

Oklahoma Statewide Housing Needs Assessment



Owen S. "Chip" Ard, MAI
Senior Managing Director
oard@irr.com

David Puckett
Senior Director
dpuckett@irr.com

Integra Realty Resources – Tulsa / OKC
Market Study & Appraisal Services
918-492-4844
<http://www.irr.com>

Byron DeBruler
byron@debrulerinc.com

Wanda DeBruler
wanda@debrulerinc.com

DeBruler Inc.
Planning · Development · Training
405-396-2032

Dawn F. Jourdan, esq., Ph.D.
Director and Associate Professor
dawnjourdan@ou.edu

K. Meghan Wieters, AICP, Ph.D.
Assistant Professor
kmeghanwieters@ou.edu


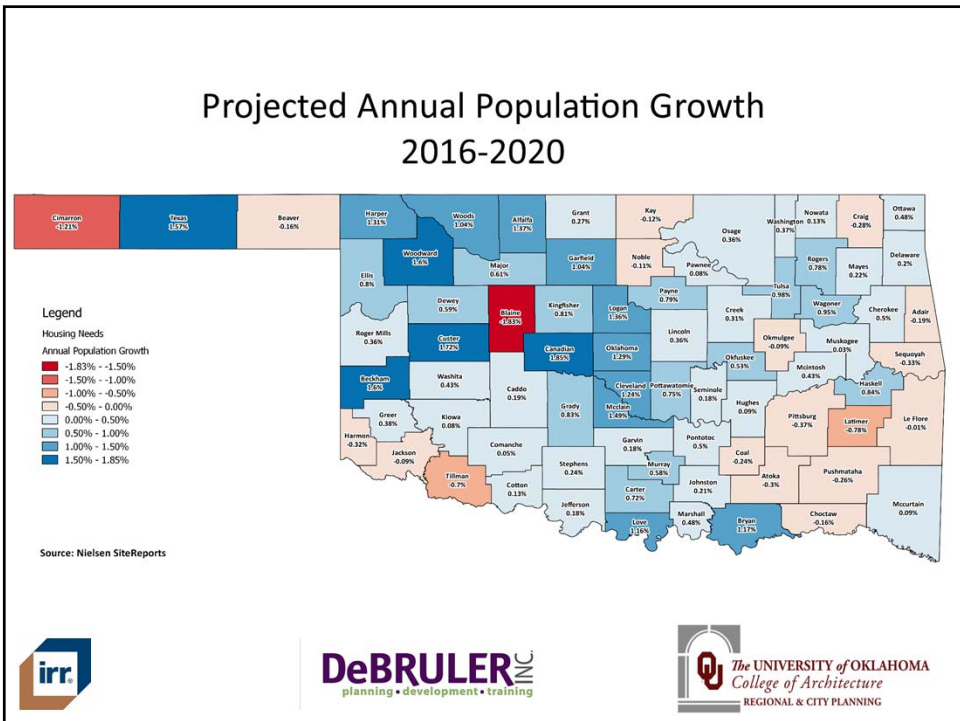
Bryce C. Lowery
Assistant Professor
bryce.c.lowery@ou.edu

Regional and City Planning
The University of Oklahoma
College of Architecture

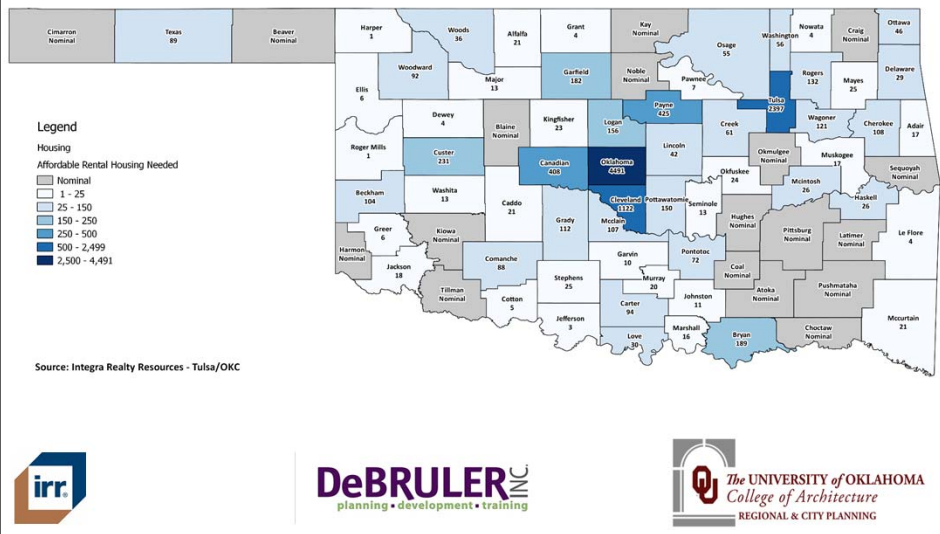


Major Findings

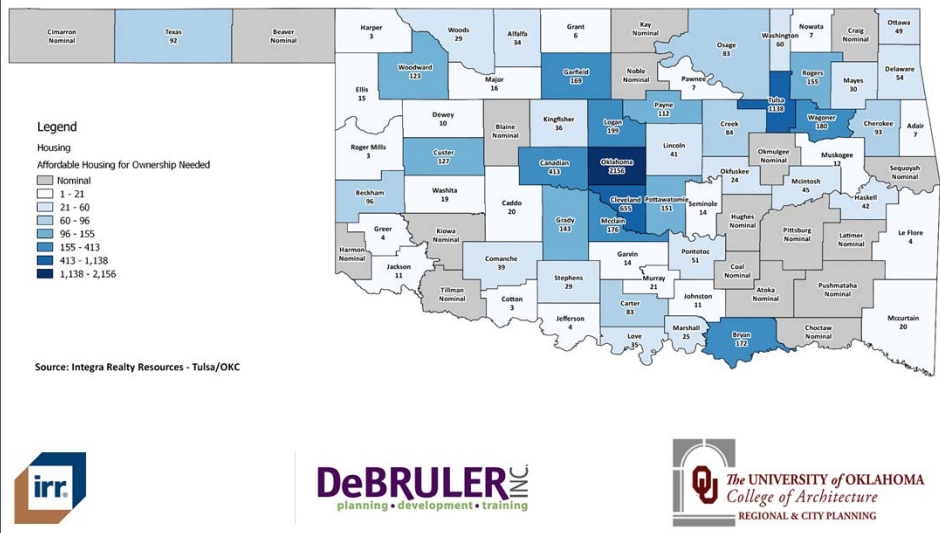
- 66,821 total housing units needed between 2016-2020 (43,942 for ownership, 22,879 for rent)
- 7,454 affordable housing units for ownership (under 60% AMI)
- 11,630 affordable housing units for rent (under 60% AMI)
- 5,486 affordable housing units for persons age 62 and up
- 7,410 affordable housing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

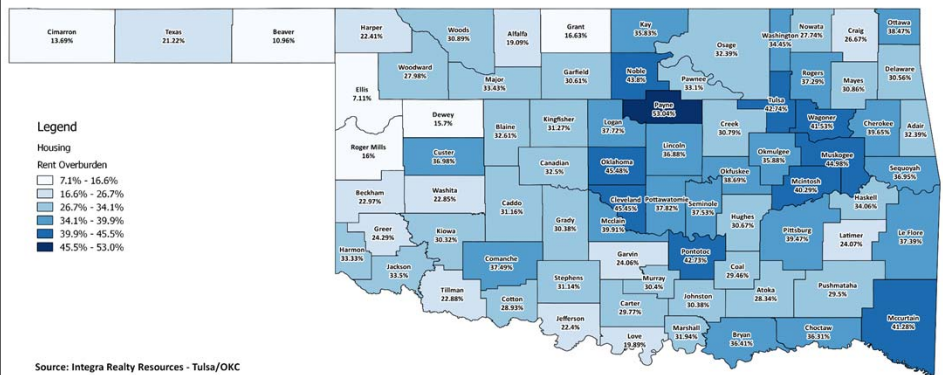
Affordable Rental Housing Needs: Under 60% AMI 2016-2020



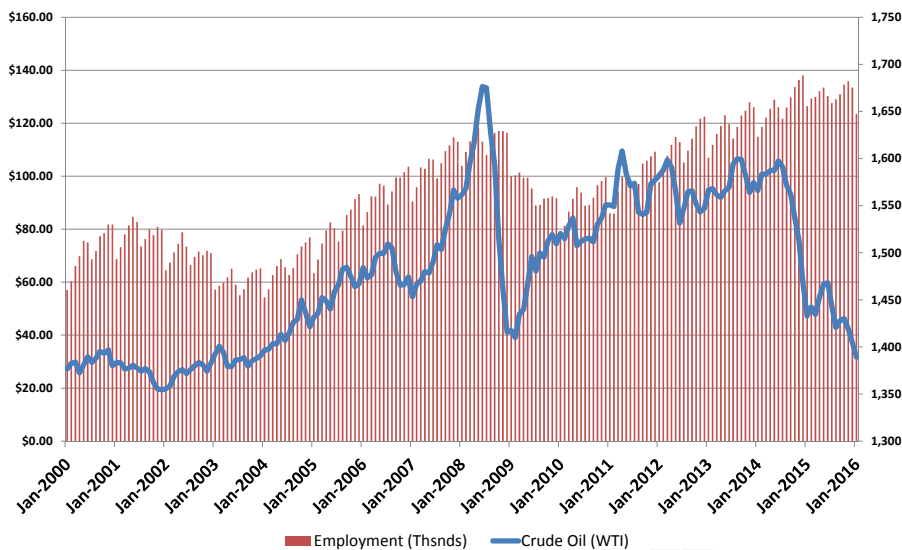
Affordable Housing Needs for Ownership: Under 60% AMI 2016-2020

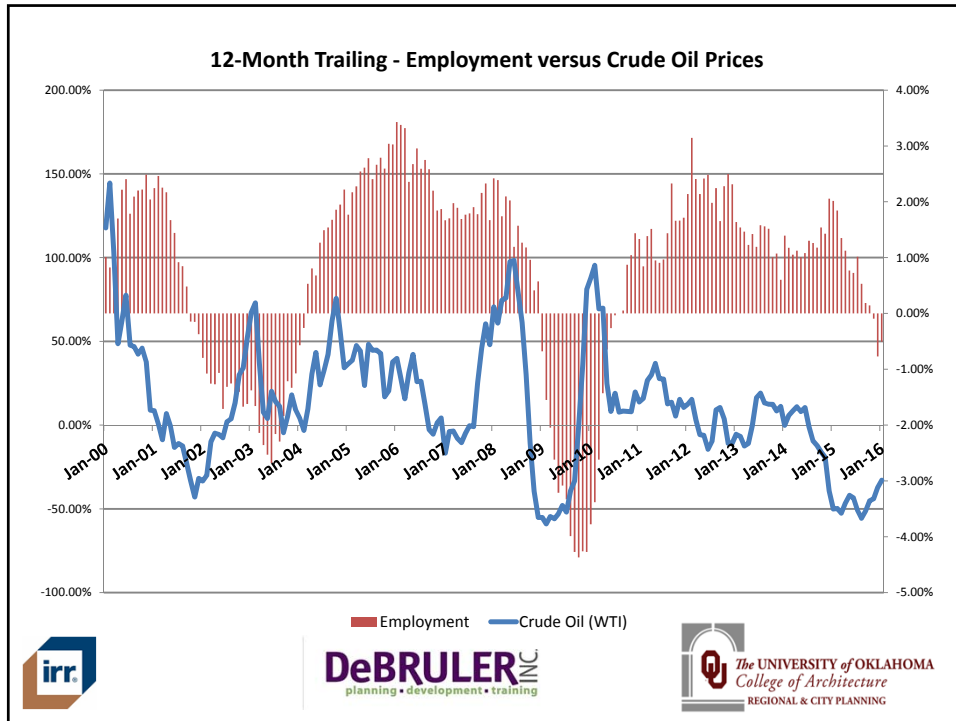


Percentage of Renters with High Rental Costs




Oklahoma Total Employment versus Crude Oil Prices







Lead-Based Paint Hazard Findings

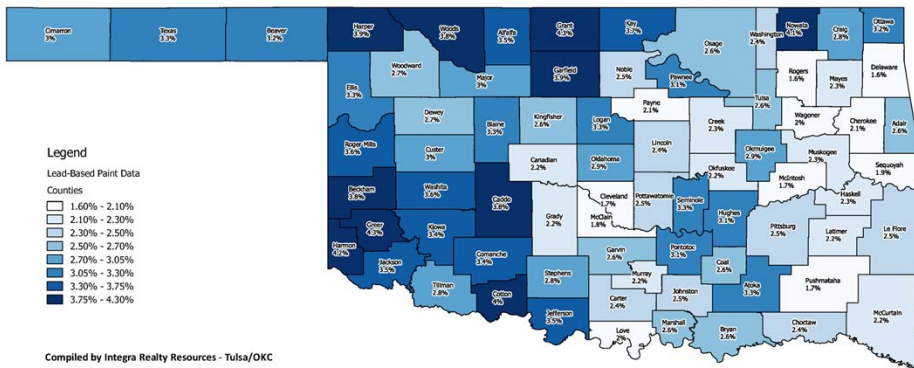
- 240,229 housing units with lead-based paint hazards, representing 16.8% of Oklahoma’s total occupied housing stock
- 113,931 of these housing units (47.4%) occupied by households with low to moderate incomes
- 37,426 of housing units w/LBPHs have children age 6 or younger present (2.61% of total housing stock)
- 19,761 of those units (52.7%) are occupied by households with low to moderate incomes







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

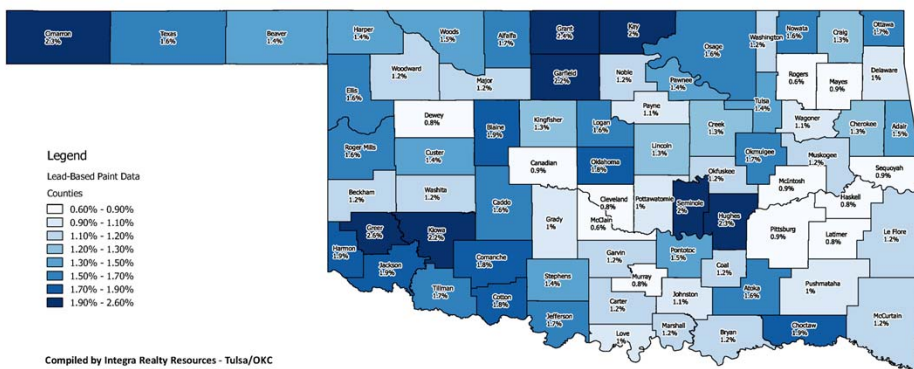


Compiled by Integra Realty Resources - Tulsa/OKC

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



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



Special Focus on Vulnerable Populations

Dawn Jourdan, esq., Ph.D., AICP

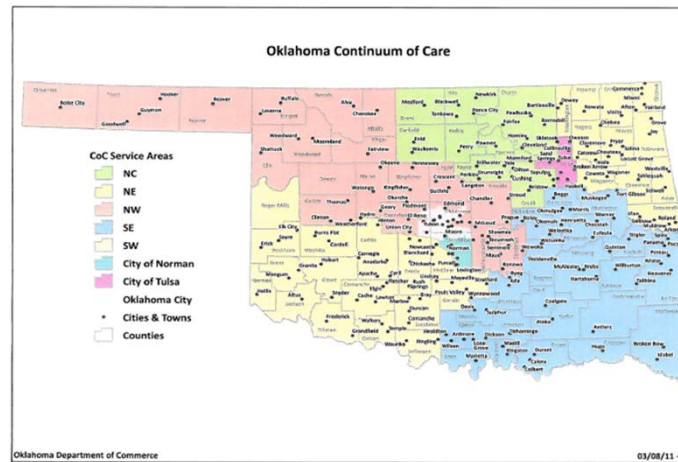
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Oklahoma's Most Vulnerable

- As a part of this partnership, the OU team focused on the populations most vulnerable to fluctuations affecting the supply of affordable housing in the state:
 - Homeless
 - Displacement as a result of natural disaster
 - Targets of fair housing violations

Homeless Populations by Continuum of Care



Disabilities and the Homeless

- Homeless persons with disabilities can be difficult to house.
 - Severe Mental illness
 - 502
 - Substance Abuse
 - 571
 - HIV/AIDS
 - 25
 - Domestic Violence
 - 168
 - Unaccompanied Minors
 - 7

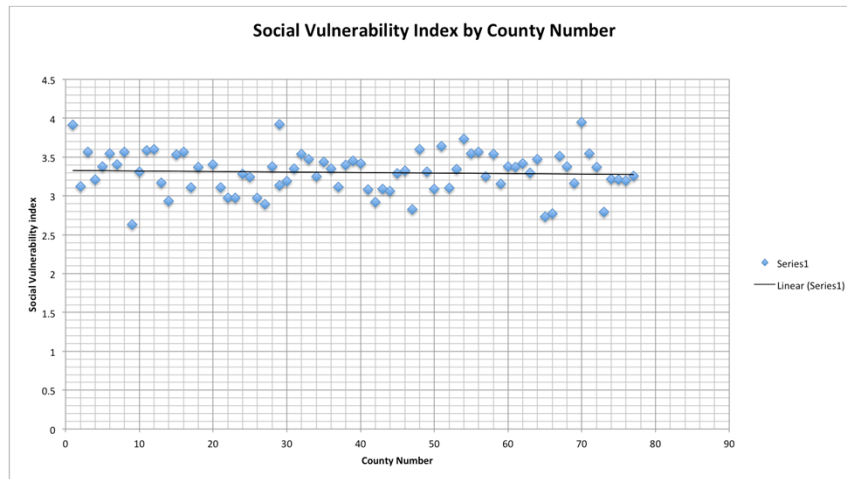
Potentially Homeless

- While not included in the PIC data, many Oklahomans are “within a pay check or two from being homeless.”
 - Waiting Lists for Public Housing and Section 8 Vouchers
 - Expiration of Rapid Rehousing
 - Social Vulnerability Based on Demographic Characteristics.

Long waiting lists for subsidized housing.

- Waiting lists are long across the State.
 - 24,612 Authorized Vouchers in the State
 - Waiting lists in all places exceed the number of vouchers available.
 - In Tulsa, more than 4900 individuals are on the waiting list for public housing units; another 5800 are wait listed for HCV.
 - The same is true in OKC where more than 8000 individuals are wait listed for HCV
 - The pattern holds true in the more rural parts of the State with wait lists average more than 200 individuals for either public housing or HCV in places like Ponca City, Muskogee, and Tecumseh.

Average Social Vulnerability by County



SVI for Noble County

Social-Vulnerability-Analysis--Noble-County			
Base Social Vulnerability Indicators (%)	1st Order	2nd Order	3rd Order
1.) Single Parent Households	9.71%	0.16	3.1 Social-Vulnerability 'Hotspot'-or-Area-of- Concern
2.) Population Under 5	6.33%	(Child-Care-Needs)	
3.) Population 65 or Above	16.83%	0.259	
4.) Population 65 or Above Poverty Rates	9.10%	(Elder-Needs)	
5.) Workers Using Public Transportation	0.47%	0.055	
6.) Occupied Housing Units w/o Vehicles	5.04%	(Transportation-Needs)	
7.) Housing Unit Occupancy Rates	85.63%		
8.) Rental Occupancy Rates	27.23%		
9.) Non-White Population	17.13%	2.395	
10.) Population in Group Quarters	2.18%	(Temporary Shelter and Housing Recovery-Needs)	
11.) Housing Units Built Prior to 1990	81.14%		
12.) Mobile Homes, RVs, Vans, etc.	12.14%		
13.) Poverty Rates	14.05%		
14.) Housing Units Lacking Telephones	2.83%		
15.) Age 25+ With Less Than High School Diploma	12.70%	0.23	
16.) Unemployment Rates	6.92%	(Civic Capacity Needs)	
17.) Age 5+ Which Cannot Speak English Well or Not At All	0.56%		

Sources: Shannon Van Zandt, Texas A&M Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08001, B26044, B26001, B03001, B03002, B26002, B26006, B17001, B26005, B1801, B26008, B08007.

Concluding Remarks

- Homeless population is commonly undercounted.
- Disabled populations are the most significantly affected by homelessness.
- Issues across urban and rural environments.
- Understanding social vulnerability is critical to estimating current and potentially homeless populations in Oklahoma.

Disaster Resiliency Findings

- Approximately 45% of Oklahoma counties (or major city) have a Hazard Mitigation Plan (HMP) or one that is in progress.
- There are 38 counties or cities that have identifiable storm shelter registries.
- Most communities have refrained from calling their community shelters 'tornado shelters.'
- 61 cities or counties have some level of warning sirens within urbanized areas; many communities include in HMPs the addition of new sirens to increase coverage.

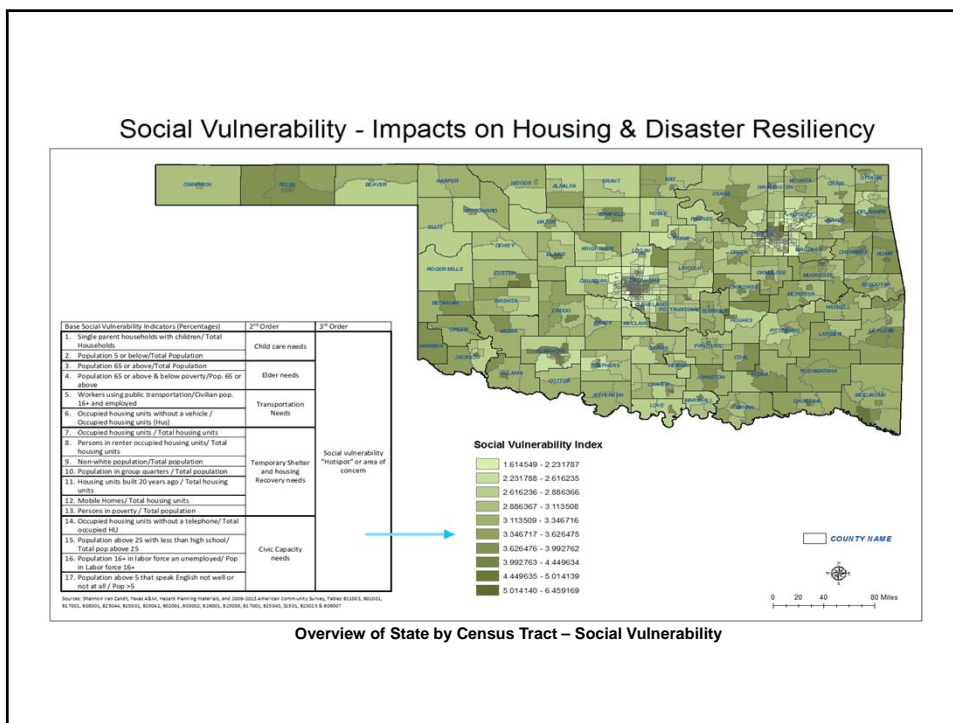
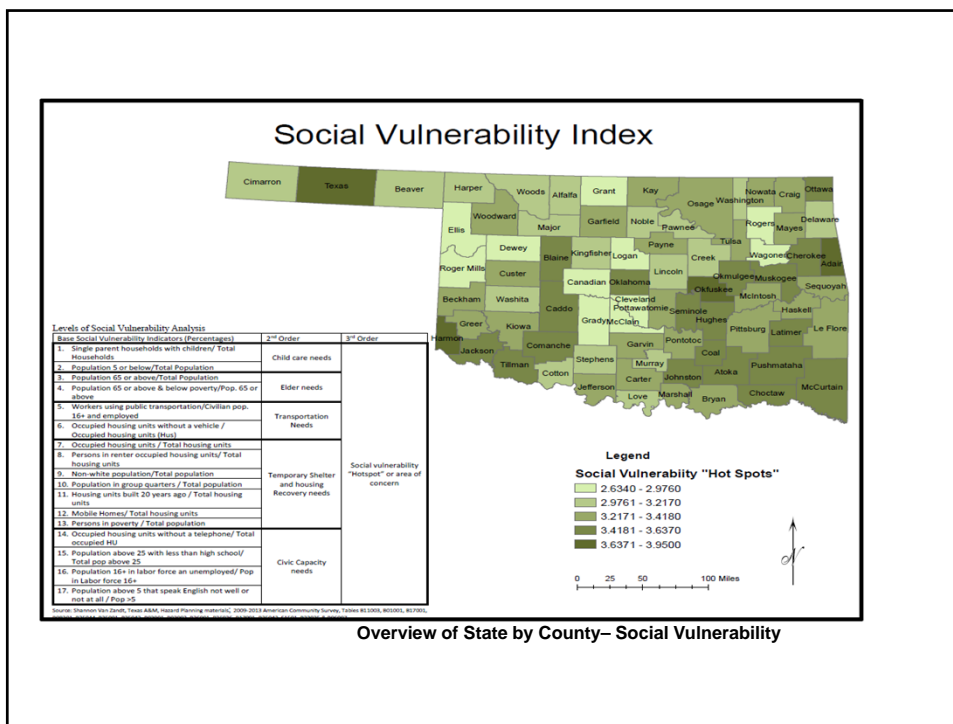
Disaster Planning Resiliency Findings

- Hazard Mitigation Plans are essential to communities for preparedness for inevitable risks as well as planning to avoid (e.g. building in floodplain) unnecessary risks.
- Building codes need to be strengthened within most of our communities to address tornadoes and natural disasters (e.g. extreme winds).
- Planning for all multifamily units, HUD and LIHTC units and mobile homes for disaster events needs to be addressed more consistently and thoroughly (e.g. community shelters, household emergency preparedness education, etc)

Disaster Planning Resiliency

- Social Vulnerability compounding impacts on housing and disaster resiliency
 - **Child care needs** – single parents, high concentration of population under 5 years old
 - **Elder needs** – higher amounts of populations over 65 years, compounded by those over 65 and below poverty level
 - **Transportation needs** – transit dependent, households without a car
 - **Temporary Shelter and Recovery needs** – total occupants, renters occupied units, minority populations, group quarters, number of older housing units, number of mobile homes, persons in poverty
 - **Civic Capacity needs** – housing units without a telephone, housing units with less than high school education, unemployed or underemployed, persons who do not speak English well

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

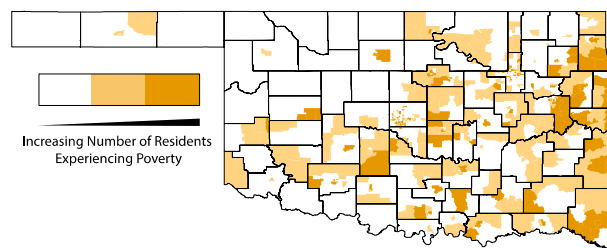


Key Findings

- Affordable housing units are located in census tracts:
 - marked by poverty
 - where a majority of the residents are not white
 - with limited service, on-demand transit
 - with access to a hospital
 - with access to a grocery store

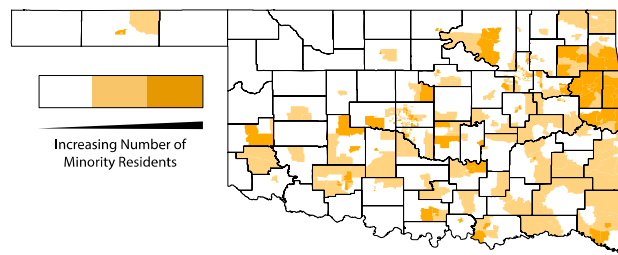
Concentrated Poverty

- Approximately 70% of affordable housing units are located in census tracts where the number of residents living in poverty is above the state average.



Concentrated in 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.



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 and workforce housing into low-income a more diverse set of communities, and
 - increase opportunities for existing workforce and affordable housing residents to stay in place, become self-sufficient, and participate in determining the future of their neighborhood.

Most Common Questions About The Study

- What's going to be done about the findings?
- Who's going to do it?
- What about my community's needs?

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Regional Forums Oklahoma Coalition for Affordable Housing

OKC May 18th

Alva June 9th

Tulsa June 19th

Ardmore July 12th

Lawton July 14th

<http://ocah14.wix.com/okhousingforums>

<http://oklahomahousingneeds.org/>

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