

# Oklahoma Housing Needs Assessment



*Affordable Housing Needs*

[www.oklahomahousingneeds.org](http://www.oklahomahousingneeds.org)



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Owen S. “Chip” Ard, MAI  
Executive Vice President

[chip.ard@am.jll.com](mailto:chip.ard@am.jll.com)

David A. Puckett, MAI  
Senior Vice President

[david.puckett@am.jll.com](mailto:david.puckett@am.jll.com)

Jones Lang LaSalle –  
Valuation & Advisory  
Services

Market Studies & Appraisals  
918-492-4844

Byron DeBruler

[byron@debrulerinc.com](mailto:byron@debrulerinc.com)

Wanda DeBruler

[wanda@debrulerinc.com](mailto:wanda@debrulerinc.com)

DeBruler Inc.

405-396-2032

Dawn F. Jourdan, esq.,  
Ph.D.

Director and Associate  
Professor

[dawnjourdan@ou.edu](mailto:dawnjourdan@ou.edu)

K. Meghan Wieters, AICP,  
Ph.D.

Assistant Professor

[kmeghanwieters@ou.edu](mailto:kmeghanwieters@ou.edu)

Bryce C. Lowery

Assistant Professor

[bryce.c.lowery@ou.edu](mailto:bryce.c.lowery@ou.edu)

Regional and City Planning  
The University of Oklahoma  
College of Architecture



# Study Website



OHFA-Full Assessment On-line:

[Oklahomahousingneeds.org](http://Oklahomahousingneeds.org)

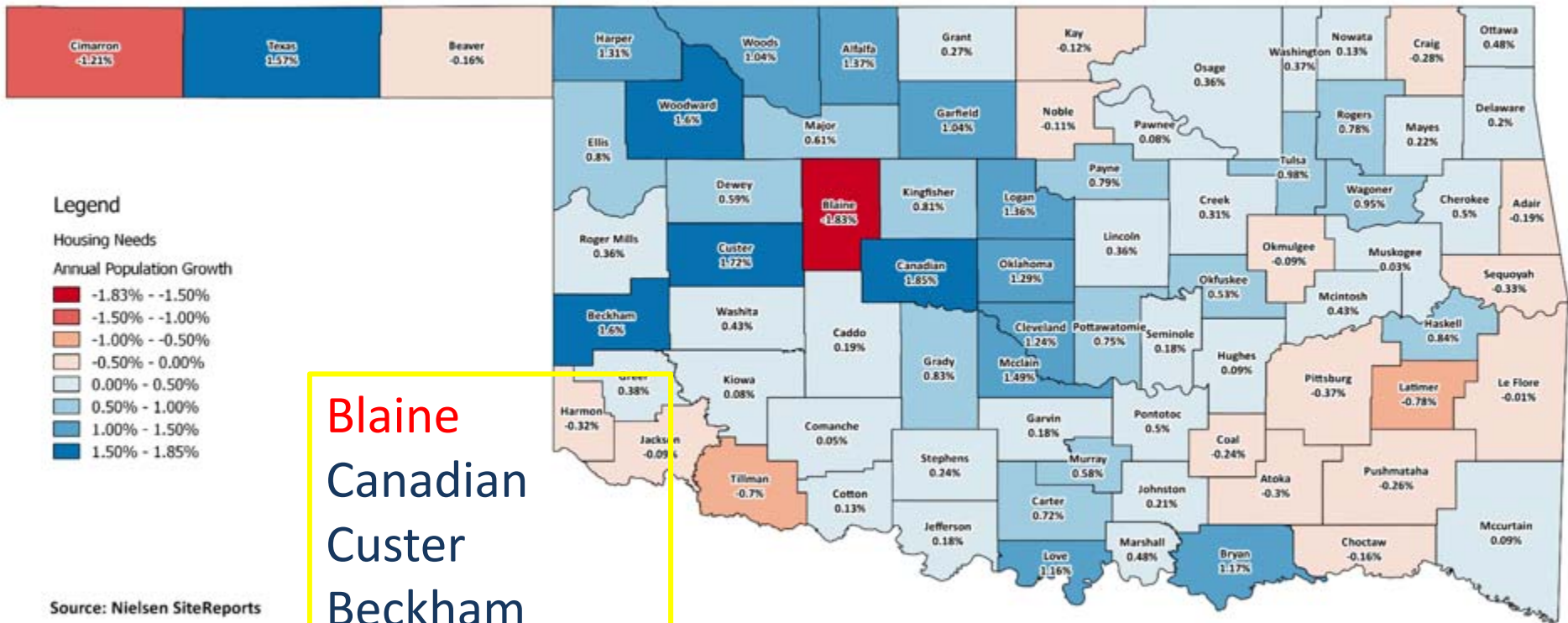


# Major Findings - Statewide

- 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



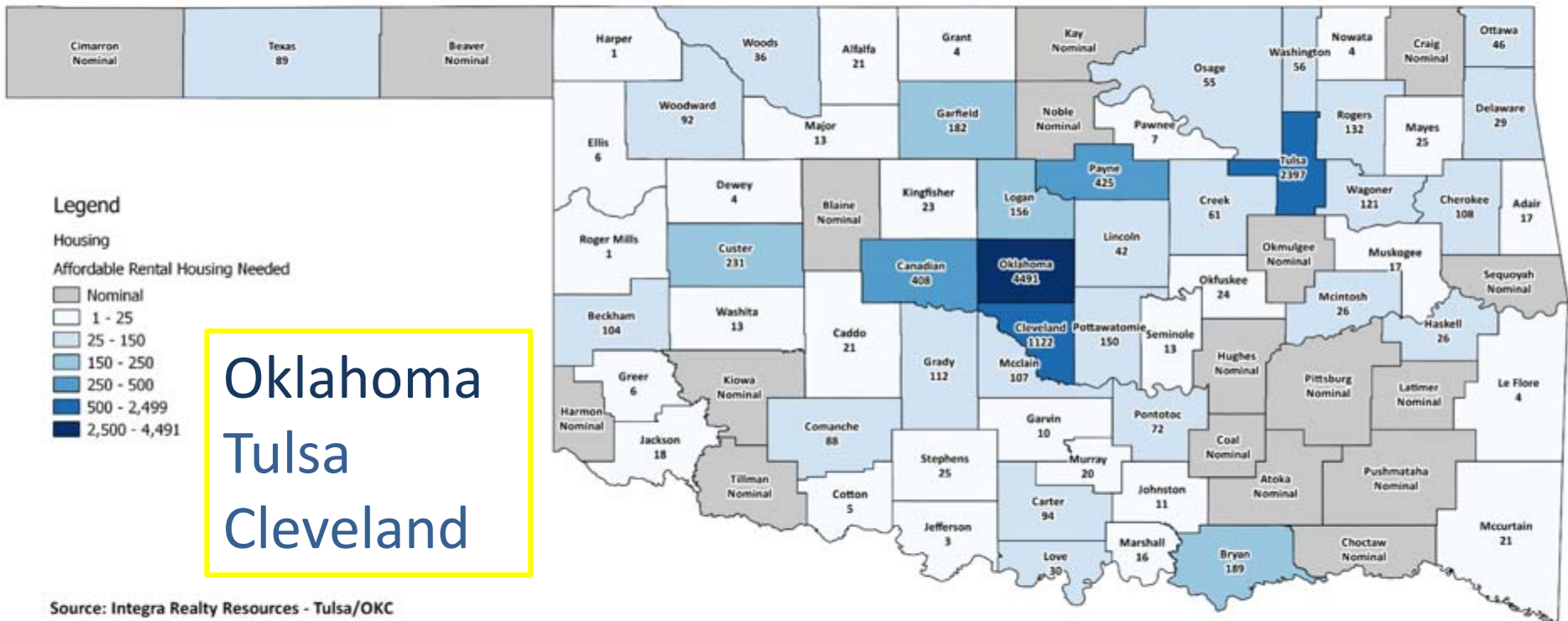
# Projected Annual Population Growth 2016-2020



Blaine  
Canadian  
Custer  
Beckham  
Woodward  
Texas

Source: Nielsen SiteReports

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

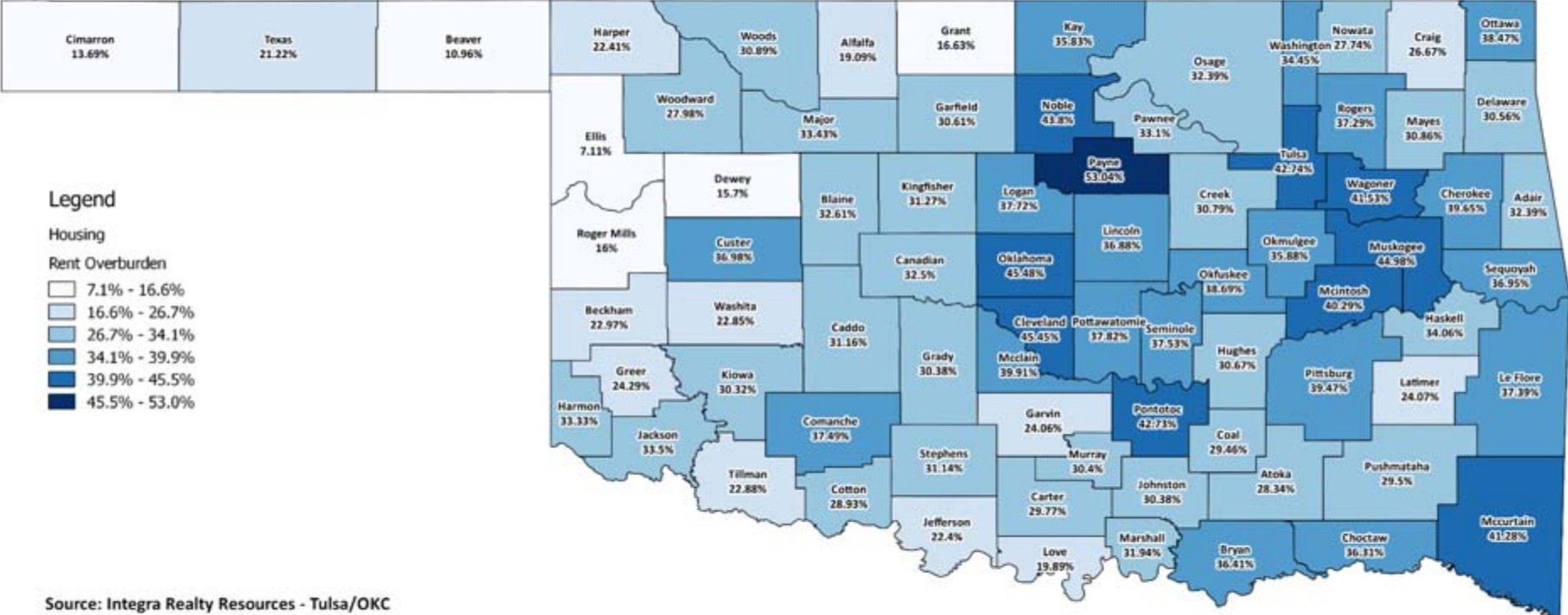


Source: Integra Realty Resources - Tulsa/OKC





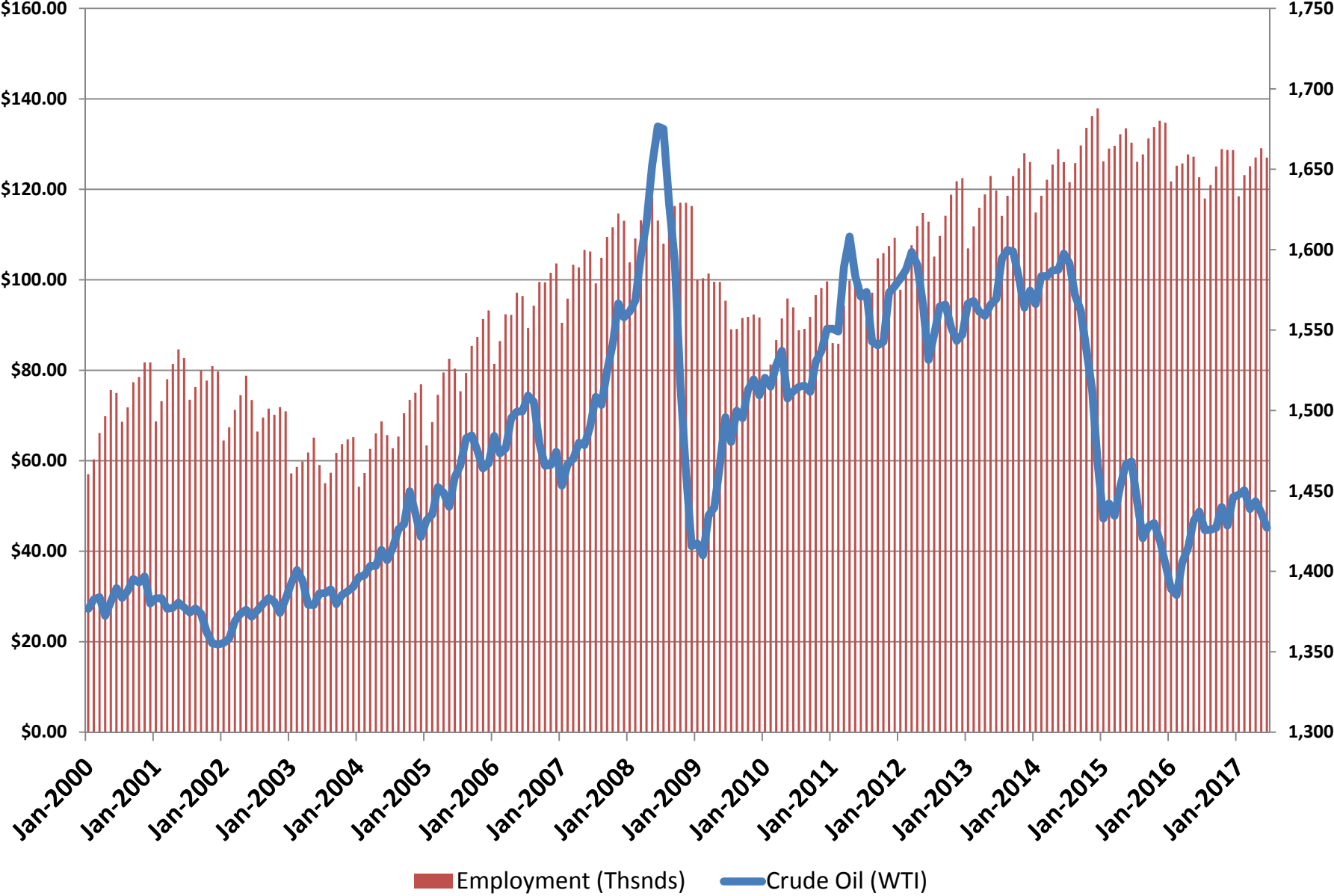
# Percentage of Renters with High Rental Costs



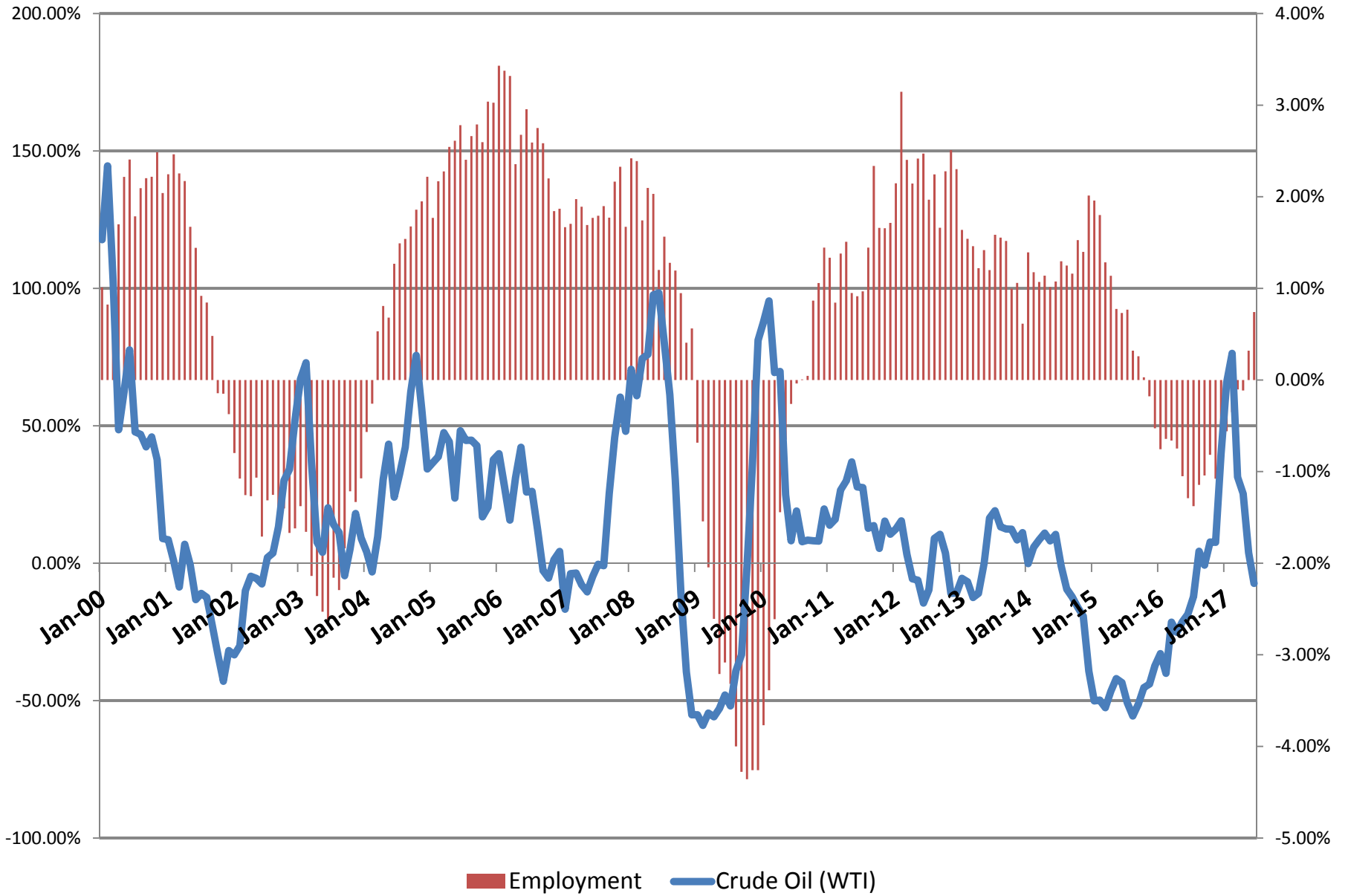
Source: Integra Realty Resources - Tulsa/OKC



### Oklahoma Total Employment versus Crude Oil Prices - Through June 2017



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



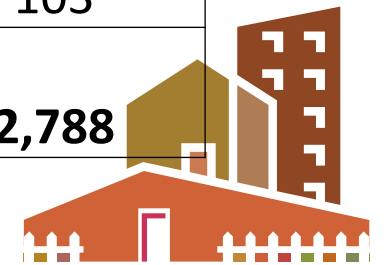
## Major Findings – Oklahoma City MSA

Area	5-Year Population Growth Forecast (Annualized)	Total Units Needed	Total Units For Ownership	Total Units For Rent
Canadian County	1.85%	4,910	3,794	1,116
Cleveland County	1.24%	7,089	4,777	2,312
Grady County	0.83%	875	668	207
Lincoln County	0.36%	285	218	67
Logan County	1.36%	1,189	934	255
McClain County	1.49%	1,087	889	198
Oklahoma County	1.29%	20,301	12,169	8,132
Pottawatomie County	0.75%	1,035	744	291
<b>Regional Sums / Averages</b>	<b>1.27%</b>	<b>36,771</b>	<b>24,193</b>	<b>12,578</b>



## Affordable Housing Needs – Oklahoma City MSA

Area	For Ownership Under 60% AMI	For Rent Under 60% AMI	For Seniors Age 62+	For Seniors Age 62+, Under 60% AMI
Canadian County	413	408	1,084	298
Cleveland County	655	1,122	1,481	435
Grady County	143	112	241	93
Lincoln County	41	42	80	29
Logan County	199	156	312	121
McClain County	176	107	303	116
Oklahoma County	2,156	4,491	4,734	1,593
Pottawatomie County	151	150	284	103
<b>Regional Sums / Averages</b>	<b>3,934</b>	<b>6,588</b>	<b>8,519</b>	<b>2,788</b>



## Housing Cost Burdens – Oklahoma City MSA

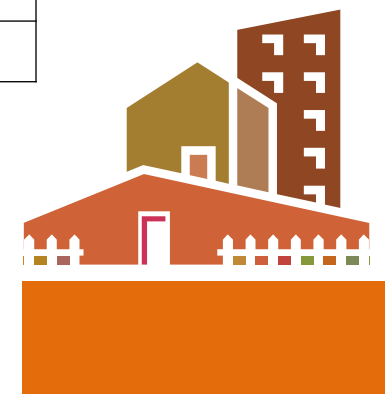
Area	Overburdened Renters	Overburdened Owners
Canadian County	32.50%	19.45%
Cleveland County	45.45%	18.71%
Grady County	30.38%	17.37%
Lincoln County	36.88%	16.14%
Logan County	37.72%	19.26%
McClain County	39.91%	18.69%
Oklahoma County	45.48%	21.30%
Pottawatomie County	37.82%	17.42%
<b>Regional Sums / Averages</b>	<b>43.67%</b>	<b>19.92%</b>



## How Has Population Growth Compared to the Forecasts?

Area	5-Year Population Growth Forecast (Annualized)	Actual 2015-2016 Growth
Canadian County	1.85%	2.44%
Cleveland County	1.24%	1.62%
Grady County	0.83%	0.18%
Lincoln County	0.36%	0.41%
Logan County	1.36%	1.38%
McClain County	1.49%	1.73%
Oklahoma County	1.29%	0.90%
Pottawatomie County	0.75%	0.64%
<b>Regional Sums / Averages</b>	<b>1.27%</b>	<b>1.17%</b>
<b>STATEWIDE</b>	<b>0.81%</b>	<b>0.41%</b>

*Actual United States Growth 2015-2016: 0.70%*





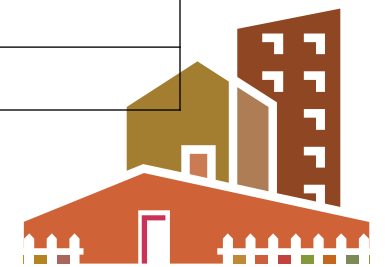
## How Has New Housing Construction Compared with Forecasted Need in 2016?

- 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	Needed For Rent Under 60% AMI, Per Year (Rounded)	Newly Constructed Tax Credit Units Funded in 2016
Canadian County	408	82	46
Cleveland County	1,122	224	0
Grady County	112	22	0
Lincoln County	42	8	0
Logan County	156	31	52
McClain County	107	21	0
Oklahoma County	4,491	898	0
Pottawatomie County	150	30	0
<b>Regional Sums</b>	<b>6,588</b>	<b>1,318</b>	<b>98</b>
<b>STATEWIDE</b>	<b>11,630</b>	<b>2,326</b>	<b>483</b>



**David A. Puckett, MAI**

Senior Vice President

JLL Valuation & Advisory Services

Tulsa, OK

+1 918 492 4844, x104

david.puckett@am.jll.com



*Thank you*

