Appendix A: Employee Survey

In order to document housing needs and preferences of the local workforce, CDS prepared a housing survey of employees of Ponca City employers. It includes questions about the respondents' current housing, recent housing search experience, desired types and price of housing, residential location options, and a set of demographic questions.

The survey instrument is attached as Appendix B.

Survey Design and Sampling

While many questions in the survey apply generally to most workforce housing markets, CDS adapted several questions to be specific to factors affecting housing choices in Ponca City. This helped CDS incorporate the subjective aspects to the local housing market into its analysis.

The survey was deployed online and through printed hard copies. The hard copy version was used by a majority of respondents. At least 484 respondents started the survey, and approximately 440 fully completed it. There were 207 responses to the online version of the survey and 277 responses to the printed version.

The sampling approach was not random or statistically structured; however, the objective was to obtain as large a sample as possible. The Ponca City Development Authority and other organizations distributed the survey to a number of local employers and also publicized it to the general population. The employers then provided the survey to their workers. Respondents and their employers remained anonymous.

In terms of the profile of respondents, the survey was somewhat more weighted toward certain types of workers

- Respondents were slightly less likely to have children in their household versus the total share of such households in Ponca City.
- Respondents with high educational attainment – at least a bachelors degree – were heavily over-represented (roughly two-thirds) in the sample relative to the total share of such adults in the local population (less than one quarter).
- Similarly, the sample over-represented respondents of at least $100,000 annual household income, with nearly half of the sample consisting of this group, while constituting less than one-fifth of the households in Ponca City.

Results of analysis of subgroups of respondents, such as moderate income ("working class") respondents of incomes $25,000 to $50,000 and respondents with children under 18 in their household, are mentioned where they produced notable findings.

The results presented in this report are exclusive of those respondents who self-reported as retired or disabled, thus not current part of the workforce. There were 20 such respondents.

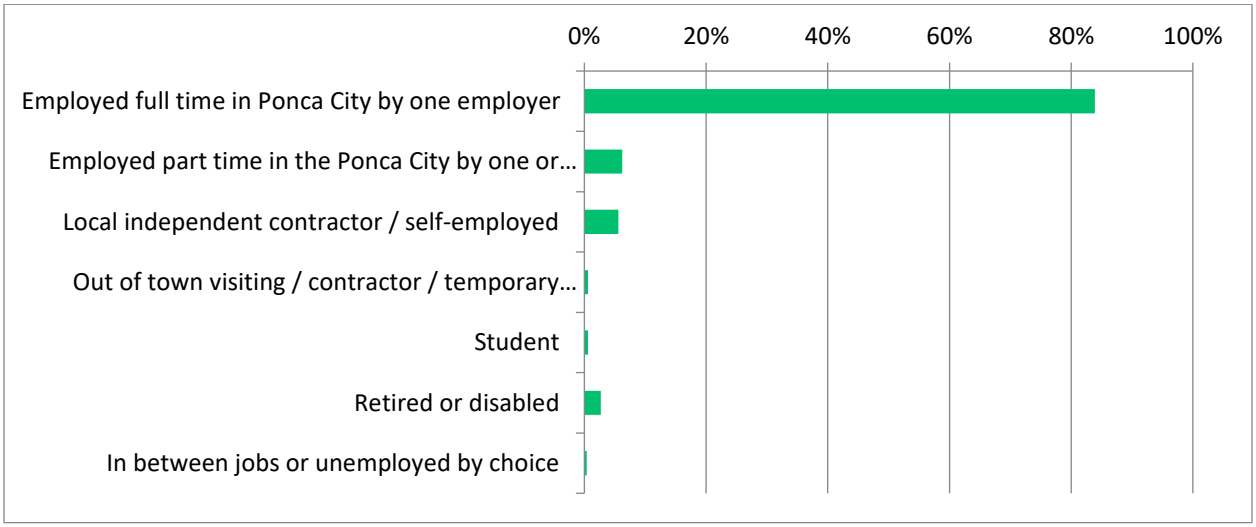
Notable Findings

- Despite the sample being skewed somewhat to those with relatively high levels of education and income, the willingness to pay for monthly direct housing costs are relatively moderate, over half under $1,250 and, for many, under $1,000 (over 70% of employees under $50,000 income for example). This could reflect both actual financial constraints that constrain a household's ability to pay for housing and a general desire to avoid excessive spending on housing.

- Respondents were generally very cognizant of the need for a greater quantity of attainable and affordable housing for the workforce. There was strong support for new entry-level for-sale housing, for inexpensive market rate apartments with basic amenities, and for preservation of existing moderately priced older housing.
- Respondents who had moved within the last 10 years reported considerable difficulty in finding housing that met their needs and budget. Many indicated that the housing that they did find did not meet either their needs or their budget (or both).
- Respondents expressed strong preference for single family detached housing, either within the city or nearby on large lots. Those that indicated a willingness to move residences also expected to purchase rather than own in overwhelming numbers.
- Many respondents are willing to consider relatively small homes by modern Oklahoma standards – over half would consider homes under 1,800 square feet and two-thirds were interested in housing with 3 bedrooms or less.

Survey Results – Individual Questions

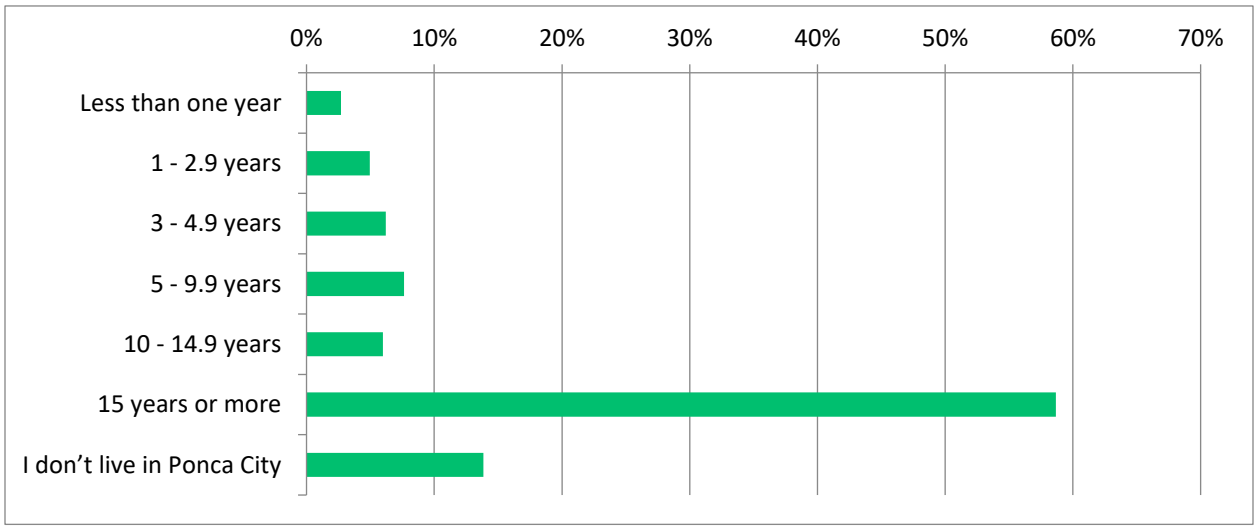
What best describes the employment status for your primary income?



Over four-fifths of respondents were employed full time by a single employer. Only a small number of retirees filled out the survey.

N=484

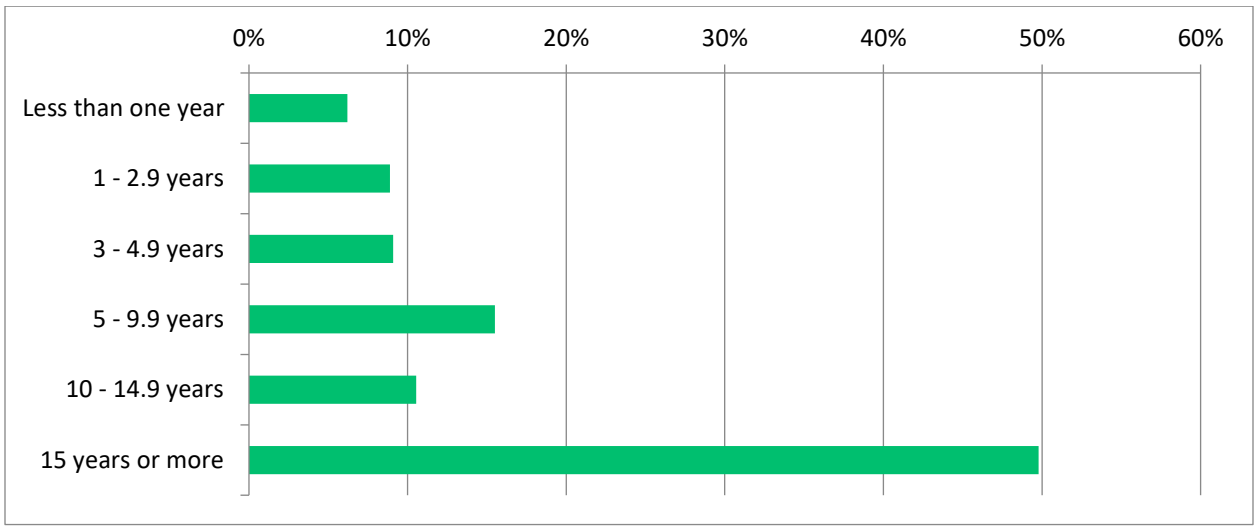
About how long have you lived in Ponca City?



Well over half of respondents have lived in the Ponca City area at least 15 years. Approximately 14% did not live in Ponca City.

N=484

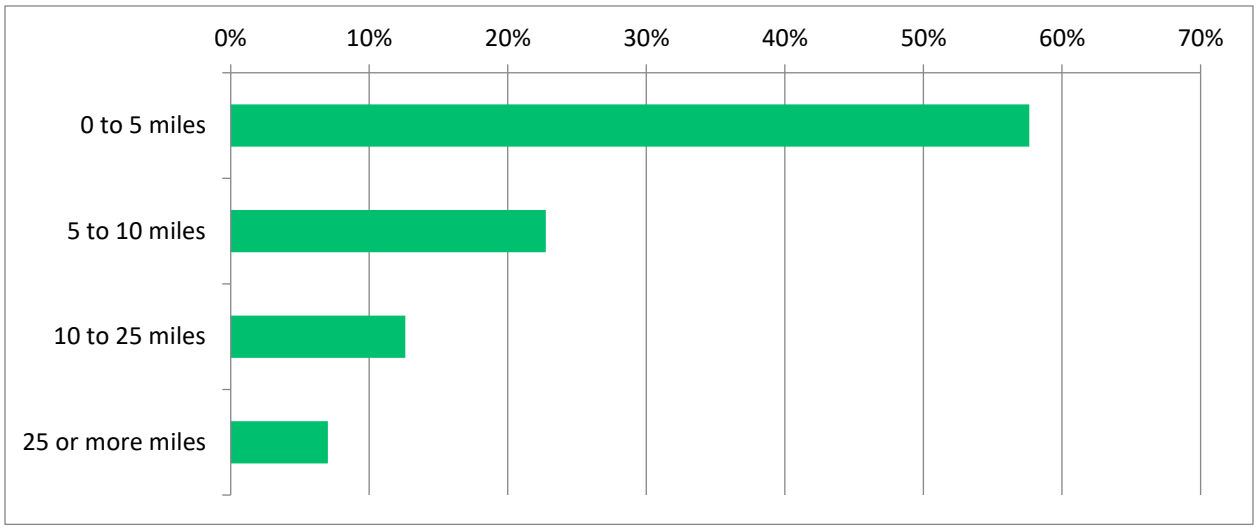
About how long have you worked in the Ponca City area?



Just around half of respondents reported they have worked in the Ponca City area for at least 15 years. The remainder of responses were spread pretty evenly between the remaining categories.

N=484

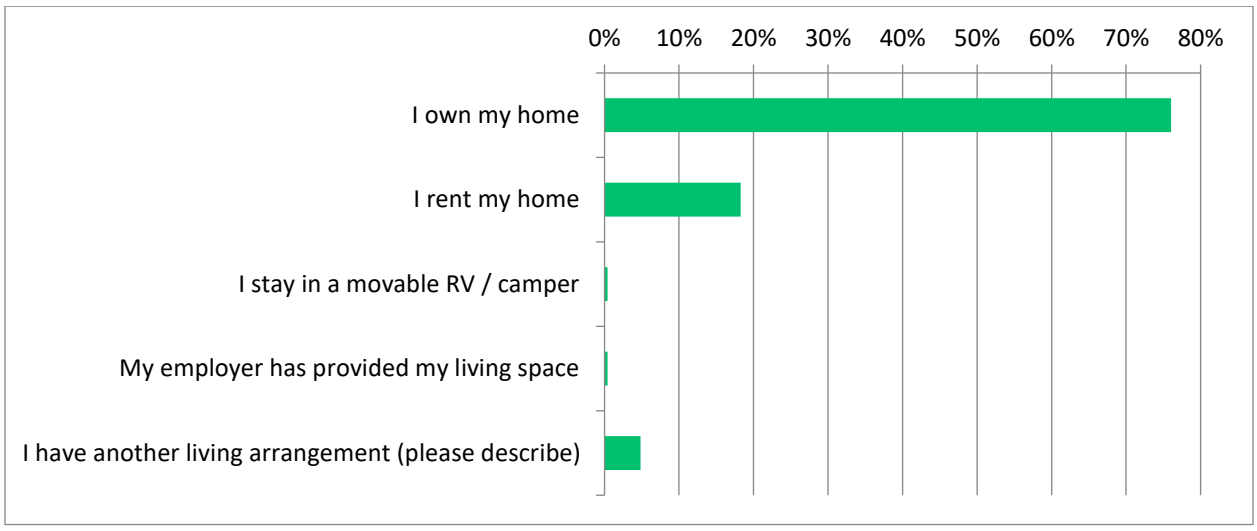
How far do you commute to work each day?



The majority of respondents had a commute of less than 5 miles. Approximately one out of five commute at least 10 miles.

N=484

What is the way you have secured housing at the present time?



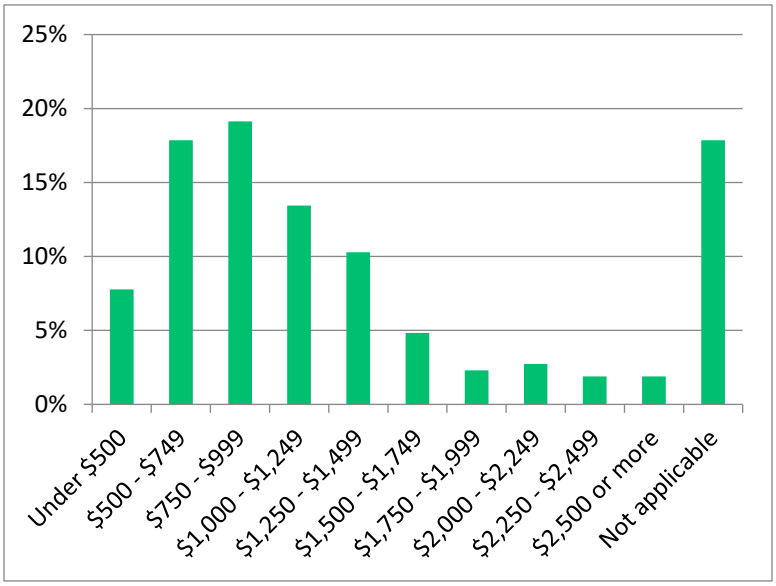
Just over three-quarters of respondents own their home, while just under 20% rent. Most of those who selected another living arrangement live with their family.

N=476

Open-Ended Responses

Close to loosing housing, need affordable place, not finding any thing
Generational home
I have share housing with a roommate
I live with my dad.
live with family
live with family
Live with my partner
Live with parents
live with parents
live with parents
live with parents
Living with family
Living with in-laws
Living with mom
My Child owns my home
N/A N/A
no answer
no answer
Pay monthly to parents for home they own
Prefer not to answer
Under 18 live with parents
w/ relative
we live in a house owned by in-laws

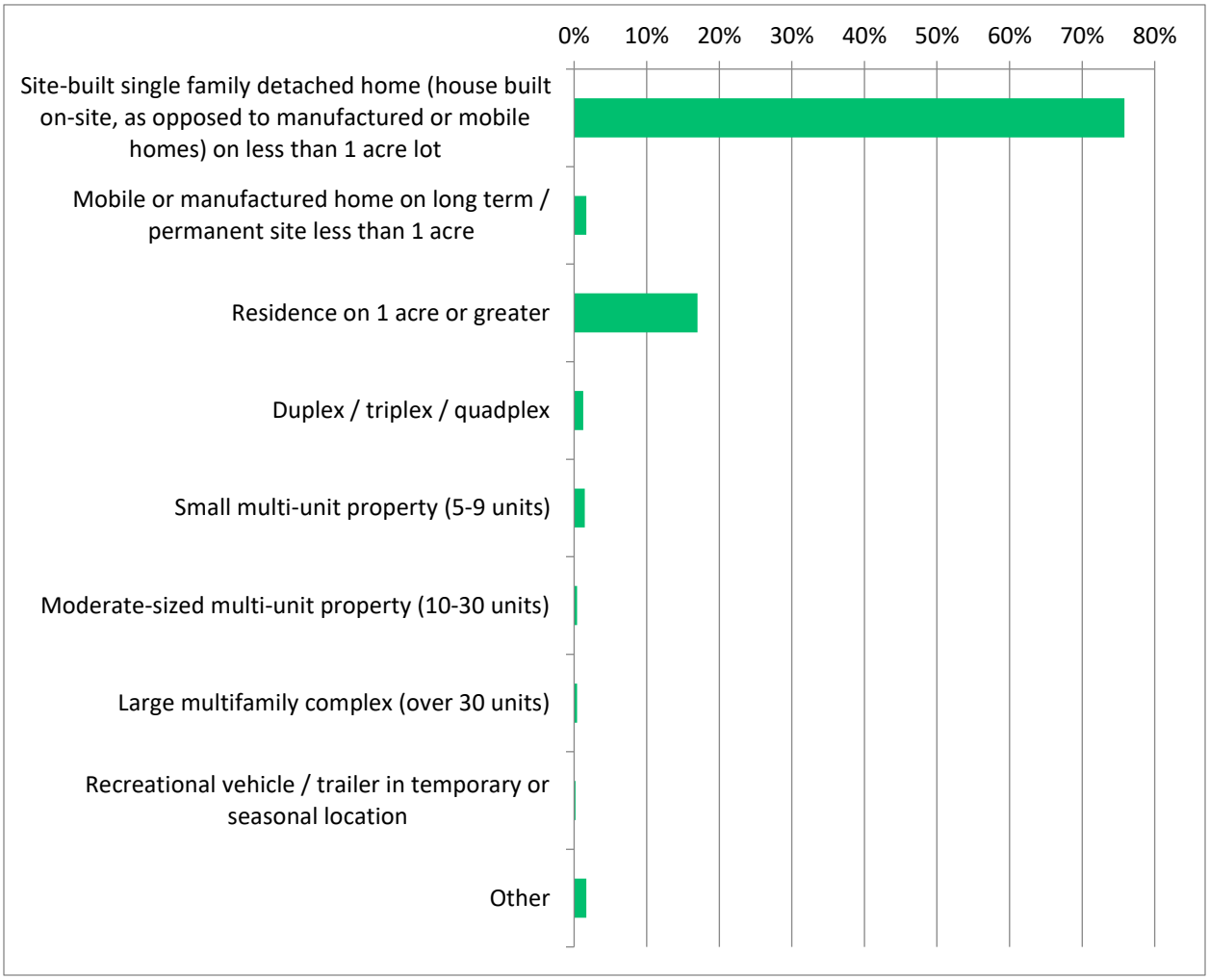
What is the typical amount of your household's monthly mortgage or rent payment?



Of those respondents who stated a monthly mortgage or rent payment, just over two thirds (68% of the total sample) were below $1,500 and nearly half have monthly payments below $1,000. Of the respondents who identified as renters, only 21% had monthly payments of $1,000 or more. Approximately 18% of the total sample stated that such a cost was not applicable, possibly because they have paid off their mortgage or are living with family without monthly cash rent.

N=476

Please describe the physical structure of your current residence



Over three-quarters of respondents live in a single family home, with over two thirds of those respondents living on a conventional lot, and the remainder living on at least two acres.

N=476

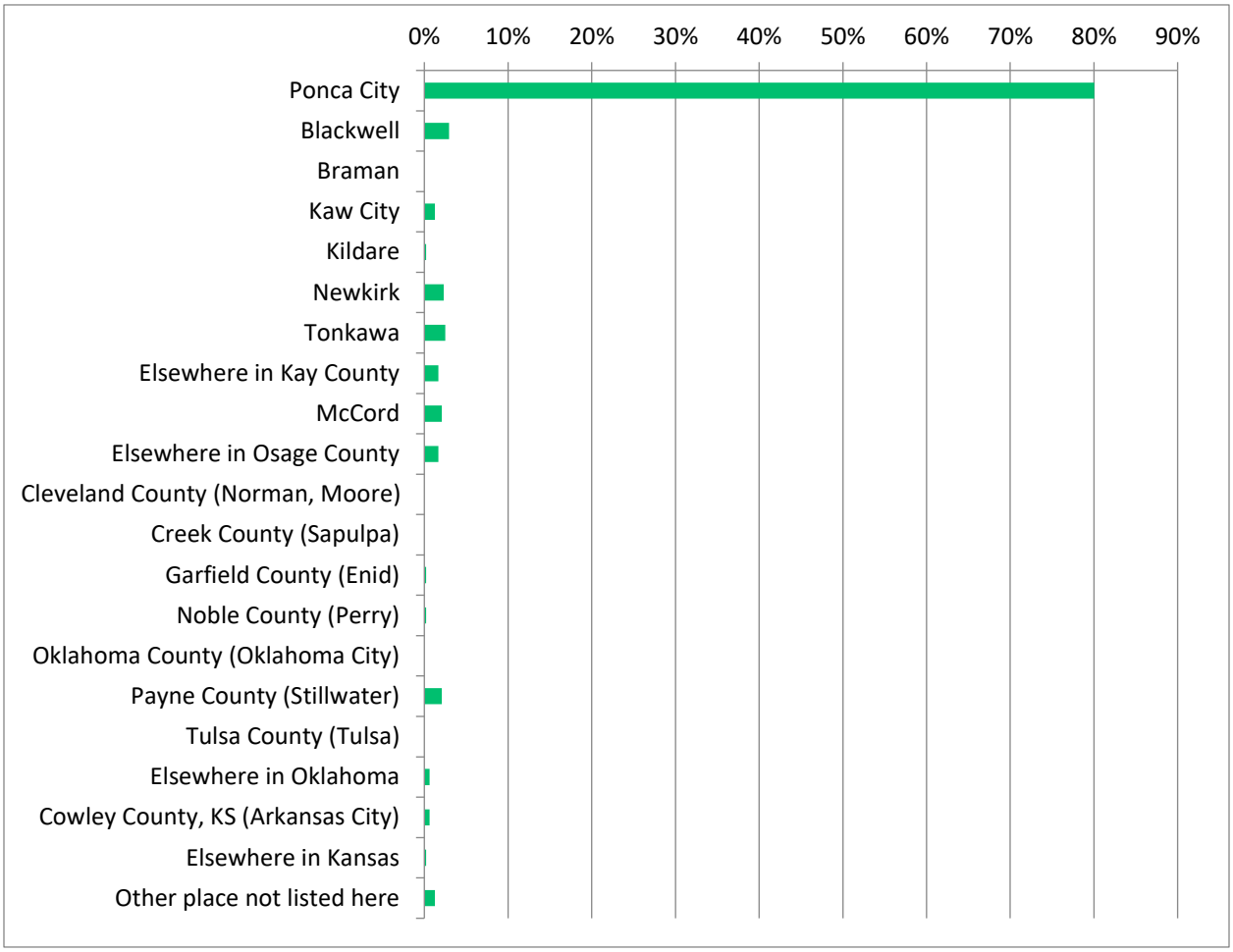
Please state the 5-digit ZIP code of your current residence:

ZIP Code	Community	Share
74604	Ponca City	45.2%
74601	Ponca City	38.7%
74631	Blackwell	3.2%
74653	Tonkawa	2.5%
74647	Newkirk	2.1%
All Others		8.4%

The vast majority of respondents live in 74604 and 74601, the two zip codes which cover the city of Ponca City. The next most frequently cited ZIP code was 74631, including the city of Blackwell, at 3.2%. Others were scattered over a wide range of ZIP codes, 26 different zip codes were reported in total.

N=476

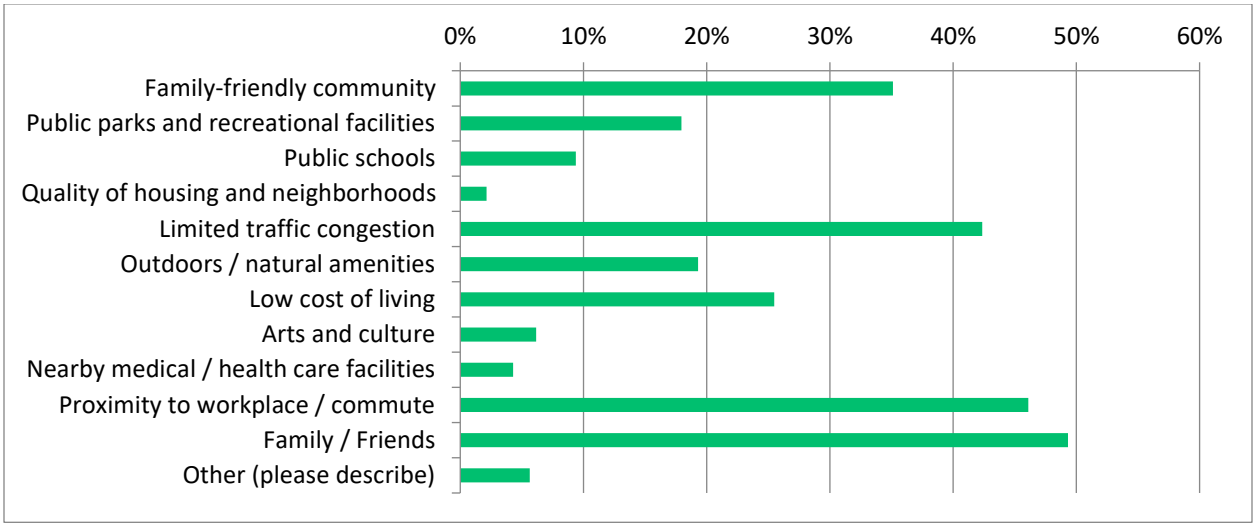
Where do you currently live while working in Ponca City?



Similar to the ZIP code findings, the vast majority of respondents (just over 80%) identified Ponca City as their location of residence. No other community had as much as 3%.

N=476

What do you like best about living in Ponca City? (Choose UP TO THREE things – you may offer your own opinion as one choice by choosing "Other" and writing in a description)



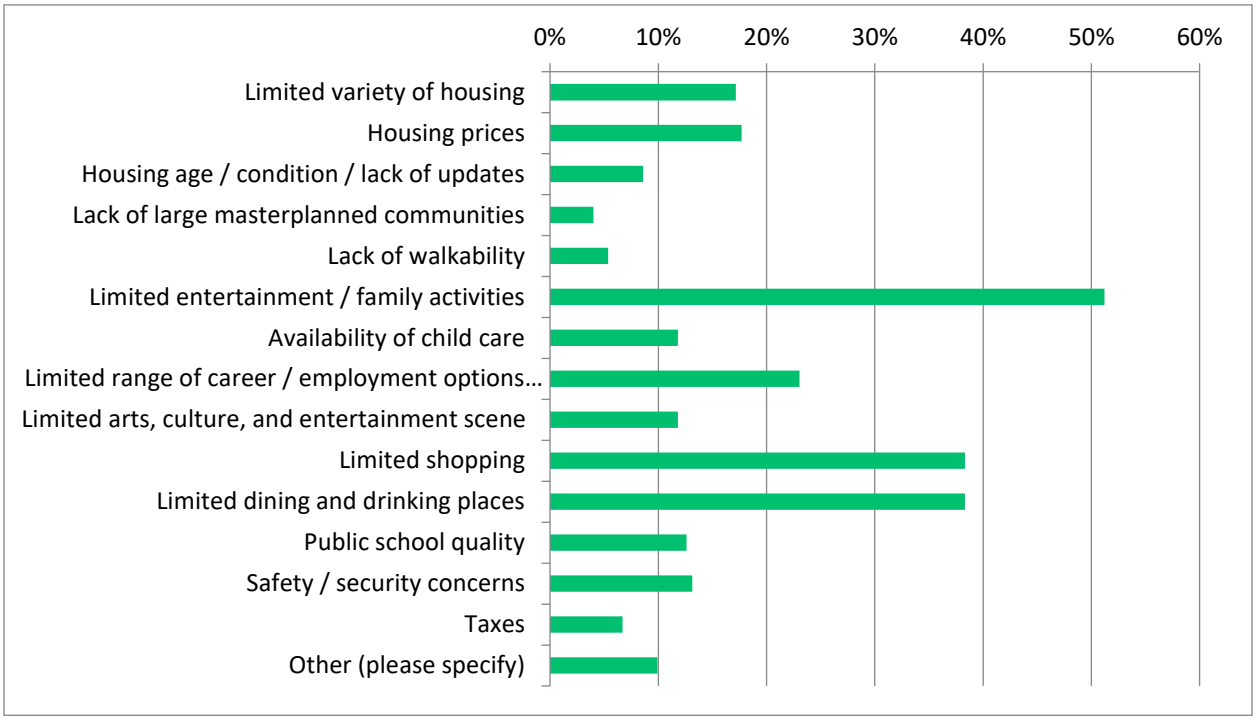
For those respondents who stated they reside in Ponca City, their commute length (46.1%) and presence of family and friends (49.3%) were cited as the most appealing aspects of the community. Ponca City's limited traffic was the next most cited, around 42%.

N=373

Open Ended Responses

All of the above
all of the above
Catholic Church, Catholic School
Events like "Draggin' Grand" and Chili Cook Off, Touch a truck, etc.
Grew up here
Grocery Stores
I own a business here in Ponca City
Jonathan Coleman - He's hot!
Local Shopping
N/A N/A
no answer
no answer
no answer
no answer
nothing
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer

What do you like least about living in Ponca City, compared to other places? (Choose UP TO THREE things – you may offer your own opinion "Other" as one of your choices and writing a description)



For the least liked aspects of Ponca City, the respondents cited the limited availability and quality of housing, at 32%; this was closely followed by limited entertainment and family activities at 31% and limited shopping and services at 30%. Housing prices were the next most frequently chosen characteristic at 27%.

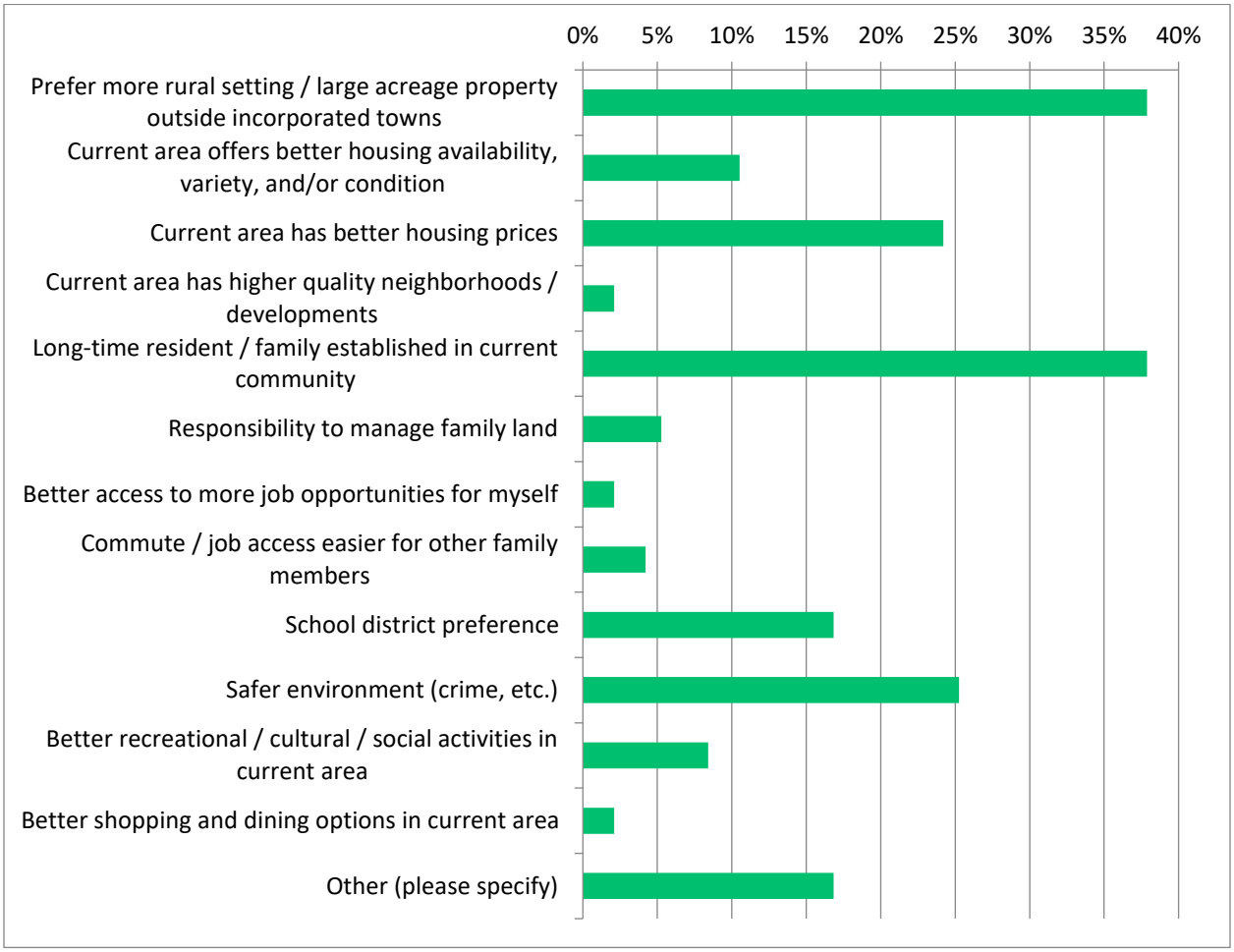
N=373

Open Ended Responses

Choices of Medical Treatments
Code enforcement is not fair or consistent (enforcing things at one address while overlooking address adjacent)
Cost of electric
Drugs / weed shops
Lack of doctors
Lack of existing homes that have been updated
Lack of long term day parking downtown.
Lack of Medical Care
Lack of quality healthcare options
less car washes
Limited dining & shopping, especially clothing for men.
Medical limitations
N/A N/A
negative community
no answer
no answer
no answer
no answer
No qualify for place for singles between 50-62
Not many options for younger children to do
number of drug houses
Only a few good paying jobs
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Prefer not to answer
Pretty much all of the above except for Safety/Security

public transportation
Quality Medical Care
RENTAL PRICES FOR LOW INCOME OR ABILITY TO PAY A HOUSE DUE TO INTEREST RATES OR PRICING
The crime rate and the number of young people who are involved in serious criminal offenses, such as murder and trafficking.
The long touted but as yet to be completed walking/biking trail to Lake Ponca.
Traffic on 14th St.
Utility rates, more than three on this list needs to be checked

Why do you prefer living where you do now rather than Ponca City? (Choose UP TO THREE things – you may offer your own opinion by selecting "Other" as one of your choices and writing a description)



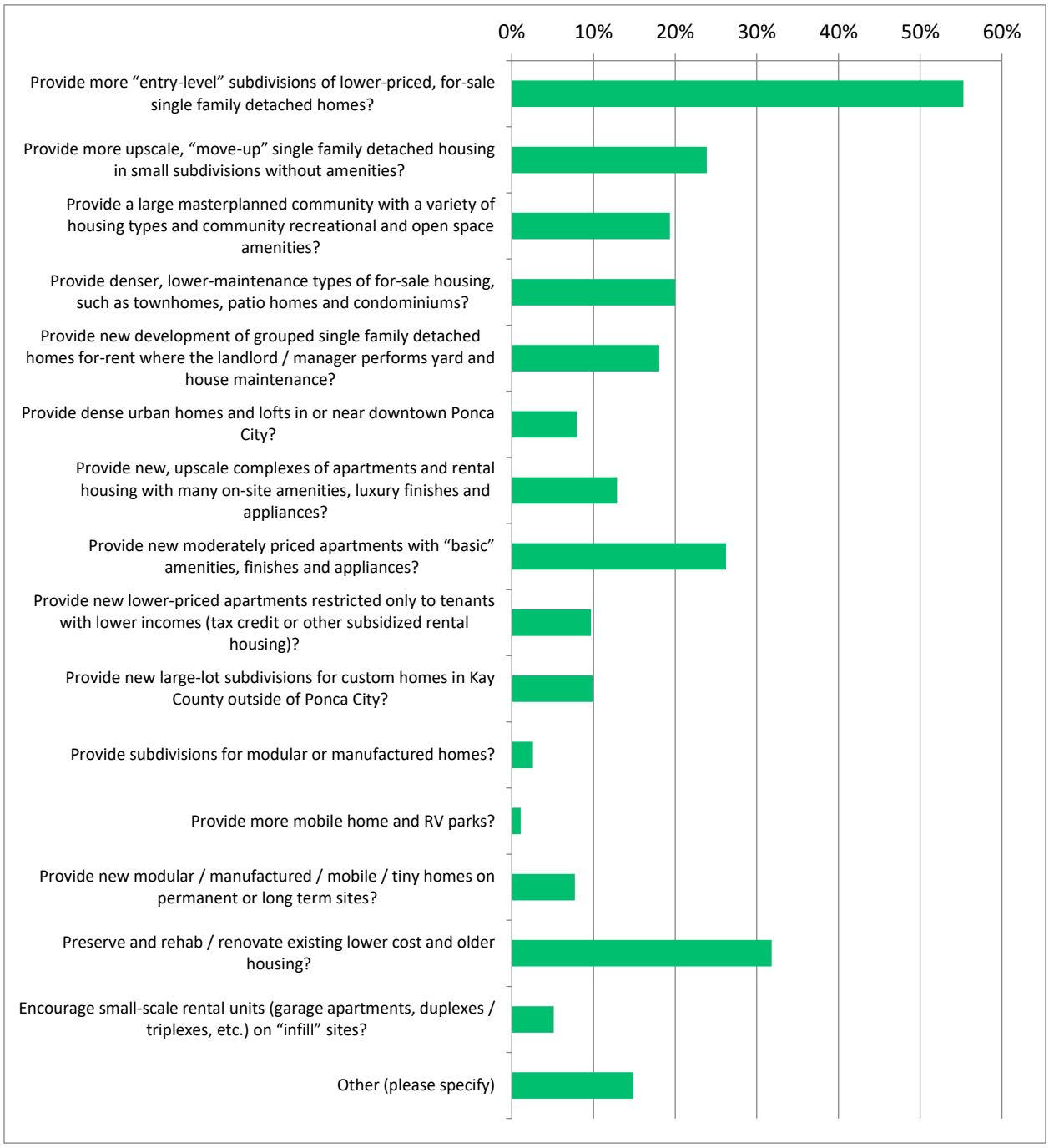
Of respondents who do not live in Ponca City, the most popular reasons for preferring their present place of residence are preference for a rural setting, long-time residency and family connections, belief that they presently live in a safer community, and finding more affordable housing prices where they live now.

N=95

Open Ended Responses

City regulations on building codes, and who can perform the work
Currently trying to buy in Ponca.
Daycare Availability
Don't like neighbors
dont really have an option to move
family
I own an RV Park and have a home on the property
inherited family land
inherited family land
no answer
Prefer not to answer
Prefer not to answer
Spouse has too many "toys"
Spouse lives in other town / kid goes to school there
Where we could find housing when we moved here.
work second job out of state

What do you think are the most important changes needed to provide more supply and choices for housing for Ponca City workers and families? (Choose UP TO FOUR things – you may offer your own opinion as one choice after "Other")



Over half of respondents indicated that new subdivisions of lower price single family homes were the most important change needed in the Ponca City housing market. Other relatively popular choices were preserving and rehabbing existing older housing, moderately priced apartments, and new small subdivisions of more upscale "move up" housing.

N=465

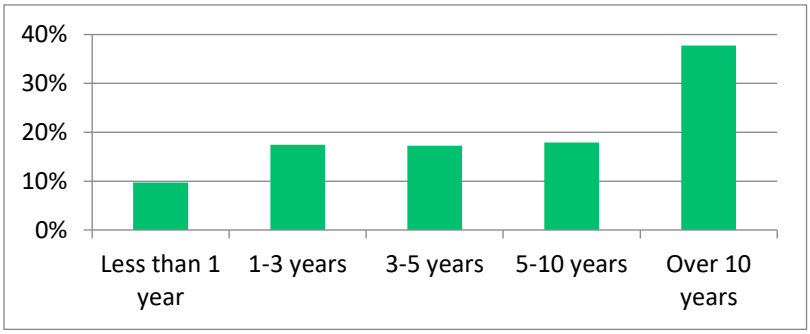
Open Ended Responses

better amenities
Bring in more employment with higher pay
Care more for the middle class who's taxes pay for the "low income"
Clean up or get rid of the old houses that are falling apart
Condemn rundown places and offer incentives for rebuild. Cleanup rundown areas.
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
Did not answer
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facilities for elderly that need support but want to live safely at home
Garfield district - homes are falling apart - more socioeconomically depleted
Get rid of medical marijuana, attracts a lousy group
HELP PEOPLE STRUGGLING WITH STUDENT DEBT WITH BUYING PROCESS
Homeless situation
I think the first two I clicked answers this question.
We need new neighborhoods where you can build 3 bed, 2 bath, 2 car garage 1500 sf (I know, slightly small) for $200k price range. That would be affordable for our $50-80k/yr salary increasingly blue-collar workforce.
I'm not sure. I'm sorry.
Landlords provide better housing for their tenants.
Code enforcement?
Laws that force landlords to maintain their rental properties. There are so many "dumps" that are rented and left to fall apart while still being occupied.
limit the amount of homes one person can purchase as rentals
Make it easier for low-income families to purchase a home
Mandatory sterilization of anyone with a criminal background or more than 1 child
more things for kids
N/A N/A
N/A N/A
N/A N/A
N/A N/A
N/A N/A
Need more for middle class elderly people
Neutral as I do not live in Ponca City
new senior housing complexes with individual homes/condos
no answer
no answer
no answer
no answer
Not applicable
Ponca has a wage issue not a rent / home price issue, better employee pay = more affordability
rent price limits on landlords to ensure affordable homes for renters
Senior Apartments that are not income based
Senior housing with maintenance available
small, fixed up houses in safe neighborhoods
The problem is not lack of housing as much is it is undesirable tenants (lack of payment, cleanliness, and destruction)
Tiny home neighborhoods.
Townhomes, patio homes, condo's no maintenance for retiree's
We build new apartments when there are enough houses and apartets to rent. I don't understand why we spend money on that. Also, add once a week recycling pickup at the curb as a new feature to the house pickup.
We need more housing that is not low income
When house shopping in PC homes seemed over-priced for how close they were to neighbors with limited space / parking.
Wreck out existing older housing in multi-block areas to build new lower cost housing.

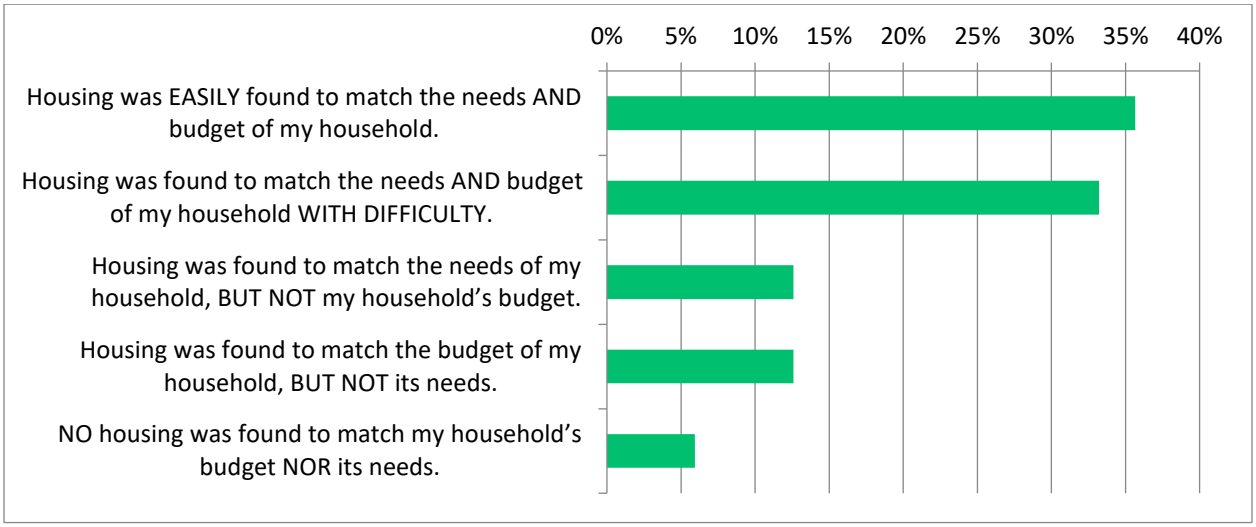
How long have you lived at your current place of residence?

Well over a third of respondents have been living in their current home for over 10 years. Approximately 27% have lived there 3 years or fewer.

N=468



When you last moved, which of these statements best describes the experience of your household in finding new housing, with regards to your housing needs and budget?



For those who had moved within the last 10 years, nearly two-thirds of respondents indicated some level of difficulty in finding housing. Approximately 31% – essentially one-third – indicated that they did not find housing that met their needs, budget, or both.

N=286

If you wish, please add comments about your experience finding a home that met your needs and budget

N=91

Open Ended Responses

At the time there were no good choices on the market. I am now moving again.

At the time we sold our house in town there was no housing available that fit our wants. We lived in a trailer on our sons land until one came available.

At the time, the market was plenty but people were going under contract before posted sale

Before finding the home I currently own, there were little to no rental options that were decent quality. When looking at homes to purchase they either needed a substantial remodel or were way out of my budget.

BETTER HOMES WITH LOWER MONTHLY PMTS, IT IS IMPOSSIBLE TO FIND A HOUSE THAT IS LIVABLE FOR UNDER 90K IN PONCA CITY. I HAVE LIVED HERE MY ENTIRE LIFE AND HAVE STRUGGLED WITH STUDENT DEBT AND TRYING TO PURCHASE A HOME

Currently, there are no homes that meet my needs and busget

difficult to find affordable housing

difficult to find affordable housing

Difficult, most of the modern housing in Ponca City is overpriced and not up to code

Extremely limited selection, but we accepted the higher mortgage to get the house we need.

Finding a 4 bedroom home, with a decent yard that didn't require a ton of work was very difficult to find

Finding a GOOD landlord where housing / budget matches is difficult in Ponca City. Sale homes are out of budget for two parent working home with children.

Good realtor

Had to completely gut the house. Everything is 80's.

Hard to find a nice updated home in Ponca area

Hard to find a place to live on one income with dogs in a safe neighorhood

high prices

homes are too expensive here

Housing was either too high or needed too much work to be considered. It took over a year to find something that worked for me

Housing was scarce and had to spend more than intended

I actually had to get a larger home than I would have liked to get a quality home and in a good neighborhood

I bought a house sight unseen due to the lack of affordable housing

I bought a house that needed a lot of work and have spent the last 3 years fixing it up. If there were any modern / updated homes in my price range I may have just bought one of them, instead I am making one myself by remodeling an existing home.

I feel like my circumstance was lucky and unique.

I found that homes within my price range were very out dated and in a rough part of town. I had to spend more to get a house with what I needed in a safer part of town.

I got a home that met my budget - but - not my needs

I got married and moved into my husband's home

I sacrificed safety and security to live in an area with a lot of crime in order to lessen food sufficiency. I am one who "makes too much" for any assistance, but like a lot of people here am one paycheck away from homelessness.

I was able to purchase my home from a family member, but if that was not an option finding a home in my price range would've been very difficult since I purchased during the COVID housing surge

I was lucky to find what I needed but affordable housing is hard to find especially on south side of town

In Stillwater, it's easy to find a comfortable and safe neighborhood. Interest rates were extremely affordable at time of purchase

Interest rates at the time were low, which made finding a home easier

It is challenging to find a home with inflation and my current salary

It is very very difficult almost impossible to find a house that meets the needs of my family that is within my budget. It's hard to afford food and a home even a dump like we live in.

it took 3 months to find my house

It took my spouse and I nine months of looking to find a home to purchase. The rental we had in the meantime was overpriced to ensure a certain clientele

It was almost 10 years ago, I wouldn't want to be in the same situation now.

It was difficult to find a home that met my needs that wasn't completely out of my budget. There was very little to choose from. When we bought our home, we toured it the day it went on the market and bought it the next day. We looked for probably a year before finding something that would work for us.

It was difficult to find a place to rent when first moving to Ponca City and looking for a home to buy.

It's impossible to find affordable housing that also meets a large families needs.

It's mildly difficult finding a house to rent that allowed pets, and when I did find any, they were overpriced.

Large family homes are difficult to find - especially something that's budget friendly

Like to see rehabilitation grants available

Limited options to choose from that met my family needs within budget

limited updated options

Many good options were available.

Many homes in our price range needed tons of work. There was not a lot of options for a safe clean neighborhood. Our house needed upgrades and many on the market at the time did too

Most houses that were decent were over $1000 a month

Most of what we toured to rent was not suitable, not great conditions for the asking rental prices. We did get lucky and found a landlord with a nice place for an affordable price. Would love to buy but housing prices are not reasonable in exchange for the quality rental and landlord we have now.

Moved to grandma's house after she passed

My family searched for a home that matched or needs and budget for several years before we found the current residence.

My realtor did a great job finding what I need

Never enough good quality homes on the market. NEVER any updated homes! Every home we looked at was completely outdated.

not enough 4 bedroom homes, household of 6 people

not the greatest advertisement, had issues with communication with landlord

online and found property management

Our budget needs were met except for lot size. Our lot is small for our needs - backyard is tight on all sides.

Our landlord in Ponca decided to sell. We had lived in the home for 3 years. We were not in a position to but. We were unable to find stable housing in Ponca. So our employer offered us housing in Mccord.

Purchased in 2016 when availability, prices, and interest rates were better

Quality and updated homes are rare. Most updated homes are quick flip houses that are not worth investing in

Rental options were limited when moving here, nice homes on East side of town, dumpster fire homes on the West side of 14th close to downtown. Longterm had to build one to get what we wanted.

see above

Slumlords want too much for bad housing

Some rentals are overpriced for the condition of home. Some are too high, cheaper houses are dumps

The community needs updated middle class houses. Not houses that were built in the 70's and 80's with limited maintenance. Most homes were not updated, poorly maintained, and over budget.

The cost of moving is ridiculous

The home we found was not listed by a realtor, we found it through a friend that was just looking to sale but hadn't listed their home yet. We also had to go above our budget to meet out needs. It also took 6 months and several failed offers on different homes before we were able to secure housing for our family.

The housing we were looking for was large/high end which we were able to find but that's not the average buyer. The answered this in the previous question but I think Ponca needs new 3 bed 2 bath 2 car 1500 sf for $200k on the EAST side of Ponca.

The places we were looking for would come with land, however the price was way to expensive for what we could afford.

There are not a lot of rent houses advertised. Buying right now is too expensive for the quality of homes.

There is plenty of housing available, however the affordability of housing is mostly out of the comfortable 50/30/20 plan.

There was not much availability at any given time. Some places were priced higher than they're worth. A lot of houses owned by poor management company

There were 15 offers on our current home within 2 days of it being listed. We had to offer near full asking price to have a competitive bid.

There’s are more high price living spaces than high paying job.

They only met my needs because I have a roommate. As a teacher, I can't afford to live anywhere without anpther income

Very few landlords in Ponca allow pets. It is difficult to find a comprehensive list of available rentals.

Wanted to be in Ponca City but the prices where higher than Tonkawa

We are currently selling our house and buying another. The buyer of our house wants a bunch of work done that is not required. We found what we wanted and our house went under contact. While the home meets our needs and budget, but the navigation of the system is difficult. I would like to have a system in place in which we could help first time buyers navigate that system if they don't have a good realtor.

We barely found a home that met our needs and it was slightly higher than what we wanted to spend. The only way we found it was by chance, before it was put on the market the fact that we were able to buy it was merely by luck. Most people don't get as lucky as we did.

We bought our home at a time when nice, large homes were readily available

We built our home because we didn’t find what we wanted

we found a home in a new community that was close to schools and grocery stores, daycare was readily available at a reasonable price

We had to buy and renovate an unlivable house. Glad we did it, but it made the decision to buy and stay in Ponca City really hard

We have a big family 5 kids and 2 adults. So we needed big bedrooms to be able to put 2 kids per room and a big backyard so they can play outside.

We looked for over a year before branching out to surrounding cities for housing

WE went through real estate agent. Looked at several houses and found our house that day

We were "house hunting" for two years before we found the right home. We're very happy with where we ended up, but even now we are looking for a place with a little land (approx 2 acres). Housing like that isn't very available in Ponca City or the surrounding areas.

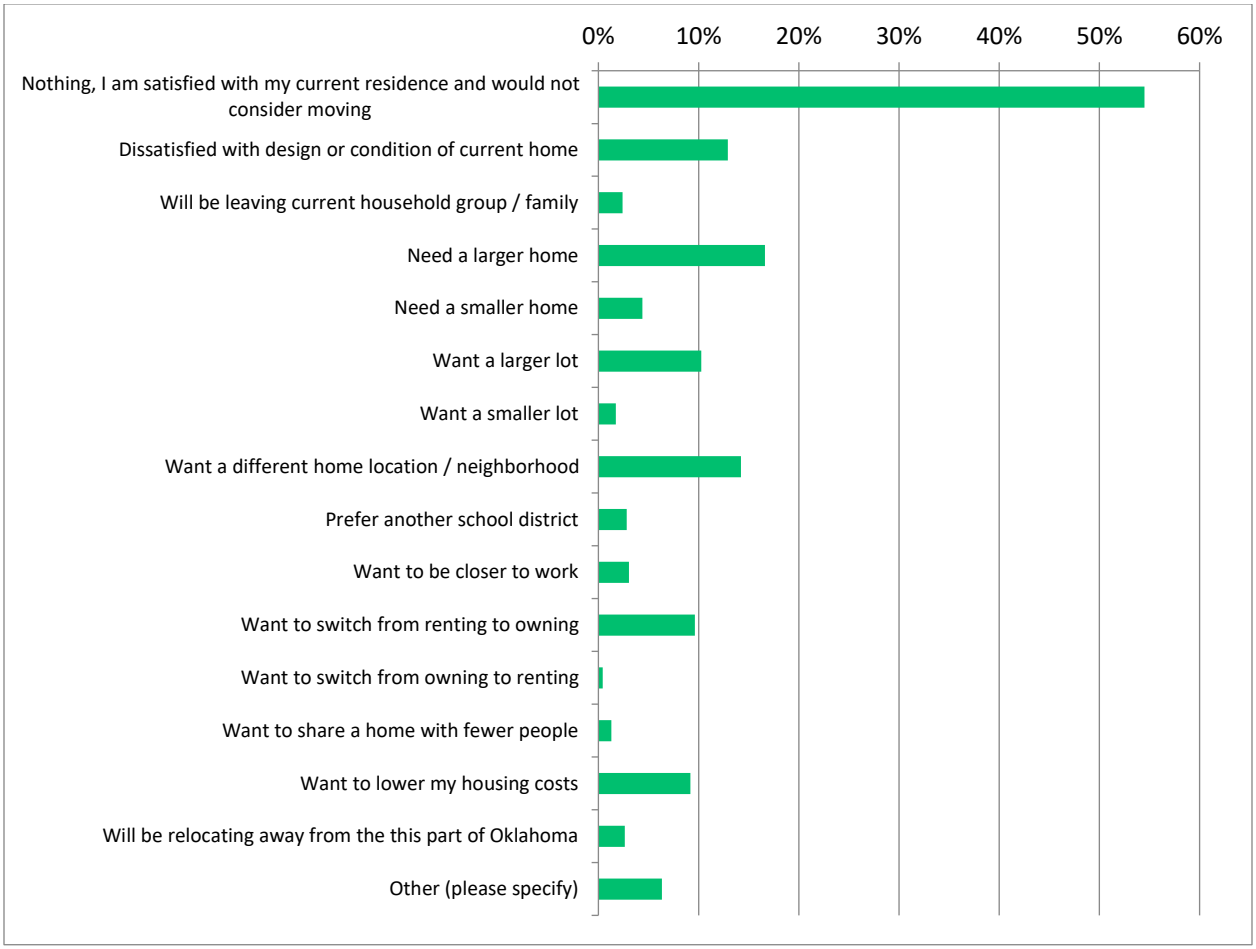
We were able to find one home that fit our needs but all others needed a lot of work for our budget

We were fortunate to find land on the edge of town to rebab the barn into a small home. We are building a larger home on land now and will make small home a rental.

When I was looking there were 5 total houses that met my requirements and 3 of the 5 needed much more work than I had time for

When looking, my budget was around $200k and that either got me a dated house in a nice neighborhood or a nice house in a crappy neighborhood. I ended up having to up my budget to get the house I wanted. This was right before the housing market shot up and I do not think I could have found the same type of house for the price again. I did find what I wanted but it took several months to find it

Are there any reasons that make you desire or need to move to a different home at the present time? Pick all that apply.



Just over half of respondents stated that they would not consider moving to a different home. Of the rest, the most common reason given for considering a move was wanting a larger home (16.6%). Wanting a different neighborhood for their home was cited by nearly as many (14.2%). Nearly 13% of respondents cited dissatisfaction with the the design or condition of their current home. Notably, moving for school district reasons (2.8%) was not as significant factor as a number of other reasons. Just over half (52%) of renter respondents chose wanting to switch from renting to owning.

N=457

Open Ended Responses

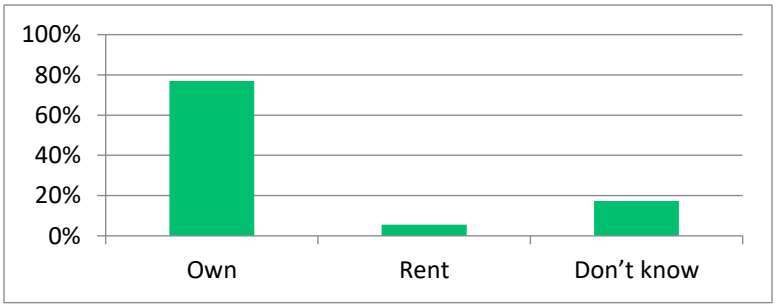
Amount of drug and violence
Better job opportunity's
Better landlord
Childcare
Condition of current home
Considering part time RV living in milder climate.
Considering relocation due salary being lower than living wage for Ponca City, as well as lack of job opportunities with average to decent pay for college graduates.
Crime
Desire better work opportunities
Disability friendly / accessible
Don't want to live in city too many tweakers
I want to live out in the country on land.
I would buy a house with a pool if I found the right one for the right price.

I would like to move to Ponca (more restaurants and shopping) but our house is paid for and we don't want a house payment.
Lack of opportunity! Work, education, educated people, travel opportunities
Loosing housing and need a job
more health friendly house
more property for a bar or slide
more rural
more workshop / garage space
Move to country away from neighbors and crime
N/A N/A
Near children
not disclosable
Not dissatisfied w my current house, but I would consider a newer house with a modern floor plan and kitchen design
Retirement - Not much here available to middle class older folks
Want a house in the country
want to live in the country
We want a newer home, with upscale amenities

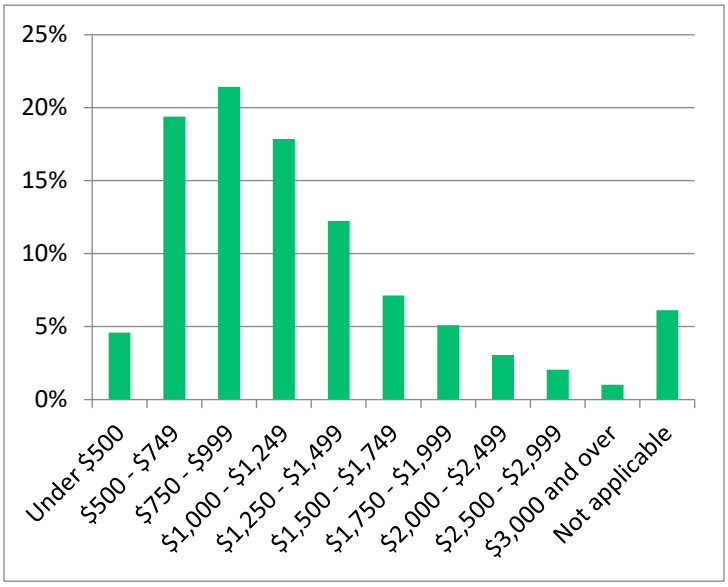
Would you plan to own or rent if you were to move now?

Nearly 80% of respondents who are willing to consider moving would plan to own their next home if they were to move. Less than 6% of respondents stated they would plan to rent if they moved now.

N=196



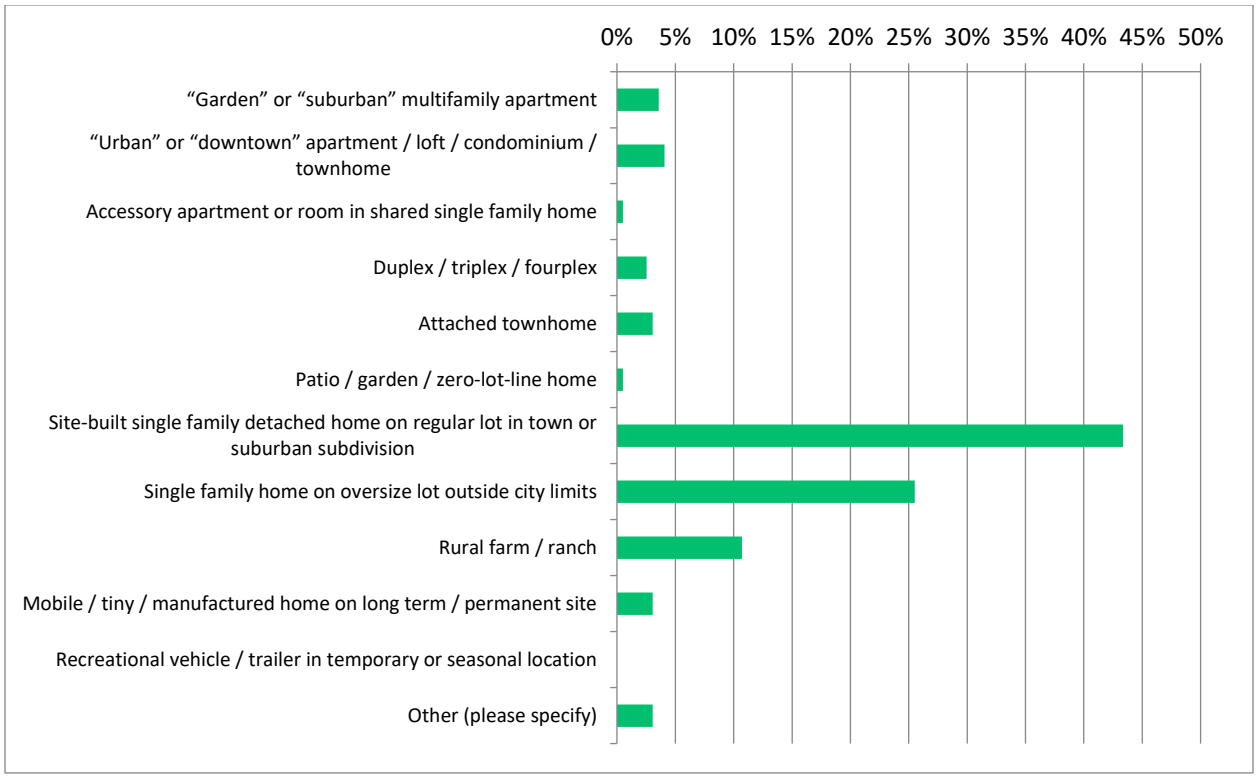
What is the maximum you would be willing to pay for your next home, per month?



The maximum willingness to pay for the next home was weighted toward price ranges below $1,250 per month, with over 60% of respondents falling in this range. Willingness to pay $1,500 or more dropped off drastically, even for upper middle class households (income of $75,000 - $100,000) – only 20% of these respondents stated a willingness to pay over $1,500 per month. For respondents from lower middle class households, those making between $50,000 and $75,000, 90% would only pay $1,250 or less. For working-class and lower income respondents earning below $50,000, only 3% were willing to pay over $1,000.

N=196

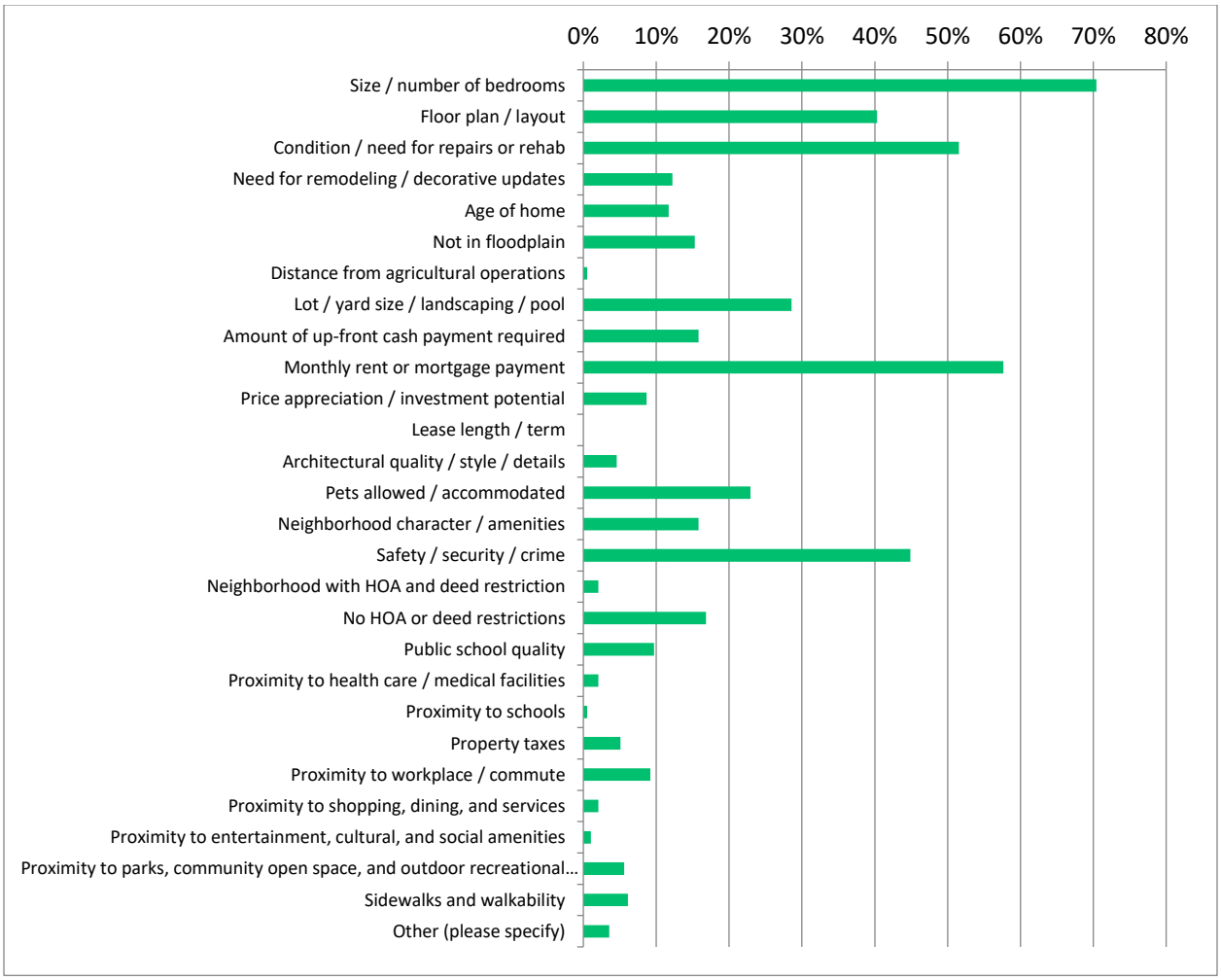
Given your financial, employment, and family situations, plus personal preferences, which housing type would be the best fit for you?



Over two-thirds of respondents think that a single family detached home, either in a conventional in-town neighborhood, suburban subdivision, or exurban oversize lot, would be the best fit for them. The remainder dominated by those wanting a rural farm or ranch (10.7%). About 10.7% of respondents expressed interest in multifamily housing of any type.

N=196

What do you consider to be the most important factors in selecting your housing type and location? Check UP TO FIVE.



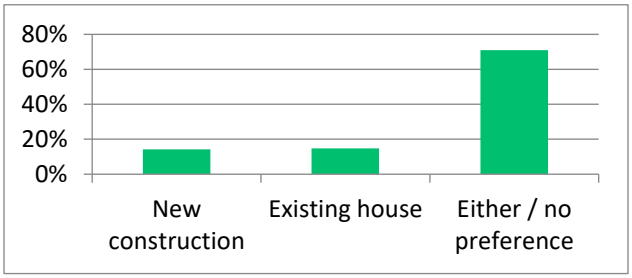
Three factors in selecting a new home were identified by a majority of respondents: home size / number of bedrooms, monthly rent or mortgage payment, and condition / need for repairs or rehab. Other factors cited by at least 40% of respondents included floor plan / layout and safety / security. Public school quality was not one of the major factors for the overall sample (approximately 10%).

N=196

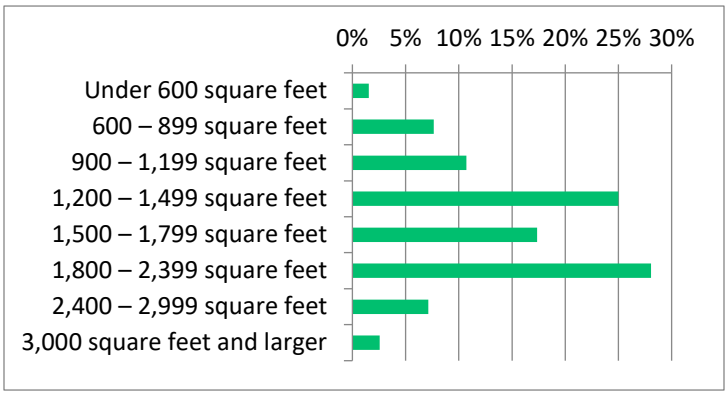
Would you prefer a new construction or an existing home for your next residence?

A significant majority of respondents indicated no preference regarding new versus existing homes.

N=196



What is the minimum size of your next residence that you would consider?

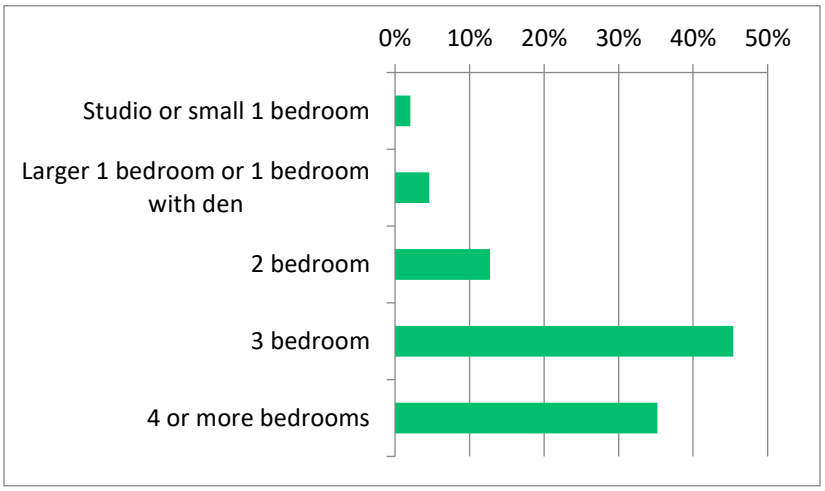


The minimum home size for respondents represented a distribution around a median close to 1,600 square feet. About 45% of respondents have a minimum of less than 1,500 square feet.

Respondents with children under 18 in their household generally preferred slightly larger sizes.

N=196

What is the room plan you would most desire for your next residence?

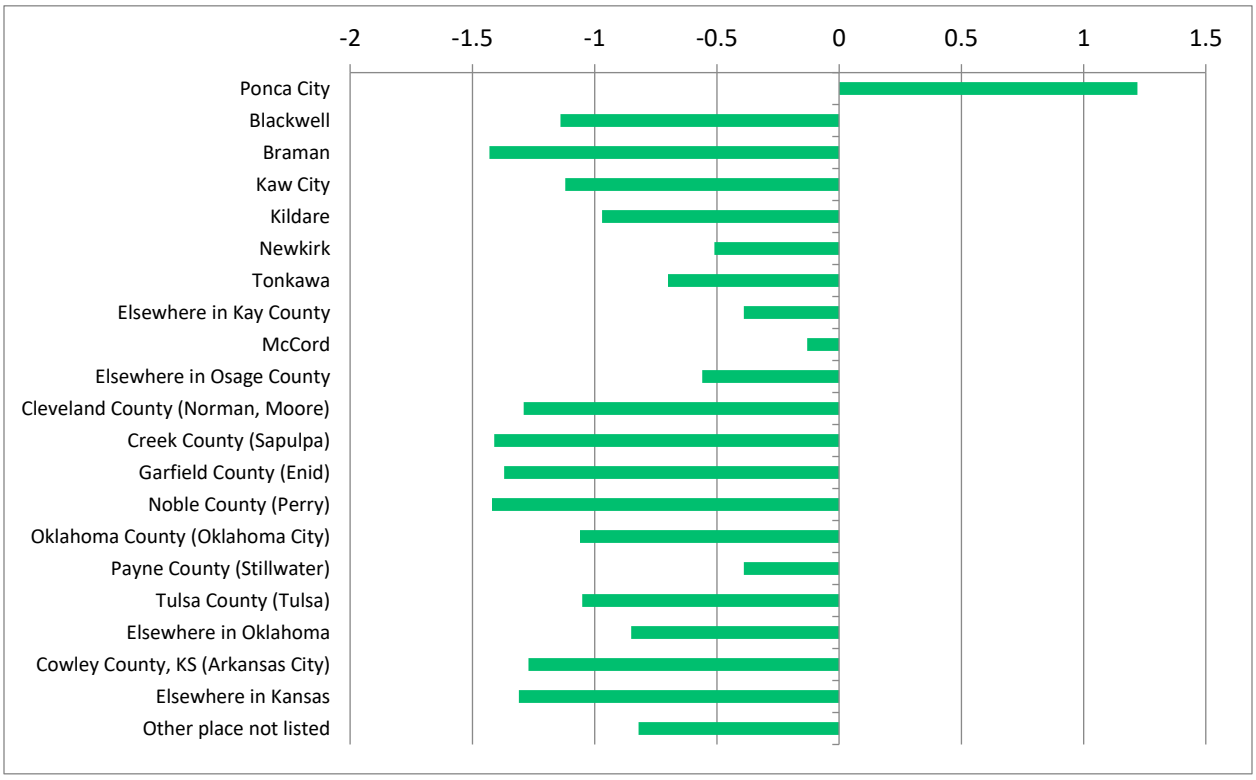


Just under half of respondents selected a 3-bedroom plan for their next home. Another 35% chose a 4-bedroom plan.

Respondents with children in their households showed greater preference for 4-bedroom plans.

N=196

If your preferred housing type was available at or below your maximum price in any of the areas indicated below, how likely would you be to consider moving there?



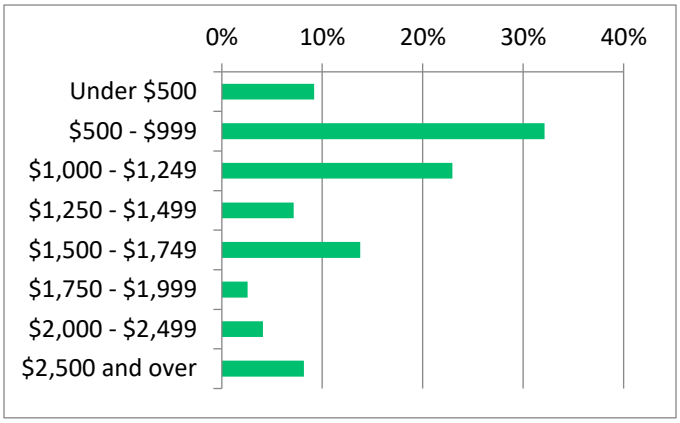
Respondents were asked to rate various communities and locations for their desirability as places to move to. The five options, ranging from “Very Unlikely” to “Very Likely”, corresponded to a rating scale of -2.0 to +2.0, with 0.0 as Neutral. When the ratings were averaged, the locations most central to Ponca City showed the greatest desirability, with Ponca

City being the only choice with a positive ranking. Locations further away from Ponca City generally rated in the "Unlikely" ranges below -0.5, with only Elsewhere in Kay County (outside of the listed cities), McCord, and Payne County (including Stillwater) rating higher than -0.5.

N=196

For the room plan identified in the previous question that offers your most desired features, what amount would you and members you live with be willing to be responsible for per month in either mortgage, taxes and insurance cost (if buying) or rental payment?

Nearly One-third of respondents stated $500 to per month. While a number of respondents were to pay amounts over $1,500, 64% of respondents amount below $1,250.



family

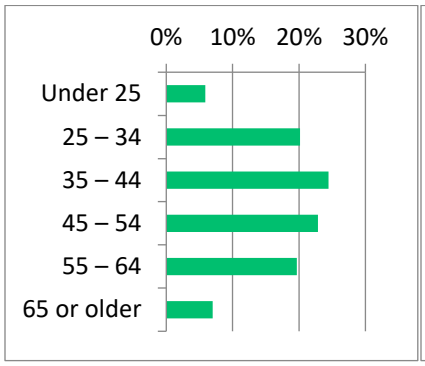
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N=196

Demographic Questions

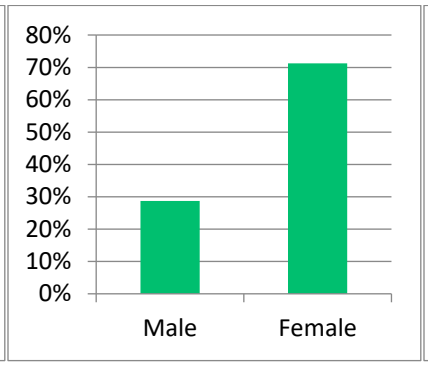
The following charts summarize the results of the demographic questions from the end of the survey.

Age Group



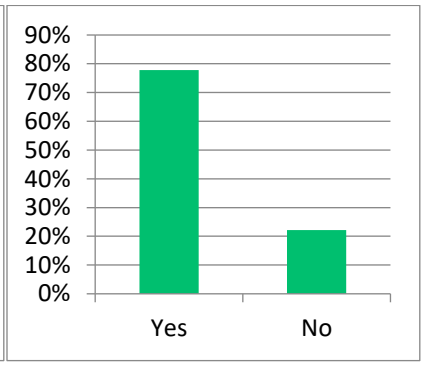
n=442

Gender



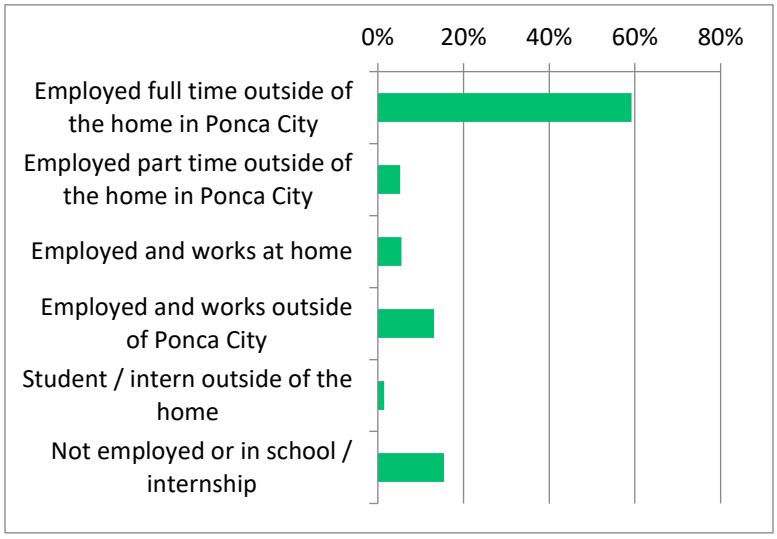
n=442

Spouse/Partner?

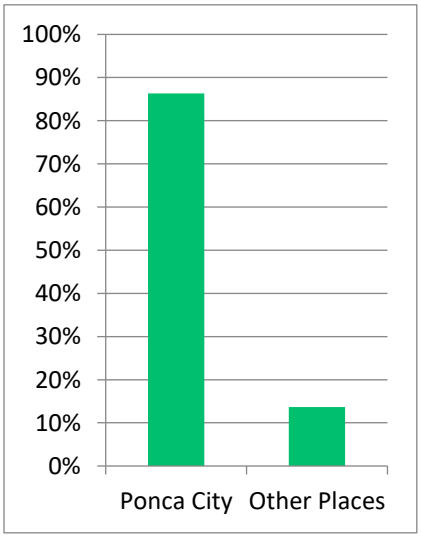


n=442

Spouse Employment

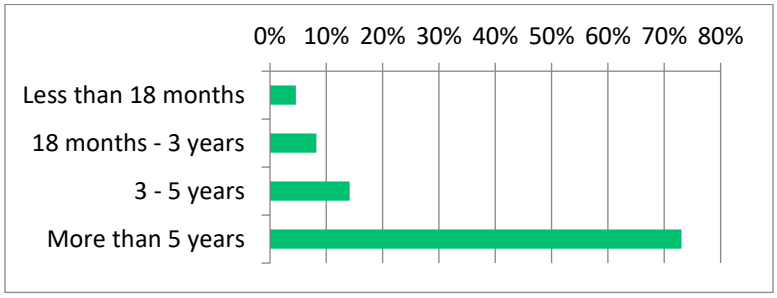


Spouse Job/School Location



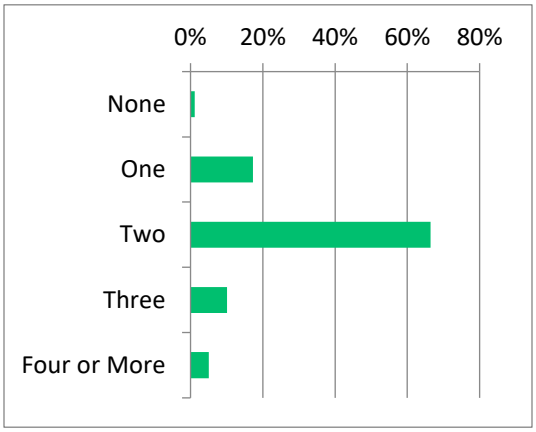
n=343 n=343

Expect to Continue Working in Ponca City



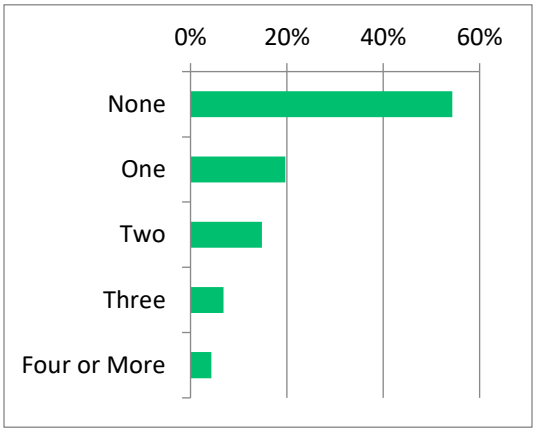
n=438

Number of Adults in Household



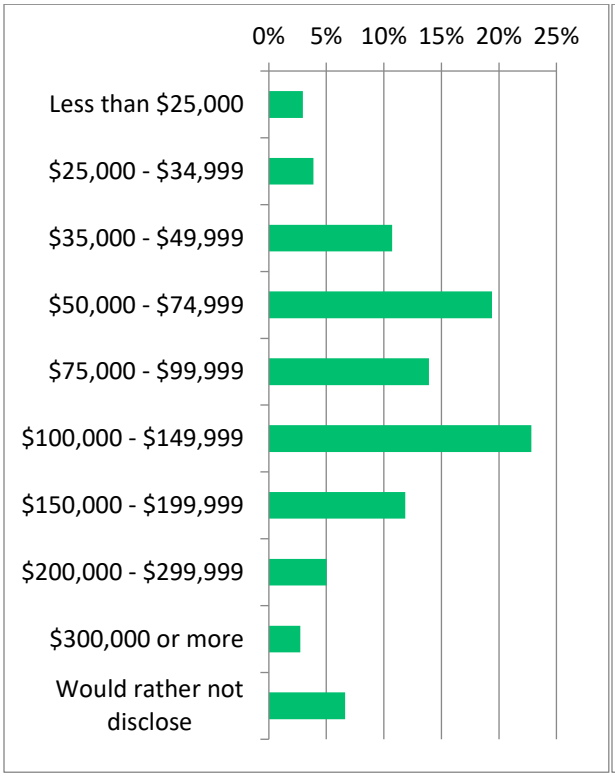
n=438

Number of Children Under 18



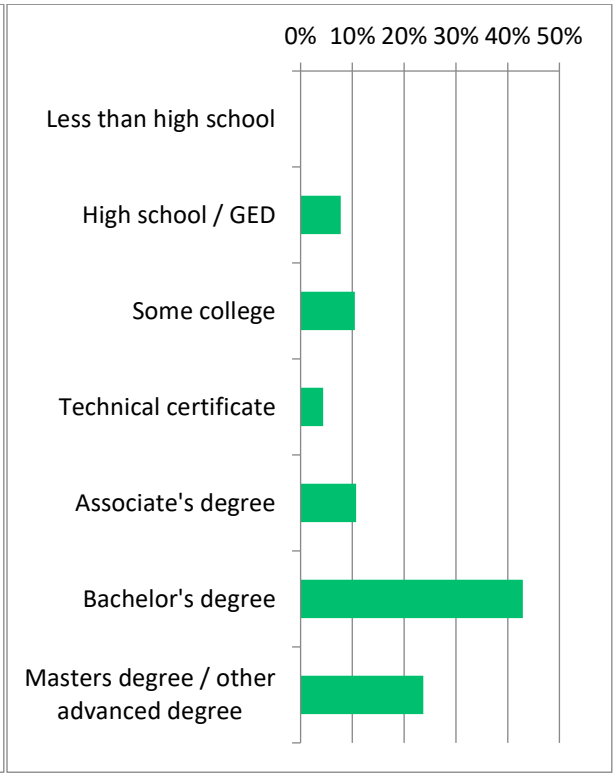
n=438

Annual Household Income



n=438

Educational Attainment in Household



n=438

APPENDIX B: SURVEY INSTRUMENT

PONCA CITY DEVELOPMENT AUTHORITY

WORKFORCE HOUSING SURVEY

***Survey respondents must be employed in Ponca City**

If your place of employment is located outside of the Ponca City, please refrain from taking the survey.

The Ponca City Development Authority is sharing this survey in order to enhance the city's housing study currently underway. A variety of quality and affordable and attainable housing options is important for any community. This survey and the Needs Assessment will help Ponca City public agencies and the housing development industry better understand the community's present housing situation. The results could lead to beneficial policy changes and potential new housing choices for the community and its workforce.

The results of this survey will be made available to the general public and community leaders. By donating a few minutes of your time, you will help decision makers by providing information to best address Ponca City's housing needs.

This survey is **anonymous and confidential**, and all information collected will be displayed in aggregate only. Your help will provide vital input from the community.

Please take a few minutes to complete the survey. **Thank you!**

1. What best describes the employment status for your household's primary income provider(s)?
_____Employed full time in Ponca City by one employer
_____Employed part time in Ponca City by one or more employer(s)
_____Local independent contractor / self-employed
_____Out of town visiting / contractor / temporary worker at Ponca City employer
_____Student
_____Retired or disabled
_____In between jobs or unemployed by choice

2. About how long have you lived in Ponca City? (check one)
_____Less than one year
_____1 - 2.9 years
_____3 - 4.9 years
_____5 - 9.9 years
_____10 - 14.9 years
_____15 years or more
_____I don't live in the Ponca City

3. About how long have you worked in Ponca City? (check one)
_____Less than one year
_____1 - 2.9 years
_____3 - 4.9 years
_____5 - 9.9 years
_____10 - 14.9 years

_____15 years or more

4. How far do you commute to work each day? (check one)

_____0 to 5 miles
_____5 to 10 miles
_____10 to 25 miles
_____25 or more miles

5. What is the way you have secured housing at the present time?

_____I own my home
_____I rent my home
_____I stay in a movable RV / camper
_____
_____My employer has provided my living space
_____I have another living arrangement (please describe):

6. What is the typical amount of your household's monthly mortgage or rent payment?

_____Under $500
_____$500 - $749
_____$750 - $999
_____$1,000 - $1,249
_____$1,250 - $1,499
_____$1,500 - $1,749
_____$1,750 - $1,999
_____$2,000 - $2,249
_____$2,250 - $2,499
_____$2,500 or more
_____Not applicable

7. Please describe the physical structure of your current residence (pick one):

_____Site-built single family detached home (house built on-site, as opposed to manufactured or mobile homes) on less than 1 acre lot
_____Mobile or manufactured home on long term / permanent site less than 1 acres
_____Residence on 1 acres or greater
_____Duplex / triplex / quadplex
_____Small multi-unit property (5-9 units)
_____Moderate-sized multi-unit property (10-30 units)
_____Large multifamily complex (over 30 units)
_____Recreational vehicle / trailer in temporary or seasonal location
_____Other

8. Please state the 5-digit ZIP code of your current residence: ZIP code:_____

9. Where do you currently live while working in the Ponca City? (check one)

_____ Ponca City
_____ Kaw City (skip to Q12)
_____ Tonkawa (skip to Q12)
_____ Elsewhere in Osage County (skip to Q12)
_____ Garfield County (Enid) (skip to Q12)
_____ Payne County (Stillwater) (skip to Q12)
_____ Cowley County, KS (Arkansas City) (skip to Q12)
_____ Blackwell (skip to Q12)
_____ Kildare (skip to Q12)
_____ Elsewhere in Kay County (skip to Q12)
_____ Cleveland County (Norman, Moore) (skip to Q12)
_____ Noble County (Perry) (skip to Q12)
_____ Tulsa County (Tulsa) (skip to Q12)
_____ Elsewhere in Kansas (skip to Q12)
_____ Braman (skip to Q12)
_____ Newkirk (skip to Q12)
_____ McCord (skip to Q12)
_____ Creek County (Sapulpa) (skip to Q12)
_____ Oklahoma County (Oklahoma City) (skip to Q12)
_____ Elsewhere in Oklahoma (skip to Q12)
_____ Other place not listed (skip to Q12)

10. (if your response in Q9 did not tell you to skip) What do you like best about living in Ponca City? (Choose UP TO THREE things – you may offer your own opinion as one choice by choosing "Other" and writing in a description.)

_____Family-friendly community
_____Public parks and recreational facilities
_____Public schools
_____Quality of housing and neighborhoods
_____Limited traffic congestion
_____Outdoors / natural amenities
_____Low cost of living
_____Arts and culture
_____Nearby medical / health care facilities
_____Proximity to workplace / commute
_____Family / friends
_____Other_____

11. What do you like least about living in Ponca City, compared to other places? (Choose UP TO THREE things– you may offer your own opinion as one choice after "Other") (skip to Q13)

_____Limited variety of housing
_____Housing prices
_____Housing age / condition / lack of updates
_____Lack of large masterplanned communities
_____Lack of walkability
_____Limited entertainment / family activities
_____Availability of child care
_____Limited range of career / employment options nearby
_____Limited arts, culture, and entertainment scene
_____Limited shopping
_____Limited dining and drinking places
_____Public school quality
_____Safety / security concerns
_____Taxes
_____Other_____

12. Why do you live where you do now rather than Ponca City? (Choose UP TO THREE things – you may offer your own opinion as one choice by choosing "Other" and writing in a description)

_____Prefer more rural setting / large acreage property outside incorporated towns
_____Current area offers better housing availability, variety, and/or condition
_____Current area has better housing prices
_____Current area has higher quality neighborhoods / developments
_____Long-time resident / family established in current community
_____Responsibility to manage family land
_____Better access to more job opportunities for myself
_____Commute / job access easier for other family members
_____School district preference
_____Safer environment (crime, etc.)
_____Better recreational / cultural / social activities in current area
_____Better shopping and dining options in current area
_____Other

13. What do you think are the most important changes needed to provide more supply and choices for housing for Ponca City workers and families? (Choose UP TO FOUR things – you may offer your own opinion as a choice after "Other")

_____Provide more "entry-level" subdivisions of lower-priced, for-sale single family detached homes
_____Provide more upscale, "move-up" single family detached housing in small subdivisions without amenities
_____Provide a large master planned community with a variety of housing types and community recreational and open space amenities
_____Provide denser, lower-maintenance types of for-sale housing, such as townhomes, patio homes and condominiums
_____Provide new development of grouped single family detached homes for-rent where the landlord / manager performs yard and house maintenance
_____Provide dense urban homes and lofts in or near downtown Ponca City
_____Provide new, upscale complexes of apartments and rental housing with many on-site amenities, luxury finishes and appliances
_____Provide new moderately priced apartments with "basic" amenities, finishes and appliances
_____Provide new lower-priced apartments restricted only to tenants with lower incomes (tax credit or other subsidized rental housing)
_____Provide new large-lot subdivisions for custom homes in Kay County outside of Ponca City
_____Provide subdivisions for modular or manufactured homes
_____Provide more mobile home and RV parks
_____Provide new modular / manufactured / mobile / tiny homes on permanent or long term sites
_____Preserve and rehab / renovate / update existing lower cost and older housing
_____Encourage small-scale rental units (garage apartments, duplexes / triplexes, etc.) on "infill" sites
_____Other_____

14. How long have you lived at your current place of residence?

_____Less than 1 year
_____1-3 years
_____3-5 years
_____5-10 years
_____Over 10 years (skip to Q17)

15. When you last moved, which of these statements best describes the experience of your household in finding new housing, with regards to your housing needs and budget?

_____Housing was EASILY found to match the needs AND budget of my household.
_____Housing was found to match the needs AND budget of my household WITH DIFFICULTY.
_____Housing was found to match the needs of my household, BUT NOT my household's budget.
_____Housing was found to match the budget of my household, BUT NOT its needs.
_____NO housing was found to match my household's budget NOR its needs.

16. If you wish, please add comments about your experience finding a home that met your needs and budget:

_____

_____

17. Are there any reasons that make you desire or need to move to a different home at the present time?
Pick all that apply.

_____Nothing, I am satisfied with my current residence and would not consider moving (skip to Q27)
_____Dissatisfied with design or condition of current home
_____Will be leaving current household group / family
_____Need a larger home
_____Need a smaller home
_____Want a larger lot
_____Want a smaller lot
_____Want a different home location / neighborhood
_____Prefer another school district
_____Want to be closer to work
_____Want to switch from renting to owning
_____Want to switch from owning to renting
_____Want to share a home with fewer people
_____Want to lower my housing costs
_____Will be relocating away from this part of Oklahoma
_____Other reason:_____

18. Would you plan to own or rent if you were to move now?
_____Own
_____Rent
_____Don't know

19. What is the maximum you would be willing to pay for your next home, per month?
_____Under $500
_____$500 - $749
_____$750 - $999
_____$1,000 - $1,249
_____$1,250 - $1,499
_____$1,500 - $1,749
_____$1,750 - $1,999
_____$2,000 - $2,499
_____$2,500 - $2,999
_____$3,000 and over
_____Not applicable

20. Given your financial, employment, and family situations, plus personal preferences, which housing type would be the best fit for you?:

_____"Garden" or "suburban" multifamily apartment
_____"Urban" or "downtown" apartment / loft / condominium / townhome
_____Accessory apartment or room in shared single family home
_____Duplex / triplex / fourplex
_____Attached townhome
_____Patio / garden / zero-lot-line home
_____Site-built single family detached home on regular lot in town or suburban subdivision
_____Single family home on oversize lot outside city limits
_____Rural farm / ranch
_____Mobile / tiny or manufactured home on long term / permanent site
_____Recreational vehicle / trailer in temporary or seasonal location
_____Other

21. What do you consider to be the most important factors in selecting your housing type and location? Check UP TO FIVE.

____Size / number of bedrooms
____Floor plan / layout
____Condition / need for repairs or rehab
____Need for remodeling / decorative updates
____Age of home
____Not in floodplain
____Distance from agricultural operations
____Lot / yard size / landscaping / pool
____Amount of up-front cash payment required
____Monthly rent or mortgage payment
____Price appreciation / investment potential
____Lease length / term
____Architectural quality / style / details
____Pets allowed / accommodated
____Neighborhood character / amenities
____Safety / security / crime
____Neighborhood with HOA and deed restrictions
____No HOA or deed restrictions
____Public school quality
____Proximity to health care / medical facilities
____Proximity to schools
____Property taxes
____Proximity to workplace / commute
____Proximity to shopping, dining, and services
____Proximity to entertainment, cultural, and social amenities
____Proximity to parks, community open space, and outdoor recreational facilities
____Sidewalks and walkability
____Other

22. Would you prefer new construction or an existing home for your next residence?

_____New construction
_____Existing home
_____Either / no preference

23. What is the minimum size of your next residence that you would consider?

_____Under 600 square feet
_____600 – 899 square feet
_____900 – 1,199 square feet
_____1,200 – 1,499 square feet
____1,500 – 1,799 square feet
____1,800 – 2,399 square feet
____2,400 – 2,999 square feet
____3,000 square feet and larger

24. What is the room plan you would most desire for your next residence?

_____Studio or small 1 bedroom
_____Larger 1 bedroom or 1 bedroom with den
_____2 bedroom
_____3 bedroom
_____4 or more bedrooms

25. If your preferred housing type was available at or below your maximum price in any of the areas indicated below, how likely would you be to consider moving there?

	Very Unlikely	**Somewhat Unlikely**	**Neutral**	**Somewhat Likely**	**Very Likely**
Ponca City	_____	_____	_____	_____	_____
Blackwell	_____	_____	_____	_____	_____
Braman	_____	_____	_____	_____	_____
Kaw City	_____	_____	_____	_____	_____
Kildare	_____	_____	_____	_____	_____
Newkirk	_____	_____	_____	_____	_____
Tonkawa	_____	_____	_____	_____	_____
Elsewhere in Kay County	_____	_____	_____	_____	_____
McCord	_____	_____	_____	_____	_____
Elsewhere in Osage County	_____	_____	_____	_____	_____
Cleveland County (Norman, Moore)	_____	_____	_____	_____	_____
Creek County (Sapulpa)	_____	_____	_____	_____	_____
Garfield County (Enid)	_____	_____	_____	_____	_____
Noble County (Perry)	_____	_____	_____	_____	_____
Oklahoma County (Oklahoma City)	_____	_____	_____	_____	_____
Payne County (Stillwater)	_____	_____	_____	_____	_____
Tulsa County (Tulsa)	_____	_____	_____	_____	_____
Elsewhere in Oklahoma	_____	_____	_____	_____	_____
Cowley County, KS (Arkansas City)	_____	_____	_____	_____	_____
Elsewhere in Kansas	_____	_____	_____	_____	_____
Other place not listed	_____	_____	_____	_____	_____

26. For the room plan identified in the previous question that offers your most desired features, what amount would you and family members you live with be willing to be responsible for ***per month*** in either mortgage, taxes and insurance cost (if buying) or rental payment? *(enter a numerical cost between $0 and $10,000; do NOT include contribution from additional unrelated roommates)*

Monthly cost:_____

27. Which of these categories matches your age in years?

_____Under 25
_____25 – 34
_____35 – 44
_____45 – 54
_____55 – 64
_____65 or older

28. Gender:

_____Male
_____Female

29. Do you live with a spouse or partner?

_____Yes _____No (Skip to Q32)

30. Please select the best description of your spouse's/partner's employment status.

_____Employed full time outside of the home in Ponca City (skip to Q32)
_____Employed part time outside of the home in Ponca City (skip to Q32)
_____Employed and works at home (skip to Q32)
_____Employed and works outside of Ponca City
_____Student / intern outside of the home
_____Not employed nor in school / internship (skip to Q32)

31. Where is your spouse's or partner's current geographic location (city or town) of employment or
schooling (name closest city or town)?

_____

32. How long do you expect to continue working or going to school in the Ponca City?

_____Less than 18 months _____3 – 5 years
_____18 months – 3 years _____More than 5 years

33. How many are in your household (including yourself)?

_____Adults over age 18
_____Children age 18 and younger (put "0" if none)

34. What category best describes the gross annual income for you and family members that live with you (do not include income from unrelated roommates)?

_____Less than $25,000
_____$25,000 - $34,999
_____$35,000 - $49,999
_____$50,000 - $74,999
_____$75,000 - $99,999
_____$100,000 - $149,999
_____$150,000 - $199,999
_____$200,000 - $299,999
_____$300,000 or more
_____Would rather not disclose

35. What is the highest level of educational attainment in your household?

_____Less than high school
_____High school / GED
_____Some college
_____Technical certificate
_____Associate's degree
_____Bachelor's degree
_____Master's degree / other advanced degree