

Growth Trends for the Ozarks Transportation Organization



THROUGH DECEMBER 31, 2010



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Introduction



In 2007 the United States entered the “Great Recession,” which has had a dramatic effect on the housing industry at both the local and national levels. In 2010 approximately 604,600 residential units were permitted in the United States; this represented a 67% decline from 2006’s total of 1,838,900. The national housing industry freefall finally hit bottom in 2009, with 2010 showing a slight uptick in new construction. The Springfield Metropolitan Statistical Area (MSA) fared better than the state of Missouri overall from 2009 to 2010 in terms of new residential construction, as 11.87% more building permits were issued locally in 2010 than in 2009, while the state overall saw a 3.55% decrease in the number of building permits issued. Nationally, 3.72% more residential units were permitted in 2010 than in 2009. The West saw the highest level of growth (9.85%) and was followed by the Northeast (7.74%), Midwest (3.19%), and South (0.57%).

The population of the Ozarks Transportation Organization (OTO) planning area, which includes the cities of Battlefield, Nixa, Ozark, Republic, Springfield, Strafford, Willard, and portions of unincorporated Greene and Christian counties, increased from 257,510 in 2000 to 310,481 in 2010. This represents an overall gain of 20.57% and an average annual growth rate of 1.89%.

Each year the OTO examines the number of residential building permits issued and the population figures for its planning area and member jurisdictions. This report looks first at residential building permit activity and will then review changes in population. Each of these two sections includes figures for the Springfield MSA, which contains the OTO planning area, individual counties within the MSA, and individual cities within the OTO planning area. National, regional, and state level figures are also included to provide perspective for the local area analyses.

Residential Units



BUILDING PERMIT ACTIVITY



Springfield MSA

Before the 2000 Census, three counties - Greene, Christian, and Webster - comprised the Springfield Metropolitan Statistical Area (MSA). After the 2000 Census, Polk and Dallas counties were added to the MSA.

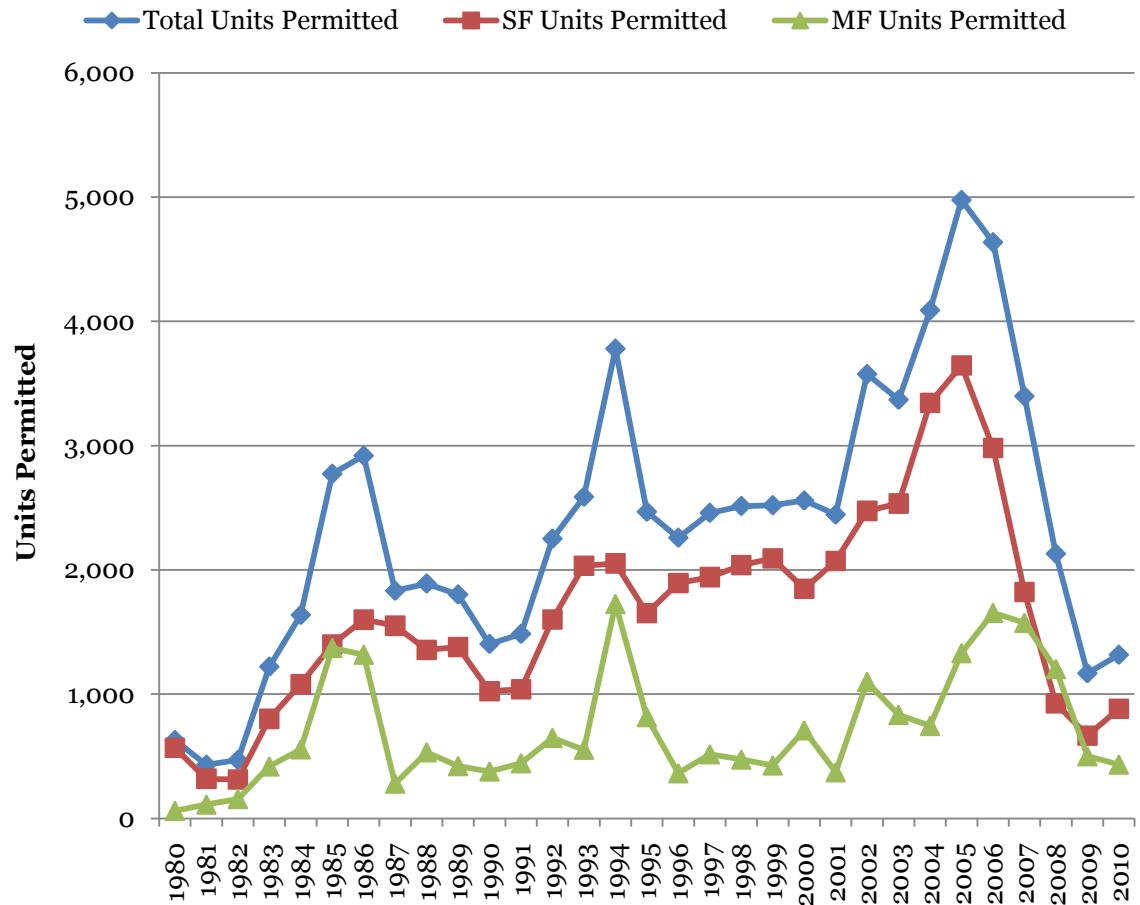
Local new residential construction has risen and fallen with the strength of the national economy. The low points for residential construction activity occurred in the early 1980s, the early 1990s, and after 2006, paralleling national recession years. The most significant decline in the number of residential building permits occurred after 2006. Over the last 30 years, the rate of construction of single family homes has been more stable than the construction of multi-family units.

The chart to the right tracks the number of all residential units (both single family and multi-family) permitted from 1980 to 2010 in Greene, Christian, and Webster counties.

The total number of residential units permitted in the Springfield MSA increased from 1,168 in 2009 to 1,317 in 2010, driven primarily by growth in single family home construction (667 units in 2009 to 883 units in 2010). Meanwhile, 434 multi-family units were permitted in 2010, compared to 501 units in 2009.

Total Residential Units Permitted Springfield MSA - 3 Counties

Source: US Census Bureau (Based on 1999 MSA of Greene, Christian and Webster Counties)

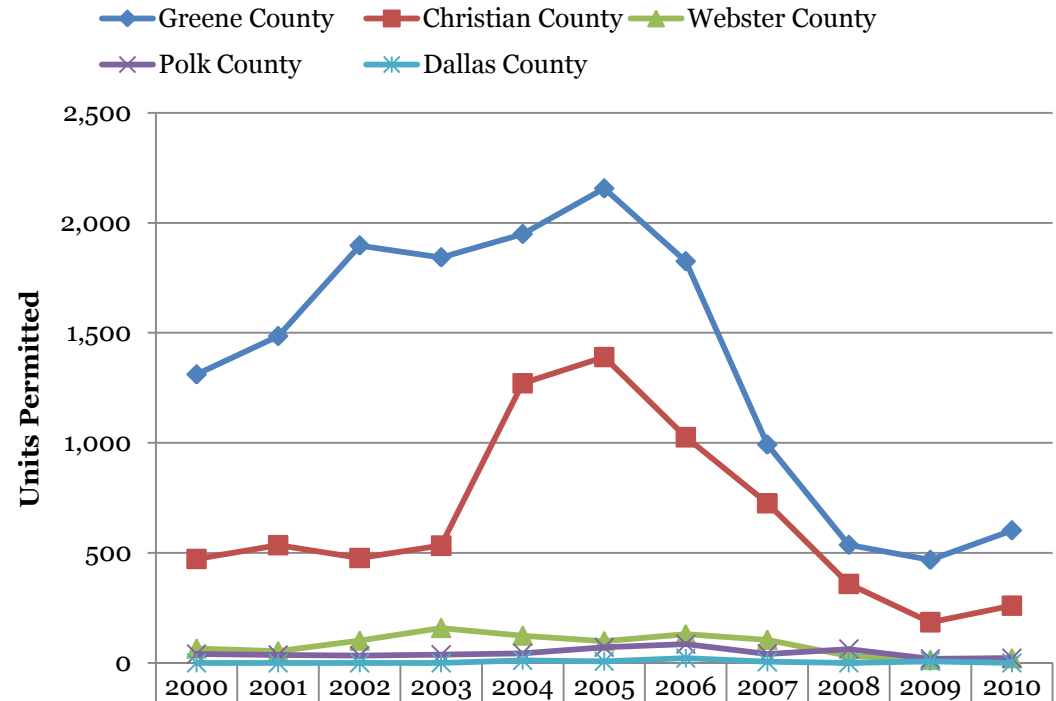


Individual Counties

The number of single family homes constructed in Greene County and Christian County peaked in 2005 and has dropped off sharply since then; however, 2010 saw a moderate increase in single family home construction over 2009. Single family home construction peaked in Webster County in 2003 and in 2006 in Polk and Dallas counties.

Single Family Units Permitted Springfield MSA - By County

Source: US Census Bureau (Dallas County Data Not Available Before 2004)



| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|------------------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|
| Greene County | 1,311 | 1,485 | 1,897 | 1,843 | 1,949 | 2,156 | 1,825 | 992 | 536 | 468 | 602 |
| Christian County | 472 | 535 | 477 | 533 | 1,271 | 1,390 | 1,026 | 726 | 359 | 185 | 260 |
| Webster County | 65 | 53 | 101 | 159 | 124 | 99 | 130 | 105 | 32 | 14 | 21 |
| Polk County | 40 | 36 | 33 | 37 | 44 | 71 | 86 | 41 | 63 | 19 | 21 |
| Dallas County | 0 | 0 | 0 | 0 | 11 | 7 | 22 | 5 | 0 | 7 | 0 |

Individual Counties (continued)

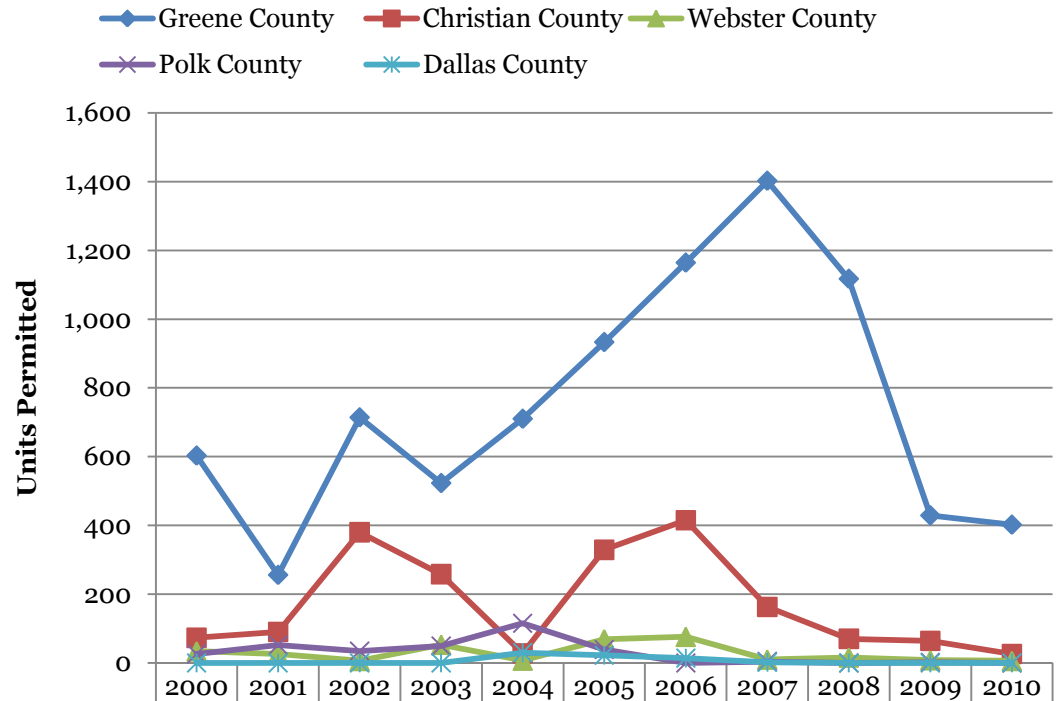
The majority of multi-family residential development within the Springfield MSA has occurred in Greene County, with a steady increase from 2003 to 2007. Since 2007 Greene County has experienced a sharp drop in multi-family residential construction; however, the decline slowed substantially in 2010. A total of 402 multi-family units were permitted in Greene County in 2010, compared to 429 in 2009.

Christian County's multi-family home development peaked in 2002 and 2006, with drop-offs in between those years and then again after 2006. Only 26 multi-family units were permitted in Christian County in 2010, down from 64 in 2009.

Webster, Polk, and Dallas counties have seen minimal multi-family residential development since 2005.

Multi-Family Units Permitted Springfield MSA - By County

Source: US Census Bureau (Dallas County Data Not Available Before 2004)



| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|------------------|------|------|------|------|------|------|-------|-------|-------|------|------|
| Greene County | 603 | 256 | 714 | 523 | 710 | 933 | 1,164 | 1,402 | 1,117 | 429 | 402 |
| Christian County | 73 | 90 | 380 | 258 | 28 | 329 | 415 | 163 | 70 | 64 | 26 |
| Webster County | 34 | 26 | 6 | 53 | 7 | 69 | 76 | 10 | 16 | 8 | 6 |
| Polk County | 26 | 52 | 34 | 49 | 115 | 39 | 0 | 4 | 0 | 2 | 0 |
| Dallas County | 0 | 0 | 0 | 0 | 30 | 22 | 14 | 2 | 0 | 0 | 0 |

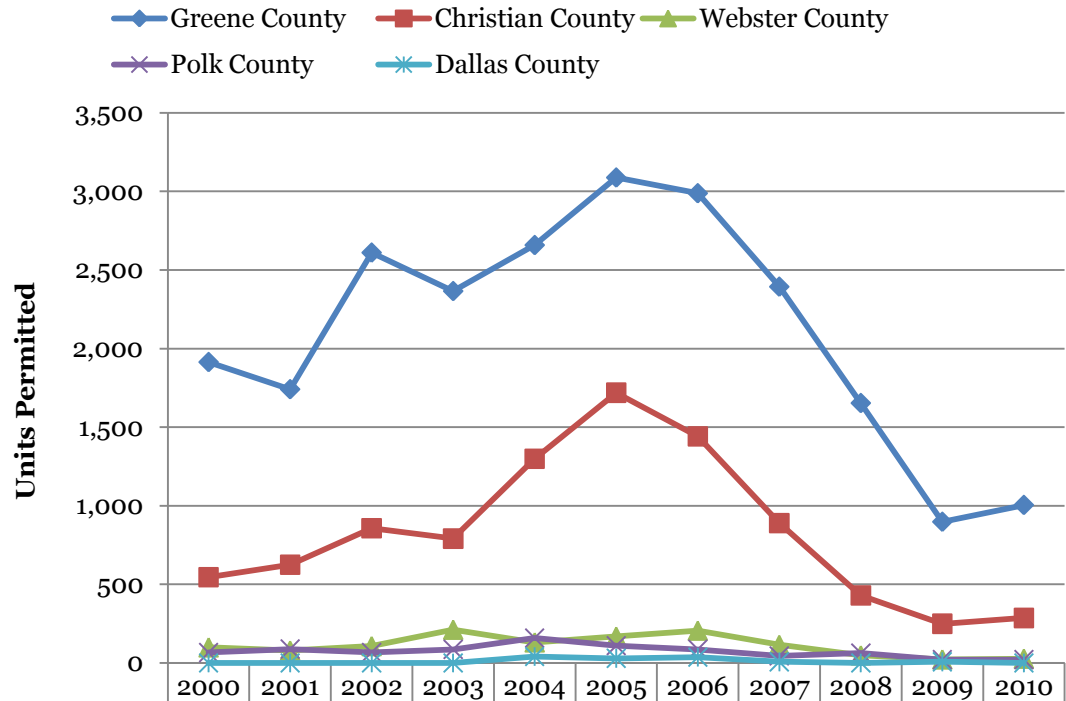
Individual Counties (continued)

Combining the number of single family and multi-family building permits provides an overall picture of county-by-county residential development. The bulk of new residential construction activity within the MSA occurs in Greene and Christian counties. Both Greene and Christian counties saw an increase in new residential construction from 2003 to 2005 (the peak year for building permits), followed by a sharp decrease from 2005 to 2009, and then a moderate increase in 2010.

The total number of new residential units permitted in Greene County increased from 897 to 1,004 between 2009 and 2010 while Christian County saw an increase to 286 from 249 over the same time period. The number of new residential units permitted in Webster, Polk, and Dallas counties remained relatively flat between 2009 and 2010.

Total Residential Units Permitted Springfield MSA - By County

Source: US Census Bureau (Dallas County
Data Not Available Before 2004)



| | | | | | | | | | | | |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----|-------|
| Greene County | 1,914 | 1,741 | 2,611 | 2,366 | 2,659 | 3,089 | 2,989 | 2,394 | 1,653 | 897 | 1,004 |
| Christian County | 545 | 625 | 857 | 791 | 1,299 | 1,719 | 1,441 | 889 | 429 | 249 | 286 |
| Webster County | 99 | 79 | 107 | 212 | 131 | 168 | 206 | 115 | 48 | 22 | 27 |
| Polk County | 66 | 88 | 67 | 86 | 159 | 110 | 86 | 45 | 63 | 21 | 21 |
| Dallas County | 0 | 0 | 0 | 0 | 41 | 29 | 36 | 7 | 0 | 7 | 0 |



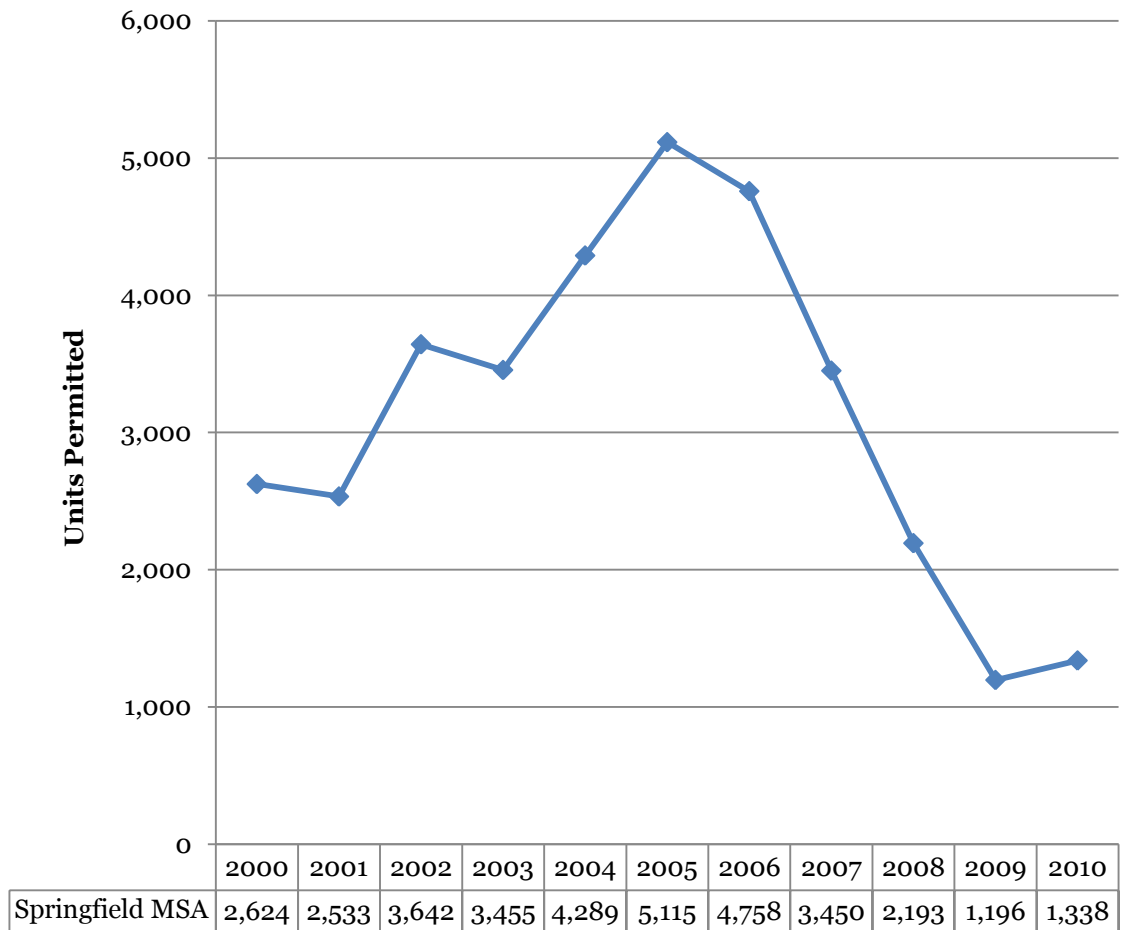
Individual Counties (continued)

Combining the number of all residential building permits in the five counties of the Springfield MSA paints the clearest picture of overall regional residential development. The chart to the right shows a steady increase in the number of building permits issued for residential units (both single family and multi-family) between 2000 and 2005, with minor setbacks in 2001 and 2003. After 2005, the number of residential units built dropped substantially and plummeted to a 10-year low in 2009. This drop mirrored the national decrease in new residential construction. However, there was a moderate increase in 2010 in new residential construction activity.

The next section of this report examines data from building permits issued by local government offices.

Total Residential Units Permitted Springfield MSA

Source: US Census Bureau (Dallas County Data
Not Available Before 2004)



Jurisdictions within the OTO

Each year the Ozarks Transportation Organization (OTO) collects building permit data from its member jurisdictions.* The chart to the right shows that single family home construction peaked in Springfield, Nixa, Ozark, and Greene County (the unincorporated portion within the OTO planning area) in 2005. Single family home construction in Republic and Christian County (the unincorporated portion within the OTO planning area) peaked in 2006. Each jurisdiction has seen a significant drop in single family home construction since the mid-2000s. However, mirroring regional and national trends, all local jurisdictions witnessed an increase in single family home construction between 2009 and 2010. Single family home construction also increased from 2008 to 2009 in Springfield and Nixa.

*Not all jurisdictions provide information.

Single Family Building Permits - OTO Area

Source: OTO - Note: Republic annexed the City of Brookline in 2005



| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------------|------|-------|-------|-------|-------|-------|------|------|------|------|
| Springfield | 404 | 406 | 394 | 418 | 439 | 394 | 209 | 33 | 46 | 80 |
| Republic | 205 | 183 | 168 | 271 | 232 | 283 | 236 | 179 | 70 | 77 |
| Ozark | 168 | 271 | 333 | 367 | 393 | 391 | 233 | 102 | 22 | 34 |
| Nixa | 260 | 267 | 281 | 536 | 547 | 312 | 211 | 28 | 44 | 89 |
| Rest of Greene County | 878 | 1,051 | 1,254 | 1,032 | 1,268 | 1,063 | 524 | 315 | 235 | 375 |
| Rest of Christian County | 213 | 201 | 174 | 224 | 133 | 241 | 145 | 64 | 41 | 51 |

Jurisdictions within the OTO (continued)

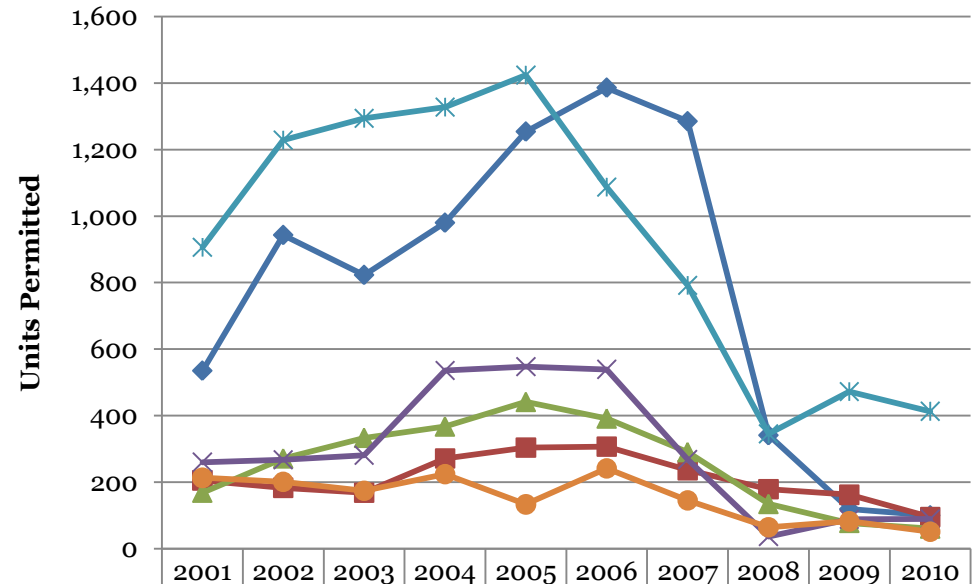
The chart to the right shows the total number of residential units permitted in Springfield, Republic, Ozark, Nixa, Greene County (the unincorporated portion within the OTO planning area), and Christian County (the unincorporated portion within the OTO planning area) for the period 2001 to 2010. Residential construction in Ozark (441 units), Nixa (547 units), and Greene County (1,424 units) peaked in 2005 and in Springfield (1,386 units), Republic (307 units), and Christian County (241 units) in 2006. The 2009 to 2010 gain in local single family home construction (+54.15%) was offset by a steep drop in multi-family home building activity (-81.18%), resulting in an overall 19.20% decrease in residential construction from 2009 to 2010 within the OTO planning area.

The five-county Springfield Metropolitan Statistical Area, or MSA, contains a number of fast-growing communities- such as Clever and Rogersville- which are not within the OTO planning area. This is why although the OTO planning area saw a decrease in residential construction in 2010, the MSA as a whole experienced positive residential construction activity growth.

Total Residential Building Permits - OTO Area

Source: OTO - Note: Republic annexed the City of Brookline in 2005

◆ Springfield ■ Republic ▲ Ozark
✕ Nixa ✱ Rest of Greene County ● Rest of Christian County



| | | | | | | | | | | |
|--------------------------|-----|-------|-------|-------|-------|-------|-------|-----|-----|-----|
| Springfield | 535 | 943 | 823 | 980 | 1,254 | 1,386 | 1,285 | 341 | 119 | 100 |
| Republic | 205 | 183 | 168 | 271 | 304 | 307 | 236 | 179 | 162 | 95 |
| Ozark | 168 | 271 | 333 | 367 | 441 | 391 | 290 | 134 | 77 | 60 |
| Nixa | 260 | 267 | 281 | 536 | 547 | 539 | 268 | 36 | 88 | 89 |
| Rest of Greene County | 906 | 1,229 | 1,294 | 1,328 | 1,424 | 1,087 | 792 | 345 | 472 | 413 |
| Rest of Christian County | 213 | 201 | 174 | 224 | 133 | 241 | 145 | 64 | 82 | 51 |

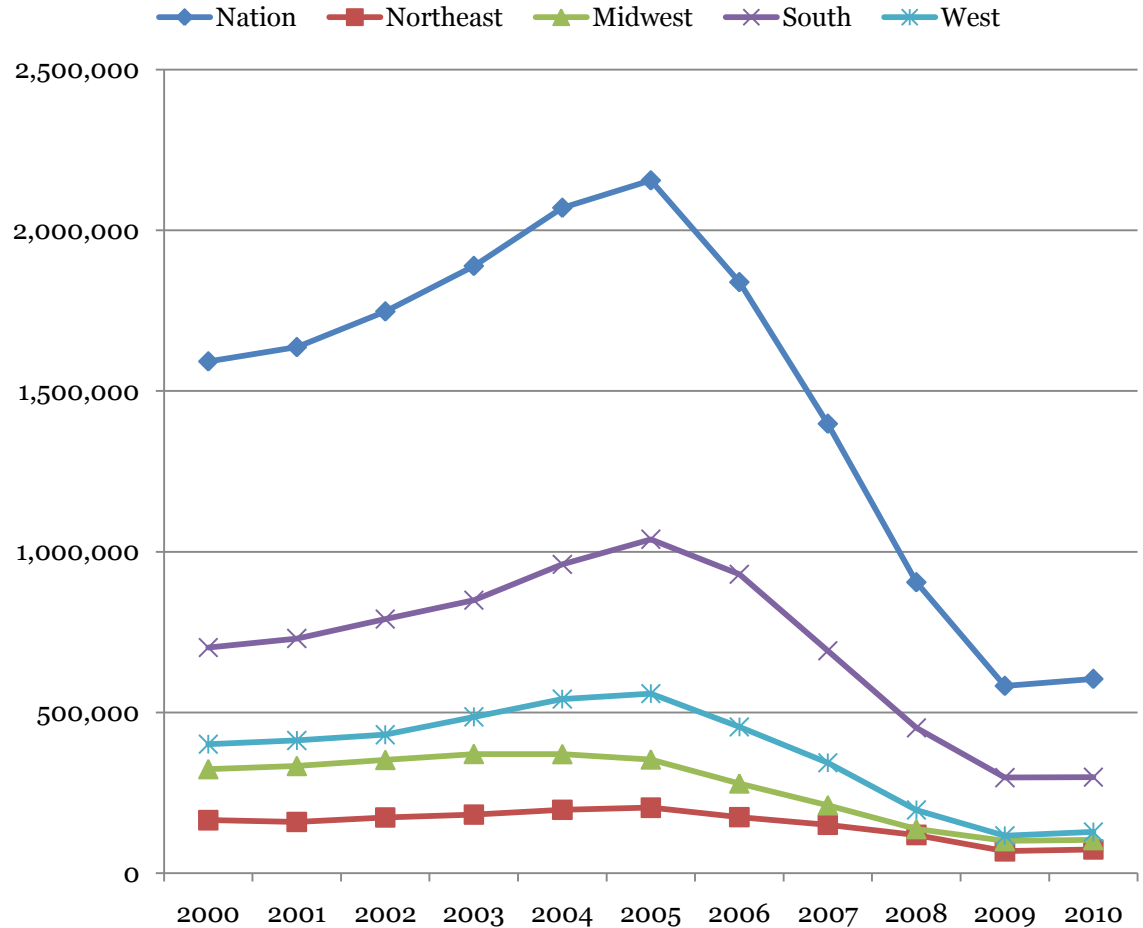
State, Region, Nation

The overall decrease in the number of residential units permitted in the OTO area since the mid-2000s is best understood in relation to what has occurred at the national and regional levels. As shown on the chart to the right, building permits for residential units at the national level rose steadily from 2000 to 2005. After 2005, the number of residential units permitted fell rapidly.

From 2000 to 2010, both the Midwest and Northeast maintained a relatively consistent number of units permitted when compared to the West and South. Growth has indeed slowed since 2005 in the Midwest and Northeast, but not nearly as significantly as in the West and especially in the South.

Total Residential Units Permitted National and Regional Totals

Source: US Census Bureau



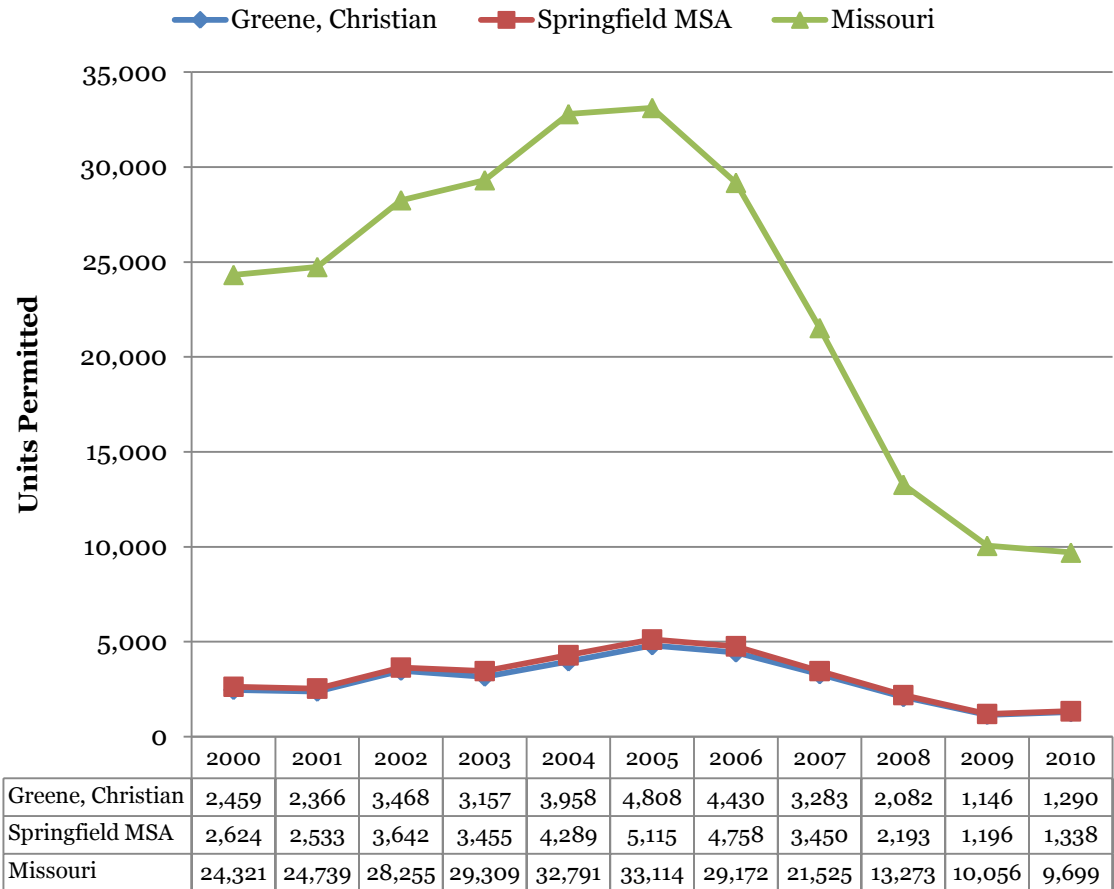
State, Region, Nation (continued)

The following chart compares residential construction activity in Greene and Christian counties, the Springfield MSA, and the state of Missouri. Missouri overall witnessed a significant increase in the number of residential units permitted between 2000 and 2005, and then saw a dramatic decrease in the number of units permitted after 2005. This pattern is also seen in the Springfield MSA and Greene and Christian counties.

Residential construction activity in Greene and Christian counties and the Springfield MSA bottomed out in 2009, as the number of building permits issued in 2010 was slightly higher than in 2009 (but still far below the number of permits issued in years prior to 2009). However, residential construction at the state level appears to still be declining.

Building Permits All Residential Units Local, Springfield MSA, Missouri

Source: US Census Bureau



State, Region, Nation (continued)

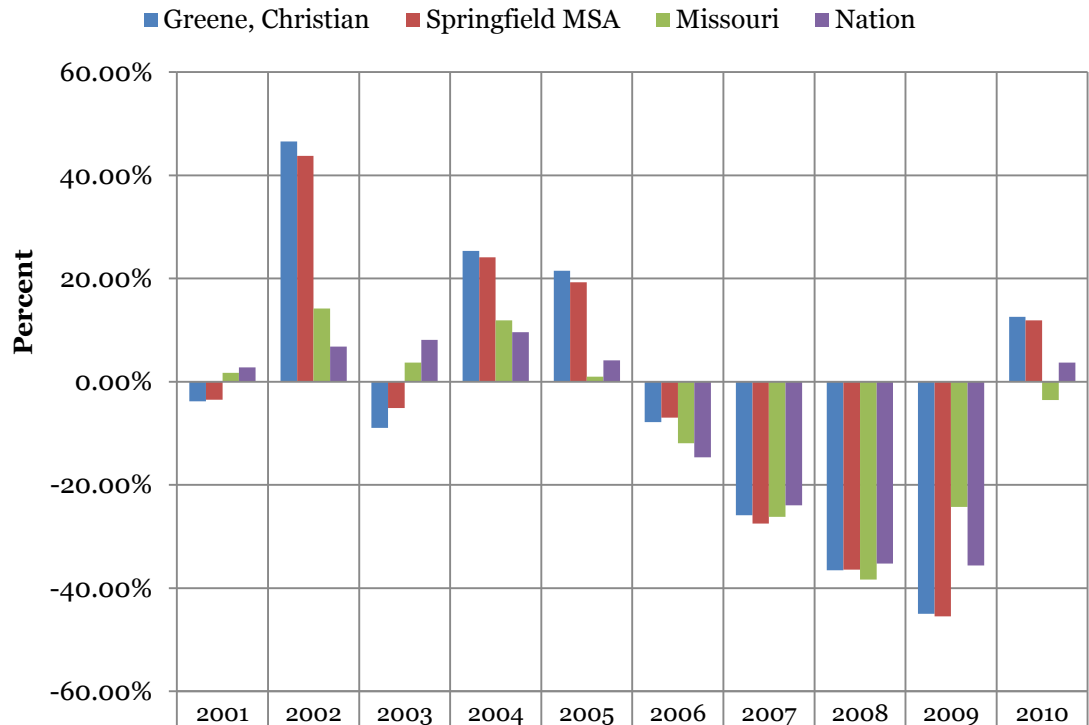
The chart to the right represents the year-to-year percent of change for the number of residential building permits in Greene and Christian counties, the Springfield MSA, the state of Missouri, and the nation. This chart focuses on the increase or decrease of the percent of change from year to year rather than the change in the number of permits, as the preceding charts have done. The chart also shows whether the amount of change in permits has gone up or down from year to year.

Compared to the other geographies listed to the right, Greene and Christian counties had the largest year-to-year increase (46.58% from 2001 to 2002) in residential construction activity over the period 2000 to 2010, while the Springfield MSA experienced the largest year-to-year decrease (-45.46% from 2008 to 2009).

Overall, residential construction activity at the local and MSA levels has paralleled statewide and national activity between 2001 and 2010 except for a few exceptions (in 2001, 2003, and 2010).

Percent of Change - Residential Building Permits Local, MSA, Missouri, Nation

Source: US Census Bureau



| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Greene, Christian | -3.78% | 46.58% | -8.97% | 25.37% | 21.48% | -7.86% | -25.89 | -36.58 | -44.96 | 12.57% |
| Springfield MSA | -3.47% | 43.78% | -5.13% | 24.14% | 19.26% | -6.98% | -27.49 | -36.43 | -45.46 | 11.87% |
| Missouri | 1.72% | 14.21% | 3.73% | 11.88% | 0.99% | -11.90 | -26.21 | -38.34 | -24.24 | -3.55% |
| Nation | 2.79% | 6.78% | 8.10% | 9.57% | 4.12% | -14.68 | -23.95 | -35.26 | -35.61 | 3.72% |

Population & Socioeconomic Data



THROUGH DECEMBER 31, 2010

According to the US Census Bureau, the Springfield Metropolitan Statistical Area (MSA) is the fastest growing metropolitan area in Missouri. Based on figures from the 2010 Census, the five-county MSA (Christian, Dallas, Greene, Polk, Webster) has a population of 436,712. This total represents an 18.55% increase over the 2000 MSA population of 368,374 and an average annual growth rate of 1.72% between 2000 and 2010.

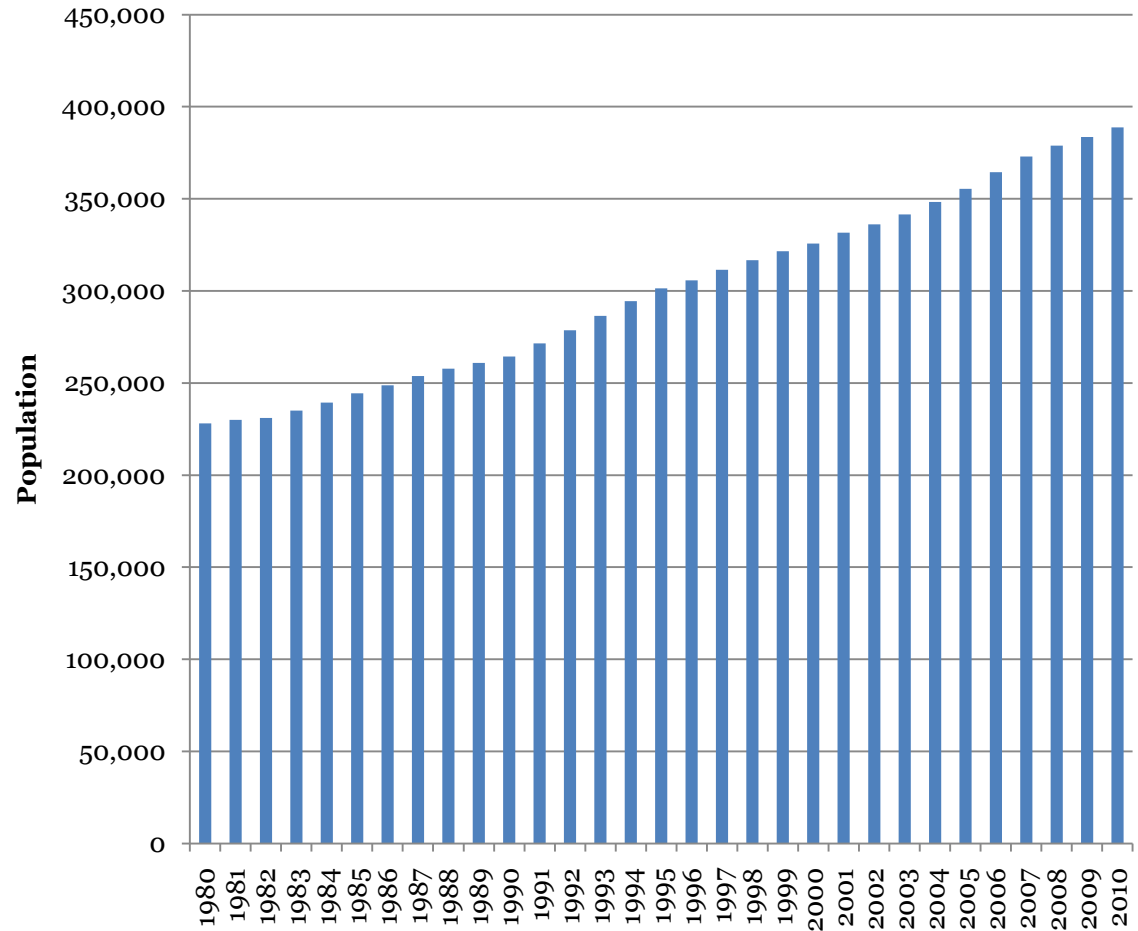


Springfield MSA

Prior to the 2000 Census, the counties of Greene, Christian, and Webster comprised the Springfield Metropolitan Statistical Area, or MSA. After the 2000 Census, Polk and Dallas counties were added to the MSA. The graph at right charts population growth within the original, three-county MSA. The MSA population was 228,118 in 1980; rising to 264,346 in 1990; 325,721 in 2000; and 388,798 in 2010. The population of the three-county MSA increased by 70.44% between 1980 and 2010.

Springfield MSA Population

Source: US Census Bureau (Based on 1999 MSA of Greene, Christian and Webster Counties)



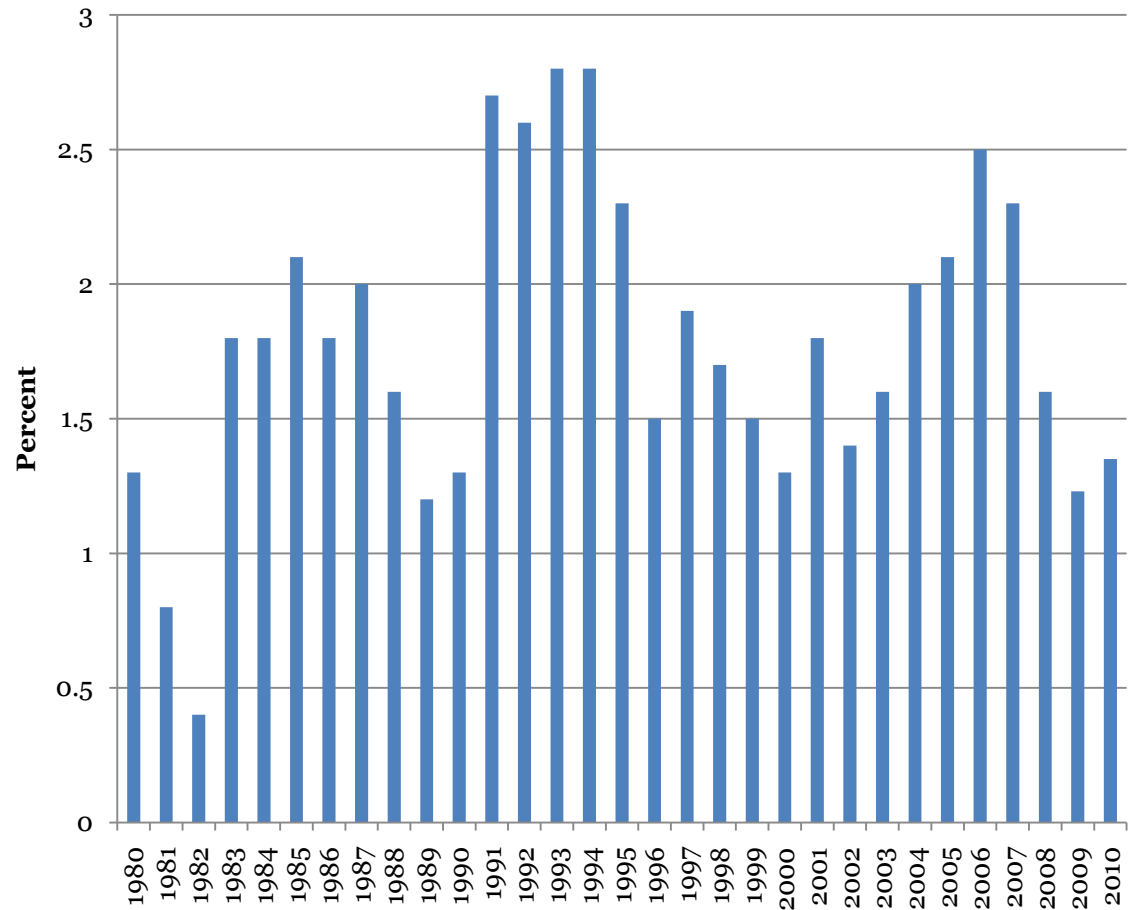


Springfield MSA (continued)

The chart to the right shows the year-to-year population percentage change for the three-county Springfield Metropolitan Statistical Area over the period 1980 to 2010. Overall population growth in the Springfield MSA has been consistently positive from 1980 to 2010. However, this graph reveals the rate of population growth varies- sometimes greatly- from year to year. The highest annual rates of growth were in the early to mid-1990s, followed by 2006 and 2007, and then by the mid-1980s.

Percent Change - Springfield MSA Population

Source: US Census Bureau (Based on 1999 MSA of
Greene, Christian and Webster Counties)



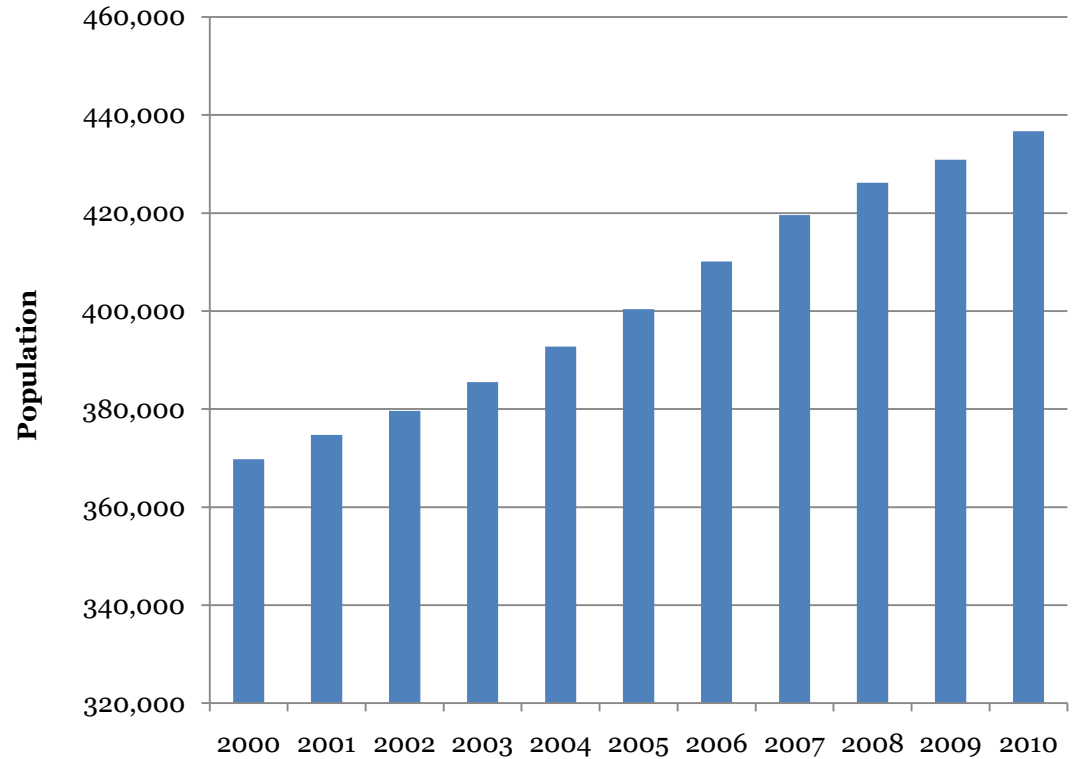


Springfield MSA (continued)

After the 2000 Census, the Springfield Metropolitan Statistical Area, or MSA, was expanded from three counties- Greene, Christian, and Webster- to five counties: Greene, Christian, Webster, Dallas, and Polk. The chart to the right shows the steady population increase in the five-county MSA between 2000 and 2010.

Springfield MSA Population

Source: US Census Bureau (Based on 2000 MSA of Greene, Christian, Webster, Polk and Dallas Counties)



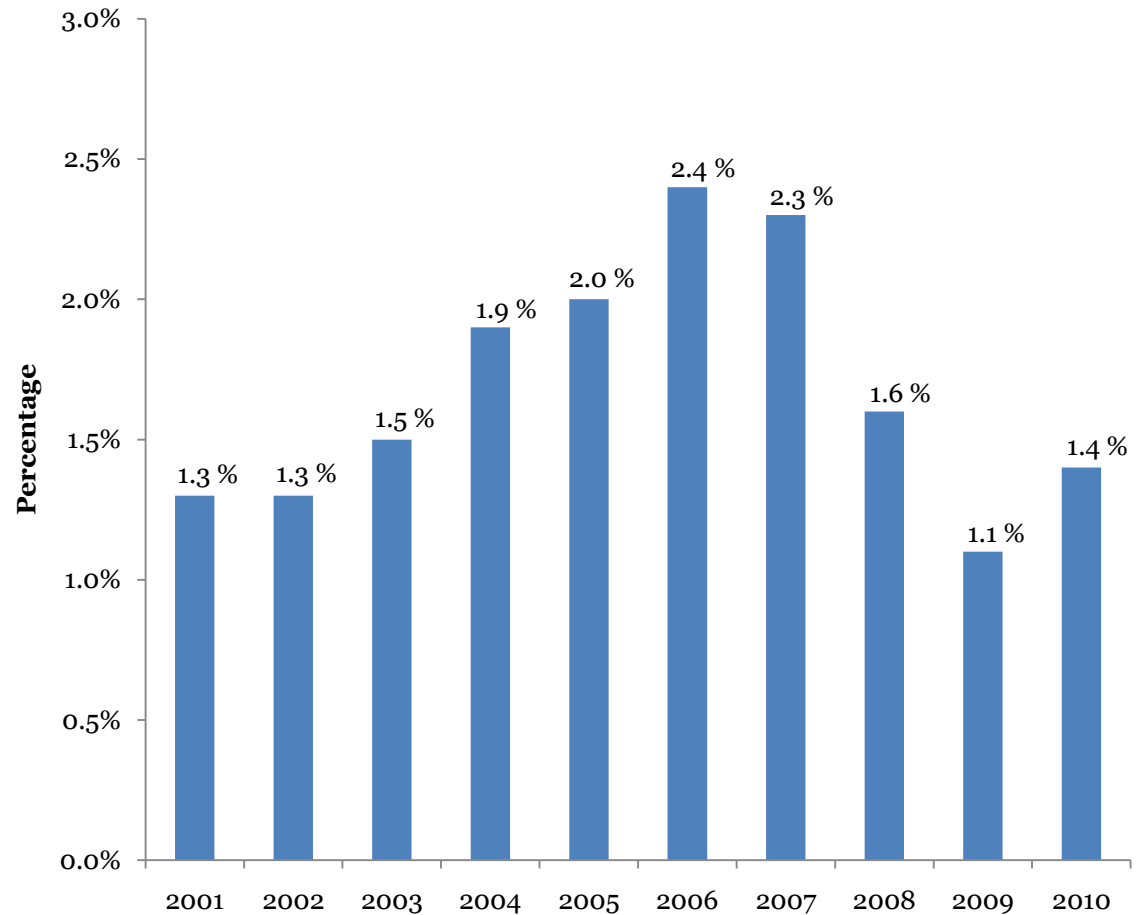


Springfield MSA (continued)

The chart to the right shows the annual population percentage change between 2001 and 2010 for the five-county Springfield Metropolitan Statistical Area (MSA). Although population growth in the five-county MSA has been consistently positive, the rates of growth vary from year to year. The highest rates of growth were in 2006 and 2007, immediately before the "Great Recession." After 2007, population growth rates returned to pre-recession levels.

Springfield MSA Population Percent Change

Source: US Census Bureau (Based on 2000 MSA of
Greene, Christian, Webster, Polk, and Dallas Counties)



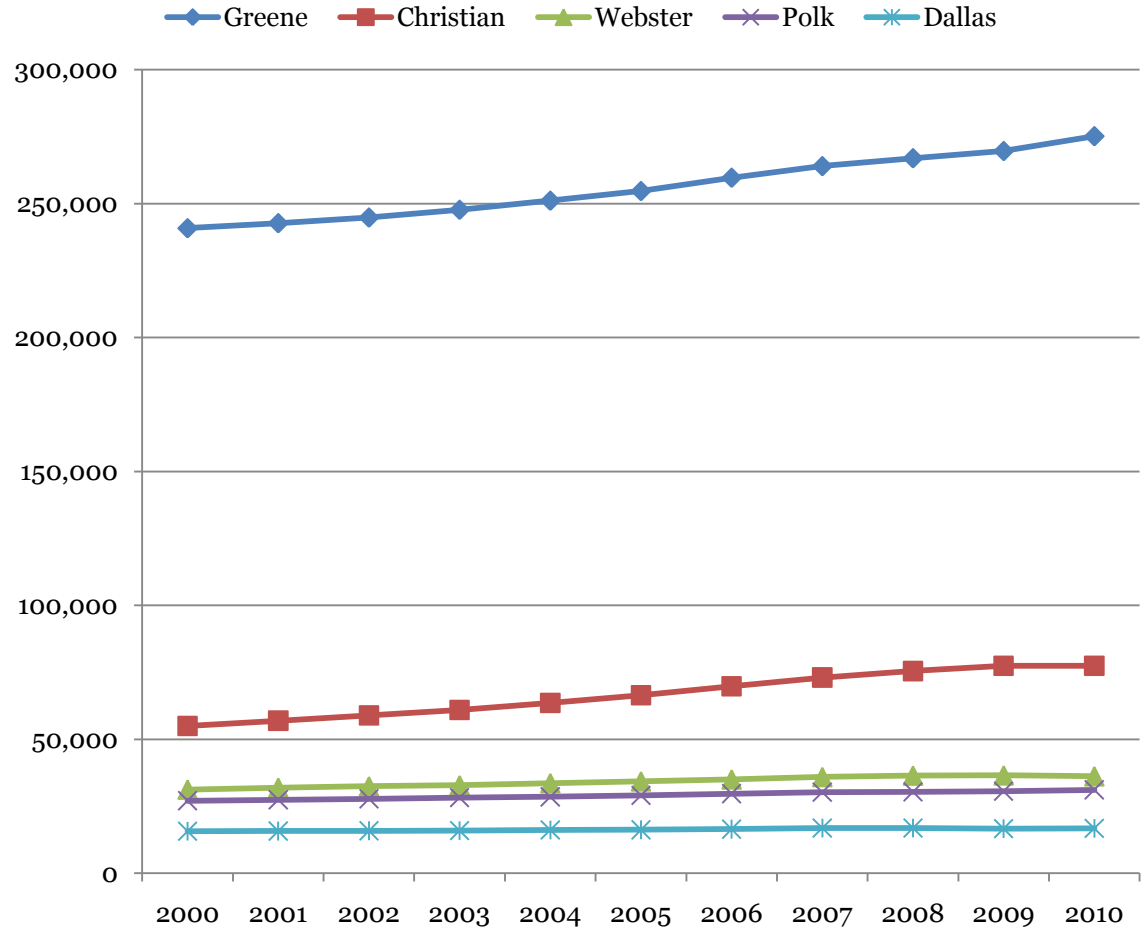


Individual Counties

The five-county Springfield Metropolitan Statistical Area (MSA) saw steady population growth from 2000 to 2010. The majority of population growth within the MSA occurred in Greene County (240,808 in 2000 to 275,174 in 2010) and in Christian County (54,956 in 2000 to 77,422 in 2010). Population growth was also positive in Webster County (31,260 in 2000 to 36,202 in 2010), Polk County (27,064 in 2000 to 31,137 in 2010), and Dallas County (15,690 in 2000 to 16,777 in 2010).

Population of Counties Springfield MSA 2000 - 2010

Source: US Census Bureau



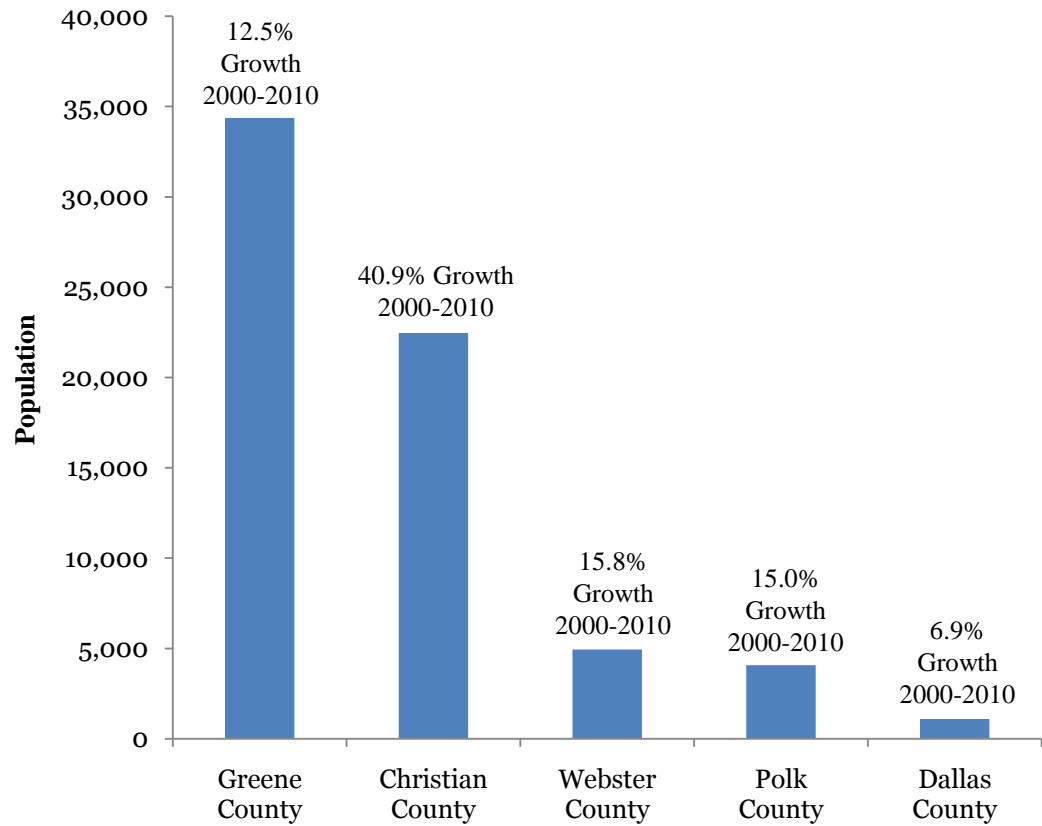
Individual Counties, continued

The chart to the right shows both the actual number of people added in each of the five Springfield Metropolitan Statistical Area (MSA) counties (represented by the bars) and the population growth rates for each county (as noted above the bars) between 2000 and 2010.

Greene County added the most people (34,366) of any MSA county between 2000 and 2010, but had only the fourth-highest population growth rate. Christian County- by far- had the highest population growth rate (40.9%) of any MSA county between 2000 and 2010; this growth rate represented an actual population increase of 22,466. The population of Webster County grew by 15.8% between 2000 and 2010 while the populations of Polk County and Dallas County increased by 15.0% and 6.9%, respectively, over the same time period.

Population Increase Springfield MSA Counties 2000 - 2010

Source: US Census Bureau





Jurisdictions within the OTO

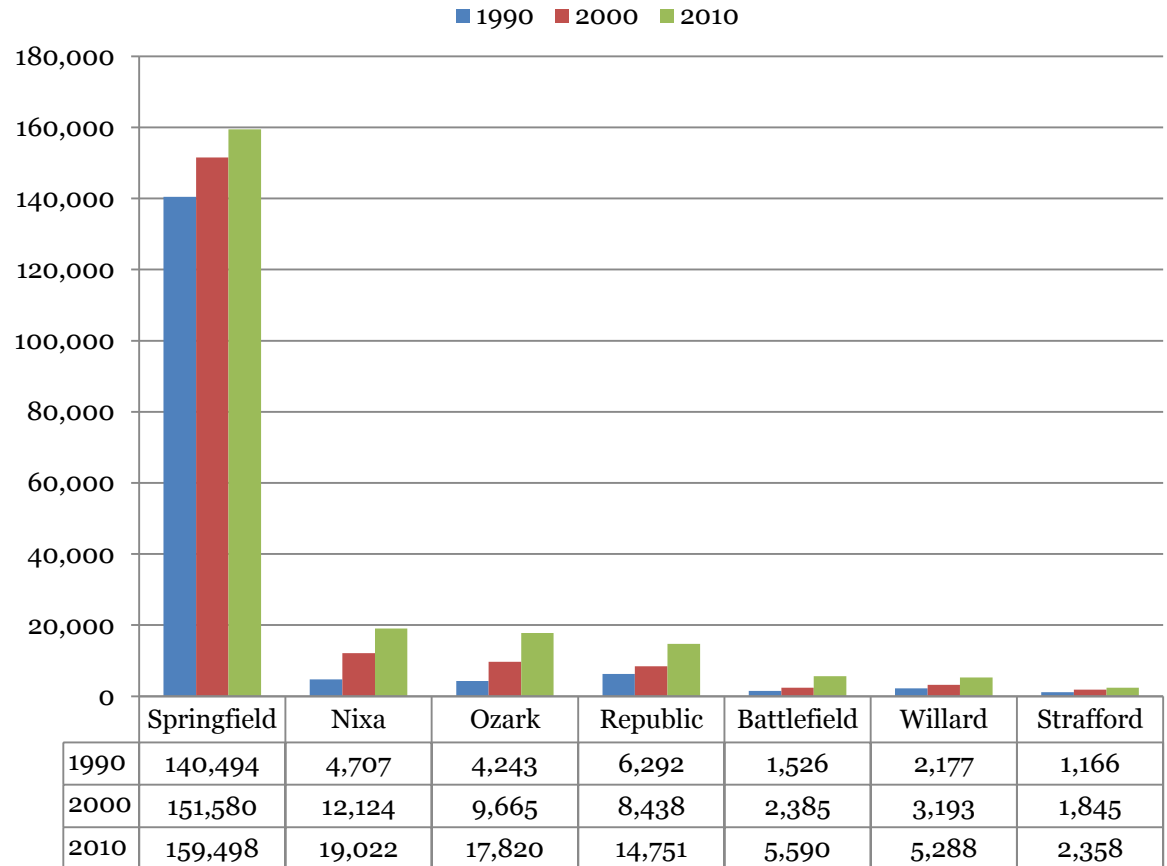
The chart and data table to the right show the populations of the cities within the OTO planning area. The City of Springfield, the most populous city within the OTO area and the region's employment center, has experienced steady growth over the past 20 years, adding a total of 19,004 people between 1990 and 2010.

The cities surrounding Springfield have enjoyed incredible rates of population growth over the past 20 years. Between 1990 and 2010, the populations of the cities around Springfield have all more than doubled and in some cases (see Nixa and Ozark) even quadrupled.

Average daily traffic on the highways connecting Springfield to the other cities in the OTO area has steadily increased during the last decade as residents commute into Springfield in increasing numbers for jobs, shopping, health care, and higher education.

Population - Cities in the OTO Planning Area 1990, 2000, 2010

Source: US Census Bureau



Jurisdictions within the OTO, continued

The table to the right shows population growth rates for the various cities within the OTO planning area. Nearly all cities within the OTO planning area have experienced phenomenal rates of population growth over the past 20 years. The populations of Ozark (319.99%) and Nixa (304.12%) have more than *quadrupled* between 1990 and 2010. Over the same time period, the population of Battlefield- with a growth rate of 266.32%- has more than tripled while the populations of Willard (142.90%), Republic (134.44%), and Strafford (102.23%) have more than doubled.

The City of Springfield's relatively modest 1990 to 2010 population growth rate of 13.53% is due to the city's already-large population compared to other communities in the area, the city's conservative annexation policies over the past 20 years, and the attractiveness of the outlying and suburban communities in the area.

A major reason for the rapid population growth in the suburban communities around Springfield is their connection to Springfield via major highways, resulting in relatively short commute times and distances. Commuters in towns surrounding Springfield can easily travel to the various employment, health, educational, and retail destinations within Springfield.

Local jurisdictions, in partnership with the Missouri Department of Transportation, are continually working to alleviate and manage congestion on major highway corridors into and within Springfield (e.g., the expansion of Route 160 between Springfield and Nixa and the expansion of Route 65 in Springfield) to ensure that commute times remain low despite rapid population growth in the Springfield area. Additionally, the OTO is currently exploring options for providing transit between the suburban cities and the central core of the region.

Percent Population Change - MPO Cities

Source: US Census Bureau

| | 1990-2000 | 2000-2010 | 1990-2010 |
|-------------|-----------|-----------|-----------|
| Battlefield | 56.29% | 134.38% | 266.32% |
| Nixa | 157.57 % | 56.90% | 304.12% |
| Ozark | 127.79 % | 84.38% | 319.99% |
| Springfield | 7.89% | 5.22% | 13.53% |
| Strafford | 58.23% | 27.80% | 102.23% |
| Republic | 34.11% | 74.82% | 134.44% |
| Willard | 46.67% | 65.61% | 142.90% |



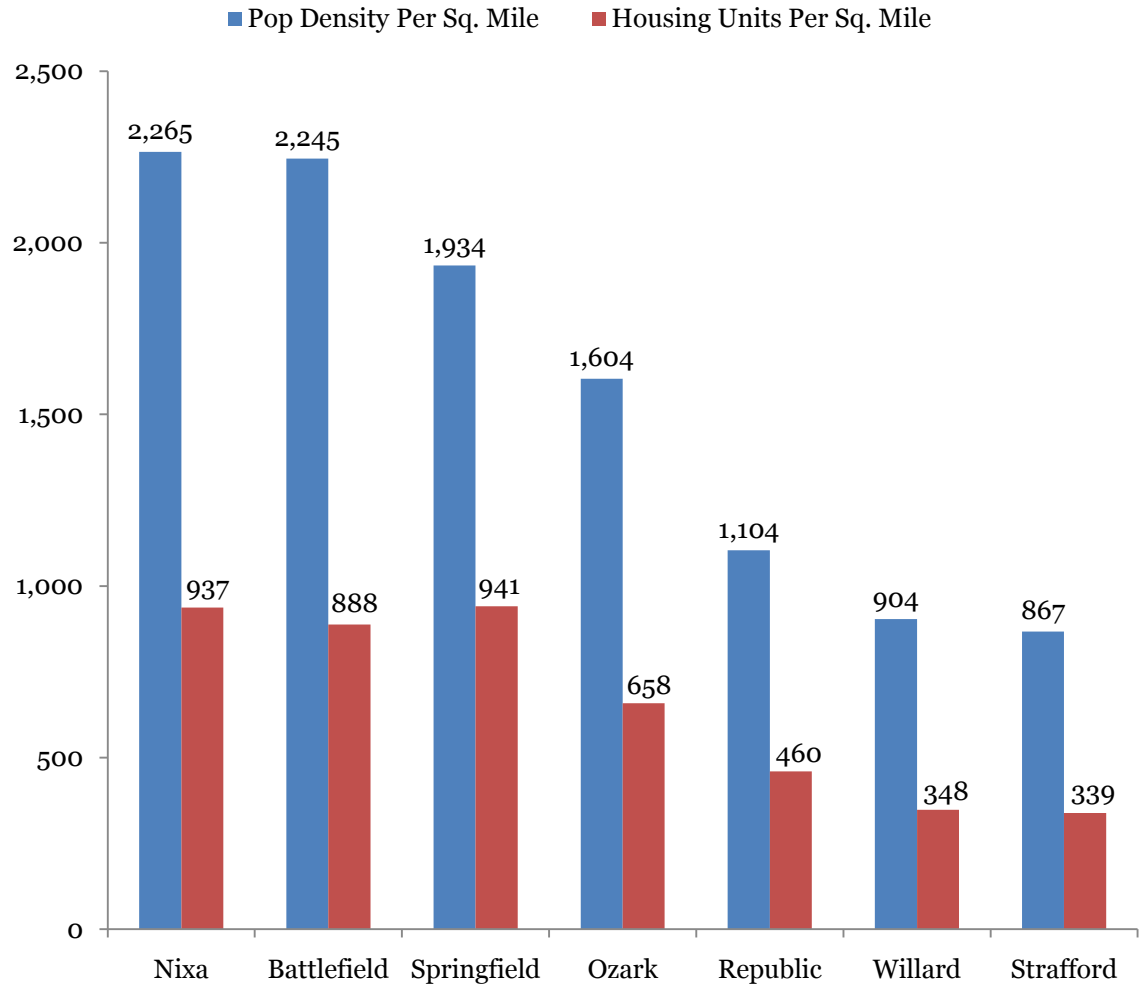
Jurisdictions within the OTO (continued)

As gas prices increase and people become more environmentally-conscious, regional transit services and organized car-pooling may become more attractive to area residents. However, an effective and efficient regional transit system requires higher land use densities than what the current built environment provides. To support a feasible regional transit system, residential densities will need to increase, at least along transit corridors. Additionally, employment and entertainment centers will need to be clustered in activity centers to be efficiently served by regional transit.

The chart to the right illustrates the population and housing densities of the cities within the OTO area based on the 2010 Census. Nixa has the highest population density (2,265 people per square mile) of any city in the OTO planning area while Springfield has the highest housing unit density (941 units per square mile). Strafford is the least dense city in the OTO planning area in terms of both population density (867 people per square mile) and housing unit density (339 units per square mile).

Population & Housing Density (2010)

Source: US Census Bureau



State, Region, Nation

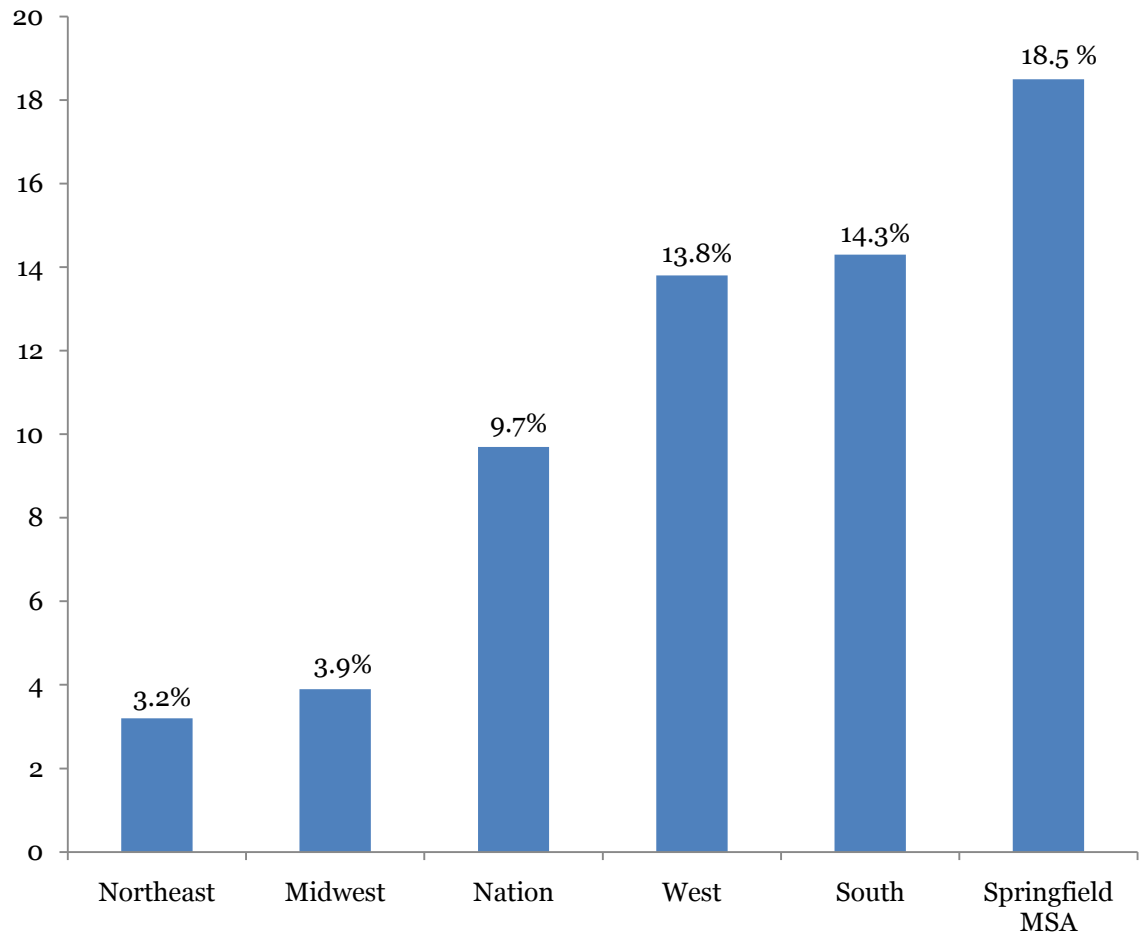
Between 2000 and 2010, the five-county Springfield Metropolitan Statistical Area (MSA) population growth rate exceeded that of the nation as a whole, as well as the various regions (Midwest, South, etc.) within the United States. The population of the United States increased by 9.7% between 2000 and 2010 while the population of the Springfield MSA grew by 18.5%.

Nationally, the South (14.3%) and West (13.8%) grew more population wise than the national as a whole. Meanwhile, the Midwest (3.9%) and Northeast (3.2%) saw slower-than-average population growth.

Population - Percent Change

2000 - 2010

Source: US Census Bureau



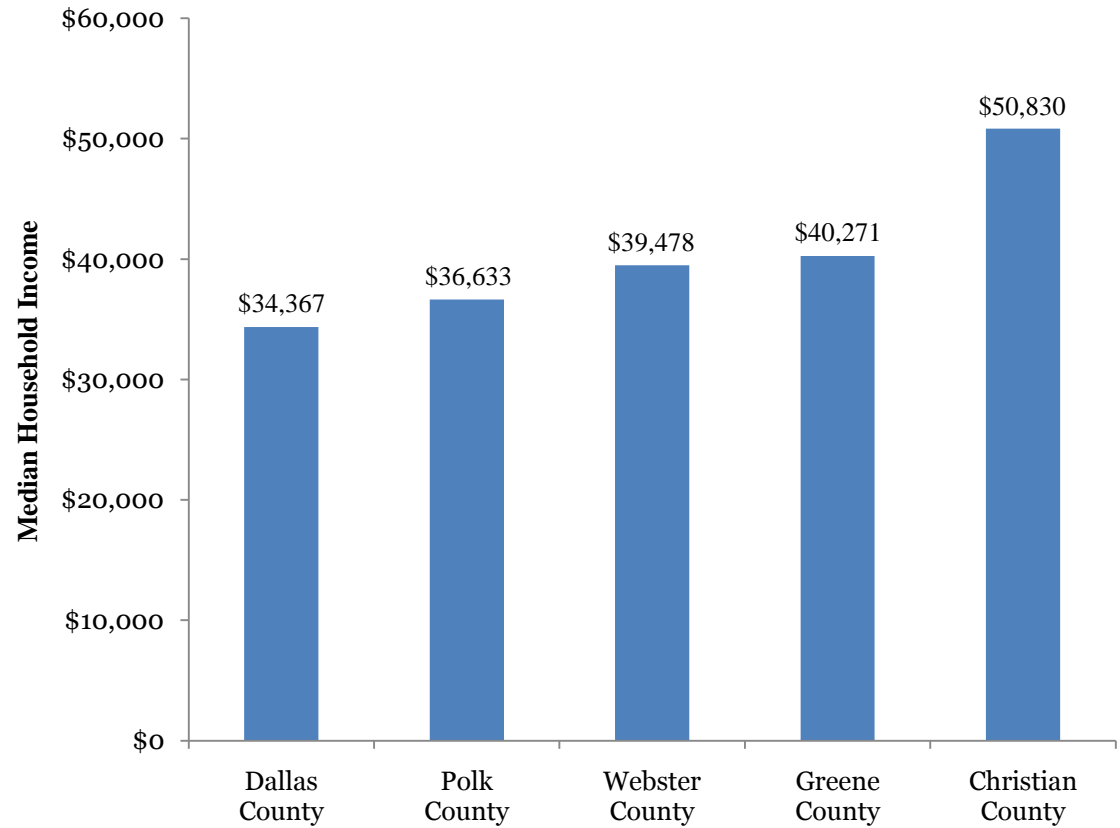


Median Household Income

The chart at right shows median household income for the five counties that comprise the Springfield Metropolitan Statistical Area, or MSA. Christian County (\$50,830) and Dallas County (\$34,367) have the highest and lowest median household income levels, respectively, within the Springfield MSA.

Median Household Income Springfield MSA Counties (2009)

Source: US Census Bureau





Per Capita Income

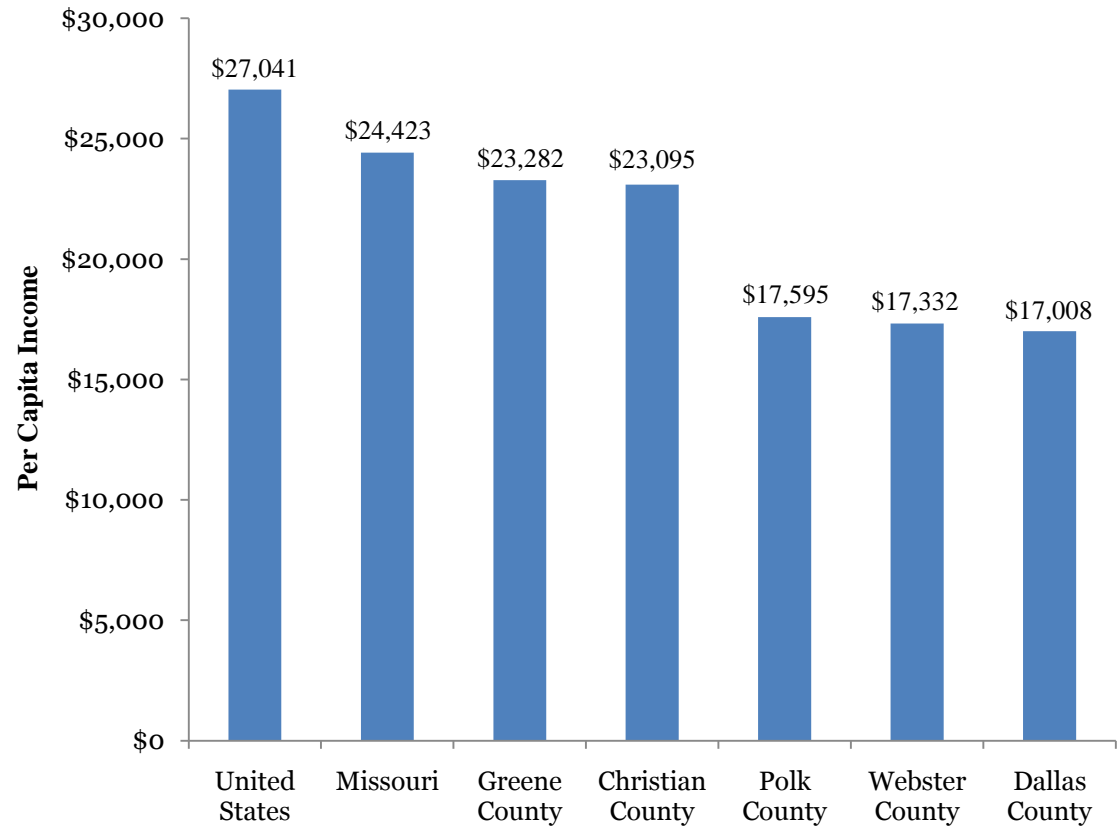
The chart to the right shows per capita income for the United States, the state of Missouri, and the five counties that comprise the Springfield Metropolitan Statistical Area (MSA).

All five counties within the MSA are below both the state (\$24,423) and national (\$27,041) per capita income levels.

Greene County is the 4th largest county in Missouri in terms of population; however, it ranks only 17th in per capita income. Christian County has the 19th highest per capita income level in the state. There is a large per capita income disparity between Greene and Christian Counties and the other three counties in the Springfield MSA as Polk County (87th), Webster County (91st), and Dallas County (96th) all rank in the bottom quarter statewide in terms of per capita income. There are 114 counties in Missouri plus the City of St. Louis, which is separate from St. Louis County.

Per Capita Income MSA Counties (2009)

Source: US Census Bureau





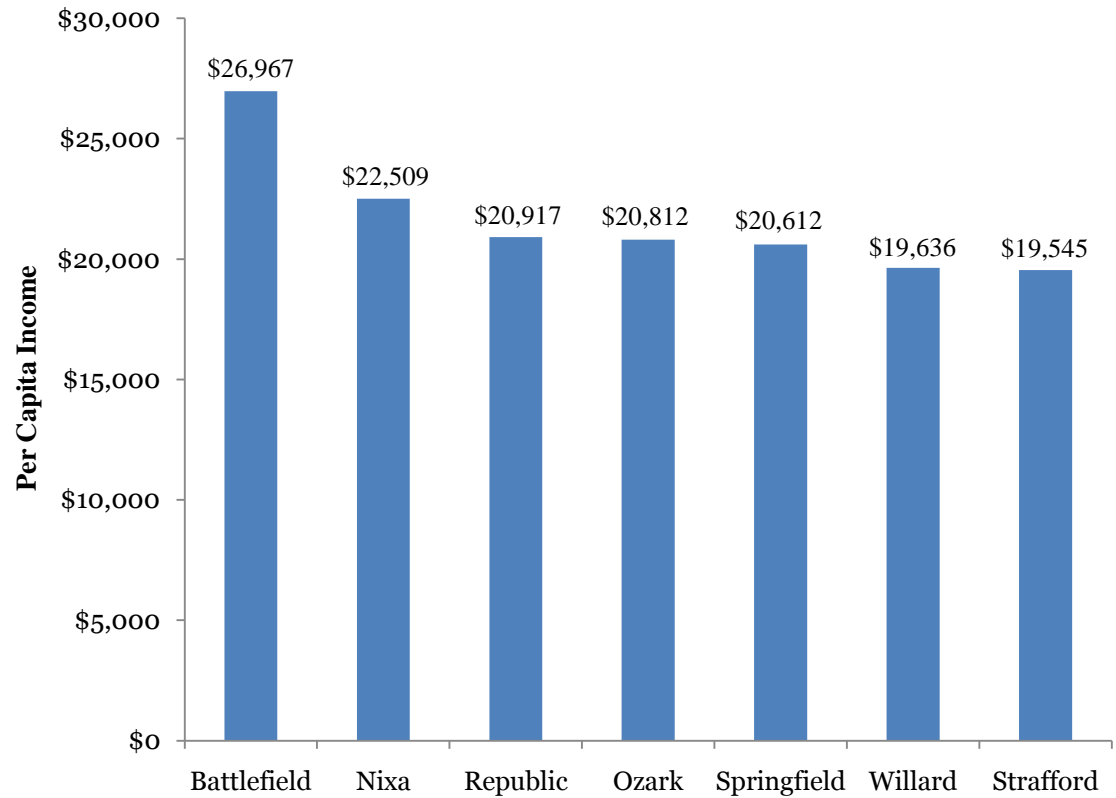
Per Capita Income

The chart to the right shows per capita income for the cities within the OTO planning area.

Battlefield is the only local city with a per capita income level (\$26,967) higher than the Missouri per capita income level (\$24,423). All local cities are under the national per capita income level of \$27,041.

Per Capita Income OTO Area Cities (2009)

Source: US Census Bureau



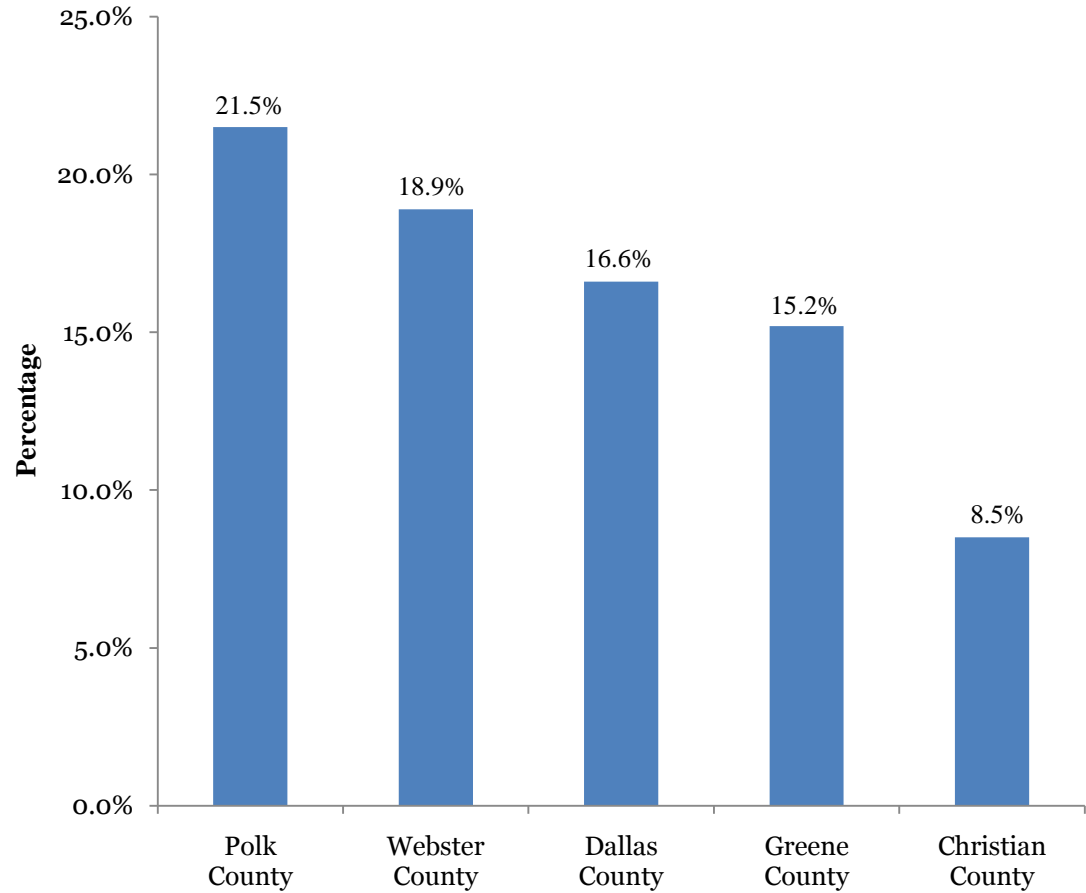
Persons Living in Poverty

The chart at right shows the percentage of individuals in the five-county Springfield Metropolitan Statistical Area, or MSA, who live in poverty.

Polk County has the highest rate of poverty as over 1 in 5 (21.5%) Polk County residents live in poverty. Christian County has the lowest poverty rate (8.5%) in the Springfield MSA.

Persons Living in Poverty Springfield MSA Counties (2009)

Source: US Census Bureau





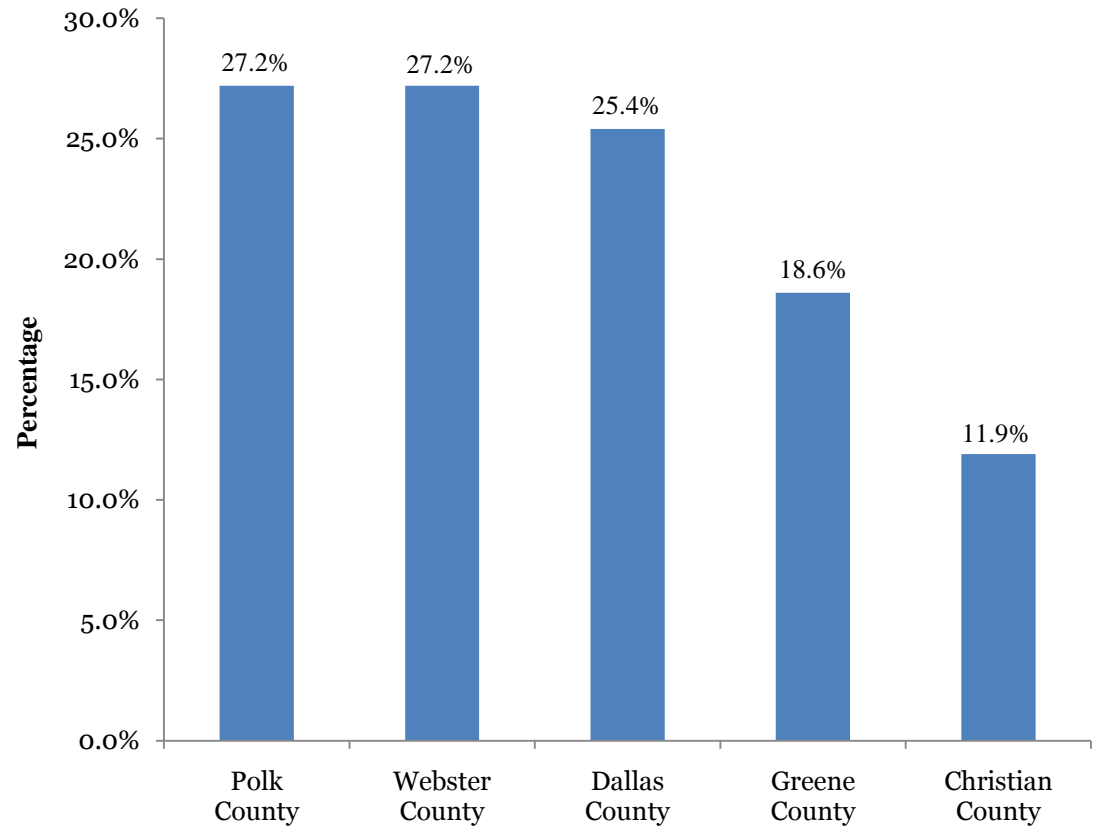
Children Living in Poverty

The chart to the right shows the percentage of children (18 years old and younger) living in poverty in the five-county Springfield Metropolitan Statistical Area, or MSA.

Over 1 in 4 children in Webster County (27.2%), Polk County (27.2%), and Dallas County (25.4%) live in poverty. Christian County, at 11.9%, has the lowest percentage of children who live in poverty within the Springfield MSA.

Children Living in Poverty Springfield MSA Counties (2009)

Source: US Census Bureau



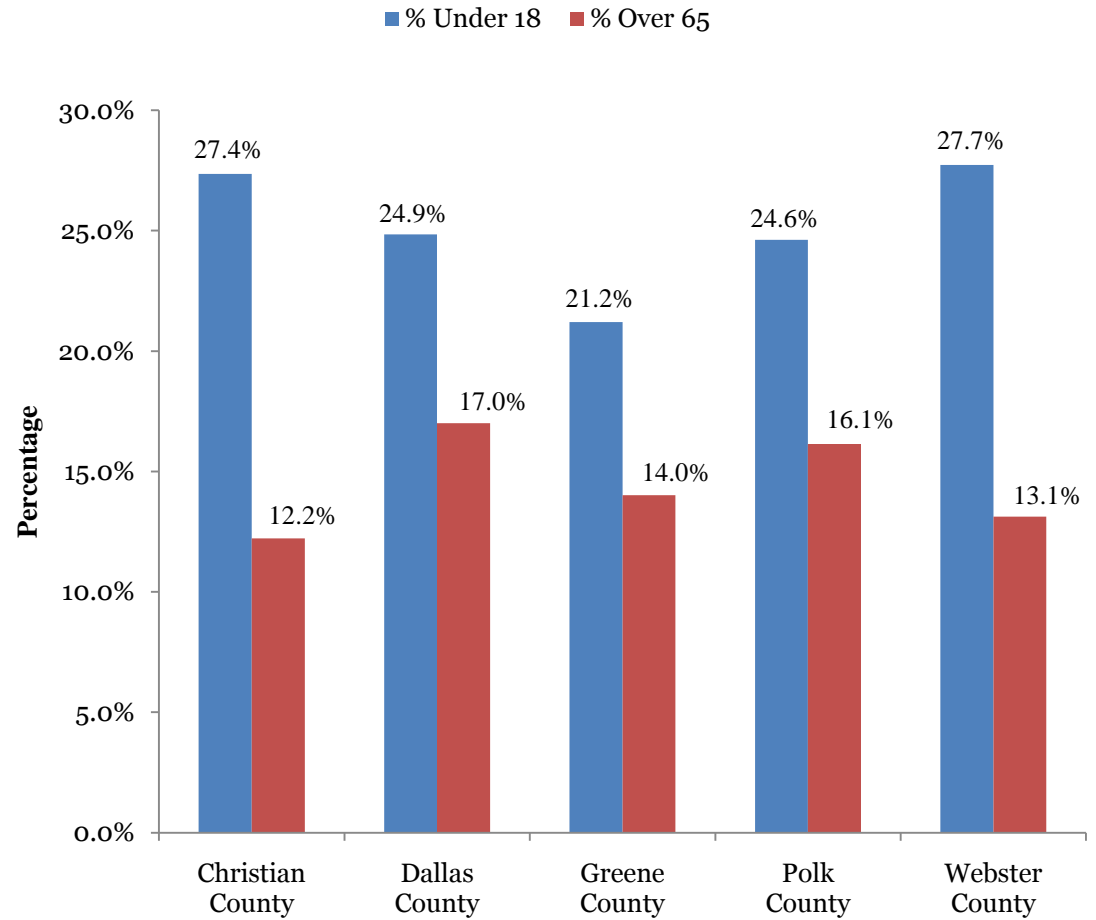
Population Under Age 18 & Over Age 65

The chart to the right compares the percentage of individuals living within the five-county Springfield Metropolitan Statistical Area (MSA) who are under the age of 18 with those who are over the age of 65.

Webster County is the “youngest” county in the MSA as 27.7% percent of Webster County residents are under the age of 18. Dallas County is the “oldest” county in the MSA, with 17.0% of its residents over 65.

Population Under Age 18 & Over 65 Springfield MSA Counties (2010)

Source: US Census Bureau





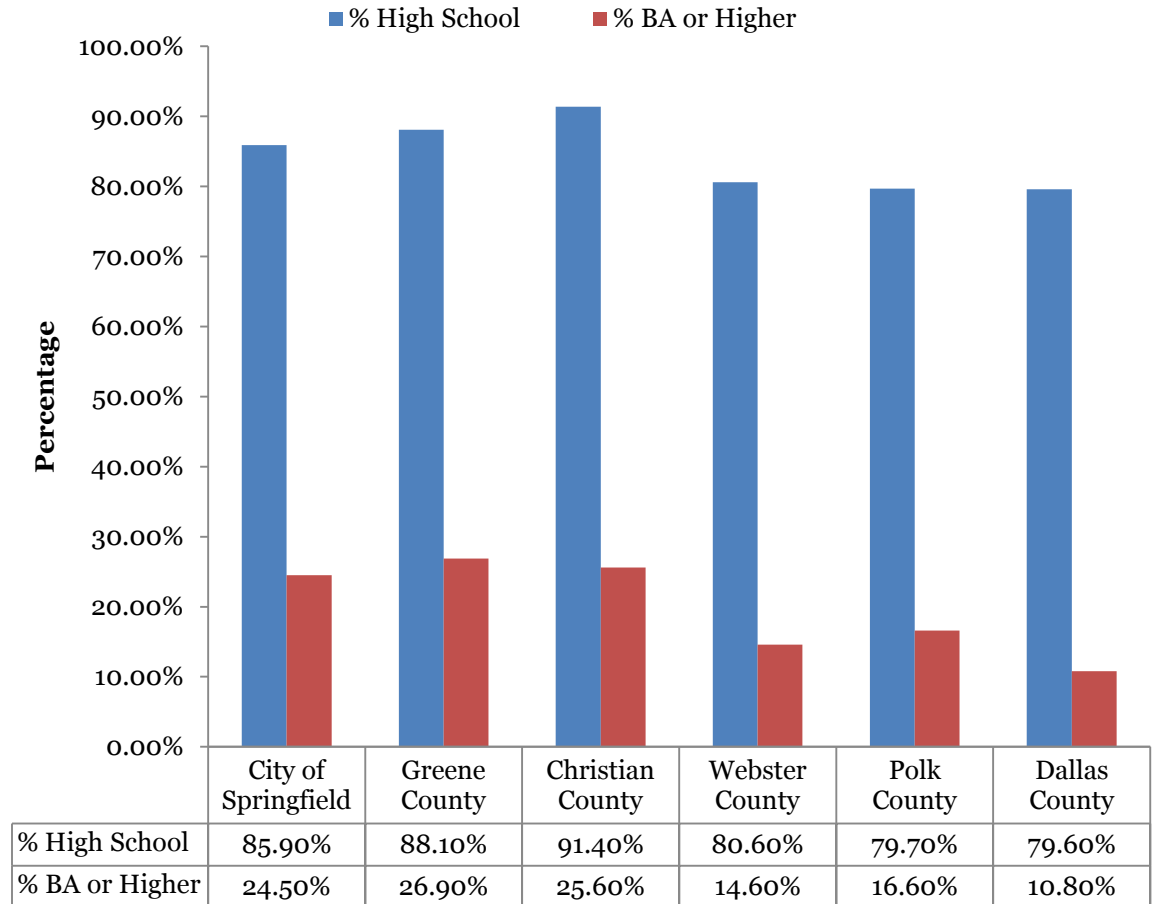
Workforce Education Levels

Workforce education levels affect employment and earning levels within communities. Additionally, prospective employers are interested in workforce characteristics with education being an important factor in location and relocation decisions.

Christian County has the highest percentage (91.40%) of residents 25 years of age or older with a high school diploma. Greene County has the highest percentage (26.90%) of residents 25 years of age or older with a four-year college degree. Dallas County has the lowest number of high school graduates (79.60%) and college graduates (10.80%) in the Springfield MSA.

Workforce Education Levels - Percent with High School Diploma And College Degrees in Springfield & MSA Counties (2009)

Source: US Census Bureau





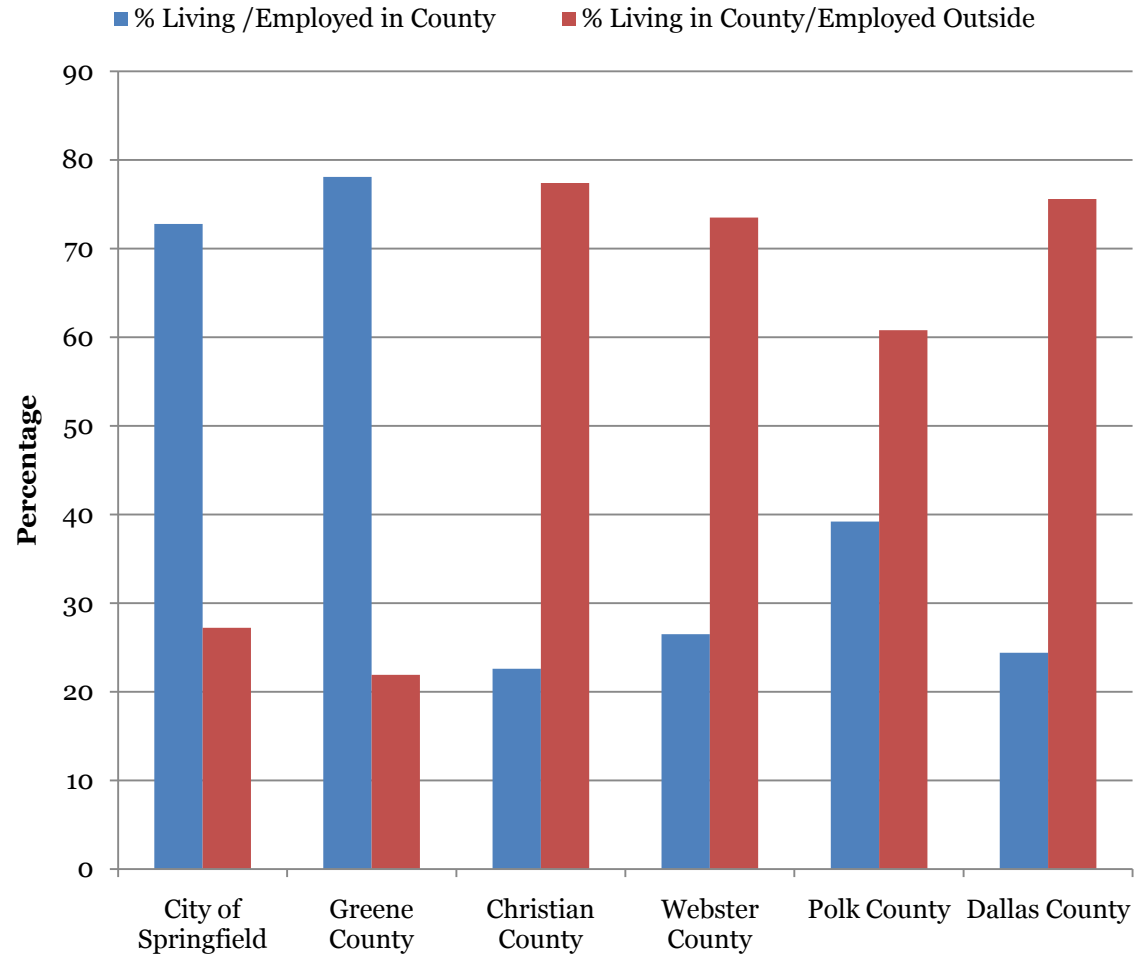
Commuting Patterns

The chart to the right shows the percentage of local workers who both live and work in their county of residence compared to the percentage of workers leaving their home county for work.

Nearly 80% of the people who work in Greene County also live in Greene County, as would be expected of the county in which the region's primary employment center- the City of Springfield- is located. Conversely, almost 80% of Christian County residents commute outside of their home county for work, as do over 70% of workers in Webster County in Dallas County.

Only 60% of Polk County residents leave Polk County for work as the City of Bolivar is a relatively large employment center (e.g., Southwest Baptist University, Citizens Memorial Hospital) compared to other smaller cities in the Springfield area.

Place of Residence vs. Place of Employment - Primary Jobs (2009)





Mean Travel Time to Work

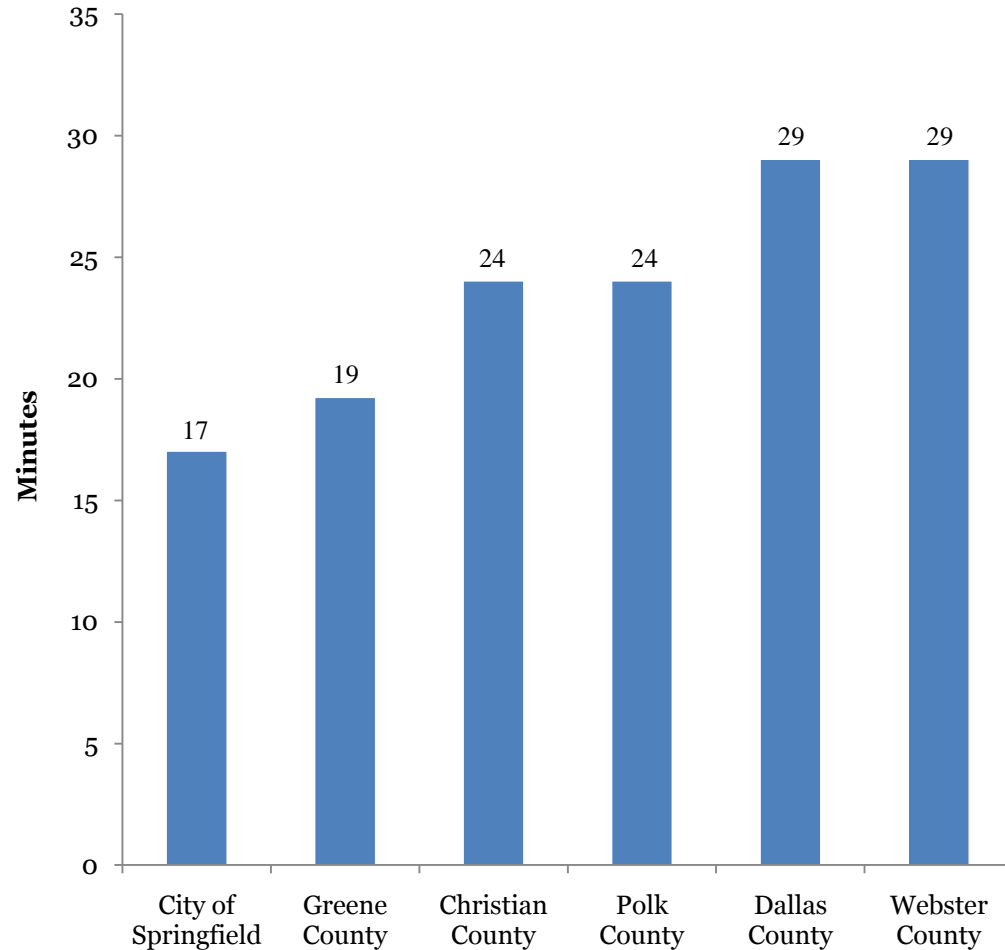
The chart to the right shows the average commute time for individuals living in Springfield and the five-county Springfield Metropolitan Statistical Area (MSA).

Residents of Springfield and Greene County have the shortest commutes to work at 17 minutes and 19 minutes, respectively. Workers living in Dallas and Webster counties have the longest average commutes with the residents of each county traveling an average of 29 minutes to their place of employment.

These figures reflect the reality that a large number of residents of the Springfield MSA commute into Springfield proper for their jobs. As more employment opportunities are created outside Springfield, commute times may decrease. However, since the Springfield area's population continues to grow, commute times may remain the same- or even increase- despite the increasing dispersion of employment centers.

Mean Travel Time to Work in Minutes Springfield & MSA Counties (2009)

Source: US Census Bureau

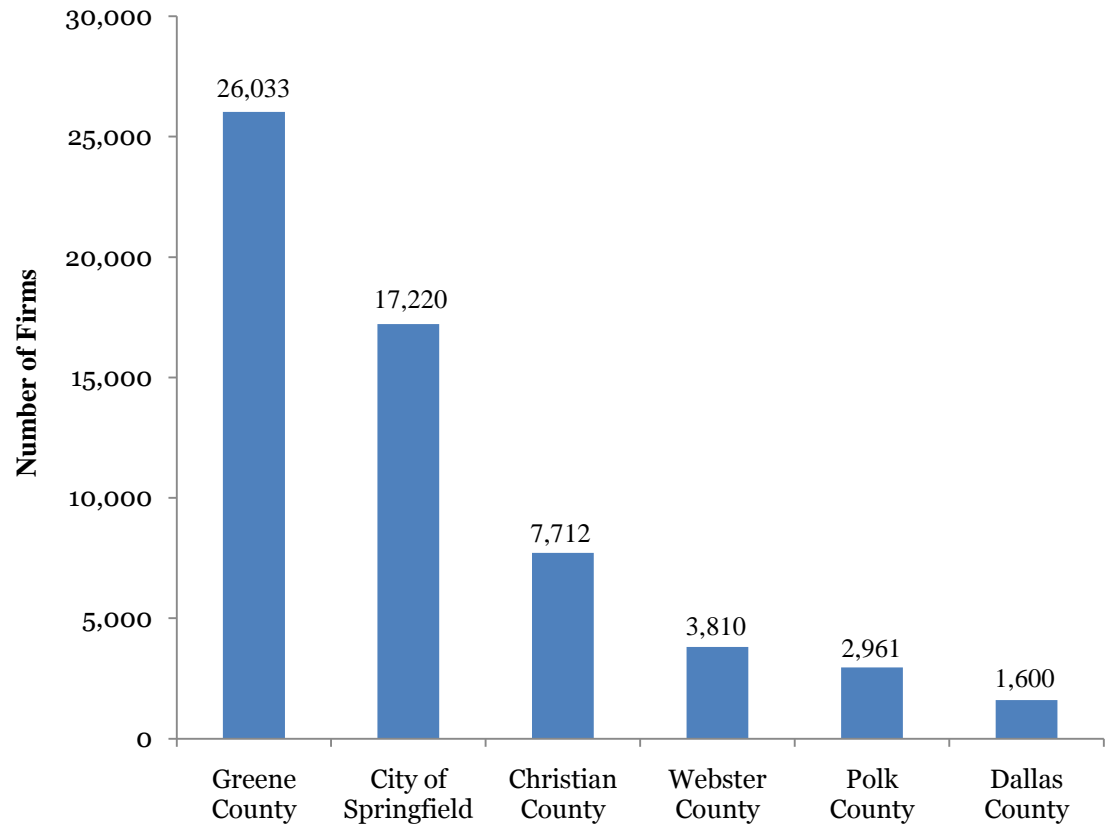


Total Number of Firms

The chart to the right shows the total number of businesses in the City of Springfield and in each of the five counties that make up the Springfield Metropolitan Statistical Area (MSA). Note that the Greene County figure includes the City of Springfield.

Total Number of Firms Springfield & MSA Counties (2007)

Source: US Census Bureau

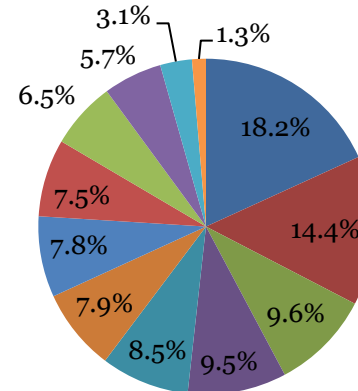


Workforce By Industry Springfield MSA

The chart to the right shows the various industries in which the residents of Christian, Dallas, Greene, Polk, and Webster counties are employed.

Workforce By Industry Springfield MSA

Source: 2005-2009 American Community Survey



- Retail & Wholesale Trade - 36,813
- Health Care, Social Services - 29,180
- Manufacturing - 19,448
- Arts, Entertainment, Food Services, Lodging - 19,291
- Educational Services - 17,252
- Professional, Scientific, Management - 16,015
- Construction - 15,781
- Other Services - 15,162
- Finance, Insurance, Real Estate - 13,079
- Transportation, Warehousing, Utilities - 11,483
- Public Administration - 6,184
- Agriculture, Forestry, Fishing, Hunting, Mining - 2,705

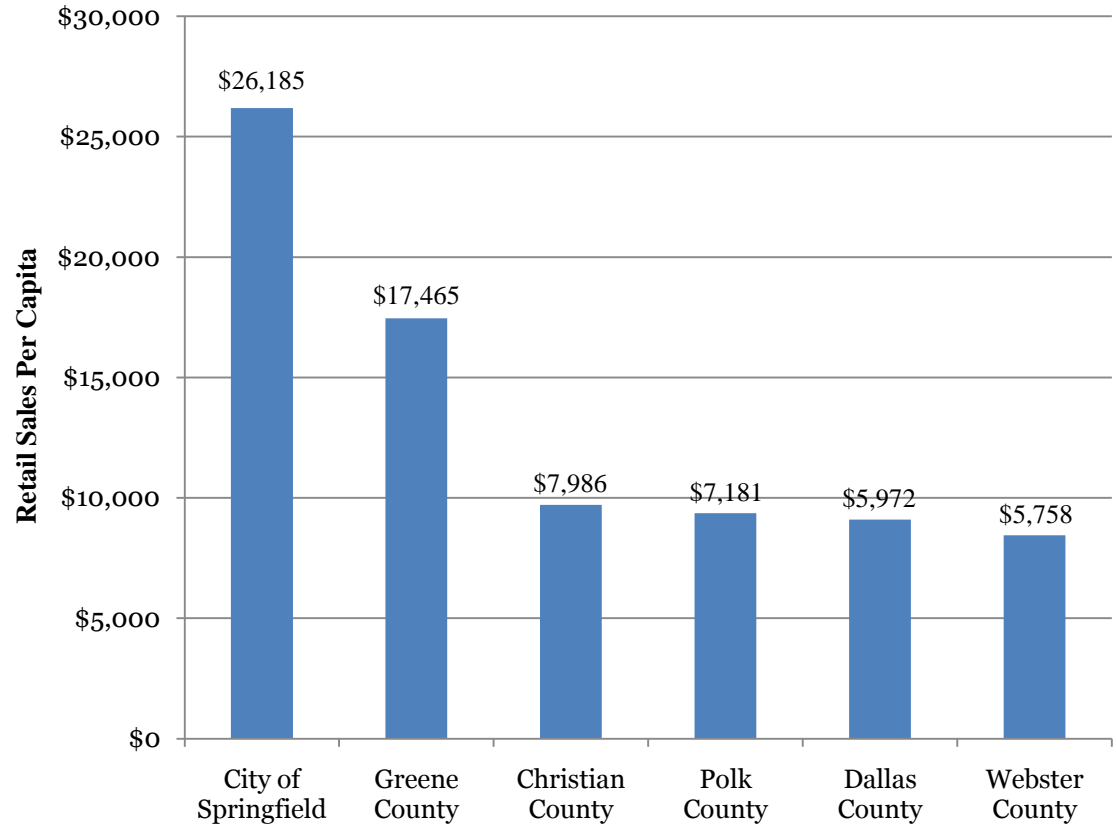


Retail Sales Per Capita

The chart to the right shows retail sales per capita for the City of Springfield and each of the five counties within the Springfield Metropolitan Statistical Area (MSA). The City of Springfield is region's primary retail destination.

Retail Sales Per Capita Springfield & MSA Counties (2007)

Source: US Census Bureau



Growth Trends Maps

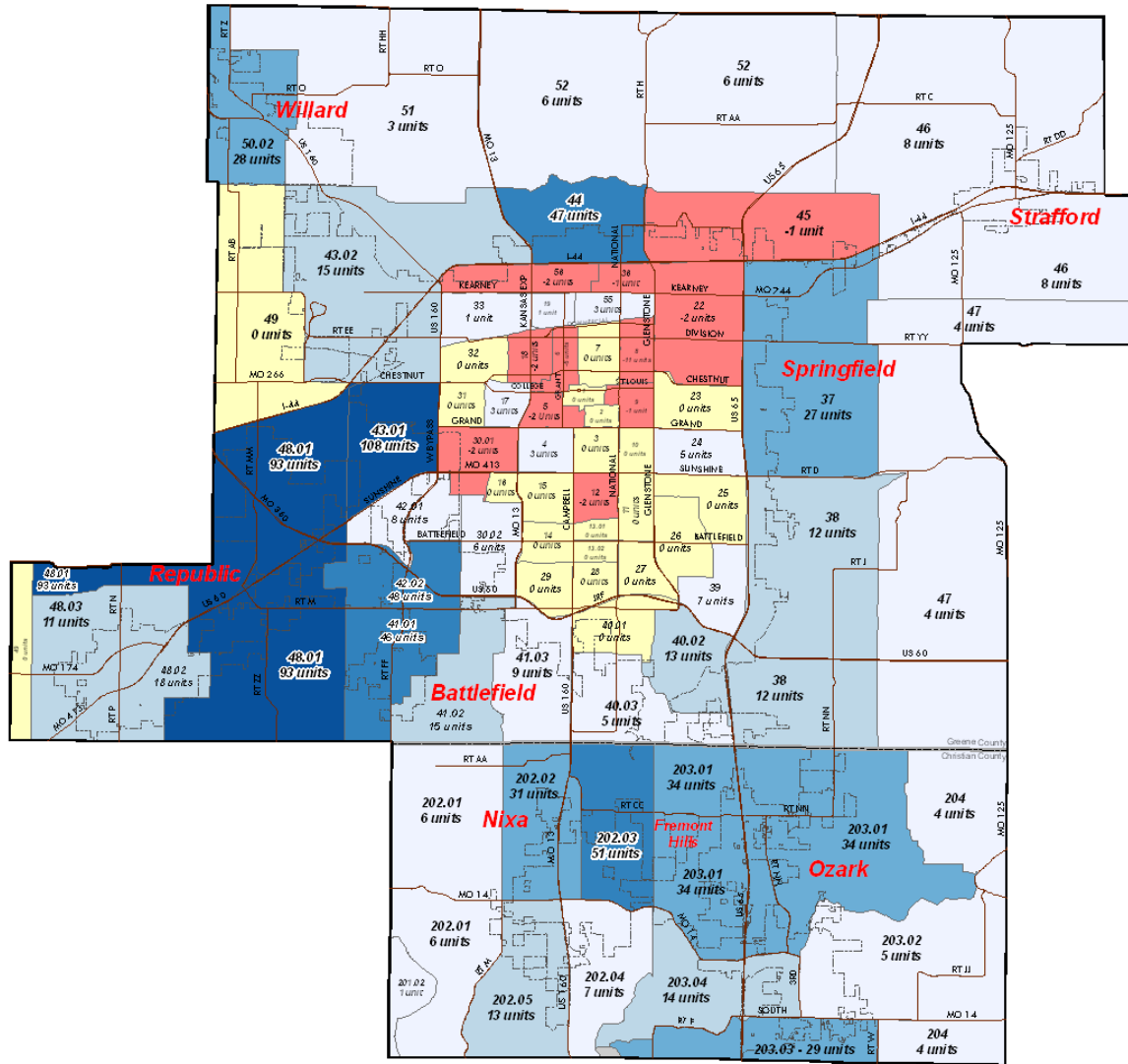


CHANGES IN HOUSING UNITS

In the following maps, new residential construction activity is analyzed at the MPO, county, and city levels. The majority of growth in the OTO planning area during 2010 occurred immediately west and southwest of the City of Springfield. Over the past 10 years, the areas at and outside the periphery of Springfield (including Willard, Republic, and Battlefield), and northern Christian County (including Nixa and Ozark), have witnessed the most growth.

MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units
by 2010 Census Tract in
MPO Service Area from
Jan 1, 2010 to Dec 31, 2010



Legend

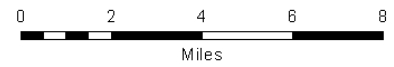
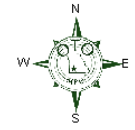
Number of Housing Units

- N/A
- < 0
- 0
- 1 - 9
- 11 - 18
- 27 - 34
- 46 - 51
- 93 - 108

Other Features

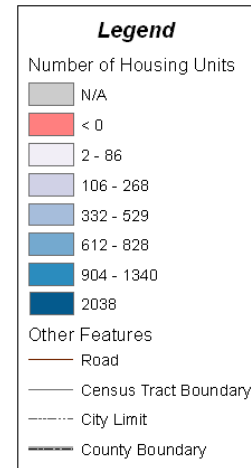
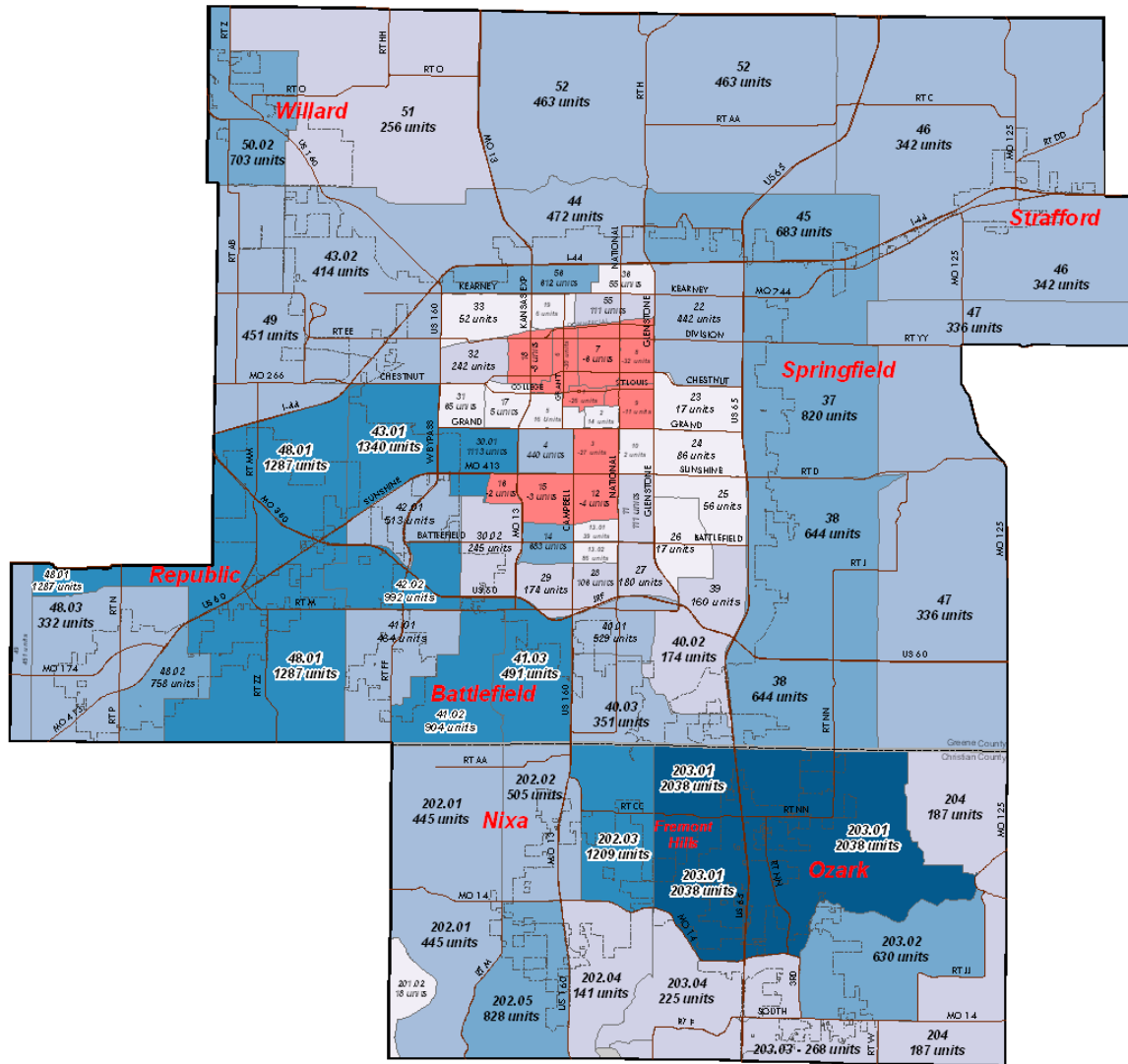
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data not available for all tracts for all years.

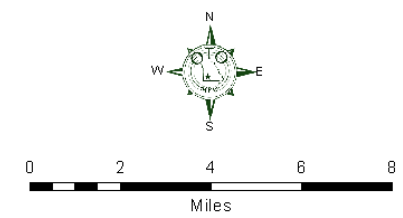


MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units
by 2010 Census Tract in
MPO Service Area from
Apr 1, 2000 to Dec 31, 2010

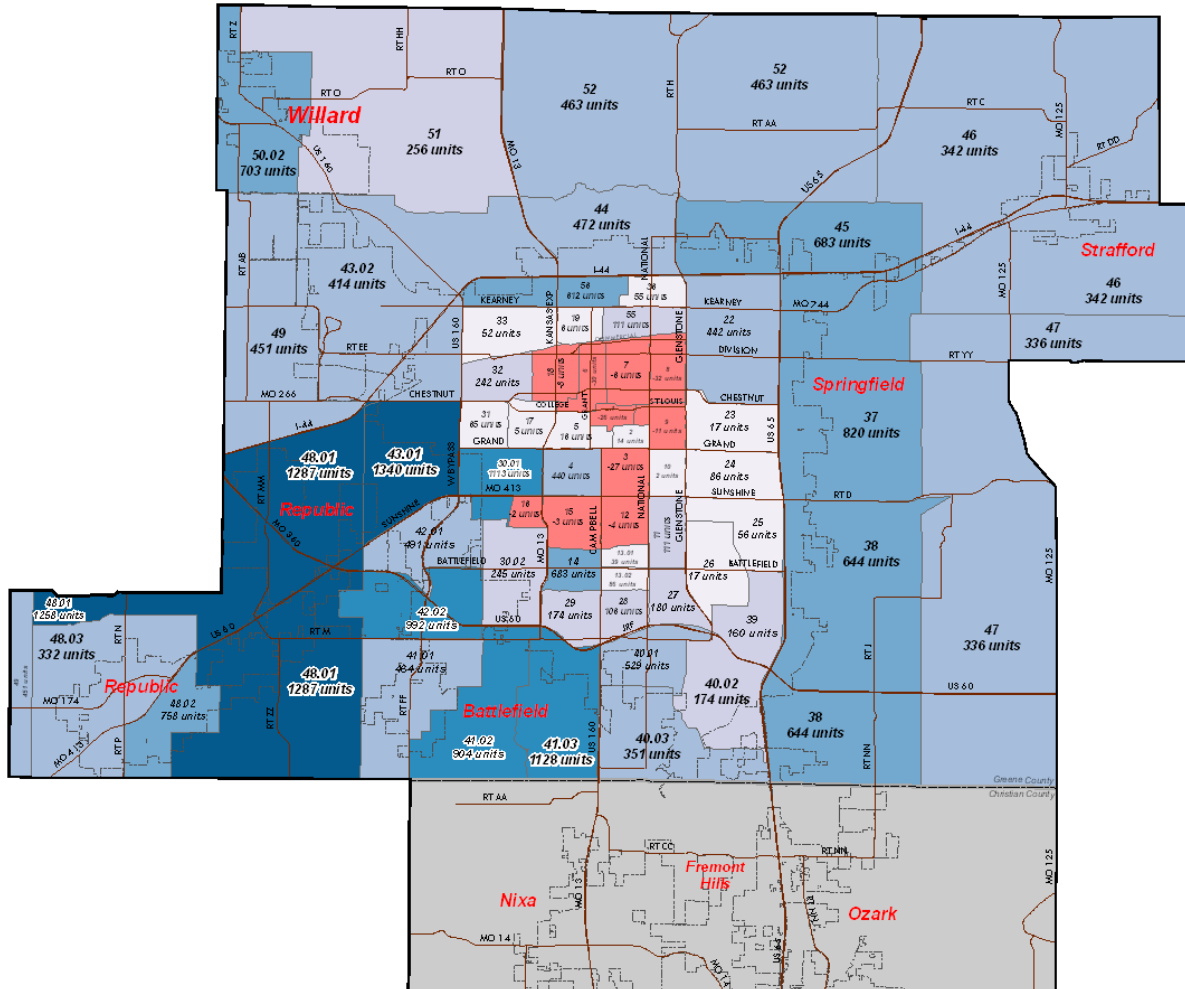


Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data not available for all tracts for all years.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Greene County, MO from Apr 1, 2000 to Dec 31, 2010



Legend

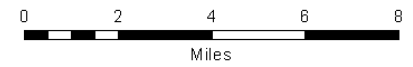
Number of Housing Units

- N/A
- < 0
- 2 - 86
- 106 - 256
- 332 - 529
- 612 - 820
- 904 - 1128
- 1287 - 1340

Other Features

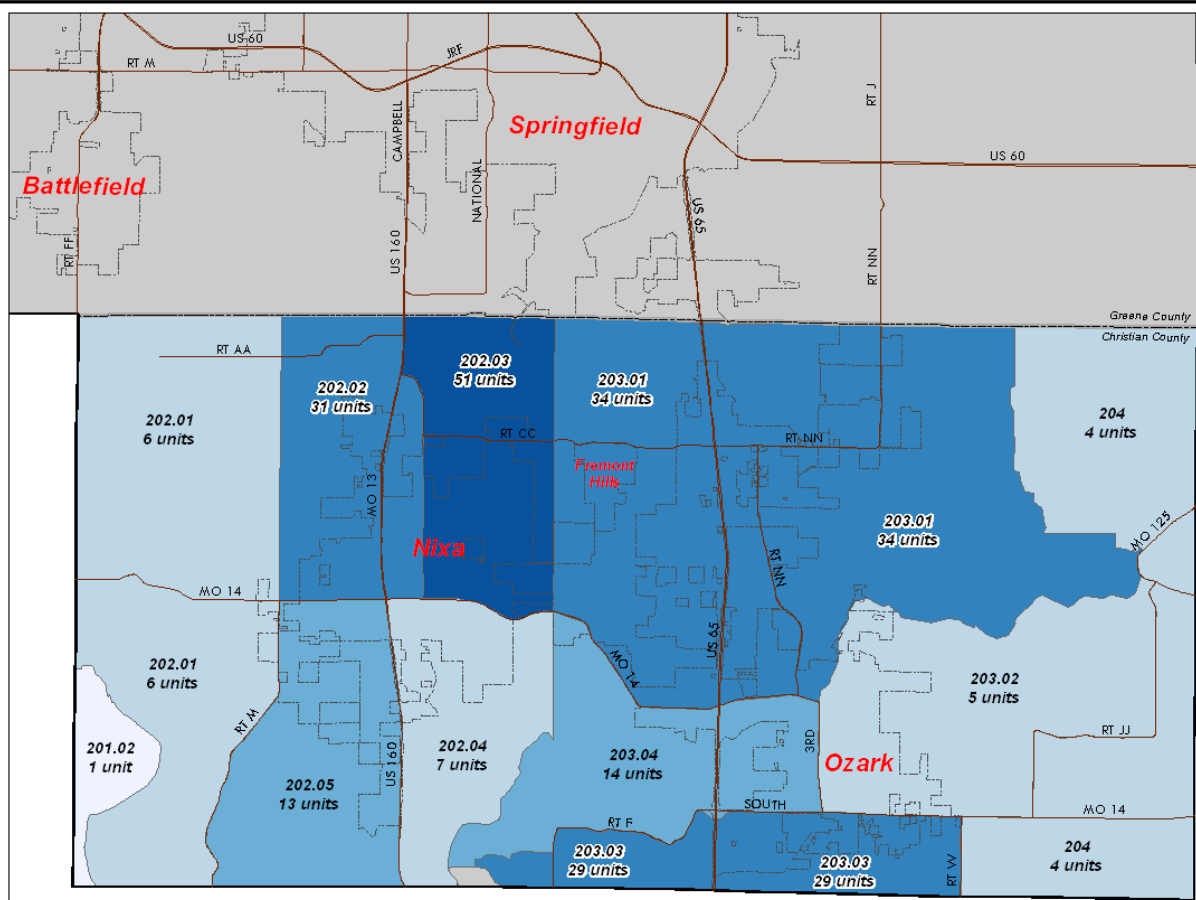
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or complete nature of the data presented herein. Data is available for all 12 months for a year.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2000 Census Tract in Christian County, MO from Jan 1, 2010 to Dec 31, 2010



Legend

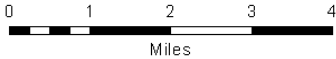
Number of Housing Units

- N/A
- 1
- 4 - 7
- 13 - 14
- 29 - 34
- 51

Other Features

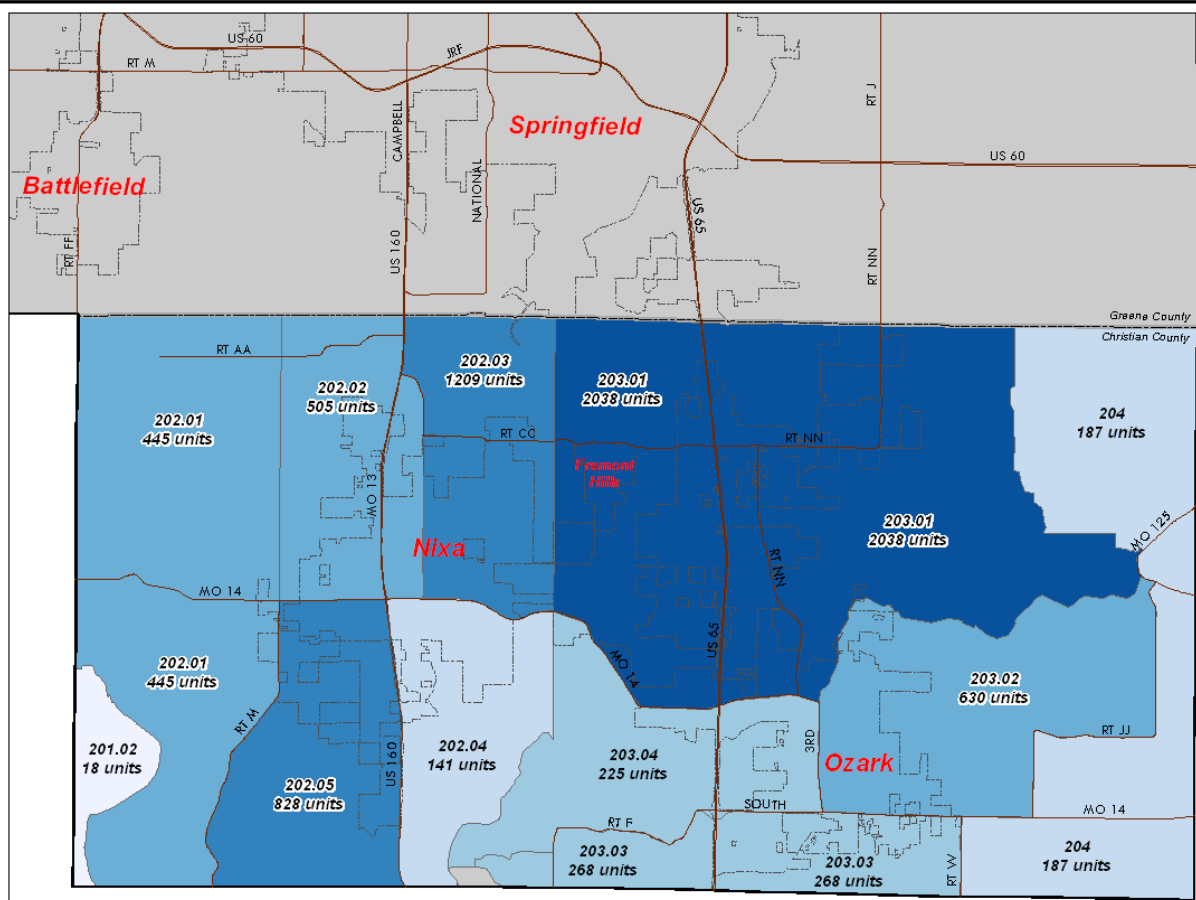
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data not available for all tracts for all years.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2000 Census Tract in Christian County, MO from Apr 1, 2000 to Dec 31, 2010



Legend

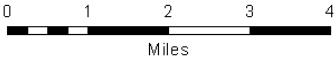
Number of Housing Units

- N/A
- 18
- 141 - 187
- 225 - 268
- 445 - 630
- 828 - 1209
- 2038

Other Features

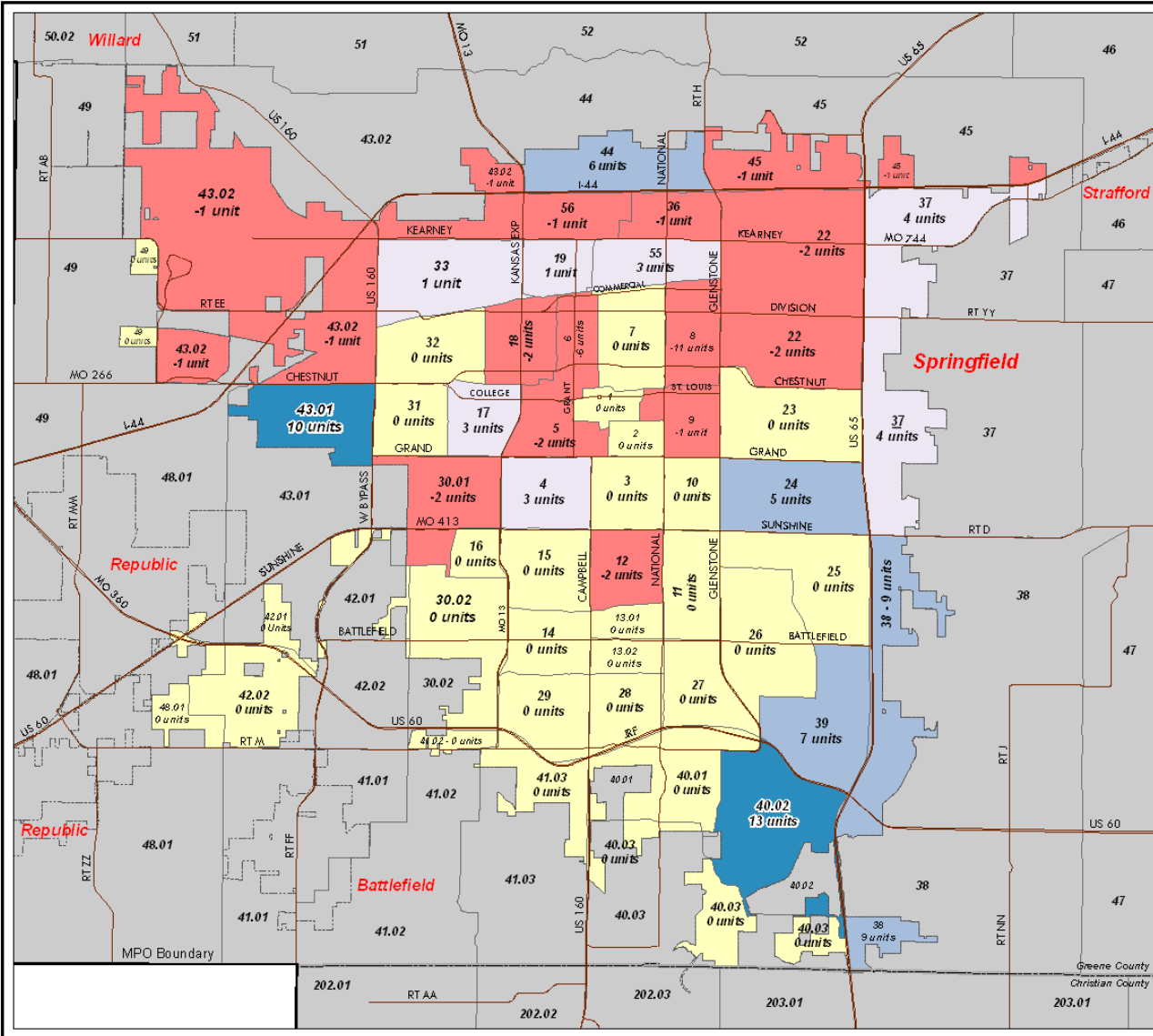
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data is available for all jurisdictions for all years.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2000 Census Tract in Springfield, MO from Jan 1, 2010 to Dec 31, 2010



Legend

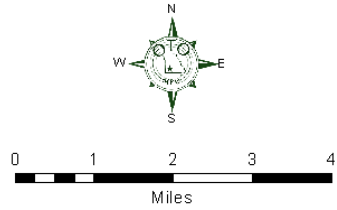
Number of Housing Units

- N/A
- < 0
- 0
- 1 - 4
- 5 - 9
- 10 - 13

Other Features

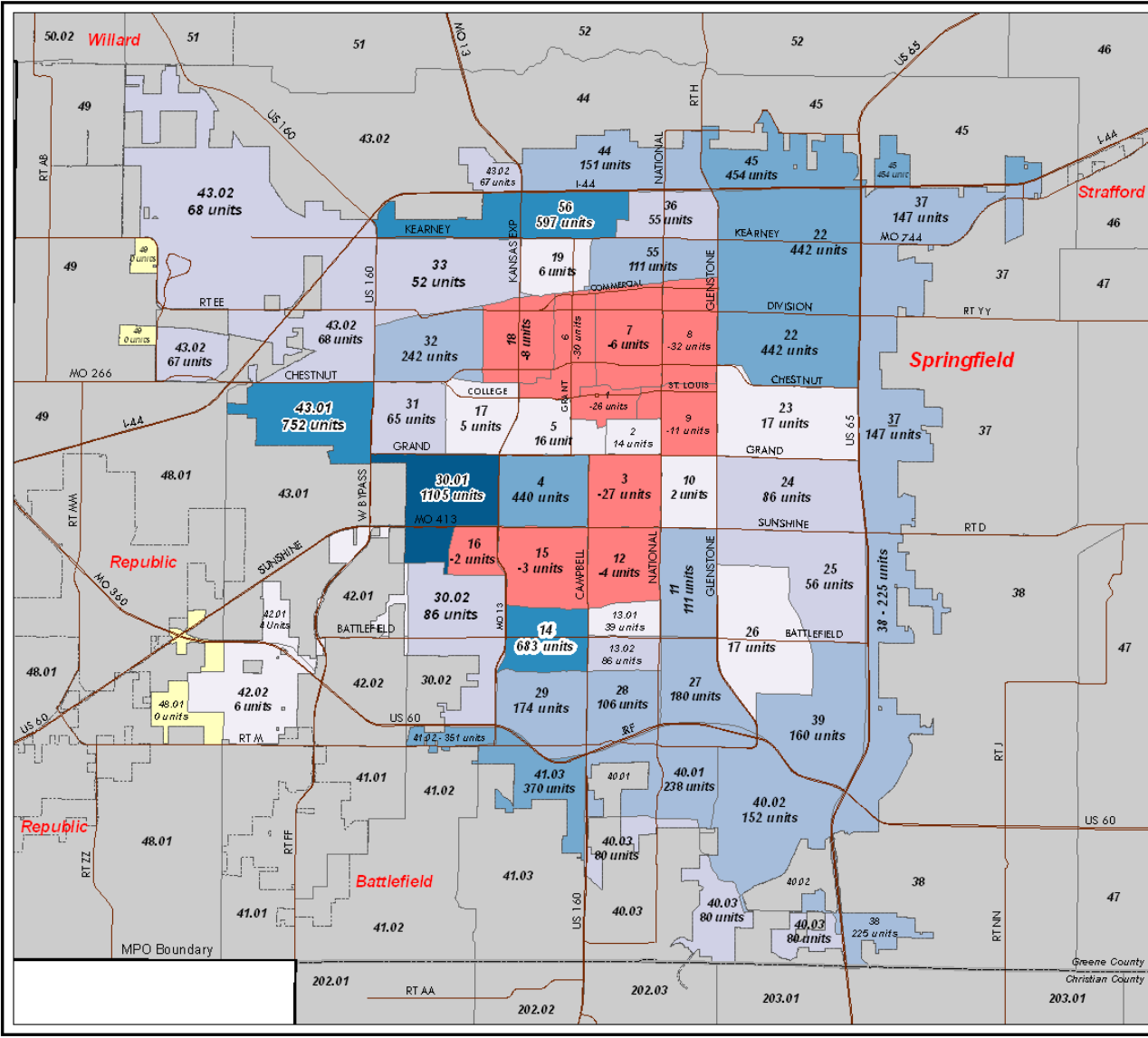
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2000 Census Tract in Springfield, MO from Apr 1, 2000 to Dec 31, 2010



Legend

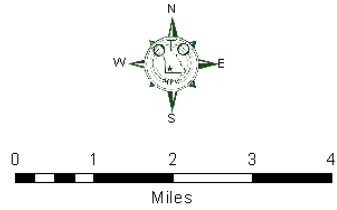
Number of Housing Units

- N/A
- < 0
- 0
- 2 - 39
- 52 - 86
- 106 - 242
- 351 - 454
- 597 - 752
- 1105

Other Features

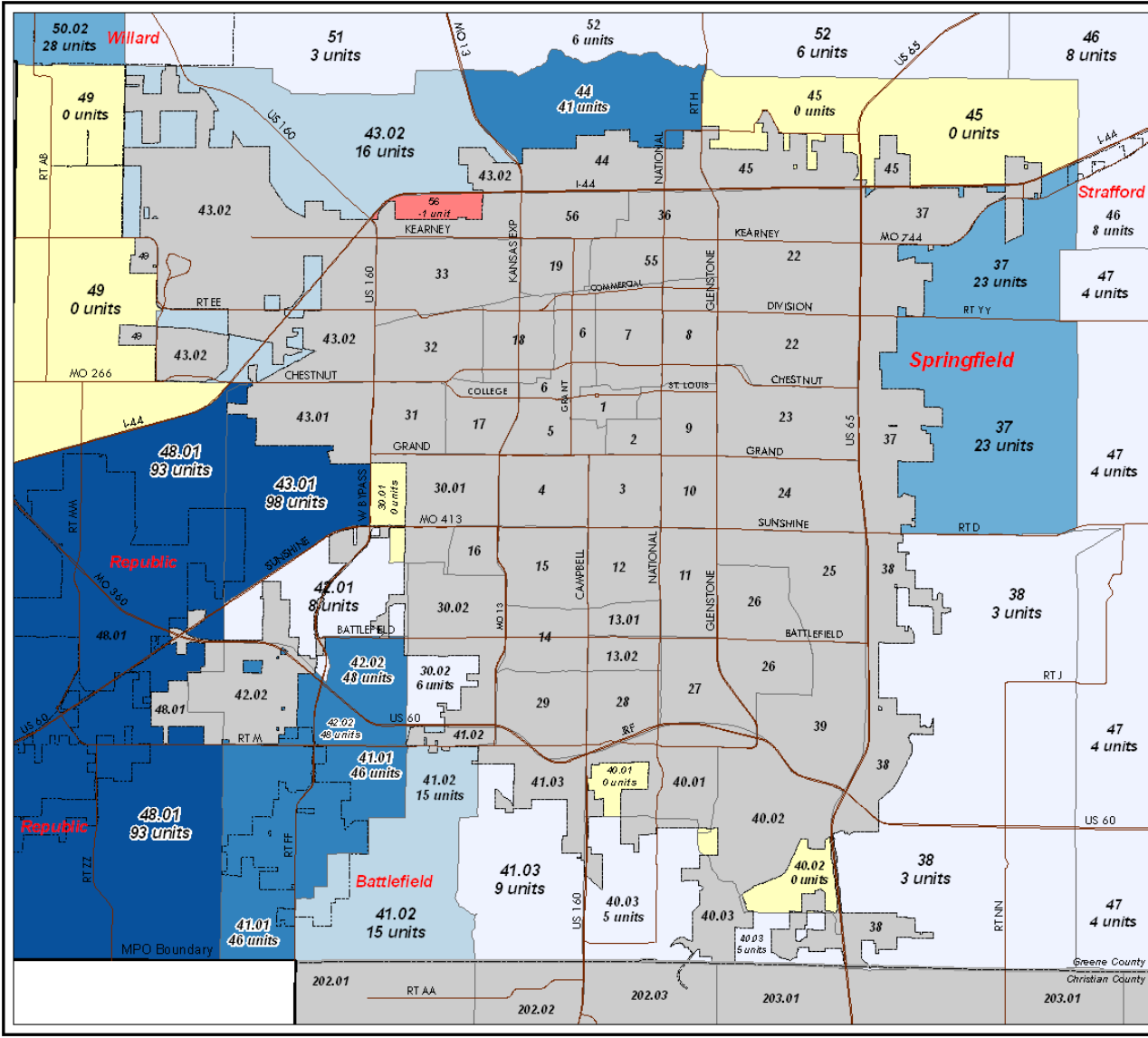
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Area Outside Springfield, MO City Limits from Jan 1, 2010 to Dec 31, 2010



Legend

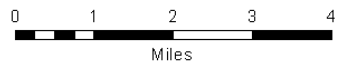
Number of Housing Units

- Tract N/A
- 1
- 0
- 3 - 9
- 11 - 18
- 23 - 28
- 41 - 48
- 93 - 98

Other Features

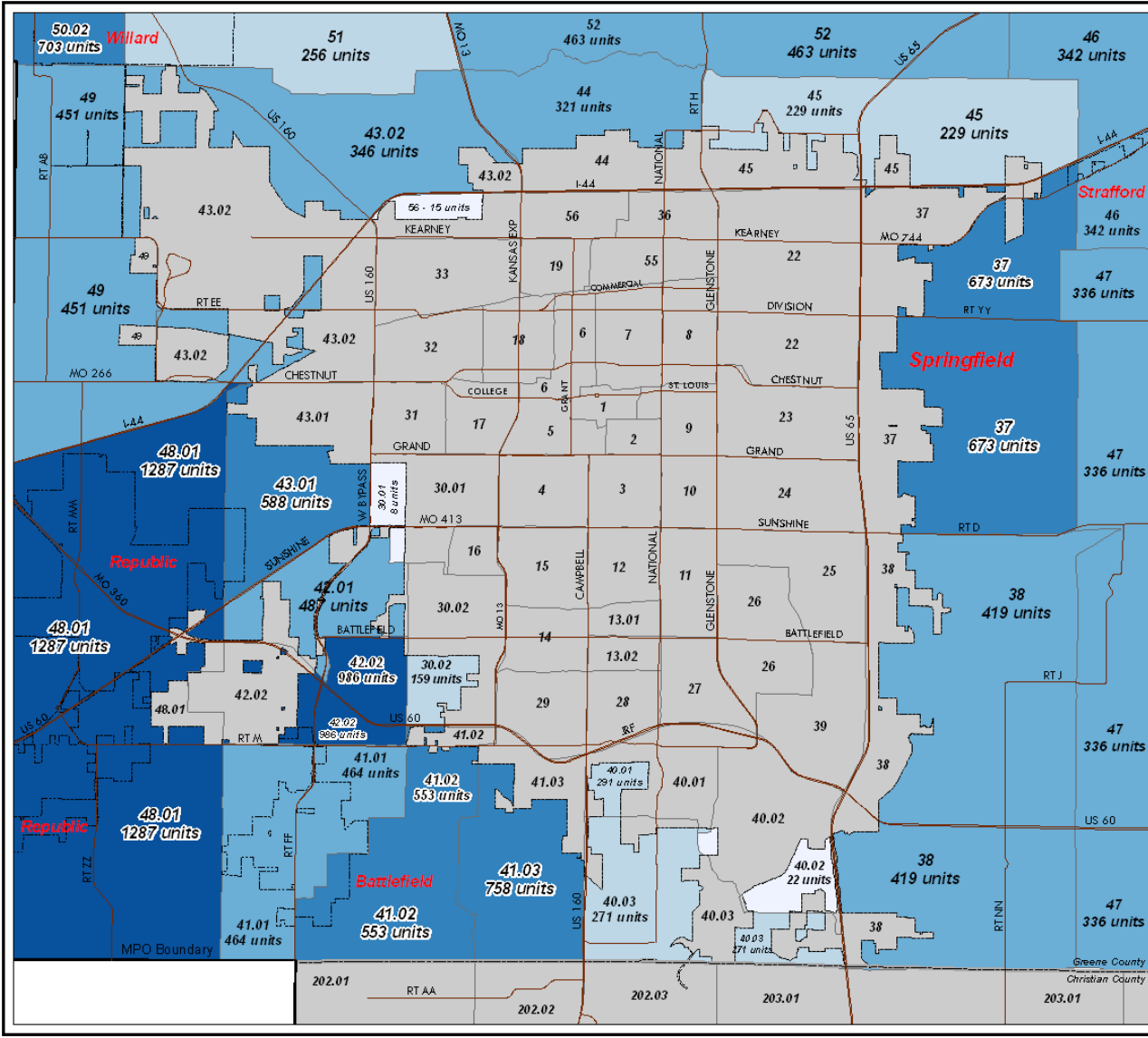
- Road
- Census Tract Boundary
- City Limit
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data is available through the Missouri State Census Bureau.



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Area Outside Springfield, MO City Limits from Apr 1, 2000 to Dec 31, 2010



Legend

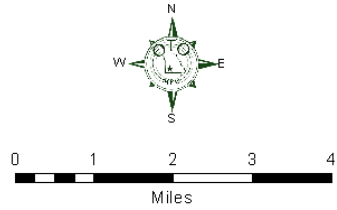
Number of Housing Units

- N/A
- 8 - 22
- 159 - 291
- 321 - 487
- 553 - 758
- 986 - 1287

Other Features

- Road
- Census Tract Boundary
- City Limit
- County Boundary

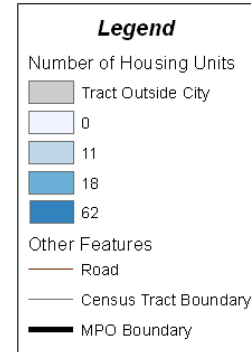
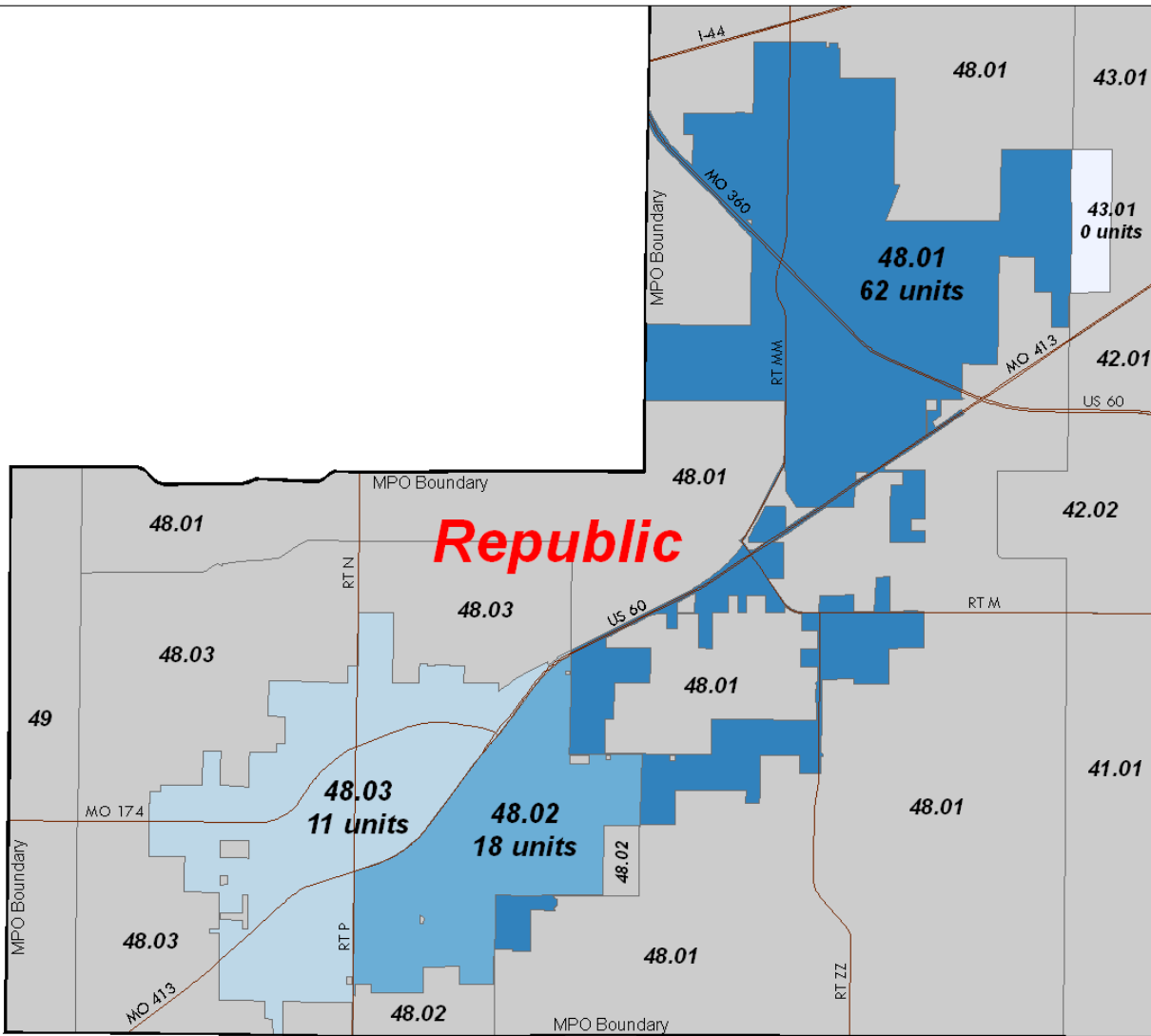
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data not available for all tracts for all years.



Greene County
Christian County

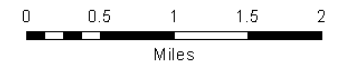
MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Republic, MO from Jan 1, 2010 to Dec 31, 2010



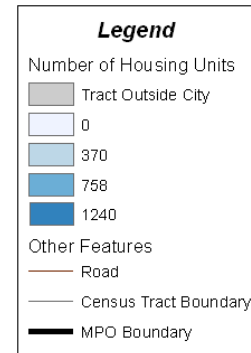
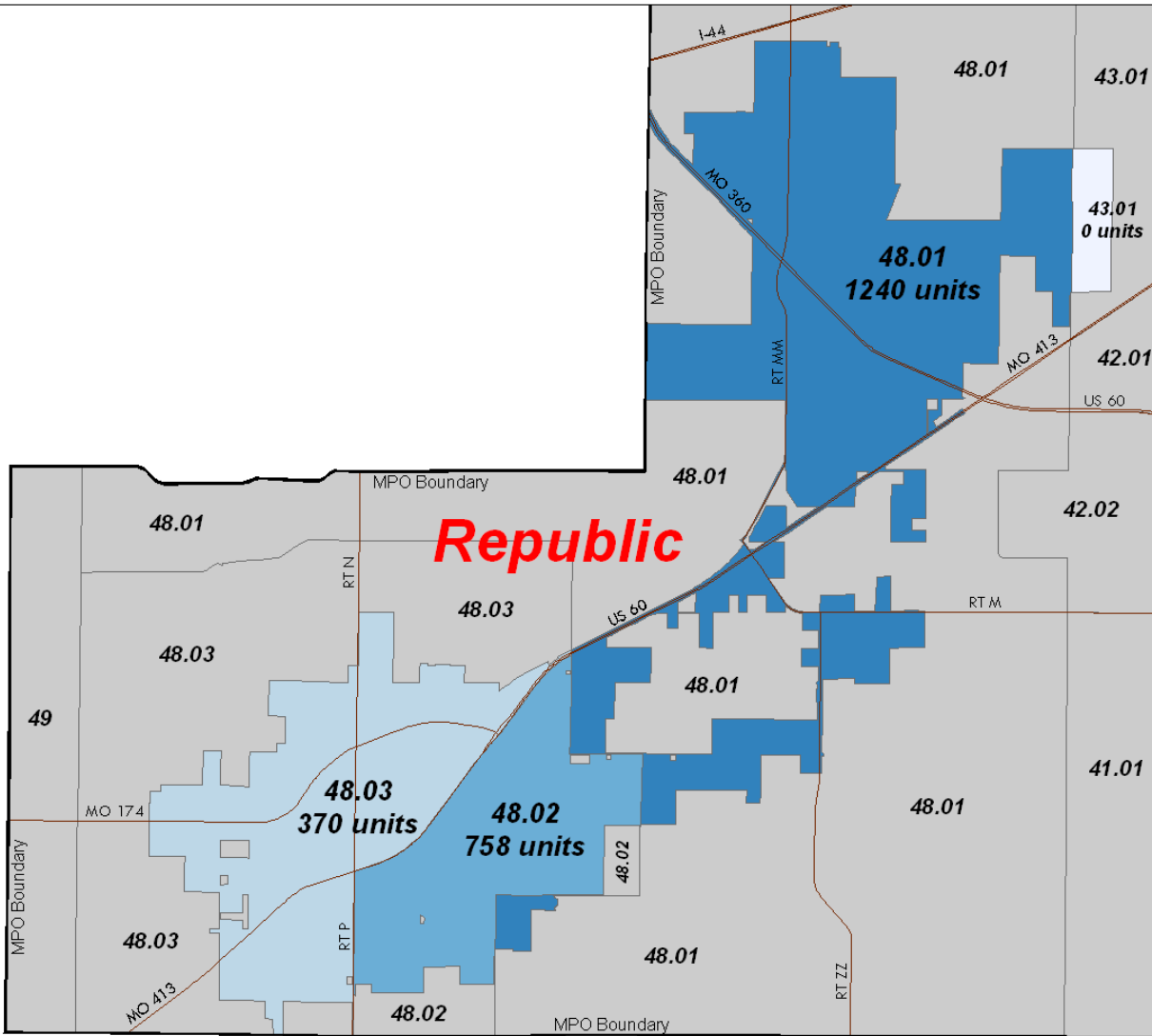
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein.

NOTE: A portion of Republic is located outside the MPO Boundary



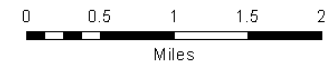
MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Republic, MO from Apr 1, 2000 to Dec 31, 2010



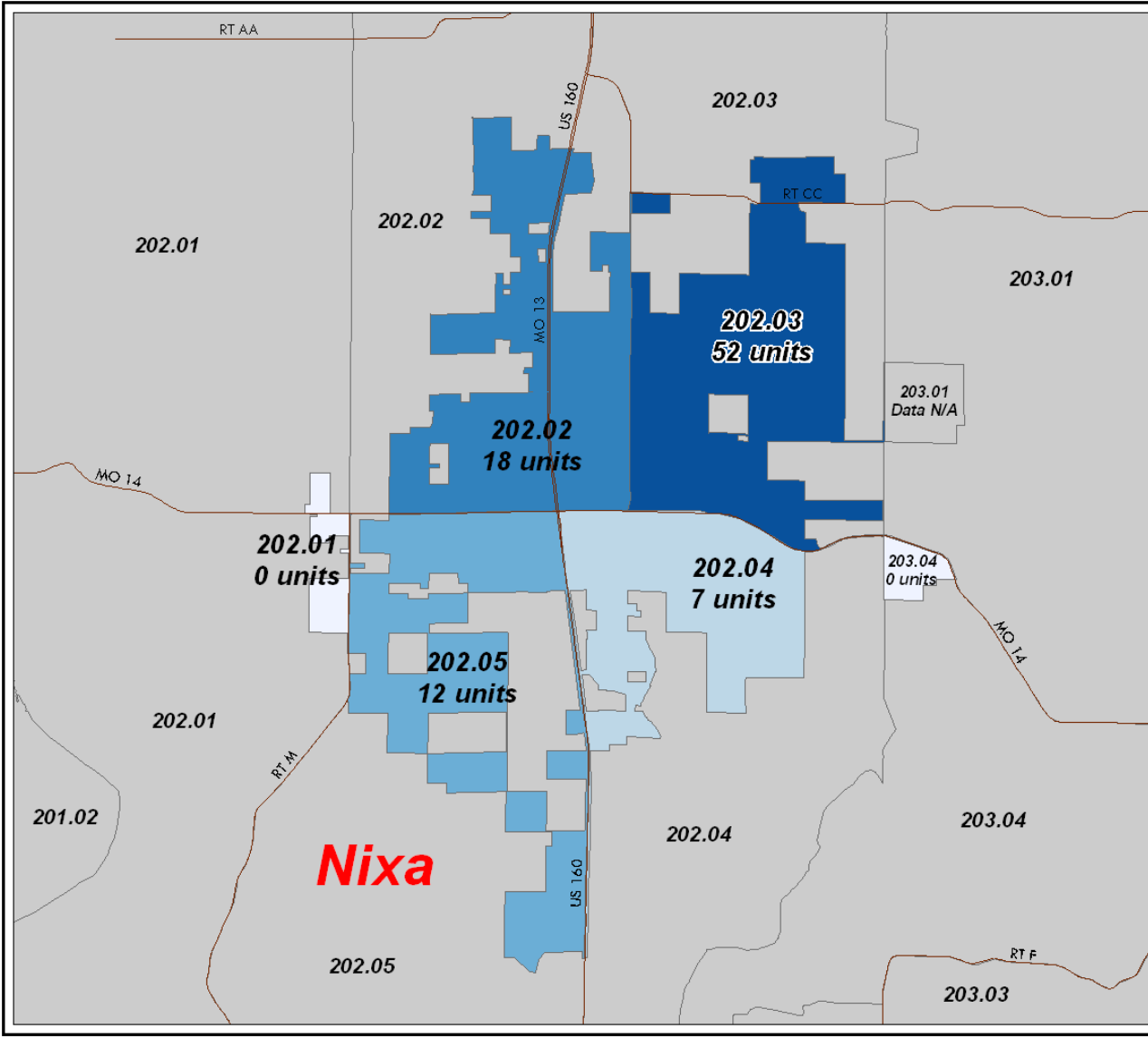
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to its accuracy or completeness or the data represented herein.

NOTE: A portion of Republic is located outside the MPO Boundary



MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Nixa, MO from Jan 1, 2010 to Dec 31, 2010



Legend

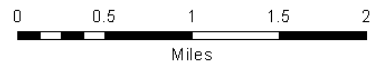
Number of Housing Units

- N/A
- 0
- 7
- 12
- 18
- 52

Other Features

- Road
- Census Tract Boundary

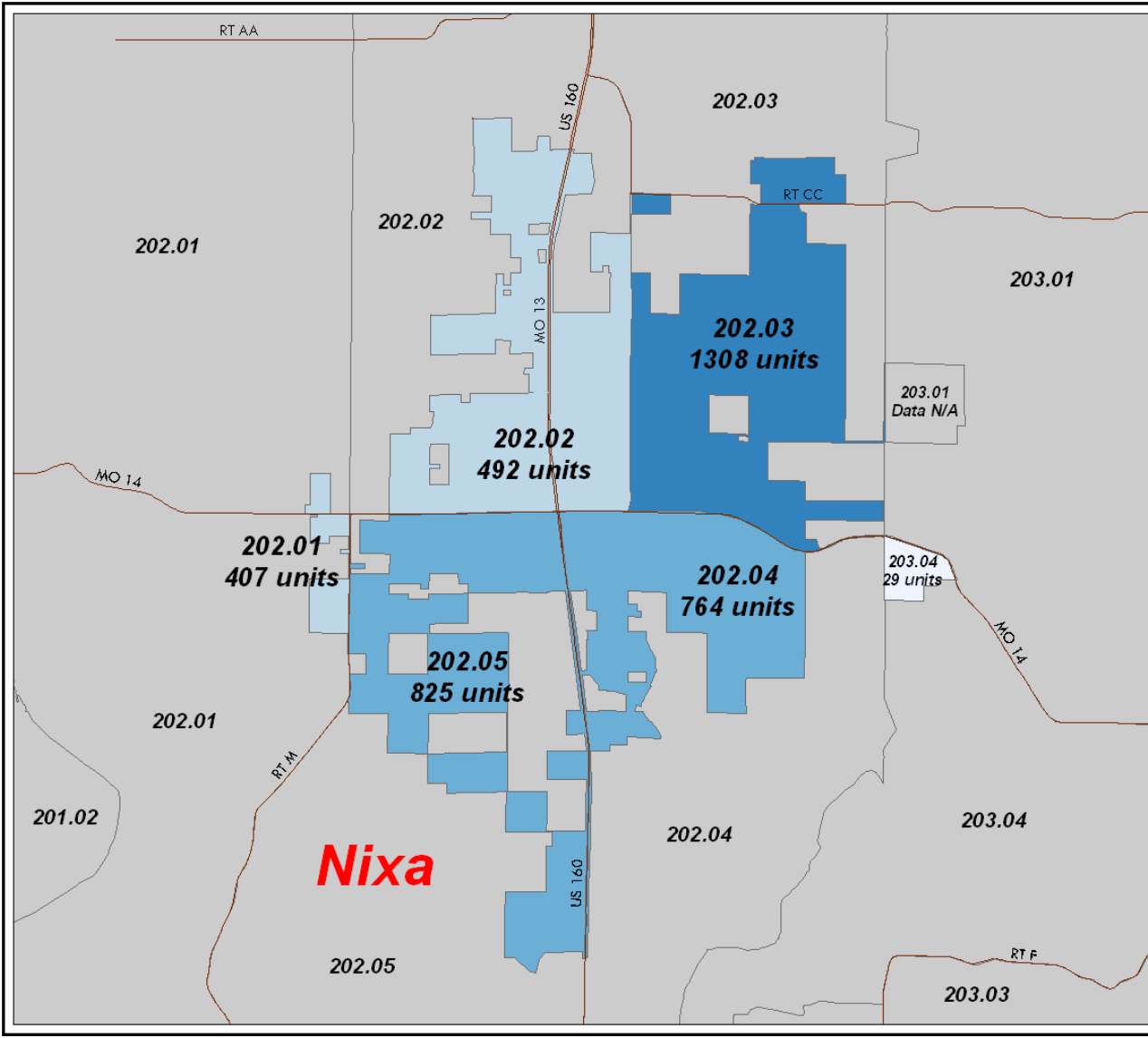
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data is available through 12/31/2010.



Nixa

MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Nixa, MO from Apr 1, 2000 to Dec 31, 2010



Legend

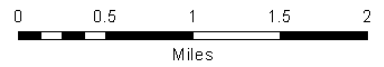
Number of Housing Units

- N/A
- 29
- 407 - 492
- 764 - 825
- 1308

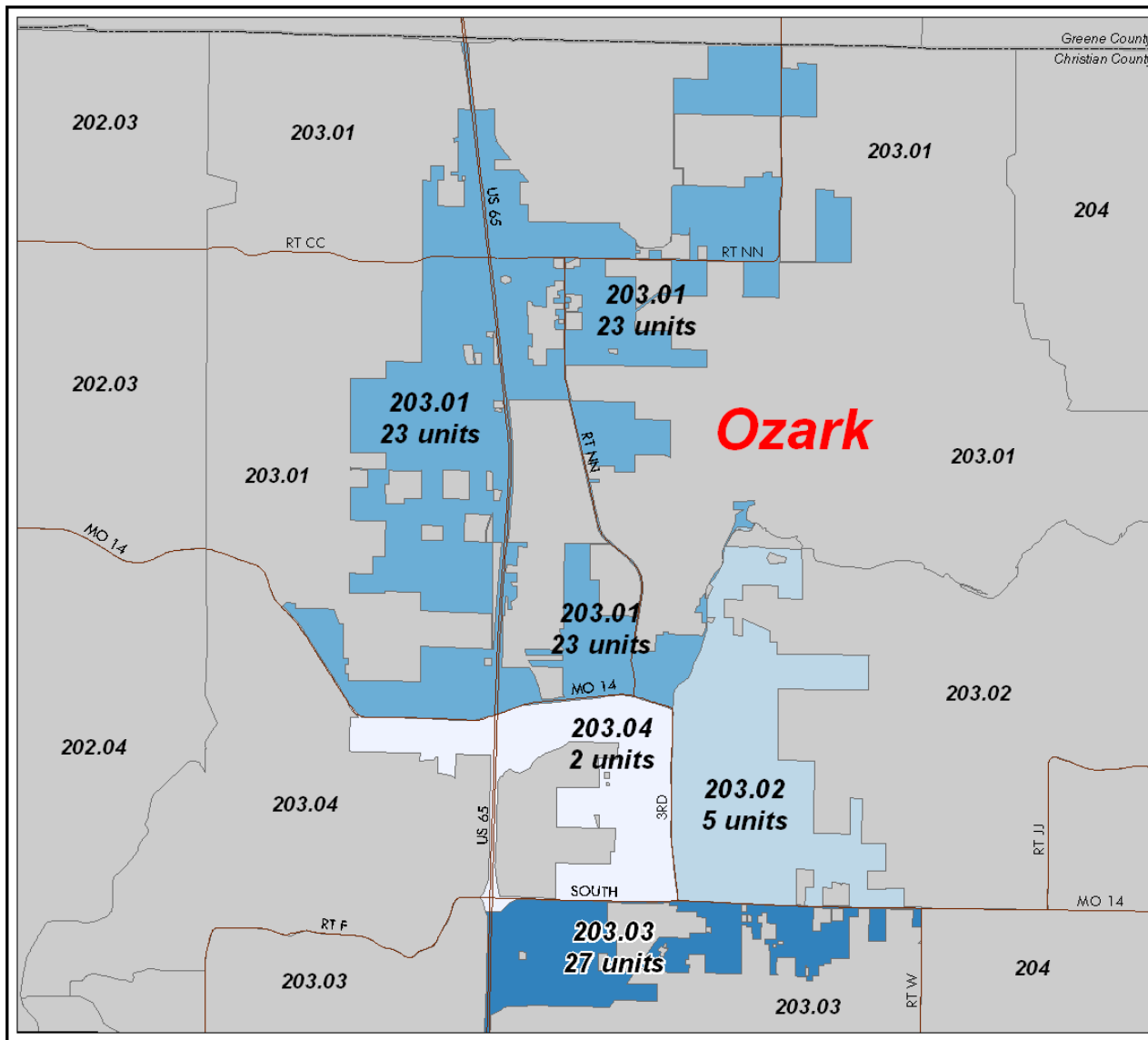
Other Features

- Road
- Census Tract Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein. Data is available for individual years.

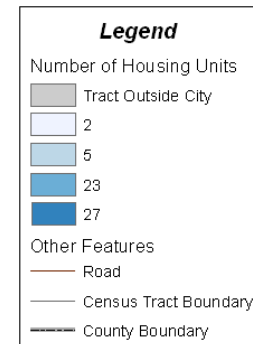


Nixa

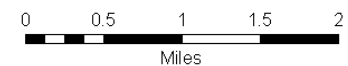


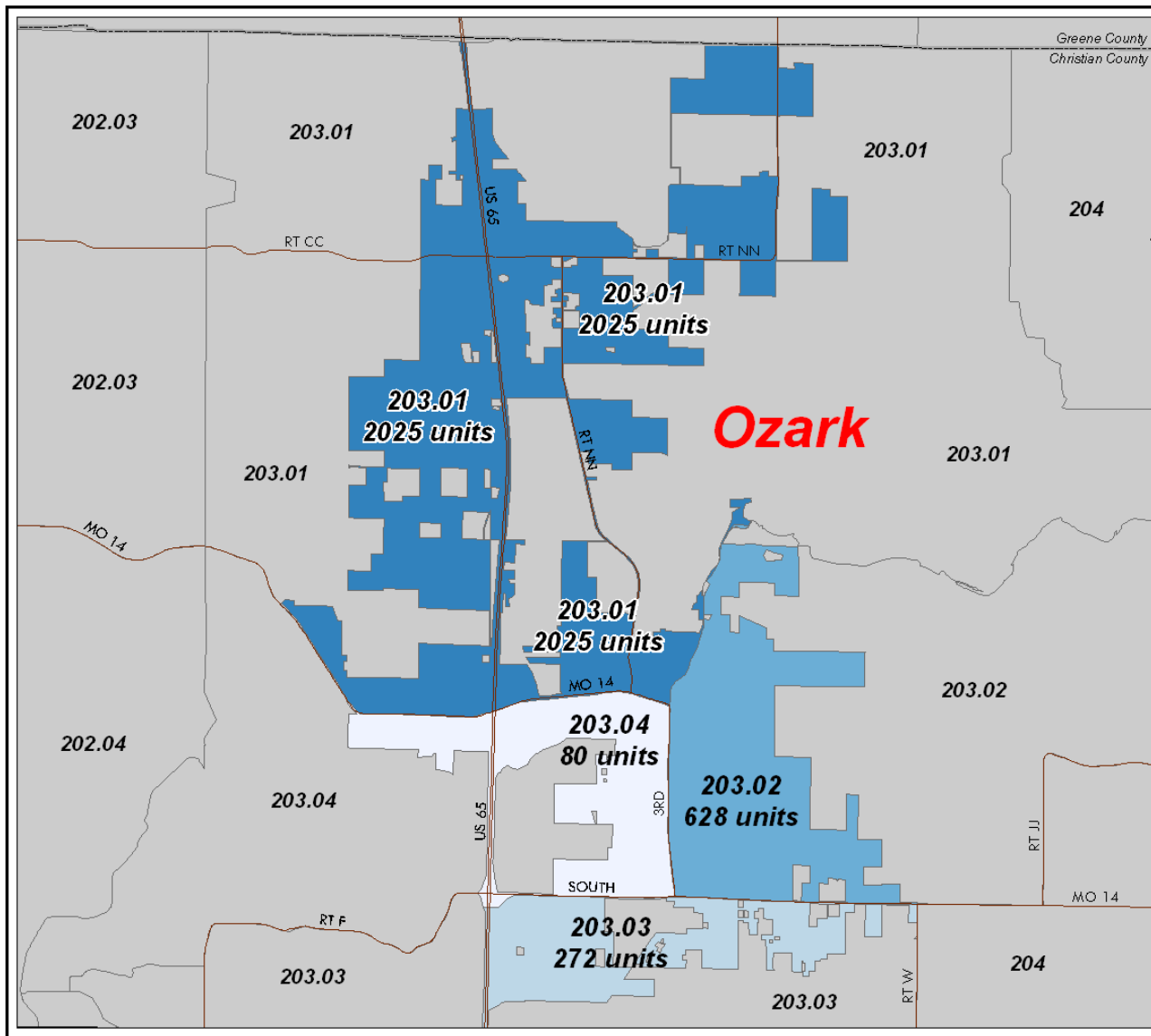
MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Ozark, MO from Jan 1, 2010 to Dec 31, 2010



Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein.





MPO Area Growth Trends Through December 31, 2010

Net Change in Housing Units by 2010 Census Tract in Ozark, MO from Apr 1, 2000 to Dec 31, 2010

Legend

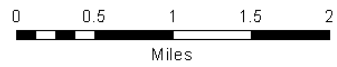
Number of Housing Units

- Tract Outside City
- 80
- 272
- 628
- 2025

Other Features

- Road
- Census Tract Boundary
- County Boundary

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy or completeness of the data presented herein.



Appendix



The figures provided in this report are for informational purposes only. The Ozarks Transportation Organization (OTO) offers no warranty, either expressed or implied, that the population and housing unit numbers published here are accurate and assumes no liability for any use to which the data may be put.

Building permit data were provided by the US Census Bureau, the Springfield Department of Building Development Services, the Greene County Department of Building Regulations, and the governments of Christian County, Battlefield, Republic, Nixa, Ozark, Strafford, and Willard. The Village of Fremont Hills, while located within the OTO planning area, is not an OTO member jurisdiction and is therefore not included in this report.