

Growth Trends



OZARKS TRANSPORTATION ORGANIZATION
A METROPOLITAN PLANNING ORGANIZATION



THROUGH DECEMBER 31, 2014

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Disclaimer

This report was prepared in cooperation with the USDOT, including FHWA and FTA, as well as the Missouri Department of Transportation. The opinion, findings, and conclusions expressed in this publication are those of the authors and not necessarily those of the Missouri Highway and Transportation Commission, the Federal Highway Administration, and the Federal Transit Administration.

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Introduction



Each year the Ozarks Transportation Organization, or OTO, examines residential construction activity and socioeconomic data for its planning area and member jurisdictions. This report is comprised of three main sections:

RESIDENTIAL UNITS

Single-family and multi-family residential construction activity for the various jurisdictions within the OTO planning area.

POPULATION & SOCIOECONOMIC DATA

Population, income, poverty, education, commuting, and workforce data.

GROWTH TRENDS MAPS

A display of residential construction activity within various OTO-area jurisdictions for the year 2014.

Residential Units



BUILDING PERMIT ACTIVITY

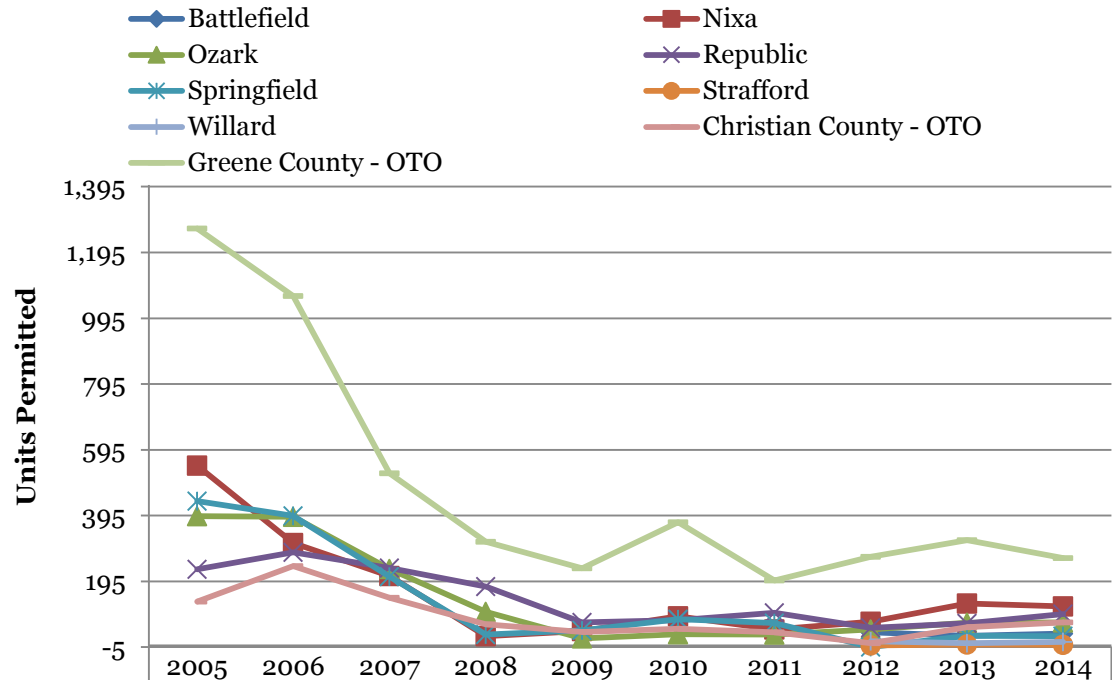
The building permit data was obtained from each municipality in the OTO area. The data was geocoded into Growth Trends GIS database by the address given. The number of units per census tract were obtained by adding together the single family and multifamily units and subtracting the permitted demolition units.

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 Greene County (the unincorporated portion within the OTO planning area) and the Cities of Nixa, Springfield and Ozark in 2005. Single family home construction in Republic and Christian County (the unincorporated portion within the OTO planning area) peaked in 2006. The number of single family homes permitted dropped sharply between the mid-2000's and 2008. However, in 2014, Battlefield, Ozark, Republic, Willard, and Christian County saw an increase in single family home construction. The City of Republic annexed a subdivision in Greene County this past summer, giving the city more growth than what was shown in the building permits. The trend has not rebounded to the early 2000 level for any local jurisdiction or the OTO area.

Single Family Units Permitted – OTO Area

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



	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Battlefield	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	40	29	36
Nixa	547	312	211	28	44	89	49	72	128	119
Ozark	393	391	233	102	22	34	33	49	69	70
Republic	232	283	236	179	70	77	99	54	67	96
Springfield	439	394	209	33	46	80	68	-5	29	28
Stafford	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	0	3	2
Willard	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	13	7	11
Christian County - OTO	133	241	145	64	41	51	40	7	56	70
Greene County - OTO	1,268	1,063	524	315	235	375	198	270	320	266
Total	3,012	2,684	1,558	721	458	706	487	500	708	698



Jurisdictions within the OTO (continued)

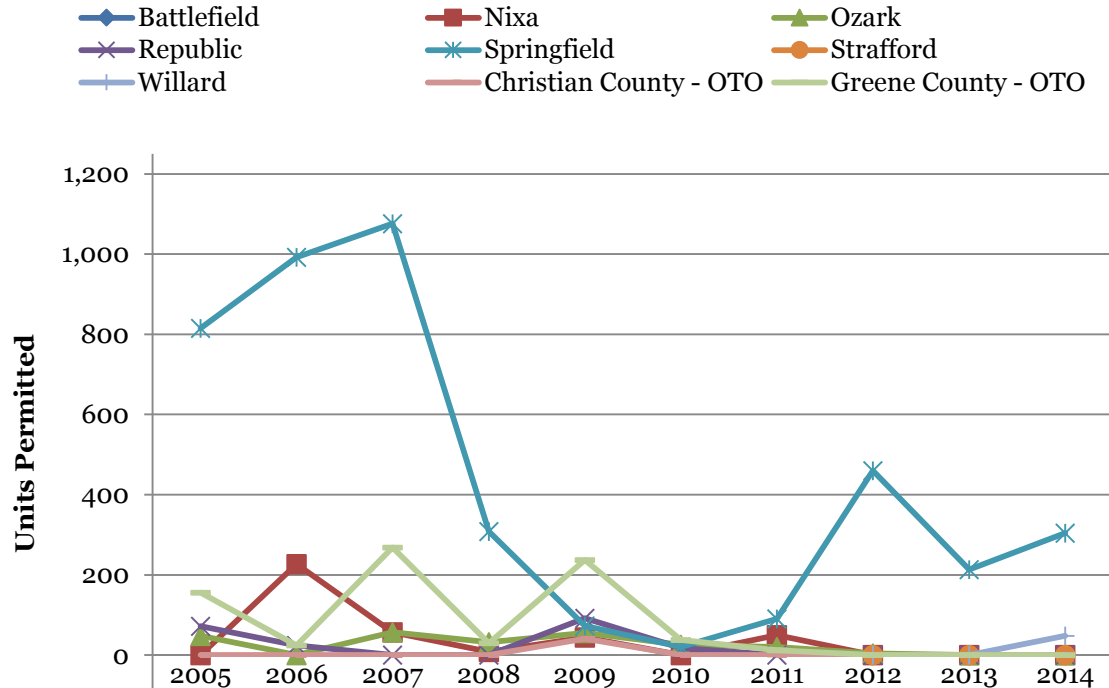
Over the past 10 years the vast majority of local multi-family residential construction has occurred within the City of Springfield, where the number of multi-family building permits issued rose sharply after 2003 and then dropped significantly after 2007. Except for just a few in Ozark and Willard, Springfield issued the only multi-family residential construction in 2014.

Republic, Ozark, Nixa, and Christian County did not issue separate multi-family residential construction permits until 2005. Since 2005, Nixa has permitted a total of 386 multi-family units, followed by Ozark (242 units), Republic (206 units), and Christian County (41 units).

Springfield's multifamily residential construction for 2014 increased 42 percent from 2013's downturn.

Multi-Family Units Permitted - OTO Area

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



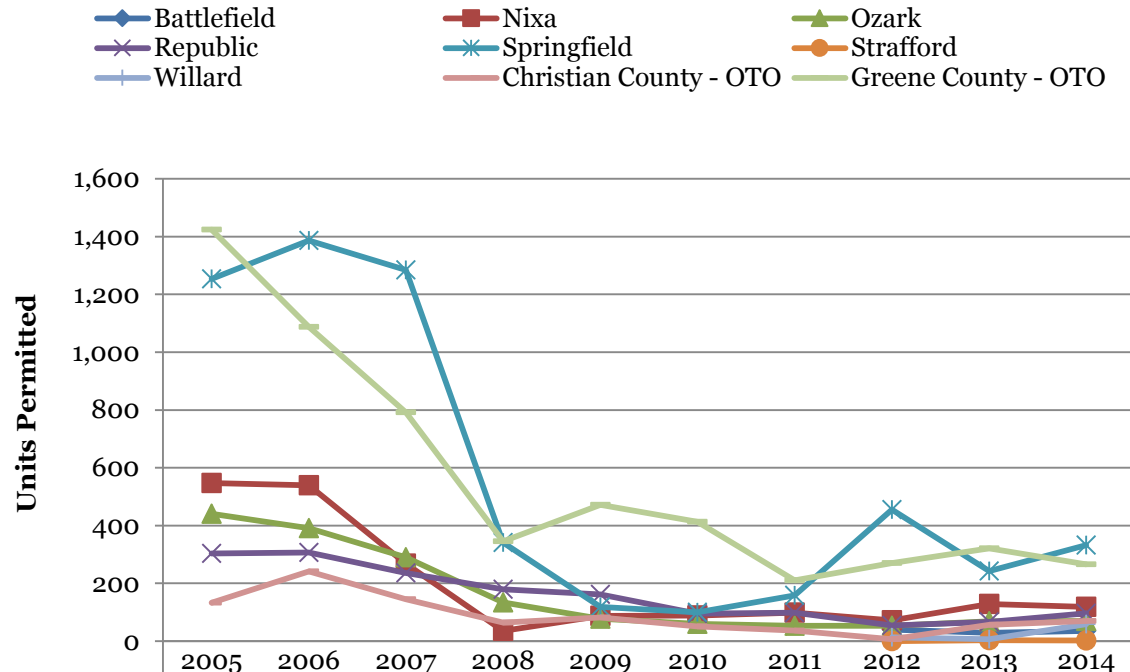
Battlefield	Not Available							0	0	0
Nixa	0	227	57	8	44	0	50	0	0	0
Ozark	48	0	57	32	55	26	20	4	0	0
Republic	72	24	0	0	92	18	0	0	0	0
Springfield	815	992	1,076	308	73	20	90	460	213	304
Strafford	Not Available							0	0	0
Willard	Not Available							0	0	48
Christian County - OTO	0	0	0	0	41	0	0	0	0	0
Greene County - OTO	156	24	268	30	237	38	12	0	0	0
Total	1,091	1,267	1,458	378	542	102	172	464	213	352

Jurisdictions within the OTO (continued)

The chart to the right shows the total number of residential units permitted minus single family and multi-family demolitions in Battlefield, Nixa, Ozark, Republic, Springfield, Strafford, Willard, and the unincorporated portions of Greene County and Christian County within the OTO planning area. Residential construction in Ozark (441 units), Nixa (547), and Greene County (1,424) peaked in 2005, while Springfield (1,386), Republic (307), and Christian County (241) witnessed their highest levels in 2006. Residential units within the OTO planning area increased from 2013 (922 units) to 2014 (1,050 units) despite a number of demolitions occurring in 2014 (-116 units).

Total Residential Units Permitted – OTO Area

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



	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Battlefield	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	40	29	36
Nixa	547	539	268	36	88	89	99	72	128	119
Ozark	441	391	290	134	77	60	53	53	69	70
Republic	304	307	236	179	162	95	99	54	67	96
Springfield	1,254	1,386	1,285	341	119	100	158	455	242	332
Strafford	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	0	3	2
Willard	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	13	7	59
Christian County - OTO	133	241	145	64	82	51	37	7	56	70
Greene County - OTO	1,424	1,087	792	345	472	413	210	270	321	266
Total	4,103	3,951	3,016	1,099	1,000	808	656	964	922	1,050

Growth Trends Maps



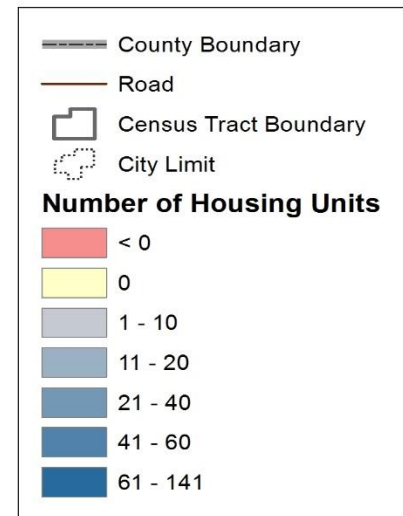
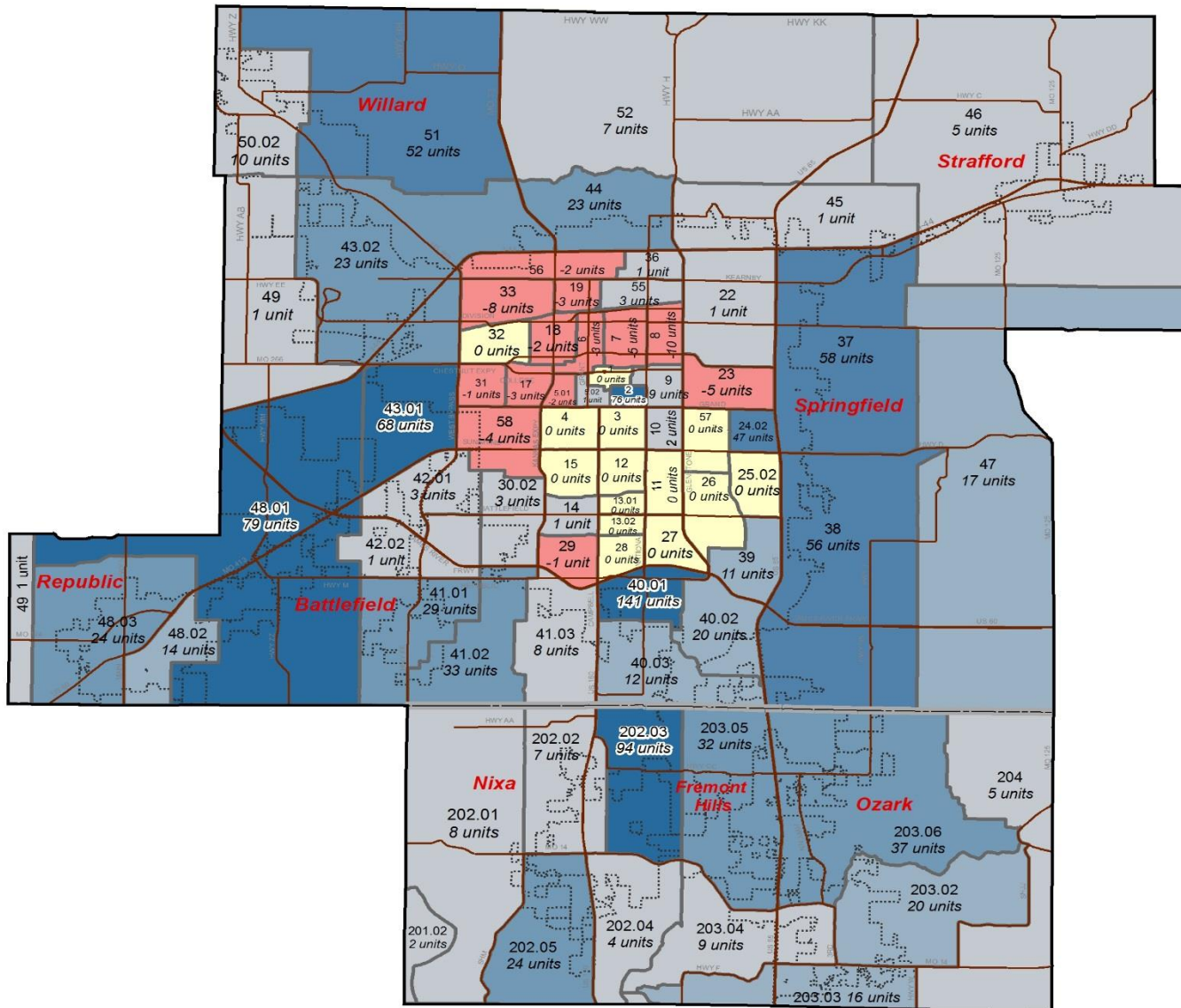
CHANGES IN HOUSING UNITS

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 2014 occurred immediately west and southwest of the City of Springfield. Over the past 13 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.

2014 Housing Units Added

OTO Planning Area Boundary

Net Change in Housing Units
by 2010 Census Tract
Jan 1, 2014 to Dec 31, 2014

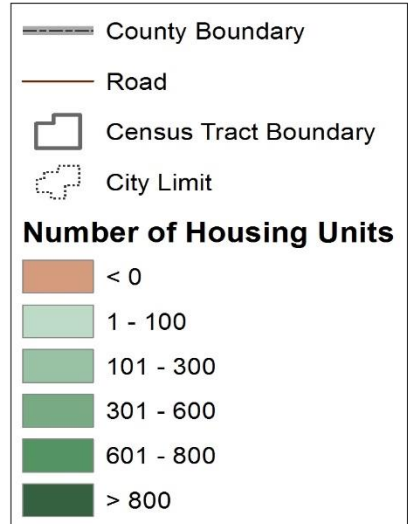
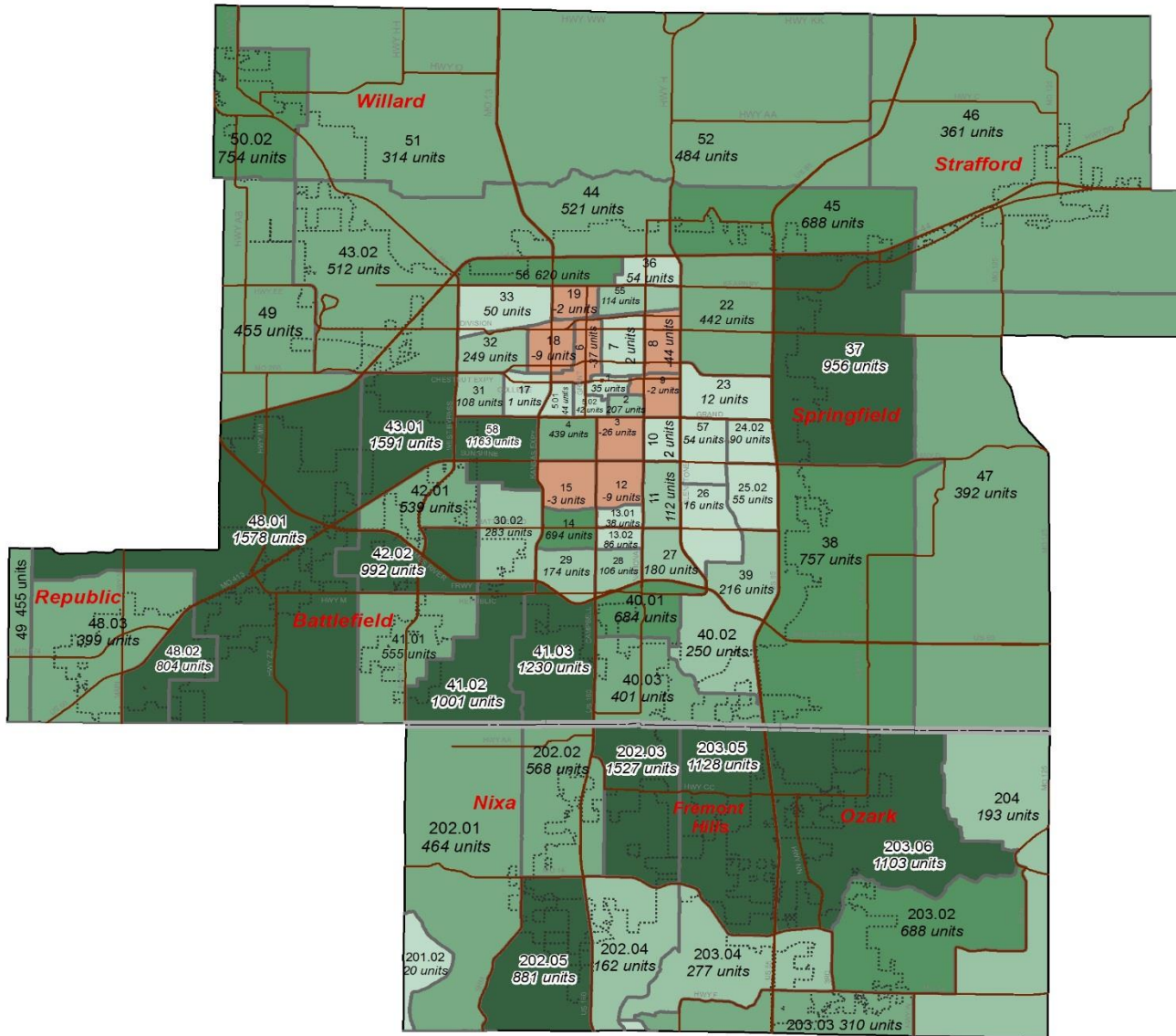


Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy nor completeness of the data presented herein. Data not available for all jurisdictions for all years.

2000 - 2014 Housing Units Added

OTO Planning Area Boundary

Net Change in Housing Units
by 2010 Census Tract
April 1, 2000 to Dec 31, 2014



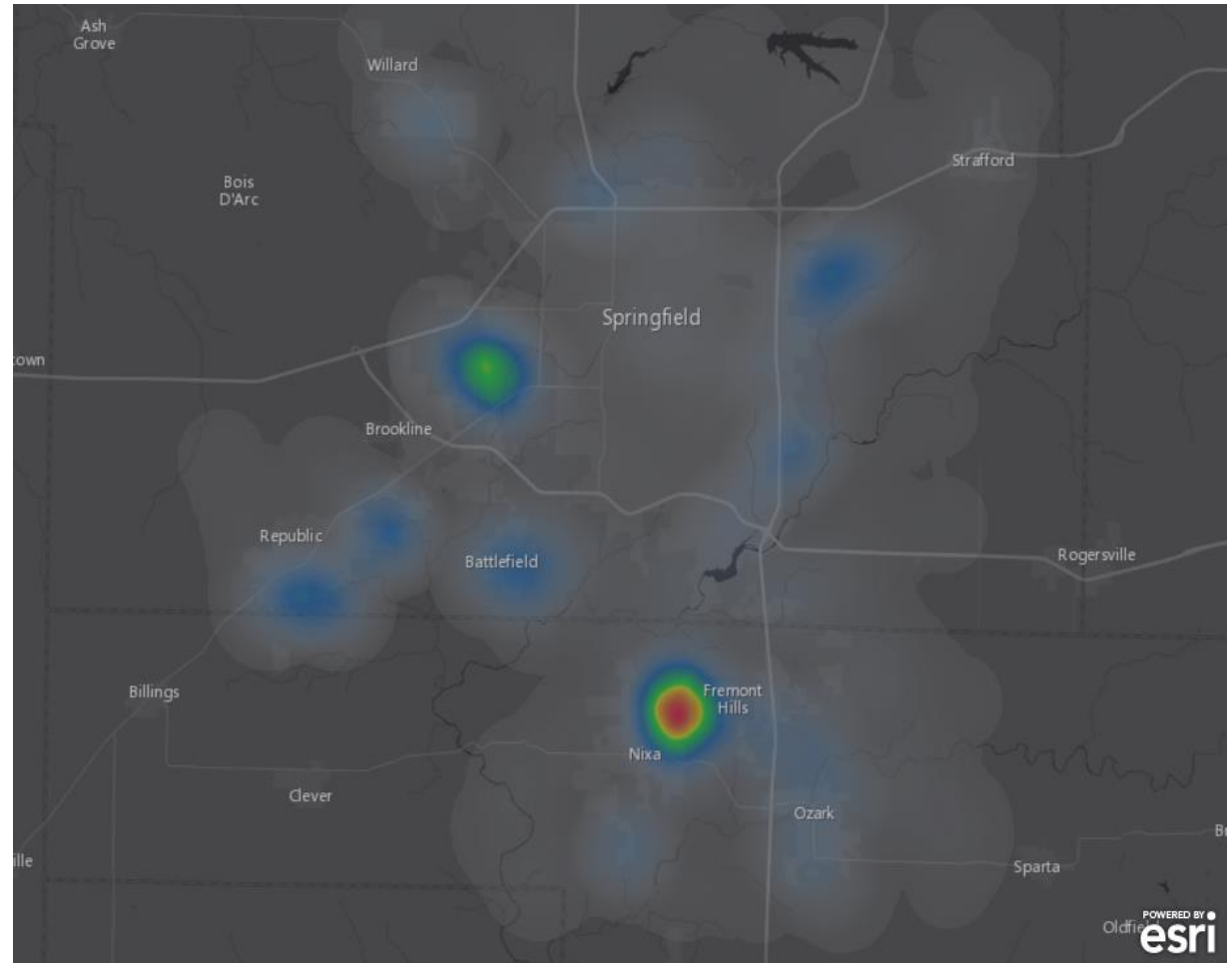
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy nor completeness of the data presented herein. Data not available for all jurisdictions for all years.



Permit Heat map

The map on the right shows the areas where the most residential permits were issued in the OTO area in 2014.

The Northeast portion of Nixa saw the biggest cluster of new residential housing construction. Just west of Springfield/ the Brookline area saw a number of new houses built as well. Other smaller clusters include the Republic area and the City of Battlefield.



Population & Socioeconomic Data



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Based on figures from the 2010 Census, the five-county MSA (Christian, Dallas, Greene, Polk, Webster) has a population of 436,712. This represents a 15.6 percent increase over the 2000 MSA population of 368,374 and an average annual growth rate of 1.56 percent between 2000 and 2010.

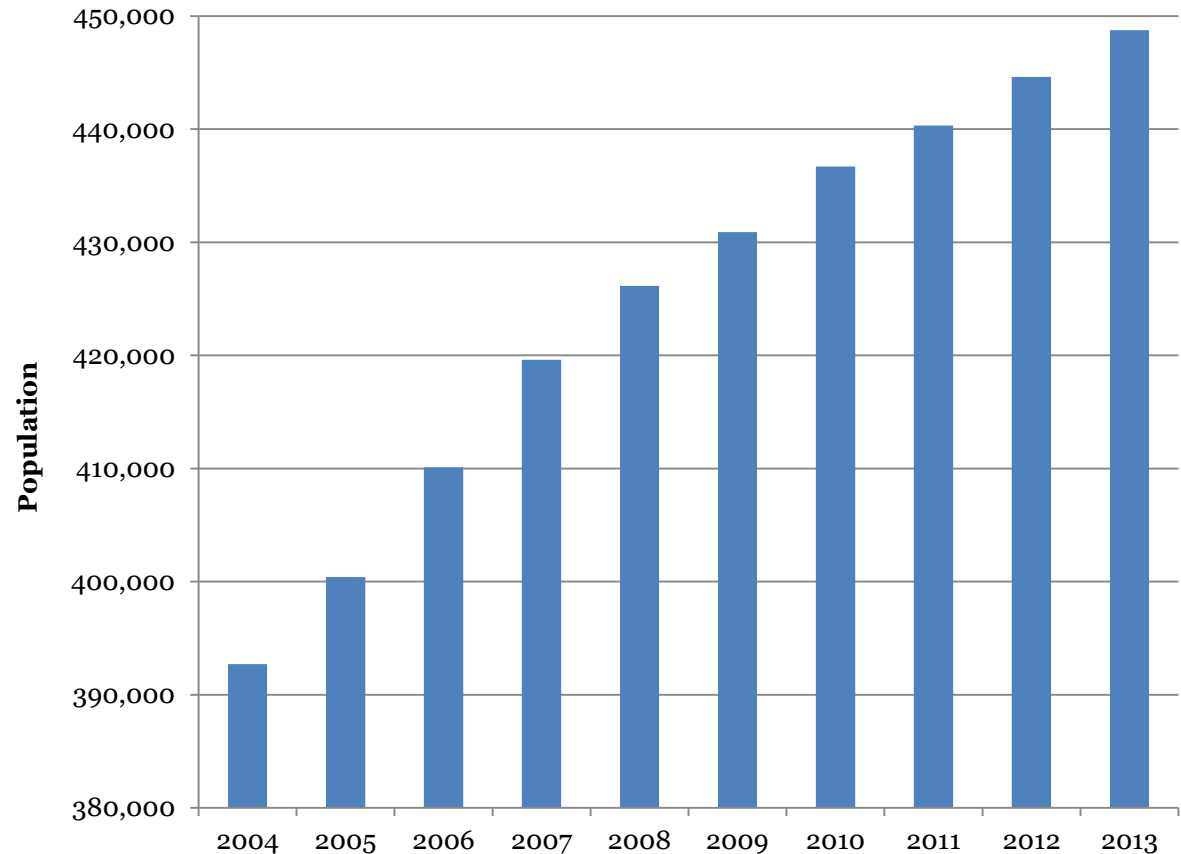


Springfield MSA

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. From 2004 to 2013 the MSA has increased nearly 12.5 percent. This is an annual average increase of 1.24 percent.

Springfield MSA Population

Source: US Census Bureau (Based on 2010 MSA of Greene, Christian, Webster, Polk and Dallas Counties)



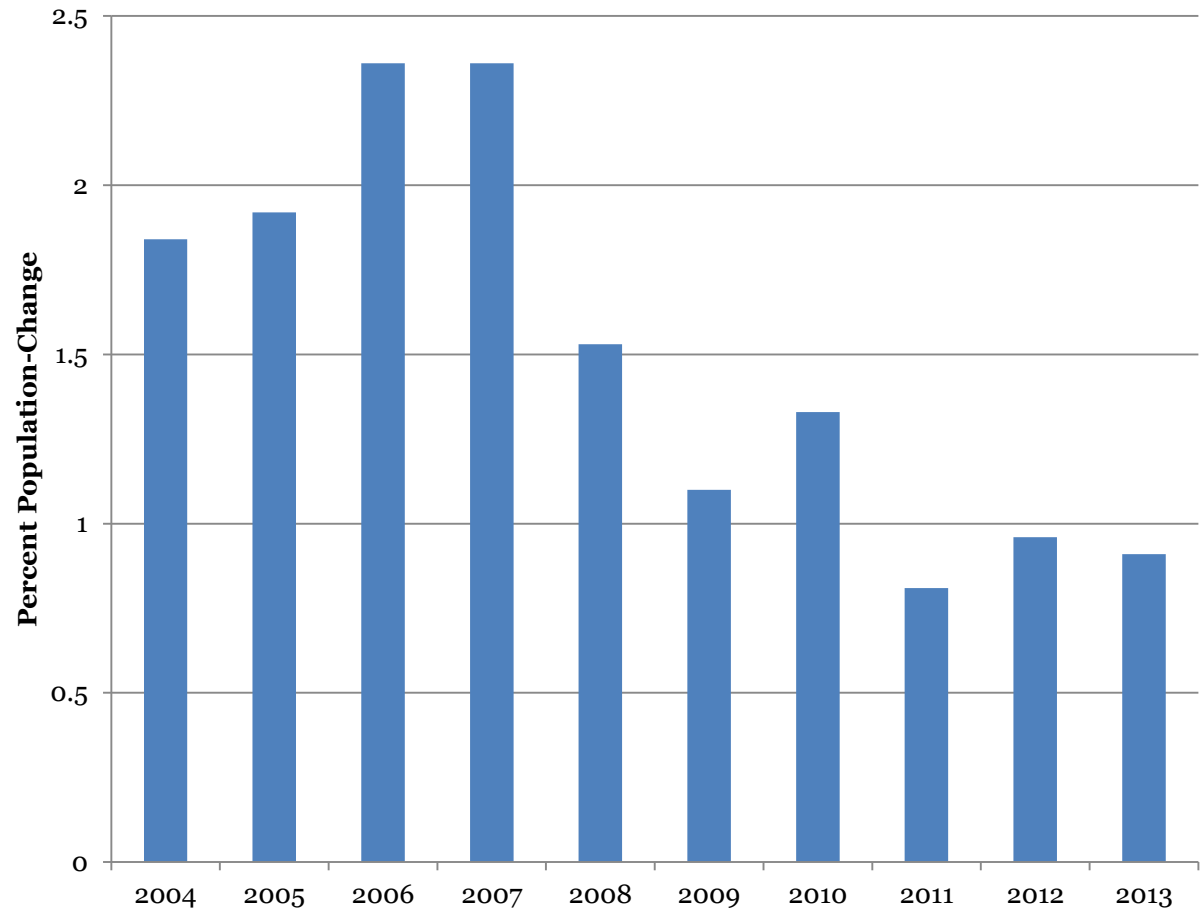


Springfield MSA (continued)

The chart to the right shows the annual population percentage change between 2004 and 2013 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 stayed at recession levels.

Annual Percent Change Springfield MSA Population

Source: US Census Bureau (Based on the 2010 MSA of Greene, Christian, Webster, Polk, and Dallas Counties)



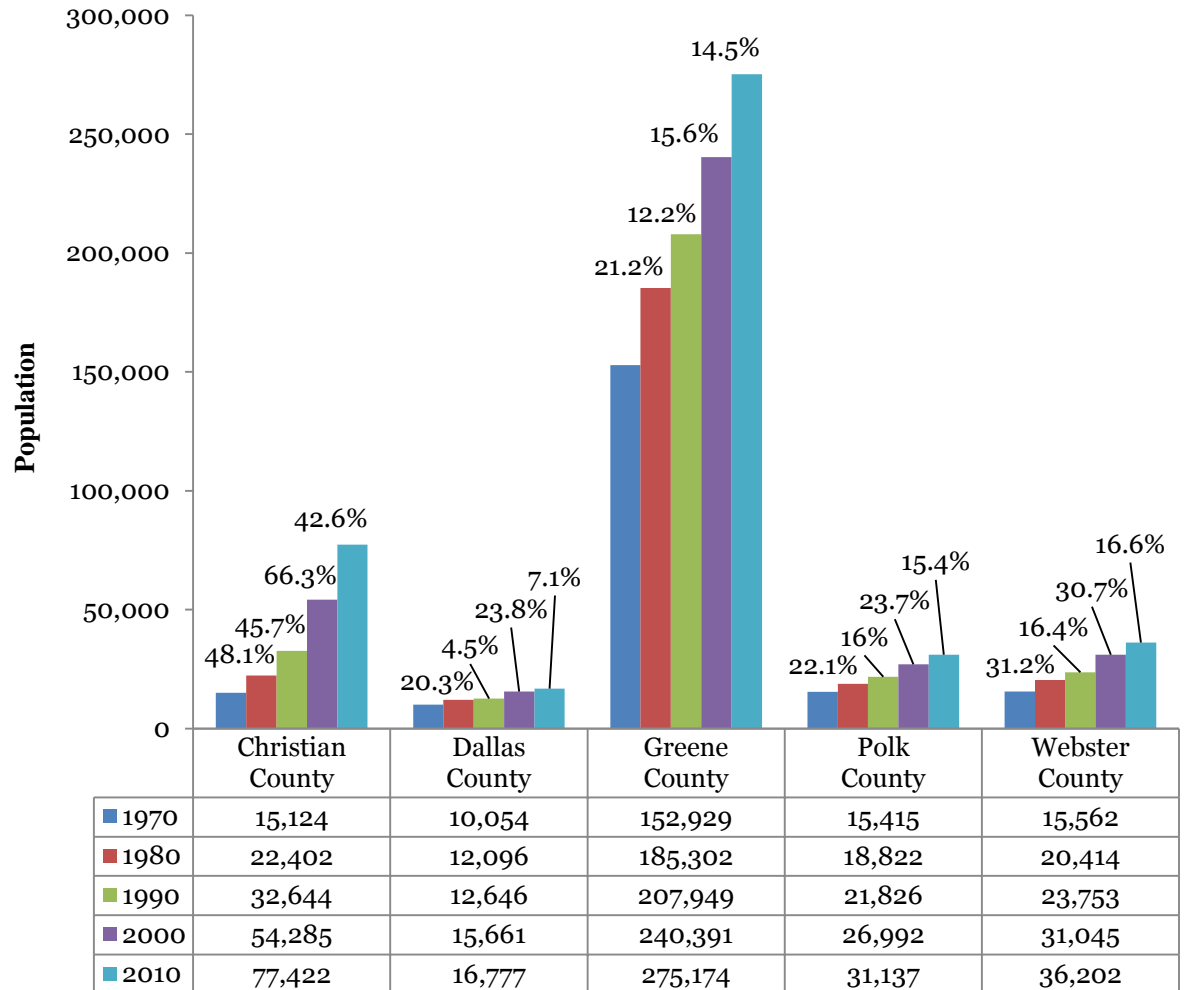
Individual Counties

The chart to the right shows both the actual number of people added in each of the five Springfield Metropolitan Statistical Area (MSA) counties and the population growth for each county (as noted above the bars) between 1970 and 2010.

Greene County added the most population (34,783) 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 (29.9%) of any MSA county between 2000 and 2010; this growth rate represented an actual population increase of 23,137. The population of Webster County grew by 14.2% between 2000 and 2010, while the populations of Polk County and Dallas County increased by 13.3% and 6.7%, respectively, over the same time period.

Population Increase Springfield MSA Counties 1970-2010

Source: Missouri Census Data Center





Jurisdictions within the OTO

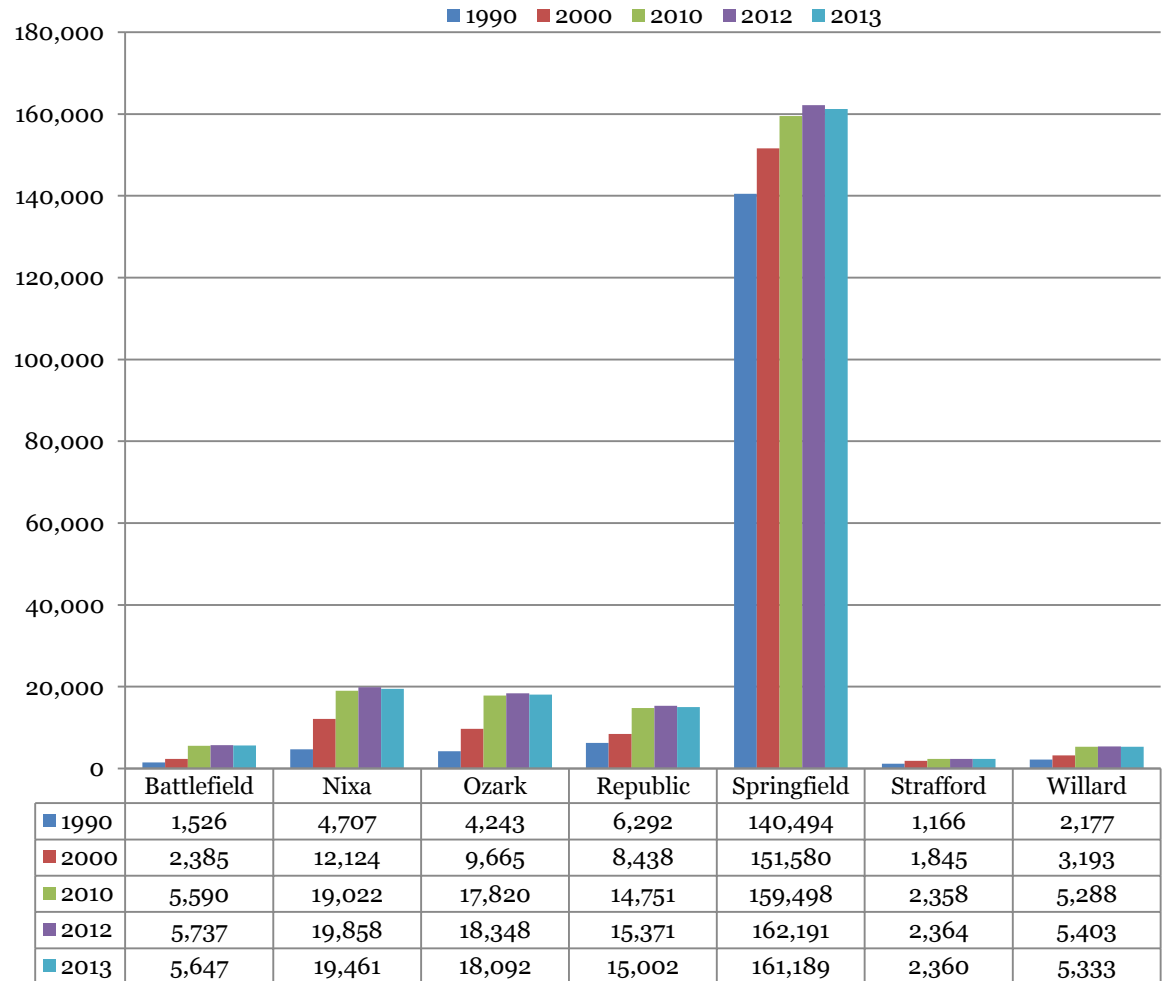
The chart and data table to the right show the populations of the cities within the OTO planning area. The City of Springfield, the most populous city within the OTO area and the region's employment center, has experienced steady growth over the past 20 years, adding a total of 20,695 people between 1990 and 2013.

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. However, from 2012 to 2013 the area has seen a slight decrease.

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

Source: US Census Bureau



State, Region, Nation

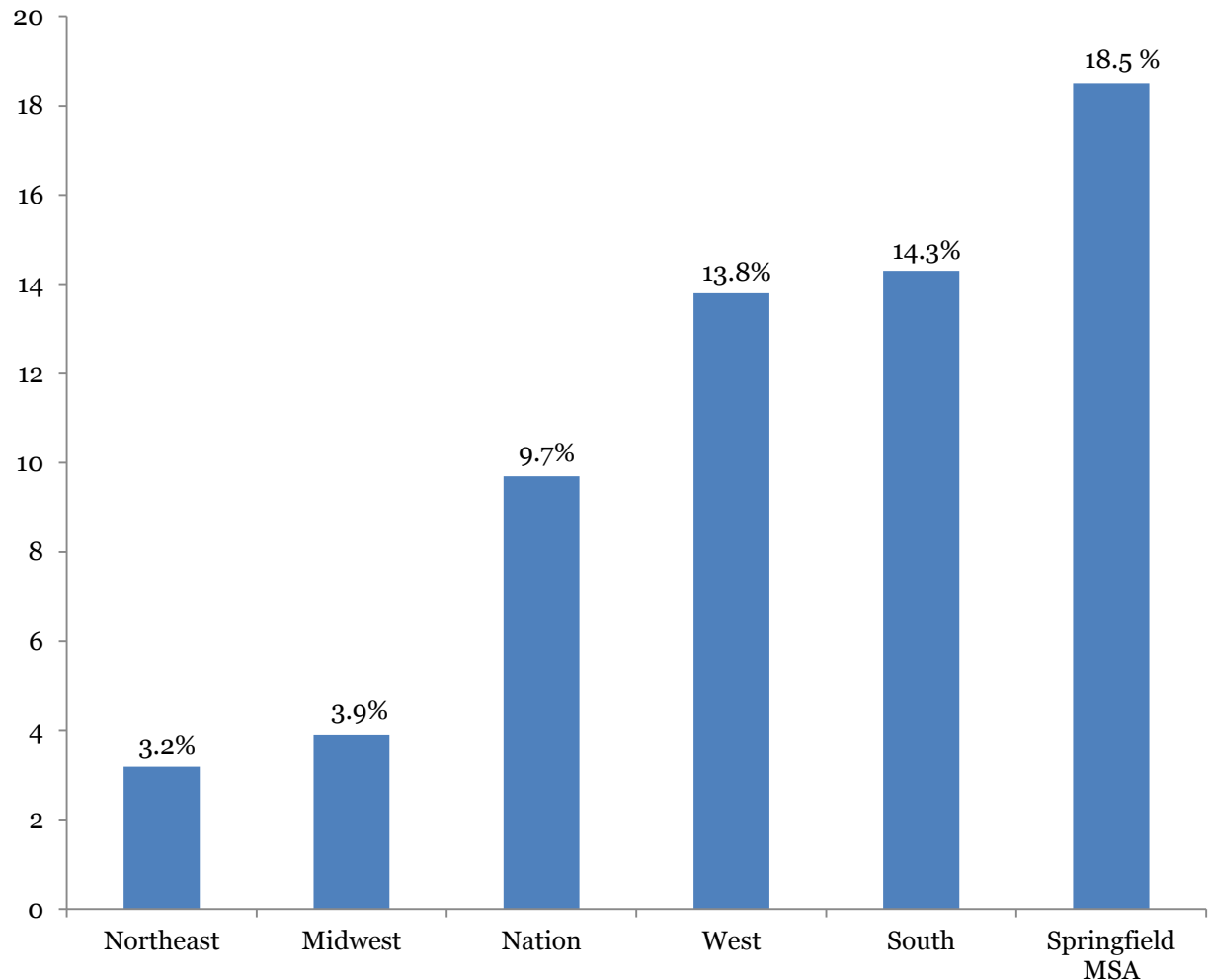
Between 2000 and 2010, the five-county Springfield Metropolitan Statistical Area (MSA) population growth rate exceeded the growth rate of the nation as a whole, as well as the various regions (Midwest, South, etc.) within the United States. The population of the United States increased by 9.7% between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





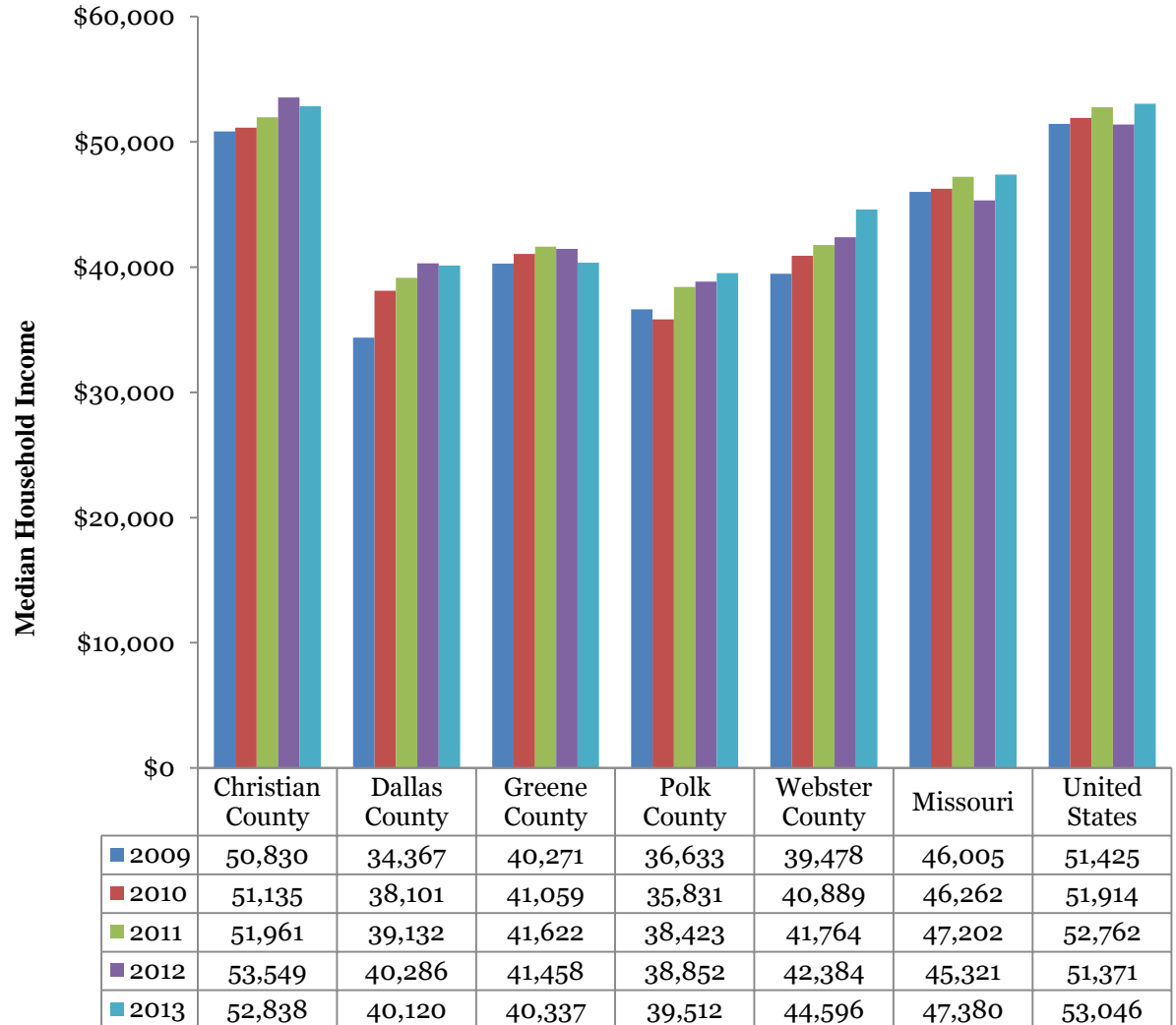
Median Household Income

The chart at right shows median household income for the five counties that comprise the Springfield Metropolitan Statistical Area, or MSA. Christian County (\$52,838) and Polk County (\$39,512) have the highest and lowest median household income levels, respectively, within the Springfield MSA.

Christian County household income decreased nearly 1 percent from 2012 to 2013, yet it is the only county in the MSA that is greater than the state average (\$47,380). All other counties within the Springfield MSA have a median household income level below the state level (\$47,380). All Counties in the Springfield MSA are below the national level (\$53,046). Christian and Greene are also the only areas that experienced a dip in median household income from 2012-2013.

Median Household Income Springfield MSA Counties

Source: 2009, 2010, 2011, 2012 & 2013 ACS 5-Year Estimates





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).

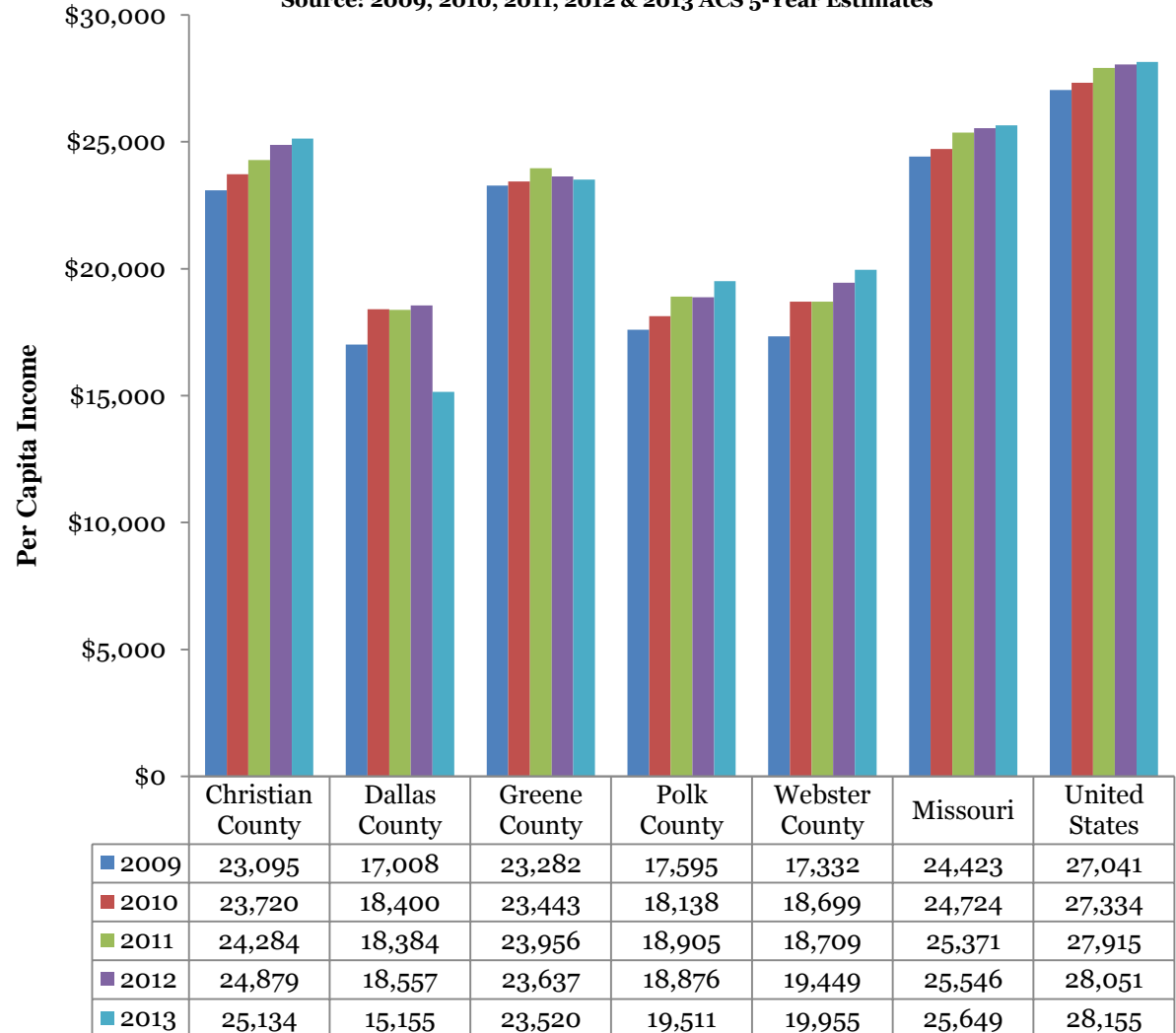
All five counties within the MSA are below both the national (\$28,155) and state (\$25,649) per capita income levels.

Within the Springfield MSA, Christian County and Dallas County have the highest and lowest per capita income levels at \$25,134 and \$15,155, respectively.

In this instance, Greene and Dallas Counties experienced a dip in per capita income from 2012-2013, with Dallas County experiencing a more severe decrease.

Per Capita Income Springfield MSA Counties

Source: 2009, 2010, 2011, 2012 & 2013 ACS 5-Year Estimates





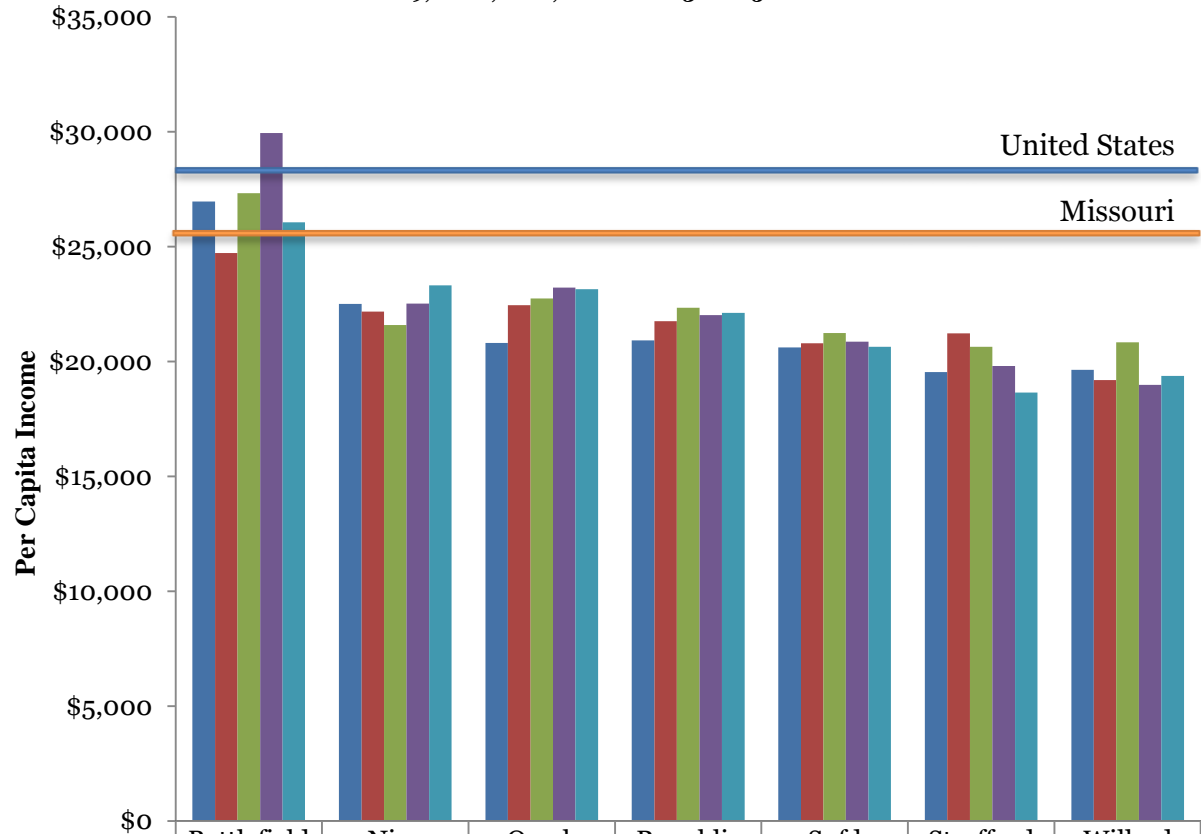
Per Capita Income

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

No city is higher than the nation (\$28,155), but the City of Battlefield (\$26,155), is higher than Missouri's per capita income level of \$25,649. All other local cities are under the national and state per capita income figures.

Per Capita Income OTO Area Cities

Source: 2009, 2010, 2011, 2012 & 2013 ACS 5-Year Estimates



	Battlefield	Nixa	Ozark	Republic	Spfd	Strafford	Willard
2009	26,967	22,509	20,812	20,917	20,612	19,545	19,636
2010	24,727	22,166	22,457	21,758	20,793	21,220	19,195
2011	27,332	21,589	22,745	22,342	21,233	20,637	20,829
2012	29,950	22,524	23,215	22,019	20,857	19,809	18,988
2013	26,055	23,313	23,149	22,121	20,634	18,654	19,368



Persons Living in Poverty

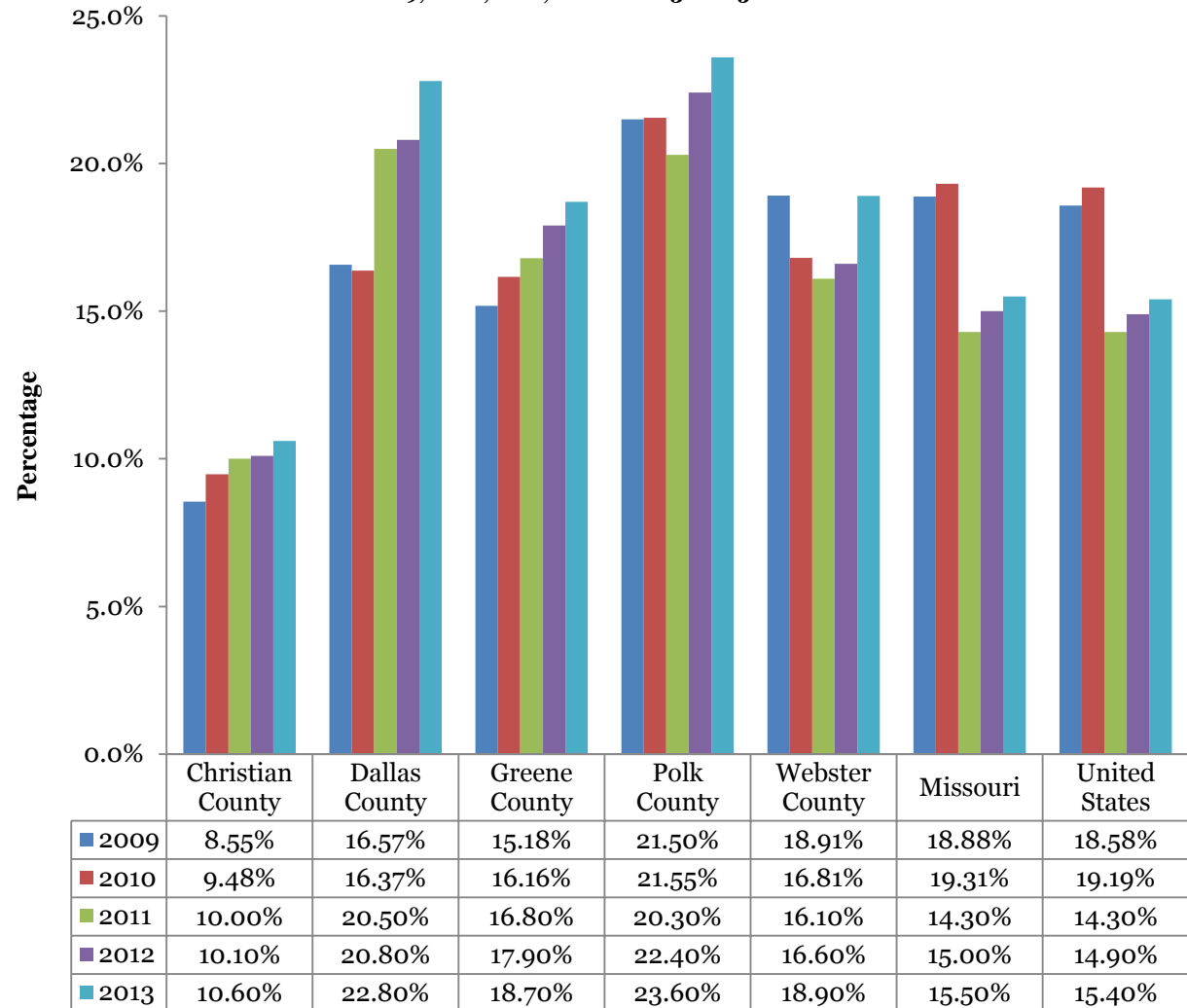
The chart on the right shows the percentage of individuals in the five-county Springfield Metropolitan Statistical Area, or MSA, who live in poverty.

Polk County has the highest rate living in poverty with 1 in every 5 persons. Polk County also had an increase in poverty of 1.2 percent comparing 2012 to 2013. Webster County saw the highest increase in poverty since 2012 at 2.3 percent. Christian County has the lowest poverty rate of 10.6 percent in the Springfield MSA. Greene County increased 0.8 percent from 2012 to 2013.

Christian County (0.5%) was the only part of the MSA to not exceed the Missouri level of increase (0.5%).

Persons Living in Poverty Springfield MSA Counties

Source: 2009, 2010, 2011, 2012 & 2013 ACS 5-Year Estimates





Children Living in Poverty

The chart to the right shows the percentage of children (17 years old and younger) living in poverty in the five-county Springfield Metropolitan Statistical Area, or MSA.

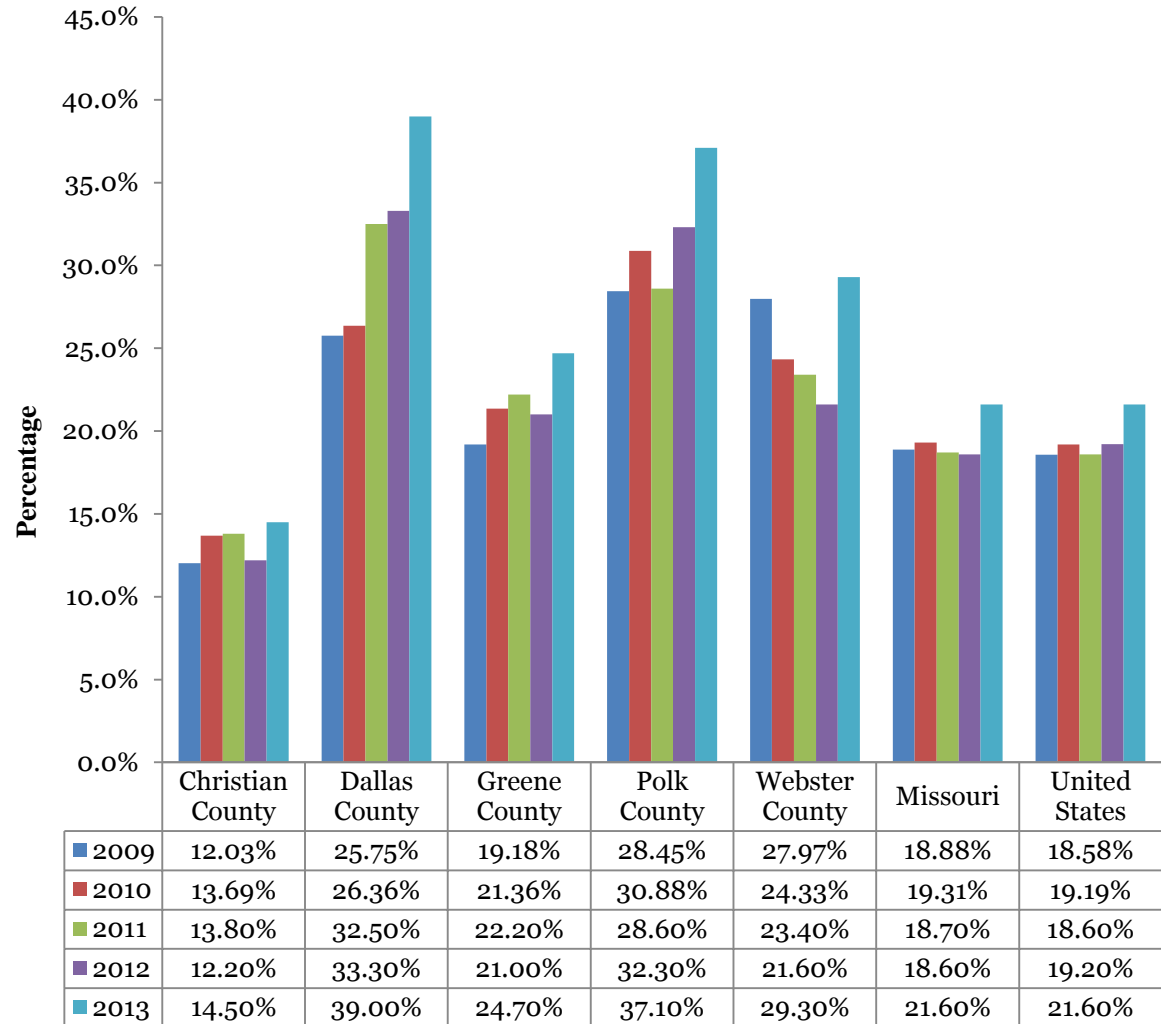
In Dallas County, 39 percent of children live in poverty, which represents more than 1 in 3 children. This is 17.4 percent higher than the national average of 21.6 percent.

Over 37 percent of Polk County children live in poverty, also representing more than 1 in 3 children. Webster County is at 29.3 percent and Greene County is at 24.7 percent who live in poverty.

Christian County has the lowest percentage of children who live in poverty within the Springfield MSA at 14.5 percent, 7.1 percent below the State and National averages (21.6%).

Children Living in Poverty Springfield MSA Counties

Source: 2009 , 2010, 2011, 2012 & 2013 ACS 5-Year Estimates





Workforce Education Levels

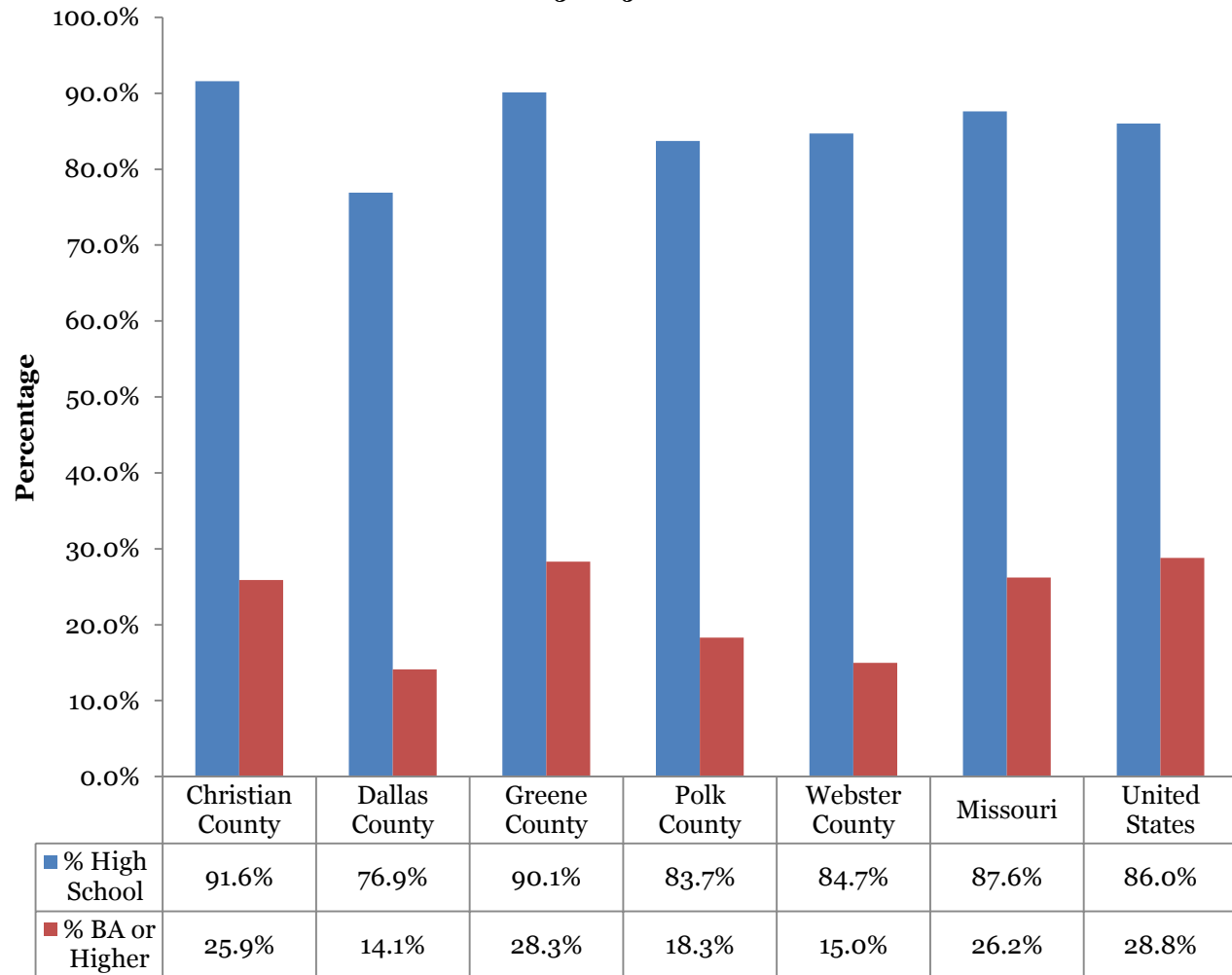
Workforce education levels affect employment and earning levels within communities. Additionally, prospective employers are interested in workforce characteristics with education being an important factor in location and relocation decisions.

Christian County has the highest percentage at 91.6 percent of residents 25 years of age or older with a high school diploma. Greene County has the highest percentage of residents 25 years of age or older with a four-year college degree at 28.3 percent.

Within the Springfield MSA, Dallas County has the lowest percentage of high school graduates at 76.9 percent and has the lowest percentage of college graduates at 14.1 percent.

2013 Workforce Education Levels Percent with High School Diploma and College Degrees in Springfield MSA Counties

Source: 2013 ACS 5-Year Estimates





Commuting Patterns

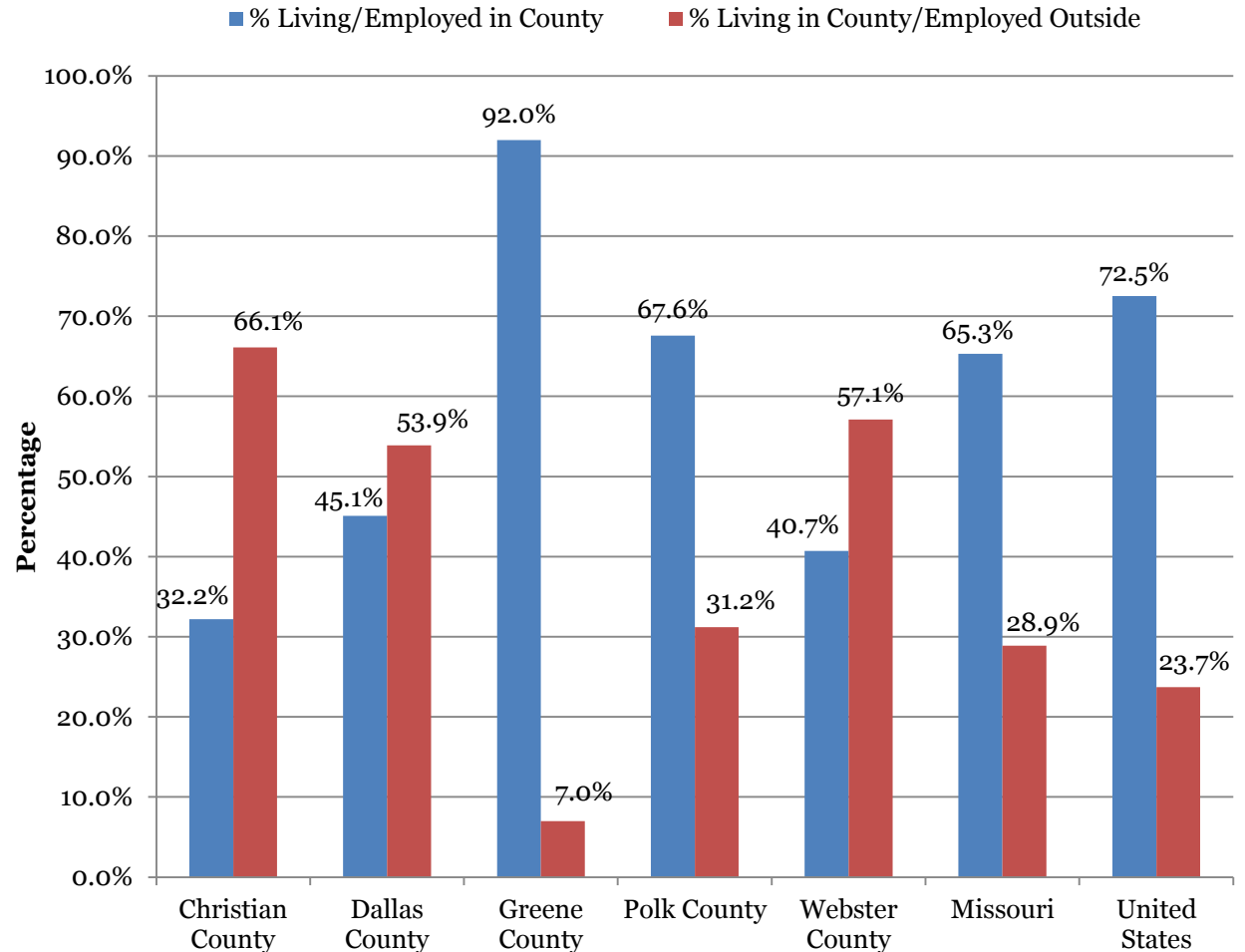
The chart to the right shows the percentage of local workers who both live and work in their county of residence compared to the percentage of workers leaving their home county for work.

92 percent 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, over 66 percent of Christian County residents commute outside of their home county for work, as do over 57.1 percent of workers in Webster County and 53.9 percent of workers in Dallas County.

Only 31.2 percent 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

Source: 2013 ACS 5-Year Estimates



Mean Travel Time to Work

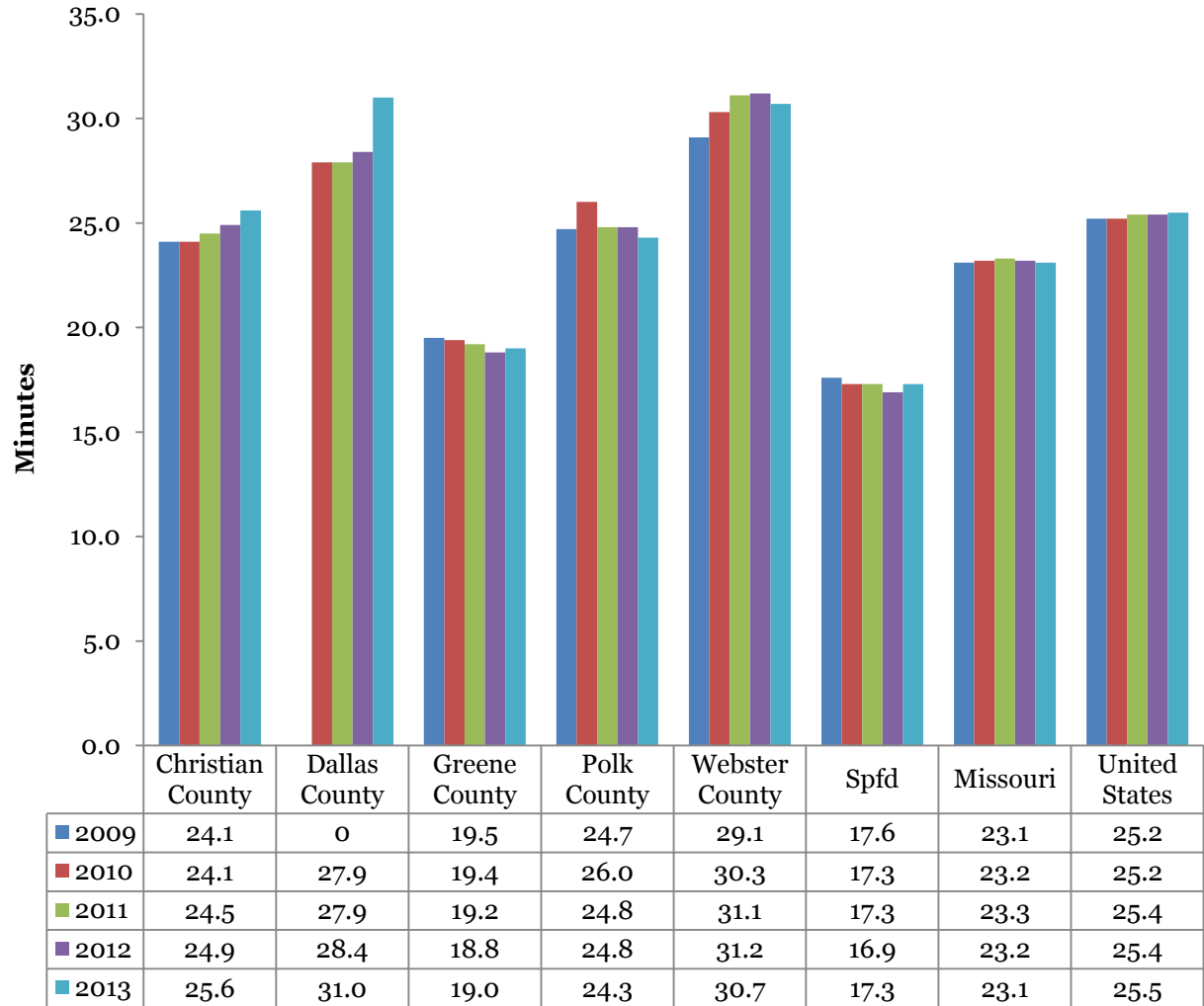
The chart to the right shows the average commute time for individuals living in Springfield and the five-county Springfield Metropolitan Statistical Area (MSA).

Residents of Springfield and Greene County have the shortest commutes to work at 17.3 minutes and 19 minutes, respectively. Workers living in Dallas County have the longest commutes with the average of 31 minutes to their place of employment.

These figures reflect the reality that a large number of residents of the Springfield MSA commute into Springfield for their jobs.

Mean Travel Time to Work in Minutes Springfield & MSA Counties

Source: 2009, 2010, 2011, 2012 & 2013 ACS 5-Year Estimates



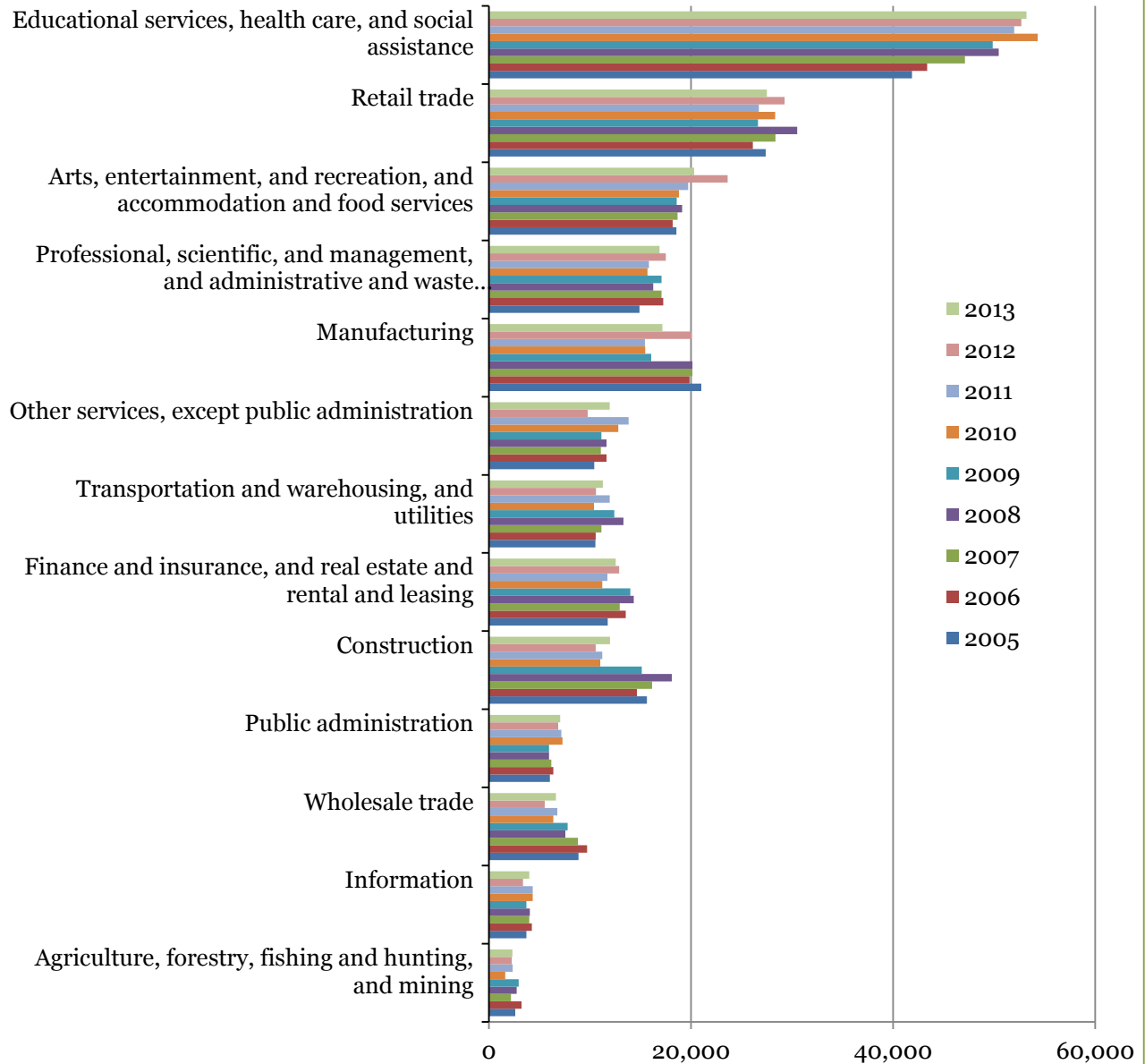
Note: 2009 data not available for Dallas County



Workforce By Industry Springfield MSA

Source: 2009-2013 ACS 5-Year Estimates

The chart to the right shows the various industries in which the residents of Christian, Dallas, Greene, Polk, and Webster counties are employed. Educational service, health care, and social assistance continues to employ the largest work force. The Springfield MSA is home to Missouri State University, has a number of regional hospitals, and sources of public assistance.



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 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.

The ACS collects survey information continuously nearly every day of the year and then aggregates the results over a specific time period—1 year, 3 years, or 5 years. The data collection is spread evenly across the entire period represented so as not to over-represent any particular month or year within the period.