

The Quality of Life Report

A Framework for Policy Development

Tulsa City Council - December 2009



Quality of Life

Planning for the Future, Learning from the Past

This is the sixth edition of the Quality of Life Report — an objective, quantitative analysis of our community and its place among similarly situated American cities.

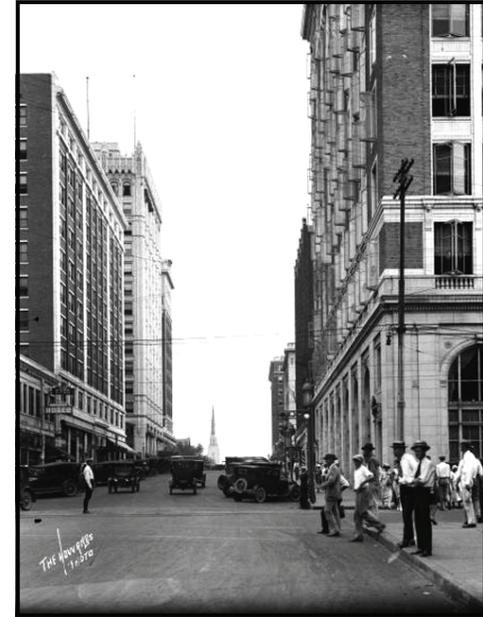
It is presented at an extraordinary time in our city's history. While we are experiencing the most significant economic downturn in decades, we are also planning our collective future and re-imagining our potential as a great city. PLANiTulsa is the largest, most comprehensive planning initiative in a generation.

British writer and politician John Buchan observed that “history gives us a kind of chart, and we dare not surrender even a small rushlight in the darkness. The hasty reformer who does not remember the past will find himself condemned to repeat it.”

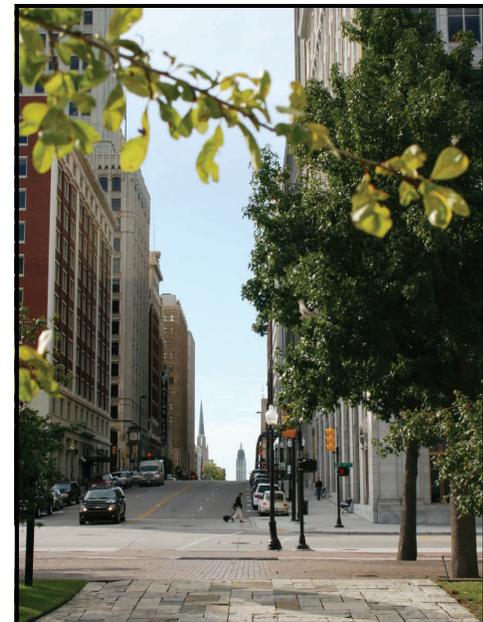
As we plan for the future, we now have the benefit of more than a century of local history and the perspective that brings. We have experienced economic distress before — most notably in the 1930s and the 1980s. We plan because we know we will emerge as a stronger and more vibrant city, as we have before.

This report is a snapshot of local conditions and trends, in the context of other cities and our own recent past. It is intended to provide a framework for a meaningful discussion of local policies and funding decisions, and a basis for evaluating our continual efforts to improve our quality of life.

Historic photos in the report are provided courtesy of the Beryl Ford Collection/ Rotary Club of Tulsa and the Tulsa City-County Library.



3rd & Boston (1926)



3rd & Boston (2009)

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Methodology

Measures of community quality of life were developed from an extensive review of outcome-based performance measurement, benchmarking best practices, and ‘community report cards’ from other cities in the United States and Canada. Using other cities and empirical research as guides, City Council staff identified eight key areas of quality of life — Economic Vitality, Public Safety, Neighborhood Vitality, Human Investment, Citizen Engagement, Transportation, Environment, and Recreation & Culture.

For each aspect of the community’s quality of life, staff developed representative and consistently available measurements, and gathered the most current data for twenty comparison cities. The data include:

- commute times
- transit usage
- violent crimes
- property crimes
- home ownership
- home vacancy
- home sales prices
- home utility costs
- entertainment expenditures
- park and recreation expenditures
- performing arts centers
- library material circulation
- job growth
- unemployment
- household income
- cost of living
- education spending
- student-teacher ratio
- health costs
- available physicians
- community giving
- voter registration
- air quality
- toxic chemical releases

The measures were then standardized into z-scores, so that different units of measurement could be compared consistently. The z-scores were plotted in a single dimension, and grouped by a k-means clustering technique into one of five categories – high (best), medium high, medium, medium low, and low (worst).

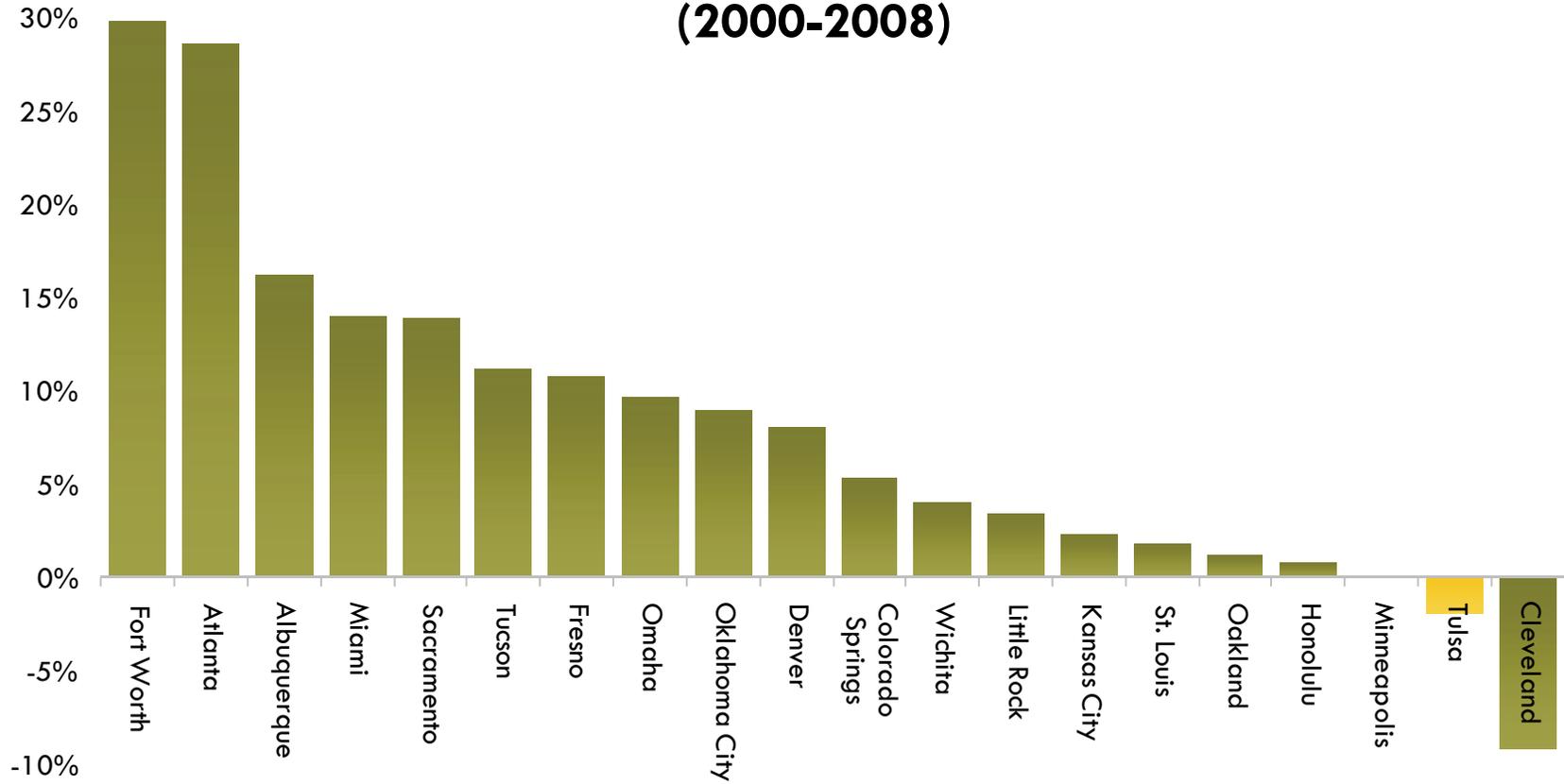
The city-to-city comparisons were then supplemented with Tulsa-specific data, highlighting aspects of Tulsa’s quality of life and illustrating trends over time.

Tulsa and Our Peer Cities



Cities were selected based on 2000 central city populations, clustered immediately above and below Tulsa. Denver, Ft. Worth, Oklahoma City, Tucson, and Little Rock were selected for regional comparisons.

Estimated Population Change (2000-2008)



Source: US Census Bureau.

Overview

Quality of Life Overview

While it is impossible to capture all of the nuanced attributes of a city, consistent measurements can provide an objective foundation for thorough and thoughtful policy debates. They can either reinforce or contradict our anecdotal impressions of our community.

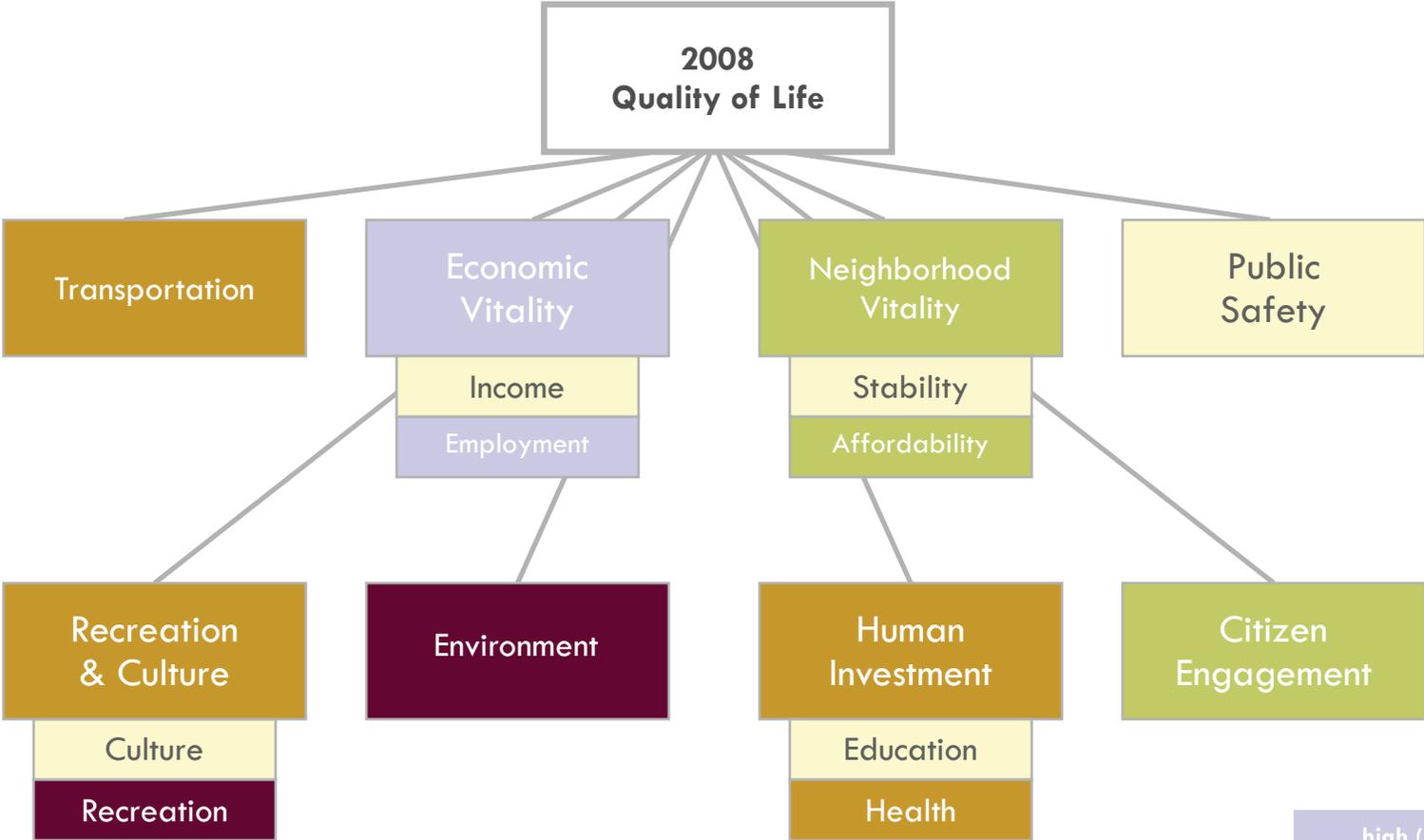
Data compiled for this year's report illustrate a few of Tulsa's consistent strengths, most notably a *relatively* strong local economy, stable and affordable housing, and an engaged citizenry. (Keep in mind, these ratings are all relative to the comparison cities, so improvement might reflect other cities' *decline*, as much as it reflects Tulsa's progress. Also, the comparison data are primarily from 2008, so more recent shifts are not always captured in the city-to-city comparisons.)

The data also reveal a few unremitting weaknesses. We consistently rank lower than our peer cities in the areas of recreation and health.

There were two shifts in our relative performance this year that warrant elaboration. Activity at a single hazardous waste disposal facility nearly tripled the amount of toxic chemicals released in Tulsa County from 2006 to 2007, diminishing our relative performance in the area of the environment. Our transportation ranking also declined. While (and perhaps because) our commute times are shorter than all but two of our peer cities, we now have the lowest rate of transit use.

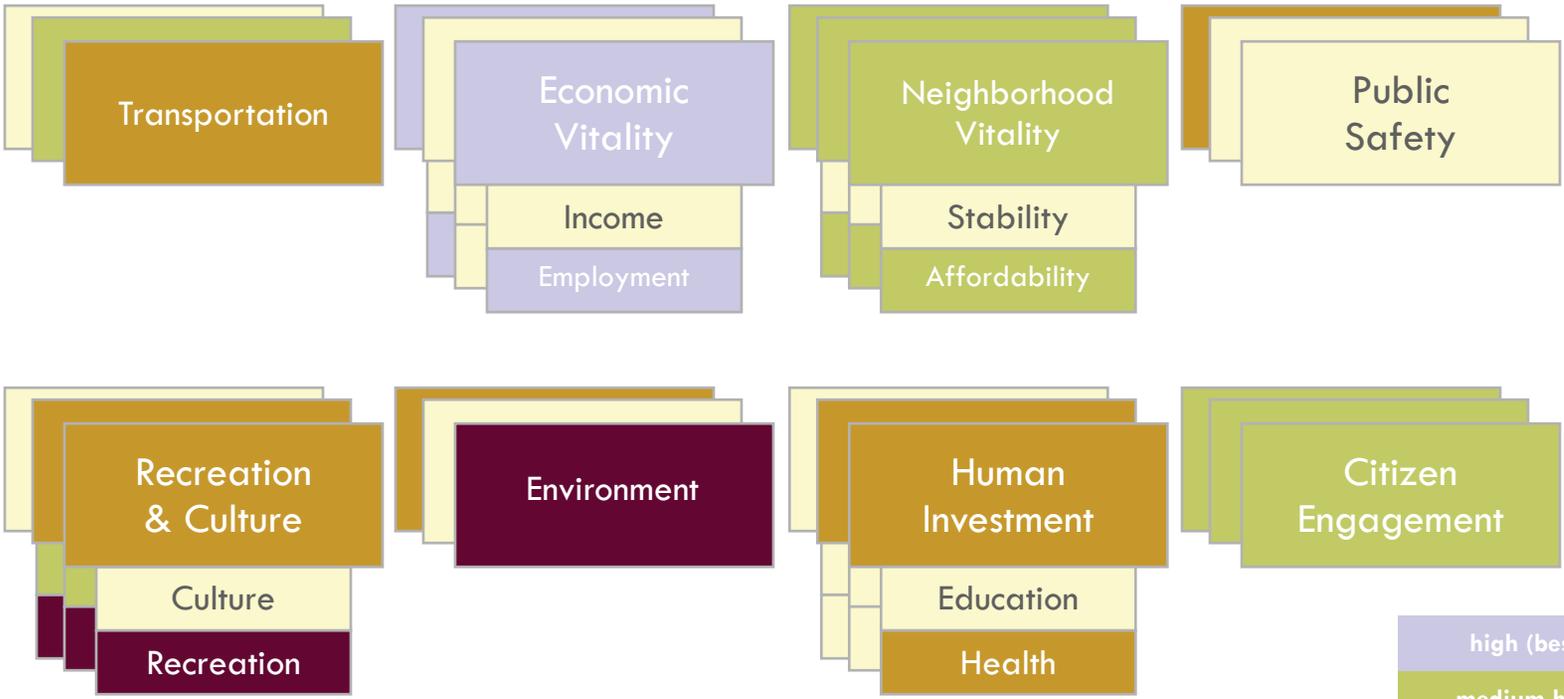
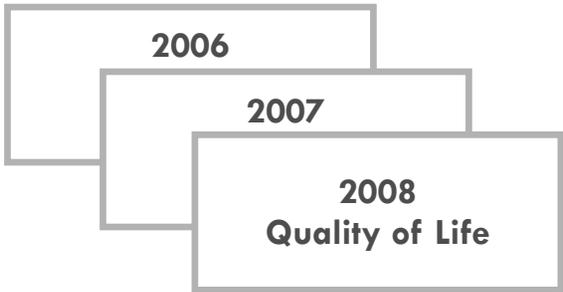
Again, these relative comparisons are just a starting point for a more specific examination of our community's quality of life, but they are an *objective* starting point, and they provide a solid framework to support the development of sound public policies and the allocation of limited public resources.





components and sub-components are equally weighted

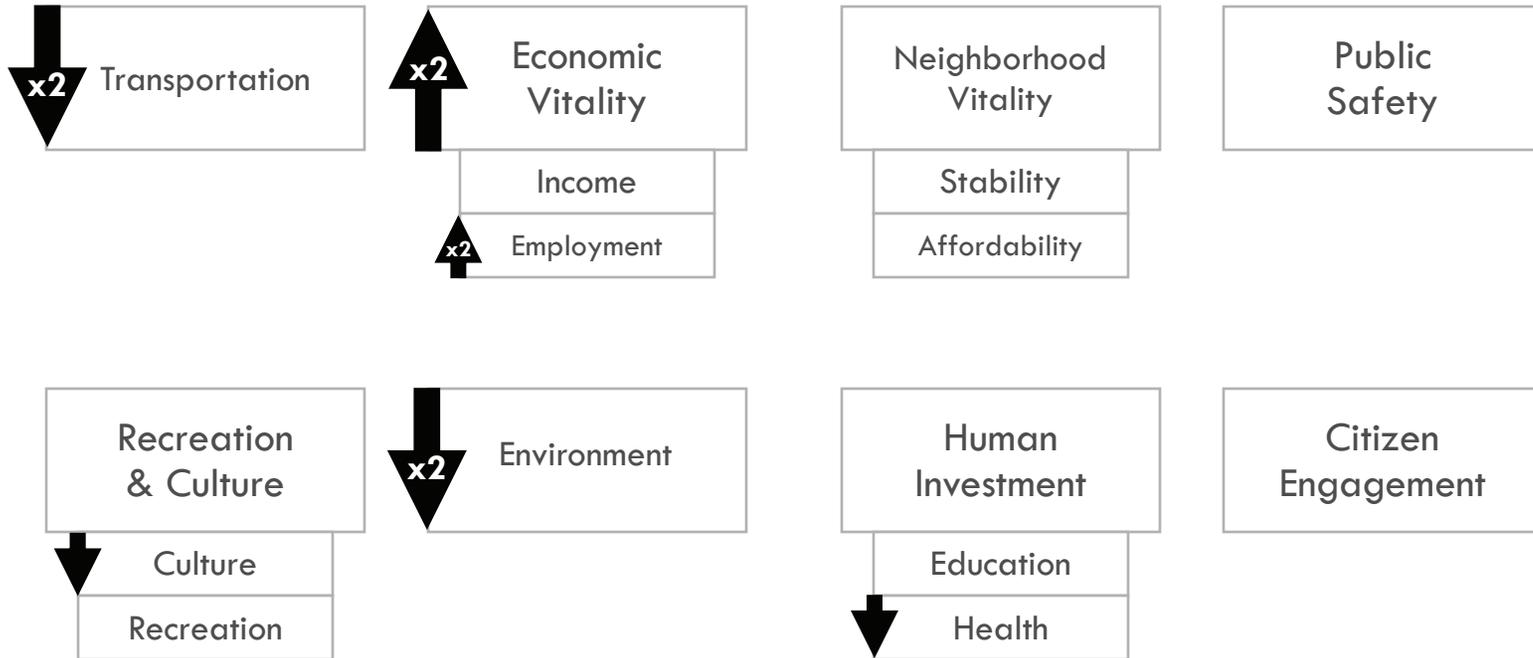
high (best)
medium high
medium (average)
medium low
low (worst)



components and sub-components are equally weighted

high (best)
medium high
medium (average)
medium low
low (worst)

2007-2008
Quality of Life

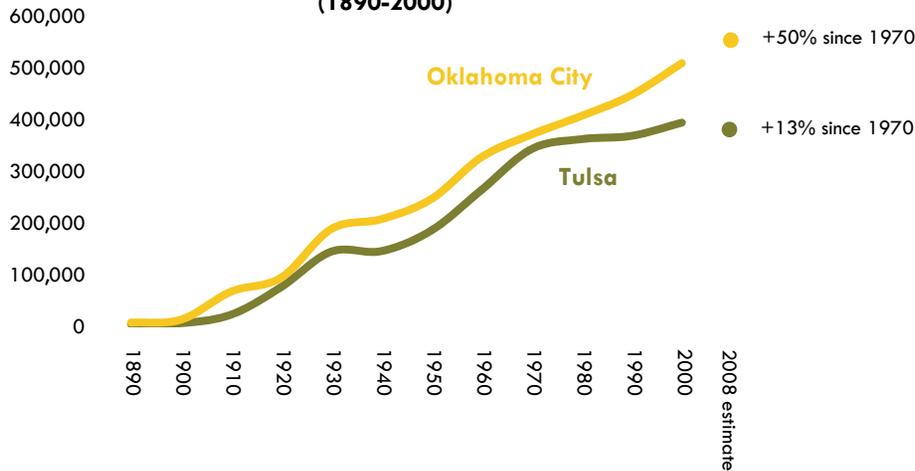


components and sub-components are equally weighted



Demographic Trends

Population History - Tulsa v. Oklahoma City (1890-2000)

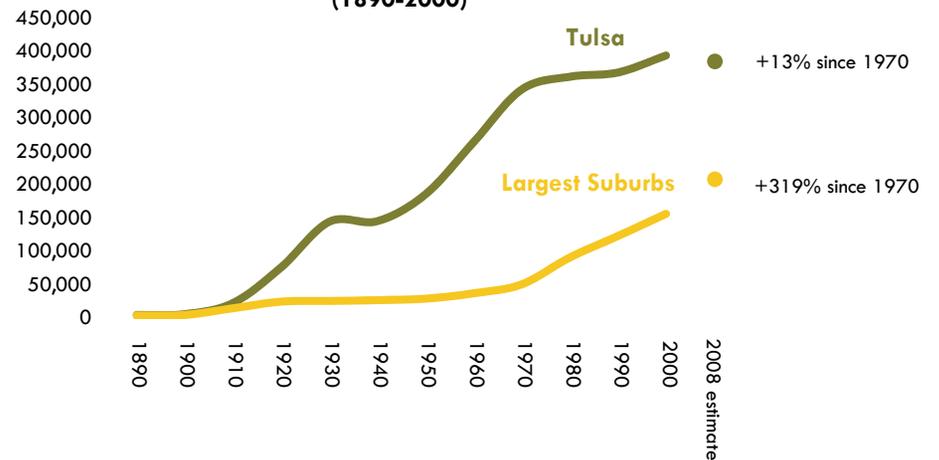


Demographics

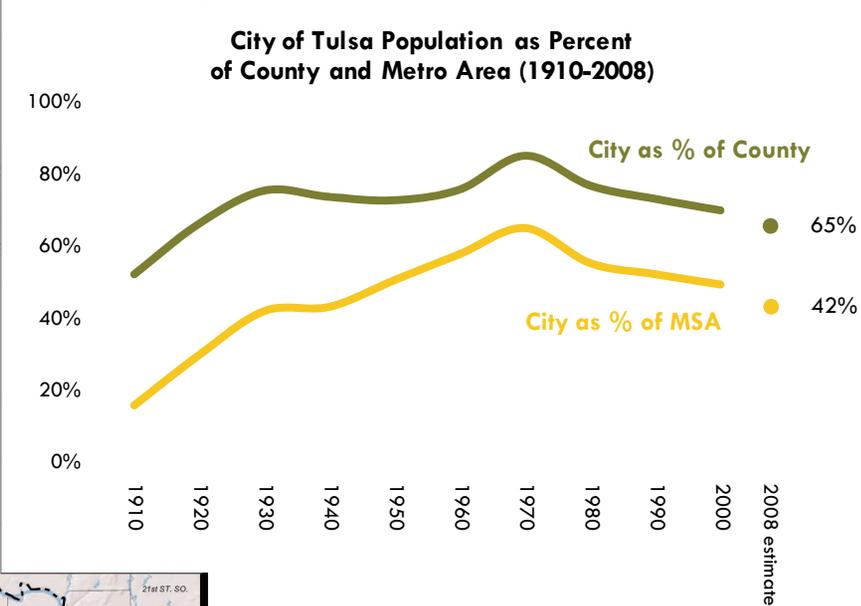
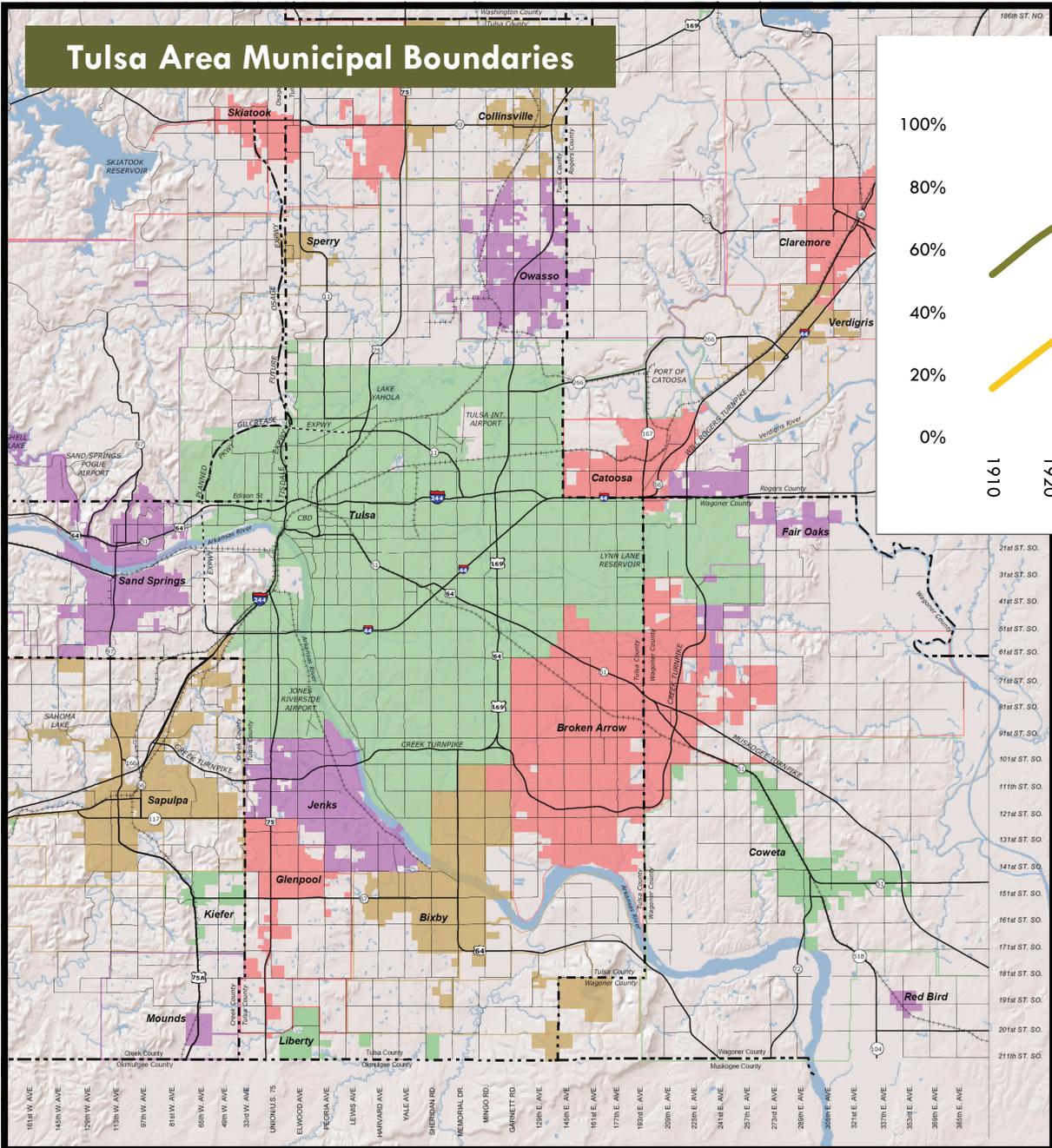
In the last four decades, the population of the City of Tulsa increased by about 13%. During that same period, Oklahoma City's population grew by 50% and the combined populations of our largest suburbs grew by more than 300%.

Consequently, our population is a smaller percentage of the total populations of Tulsa County and the metro area. In 1970, city residents comprised 85% of the County and 65% of the metro area. In 2008, those percentages had shrunk to 65% and 42%, respectively.

Population History - Tulsa and Its Largest Suburbs (1890-2000)



Sources: US Census Bureau; Oklahoma Department of Commerce. Largest suburbs include Bixby, Broken Arrow, Jenks, Owasso, Sapulpa, and Sand Springs.

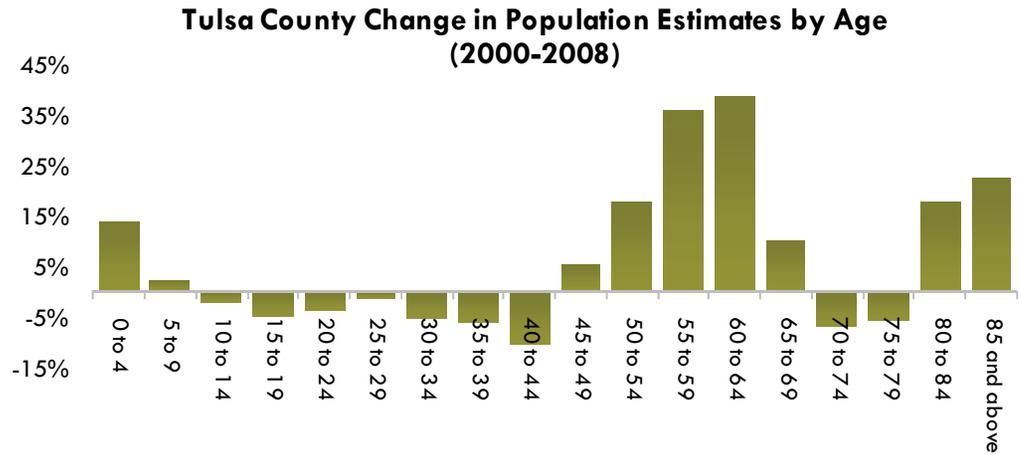


Sources: INCOG; US Census Bureau; Oklahoma Department of Commerce. In 2003, Okmulgee and Pawnee Counties were added to the Tulsa Metropolitan Statistical Area (MSA), which also includes Tulsa, Creek, Osage, Rogers, and Wagoner Counties.

Demographic Trends

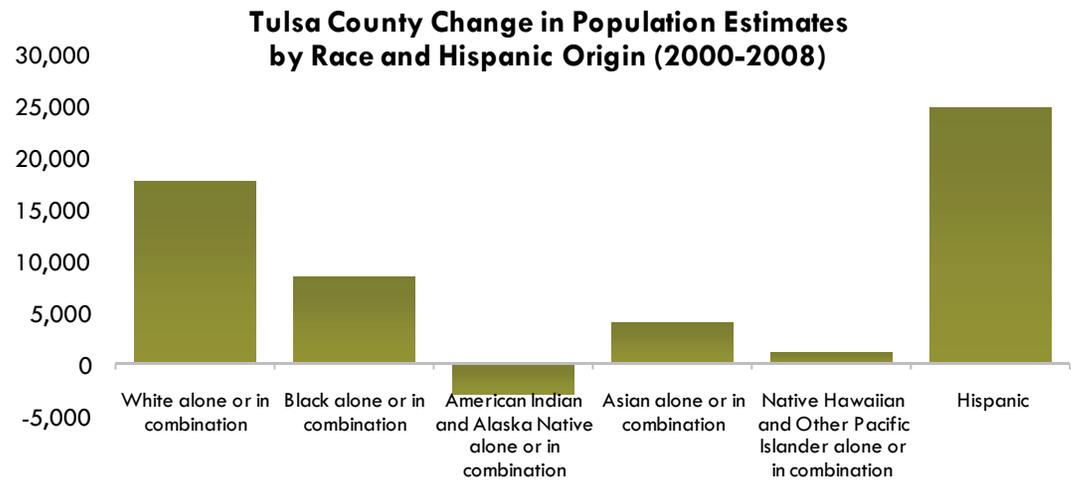
Age

Tulsa County's population is aging. According to Census estimates, from 2000 to 2008, Tulsa County lost more than 14,000 residents age 10-44, and gained more than 27,000 residents age 45-69.



Race and Hispanic Origin

The Census Bureau estimates that Tulsa County gained more than 28,000 residents from 2000 to 2008. Of those, the Bureau estimates that 67% are white, alone or in combination, and that 87% are of Hispanic origin.



Sources: US Census Bureau; Oklahoma Department of Commerce.

Demographic Trends

Land Area

Since 1950, our land area has grown nearly seven times faster than our population.

Since 2000, Tulsa's land area has continued to expand, through the annexations of Fair Oaks and Expo Square, while — according to Census estimates — the City's population has declined by about 7,000 people.



City of Tulsa Land Area v. Population (1950-2008)



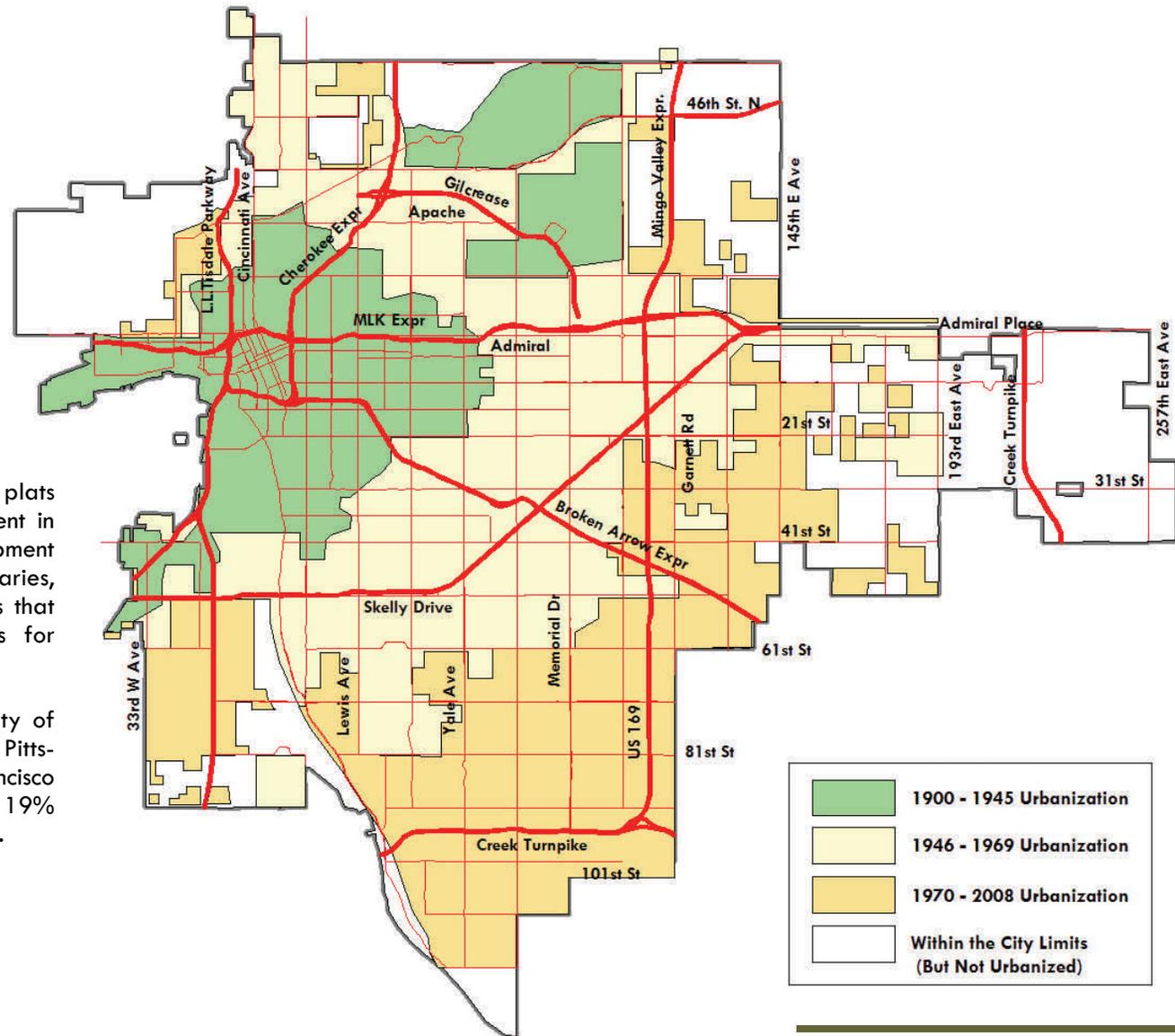
Sources: US Census Bureau; City of Tulsa Public Works Department.

Demographic Trends

Urbanization

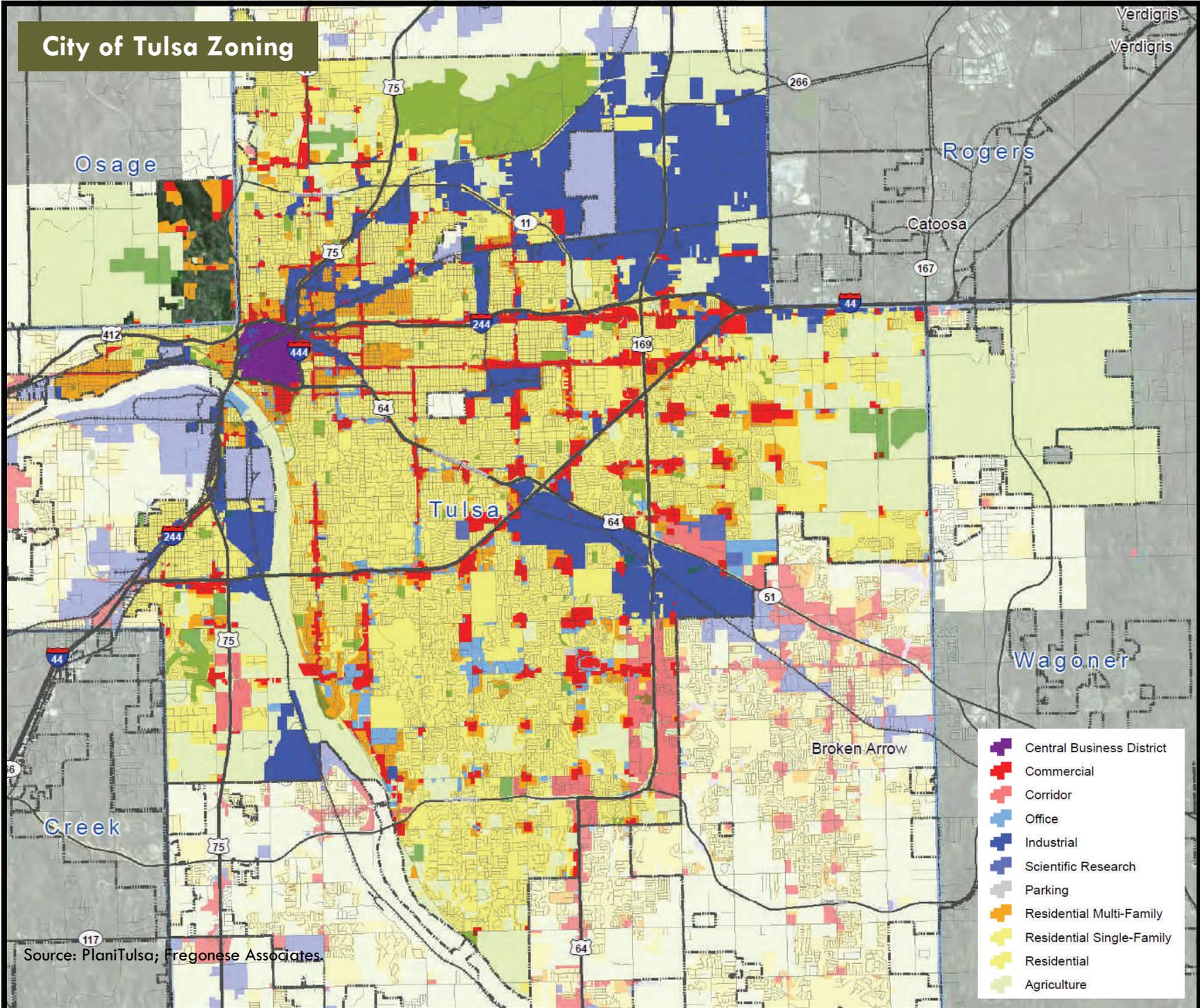
A map of the history of subdivision plats illustrates the pattern of development in the city, since 1900. While development is reaching the city's exterior boundaries, our low population density suggests that there are substantial opportunities for infill development.

At nearly 200 square miles, the City of Tulsa is about as large as Boston, Pittsburgh, Minneapolis, and San Francisco combined, yet our population is just 19% of those cities' combined populations.



Sources: City of Tulsa Finance Department, Budget and Planning Division (data); Information Technology Department (mapping); U.S. Census Bureau, City & County Data Book 2007 (Tulsa land area updated with 2001 Fair Oaks annexation).

City of Tulsa Zoning



Economic Vitality



First National Bank of Tulsa
Beryl Ford Collection

"Look with favor on a bold enterprise."
Virgil

Economic Vitality

Economic Vitality	
1.	Ft. Worth
2.	Omaha
3.	Wichita
4.	Oklahoma City
5.	TULSA
6.	Colorado Springs
7.	Albuquerque
8.	Little Rock
9.	Denver
10.	Kansas City
11.	Atlanta
12.	Minneapolis
13.	Honolulu
14.	St. Louis
15.	Tucson
16.	Sacramento
17.	Cleveland
18.	Oakland
19.	Miami
20.	Fresno

Economic Vitality

While we have seen a significant spike in unemployment this year, 2008 data demonstrate that the employment impacts of the recession were slower to reach Tulsa than our peer cities.

This, and our relatively stable housing market, has caused Tulsa to stand out among U.S. metro areas. For example, an October 22nd [report](#) in Business Week identifies Tulsa as one of “the U.S. metros least touched by recession.”

“Tulsa, the second-largest city in the state, has remained relatively stable, in large part because of the oil and gas industry. Employment in the Tulsa metro peaked in the fourth quarter of last year. Gross metropolitan product in the second quarter was down just 2.3% from the peak in the third quarter of last year.”

While our city’s economy has fared better than many, the effects of the national recession are now upon us. They are reflected, for example, in increases in public support for Tulsa County residents, through programs such as food stamps and Medicaid.

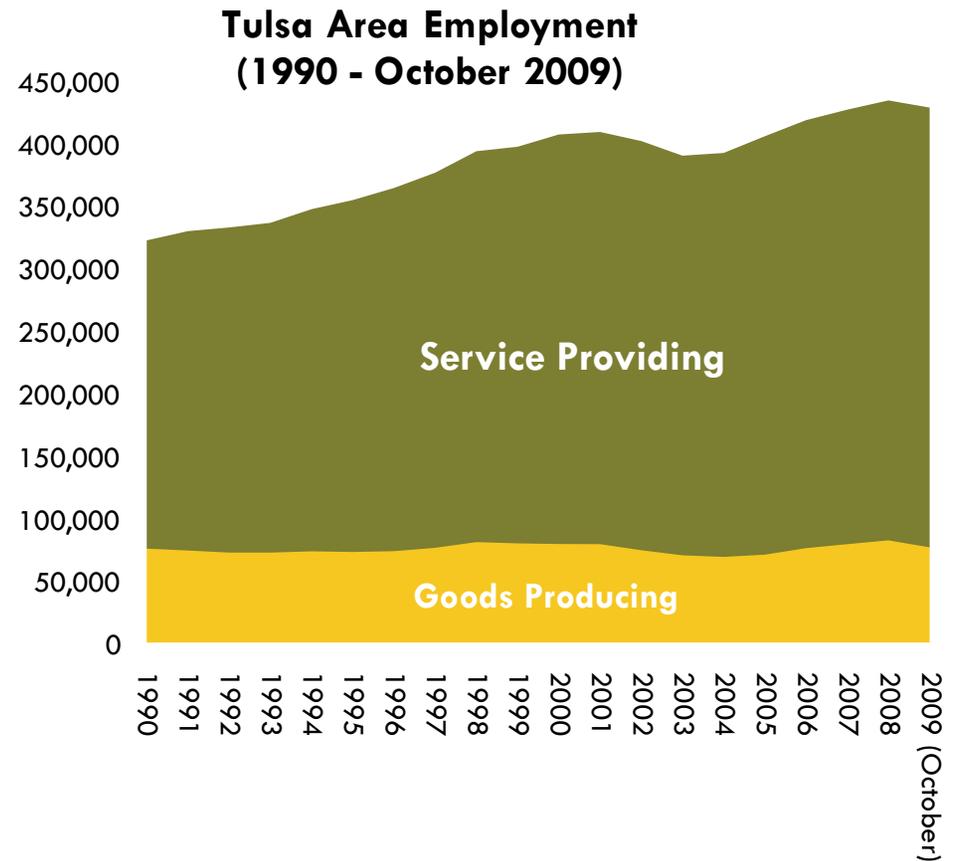
Retail sales in the City of Tulsa are not only declining substantially from 2008 to 2009, they are declining as a percentage of the total retail sales in Tulsa County. Suburban communities continue to take a larger share of the area’s retail activity.

Economic Vitality

Employment	
1.	Tulsa
2.	Wichita
3.	Omaha
4.	Oklahoma City
5.	Ft. Worth
6.	Little Rock
7.	Denver
8.	Honolulu
9.	Albuquerque
10.	Kansas City
11.	Minneapolis
12.	Tucson
13.	St. Louis
14.	Colorado Springs
15.	Miami
16.	Atlanta
17.	Cleveland
18.	Oakland
19.	Sacramento
20.	Fresno

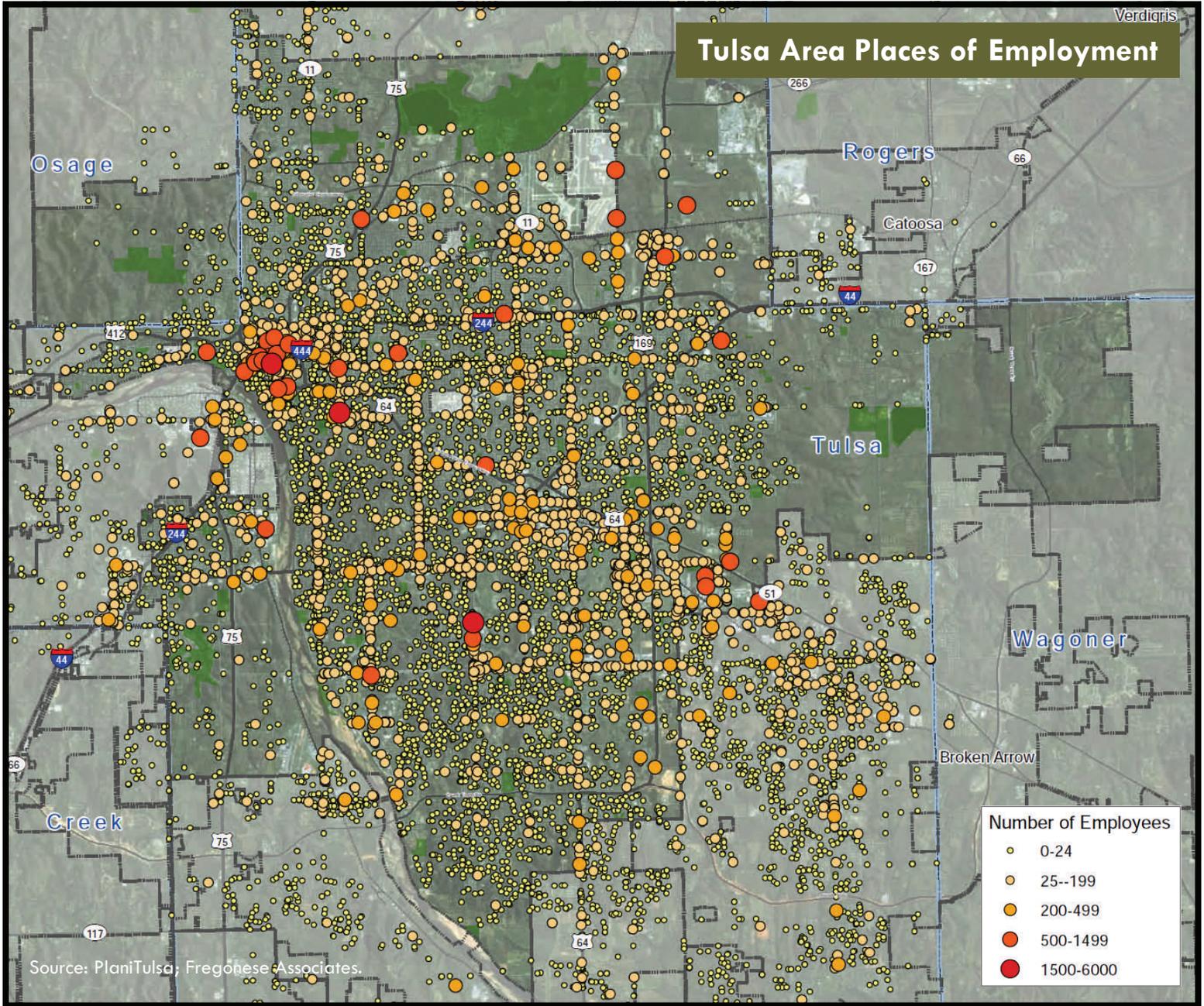
Employment

Through 2008, our employment indicators were best among all of our peer cities, but Tulsa area employment has begun to decline this year, in both production and service sectors. On a seasonally adjusted basis, there were 8,800 fewer jobs in the Tulsa area in October 2009 than there were in January.



Source: Bureau of Labor Statistics.

Tulsa Area Places of Employment



Source: PlaniTulsa; Fregonese Associates.

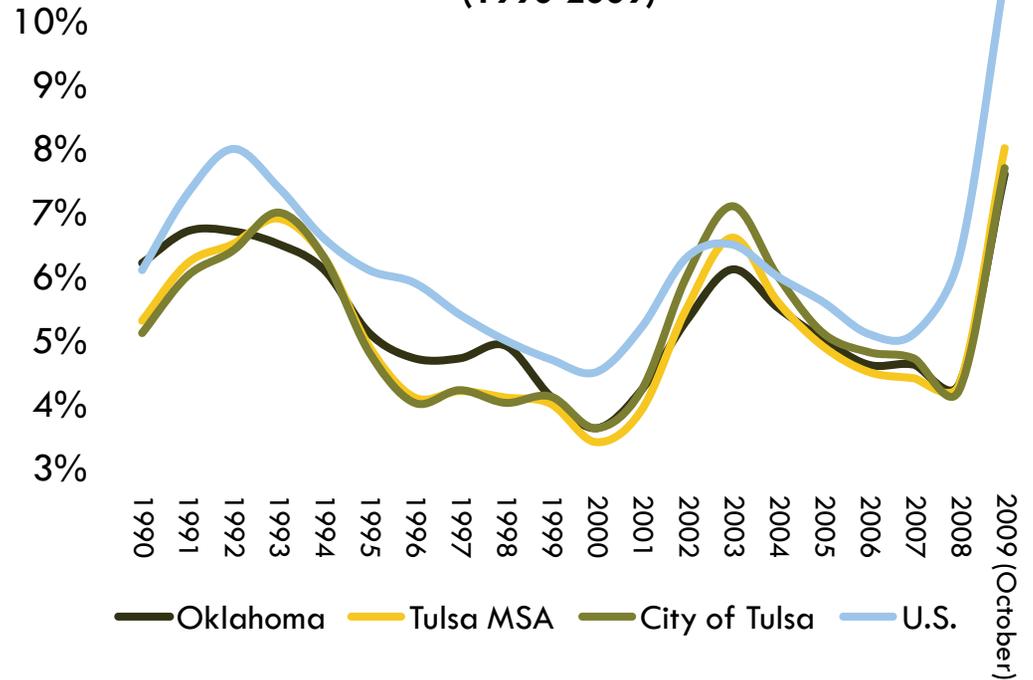
Economic Vitality

Unemployment

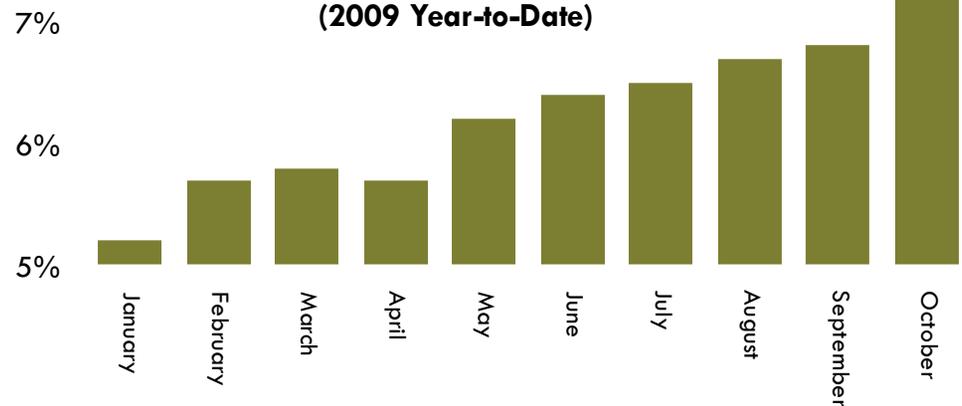
There has been a sharp increase in unemployment in 2009, though the City of Tulsa's unemployment rate of 7.2% remains considerably lower than the national rate (in October) of 10.2%.

Unemployment in the city has increased steadily this year. The preliminary October rate of 7.2% is the highest monthly unemployment rate in the City of Tulsa in more than six years.

**Annual Unemployment Rate (and October 2009)
(1990-2009)**

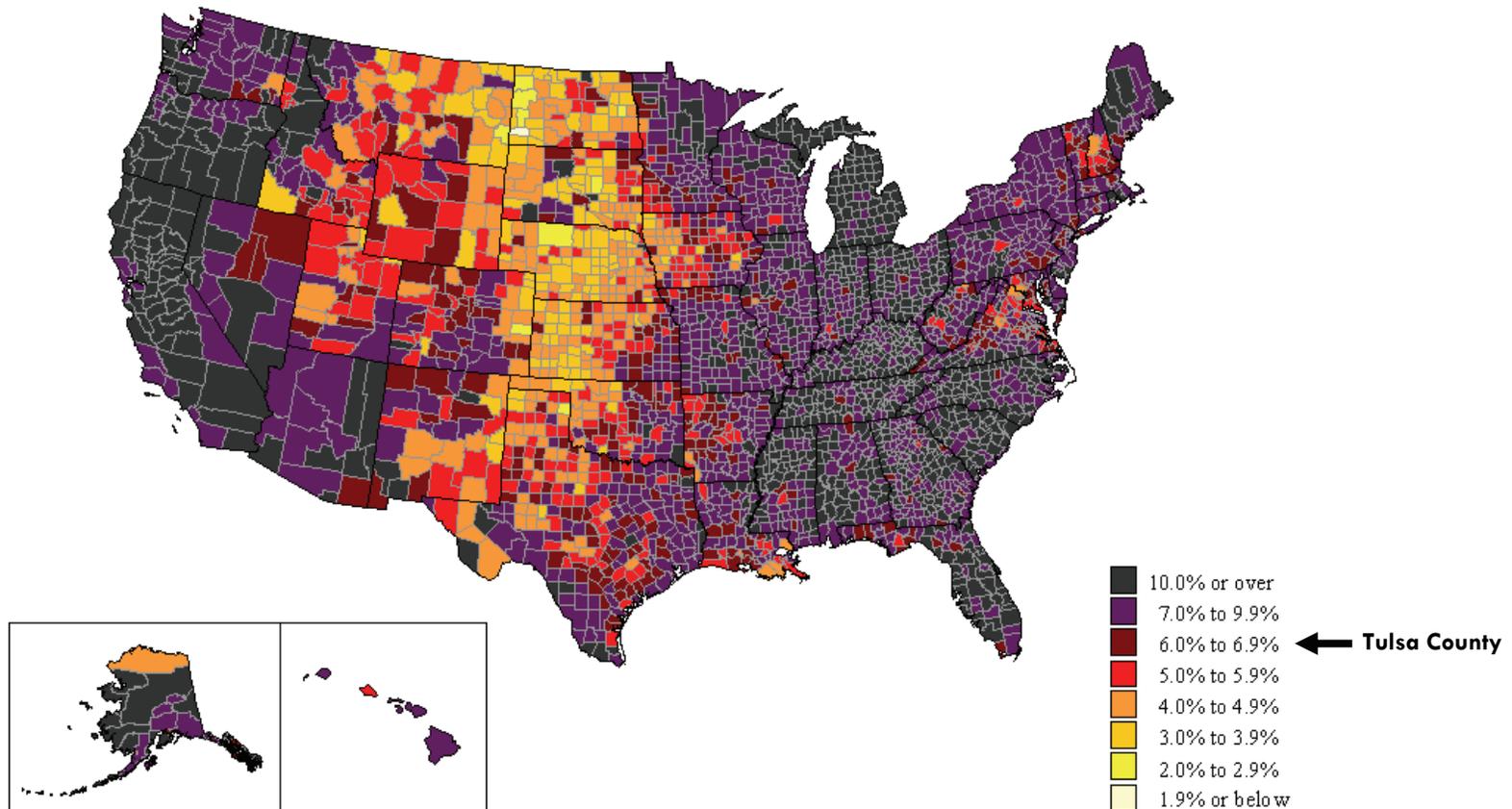


**City of Tulsa Unemployment
(2009 Year-to-Date)**



Source: Bureau of Labor Statistics.

12-Month Average Unemployment Rates by County
November 2008 - October 2009 Averages
(U.S. Rate = 8.8%)



Source: Bureau of Labor Statistics.

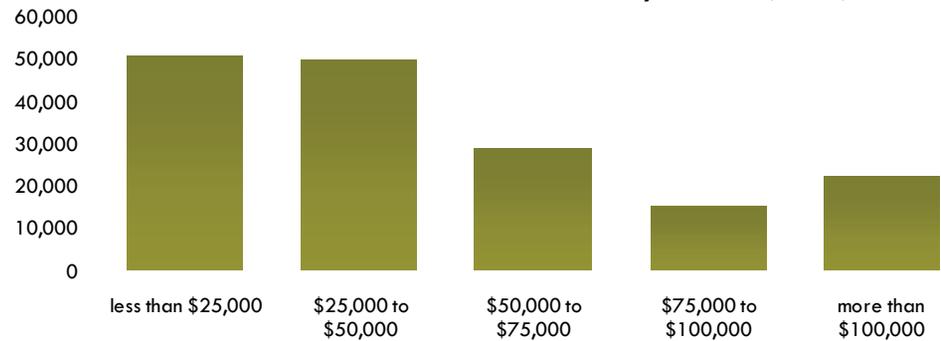
Economic Vitality

Income	
1.	Ft. Worth
2.	Colorado Springs
3.	Atlanta
4.	Omaha
5.	Oklahoma City
6.	Albuquerque
7.	Wichita
8.	Kansas City
9.	TULSA
10.	Minneapolis
11.	Little Rock
12.	Denver
13.	Sacramento
14.	St. Louis
15.	Tucson
16.	Honolulu
17.	Fresno
18.	Oakland
19.	Cleveland
20.	Miami

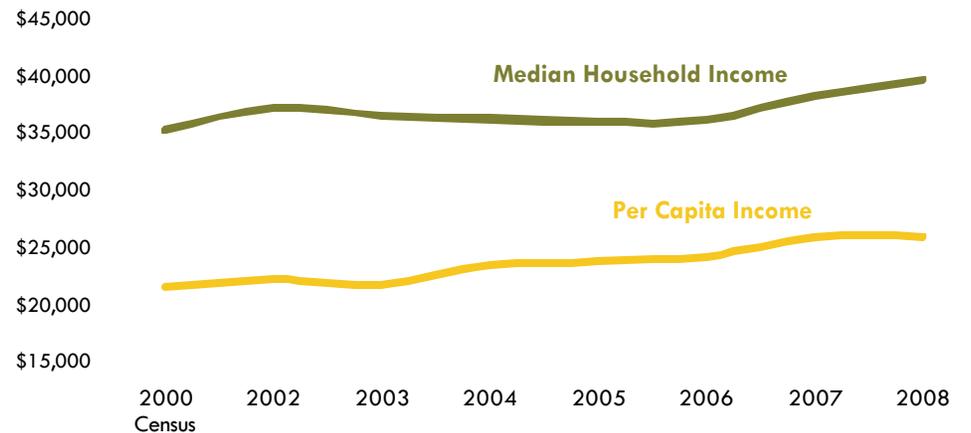
Income

Our income indicators place us in the middle group among our peer cities. 60% of Tulsa households earn less than \$50,000 per year, and 40% earn more. Tulsa's median household income of \$39,657 is approximately 76% of the national median. Conversely, Tulsa's cost of living is 88% of the national average, which is second lowest among our peer cities (after Omaha).

Income Distribution in the City of Tulsa (2008)



Median Household and Per Capita Incomes in the City of Tulsa (2000-2008)



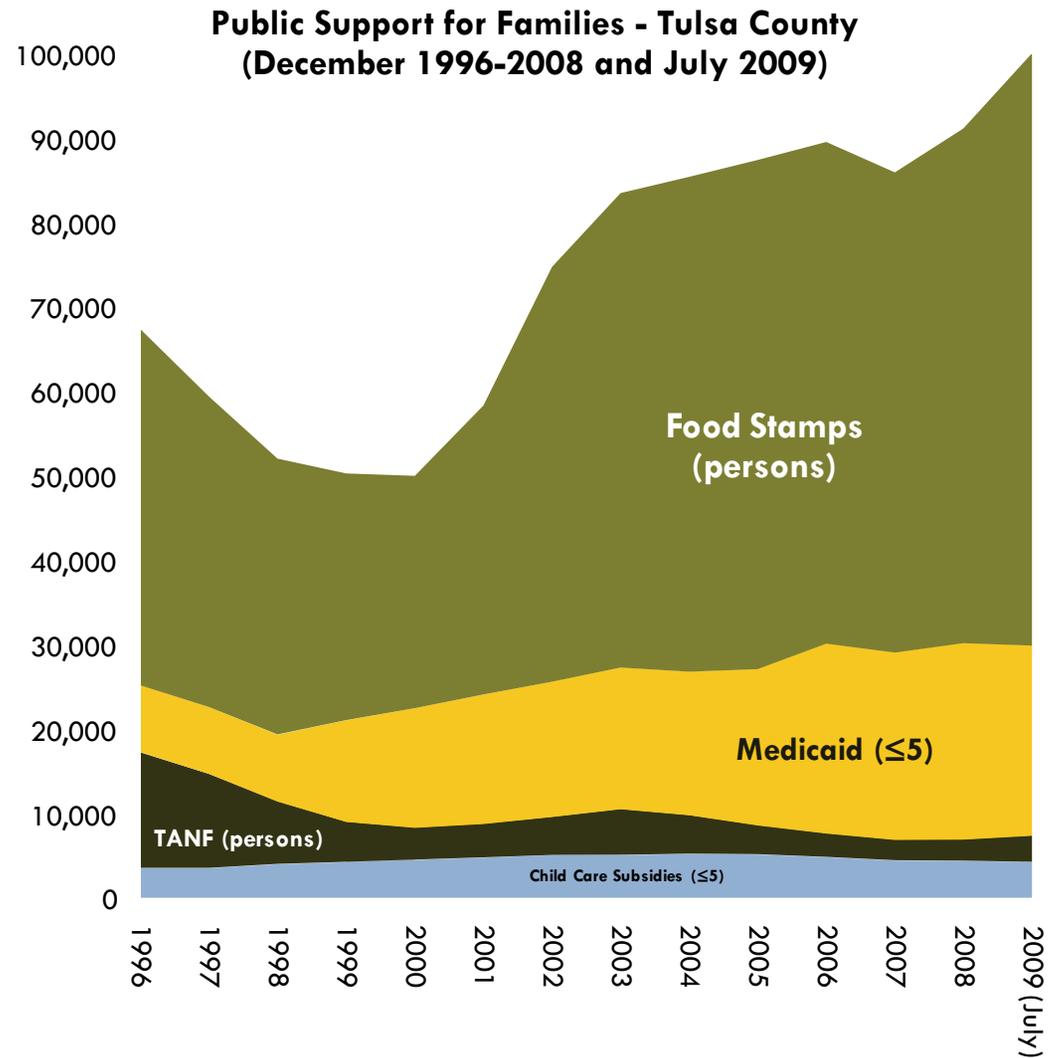
Sources: U.S. Census Bureau; ACCRA Cost of Living Index.

Economic Vitality

Economic Distress

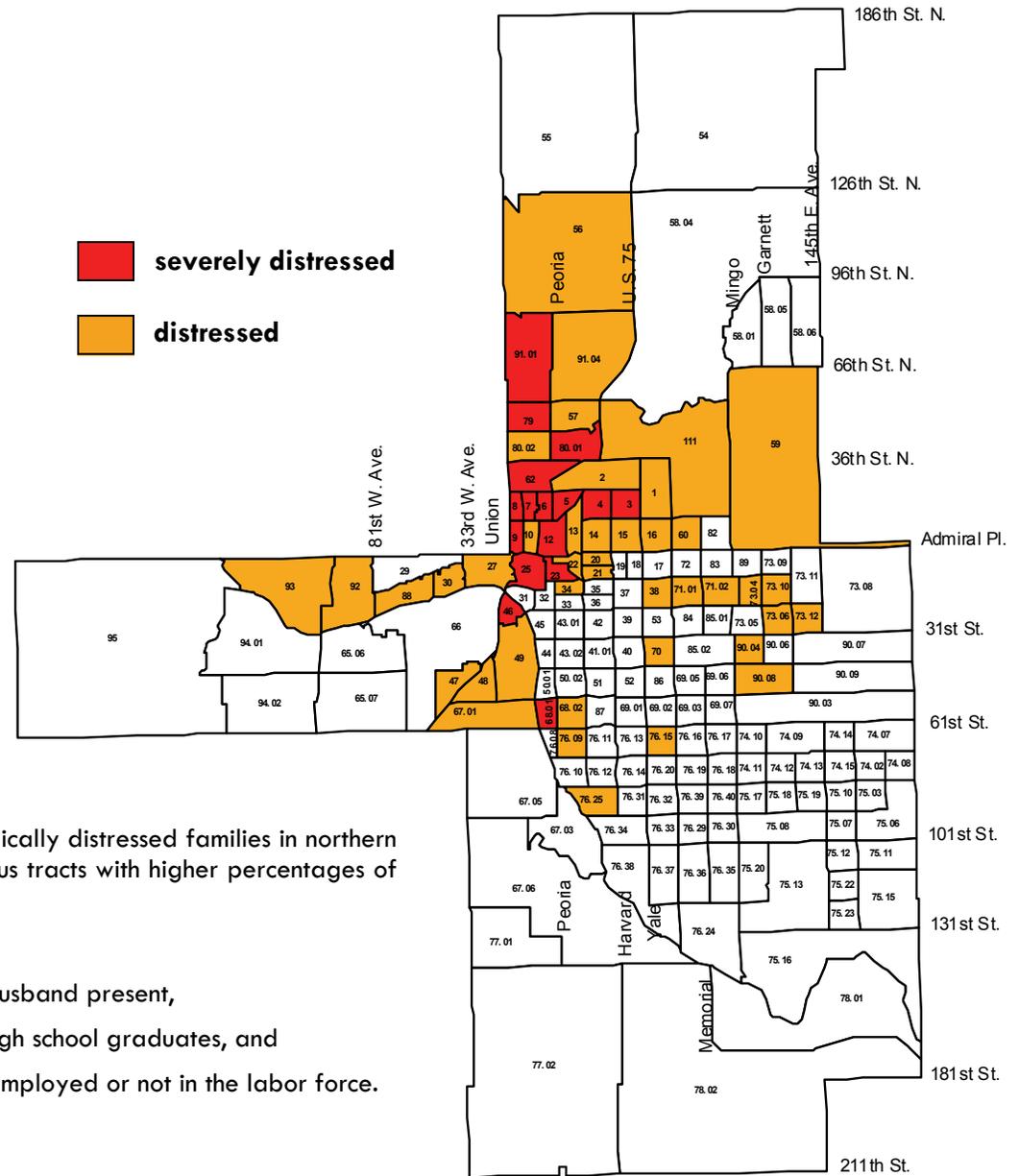
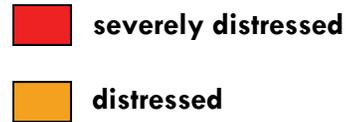
There has been a notable increase in public support for Tulsa County families since 2007.

From December 2007 to July 2009, the number of Tulsa County residents receiving food stamps increased by 23%.



Sources: Community Service Council of Greater Tulsa; Oklahoma Department of Human Services.

Economic Vitality



Economic Distress

Based on 2000 Census data, there are relatively more economically distressed families in northern and western areas of the County. This analysis identifies Census tracts with higher percentages of at least three of the four following characteristics:

- people living in poverty,
- families with related children headed by women with no husband present,
- 16-19 year olds who are not enrolled in school and not high school graduates, and
- civilian, non-institutionalized men ages 16-64 who are unemployed or not in the labor force.

Source: Community Service Council of Greater Tulsa, from "The Growing Number of Kids in Severely Distressed Neighborhoods: Evidence from the 2000 Census," The Annie E. Casey Foundation and The Population Reference Bureau (2003).

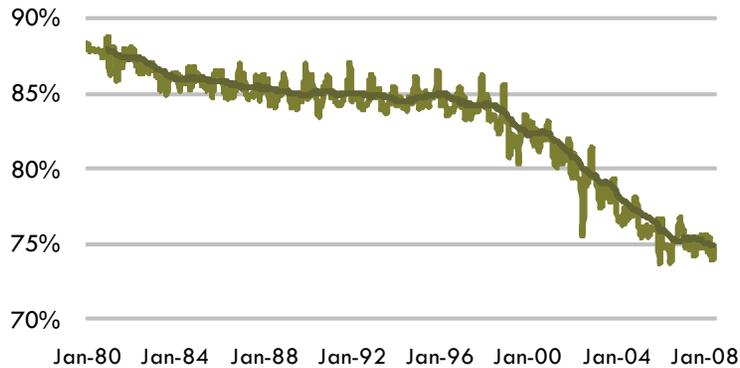
Economic Vitality

Retail

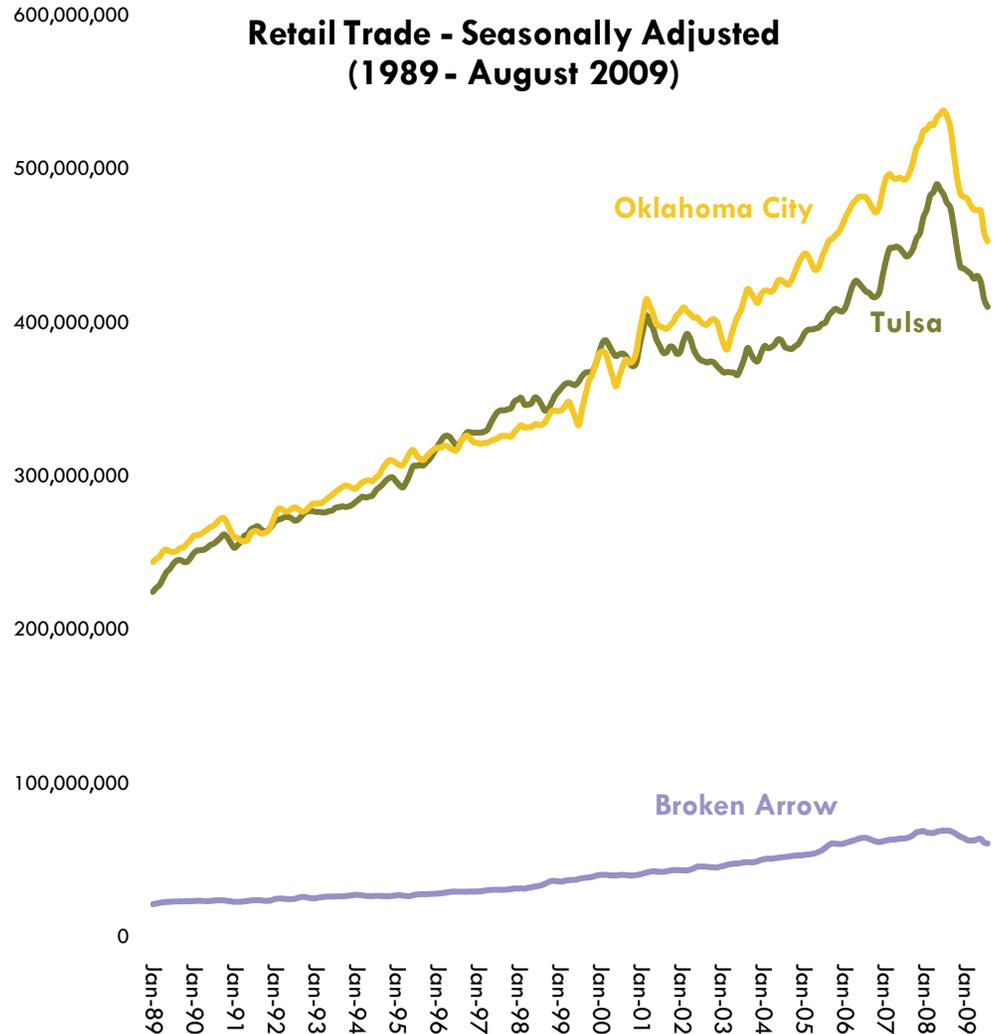
We have experienced the most precipitous retail sector decline in the last several decades. Seasonally-adjusted retail trade in the City of Tulsa declined by more than 16% from May 2008 to August 2009. Oklahoma City saw a 15% drop over that period, and Broken Arrow has experienced a 12% decline.

As suburban retail opportunities have increased, Tulsa's share of the retail sales in Tulsa County has fallen from 88% in 1980 to 74% in 2008.

Retail Sales in the City of Tulsa as a Percentage of Retail Sales in Tulsa County (1980-2008)



Retail Trade - Seasonally Adjusted (1989 - August 2009)



Source: OU Center for Economic and Management Research.

Public Safety



"In safety, do not forget danger; in peace, do not forget disorder."

Chinese proverb

Public Safety

Public Safety

1. Tucson
2. Honolulu
3. Denver
4. Colorado Springs
5. Fresno
6. Omaha
7. Ft. Worth
8. Oklahoma City
9. Wichita
10. Sacramento
11. Albuquerque
12. Kansas City
13. Miami
14. **TULSA**
15. Cleveland
16. Minneapolis
17. Oakland
18. Atlanta
19. Little Rock
20. St. Louis

Public Safety

Our public safety indicators place us in the middle group among our peer cities.

Our crime rate continued its four-year decline in 2008, down from record highs in 2004. The crime rate in 2004 was driven by a dramatic spike in larcenies, which was closely correlated to a spike in unemployment that year.

Traffic collisions have declined since 2000, as have DUI arrests, though the number of traffic fatalities has remained relatively steady — at around 39 per year.

There has been a dramatic increase in methamphetamine labs in Tulsa. We have already set an annual record for the most meth labs seized in our history — even more than in the previous peak year of 2003, before state laws were changed to restrict the sale of pseudoephedrine.

Rescue and emergency medical responses by the Fire Department have increased nearly 1,600% since 1992. Fires now comprise only about 4% of the Department's activity, while EMS responses represent more than 60%.

EMSA transport volumes have increased steadily over the last decade. Non-emergency transports made up about 16% of EMSA's Eastern District transport volume in 2008.

Public Safety

Crime Trends

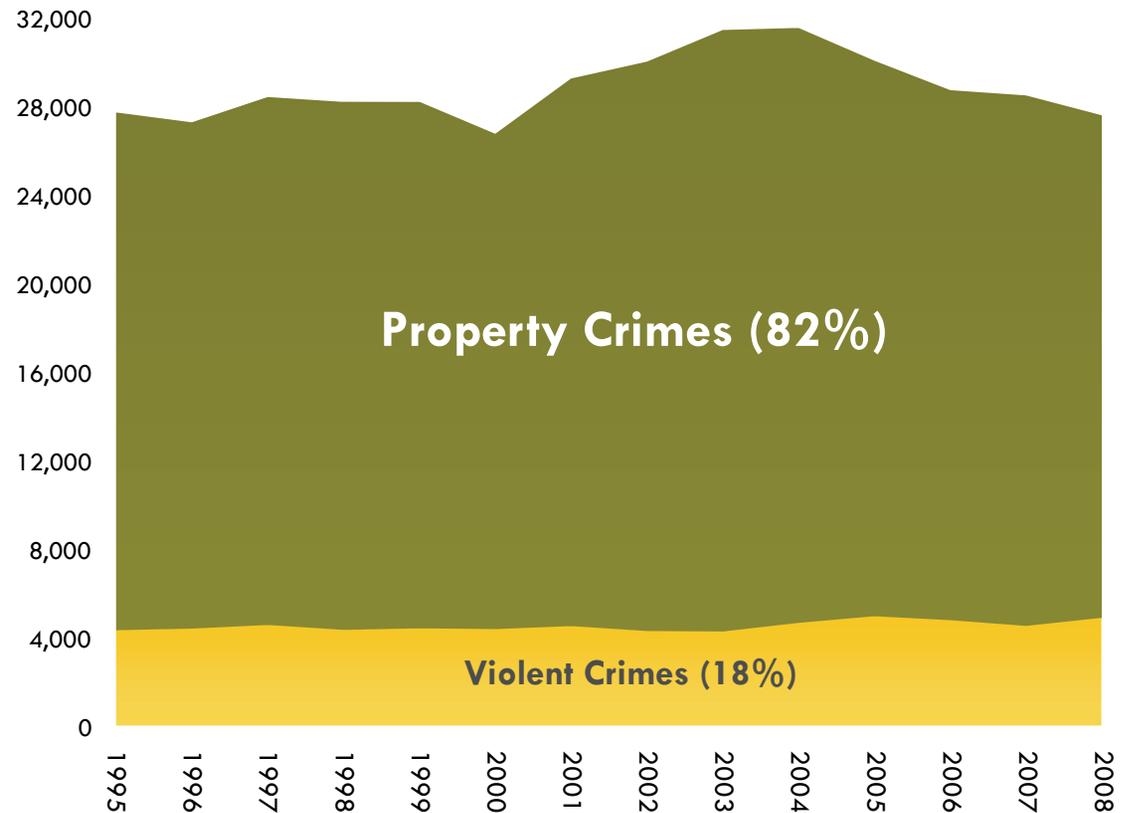
In 2008, Tulsa's crime rate (part 1 crimes *per capita*) was the lowest in more than a decade. The crime rate has declined by more than 11% from 2004 through 2008.

82% of the part 1 crimes reported in Tulsa in 2008 were property crimes. 18% were violent crimes.

Property crimes have declined by more than 16% since 2003, and that trend continued in 2008, which saw a 5% decline in property crimes.

There was an 8% rise in violent crime in 2008.

City of Tulsa - Reported Crimes (1995-2008)



Public Safety

Crime Trends

In 2008, there were nearly 28,000 Part I crimes reported in the City of Tulsa. Half of them were larcenies.

Larceny is defined as “the unlawful taking, carrying, leading, or riding away of property from the possession or constructive possession of another.” It includes shoplifting and thefts from vehicles, but not thefts of vehicles. (Because of the relatively high volume of motor vehicle thefts, the FBI has assigned that crime its own offense category.)

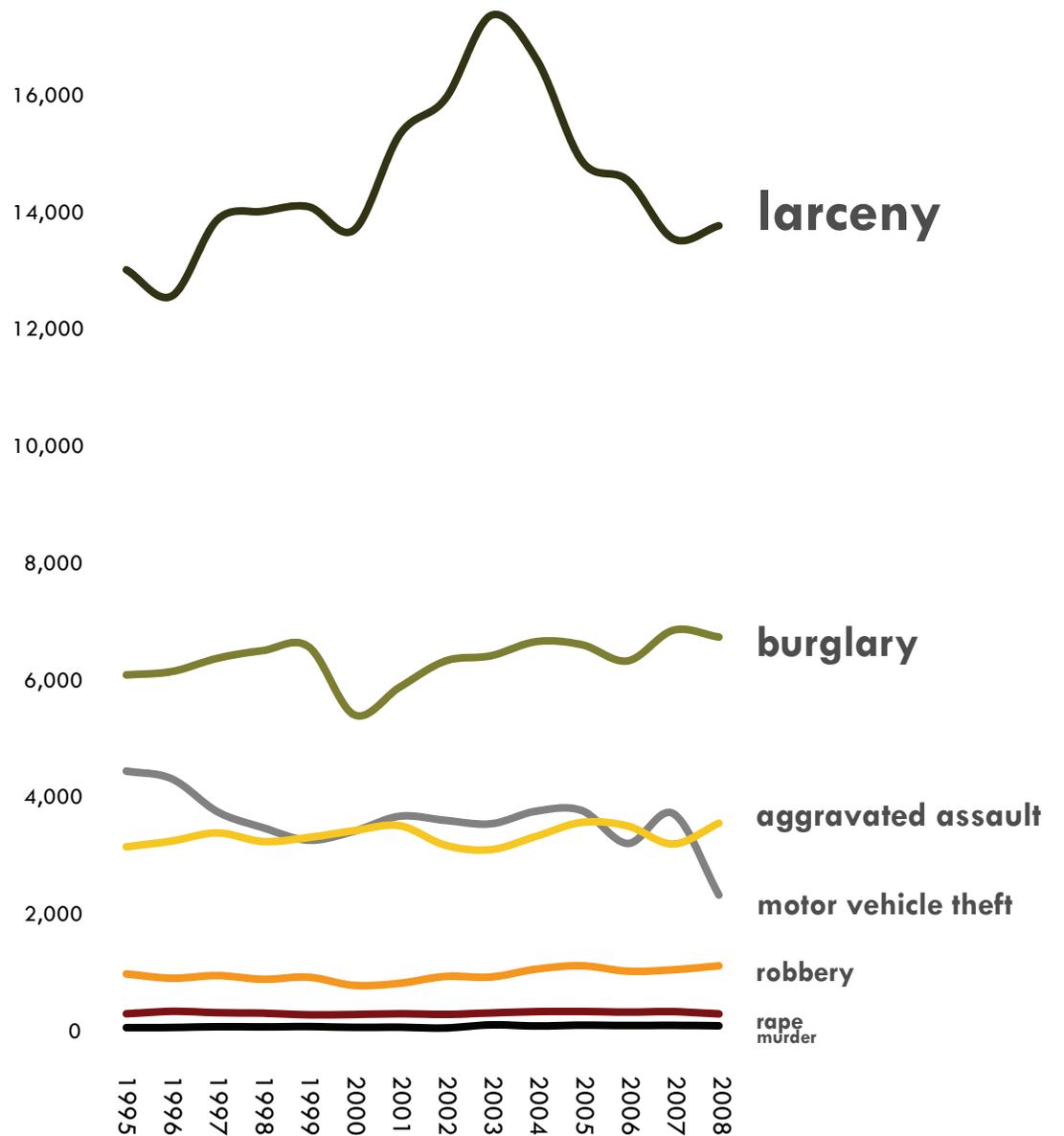
A huge spike in larcenies from 2001-2004 drove up our overall crime rate significantly. In 2008, the rate of crimes per 1,000 residents was back below the rate in 1995, primarily due to a sharp decline in motor vehicle thefts.

After a steep decline from 1999 to 2000, burglaries have increased by 25% in the last eight years.

2009 Year-to-Date

Reported crimes through October of 2009 were 1.4% lower than the same period in 2008, primarily due to significant decreases in auto thefts and assaults. Again, larcenies comprise about 53% of the crimes reported so far this year.

Overall, violent crime is down about 12% from 2008. While homicides are up 14% over 2008, murder comprises a small fraction of one percent (.18%) of Part I crimes.



Source: FBI Uniform Crime Reports; 2009 year-to-date data are from the Tulsa Police Department, as reported in the Tulsa World (12-5-09).

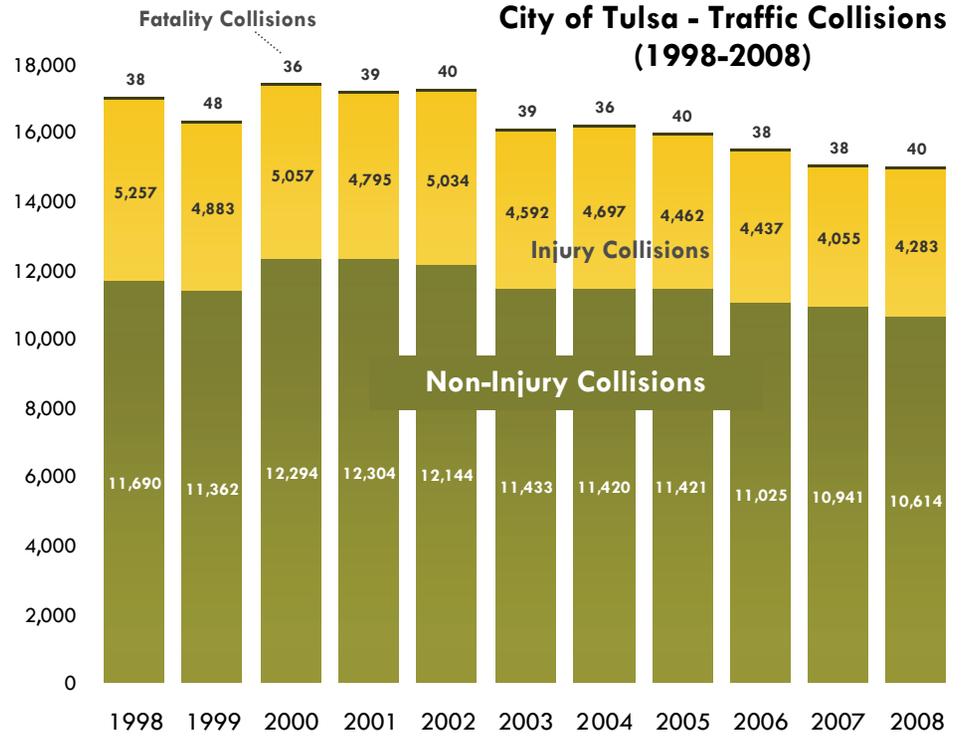
Public Safety

Traffic Safety

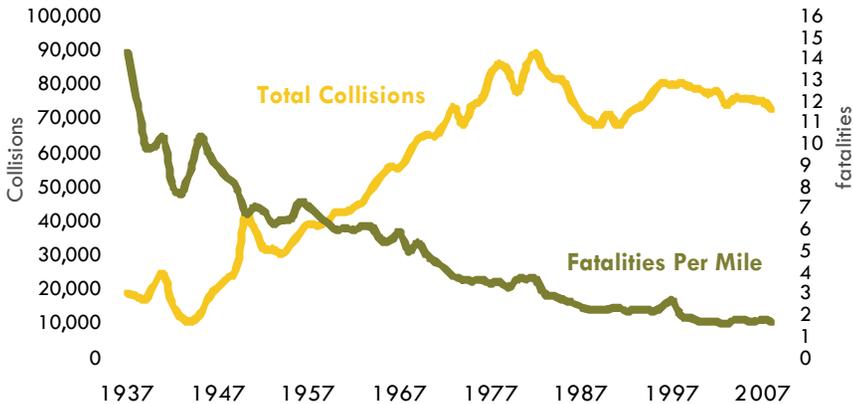
Statewide, total traffic collisions reached a peak in the early 1980s, and traffic fatalities per mile driven have declined steadily for the last 70 years.

Since 2002, traffic collisions reported to the Tulsa Police Department have declined by 13%. The number of injury accidents is down by 15%, but the number of traffic fatalities has remained at around 39 per year.

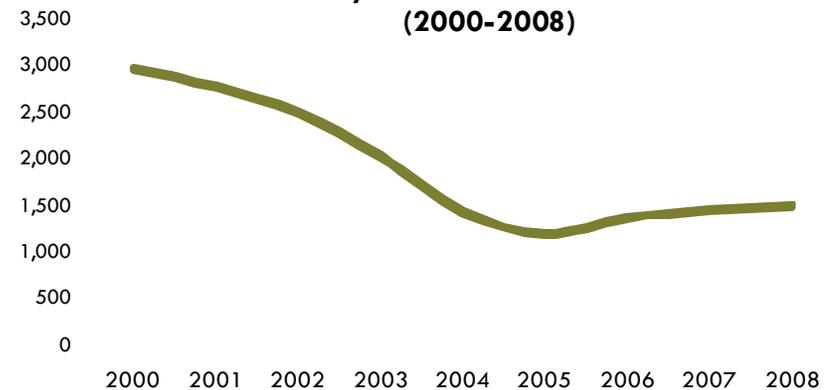
DUI arrests in Tulsa are down 50% from 2000 to 2008.



Oklahoma - Total Traffic Collisions v. Fatalities Per Mile (1937-2008)



City of Tulsa - DUI Arrests (2000-2008)



Sources: Oklahoma Highway Safety Office; Tulsa Police Department.

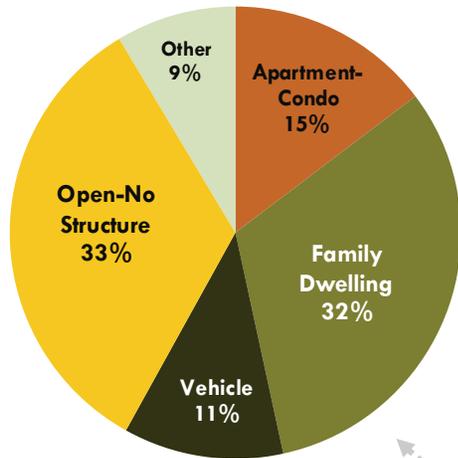
Public Safety

Methamphetamine

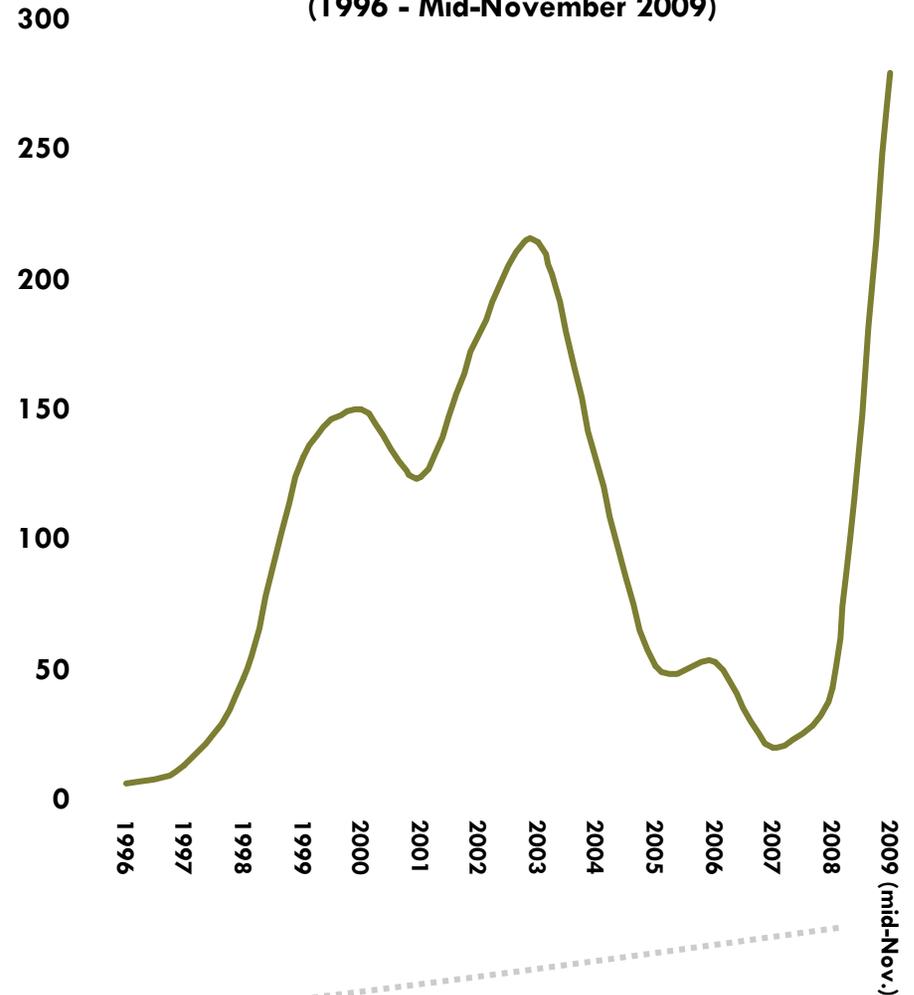
After a four-year decline in meth lab seizures in the City of Tulsa, we have set a new record in 2009. There were just 20 meth labs seized in all of 2007. Through mid-November of this year, there were 279 — a 1,300% increase.

The same upward trend is evident in statewide statistics from the Oklahoma Bureau of Narcotics and Dangerous Drugs.

Of the meth labs seized in Tulsa through mid-November of this year, 32% were found in family dwellings, 33% were found in the open with no structure, 15% were found in apartments or condos, and 11% were seized from vehicles.



Methamphetamine Labs Seized by Tulsa Police (1996 - Mid-November 2009)



Source: City of Tulsa Police Department; Oklahoma Bureau of Narcotics and Dangerous Drugs.

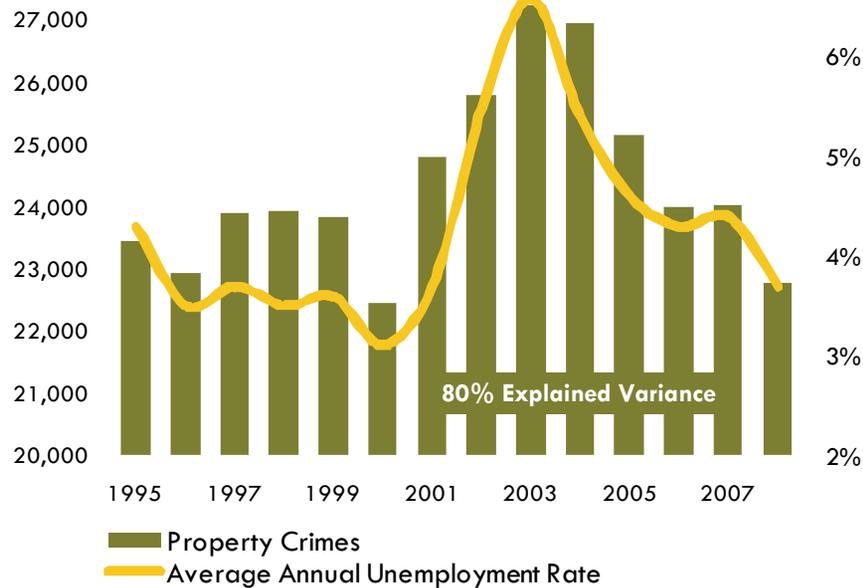
Public Safety

The Relationship Between Crime and Unemployment

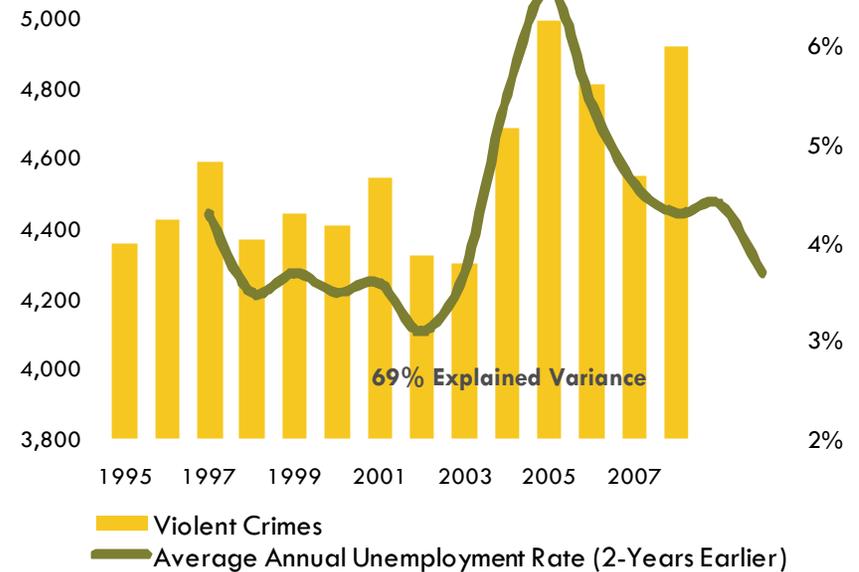
For the last 13 years, there has been a very strong correlation between property crime and unemployment in the City of Tulsa. Based on this historical relationship, with substantial increases in unemployment in 2009, we might reasonably expect to see a concomitant increase in property crimes.

There is a weaker correlation between *violent* crime and unemployment, and only when violent crime data lags unemployment data by two years. To the extent there is a relationship, this suggests that violent crime may be influenced by *cumulative*, not immediate, economic stressors.

Property Crime v. Unemployment (1995-2008)



Violent Crime v. Unemployment (2-Year Lag)



Sources: FBI Uniform Crime Reports; Bureau of Labor Statistics.

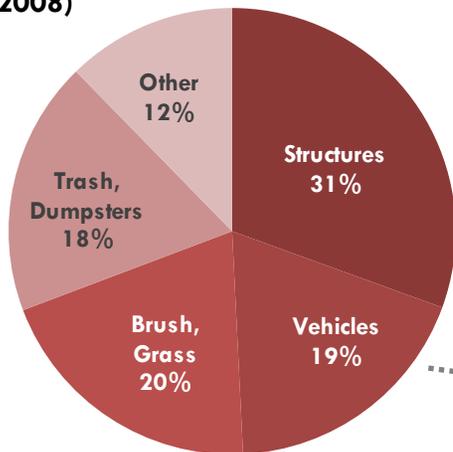
Public Safety

Fires, Hazards & Medical Emergencies

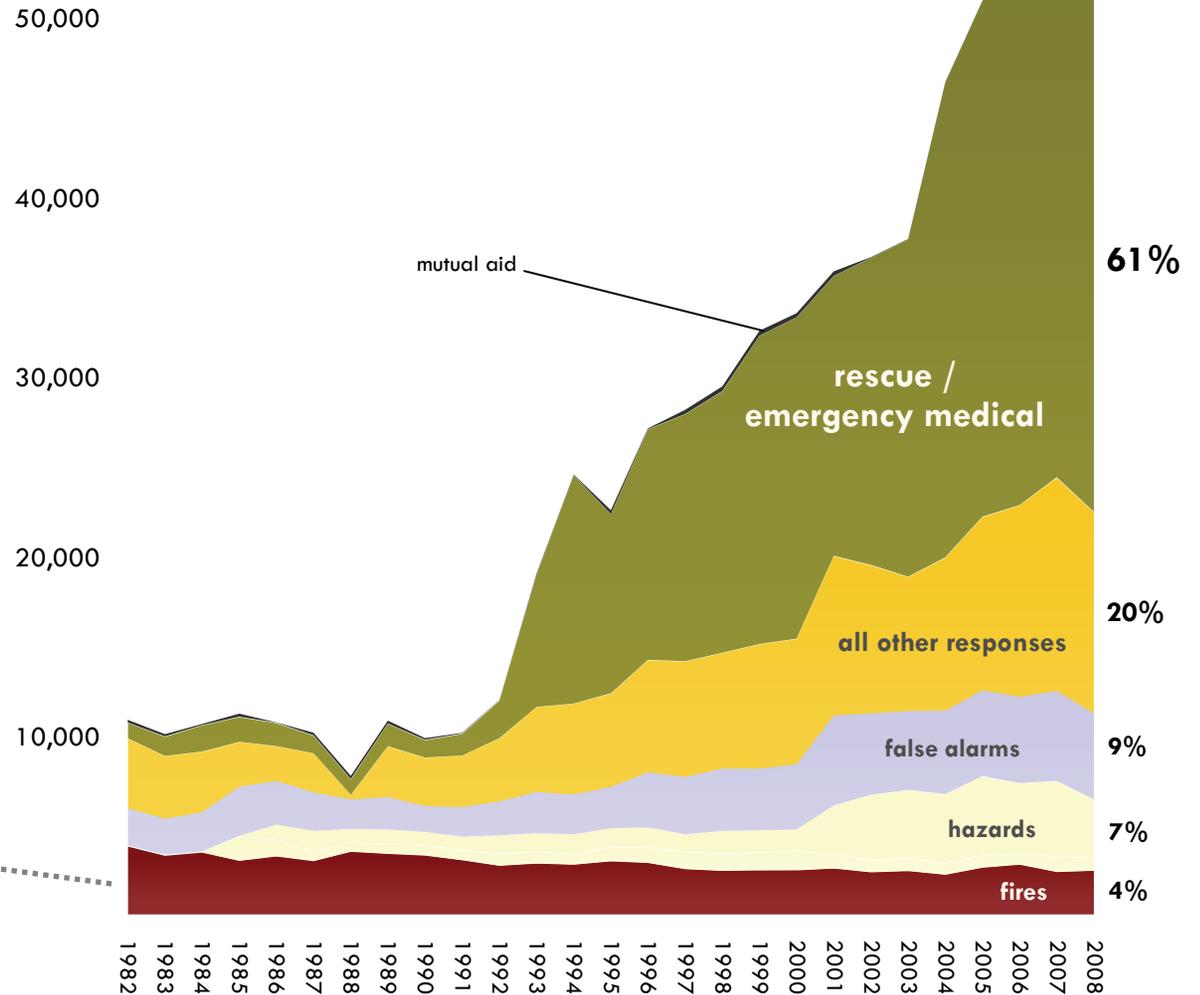
Rescue and emergency medical responses by the Fire Department have increased by nearly 1,600% since 1992. Fires now comprise about 4% of the Department's activity.

Structure fires represented a third of the fire calls, or 1.3% of the Fire Department's total responses in 2008.

City of Tulsa - Fires (2008)



Tulsa Fire Department Responses (1982-2008)



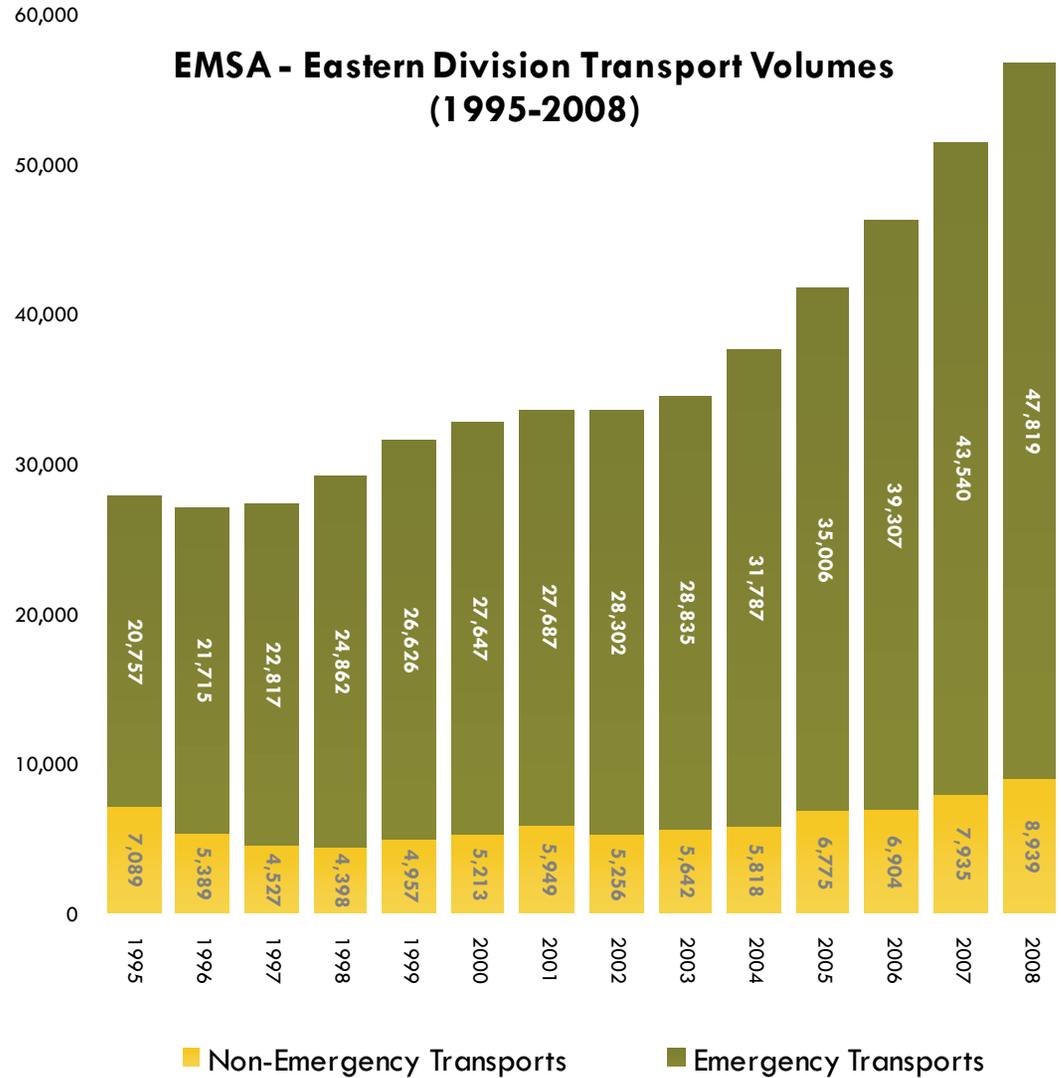
Source: City of Tulsa Fire Department, NFPS Surveys.

Public Safety

Medical Emergencies

EMSA transport volumes have increased steadily over the last decade.

Non-emergency transports represented 15.7% of total transports in EMSA's Eastern District (Tulsa area) in 2008, but only 8.8% of total transports in the Western District (Oklahoma City area).



Source: EMSA.

Neighborhood Vitality



“What, really, is wanted from a neighborhood? Convenience, certainly, an absence of major aggravation, to be sure. But perhaps most of all, ideally, what is wanted is a comfortable background, a breathing space of intermission between the intensities of private life and the calculations of public life.”

Joseph Epstein

Neighborhood Vitality

Neighborhood Vitality	
1.	Omaha
2.	Colorado Springs
3.	Wichita
4.	Albuquerque
5.	Oklahoma City
6.	TULSA
7.	Kansas City
8.	Ft. Worth
9.	Tucson
10.	Denver
11.	Little Rock
12.	Minneapolis
13.	Sacramento
14.	Fresno
15.	Atlanta
16.	St. Louis
17.	Oakland
18.	Cleveland
19.	Miami
20.	Honolulu

Neighborhood Vitality

Our combined neighborhood vitality indicators place us in the second highest group among our peer cities. Those cities ranking higher are mid-western and southwestern cities that grew relatively slower during the early part of this decade, while many of those now ranked lowest are coastal and southern cities that grew fastest in the early part of this decade.

While Tulsa has not escaped the effects of the national housing crisis, data indicate that the impacts occurred later and were relatively less severe than in other areas of the country. That does not mitigate the fact that the Tulsa area has experienced the largest decline in new home construction in the last quarter century — since the 1980s oil bust.

While housing construction is down significantly, home prices in Tulsa have remained relatively stable, again compared to other areas of the country. Homes remain very affordable in the context of national median home prices, yet — as incomes are also lower — more than a third of Tulsa households spend 30% or more of their incomes on housing costs.

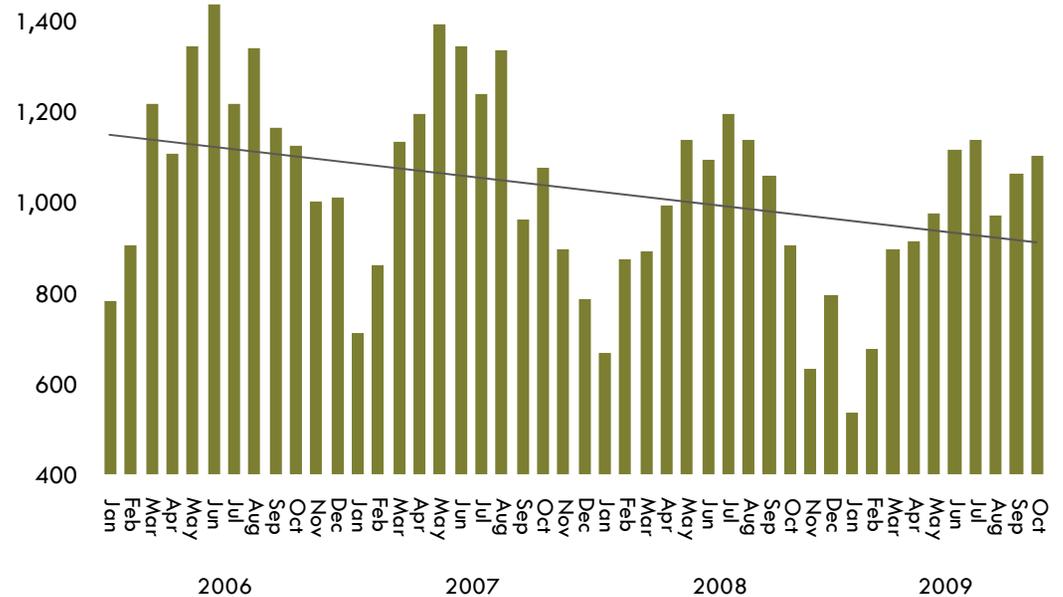
Neighborhood Vitality

Neighborhood Stability	
1.	Omaha
2.	Wichita
3.	Albuquerque
4.	Colorado Springs
5.	Ft. Worth
6.	Oklahoma City
7.	Little Rock
8.	Denver
9.	Minneapolis
10.	Kansas City
11.	TULSA
12.	Sacramento
13.	Tucson
14.	Fresno
15.	Honolulu
16.	Oakland
17.	St. Louis
18.	Atlanta
19.	Cleveland
20.	Miami

Neighborhood Vitality

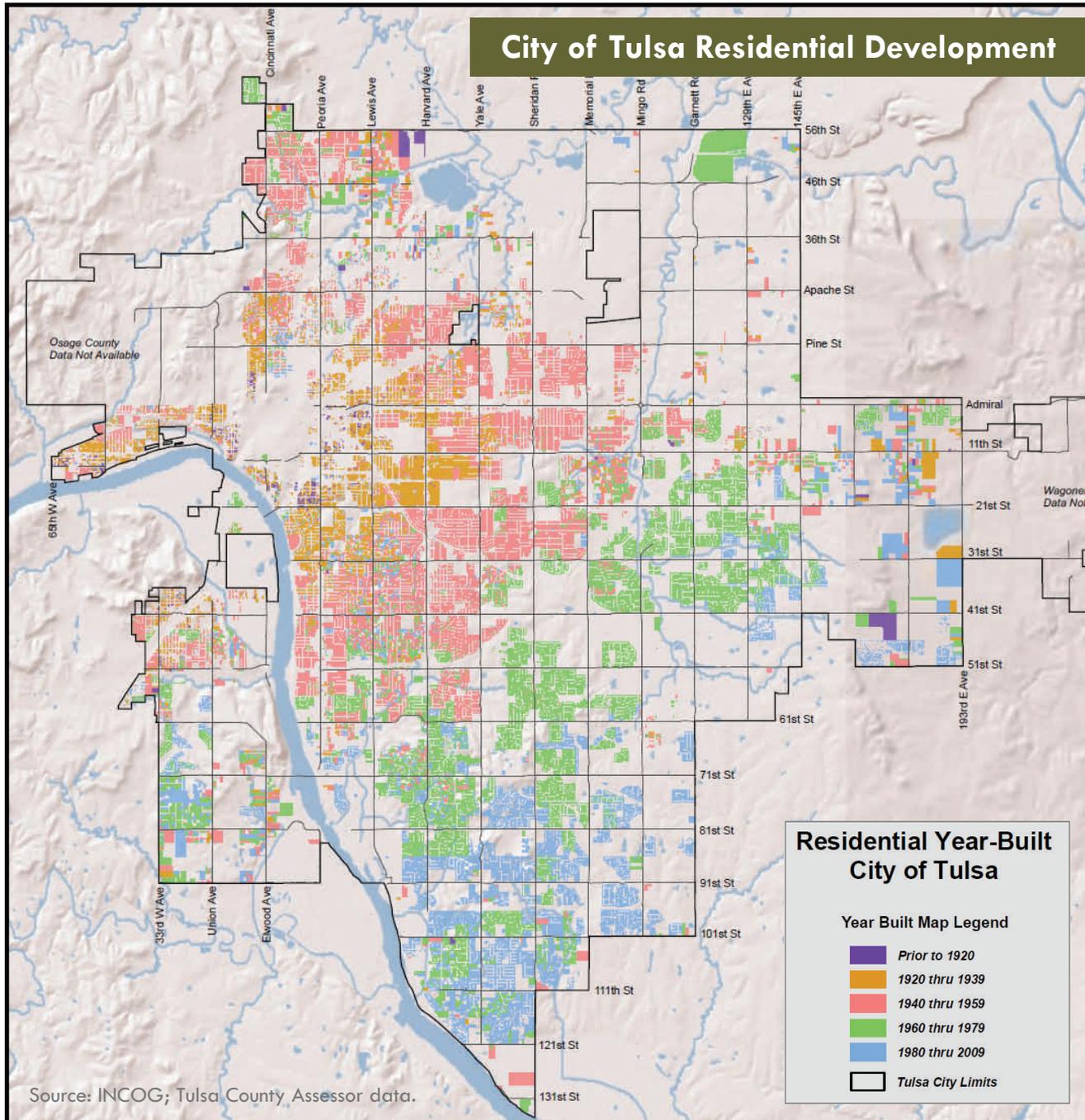
Tulsa's indicators of neighborhood stability are in the middle group of our peer cities. Nonetheless, year-to-date residential closings in the Tulsa area are down nearly 20% from 2006.

Tulsa Area Existing Home Sales Residential Closings (2006-2008)



Source: Greater Tulsa Association of Realtors, as reported in the Tulsa World.

City of Tulsa Residential Development



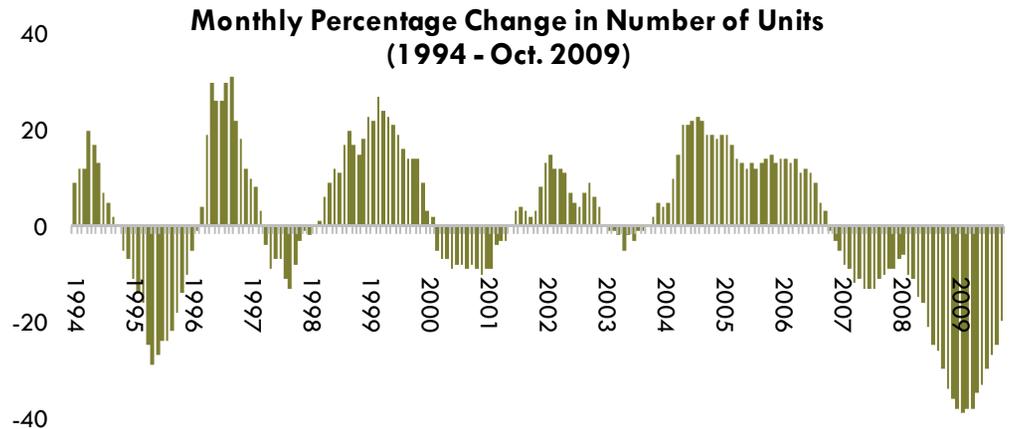
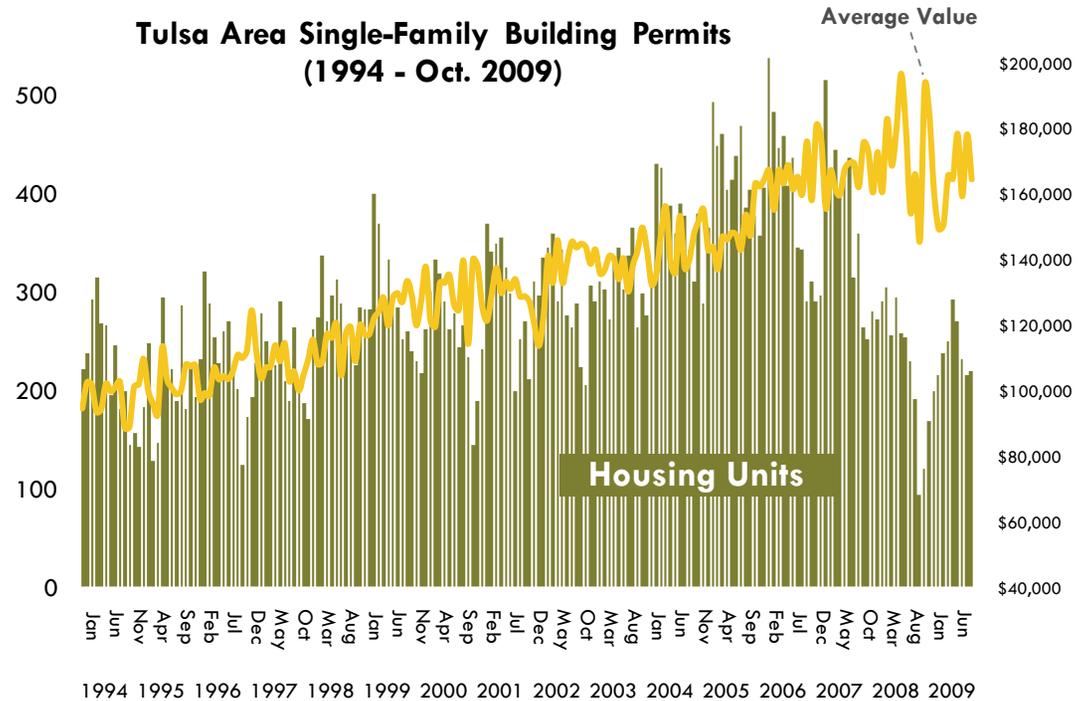
Neighborhood Vitality

New Home Construction

There was an extraordinary decline in home construction in the Tulsa area, which actually began in late 2006 and increased substantially in mid-2008. For example, the 94 units permitted in November of 2008 were 64% fewer than the number of units permitted in November of 2007.

There was a slight dip in the average value associated with new home permits, but it has not been as precipitous as the decline in the number of units.

Shown another way, following a three-year expansion in the rate of new home construction in the Tulsa area, the decline in single-family homebuilding has been the largest in the last 15 years (and in fact, since 1984, when we saw a 45% decline for the year).



Source: Real Estate Center at Texas A&M University.



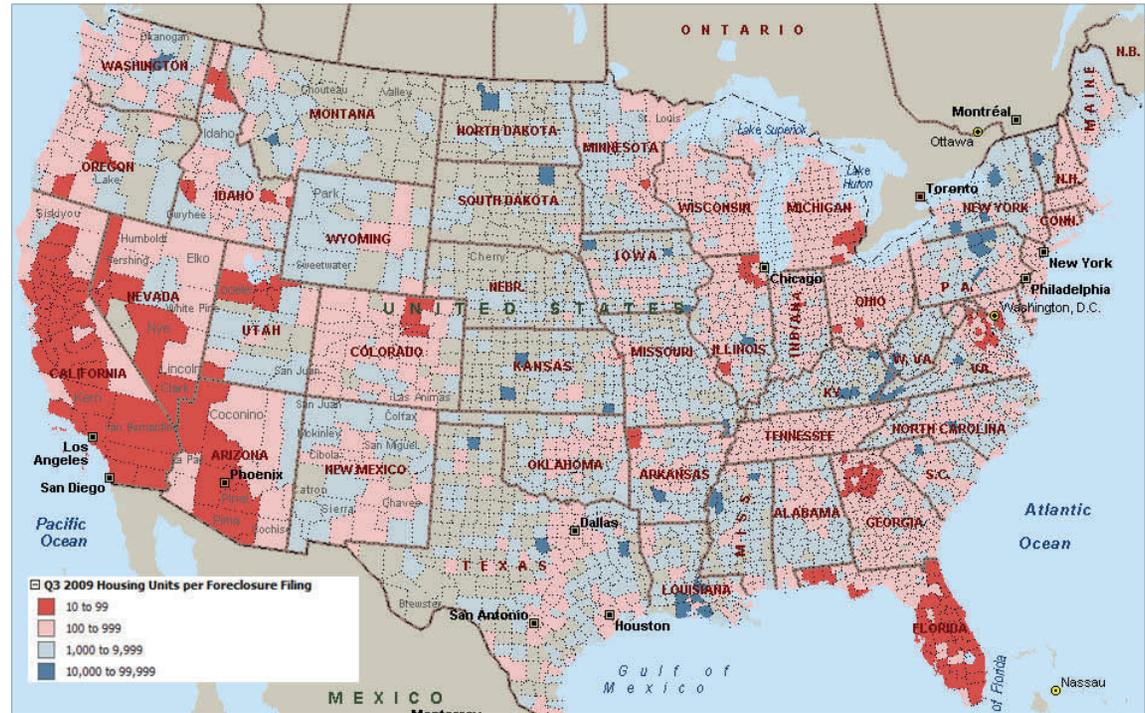
Neighborhood Vitality

Foreclosures

Tulsa-area foreclosures in the third quarter of 2009 were in-line with the national foreclosure rate, and well below the areas of the country hit hardest by foreclosures.

Areas that grew the fastest in the last several years — California, Arizona, Nevada, Florida, and cities such as Atlanta — have been the areas most affected by foreclosures.

In the third quarter, according to RealtyTrac, more than 5% of the housing units in Las Vegas were in foreclosure, compared to fewer than 1% of the housing units in the Tulsa area.

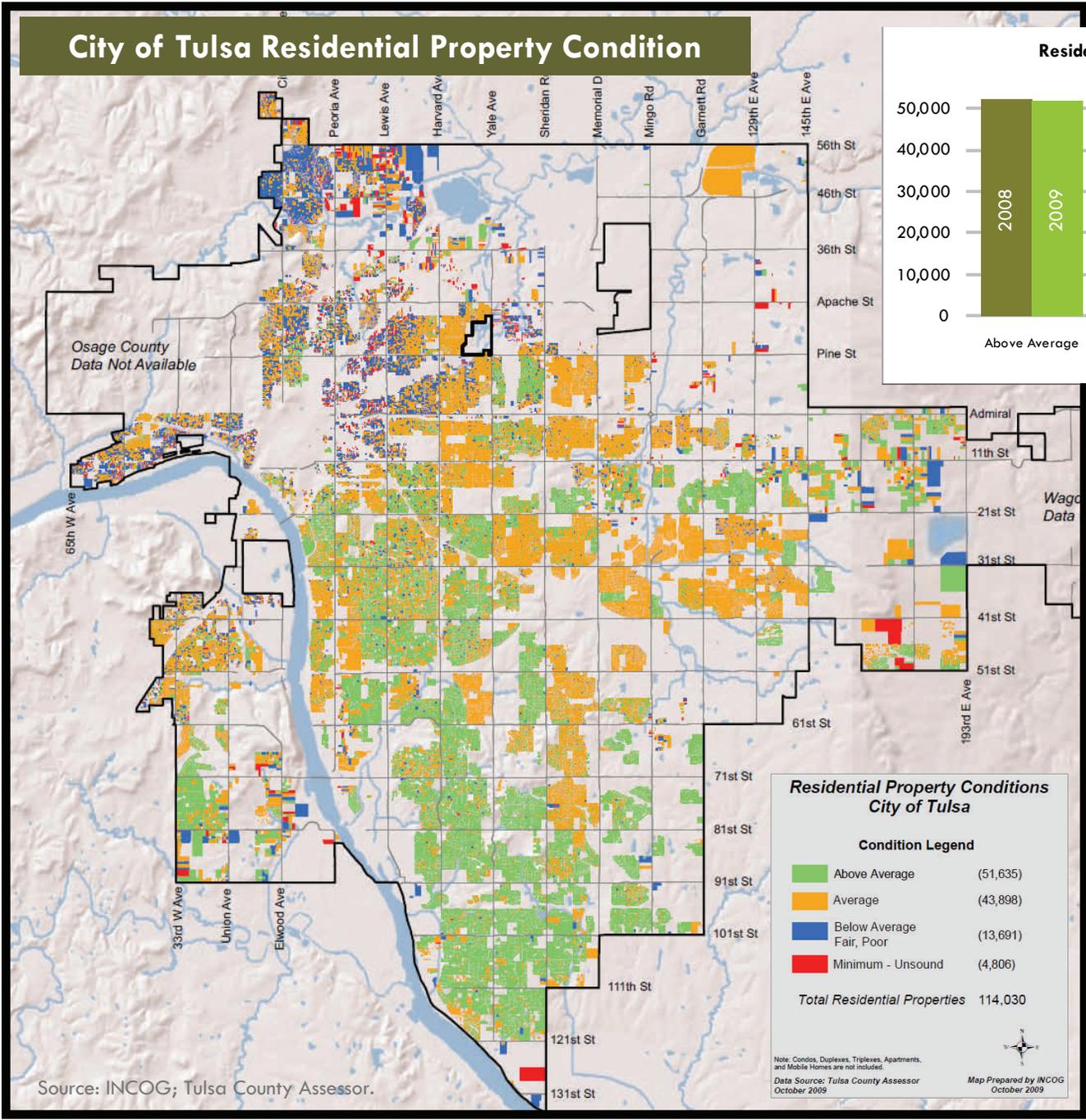


U.S. Metro Foreclosure Market Data – Q3 2009

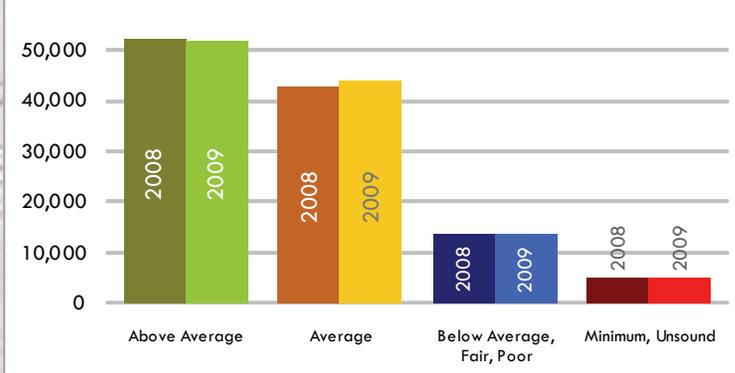
Rank	Metro Area	Total	% Housing Units	1/every X Units
--	U.S. Total	937,840	0.73	136
1	Las Vegas-Paradise, NV	40,408	5.13	20
61	Tulsa, OK	2,764	0.70	144

Source: RealtyTrac.

City of Tulsa Residential Property Condition



Residential Property Condition (2008-2009)



Residential Property Conditions City of Tulsa

Condition Legend

■ Above Average	(51,635)
■ Average	(43,898)
■ Below Average Fair, Poor	(13,691)
■ Minimum - Unsound	(4,806)
Total Residential Properties 114,030	

Note: Condos, Duplexes, Triplexes, Apartments, and Mobile Homes are not included.
Data Source: Tulsa County Assessor
October 2009

Map Prepared by INCOG
October 2009

Source: INCOG; Tulsa County Assessor.

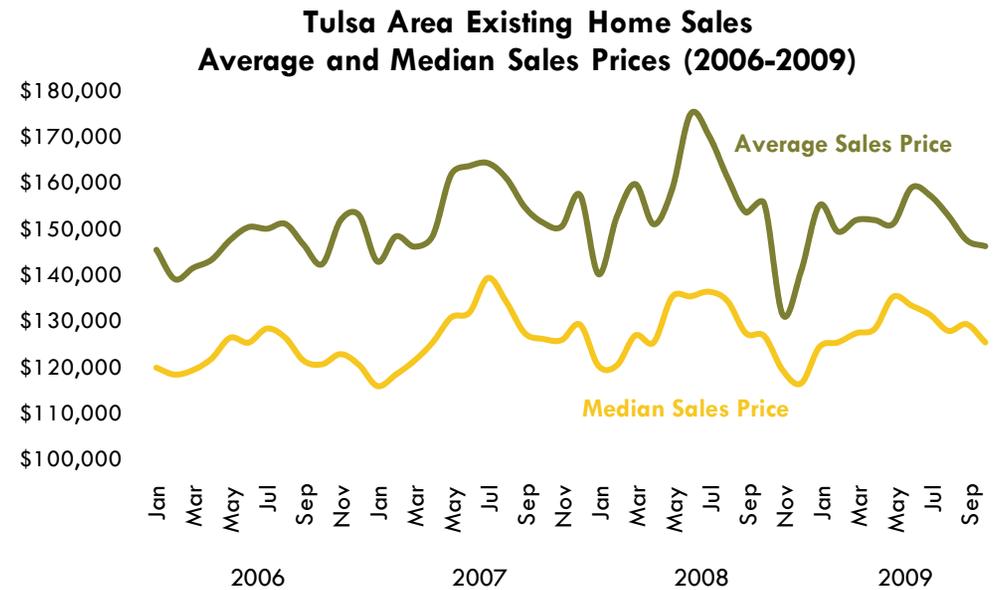
Neighborhood Vitality

Affordability	
1.	Oklahoma City
2.	Omaha
3.	Atlanta
4.	TULSA
5.	St. Louis
6.	Colorado Springs
7.	Wichita
8.	Albuquerque
9.	Cleveland
10.	Kansas City
11.	Tucson
12.	Denver
13.	Minneapolis
14.	Little Rock
15.	Miami
16.	Ft. Worth
17.	Oakland
18.	Sacramento
19.	Fresno
20.	Honolulu

Affordability

Indicators of housing affordability place us in the second highest group of our peer cities.

While the pace of existing home sales in the Tulsa area has declined substantially in the last three years, sales prices have been relatively stable. Comparing October of 2006 to October of 2009, the average sales price is up about 3%, and the median sales price is up 4%. In the last year (October 2008 v. October 2009), however, the average sales price is down 6%, and the median sales price is down 1%.



Source: Greater Tulsa Association of Realtors, as reported in the Tulsa World.

Neighborhood Vitality

Affordability

More than 54% of the owner-occupied units in the City of Tulsa are valued between \$50,000 and \$150,000.

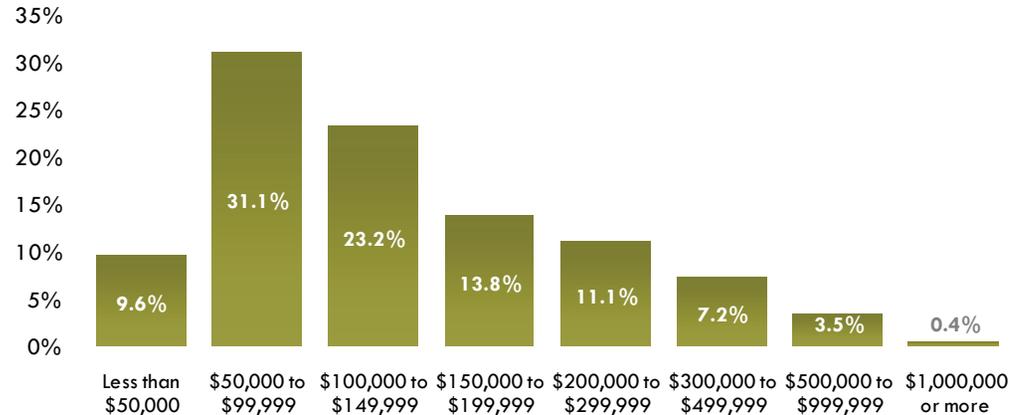
While homes in Tulsa are very affordable in the context of the national housing market, many Tulsa households still spend more than 30% of their income on housing.

According to the Census Bureau, 31% of households with a mortgage spend 30% or more of their household income on the costs of home ownership (as do nearly 14% of households without a mortgage). More than 47% of renters spend 30% or more of their household income on gross rent.

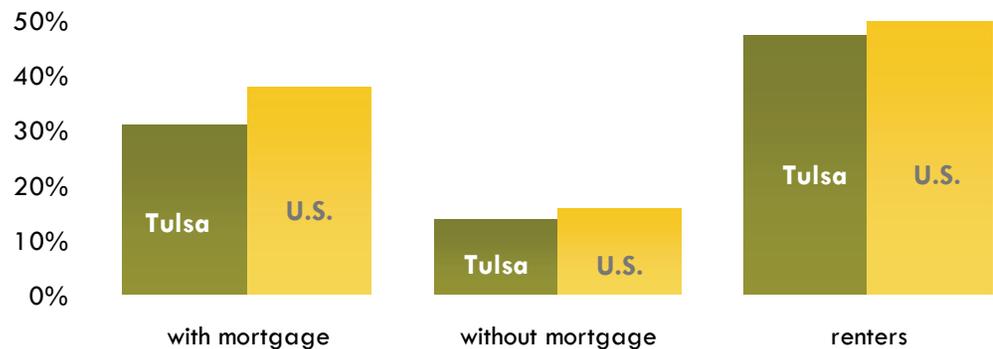
In other words, nearly 57,000, or more than a third of Tulsa households, spend as much or more for housing, as a percentage of income, than housing agencies recommend as the standard for affordability.

While this percentage is significant, it is still less than the national percentage of households spending 30% or more of their income for housing/rental costs.

Value of Owner-Occupied Units in the City of Tulsa (2008)



Percent of Households Spending 30% or More of Household Income on Housing/Rental Costs (2008)



Source: U.S. Census Bureau; HUD "Trends in Housing Costs 1985-2005 and the 30%-of-Income Standard."



Human Investment



"Every society consists of men in the process of developing from children into parents. To assure continuity of tradition, society must early prepare for parenthood in its children; and it must take care of the unavoidable remnants of infantility in its adults."

Erik H. Erikson

Human Investment

Human Investment	
1.	Little Rock
2.	Cleveland
3.	St. Louis
4.	Kansas City
5.	Omaha
6.	Atlanta
7.	Albuquerque
8.	Minneapolis
9.	Wichita
10.	Honolulu
11.	Tucson
12.	Miami
13.	Denver
14.	Ft. Worth
15.	Oklahoma City
16.	Colorado Springs
17.	TULSA
18.	Sacramento
19.	Oakland
20.	Fresno

Human Investment

Our Human Investment indicators place us in the second lowest group among our peer cities, primarily due to our low health indicators.

For the last decade, our early childhood education system has been the best in the nation, improving school readiness for young children from diverse backgrounds throughout the city.

The central city school districts of Tulsa and Oklahoma City serve students in significantly different economic and social circumstances than suburban districts, and their academic performance, attendance, and graduation rates have been relatively lower.

Oklahoma's health risk factors and outcomes are among the worst in the nation, and they have declined substantially in the last 20 years.

While influenza has been the subject of national and local alarm, it is far from our most pressing health concern. In fact, rates of death from pneumonia and influenza have not increased appreciably in the last five years (nor in the last several weeks), but risk factors such as smoking and obesity, and outcomes such as cardiovascular deaths, continue to escalate unabated.

Human Investment

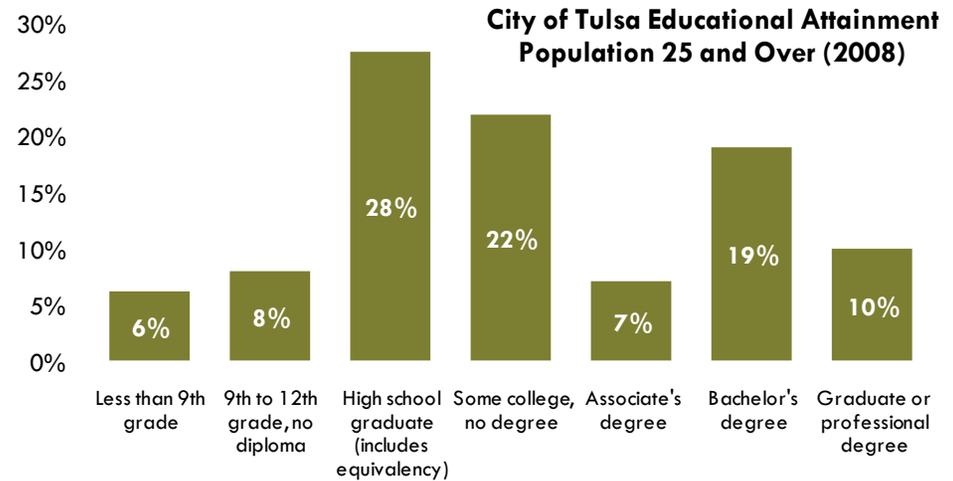
Education	
1.	Atlanta
2.	Kansas City
3.	St. Louis
4.	Cleveland
5.	Minneapolis
6.	Little Rock
7.	Honolulu
8.	Omaha
9.	Colorado Springs
10.	TULSA
11.	Denver
12.	Albuquerque
13.	Wichita
14.	Miami
15.	Ft. Worth
16.	Oakland
17.	Oklahoma City
18.	Tucson
19.	Sacramento
20.	Fresno

Education

Tulsa’s education measures place us in the middle group of our peer cities.

According to Census Bureau estimates, 86% of City of Tulsa residents age 25 or over have at least a high school education (approximately the same percentage as the state and the nation).

About 29% of Tulsans have a bachelor’s degree or higher, which compares favorably to the state (22%) and nation (28%).



Source: U.S. Census Bureau.

Human Investment

Preschool Education

Oklahoma's is widely recognized as "the finest state preschool system in the country," and Tulsa's Educare has been called the "showpiece" of that system. In 2008, the state marked a decade of offering universal access to preschool education.

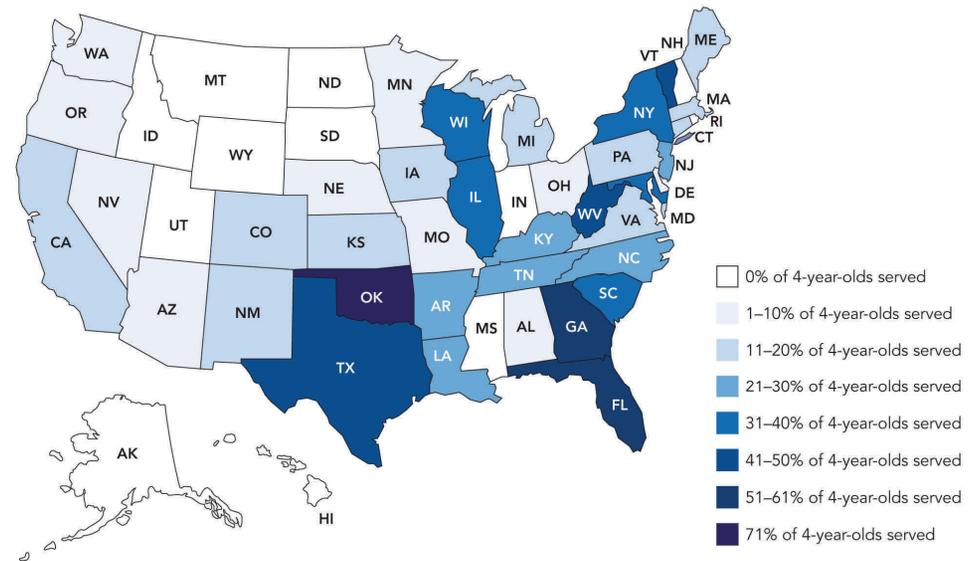
For the sixth year, Oklahoma ranks first in the nation in the percentage of 4-year-olds enrolled in preschool. 71% of Oklahoma 4-year-olds are enrolled in preschool, compared to 24% nationally.

Oklahoma not only serves more of its children than any other state, it is also one of only twelve states to meet at least 9 of 10 quality standards established by the National Institute for Early Childhood Education. "This combination of quality and scale makes the Oklahoma program one of the most serious attempts to deal with economic inequality anywhere in the country."

As a national leader, Tulsa has been the subject of considerable attention and research. A 2007 study by researchers at the Georgetown University Public Policy Institute found that:

"The Tulsa Public Schools pre-K program, which became universal in 1998 as a result of state legislation, has been remarkably effective in enhancing the school readiness skills of young children. Kindergarten children who participated in the state-funded pre-K program have stronger pre-reading skills, stronger pre-writing skills, and stronger pre-math skills than would otherwise be the case. Children from diverse racial and ethnic backgrounds and from diverse socio-economic backgrounds benefit from the program."

Percent of 4-Year-Olds Served in State Pre-K (2008)



Sources: National Institute for Early Education Research, "The State of Preschool 2008;" "ECONOMIX: Bridging Gaps Early On In Oklahoma," NEW YORK TIMES (2007); Gormley, "Small Miracles in Tulsa: The Effects of Universal Pre-K on Cognitive Development" (2007).

Human Investment

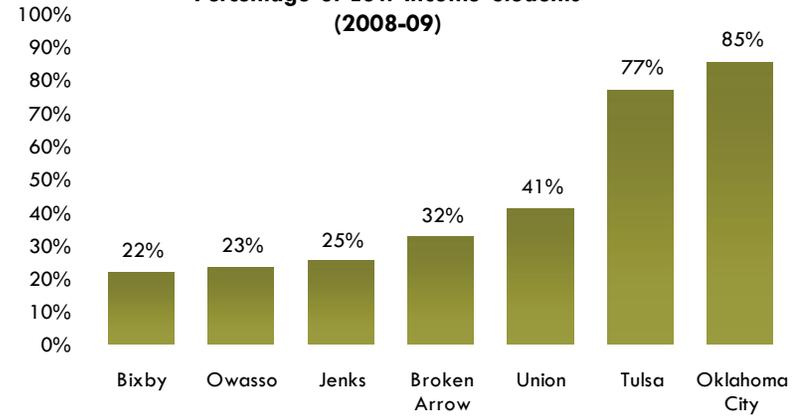
Education

There are significant differences in the circumstances of the students served by the central city districts of Tulsa and Oklahoma City, compared to suburban districts.

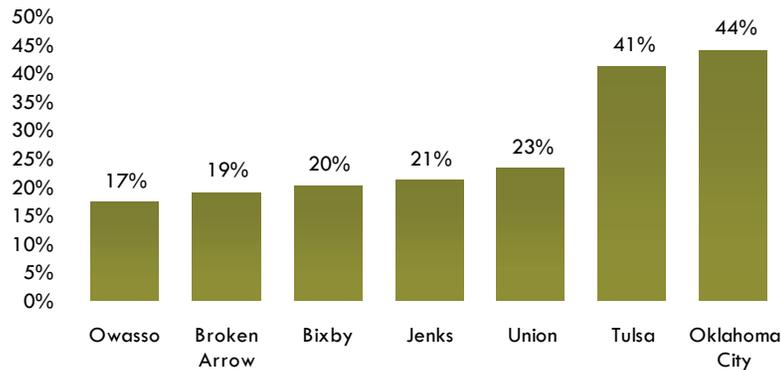
The central city districts serve twice to three times as many low income students and students from single-parent families as the suburban districts.

The ratio of juvenile offenders is also much higher in the central city districts, especially in Tulsa Public Schools, where one out of every 38 students was charged with an offense in 2008-09. 113 of those charged at TPS were alleged gang members, compared to 99 in Oklahoma City, and an average of 4 in the suburban districts.

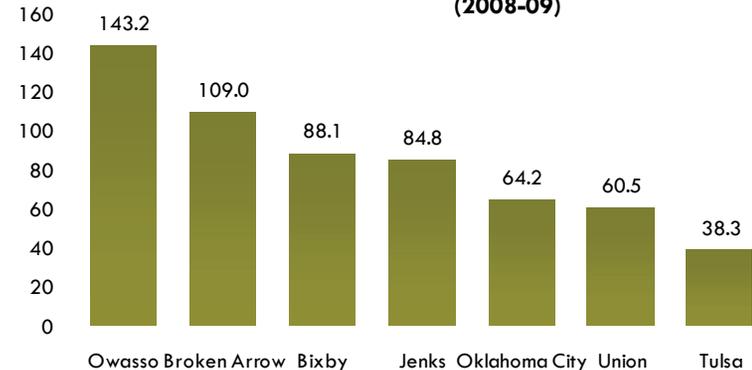
Percentage of Low-Income Students (2008-09)



Percentage of Single-Parent Families (2008-09)



Ratio of Juvenile Offenders One Out of Every _ Students Was Charged (2008-09)



Source: Oklahoma Department of Education, Low Income Report for 2008-09, Profiles 2008 - District Reports.

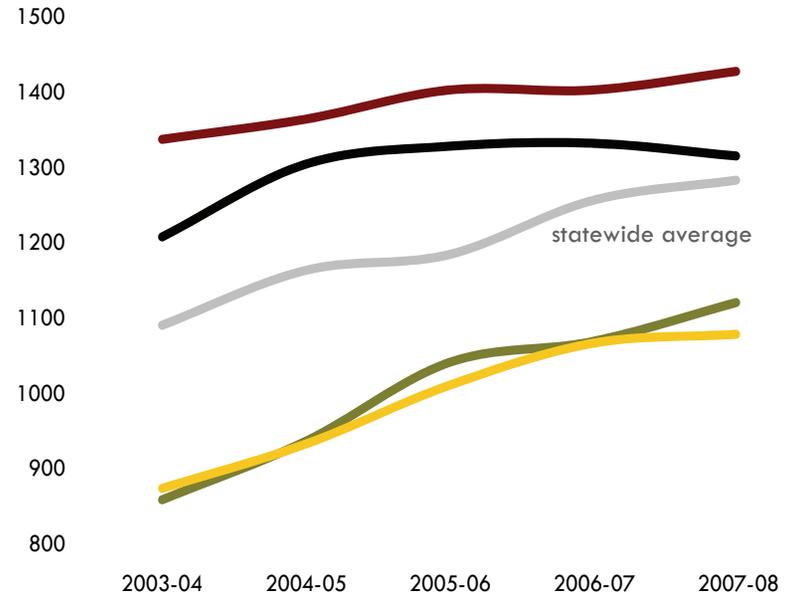
Human Investment

Education

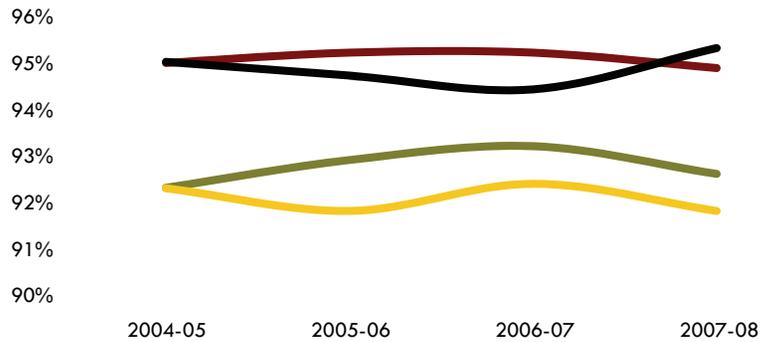
Academic performance, as measured by the standardized Academic Performance Index, is relatively lower in the urban districts of Tulsa and Oklahoma City, but performance has improved faster in these districts in the last four years.

Attendance and graduation rates are also lower in the urban districts. Of the four districts examined, only Union Public Schools showed improvement in attendance rates last year. Graduation rates remained relatively stable from 2007 to 2008.

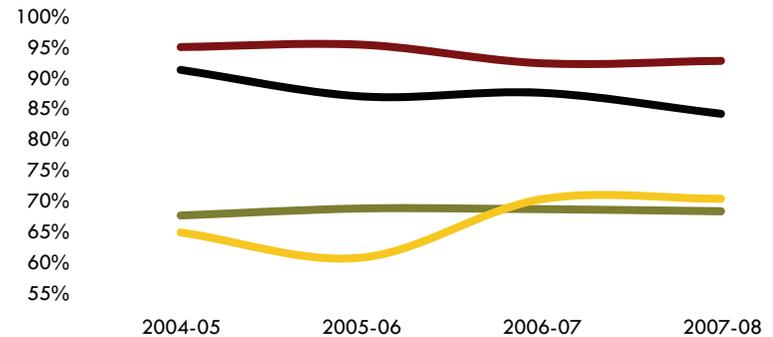
Academic Performance Index Scores (2003-2008)



Attendance Rates (2004-2008)



Graduation Rates (2004-2008)



Jenks

Union

Tulsa

Oklahoma City

Source: Oklahoma Department of Education, No Child Left Behind Act Annual Report Cards. The API is a measurement of school and district performance, based on a variety of educational indicators. Components of the API are used to meet reporting requirements of the No Child Left Behind Act (Public Law 107-110).



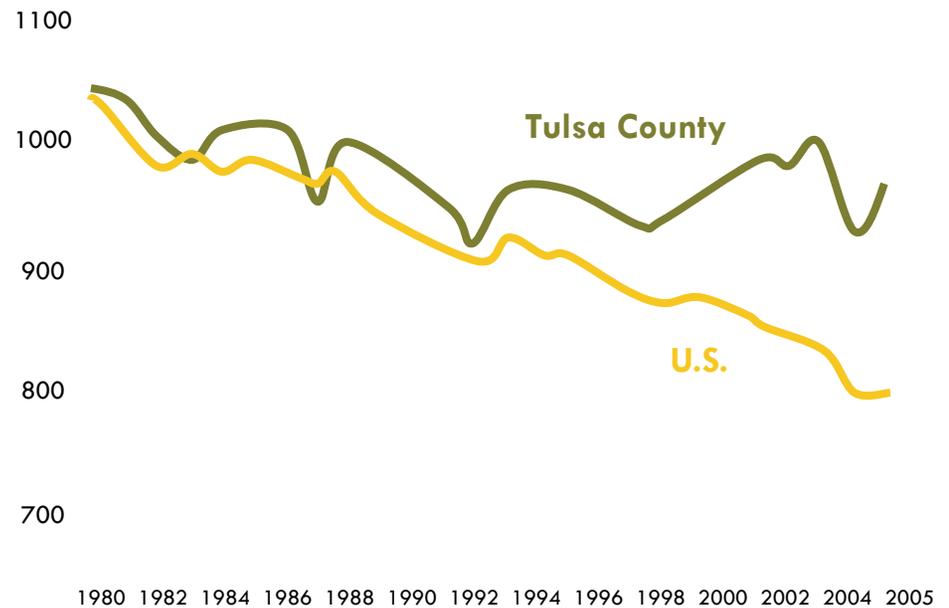
Human Investment

Health	
1.	Little Rock
2.	Cleveland
3.	Omaha
4.	Albuquerque
5.	Tucson
6.	St. Louis
7.	Wichita
8.	Kansas City
9.	Miami
10.	Oklahoma City
11.	Ft. Worth
12.	Honolulu
13.	Denver
14.	Minneapolis
15.	Atlanta
16.	Sacramento
17.	TULSA
18.	Colorado Springs
19.	Fresno
20.	Oakland

Health

Health indicators are abysmal in Tulsa County, and in Oklahoma as a whole. From 1992 through 2005, Tulsa County's age-adjusted death rate actually began to increase, diverging from the downward national trend.

**Age-Adjusted Death Rates - Tulsa County v. U.S.
(1980-2005)**



Source: Centers for Disease Control and Prevention.

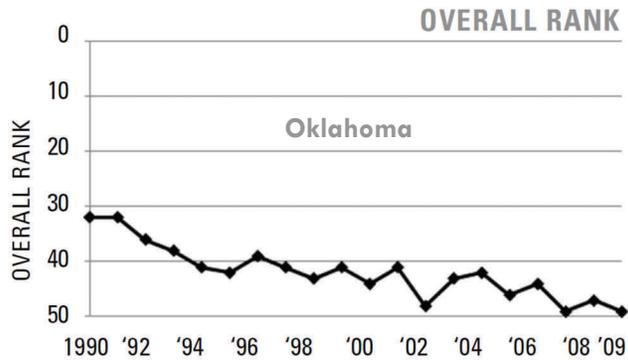
Human Investment

Health

Oklahoma's health risk and outcome rankings have declined substantially in the last 20 years, relative to the other states.

Oklahoma's heightened risk factors include the prevalence of smoking and obesity, occupational fatalities, children in poverty, and violent crime.

Deteriorating outcomes include premature deaths, infant mortality, cancer deaths, and cardiovascular deaths.



Oklahoma's Ranking Out of 50 States (1990-2009)

1=best, 50=worst

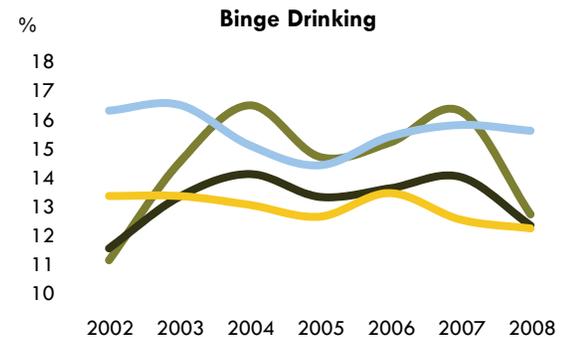
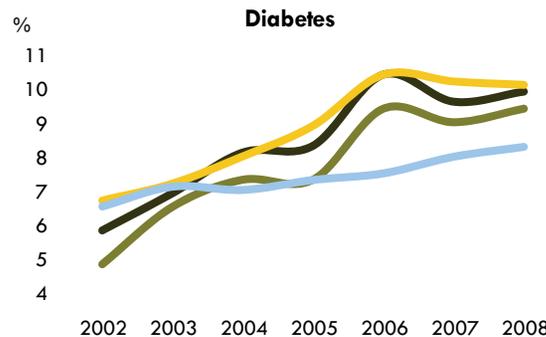
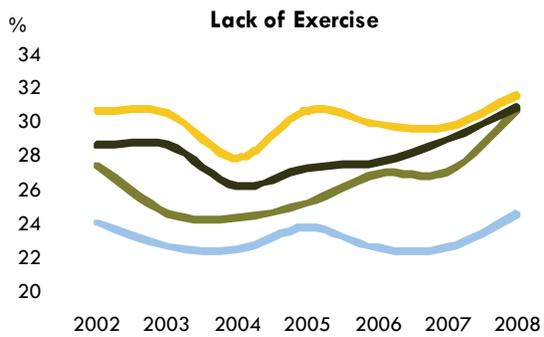
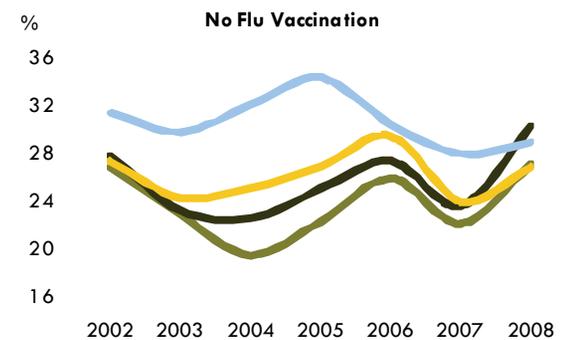
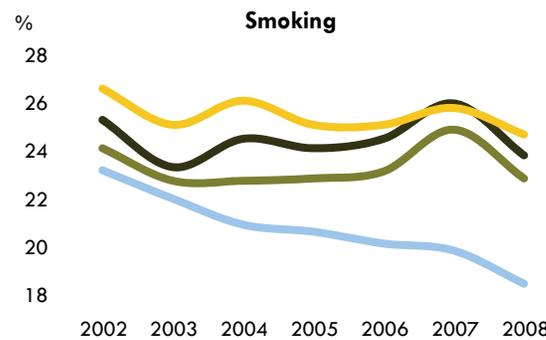
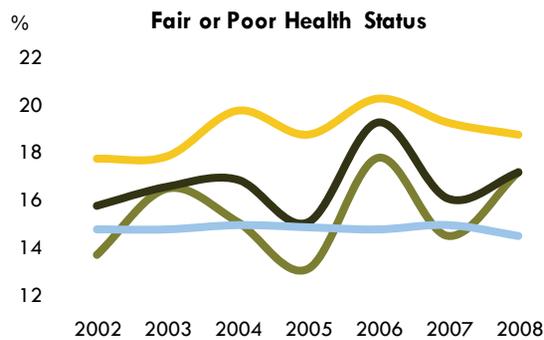
	1990 Rank	2009 Rank	Change in Rank 1990-2009
Behaviors			
Prevalence of Obesity (Percent of population)	23	46	23
Prevalence of Smoking (Percent of population)	44	46	2
Prevalence of Binge Drinking (Percent of population)	-	9	n/a
Community & Environment			
Occupational Fatalities (Deaths per 100,000 workers)	8	43	35
Infectious Disease (Cases per 100,000 population)	32	26	-6
Air Pollution (Micrograms of fine particles per cubic meter)	-	22	n/a
Children in Poverty (Percent of persons under age 18)	21	41	20
Violent Crime (Offenses per 100,000 population)	24	41	17
Health Outcomes			
Premature Death (Years lost per 100,000 population)	27	43	16
Poor Physical Health Days (Days in the previous 30 days)	-	46	n/a
Infant Mortality (Deaths per 1,000 live births)	27	39	12
Poor Mental Health Days (Days in the previous 30 days)	-	46	n/a
Geographic Disparity (Relative standard deviation)	-	21	n/a
Cancer Deaths (Deaths per 100,000 population)	18	38	20
Cardiovascular Deaths (Deaths per 100,000 population)	31	48	17
All Determinants	33	48	15
All Outcomes	29	44	15
Overall	32	49	17

Source: United Health Foundation.

Human Investment

Health Risks

According to the CDC, a higher percentage of Tulsa County residents than residents of the nation as a whole report health risk factors, except in the categories of flu vaccinations and binge drinking. Tulsa County residents generally fare better than Metro Area and Oklahoma residents as a whole, except in the category of binge drinking.



Tulsa County
 Tulsa MSA
 Oklahoma
 Nationwide

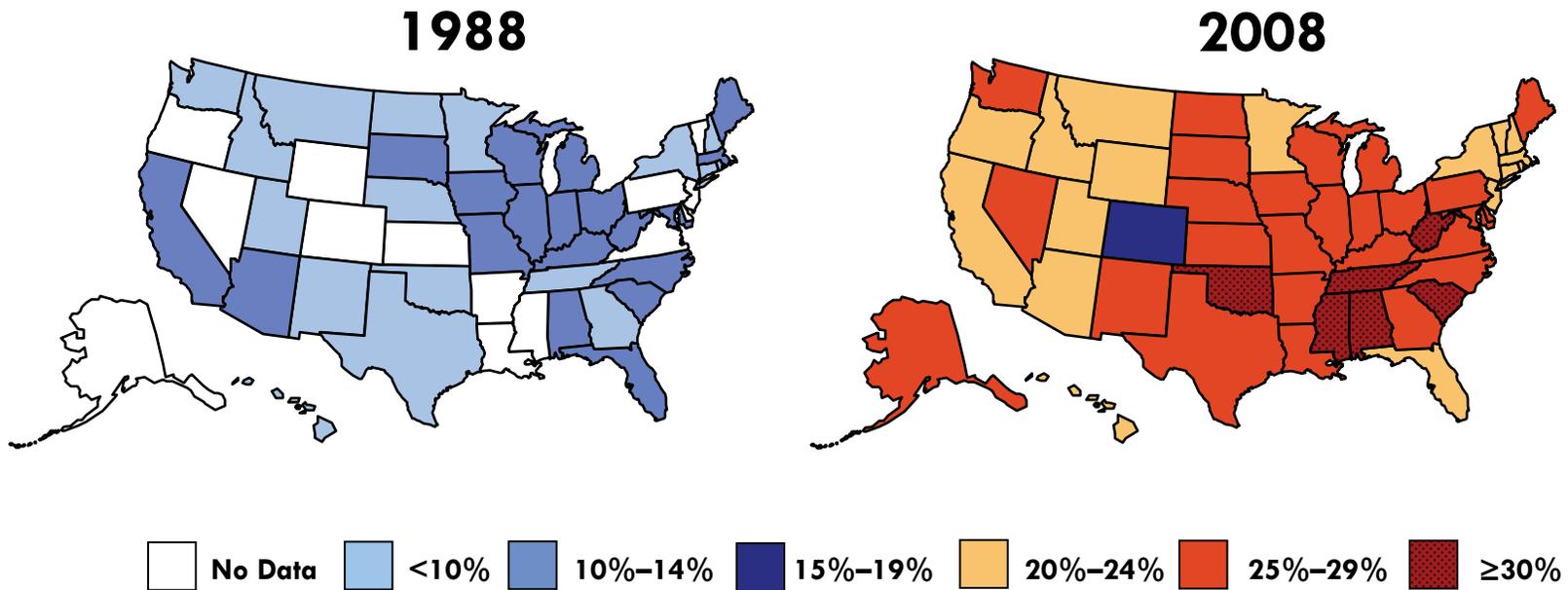
Source: Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. For more specific definitions of risk factors, see www.cdc.gov/BRFSS.

Human Investment

Health Risks

In the last twenty years, Oklahoma's obesity rate has jumped from less than 10% to more than 30%, reflecting the national trend.

According to the Centers for Disease Control and Prevention (CDC), "as weight increases to reach the levels referred to as 'overweight' and 'obesity,' the risks for the following conditions also increases: coronary heart disease, type 2 diabetes, cancers, hypertension, dyslipidemia, stroke, liver and gallbladder disease, sleep apnea and respiratory problems, osteoarthritis, and gynecological problems."

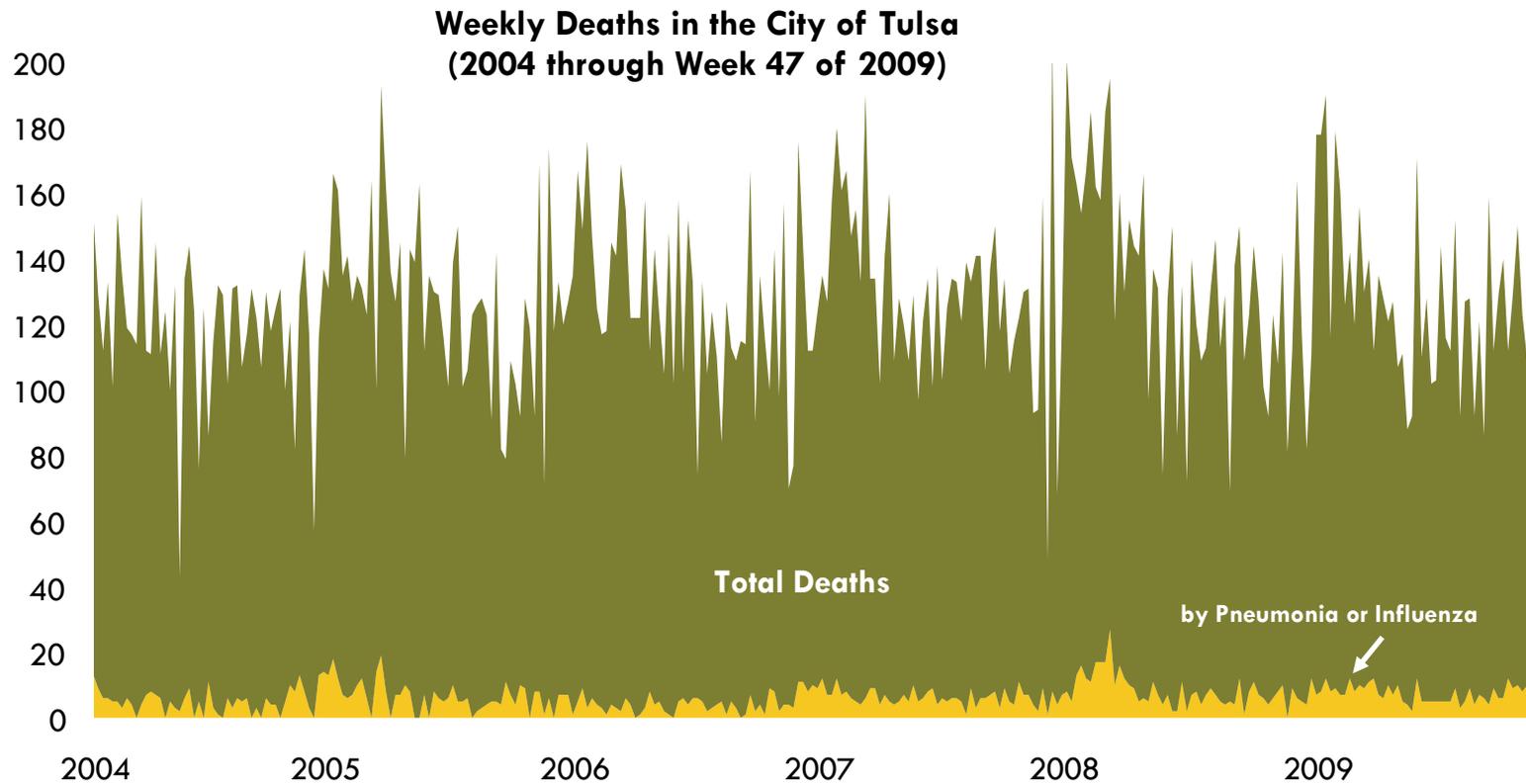


Source: Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System; based on Body Mass Index ≥ 30 , or about 30 pounds overweight for a person 5' 4".

Human Investment

Pneumonia and Influenza

Since 2004, more than 38,000 people have died in the City of Tulsa. Of those, about 1,900 — or about 5% — died from pneumonia or influenza. There was an increase in pneumonia and influenza deaths from February to April, 2008 (in the weeks following the ice storm), but there has been no noticeable increase in 2009, through November. In the last 20 weeks of the year, so far, the percentage of deaths attributable to pneumonia or influenza is not appreciably higher than the 5-year percentage.



Source: Centers for Disease Control and Prevention, Morbidity and Mortality Weekly Reports.

Citizen Engagement



“Public opinion contains all kinds of falsity and truth, but it takes a great man to find the truth in it. The great man of the age is the one who can put into words the will of his age, tell his age what its will is, and accomplish it.”

Georg Wilhelm Friedrich Hegel

Citizen Engagement

Citizen Engagement	
1.	Cleveland
2.	St. Louis
3.	Minneapolis
4.	Omaha
5.	TULSA
6.	Albuquerque
7.	Wichita
8.	Denver
9.	Oklahoma City
10.	Little Rock
11.	Atlanta
12.	Colorado Springs
13.	Ft. Worth
14.	Honolulu
15.	Miami
16.	Oakland
17.	Kansas City
18.	Tucson
19.	Sacramento
20.	Fresno

Citizen Engagement

Citizen engagement measures place us in the second highest group among our peer cities.

According to data compiled by the Corporation for National & Community Service, 32% of Tulsans performed volunteer service in the 12 months prior to the survey. Our volunteer rate is higher than the national rate of 27%, and ranks 27th among 75 mid-size cities surveyed.

It is estimated that Tulsans dedicated 38 volunteer hours per resident in 2008 (36th among 75 mid-size cities), slightly higher than the national average of 35 hours.

Citizen Engagement

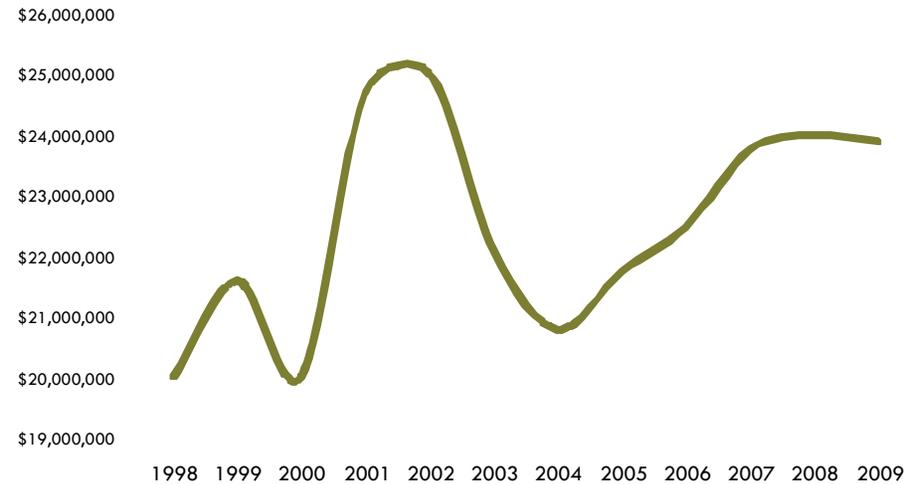
Citizen Engagement

Tulsa Area United Way contributions have rebounded and stabilized after a steep decline from 2002-2004. Despite the economy, the total raised in this year's campaign was less than a half percent lower than the amount raised in 2008.

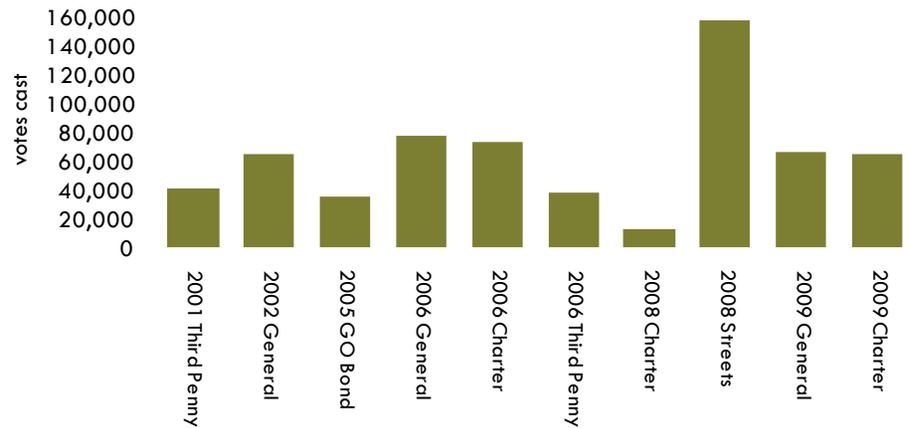
Voter turnout for citywide municipal elections has fluctuated, depending on the subject of the vote and the presence of other county, state, or federal issues on the ballot. The two citywide elections held in 2008 saw the lowest and highest turnout of the decade. Turnout for the April 1, 2008 charter proposals was just 8% of the turnout for the November 4, 2008 streets funding proposals (which shared the ballot with the presidential election).

Turnout for the 2009 General Election was about 14% lower than turnout for the General Election in 2006, which also featured a mayoral race and charter questions.

Tulsa Area United Way Campaign Total Raised (1998-2009)



Voter Turnout - City of Tulsa Citywide Elections (2001-2008)



Sources: Tulsa Area United Way; Tulsa World; Tulsa County Election Board. For voter turnout, where more than one charter proposal or funding initiative was on the ballot, averages are used.

Transportation



Streetcar and Buggy — Third & Main
Beryl Ford Collection

“The car has become the carapace, the protective and aggressive shell, of urban and suburban man.”

Marshall McLuhan

Transportation

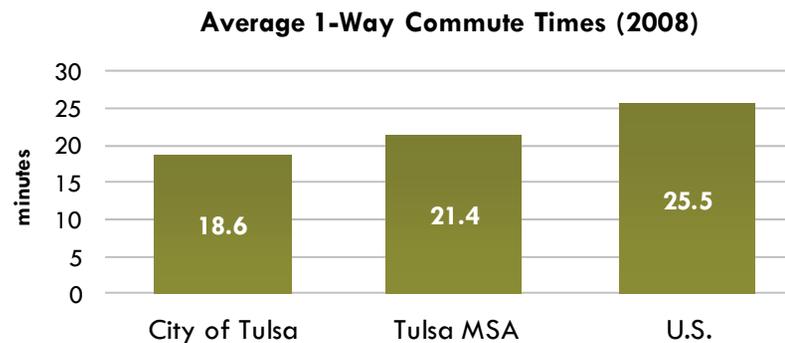
Transportation	
1.	Honolulu
2.	Fresno
3.	Minneapolis
4.	Cleveland
5.	Wichita
6.	Tucson
7.	Sacramento
8.	Omaha
9.	Albuquerque
10.	Little Rock
11.	Atlanta
12.	St. Louis
13.	TULSA
14.	Kansas City
15.	Oklahoma City
16.	Colorado Springs
17.	Miami
18.	Denver
19.	Oakland
20.	Ft. Worth

Transportation

Our transportation indicators place us in the second lowest group of our peer cities, primarily due to low transit usage.

One factor influencing our relatively low transit use may be our very low commute times, and the relative ease of travel in a single-occupant automobile.

City of Tulsa residents spend about 55 fewer hours per year commuting to and from work than the national average, and about 22 fewer hours per year than the MSA average.



Source: U.S. Census Bureau.

Transportation

Pavement Condition

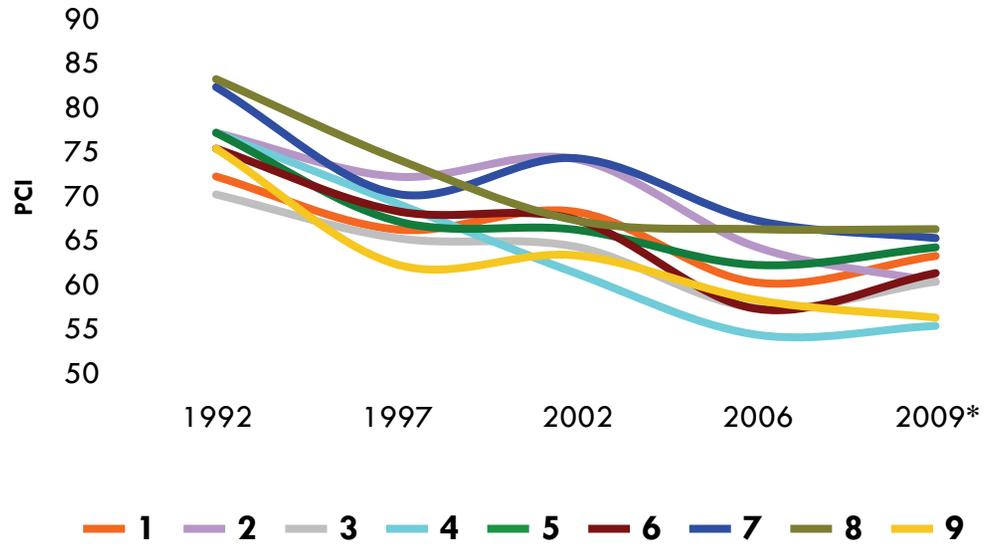
Our pavement condition, as measured by the Pavement Condition Index (PCI 0-100), has generally declined since the early 1990s.

The November 2008 extension of sales taxes for streets, and authorization of the sale of \$285 million in street improvement bonds, will help stabilize the pavement condition over the next several years.

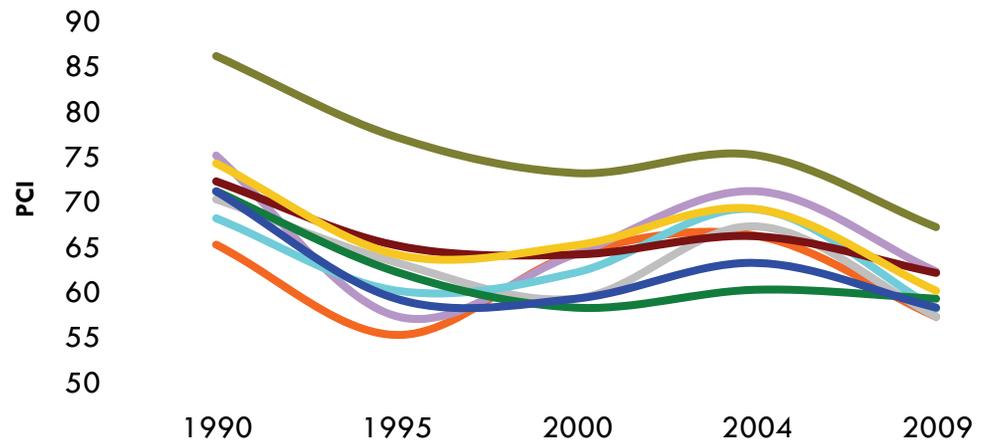
Based on that investment, the Public Works Department has estimated that, in 2014, the citywide average PCI on arterial streets will be 62, and the PCI on non-arterial streets will be 60.

City-Wide Average PCI	2009	2014 Estimate
Arterial	60	62
Non-Arterial	60	60

**Arterial Pavement Condition
By City Council District (1992-2009)**



**Non-Arterial Pavement Condition
By City Council District (1990-2009)**



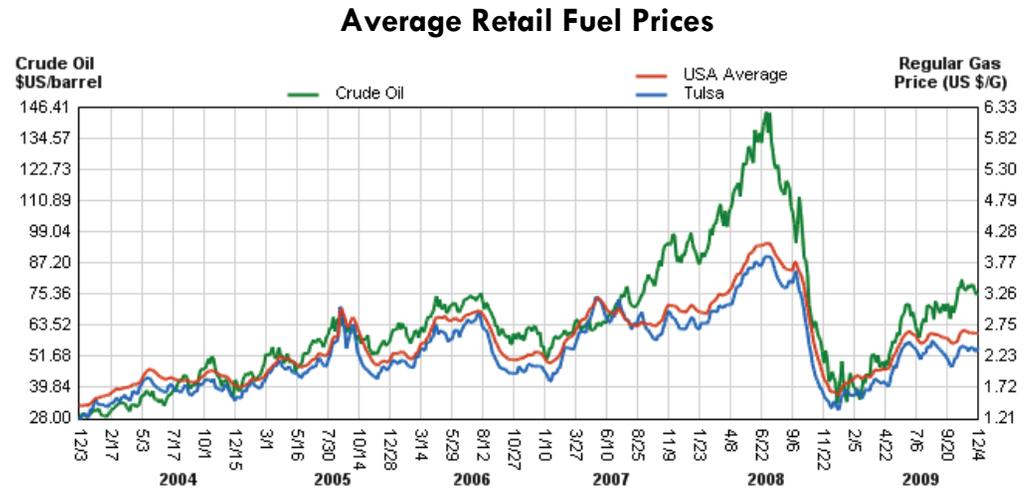
Source: City of Tulsa Public Works Department. *2009 Arterial PCI is a projection based on 2006 pavement condition surveys.



Transportation

Transit

Retail gas prices in Tulsa are consistently lower than the U.S. average, but there have been dramatic price spikes over the last six years — particularly in 2008.

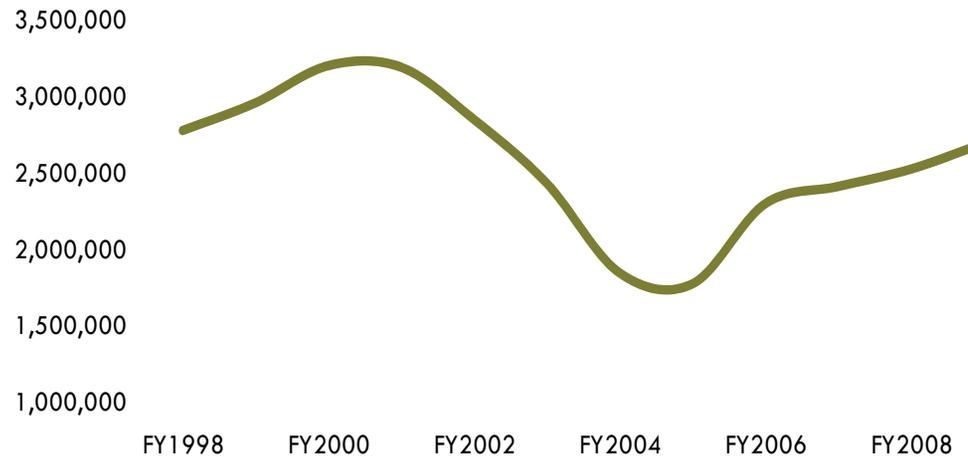


Gas price volatility may have contributed to increased transit ridership since 2005.

A combination of area job losses and budget cuts (which forced reductions in service hours) contributed to substantial ridership declines in 2002 through the first half of 2005. Ridership has increased 52%, however, from FY2005 to FY2009.

While ridership has rebounded, it is still lower than in 2000, and lower than in all of our peer cities, relative to the number of service miles provided.

Tulsa Transit Fixed-Route Ridership (FY1998 - FY2009)



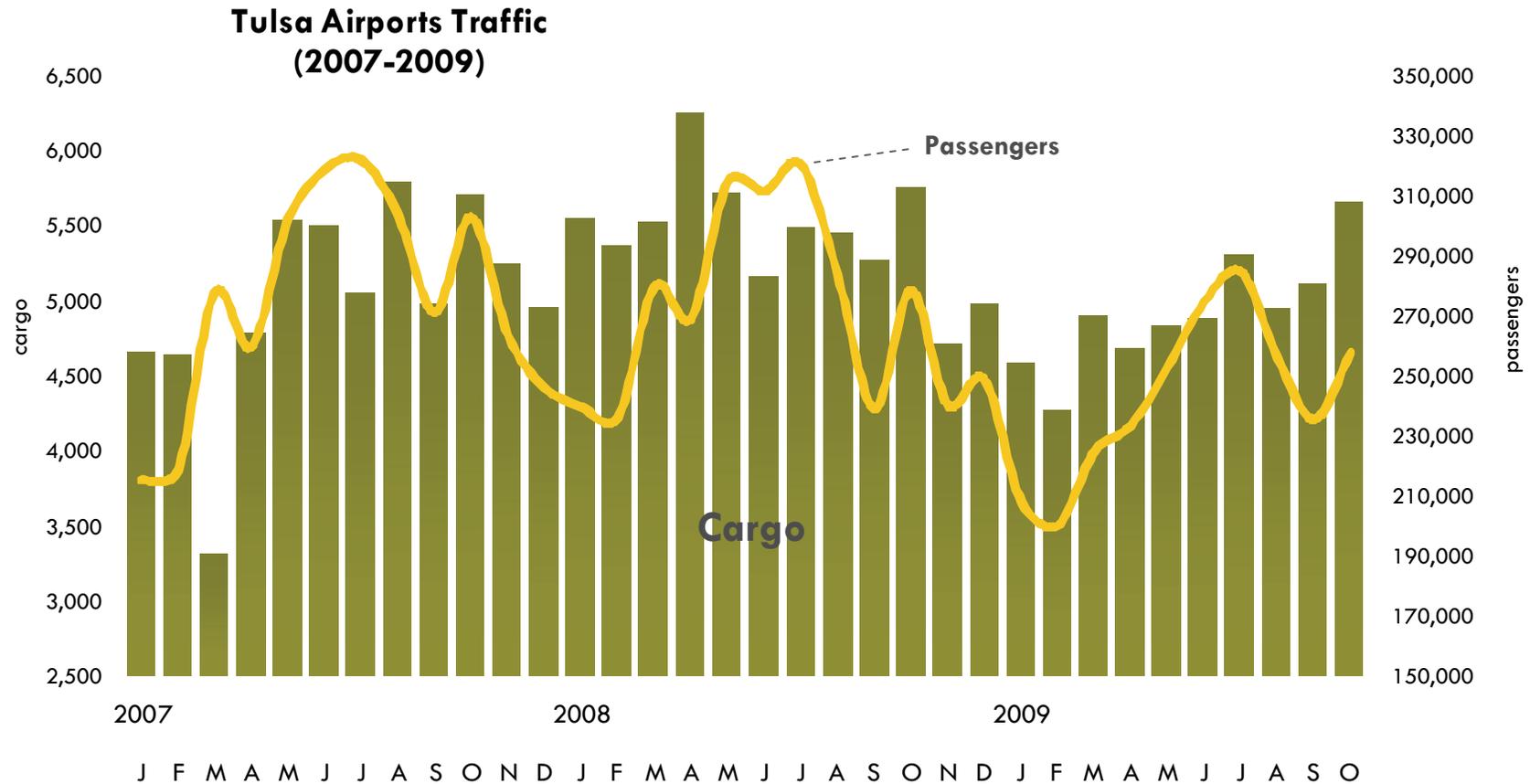
Sources: TulsaGasPrices.com; Metropolitan Tulsa Transit Authority; U. S. Dept. of Transportation Federal Transit Administration, National Transit Database, Transit Operating Statistics.

Transportation

Air Traffic

Air travel and transport have declined at Tulsa's airports.

According to data from the Tulsa Airport Authority, both passenger counts and cargo transports are down about 12% in 2009, year-to-date through October.



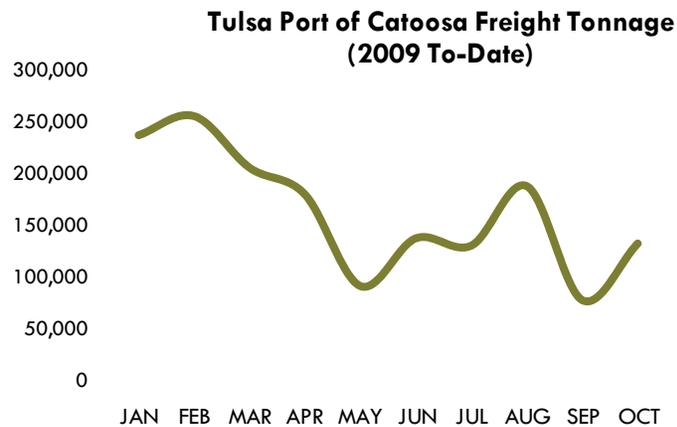
Source: Tulsa Airport Authority.

Transportation

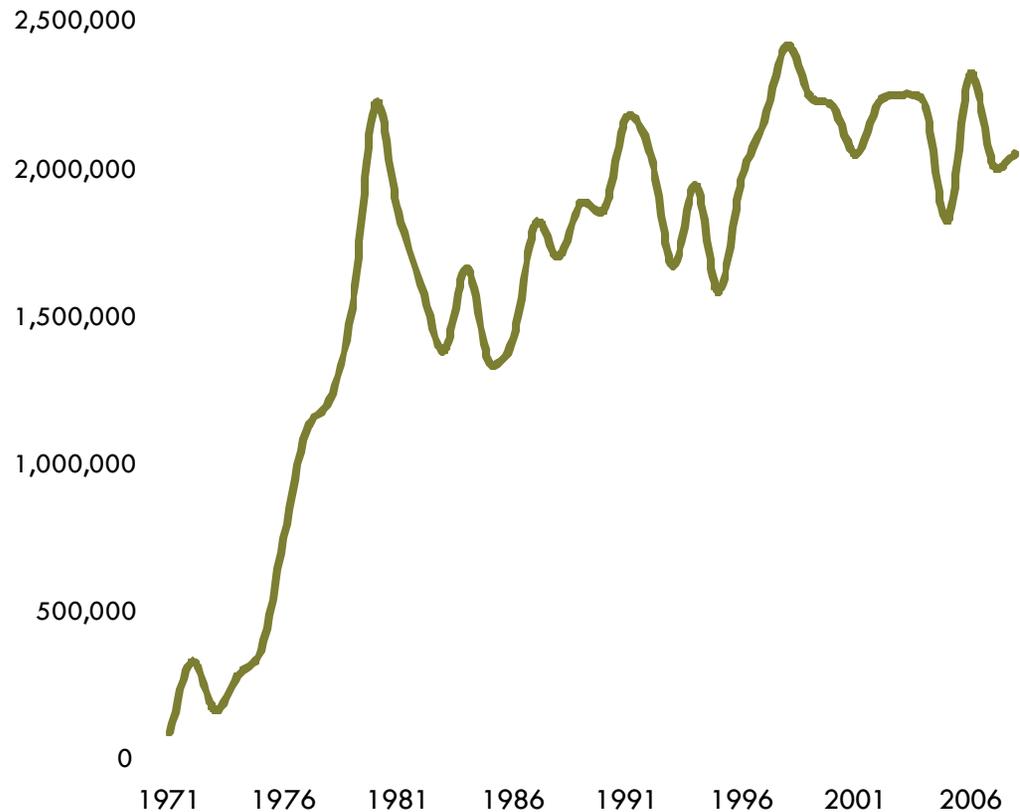
Port Shipping

Shipping at the Tulsa Port of Catoosa has increased fairly steadily over its first 38 years. In the quarter century from 1983 (after freight levels had stabilized) through 2008, freight tonnage increased by 49%, or more than 670,000 tons per year.

In 2009, freight tonnage is down about 8% for the year-to-date, through October.



Tulsa Port of Catoosa Annual Freight Tonnage (1971-2008)



Source: Tulsa Port of Catoosa.

Environment



"The nation behaves well if it treats the natural resources as assets which it must turn over to the next generation increased, and not impaired, in value."

Theodore Roosevelt

Environment

Environment	
1.	Albuquerque
2.	Miami
3.	Omaha
4.	Oklahoma City
5.	Oakland
6.	Minneapolis
7.	Little Rock
8.	Ft. Worth
9.	Honolulu
10.	Colorado Springs
11.	Denver
12.	Sacramento
13.	Atlanta
14.	Kansas City
15.	St. Louis
16.	Wichita
17.	Tucson
18.	TULSA
19.	Cleveland
20.	Fresno

Environment

Our environmental indicators place us in the lowest group of our peer cities, primarily due to an increase in toxic chemical releases attributable to west Tulsa industrial facilities.

Our ground level ozone readings have improved significantly over the last decade, but we are on the verge of non-compliance, because the EPA has imposed stricter standards.

There are about 12,000 tons more solid waste per month taken to landfills since the closure of the trash-to-energy facility in 2007. Voluntary curbside recycling has increased in the last decade. In 2008, about 11% of the refuse customer base subscribed to the curbside recycling service.

Water usage has generally fluctuated with changes in weather patterns and the local economy. Sewer system overflows declined substantially in FY2009, and industrial pre-treatment violations have generally declined since the early 1990s.

Environment

Air Quality

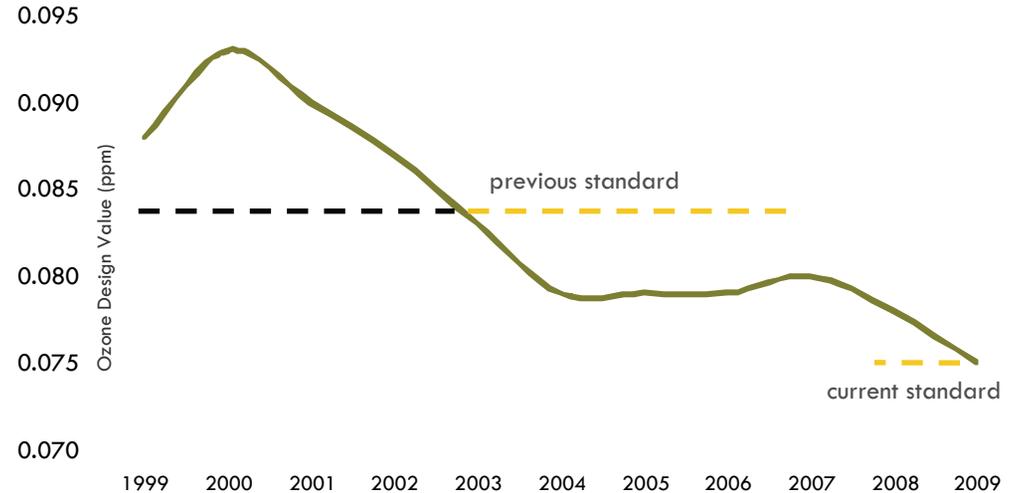
The Clean Air Act gives the EPA authority to establish national ambient air quality standards (NAAQS). In the Tulsa area, ground level ozone is the pollutant of highest concern.

The national ozone standard is calculated from the 4th highest 8-hour average at each of the five monitoring stations in the Tulsa area. A violation occurs when the 3-year average of the 4th highest value (or the 'design value') is greater than .075 parts per million (ppm). This is a stricter standard, in place since 2008.

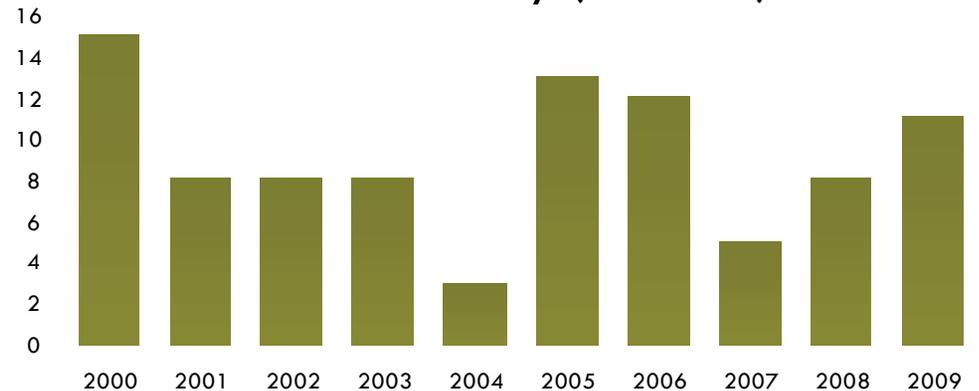
Our ozone design values have improved significantly since 2000. The 2007-2009 design value was .075 ppm, barely meeting the new, stricter standard. So, for now, the Tulsa area remains in attainment.

The consequences of non-attainment are potentially far-reaching and severe, but there is no standard package of measures that is required of all areas in non-attainment. Rather, a Tulsa-specific plan would have to be developed and approved, based on our unique circumstances.

Tulsa Area Ground-Level Ozone (1999-2009) 3-Year Average of the 4th Highest Ozone Level



Ozone Alert Days (2000-2009)



Sources: INCOG; OzoneAlert.com.

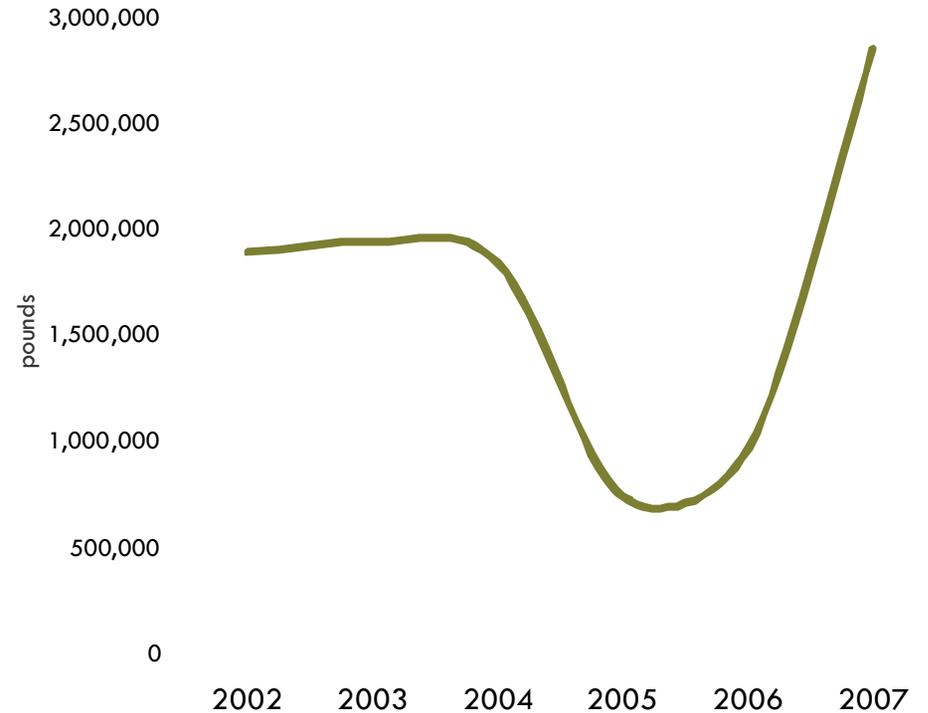
Environment

Toxic Chemicals

Just one facility, a hazardous waste treatment and disposal service, was responsible for more than 70% of the on-site toxic chemical releases reported in Tulsa County in 2007. The top three facilities are responsible for 89% of the County's on-site releases.

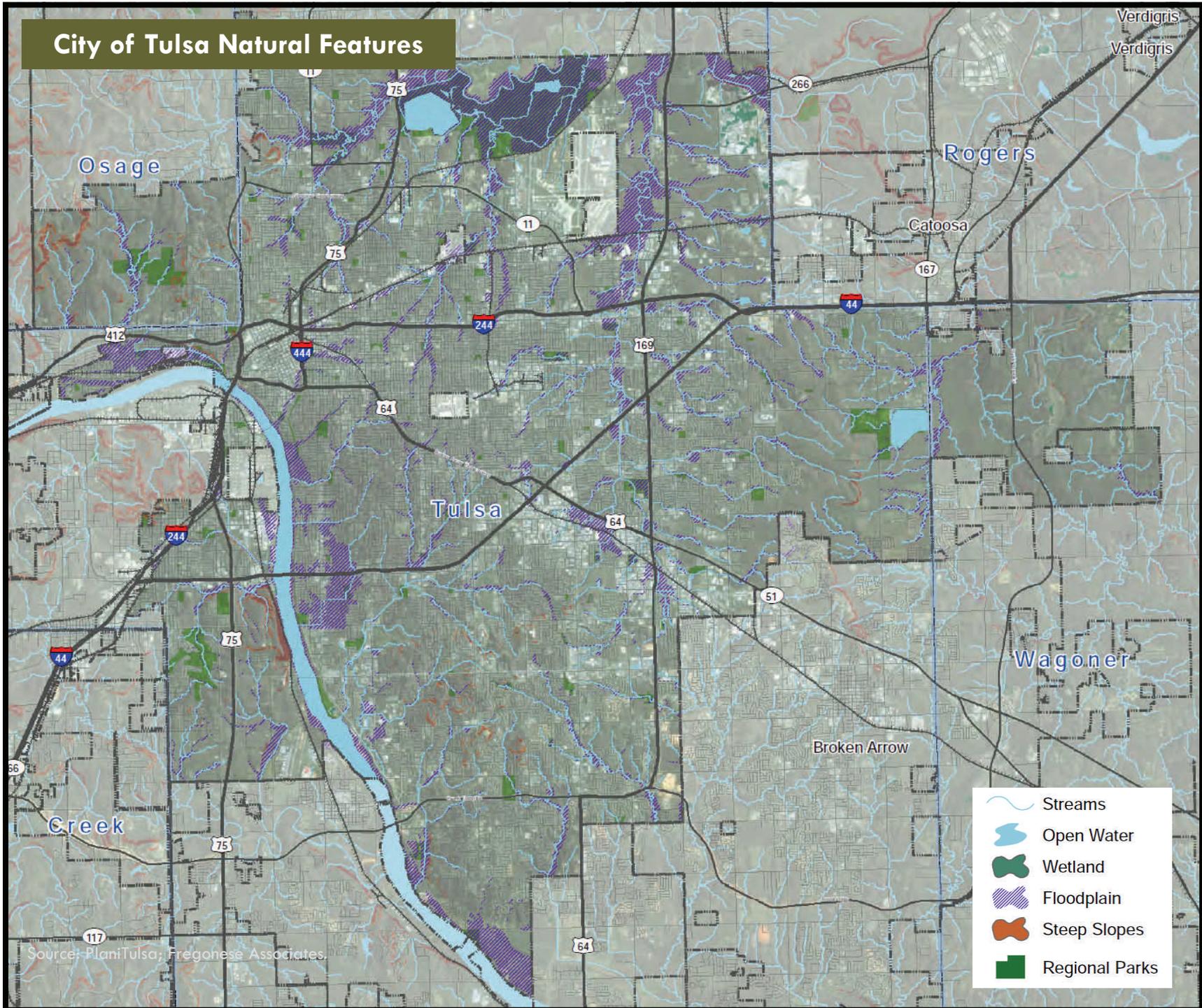
Facility	Lbs. of Toxic Chemicals	% of Total
Perma-Fix Environmental Services 2700 S. 25th W. Ave	2,000,750	70.22%
Sinclair Tulsa Refining Co 902 W. 25th St.	325,824	11.44%
Sunoco, Inc. (R&M) Tulsa Refinery 1700 S. Union	203,448	7.14%
Acme Brick Co. Tulsa Plant 4103 Dawson Rd.	88,728	3.11%
Baker Petrolite Corp. 9100 W. 21st St	32,282	1.13%

**Toxic Chemical Releases - Tulsa County
(2002-2007)**



Source: EPA Toxic Release Inventory (TRI). On-site disposal or other releases include emissions to the air, discharges to bodies of water, disposal at the facility to land, and disposal in underground injection wells.

City of Tulsa Natural Features



Environment

Refuse and Recycling

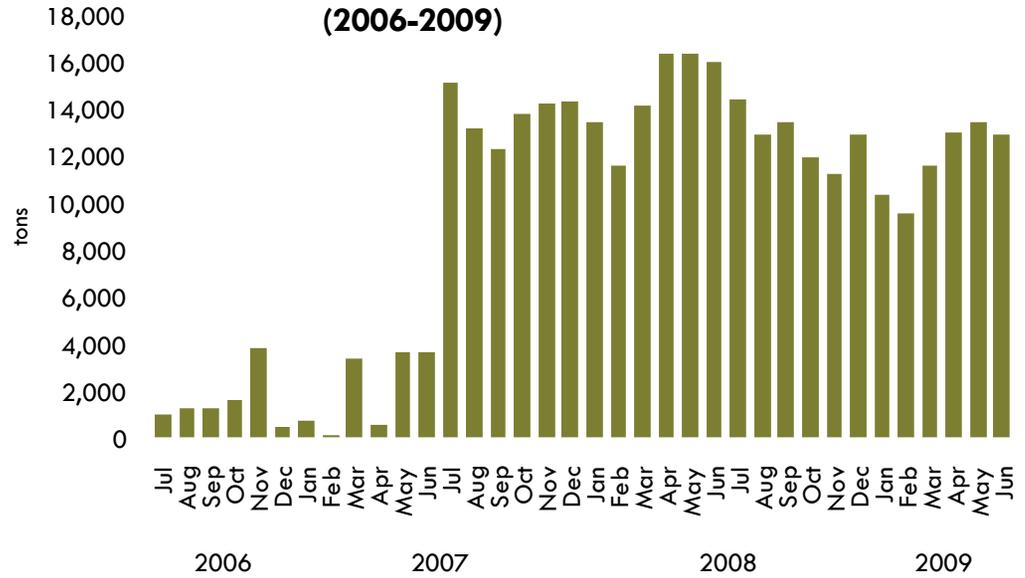
The amount of residential solid waste taken to the landfill increased by an average of nearly 12,000 tons per month after the City's contract with the trash-to-energy plant expired in 2007.

As of March 2009, nearly 11% of the total customer base, or 12,400 out of 116,000 customers, have subscribed to the City's curbside recycling program.

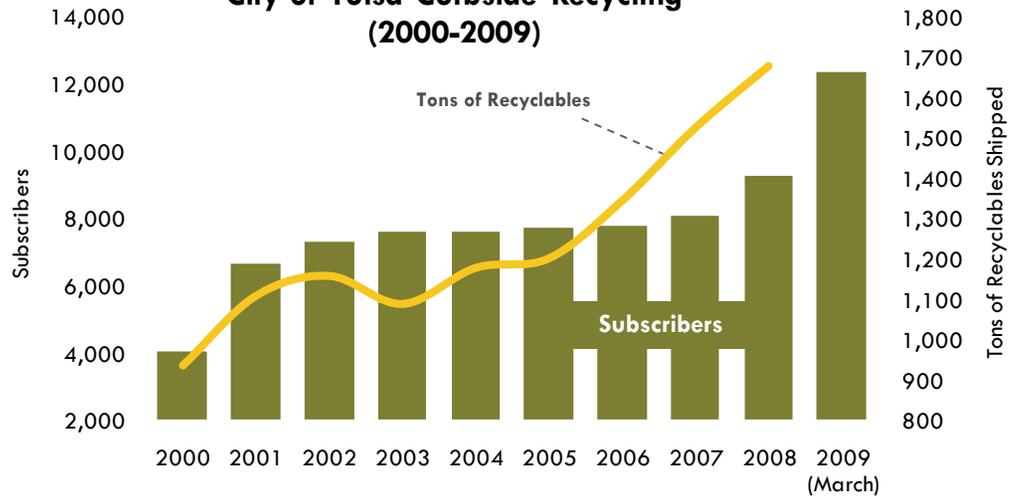
In 2008, a total of 1,677 tons of recyclables collected from Tulsa subscribers were shipped to processors. Since the curbside recycling program began, more than 11,200 tons of recyclables have been shipped to processors.

An additional 1,350 tons of recyclables were collected at five M.E.T. drop-off centers in the City of Tulsa in 2008.

Residential Solid Waste to Landfill (2006-2009)



City of Tulsa Curbside Recycling (2000-2009)



Sources: City of Tulsa Public Works Department.



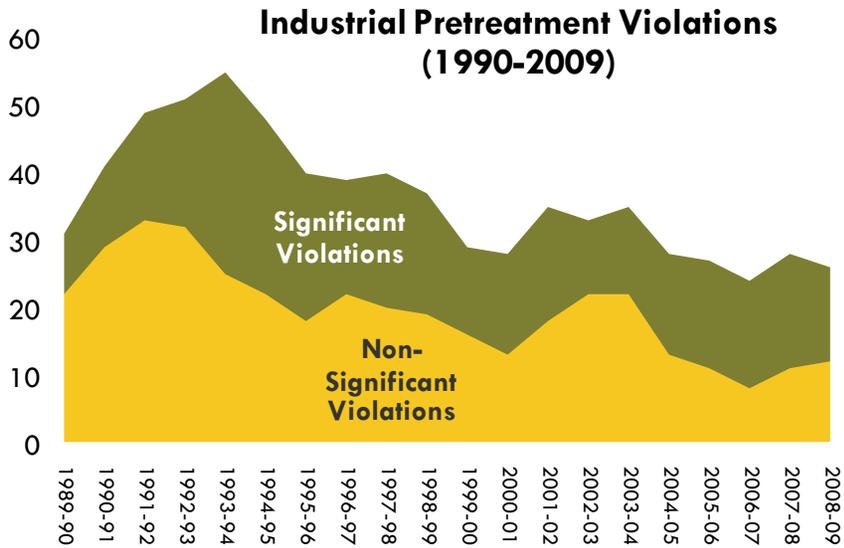
Environment

Water and Sewage

Water use has generally reflected weather patterns and fluctuations in the local economy. Average daily usage receded somewhat in 2007, following a relatively mild summer.

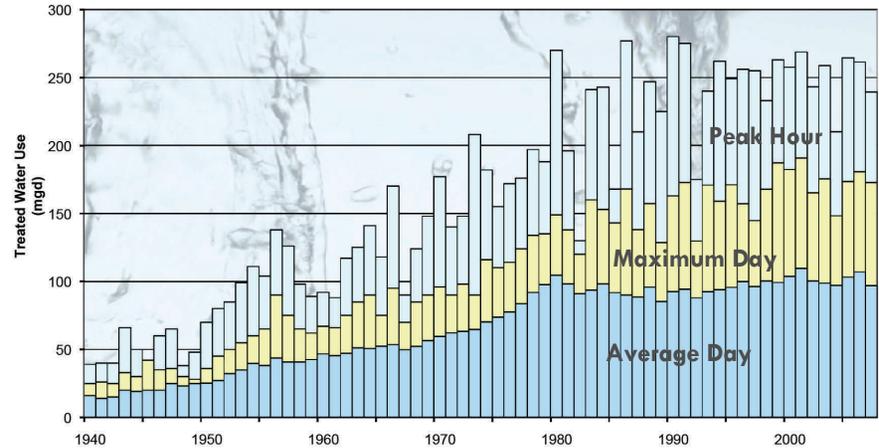
There were 547 sewer system overflows in FY2008, 56% of which were caused by heavy rainfall. In FY2009, there were just 191, a quarter of which were caused by grease.

Violations of industrial pretreatment regulations have generally declined since the early 1990s.

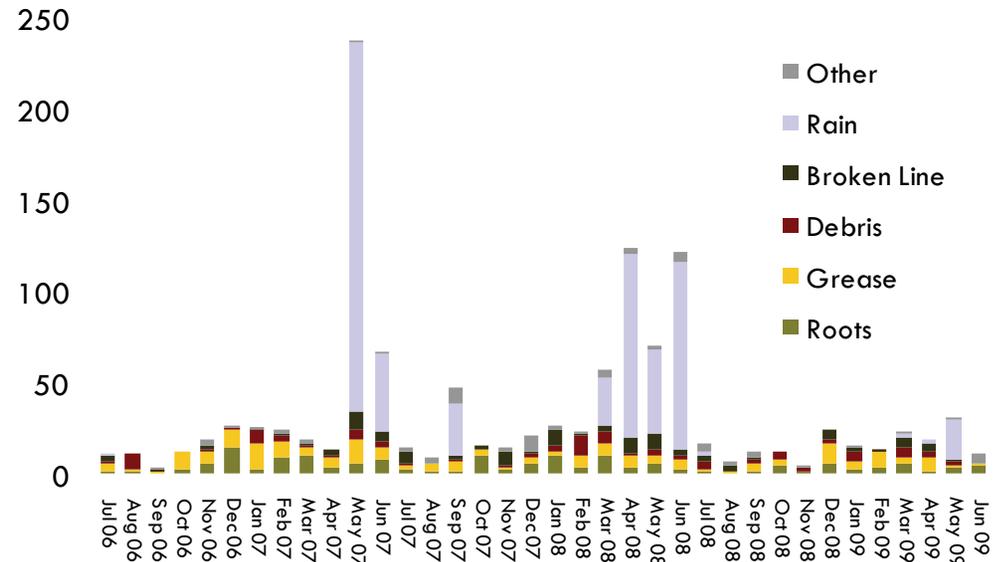


Source: City of Tulsa Public Works Department.

Treated Water Usage (1940-2007)



Sewer Overflows By Cause (2006-2009)



Recreation & Culture



"The chief function of the city is to convert power into form, energy into culture, dead matter into the living symbols of art..."

Lewis Mumford

Recreation & Culture



Recreation & Culture

Recreation

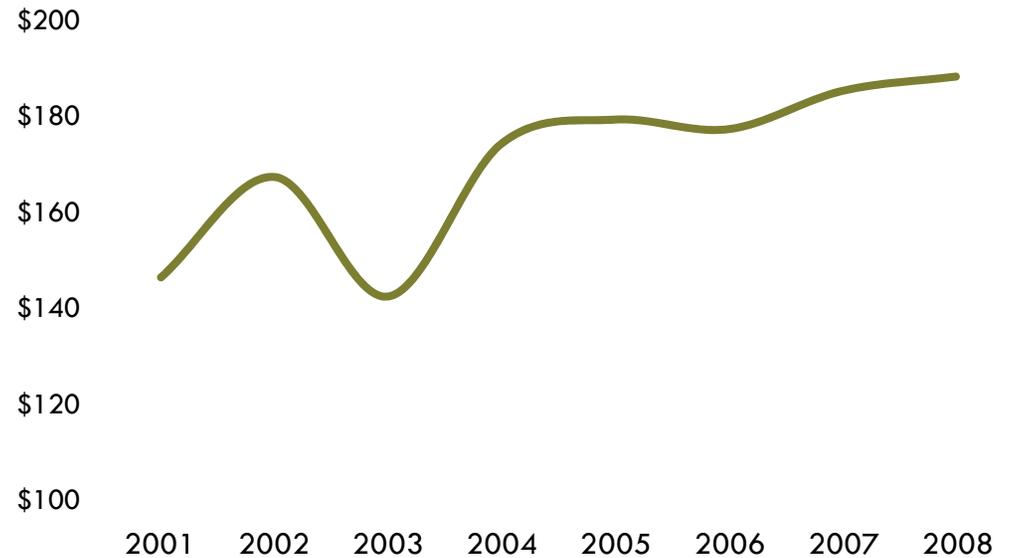
Recreation indicators place us in the lowest group of our peer cities, but our composite recreation and culture ranking is slightly better.

Entertainment expenditures were up slightly in Tulsa County in 2008. This does not reflect the full impact of more recent employment declines, however, or any increase in savings rates.

Because Tulsa is such a sprawling city, there is less parkland here than in most cities, as a percentage of total land area, but there is relatively more parkland *per capita*. There are also more playgrounds *per capita* than the national median.

While we have more parkland *per capita*, we spend much less than the national median on parks and recreation, and we maintain a much smaller parks staff, *per capita*.

Tulsa County - Annual Entertainment Expenditures Per Capita (Movies, Concerts, and Sporting Events - 2000-2008)

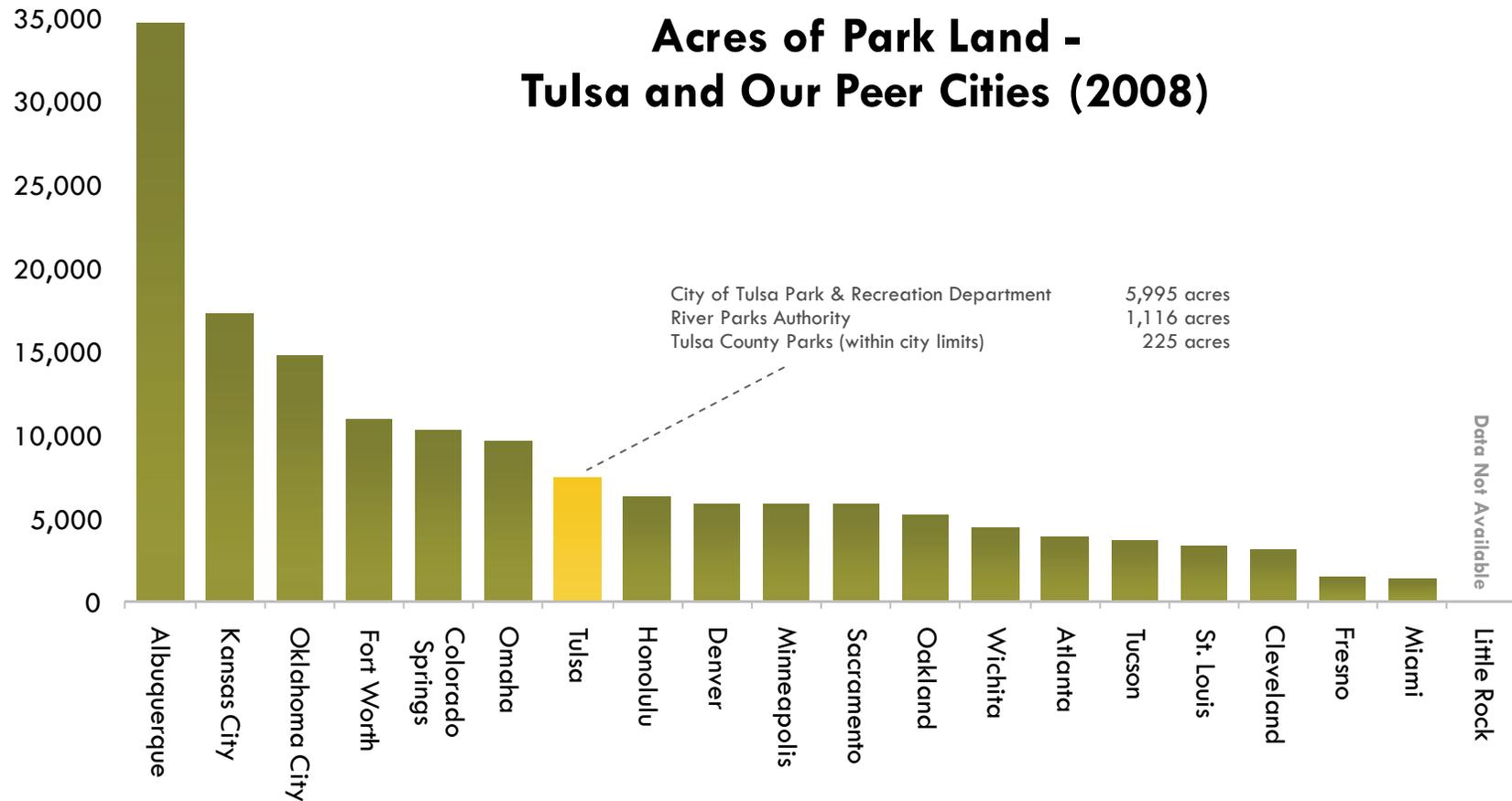


	Tulsa	Oklahoma City	National Median
Acres of Parkland as a Percentage of City Area	6.3%	3.8%	8.6%
Acres of Parkland Per 1,000 Residents	19.1	26.8	12.9
Playgrounds Per 10,000 Residents	2.6	2.2	2.1
Total Spending on Parks and Recreation Per Resident	\$44	\$52	\$82
Regular, Non-Seasonal Park Employees Per 10,000 Residents	3.9	3.6	6

Sources: Demographics USA County Edition, Claritas, Inc.; U. S. Census Bureau; The Trust for Public Land, Center for Park Excellence, 2009 City Park Facts. Park data include all park jurisdictions within a city, such as counties and park authorities, but exclude zoos, museums, and school grounds.



Acres of Park Land - Tulsa and Our Peer Cities (2008)



Source: The Trust for Public Land, Center for Park Excellence, 2009 City Park Facts. Acres include all park land within a city, including land owned by counties and other jurisdictions.



Recreation & Culture

Culture

Cultural indicators place us in the middle group of our peer cities.

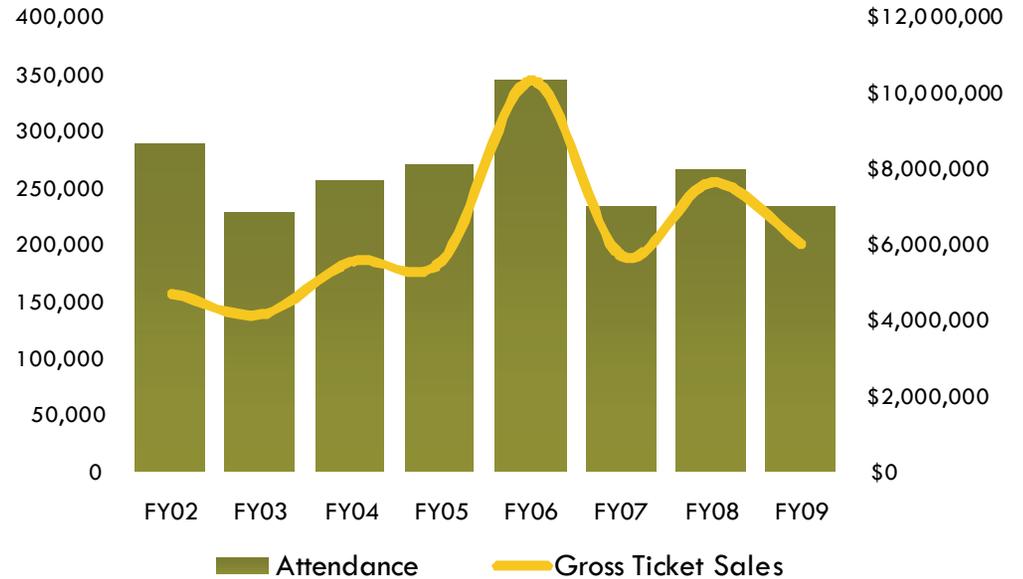
Attendance at the Performing Arts Center and the Gilcrease Museum fluctuates depending on the specific offerings.

At the PAC, the 2006 performances of the Lion King drew very large crowds. General attendance is down about 19% from 2002 to 2009, but gross ticket sales are up 27%.

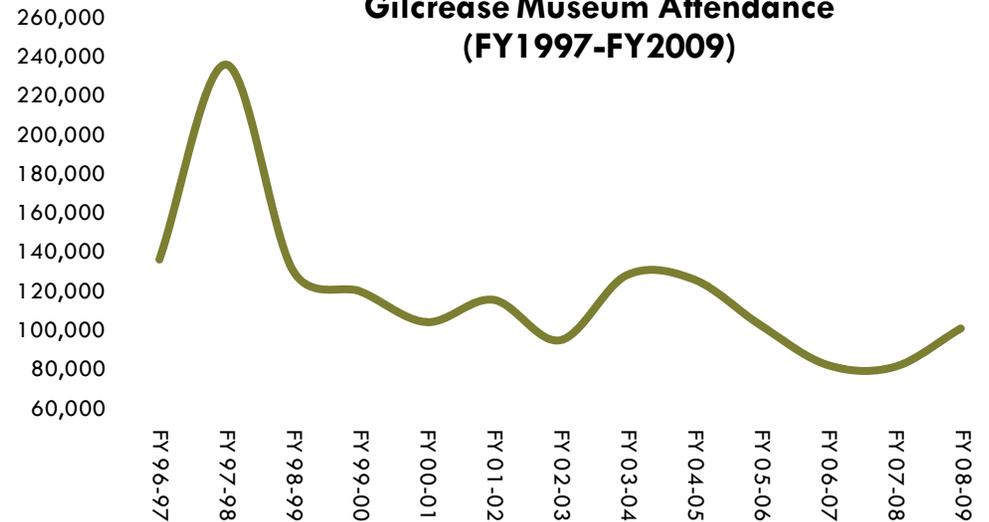
At the Gilcrease, the 1997 Thomas Moran exhibit and the 2004 Frederick Remington exhibit were very well attended. General attendance at the Gilcrease was up 25% in FY2009, after four straight years of declines.



Performing Arts Center (2002-2009)



Gilcrease Museum Attendance (FY1997-FY2009)



Sources: Performing Arts Center; Gilcrease Museum.

Summary

Data compiled for this year's report illustrate a few of Tulsa's consistent strengths, most notably a *relatively* strong local economy, stable and affordable housing, and an engaged citizenry.

The data also reveal a few unremitting weaknesses. We consistently rank lower than our peer cities in the areas of recreation and health.

Activity at a single hazardous waste disposal facility nearly tripled the amount of toxic chemicals released in Tulsa County from 2006 to 2007, diminishing our relative performance in the area of the environment. Our transportation ranking also declined. While (and perhaps because) our commute times are shorter than all but two of our peer cities, we now have the lowest rate of transit use.

Demographics

- In the last four decades, the population of the City of Tulsa increased by about 13%. During that same period, Oklahoma City's population grew by 50% and the combined populations of our largest suburbs grew by more than 300%.
- Tulsa County's population is aging and the number of Hispanic residents has grown in the last decade.
- Since 1950, our land area has grown nearly seven times faster than our population.

Economic Vitality

- Through 2008, our employment indicators were best among all of our peer cities, but Tulsa area employment has begun to decline, in both production and service sectors. On a seasonally adjusted basis, there were 8,800 fewer jobs in the Tulsa area in October 2009 than there were in January.
- There has been a sharp increase in unemployment in 2009. While the City of Tulsa's 7.2% unemployment rate remains considerably lower than the national rate (in October) of 10.2%, it is the highest monthly unemployment rate in the City of Tulsa in more than six years.
- Our income indicators place us in the middle group among our peer cities. Tulsa's median household income is approximately 76% of the national median, and our cost of living is 88% of the national average, which is second lowest among our peer cities (after Omaha).
- There has been a notable increase in public support for Tulsa County families since 2007. From December 2007 to July 2009, the number of Tulsa County residents receiving food stamps increased by 23%.

Summary

- We have experienced the most precipitous retail sector decline in the last several decades. Seasonally-adjusted retail trade in the City of Tulsa declined by more than 16% from May 2008 to August 2009. As suburban retail opportunities have increased, Tulsa's share of the retail sales in Tulsa County has fallen from 88% to 74% in less than 30 years.

Public Safety

- Our public safety indicators place us in the middle group among our peer cities.
- Our crime rate continued to drop in 2008, and through October of 2009, down from record highs in 2004. The crime rate in 2004 was driven by a dramatic spike in larcenies, which was closely correlated to a spike in unemployment that year.
- Traffic collisions have declined since 2000, as have DUI arrests, though the number of traffic fatalities has remained relatively steady — at around 39 per year.
- There has been a dramatic 1,300% increase in methamphetamine labs in Tulsa. We have already set an annual record for the most meth labs seized in our history — even more than in the previous peak year of 2003, before state laws were changed to restrict the sale of pseudoephedrine.
- Rescue and emergency medical responses by the Fire Department have increased nearly 1,600% since 1992. Fires now comprise about 4% of the Department's activity, while EMS responses represent more than 60%. EMSA transport volumes have increased steadily over the last decade. Non-emergency transports made up about 16% of EMSA's Eastern District transport volume in 2008.

Neighborhood Vitality

- Our combined neighborhood vitality indicators place us in the second highest group among our peer cities.
- While Tulsa has not escaped the effects of the national housing crisis, data indicate that the impacts occurred later and were relatively less severe than in other areas of the country. That does not mitigate the fact that the Tulsa area has experienced the largest decline in new home construction in the last quarter century — since the 1980s oil bust.
- While housing construction is down significantly, home prices in Tulsa have remained relatively stable, again compared to other areas of the country. Homes remain very affordable in the context of national median home prices, yet — as incomes are also lower — more than a third of Tulsa households spend 30% or more of their incomes on housing costs.

Summary

Human Investment

- Our Human Investment indicators place us in the second lowest group among our peer cities, primarily due to our low health indicators.
- For the last decade, our early childhood education system has been the best in the nation, improving school readiness for young children from diverse backgrounds throughout the state. The central city school districts of Tulsa and Oklahoma City serve students in significantly different economic and social circumstances than suburban districts, and their academic performance, attendance, and graduation rates have been relatively lower.
- Oklahoma's health risk factors and outcomes are among the worst in the nation, and they have declined substantially in the last 20 years.

Citizen Engagement

- Citizen engagement measures place us in the second highest group among our peer cities.
- Our volunteer rate is higher than the national rate of 27%, and ranks 27th among 75 mid-size cities surveyed. Tulsa Area United Way contributions have rebounded and stabilized after a steep decline from 2002-2004.
- Voter turnout for citywide municipal elections has fluctuated, depending on the subject of the vote and the presence of other county, state, or federal issues on the ballot. The two citywide elections held in 2008 saw the lowest and highest turnout of the decade.

Transportation

- Our transportation indicators place us in the second lowest group of our peer cities, primarily due to low transit usage.
- One factor influencing our relatively low transit use may be our very low commute times, and the relative ease of travel in a single-occupant automobile. City of Tulsa residents spend about 55 fewer hours per year commuting to and from work than the national average, and about 22 fewer hours per year than the MSA average. Our pavement condition, as measured by the Pavement Condition Index, has generally declined since the early 1990s.
- Air travel and transport have declined by about 12% so far this year at Tulsa's airports, and freight tonnage at the Port of Catoosa is down about 8% for the year-to-date, through October.

Summary

Environment

- Our environmental indicators place us in the lowest group of our peer cities, primarily due to an increase in toxic chemical releases attributable to west Tulsa industrial facilities.
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- At the PAC, general attendance is down about 19% from 2002 to 2009, but gross ticket sales are up 27%. At the Gilcrease, general attendance was up 25% in FY2009, after four straight years of declines.



Other Plans and Reports

General

[City of Tulsa 2009-10 Budget and Capital Plan](#)
[City of Tulsa Comprehensive Annual Financial Reports](#)
[City of Tulsa Consolidated Plan \(Federal Grant Programs\)](#)
[Vision Tulsa 2009](#)

Economic Vitality

[2010 Oklahoma Economic Outlook](#)
[Arkansas River Corridor Master Plan](#)
[Comprehensive Economic Development Strategy \(CEDS\)](#)
[North Tulsa Economic Development Initiative \(NTEDI\)](#)
[North Tulsa Economic Report - November 19, 2007](#)
[North Tulsa Economic Report - January-March 2009](#)
[Summary of Plan and Action Steps](#)
[Tulsa Metro Chamber 2009 Economic Profile](#)

Public Safety

[City of Tulsa Multi-Hazard Mitigation Plan](#)
[EMSA Community Report](#)
[Office of the Medical Director Annual Reports](#)
[Tulsa Police Department Annual Reports](#)

Human Investment

[Community Service Council - Community Profile](#)
[Oklahoma Department of Education School District Assessments](#)
[Tulsa County Health Profile](#)

Transportation

[Annual Transportation Survey Results](#)
[Connections 2035 \(Long-Range Transportation Plan\)](#)
[Major Street & Highway Plan](#)
[Regional Trails Master Plan](#)
[Tulsa Airport Authority Strategic Business Plan](#)
[RVS Capital Improvement Plan](#)
[TUL Capital Improvement Plan](#)
[Tulsa Transit Long Range Plan](#)
[Executive Summary](#)
[New System Design Maps](#)
[Fixed Route Ridership Projections \(Student Project\)](#)
[Lift Program Ridership Projections \(Student Project\)](#)
[Tulsa Transit Commuter Rail Study](#)
[Executive Summary of the Final Report](#)
[Presentation of the Final Report](#)
[Tulsa Transit Rider Survey](#)

Environment

[2007 City of Tulsa Energy Conservation & Efficiency Plan](#)
[City of Tulsa Regulatory Floodplain Atlas](#)
[Lake Eucha and Spavinaw Lake Water Quality Report](#)
[TMUA Water Quality Reports](#)

Recreation and Culture

[Arkansas River Corridor Master Plan](#)
[Regional Trails Master Plan](#)
[Tulsa Parks Master Plan](#)

Other Plans and Reports

Neighborhood Vitality

PLANiTulsa

Planning Commission Documents

Development Guidelines
Subdivision Regulations
Report of the Infill Development Task Force
Downtown Linkage Report
Lewis Study
Report of the Special Residential Facilities Task Force
Current State of Land Use Education and Communication

Neighborhood Revitalization Plans

Brady Village Infill Development Design Guidelines
Brookside Infill Neighborhood Implementation Plan
Crutchfield Neighborhood Revitalization Master Plan
East Tulsa Neighborhood Plan Detailed Implementation Plan - Phase I
East Tulsa Neighborhood Plan Detailed Implementation Plan - Phase II
Kendall Whittier Neighborhood
Kendall Whittier Square
The Pearl District - 6th Street Infill Plan
Sequoyah Area Neighborhood Implementation Plan

Urban Renewal/Sector Redevelopment Plans

Hartford/Douglas/King/Sunset/Mt. Zion Sectors
Emerson/Osage Sectors
Cheyenne/B-West Sectors
Extension/Moton Sector
Unity/Carver Sectors
Kenosha/Lansing Sectors
Downtown Northwest/Downtown/Crosstown/Southeast Sectors
Downtown Neighborhood Sector
Cherokee/Franklin/Elm-Motte Sectors
Booker T./Seminole Hills Sectors
Lincoln/Dunbar Sectors
Crawford Sector

OU Urban Design Studio Student Projects

Carfree Tulsa
Development Intensity Transect
Downtown Ballpark
Downtown Tulsa Vision
Downtown/River Links
DVIS Protective Order Mapping
Forest Orchard Neighborhood Plan
Green Roof: Plant Trial Array
Grove Elementary Community School
Gunboat Park Plan
Lortondale Intensive Level Survey
Midtown Tulsa Redux
Neighborhood Association Survey
Online Collaboration by Design
Public Art for Tulsa
Refill: Tulsa North
Riverview Neighborhood Plan
Step Pharmacy/Route 66
Tracy Park/Gunboat Park Plan
Tulsa Arts District
Tulsa Community College: Transit Feasibility
Tulsa Community Schools
Tulsa Urban Mapping Project
Utica Avenue Pedestrian Plan
West Bank Arkansas River Development
White City Neighborhood Plan

