Integra Realty Resources
Tulsa/OKC

Housing Needs Assessment
Canadian County

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

Effective Date of the Analysis:
June 1, 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
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100 NW 63rd Street, Ste. 200
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SUBJECT: Housing Needs Assessment
Canadian County
IRR - Tulsa/OKC File No. 140-2015-0022

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 Canadian County Residential Housing Market Analysis. Analyst Derrick Wilson personally inspected the Canadian County area during the month of June 2015 to collect the data used in the preparation of the Canadian 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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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 Canadian County is projected to grow by 1.85% per year over the next five years, significantly outperforming the State of Oklahoma.
2. Canadian County is projected to need a total of 3,794 housing units for ownership and 1,116 housing units for rent over the next five years.
3. Median Household Income in Canadian County is estimated to be $65,193 in 2015, compared with $47,049 estimated for the State of Oklahoma. The poverty rate in Canadian County is estimated to be 7.00%, compared with 16.85% for Oklahoma.
4. Homeowner and rental vacancy rates in Canadian County are lower than the state averages.
5. Home values and rental rates in Canadian County are notably higher than the state averages.
6. Median sale price for homes in Yukon was $168,500 in 2015, with a median price per square foot of $94.13/SF. The median sale price to list price ratio was 99.2%, with median days on market of 27 days.

7. Median sale price for homes in El Reno was $113,000 in 2015, with a median price per square foot of $69.93/SF. The median sale price to list price ratio was 97.8%, with median days on market of 47 days.
8. Median sale price for homes in Mustang was $170,975 in 2015, with a median price per square foot of $93.23/SF. The median sale price to list price ratio was 98.0%, with median days on market of 31 days.
9. Median sale price for homes in Piedmont was $193,950 in 2015, with a median price per square foot of $105.07/SF. The median sale price to list price ratio was 99.6%, with median days on market of 25 days.
10. Approximately 32.50% of renters and 19.45% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Tornadoes (1959-2014): Number: 92 Injuries: 235 Fatalities: 20 Damages (1996-2014): $6,670,000.00
2. Social Vulnerability: Below state score at the county level; census tracts in the central area have elevated scores.
3. Floodplain: Over $3M in damages related to floods (1995-2009); All of the major cities in the county have floodplain areas where development has occurred.

Homelessness Specific Findings

1. Canadian County is primarily 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 in mostly non-white enclaves: 248
2. Units further than 15 miles from a hospital: 48
3. Units located in a food desert: 24

Lead-Based Paint Specific Findings

1. We estimate there are 4,533 occupied housing units in Canadian County with lead-based paint hazards.
2. 1,648 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 902 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 Canadian 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 Canadian 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 Canadian 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 Canadian County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Canadian County area.

Effective Date of Consultation

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

Data Sources

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

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

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

Canadian County Analysis

Area Information

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

Canadian County is located in central Oklahoma. The county is bordered on the north by Blaine and Kingfisher counties, on the west by Caddo and Blaine counties, on the south by Caddo and Grady counties, and on the east by Cleveland and Oklahoma counties. The Canadian County Seat is El Reno, which is located in the central part of the county. This location is approximately 35.0 miles west of Oklahoma City and 141 miles southwest of Tulsa.

Canadian County has a total area of 906 square miles (897 square miles of land, and 9 square miles of water), ranking 31st out of Oklahoma's 77 counties in terms of total area. The total population of Canadian County as of the 2010 Census was 115,541 persons, for a population density of 129 persons per square mile of land.

Access and Linkages

The county has above average accessibility to state and national highway systems. Multiple major highways intersect within Canadian. These areI-40, US-281, US-270, US-81, OK-3, OK-37, OK-152, OK-4, and OK-92. The nearest interstate highway is I-40, which is dissects the county east/west. The county also has an intricate network of county roadways.

Municipal airports in Canadian County include Clarence E Page Municipal Airport, and El Reno Regional Airport. The nearest full-service commercial airport is the Will Rogers World Airport which serve the cities of Mustang, Yukon, El Reno, Piedmont, and the rest of the Canadian County area. Will Rogers World Airport is located less than 30 miles of all major cities within Canadian County.

Educational Facilities

All of the county communities have public school facilities. Yukon is served by Yukon Public Schools which operates two high schools, one middle school, and nine elementary schools.

El Reno is served by the El Reno Public Schools which operates one high school, two middle schools, one alternate school, and three elementary schools.

Mustang is served by the Mustang Public Schools which operates one high school, two middle schools, three intermediate schools, and seven elementary schools.

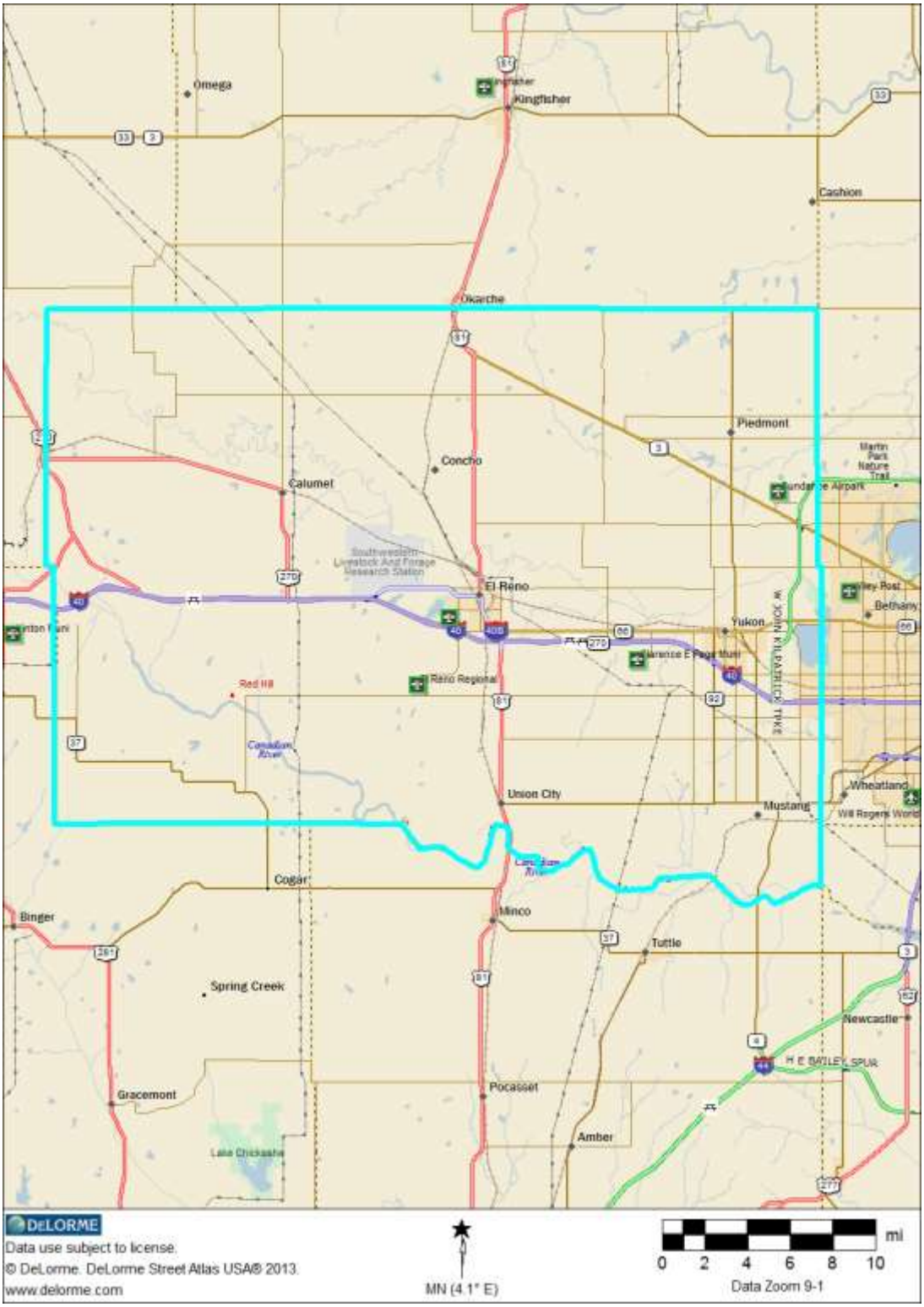
Piedmont is served by the Piedmont Public Schools which operates one high school, one middle school, one intermediate school, and four elementary schools.

Higher education offerings in and around Canadian County include Southern Nazarene University and Redlands Community College.

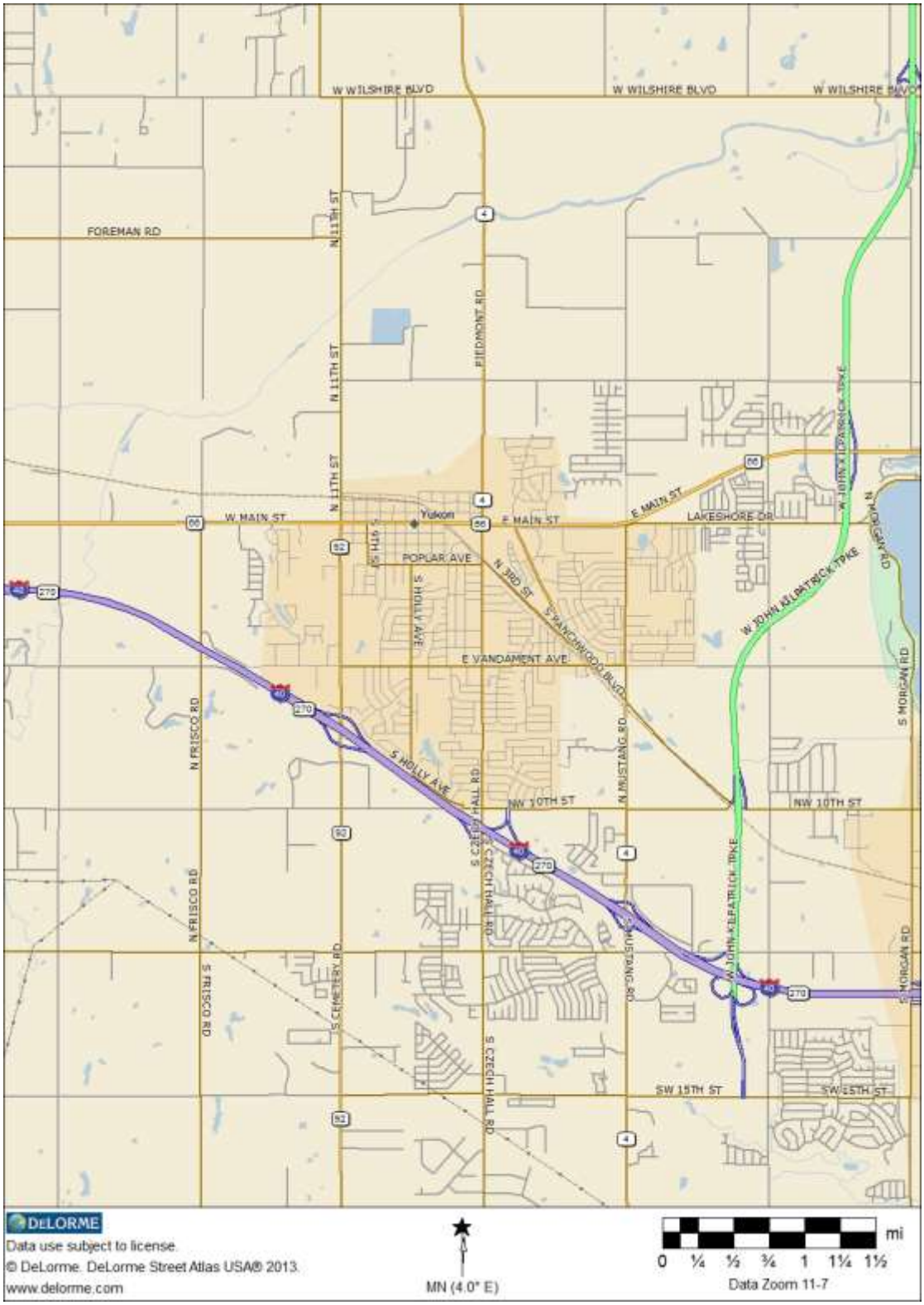
Medical Facilities

Medical services are provided by Integris Canadian Valley Hospital, an acute-care hospital offering surgical, emergency, and in and outpatient's services for tribal members living within the county. Additionally, the Mercy Hospital El Reno serves area residents of El Reno and the surrounding area with medical services. Medical services are available in Oklahoma City, but the county is adequately served within the larger communities of the county. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Canadian County Area Map



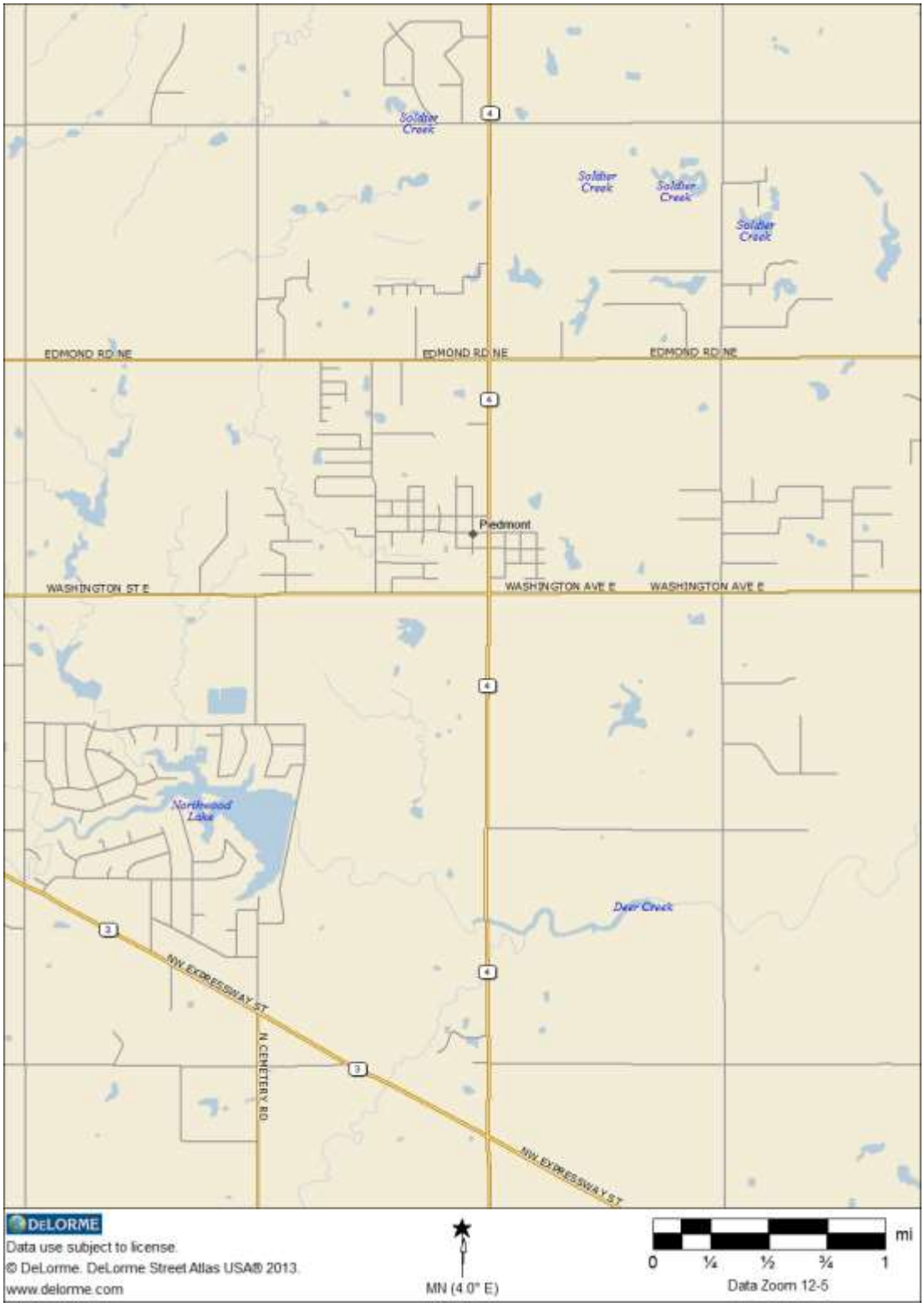
Yukon Area Map



El Reno Area Map

Mustang Area Map

Piedmont Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Canadian 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
Yukon	21,043	22,709	0.76%	24,421	1.46%	26,256	1.46%
El Reno	16,212	16,749	0.33%	17,549	0.94%	18,455	1.01%
Mustang	13,156	17,395	2.83%	19,374	2.18%	21,190	1.81%
Piedmont	3,650	5,720	4.59%	6,547	2.74%	7,314	2.24%
Canadian County	87,697	115,541	2.80%	131,133	2.56%	143,693	1.85%
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 Canadian County was 115,541 persons as of the 2010 Census, a 2.80% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Canadian County to be 131,133 persons, and projects that the population will show 1.85% annualized growth over the next five years.

The population of Yukon was 22,709 persons as of the 2010 Census, a 0.76% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Yukon to be 24,421 persons, and projects that the population will show 1.46% annualized growth over the next five years.

The population of El Reno was 16,749 persons as of the 2010 Census, a 0.33% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of El Reno to be 17,549 persons, and projects that the population will show 1.01% annualized growth over the next five years.

The population of Mustang was 17,395 persons as of the 2010 Census, a 2.83% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Mustang to be 19,374 persons, and projects that the population will show 1.81% annualized growth over the next five years.

The population of Piedmont was 5,720 persons as of the 2010 Census, a 4.59% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Piedmont to be 6,547 persons, and projects that the population will show 2.24% annualized growth over the next five years.

The next table presents data regarding household levels in Canadian 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
Yukon	7,830	8,744	1.11%	9,514	1.70%	10,301	1.60%
El Reno	5,727	5,845	0.20%	6,276	1.43%	6,704	1.33%
Mustang	4,721	6,589	3.39%	7,241	1.91%	7,876	1.70%
Piedmont	1,226	1,948	4.74%	2,178	2.26%	2,416	2.10%
Canadian County	31,484	42,434	3.03%	48,542	2.73%	53,452	1.95%
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
Yukon	5,993	6,390	0.64%	6,884	1.50%	7,457	1.61%
El Reno	3,842	3,772	-0.18%	4,054	1.45%	4,318	1.27%
Mustang	3,799	4,965	2.71%	5,441	1.85%	5,908	1.66%
Piedmont	1,084	1,659	4.35%	1,855	2.26%	2,057	2.09%
Canadian County	24,432	31,725	2.65%	36,284	2.72%	39,959	1.95%
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, Canadian County had a total of 42,434 households, representing a 3.03% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Canadian County to have 48,542 households. This number is expected to experience a 1.95% annualized rate of growth over the next five years.

As of 2010, Yukon had a total of 8,744 households, representing a 1.11% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Yukon to have 9,514 households. This number is expected to experience a 1.60% annualized rate of growth over the next five years.

As of 2010, El Reno had a total of 5,845 households, representing a 0.20% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates El Reno to have 6,276 households. This number is expected to experience a 1.33% annualized rate of growth over the next five years.

As of 2010, Mustang had a total of 6,589 households, representing a 3.39% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Mustang to have 7,241 households. This number is expected to experience a 1.70% annualized rate of growth over the next five years.

As of 2010, Piedmont had a total of 1,948 households, representing a 4.74% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Piedmont to have 2,178 households. This number is expected to experience a 2.10% 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 Canadian County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity

Single-Classification Race	Yukon		El Reno		Mustang		Canadian County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	23,580		17,219		18,064		119,546	
White Alone	20,983	88.99%	12,057	70.02%	15,996	88.55%	99,039	82.85%
Black or African American Alone	313	1.33%	1,013	5.88%	38	0.21%	2,689	2.25%
Amer. Indian or Alaska Native Alone	477	2.02%	1,811	10.52%	634	3.51%	5,080	4.25%
Asian Alone	527	2.23%	138	0.80%	111	0.61%	3,537	2.96%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	9	0.05%	0	0.00%	11	0.01%
Some Other Race Alone	237	1.01%	1,301	7.56%	353	1.95%	3,056	2.56%
Two or More Races	1,043	4.42%	890	5.17%	932	5.16%	6,134	5.13%
Population by Hispanic or Latino Origin	**Yukon**		**El Reno**		**Mustang**		**Canadian County**	
	No.	**Percent**	**No.**	**Percent**	**No.**	**Percent**	**No.**	**Percent**
Total Population	23,580		17,219		18,064		119,546	
Hispanic or Latino	1,395	5.92%	2,403	13.96%	1,303	7.21%	8,589	7.18%
Hispanic or Latino, White Alone	*1,020*	*73.12%*	*691*	*28.76%*	*752*	*57.71%*	*4,440*	*51.69%*
Hispanic or Latino, All Other Races	*375*	*26.88%*	*1,712*	*71.24%*	*551*	*42.29%*	*4,149*	*48.31%*
Not Hispanic or Latino	22,185	94.08%	14,816	86.04%	16,761	92.79%	110,957	92.82%
Not Hispanic or Latino, White Alone	*19,963*	*89.98%*	*11,366*	*76.71%*	*15,244*	*90.95%*	*94,599*	*85.26%*
Not Hispanic or Latino, All Other Races	*2,222*	*10.02%*	*3,450*	*23.29%*	*1,517*	*9.05%*	*16,358*	*14.74%*

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

2013 Population by Race and Ethnicity

Single-Classification Race	Piedmont		Canadian County	
	No.	Percent	No.	Percent
Total Population	5,999		119,546	
White Alone	5,237	87.30%	99,039	82.85%
Black or African American Alone	43	0.72%	2,689	2.25%
Amer. Indian or Alaska Native Alone	355	5.92%	5,080	4.25%
Asian Alone	14	0.23%	3,537	2.96%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	11	0.01%
Some Other Race Alone	128	2.13%	3,056	2.56%
Two or More Races	222	3.70%	6,134	5.13%
Population by Hispanic or Latino Origin	**Piedmont**		**Canadian County**	
	No.	**Percent**	**No.**	**Percent**
Total Population	5,999		119,546	
Hispanic or Latino	280	4.67%	8,589	7.18%
Hispanic or Latino, White Alone	*51*	*18.21%*	*4,440*	*51.69%*
Hispanic or Latino, All Other Races	*229*	*81.79%*	*4,149*	*48.31%*
Not Hispanic or Latino	5,719	95.33%	110,957	92.82%
Not Hispanic or Latino, White Alone	*5,186*	*90.68%*	*94,599*	*85.26%*
Not Hispanic or Latino, All Other Races	*533*	*9.32%*	*16,358*	*14.74%*

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

In Canadian County, racial and ethnic minorities comprise 20.87% of the total population. Within Yukon, racial and ethnic minorities represent 15.34% of the population. Within El Reno, the percentage is 33.99%, while in Mustang the percentage is 15.61%. Within Piedmont, racial and ethnic minorities represent 13.55% of the population.

Population by Age

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

Canadian 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	115,541		131,133		143,693			
Age 0 - 4	8,536	7.39%	9,085	6.93%	9,760	6.79%	1.25%	1.44%
Age 5 - 9	8,744	7.57%	9,457	7.21%	9,646	6.71%	1.58%	0.40%
Age 10 - 14	8,764	7.59%	9,790	7.47%	10,080	7.01%	2.24%	0.59%
Age 15 - 17	5,050	4.37%	5,692	4.34%	6,531	4.55%	2.42%	2.79%
Age 18 - 20	4,019	3.48%	5,051	3.85%	5,927	4.12%	4.68%	3.25%
Age 21 - 24	4,973	4.30%	6,295	4.80%	7,845	5.46%	4.83%	4.50%
Age 25 - 34	16,490	14.27%	17,548	13.38%	17,080	11.89%	1.25%	-0.54%
Age 35 - 44	16,246	14.06%	18,396	14.03%	19,594	13.64%	2.52%	1.27%
Age 45 - 54	17,005	14.72%	17,671	13.48%	18,695	13.01%	0.77%	1.13%
Age 55 - 64	13,138	11.37%	15,732	12.00%	17,546	12.21%	3.67%	2.21%
Age 65 - 74	7,453	6.45%	10,099	7.70%	12,918	8.99%	6.26%	5.05%
Age 75 - 84	3,774	3.27%	4,694	3.58%	6,129	4.27%	4.46%	5.48%
Age 85 and over	1,349	1.17%	1,623	1.24%	1,942	1.35%	3.77%	3.65%
Age 55 and over	*25,714*	22.26%	*32,148*	24.52%	*38,535*	26.82%	4.57%	3.69%
Age 62 and over	*15,168*	13.13%	*19,513*	14.88%	*24,311*	16.92%	5.17%	4.50%
Median Age	35.7		36.4		37.5		0.39%	0.60%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Canadian County is 36.4 years. This compares with the statewide figure of 36.6 years. Approximately 6.93% of the population is below the age of 5, while 14.88% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 4.50% per year.

Yukon 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	22,709		24,421		26,256			
Age 0 - 4	1,614	7.11%	1,682	6.89%	1,782	6.79%	0.83%	1.16%
Age 5 - 9	1,652	7.27%	1,715	7.02%	1,748	6.66%	0.75%	0.38%
Age 10 - 14	1,667	7.34%	1,768	7.24%	1,806	6.88%	1.18%	0.43%
Age 15 - 17	1,007	4.43%	1,032	4.23%	1,150	4.38%	0.49%	2.19%
Age 18 - 20	762	3.36%	910	3.73%	1,039	3.96%	3.61%	2.69%
Age 21 - 24	931	4.10%	1,159	4.75%	1,378	5.25%	4.48%	3.52%
Age 25 - 34	3,000	13.21%	2,965	12.14%	2,874	10.95%	-0.23%	-0.62%
Age 35 - 44	2,882	12.69%	3,216	13.17%	3,444	13.12%	2.22%	1.38%
Age 45 - 54	3,237	14.25%	3,097	12.68%	3,174	12.09%	-0.88%	0.49%
Age 55 - 64	2,779	12.24%	3,027	12.40%	3,248	12.37%	1.72%	1.42%
Age 65 - 74	1,630	7.18%	2,103	8.61%	2,604	9.92%	5.23%	4.37%
Age 75 - 84	1,049	4.62%	1,185	4.85%	1,368	5.21%	2.47%	2.91%
Age 85 and over	499	2.20%	562	2.30%	641	2.44%	2.41%	2.67%
Age 55 and over	*5,957*	26.23%	*6,877*	28.16%	*7,861*	29.94%	2.91%	2.71%
Age 62 and over	*3,513*	15.47%	*4,196*	17.18%	*4,946*	18.84%	3.62%	3.34%
Median Age	37.5		38.0		38.9		0.27%	0.47%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Yukon is 38.0 years. This compares with the statewide figure of 36.6 years. Approximately 6.89% of the population is below the age of 5, while 17.18% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 3.34% per year.

El Reno 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	16,749		17,549		18,455			
Age 0 - 4	1,243	7.42%	1,212	6.91%	1,280	6.94%	-0.50%	1.10%
Age 5 - 9	1,107	6.61%	1,226	6.99%	1,227	6.65%	2.06%	0.02%
Age 10 - 14	1,059	6.32%	1,144	6.52%	1,256	6.81%	1.56%	1.89%
Age 15 - 17	647	3.86%	705	4.02%	775	4.20%	1.73%	1.91%
Age 18 - 20	828	4.94%	704	4.01%	759	4.11%	-3.19%	1.52%
Age 21 - 24	1,047	6.25%	1,006	5.73%	1,036	5.61%	-0.80%	0.59%
Age 25 - 34	2,629	15.70%	2,997	17.08%	2,864	15.52%	2.65%	-0.90%
Age 35 - 44	2,185	13.05%	2,361	13.45%	2,693	14.59%	1.56%	2.67%
Age 45 - 54	2,220	13.25%	2,042	11.64%	2,031	11.01%	-1.66%	-0.11%
Age 55 - 64	1,695	10.12%	1,817	10.35%	1,871	10.14%	1.40%	0.59%
Age 65 - 74	1,114	6.65%	1,252	7.13%	1,448	7.85%	2.36%	2.95%
Age 75 - 84	714	4.26%	775	4.42%	874	4.74%	1.65%	2.43%
Age 85 and over	261	1.56%	308	1.76%	341	1.85%	3.37%	2.06%
Age 55 and over	*3,784*	22.59%	*4,152*	23.66%	*4,534*	24.57%	1.87%	1.78%
Age 62 and over	*2,337*	13.95%	*2,572*	14.66%	*2,883*	15.62%	1.94%	2.31%
Median Age	34.3		34.3		35.1		0.00%	0.46%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of El Reno is 34.3 years. This compares with the statewide figure of 36.6 years. Approximately 6.91% of the population is below the age of 5, while 14.66% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.31% per year.

Mustang 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	17,395		19,374		21,190			
Age 0 - 4	1,266	7.28%	1,313	6.78%	1,401	6.61%	0.73%	1.31%
Age 5 - 9	1,371	7.88%	1,378	7.11%	1,391	6.56%	0.10%	0.19%
Age 10 - 14	1,394	8.01%	1,505	7.77%	1,470	6.94%	1.54%	-0.47%
Age 15 - 17	795	4.57%	878	4.53%	999	4.71%	2.01%	2.62%
Age 18 - 20	584	3.36%	766	3.95%	896	4.23%	5.58%	3.18%
Age 21 - 24	742	4.27%	927	4.78%	1,195	5.64%	4.55%	5.21%
Age 25 - 34	2,381	13.69%	2,459	12.69%	2,432	11.48%	0.65%	-0.22%
Age 35 - 44	2,571	14.78%	2,811	14.51%	2,856	13.48%	1.80%	0.32%
Age 45 - 54	2,552	14.67%	2,735	14.12%	2,972	14.03%	1.39%	1.68%
Age 55 - 64	1,805	10.38%	2,196	11.33%	2,610	12.32%	4.00%	3.51%
Age 65 - 74	1,167	6.71%	1,466	7.57%	1,784	8.42%	4.67%	4.00%
Age 75 - 84	585	3.36%	723	3.73%	917	4.33%	4.33%	4.87%
Age 85 and over	182	1.05%	217	1.12%	267	1.26%	3.58%	4.23%
Age 55 and over	*3,739*	21.49%	*4,602*	23.75%	*5,578*	26.32%	4.24%	3.92%
Age 62 and over	*2,294*	13.18%	*2,848*	14.70%	*3,484*	16.44%	4.42%	4.12%
Median Age	35.6		36.6		37.8		0.56%	0.65%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Mustang is 36.6 years. This compares with the statewide figure of 36.6 years. Approximately 6.78% of the population is below the age of 5, while 14.70% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 4.12% per year.

Piedmont 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	5,720		6,547		7,314			
Age 0 - 4	459	8.02%	483	7.38%	527	7.21%	1.02%	1.76%
Age 5 - 9	500	8.74%	532	8.13%	527	7.21%	1.25%	-0.19%
Age 10 - 14	551	9.63%	574	8.77%	580	7.93%	0.82%	0.21%
Age 15 - 17	283	4.95%	333	5.09%	377	5.15%	3.31%	2.51%
Age 18 - 20	171	2.99%	285	4.35%	337	4.61%	10.76%	3.41%
Age 21 - 24	149	2.60%	324	4.95%	458	6.26%	16.81%	7.17%
Age 25 - 34	621	10.86%	541	8.26%	669	9.15%	-2.72%	4.34%
Age 35 - 44	943	16.49%	944	14.42%	811	11.09%	0.02%	-2.99%
Age 45 - 54	949	16.59%	1,035	15.81%	1,106	15.12%	1.75%	1.34%
Age 55 - 64	628	10.98%	807	12.33%	983	13.44%	5.14%	4.02%
Age 65 - 74	316	5.52%	485	7.41%	622	8.50%	8.95%	5.10%
Age 75 - 84	116	2.03%	158	2.41%	263	3.60%	6.38%	10.73%
Age 85 and over	34	0.59%	46	0.70%	54	0.74%	6.23%	3.26%
Age 55 and over	*1,094*	19.13%	*1,496*	22.85%	*1,922*	26.28%	6.46%	5.14%
Age 62 and over	*620*	10.85%	*885*	13.52%	*1,180*	16.13%	7.37%	5.92%
Median Age	36.3		37.1		37.2		0.44%	0.05%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Piedmont is 37.1 years. This compares with the statewide figure of 36.6 years. Approximately 7.38% of the population is below the age of 5, while 13.52% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 5.92% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years	Yukon		El Reno		Mustang		Canadian County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families:	6,345		3,556		4,858		31,211	
Married-Couple Family:	5,150	81.17%	2,500	70.30%	3,838	79.00%	25,228	80.83%
With Children Under 18 Years	2,215	34.91%	1,004	28.23%	1,856	38.21%	11,401	36.53%
No Children Under 18 Years	2,935	46.26%	1,496	42.07%	1,982	40.80%	13,827	44.30%
Other Family:	1,195	18.83%	1,056	29.70%	1,020	21.00%	5,983	19.17%
Male Householder, No Wife Present	212	3.34%	429	12.06%	256	5.27%	1,798	5.76%
With Children Under 18 Years	147	2.32%	273	7.68%	199	4.10%	1,182	3.79%
No Children Under 18 Years	65	1.02%	156	4.39%	57	1.17%	616	1.97%
Female Householder, No Husband Present	983	15.49%	627	17.63%	764	15.73%	4,185	13.41%
With Children Under 18 Years	591	9.31%	298	8.38%	492	10.13%	2,548	8.16%
No Children Under 18 Years	392	6.18%	329	9.25%	272	5.60%	1,637	5.24%
Total Single Parent Families	738		571		691		3,730	
Male Householder	147	19.92%	273	47.81%	199	28.80%	1,182	31.69%
Female Householder	591	80.08%	298	52.19%	492	71.20%	2,548	68.31%

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

2013 Family Type by Presence of Children Under 18 Years	Piedmont		Canadian County	
	No.	Percent	No.	Percent
Total Families:	1,690		31,211	
Married-Couple Family:	1,466	86.75%	25,228	80.83%
With Children Under 18 Years	816	48.28%	11,401	36.53%
No Children Under 18 Years	650	38.46%	13,827	44.30%
Other Family:	224	13.25%	5,983	19.17%
Male Householder, No Wife Present	48	2.84%	1,798	5.76%
With Children Under 18 Years	38	2.25%	1,182	3.79%
No Children Under 18 Years	10	0.59%	616	1.97%
Female Householder, No Husband Present	176	10.41%	4,185	13.41%
With Children Under 18 Years	116	6.86%	2,548	8.16%
No Children Under 18 Years	60	3.55%	1,637	5.24%
Total Single Parent Families	154		3,730	
Male Householder	38	24.68%	1,182	31.69%
Female Householder	116	75.32%	2,548	68.31%

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

As shown, within Canadian County, among all families 11.95% are single-parent families, while in Yukon, the percentage is 11.63%. In El Reno the percentage of single-parent families is 16.06%, while in Mustang the percentage is 14.22%. In Piedmont, the percentage is 9.11%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	23,242		15,916		18,028		117,277		3,702,515	
Under 18 Years:	6,196		3,931		5,030		31,994		933,738	
With One Type of Disability	98	1.58%	121	3.08%	213	4.23%	952	2.98%	33,744	3.61%
With Two or More Disabilities	68	1.10%	38	0.97%	83	1.65%	371	1.16%	11,082	1.19%
No Disabilities	6,030	97.32%	3,772	95.96%	4,734	94.12%	30,671	95.86%	888,912	95.20%
18 to 64 Years:	13,789		9,675		11,009		72,131		2,265,702	
With One Type of Disability	913	6.62%	864	8.93%	613	5.57%	4,102	5.69%	169,697	7.49%
With Two or More Disabilities	548	3.97%	975	10.08%	658	5.98%	3,786	5.25%	149,960	6.62%
No Disabilities	12,328	89.40%	7,836	80.99%	9,738	88.45%	64,243	89.06%	1,946,045	85.89%
65 Years and Over:	3,257		2,310		1,989		13,152		503,075	
With One Type of Disability	531	16.30%	507	21.95%	280	14.08%	2,509	19.08%	95,633	19.01%
With Two or More Disabilities	670	20.57%	476	20.61%	541	27.20%	2,538	19.30%	117,044	23.27%
No Disabilities	2,056	63.13%	1,327	57.45%	1,168	58.72%	8,105	61.63%	290,398	57.72%
Total Number of Persons with Disabilities:	2,828	12.17%	2,981	18.73%	2,388	13.25%	14,258	12.16%	577,160	15.59%

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

2013 Age by Number of Disabilities

	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	5,999		117,277		3,702,515	
Under 18 Years:	1,952		31,994		933,738	
With One Type of Disability	80	4.10%	952	2.98%	33,744	3.61%
With Two or More Disabilities	40	2.05%	371	1.16%	11,082	1.19%
No Disabilities	1,832	93.85%	30,671	95.86%	888,912	95.20%
18 to 64 Years:	3,567		72,131		2,265,702	
With One Type of Disability	78	2.19%	4,102	5.69%	169,697	7.49%
With Two or More Disabilities	130	3.64%	3,786	5.25%	149,960	6.62%
No Disabilities	3,359	94.17%	64,243	89.06%	1,946,045	85.89%
65 Years and Over:	480		13,152		503,075	
With One Type of Disability	61	12.71%	2,509	19.08%	95,633	19.01%
With Two or More Disabilities	83	17.29%	2,538	19.30%	117,044	23.27%
No Disabilities	336	70.00%	8,105	61.63%	290,398	57.72%
Total Number of Persons with Disabilities:	472	7.87%	14,258	12.16%	577,160	15.59%

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

Within Canadian County, 12.16% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Yukon the percentage is 12.17%. In El Reno the percentage is 18.73%, while in Mustang the percentage is 13.25%. In Piedmont the percentage is 7.87%.

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

2013 Population by Veteran and Disability Status	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	17,046		11,892		12,998		85,190		2,738,788	
Veteran:	1,929	11.32%	1,287	10.82%	1,882	14.48%	9,774	11.47%	305,899	11.17%
With a Disability	*607*	*31.47%*	*588*	*45.69%*	*447*	*23.75%*	*2,680*	*27.42%*	*100,518*	*32.86%*
No Disability	*1,322*	*68.53%*	*699*	*54.31%*	*1,435*	*76.25%*	*7,094*	*72.58%*	*205,381*	*67.14%*
Non-veteran:	15,117	88.68%	10,605	89.18%	11,116	85.52%	75,416	88.53%	2,432,889	88.83%
With a Disability	*2,055*	*13.59%*	*2,221*	*20.94%*	*1,645*	*14.80%*	*10,242*	*13.58%*	*430,610*	*17.70%*
No Disability	*13,062*	*86.41%*	*8,384*	*79.06%*	*9,471*	*85.20%*	*65,174*	*86.42%*	*2,002,279*	*82.30%*

Source: 2009-2013 American Community Survey, Table C21007

2013 Population by Veteran and Disability Status	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	4,047		85,190		2,738,788	
Veteran:	414	10.23%	9,774	11.47%	305,899	11.17%
With a Disability	*60*	*14.49%*	*2,680*	*27.42%*	*100,518*	*32.86%*
No Disability	*354*	*85.51%*	*7,094*	*72.58%*	*205,381*	*67.14%*
Non-veteran:	3,633	89.77%	75,416	88.53%	2,432,889	88.83%
With a Disability	*292*	*8.04%*	*10,242*	*13.58%*	*430,610*	*17.70%*
No Disability	*3,341*	*91.96%*	*65,174*	*86.42%*	*2,002,279*	*82.30%*

Source: 2009-2013 American Community Survey, Table C21007

Within Canadian County, the Census Bureau estimates there are 9,774 veterans, 27.42% of which have one or more disabilities (compared with 32.86% at a statewide level). In Yukon, there are an estimated 1,929 veterans, 31.47% of which are estimated to have a disability. Within El Reno the number of veterans is estimated to be 1,287 (45.69% with a disability), and within Mustang there are an estimated 1,882 veterans, 23.75% with one or more disabilities. In Piedmont, there are an estimated 414 veterans, 14.49% of which are estimated to have a disability.

Group Quarters Population

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

2010 Group Quarters Population	Yukon		El Reno		Mustang		Canadian County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Population	22,709		16,749		17,395		115,541	
Group Quarters Population	292	1.29%	1,864	11.13%	0	0.00%	2,488	2.15%
Institutionalized Population	286	1.26%	1,659	9.91%	0	0.00%	2,179	1.89%
Correctional facilities for adults	0	0.00%	1,539	9.19%	0	0.00%	1,765	1.53%
Juvenile facilities	0	0.00%	42	0.25%	0	0.00%	50	0.04%
Nursing facilities/Skilled-nursing facilities	286	1.26%	78	0.47%	0	0.00%	364	0.32%
Other institutional facilities	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Noninstitutionalized population	6	0.03%	205	1.22%	0	0.00%	309	0.27%
College/University student housing	0	0.00%	158	0.94%	0	0.00%	158	0.14%
Military quarters	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other noninstitutional facilities	6	0.03%	47	0.28%	0	0.00%	151	0.13%

Source: 2010 Decennial Census, Table P42

2010 Group Quarters Population	Piedmont		Canadian County	
	No.	Percent	No.	Percent
Total Population	5,720		115,541	
Group Quarters Population	0	0.00%	2,488	2.15%
Institutionalized Population	0	0.00%	2,179	1.89%
Correctional facilities for adults	0	0.00%	1,765	1.53%
Juvenile facilities	0	0.00%	50	0.04%
Nursing facilities/Skilled-nursing facilities	0	0.00%	364	0.32%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	0	0.00%	309	0.27%
College/University student housing	0	0.00%	158	0.14%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	0	0.00%	151	0.13%

Source: 2010 Decennial Census, Table P42

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

Household Income Levels

Data in the following chart shows the distribution of household income in Canadian 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

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	9,514		6,276		7,241		48,542		1,520,327	
< $15,000	680	7.15%	728	11.60%	276	3.81%	2,964	6.11%	213,623	14.05%
$15,000 - $24,999	980	10.30%	756	12.05%	525	7.25%	3,630	7.48%	184,613	12.14%
$25,000 - $34,999	809	8.50%	768	12.24%	715	9.87%	4,141	8.53%	177,481	11.67%
$35,000 - $49,999	1,303	13.70%	1,036	16.51%	1,157	15.98%	7,017	14.46%	229,628	15.10%
$50,000 - $74,999	2,206	23.19%	1,213	19.33%	1,536	21.21%	10,727	22.10%	280,845	18.47%
$75,000 - $99,999	1,407	14.79%	723	11.52%	1,114	15.38%	7,100	14.63%	173,963	11.44%
$100,000 - $124,999	995	10.46%	452	7.20%	784	10.83%	5,537	11.41%	106,912	7.03%
$125,000 - $149,999	441	4.64%	252	4.02%	471	6.50%	3,179	6.55%	57,804	3.80%
$150,000 - $199,999	346	3.64%	197	3.14%	312	4.31%	2,191	4.51%	48,856	3.21%
$200,000 - $249,999	134	1.41%	65	1.04%	128	1.77%	846	1.74%	18,661	1.23%
$250,000 - $499,999	157	1.65%	64	1.02%	162	2.24%	927	1.91%	20,487	1.35%
$500,000+	56	0.59%	22	0.35%	61	0.84%	283	0.58%	7,454	0.49%
Median Household Income	$61,163		$47,828		$65,422		$65,193		$47,049	
Average Household Income	$74,656		$62,572		$82,622		$80,188		$63,390	

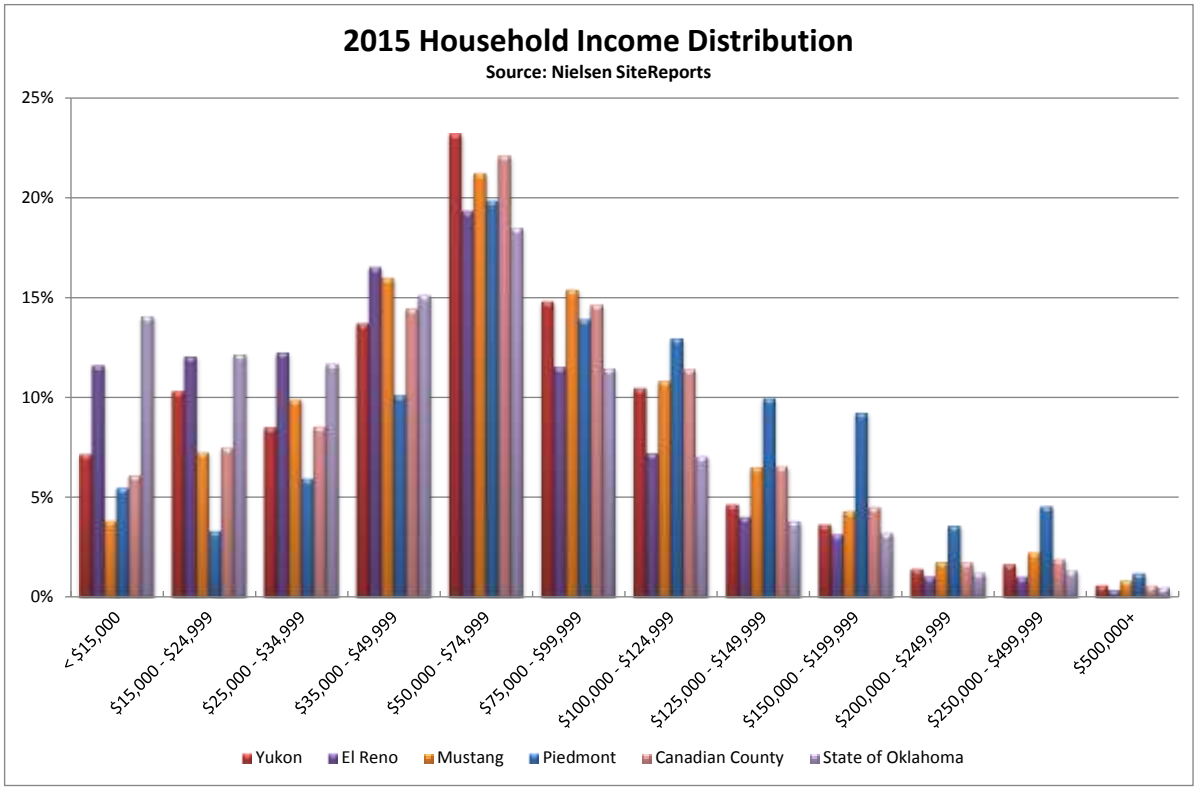
Source: Nielsen SiteReports

2015 Household Income Distribution

	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	2,178		48,542		1,520,327	
< $15,000	119	5.46%	2,964	6.11%	213,623	14.05%
$15,000 - $24,999	72	3.31%	3,630	7.48%	184,613	12.14%
$25,000 - $34,999	129	5.92%	4,141	8.53%	177,481	11.67%
$35,000 - $49,999	220	10.10%	7,017	14.46%	229,628	15.10%
$50,000 - $74,999	432	19.83%	10,727	22.10%	280,845	18.47%
$75,000 - $99,999	303	13.91%	7,100	14.63%	173,963	11.44%
$100,000 - $124,999	282	12.95%	5,537	11.41%	106,912	7.03%
$125,000 - $149,999	217	9.96%	3,179	6.55%	57,804	3.80%
$150,000 - $199,999	201	9.23%	2,191	4.51%	48,856	3.21%
$200,000 - $249,999	78	3.58%	846	1.74%	18,661	1.23%
$250,000 - $499,999	99	4.55%	927	1.91%	20,487	1.35%
$500,000+	26	1.19%	283	0.58%	7,454	0.49%
Median Household Income	$84,653		$65,193		$47,049	
Average Household Income	$104,995		$80,188		$63,390	

Source: Nielsen SiteReports

As shown, median household income for Canadian County is estimated to be $65,193 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be $47,049. For Yukon, median household income is estimated to be $61,163. In El Reno the estimate is $47,828, while in Mustang the estimate is $65,422. For Piedmont, median household income is estimated to be $84,653. The income distribution can be better visualized by the following chart.



Household Income Trend

Next we examine the long-term growth of incomes in Canadian 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
Yukon	$45,265	$61,163	1.90%	2.40%	-0.50%
El Reno	$31,200	$47,828	2.71%	2.40%	0.31%
Mustang	$50,284	$65,422	1.66%	2.40%	-0.74%
Piedmont	$55,223	$84,653	2.71%	2.40%	0.31%
Canadian County	$45,439	$65,193	2.28%	2.40%	-0.12%
State of Oklahoma	$33,400	$47,049	2.16%	2.40%	-0.23%

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

As shown, both Canadian County and the State of Oklahoma as a whole saw negative growth in "real" median household income, once inflation is taken into account. It should be noted that this trend is not unique to Oklahoma or Canadian County, but rather a national trend. Over the same period, the national median household income increased from $41,994 to $53,706 (for a nominal annualized growth rate of 1.55%) while the Consumer Price Index increased at an annualized rate of 2.26%, for a "real" growth rate of -0.72%.

Poverty Rates

Overall rates of poverty in Canadian 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
Yukon	6.64%	8.06%	143	11.56%	21.32%
El Reno	16.26%	14.31%	-195	9.52%	59.40%
Mustang	5.63%	5.69%	5	9.05%	26.22%
Piedmont	3.95%	3.77%	-18	0.00%	37.93%
Canadian County	7.94%	7.00%	-94	7.11%	30.38%
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 Canadian County is estimated to be 7.00% by the American Community Survey. This is a decrease of -94 basis points since the 2000 Census. Within Yukon, the poverty rate is estimated to be 8.06%. Within El Reno, the rate is estimated to be 14.31%, while the poverty rate in Mustang is estimated to be 5.69%. Within Piedmont, the poverty rate is estimated to be 3.77%. 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 Canadian 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)
Canadian County	56,814	64,683	2.63%	5.3%	3.6%	-170
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 Canadian County was 64,683 persons. Compared with figures from May 2010, this represents annualized employment growth of 2.63% per year. The unemployment rate in May was 3.6%, a decrease of -170 basis points from May 2010, which was 5.3%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Canadian County has outperformed both the state and nation in these statistics.

Employment Level Trends

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

Employment and Unemployment in Canadian County
January 2000 through May 2015

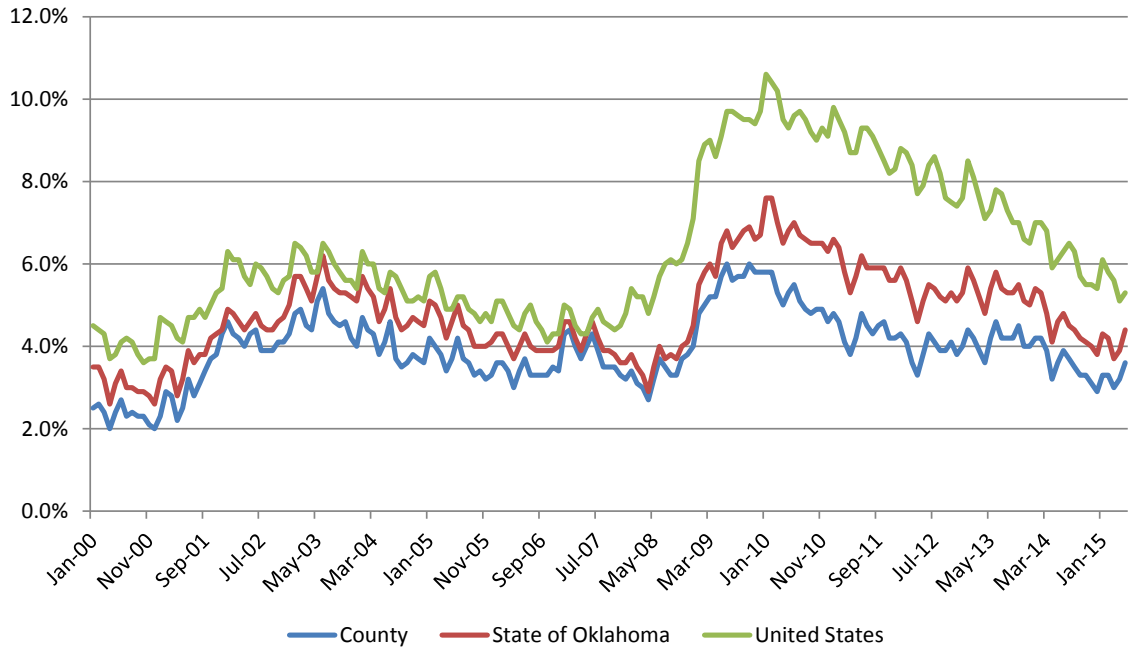
Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

As shown, total employment levels have generally trended upward since 2000. Employment growth slowed somewhat in 2008 due to the national economic downturn, but strong growth resumed in early 2010, and has continued to grow to its current level of 64,683 persons. The number of unemployed persons in May 2015 was 2,445, out of a total labor force of 67,128 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Canadian 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 Canadian 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 Canadian 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 3.6%. On the whole, unemployment rates in Canadian County track very well with statewide figures but are typically below the state. Compared with the United States, unemployment rates in Canadian County and Oklahoma are and have historically been well below the national average.

Employment and Wages by Industrial Supersector

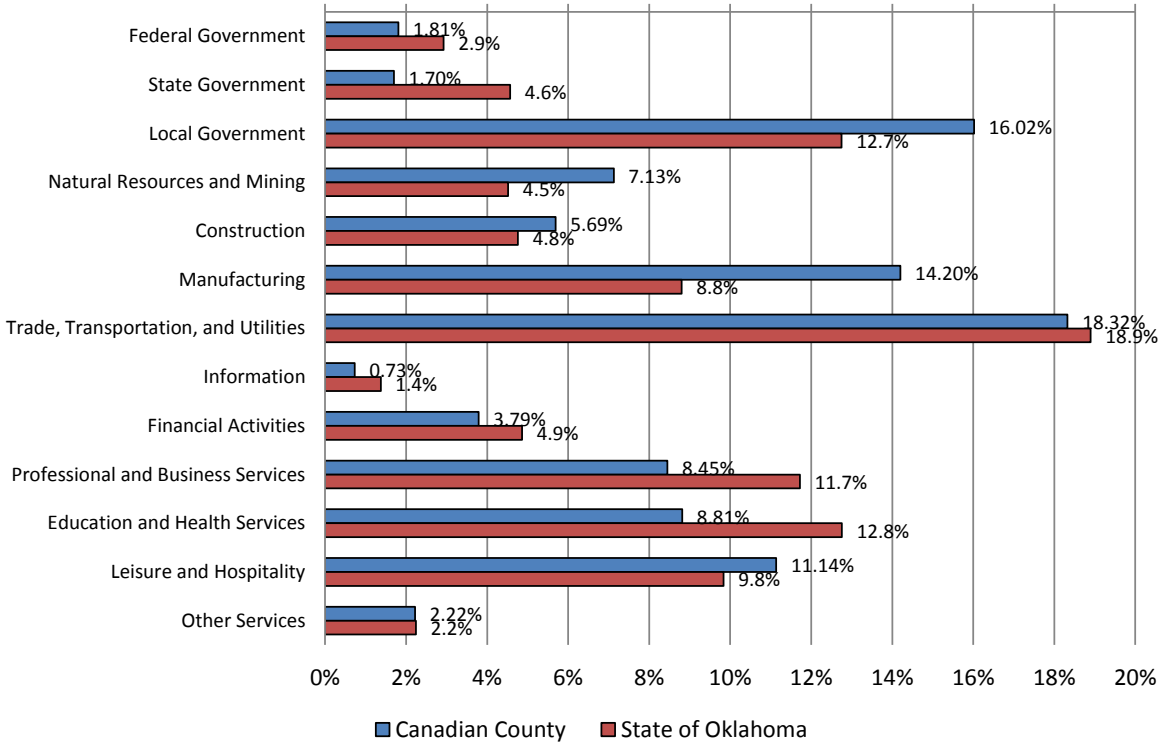
The next table presents data regarding employment in Canadian County by industry, including total number of establishments, average number of employees in 2014, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor 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	24	573	1.81%	$62,998	0.90
State Government	13	540	1.70%	$31,297	0.51
Local Government	53	5,080	16.02%	$35,104	1.59
Natural Resources and Mining	151	2,260	7.13%	$92,002	4.70
Construction	393	1,804	5.69%	$40,033	1.27
Manufacturing	92	4,504	14.20%	$53,201	1.60
Trade, Transportation, and Utilities	561	5,811	18.32%	$35,009	0.96
Information	30	231	0.73%	$37,229	0.36
Financial Activities	277	1,201	3.79%	$46,482	0.67
Professional and Business Services	486	2,680	8.45%	$36,569	0.61
Education and Health Services	264	2,795	8.81%	$29,680	0.59
Leisure and Hospitality	178	3,532	11.14%	$17,251	1.04
Other Services	194	703	2.22%	$31,386	0.72
Total	**2,714**	**31,712**		**$40,453**	**1.00**

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

Employment Sectors - 2014



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

Among private employers, the largest percentage of persons (18.32%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is $35,009 per year. The industry

with the highest annual pay is Natural Resources and Mining, with average annual pay of $92,002 per year.

The rightmost column of the previous table provides location quotients for each industry for Canadian 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 (Canadian 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 Canadian County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 4.70. This sector includes employment in agriculture as well as the oil and gas industry.

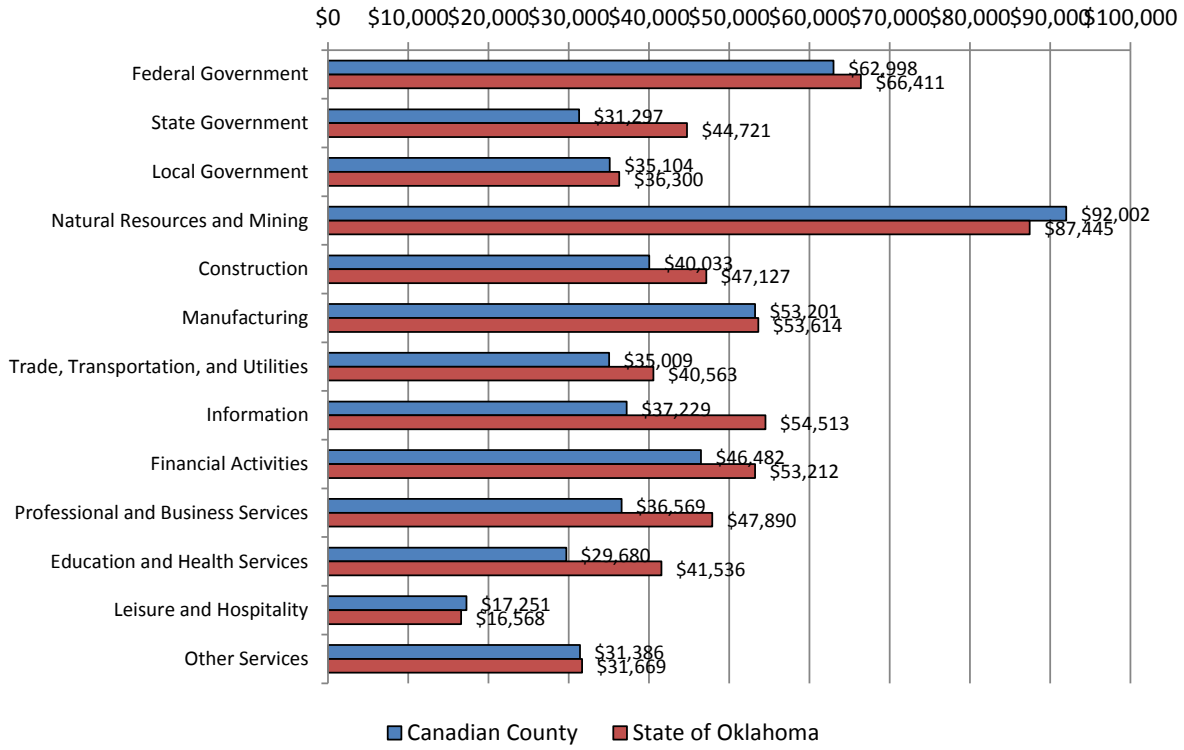
The next table presents average annual pay in Canadian County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Canadian County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	$62,998	$66,411	$75,784	94.9%	83.1%
State Government	$31,297	$44,721	$54,184	70.0%	57.8%
Local Government	$35,104	$36,300	$46,146	96.7%	76.1%
Natural Resources and Mining	$92,002	$87,445	$59,666	105.2%	154.2%
Construction	$40,033	$47,127	$55,041	84.9%	72.7%
Manufacturing	$53,201	$53,614	$62,977	99.2%	84.5%
Trade, Transportation, and Utilities	$35,009	$40,563	$42,988	86.3%	81.4%
Information	$37,229	$54,513	$90,804	68.3%	41.0%
Financial Activities	$46,482	$53,212	$85,261	87.4%	54.5%
Professional and Business Services	$36,569	$47,890	$66,657	76.4%	54.9%
Education and Health Services	$29,680	$41,536	$45,951	71.5%	64.6%
Leisure and Hospitality	$17,251	$16,568	$20,993	104.1%	82.2%
Other Services	$31,386	$31,669	$33,935	99.1%	92.5%
Total	**$40,453**	**$43,774**	**$51,361**	**92.4%**	**78.8%**

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

Average Annual Pay - 2014



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

In comparison with the rest of Oklahoma, Canadian County has higher average wages in natural resources and mining, and leisure and hospitality, and lower average wages in each of the other employment sectors. Note that these figures are for persons employed within Canadian County, it is likely that many of the highest earners in the county are employed in Oklahoma City.

Working Families

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

Families by Employment Status and Presence of Children

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families	**6,345**		**3,556**		**4,858**		**31,211**		**961,468**	
With Children <18 Years:	2,953	46.54%	1,575	44.29%	2,547	52.43%	15,131	48.48%	425,517	44.26%
Married Couple:	2,215	75.01%	1,004	63.75%	1,856	72.87%	11,401	75.35%	281,418	66.14%
Both Parents Employed	1,630	73.59%	623	62.05%	1,295	69.77%	8,337	73.13%	166,700	59.24%
One Parent Employed	535	24.15%	350	34.86%	528	28.45%	2,863	25.11%	104,817	37.25%
Neither Parent Employed	50	2.26%	31	3.09%	33	1.78%	201	1.76%	9,901	3.52%
Other Family:	738	24.99%	571	36.25%	691	27.13%	3,730	24.65%	144,099	33.86%
Male Householder:	147	19.92%	273	47.81%	199	28.80%	1,182	31.69%	36,996	25.67%
Employed	130	88.44%	273	100.00%	182	91.46%	1,073	90.78%	31,044	83.91%
Not Employed	17	11.56%	0	0.00%	17	8.54%	109	9.22%	5,952	16.09%
Female Householder:	591	80.08%	298	52.19%	492	71.20%	2,548	68.31%	107,103	74.33%
Employed	484	81.90%	240	80.54%	375	76.22%	1,989	78.06%	75,631	70.62%
Not Employed	107	18.10%	58	19.46%	117	23.78%	559	21.94%	31,472	29.38%
Without Children <18 Years:	3,392	53.46%	1,981	55.71%	2,311	47.57%	16,080	51.52%	535,951	55.74%
Married Couple:	2,935	86.53%	1,496	75.52%	1,982	85.76%	13,827	85.99%	431,868	80.58%
Both Spouses Employed	1,241	42.28%	466	31.15%	1,019	51.41%	6,652	48.11%	167,589	38.81%
One Spouse Employed	790	26.92%	489	32.69%	520	26.24%	3,863	27.94%	138,214	32.00%
Neither Spouse Employed	904	30.80%	541	36.16%	443	22.35%	3,312	23.95%	126,065	29.19%
Other Family:	457	13.47%	485	24.48%	329	14.24%	2,253	14.01%	104,083	19.42%
Male Householder:	65	7.19%	156	28.84%	57	12.87%	616	18.60%	32,243	25.58%
Employed	41	63.08%	90	57.69%	34	59.65%	389	63.15%	19,437	60.28%
Not Employed	24	36.92%	66	42.31%	23	40.35%	227	36.85%	12,806	39.72%
Female Householder:	392	85.78%	329	67.84%	272	82.67%	1,637	72.66%	71,840	69.02%
Employed	238	60.71%	176	53.50%	122	44.85%	904	55.22%	36,601	50.95%
Not Employed	154	39.29%	153	46.50%	150	55.15%	733	44.78%	35,239	49.05%
Total Working Families:	*5,089*	*80.20%*	*2,707*	*76.12%*	*4,075*	*83.88%*	*26,070*	*83.53%*	*740,033*	*76.97%*
With Children <18 Years:	*2,779*	*54.61%*	*1,486*	*54.89%*	*2,380*	*58.40%*	*14,262*	*54.71%*	*378,192*	*51.10%*
Without Children <18 Years:	*2,310*	*45.39%*	*1,221*	*45.11%*	*1,695*	*41.60%*	*11,808*	*45.29%*	*361,841*	*48.90%*

Source: 2009-2013 American Community Survey, Table B23007

Families by Employment Status and Presence of Children						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	**1,690**		**31,211**		**961,468**	
With Children <18 Years:	970	57.40%	15,131	48.48%	425,517	44.26%
Married Couple:	816	84.12%	11,401	75.35%	281,418	66.14%
Both Parents Employed	682	83.58%	8,337	73.13%	166,700	59.24%
One Parent Employed	125	15.32%	2,863	25.11%	104,817	37.25%
Neither Parent Employed	9	1.10%	201	1.76%	9,901	3.52%
Other Family:	154	15.88%	3,730	24.65%	144,099	33.86%
Male Householder:	38	24.68%	1,182	31.69%	36,996	25.67%
Employed	38	100.00%	1,073	90.78%	31,044	83.91%
Not Employed	0	0.00%	109	9.22%	5,952	16.09%
Female Householder:	116	75.32%	2,548	68.31%	107,103	74.33%
Employed	72	62.07%	1,989	78.06%	75,631	70.62%
Not Employed	44	37.93%	559	21.94%	31,472	29.38%
Without Children <18 Years:	720	42.60%	16,080	51.52%	535,951	55.74%
Married Couple:	650	90.28%	13,827	85.99%	431,868	80.58%
Both Spouses Employed	415	63.85%	6,652	48.11%	167,589	38.81%
One Spouse Employed	144	22.15%	3,863	27.94%	138,214	32.00%
Neither Spouse Employed	91	14.00%	3,312	23.95%	126,065	29.19%
Other Family:	70	9.72%	2,253	14.01%	104,083	19.42%
Male Householder:	10	10.99%	616	18.60%	32,243	25.58%
Employed	0	0.00%	389	63.15%	19,437	60.28%
Not Employed	10	100.00%	227	36.85%	12,806	39.72%
Female Householder:	60	85.71%	1,637	72.66%	71,840	69.02%
Employed	22	36.67%	904	55.22%	36,601	50.95%
Not Employed	38	63.33%	733	44.78%	35,239	49.05%
Total Working Families:	*1,498*	*88.64%*	*26,070*	*83.53%*	*740,033*	*76.97%*
With Children <18 Years:	*917*	*61.21%*	*14,262*	*54.71%*	*378,192*	*51.10%*
Without Children <18 Years:	*581*	*38.79%*	*11,808*	*45.29%*	*361,841*	*48.90%*

Source: 2009-2013 American Community Survey, Table B23007

Within Canadian County, there are 26,070 working families, 54.71% 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 Canadian County area include the local school districts such as Yukon and Mustang, Integris Canadian Valley Regional Hospital, municipal governments, Canadian County, and the oil and gas industry as a whole.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work										
	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	**10,993**		**6,672**		**8,874**		**56,216**		**1,613,364**	
Less than 15 minutes	3,053	27.77%	3,658	54.83%	1,914	21.57%	14,898	26.50%	581,194	36.02%
15 to 30 minutes	5,401	49.13%	1,132	16.97%	3,831	43.17%	23,833	42.40%	625,885	38.79%
30 to 45 minutes	1,961	17.84%	1,190	17.84%	2,304	25.96%	12,824	22.81%	260,192	16.13%
45 to 60 minutes	239	2.17%	466	6.98%	463	5.22%	2,619	4.66%	74,625	4.63%
60 or more minutes	339	3.08%	226	3.39%	362	4.08%	2,042	3.63%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Workers 16 Years and Over by Commuting Time to Work						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	**2,986**		**56,216**		**1,613,364**	
Less than 15 minutes	561	18.79%	14,898	26.50%	581,194	36.02%
15 to 30 minutes	893	29.91%	23,833	42.40%	625,885	38.79%
30 to 45 minutes	1,098	36.77%	12,824	22.81%	260,192	16.13%
45 to 60 minutes	294	9.85%	2,619	4.66%	74,625	4.63%
60 or more minutes	140	4.69%	2,042	3.63%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Canadian County, the largest percentage of workers (42.40%) travel 15 to 30 minutes to work. Although Canadian County has an active labor market, it also serves to some extent as a bedroom community to the greater Oklahoma City metro area.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work										
	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	**11,307**		**6,822**		**9,011**		**58,019**		**1,673,026**	
Car, Truck or Van:	10,694	94.58%	6,134	89.91%	8,803	97.69%	54,830	94.50%	1,551,461	92.73%
Drove Alone	*9,655*	*90.28%*	*5,270*	*85.91%*	*8,106*	*92.08%*	*49,576*	*90.42%*	*1,373,407*	*88.52%*
Carpooled	*1,039*	*9.72%*	*864*	*14.09%*	*697*	*7.92%*	*5,254*	*9.58%*	*178,054*	*11.48%*
Public Transportation	23	0.20%	17	0.25%	11	0.12%	84	0.14%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	0	0.00%	0	0.00%	984	0.06%
Motorcycle	33	0.29%	16	0.23%	16	0.18%	150	0.26%	3,757	0.22%
Bicycle	74	0.65%	24	0.35%	0	0.00%	113	0.19%	4,227	0.25%
Walked	101	0.89%	76	1.11%	25	0.28%	409	0.70%	30,401	1.82%
Other Means	68	0.60%	405	5.94%	19	0.21%	630	1.09%	14,442	0.86%
Worked at Home	314	2.78%	150	2.20%	137	1.52%	1,803	3.11%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Workers 16 Years and Over by Means of Transportation to Work

	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	**3,084**		**58,019**		**1,673,026**	
Car, Truck or Van:	2,973	96.40%	54,830	94.50%	1,551,461	92.73%
Drove Alone	*2,796*	*94.05%*	*49,576*	*90.42%*	*1,373,407*	*88.52%*
Carpooled	*177*	*5.95%*	*5,254*	*9.58%*	*178,054*	*11.48%*
Public Transportation	0	0.00%	84	0.14%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	150	0.26%	3,757	0.22%
Bicycle	0	0.00%	113	0.19%	4,227	0.25%
Walked	0	0.00%	409	0.70%	30,401	1.82%
Other Means	13	0.42%	630	1.09%	14,442	0.86%
Worked at Home	98	3.18%	1,803	3.11%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Canadian 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
Yukon	8,135	9,231	1.27%	9,998	1.61%
El Reno	6,484	6,595	0.17%	7,033	1.29%
Mustang	4,930	6,851	3.35%	7,506	1.84%
Piedmont	1,270	2,006	4.68%	2,241	2.24%
Canadian County	33,969	45,810	3.04%	51,946	2.55%
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 Canadian County grew by 2.55% per year, to a total of 51,946 housing units in 2015. In terms of new housing unit construction, Canadian County outpaced Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	**9,066**		**6,623**		**6,698**		**46,016**		**1,669,828**	
1 Unit, Detached	7,644	84.32%	5,352	80.81%	5,702	85.13%	37,428	81.34%	1,219,987	73.06%
1 Unit, Attached	73	0.81%	153	2.31%	154	2.30%	849	1.85%	34,434	2.06%
Duplex Units	113	1.25%	168	2.54%	109	1.63%	550	1.20%	34,207	2.05%
3-4 Units	151	1.67%	212	3.20%	42	0.63%	472	1.03%	42,069	2.52%
5-9 Units	413	4.56%	152	2.30%	86	1.28%	1,054	2.29%	59,977	3.59%
10-19 Units	153	1.69%	86	1.30%	400	5.97%	1,748	3.80%	57,594	3.45%
20-49 Units	169	1.86%	123	1.86%	110	1.64%	553	1.20%	29,602	1.77%
50 or More Units	152	1.68%	99	1.49%	64	0.96%	627	1.36%	30,240	1.81%
Mobile Homes	198	2.18%	268	4.05%	31	0.46%	2,699	5.87%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	10	0.15%	0	0.00%	36	0.08%	2,159	0.13%
Total Multifamily Units	**1,151**	**12.70%**	**840**	**12.68%**	**811**	**12.11%**	**5,004**	**10.87%**	**253,689**	**15.19%**

Source: 2009-2013 American Community Survey, Table B25024

2013 Housing Units by Units in Structure						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	**2,224**		**46,016**		**1,669,828**	
1 Unit, Detached	2,201	98.97%	37,428	81.34%	1,219,987	73.06%
1 Unit, Attached	8	0.36%	849	1.85%	34,434	2.06%
Duplex Units	0	0.00%	550	1.20%	34,207	2.05%
3-4 Units	0	0.00%	472	1.03%	42,069	2.52%
5-9 Units	0	0.00%	1,054	2.29%	59,977	3.59%
10-19 Units	0	0.00%	1,748	3.80%	57,594	3.45%
20-49 Units	0	0.00%	553	1.20%	29,602	1.77%
50 or More Units	0	0.00%	627	1.36%	30,240	1.81%
Mobile Homes	15	0.67%	2,699	5.87%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	36	0.08%	2,159	0.13%
Total Multifamily Units	**0**	**0.00%**	**5,004**	**10.87%**	**253,689**	**15.19%**

Source: 2009-2013 American Community Survey, Table B25024

Within Canadian County, 81.34% of housing units are single-family, detached. 10.87% of housing units are multifamily in structure (two or more units per building), while 5.94% of housing units comprise mobile homes, RVs, etc.

Within Yukon, 84.32% of housing units are single-family, detached. 12.70% of housing units are multifamily in structure, while 2.18% of housing units comprise mobile homes, RVs, etc.

Within El Reno, 80.81% of housing units are single-family, detached. 12.68% of housing units are multifamily in structure, while 4.20% of housing units comprise mobile homes, RVs, etc.

Within Mustang, 85.13% of housing units are single-family, detached. 12.11% of housing units are multifamily in structure, while 0.46% of housing units comprise mobile homes, RVs, etc.

Within Piedmont, 98.97% of housing units are single-family, detached. 0.00% of housing units are multifamily in structure, while 0.67% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms										
	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**8,549**		**5,693**		**6,368**		**41,876**		**1,444,081**	
Owner Occupied:	**6,473**	**75.72%**	**3,776**	**66.33%**	**4,858**	**76.29%**	**32,355**	**77.26%**	**968,736**	**67.08%**
No Bedroom	0	0.00%	0	0.00%	8	0.16%	28	0.09%	2,580	0.27%
1 Bedroom	12	0.19%	78	2.07%	8	0.16%	179	0.55%	16,837	1.74%
2 Bedrooms	468	7.23%	810	21.45%	405	8.34%	2,756	8.52%	166,446	17.18%
3 Bedrooms	4,702	72.64%	2,278	60.33%	3,347	68.90%	21,540	66.57%	579,135	59.78%
4 Bedrooms	1,230	19.00%	561	14.86%	1,037	21.35%	7,090	21.91%	177,151	18.29%
5 or More Bedrooms	61	0.94%	49	1.30%	53	1.09%	762	2.36%	26,587	2.74%
Renter Occupied:	**2,076**	**24.28%**	**1,917**	**33.67%**	**1,510**	**23.71%**	**9,521**	**22.74%**	**475,345**	**32.92%**
No Bedroom	29	1.40%	72	3.76%	65	4.30%	208	2.18%	13,948	2.93%
1 Bedroom	491	23.65%	479	24.99%	112	7.42%	1,630	17.12%	101,850	21.43%
2 Bedrooms	480	23.12%	724	37.77%	536	35.50%	3,090	32.45%	179,121	37.68%
3 Bedrooms	926	44.61%	524	27.33%	697	46.16%	3,845	40.38%	152,358	32.05%
4 Bedrooms	139	6.70%	108	5.63%	89	5.89%	669	7.03%	24,968	5.25%
5 or More Bedrooms	11	0.53%	10	0.52%	11	0.73%	79	0.83%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

2013 Housing Units by Tenure and Number of Bedrooms						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**2,096**		**41,876**		**1,444,081**	
Owner Occupied:	**1,911**	**91.17%**	**32,355**	**77.26%**	**968,736**	**67.08%**
No Bedroom	0	0.00%	28	0.09%	2,580	0.27%
1 Bedroom	0	0.00%	179	0.55%	16,837	1.74%
2 Bedrooms	109	5.70%	2,756	8.52%	166,446	17.18%
3 Bedrooms	1,294	67.71%	21,540	66.57%	579,135	59.78%
4 Bedrooms	445	23.29%	7,090	21.91%	177,151	18.29%
5 or More Bedrooms	63	3.30%	762	2.36%	26,587	2.74%
Renter Occupied:	**185**	**8.83%**	**9,521**	**22.74%**	**475,345**	**32.92%**
No Bedroom	0	0.00%	208	2.18%	13,948	2.93%
1 Bedroom	0	0.00%	1,630	17.12%	101,850	21.43%
2 Bedrooms	50	27.03%	3,090	32.45%	179,121	37.68%
3 Bedrooms	114	61.62%	3,845	40.38%	152,358	32.05%
4 Bedrooms	21	11.35%	669	7.03%	24,968	5.25%
5 or More Bedrooms	0	0.00%	79	0.83%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Canadian County is 77.26%, while 22.74% of housing units are renter occupied. In Yukon, the homeownership rate is 75.72%, while 24.28% of households are renters. In El Reno 66.33% of households are homeowners while 33.67% are renters, and in Mustang the homeownership rate is 76.29% while 23.71% are renters. In Piedmont, the homeownership rate is 91.17%, while 8.83% of households are renters.

Housing Units Tenure and Household Income

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

Canadian County Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**41,876**	**32,355**	**9,521**	**77.26%**	**22.74%**
Less than $5,000	529	367	162	69.38%	30.62%
$5,000 - $9,999	759	250	509	32.94%	67.06%
$10,000-$14,999	1,311	683	628	52.10%	47.90%
$15,000-$19,999	1,348	627	721	46.51%	53.49%
$20,000-$24,999	1,738	1,030	708	59.26%	40.74%
$25,000-$34,999	3,515	2,283	1,232	64.95%	35.05%
$35,000-$49,999	6,405	4,440	1,965	69.32%	30.68%
$50,000-$74,999	9,244	7,352	1,892	79.53%	20.47%
$75,000-$99,999	6,775	5,830	945	86.05%	13.95%
$100,000-$149,999	7,170	6,501	669	90.67%	9.33%
$150,000 or more	3,082	2,992	90	97.08%	2.92%
Income Less Than $25,000	**5,685**	**2,957**	**2,728**	**52.01%**	**47.99%**

Source: 2009-2013 American Community Survey, Table B25118

Within Canadian County as a whole, 47.99% of households with incomes less than $25,000 are estimated to be renters, while 52.01% are estimated to be homeowners.

Yukon Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**8,549**	**6,473**	**2,076**	**75.72%**	**24.28%**
Less than $5,000	108	67	41	62.04%	37.96%
$5,000 - $9,999	152	71	81	46.71%	53.29%
$10,000-$14,999	292	167	125	57.19%	42.81%
$15,000-$19,999	343	124	219	36.15%	63.85%
$20,000-$24,999	517	250	267	48.36%	51.64%
$25,000-$34,999	656	450	206	68.60%	31.40%
$35,000-$49,999	1,188	813	375	68.43%	31.57%
$50,000-$74,999	1,875	1,456	419	77.65%	22.35%
$75,000-$99,999	1,587	1,355	232	85.38%	14.62%
$100,000-$149,999	1,201	1,105	96	92.01%	7.99%
$150,000 or more	630	615	15	97.62%	2.38%
Income Less Than $25,000	**1,412**	**679**	**733**	**48.09%**	**51.91%**

Source: 2009-2013 American Community Survey, Table B25118

Within Yukon, 51.91% of households with incomes less than $25,000 are estimated to be renters, while 48.09% are estimated to be homeowners.

El Reno Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**5,693**	**3,776**	**1,917**	**66.33%**	**33.67%**
Less than $5,000	124	53	71	42.74%	57.26%
$5,000 - $9,999	245	18	227	7.35%	92.65%
$10,000-$14,999	368	181	187	49.18%	50.82%
$15,000-$19,999	249	118	131	47.39%	52.61%
$20,000-$24,999	453	240	213	52.98%	47.02%
$25,000-$34,999	668	380	288	56.89%	43.11%
$35,000-$49,999	1,000	659	341	65.90%	34.10%
$50,000-$74,999	1,099	879	220	79.98%	20.02%
$75,000-$99,999	676	546	130	80.77%	19.23%
$100,000-$149,999	618	516	102	83.50%	16.50%
$150,000 or more	193	186	7	96.37%	3.63%
Income Less Than $25,000	**1,439**	**610**	**829**	**42.39%**	**57.61%**

Source: 2009-2013 American Community Survey, Table B25118

Within El Reno, 57.61% of households with incomes less than $25,000 are estimated to be renters, while 42.39% are estimated to be homeowners.

Mustang Owner/Renter Percentages by Income Band in 2013					
Household Income	**Total Households**	**Total Owners**	**Total Renters**	**% Owners**	**% Renters**
Total	**6,368**	**4,858**	**1,510**	**76.29%**	**23.71%**
Less than $5,000	41	41	0	100.00%	0.00%
$5,000 - $9,999	45	28	17	62.22%	37.78%
$10,000-$14,999	161	73	88	45.34%	54.66%
$15,000-$19,999	275	96	179	34.91%	65.09%
$20,000-$24,999	233	156	77	66.95%	33.05%
$25,000-$34,999	640	365	275	57.03%	42.97%
$35,000-$49,999	884	555	329	62.78%	37.22%
$50,000-$74,999	1,508	1,153	355	76.46%	23.54%
$75,000-$99,999	1,033	896	137	86.74%	13.26%
$100,000-$149,999	1,090	1,071	19	98.26%	1.74%
$150,000 or more	458	424	34	92.58%	7.42%
Income Less Than $25,000	**755**	**394**	**361**	**52.19%**	**47.81%**

Source: 2009-2013 American Community Survey, Table B25118

Within Mustang, 47.81% of households with incomes less than $25,000 are estimated to be renters, while 52.19% are estimated to be homeowners.

Piedmont Owner/Renter Percentages by Income Band in 2013					
Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	**2,096**	**1,911**	**185**	**91.17%**	**8.83%**
Less than $5,000	28	28	0	100.00%	0.00%
$5,000 - $9,999	51	35	16	68.63%	31.37%
$10,000-$14,999	8	0	8	0.00%	100.00%
$15,000-$19,999	30	30	0	100.00%	0.00%
$20,000-$24,999	60	52	8	86.67%	13.33%
$25,000-$34,999	121	75	46	61.98%	38.02%
$35,000-$49,999	194	166	28	85.57%	14.43%
$50,000-$74,999	665	629	36	94.59%	5.41%
$75,000-$99,999	258	258	0	100.00%	0.00%
$100,000-$149,999	442	399	43	90.27%	9.73%
$150,000 or more	239	239	0	100.00%	0.00%
Income Less Than $25,000	**177**	**145**	**32**	**81.92%**	**18.08%**

Source: 2009-2013 American Community Survey, Table B25118

Within Piedmont, 18.08% of households with incomes less than $25,000 are estimated to be renters, while 81.92% 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

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**8,549**		**5,693**		**6,368**		**41,876**		**1,444,081**	
Owner Occupied:	**6,473**	**75.72%**	**3,776**	**66.33%**	**4,858**	**76.29%**	**32,355**	**77.26%**	**968,736**	**67.08%**
Built 2010 or Later	98	1.51%	14	0.37%	59	1.21%	796	2.46%	10,443	1.08%
Built 2000 to 2009	938	14.49%	207	5.48%	1,388	28.57%	9,045	27.96%	153,492	15.84%
Built 1990 to 1999	742	11.46%	198	5.24%	576	11.86%	4,379	13.53%	125,431	12.95%
Built 1980 to 1989	1,205	18.62%	474	12.55%	1,094	22.52%	5,889	18.20%	148,643	15.34%
Built 1970 to 1979	1,996	30.84%	790	20.92%	1,074	22.11%	6,539	20.21%	184,378	19.03%
Built 1960 to 1969	944	14.58%	426	11.28%	470	9.67%	2,394	7.40%	114,425	11.81%
Built 1950 to 1959	298	4.60%	526	13.93%	147	3.03%	1,255	3.88%	106,544	11.00%
Built 1940 to 1949	143	2.21%	458	12.13%	44	0.91%	831	2.57%	50,143	5.18%
Built 1939 or Earlier	109	1.68%	683	18.09%	6	0.12%	1,227	3.79%	75,237	7.77%
Median Year Built:		1979		1965		1986		1987		1977
Renter Occupied:	**2,076**	**24.28%**	**1,917**	**33.67%**	**1,510**	**23.71%**	**9,521**	**22.74%**	**475,345**	**32.92%**
Built 2010 or Later	0	0.00%	8	0.42%	17	1.13%	407	4.27%	5,019	1.06%
Built 2000 to 2009	172	8.29%	273	14.24%	403	26.69%	2,355	24.73%	50,883	10.70%
Built 1990 to 1999	100	4.82%	85	4.43%	238	15.76%	856	8.99%	47,860	10.07%
Built 1980 to 1989	372	17.92%	205	10.69%	422	27.95%	1,703	17.89%	77,521	16.31%
Built 1970 to 1979	757	36.46%	222	11.58%	251	16.62%	1,791	18.81%	104,609	22.01%
Built 1960 to 1969	342	16.47%	230	12.00%	152	10.07%	909	9.55%	64,546	13.58%
Built 1950 to 1959	77	3.71%	163	8.50%	21	1.39%	323	3.39%	54,601	11.49%
Built 1940 to 1949	91	4.38%	311	16.22%	0	0.00%	477	5.01%	31,217	6.57%
Built 1939 or Earlier	165	7.95%	420	21.91%	6	0.40%	700	7.35%	39,089	8.22%
Median Year Built:		1975		1963		1988		1983		1975
Overall Median Year Built:		**1979**		**1964**		**1987**		**1986**		**1976**

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

2013 Housing Units by Tenure and Year of Construction

	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	**2,096**		**41,876**		**1,444,081**	
Owner Occupied:	**1,911**	**91.17%**	**32,355**	**77.26%**	**968,736**	**67.08%**
Built 2010 or Later	63	3.30%	796	2.46%	10,443	1.08%
Built 2000 to 2009	572	29.93%	9,045	27.96%	153,492	15.84%
Built 1990 to 1999	396	20.72%	4,379	13.53%	125,431	12.95%
Built 1980 to 1989	325	17.01%	5,889	18.20%	148,643	15.34%
Built 1970 to 1979	422	22.08%	6,539	20.21%	184,378	19.03%
Built 1960 to 1969	35	1.83%	2,394	7.40%	114,425	11.81%
Built 1950 to 1959	26	1.36%	1,255	3.88%	106,544	11.00%
Built 1940 to 1949	18	0.94%	831	2.57%	50,143	5.18%
Built 1939 or Earlier	54	2.83%	1,227	3.79%	75,237	7.77%
Median Year Built:		1992		1987		1977
Renter Occupied:	**185**	**8.83%**	**9,521**	**22.74%**	**475,345**	**32.92%**
Built 2010 or Later	0	0.00%	407	4.27%	5,019	1.06%
Built 2000 to 2009	20	10.81%	2,355	24.73%	50,883	10.70%
Built 1990 to 1999	8	4.32%	856	8.99%	47,860	10.07%
Built 1980 to 1989	19	10.27%	1,703	17.89%	77,521	16.31%
Built 1970 to 1979	61	32.97%	1,791	18.81%	104,609	22.01%
Built 1960 to 1969	19	10.27%	909	9.55%	64,546	13.58%
Built 1950 to 1959	8	4.32%	323	3.39%	54,601	11.49%
Built 1940 to 1949	34	18.38%	477	5.01%	31,217	6.57%
Built 1939 or Earlier	16	8.65%	700	7.35%	39,089	8.22%
Median Year Built:		1973		1983		1975
Overall Median Year Built:		**1992**		**1986**		**1976**

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

Within Canadian County, 30.10% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Yukon the percentage is 14.13%. Within El Reno the percentage is 8.82%, while in Mustang the percentage is 29.32%. In Piedmont the percentage is 31.25%.

57.40% of housing units in Canadian County were built prior to 1990, while in Yukon the percentage is 76.02%. These figures compare with the statewide figure of 72.78%. In El Reno the percentage is 86.21%, and in Mustang 57.90% were constructed prior to 1990. In Piedmont the percentage is 49.48%.

Substandard Housing

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

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

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

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

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

2013 Substandard Housing Units

	Occupied	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
	Units	Number	Percent	Number	Percent	Number	Percent
Yukon	8,549	19	0.22%	68	0.80%	12	0.14%
El Reno	5,693	16	0.28%	90	1.58%	8	0.14%
Mustang	6,368	0	0.00%	53	0.83%	33	0.52%
Piedmont	2,096	0	0.00%	0	0.00%	27	1.29%
Canadian County	41,876	152	0.36%	453	1.08%	126	0.30%
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 Canadian County, 0.36% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 1.08% have inadequate kitchen facilities (compared with 0.90% at a statewide level). It is likely that there is at least some overlap between these two figures, among units lacking both complete plumbing and kitchen facilities.

Vacancy Rates

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

2013 Housing Units by Vacancy

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	9,066		6,623		6,698		46,016		1,669,828	
Total Vacant Units	517	5.70%	930	14.04%	330	4.93%	4,140	9.00%	225,747	13.52%
For rent	28	5.42%	191	20.54%	79	23.94%	654	15.80%	43,477	19.26%
Rented, not occupied	149	28.82%	32	3.44%	51	15.45%	391	9.44%	9,127	4.04%
For sale only	21	4.06%	169	18.17%	74	22.42%	541	13.07%	23,149	10.25%
Sold, not occupied	0	0.00%	70	7.53%	45	13.64%	212	5.12%	8,618	3.82%
For seasonal, recreational, or occasional use	14	2.71%	5	0.54%	55	16.67%	590	14.25%	39,475	17.49%
For migrant workers	0	0.00%	18	1.94%	0	0.00%	18	0.43%	746	0.33%
Other vacant	305	58.99%	445	47.85%	26	7.88%	1,734	41.88%	101,155	44.81%
Homeowner Vacancy Rate	0.32%		4.21%		1.49%		1.63%		2.31%	
Rental Vacancy Rate	1.24%		8.93%		4.82%		6.19%		8.24%	

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

2013 Housing Units by Vacancy

	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	2,224		46,016		1,669,828	
Total Vacant Units	128	5.76%	4,140	9.00%	225,747	13.52%
For rent	0	0.00%	654	15.80%	43,477	19.26%
Rented, not occupied	0	0.00%	391	9.44%	9,127	4.04%
For sale only	34	26.56%	541	13.07%	23,149	10.25%
Sold, not occupied	0	0.00%	212	5.12%	8,618	3.82%
For seasonal, recreational, or occasional use	34	26.56%	590	14.25%	39,475	17.49%
For migrant workers	0	0.00%	18	0.43%	746	0.33%
Other vacant	60	46.88%	1,734	41.88%	101,155	44.81%
Homeowner Vacancy Rate	1.75%		1.63%		2.31%	
Rental Vacancy Rate	0.00%		6.19%		8.24%	

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

Within Canadian County, the overall housing vacancy rate is estimated to be 9.00%. The homeowner vacancy rate is estimated to be 1.63%, while the rental vacancy rate is estimated to be 6.19%.

In Yukon, the overall housing vacancy rate is estimated to be 5.70%. The homeowner vacancy rate is estimated to be 0.32%, while the rental vacancy rate is estimated to be 1.24%.

In El Reno, the overall housing vacancy rate is estimated to be 14.04%. The homeowner vacancy rate is estimated to be 4.21%, while the rental vacancy rate is estimated to be 8.93%.

In Mustang, the overall housing vacancy rate is estimated to be 4.93%. The homeowner vacancy rate is estimated to be 1.49%, while the rental vacancy rate is estimated to be 4.82%.

In Piedmont, the overall housing vacancy rate is estimated to be 5.76%. The homeowner vacancy rate is estimated to be 1.75%, while the rental vacancy rate is estimated to be 0.00%.

Building Permits

The next series of tables present data regarding new residential building permits issued in Yukon, El Reno, Mustang, and Piedmont. 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.

Yukon

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	141	$186,071	0	N/A
2005	131	$205,416	0	N/A
2006	171	$184,130	0	N/A
2007	128	$218,089	0	N/A
2008	84	$227,979	0	N/A
2009	42	$250,444	0	N/A
2010	75	$216,001	0	N/A
2011	51	$193,104	2	$105,000
2012	76	$179,120	0	N/A
2013	61	$272,650	0	N/A
2014	43	$187,974	0	N/A

Source: United States Census Bureau Building Permits Survey

In Yukon, building permits for 1,005 housing units were issued between 2004 and 2014, for an average of 91 units per year. 99.80% of these housing units were single family homes, and 0.20% consisted of multifamily units.

El Reno

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	18	$130,252	0	N/A
2005	25	$134,506	95	$48,674
2006	26	$136,125	0	N/A
2007	58	$101,302	80	$76,393
2008	12	$121,940	16	$68,502
2009	14	$128,332	0	N/A
2010	16	$168,800	0	N/A
2011	17	$180,751	0	N/A
2012	11	$137,545	8	$75,000
2013	22	$178,273	0	N/A
2014	31	$166,277	8	$100,000

Source: United States Census Bureau Building Permits Survey

In El Reno, building permits for 457 housing units were issued between 2004 and 2014, for an average of 42 units per year. 54.70% of these housing units were single family homes, and 45.30% consisted of multifamily units.

Mustang

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	237	$131,771	16	$50,000
2005	236	$135,339	0	N/A
2006	297	$167,166	52	$57,693
2007	197	$162,828	0	N/A
2008	142	$176,392	0	N/A
2009	60	$165,939	4	$130,000
2010	50	$196,100	0	N/A
2011	47	$213,570	0	N/A
2012	57	$257,296	0	N/A
2013	97	$233,118	0	N/A
2014	87	$298,087	0	N/A

Source: United States Census Bureau Building Permits Survey

In Mustang, building permits for 1,579 housing units were issued between 2004 and 2014, for an average of 144 units per year. 95.44% of these housing units were single family homes, and 4.56% consisted of multifamily units.

Piedmont

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	110	$179,644	0	N/A
2005	121	$181,189	0	N/A
2006	108	$199,684	0	N/A
2007	83	$220,357	0	N/A
2008	58	$236,240	0	N/A
2009	41	$242,073	0	N/A
2010	23	$246,957	0	N/A
2011	0	N/A	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	86	$286,337	0	N/A

Source: United States Census Bureau Building Permits Survey

In Piedmont, building permits for 630 housing units were issued between 2004 and 2014, for an average of 57 units per year. 100.00% of these housing units were single family homes, and 0.00% consisted of multifamily units. We note that data was not reported between 2011 and 2013, and it is likely that a significant number of homes were permitted during that time.

New Construction Activity

For Ownership:

New home construction for ownership has occurred throughout Canadian County over the last several years, with the greatest amount in the eastern portions of the county, in the areas of Yukon, Piedmont and Mustang. Very little new construction could be considered affordable (priced in the vicinity of $150,000). We compiled sale statistics for homes constructed in or after 2014, and sold after January 2015, for all four of Canadian County's major population centers, as well as rural subdivisions outside of any community's jurisdiction:

Yukon: $239,577 average sale price, or $107.22 per square foot.

El Reno: $220,318 average sale price, or $112.75 per square foot.

Mustang: $308,656 average sale price, or $124.59 per square foot.

Piedmont: $295,445 average sale price, or $120.59 per square foot.

Rural Subdivisions: $278,136 average sale price, or $123.03 per square foot.

Median household income for Canadian County is estimated to be $65,193; outside of possibly El Reno or Yukon, these average sale prices are well above what could be afforded by a household earning at or less than this figure.

For Rent:

There have been several notable new apartment developments in the recent past in Canadian County, both market rate and affordable. Most new market rate construction is in the eastern portion of Canadian County, near Yukon, and includes:

- The Greens at Lake Overholser (336 units)
- The Park at Westpointe I&II (512 units combined)
- Canyon Ranch (300 units)

The most notable affordable rental development in the last few years is Fairway Breeze, which was completed in El Reno in 2014, and added 48 affordable rental units for families under the Affordable Housing Tax Credit program. In addition, The Residence at Yukon Hills is currently under construction; once completed it will add 60 affordable housing units for elderly occupancy, under the Affordable Housing Tax Credit program as well as the HOME Investment Partnerships program.

Finally, there is one proposed affordable rental development in El Reno: Ridgeview Heights would add 46 affordable rental units for seniors, also under the Affordable Housing Tax Credit program.

Homeownership Market

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

Housing Units by Home Value

The following table presents housing units in Canadian 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

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	**6,473**		**3,776**		**4,858**		**32,355**		**968,736**	
Less than $10,000	88	1.36%	38	1.01%	19	0.39%	320	0.99%	20,980	2.17%
$10,000 to $14,999	62	0.96%	22	0.58%	23	0.47%	235	0.73%	15,427	1.59%
$15,000 to $19,999	0	0.00%	34	0.90%	11	0.23%	171	0.53%	13,813	1.43%
$20,000 to $24,999	33	0.51%	102	2.70%	9	0.19%	280	0.87%	16,705	1.72%
$25,000 to $29,999	45	0.70%	95	2.52%	0	0.00%	290	0.90%	16,060	1.66%
$30,000 to $34,999	0	0.00%	101	2.67%	11	0.23%	284	0.88%	19,146	1.98%
$35,000 to $39,999	11	0.17%	127	3.36%	8	0.16%	168	0.52%	14,899	1.54%
$40,000 to $49,999	75	1.16%	176	4.66%	17	0.35%	467	1.44%	39,618	4.09%
$50,000 to $59,999	43	0.66%	313	8.29%	49	1.01%	578	1.79%	45,292	4.68%
$60,000 to $69,999	128	1.98%	314	8.32%	133	2.74%	869	2.69%	52,304	5.40%
$70,000 to $79,999	373	5.76%	362	9.59%	210	4.32%	1,273	3.93%	55,612	5.74%
$80,000 to $89,999	319	4.93%	315	8.34%	477	9.82%	1,593	4.92%	61,981	6.40%
$90,000 to $99,999	593	9.16%	226	5.99%	432	8.89%	1,673	5.17%	51,518	5.32%
$100,000 to $124,999	1,407	21.74%	452	11.97%	793	16.32%	5,023	15.52%	119,416	12.33%
$125,000 to $149,999	1,208	18.66%	428	11.33%	783	16.12%	5,220	16.13%	96,769	9.99%
$150,000 to $174,999	614	9.49%	218	5.77%	612	12.60%	4,175	12.90%	91,779	9.47%
$175,000 to $199,999	330	5.10%	133	3.52%	496	10.21%	2,935	9.07%	53,304	5.50%
$200,000 to $249,999	357	5.52%	170	4.50%	441	9.08%	2,751	8.50%	69,754	7.20%
$250,000 to $299,999	387	5.98%	101	2.67%	86	1.77%	1,786	5.52%	41,779	4.31%
$300,000 to $399,999	235	3.63%	30	0.79%	155	3.19%	1,457	4.50%	37,680	3.89%
$400,000 to $499,999	159	2.46%	13	0.34%	27	0.56%	320	0.99%	13,334	1.38%
$500,000 to $749,999	0	0.00%	6	0.16%	49	1.01%	307	0.95%	12,784	1.32%
$750,000 to $999,999	3	0.05%	0	0.00%	9	0.19%	110	0.34%	3,764	0.39%
$1,000,000 or more	3	0.05%	0	0.00%	8	0.16%	70	0.22%	5,018	0.52%
Median Home Value:	**$126,200**		**$86,500**		**$132,600**		**$139,200**		**$112,800**	

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

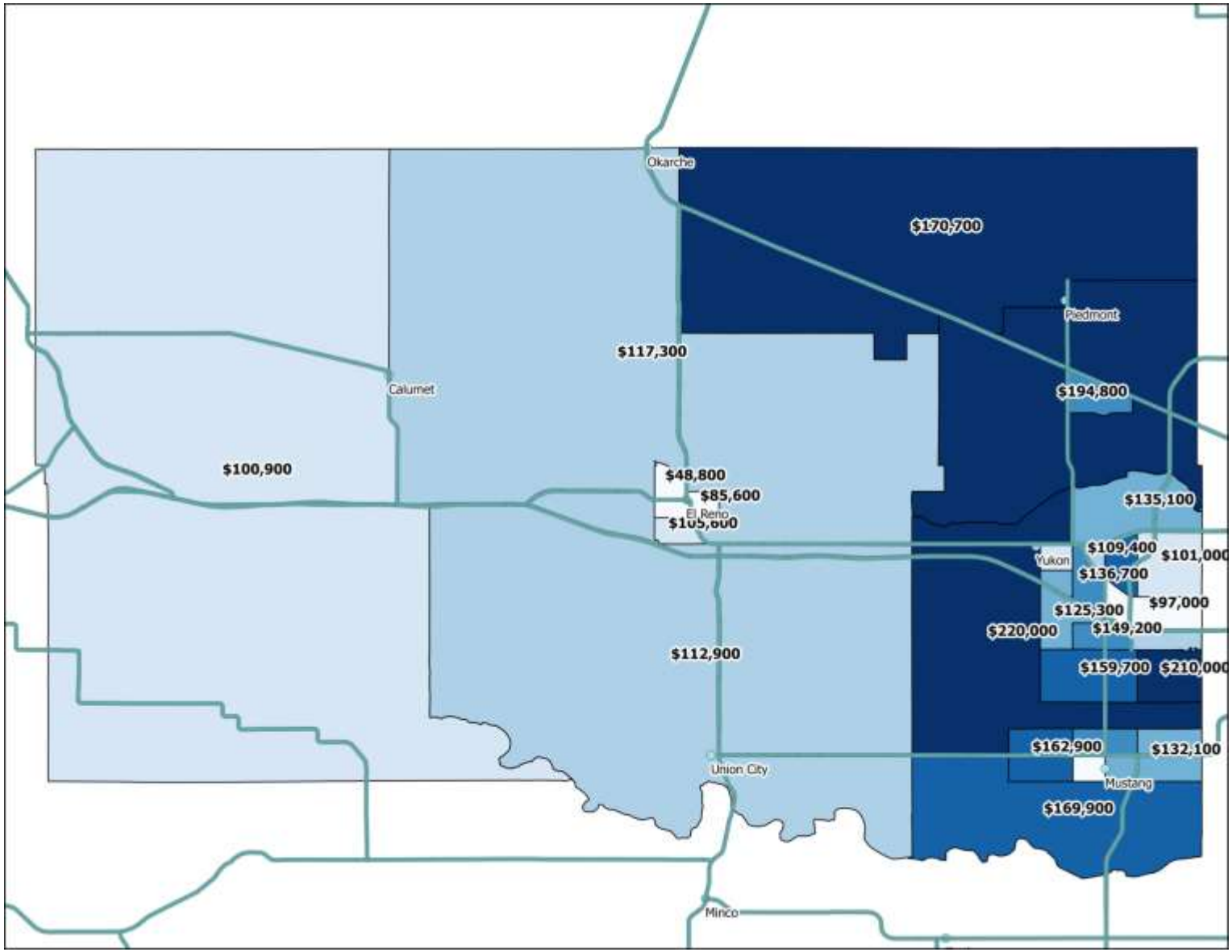
2013 Housing Units by Home Value						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	**1,911**		**32,355**		**968,736**	
Less than $10,000	0	0.00%	320	0.99%	20,980	2.17%
$10,000 to $14,999	15	0.78%	235	0.73%	15,427	1.59%
$15,000 to $19,999	0	0.00%	171	0.53%	13,813	1.43%
$20,000 to $24,999	0	0.00%	280	0.87%	16,705	1.72%
$25,000 to $29,999	10	0.52%	290	0.90%	16,060	1.66%
$30,000 to $34,999	0	0.00%	284	0.88%	19,146	1.98%
$35,000 to $39,999	0	0.00%	168	0.52%	14,899	1.54%
$40,000 to $49,999	0	0.00%	467	1.44%	39,618	4.09%
$50,000 to $59,999	10	0.52%	578	1.79%	45,292	4.68%
$60,000 to $69,999	10	0.52%	869	2.69%	52,304	5.40%
$70,000 to $79,999	37	1.94%	1,273	3.93%	55,612	5.74%
$80,000 to $89,999	13	0.68%	1,593	4.92%	61,981	6.40%
$90,000 to $99,999	49	2.56%	1,673	5.17%	51,518	5.32%
$100,000 to $124,999	265	13.87%	5,023	15.52%	119,416	12.33%
$125,000 to $149,999	295	15.44%	5,220	16.13%	96,769	9.99%
$150,000 to $174,999	296	15.49%	4,175	12.90%	91,779	9.47%
$175,000 to $199,999	243	12.72%	2,935	9.07%	53,304	5.50%
$200,000 to $249,999	285	14.91%	2,751	8.50%	69,754	7.20%
$250,000 to $299,999	151	7.90%	1,786	5.52%	41,779	4.31%
$300,000 to $399,999	140	7.33%	1,457	4.50%	37,680	3.89%
$400,000 to $499,999	13	0.68%	320	0.99%	13,334	1.38%
$500,000 to $749,999	49	2.56%	307	0.95%	12,784	1.32%
$750,000 to $999,999	16	0.84%	110	0.34%	3,764	0.39%
$1,000,000 or more	14	0.73%	70	0.22%	5,018	0.52%
Median Home Value:	**$171,200**		**$139,200**		**$112,800**	

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

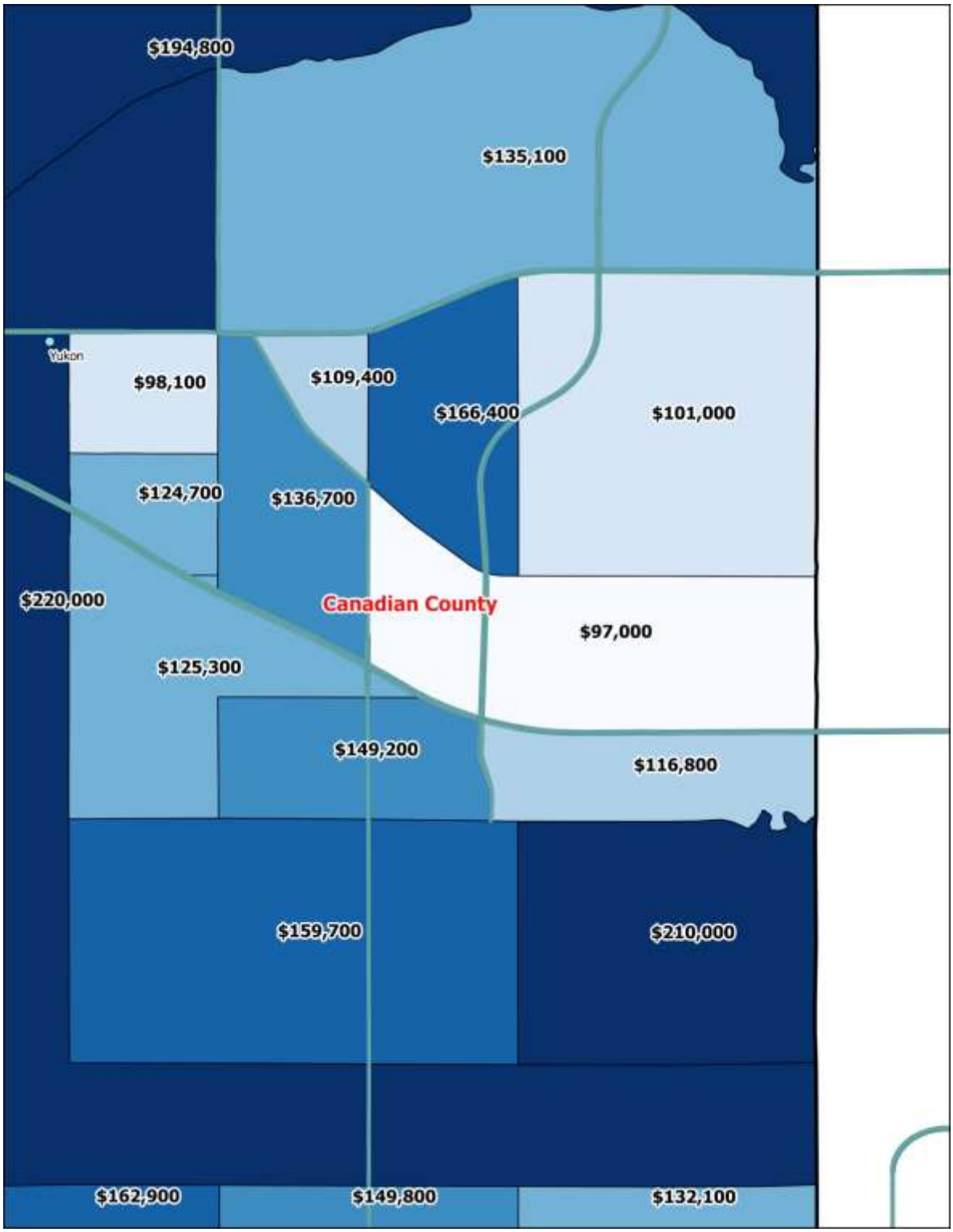
The median value of owner-occupied homes in Canadian County is $139,200. This is 23.4% greater than the statewide median, which is $112,800. The median home value in Yukon is estimated to be $126,200. The median home value in El Reno is estimated to be $86,500, while in Mustang the estimate is $132,600. Piedmont has the highest median home value, at $171,200.

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

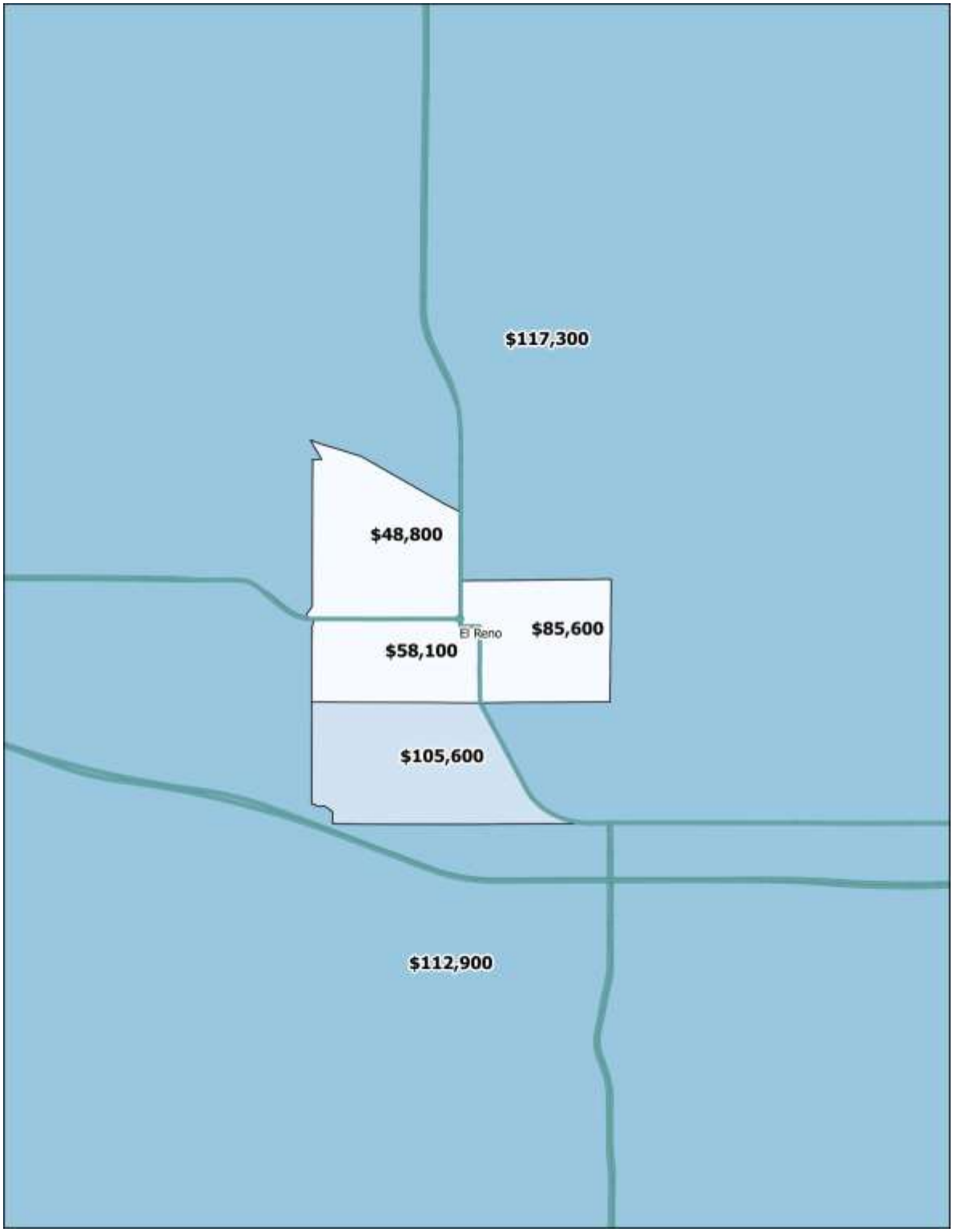
Canadian County Median Home Values by Census Tract



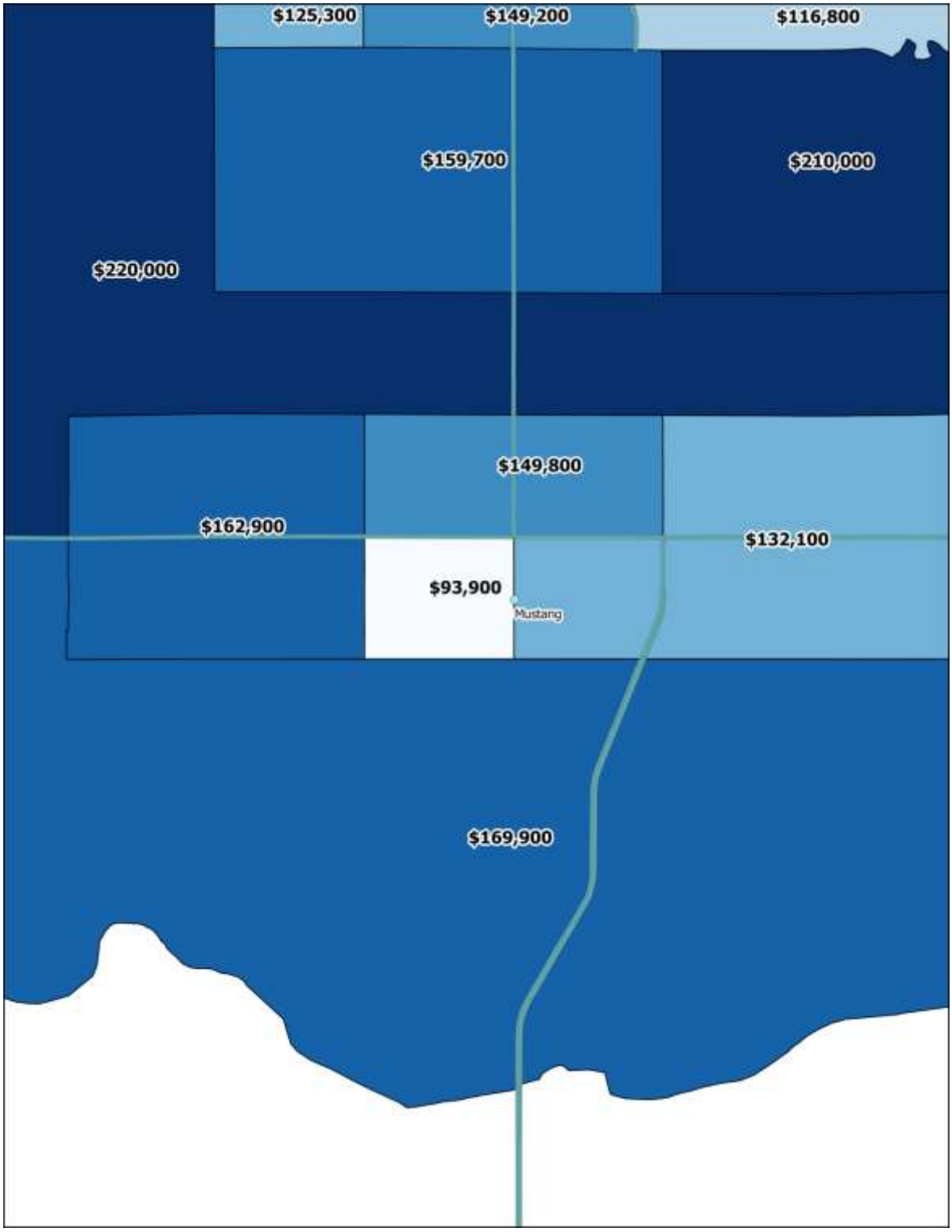
Median Home Values by Census Tract – Yukon Detail



Median Home Values by Census Tract – El Reno Detail



Median Home Values by Census Tract – Mustang Detail



Home Values by Year of Construction

The next table presents median home values in Canadian 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

	Yukon Median Value	El Reno Median Value	Mustang Median Value	Canadian County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:					
Built 2010 or Later	$215,000	-	$213,900	$186,100	$188,900
Built 2000 to 2009	$228,800	$139,500	$163,100	$179,800	$178,000
Built 1990 to 1999	$167,500	$123,300	$173,400	$160,000	$147,300
Built 1980 to 1989	$130,900	$101,900	$108,500	$122,500	$118,300
Built 1970 to 1979	$113,500	$120,200	$109,400	$122,900	$111,900
Built 1960 to 1969	$98,600	$90,000	$94,900	$100,300	$97,100
Built 1950 to 1959	$79,600	$70,600	$94,300	$78,700	$80,300
Built 1940 to 1949	$92,500	$56,600	$81,800	$74,100	$67,900
Built 1939 or Earlier	$92,500	$75,300	-	$82,700	$74,400

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

2013 Median Home Value by Year of Construction

	Piedmont Median Value	Canadian County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	$203,900	$186,100	$188,900
Built 2000 to 2009	$195,300	$179,800	$178,000
Built 1990 to 1999	$190,900	$160,000	$147,300
Built 1980 to 1989	$142,600	$122,500	$118,300
Built 1970 to 1979	$144,400	$122,900	$111,900
Built 1960 to 1969	$110,200	$100,300	$97,100
Built 1950 to 1959	-	$78,700	$80,300
Built 1940 to 1949	-	$74,100	$67,900
Built 1939 or Earlier	$77,300	$82,700	$74,400

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

Yukon Single Family Sales Activity

The following tables show single family sales data for Yukon, separated between two, three and four bedroom units, as well as all housing units as a whole.

Yukon Single Family Sales Activity
Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	20	31	28	21	23
Median List Price	$89,200	$69,500	$89,900	$89,900	$91,160
Median Sale Price	$88,250	$69,500	$92,900	$89,000	$91,000
Sale/List Price Ratio	98.9%	100.0%	103.3%	99.0%	99.8%
Median Square Feet	1,204	994	1,129	1,178	1,190
Median Price/SF	$73.30	$69.92	$82.29	$75.55	$76.47
Med. Days on Market	85	46	13	17	12

Source: OKC MLS

Yukon Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	726	807	1,003	1,070	922
Median List Price	$131,200	$138,609	$146,900	$153,354	$159,250
Median Sale Price	$129,900	$136,000	$145,000	$150,203	$156,800
Sale/List Price Ratio	99.0%	98.1%	98.7%	97.9%	98.5%
Median Square Feet	1,606	1,635	1,645	1,646	1,676
Median Price/SF	$80.88	$83.18	$88.15	$91.25	$93.56
Med. Days on Market	63	47	42	24	23

Source: OKC MLS

Yukon Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	237	287	323	385	329
Median List Price	$179,900	$185,000	$187,900	$200,000	$216,910
Median Sale Price	$176,000	$182,880	$187,000	$200,000	$216,099
Sale/List Price Ratio	97.8%	98.9%	99.5%	100.0%	99.6%
Median Square Feet	2,154	2,150	2,054	2,105	2,160
Median Price/SF	$81.71	$85.06	$91.04	$95.01	$100.05
Med. Days on Market	81	53	56	50	41

Source: OKC MLS

Yukon Single Family Sales Activity All Bedroom Types					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	1,002	1,141	1,385	1,519	1,305
Median List Price	$142,250	$147,900	$158,950	$165,990	$169,900
Median Sale Price	$139,900	$145,000	$155,149	$164,800	$168,500
Sale/List Price Ratio	98.3%	98.0%	97.6%	99.3%	99.2%
Median Square Feet	1,709	1,725	1,722	1,742	1,790
Median Price/SF	$81.86	$84.06	$90.10	$94.60	$94.13
Med. Days on Market	69	49	44	30	27

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 3.93% per year. The median sale price was $168,500 in 2015, for a median price per square foot of $94.13/SF. The median sale price to list price ratio was 99.2%, with median days on market of 27 days.

El Reno Single Family Sales Activity

The following tables show single family sales data for El Reno, separated between two, three and four bedroom units, as well as all housing units as a whole.

El Reno Single Family Sales Activity Two Bedroom Units					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	24	44	24	30	22
Median List Price	$39,900	$49,950	$44,250	$59,950	$57,863
Median Sale Price	$34,518	$45,950	$42,150	$49,500	$56,500
Sale/List Price Ratio	86.5%	92.0%	95.3%	82.6%	97.6%
Median Square Feet	1,057	1,134	961	1,095	1,136
Median Price/SF	$32.66	$40.52	$43.86	$45.21	$49.74
Med. Days on Market	40	63	44	29	73

Source: OKC MLS

El Reno Single Family Sales Activity Three Bedroom Units					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	87	100	86	106	100
Median List Price	$94,900	$93,450	$109,900	$109,950	$118,750
Median Sale Price	$91,500	$89,450	$105,500	$105,500	$115,250
Sale/List Price Ratio	96.4%	95.7%	96.0%	96.0%	97.1%
Median Square Feet	1,420	1,400	1,582	1,492	1,594
Median Price/SF	$64.44	$63.89	$66.69	$70.71	$72.30
Med. Days on Market	59	46	51	51	46

Source: OKC MLS

El Reno Single Family Sales Activity Four Bedroom Units					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	20	26	23	24	25
Median List Price	$119,950	$124,450	$135,000	$181,750	$225,001
Median Sale Price	$115,500	$122,500	$132,500	$176,250	$206,000
Sale/List Price Ratio	96.3%	98.4%	98.1%	97.0%	91.6%
Median Square Feet	2,159	2,114	2,250	2,202	2,300
Median Price/SF	$53.50	$57.95	$58.89	$80.04	$89.57
Med. Days on Market	40	56	57	48	50
Source: OKC MLS					

El Reno Single Family Sales Activity All Bedroom Types					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	131	175	135	165	151
Median List Price	$88,650	$89,900	$95,000	$105,900	$115,500
Median Sale Price	$84,900	$87,000	$95,000	$104,000	$113,000
Sale/List Price Ratio	95.8%	96.8%	100.0%	98.2%	97.8%
Median Square Feet	1,420	1,395	1,526	1,496	1,616
Median Price/SF	$59.79	$62.37	$62.25	$69.52	$69.93
Med. Days on Market	56	54	49	45	47
Source: OKC MLS					

Between 2011 and year-end 2014, the median list price grew by 4.55% per year. The median sale price was $113,000 in 2015, for a median price per square foot of $69.93/SF. The median sale price to list price ratio was 97.8%, with median days on market of 47 days.

Mustang Single Family Sales Activity

The following tables show single family sales data for Mustang, separated between two, three and four bedroom units, as well as all housing units as a whole.

Mustang Single Family Sales Activity Two Bedroom Units					
Year	**2011**	**2012**	**2013**	**2014**	**YTD 2015**
# of Units Sold	6	13	12	11	5
Median List Price	$117,400	$84,600	$85,350	$112,999	$105,000
Median Sale Price	$116,875	$73,000	$84,850	$109,000	$91,000
Sale/List Price Ratio	99.6%	86.3%	99.4%	96.5%	86.7%
Median Square Feet	1,302	1,184	1,147	1,297	1,090
Median Price/SF	$89.77	$61.66	$73.98	$84.04	$83.49
Med. Days on Market	94	16	44	94	22
Source: OKC MLS					

Mustang Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	201	206	264	247	237
Median List Price	$131,900	$130,750	$139,900	$150,000	$155,000
Median Sale Price	$128,000	$128,950	$137,950	$149,000	$160,000
Sale/List Price Ratio	97.0%	98.6%	98.6%	99.3%	103.2%
Median Square Feet	1,605	1,552	1,574	1,645	1,650
Median Price/SF	$79.75	$83.09	$87.64	$90.58	$96.97
Med. Days on Market	67	47	31	22	25

Source: OKC MLS

Mustang Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	101	96	111	132	107
Median List Price	$175,000	$188,250	$185,000	$194,950	$219,900
Median Sale Price	$173,900	$184,950	$180,000	$190,945	$215,500
Sale/List Price Ratio	99.4%	98.2%	97.3%	97.9%	98.0%
Median Square Feet	2,018	2,131	2,067	2,102	2,224
Median Price/SF	$86.17	$86.79	$87.08	$90.84	$96.90
Med. Days on Market	71	67	46	43	44

Source: OKC MLS

Mustang Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	316	323	399	401	356
Median List Price	$148,445	$148,900	$150,000	$169,530	$174,450
Median Sale Price	$146,042	$145,000	$150,000	$165,599	$170,975
Sale/List Price Ratio	98.4%	97.4%	100.0%	97.7%	98.0%
Median Square Feet	1,746	1,728	1,733	1,791	1,834
Median Price/SF	$83.64	$83.91	$86.56	$92.46	$93.23
Med. Days on Market	71	52	37	32	31

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 3.38% per year. The median sale price was $170,975 in 2015, for a median price per square foot of $93.23/SF. The median sale price to list price ratio was 98.0%, with median days on market of 31 days.

Piedmont Single Family Sales Activity

The following tables show single family sales data for Piedmont, separated between two, three and four bedroom units, as well as all housing units as a whole.

Piedmont Single Family Sales Activity
Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	0	2	3	3	2
Median List Price	N/A	$79,476	$92,500	$79,900	$209,500
Median Sale Price	N/A	$78,000	$92,500	$71,500	$203,000
Sale/List Price Ratio	N/A	98.1%	100.0%	89.5%	96.9%
Median Square Feet	N/A	1,201	1,507	1,108	1,454
Median Price/SF	N/A	$64.95	$61.38	$64.53	$139.61
Med. Days on Market	N/A	111	10	184	17

Source: OKC MLS

Piedmont Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	82	124	138	132	121
Median List Price	$160,450	$154,975	$159,695	$179,450	$169,900
Median Sale Price	$159,950	$151,000	$154,250	$175,000	$169,500
Sale/List Price Ratio	99.7%	97.4%	96.6%	97.5%	99.8%
Median Square Feet	1,711	1,675	1,623	1,740	1,637
Median Price/SF	$93.48	$90.15	$95.04	$100.57	$103.54
Med. Days on Market	81	55	36	38	23

Source: OKC MLS

Piedmont Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	47	60	70	77	63
Median List Price	$233,700	$252,450	$237,925	$235,000	$250,000
Median Sale Price	$233,700	$248,750	$237,500	$235,000	$249,500
Sale/List Price Ratio	100.0%	98.5%	99.8%	100.0%	99.8%
Median Square Feet	2,350	2,357	2,436	2,238	2,291
Median Price/SF	$99.45	$105.54	$97.50	$105.00	$108.90
Med. Days on Market	61	43	46	60	33

Source: OKC MLS

Piedmont Single Family Sales Activity All Bedroom Types					
Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	134	195	216	216	190
Median List Price	$182,445	$175,000	$177,450	$199,000	$194,700
Median Sale Price	$180,000	$170,000	$179,900	$195,000	$193,950
Sale/List Price Ratio	98.7%	97.1%	101.4%	98.0%	99.6%
Median Square Feet	1,998	1,879	1,820	1,925	1,846
Median Price/SF	$90.09	$90.47	$98.85	$101.30	$105.07
Med. Days on Market	78	53	40	41	25

Source: OKC MLS

Between 2011 and year-end 2014, the median list price grew by 2.20% per year. The median sale price was $193,950 in 2015, for a median price per square foot of $105.07/SF. The median sale price to list price ratio was 99.6%, with median days on market of 25 days.

Foreclosure Rates

The next table presents foreclosure rate data for Canadian 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**
Canadian County	1.5%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	47

* 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 Canadian County was 1.5% in May 2014. The county ranked 47 out of 64 counties in terms of highest foreclosure rates in Oklahoma. This rate compares with the statewide and nationwide foreclosure rates, both of which were 2.1%.

With one of the lowest foreclosure rates in the state, it is unlikely that foreclosures have had any significant detrimental impact on the local housing market.

Rental Market

This section will discuss supply and demand factors for the rental market in Canadian 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 Canadian 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

	Yukon		El Reno		Mustang		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	**2,076**		**1,917**		**1,510**		**9,521**		**475,345**	
With cash rent:	1,972		1,797		1,465		8,924		432,109	
Less than $100	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2,025	0.43%
$100 to $149	0	0.00%	0	0.00%	0	0.00%	48	0.50%	2,109	0.44%
$150 to $199	0	0.00%	2	0.10%	0	0.00%	22	0.23%	4,268	0.90%
$200 to $249	46	2.22%	9	0.47%	0	0.00%	59	0.62%	8,784	1.85%
$250 to $299	0	0.00%	15	0.78%	25	1.66%	54	0.57%	8,413	1.77%
$300 to $349	12	0.58%	39	2.03%	0	0.00%	71	0.75%	9,107	1.92%
$350 to $399	20	0.96%	100	5.22%	0	0.00%	140	1.47%	10,932	2.30%
$400 to $449	8	0.39%	72	3.76%	7	0.46%	123	1.29%	15,636	3.29%
$450 to $499	35	1.69%	121	6.31%	0	0.00%	209	2.20%	24,055	5.06%
$500 to $549	220	10.60%	134	6.99%	17	1.13%	523	5.49%	31,527	6.63%
$550 to $599	81	3.90%	159	8.29%	82	5.43%	486	5.10%	33,032	6.95%
$600 to $649	139	6.70%	236	12.31%	97	6.42%	679	7.13%	34,832	7.33%
$650 to $699	181	8.72%	170	8.87%	121	8.01%	744	7.81%	32,267	6.79%
$700 to $749	73	3.52%	155	8.09%	85	5.63%	411	4.32%	30,340	6.38%
$750 to $799	80	3.85%	134	6.99%	76	5.03%	444	4.66%	27,956	5.88%
$800 to $899	174	8.38%	120	6.26%	85	5.63%	798	8.38%	45,824	9.64%
$900 to $999	128	6.17%	110	5.74%	356	23.58%	991	10.41%	34,153	7.18%
$1,000 to $1,249	418	20.13%	159	8.29%	322	21.32%	1,726	18.13%	46,884	9.86%
$1,250 to $1,499	157	7.56%	9	0.47%	119	7.88%	758	7.96%	14,699	3.09%
$1,500 to $1,999	30	1.45%	29	1.51%	16	1.06%	358	3.76%	10,145	2.13%
$2,000 or more	170	8.19%	24	1.25%	57	3.77%	280	2.94%	5,121	1.08%
No cash rent	104	5.01%	120	6.26%	45	2.98%	597	6.27%	43,236	9.10%
Median Gross Rent	**$852**		**$653**		**$939**		**$856**		**$699**	

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

2013 Rental Units by Gross Rent						
	Piedmont		Canadian County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	**185**		**9,521**		**475,345**	
With cash rent:	143		8,924		432,109	
Less than $100	0	0.00%	0	0.00%	2,025	0.43%
$100 to $149	0	0.00%	48	0.50%	2,109	0.44%
$150 to $199	0	0.00%	22	0.23%	4,268	0.90%
$200 to $249	0	0.00%	59	0.62%	8,784	1.85%
$250 to $299	0	0.00%	54	0.57%	8,413	1.77%
$300 to $349	0	0.00%	71	0.75%	9,107	1.92%
$350 to $399	0	0.00%	140	1.47%	10,932	2.30%
$400 to $449	0	0.00%	123	1.29%	15,636	3.29%
$450 to $499	0	0.00%	209	2.20%	24,055	5.06%
$500 to $549	9	4.86%	523	5.49%	31,527	6.63%
$550 to $599	0	0.00%	486	5.10%	33,032	6.95%
$600 to $649	19	10.27%	679	7.13%	34,832	7.33%
$650 to $699	0	0.00%	744	7.81%	32,267	6.79%
$700 to $749	8	4.32%	411	4.32%	30,340	6.38%
$750 to $799	9	4.86%	444	4.66%	27,956	5.88%
$800 to $899	8	4.32%	798	8.38%	45,824	9.64%
$900 to $999	20	10.81%	991	10.41%	34,153	7.18%
$1,000 to $1,249	15	8.11%	1,726	18.13%	46,884	9.86%
$1,250 to $1,499	8	4.32%	758	7.96%	14,699	3.09%
$1,500 to $1,999	47	25.41%	358	3.76%	10,145	2.13%
$2,000 or more	0	0.00%	280	2.94%	5,121	1.08%
No cash rent	42	22.70%	597	6.27%	43,236	9.10%
Median Gross Rent	**$993**		**$856**		**$699**	

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

Median gross rent in Canadian County is estimated to be $856, which is 22.5% greater than Oklahoma's median gross rent of $699/month. Median gross rent in Yukon is estimated to be $852. Median rent in El Reno is estimated to be $653, while in Mustang the estimate is $939, and in Piedmont gross rent is highest at $993.

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					
	Yukon Median Rent	El Reno Median Rent	Mustang Median Rent	Canadian County Median Rent	State of Oklahoma Median Rent
Total Rental Units:					
Built 2010 or Later	-	-	-	$1,098	$933
Built 2000 to 2009	$637	$744	$950	$955	$841
Built 1990 to 1999	$763	$547	$938	$863	$715
Built 1980 to 1989	$933	$513	$959	$791	$693
Built 1970 to 1979	$1,017	$633	$945	$877	$662
Built 1960 to 1969	$801	$712	$797	$756	$689
Built 1950 to 1959	$695	$682	$1,063	$726	$714
Built 1940 to 1949	$651	$734	-	$693	$673
Built 1939 or Earlier	$1,112	$677	-	$703	$651

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median gross rent.
Source: 2009-2013 American Community Survey, Table 25111

2013 Median Gross Rent by Year of Construction			
	Piedmont Median Rent	Canadian County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	$1,098	$933
Built 2000 to 2009	-	$955	$841
Built 1990 to 1999	-	$863	$715
Built 1980 to 1989	-	$791	$693
Built 1970 to 1979	$1,564	$877	$662
Built 1960 to 1969	-	$756	$689
Built 1950 to 1959	-	$726	$714
Built 1940 to 1949	-	$693	$673
Built 1939 or Earlier	-	$703	$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 Canadian County is among housing units constructed in Piedmont between 1970 and 1979, which is $1,564 per month. In order to be affordable, a household would need to earn at least $62,560 per year to afford such a unit.

Yukon Rental Survey Data

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

Yukon Rental Properties - Market Rate

Name	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Canyon Ranch Apartments	2013	1	1	789	$799	$1.013	6.00%
Canyon Ranch Apartments	2013	1	1	856	$829	$0.968	6.00%
Canyon Ranch Apartments	2013	1	1	805	$999	$1.241	6.00%
Canyon Ranch Apartments	2013	2	2	1,050	$919	$0.875	6.00%
Canyon Ranch Apartments	2013	2	2	1,108	$939	$0.847	6.00%
Canyon Ranch Apartments	2013	2	2	1,176	$1,215	$1.033	6.00%
Woodoaks Apartments	N/A	1	1	672	$425	$0.632	N/A
Woodoaks Apartments	N/A	2	1	872	$535	$0.614	N/A
The Park at Westpointe	2010	1	1	789	$744	$0.943	4.20%
The Park at Westpointe	2010	1	1	805	$860	$1.068	4.20%
The Park at Westpointe	2010	1	1	856	$772	$0.902	4.20%
The Park at Westpointe	2010	2	2	1,050	$854	$0.813	4.20%
The Park at Westpointe	2010	2	2	1,110	$1,030	$0.928	4.20%
The Park at Westpointe	2010	2	2	1,108	$869	$0.784	4.20%
Highland Pointe Apartments	2004	1	1	678	$756	$1.115	10.00%
Highland Pointe Apartments	2004	2	2	916	$832	$0.908	10.00%
Highland Pointe Apartments	2004	3	2	1,087	$902	$0.830	10.00%
The Links at Mustang Creek	2006	1	1	544	$635	$1.167	0.00%
The Links at Mustang Creek	2006	1	1	665	$705	$1.060	0.00%
The Links at Mustang Creek	2006	2	1	889	$745	$0.838	0.00%
The Links at Mustang Creek	2006	2	2	1,093	$855	$0.782	0.00%
Woodrun Village	1985	1	1	476	$589	$1.237	7.00%
Woodrun Village	1985	1	1	572	$649	$1.135	7.00%
Woodrun Village	1985	2	2	796	$759	$0.954	7.00%
Whitehorse Apartments	1986	1	1	530	$495	$0.934	0.00%
Whitehorse Apartments	1986	1	1	620	$525	$0.847	0.00%
Whitehorse Apartments	1986	2	2	770	$610	$0.792	0.00%
Whitehorse Apartments	1986	2	2	820	$640	$0.780	0.00%

Yukon Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Chapel Ridge Apartments	LIHTC - Family	2004	1	1	673	$655	$0.973	N/A
Chapel Ridge Apartments	LIHTC - Family	2004	2	2	960	$845	$0.880	N/A
Chapel Ridge Apartments	LIHTC - Family	2004	3	2	1,085	$960	$0.885	N/A
Chapel Ridge Apartments	LIHTC - Family	2004	4	2	1,285	$1,050	$0.817	N/A

These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Review of historical rental data indicates the comparable rental rates have increased in a predominant range of $10 to $20 per unit per month annually over the past 36 months. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers.

Rental Market Vacancy – Yukon

The developments outlined previously report occupancy levels typically above 90%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the Yukon market. The overall market vacancy of rental housing units was reported at 1.24% by the Census Bureau as of the most recent American Community Survey. This figure appears unusually low, it is likely that overall vacancy in the Yukon market is currently between 5% and 10%.

Whitehorse Apartments

Woodrun Village

The Links at Mustang Creek

Highland Pointe Apartments

The Park at Westpointe

Woodoaks Apartments

Chapel Ridge Apartments

Canyon Ranch Apartments

El Reno Rental Survey Data

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

El Reno Rental Properties - Market Rate

Name	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Country Club Apartments	1987	1	1	475	$435	$0.916	5.00%
Country Club Apartments	1987	1	1	662	$485	$0.733	5.00%
Country Club Apartments	1987	2	1	758	$600	$0.792	5.00%
Country Club Apartments	1987	2	2	812	$650	$0.800	5.00%
The Elms/La Villa Apartments	1970	1	1	643	$475	$0.739	5.00%
The Elms/La Villa Apartments	1970	2	1	756	$575	$0.761	5.00%
The Elms/La Villa Apartments	1970	1	1	611	$425	$0.696	5.00%
The Elms/La Villa Apartments	1970	1	1	705	$475	$0.674	5.00%
The Elms/La Villa Apartments	1970	2	1	851	$575	$0.676	5.00%
The Elms/La Villa Apartments	1970	2	2	950	$575	$0.605	5.00%
The Elms/La Villa Apartments	1970	3	2	1,065	$675	$0.634	5.00%
The Elms/La Villa Apartments	1970	3	2	1,600	$700	$0.438	5.00%
West Oaks Apartments	1970	2	1	760	$575	$0.757	8.00%

El Reno Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	686	$465	$0.678	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	686	$480	$0.700	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	686	$540	$0.787	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	686	$540	$0.787	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	710	$465	$0.655	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	710	$480	$0.676	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	710	$540	$0.761	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	770	$465	$0.604	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	770	$480	$0.623	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	770	$555	$0.721	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	770	$540	$0.701	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	1	1	935	$585	$0.626	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	2	2	935	$630	$0.674	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	2	2	938	$645	$0.688	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	2	2	1,022	$585	$0.572	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	2	2	1,022	$630	$0.616	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	3	2	1,105	$665	$0.602	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	3	2	1,105	$700	$0.633	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	3	2	1,189	$665	$0.559	5.00%
Elizabeth Place Apartments	LIHTC - Family	2006	3	2	1,189	$700	$0.589	5.00%
Fairway Breeze	LIHTC - Family	2014	2	2	920	$573	$0.623	8.30%
Fairway Breeze	LIHTC - Family	2014	3	2	1,040	$650	$0.625	8.30%

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

Rental Market Vacancy – El Reno

The developments outlined previously report occupancy levels typically above 92%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the El Reno market. The overall market vacancy of rental housing units was reported at 8.93% by the Census Bureau as of the most recent American Community Survey. This figure appears reasonable based on our own survey.

Fairway Breeze

Elizabeth Place Apartments

West Oaks Apartments

The Elms/La Villa Apartments

Country Club Apartments

Mustang Rental Survey Data

The next table shows the results of our rental survey of Mustang. The Mustang multifamily rental market is relatively limited compared with Yukon and El Reno.

Mustang Rental Properties

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Pebble Creek Apartments	Market Rate	1999	2	2	1,200	$810	$0.675	5.00%
Pebble Creek Apartments	Market Rate	1999	3	2	1,350	$910	$0.674	5.00%
The Landing at Pebble Creek	LIHTC - Elderly	2007	1	1	711	$480	$0.675	0.00%
The Landing at Pebble Creek	LIHTC - Elderly	2007	1	1	711	$530	$0.745	0.00%
The Landing at Pebble Creek	LIHTC - Elderly	2007	2	1	958	$590	$0.616	0.00%
The Landing at Pebble Creek	LIHTC - Elderly	2007	2	1	958	$630	$0.658	0.00%

These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Concessions such as free rent or no deposit were not evident in the competitive market survey. Review of historical rental data indicates the comparable rental rates have increased in a predominant range of $10 per unit per month annually over the past 36 months. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers and limited number of new available units.

Rental Market Vacancy – Mustang

The developments outlined previously report occupancy levels typically above 95%. The overall market vacancy of rental housing units was reported at 4.82% by the Census Bureau as of the most recent American Community Survey, which appears to support data from our own rental survey for Mustang.

The Landing at Pebble Creek

Pebble Creek Apartments

Piedmont Rental Survey Data

Piedmont has no meaningful multifamily rental market, rental units in Piedmont consist of individual rental houses, and very few homes are rented: we note that the homeownership rate in Piedmont is over 91%. Median gross rent for Piedmont is reported to be $993 per month, which is notably higher than the rest of the communities in Canadian County and reflective of a rental market consisting entirely of rental houses.

Rental Market Vacancy – Piedmont

The overall market vacancy of rental housing units was reported at 0.00% by the Census Bureau as of the most recent American Community Survey. With only a very small number of houses available for rent in Piedmont, full rental occupancy is not unlikely.

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 Canadian 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.

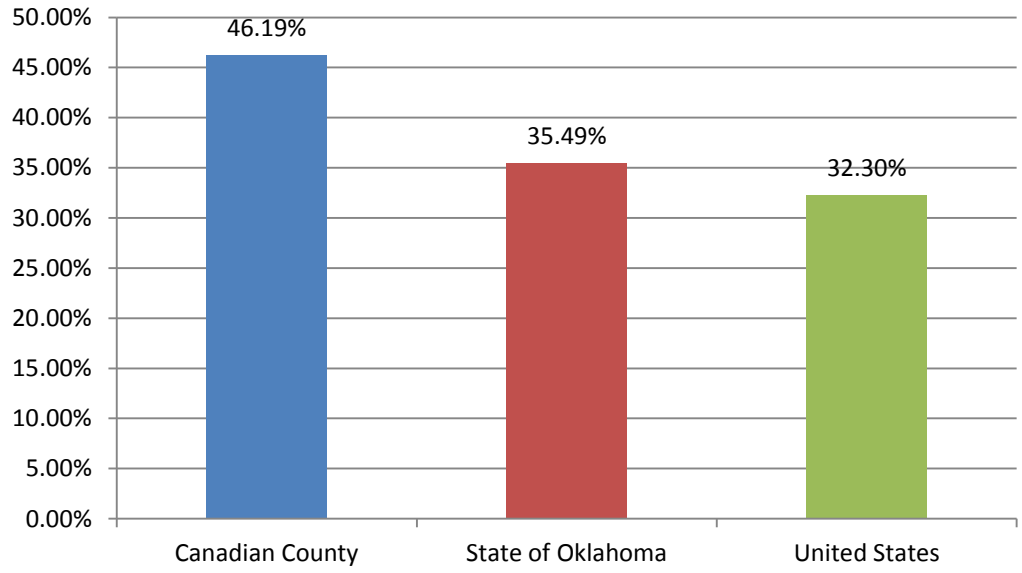
HUD Programs in Canadian County

Canadian 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	390	95%	$12,700	$339	$407	45.45%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	65	98%	$13,131	$278	$413	40.21%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	73	93%	$11,466	$245	$146	62.71%
Summary of All HUD Programs	528	95%	$12,579	$317	$369	46.19%
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 528 housing units located within Canadian County, with an overall occupancy rate of 95%. The average household income among households living in these units is $12,579. Total monthly rent for these units averages $686, with the federal contribution averaging $369 (53.81%) and the tenant's contribution averaging $317 (46.19%).

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.

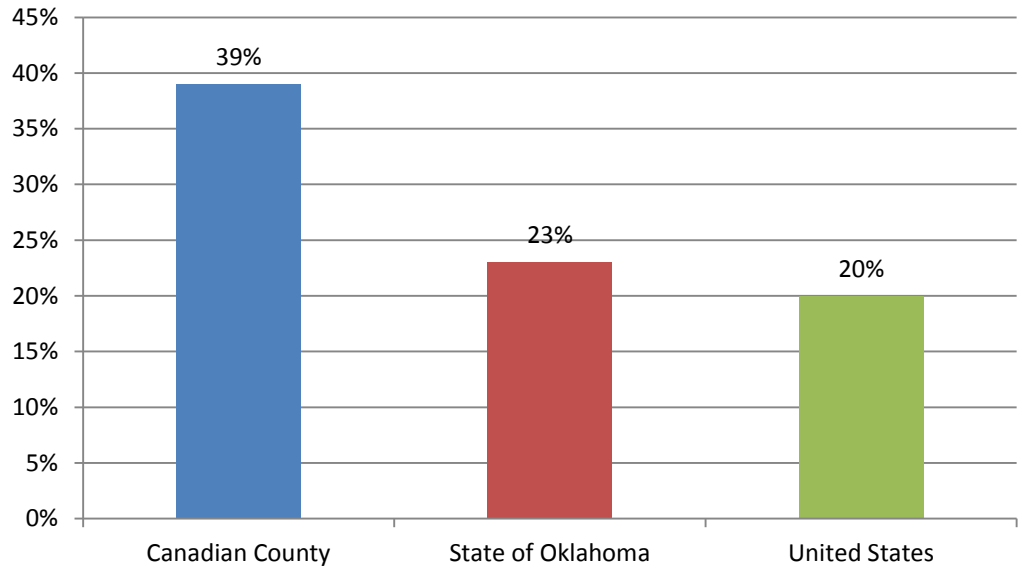
Demographics of Persons in HUD Programs in Canadian County

Canadian 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	390	28%	43%	46%	80%	25%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	65	0%	19%	91%	11%	4%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	73	3%	25%	81%	9%	7%
Summary of All HUD Programs	528	21%	39%	57%	51%	20%
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

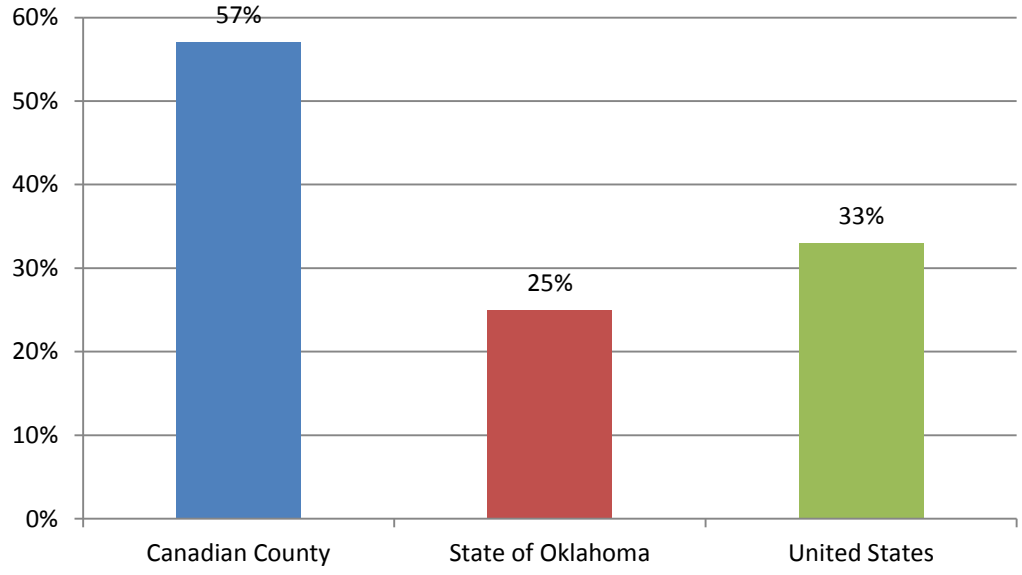
21% of housing units are occupied by single parents with female heads of household. 39% of households have at least one person with a disability. 57% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 51% have one or more disabilities. Finally, 20% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



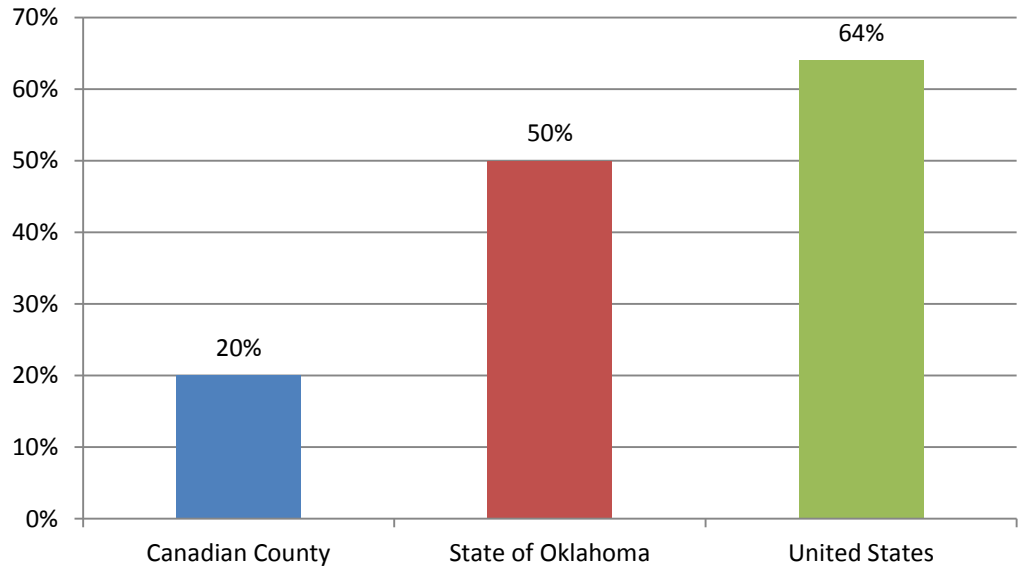
Source: 2013 HUD Picture of Subsidized Households

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 Canadian 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 Canadian 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.

Canadian County : CHAS - Housing Cost Burden by HAMFI				
	Owners		Renters	
Household Income / Cost Burden	Number	Percent	Number	Percent
Income < 30% HAMFI	**1,285**		**1,190**	
Cost Burden Less Than 30%	170	13.23%	220	18.49%
Cost Burden Between 30%-50%	90	7.00%	140	11.76%
Cost Burden Greater Than 50%	880	68.48%	740	62.18%
Not Computed (no/negative income)	145	11.28%	90	7.56%
Income 30%-50% HAMFI	**1,640**		**1,685**	
Cost Burden Less Than 30%	590	35.98%	340	20.18%
Cost Burden Between 30%-50%	410	25.00%	770	45.70%
Cost Burden Greater Than 50%	645	39.33%	570	33.83%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	**4,110**		**2,040**	
Cost Burden Less Than 30%	2,180	53.04%	1,405	68.87%
Cost Burden Between 30%-50%	1,495	36.37%	555	27.21%
Cost Burden Greater Than 50%	435	10.58%	80	3.92%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	**3,655**		**1,090**	
Cost Burden Less Than 30%	2,610	71.41%	1,030	94.50%
Cost Burden Between 30%-50%	1,005	27.50%	45	4.13%
Cost Burden Greater Than 50%	40	1.09%	15	1.38%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	**32,210**		**9,445**	
Cost Burden Less Than 30%	25,805	80.11%	6,280	66.49%
Cost Burden Between 30%-50%	4,145	12.87%	1,645	17.42%
Cost Burden Greater Than 50%	2,120	6.58%	1,425	15.09%
Not Computed (no/negative income)	145	0.45%	90	0.95%

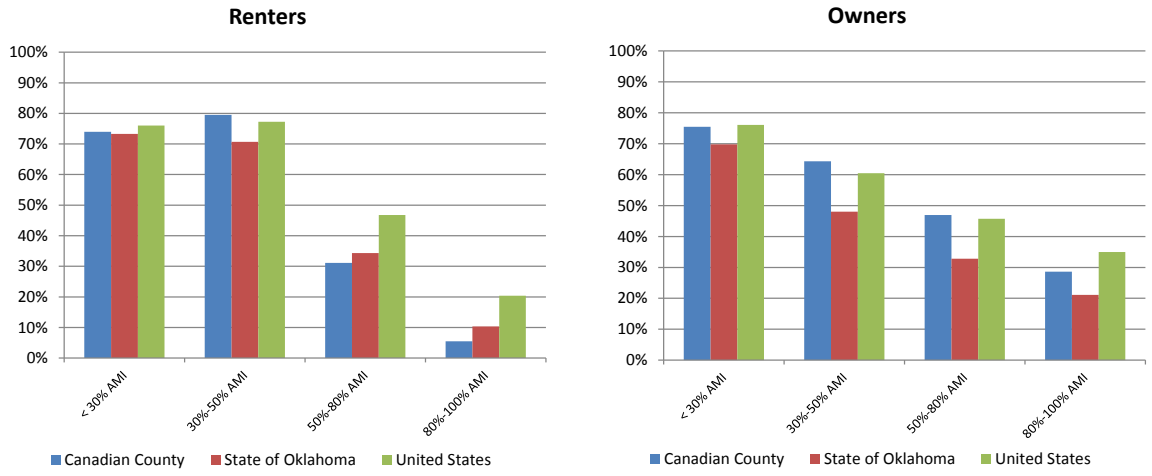
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Canadian 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	1,285	75.49%	1,190	73.95%
Income 30%-50% HAMFI	1,640	64.33%	1,685	79.53%
Income 50%-80% HAMFI	4,110	46.96%	2,040	31.13%
Income 80%-100% HAMFI	3,655	28.59%	1,090	5.50%
All Incomes	32,210	19.45%	9,445	32.50%

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.

Canadian County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
	Owners		Renters	
Household Income / Housing Problem	Number	Percent	Number	Percent
Income < 30% HAMFI	**1,285**		**1,190**	
Between 1.0 and 1.5 Persons per Room	4	0.31%	10	0.84%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	65	5.46%
Income 30%-50% HAMFI	**1,640**		**1,685**	
Between 1.0 and 1.5 Persons per Room	0	0.00%	30	1.78%
More than 1.5 Persons per Room	25	1.52%	20	1.19%
Lacks Complete Kitchen or Plumbing	4	0.24%	45	2.67%
Income 50%-80% HAMFI	**4,110**		**2,040**	
Between 1.0 and 1.5 Persons per Room	85	2.07%	105	5.15%
More than 1.5 Persons per Room	0	0.00%	30	1.47%
Lacks Complete Kitchen or Plumbing	25	0.61%	145	7.11%
Income 80%-100% HAMFI	**3,655**		**1,090**	
Between 1.0 and 1.5 Persons per Room	80	2.19%	4	0.37%
More than 1.5 Persons per Room	15	0.41%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	4	0.37%
All Incomes	**32,210**		**9,445**	
Between 1.0 and 1.5 Persons per Room	364	1.13%	199	2.11%
More than 1.5 Persons per Room	44	0.14%	50	0.53%
Lacks Complete Kitchen or Plumbing	44	0.14%	319	3.38%

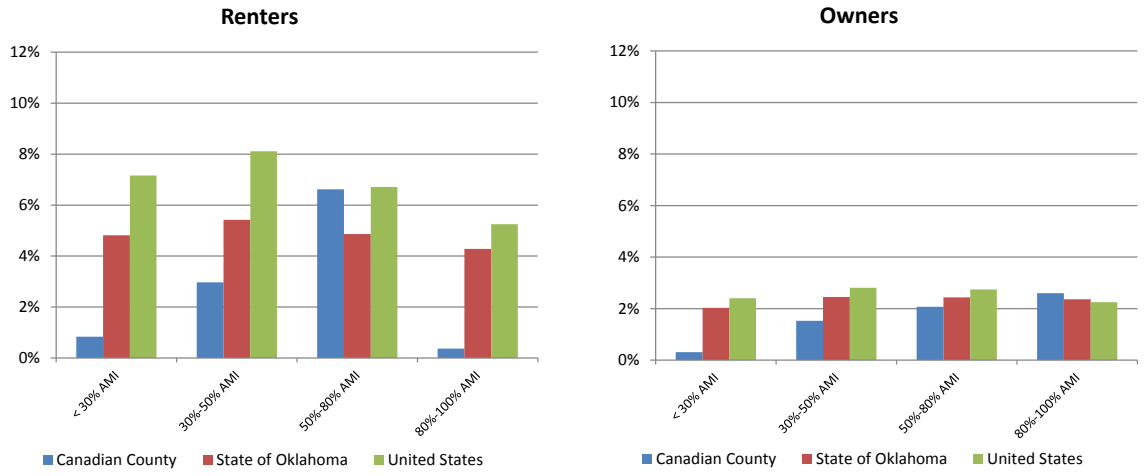
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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 Canadian County, Oklahoma and the nation.

Canadian 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	1,285	0.31%	1,190	0.84%
Income 30%-50% HAMFI	1,640	1.52%	1,685	2.97%
Income 50%-80% HAMFI	4,110	2.07%	2,040	6.62%
Income 80%-100% HAMFI	3,655	2.60%	1,090	0.37%
All Incomes	32,210	1.27%	9,445	2.64%

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

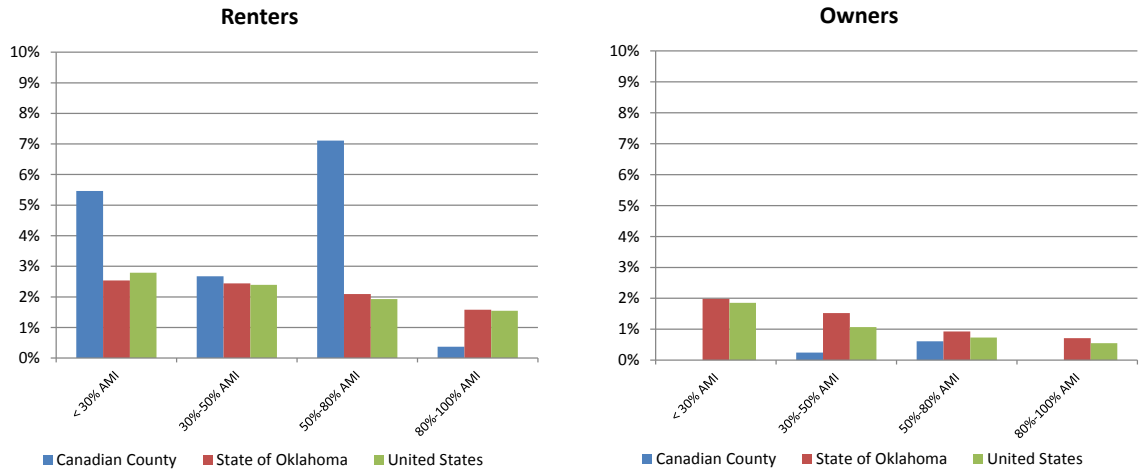
The table following summarizes this data for substandard housing conditions, with a comparison chart between Canadian County, the state and the nation.

Canadian 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	1,285	0.00%	1,190	5.46%
Income 30%-50% HAMFI	1,640	0.24%	1,685	2.67%
Income 50%-80% HAMFI	4,110	0.61%	2,040	7.11%
Income 80%-100% HAMFI	3,655	0.00%	1,090	0.37%
All Incomes	32,210	0.14%	9,445	3.38%

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.

Canadian 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	**1,285**	**964**	**75.02%**	**1,190**	**880**	**73.95%**
Elderly Family	170	135	79.41%	10	10	100.00%
Small Family (2-4 persons)	455	354	77.80%	510	415	81.37%
Large Family (5 or more persons)	30	25	83.33%	70	65	92.86%
Elderly Non-Family	305	250	81.97%	295	160	54.24%
Non-Family, Non-Elderly	330	200	60.61%	305	230	75.41%
Income 30%-50% HAMFI	**1,640**	**1,060**	**64.63%**	**1,685**	**1,335**	**79.23%**
Elderly Family	260	130	50.00%	70	65	92.86%
Small Family (2-4 persons)	510	370	72.55%	645	490	75.97%
Large Family (5 or more persons)	120	80	66.67%	105	95	90.48%
Elderly Non-Family	505	285	56.44%	490	370	75.51%
Non-Family, Non-Elderly	250	195	78.00%	370	315	85.14%
Income 50%-80% HAMFI	**4,110**	**1,935**	**47.08%**	**2,040**	**640**	**31.37%**
Elderly Family	875	275	31.43%	115	80	69.57%
Small Family (2-4 persons)	1,505	920	61.13%	815	235	28.83%
Large Family (5 or more persons)	555	320	57.66%	275	40	14.55%
Elderly Non-Family	625	130	20.80%	285	90	31.58%
Non-Family, Non-Elderly	545	290	53.21%	550	195	35.45%
Income 80%-100% HAMFI	**3,655**	**1,050**	**28.73%**	**1,090**	**65**	**5.96%**
Elderly Family	595	95	15.97%	4	0	0.00%
Small Family (2-4 persons)	1,715	590	34.40%	660	10	1.52%
Large Family (5 or more persons)	420	45	10.71%	60	0	0.00%
Elderly Non-Family	285	45	15.79%	55	35	63.64%
Non-Family, Non-Elderly	635	275	43.31%	315	20	6.35%
All Incomes	**32,210**	**6,278**	**19.49%**	**9,445**	**3,075**	**32.56%**
Elderly Family	4,980	749	15.04%	409	200	48.90%
Small Family (2-4 persons)	17,825	2,934	16.46%	4,505	1,160	25.75%
Large Family (5 or more persons)	3,010	655	21.76%	780	200	25.64%
Elderly Non-Family	2,455	730	29.74%	1,355	755	55.72%
Non-Family, Non-Elderly	3,940	1,210	30.71%	2,400	760	31.67%

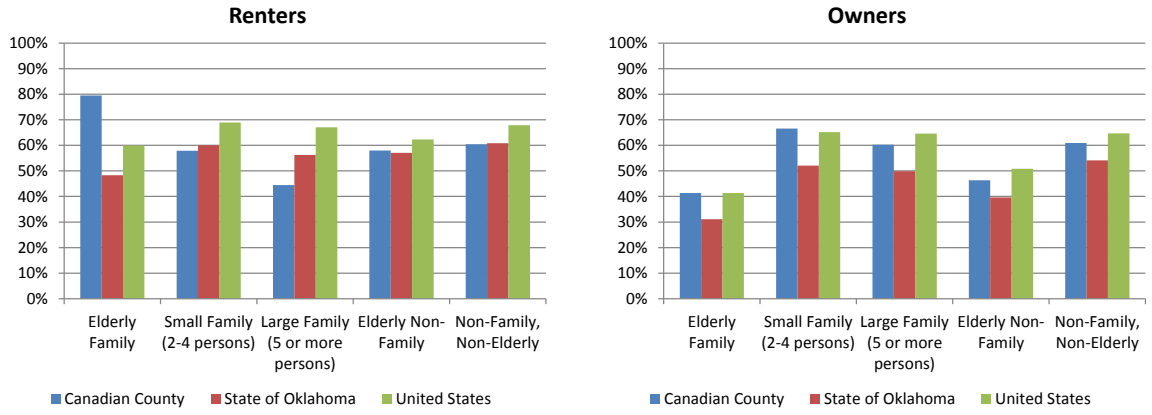
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Canadian 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	**7,035**	**3,959**	**56.28%**	**4,915**	**2,855**	**58.09%**
Elderly Family	1,305	540	41.38%	195	155	79.49%
Small Family (2-4 persons)	2,470	1,644	66.56%	1,970	1,140	57.87%
Large Family (5 or more persons)	705	425	60.28%	450	200	44.44%
Elderly Non-Family	1,435	665	46.34%	1,070	620	57.94%
Non-Family, Non-Elderly	1,125	685	60.89%	1,225	740	60.41%

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).

Canadian 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	**1,285**	**965**	**75.10%**	**1,190**	**905**	**76.05%**
Elderly Family	170	135	79.41%	10	10	100.00%
Small Family (2-4 persons)	455	350	76.92%	510	415	81.37%
Large Family (5 or more persons)	30	25	83.33%	70	65	92.86%
Elderly Non-Family	305	255	83.61%	295	175	59.32%
Non-Family, Non-Elderly	330	200	60.61%	305	240	78.69%
Income 30%-50% HAMFI	**1,640**	**1,080**	**65.85%**	**1,685**	**1,360**	**80.71%**
Elderly Family	260	130	50.00%	70	70	100.00%
Small Family (2-4 persons)	510	370	72.55%	645	495	76.74%
Large Family (5 or more persons)	120	110	91.67%	105	95	90.48%
Elderly Non-Family	505	280	55.45%	490	380	77.55%
Non-Family, Non-Elderly	250	190	76.00%	370	320	86.49%
Income 50%-80% HAMFI	**4,110**	**2,015**	**49.03%**	**2,040**	**810**	**39.71%**
Elderly Family	875	275	31.43%	115	80	69.57%
Small Family (2-4 persons)	1,505	950	63.12%	815	235	28.83%
Large Family (5 or more persons)	555	370	66.67%	275	135	49.09%
Elderly Non-Family	625	130	20.80%	285	165	57.89%
Non-Family, Non-Elderly	545	290	53.21%	550	195	35.45%
Income Greater than 80% of HAMFI	**25,175**	**2,615**	**10.39%**	**4,530**	**305**	**6.73%**
Elderly Family	3,675	205	5.58%	215	45	20.93%
Small Family (2-4 persons)	15,355	1,350	8.79%	2,535	45	1.78%
Large Family (5 or more persons)	2,305	460	19.96%	325	65	20.00%
Elderly Non-Family	1,020	60	5.88%	285	130	45.61%
Non-Family, Non-Elderly	2,815	540	19.18%	1,170	20	1.71%
All Incomes	**32,210**	**6,675**	**20.72%**	**9,445**	**3,380**	**35.79%**
Elderly Family	4,980	745	14.96%	410	205	50.00%
Small Family (2-4 persons)	17,825	3,020	16.94%	4,505	1,190	26.42%
Large Family (5 or more persons)	3,010	965	32.06%	775	360	46.45%
Elderly Non-Family	2,455	725	29.53%	1,355	850	62.73%
Non-Family, Non-Elderly	3,940	1,220	30.96%	2,395	775	32.36%

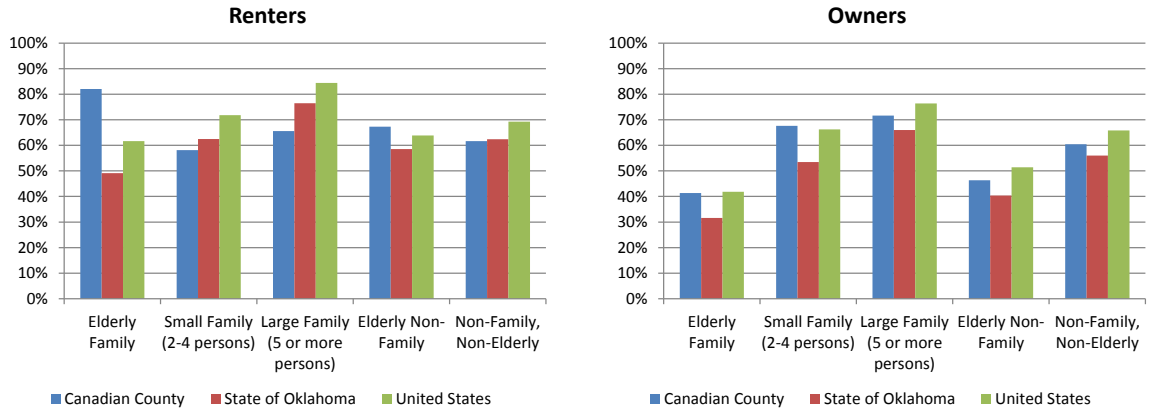
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Canadian 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	**7,035**	**4,060**	**57.71%**	**4,915**	**3,075**	**62.56%**
Elderly Family	1,305	540	41.38%	195	160	82.05%
Small Family (2-4 persons)	2,470	1,670	67.61%	1,970	1,145	58.12%
Large Family (5 or more persons)	705	505	71.63%	450	295	65.56%
Elderly Non-Family	1,435	665	46.34%	1,070	720	67.29%
Non-Family, Non-Elderly	1,125	680	60.44%	1,225	755	61.63%

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 Canadian 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.”

Canadian 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	**1,285**	**970**	**75.5%**	**1,195**	**910**	**76.2%**
White alone, non-Hispanic	1,070	825	77.1%	975	715	73.3%
Black or African-American alone	0	0	N/A	35	25	71.4%
Asian alone	10	10	100.0%	15	15	100.0%
American Indian alone	90	25	27.8%	115	115	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	99	95	96.0%	40	25	62.5%
Other (including multiple races)	14	10	71.4%	15	15	100.0%
Income 30%-50% HAMFI	**1,645**	**1,085**	**66.0%**	**1,680**	**1,355**	**80.7%**
White alone, non-Hispanic	1,375	885	64.4%	1,300	1,120	86.2%
Black or African-American alone	60	35	58.3%	39	35	89.7%
Asian alone	15	15	100.0%	20	20	100.0%
American Indian alone	39	35	89.7%	135	100	74.1%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	95	75	78.9%	110	50	45.5%
Other (including multiple races)	55	35	63.6%	70	30	42.9%
Income 50%-80% HAMFI	**4,110**	**2,015**	**49.0%**	**2,045**	**805**	**39.4%**
White alone, non-Hispanic	3,415	1,575	46.1%	1,530	605	39.5%
Black or African-American alone	55	45	81.8%	115	65	56.5%
Asian alone	80	65	81.3%	40	0	0.0%
American Indian alone	65	35	53.8%	65	30	46.2%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	395	240	60.8%	165	95	57.6%
Other (including multiple races)	100	55	55.0%	135	15	11.1%
Income 80%-100% HAMFI	**3,655**	**1,140**	**31.2%**	**1,090**	**65**	**6.0%**
White alone, non-Hispanic	3,245	925	28.5%	925	60	6.5%
Black or African-American alone	45	25	55.6%	0	0	N/A
Asian alone	65	45	69.2%	0	0	N/A
American Indian alone	75	35	46.7%	55	0	0.0%
Pacific Islander alone	0	0	N/A	10	0	0.0%
Hispanic, any race	130	70	53.8%	64	4	6.3%
Other (including multiple races)	90	35	38.9%	30	0	0.0%
All Incomes	**32,215**	**6,690**	**20.8%**	**9,450**	**3,375**	**35.7%**
White alone, non-Hispanic	28,010	5,295	18.9%	7,720	2,680	34.7%
Black or African-American alone	349	109	31.2%	224	125	55.8%
Asian alone	830	275	33.1%	85	35	41.2%
American Indian alone	724	155	21.4%	554	249	44.9%
Pacific Islander alone	0	0	N/A	10	0	0.0%
Hispanic, any race	1,469	615	41.9%	514	214	41.6%
Other (including multiple races)	814	220	27.0%	330	75	22.7%

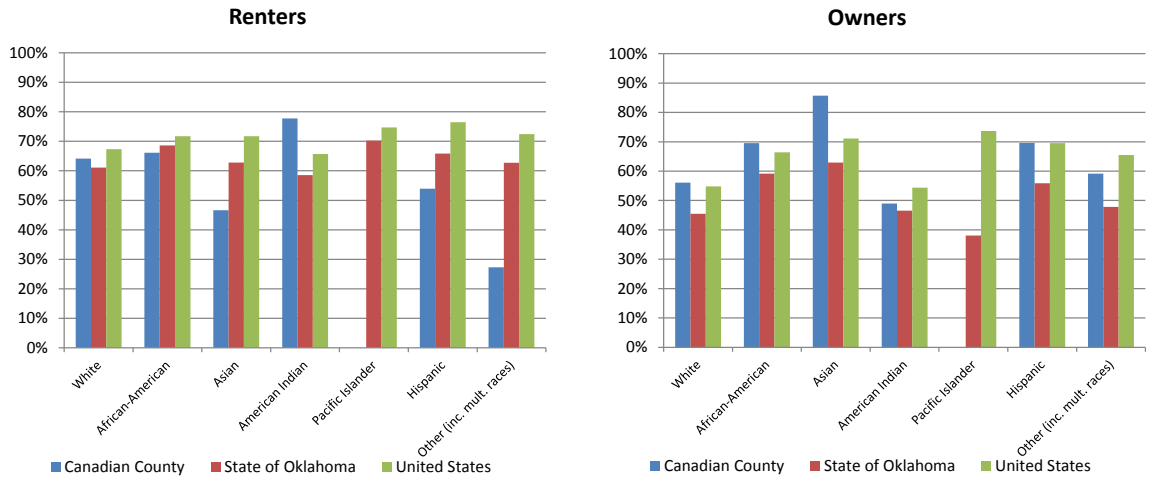
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Canadian 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	**7,040**	**4,070**	**57.81%**	**4,920**	**3,070**	**62.40%**
White alone, non-Hispanic	5,860	3,285	56.06%	3,805	2,440	64.13%
Black or African-American alone	115	80	69.57%	189	125	66.14%
Asian alone	105	90	85.71%	75	35	46.67%
American Indian alone	194	95	48.97%	315	245	77.78%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	589	410	69.61%	315	170	53.97%
Other (including multiple races)	169	100	59.17%	220	60	27.27%

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 Canadian County. The greatest needs are among households with incomes less than 50% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 2,220 renter households that are cost overburdened, and 2,025 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 605 renter households that are cost overburdened, and 800 homeowners that are cost overburdened.

- 77.78% of Native American renters with incomes less than 80% of Area Median Income have one or more housing problems.
- Among homeowners, 85.71% of Asian homeowners, 69.61% of Hispanic homeowners, and 69.57% of African-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 Canadian 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 Yukon, El Reno, Mustang, and Piedmont, as well as Canadian County as a whole. The calculations are shown in the following tables.

Yukon Anticipated Demand

Households in Yukon grew at an annually compounded rate of 1.11% from 2000 to 2010. Nielsen SiteReports estimates households have grown 1.70% per year since that time, and that households will grow 1.60% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.60% per year in forecasting future household growth for Yukon.

The percentage of owner households was estimated at 75.72% with renter households estimated at 24.28%, 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 Yukon

Year		2015	2016	2017	2018	2019	2020
Household Estimates		9,514	9,666	9,821	9,979	10,139	10,301
Owner %:	75.72%	7,204	7,319	7,436	7,555	7,677	7,800
Renter %:	24.28%	2,310	2,347	2,385	2,423	2,462	2,501
				Total New Owner Households			**596**
				Total New Renter Households			**191**

Based on an estimated household growth rate of 1.60% per year, Yukon would require 596 new housing units for ownership, and 191 units for rent, over the next five years. Annually this equates to 119 units for ownership per year, and 38 units for rent per year.

El Reno Anticipated Demand

Households in El Reno grew at an annually compounded rate of 0.20% from 2000 to 2010. Nielsen SiteReports estimates households have grown 1.43% per year since that time, and that households will grow 1.33% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.33% per year in forecasting future household growth for El Reno.

The percentage of owner households was estimated at 66.33% with renter households estimated at 33.67%, 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 El Reno							
Year		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Household Estimates		6,276	6,359	6,444	6,529	6,616	6,704
Owner %:	66.33%	4,163	4,218	4,274	4,331	4,388	4,447
Renter %:	33.67%	2,113	2,141	2,170	2,199	2,228	2,257
				Total New Owner Households			**284**
				Total New Renter Households			**144**

Based on an estimated household growth rate of 1.33% per year, El Reno would require 284 new housing units for ownership, and 144 units for rent, over the next five years. Annually this equates to 57 units for ownership per year, and 29 units for rent per year.

Mustang Anticipated Demand

Households in Mustang grew at an annually compounded rate of 3.39% from 2000 to 2010. Nielsen SiteReports estimates households have grown 1.91% per year since that time, and that households will grow 1.70% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.70% per year in forecasting future household growth for Mustang.

The percentage of owner households was estimated at 76.29% with renter households estimated at 23.71%, 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 Mustang							
Year		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Household Estimates		7,241	7,364	7,489	7,616	7,745	7,876
Owner %:	76.29%	5,524	5,618	5,713	5,810	5,908	6,008
Renter %:	23.71%	1,717	1,746	1,776	1,806	1,836	1,868
				Total New Owner Households			**484**
				Total New Renter Households			**151**

Based on an estimated household growth rate of 1.70% per year, Mustang would require 484 new housing units for ownership, and 151 units for rent, over the next five years. Annually this equates to 97 units for ownership per year, and 30 units for rent per year.

Piedmont Anticipated Demand

Households in Piedmont grew at an annually compounded rate of 4.74% from 2000 to 2010. Nielsen SiteReports estimates households have grown 2.26% per year since that time, and that households will grow 2.10% per year through 2020.

For these reasons we will rely on the Nielsen SiteReports forecast of 2.10% per year in forecasting future household growth for Piedmont.

The percentage of owner households was estimated at 91.17% with renter households estimated at 8.83%, 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 Piedmont							
Year		2015	2016	2017	2018	2019	2020
Household Estimates		2,178	2,224	2,270	2,318	2,366	2,416
Owner %:	91.17%	1,986	2,027	2,070	2,113	2,158	2,203
Renter %:	8.83%	192	196	200	205	209	213
					Total New Owner Households		217
					Total New Renter Households		21

Based on an estimated household growth rate of 2.10% per year, Piedmont would require 217 new housing units for ownership, and 21 units for rent, over the next five years. Annually this equates to 43 units for ownership per year, and 4 units for rent per year.

Canadian County Anticipated Demand

Households in Canadian County grew at an annually compounded rate of 3.03% from 2000 to 2010. Nielsen SiteReports estimates households have grown 2.73% per year since that time, and that households will grow 1.95% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 1.95% per year in forecasting future household growth for Canadian County.

The percentage of owner households was estimated at 77.26% with renter households estimated at 22.74%, 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 Canadian County							
Year		2015	2016	2017	2018	2019	2020
Household Estimates		48,542	49,487	50,449	51,431	52,432	53,452
Owner %:	77.26%	37,505	38,235	38,979	39,738	40,511	41,299
Renter %:	22.74%	11,037	11,251	11,470	11,693	11,921	12,153
					Total New Owner Households		**3,794**
					Total New Renter Households		**1,116**

Based on an estimated household growth rate of 1.95% per year, Canadian County would require 3,794 new housing units for ownership, and 1,116 units for rent, over the next five years. Annually this equates to 759 units for ownership per year, and 223 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 Canadian 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 Canadian 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.

Canadian County: 2015-2020 Housing Needs by Income Threshold

	Owner Subset %	Renter Subset %	Owners	Renters	**Total**
Total New Demand: 2015-2020	100.00%	100.00%	3,794	1,116	4,910
Less than 30% AMI	3.99%	12.60%	151	141	**292**
Less than 50% AMI	9.08%	30.44%	345	340	**684**
Less than 60% AMI	10.90%	36.53%	413	408	**821**
Less than 80% AMI	21.84%	52.04%	829	581	**1,409**

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.

Canadian 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	23.08%	18.68%	876	208	**1,084**
Elderly less than 30% AMI	1.47%	3.23%	56	36	**92**
Elderly less than 50% AMI	3.85%	9.16%	146	102	**248**
Elderly less than 60% AMI	4.62%	10.99%	175	123	**298**
Elderly less than 80% AMI	8.51%	13.39%	323	150	**472**

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.

Canadian 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)	24.01%	28.59%	911	319	**1,230**
Disabled less than 30% AMI	1.21%	5.51%	46	61	**107**
Disabled less than 50% AMI	2.93%	12.33%	111	138	**249**
Disabled less than 60% AMI	3.52%	14.80%	134	165	**299**
Disabled less than 80% AMI	7.68%	19.00%	292	212	**504**

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.

Canadian 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%	3,794	1,116	4,910
Total Veteran Demand	11.47%	11.47%	435	128	**563**
Veterans with Disabilities	3.15%	3.15%	119	35	**154**
Veterans Below Poverty	0.57%	0.57%	22	6	**28**
Disabled Veterans Below Poverty	0.20%	0.20%	8	2	**10**

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).

Canadian County: 2015-2020 Housing Needs for Working Families					
	Owner Subset %	Renter Subset %	Owners	Renters	**Total**
Total New Demand (2015-2020)	100.00%	100.00%	3,794	1,116	4,910
Total Working Families	62.26%	62.26%	2,362	695	**3,057**
Working Families with Children Present	34.06%	34.06%	1,292	380	**1,672**

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 4,910 housing units will be needed in Canadian County over the next five years. Of those units:

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

- 298 will be needed by households age 62 and up, earning less than 60% of Area Median Income
- 299 will be needed by households with disabilities / special needs, earning less than 60% of Area Median Income
- 28 will be needed by veterans living below the poverty line
- 1,672 will be needed by working families with children present

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

Special Topics

Canadian 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 11 cities and towns within the county. There is one key city, El Reno, where the County seat resides. Towns included in the plan are Mustang, Piedmont, Calumet, Okarche, Union City, and Concho. Yukon, Geary, and the part of Oklahoma City in Canadian County opted not to be included in the County plan. **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. None of the cities have their own comprehensive plans that have been adopted, though basic summaries are included as Appendices to the County's Comprehensive Plan.

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.

> Canadian County does have a Hazard Mitigation Plan. The plan was adopted in 2013 and accepted by FEMA.

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

The Canadian County Hazard Mitigation Plan has twelve goals for all natural hazards:

- Goal 1: Minimize loss of life and property from natural hazard events
- Goal 2: Protect public health and safety
- Goal 3: Increase public awareness of risk from natural hazards
- Goal 4: Reduce risk and effects of natural hazards
- Goal 5: Identify hazards and assess risk for Canadian County
- Goal 6: Ascertain historical incidence and frequency of occurrence
- Goal 7: Determine increased risk from specific hazards due to location and other factors
- Goal 8: Improve disaster prevention
- Goal 9: Improve forecasting of natural hazard events
- Goal 10: Limit building in high-risk areas
- Goal 11: Improve building construction to reduce the dangers of natural hazards
- Goal 12: Improve government and public response to natural hazard disasters

The following table is based on data from 1995 to 2009. Sources for the information include the National Climate Data Center, the National Response Center, the Oklahoma Geologic Survey, the Oklahoma Fire Marshal's Offices, and local sources.

Table 4–1: Summary of Damages

Hazard	Events	Total Property Dmg	Property Dmg/Event	Property Damage/Yr	Injuries	Injuries/ Event	Injuries/ Year	Deaths	Deaths/ Event	Deaths/ Year
Floods	30	$3,042,000	$101,400	$202,800	3	0.10	0.20	0	0	0
Tornadoes	34	$7,141,000	$210,029	$476,067	5	0.15	0.33	0	0	0
High Winds	73	$6,814,000	$93,342	$454,266	0	0	0	0	0	0
Lightning	9	$181,000	$20,111	$12,067	0	0	0	0	0	0
Hail	105	$501,000	$2,277	$33,400	0	0	0	0	0	0
Winter Storms	35	$524,430,000	$13,800,789	$34,962,000	1	0.03	0.07	0	0	0
Extreme Heat	4	$10,000	$2,000	$667	100	20	6.67	31	6.20	2.07
Drought	4	$32,495,000	$2,030,938	$2,166,333	4	0.25	0.26	0	0	0
Expansive Soils	Information not available									
Urban Fires[1]	1,059	$19,310,015	$18,234	$1,755,456	85	0.08	7.73	15	0.01	1.36
Wildfires[1]	2,141	$1,442,100	$674	$131,100	Information not available					
Earthquakes	28	Information not available			0	0	0	0	0	0
HazMat Events	21	Information not available								
Dam Failures	0	0	0	0	0	0	0	0	0	0
Transportation[2]	58	Information not available								

1. Fire data is based on the eleven-year period from 1999 through 2009, based on best available data from the Oklahoma State Fire Marshal's office.
2. Transportation data based on 13 year reporting period 1996-2009. Source: National Response Center

Table 4–2: Canadian County Hazard Vulnerability Ranking

Type of Hazard	Occurrence		Impact				Mitigation Activities	Resources		Total Score
	Historical	Probability	Human	Property	Infrastructure	Business		Internal	External	
Winter Storm/Ice Storm	5	5	2.6	3.6	4	4	2	2.5	2	5.8
Tornadoes	4	4	3.25	4	3	3	2	2.5	3	4.8
High Wind Events	5	5	1	3	3	2	1	3	4	4.4
Lightning	5	5	2	3	3	2	2	4	4	4.4
Hail	4.5	4.5	1	4	2	3	1	3	3	4.4
Urban (Structure) Fires	5	5	1	4	1	4	3.5	4	4	4.3
Expansive Soils	5	5	1	3	1	1	1	2	2	4.1
Heat, Extreme	5	5	2	1	1	1	1	3	4	3.6
Wildfires	4.5	4.5	1	2	2	2	2	3.5	4	3.5
Transportation Hazardous Materials Incidents	3	3	3	2	1	3	1	3	4	3.1
Drought	3	3	1.5	2	2	3	2	2	3	3.1
Fixed Site Hazardous Material Incidents	2	3	2.5	2	1	2	1	3	4	2.6
Flooding	3	3	1	2	3	2	3	4	4	2.6
Dam / Levee Failure	0	1	2	3	3	3	1	2	2	2.3
Earthquake	2	2	1	1	1	1	1	3	4	1.3

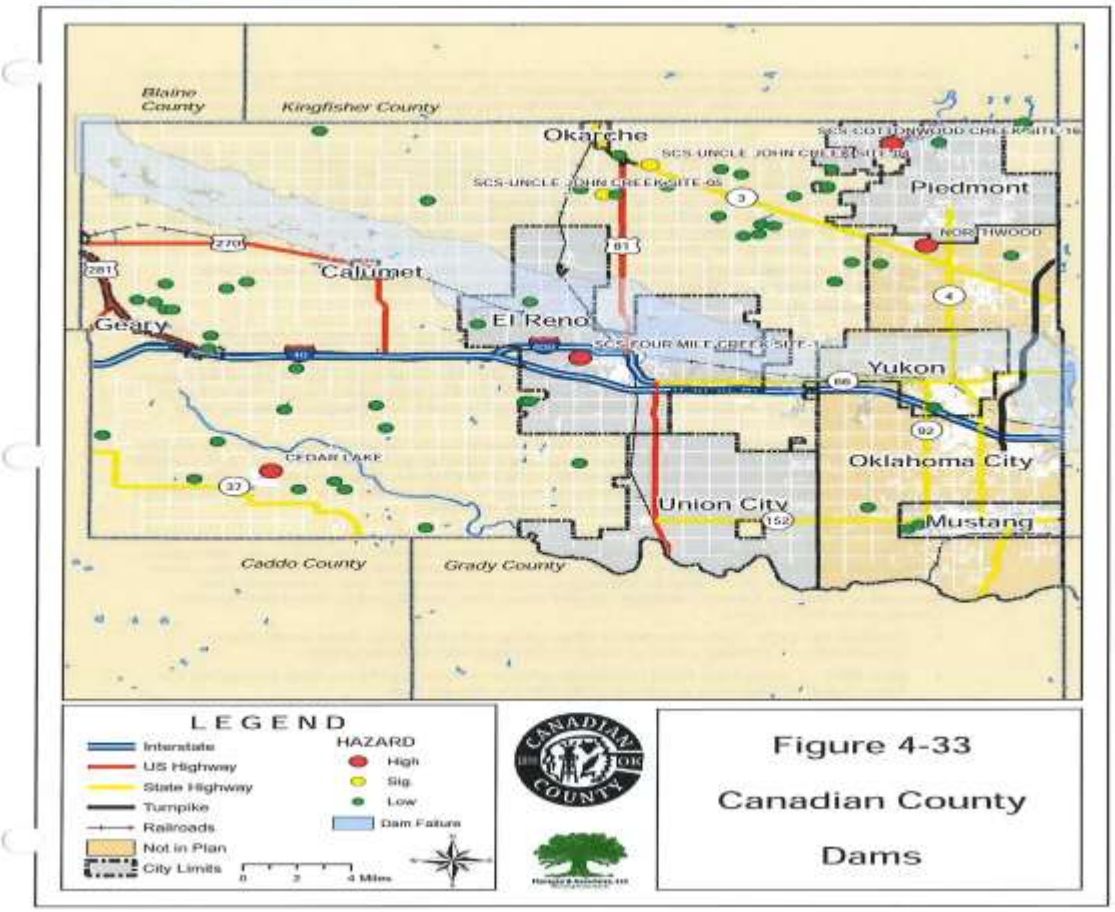
Table 4–3: Summary of Hazard Vulnerability Ranking Criteria

Summary:	This tool looks at an organization's or a community's vulnerability to the effects of various hazards. Using a scale of 0 to 5, the probability of occurrence and the impact potential are measured against mitigation activities and the resources available to respond to the hazard. The total is based on a formula that weighs risk heavily but provides credit for mitigation and response and recovery resources. The highest score possible is 7.8. The lower the total score, the lower the overall risk from the Hazard.
Instructions:	*Score each hazard based on a scale of 0 to 5 with 5 being the highest.* Ratings values: 1 = Low : 2-3 = Moderate : 4-5 = High
Historical Occurrence:	This is based on the number of occurrence in the last 20 years. Maximum is 5; if a new hazard, use 0.
Probability:	Score 0 if non-existent, 1 if less than 1%, 2 if less than 5%, 3 if less than 10%, 4 if less than 20%, and 5 if greater than 20%. Percents are based on the likelihood of an event occurring within a 15 year period of time. Probability is the likelihood an event will occur. History and probability are similar, but hazards that are newly developing, hazards where likelihood has increased or decreased based upon new developments or activities, or hazards with no historical information may need to be considered individually.
Impact:	Based on "worst-case scenario" - greatest possible impact should worst-case event occur. Maximum threat is the worst-case scenario of a hazard. Its impact is expressed in terms of human casualties, property loss, and business interruption/loss revenue issues. Secondary events need to be factored in where necessary. Assume maximum population when appropriate (for example, industrial park during peak work hours).
Internal/ External Resources:	Based on the resources available to the community internally, or to Mutual Aid agreements or other understandings with neighboring jurisdictions. May also include private resources available, such as corporate firefighting/hazmat teams or medical resources.
Analysis Results:	Extreme Vulnerability: Greater than 6.0 / Moderate Vulnerability : 2.5 to 4.0 High Vulnerability : 4.0 to 6.0 / Low Vulnerability : Less than 2.5

Dam Failure Risks

Historical Context: The Oklahoma Water Resources Board has classified 4 of the county's dams as High Hazard: the El Reno Lake Dam in El Reno, the Northwood Lake Dam and Cottonwood Creek Site 16 Dam near Piedmont, and the Cedar Lake Dam in the very southwest part of the county. Due to the County's flood risk, there are several dams that have been constructed along the rivers. "There has been one dam failure on the North Canadian River, one emergency release, and one failure of a minor amenity dam in a housing development."

Date	Location	General Description
10/16/1923	Lake Overholser Dam	Dam failure – failed due to peak flows on the North Canadian River and sent a 25ft high wall of water into Oklahoma City
5/1961	Canton Lake	Emergency release – the lake filled to capacity after days of heavy rain, forcing the US Army Corps of Engineers to release 80,000cfs into the river
5/2007	Spitler Lake Dam – Quail Lake Estates, Mustang	Amenity dam failure – failed during heavy rains. Damage cost was $20,000.



Mitigation Strategy / Recommendations from HMP: However, no high hazard dam failures have impacted Canadian County, and so it is not an anticipated event that will happen within the next 15 years. Still one of the County's main objectives is to "Analyze safety of existing high-risk dams and levees…and implement highest-priority measures to strengthen the structures and reduce risk."

Drought

Historical Context: "Canadian County has experienced four drought events in the past 15 years: 2000, 2001, 2005-2006, and 2011."

Table 4–26: Casualties and Damages Caused by Drought from 1995 - 2009

Location	Events	Deaths	Injuries	Damage Events	Property/Crop Damages
Canadian County	4	0	4	4	$561,590,000
Oklahoma	6	0	4	6	$1,129,669,000

From NOAA National Climatic Data Center http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms

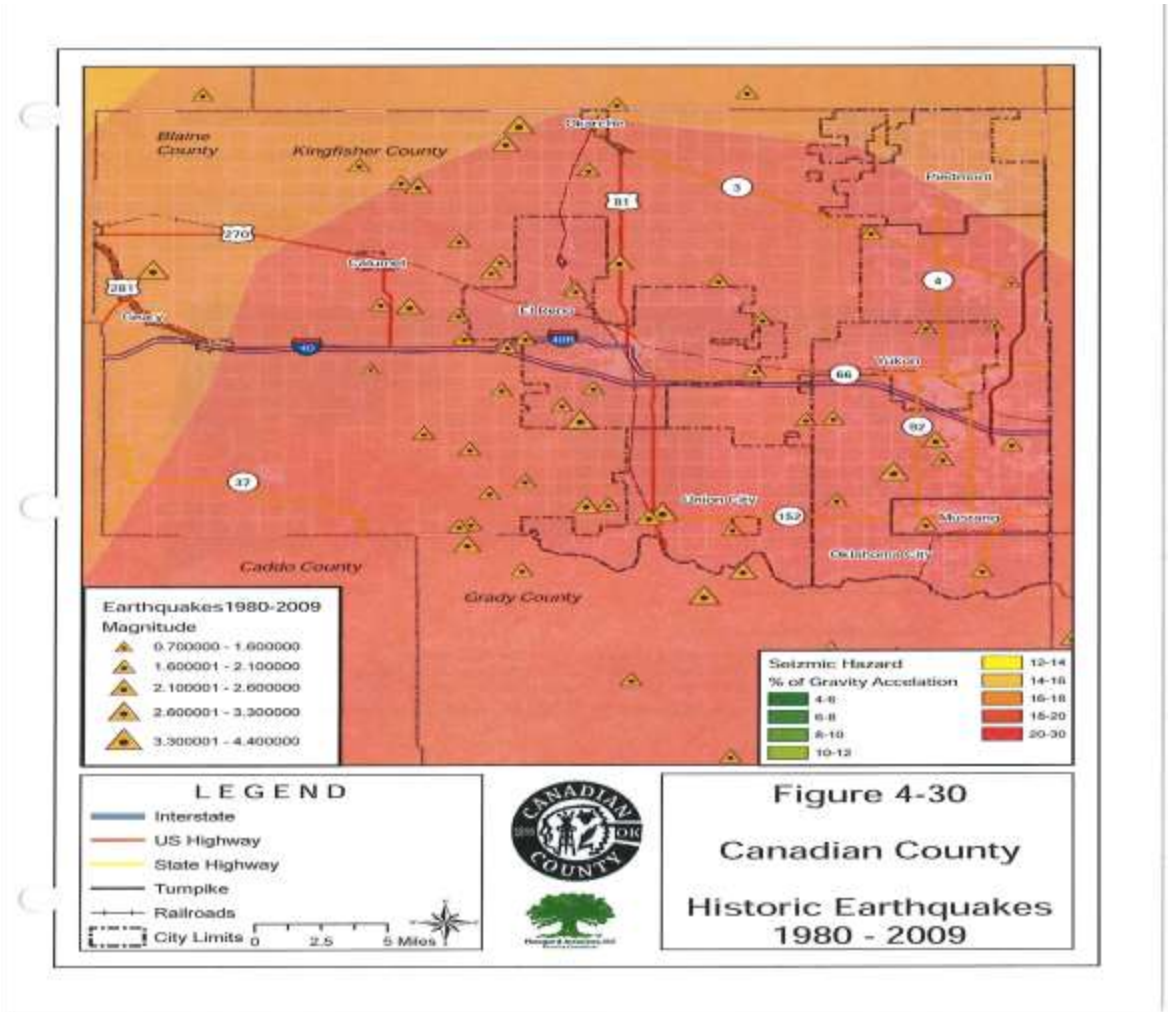
Date	Location	General Description
8/2000 – 9/2000	Southern and South Central OK	Unusually dry weather lasted 2 months. Agricultural losses: $600 million ($1 billion statewide).
7/2001	Western and North Central OK	Excessive heat and little rainfall. Heat-related illnesses killed 8 people and the county was included in a disaster declaration.
12/2005 – 1/2007	East Central and Southeast OK	High winds and dry soil conditions led to worst wildfire outbreak in Oklahoma history and the loss of half of the wheat crop and fish kills in Deep Fork River. Agricultural losses: $158 million.
1/2011 – 10/2011	All of OK	July was hottest month on record in Oklahoma and Canadian County. In El Reno it was 100°F every day but four.

Mitigation Strategy / Recommendations from HMP: "Although Canadian County's water supplies are…adequate to meet all but the most severe drought conditions, the jurisdiction will remain vulnerable to drought over the long term." Rely on Federal Government for relief in a severe drought. Future developments/renovations to buildings and infrastructure should consider expansive soils and wildfires as secondary effects of drought. Improve public awareness and identify and protect resources and critical infrastructure.

Earthquake

Historical Context: "Cleveland County is located in an area of low-level seismicity… Of the 28 events that have been reported between 2000 and 2009, 13 were in the vicinity of El Reno, 9 were near Calumet, 3 close to or in Union City, 2 near Mustang and 1 at Okarche."

Date	Location	General Description
12/28/1929	El Reno	4.0 magnitude, VI intensity
4/9/1952	El Reno	5.5 – 5.7 magnitude, VII intensity – caused by slippage along the Nemaha Fault, toppling chimneys, cracking bricks, and breaking windows and dishes. Felt as far away as Austin, TX and Des Moines, IA
9/10/2004	W Reno Rd and S Ranch Rd	3.4 magnitude
3/11/2010 – 3/12/2010	Union City	11 tremors within Canadian River basin – one 3.4 magnitude, IV intensity, and two 2.8 magnitude, III intensity



Mitigation Strategy / Recommendations from HMP: Based on the results of an earthquake scenario, where economic losses were estimated at $48.2 million, the County plans to "Establish emergency service protocols that adequately address response scenarios…" and structures and infrastructure built in the future should be designed to withstand earthquake damage as well as tornado and high wind damage.

Flood

Historical Context: Flooding poses a significant problem in the county. There are two main rivers that run through this area: the Canadian and North Canadian Rivers. Many creeks flow into these rivers. Sudden, heavy rains cause these rivers and creeks to swell, causing the county problems.

Table 4–9: Floods in Oklahoma and Canadian County from 1995-2009

Location	Events	Deaths	Injuries	Damage Events	Property Damage
Canadian County	30	0	3	9	$3,042,000
Oklahoma	1,971	25	25	355	$79,668,000

From NOAA National Climatic Data Center

Date	Location	General Description
5/10/1993	El Reno	Water level reached 21.12ft
6/25/2000	Piedmont	Heavy downpour inundated drainage basins, flooding much of the town, including Arrowhead Rd, Washington Ave, and Apache Rd NE.
3/4/2004 – 3/6/2004	Western Canadian County	Up to 6in of storm precipitation produced minor flooding on North Canadian River while the Canadian River was reported to have risen 6ft near Geary, OK.
8/19/2007 – 8/20/2007	County wide	Current flood record for North Canadian River: 23.33ft at El Reno. US Hwy 81 was closed near I-40 due to high water. OK Hwy 152 and OK Hwy 4 were both closed in Mustang. Many had to be rescued from stranded vehicles. Prong Bridge in Okarche had to be closed due to water flowing over it. In Piedmont, one car was swept off of banner Rd. Losses estimated near $100,000
8/19/2008	Eastern Canadian County	Greatest flooding occurred near NW 23rd St and Richland Ave to Hwy 66 and Banner Rd. Five people were rescued by boat – three from homes and two from cars. Many roads in Union City were flooded.
6/13/2010	Eastern Canadian County	Mustang Creek flooded after 10" of rain fell in the area. Cemetery Rd, SW 59th St, and 74th St were flooded in Mustang.

Mitigation Strategy / Recommendations from HMP: Canadian County regulates the FEMA SFHA, and buildings constructed today must meet NFIP minimum standards. As urban development continues, locations and building techniques should be closely examined. The County has an "aggressive and ongoing public awareness program" as well, and plans to "Expand mapping, regulations, and loss-prevention programs in areas with high risks…"

Hail

Historical Context: "Canadian County reported 105 hail events…between 1995 and 2009 with stones ranging in size from .75 inches to 3.0 inches in diameter causing $501,000 in reported damage. of these events, 30 separate hail storms had potentially damaging hail measuring 1.75 inches in diameter or larger."

Table 4–20: Casualties and Damages Caused by Hail from 1995 - 2009

Location	Events	Deaths	Injuries	Damage Events	Property Damage
Canadian County	105	0	0	2	$501,000
Oklahoma	12,722	0	2	239	154,564,000

Date	Location	General Description
4/30/1961	El Reno	7in hail fell 1mi SW of El Reno
8/17/1994	Okarche	4.5in, 2.75in, and 2.5in hail fell. The 4.5in hail fell 4mi SE of Okarche. Damage was $100,000.
5/25/1998	Okarche	2.5in hail damaged wheat crops and vehicles in Okarche, but no damage figures were reported
4/21/2004	Yukon	Baseball size hail fell in Yukon
4/30/2004	Piedmont	3in hail broke the windshields of 2 cars
4/24/2006	El Reno	2.75in hail fell north of El Reno
11/5/2008	Piedmont	2.5in hail reported 1mi south of Piedmont
5/23/2011	Okarche	2.5in and 2.75in hail damaged structures and crops

Mitigation Strategy / Recommendations from HMP: Construction of new structures should include plans to use impact-resistant materials when feasible. "Identify costs and benefits of loss prevention programs, such as covered vehicle parking…" and ordinances such as building codes.

High Winds

Historical Context: "Canadian County reported 73 high wind events from 1995 through 2009…that injured two people and did a total of $6,814,000 in damage. High wind is one of Canadian County's most frequent natural hazards."

Table 4–15: High Winds in Oklahoma and Canadian County for 1995 - 2009
From NOAA National Climatic Data Center

Location	Events	Deaths	Injuries	Damage Events	Property Damage
Canadian County	73	0	2	28	$6,814,000
Oklahoma	9,174	8	196	2,525	$959,603,000

NCDC does not separate community damages from county reports for High Winds, Thunderstorm Winds, and Strong Winds. The Oklahoma numbers are raw.

Date	Location	General Description
6/3/1995	Union City	High winds caused $5.5 million in damage
7/23/1995	El Reno, Yukon, and Mustang	El Reno and Yukon - $50,000 in damage Mustang - $50,000 in damage
8/2/1996	Okarche	3 mobile homes destroyed, 2 RVs and a cattle trailer overturned, 3 barns demolished, roof damage to schools, and many trees split or uprooted. Total of $130,000 in damage.
4/20/2000	El Reno	A 90'x120' section of a hospital roof was blown off, resulting in rain and wind damage to the interior of this part of the building and medical equipment. Estimate of $350,000 in damage.
8/26/2006	Mustang	64mph winds damaged one side of a two-story home, resulting in rain damage inside. Total of $100,000 in damage.
5/24/2011	El Reno	Highest wind gust of 151mph recorded by an Oklahoma Mesonet site produced by EF5 tornado

Mitigation Strategy / Recommendations from HMP: Encourages studies to determine if there is a correlation in risk associated with driving a lighter vehicle in dangerous weather conditions. Construction crews should exercise care in securing apparatus and supplies that could become wind-borne during storms. Any buildings undergoing expansion, renovation or rebuilding should consider following updated techniques. Underground conduits for utility lines should be considered, and vegetation should be well trimmed to limit falling debris. There should also be many access points to all areas for emergency services.

Lightning

Historical Context: "Canadian County has reported nine lightning events between 1995 and 2009 that resulted in $181,000 in damage. In the reporting period 1959-2010, lightning claimed 99 casualties."

Table 4–16: Casualties and Damages Caused by Lightning from 1995-2009

Location	Events	Deaths	Injuries	Damage Events	Property Damages
Canadian County	9	0	0	9	$181,000
Oklahoma	374	11	76	301	$26,077,000

Source: From NOAA National Climatic Data Center
http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms

Date	Location	General Description
5/25/1998	Piedmont	Lightning started a house fire. Damage was $40,000.
4/13/1999	Yukon	Lightning started a house fire, damaging the attic and parts of the roof. Damage was $20,000.
6/24/2000	El Reno	Lightning caused equipment damage at the Police Department. Damage was $25,000.
6/11/2003	El Reno	Lightning struck the Masonic Temple causing $25,000 in damage
1/4/2005	Yukon	Lightning struck two oil tank batteries and started a fire, resulting in $75,000 in damage

Mitigation Strategy / Recommendations from HMP: Continue educating the public, including construction workers, on the hazards of lightning. It is recommended that buildings install surge protectors for electricity and phone lines. Moving above-ground utilities to underground should be considered top priority in the construction of new or renovation of facilities.

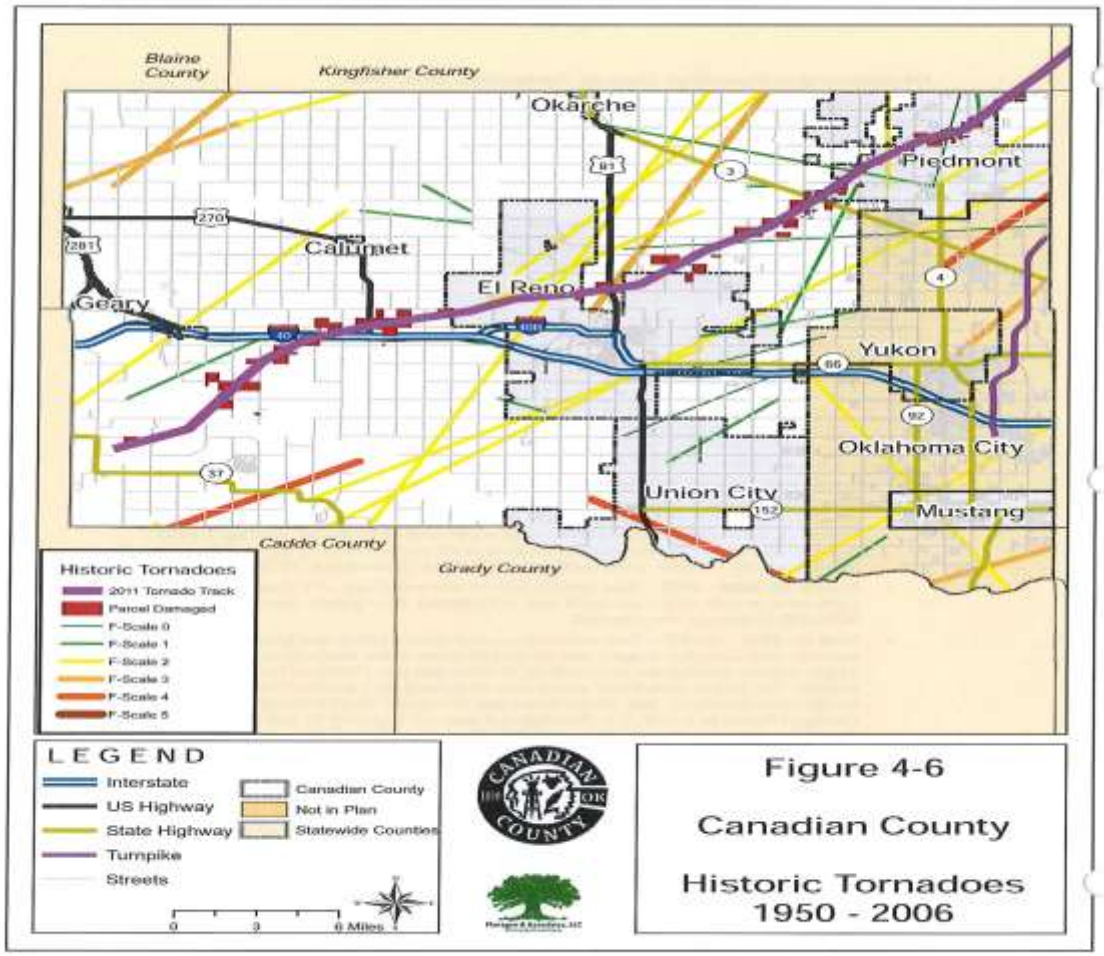
Tornadoes

Historical Context: In the last 15 years, Canadian County has been impacted by 34 tornadoes. About 70% of these were EF0 and EF1 and caused little damage. While less frequent, EF4 and EF5 tornadoes were the cause of 67% of tornado deaths.

Table 4–12: Tornadoes in Oklahoma and Canadian County from 1995 - 2009

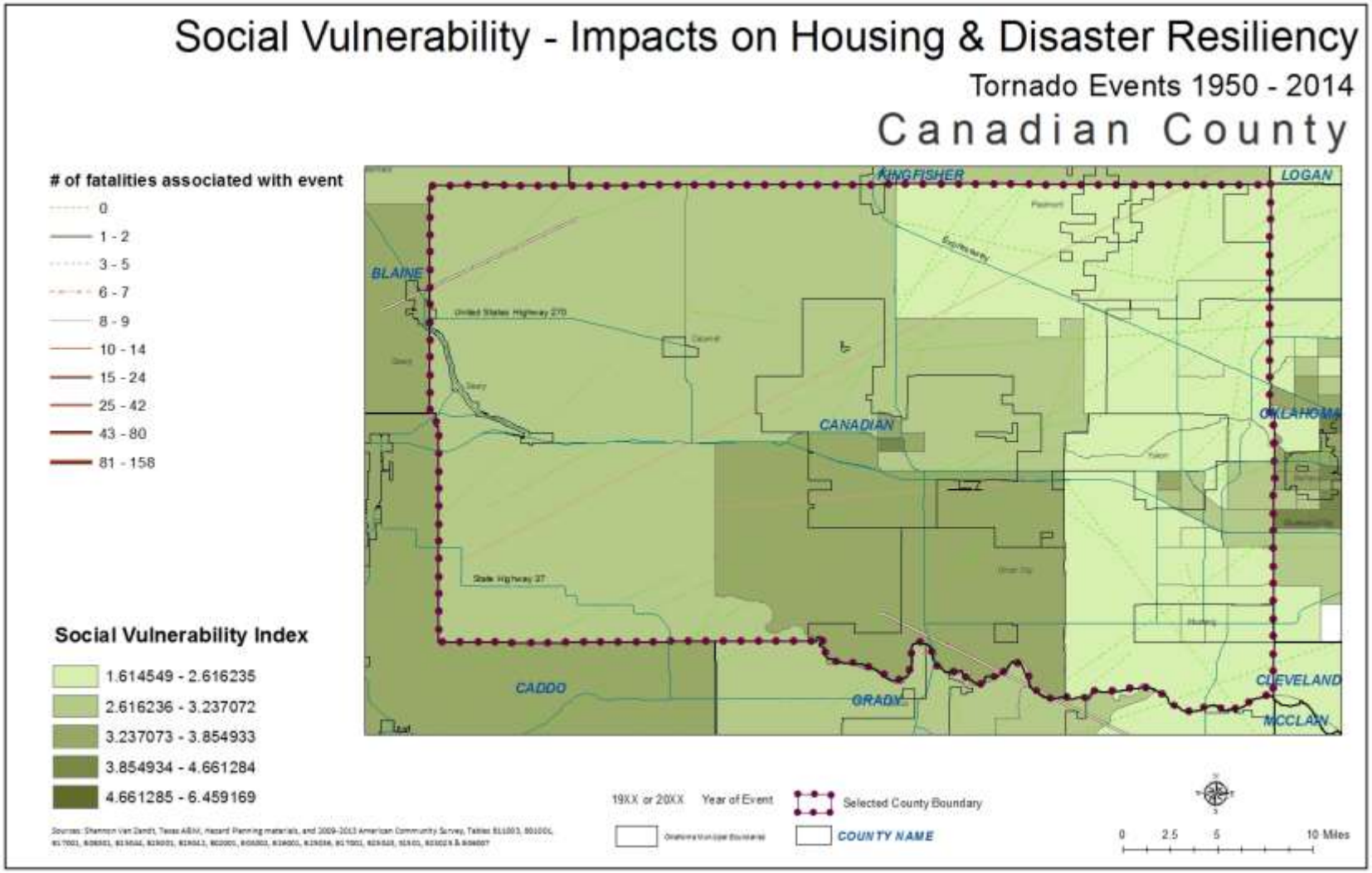
Location	Events	Deaths	Injuries	Damage Events	Property Damages
Canadian County – F0	15	0	0	5	$136,000
Canadian County – F1	15	0	0	14	$5,331,000
Canadian County – F2	4	0	5	4	$1,675,000
Canadian County – F3	0	0	0	0	0
Canadian County – F4	0	0	0	0	0
Canadian County – F5	0	0	0	0	0
Oklahoma – F0	589	0	14	136	$3,672,000
Oklahoma – F1	268	0	40	229	$50,104,000
Oklahoma – F2	93	5	88	81	$92,723,000
Oklahoma – F3	27	5	116	26	$403,211,000
Oklahoma – F4	7	29	514	7	$650,500,000
Oklahoma – F5	2	23	332	2	$540,000,000

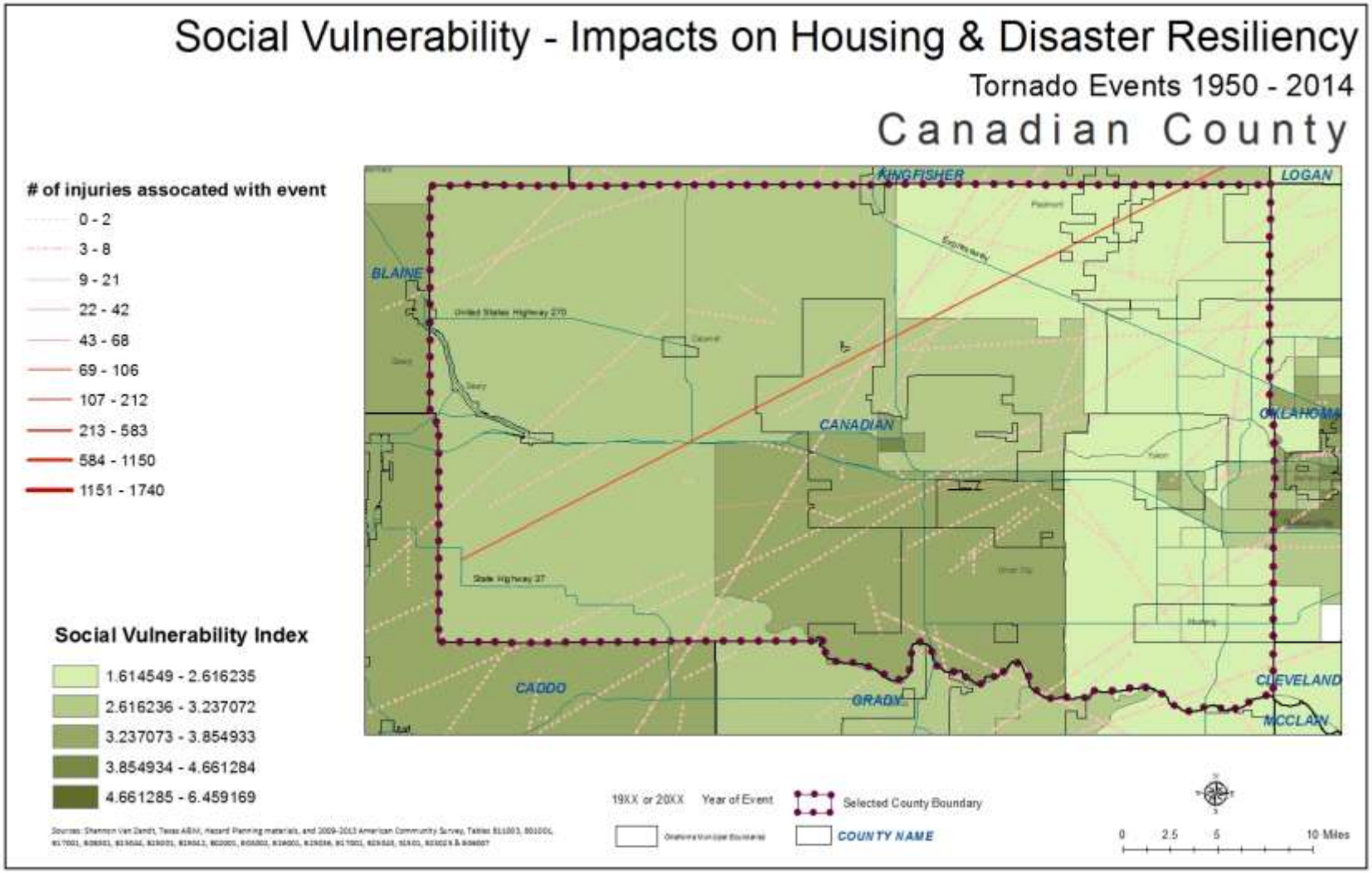
Date	Location	General Description
4/12/1945	Muskogee	102 people died in a series of tornadoes: 13 in Muskogee, 69 in Antlers, 8 at Tinker Air Force Base, 5 in Roland, 4 near Hulbert, 3 in Latimer County
5/25/1973	Union City	Tornado damaged 49 buildings, demolished 22 homes and 18 trailers, and injured 6 people. Damage cost $2million. This tornado was the first to leave a velocity signature on radar, providing a breakthrough in forecasting severe storms. Also the first tornado intercepted and photographed by storm chasers.
5/3/1999	Piedmont and El Reno	**F2 –** began 2mi west of Piedmont and traveled 8mi NNW. Damage cost $50,000. **F2** – began 1mi NNE of El Reno and traveled 16mi NNE. Damage cost $125,000.
3/29/2007	Yukon	**EF2** – formed 2mi east of Yukon and traveled 8mi, nearly reaching Piedmont. Five people were injured and damage cost $500,000.
5/24/2011	SW Canadian County	**EF4/5** – two tornadoes, one an EF4 and the other an EF5, traveled NE 65mi through the north side of El Reno and into Piedmont. Six people died, at least 60 injured, and homes in the Skyline Addition in El Reno were damaged.

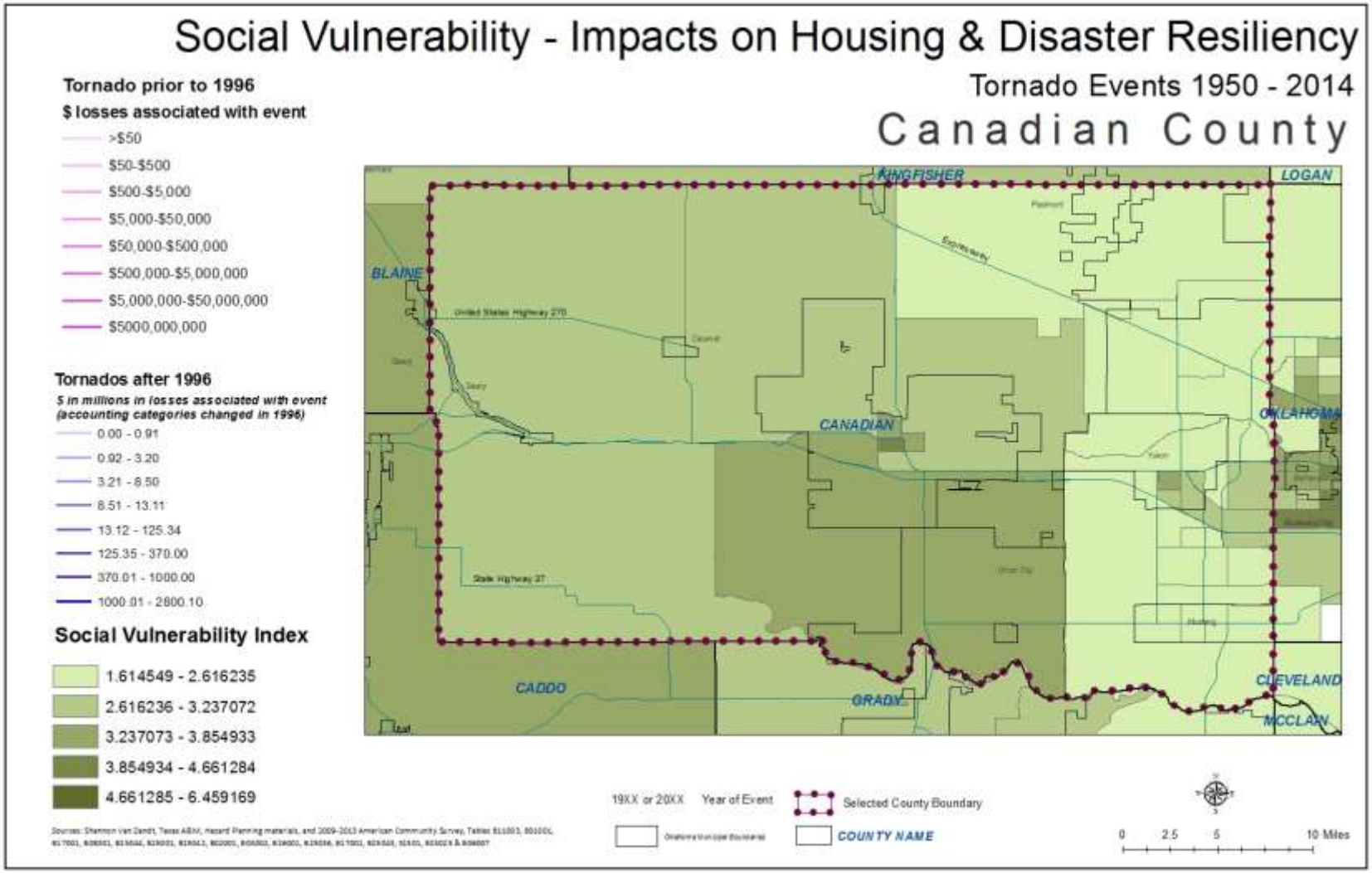


Mitigation Strategy / Recommendations from HMP: Safe Rooms should meet or exceed FEMA specifications and windows, doors, and other exterior materials should be reinforced in new developments in Canadian County. Any facilities undergoing expansion, renovation, or rebuilding should consider following updated techniques. Uninterrupted communications and the protection of electronic data should be considered priorities and critical County facilities should be equipped with backup generators. Emergency responders should receive Community Emergency Response Teams training.

For all the county profiles for this study we are providing maps of the historic tornados mapped over the developed social vulnerability index. This is in addition to the data prepared and summarized from the HMP in this section.


Social Vulnerability - Impacts on Housing & Disaster Resiliency
Tornado Events 1950 - 2014
Canadian County
# of fatalities associated with event
0
1 - 2
3 - 5
6 - 7
8 - 9
10 - 14
15 - 24
25 - 42
43 - 80
81 - 158
KINGFISHER
LOGAN
BLAINE
CANADIAN
OKLAHOMA
CADDO
GRADY
CLEVELAND
MCCLAIN
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 2.5 5 10 Miles


Social Vulnerability - Impacts on Housing & Disaster Resiliency
Tornado Events 1950 - 2014
Canadian 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
Social Vulnerability Index
1.614549 - 2.616235
2.616236 - 3.237072
3.237073 - 3.854933
3.854934 - 4.661284
4.661285 - 6.459169
KINGFISHER
LOGAN
BLAINE
CANADIAN
OKLAHOMA
CADDO
GRADY
CLEVELAND
MCCLAIN
19XX or 20XX Year of Event
Selected County Boundary
COUNTY NAME
0 2.5 5 10 Miles


Social Vulnerability - Impacts on Housing & Disaster Resiliency
Tornado Events 1950 - 2014
Canadian 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 - 2800.10
Social Vulnerability Index
1.614549 - 2.616235
2.616236 - 3.237072
3.237073 - 3.854933
3.854934 - 4.661284
4.661285 - 6.459169
KINGFISHER
LOGAN
BLAINE
CANADIAN
OKLAHOMA
CADDO
GRADY
CLEVELAND
MCCLAIN
19XX or 20XX Year of Event
Selected County Boundary
COUNTY NAME
0 2.5 5 10 Miles

Wildfires

Historical Context: "From 2000 to 2009 Canadian County fire departments made 1,838 wildfire runs that burned a total of 22,662 acres and did $1,129,720 in damage. By far the worst year, in terms of damage, was 2006, when 50 wildfires resulted in %593,350 in losses."

Table 4–37: Canadian County Wildfires, 2000-2009

Year	Wildfire Runs	Acres Burned	Losses
2000	245	1,551	43,320
2001	204	697	130,935
2002	238	992	122,310
2003	167	1,731	106,180
2004	171	706	47,985
2005	244	899	35,170
2006	50	3,970	593,350
2007	128	578	14,550
2008	233	1,130	28,920
2009	158	10,398	7,000
Total	1,838	22,662	1,129,720

Oklahoma State Fire Marshal

Fire Department	Date	Location	General Description
Calumet VFD	2006		Total of 41 wildfire runs that burned 5,070 acres and totaled $100,000 in damage. Of these, 14 burned <1 acre, and 20 burned ≥5 acres. Two fires were very large and are listed below:
	3/12/2006	OK Hwy 37 and Maple Rd	3,500 acres of brush and grass burned, causing $80,000 in damage. The fire burned for 27hrs.
	3/15/2006	SW 29th and Maple Rd	1,000 acres burned but no reported damage. The fire burned for 31hrs.
El Reno FD	2006		Total of 86 wildfire runs that burned 703 acres and caused $300 in damage. Most burned <1 acre, but 22 fires burned one or more acres. Two fires, listed below, burned over 100 acres:
	4/20/2006	Memorial Rd	100 acres burned for 8.5hrs
	7/4/2006	Black Kettle	350 acres burned for 9.5hrs
Mustang FD	2006		Total of 56 wildfire runs, though no acreage or values of losses were recorded
Okarche VFD	2006		Total of 26 wildfire runs that burned 465 acres and totaled $7,200 in damage. Of these, 14 burned >1 acre, most between 20 and 40 acres. One, listed below burned more than 100 acres:
	3/5/2006	Unspecified	120 acres of grass burned, causing $1,500 in damage. The fire burned for 2 ¾ hrs.
Piedmont VFD	2006		Total of 8 wildfire runs. Six were along Cimarron Rd and one on Edmond Rd.

Union City VFD	2006		Total of 11 wildfire runs that burned 1,034 acres and did $43,000 in damage.
	3/15/2006	Caddo Jake Bridge and 59th St	350 acres of forest and wildland burned, causing $2,000 in damage. The fire burned for 26 ¼ hrs
	3/15/2006	37th and Maple Rd	320 acres of forest and wildland burned, causing $12,500 in damage. The fire burned for 3.5hrs.
	4/13/2006	Maberry and 44th St	350 acres of forest and wildland burned, causing $17,000 in damage. The fire burned for 5.5hrs

Mitigation Strategy / Recommendations from HMP: Developers and homeowners should be made aware of how construction materials and landscaping measures can reduce vulnerability. Facilities should be appropriately located and built with fire-resistant building and landscape practices. Removal of Eastern Red Cedar trees should be considered.

Urban Fires

Historical Context: "During the 10 year period from 2000 to 2009…Canadian County reported a total of 813 structural fires, 15 fatalities, 75 injuries, and approximately $16.95 million in fire damage…"

Table 4–31: Canadian County Urban Fire Damages 2000-2009

Year	Single Family		Apartment		Mobile Homes		Other Residential		Office/ Commercial		Warehouse/ Industrial		Total	
	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg
2000	59	$797,600	9	$13,625	6	$145,000	1	$0	4	$150,300	11	$2,149,800	90	$3,256,325
2001	71	$896,020	5	$20,210	7	$5,450	2	$500	3	$3,000	9	$24,600	97	$949,780
2002	92	$1,079,900	5	$5,500	3	$41,100	4	$46,100	7	$21,550	9	$64,500	120	$1,258,650
2003	47	$1,014,100	9	$17,000	0	$0	1	$10,000	3	$7,000	7	$85,000	67	$1,133,100
2004	66	$412,585	10	$60,650	4	$128,200	0	$0	4	$38,000	12	$170,000	96	$809,435
2005	70	$2,647,400	11	$217,060	3	$92,500	1	$0	3	$5,000	10	$156,300	98	$3,118,260
2006	16	$618,200	2	$25,500	1	$0	0	$0	0	$0	2	$1,750	21	$645,450
2007	68	$1,660,155	4	$340,000	2	$7,500	1	$0	0	$0	3	$12,100	78	$2,019,755
2008	52	$1,003,885	4	$1,388,000	3	$27,000	2	$17,500	3	$72,510	7	$38,000	71	$2,546,895
2009	59	$718,185	6	$1,700	2	$7,200	0	$0	2	$1,200	6	$49,000	75	$777,285
Totals	600	$10,848,030	65	$2,089,245	31	$453,950	12	$74,100	29	$298,560	76	$2,751,050	813	$16,514,935

Source: Oklahoma State Fire Marshal

Table 4–32: Canadian County Urban Fire Damages in Critical Facilities 2000-2009

Year	Nursing		Childcare		Hospitals		Correctional		School/ University		Public Assembly		Total	
	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg	#	Dmg
2000	1	$10	0	$0	0	$0	1	$0	1	$0	1	$0	4	$10
2001	1	$0	0	$0	0	$0	0	$0	1	$100	1	$500	3	$600
2002	0	$0	0	$0	0	$0	0	$0	0	$0	5	$7,500	5	$7,500
2003	0	$0	0	$0	0	$0	0	$0	3	$31,500	9	$196,500	12	$228,000
2004	1	$0	0	$0	0	$0	0	$0	1	$500	1	$75,000	3	$75,500
2005	6	$10,500	0	$0	0	$0	0	$0	0	$0	0	$0	6	$10,500
2006	0	$0	0	$0	0	$0	0	$0	0	$0	1	$45,000	1	$45,000
2007	0	$0	0	$0	1	$0	0	$0	2	$50,000	5	$13,700	8	$63,700
2008	1	$100	0	$0	0	$0	0	$0	1	$0	0	$0	2	$100
2009	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	1	$0
Totals	11	$10,610	0	$0	1	$0	1	$0	9	$82,100	23	$338,200	45	$430,910

Table 4–33: Canadian County Urban Fire Injuries & Deaths 2000-2009

Year	Civilian Injuries	Civilian Deaths	Firefighter Injuries	Firefighter Deaths	Total Injuries	Total Deaths
2000	3	2	5	0	8	2
2001	5	1	3	0	8	1
2002	3	0	4	0	7	0
2003	2	0	2	0	4	0
2004	10	4	2	0	12	4
2005	8	4	3	0	11	4
2006	5	0	0	0	5	0
2007	3	4	4	0	7	4
2008	6	0	4	0	10	0
2009	3	0	0	0	3	0
Totals	48	15	27	0	75	15

Source: Oklahoma State Fire Marshal

Mitigation Strategy / Recommendations from HMP: All facilities should plan for the possibility of water shortages in event of a fire. Another main problem is the age of structures and distance from fire protection facilities, though no solution was offered. The HMP also called to "Establish or expand emergency services protocols…to include equipment, training, and exercise scenarios for high-impact events."

Winter Storms

Historical Context: "During the period 1995 through 2009, Canadian County reported 35 ice and snow events…which did a total of $524.4 million in property damage in Canadian and neighboring counties."

Table 4–22: Casualties and Damages Caused by Winter Storms, 1995 - 2009

Location	Events	Deaths	Injuries	Damage Events	Property Damages
Canadian County	35	0	1	7	524,430,000
Oklahoma	447	2	7	67	$732,234,000

Source: National Climatic Data Center

Date	Location	General Description
12/25/2000 – 12/26/2000		4-8in of snow, sleet and freezing rain fell in 26 counties, including Canadian County. The freezing rain accumulations were about 1in thick. Falling trees and ice damaged homes and vehicles, and 170,000 people across the state were without power for nearly a week.
1/30/2002	El Reno	Freezing rain fell for 12 to 24hrs with ice accumulations of 1-2in. The worst of the ice damage occurred in a 60mi wide band from Blackwell to El Reno, Minco and Oklahoma City. Many residencies were without power for days and some went 6 weeks without power. Total damage was estimated at $301 million.
12/9/2007 – 12/12/2007		Freezing rain caused ice accumulations of 1in. The storm caused the worst power outage in Oklahoma history, and electrical crews from dozens of states worked 12hr shifts to restore power. Fallen power lines also sparked more than 100 structure fires. The local economy suffered due to the timing of the storm on a busy shopping weekend and the pecan crop loss was estimated at $25 million. Storm cleanup cost about $200 million. There were also 27 deaths due to the storms.

Mitigation Strategy / Recommendations from HMP: The placement of trees and large shrubs should ensure a reduced risk of power line interference. Burying electric power lines and backup power systems for facilities should be considered.

Extreme Heat

Historical Context: "Canadian County has experienced 4 excessive heat events in the past 15 years, and five in the past 18 years: in 1994, 1999, 2001, 2006 and 2011."

Table 4–24: Casualties and Damages Caused by Extreme Heat

Location	Events	Deaths	Injuries	Damage Events	Property Damages
Canadian County	4	31	100	1	$10,000
Oklahoma	47	91	157	1	$10,000

Source: National Climatic Data Center

Date	Location	General Description
8/17/1999	El Reno	Temperatures rose into the 90s in mid-July and remained there through early September. A woman in El Reno died in her home on this date.
7/2001 – 8/2001	Yukon	Temperatures remained in the 90s and low 100s until 8/25. A man collapsed at a house in Yukon and died later at the hospital. In July, 8 people died from the heat in Oklahoma City, Edmond, Stillwater, and Lawton.

6/2006 – 8/2006	Yukon	Temperatures rose in June and remained in the 100s for most of July and August. One man died in Yukon on June 20th and 18 more people had died by the end of the heat wave. I-40 and many other streets buckled in the County.
6/2011 – 8/2011		Temperatures rose into the 100s on 58 days, reaching 110°F on 7/9, 8/5 and 8/6. July average temperature was 102.5°F and August average temperature was 102.2°F and El Reno, Piedmont, Yukon, Mustang, and Union City were moved to water rationing.

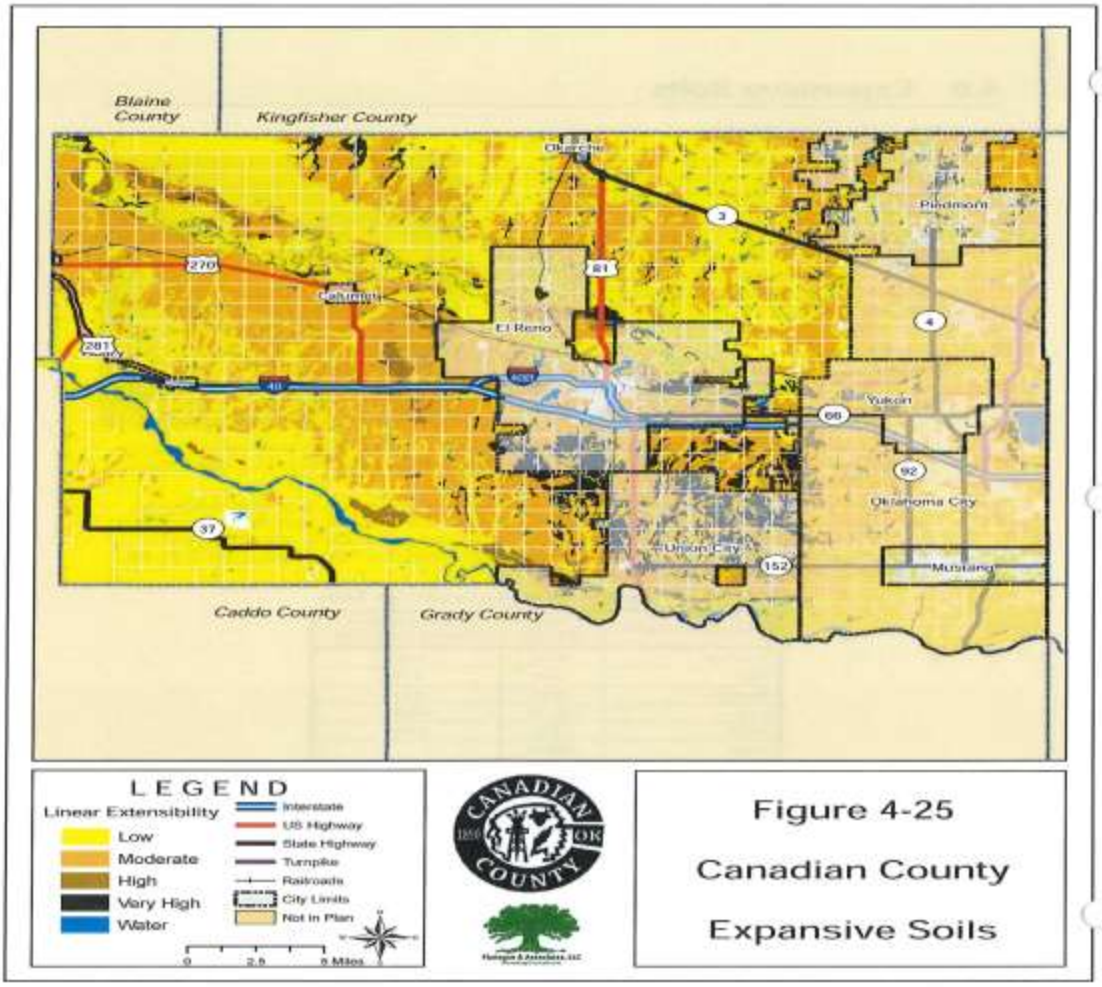
Mitigation Strategy / Recommendations from HMP: Ensure that the vulnerable population (elderly, fixed income, compromised health situations, and homeless) are informed about available resources and how to avoid extreme heat illnesses. Facilities should consider backup systems for power. Heat alerts should be issued in a timely manner.

Expansive Soils

Historical Context: "The history of Canadian County's expansive soil hazard is difficult to track, since the County does not specifically monitor damage to structures from expansive soils. The County treats all such damage as a maintenance issue. Based on this data, there is no record of exactly how many expansive soil events have occurred in the past.

Table 4–27: Canadian County Expansive Soils

Expansive Potential	Area (Sq. Mi.)	Percent of Total County Land Area
Very High	50.26	5.56%
High	24.42	2.7%
Moderate	370.6	41.01%
Low	441.26	48.83%
Water	17.07	1.89%
Total	**903.61**	



Mitigation Strategy / Recommendations from HMP: Damage to structures built during a period of drought followed by rains. The use of PVC or HDPE piping could reduce some of the impact of expansive soils on pipelines. "Explore options for loss-mitigation…including building codes and code-plus options."

Transportation Events

Historical Context: "The National Response Center (NRC) lists 32 highway transportation releases, 14 railroad incidents (five involving the release of hazardous materials), and 13 pipeline releases of hazardous substances. There were no aircraft incidents reported for Canadian County in the NRC's data base."

Table 4–49: Canadian County Transportation Events 1996-2005

Date	Location	Nearest City	Suspected Responsible Party	Material
Truck/Highway Transport Spills				
04/17/10	Oil dumped by vehicles at construction site	Banner	Duit Construction	Unknown oil
04/13/09	150-200 35-gal. containers dumped near landfill	El Reno	Unknown	Sodium nitrate
03/25/09	Load shift damages drum, releasing product	OKC	SAIA Motor Freight	Benzaldehyde
03/04/09	300 gal. Sodium hypochlorite spilled from damaged tote	Calumet	Halliburton	Sodium hypochlorite
10/20/08	Open vent valve on truck from operator error	Mustang	Hamm & Phillips	Oily water
03/18/08	20 gal. spilled into ditch from tank due to pump failure	Yukon	BCM Oklahoma	Diesel fuel
08/13/07	15 gal. spilled from portable tank onto roadway	Piedmont	Sonoco Pipeline	Crude oil
12/23/05	Converted bus blew engine spilling oil	El Reno	Private party	Motor oil
06/26/05	20 gal. spilled onto roadway	El Reno	Cal-Cleve, Ltd.	Misc. paints, varnishes
06/22/05	Trucks dumping oil from equipment	El Reno	Cactus Drilling	Unknown oil
06/21/05	Eight 55-gal. drums with unknown chemical dug up	Mustang	Unknown	Unknown chemical
11/25/03	Tote fell from truck and was struck by another truck	Union City	Schlumberger	Friction reducer
12/26/02	2 barrels spilled onto gravel due to equipment failure	OKC	Enogex	NG condensate
12/05/02	Weld on acid tank failed, spilling 150 gallons of acid	OKC	OG&E	Sulfuric acid
07/06/02	5 gal. container and 2 batteries dumped on ground	Mustang	Superior Ready Mix	Battery acid
09/18/01	Truck turns over rupturing saddle tank	Mustang	Marathon Transport	Oil, fuel
07/21/01	3 gal. spilled onto roadway from portable tank	Yukon	Consolid.ated Freightway	Cleaning liquid
07/01/01	22 gal. spilled onto roadway	El Reno	Cal-Cleve, Ltd.	Misc. paints, varnishes
06/01/01	1 gal. flammable liquids spilled onto roadway	El Reno	Cal-Cleve, Ltd.	Flammable liquid
04/07/01	1 gal. spilled onto roadway	El Reno	Cal-Cleve, Ltd.	Misc. paints, varnishes
10/18/00	Valve on ammonia storage tank releasing material	Union City	El Reno Grain	Anhydrous ammonia
07/17/00	Truck spilled gasoline from fuel tank	Yukon	Leroy Lightle Trucking	Unleaded gasoline
05/01/00	Car collides with truck causing spill of 200 gal.	El Reno	Domino Transport	Unleaded gasoline
06/14/99	10 gal. paint and varnishes spilled onto roadway	El Reno	Jevic Transport.	Misc. paints, varnishes
12/29/98	5 gal. spilled from truck	Calumet	YRC Inc.	Dichloromethane
10/16/98	84 gal. spilled onto roadway	El Reno	Koch Pipeline	Crude Oil
07/07/98	1,335 gal. spilled from tanker truck hit by car	Mustang	Red Rock Distrib.	Gasoline
03/05/98	42 gal. spilled onto roadway	El Reno	Koch Pipeline	Crude oil
09/12/96	Tanker truck, one vehicle accident	OKC	Oklahoma Tank Line	Oil, diesel
01/26/96	168 gal. spilled from portable tank on truck	El Reno	Koch Resources	Crude oil
09/07/95	3 gal. wood preservative spilled onto roadway	El Reno	Consolidated Freightway	Wood preservative
Railroad Release				
07/28/09	Truck and train collision, truck driver killed	Union City	Union Pacific	Oil, diesel fuel
06/20/09	Truck and train collision causes releases from both	El Reno	Union Pacific	Oil, diesel
12/06/06	Lubrication oil discharged from train in Jones yard	El Reno	Union Pacific	Misc. oil
05/15/06	Train and car collision at railroad crossing	Yukon	Union Pacific	Non-release
04/20/06	Train derailment	El Reno	Union Pacific	Non-release
03/07/06	Train/vehicle collision at crossing, derailment, 1 fatality	Yukon	Union Pacific	Oil, diesel fuel
12/02/05	Locomotive and 10 cars derailed, causes unknown	Union City	Union Pacific	Unknown
02/15/05	Train and car collision at Woodson St. crossing	El Reno	Union Pacific	Non-release
02/25/02	Unknown number of cars derailed from freight train	Union City	Union Pacific	Sulfuric acid
10/18/01	10 cars derailed from a train carrying rock	Concho	Union Pacific	Aggregate
12/31/99	23 empty rail cars derailed	Concho	Union Pacific	Non-release
03/13/99	Car collides with train at Morgan Rd. crossing	OKC	Union Pacific (?)	Non-release
08/14/98	11 cars derailed from freight train	El Reno	Union Pacific (?)	Non-release
12/12/96	Southbound train and car collision	El Reno	Union Pacific (?)	Non-release
Pipeline Spills				
10/11/07	Third party strikes 16" pipeline with digger	OKC	Centurion Pipeline	Crude oil
04/23/07	Pipeline corrosion causes leak into pond	Geary	Plains Pipeline	Crude oil
05/23/06	10" pipeline leaks into dry creek	Okarche	Duke Field Serv.	Condensate, water
02/06/06	Equipment failure releases 20 barrels into North Canadian tributary	Geary	Plains Pipeline	Crude oil, water
01/10/05	Pin hole leak in 6" pipeline due to corrosion	El Reno	ONEOK Field Serv.	Crude oil, NG condensate
07/30/04	Pipeline break	El Reno	Enogex	Natural gas
02/28/03	Frozen pipe causes break and release	OKC	Duke Field Serv.	Crude oil, water
03/07/02	Backhoe damages pipeline	Yukon	Unknown	Carbon dioxide
01/10/01	Release from natural gas pipeline	El Reno	ONEOK Field Serv.	NG condensate
07/17/00	Third party cuts into 4" plastic pipeline	OKC	OK Natural Gas	Natural gas
05/14/99	Corrosion results in pipeline leak	Piedmont	GPM Gas Corp.	Natural gas
10/08/97	Fire in NG distribution line during maintenance	Canadian Co.	GPM Gas Corp.	NG condensate
07/18/97	Slop oil storage tank hit by lightning	Piedmont	GPM Gas Corp.	NG condensate

Mitigation Strategy / Recommendations from HMP: "Identify needs for and implement additional emergency operations plans and services to facilitate response to potential mass casualty transportation incidents, including emergency alerts, evacuation plans, and exercises."

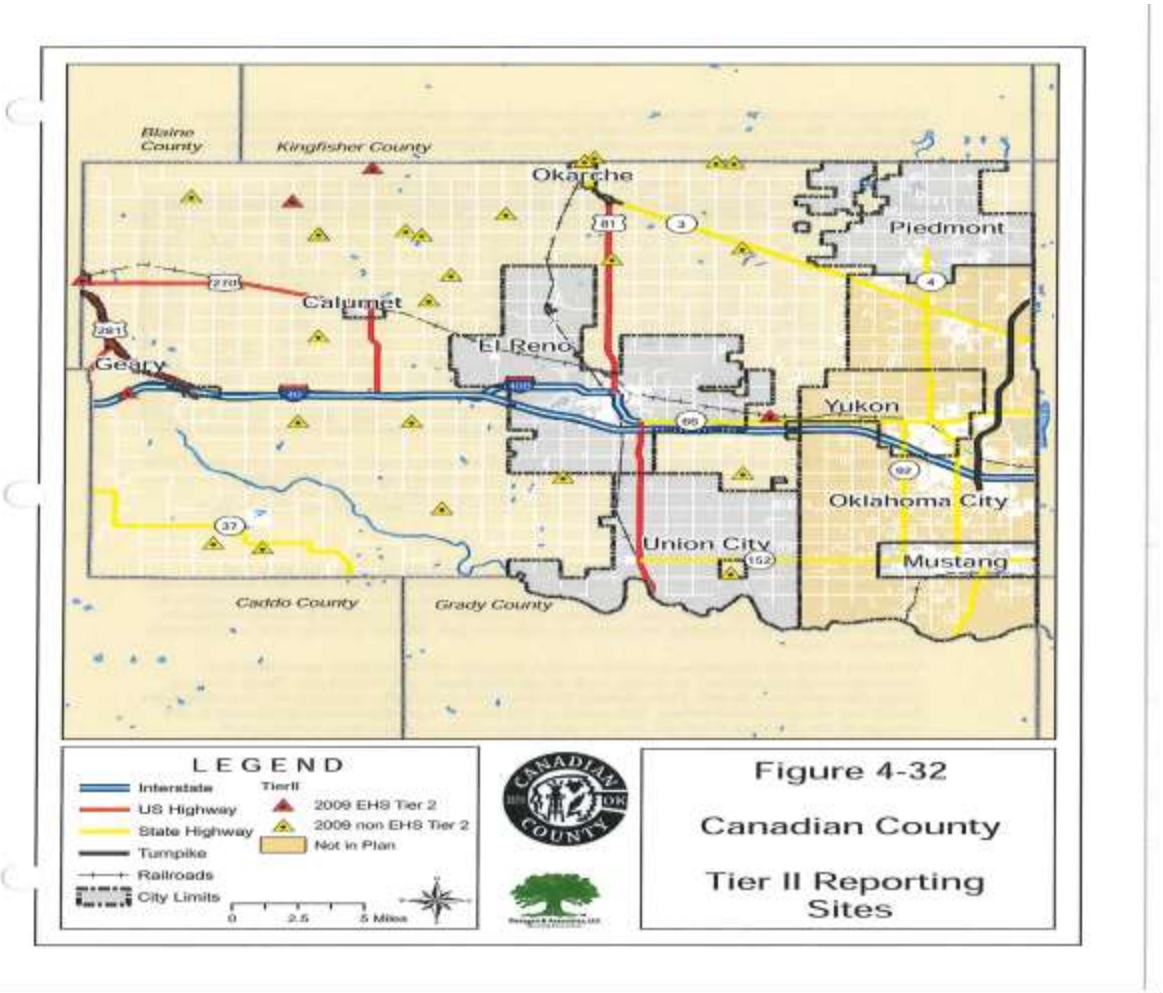
Fixed Site Hazardous Material Events

Historical Context: "In Canadian County, the majority of hazardous materials events are due to the production and/or transportation of hydrocarbons, or their use in manufacturing processes. There were 9 fixed site hazardous material events in Canadian County in the period from 2000 to 2010… Almost half occurred at the Xenox facility…"

"

Table 4–42: Canadian County Fixed Site Hazardous Materials Events

Date	Incident	Location	Responsible Party	Nearest City	Medium Affected	Released Material
05/23/11	Tornado strikes NG pipeline facility	I-40 & Calumet Rd.	Nature	Calumet	Air	Natural gas
01/06/11	Reactor releases Butadiene and Styrene	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene, Styrene
04/12/10	Mining dust stirred up by trucks on site	OK Hwy 66 & Gregory Rd.	Canadian CPI Pipe	Yukon	Air	Mining dust
02/12/08	Butadiene released from vent stack	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
12/06/07	Release of drilling mud	10 W. Karns Rd.	Devon Energy	Calumet	Water	Oil drilling mud
05/09/07	Tornado damaged transformer	2300 Holloway Ave.	OGE	El Reno	Water	Polychlorinated Biphenyls
07/28/05	Release of Butadiene from resin reactor	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
12/10/01	Dumping of caustic soda, lime and sulfa	320 Piedmont Rd. N.	R B Pet Products	Piedmont	Land	Sulfur
06/26/01	House explosion	704 S. Mayhan	Unknown	El Reno	Air	Natural gas
03/19/01	Glycol unit caught fire	Yukon	Duke Energy	Yukon	Air	Glycol
11/13/00	Reactor contents emptied into pit	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
09/19/99	Pit shop vault problem releases Butadiene	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
04/02/99	Hazmat waste tank overflows	100 N. Mustang Rd.	Xerox	Yukon	Air	Volatile compound
12/10/98	Release from resin plant	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
11/20/98	Release from resin plant	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
10/31/98	Resin plant reactor catastrophic seal failure	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
09/19/98	Dumping refrigerants	12825 SW 58th	Allied Refrigeration	Mustang	Air	Refrigerants
08/16/98	Dumping paint thinners on ground	13448 Lake Shore Dr.	Resident	Piedmont	Land	Paint, thinners
05/20/97	Compressor leak	10 mi. N of El Reno	Delhi Gas Pipeline	El Reno	Land	Oil, lubricant
11/20/97	Pump seal failure on tank	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
02/08/97	Resin plant over-pressurization	100 N. Mustang Rd.	Xerox	Yukon	Air	Butadiene
04/22/96	Oil tank struck by lightning causing fire	11200 NW 10th St.	Kerr-McGee	Yukon	Water	Crude oil
11/19/95	Oil from well leaked into stream			Union City		Crude oil
06/08/95	Drums of oil found in creek	3606 E. Elm St.	Unknown		Water	Methanol



Mitigation Strategy / Recommendations from HMP: "Provide for necessary construction, renovation, retrofitting or refurbishment to protect against Tier 2 releases of hazardous chemicals in appropriate government buildings." New construction should minimize risks to their occupants caused by hazardous materials. Emergency services should plan emergency alerts and evacuation plans for HazMat events

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

Nowhere in the documents is there a mention of how many shelters are in the County, though they are discussed a few times in sections pertaining to tornadoes. For example, it was pointed out that schools using hallways as shelters could result in loss of life due to the wind tunnel effect. The Hazard Mitigation Plan calls on two mitigation measures for tornado shelters in Chapter 6:

- "15. Provide employee shelters/safe-rooms at critical facilities, such as 911 Center, fire stations and police stations to protect first responders."
- "17: Install Safe-Rooms in new and retrofit existing Schools." – in Banner Public Schools, Calumet PS, Darlington PS, El Reno PS, Maple PS, Mustang PS, Okarche PS, Piedmont PS, Union City PS, Canadian Valley Tech, Redlands Community College

C.2.1.3 Public Policy and Governance to Build Disaster Resiliency

Canadian County does not have a planning commission and therefore does not have a comprehensive plan for unincorporated areas of the County. The County also does not enforce building codes however individual towns do follow the up to date regulations. The County does not have planning or zoning regulations in these areas with the exception of the floodplain regulations adopted in 1999. The County has been a member of the National Flood Insurance Program since 1987.

The following towns and institutions have reviewed and analyzed the risk assessment studies for the natural hazards and hazardous material events that may impact them: Canadian County, Calumet, Okarche, Union City, El Reno, and Piedmont; the public school districts of Banner, Calumet, Darlington, El Reno, Maple, Mustang, Okarche, Piedmont, and Union City; and the post-secondary educational institutions of Canadian Valley Technology Center District No. 6 and Redlands Community College.

The Hazard Mitigation Plan calls to adopt three different shelter- and generator-specific policies and ordinances in Chapter 6 to:

- 19. Register safe rooms and create a GIS data base to locate these in the event of a disaster
- 21. Require new mobile home parks to provide storm shelters/safe rooms for their residents.
- 27. Require a generator pad and wiring/transfer switches for elder care facilities and nursing homes to accommodate a generator.

C.2.1.4 Local Emergency Response Agency Structure

The Hazard Mitigation Plan covers a wide array of mitigation measures, covering everything from storm shelters/safe rooms to public awareness and education to suggestions to adopt ordinances.

Canadian County has an Emergency Operations Plan in place, stating that the Sheriff's Department assists with storm spotting and the Emergency Manager provides damage assessment. It also mentions that there is no EOP in place for the unincorporated areas of the County.

C.2.1.5 Threat & Hazard Warning Systems

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

- ☐ Outdoor Sirens
- ☐ 2-1-1 system
- ☐ NOAA radio
- ☐ Television
- ☐ Oklahoma Mesonet
- ☐ National Warning System (NAWAS)
- ☐ SkyWarn
- ☐ Oklahoma Law Enforcement Telecommunications System (OLETS)
- ☐ Newspapers (for educational purposes)

The County – not including Oklahoma City – has a total of 28 sirens that exist in urban areas. These can be electronically activated by authorized personnel such as fire fighters, Emergency Management Directors, or Civil Defense Directors.

Okarche
Piedmont
Calumet
El Reno
Yukon
Oklahoma City
Union City
Mustang
LEGEND
Interstate
US Highway
State Highway
Turnpike
Railroads
Warning Sirens
Not in Plan
City Limits
Water
Figure 2-1
Canadian County
Warning Sirens

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.

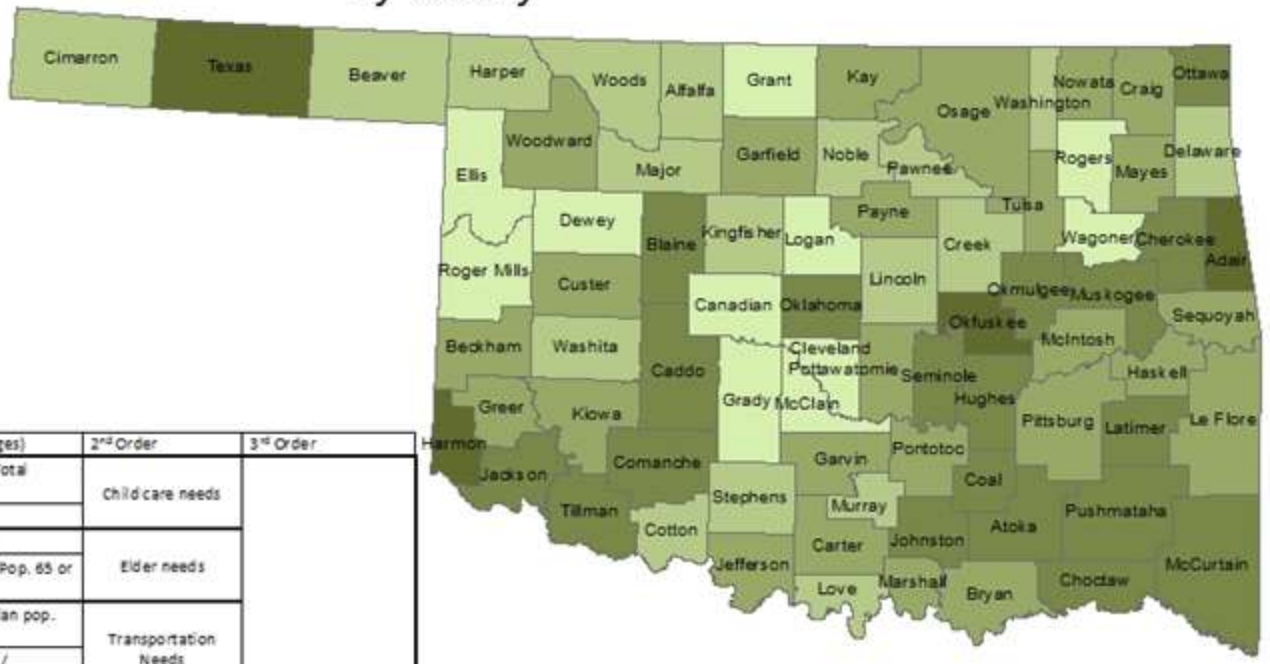
Social Vulnerability Analysis - Canadian County

Base Social Vulnerability Indicators (%)		2nd Order	3rd Order
1.) Single Parent Households	11.95%	0.192 (Child Care Needs)	**2.634 Social Vulnerability 'Hotspot' or Area of Concern**
2.) Population Under 5	7.20%		
3.) Population 65 or Above	11.33%	0.159 (Elder Needs)	
4.) Population 65 or Above & Below Poverty Rate	4.58%		
5.) Workers Using Public Transportation	0.14%	0.033 (Transportation Needs)	
6.) Occupied Housing Units w/o Vehicle	3.14%		
7.) Housing Unit Occupancy Rate	91.00%	2.069 (Temporary Shelter and Housing Recovery Needs)	
8.) Rental Occupancy Rate	22.74%		
9.) Non-White Population	20.87%		
10.) Population in Group Quarters	1.92%		
11.) Housing Units Built Prior to 1990	57.40%		
12.) Mobile Homes, RVs, Vans, etc.	5.94%		
13.) Poverty Rate	7.00%		
14.) Housing Units Lacking Telephones	1.47%	0.181 (Civic Capacity Needs)	
15.) Age 25+ With Less Than High School Diploma	8.60%		
16.) Unemployment Rate	5.20%		
17.) Age 5+ Which Cannot Speak English Well or Not At All	2.86%		

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 B13003, B01001, B17001,

Legend

Social Vulnerability "Hot Spots"

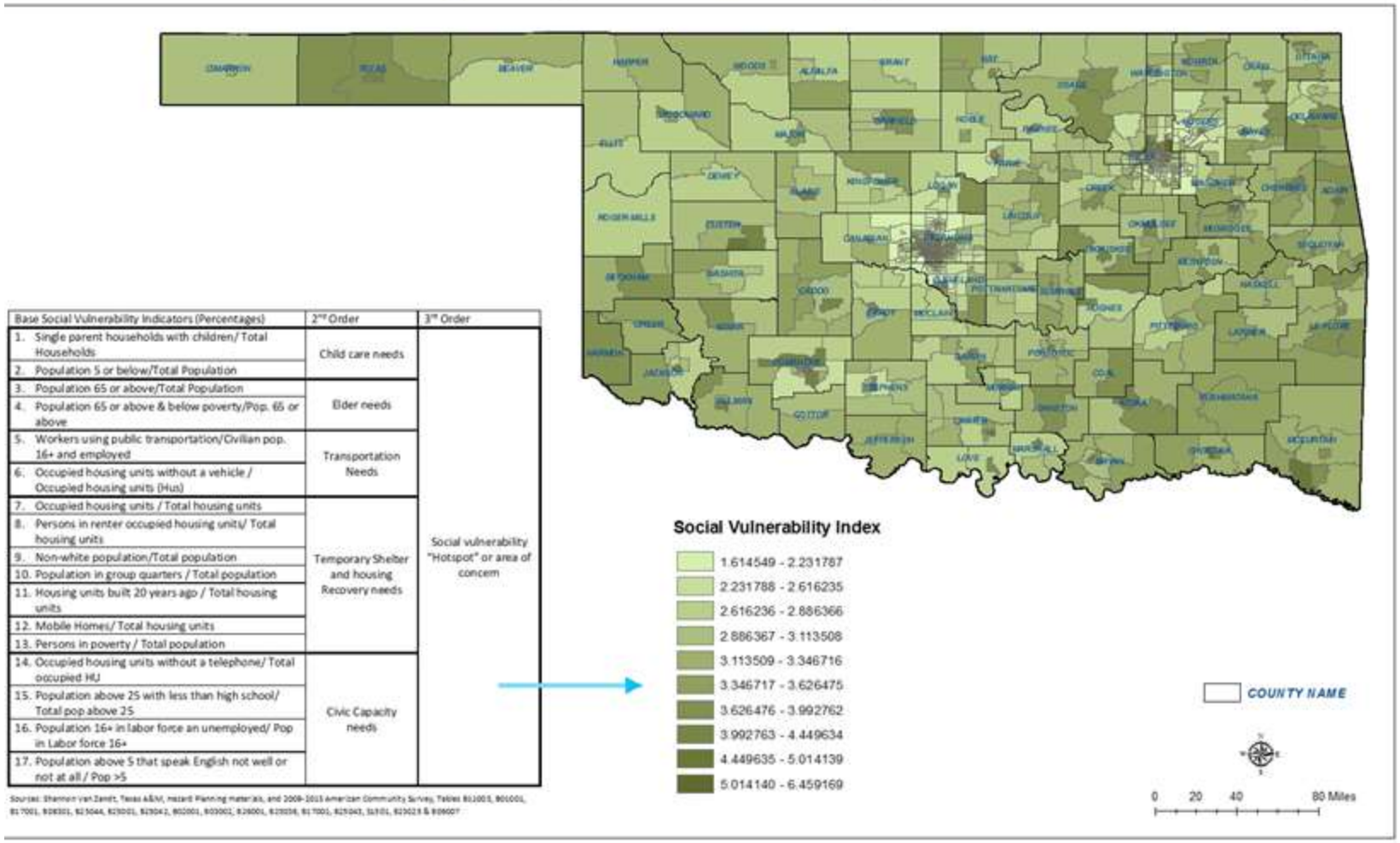
- 2.6340 - 2.9760
- 2.9761 - 3.2170
- 3.2171 - 3.4180
- 3.4181 - 3.6370
- 3.6371 - 3.9500

0 25 50 100 Miles

Social Vulnerability - Impacts on Housing & Disaster Resiliency

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		

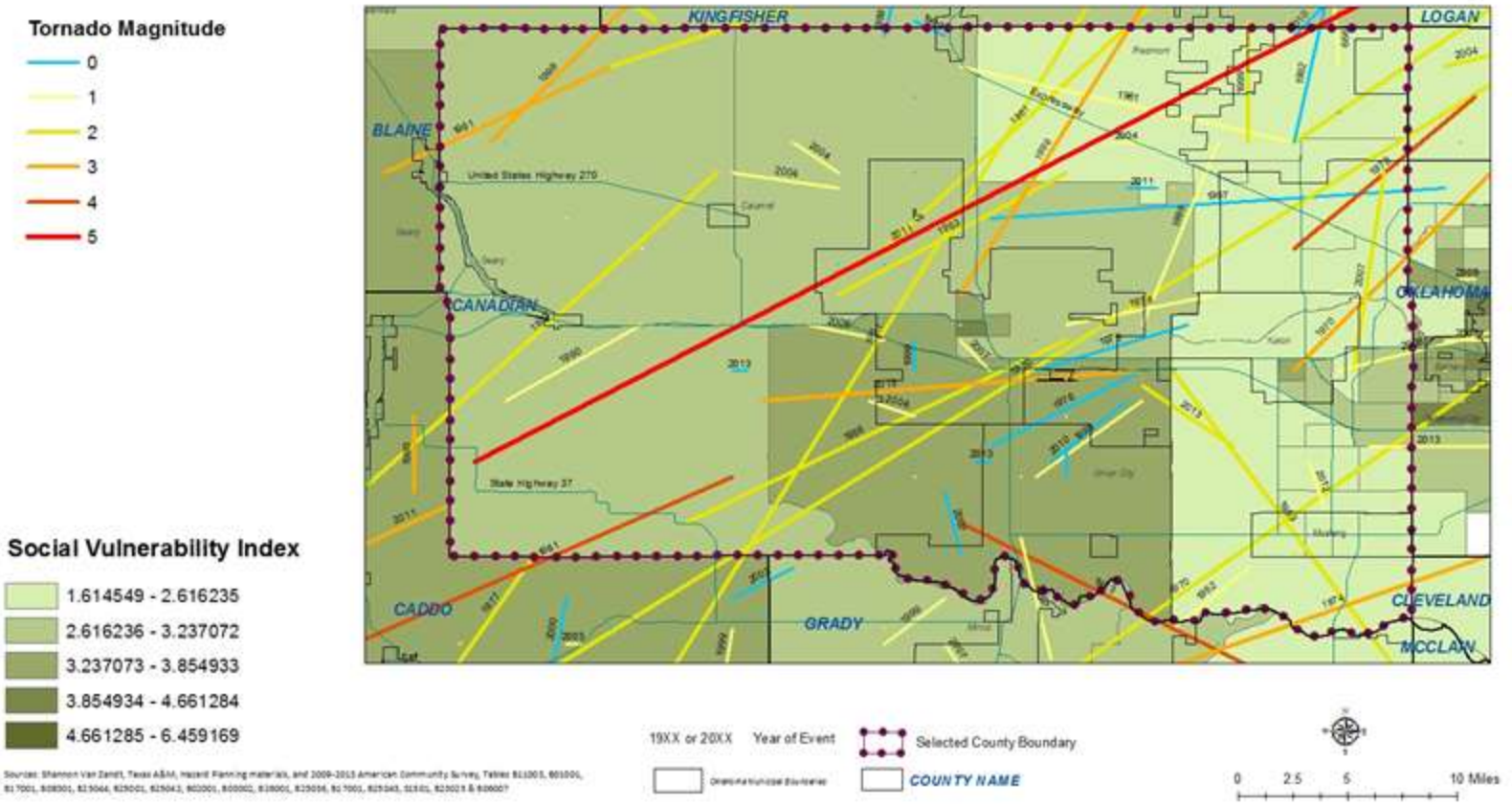
Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B01003, B01001, B17001, B08301, B25044, B25001, B25042, B02001, B03002, B26001, B25035, B17001, B25043, S1501, B25023 & B08007



Social Vulnerability - Impacts on Housing & Disaster Resiliency

Tornado Events 1950 - 2014

Canadian County



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 average or the state score per this index for social vulnerability when comparing as a county to other counties in the state. Central census tracts have increased social vulnerability and attention to these areas during an event as well as part of recovery efforts could be helpful.

Recommendations for this county:

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

Homelessness

By Continuum of Care

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

The data below describes the characteristics of those receiving or eligible for the CoC in which Canadian 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.

State Name: Oklahoma

Point-in Time Date: 1/29/2015

Summary by household type reported:

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

Summary of persons in each household type:

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

Demographic summary by ethnicity:

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

Demographic summary by gender:

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

Rural Areas

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

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

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

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

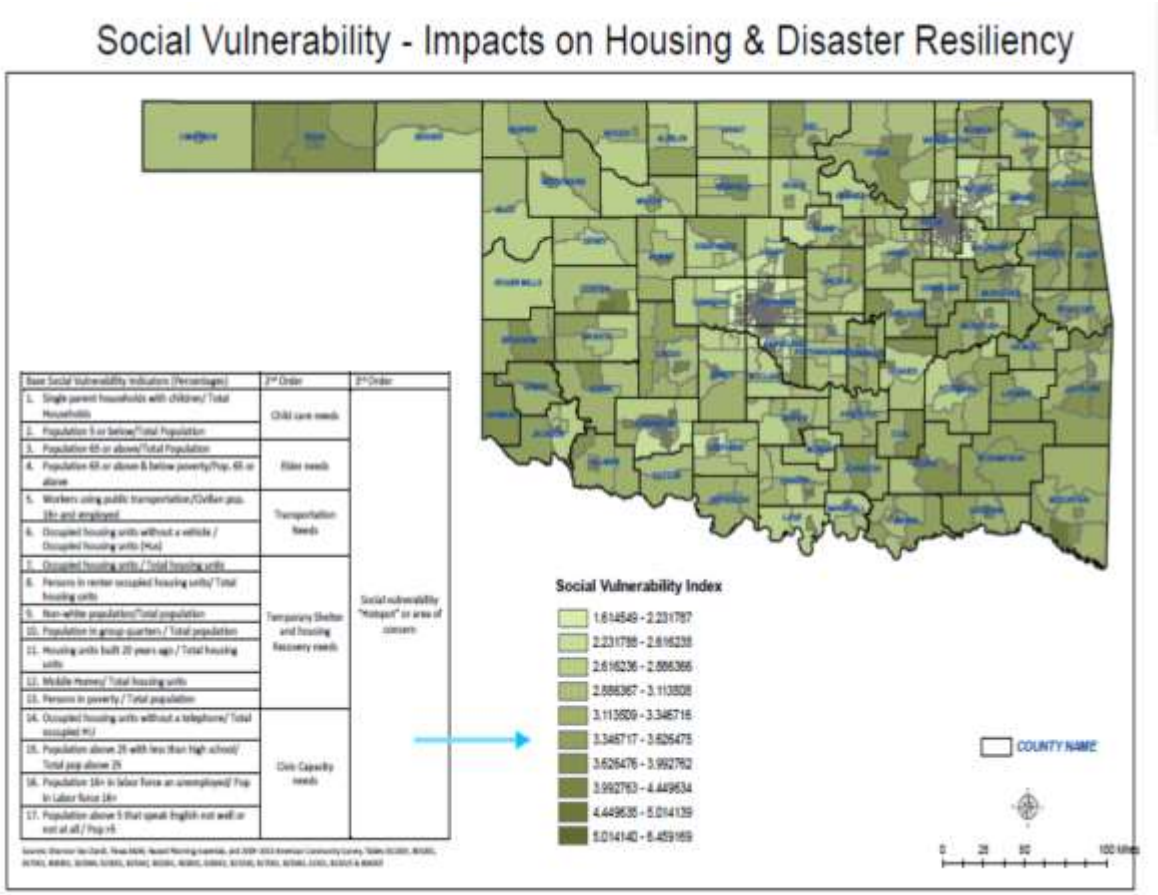
It is not surprising that rural areas typically lack both emergency shelters and temporary housing options. Services that provide temporary housing and provide relief and support services for those who cannot find food are virtually nonexistent in rural communities across the United States (Moore, 2001).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

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

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

At Risk For Homelessness

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



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

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

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

Findings and Recommendations

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

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

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

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

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

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

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

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

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

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Fair Housing

Summary

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

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

Key Findings:

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

Recommendations:

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

What is Fair Housing?

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

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

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

Approach

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

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

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

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

Data

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

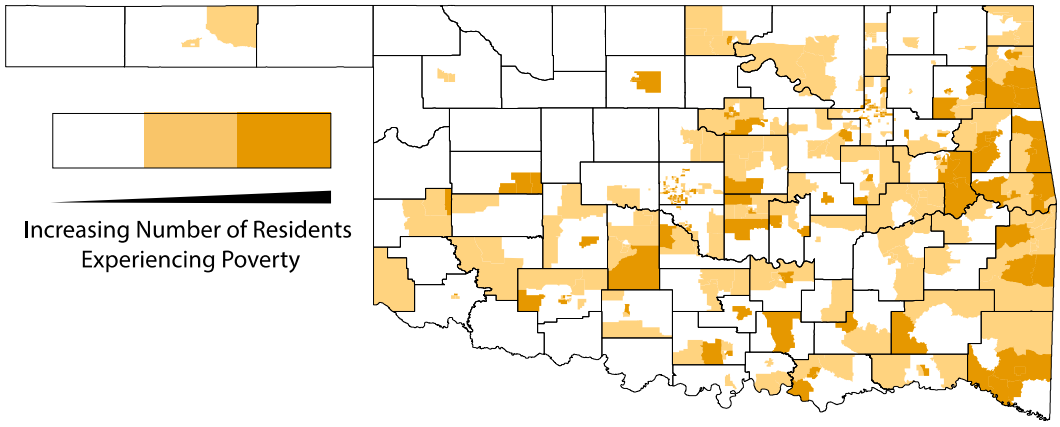
1. Urban/Rural

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

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

2. Poverty

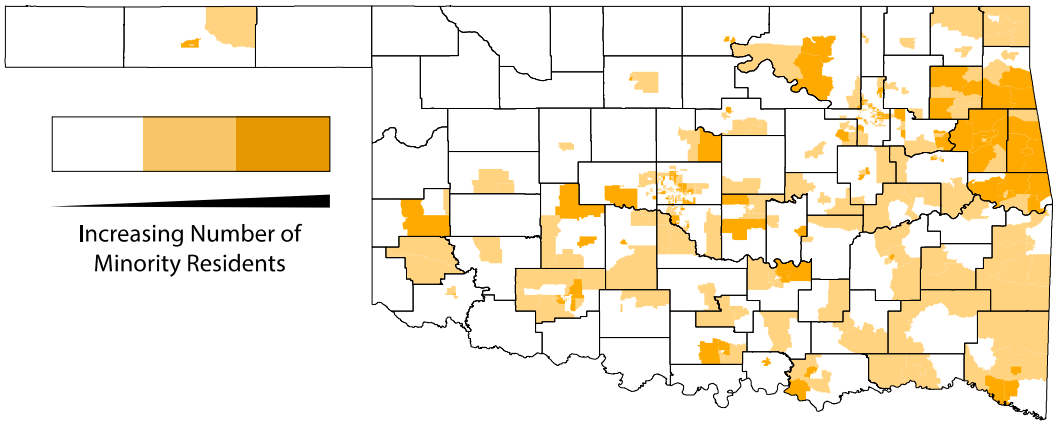
Approximately 70% of affordable housing units in Oklahoma are located in census tracts where the number of residents living in poverty is above the state average. About half of these units are located in areas of extreme poverty, where the number of individuals who are economically vulnerable exceeds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



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

3. Non-white Enclaves

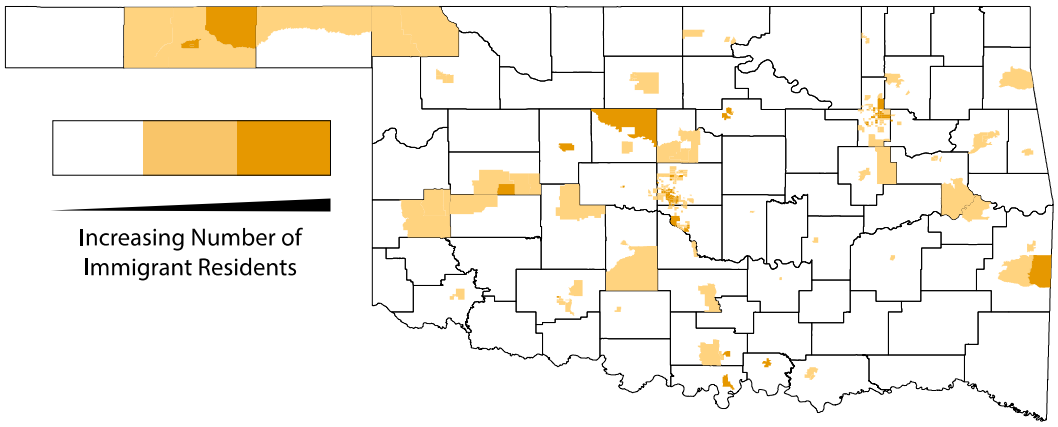
Just over 60% of affordable housing units in Oklahoma are located in census tracts where a majority of the residents are non-white. With just fewer than 24% of the total affordable housing units in census tracts heavily populated with residents who are not white – identified as census tracts where the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



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

4. Immigrant Enclaves

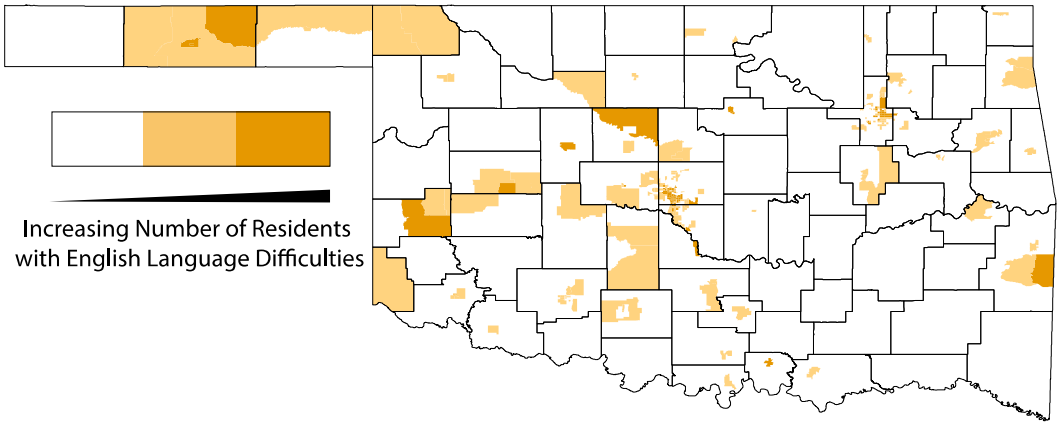
One-third of affordable housing units in Oklahoma are located in census tracts where more than the average number of residents are immigrants. About half of these units are located in areas dense with immigrants, where the number of individuals who are not citizen exceeds 349, more than one standard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



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

5. Limited English Proficiency

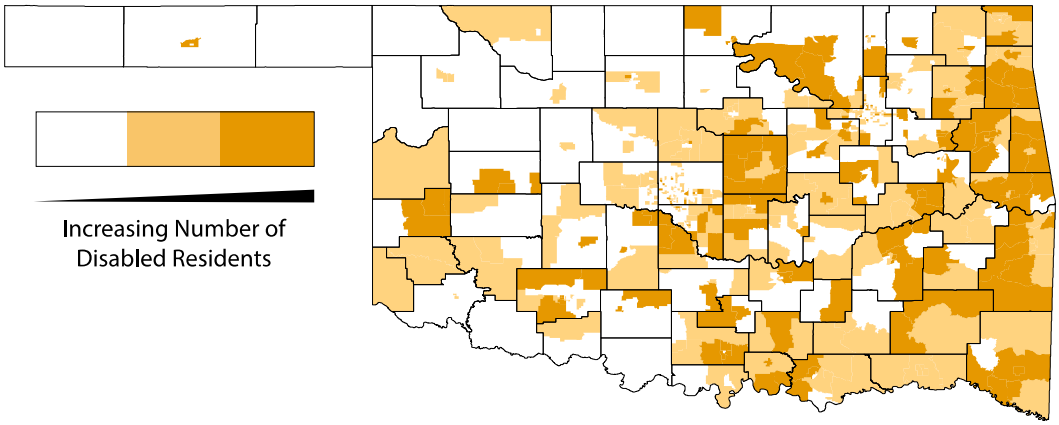
Almost 17,000 existing affordable housing units in Oklahoma are located in census tracts where more residents than average do not speak English very well. A little more than half of these units are located in areas dense with individuals with limited English proficiency, where the number of individuals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



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

6. Disability

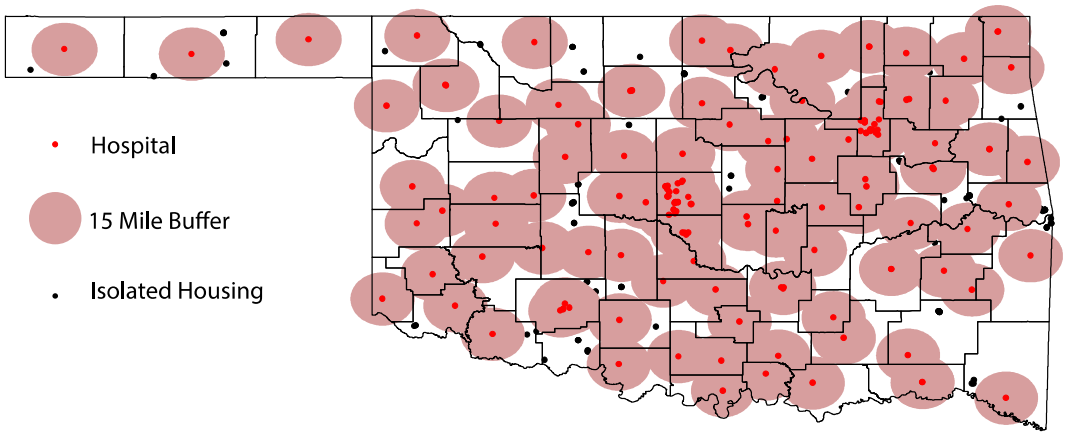
Almost 60% of existing affordable housing units in Oklahoma are located in census tracts where more residents than average have a disability. A little more than half of these units are located in areas dense with individuals with a disability, where the number of individuals who are disabled is greater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



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

7. Hospitals

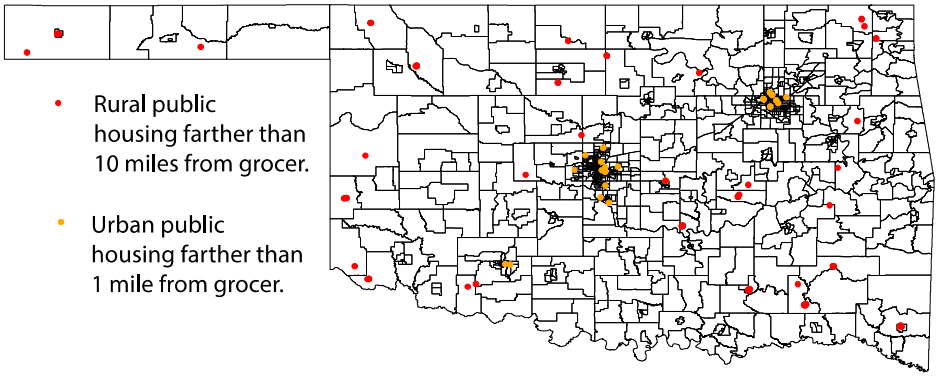
There are no affordable housing units more than 30 miles from a hospital. Approximately 2.6% of affordable housing units are farther than 15 miles from the nearest hospital. As indicated by the larger percentage of Rural Rental Housing Loan units, most of these are located in rural areas.



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

8. Grocery Stores

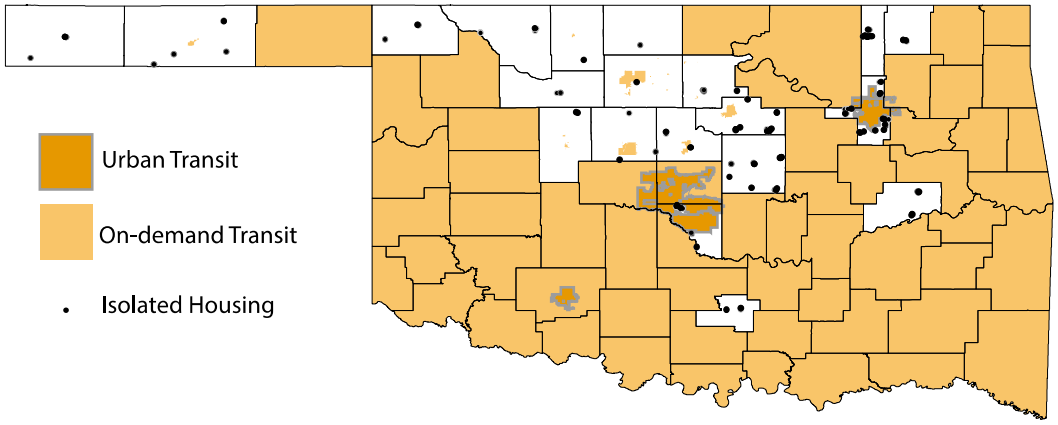
Approximately 7.8% of affordable housing units are in areas that are classified as food deserts. According to the United States Department of Agriculture, food deserts exist in urban environments further than 1 mile from a grocery store and in rural environments further than 10 miles from a grocery store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



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

9. Transit

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



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

What does this mean for Oklahoma?

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

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

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

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

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

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

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Data Sources

2014 American Community Survey Estimates

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

University of Oklahoma Center for Spatial Analysis: Data Warehouse

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

University of Oklahoma Division of Regional and City Planning

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

Appendix 1: County affordable housing Summaries

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

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

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Murray	224	95	0	0	0	224	0	0	224
Muskogee	1,572	642	59	0	0	44	48	0	0
Noble	387	0	0	0	0	0	42	30	345
Nowata	229	0	0	0	0	185	0	0	229
Okfuskee	214	169	0	0	0	213	0	1	0
Oklahoma	11,497	3,920	3,518	2,445	2,641	456	0	1,202	25
Okmulgee	663	303	227	0	0	127	0	0	0
Osage	1,544	538	700	0	0	1,391	42	0	0
Ottawa	409	0	0	0	0	96	0	84	0
Pawnee	65	0	0	0	0	0	37	20	0
Payne	1,797	1,209	0	120	120	648	0	0	971
Pittsburg	1,268	0	50	0	0	284	16	16	0
Pontotoc	810	311	286	0	0	336	0	0	0
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.

Canadian County Findings

The number of housing units in Canadian 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 Canadian 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 Canadian 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 Canadian County.

Total Housing Units in Canadian 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	20,097	3.57%	716
1960-1977	8,249	11.18%	922
1940-1959	2,210	38.48%	850
1939 or Earlier	1,310	63.38%	830
Total	**31,865**	**10.42%**	**3,319**
Total Renter-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	5,301	3.57%	189
1960-1977	2,660	11.18%	297
1940-1959	810	38.48%	312
1939 or Earlier	655	63.38%	415
Total	**9,425**	**12.87%**	**1,213**
Total Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	25,397	3.57%	905
1960-1977	10,908	11.18%	1,220
1940-1959	3,020	38.48%	1,162
1939 or Earlier	1,965	63.38%	1,245
Total	**41,290**	**10.98%**	**4,533**

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 Canadian County with lead-based paint hazards, occupied by households with low-to-moderate incomes, by tenure:

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

Owner-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,225	3.57%	44
1960-1977	806	11.18%	90
1940-1959	390	38.48%	150
1939 or Earlier	350	63.38%	222
Total	**2,770**	**18.25%**	**506**
Renter-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,628	3.57%	58
1960-1977	743	11.18%	83
1940-1959	220	38.48%	85
1939 or Earlier	285	63.38%	181
Total	**2,875**	**14.13%**	**406**
Total Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,852	3.57%	102
1960-1977	1,548	11.18%	173
1940-1959	610	38.48%	235
1939 or Earlier	635	63.38%	402
Total	**5,645**	**16.15%**	**912**

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

Housing Units in Canadian 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	1,869	3.57%	67
1960-1977	1,157	11.18%	129
1940-1959	350	38.48%	135
1939 or Earlier	190	63.38%	120
Total	**3,565**	**12.65%**	**451**
Renter-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,140	3.57%	41
1960-1977	675	11.18%	75
1940-1959	250	38.48%	96
1939 or Earlier	115	63.38%	73
Total	**2,180**	**13.08%**	**285**
Total Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	3,009	3.57%	107
1960-1977	1,832	11.18%	205
1940-1959	600	38.48%	231
1939 or Earlier	305	63.38%	193
Total	**5,745**	**12.81%**	**736**

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

To conclude, we estimate that there are a total of 4,533 homes in Canadian County containing lead-based paint hazards, 3,319 owner-occupied and 1,213 renter-occupied. Of the 4,533 homes in the county estimated to have lead-based paint hazards, 912 are estimated to be occupied by households with low-incomes (incomes less than 50% of Area Median Income), and 736 are estimated to be occupied by households with moderate incomes (between 50% and 80% of Area Median Income), for a total of 1,648 housing units in Canadian 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 Canadian 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 Canadian 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	615	3.57%	22
1940-1977	380	19.98%	76
1939 or Earlier	110	63.38%	70
Total	**1,105**	**15.16%**	**168**
Housing Units 50%-80% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	733	3.57%	26
1940-1977	632	19.98%	126
1939 or Earlier	70	63.38%	44
Total	**1,435**	**13.71%**	**197**
Total LMI Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,348	3.57%	48
1940-1977	1,012	19.98%	202
1939 or Earlier	180	63.38%	114
Total	**2,540**	**14.34%**	**364**
Total Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	5,924	3.57%	211
1940-1977	2,541	19.98%	508
1939 or Earlier	289	63.38%	183
Total	**8,754**	**10.30%**	**902**

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

As shown, we estimate there are 902 housing units in Canadian County with lead-based paint hazards and children under the age of six present, and that 364 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

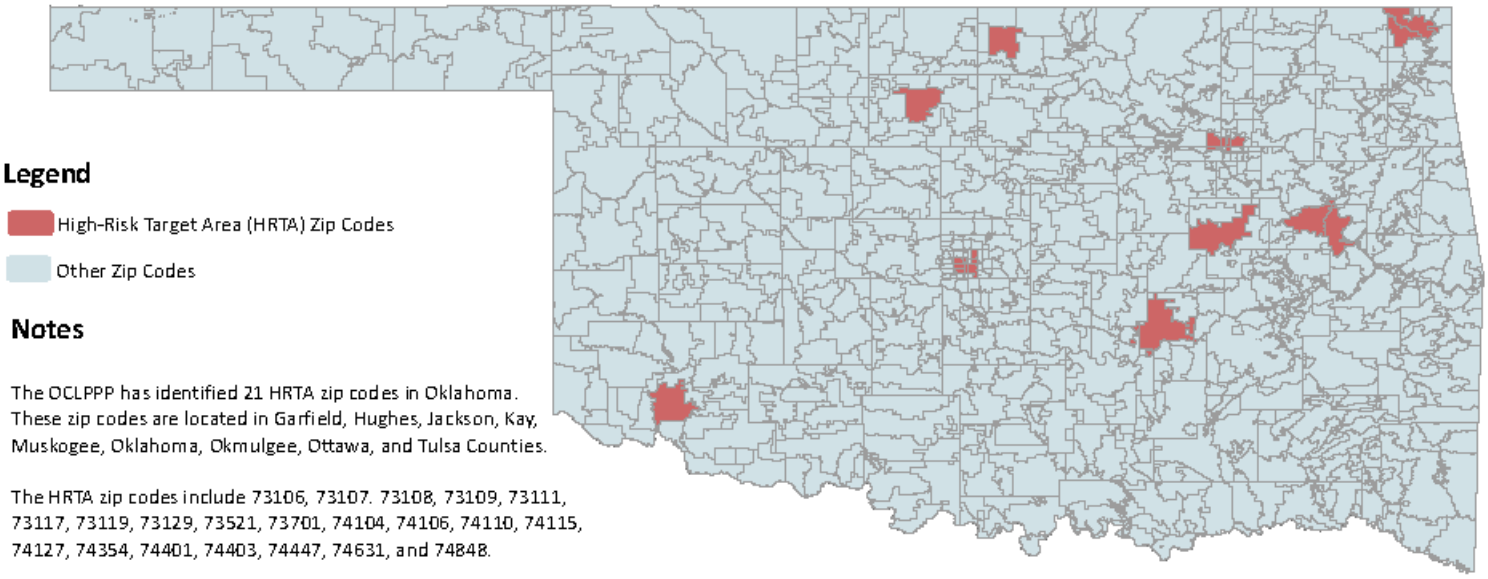
U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, “American Healthy Homes Survey, Lead and Arsenic Findings”, April 2011

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.

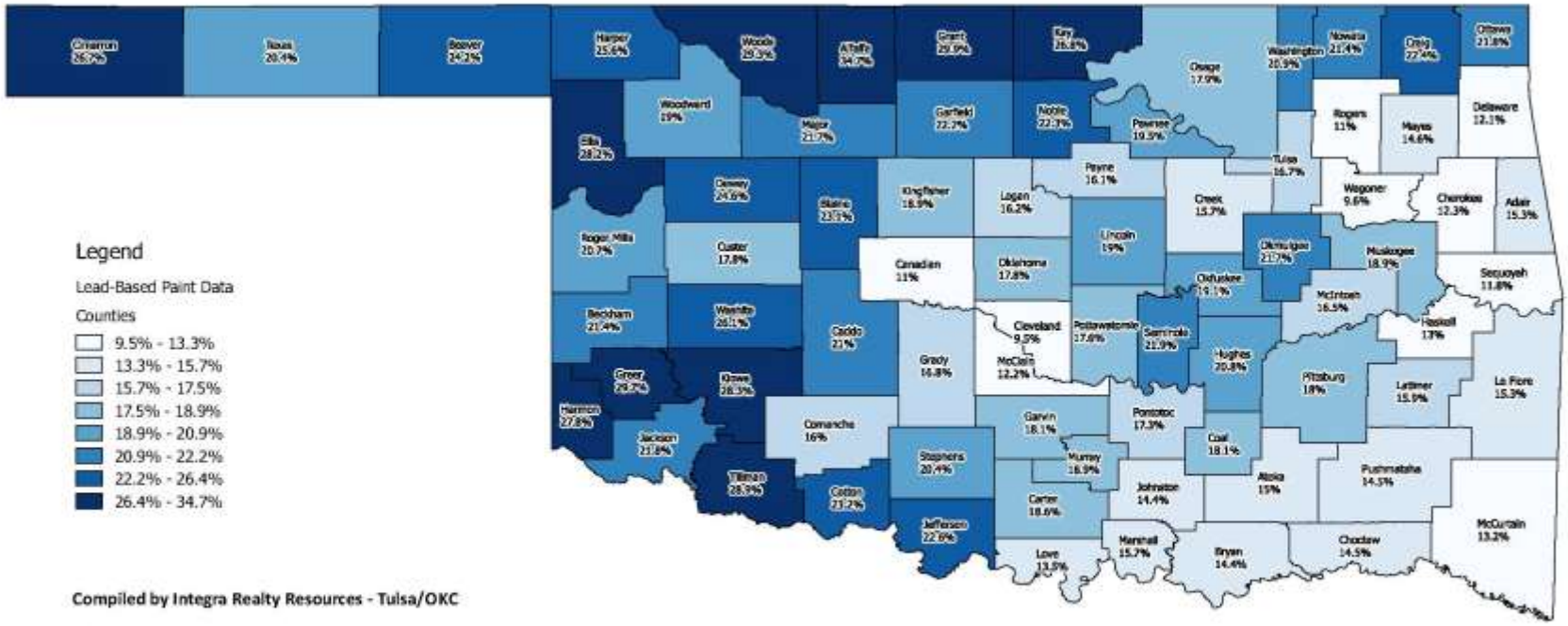
0 40 80 160 Miles

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

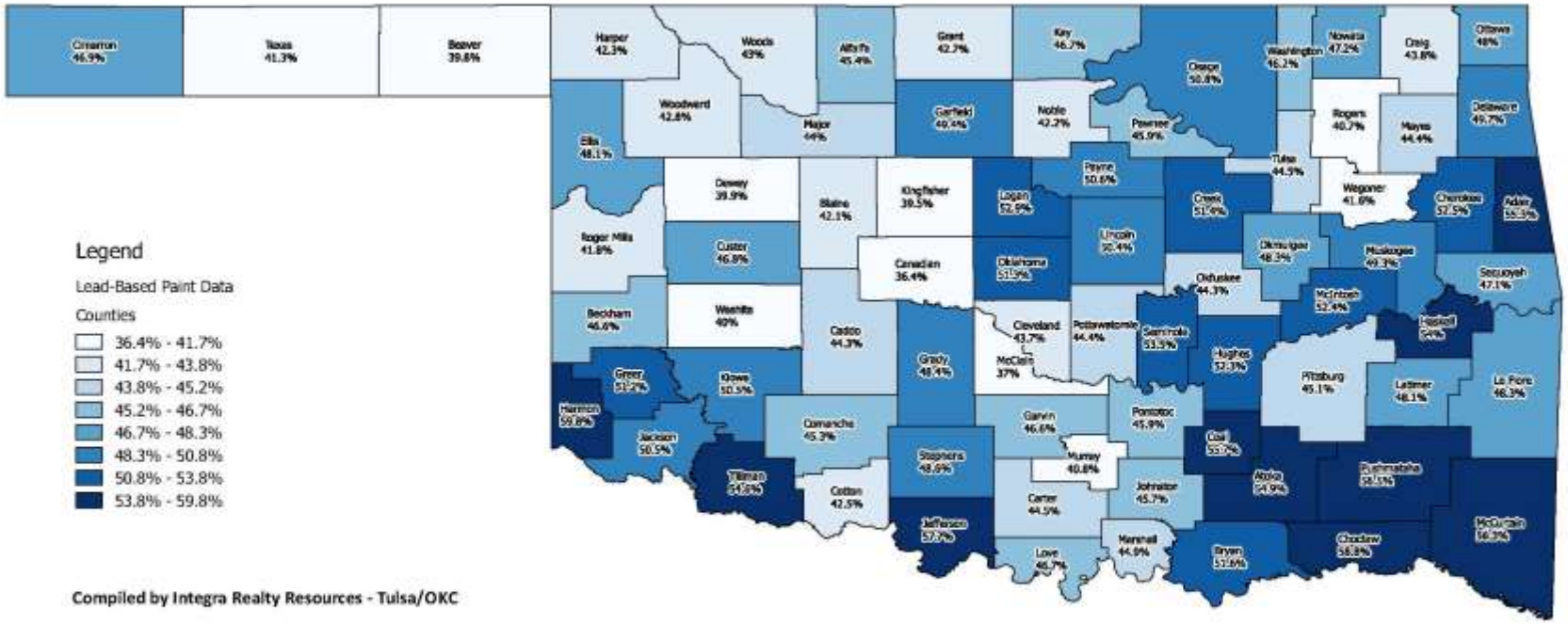


Compiled by Integra Realty Resources - Tulsa/OKC

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

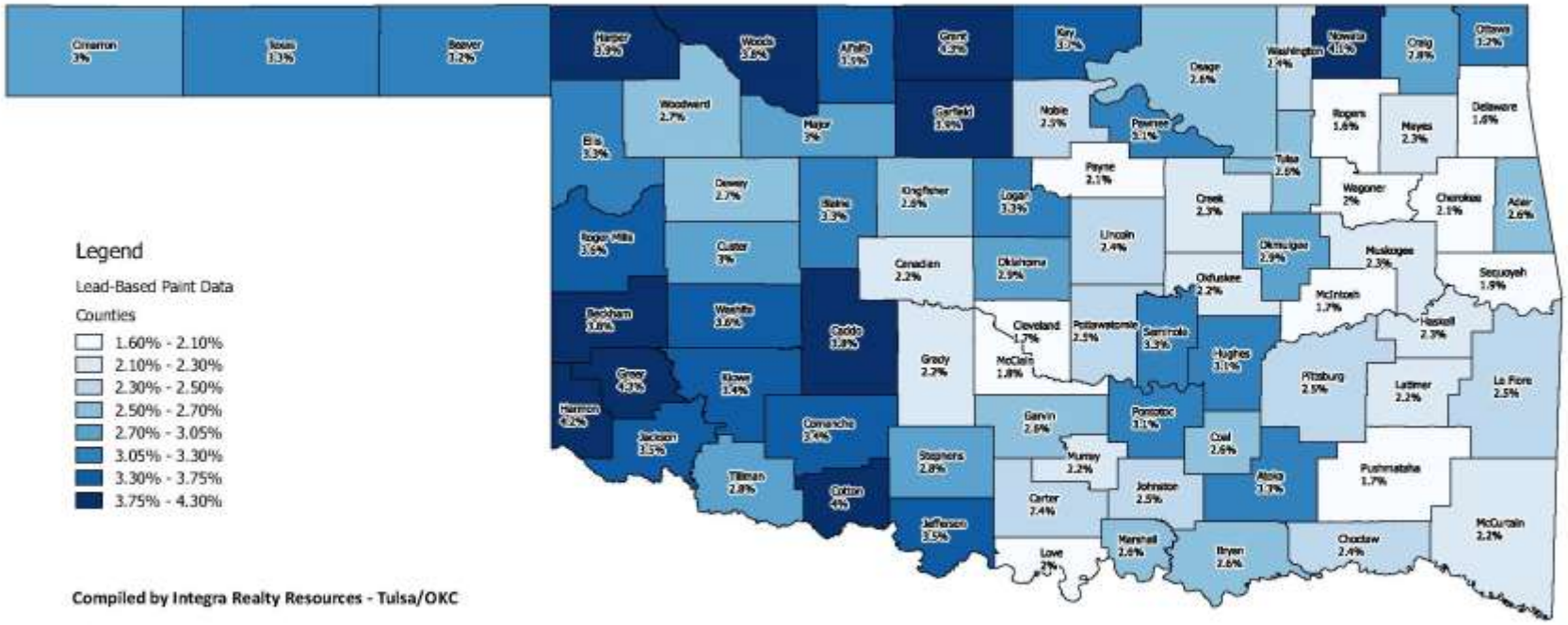


Compiled by Integra Realty Resources - Tulsa/OKC

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

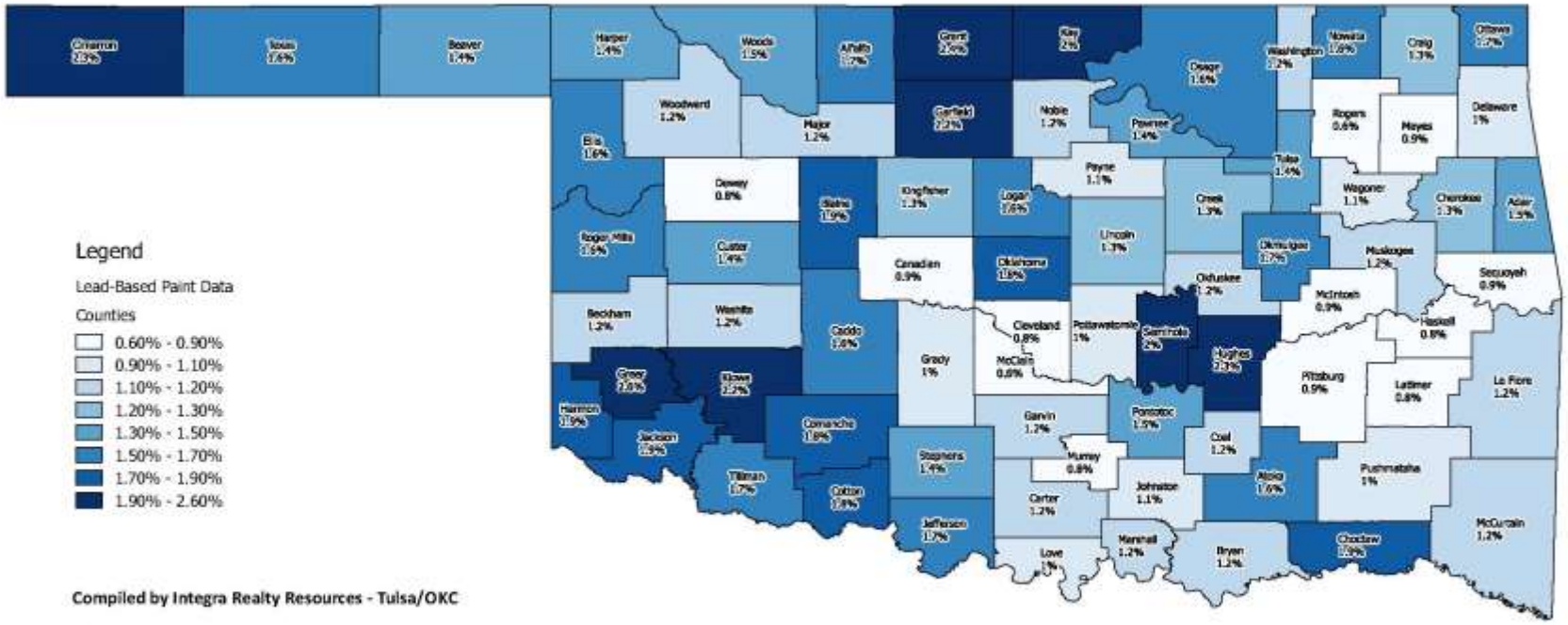


Compiled by Integra Realty Resources - Tulsa/OKC

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

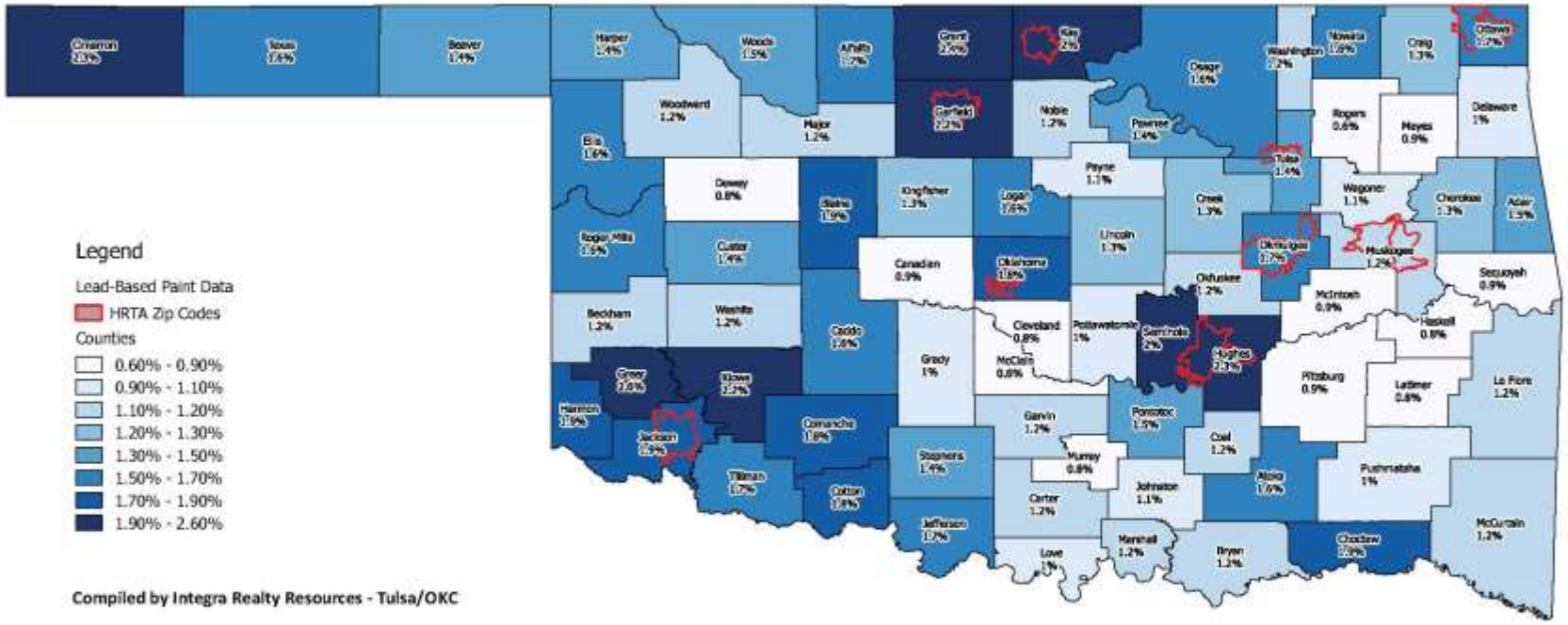


Compiled by Integra Realty Resources - Tulsa/OKC

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 Canadian 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.

Canadian County has undergone significant growth over the last fifteen years, in terms of population, households and employment levels. Major drivers of growth in the area include the oil and gas industry, as well as the county's proximity to major employers in Oklahoma City. New population and employment growth has been met with new housing construction, both for rent and for ownership. Notable new rental housing developments include The Greens at Lake Overholser (336 market rate units), Canyon Ranch (300 market rate rental units), and Fairway Breeze (48 affordable tax credit units for families in El Reno). There has been new construction of single family homes for ownership, primarily in the eastern portion of the county in the vicinities of Yukon, Piedmont and Mustang. Average sale prices for new homes vary by geographic location, from $220,318 in the El Reno area, to $308,656 in the Mustang area. For the most part, new homes constructed in Canadian County are priced well above what could be afforded by a household earning median household income, estimated to be $65,193 for the county in 2015.

Canadian County has a relatively moderate rate of renters with high rent costs (32.50%), though the percentage of homeowners with high housing costs (19.45%) is slightly above the state average. The county's poverty rate is also notably below the state, at 7.00% compared with 16.85% statewide.

In terms of disaster resiliency we note that 92 tornadoes have impacted the county between 1959 and 2014, with 235 injuries and 20 fatalities combined, with a major event in May 2013. Floodplains related to the North Canadian River are an issue, with an estimated $3,000,000 in damages due to flooding in the county between 1995 and 2009.

Canadian County is primarily located within the Oklahoma Balance of State Continuum of Care (CoC), which provides services to the area's homeless populations among other functions. Throughout the entire Balance of State CoC, there are an estimated 295 homeless persons, 154 of which are estimated to be sheltered. Homeless children under the age of 18 are more likely to be unsheltered than sheltered.

In terms of fair housing issues, many affordable housing units are located in primarily non-white enclaves. 48 affordable housing units are located more than 15 miles from a hospital, and 24 are considered to be located in a food desert.

Due to the age of the county's housing stock, lead-based paint hazards are an issue, with an estimated 4,533 occupied housing units with such hazards, and 902 of those units occupied by low-to-moderate income households with children under the age of 6 present.

In summary, it is apparent that new housing in several categories is required in Canadian County. While the upper end of the market is being satisfied, the lower end of the population that requires rental and moderate cost ownership property has a relatively more limited product available. As the population continues to grow in Canadian County as a whole, this demand will continue to increase. We estimate the county will need 3,794 housing units for ownership and 1,116 housing units for rent over the next five years, in order to accommodate projected population and household growth. These units should include a mixture of both market rate rental units, affordable housing units, and housing for ownership affordable to a range of incomes.

Addendum A

Acknowledgments

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

University of Oklahoma Intern Team

Derrick “Rhys” Wilson, Eyakem Gulilat, Chase Phillips, Jane Wyrick, Charlotte Adcock,Sam Shreder, Jacquelyn Porter, Amy Wilson, Kevin Wang, Lora Gwartney, Forrest Bennett, Maryam Moradian, Salma Al Nairab

Federal Agencies

Federal Reserve Bank of Kansas City-Oklahoma City Branch, Steven Shepelwich

US Federal Emergency Management Agency, Harold Latham

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

Oklahoma State Agencies

Department of Health Karen Fenserly, Susan J. Quigley and Marisa New

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

Homeless Alliance, Dan Straughan, Sunshine Hernandez

Pathways, Patrice Pratt

Women's Resource Center, Vanessa Morrison

AIDS Care Fund, Sunshine Schillings

Addendum B

Qualifications

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Experience

Senior Managing Director of Integra Realty Resources - Tulsa/OKC, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since 1984, Mr. Ard has performed appraisal services consisting of narrative and summary real estate appraisals, ad valorem tax protests, consulting, litigation support services, market and feasibility studies, reviews, market study analyses and appraisals in connection with allocation of tax credits, brokerage services for commercial and residential transactions, property management, and expert litigation testimony. All types of real property are encompassed -apartments, ranches, theaters, hotel/motel, multi-purpose and resort properties, golf courses, high-rise and garden office buildings, manufacturing facilities, warehousing and distribution centers, nursing homes, assisted living facilities, banks, shopping centers and malls, residential subdivisions, industrial parks, and sports arenas. Valuations and market studies have been prepared on proposed, partially completed, renovated and existing structures. Appraisals have been made for condemnation purposes, estates, mortgage financing, equity participation and due diligence support. Clients served include corporations, law firms, financial institutions, investment firms and public/private agencies.

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)

Licenses

Oklahoma, Oklahoma General Appraiser License, 11245CGA, Expires April 2018

Education

B.S.B.A. Degree, Marketing, University of Tulsa, Tulsa, Oklahoma (1984)

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

Qualified Before Courts & Administrative Bodies

District Court of Tulsa County, Oklahoma
District Court of Oklahoma County, Oklahoma
District Court of Garfield County, Oklahoma
Tulsa County Board of Equalization

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Owen S. Ard, MAI

Qualified Before Courts & Administrative Bodies (Cont'd)

Kansas Board of Tax Appeals
United States Federal Bankruptcy Court, Tulsa, Oklahoma
United States Federal Bankruptcy Court, Minneapolis, Minnesota
United States Federal Bankruptcy Court, Jackson, Mississippi

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Experience

Senior Director with Integra Realty Resources - Oklahoma, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since May 2002, Mr. Puckett has performed appraisal services consisting of narrative and summary real estate appraisals. All types of real property are encompassed-apartments, garden office buildings, manufacturing and warehouse industrial buildings, mobile home parks, restaurants and retail structures. Valuations and market studies have been prepared on proposed and existing structures. Appraisals have been made for estates, mortgage financing, equity participation and due diligence support. Prior to his employ at Integra Realty Resources - Oklahoma, Mr. Puckett was an employee of the University of Oklahoma Center for Business and Economic Development, working as a data analyst for the All County Affordable Housing Study commissioned by the Oklahoma Department of Commerce. Responsibilities included demographic, economic and real estate data collection from federal, state and local sources, as well as interviews of regional planning district, county and municipal officials, real estate market experts and local economic development experts. Mr. Puckett was responsible for site visits of 23 of the 77 Oklahoma counties, and personally authored 18 of the final reports. As an employee of IRR-Oklahoma, Mr. Puckett also performed the site visits and authored the final reports for four of the nine entitlement cities: Tulsa, Broken Arrow, Shawnee and Lawton. Mr. Puckett has also completed numerous housing market studies for use in applications for Federal Low-Income Housing Tax Credits in Oklahoma, Kansas, Missouri and Arkansas, and has performed market studies and appraisals for use in H.U.D.'s Multifamily Accelerated Processing (M.A.P.) program. Clients served include corporations, financial institutions, investment firms and public/private agencies.

Professional Activities & Affiliations

Appraisal Institute-Candidate for Designation

Licenses

Oklahoma, Oklahoma General Appraiser License, 12795CGA, Expires December 2016

Education

University of Oklahoma, Norman – Bachelor of Arts (Economics)

Successfully completed the following Appraisal Institute courses and seminars:

- Uniform Standards of Professional Appraisal Practice, 15-Hour
- Introduction to Income Capitalization Seminar
- Basic Income Capitalization 310
- 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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Integra Realty Resources, Inc.
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.

A listing of IRR's local offices and their Senior Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins., MAI, FRICS
AUSTIN, TX - Randy A. Williams, MAI, SR/WA, FRICS
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BIRMINGHAM, AL - Rusty Rich, MAI, MRICS
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS
BOSTON, MA - David L. Cary, Jr., MAI, MRICS
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
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS
DALLAS, TX - Mark R. Lamb, MAI, CPA, FRICS
DAYTON, OH - Gary S. Wright, MAI, FRICS, SRA
DENVER, CO - Brad A. Weiman, MAI, FRICS
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS
FORT WORTH, TX - Gregory B. Cook, SR/WA
GREENSBORO, NC - Nancy Tritt, MAI, SRA, FRICS
GREENVILLE, SC - Michael B. Dodds, MAI, CCIM
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS
HOUSTON, TX - David R. Dominy, MAI, CRE, FRICS
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, FRICS
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JACKSONVILLE, FL - Robert Crenshaw, MAI, FRICS
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MEMPHIS, TN - J. Walter Allen, MAI, FRICS
MIAMI/PALM BEACH, FL- Anthony M. Graziano, MAI, CRE, FRICS
MINNEAPOLIS, MN - Michael F. Amundson, MAI, CCIM, FRICS
NAPLES, FL - Carlton J. Lloyd, MAI, FRICS
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, FRICS
NEW JERSEY COASTAL - Halvor J. Egeland, MAI
NEW JERSEY NORTHERN - Matthew S. Krauser, CRE, FRICS
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EDUCATION:

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

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

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

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

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

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

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

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

Lecturer, Rutgers University 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)

AWARDS:

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

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

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

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

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

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

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

COURSES TAUGHT:

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

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

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

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

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

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

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

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

Land Development Law (graduate level, at Texas A&M University)

Historic Preservation Law (graduate level, at Texas A&M University)

Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)

Attorney-Client Communications (undergraduate level, at Florida State University)

Legal Communications (undergraduate level, at Florida State University)

Environmental Law (continuing education, at Rutgers University)

Historic Preservation Law (continuing education, at Rutgers University)

Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

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

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

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

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

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

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

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

Land Development Law (graduate level, at Texas A&M University)

Historic Preservation Law (graduate level, at Texas A&M University)

Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)

Attorney-Client Communications (undergraduate level, at Florida State University)

Legal Communications (undergraduate level, at Florida State University)

Environmental Law (continuing education, at Rutgers University)

Historic Preservation Law (continuing education, at Rutgers University)

Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

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

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

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

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

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

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

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

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

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

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

Books

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

Book Chapters and Entries

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

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

Non-Refereed Publications

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

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

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

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

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

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

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

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

Books

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