199	36	2.17%	36	1.73%	4,268	0.90%
$200 to $249	8	0.48%	19	0.91%	8,784	1.85%
$250 to $299	63	3.80%	63	3.02%	8,413	1.77%
$300 to $349	38	2.29%	47	2.25%	9,107	1.92%
$350 to $399	18	1.08%	40	1.92%	10,932	2.30%
$400 to $449	109	6.57%	112	5.37%	15,636	3.29%
$450 to $499	103	6.20%	133	6.38%	24,055	5.06%
$500 to $549	48	2.89%	62	2.97%	31,527	6.63%
$550 to $599	232	13.98%	282	13.53%	33,032	6.95%
$600 to $649	263	15.84%	286	13.72%	34,832	7.33%
$650 to $699	100	6.02%	152	7.29%	32,267	6.79%
$700 to $749	173	10.42%	173	8.30%	30,340	6.38%
$750 to $799	15	0.90%	31	1.49%	27,956	5.88%
$800 to $899	122	7.35%	126	6.04%	45,824	9.64%
$900 to $999	47	2.83%	47	2.25%	34,153	7.18%
$1,000 to $1,249	116	6.99%	150	7.19%	46,884	9.86%
$1,250 to $1,499	66	3.98%	73	3.50%	14,699	3.09%
$1,500 to $1,999	0	0.00%	0	0.00%	10,145	2.13%
$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	77	4.64%	216	10.36%	43,236	9.10%
Median Gross Rent	**$621**		**$618**		**$699**	

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

Median gross rent in Woodward County is estimated to be $618, which is -11.6% less than Oklahoma's median gross rent of $699/month. Median gross rent in Woodward is estimated to be $621.

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

	Woodward Median Rent	Woodward County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	$933
Built 2000 to 2009	$809	$783	$841
Built 1990 to 1999	$703	$686	$715
Built 1980 to 1989	$608	$609	$693
Built 1970 to 1979	$617	$620	$662
Built 1960 to 1969	$600	$662	$689
Built 1950 to 1959	$621	$597	$714
Built 1940 to 1949	$438	$438	$673
Built 1939 or Earlier	$587	$576	$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 Woodward County is among housing units constructed after 2000 in the City of Woodward, which is $809 per month. In order to be affordable, a household would need to earn at least $32,360 per year to afford such a unit.

Woodward Rental Survey Data

The next table shows the results of our rental survey of Woodward. For a city of Woodward's size, the number of multifamily apartment units is relatively small, and there are very few affordable rental units in the community.

Woodward Rental Properties

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Briarwood Apartments	Market-rate	1980	1	1	624	$445	$0.713	N/A
Briarwood Apartments	Market-rate	1980	2	1	945	$575	$0.608	N/A
Briarwood Apartments	Market-rate	1980	2	2	1,248	$700	$0.561	N/A
Briarwood Apartments	Market-rate	1980	2	2	1,248	$775	$0.621	N/A
Briarwood Apartments	Market-rate	1980	Studio	1	1,050	$725	$0.690	N/A
Cottonwood Court	Market-rate	1983	1	1	500	$450	$0.900	20.00%
Hyde Park Apartments	Market-rate	N/A	1	1	NA	$500	N/A	N/A
Hyde Park Apartments	Market-rate	N/A	2	1	NA	$600	N/A	N/A

The previous rent surveys encompass three properties. These properties are located throughout Woodward and provide an indication of availability and rental structure of multifamily property. Though we contacted additional properties in Woodward, we were unable to attain additional rental information. 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 indicated the comparable rental rates have decreased in a predominate range. Due to the

fluctuation in oil and gas prices, Woodward County has seen in increase in vacancy rates in both single-family home rentals and rental apartments. Occupancy levels in the Woodward area have seen a slight decrease due to the economic downtown in the oil and gas industry. Rental rates have also decreased over the recent months, as apartments have lowered rents to be competitive in the market. Though the area has historically shown strong rental rates and occupancy percentage, the fluctuation within the economy has negatively impacted rental data. The rental properties will likely continue to suffer low occupancy and rental rates until fluctuation of oil and gas prices levels to former economic performance.

Based on the number of units identified as rentals by the 2010 Census, it is reasonable to assume that a significant number of single-family residences are rentals as well as smaller complexes (under 20 units) not survey by this analyst. Decreased rental rates and instability within the oil and gas economy in Woodward displays a small demand for new rental housing within the area. Renovation or replacement of older rental properties in Woodward could prove beneficial, as the rental housing supply is older and in need of repair in many cases.

Rental Market Vacancy – Woodward

Though we contacted multiple rental properties in the Woodward market, we received vacancy information from one property; Cottonwood Court reported a vacancy percentage of 20%. The overall market vacancy of rental housing units was reported at 19.84% by the Census Bureau as of the most recent American Community Survey. There are no LIHTC properties in Woodward, while the USDA operates Woodridge West Apartments in Woodward. Historically, the Woodward multifamily market was stable and occupied but rents have lowered and vacancies grown due to the uncertainty within the oil and gas industry. The stability of the rental housing market has strong ties to the performance of the oil and gas companies. It is the opinion of this analyst that vacancy rates and lower rental rates are clear indicators that the demand for rental housing in Woodward has slowed over the past months. Though Woodward is predicted to have population growth over the next five years, the fluctuation of the oil and gas industry could have continued negative impact on predicted growth. Woodward would benefit from renovation of the current rental housing market, as older housing product comprises the majority of rental options.

Cottonwood Court

Briarwood 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 Woodward 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.

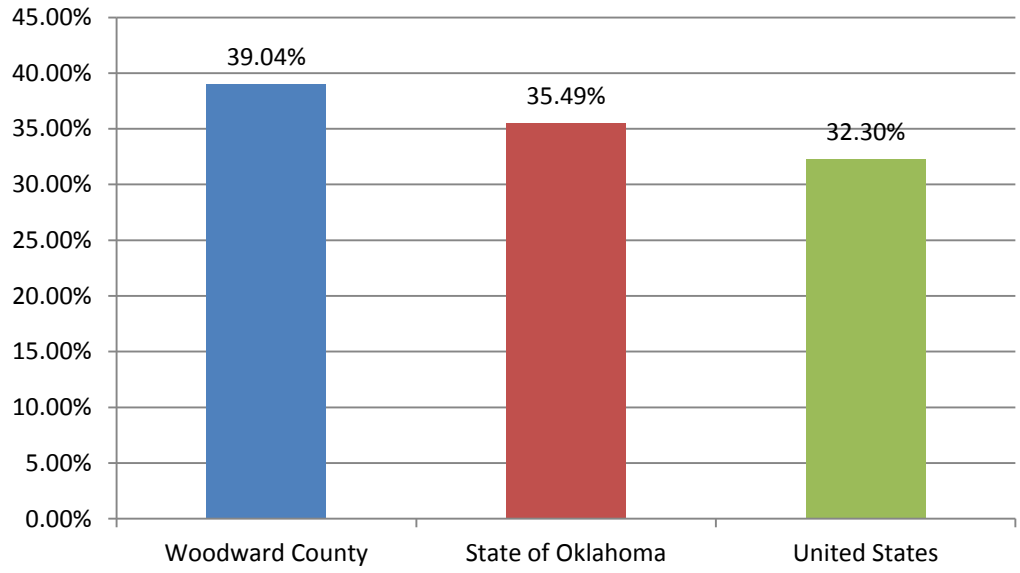
HUD Programs in Woodward County

Woodward County	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	15	95%	$9,695	$301	$284	51.39%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	36	97%	$12,231	$280	$571	32.94%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	17	88%	$10,710	$235	$251	48.36%
Summary of All HUD Programs	68	94%	$11,292	$273	$426	39.04%
State of Oklahoma						
Public Housing	13,088	96%	$11,328	$215	$371	36.71%
Housing Choice Vouchers	24,651	93%	$10,766	$283	$470	37.57%
Mod Rehab	158	89%	$7,272	$129	$509	20.17%
Section 8 NC/SR	4,756	93%	$10,730	$242	$465	34.24%
Section 236	428	89%	$8,360	$192	$344	35.82%
Multi-Family Other	7,518	91%	$7,691	$176	$448	28.18%
Summary of All HUD Programs	50,599	94%	$10,360	$242	$440	35.49%
United States						
Public Housing	1,150,867	94%	$13,724	$275	$512	34.91%
Housing Choice Vouchers	2,386,237	92%	$13,138	$346	$701	33.04%
Mod Rehab	19,148	87%	$8,876	$153	$664	18.78%
Section 8 NC/SR	840,900	96%	$12,172	$274	$677	28.80%
Section 236	126,859	93%	$14,347	$211	$578	26.74%
Multi-Family Other	656,456	95%	$11,135	$255	$572	30.80%
Summary of All HUD Programs	5,180,467	94%	$12,892	$304	$637	32.30%

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

Among all HUD programs, there are 68 housing units located within Woodward County, with an overall occupancy rate of 94%. The average household income among households living in these units is $11,292. Total monthly rent for these units averages $699, with the federal contribution averaging $426 (60.96%) and the tenant's contribution averaging $273 (39.04%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

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

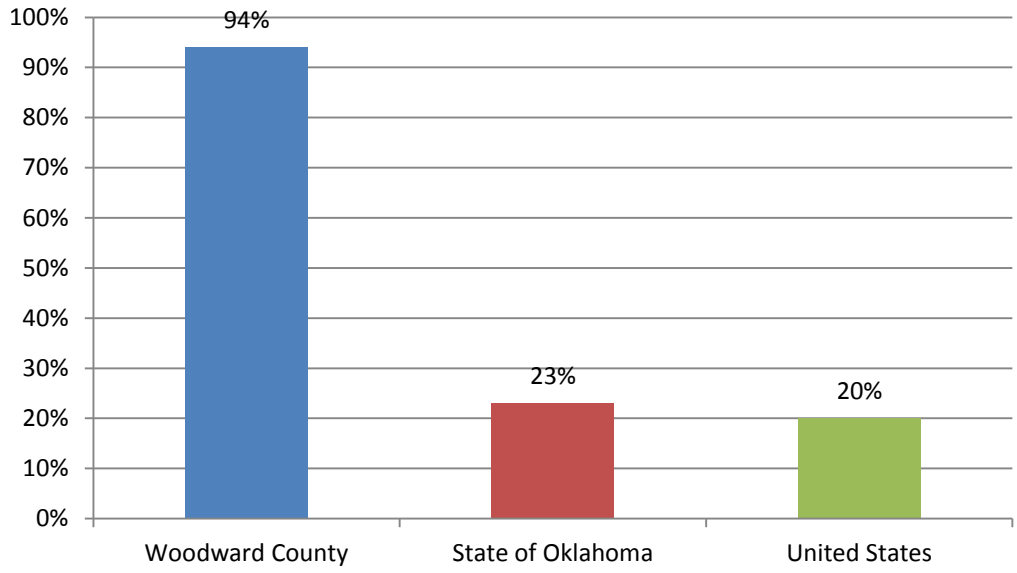
Demographics of Persons in HUD Programs in Woodward County

Woodward County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	15	0%	73%	50%	71%	0%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	36	0%	100%	23%	100%	13%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	17	0%	100%	31%	100%	0%
Summary of All HUD Programs	68	0%	94%	31%	90%	7%
State of Oklahoma						
Public Housing	13,088	33%	22%	28%	63%	44%
Housing Choice Vouchers	24,651	46%	25%	17%	77%	60%
Mod Rehab	158	46%	17%	13%	67%	42%
Section 8 NC/SR	4,756	14%	32%	52%	28%	25%
Section 236	428	32%	22%	24%	32%	33%
Multi-Family Other	7,518	42%	12%	22%	25%	47%
Summary of All HUD Programs	50,599	38%	23%	25%	53%	50%
United States						
Public Housing	1,150,867	36%	20%	31%	48%	71%
Housing Choice Vouchers	2,386,237	44%	22%	22%	68%	67%
Mod Rehab	19,148	28%	27%	24%	69%	71%
Section 8 NC/SR	840,900	18%	21%	56%	19%	45%
Section 236	126,859	25%	13%	47%	16%	59%
Multi-Family Other	656,456	31%	13%	44%	16%	63%
Summary of All HUD Programs	5,180,467	36%	20%	33%	40%	64%

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

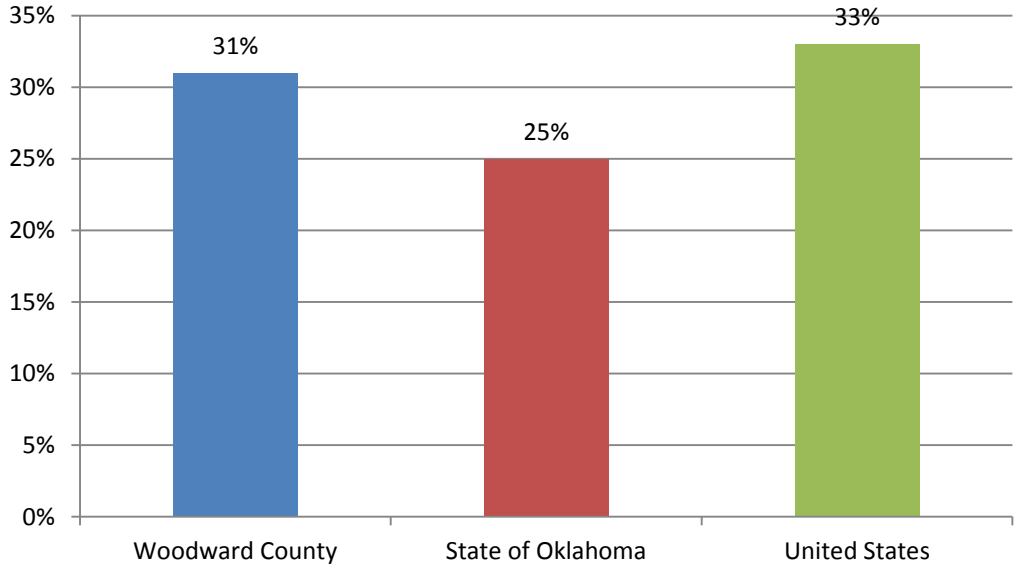
0% of housing units are occupied by single parents with female heads of household. 94% of households have at least one person with a disability. 31% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 90% have one or more disabilities. Finally, 7% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



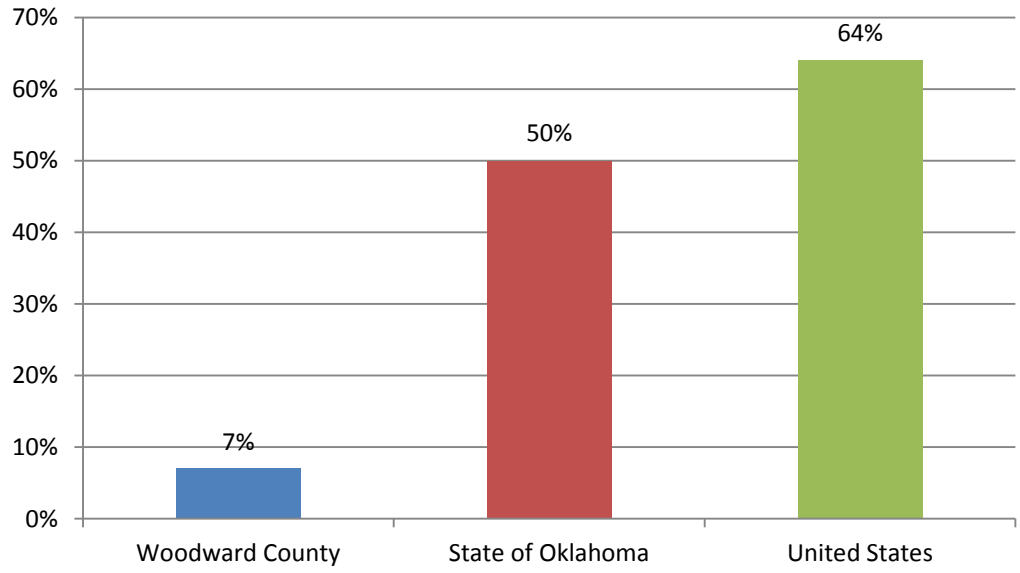
Source: 2013 HUD Picture of Subsidized Households

Percentage of Households Age 62+ - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

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

Woodward County : CHAS - Housing Cost Burden by HAMFI				
	Owners		Renters	
Household Income / Cost Burden	Number	Percent	Number	Percent
Income < 30% HAMFI	**355**		**545**	
Cost Burden Less Than 30%	120	33.80%	90	16.51%
Cost Burden Between 30%-50%	80	22.54%	120	22.02%
Cost Burden Greater Than 50%	125	35.21%	295	54.13%
Not Computed (no/negative income)	25	7.04%	40	7.34%
Income 30%-50% HAMFI	**645**		**210**	
Cost Burden Less Than 30%	385	59.69%	100	47.62%
Cost Burden Between 30%-50%	185	28.68%	75	35.71%
Cost Burden Greater Than 50%	75	11.63%	35	16.67%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	**820**		**315**	
Cost Burden Less Than 30%	640	78.05%	250	79.37%
Cost Burden Between 30%-50%	160	19.51%	60	19.05%
Cost Burden Greater Than 50%	20	2.44%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	**590**		**285**	
Cost Burden Less Than 30%	505	85.59%	280	98.25%
Cost Burden Between 30%-50%	85	14.41%	4	1.40%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	**5,300**		**2,105**	
Cost Burden Less Than 30%	4,480	84.53%	1,470	69.83%
Cost Burden Between 30%-50%	555	10.47%	259	12.30%
Cost Burden Greater Than 50%	230	4.34%	330	15.68%
Not Computed (no/negative income)	25	0.47%	40	1.90%

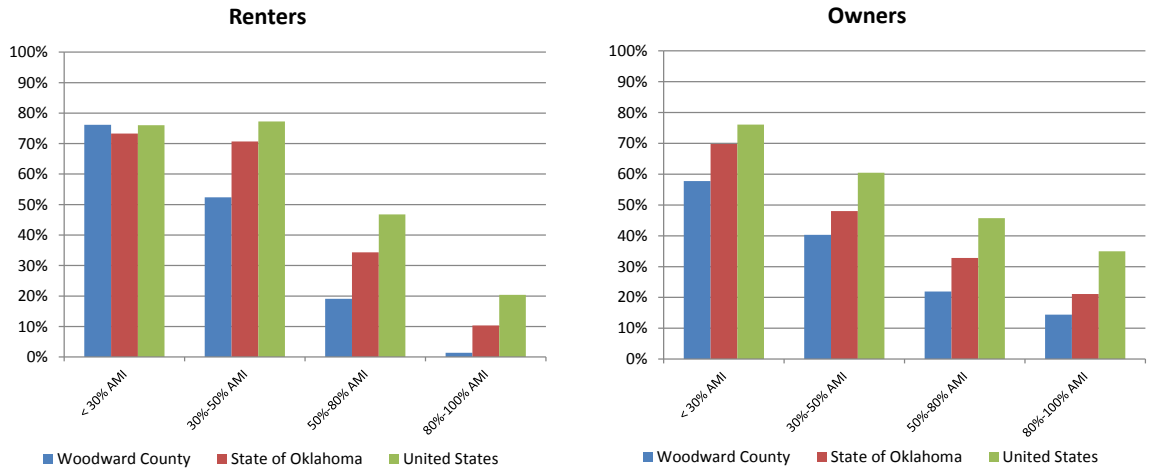
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Woodward County : Households by Income by Cost Burden				
	Owners		Renters	
Household Income Threshold	Total	% w/ Cost > 30% Income	Total	% w/ Cost > 30% Income
Income < 30% HAMFI	355	57.75%	545	76.15%
Income 30%-50% HAMFI	645	40.31%	210	52.38%
Income 50%-80% HAMFI	820	21.95%	315	19.05%
Income 80%-100% HAMFI	590	14.41%	285	1.40%
All Incomes	5,300	14.81%	2,105	27.98%

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

Households by Income Threshold: Percentage with Housing Cost Over 30% of Income



Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 6

Substandard Conditions / Overcrowding by Income Threshold

The following table summarizes data regarding substandard housing conditions and overcrowding, separated by owner/renter and HAMFI income threshold. Substandard housing conditions are defined by HUD as any housing unit lacking either complete plumbing or a complete kitchen.

A housing unit without "complete plumbing" is any housing unit lacking one or more of the following features (they do not need to all be present in the same room):

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

A lack of a complete kitchen is any housing unit lacking any one or more of the three following items:

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

Households are considered to be "overcrowded" if the household has more than 1.0 persons per room (note that this definition is "room" including bedrooms, living rooms and kitchens, as opposed to only "bedrooms"), and is "severely overcrowded" if the household has more than 1.5 persons per room.

Woodward County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
	Owners		Renters	
Household Income / Housing Problem	Number	Percent	Number	Percent
Income < 30% HAMFI	**355**		**545**	
Between 1.0 and 1.5 Persons per Room	4	1.13%	45	8.26%
More than 1.5 Persons per Room	0	0.00%	15	2.75%
Lacks Complete Kitchen or Plumbing	10	2.82%	0	0.00%
Income 30%-50% HAMFI	**645**		**210**	
Between 1.0 and 1.5 Persons per Room	10	1.55%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 50%-80% HAMFI	**820**		**315**	
Between 1.0 and 1.5 Persons per Room	15	1.83%	65	20.63%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	**590**		**285**	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
All Incomes	**5,300**		**2,105**	
Between 1.0 and 1.5 Persons per Room	33	0.62%	110	5.23%
More than 1.5 Persons per Room	0	0.00%	15	0.71%
Lacks Complete Kitchen or Plumbing	14	0.26%	0	0.00%

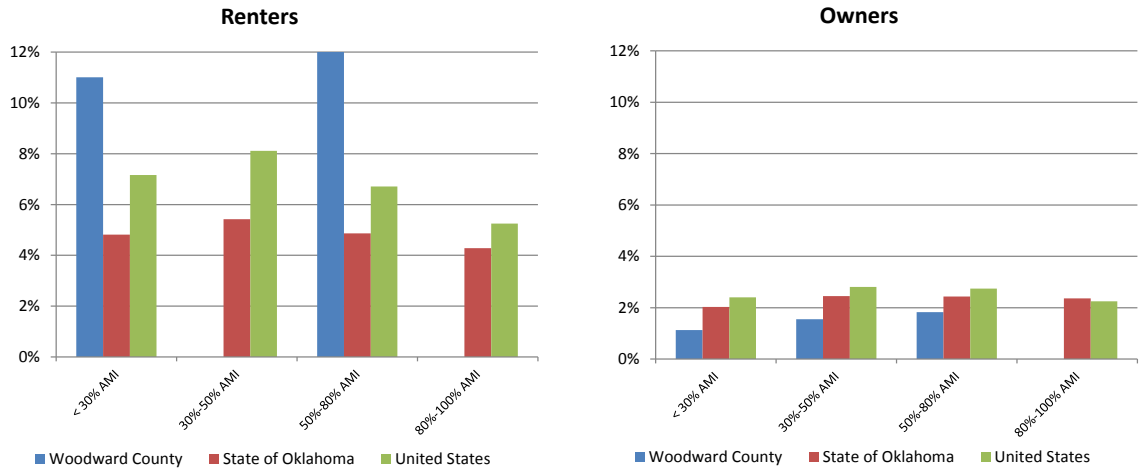
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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

Woodward County : Households by Income by Overcrowding				
	Owners		Renters	
Household Income Threshold	Total	% > 1.0 Persons per Room	Total	% > 1.0 Persons per Room
Income < 30% HAMFI	355	1.13%	545	11.01%
Income 30%-50% HAMFI	645	1.55%	210	0.00%
Income 50%-80% HAMFI	820	1.83%	315	20.63%
Income 80%-100% HAMFI	590	0.00%	285	0.00%
All Incomes	5,300	0.62%	2,105	5.94%

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

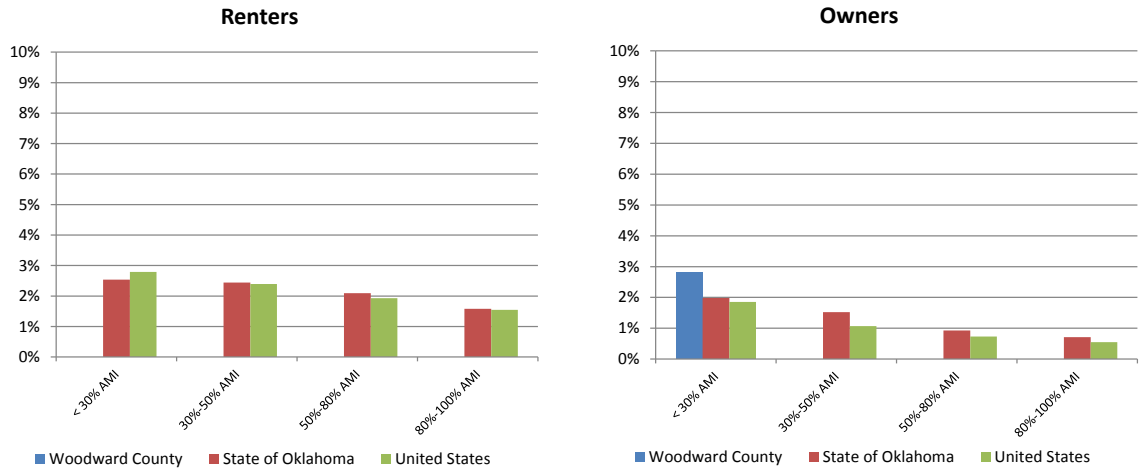
The table following summarizes this data for substandard housing conditions, with a comparison chart between Woodward County, the state and the nation.

Woodward County : Households by Income by Substandard Conditions

	Owners		Renters	
Household Size/Type	Total	% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing
Income < 30% HAMFI	355	2.82%	545	0.00%
Income 30%-50% HAMFI	645	0.00%	210	0.00%
Income 50%-80% HAMFI	820	0.00%	315	0.00%
Income 80%-100% HAMFI	590	0.00%	285	0.00%
All Incomes	5,300	0.26%	2,105	0.00%

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

Households by Income Threshold: Percentage Lacking Complete Plumbing and/or Kitchen



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

Cost Burden by Household Type

The following table provides a breakdown of households by HAMFI, and by household type and size, and by housing cost burden. The categories of household type provided by HUD are:

- Elderly Family: Households with two persons, either or both age 62 or over.
- Small Family: 2 persons, neither age 62 or over, or families with 3 or 4 persons of any age.
- Large Family: families with 5 or more persons.
- Elderly Non-Family (single persons age 62 or over, or unrelated elderly individuals)
- Non-Elderly, Non-Family: all other households.

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

	Owners			Renters		
Income, Household Size/Type	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 30% HAMFI	**355**	**199**	**56.06%**	**545**	**419**	**76.88%**
Elderly Family	45	29	64.44%	0	0	N/A
Small Family (2-4 persons)	45	20	44.44%	130	110	84.62%
Large Family (5 or more persons)	0	0	N/A	115	115	100.00%
Elderly Non-Family	185	85	45.95%	145	100	68.97%
Non-Family, Non-Elderly	85	65	76.47%	150	94	62.67%
Income 30%-50% HAMFI	**645**	**263**	**40.78%**	**210**	**109**	**51.90%**
Elderly Family	160	64	40.00%	0	0	N/A
Small Family (2-4 persons)	160	105	65.63%	125	59	47.20%
Large Family (5 or more persons)	35	20	57.14%	0	0	N/A
Elderly Non-Family	185	34	18.38%	30	30	100.00%
Non-Family, Non-Elderly	100	40	40.00%	55	20	36.36%
Income 50%-80% HAMFI	**820**	**180**	**21.95%**	**315**	**59**	**18.73%**
Elderly Family	215	70	32.56%	4	0	0.00%
Small Family (2-4 persons)	205	30	14.63%	110	45	40.91%
Large Family (5 or more persons)	100	40	40.00%	65	4	6.15%
Elderly Non-Family	155	20	12.90%	60	10	16.67%
Non-Family, Non-Elderly	145	20	13.79%	75	0	0.00%
Income 80%-100% HAMFI	**590**	**90**	**15.25%**	**285**	**4**	**1.40%**
Elderly Family	120	0	0.00%	4	0	0.00%
Small Family (2-4 persons)	220	30	13.64%	140	0	0.00%
Large Family (5 or more persons)	55	0	0.00%	25	0	0.00%
Elderly Non-Family	135	15	11.11%	30	0	0.00%
Non-Family, Non-Elderly	60	45	75.00%	80	4	5.00%
All Incomes	**5,300**	**785**	**14.81%**	**2,105**	**591**	**28.08%**
Elderly Family	1,020	173	16.96%	33	0	0.00%
Small Family (2-4 persons)	2,415	220	9.11%	785	214	27.26%
Large Family (5 or more persons)	465	64	13.76%	255	119	46.67%
Elderly Non-Family	745	158	21.21%	280	140	50.00%
Non-Family, Non-Elderly	655	170	25.95%	735	118	16.05%

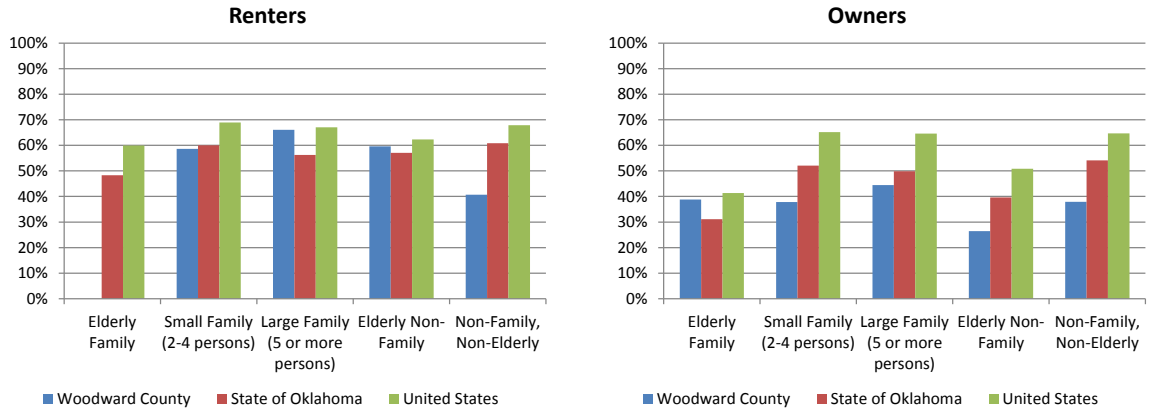
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Woodward County : Households under 80% AMI by Cost Burden

	Owners			Renters		
Household Size/Type	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 80% HAMFI	**1,820**	**642**	**35.27%**	**1,070**	**587**	**54.86%**
Elderly Family	420	163	38.81%	4	0	0.00%
Small Family (2-4 persons)	410	155	37.80%	365	214	58.63%
Large Family (5 or more persons)	135	60	44.44%	180	119	66.11%
Elderly Non-Family	525	139	26.48%	235	140	59.57%
Non-Family, Non-Elderly	330	125	37.88%	280	114	40.71%

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).

Woodward County : CHAS - Housing Problems by Household Type and HAMFI

	Owners			Renters		
Income, Household Size/Type	Total	No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	**355**	**210**	**59.15%**	**545**	**415**	**76.15%**
Elderly Family	45	30	66.67%	0	0	N/A
Small Family (2-4 persons)	45	20	44.44%	130	110	84.62%
Large Family (5 or more persons)	0	0	N/A	115	115	100.00%
Elderly Non-Family	185	95	51.35%	145	100	68.97%
Non-Family, Non-Elderly	85	65	76.47%	150	90	60.00%
Income 30%-50% HAMFI	**645**	**270**	**41.86%**	**210**	**105**	**50.00%**
Elderly Family	160	60	37.50%	0	0	N/A
Small Family (2-4 persons)	160	105	65.63%	125	55	44.00%
Large Family (5 or more persons)	35	30	85.71%	0	0	N/A
Elderly Non-Family	185	35	18.92%	30	30	100.00%
Non-Family, Non-Elderly	100	40	40.00%	55	20	36.36%
Income 50%-80% HAMFI	**820**	**200**	**24.39%**	**315**	**120**	**38.10%**
Elderly Family	215	70	32.56%	4	0	0.00%
Small Family (2-4 persons)	205	30	14.63%	110	45	40.91%
Large Family (5 or more persons)	100	60	60.00%	65	65	100.00%
Elderly Non-Family	155	20	12.90%	60	10	16.67%
Non-Family, Non-Elderly	145	20	13.79%	75	0	0.00%
Income Greater than 80% of HAMFI	**3,480**	**149**	**4.28%**	**1,035**	**4**	**0.39%**
Elderly Family	600	10	1.67%	30	0	0.00%
Small Family (2-4 persons)	2,005	70	3.49%	425	0	0.00%
Large Family (5 or more persons)	330	4	1.21%	75	0	0.00%
Elderly Non-Family	220	20	9.09%	45	0	0.00%
Non-Family, Non-Elderly	320	45	14.06%	455	4	0.88%
All Incomes	**5,300**	**829**	**15.64%**	**2,105**	**644**	**30.59%**
Elderly Family	1,020	170	16.67%	34	0	0.00%
Small Family (2-4 persons)	2,415	225	9.32%	790	210	26.58%
Large Family (5 or more persons)	465	94	20.22%	255	180	70.59%
Elderly Non-Family	745	170	22.82%	280	140	50.00%
Non-Family, Non-Elderly	650	170	26.15%	735	114	15.51%

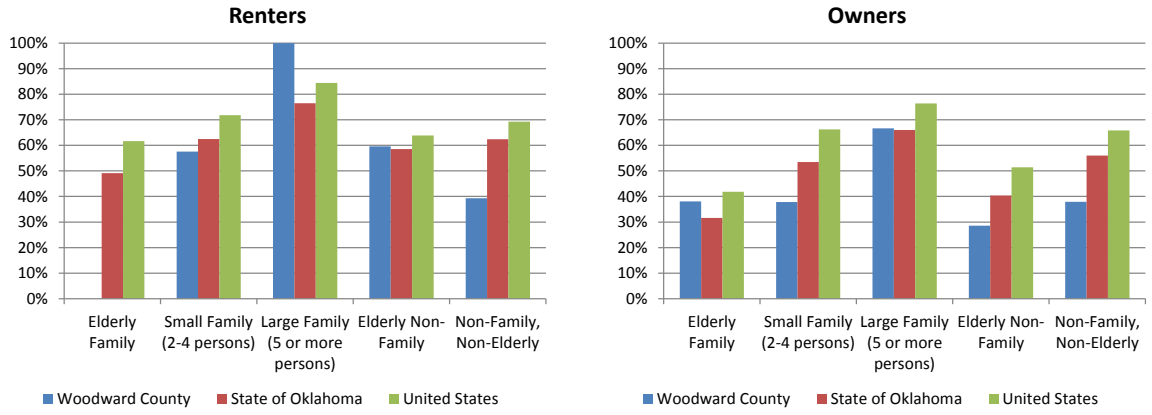
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Woodward County : Households under 80% AMI by Housing Problems

	Owners			Renters		
Household Size/Type	Total	No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	**1,820**	**680**	**37.36%**	**1,070**	**640**	**59.81%**
Elderly Family	420	160	38.10%	4	0	0.00%
Small Family (2-4 persons)	410	155	37.80%	365	210	57.53%
Large Family (5 or more persons)	135	90	66.67%	180	180	100.00%
Elderly Non-Family	525	150	28.57%	235	140	59.57%
Non-Family, Non-Elderly	330	125	37.88%	280	110	39.29%

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 Woodward 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.”

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

	Owners			Renters		
Income, Race / Ethnicity	Total	No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	**355**	**215**	**60.6%**	**550**	**420**	**76.4%**
White alone, non-Hispanic	310	170	54.8%	460	330	71.7%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	10	10	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	30	30	100.0%	80	80	100.0%
Other (including multiple races)	15	15	100.0%	0	0	N/A
Income 30%-50% HAMFI	**645**	**270**	**41.9%**	**210**	**110**	**52.4%**
White alone, non-Hispanic	570	260	45.6%	175	110	62.9%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	10	10	100.0%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	60	0	0.0%	10	0	0.0%
Other (including multiple races)	10	0	0.0%	30	0	0.0%
Income 50%-80% HAMFI	**820**	**195**	**23.8%**	**310**	**115**	**37.1%**
White alone, non-Hispanic	780	175	22.4%	220	80	36.4%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	10	10	100.0%	30	20	66.7%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	20	0	0.0%	65	20	30.8%
Other (including multiple races)	10	10	100.0%	0	0	N/A
Income 80%-100% HAMFI	**590**	**85**	**14.4%**	**284**	**4**	**1.4%**
White alone, non-Hispanic	555	85	15.3%	254	4	1.6%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	20	0	0.0%	0	0	N/A
Other (including multiple races)	15	0	0.0%	30	0	0.0%
All Incomes	**5,300**	**830**	**15.7%**	**2,104**	**649**	**30.8%**
White alone, non-Hispanic	4,840	750	15.5%	1,744	524	30.0%
Black or African-American alone	15	0	0.0%	0	0	N/A
Asian alone	15	0	0.0%	20	0	0.0%
American Indian alone	65	20	30.8%	40	30	75.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	279	34	12.2%	250	100	40.0%
Other (including multiple races)	90	25	27.8%	60	0	0.0%

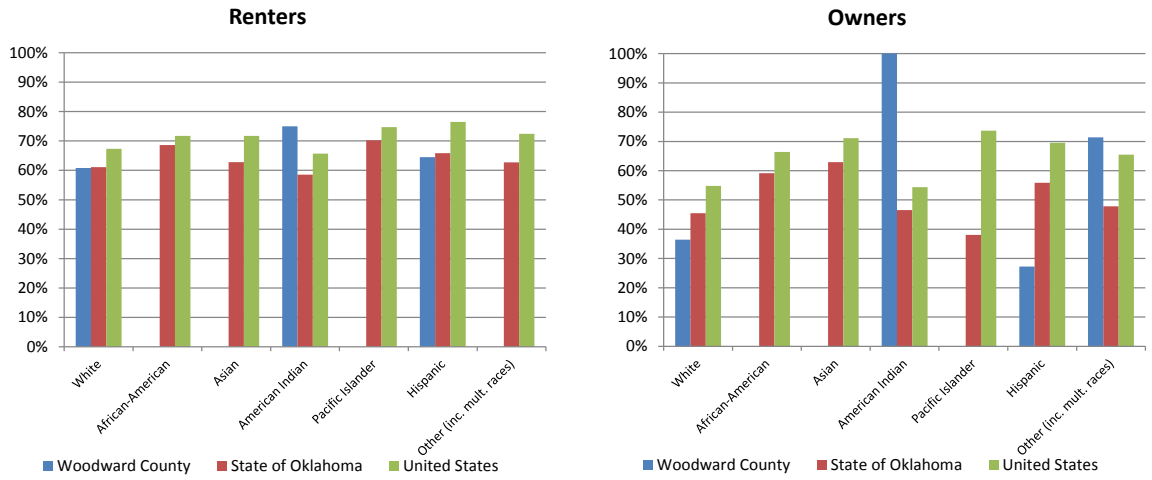
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

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

	Owners			Renters		
Household Size/Type	Total	No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	**1,820**	**680**	**37.36%**	**1,070**	**645**	**60.28%**
White alone, non-Hispanic	1,660	605	36.45%	855	520	60.82%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	20	20	100.00%	40	30	75.00%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	110	30	27.27%	155	100	64.52%
Other (including multiple races)	35	25	71.43%	30	0	0.00%

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

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



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

CHAS Conclusions

The previous data notes many areas of need (and severe need) among the existing population of Woodward 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 525 renter households that are cost overburdened, and 465 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 130 renter households that are cost overburdened, and 212 homeowners that are cost overburdened.

- 75% of Native American renters with incomes less than 80% of Area Median Income have one or more housing problems, and 100% of Native American homeowners with incomes less than 80% of Area Median Income have one or more housing problems.

Overall Anticipated Housing Demand

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

Woodward Anticipated Demand

Households in Woodward grew at an annually compounded rate of 0.27% from 2000 to 2010. Nielsen SiteReports estimates households have grown 2.21% per year since that time, and that households will grow 1.78% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.78% per year in forecasting future household growth for Woodward.

The percentage of owner households was estimated at 64.10% with renter households estimated at 35.90%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Woodward

Year		2015	2016	2017	2018	2019	2020
Household Estimates		5,484	5,581	5,681	5,782	5,884	5,989
Owner %:	64.10%	3,515	3,578	3,641	3,706	3,772	3,839
Renter %:	35.90%	1,969	2,004	2,039	2,076	2,112	2,150
				Total New Owner Households			**324**
				Total New Renter Households			**181**

Based on an estimated household growth rate of 1.78% per year, Woodward would require 324 new housing units for ownership, and 181 units for rent, over the next five years. Annually this equates to 65 units for ownership per year, and 36 units for rent per year.

Woodward County Anticipated Demand

Households in Woodward County grew at an annually compounded rate of 0.70% from 2000 to 2010. Nielsen SiteReports estimates households have grown 1.97% per year since that time, and that households will grow 1.73% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.73% per year in forecasting future household growth for Woodward County.

The percentage of owner households was estimated at 71.76% with renter households estimated at 28.24%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth

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

Future Housing Demand Estimates for Woodward County							
Year		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Household Estimates		8,438	8,584	8,733	8,884	9,038	9,194
Owner %:	71.76%	6,055	6,160	6,266	6,375	6,485	6,597
Renter %:	28.24%	2,383	2,425	2,466	2,509	2,553	2,597
				Total New Owner Households			**542**
				Total New Renter Households			**214**

Based on an estimated household growth rate of 1.73% per year, Woodward County would require 542 new housing units for ownership, and 214 units for rent, over the next five years. Annually this equates to 108 units for ownership per year, and 43 units for rent per year.

Housing Demand – Population Subsets

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

Woodward County: 2015-2020 Housing Needs by Income Threshold

	Owner Subset %	Renter Subset %	Owners	Renters	**Total**
Total New Demand: 2015-2020	100.00%	100.00%	542	214	756
Less than 30% AMI	6.70%	25.89%	36	55	**92**
Less than 50% AMI	18.87%	35.87%	102	77	**179**
Less than 60% AMI	22.64%	43.04%	123	92	**215**
Less than 80% AMI	34.34%	50.83%	186	109	**295**

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.

Woodward County: 2015-2020 Housing Needs Age 62 and Up

	Owner Subset %	Renter Subset %	Elderly Owners	Elderly Renters	**Elderly Total**
Total New Elderly (62+) Demand: 2015-2020	33.30%	14.87%	181	32	**212**
Elderly less than 30% AMI	4.34%	6.89%	24	15	**38**
Elderly less than 50% AMI	10.85%	8.31%	59	18	**77**
Elderly less than 60% AMI	13.02%	9.98%	71	21	**92**
Elderly less than 80% AMI	17.83%	11.35%	97	24	**121**

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.

Woodward County: 2015-2020 Housing Needs for Persons with Disabilities					
	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	**Disabled Total**
Total New Disabled Demand (2015-2020)	29.34%	22.57%	159	48	**207**
Disabled less than 30% AMI	3.49%	9.26%	19	20	**39**
Disabled less than 50% AMI	8.77%	12.83%	48	27	**75**
Disabled less than 60% AMI	10.53%	15.39%	57	33	**90**
Disabled less than 80% AMI	15.28%	16.39%	83	35	**118**

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.

Woodward County: 2015-2020 Housing Needs for Veterans					
	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	**Veteran Total**
Total New Demand (2015-2020)	100.00%	100.00%	542	214	756
Total Veteran Demand	9.18%	9.18%	50	20	**69**
Veterans with Disabilities	2.99%	2.99%	16	6	**23**
Veterans Below Poverty	0.85%	0.85%	5	2	**6**
Disabled Veterans Below Poverty	0.63%	0.63%	3	1	**5**

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).

Woodward County: 2015-2020 Housing Needs for Working Families					
	Owner Subset %	Renter Subset %	Owners	Renters	**Total**
Total New Demand (2015-2020)	100.00%	100.00%	542	214	756
Total Working Families	55.05%	55.05%	299	118	**416**
Working Families with Children Present	25.74%	25.74%	140	55	**195**

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 756 housing units will be needed in Woodward County over the next five years. Of those units:

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

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

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

Special Topics

Woodward County Disaster Resiliency Assessment

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

C.0 Comprehensive Plans & Hazard Mitigation Plans

There are 5 key cities within the county (Woodward, Mooreland, Fort Supply, Mutual, Sharon).

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

Woodward has an adopted comprehensive plans. Woodward created their future land use map and decisions for development by excluding land within the floodplain (Envision Woodward, p. 73-74). Language in the plan that addresses land use decisions that reduce placing housing and businesses within historical areas of risk (e.g. flooding) and other supporting actions to increase disaster resiliency.

> Related to flooding and managing water resources the Envision Woodward plan contains strategies (p24-26):
>
> Chapter : Natural Framework
>
> 7. Work to protect and enhance our watersheds,
>
> 9. Promote regional stormwater management systems and cooperate with local agencies regarding watershed issues and the creation of regional stormwater management plan.
>
> 12. Plan and construct (or restore) drainageways as amenities by incorporating a system of detention ponds in conjunction with natural drainageways (creeks) wherever possible. (NOTE: past practice was to pave, current best practices is to restore natural elements for filtration and flood control)
>
> Chapter: Built Environment – City Strategies
>
> 1. Floodplain: Pursue a detailed study of the floodplain and make necessary physical and policy improvements.

Based on the review of the existing and available comprehensive plans for the area, it is recommended that any future comprehensive planning work done include coordination and goals to address disaster resiliency.

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

Woodward County does not have a current Hazard Mitigation Plan.

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

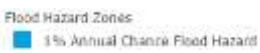
Data on historical damages and casualties is typically collected as part of a Hazard Mitigation Plan preparation to determine the appropriate planning measures and actions to take before and after an event.

Flooding

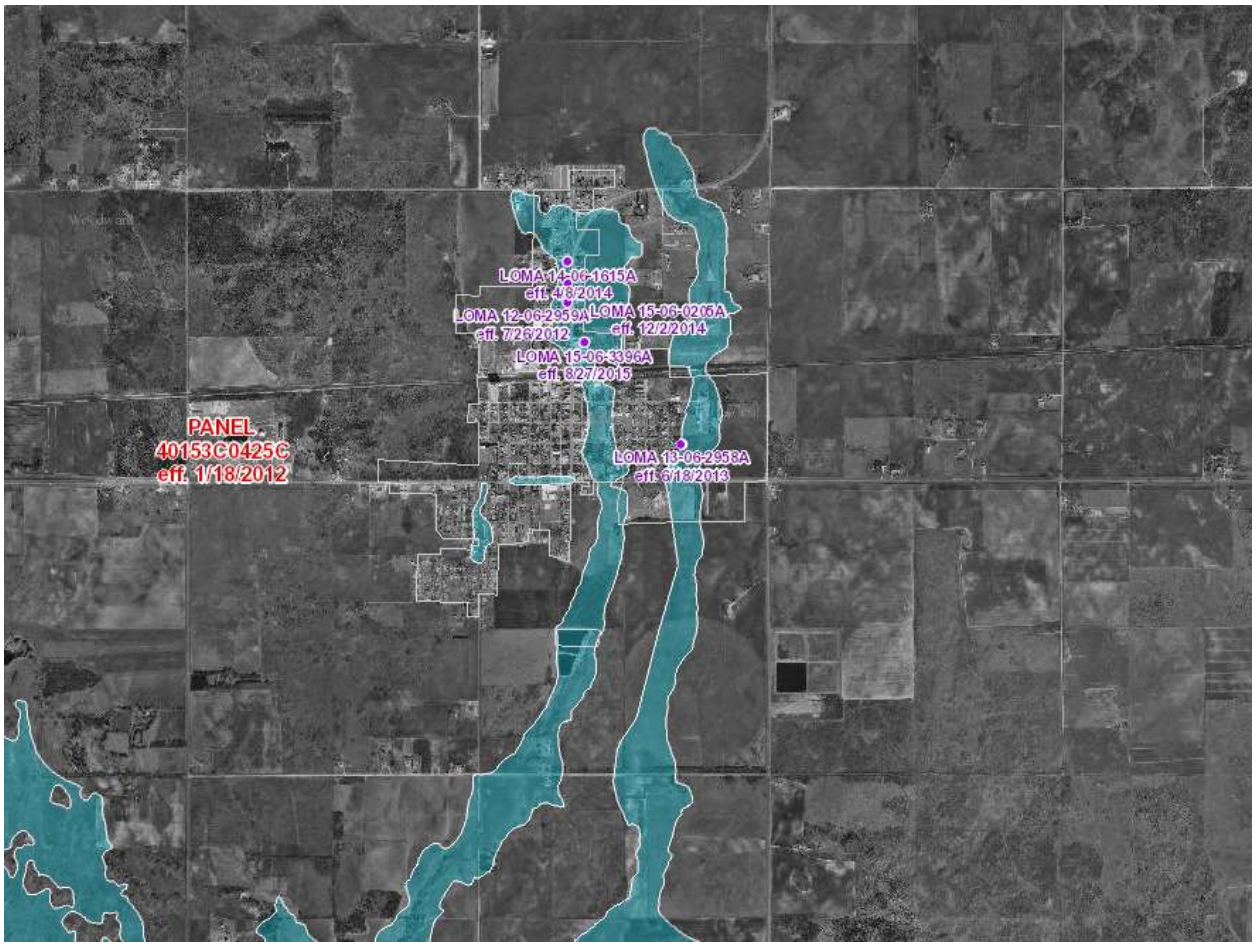
FEMA has issued updates to floodplains (LOMA and LOMR) which impacts the populated areas of Woodward

Woodward

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



Mooreland



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

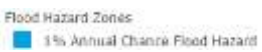
Flood Hazard Zones
1% Annual Chance Flood Hazard

Sharon

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

Mutual

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



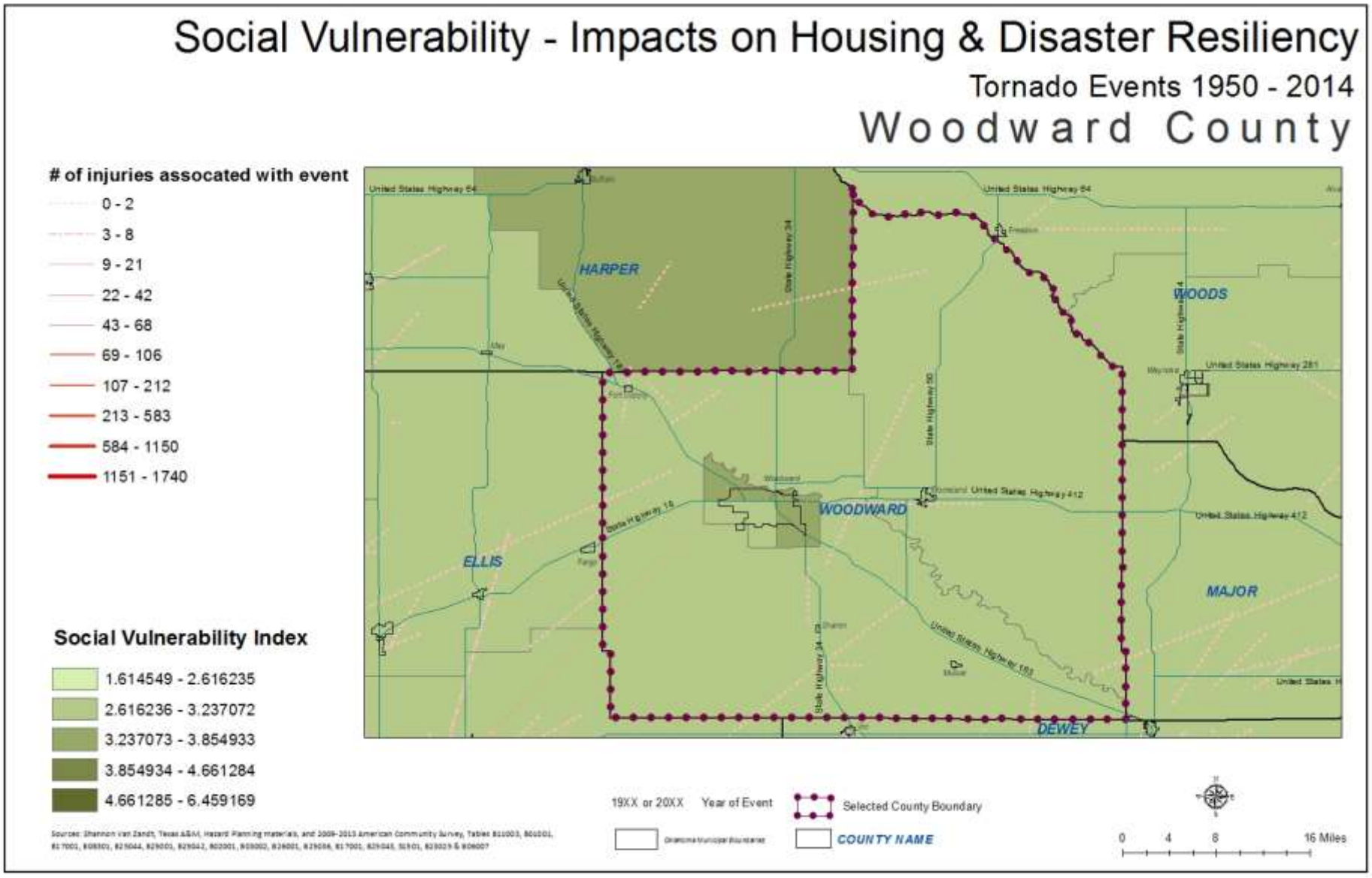
NOAA data shows the following historic data on disaster events for the county:

Historic data on tornados between 1950-2014 there are 60 tornados documented. There were 32 injuries that occurred connected to these tornados, with 29 of those injuries happening in the 2012 tornado. There were 6 fatalities connected to tornadoes during this time period, all of which occurred in the same 2012 tornado. Property losses between 1950-1996 ranged from $142,101.00 to $1,421,050.00. (The accounting methods used for losses changed in 1996.) The losses estimated between 1996-2014 was $410,000.00.

Social Vulnerability - Impacts on Housing & Disaster Resiliency

Tornado Events 1950 - 2014

Woodward County


Social Vulnerability - Impacts on Housing & Disaster Resiliency
Tornado Events 1950 - 2014
Woodward County
# of injuries assocated with event
0 - 2
3 - 8
9 - 21
22 - 42
43 - 68
69 - 106
107 - 212
213 - 583
584 - 1150
1151 - 1740
HARPER
WOODS
WOODWARD
ELLIS
MAJOR
DEWEY
United States Highway 64
United States Highway 281
United States Highway 412
State Highway 50
State Highway 15
State Highway 34
Social Vulnerability Index
1.614549 - 2.616235
2.616236 - 3.237072
3.237073 - 3.854933
3.854934 - 4.661284
4.661285 - 6.459169
19XX or 20XX Year of Event
Selected County Boundary
COUNTY NAME
0 4 8 16 Miles

Social Vulnerability - Impacts on Housing & Disaster Resiliency

Tornado Events 1950 - 2014

Woodward County

Tornado prior to 1996

$ losses associated with event

- >$50
- $50-$500
- $500-$5,000
- $5,000-$50,000
- $50,000-$500,000
- $500,000-$5,000,000
- $5,000,000-$50,000,000
- $5000,000,000

Tornados after 1996

$ in millions in losses associated with event (accounting categories changed in 1996)

- 0.00 - 0.91
- 0.92 - 3.20
- 3.21 - 8.50
- 8.51 - 13.11
- 13.12 - 125.34
- 125.35 - 370.00
- 370.01 - 1000.00
- 1000.01 - 2600.10

Social Vulnerability Index

- 1.614549 - 2.616235
- 2.616236 - 3.237072
- 3.237073 - 3.854933
- 3.854934 - 4.661284
- 4.661285 - 6.459169

19XX or 20XX Year of Event

Selected County Boundary

Oklahoma Municipal Boundaries

COUNTY NAME

0 4 8 16 Miles

Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25001, B25042, B01001, B05002, B26001, B25035, B17001, B25043, S1501, B25025 & B08007

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

Online storm shelter registration:
https://docs.google.com/forms/d/1j7gs0kr9fMxYaFjOpX7NpKYgI5JcUCrwOk9MFwjLoCQ/viewform

C.2.1.3 Public Policy and Governance to Build Disaster Resiliency

Information not available.

C.2.1.4 Local Emergency Response Agency Structure

If no Hazard Mitigation Plan/Disaster Recovery Plan / Action Plan/Disaster Resilience Plan/Emergency Management Plan are prepared, updated, and monitored the recommendation for this county is to apply for funding and complete a Hazard Mitigation Plan with FEMA.

The structure for response and to address any perceived vulnerabilities in the county is included in the Hazard Mitigation Plan. [Cite section in the plan that are relevant]

C.2.1.5 Threat & Hazard Warning Systems

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

- 18 outdoor sirens (installed after 2012 tornado to replace older sirens)
- National Weather Service's NOAA Weather Radio program
- Emergency Notification System http://www.readywoodward.com/

http://www.koco.com/news/oklahomanews/around-oklahoma/Woodward-gets-18-new-outdoor-warning-sirens/14340226

Social Vulnerability

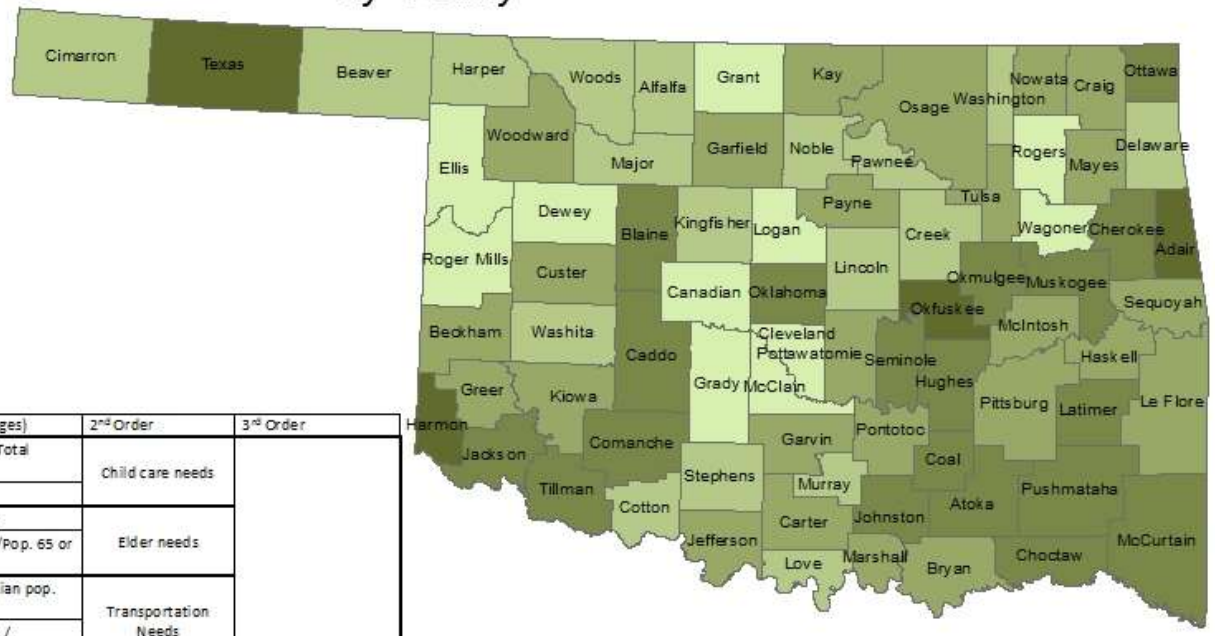
Based on the research work done by the Texas A&M University Hazard Reduction and Recovery Center, an added component is being included in this section. Social vulnerability can place households at a further disadvantage during and after a disaster. This analysis is assessing for the county the levels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

Social Vulnerability Analysis - Woodward County			
Base Social Vulnerability Indicators (%)		**2nd Order**	**3rd Order**
1.) Single Parent Households	10.93%	0.18	**3.256 Social Vulnerability 'Hotspot' or Area of Concern**
2.) Population Under 5	7.10%	(Child Care Needs)	
3.) Population 65 or Above	14.26%	0.278	
4.) Population 65 or Above Poverty Rate	13.54%	(Elder Needs)	
5.) Workers Using Public Transportation	0.47%	0.054	
6.) Occupied Housing Units w/o Vehicle	4.89%	(Transportation Needs)	
7.) Housing Unit Occupancy Rate	83.65%	2.473 (Temporary Shelter and Housing Recovery Needs)	
8.) Rental Occupancy Rate	28.24%		
9.) Non-White Population	17.51%		
10.) Population in Group Quarters	5.06%		
11.) Housing Units Built Prior to 1990	82.70%		
12.) Mobile Homes, RVs, Vans, etc.	14.92%		
13.) Poverty Rate	15.23%		
14.) Housing Units Lacking Telephones	5.87%	0.271 (Civic Capacity Needs)	
15.) Age 25+ With Less Than High School Diploma	14.70%		
16.) Unemployment Rate	3.91%		
17.) Age 5+ Which Cannot Speak English Well or Not At All	2.60%		

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

Social Vulnerability Index

By County



Levels of Social Vulnerability Analysis

Base Social Vulnerability Indicators (Percentages)	2nd Order	3rd Order
1. Single parent households with children/ Total Households	Child care needs	Social vulnerability "Hotspot" or area of concern
2. Population 5 or below/Total Population		
3. Population 65 or above/Total Population	Elder needs	
4. Population 65 or above & below poverty/Pop. 65 or above		
5. Workers using public transportation/Civilian pop. 16+ and employed	Transportation Needs	
6. Occupied housing units without a vehicle / Occupied housing units (Hus)		
7. Occupied housing units / Total housing units	Temporary Shelter and housing Recovery needs	
8. Persons in renter occupied housing units/ Total housing units		
9. Non-white population/Total population		
10. Population in group quarters / Total population		
11. Housing units built 20 years ago / Total housing units		
12. Mobile Homes/ Total housing units		
13. Persons in poverty / Total population		
14. Occupied housing units without a telephone/ Total occupied HU	Civic Capacity needs	
15. Population above 25 with less than high school/ Total pop above 25		
16. Population 16+ in labor force an unemployed/ Pop in Labor force 16+		
17. Population above 5 that speak English not well or not at all / Pop >5		

Source: Shannon VanZandt, Texas A&M, Hazard Planning materials; 2009-2013 American Community Survey, Tables B11003, B01001, B17001,

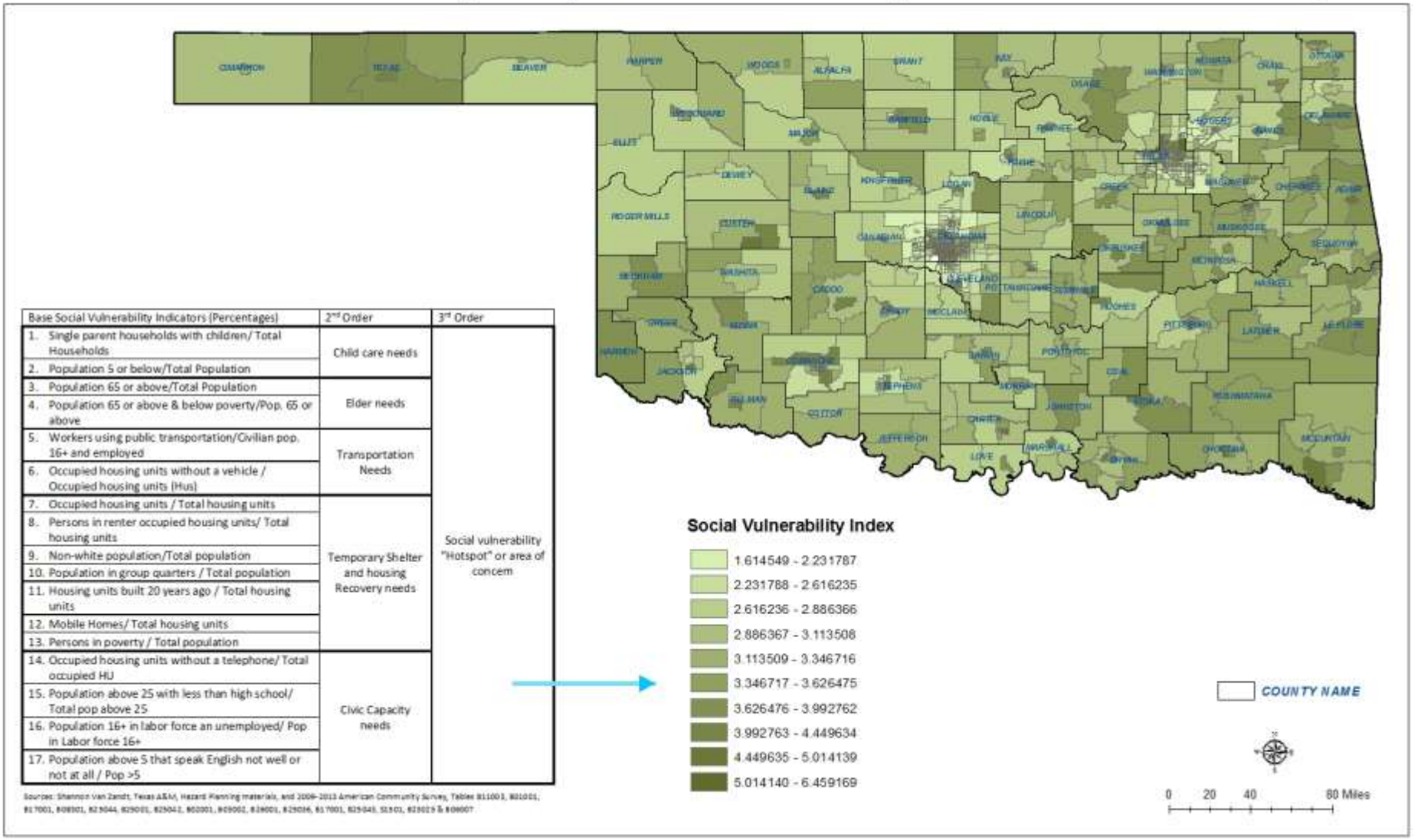
Legend

Social Vulnerabiity "Hot Spots"

- 2.6340 - 2.9760
- 2.9761 - 3.2170
- 3.2171 - 3.4180
- 3.4181 - 3.6370
- 3.6371 - 3.9500

0 25 50 100 Miles

Social Vulnerability - Impacts on Housing & Disaster Resiliency



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10. Population in group quarters / Total population		
11. Housing units built 20 years ago / Total housing units		
12. Mobile Homes/ Total housing units		
13. Persons in poverty / Total population		
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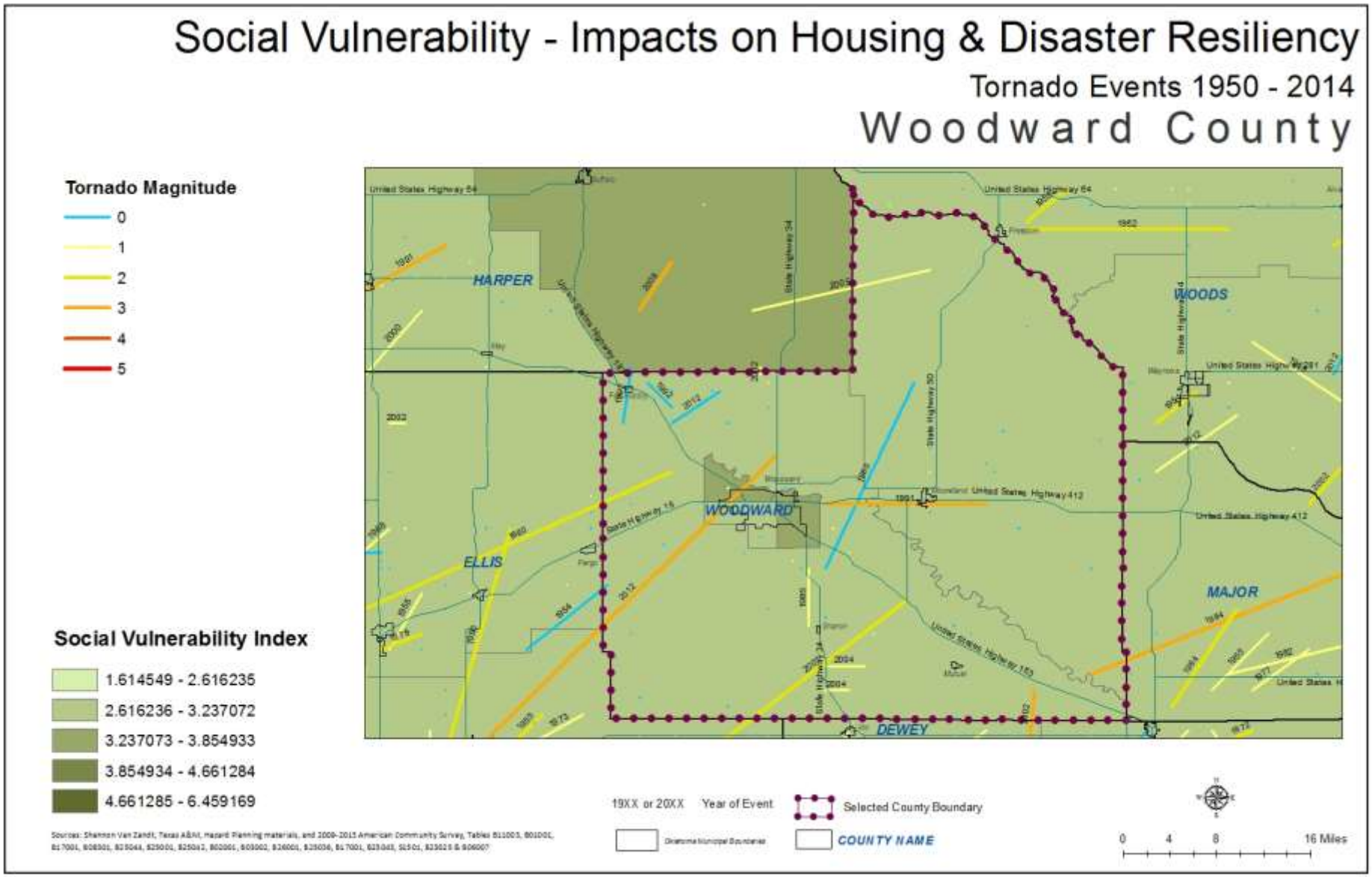
15. Population above 25 with less than high school/ Total pop above 25		
16. Population 16+ in labor force an unemployed/ Pop in Labor force 16+		
17. Population above 5 that speak English not well or not at all / Pop >5		

Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2006-2010 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25001, B25042, B02001, B03002, B19001, B25036, B17001, B25043, S2301, B23023 & B08007


Social Vulnerability - Impacts on Housing & Disaster Resiliency
Tornado Events 1950 - 2014
Woodward County
Tornado Magnitude
0
1
2
3
4
5
HARPER
WOODS
WOODWARD
ELLIS
MAJOR
DEWEY
Social Vulnerability Index
1.614549 - 2.616235
2.616236 - 3.237072
3.237073 - 3.854933
3.854934 - 4.661284
4.661285 - 6.459169
19XX or 20XX Year of Event
Selected County Boundary
COUNTY NAME
0 4 8 16 Miles

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

This county falls below the state score per this index for social vulnerability when comparing as a county to other counties in the state. The area most vulnerable by census tract is in the populated area of Woodward.

Recommendations for this county:

- Update and maintain the county HMP and include attention to areas within the county that in addition to physical vulnerability may have compounding social vulnerability factors.

- Efforts to strengthen building codes related to tornadoes and natural disasters should be considered.

- Planning for shelters from disaster events for multifamily, HUD and LIHTC units, in addition to all housing in the community should be incorporated with any effort to increase housing.

Homelessness

By Continuum of Care

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

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

OK 503 Oklahoma Balance of State

OK 503 represents the regions of Oklahoma that are not included in a regional or local COC's. Essentially, this COC accounts for the "rest" of the state. Most homeless people are sheltered in this data set, but not in statistically significant way. Out of the 198 total homeless households, 112 are sheltered to 86 unsheltered. Similar to that of the Tulsa region, "persons in households without children," above the age of 24 are significantly more homeless (127 to 10 persons age 18 to 24). Of note, "persons in households with at least one adult and one child," children under the age of 18 are more homeless than persons 18 and up. There are 87 homeless children under the age of 18 compared to the 71 combined total of persons above the age of 18. Also, these children are more unsheltered than sheltered. Lastly about this COC data set is that most homeless persons are victims of domestic violence, totaling 75 people. Since this COC accounts for all of the "leftovers" of the state in rural areas that are not included in the other COC's, possessing such a high number of homeless domestic violence victims is not unusual. There is the tendency in these rural areas to have a high amount of domestic violence issues, and homelessness is usually a step away for victims. The next most homeless subpopulation is the chronically homeless coming in at 40 people.

The majority of housing options available in this region are emergency shelters and transitional housing. These units are all open year around. Very few units are available for occupation by families with children (14). Given the prevalence of victims of domestic violence in this area, there is a need to grow the number of units that are available for this group of homeless and the children in their care.

OK 503 Oklahoma Balance of State	Emergency Shelter(sheltered)	Transitional Housing(sheltered)	Unsheltered	Total
Households without children	85	4	47	136
Households with at least 1 adult & 1 child	19	4	39	62
Households with only children	0	0	0	0
total homeless households	104	8	86	198
Persons in households without children	85	4	48	137
persons age 18-24	3	0	7	10
persons over age 24	82	4	41	127
Persons in households with at least 1 adult & 1 child	55	10	93	158
children under age 18	35	5	47	87
persons age 18-24	2	4	6	12
persons over 24	18	1	40	59
persons in households with only 1 children	0	0	0	0
Total homeless persons	140	14	141	295
Subpopulations	**Sheltered**		**Unsheltered**	**Total**
Chronically Homeless	8		32	40
Chronically Homeless Individuals	8		16	24
Chronically Homeless Persons in Families	0		16	16
Severely Mentally Ill	7		5	12
Chronic Substance Abuse	9		12	21
Veterans	2		0	2
HIV/AIDS	0		0	0
Victims of Domestic Violence	72		3	75

CoC Number: OK-503

CoC Name: Oklahoma Balance of State CoC

Summary of all beds reported by Continuum of Care:

	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory: Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	35	140	39	0	179	0	0	n/a	0	14
Emergency Shelter	16	95	39	0	134	0	0	n/a	0	0
Transitional Housing	19	45	0	0	45	n/a	n/a	n/a	0	14
Permanent Housing	17	34	0	0	34	n/a	n/a	0	0	0
Permanent Supportive Housing*	17	34	0	0	34	n/a	n/a	0	0	0
Grand Total	52	174	39	0	213	0	0	0	0	14

CoC beds reported by Program Type:

Emergency Shelter for Families[1]

Provider Name	Facility Name	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory: Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Family Promise of Shawnee, Inc.	Family Promise	6	13	1	0	0	0	14	n/a	0	0
Total		6	13	1	0	0	0	14	n/a	0	0

COC Conclusion

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

A Snap Shot of Homelessness in the State

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

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

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

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

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

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

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

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

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

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

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

Fair Housing

Summary

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

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

Key Findings:

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

Recommendations:

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

What is Fair Housing?

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

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

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

Approach

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

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

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

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

Data

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

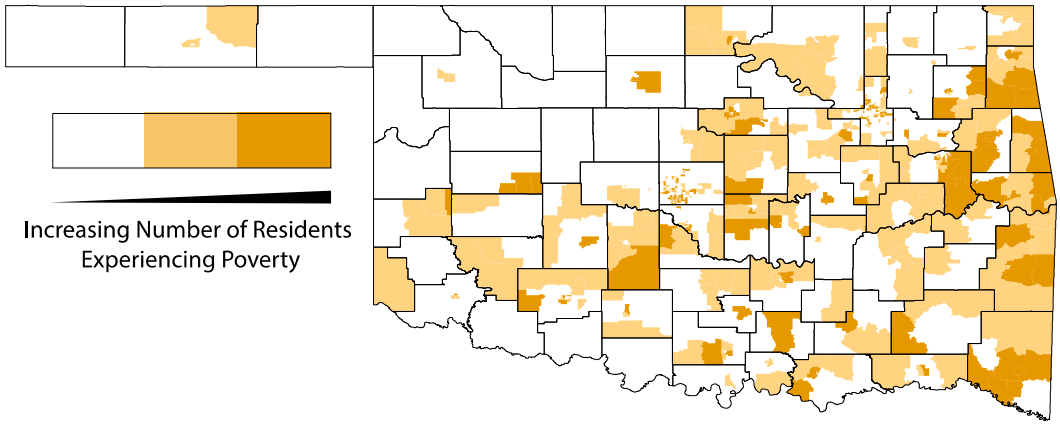
1. Urban/Rural

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

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

2. Poverty

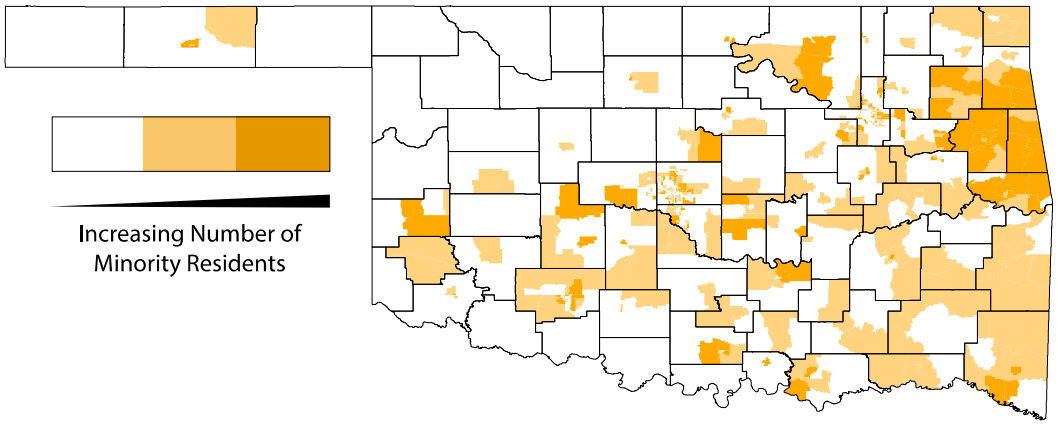
Approximately 70% of affordable housing units in Oklahoma are located in census tracts where the number of residents living in poverty is above the state average. About half of these units are located in areas of extreme poverty, where the number of individuals who are economically vulnerable exceeds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



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

3. Non-white Enclaves

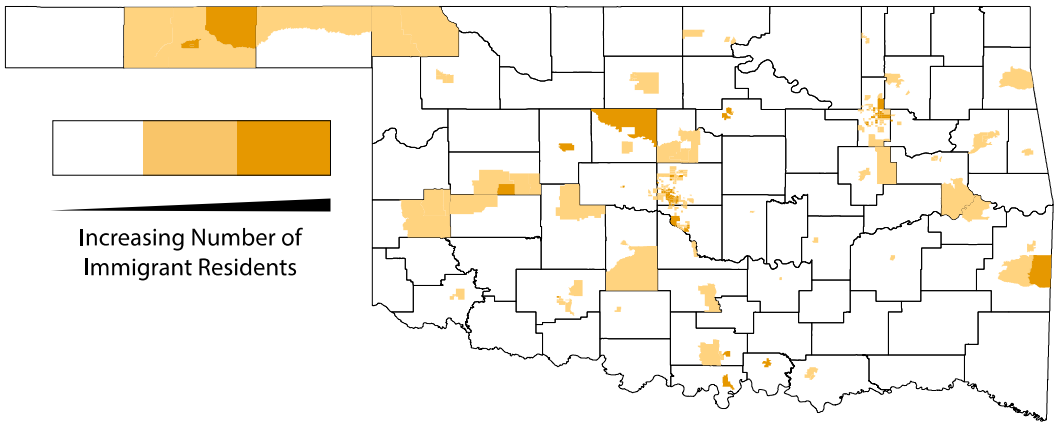
Just over 60% of affordable housing units in Oklahoma are located in census tracts where a majority of the residents are non-white. With just fewer than 24% of the total affordable housing units in census tracts heavily populated with residents who are not white – identified as census tracts where the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



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

4. Immigrant Enclaves

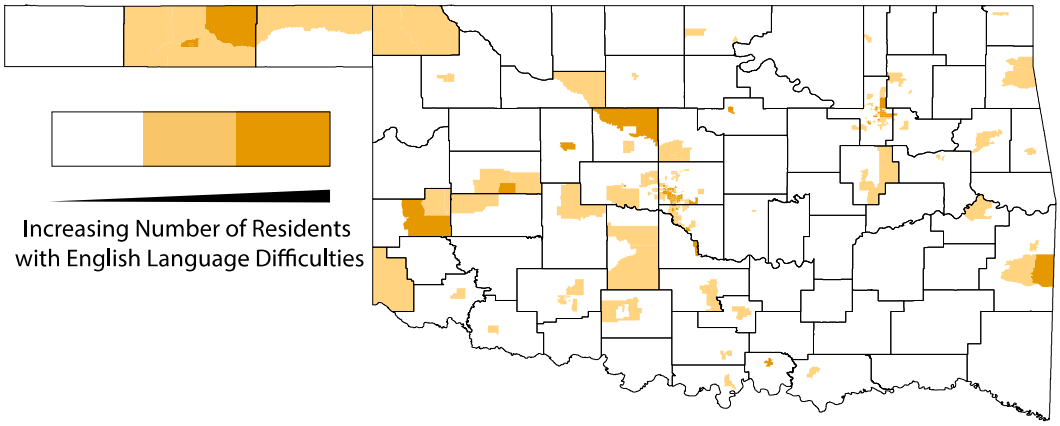
One-third of affordable housing units in Oklahoma are located in census tracts where more than the average number of residents are immigrants. About half of these units are located in areas dense with immigrants, where the number of individuals who are not citizen exceeds 349, more than one standard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



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

5. Limited English Proficiency

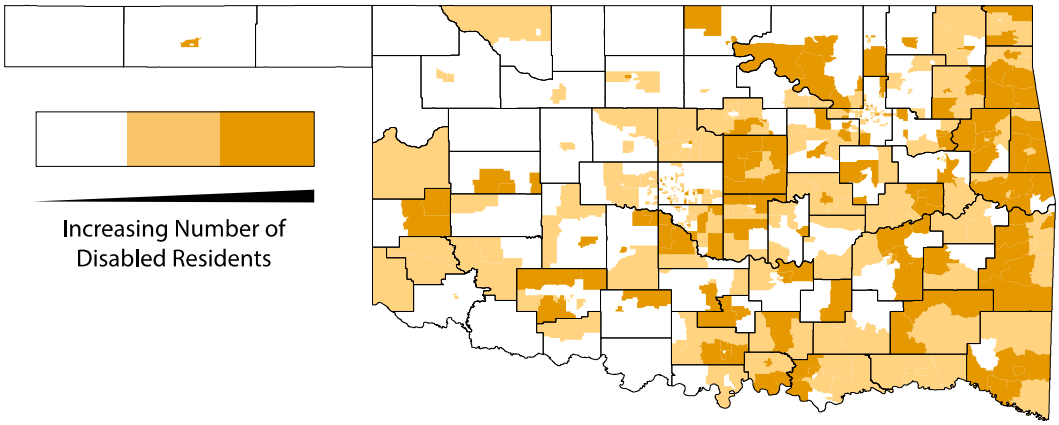
Almost 17,000 existing affordable housing units in Oklahoma are located in census tracts where more residents than average do not speak English very well. A little more than half of these units are located in areas dense with individuals with limited English proficiency, where the number of individuals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



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

6. Disability

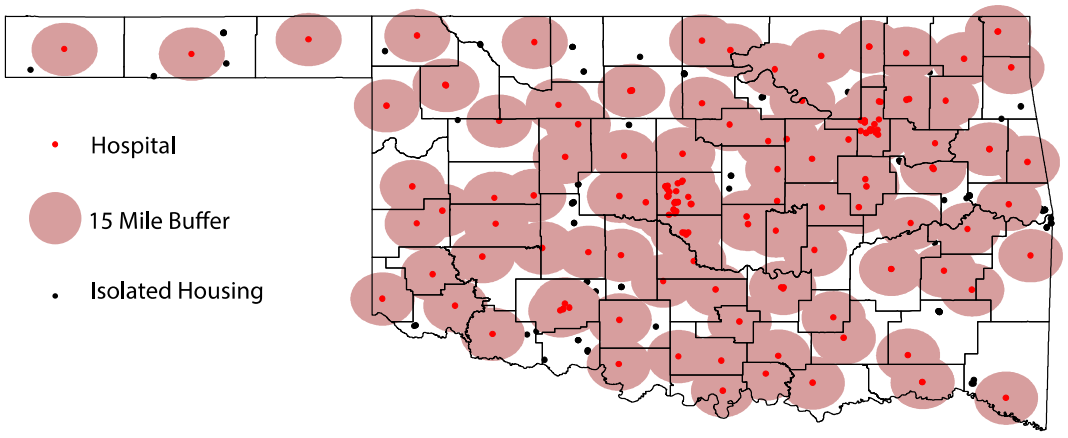
Almost 60% of existing affordable housing units in Oklahoma are located in census tracts where more residents than average have a disability. A little more than half of these units are located in areas dense with individuals with a disability, where the number of individuals who are disabled is greater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



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

7. Hospitals

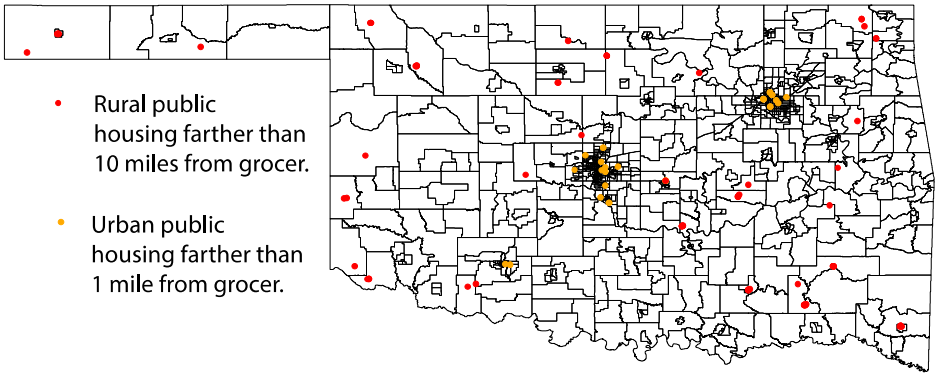
There are no affordable housing units more than 30 miles from a hospital. Approximately 2.6% of affordable housing units are farther than 15 miles from the nearest hospital. As indicated by the larger percentage of Rural Rental Housing Loan units, most of these are located in rural areas.



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

8. Grocery Stores

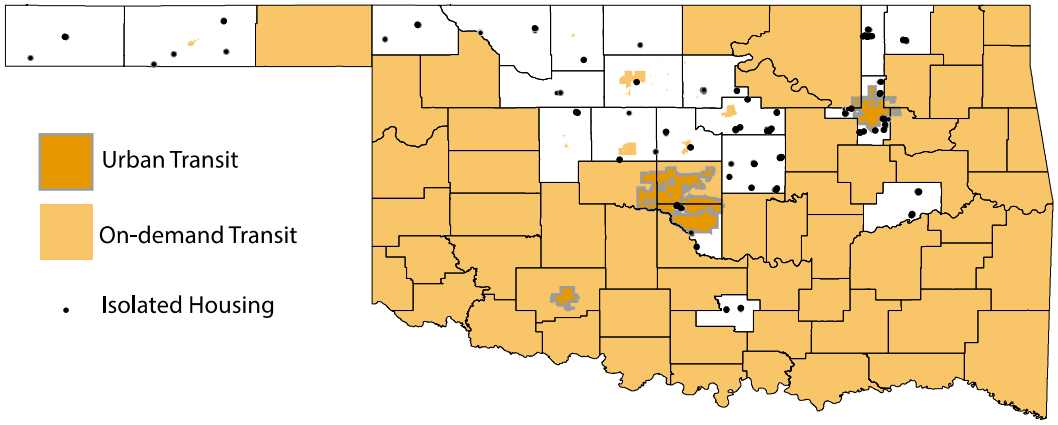
Approximately 7.8% of affordable housing units are in areas that are classified as food deserts. According to the United States Department of Agriculture, food deserts exist in urban environments further than 1 mile from a grocery store and in rural environments further than 10 miles from a grocery store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



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

9. Transit

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



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

What does this mean for Oklahoma?

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

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

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

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

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

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

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Data Sources

2014 American Community Survey Estimates

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

University of Oklahoma Center for Spatial Analysis: Data Warehouse

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

University of Oklahoma Division of Regional and City Planning

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

Appendix 1: County affordable housing Summaries

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

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

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

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

Lead-Based Paint Hazards

Findings / Health and Well-being

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

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

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

Statewide Findings

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

Lead-Based Paint Hazards in Oklahoma

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

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

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

Disaster Resiliency/ Economy and Society, Infrastructure and Environment

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

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

Leadership and Strategy

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

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

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

Survey of Previous Lead-based Paint Studies

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

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

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

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

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

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

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

Woodward County Findings

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

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

Housing Units in the South Census Region with Lead-Based Paint Hazards by Year of Construction

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

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

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

Total Housing Units in Woodward County with Lead-Based Paint Hazards by Tenure

Total Owner-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,042	3.57%	73
1960-1977	1,859	11.18%	208
1940-1959	905	38.48%	348
1939 or Earlier	615	63.38%	390
Total	**5,420**	**18.79%**	**1,019**
Total Renter-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	731	3.57%	26
1960-1977	684	11.18%	76
1940-1959	580	38.48%	223
1939 or Earlier	140	63.38%	89
Total	**2,135**	**19.41%**	**414**
Total Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,773	3.57%	99
1960-1977	2,543	11.18%	284
1940-1959	1,485	38.48%	571
1939 or Earlier	755	63.38%	479
Total	**7,555**	**18.97%**	**1,433**

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

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

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

Owner-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	242	3.57%	9
1960-1977	329	11.18%	37
1940-1959	270	38.48%	104
1939 or Earlier	140	63.38%	89
Total	**980**	**24.28%**	**238**
Renter-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	225	3.57%	8
1960-1977	266	11.18%	30
1940-1959	195	38.48%	75
1939 or Earlier	55	63.38%	35
Total	**740**	**19.94%**	**148**
Total Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	466	3.57%	17
1960-1977	594	11.18%	66
1940-1959	465	38.48%	179
1939 or Earlier	195	63.38%	124
Total	**1,720**	**22.41%**	**386**

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

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

Owner-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	284	3.57%	10
1960-1977	261	11.18%	29
1940-1959	105	38.48%	40
1939 or Earlier	85	63.38%	54
Total	**735**	**18.17%**	**134**
Renter-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	117	3.57%	4
1960-1977	59	11.18%	7
1940-1959	115	38.48%	44
1939 or Earlier	60	63.38%	38
Total	**350**	**26.56%**	**93**
Total Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	401	3.57%	14
1960-1977	320	11.18%	36
1940-1959	220	38.48%	85
1939 or Earlier	145	63.38%	92
Total	**1,085**	**20.88%**	**227**

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

To conclude, we estimate that there are a total of 1,433 homes in Woodward County containing lead-based paint hazards, 1,019 owner-occupied and 414 renter-occupied. Of the 1,433 homes in the county estimated to have lead-based paint hazards, 386 are estimated to be occupied by households with low-incomes (incomes less than 50% of Area Median Income), and 227 are estimated to be occupied by households with moderate incomes (between 50% and 80% of Area Median Income), for a total of 612 housing units in Woodward County with lead-based paint hazards occupied by households with low or moderate incomes.

Lead-Based Paint Hazards in Homes with Children Present

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

Housing Units in Woodward County with Lead-Based Paint Hazards with Children under Age 6 Present Occupied by Low or Moderate-Income Families

Housing Units < 50% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	126	3.57%	4
1940-1977	209	19.98%	42
1939 or Earlier	8	63.38%	5
Total	**343**	**14.96%**	**51**
Housing Units 50%-80% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	105	3.57%	4
1940-1977	95	19.98%	19
1939 or Earlier	29	63.38%	18
Total	**229**	**17.95%**	**41**
Total LMI Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	231	3.57%	8
1940-1977	304	19.98%	61
1939 or Earlier	37	63.38%	23
Total	**572**	**16.16%**	**92**
Total Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	477	3.57%	17
1940-1977	694	19.98%	139
1939 or Earlier	72	63.38%	46
Total	**1,242**	**16.20%**	**201**

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

As shown, we estimate there are 201 housing units in Woodward County with lead-based paint hazards and children under the age of six present, and that 92 of those housing units are occupied by families with low to moderate incomes.

Research Footnotes/Sources

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

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

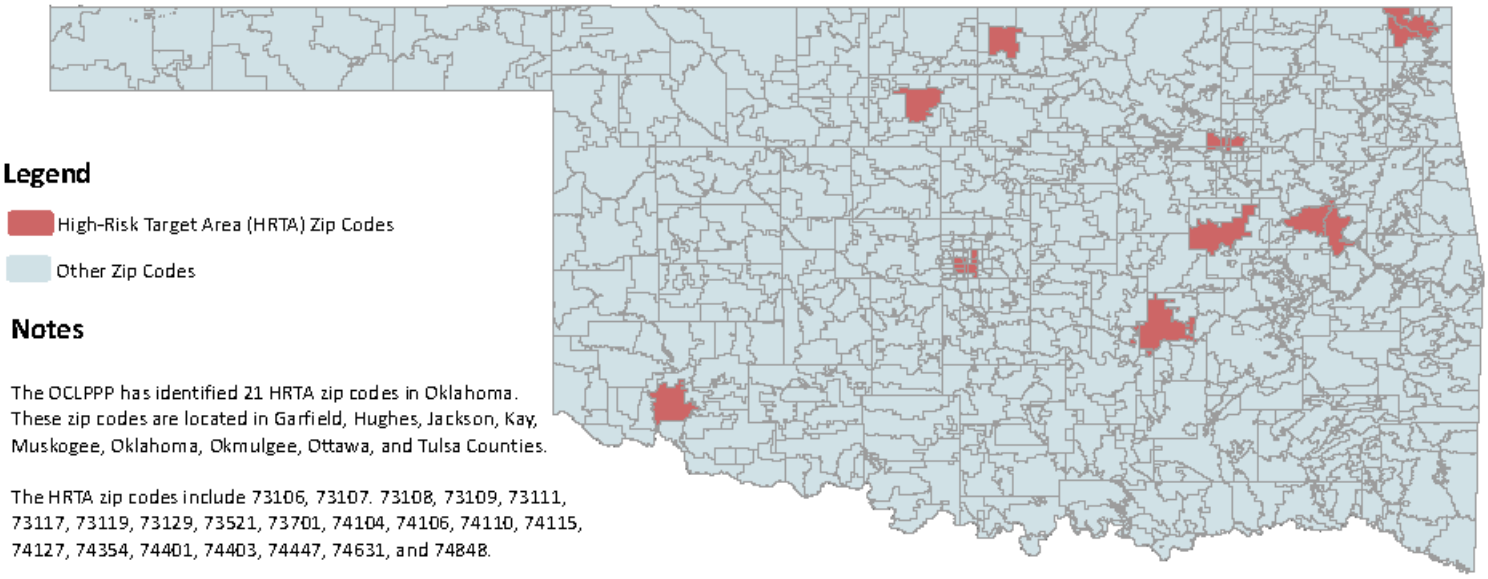
U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, “American Healthy Homes Survey, Lead and Arsenic Findings”, April 2011

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

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

Exhibit #1

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



Legend

High-Risk Target Area (HRTA) Zip Codes

Other Zip Codes

Notes

The OCLPPP has identified 21 HRTA zip codes in Oklahoma. These zip codes are located in Garfield, Hughes, Jackson, Kay, Muskogee, Oklahoma, Okmulgee, Ottawa, and Tulsa Counties.

The HRTA zip codes include 73106, 73107. 73108, 73109, 73111, 73117, 73119, 73129, 73521, 73701, 74104, 74106, 74110, 74115, 74127, 74354, 74401, 74403, 74447, 74631, and 74848.

The HRTA zip codes are identified using the following criteria:

1- Zip codes having the highest proportion of pre-1950 housing;
2- Zip codes having the highest proportion of children under six years of age living in poverty;
3- Zip codes having high elevated blood lead level (EBLL) prevelence rate; and
4- Zip codes having the highest proportion of minority populations.

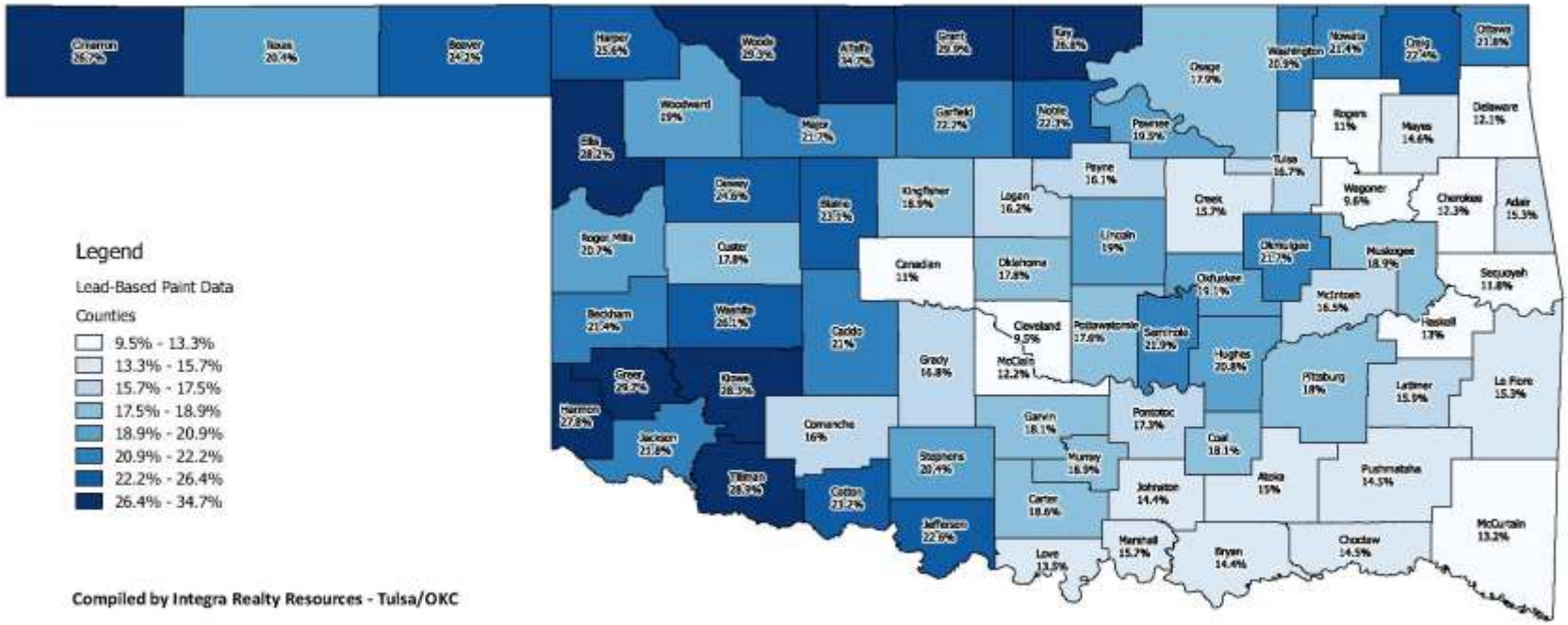
0 40 80 160 Miles

N W E S

Childhood Lead Poisoning Prevention Program
Screening and Special Services
Prevention and Preparedness Service
Oklahoma State Department of Health

Exhibit #2

Percentage of Housing Units Containing Lead-Based Paint Hazards

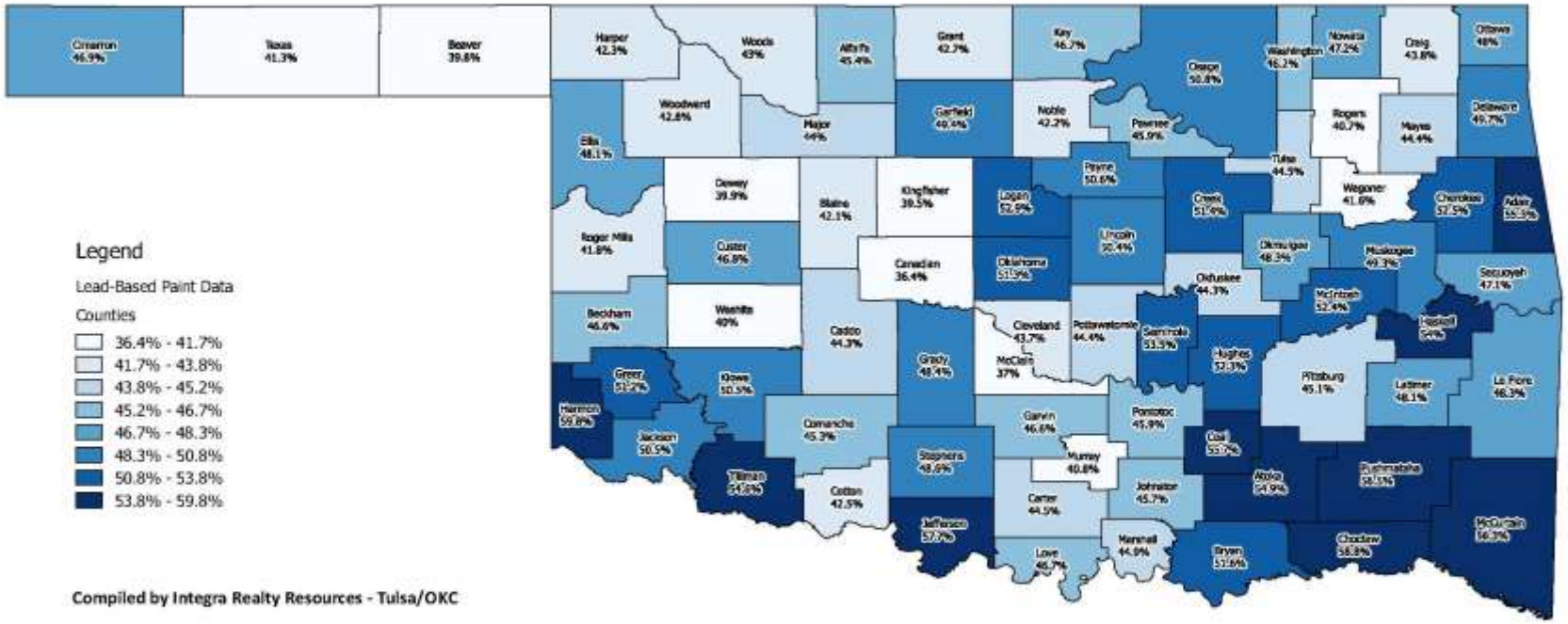


Compiled by Integra Realty Resources - Tulsa/OKC

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

Exhibit #3

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

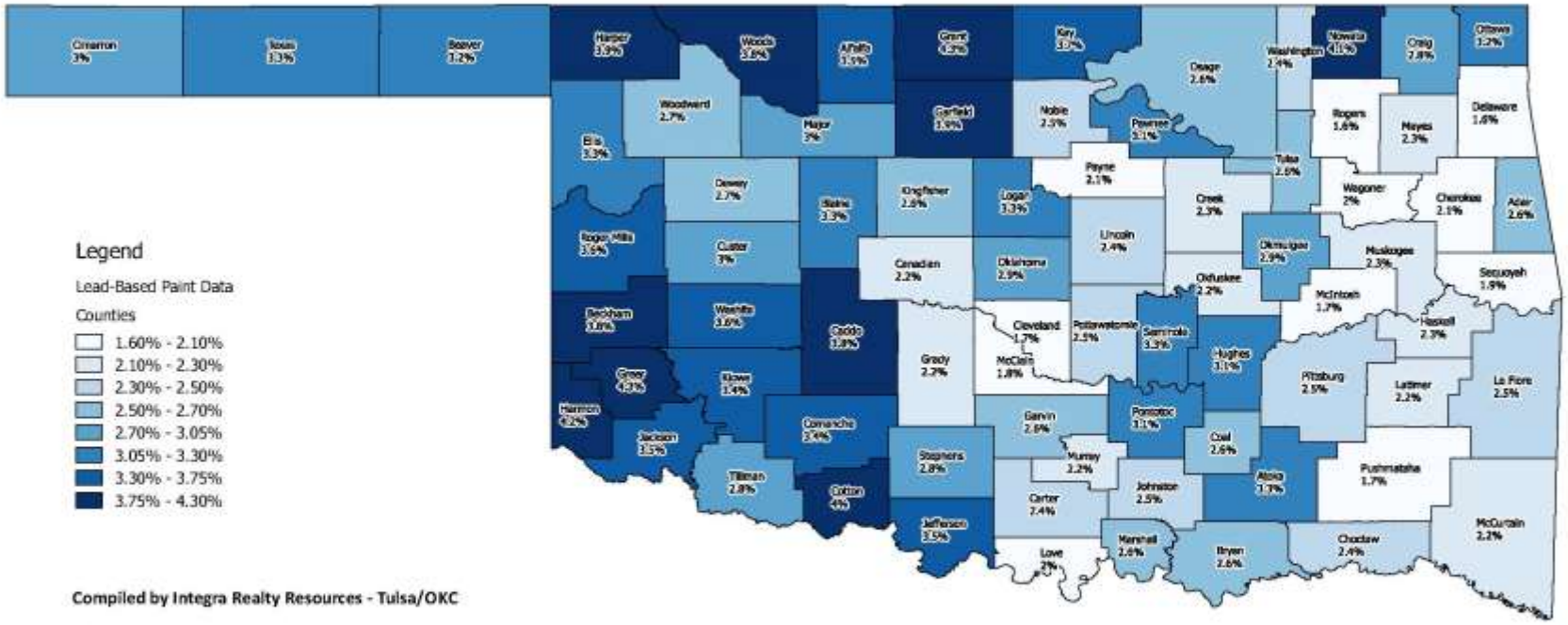


Compiled by Integra Realty Resources - Tulsa/OKC

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

Exhibit #4

Percentage of Housing Units Containing Lead-Based Paint Hazards with Children Age 6 or Younger Present

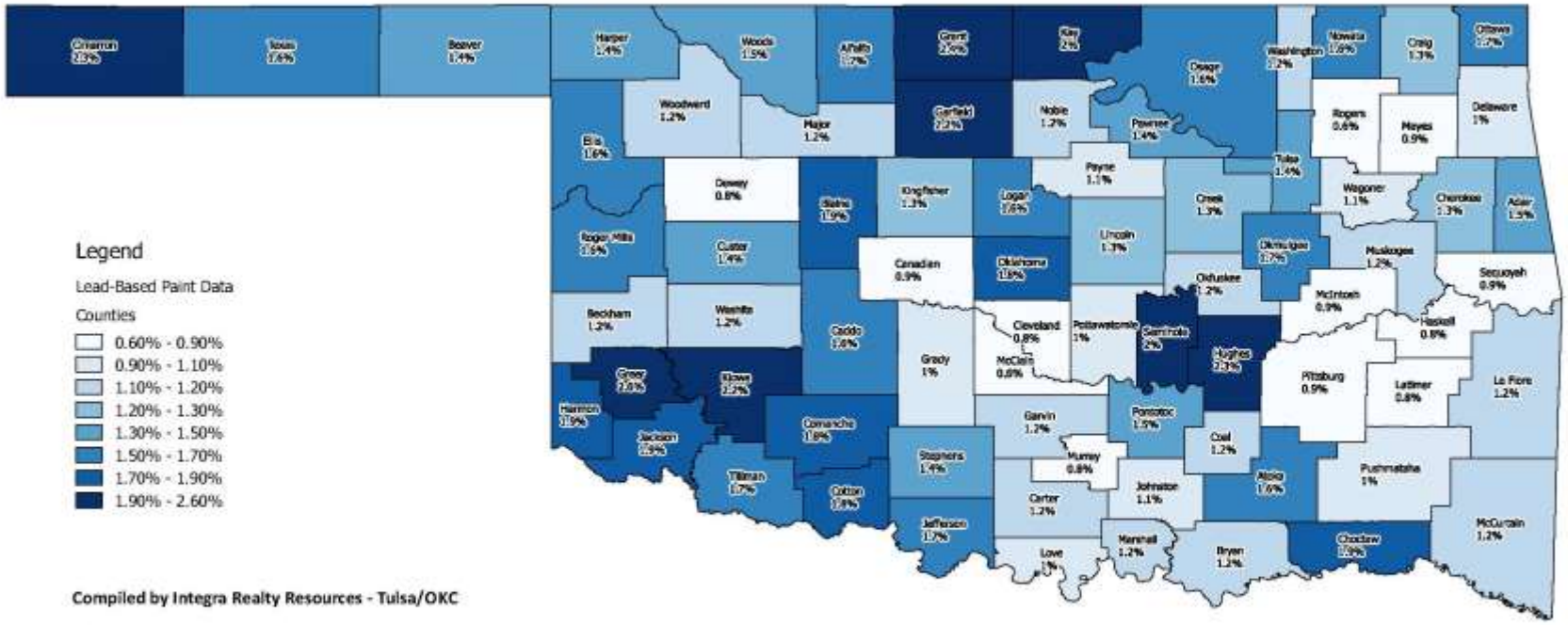


Compiled by Integra Realty Resources - Tulsa/OKC

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

Exhibit #5

Percentage of Housing Units Occupied by Low to Moderate Income Households Containing Lead-Based Paint Hazards with Children Age 6 or Younger Present

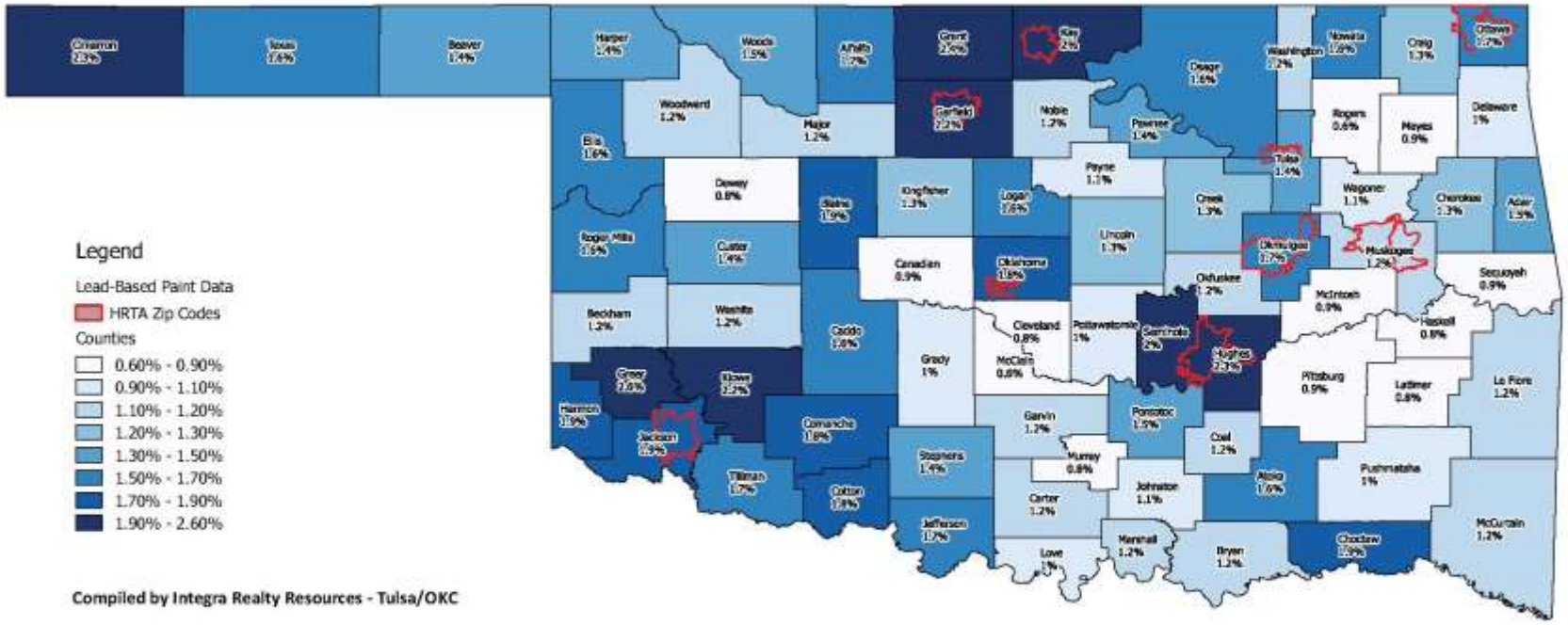


Compiled by Integra Realty Resources - Tulsa/OKC

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

Exhibit #6

Percentage of Housing Units Occupied by Low to Moderate Income Households Containing Lead-Based Paint Hazards with Children Age 6 or Younger Present High-Risk Target Area (HRTA) Zip Codes Highlighted in Red



Compiled by Integra Realty Resources - Tulsa/OKC

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

Conclusions

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

Woodward County has undergone slow but steady growth over the past 15 years, in terms of population, households and employment levels. Population and household growth is projected in Woodward County over the next five years (primarily in the Woodward area), and based on these projections Woodward County will have a need for new housing. However, the oil and gas industry is a major employer in the area, and these forecasts should be tempered by recent declines in energy prices.

Woodward County has a relatively moderate rate of renters with high rent costs (27.98%), as well as homeowners with high ownership costs (14.81%). The county's poverty rate is lower than the state, at 15.23% compared with 16.85% statewide.

In terms of disaster resiliency we note that Woodward, Mooreland, and Sharon have notable housing development in or near floodplains. We recommend acquisition and demolition of structures in floodplains in the applicable jurisdictions.

Woodward County is located within the Balance of State Continuum of Care (CoC), which provides serves to the area's homeless populations among other functions. Within the Balance of State Oklahoma CoC, there are an estimated 295 homeless individuals, 154 of which are identified as sheltered. Since this COC accounts for all of the "leftovers" of the state in rural areas that are not included in the other CoC , possesses such a high number of homeless domestic violence victims is not unusual. There is the tendency in these rural areas to have a high amount of domestic violence issues, and homelessness is usually a step away for victims. Investments should be made for more temporary and permanent housing for homeless residents in this region.

In terms of fair housing issues, few to no affordable housing units are located in areas at risk for poverty, in primarily rural, and in areas with high numbers of persons with one or more disabilities. Affordable housing units are considered to be needed within areas of Woodward County.

Due to the age of the county's housing stock, lead-based paint hazards are an issue, with an estimated 1,433 occupied housing units with such hazards, and 201 of those units occupied by low- to-moderate income households with children under the age of 6 present.

It is evident that new housing is needed in Woodward County, though the immediate need may be limited by oil and gas prices. Due to the aging housing stock of the area, rehabilitation and preservation of existing housing stock is also needed, and particular need is noted among both the elderly and disabled, noting that the population age 62 and up is projected to increase 3.21% per year over the next five years.

Addendum A

Acknowledgments

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

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Federal Agencies

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US Federal Emergency Management Agency, Harold Latham

US Department of Housing and Urban Development Oklahoma City Field Office, Jackie McBride

Oklahoma State Agencies

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Department of Human Services, Connie Schlittler

Department of Emergency Management Dara Hayes

Department of Commerce, Rebekah Zahn-Pittser

Local Organizations

Regional Council of Governments and Oklahoma Association of Regional Councils

Continuums of Care Network

Hazard Mitigation Plan personnel/administrators

Community economic development professionals

City Managers and Planners

Community Action Agencies

Chambers of Commerce

Affordable housing developers, owners and investors

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Pathways, Patrice Pratt

Women's Resource Center, Vanessa Morrison

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Addendum B

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Professional Activities & Affiliations

Central Oklahoma Chapter, Appraisal Institute (Past Chapter President)
National Association of Realtors
Urban Land Institute
National Council of Affordable Housing Market Analysts
Appraisal Institute National Committees
Tulsa Metropolitan Area Planning Commission
Tulsa Preservation Commission
Tulsa Local Development Act Review Committee
Appraisal Institute, Member (MAI)

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- Advanced Income Capitalization 510
- Highest and Best Use and Market Analysis 520
- Advanced Sales Comparison and Cost Approaches 530
- Report Writing and Valuation Analysis 540
- Advanced Concepts and Case Studies
- Real Estate Finance Statistics and Valuation Modeling
- Business Practices and Ethics 420

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Corporate Profile

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

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CHARLESTON, SC - Cleveland "Bud" Wright, Jr., MAI
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS
CHICAGO, IL - Eric L. Enloe, MAI, FRICS
CINCINNATI, OH - Gary S. Wright, MAI, FRICS, SRA
CLEVELAND, OH - Douglas P. Sloan, MAI
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COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS
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B.S. Urban Affairs and Theatre Arts, Bradley University, Peoria, IL, 1996.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Refereed Journal Articles

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

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

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

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

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

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

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

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Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

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

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

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

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

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

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

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

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

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

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

Books

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

Book Chapters and Entries

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

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

Non-Refereed Publications

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

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

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

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

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

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

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

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

Books

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

Book Chapters and Entries

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

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

Non-Refereed Publications

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

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

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

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

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

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

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

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

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

SPONSORED RESEARCH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFESSIONAL SERVICE AND AFFILIATIONS:

Professional Services

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

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

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

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

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

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

Member of the ICCHP Committee (2009-2010)

Member of DCP Faculty Council (2009-2012)

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

UF Commencement Marshall (2008-2010)

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

Professional Affiliations

American Planning Association

Oklahoma Chapter of the APA

Association of Collegiate Schools of Planning

Member of the Illinois Bar

Served as a manuscript and grant proposal reviewer for the following:
Journal of the Community Development Society
Journal of Planning History
US-China Law Review
UF Journal of Law and Public Policy
Journal of Planning Education and Research
National Science Foundation

CONFERENCE PRESENTATIONS:

International Conferences-Refereed Presentations

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

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

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

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

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

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

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

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

National Conferences

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

National Conferences – Invited Discussant and/or Moderator

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

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

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

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

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

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

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

State Conferences –Presentations by Invitation

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

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

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

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

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

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

REFERENCES AVAILABLE UPON REQUEST

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

EDUCATION

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

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

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

TEACHING

Assistant Professor - University of Oklahoma **Fall 2009 – to present**

- RCPL 5813 Environmental Planning Methods
- RCPL 5513 Subdivision Planning
- RCPL 5493 Transportation and Land Use Planning
- RCPL 5013 History and Theory of Urban Planning
- RCPL 5823 Rural and Regional Planning
- RCPL 5990 Public Health & Built Environment

PREVIOUS RESEARCH POSITIONS & PRACTICE

Texas A&M University **August 2006**
Graduate Assistant **May 2009**

Texas Transportation Institute **August 2003 –**
Graduate Research Assistant **August 2006**

City of Austin - Transportation, Planning & Sustainability Department **August 1998 –**
Principal Planner / Senior Planner **August 2003**

Capital Metropolitan Transportation Authority **April 1994 –**
Land Use/Transportation Planner **August 1998**

PUBLICATIONS & REPORTS

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

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

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

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

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

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

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

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

CONFERENCE & INVITED PRESENTATIONS

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

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

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

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

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

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

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

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

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

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

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

INVITED LECTURES

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

Kansas State University – Big 12 Fellowship

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

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

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

GRANT FUNDING

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

SERVICE

University-Level Service

- Advisory Committee Course Management Systems (ACCMS) Spring 2013

College-Level Service

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

SERVICE

State-level / City-Level Service

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

National-Level Service

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

Bryce C. Lowery, PhD

Contact

University of Oklahoma
College of Architecture - Division of Regional and City Planning
830 Van Vleet Oval
Gould Hall 255
Norman, OK 73019
(405) 325-8953
bryce.c.lowery@ou.edu

Academic Experience

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

Education

Doctor of Philosophy – Policy, Planning, and Development 2014
Sol Price School of Public Policy
University of Southern California - Los Angeles, CA

Dissertation: *Social Construction of the Experience Economy:*
The spatial ecology of outdoor advertising in Los Angeles
Jack Dyckman Award - Best Dissertation in Planning & Development

Committee: David Sloane, PhD
Tridib Banerjee, PhD
Pierrette Hondagneu-Sotelo, PhD (Sociology)

Master of Landscape Architecture 2008
College of Environmental Design
California State Polytechnic University - Pomona, CA

Master of Science – Environmental Policy and Behavior 2000
School of Natural Resources and Environment
University of Michigan - Ann Arbor, MI

Bachelor of Arts – Economics and Environmental Studies 1996
Dornsife College of Letters, Arts, and Sciences
University of Southern California - Los Angeles, CA

Publications

The Prospects and Problems of Integrating Sketch Maps with Geographic Information Systems (GIS) to Understand Environmental Perception: A case study of mapping youth fear in Los Angeles gang neighborhoods 2014
Environment and Planning B: Planning and Design 41(2): 251-271.
Curtis, J.W., E. Shiau, B. Lowery, D. Sloane, K. Hennigan and A. Curtis

The Prevalence of Harmful Content on Outdoor Advertising in Los Angeles: Land use, community characteristics, and the spatial inequality of a public health nuisance 2014
American Journal of Public Health 104(4): 658–664.
Lowery, B.C. and D.C. Sloane

Presentations

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

Do Farmers' Markets Improve the Availability of Healthy Foods for All Communities?
A case study of 19 markets in Los Angeles.
Association of Collegiate Schools of Planning – Philadelphia, PA – October 30, 2014
with Denise Payan, LaVonna Blair Lewis and David Sloane

If You See Something, Say Something:
Community response (and non-response) to outdoor advertising regulation in Los Angeles
Council of Educators in Landscape Architecture – Austin, TX – March 29, 2013

The Spatial Ecology of Outdoor Advertising in Los Angeles:
The unjust impact of the commercial landscape
Association of Collegiate Schools of Planning – Cincinnati, OH – November 3, 2012
with David Sloane

Employing Social Network Analysis to Understand the Formation of Sustainable Social Capital
Council of Educators in Landscape Architecture - Tucson, AZ – January 15, 2009

Teaching Experience

Assistant Professor 2014-present
University of Oklahoma – College of Architecture
Subdivision and Site Planning (graduate)
Computer Mapping and GIS in Planning (graduate)
Comprehensive Planning Studio (graduate)

Lecturer 2014
University of California, Irvine – School of Social Ecology
Design and Planning Graphics (graduate)

Teaching Assistant 2008-2013
University of Southern California - Sol Price School of Public Policy
Citizenship and Public Ethics (undergraduate)
History of Planning and Development (undergraduate)
Planning History and Urban Form (graduate)
Smart Growth and Urban Sprawl (graduate)
Urban Context for Policy and Planning (undergraduate)
Urban Planning and Development (undergraduate)
Urban Planning and Social Policy (graduate - online)

Graduate Student Instructor 1999-2000
University of Michigan - School of Natural Resources and Environment
Introduction to Environmental Policy (undergraduate)
Introduction to Natural Resource Management (undergraduate)

Other Experience

Research Assistant 2009 - 2014
Sol Price School of Public Policy - University of Southern California

Editorial Assistant – Terry L. Cooper 2011 - 2012
The Responsible Administrator:
An Approach to Ethics for the Administrative Role, 6th Edition. 2012.

Research Associate 2005 - 2006
Lodestar Management/Research Inc. (now Harder+Company)

Project Coordinator 2004 - 2005
Perinatal Advisory Council of Los Angeles County

Community Researcher 2002 - 2004
Children's Planning Council - Los Angeles County Board of Supervisors

Assistant Director 2000 - 2002
Health DATA Program - UCLA Center for Health Policy Research

Curriculum Coordinator 2000
UCLA Labor, Occupational, Safety and Health Program

Research Coordinator 1996 - 1998
The Wild Thornberry's Television Series
Klasky-Csupo Incorporated/Nickelodeon Studios

Activities and Service

Committee Member
University of Oklahoma
Anna Siprikova – Master of City and Regional Planning Thesis 2014 - present

Reviewer
American Journal of Public Health
Council of Educators in Landscape Architecture

Member
American Planning Association
American Public Health Association
American Society of Landscape Architects
Association of American Geographers
Environmental Design Research Association

Member 2014 - present
Creating/Making Facilities Coordination Team
University of Oklahoma – College of Architecture

Member 2013
Billboard and Visual Landscape Visioning Group
City of Los Angeles

Area Chairperson 2010 - 2012
Hollywood Hills West Neighborhood Council – Area 2: Cahuenga Pass
City of Los Angeles

Vice-Chairperson 2010 - 2012
Appointee 2008 - 2012
Cahuenga/Ventura Corridor Specific Plan Review Board
City of Los Angeles - Council District 4

President 2011 - 2012
Member 2000 - 2012
Cahuenga Pass Property Owners' Association

Byron DeBruler
DeBruler, Inc.
8200 NE 139th Street
Edmond, OK 73103
United States of America
Phone: 405/396-2032 Cell Phone: 405/202-1610

BACKGROUND SUMMARY

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

EXPERIENCE

DeBruler, Inc.

Vice President, Oklahoma City, August 2001 to Present

Provide services including:

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

Oklahoma Housing Finance Agency

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

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

While employed by the agency:

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

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

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

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

City of Oklahoma City January 1984 to February 1988
Division Head, Code Inspections Division/Department of Environmental Services
Assistant Superintendent, Utility Services Division/Water Department
Administrative Assistant, Street Maintenance Division, Public Works Department
Management Intern, Personnel Department

EDUCATION
Masters of Public Administration, University of Oklahoma 1983
Bachelor of Arts Political Science, University of Oklahoma, 1979