

Oklahoma Housing Needs Assessment



Affordable Housing Needs

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Study Website



OHFA-Full Assessment On-line:

Oklahomahousingneeds.org

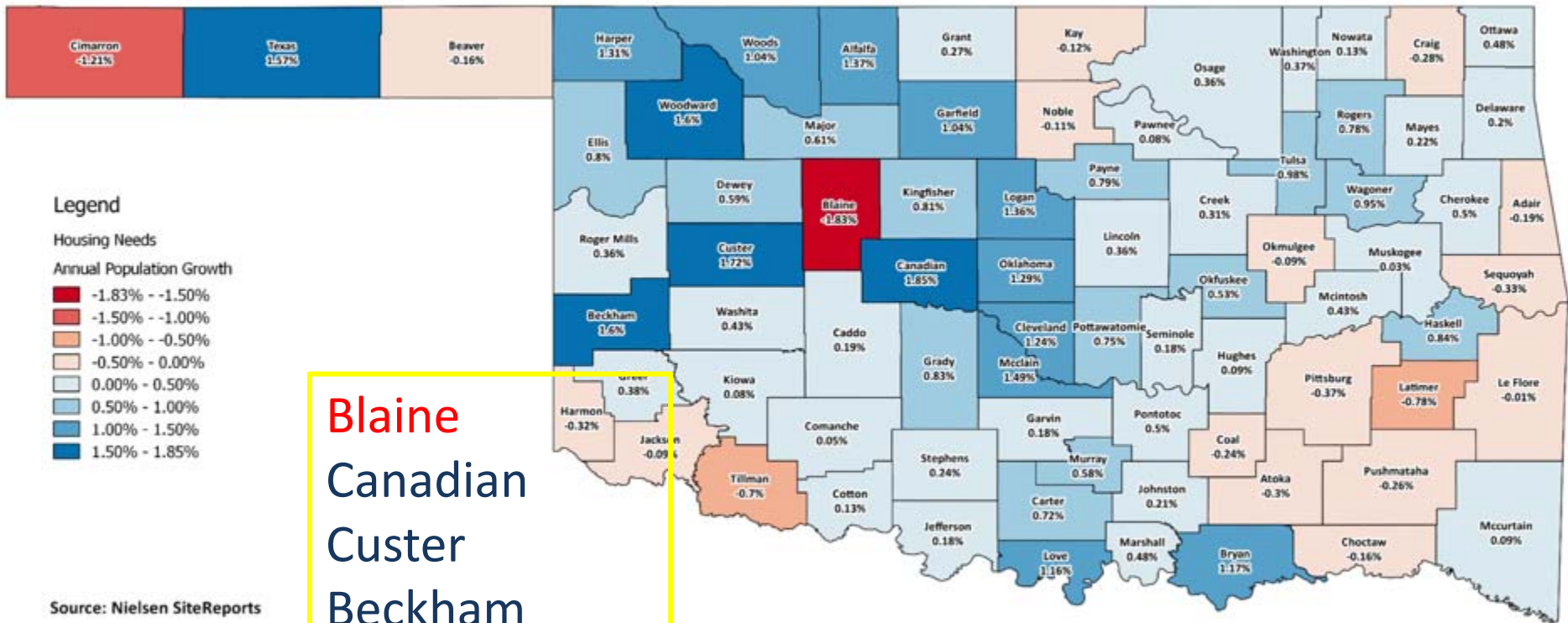


Major Findings - Statewide

- 66,821 total housing units needed between 2016-2020 (43,942 for ownership, 22,879 for rent)
- 7,454 affordable housing units for ownership (under 60% AMI)
- 11,630 affordable housing units for rent (under 60% AMI)
- 5,486 affordable housing units for persons age 62 and up
- 7,410 affordable housing units for persons with one or more disabilities



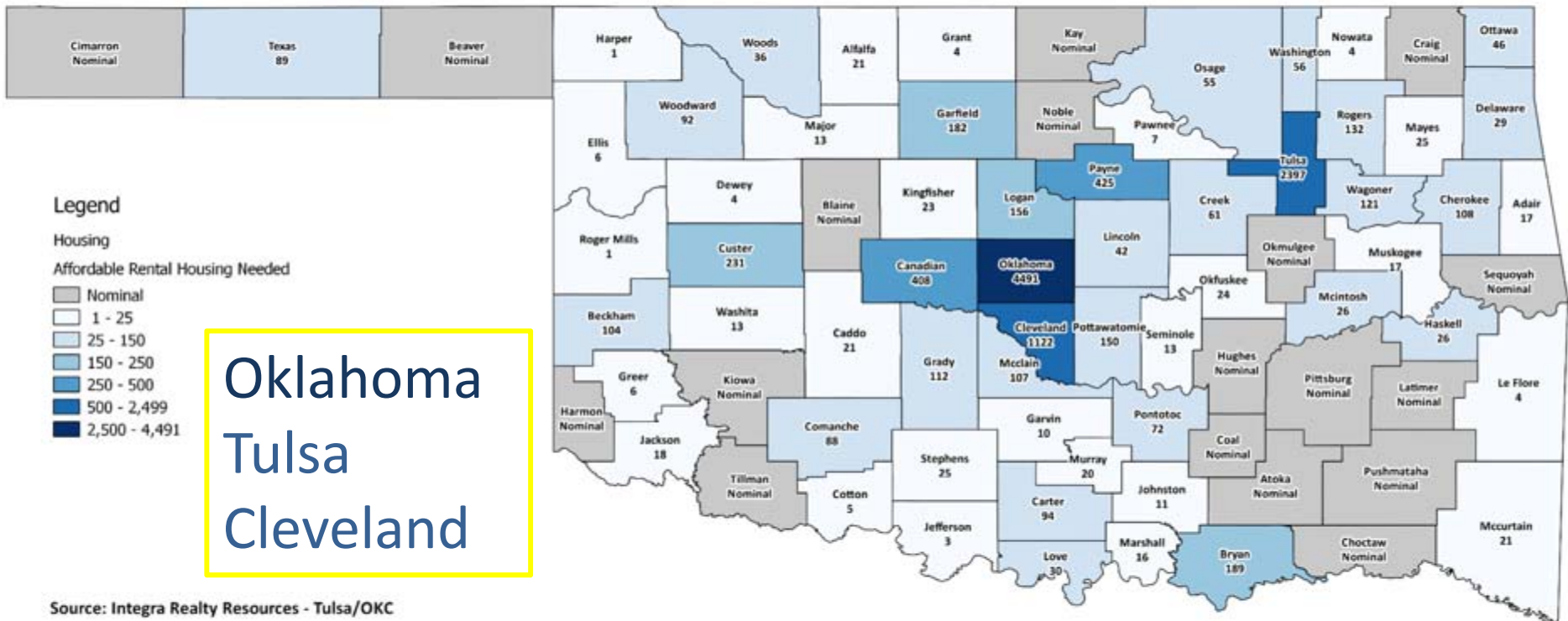
Projected Annual Population Growth 2016-2020



Blaine
Canadian
Custer
Beckham
Woodward
Texas

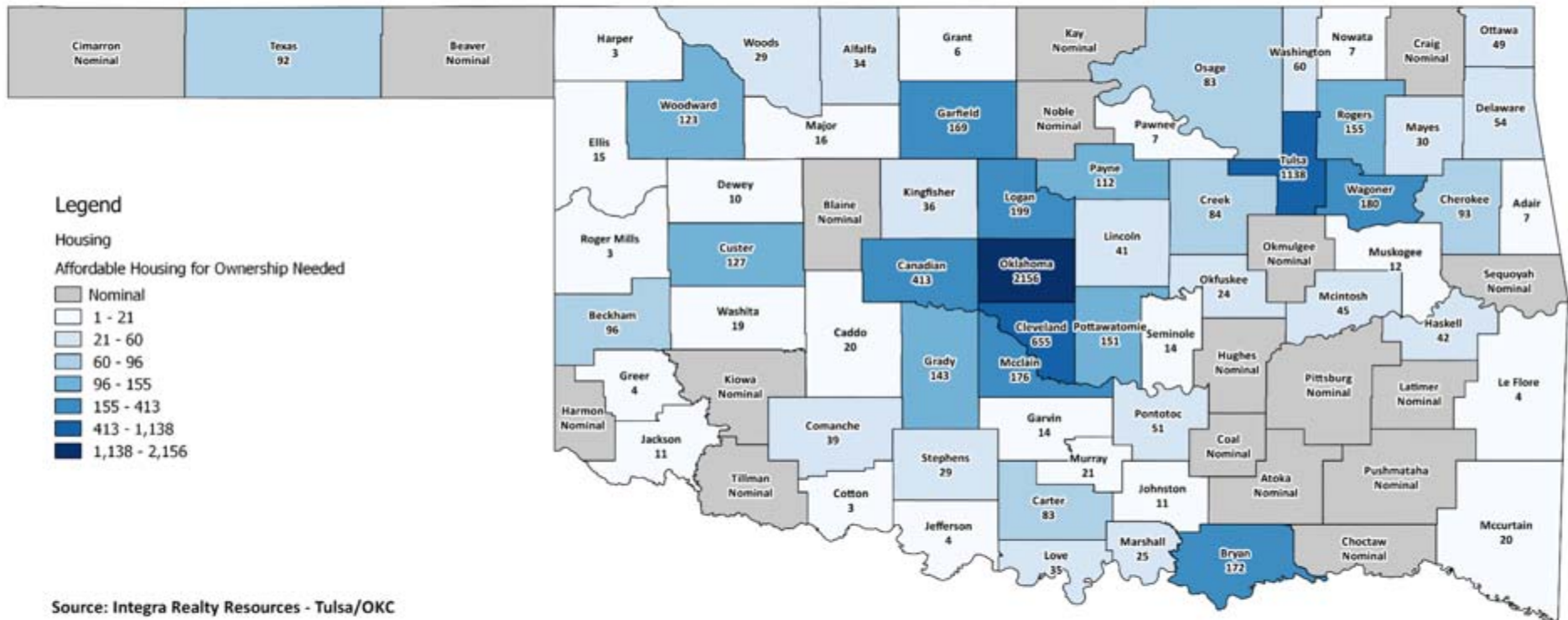
Source: Nielsen SiteReports

Affordable Rental Housing Needs: Under 60% AMI 2016-2020



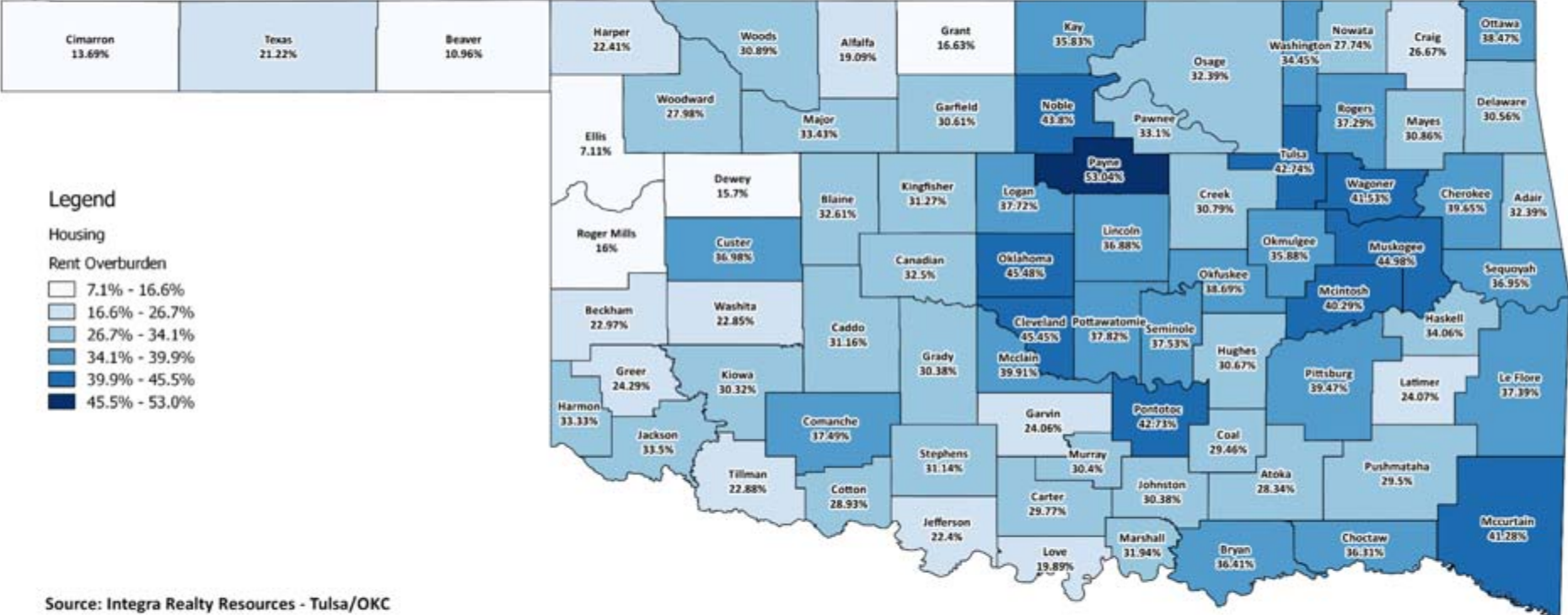
Source: Integra Realty Resources - Tulsa/OKC

Affordable Housing Needs for Ownership: Under 60% AMI 2016-2020



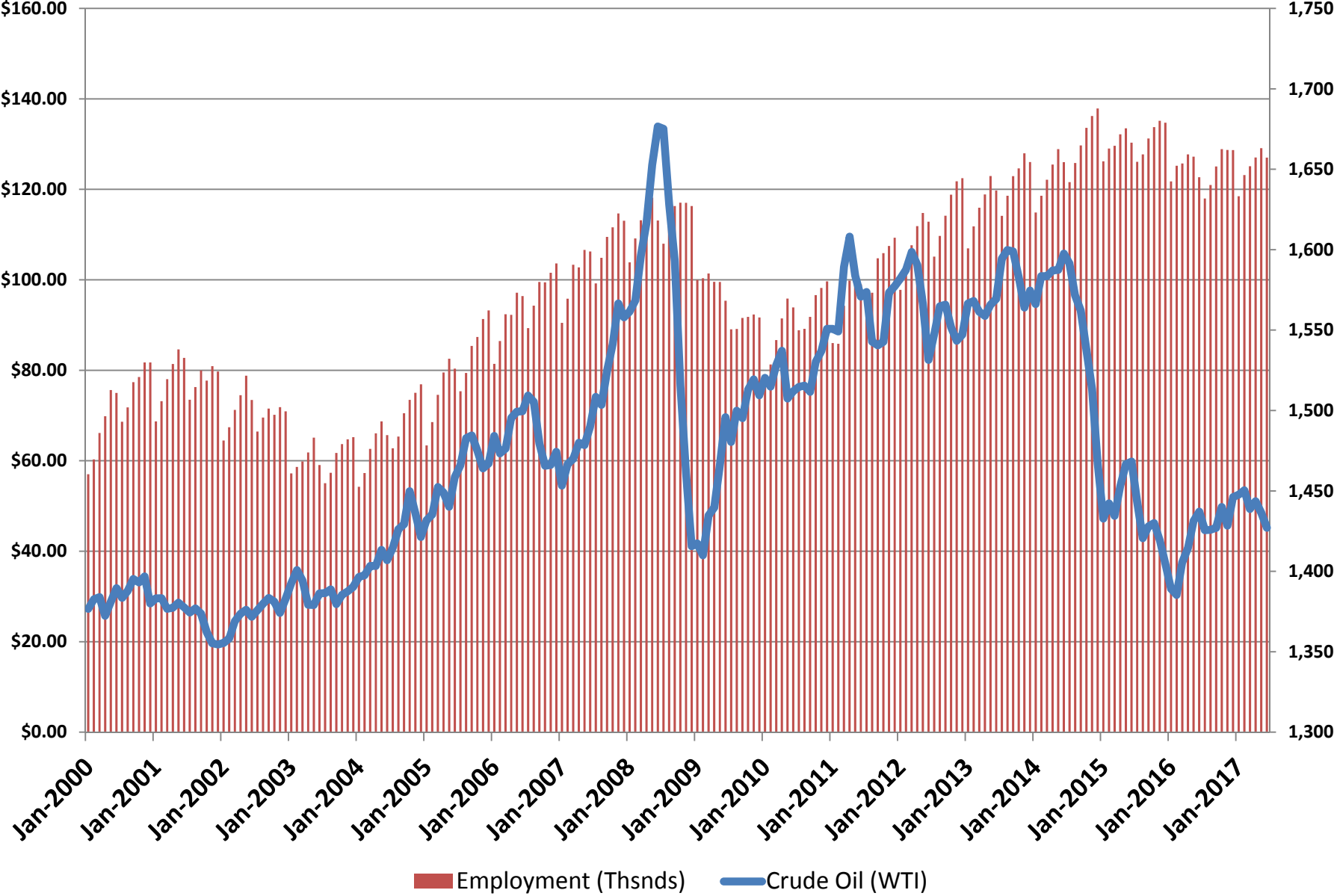
Source: Integra Realty Resources - Tulsa/OKC

Percentage of Renters with High Rental Costs

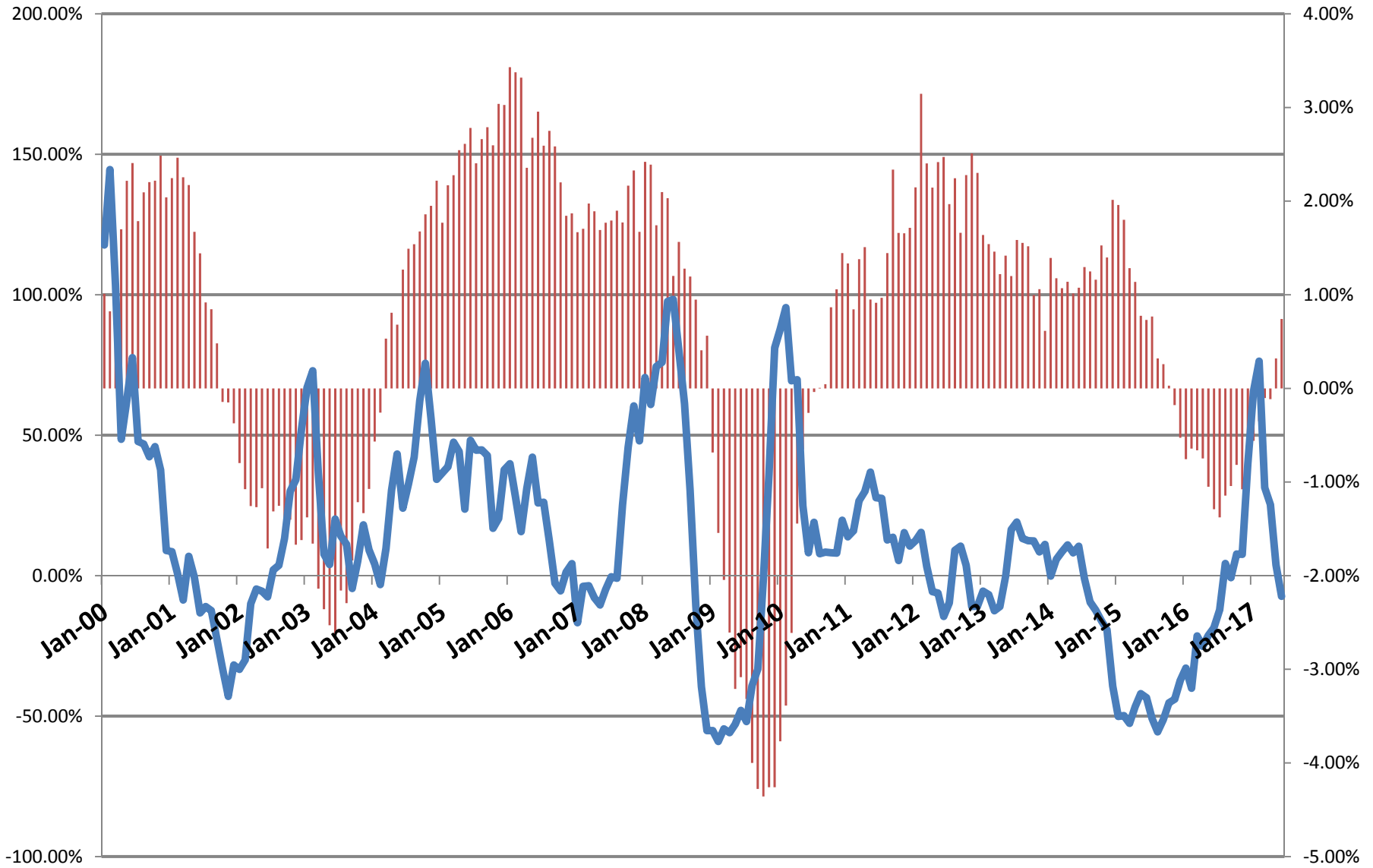


Source: Integra Realty Resources - Tulsa/OKC

Oklahoma Total Employment versus Crude Oil Prices - Through June 2017



12-Month Trailing - Employment versus Crude Oil Prices (Through June 2017)



■ Employment — Crude Oil (WTI)

Major Findings – Southeast Region

Area	5-Year Population Growth Forecast (Annualized)	Total Units Needed	Total Units For Ownership	Total Units For Rent
Atoka County	-0.30%	0	0	0
Bryan County	1.17%	1,114	705	409
Carter County	0.72%	652	450	202
Choctaw County	-0.16%	0	0	0
Coal County	-0.24%	0	0	0
Garvin County	0.18%	84	62	22
Haskell County	0.84%	226	168	58
Hughes County	0.09%	0	0	0
Johnston County	0.21%	68	49	19
Latimer County	-0.78%	0	0	0
Le Flore County	-0.01%	27	20	7
Love County	1.16%	245	186	59
McCurtain County	0.09%	107	73	34
Marshall County	0.48%	142	113	29
Murray County	0.58%	158	116	42
Pittsburg County	-0.37%	0	0	0
Pontotoc County	0.50%	394	263	131
Pushmataha County	-0.26%	0	0	0
Seminole County	0.18%	80	59	21
Regional Sums / Averages	0.29%	3,297	2,264	1,033



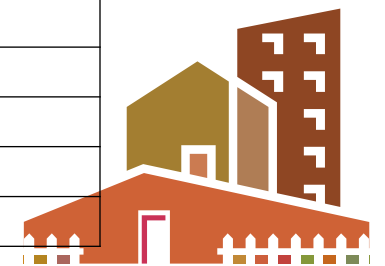
Affordable Housing Needs – Southeast Region

Area	For Ownership Under 60% AMI	For Rent Under 60% AMI	For Seniors Age 62+	For Seniors Age 62+, Under 60% AMI
Atoka County	0	0	0	0
Bryan County	172	189	324	145
Carter County	83	94	205	75
Choctaw County	0	0	0	0
Coal County	0	0	0	0
Garvin County	14	10	28	11
Haskell County	42	26	88	38
Hughes County	0	0	0	0
Johnston County	11	11	23	8
Latimer County	0	0	0	0
Le Flore County	4	4	8	3
Love County	35	30	80	26
McCurtain County	20	21	30	12
Marshall County	25	16	53	19
Murray County	21	20	52	18
Pittsburg County	0	0	0	0
Pontotoc County	51	72	110	39
Pushmataha County	0	0	0	0
Seminole County	14	13	27	11
Regional Sums / Averages	492	506	1,028	405



Housing Cost Burdens – Southeast Region

Area	Overburdened Renters	Overburdened Owners
Atoka County	28.34%	19.50%
Bryan County	36.41%	18.48%
Carter County	29.77%	17.26%
Choctaw County	36.31%	20.14%
Coal County	29.46%	18.36%
Garvin County	24.06%	20.91%
Haskell County	34.06%	16.46%
Hughes County	30.67%	17.02%
Johnston County	30.38%	14.99%
Latimer County	24.07%	12.30%
Le Flore County	37.39%	20.38%
Love County	19.89%	12.43%
McCurtain County	41.28%	18.46%
Marshall County	31.94%	17.88%
Murray County	30.40%	14.39%
Pittsburg County	39.47%	16.87%
Pontotoc County	42.73%	18.26%
Pushmataha County	29.50%	19.13%
Seminole County	37.53%	16.92%
Regional Sums / Averages	34.86%	17.91%



How Has Population Growth Compared to the Forecasts?

	5-Year Population Growth Forecast (Annualized)	Actual 2015-2016 Growth
Atoka County	-0.30%	0.17%
Bryan County	1.17%	1.30%
Carter County	0.72%	-0.23%
Choctaw County	-0.16%	-0.80%
Coal County	-0.24%	0.11%
Garvin County	0.18%	0.15%
Haskell County	0.84%	-0.38%
Hughes County	0.09%	-1.18%
Johnston County	0.21%	1.05%
Latimer County	-0.78%	-0.93%
Le Flore County	-0.01%	0.31%
Love County	1.16%	1.74%
Marshall County	0.48%	-0.23%
McCurtain County	0.09%	-0.66%
Murray County	0.58%	0.07%
Pittsburg County	-0.37%	-0.80%
Pontotoc County	0.50%	0.16%
Pushmataha County	-0.26%	-0.87%
Seminole County	0.18%	-1.09%
Regional Sums / Averages	0.29%	-0.08%
STATEWIDE	0.81%	0.41%

Actual United States Growth 2015-2016: 0.70%



How Has New Housing Construction Compared with Forecasted Need in 2016?

- 13,364 units needed in Oklahoma per year
- *12,521 units permitted in Oklahoma in 2016*
- 8,788 units needed for **ownership** per year
- *9,324 single-family units permitted in Oklahoma in 2016*
- 4,876 units needed for **rent** per year
- *3,197 multifamily units permitted in Oklahoma in 2016*



How Has New Affordable Rental Housing Funding Compared with Need Forecasts?

Area	Needed For Rent Under 60% AMI (2016-2020)	Needed For Rent Under 60% AMI, Per Year (Rounded)	Newly Constructed Tax Credit Units Funded in 2016
Atoka County	0	0	0
Bryan County	189	38	0
Carter County	94	19	44
Choctaw County	0	0	0
Coal County	0	0	0
Garvin County	10	2	0
Haskell County	26	5	0
Hughes County	0	0	0
Johnston County	11	2	0
Latimer County	0	0	0
Le Flore County	4	1	0
Love County	30	6	0
Marshall County	16	3	0
McCurtain County	21	4	0
Murray County	20	4	10
Pittsburg County	0	0	0
Pontotoc County	72	14	0
Pushmataha County	0	0	0
Seminole County	13	3	32
Regional Sums	506	101	86
STATEWIDE	11,630	2,326	483



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Thank you

