

Growth Trends for the Ozarks Transportation Organization



THROUGH DECEMBER 31, 2008



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Introduction



In 2007, the United States entered a recession that has had a dramatic effect on the housing industry. In 2008, housing starts in the U.S. fell 33.3 percent and building permits dropped 36.2 percent. This represents the largest decline in housing since 1974. As of March 2009, the nation had seen 35 straight months of decline in home building. Complicating the rate of home building nationwide was the rate of foreclosures on existing homes. In the U.S., the home foreclosure rate in 2008 was up 81 percent over 2007; the 2008 foreclosure rate was up 225 percent when compared to 2006 figures.

The State of Missouri and the Midwest region fared better than some parts of the U.S. during 2008. Missouri had the 27th highest foreclosure rate in the nation. Missouri also continued to gain population during 2008, though not as much as in previous years. It was 36th of 50 states when ranked by population growth between 2007 and 2008. The state had a population growth rate of 0.56 percent during 2008, which was a decline of 0.21 percent from the previous year.

The Ozarks Transportation Organization examines the number of residential building permits and the population figures for its planning area and member jurisdictions. This report looks first at residential building permits and then at population figures. In each of these two sections, OTO looks at the Springfield MSA, which contains the OTO planning area, and then looks at the individual counties within the MSA, and at the cities within the OTO area. Finally, OTO looks at the nation, the region, and the state in order to give the local figures some perspective.

Residential Units



BUILDING PERMITS

Detailed data and methodology can be found in the Appendix

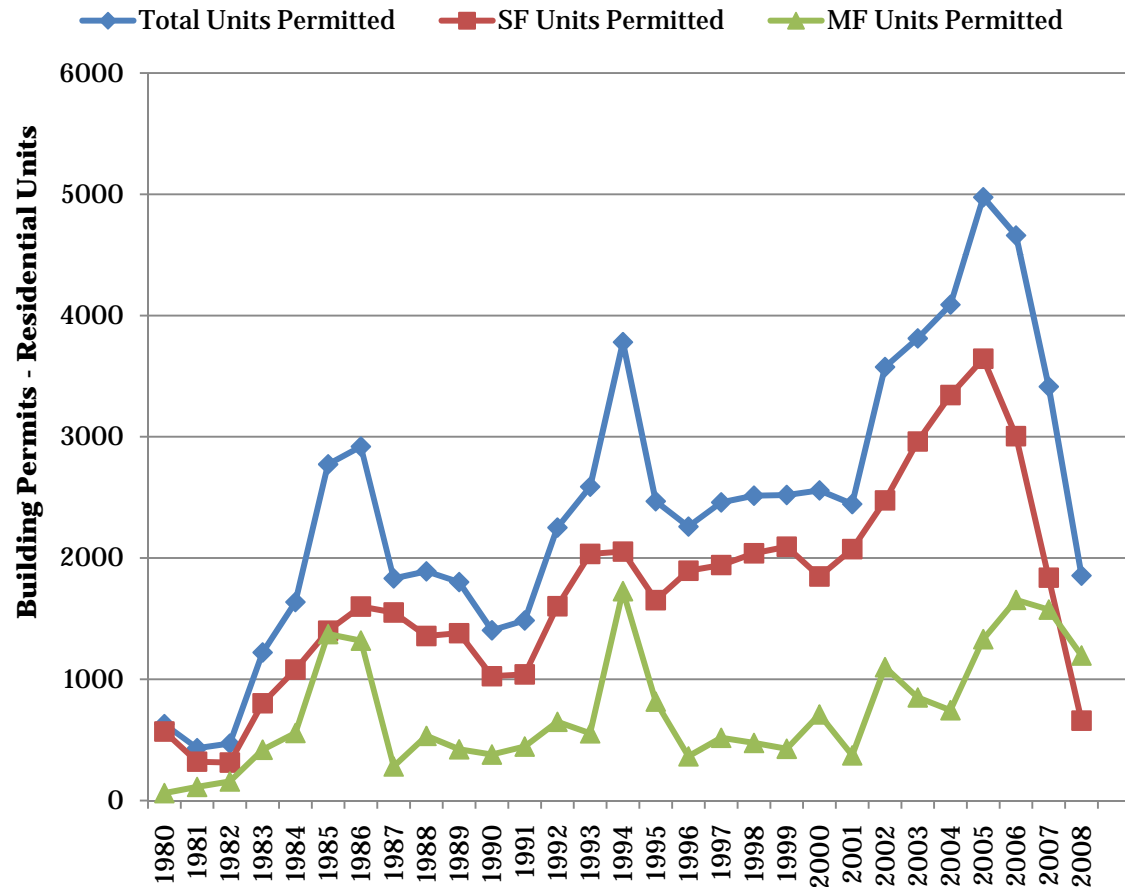


Springfield, Missouri MSA

Before the 2000 Census, three counties (Greene, Christian, and Webster) made up the Springfield Metropolitan Statistical Area (MSA). After the 2000 Census, Polk and Dallas Counties were added to the MSA. To look at building trends for the area over time, residential building permits in the initial three counties will first be examined. The number of residential building permits has risen and fallen with the strength of the national economy. The low points for total residential permits have 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 28 years, the rate of construction of single family homes has been more stable than the construction of multi-family units. The following chart shows the yearly increase or decrease for total residential permits, single family permits, and multi-family permits. These numbers are for the three counties in the Springfield MSA as defined in 1999 (Greene, Christian, and Webster counties).

Total Residential Units Permitted Springfield MSA - 3 Counties

Source: Census (Based on 1999 MSA - Greene, Christian, and Webster Counties)





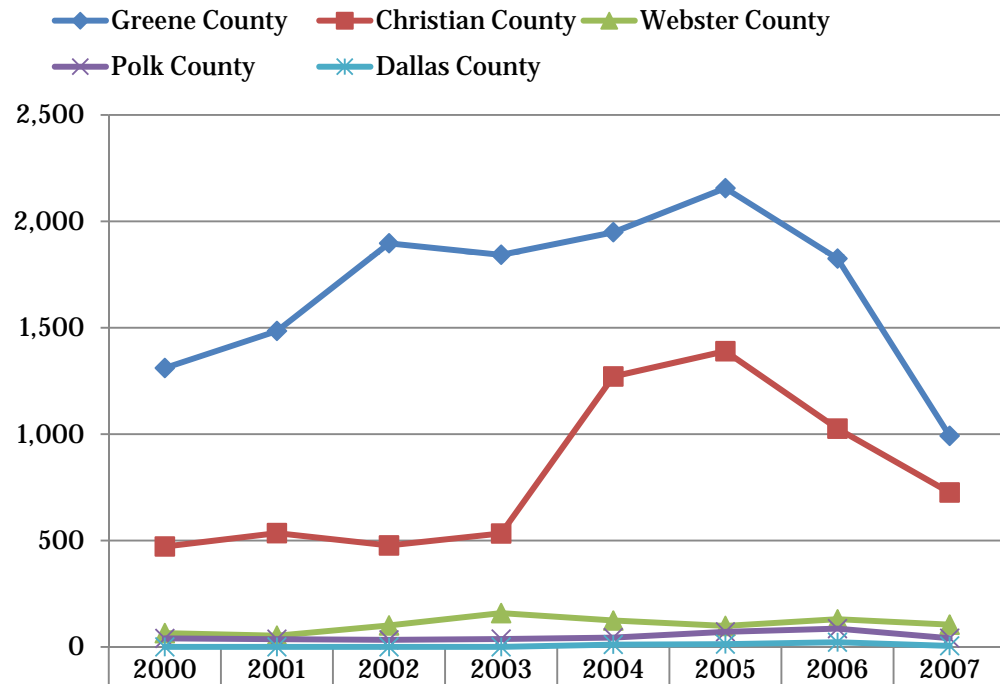
Individual Counties

The five counties that now make up the Springfield MSA have different development patterns for residential uses, as shown in the following charts. The majority of single family units have been permitted in Greene and Christian counties, the counties in the MSA with the highest population. In Greene and Christian counties, the number of single family units peaked in 2005 and has dropped off sharply since that time. The number of multi-family units has been more volatile. Springfield has seen a steady rise in the number of multi-family units since 2003. In 2002 and 2006 Christian County saw peaks in the numbers of multi-family units permitted with a sharp drop-off in the years in between. Since 2006, the number of multi-family units has fallen in Christian County but not in Greene County. When the data are combined in the chart labeled "Total Residential Units Permitted" it is seen that total residential permits for the five MSA counties have fallen each year since 2005.

Although Census data is not yet available for cities, local data show a continued decline in 2008. Since 2000, Webster, Polk, and Dallas counties have had a much lower rate of residential construction than Greene and Christian counties with less variation from year to year.

Single Family Units Permitted Springfield MSA - By County

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



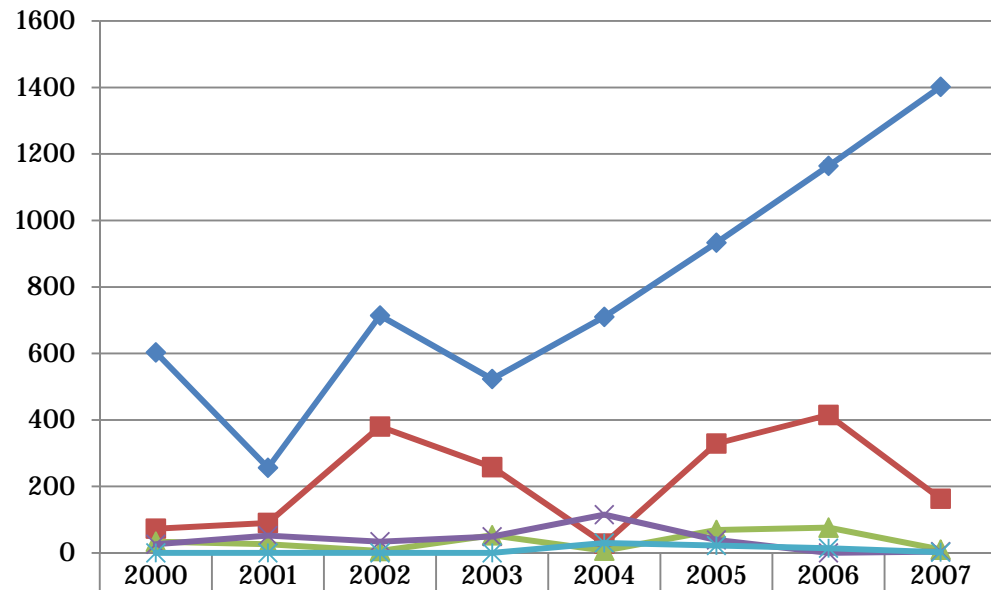
Greene County	1,311	1,485	1,897	1,843	1,949	2,156	1,825	992
Christian County	472	535	477	533	1,271	1,390	1,026	726
Webster County	65	53	101	159	124	99	130	105
Polk County	40	36	33	37	44	71	86	41
Dallas County	0	0	0	0	11	13	22	5

Individual Counties, continued

Multi-Family Units Permitted Springfield MSA - By County

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

◆ Greene County ■ Christian County ▲ Webster County
 ✕ Polk County ✧ Dallas County



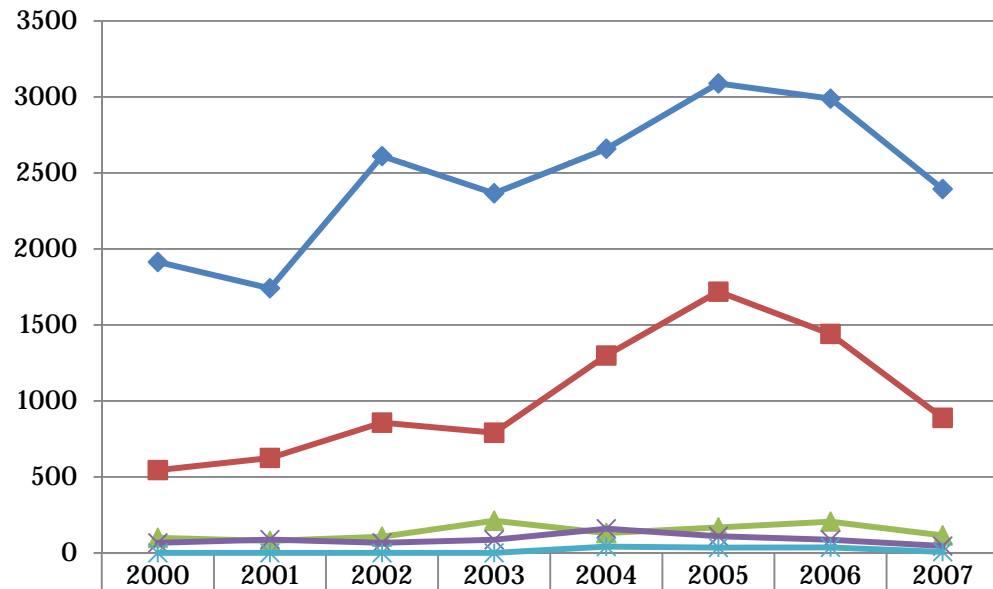
	2000	2001	2002	2003	2004	2005	2006	2007
Greene County	603	256	714	523	710	933	1,164	1,402
Christian County	73	90	380	258	28	329	415	163
Webster County	34	26	6	53	7	69	76	10
Polk County	26	52	34	49	115	39	0	4
Dallas County	0	0	0	0	30	22	14	2

Individual Counties, continued

Total Residential Units Permitted Springfield MSA - By County

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

◆ Greene County ■ Christian County ▲ Webster County
 ✕ Polk County ✧ Dallas County



Greene County	1914	1741	2611	2366	2659	3089	2989	2394
Christian County	545	625	857	791	1299	1719	1441	889
Webster County	99	79	107	212	131	168	206	115
Polk County	66	88	67	86	159	110	86	45
Dallas County	0	0	0	0	41	35	36	7

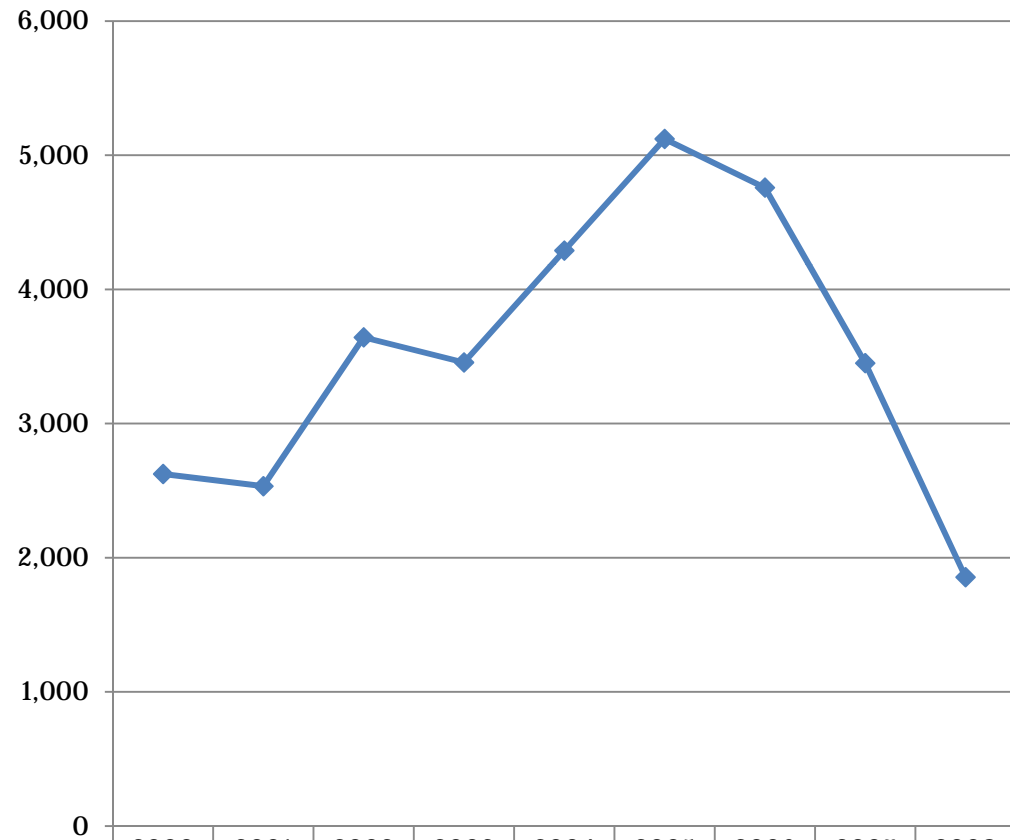


Individual Counties, continued

When all residential building permits issued in the five counties of the updated MSA are combined, the clearest picture of new development in the region can be seen. 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. There were only minor setbacks in 2001 and in 2003. After 2005, the number of residential units drops to the 2003 level in 2007 and to a new low point in 2008. The Springfield region, along with the nation as a whole, saw a sharp reduction in construction in 2008. The next section of this report examines data from building permits issued by local government offices.

Total Residential Units Permitted Springfield MSA

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



	2000	2001	2002	2003	2004	2005	2006	2007	2008
Springfield MSA	2,624	2,533	3,642	3,455	4,289	5,121	4,758	3,450	1,855



Jurisdictions within the OTO

Each year the Ozarks Transportation Organization (OTO) collects building permit data from its member jurisdictions (not all jurisdictions provide information). The local building permit data are compiled and published in the Growth Trends Report which is published twice each year. The chart to the right shows that Springfield, Nixa, and Greene County (the portion of the county outside Springfield and Republic) had their highest number of single family building permits issued in the mid-2000s. Each of these four jurisdictions has seen a decline in the number of single family building permits since 2005. The City of Republic and Christian County had less variation with peaks in 2004 and 2006. The most drastic decline in single family building permits has occurred in Nixa and in the portion of Greene County outside Springfield and Republic; these are also the jurisdictions with the highest number of permits. Residential construction within the MPO area is expected to remain low until the national economy begins to improve.

Single Family Building Permits - OTO Area

Source: OTO Growth Trends Reports

Note: Republic annexed the City of Brookline in 2005



	2001	2002	2003	2004	2005	2006	2007	2008
Springfield	404	406	394	418	439	394	209	33
Republic*	205	183	168	271	232	283	236	179
Ozark	168	271	333	367	393	391	233	102
Nixa	260	267	281	536	547	312	211	28
Rest of Greene County	878	1,051	1,254	1,032	1,268	1,063	524	315
Rest of Christian County	213	201	174	224	133	241	145	64

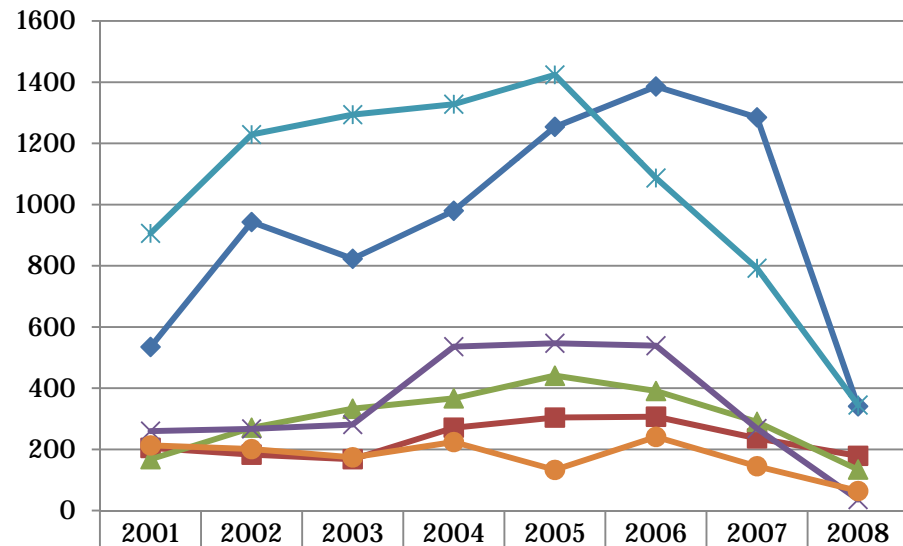
Jurisdictions within the OTO, continued

A look at total residential units (see chart to the right) shows that Springfield and Greene County (the portion outside of Springfield and Republic) had the highest number of residential units permitted, the difference being that Springfield had a higher proportion of multi-family units. The portion of Greene County outside of Springfield and Republic permitted 8,405 units and Springfield permitted 7,547 units. Greene County experienced its highest number of total residential units permitted in 2005 while the number of units in Springfield did not peak until 2006. Both jurisdictions have seen a sharp decline in units since that time. The jurisdictions with lower numbers of residential units have seen a decline since 2006. The portion of Christian County outside of Nixa and Ozark experienced a drop in units permitted in 2005, but recovered in 2006, only to begin a continuing decline in 2006.

Total Residential Building Permits - OTO Area

Source: OTO Growth Trends Reports
Note: Republic annexed 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
Republic*	205	183	168	271	304	307	236	179
Ozark	168	271	333	367	441	391	290	134
Nixa	260	267	281	536	547	539	268	36
Rest of Greene County	906	1,229	1,294	1,328	1,424	1,087	792	345
Rest of Christian County	213	201	174	224	133	241	145	64

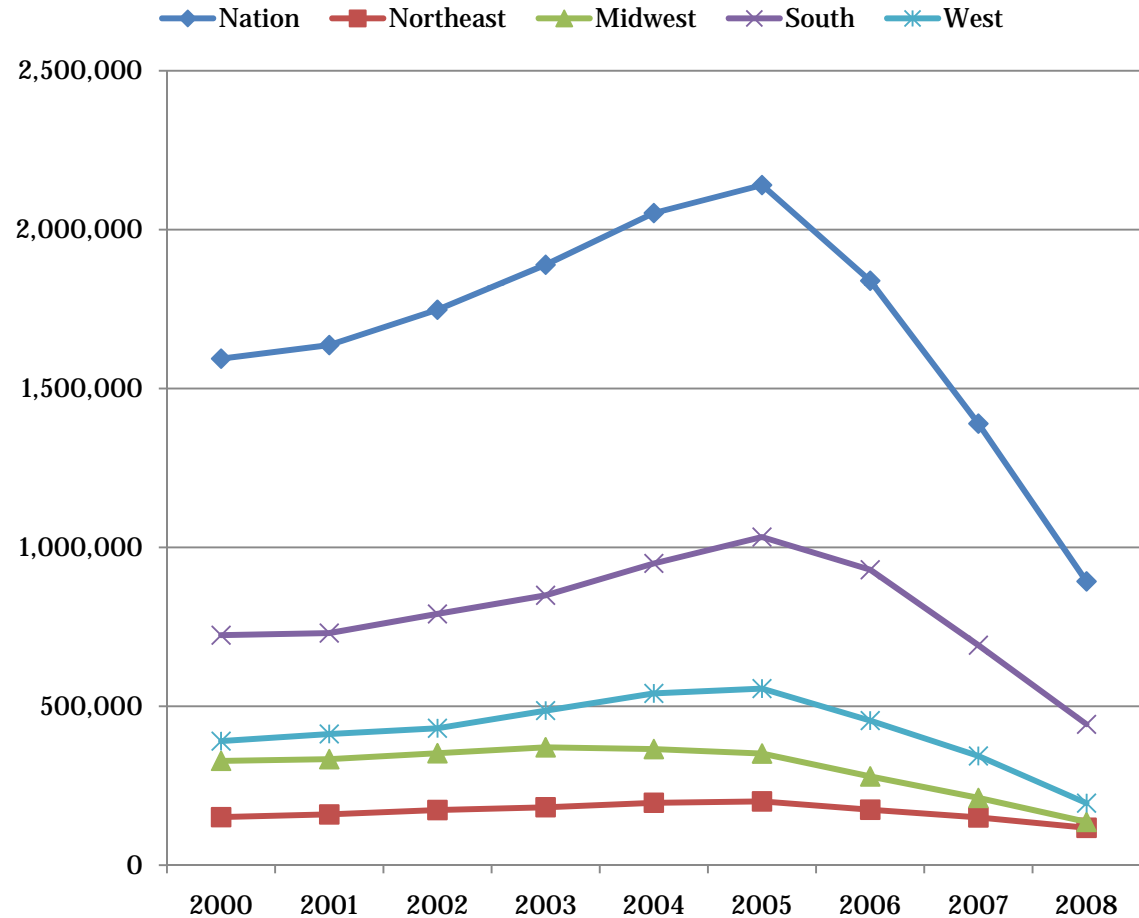


State, Region, Nation

The decrease in the number of building permits for residential units in the OTO area 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. The chart to the right shows that the Midwest, including the state of Missouri, had a relatively consistent number of units permitted. Only the Northeast, where building has slowed, had a more moderate drop off. As indicated in the chart, the Midwest and the Northeast did not experience the rapid increase in residential units the rest of the country experienced between 2000 and 2005. The Midwest as a whole did not experience as pronounced a peak or as severe a decline in the number of building permits as did the South, the West, or the nation as a whole. Most significantly, the Midwest did not have as severe a decline in the number of residential units after the housing crash in 2005.

Total Residential Units Permitted National and Regional Totals

Source: Census





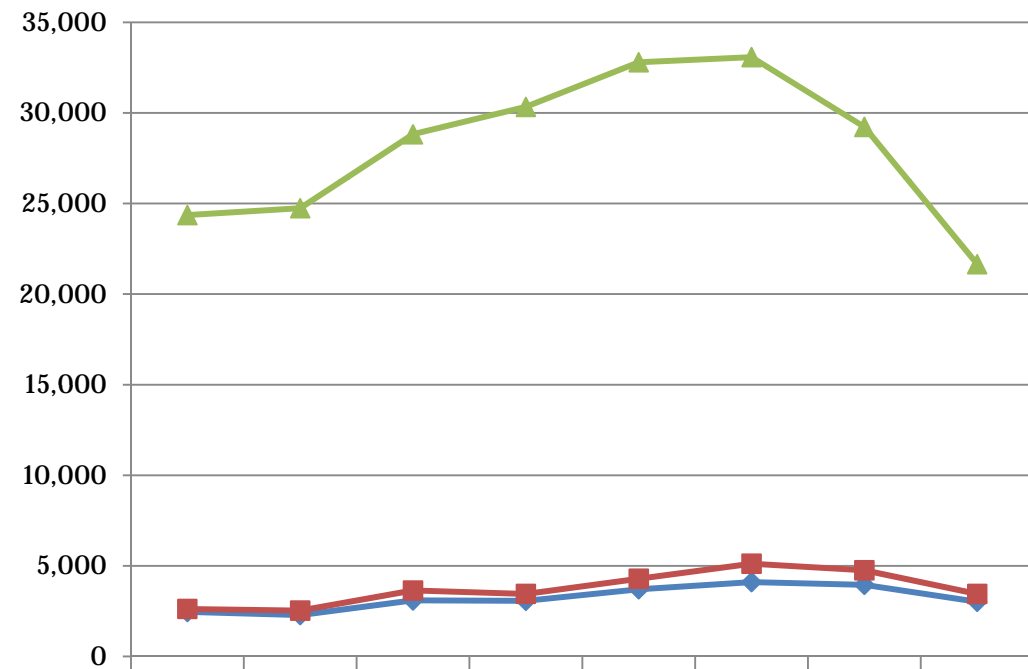
State, Region, Nation, continued

The following chart compares the Springfield MSA and the OTO area with the state of Missouri. Neither the MSA nor the OTO area had the degree in variation in yearly residential building permits as the state. Although the state had a significant increase in the number of permits issued in the years between 2001 and 2004, the state also saw a dramatic decrease in the number of permits after 2005. This pattern is similar to that of the nation as a whole. The experience of the Springfield MSA and the OTO area is different.

Building Permits - Total Residential Units State of Missouri & Springfield MSA

Source: Census

—◆— OTO Area —■— Springfield MSA —▲— Missouri



	2000	2001	2002	2003	2004	2005	2006	2007
OTO Area	2,459	2,287	3,094	3,073	3,706	4,103	3,951	3,016
Springfield MSA	2,624	2,533	3,642	3,455	4,289	5,121	4,758	3,450
Missouri	24,358	24,739	28,816	30,330	32,794	33,077	29,226	21,648



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 the OTO area, 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. With that in mind, one can look at the information from a different point of view.

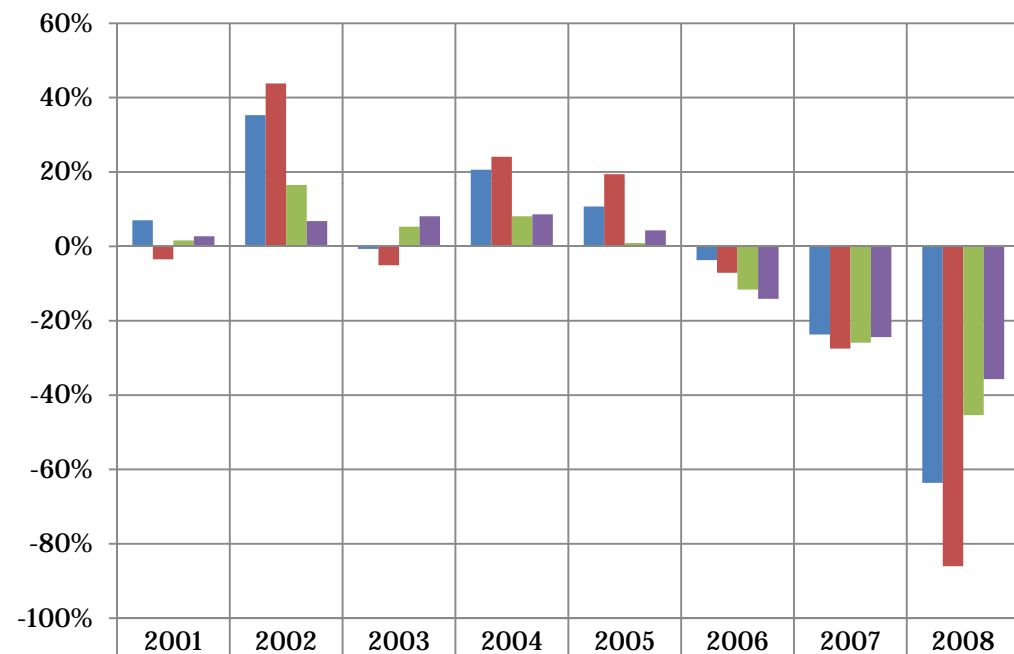
The chart also shows whether the amount of change in permits has gone up or down from year to year. The five-county Springfield MSA has had the largest percent of both increase and decrease in residential building permits. The percent of increases and decreases for the OTO jurisdictions have also been significant. Only in 2003 and in 2006, did the nation and the state have a higher percent of year-to-year change. The local jurisdictions had a decline in the percent of change in residential permits in 2003 while the nation and the state had an increase. The opposite was true in 2006 when the nation and the state experienced a greater percent of decline than our local jurisdictions. As would be expected, all jurisdictions had a negative percent of change in 2006, 2007, and 2008.

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

Source: Census, OTO Growth Trend Report

■ OTO ■ Springfield MSA ■ Missouri ■ Nation

Percent Change from Previous Year



	2001	2002	2003	2004	2005	2006	2007	2008
OTO	7%	35.30%	-0.70%	20.60%	10.70%	-3.70%	-23.70%	-63.60%
Springfield MSA	-3.50%	43.80%	-5.10%	24.10%	19.40%	-7.10%	-27.50%	-86%
Missouri	1.60%	16.50%	5.30%	8.10%	0.90%	-11.60%	-25.90%	-45.40%
Nation	2.70%	6.80%	8.10%	8.60%	4.30%	-14.10%	-24.40%	-35.70%

Population



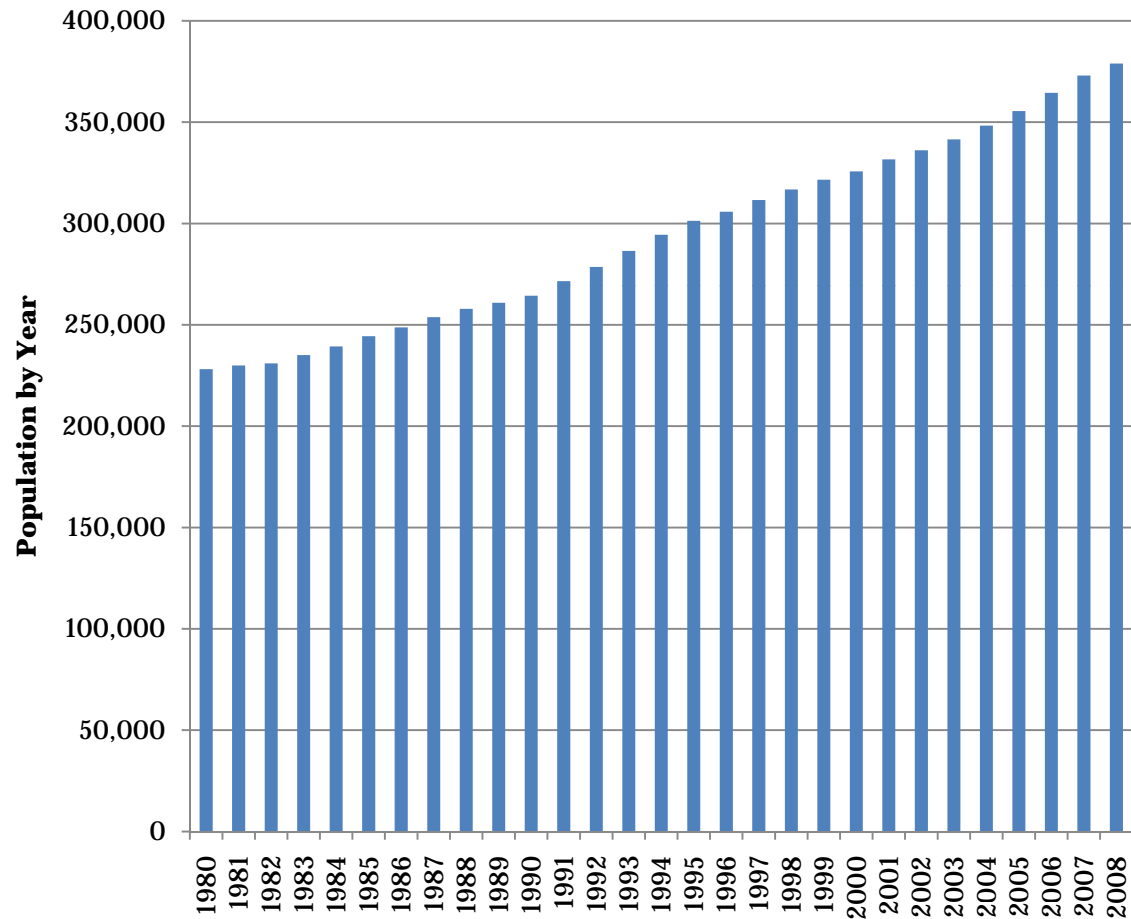


Springfield, Missouri MSA

Greene, Christian, and Webster counties made up the Springfield MSA before the 2000 Census. After the Census, Polk and Dallas counties were added. Here, the population within the Springfield MSA (based on the 1999 definition), is examined longitudinally. The population was 228,118 in 1980, rising to 264,346 in 1990, to 325,721 in 2000, and to an estimated 378,896 in 2008. This represents a 66.1 percent increase in population in the three counties over 29 years.

Springfield MSA Population

Source: Census (Based on 1999 MSA-Greene, Christian, Webster Counties)



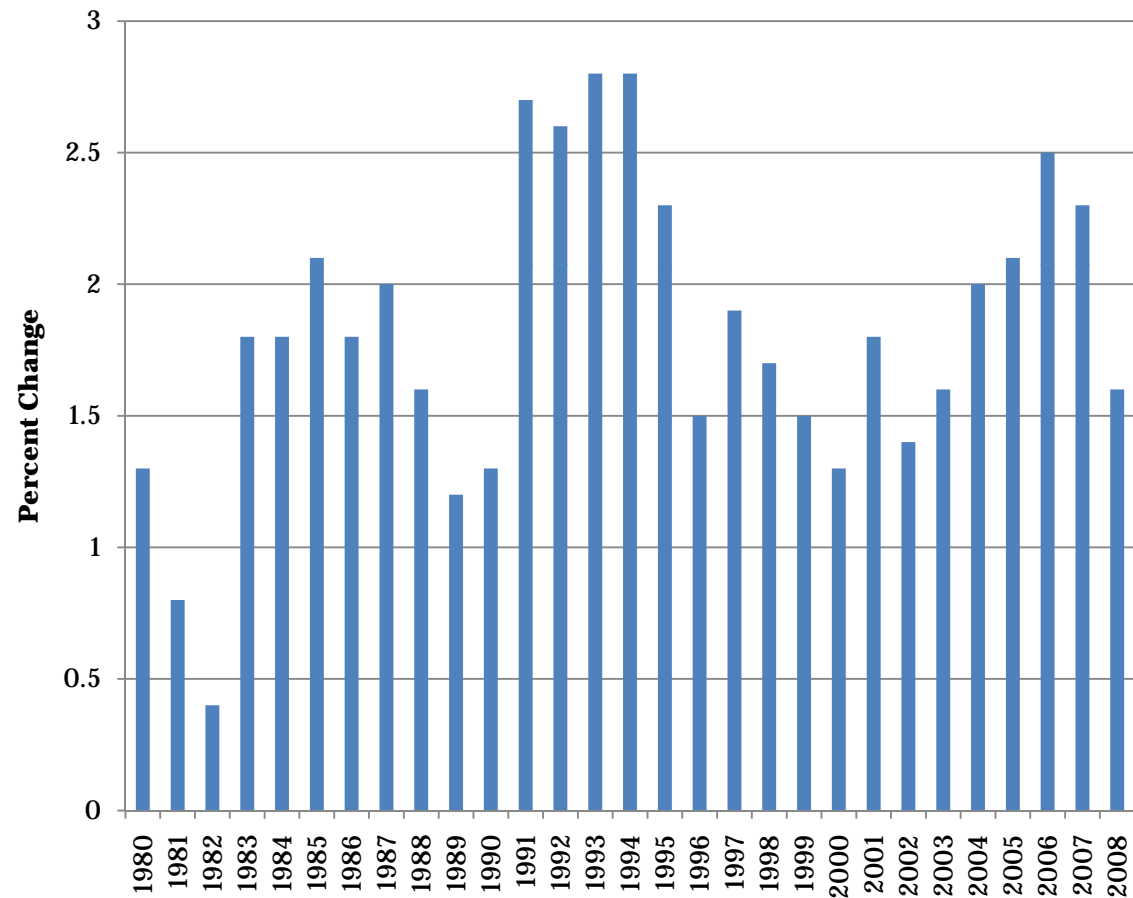


Springfield, Missouri MSA, continued

The chart to the right shows the percent change each year between 1980 and 2008. It is apparent that, although the growth was consistently upward, the rate of change varied from year to year. The highest rate of growth was in the mid-1990s. There was also a significant rate of growth in the mid-1980s and a brief spike in 2006 and 2007.

Percent Change - Springfield MSA Population

Source: Census (Based on 1999 MSA-Greene, Christian,
Webster Counties)

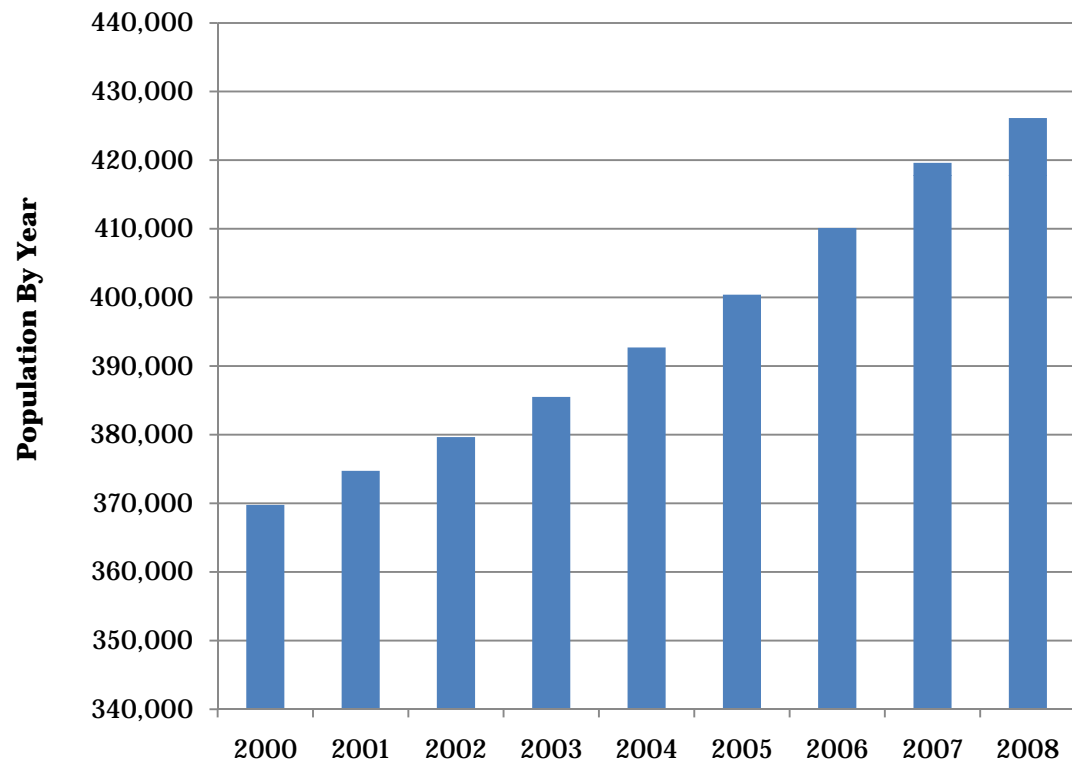




Springfield, Missouri MSA, continued

After the 2000 Census, the Springfield MSA was defined as five counties: Greene, Christian, Webster, Polk, and Dallas. The chart to the right shows the steady increase in the population of the five-county MSA between 2000 and 2008.

Springfield MSA Population
Source: Census (Based on 2000 MSA - Greene, Christian,
Webster, Polk, Dallas Counties)





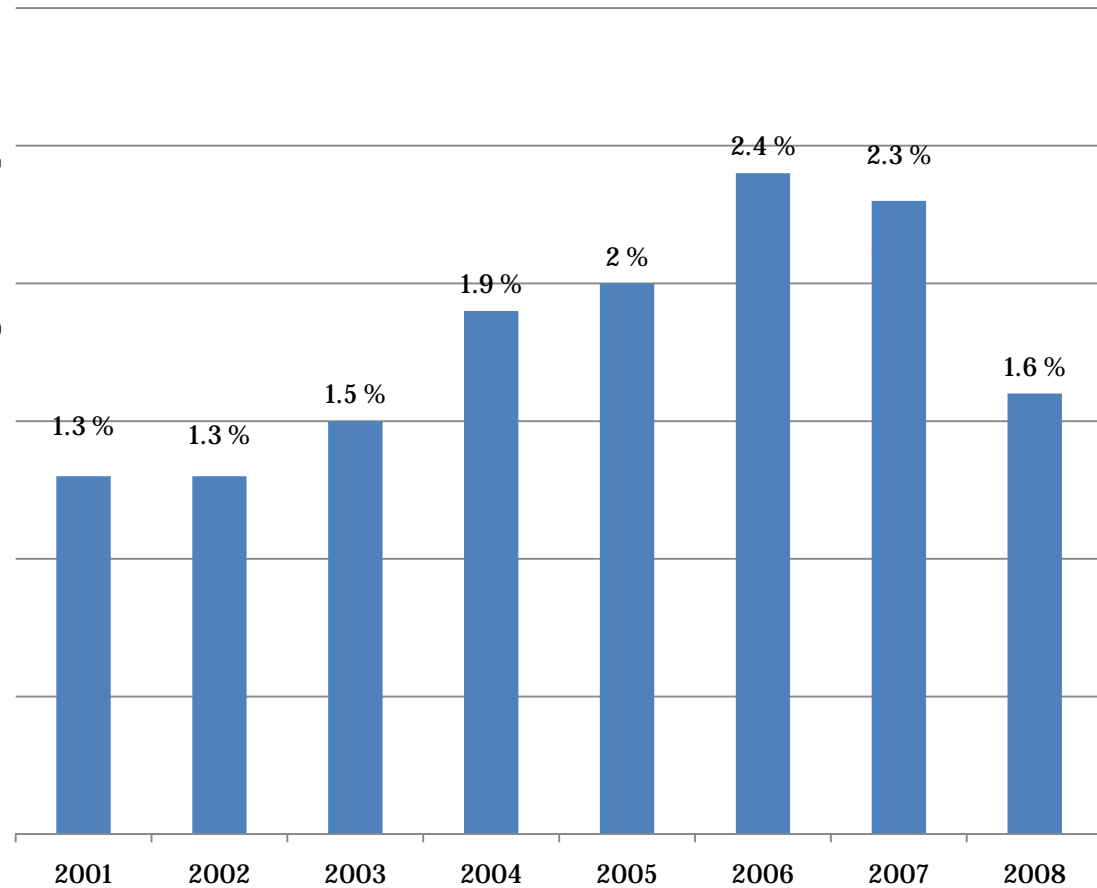
Springfield, Missouri MSA, continued

The following chart shows the percent change each year between 2000 and 2008 for the redefined five-county MSA (Greene, Christian, Webster, Polk, and Dallas Counties). Although the amount of growth in the five-county MSA was consistently upward, the rate of change varied from year to year. The highest rate of growth was in 2006 and 2007, immediately before the national recession began. After 2007, the rate of population growth fell.

Springfield MSA Population Percent Change

Source: Census (Greene, Christian, Webster, Polk, Dallas Counties)

Percent Change - MSA Population

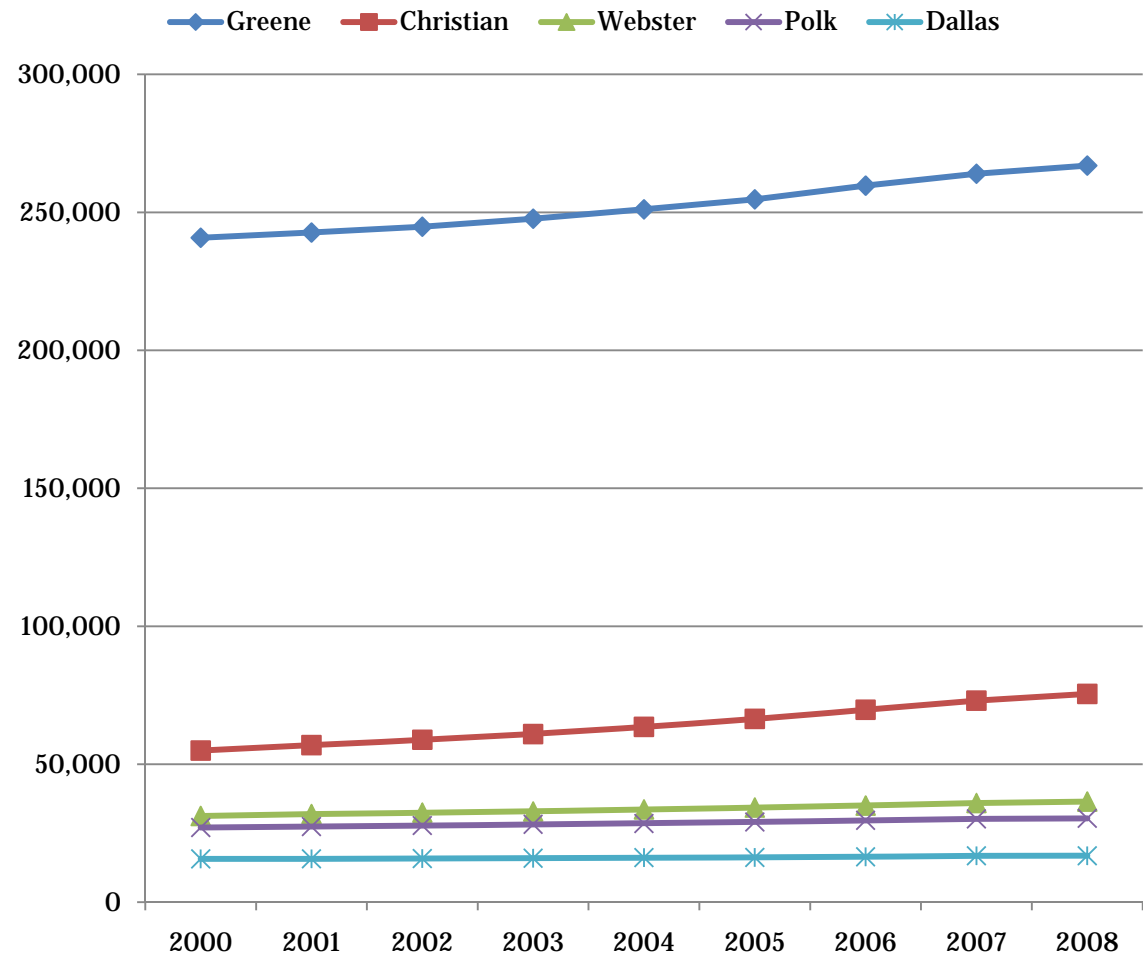




Individual Counties

Between 2000 and 2008, the five counties in the redefined Springfield MSA had steady growth. The highest rates of population growth occurred in Greene County (from 240,808 in 2000 to 266,944 in 2008) and in Christian County (from 54,956 in 2000 to 75,479 in 2008). Slower growth rates occurred in Webster County (from 31,260 in 2000 to 36,473 in 2008), Polk County (from 27,064 in 2000 to 30,404 in 2008), and in Dallas County (from 15,690 in 2000 to 16,844 in 2008).

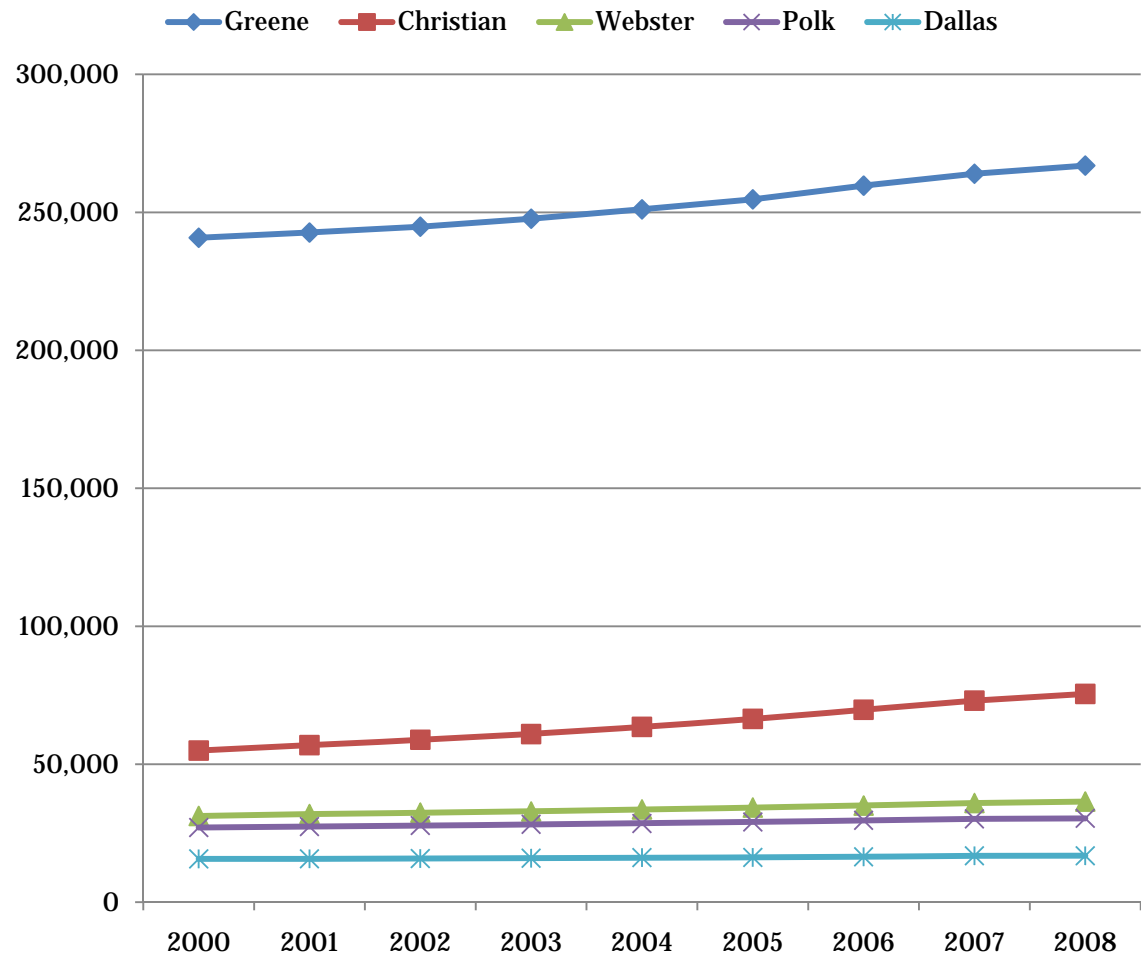
Population of Counties Springfield MSA 2000-2008



Individual Counties, continued

The chart to the right shows both the actual number of persons added in each of the MSA counties (represented by the bars) and the actual percent change for each MSA county (as noted above the bars). Greene County had the largest number of persons added but only the fourth highest percent of growth. On the other hand, Christian County had the second highest number of persons added but by far the highest percent increase. Webster County, which had a lower number of persons added, had the second highest percent growth from 2000 to 2005.

Population of Counties Springfield MSA 2000-2008

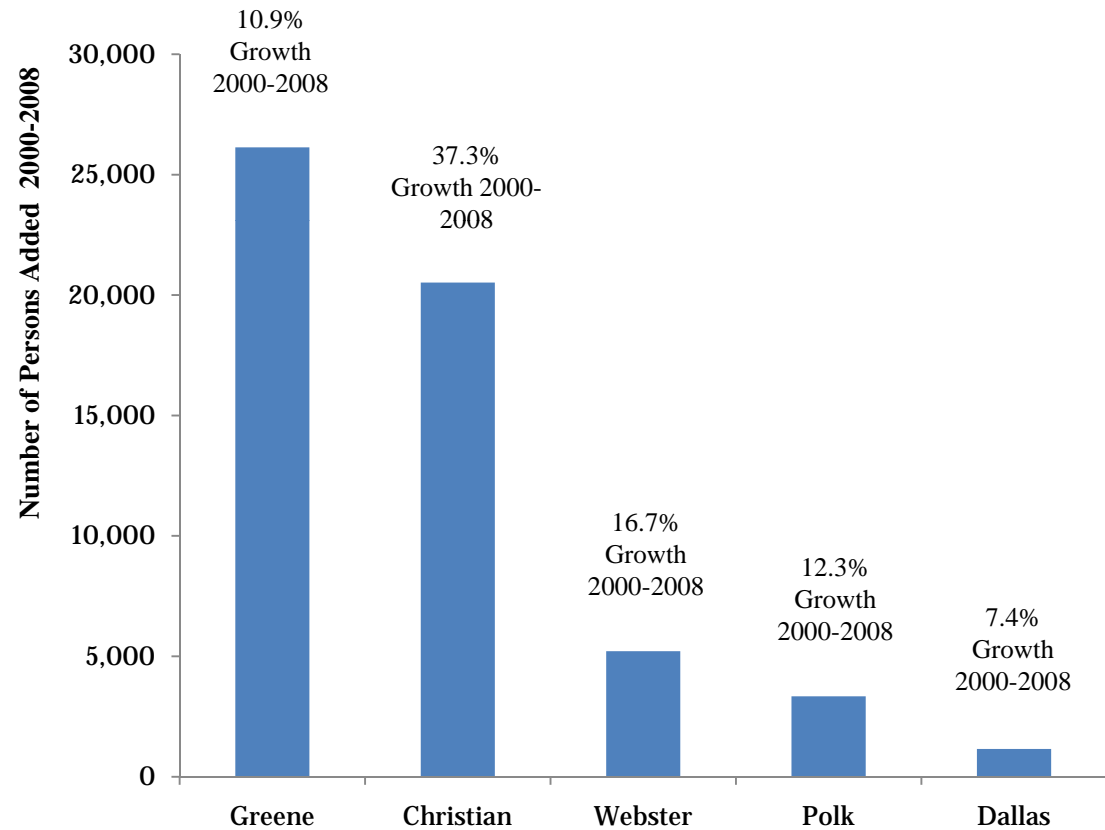


Individual Counties, continued

The chart to the right shows both the actual number of persons added in each of the MSA counties (represented by the bars) and the actual percent change for each MSA county (as noted above the bars). Greene County had the largest number of persons added but only the fourth highest percent of growth. On the other hand, Christian County had the second highest number of persons added but by far the highest percent increase. Webster County, which had a lower number of persons added, had the second highest percent growth from 2000 to 2005.

Population Increase Springfield MSA Counties 2000 - 2008

Source: Census





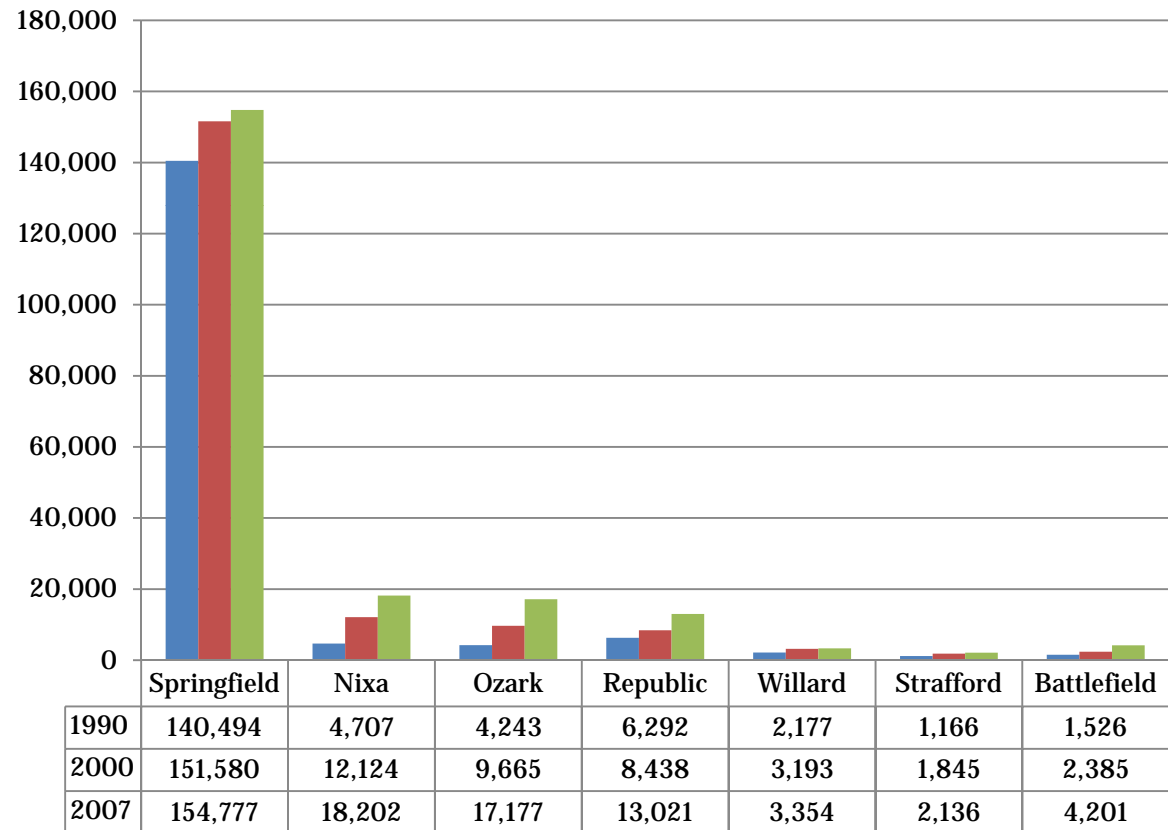
Jurisdictions within the OTO

The chart to the right, with the data table included, shows the population of the cities within the Ozarks Transportation Organization area. As would be expected, the City of Springfield maintained the highest population numbers in 1990, 2000, 2007. During this time period, the City of Springfield slowed its rate of annexation allowing population growth to occur within unincorporated Greene County (see section above on building permits). Population growth also increased in the cities outside Springfield, although Springfield remains the employment center for the region. Average daily traffic on the highways connecting Springfield and the outlying cities has steadily increased during the last decade as residents commute into Springfield in increasing numbers for jobs, shopping, health care, and higher education. The City of Nixa and the City of Ozark had the second and third highest population numbers. The City of Republic had the fourth highest population count in 1990, 2000, and 2008. Republic had a significant jump in population between 2000 and 2008 because Republic and the City of Brookline consolidated in 2005. It should be noted that all the cities in the OTO area saw a steady increase in population between 1990 and 2007.

Population - Cities in the OTO Planning Area 1990, 2000, 2007

Source: Census

■ 1990 ■ 2000 ■ 2007



Jurisdictions within the OTO, continued



It is particularly interesting to look at the rates of growth in these cities (see table). Nixa and Ozark have experienced a high percent of growth since 1990. Nixa grew 157.6 percent between 1990 and 2000 and 50.1 percent between 2000 and 2007. Ozark grew 127.8 percent between 1990 and 2000 and 77.7 percent between 2000 and 2007. During the same time periods, Springfield only grew 7.9 percent and 2.1 percent. This reflects both the City of Springfield's decision to annex only limited amounts of land and the attractiveness of the outlying or suburban cities in the metro area. The Cities of Willard, Strafford and Battlefield also saw high percents of growth for the same reasons. These population figures can be compared to building permit data earlier in this report.

A major reason for the rapid population growth in the suburban cities is their connection to Springfield by major highways. The short commute distances from the suburban cities and unincorporated areas to employment, health, and educational centers in Springfield can be traveled in a reasonably short time. Several of these roadways are becoming congested during peak commute times. OTO is currently exploring options for providing transit between the suburban cities and the central core of the region.

Percent Population Change – MPO Cities
(Note: Time Periods are not Equivalent)

	1990-2000	2000-2007
Battlefield	56.3	76.6
Nixa	157.6	50.1
Ozark	127.8	77.7
Springfield	7.9	2.1
Strafford	58.2	15.8
Republic	34.1	54.3
Willard	46.7	50.0

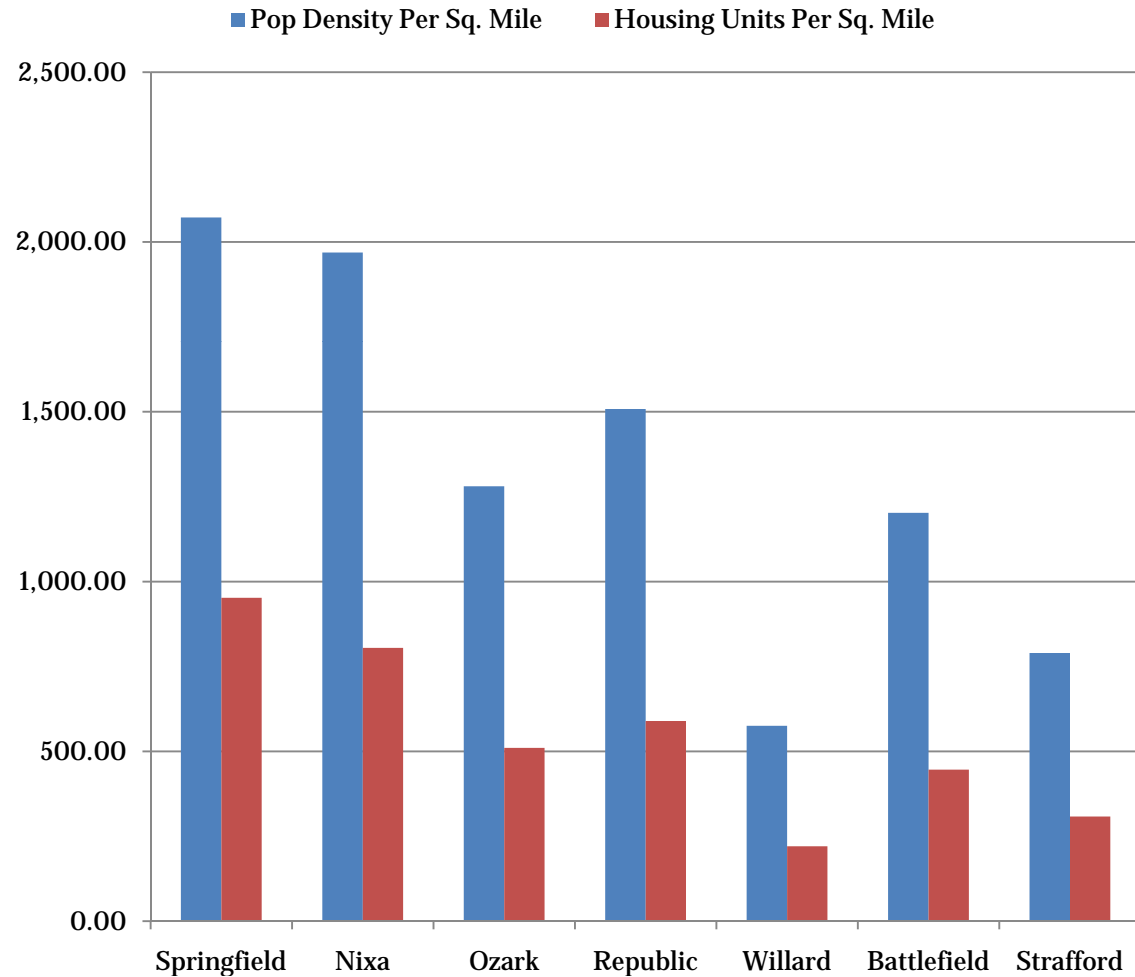


Jurisdictions within the OTO, continued

As gas prices increase and as peak oil is reached, regional transit services and organized car-pooling, may become more attractive to area residents. However, transit requires increased land use densities to function efficiently. Residential densities will need to be increased, at least along transit corridors. In addition, 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 2000 Census). Springfield and Nixa had the highest population density per square mile (2,072 people per square mile in Springfield and 1,969 people per square mile in Nixa). With 575 persons per square mile, Willard had the lowest population density in the OTO area. The similar density patterns are seen in housing units per square mile. Springfield had 952 units per square mile and Nixa had 805 units per square mile. The lowest number of housing units per square mile was in Willard (220) and in Strafford (308). If transit is to be a more feasible option in the OTO area in the future, densities will need to be increased, at least along transit lines.

Population & Housing Density

Source: Census 2000



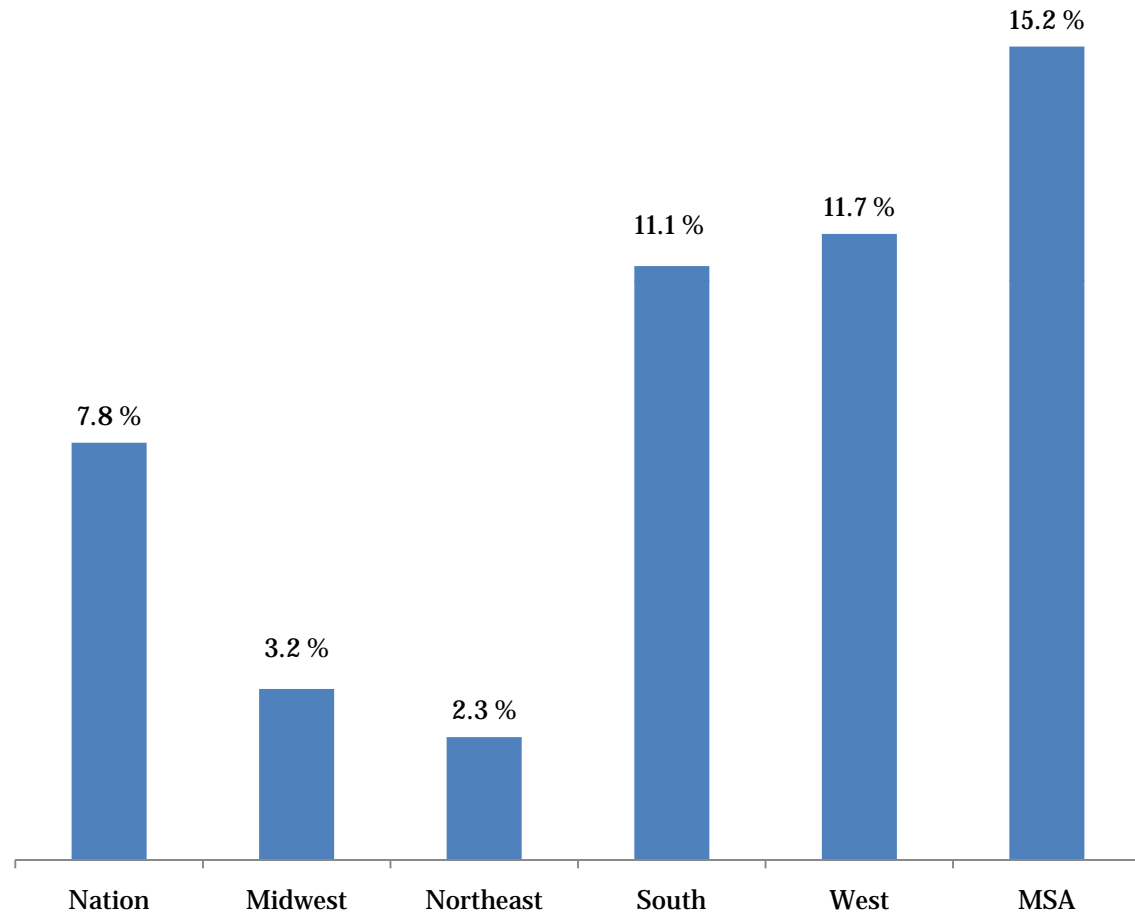


State, Region, Nation

Between 2000 and 2008, the five-county MSA had a higher percent of growth than the nation as a whole or the various regions of the country. The U.S. had a population increase of 7.8 percent between 2000 and 2008. All four regions of the country also saw continued population increase. The Northeast and the Midwest had the smallest percents of population growth (2.3% for the Northeast and 3.2% for the Midwest). The U.S. had a lower percent of population growth than the South (11.1% growth) or the West (11.7% growth). Overall, the MSA, the nation, and the four geographic regions all had population increases for 2000 through 2008.

Population - Percent Change 2000 - 2008

Source: Census



Growth Trends Maps

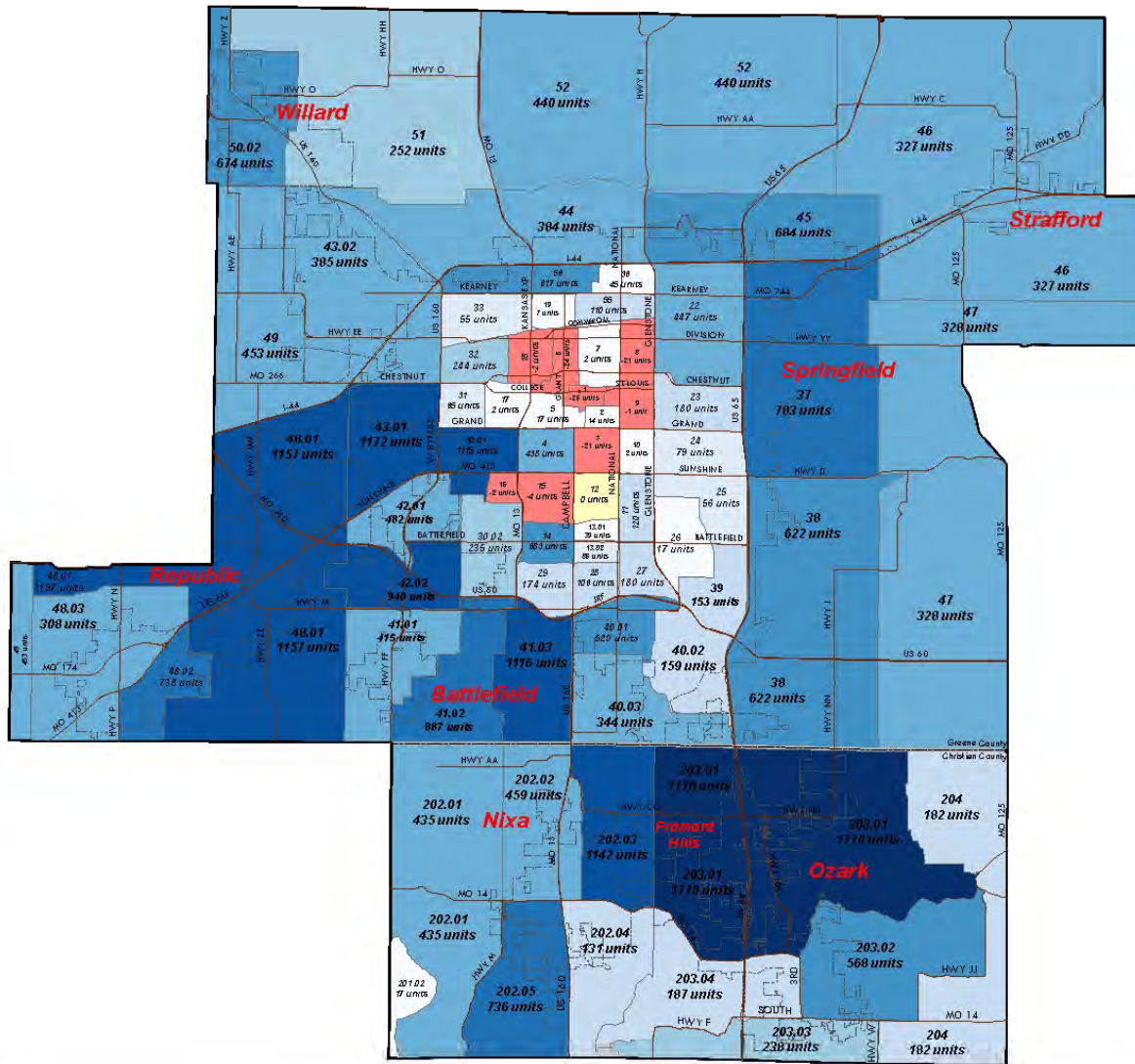


CHANGES IN HOUSING UNITS

Changes in housing units are shown for the time periods of July 1, 2008 through December 31, 2008 as well as April 1, 2000 through December 31, 2008. The region is shown from a comprehensive level, from the county level, and then at a jurisdictional level. As one can see in the maps, the majority of growth occurred in a ring around the City of Springfield and then in northern Christian County.

MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units
by 2000 Census Tract in
MPO Service Area from
April 1, 2000 to December 31, 2008



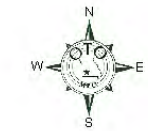
Legend

Number of Housing Units

- N/A
- < 0
- 0
- 2-45
- 55-86
- 106-187
- 235-252
- 308-482
- 529-684
- 736-887
- 940-1172
- 1770

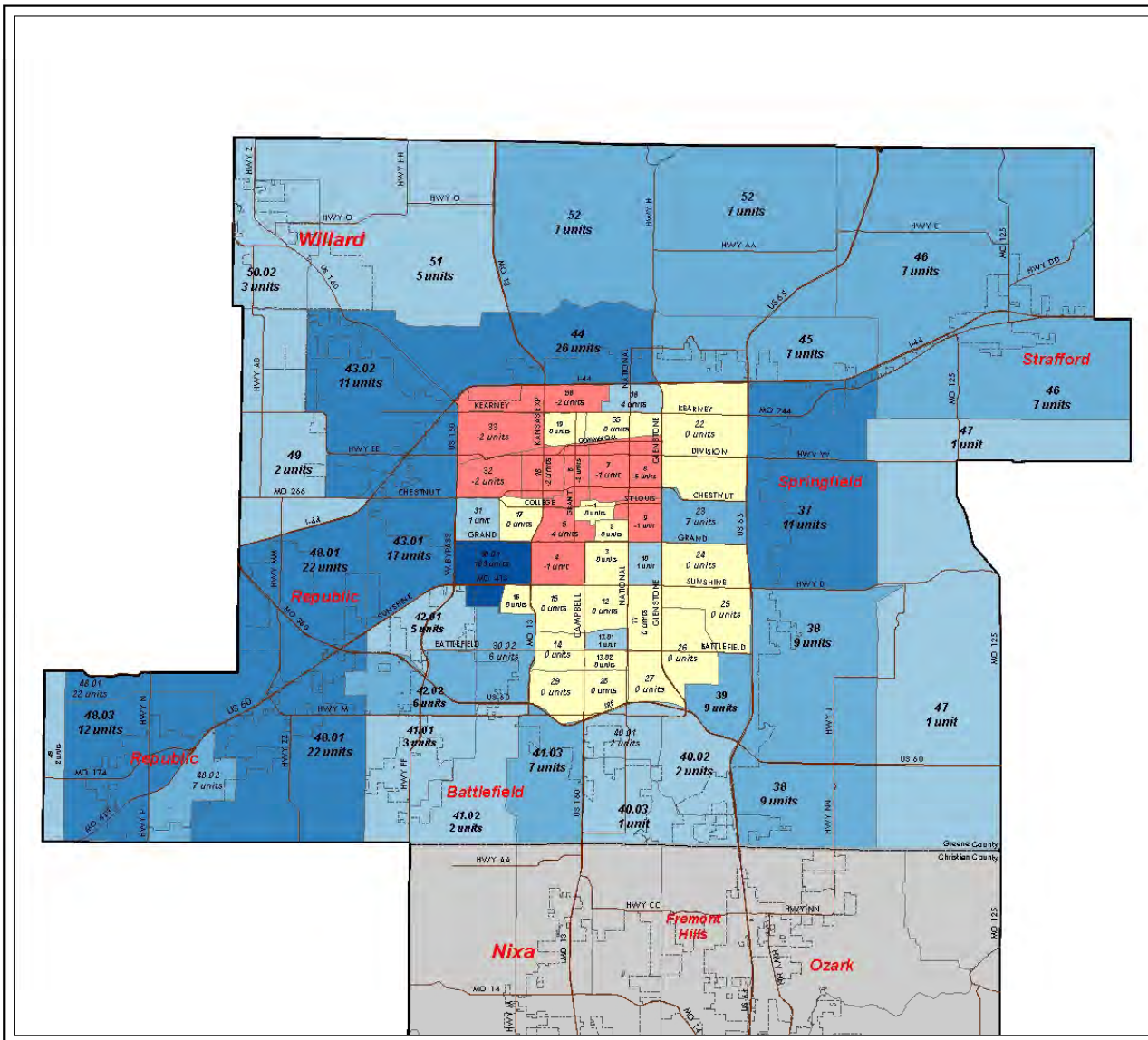
Other Features

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



MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Greene County, MO from July 1, 2008 to December 31, 2008



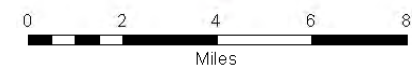
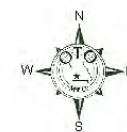
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Number of Housing Units

- N/A
- < 0
- 0
- 1-5
- 6-9
- 11-26
- 163

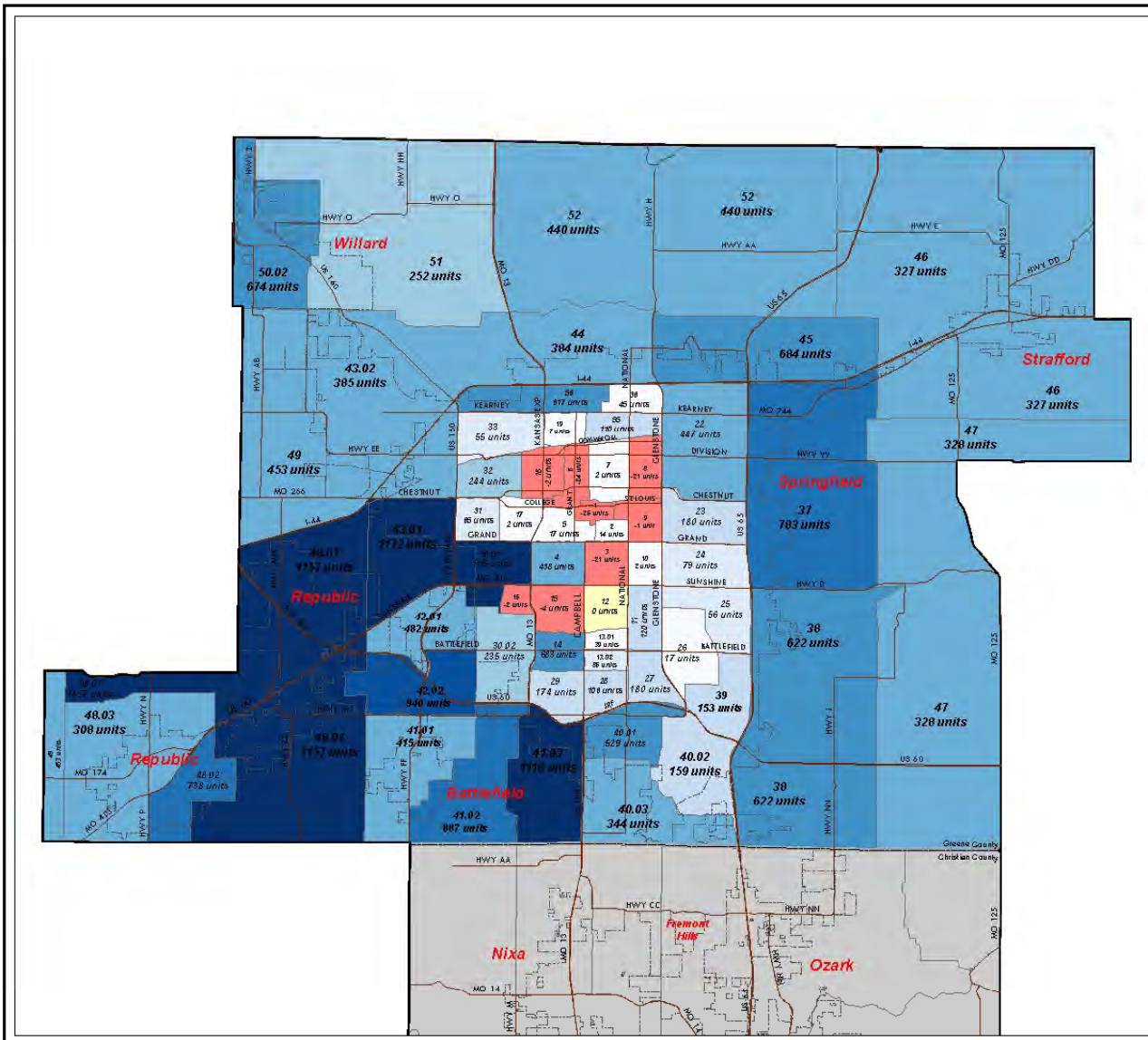
Other Features

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



MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Greene County, MO from April 1, 2000 to December 31, 2008



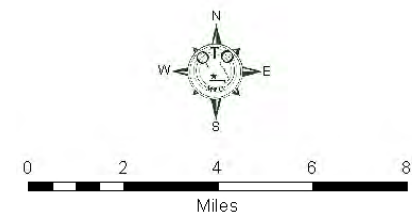
Legend

Number of Housing Units

- Tract Outside County
- < 0
- 0
- 2-45
- 55-86
- 106-180
- 235-252
- 308-482
- 529-684
- 738-887
- 940
- 1115-1172

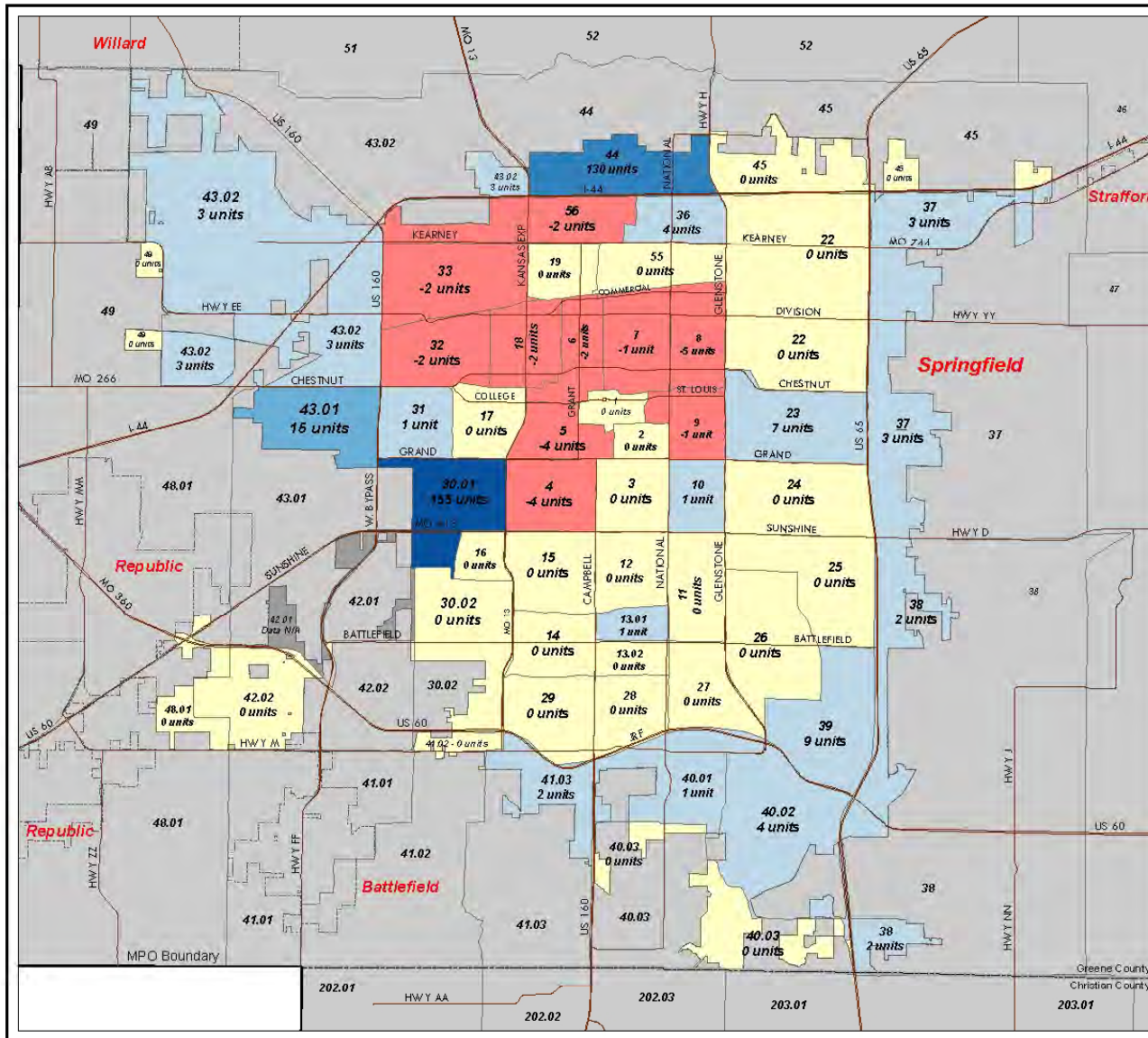
Other Features

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



MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Springfield, MO from July 1, 2008 to December 31, 2008



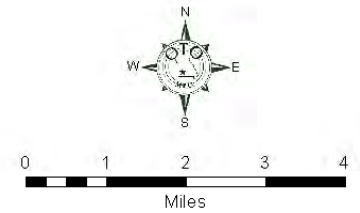
Legend

Number of Housing Units

- Tract Outside City
- Data Not Available
- < 0
- 0
- 1-9
- 15
- 130
- 155

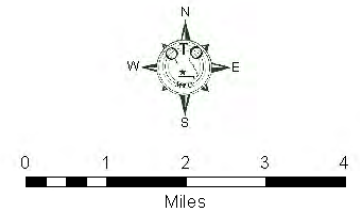
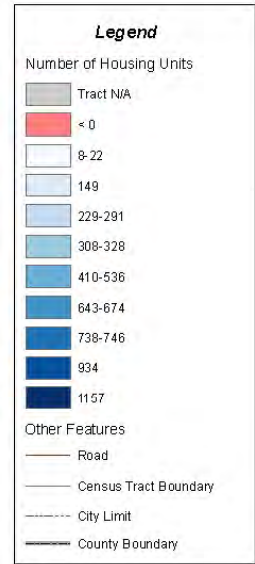
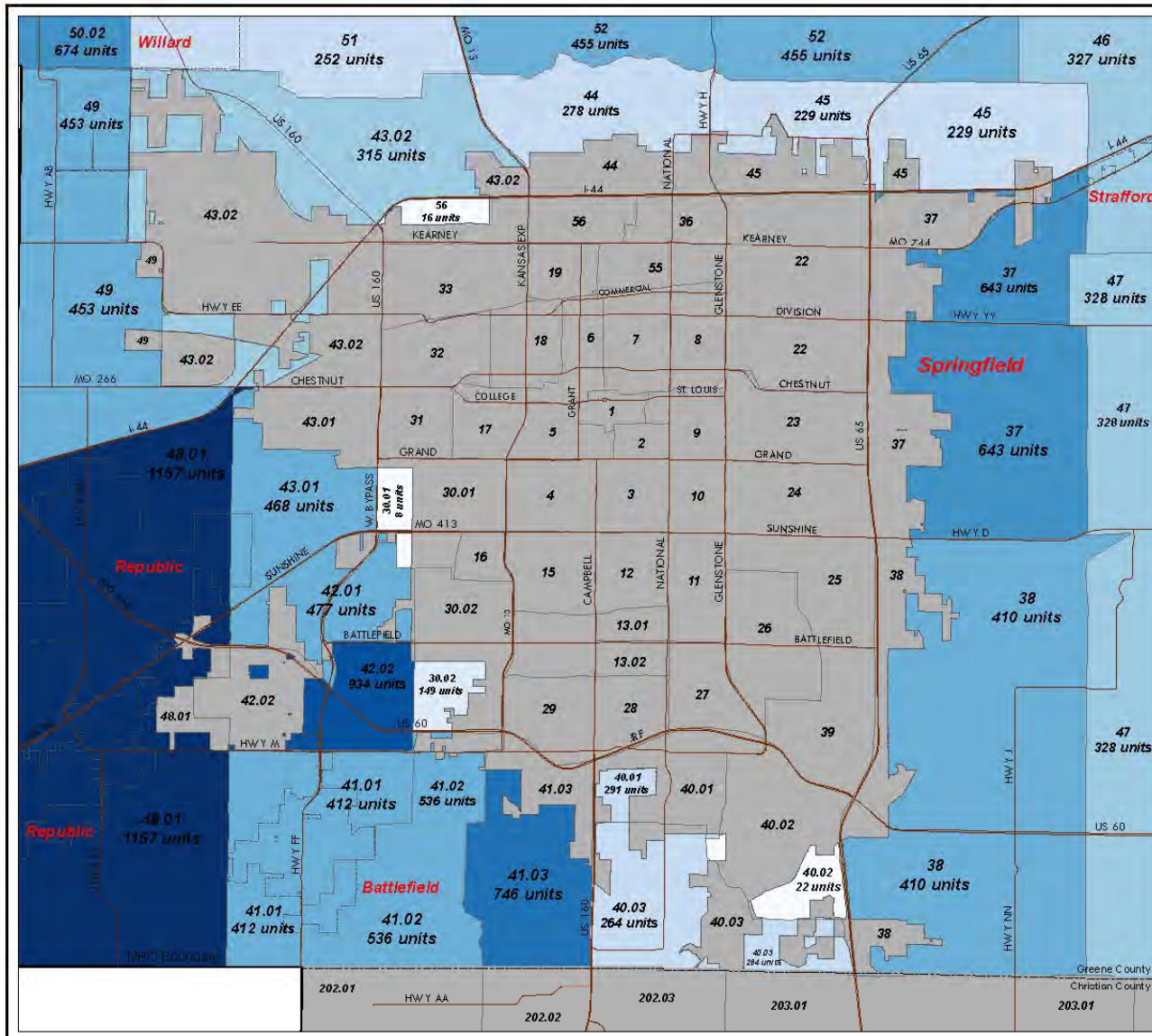
Other Features

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



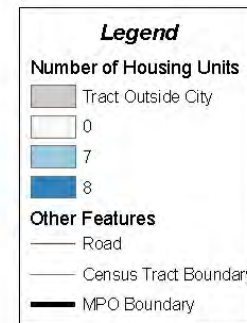
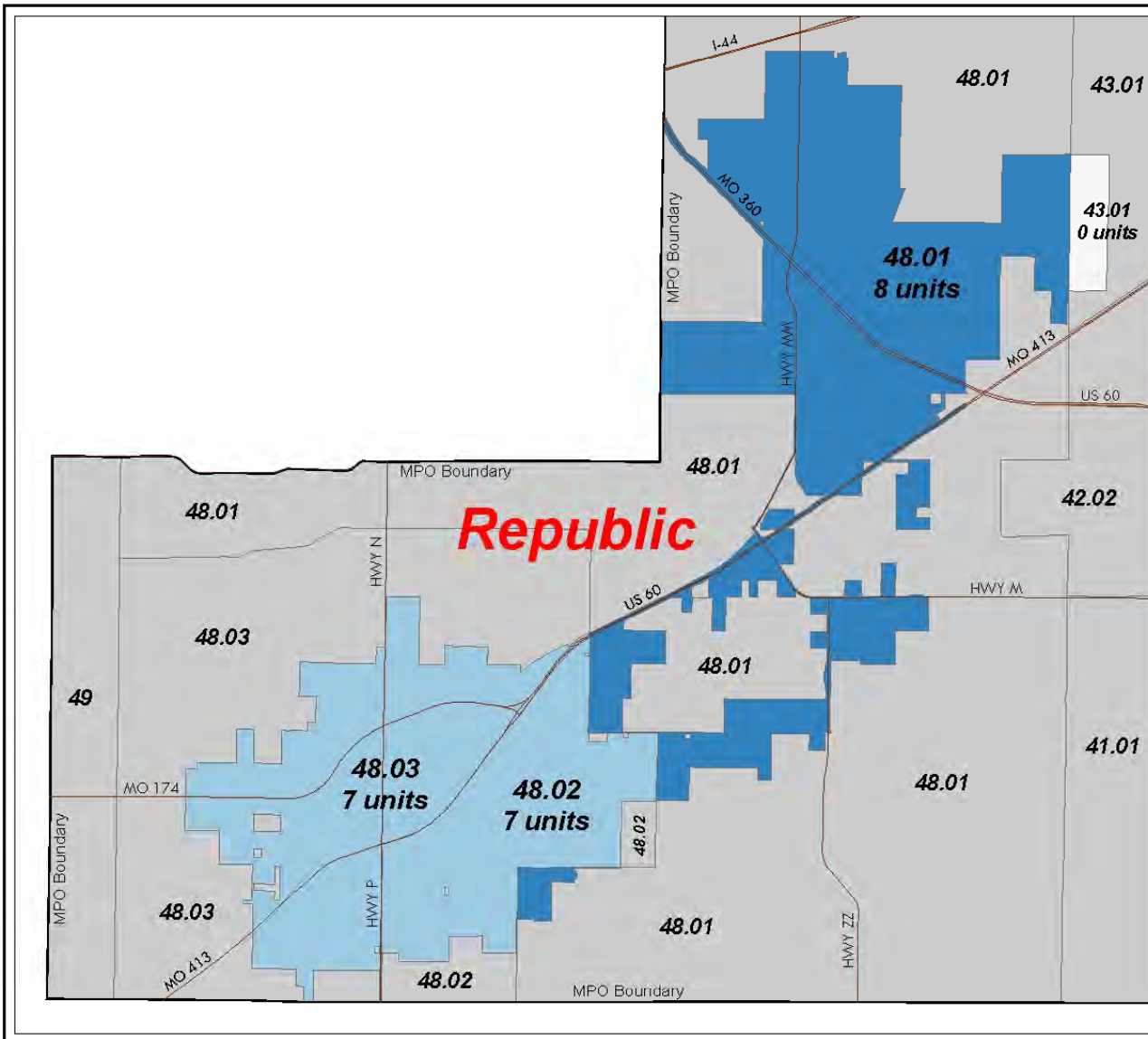
MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Springfield, MO area outside city limits from April 1, 2000 to Dec. 31, 2008

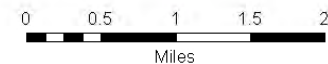


MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units
by 2000 Census Tract in
Republic, MO from July 1, 2008
to December 31, 2008

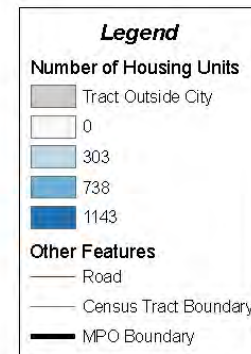
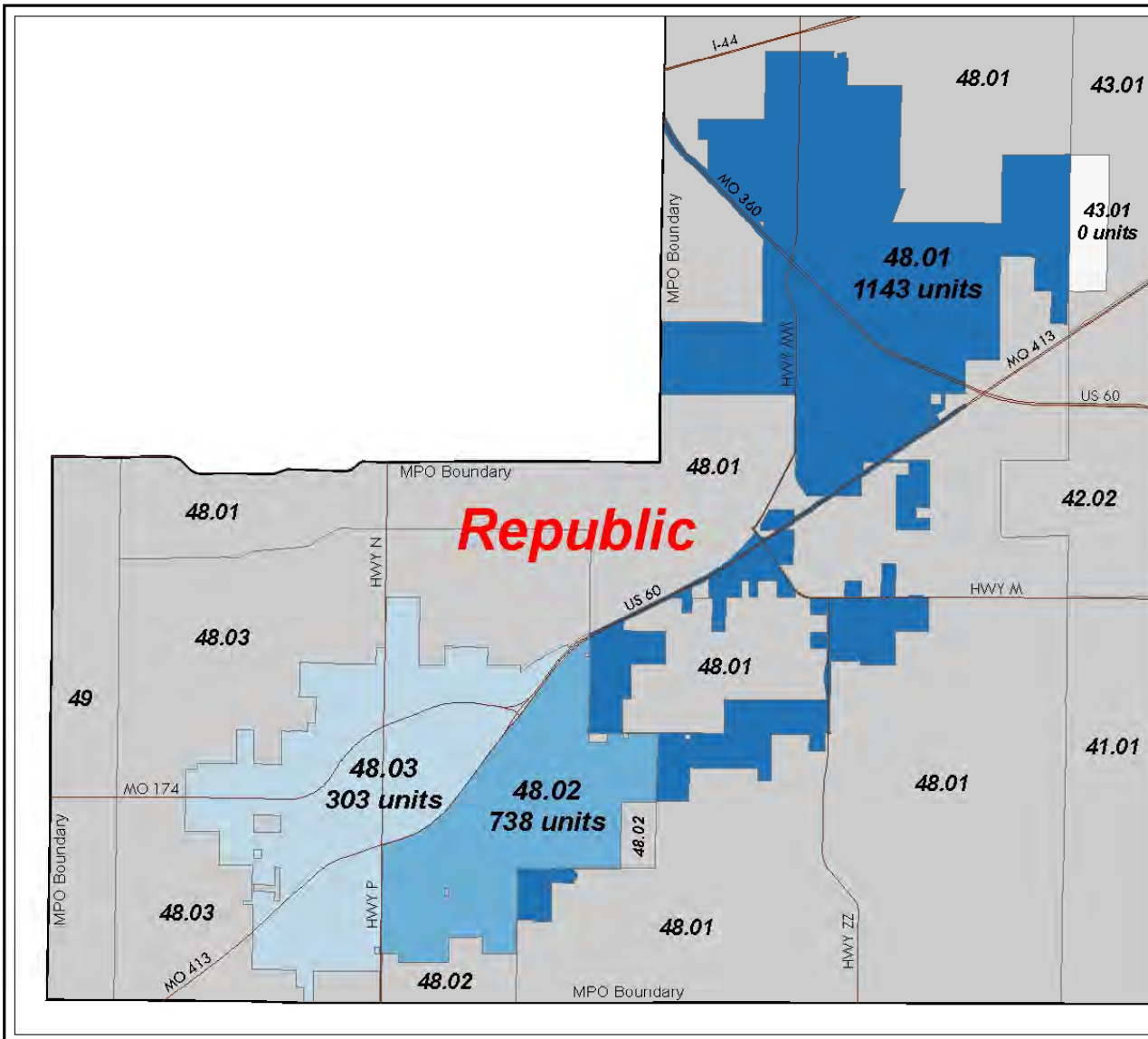


NOTE: A portion of Republic is located outside the MPO Boundary

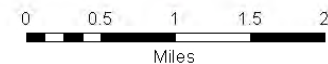


MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Republic, MO from April 1, 2000 to December 31, 2008

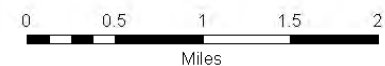
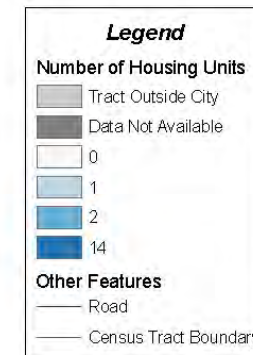
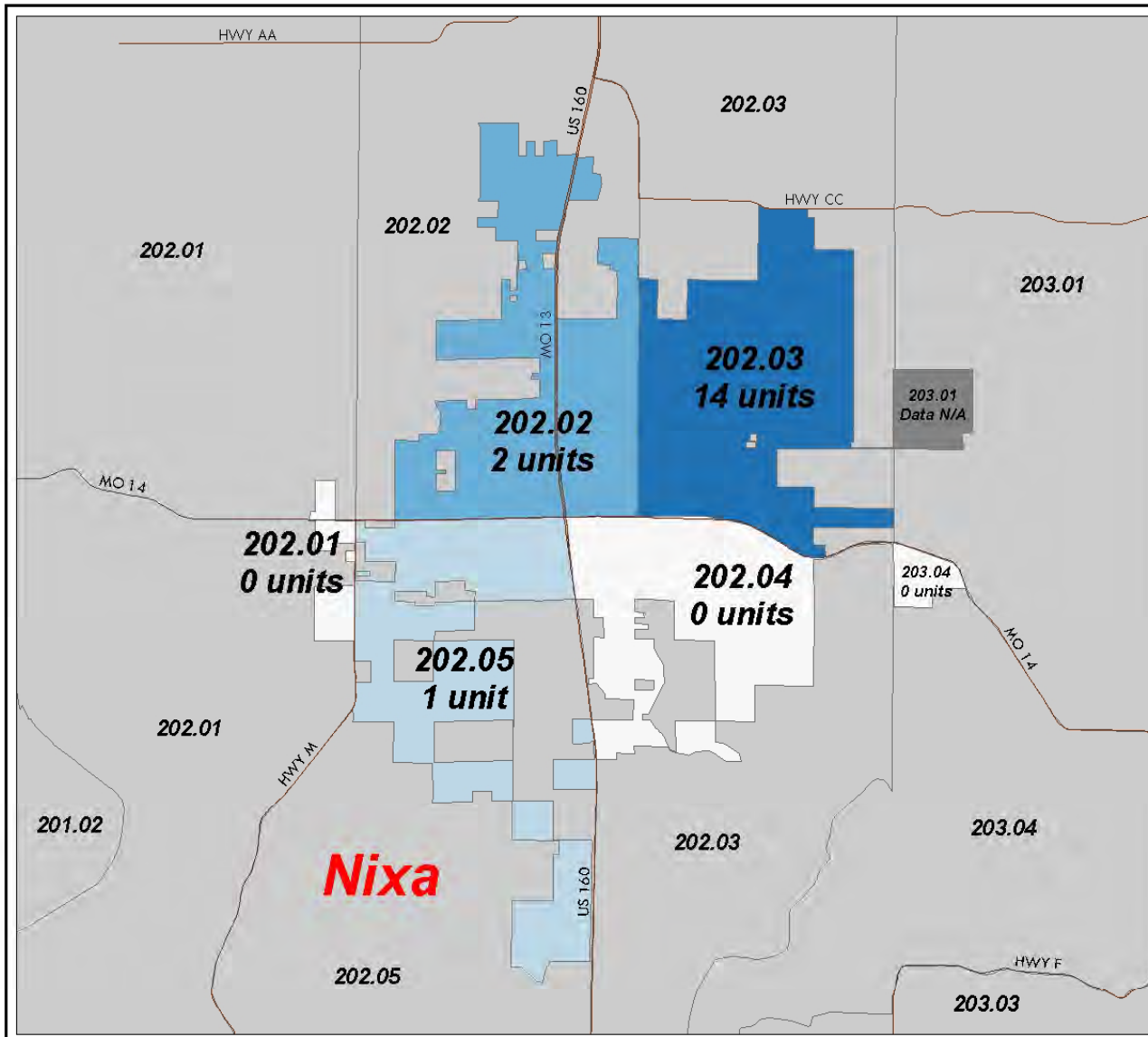


NOTE: A portion of Republic is located outside the MPO Boundary



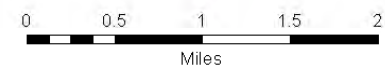
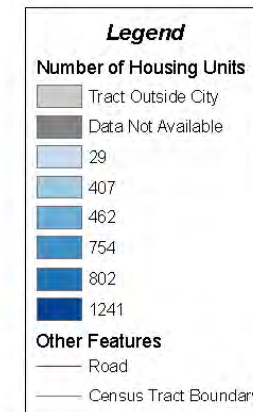
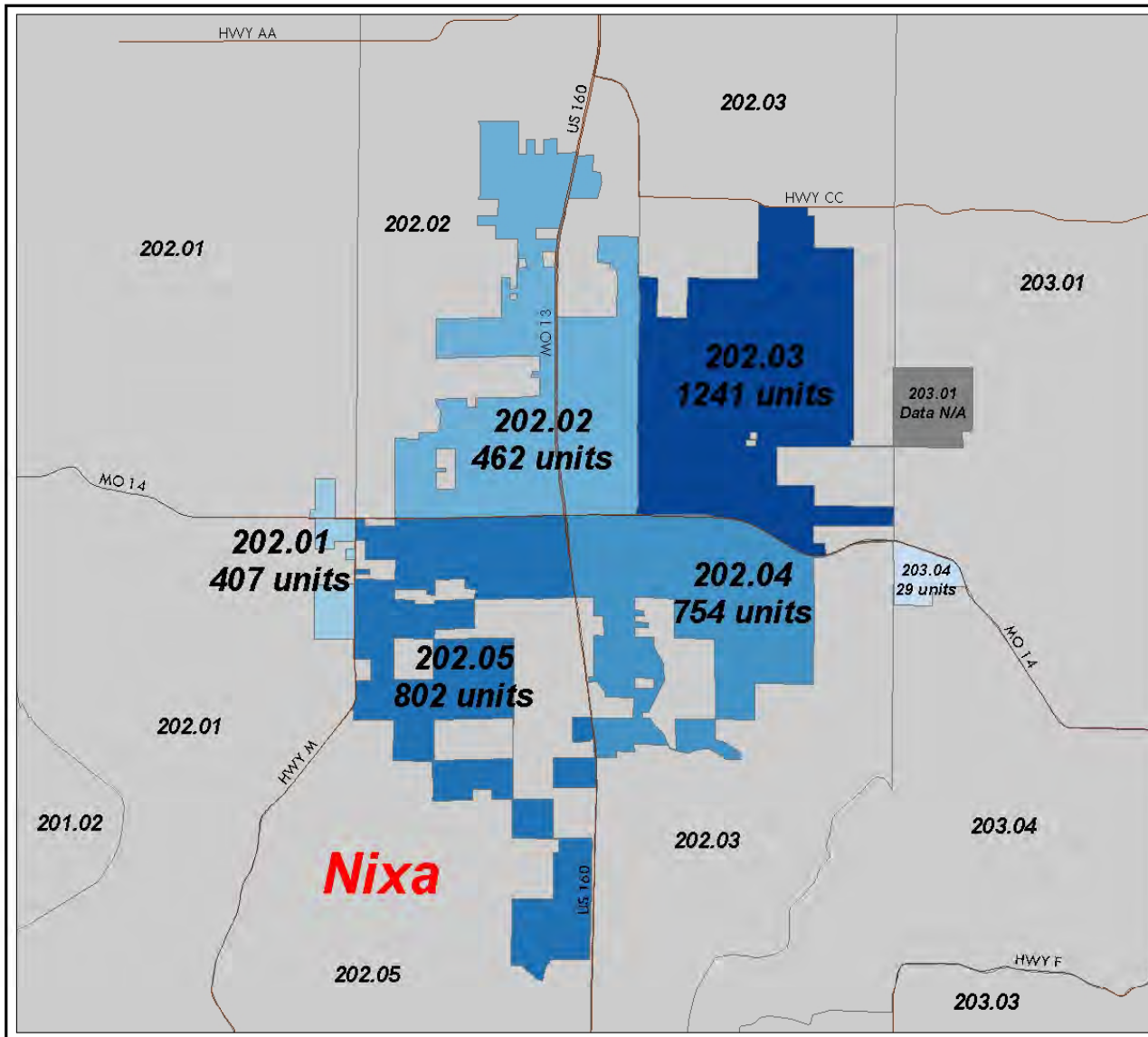
MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units
by 2000 Census Tract in
Nixa, MO from July 1, 2008
to December 31, 2008



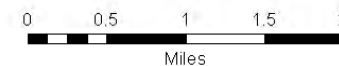
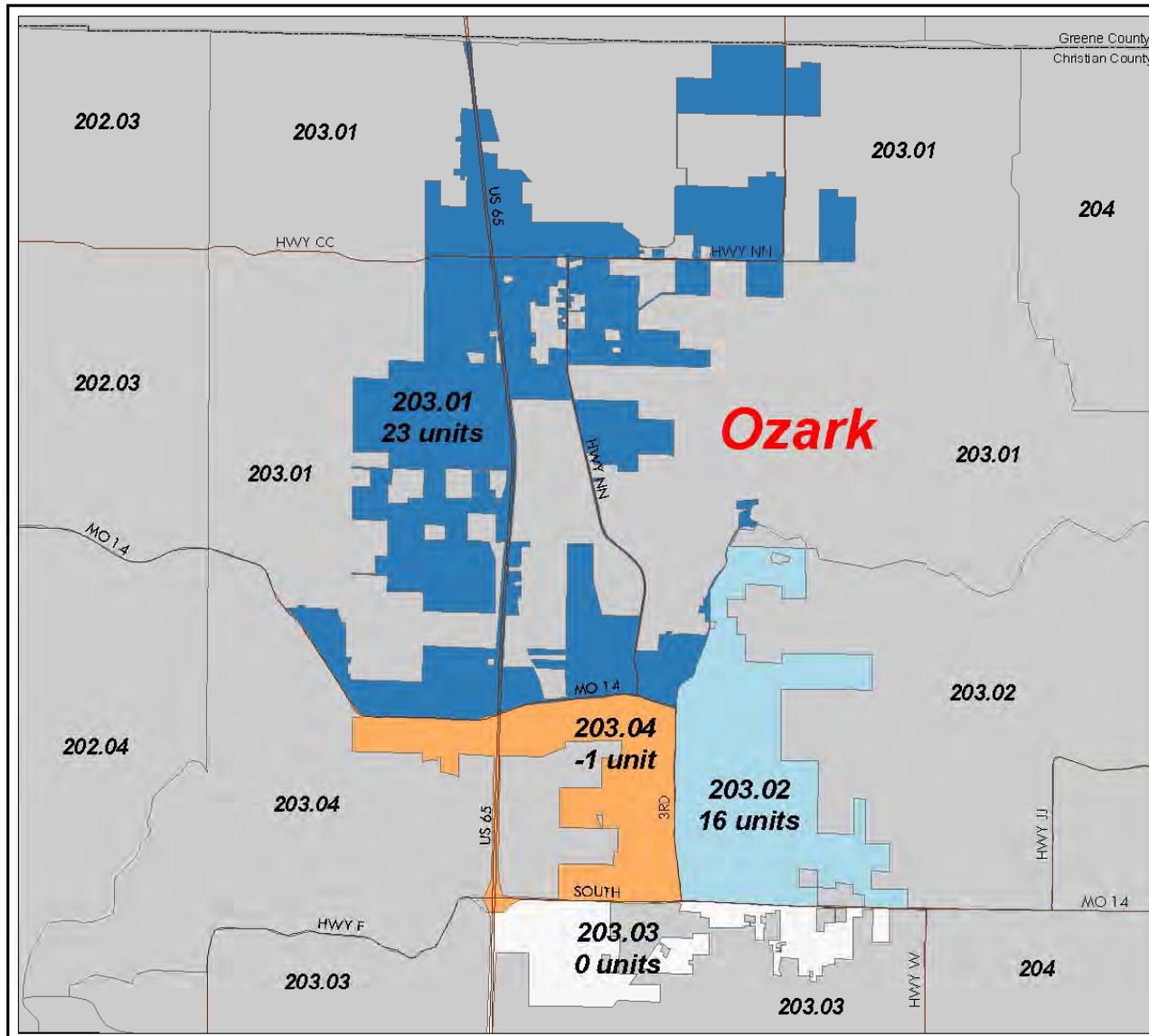
MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units
by 2000 Census Tract in
Nixa, MO from April 1, 2000
to December 31, 2008



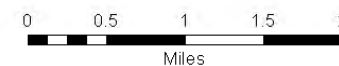
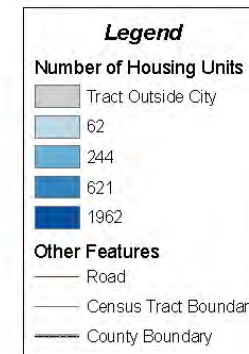
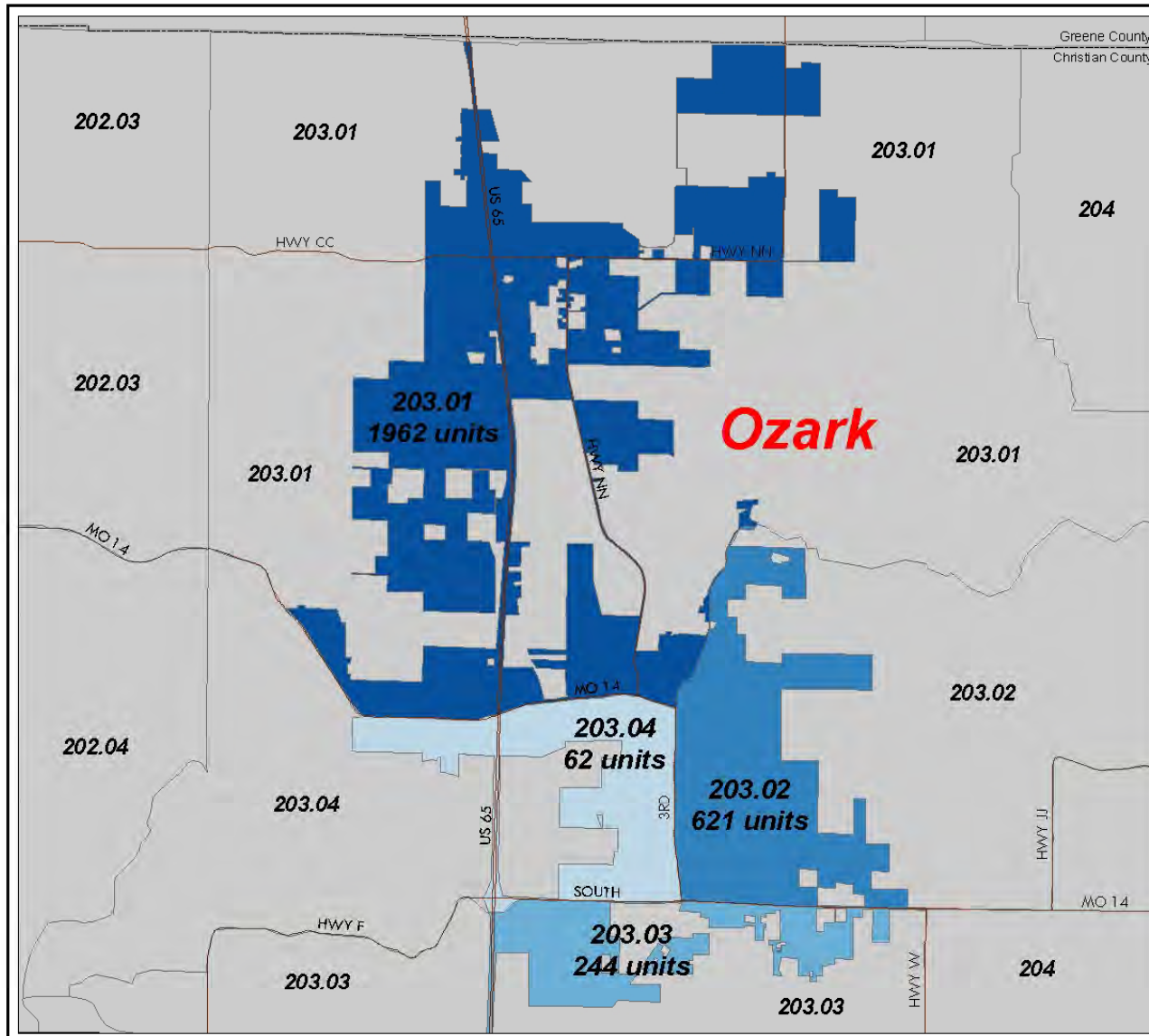
MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Ozark, MO from July 1, 2008 to December 31, 2008



MPO Area Growth Trends Through December 31, 2008

Net Change in Housing Units by 2000 Census Tract in Ozark, MO from April 1, 2000 to December 31, 2008



Appendix A - Methodology



The population estimates in this document are conducted at the census tract (CT) level and then summed to arrive at estimates for the city and the county. The CT-level estimates are based on the number of housing units in each CT at the beginning and the end of the prediction period.

Assumptions are made about the following factors: a) number of persons per household (same as at the 2000 Census) is the base dataset; b) number of newly built units (for each six month period is counted as 50 percent); c) number of units built one year before the current period that are now occupied less 10 percent to account for out-migration; d) minus the number of demolished units that were occupied during the prediction period representing a loss in population. The total number of persons that have been gained or lost through new building and through demolition are combined to give the number of "net persons," who are added to the population number or population estimate.

This method tends to overstate the number of persons in inner-city CTs and to understate the number in fringe-area CTs (which typically are more desirable and hence have less than the 10 percent vacancy rate assigned to them); but the main purpose of this document is to arrive at numbers that are reasonable for the whole city and whole county. Alternate estimates at the city and county level are available from the U.S. Bureau of the Census, and other sources.

The OTO gives no assurance that the population or housing units numbers published here are 100 percent accurate and assumes no liability for any use to which the data may be put. At the time of the 2000 Census, the *Growth Trends numbers were accurate to within about 3 percent for Greene County and about 5 percent for the City of Springfield*. Christian County has been compiled only since 2000 and a percentage of accuracy will be given for the 2010 Census when data is available in early 2011.

The above information was derived from records maintained by the Springfield Department of Building Development Services and the Greene County Department of Building Regulations. Also, data was obtained from Christian County and the cities of Ozark, Nixa, Republic and Strafford. Battlefield is not included in this report, nor is the Village of Fremont Hills. Estimates of housing units are based only on the number of permits issued by these departments for the areas within their respective jurisdictions.

The material in this brochure is provided for general information and discussion. Without survey work to accurately determine the current household size, the population estimates are statistically questionable. The estimated number of housing units include reports from other incorporated communities in the OTO as well as the City of Springfield. Demolitions of housing units in the OTO are reported based upon the number of estimated housing units torn down. The total number of housing units are not always reported on each demolition permit unless a major apartment complex for example, has been demolished. Reference to old city directories, such as the City of Springfield R. L. Polk Directory, has been the primary source to count the number of housing units demolished.

Dwelling unit estimates have been adjusted to reflect annexations by various cities within the OTO occurring since the 2000 Census. Thus a change in the number of estimated units in the OTO could result where no actual change has occurred. This procedure does not affect the total number of dwelling units reported.

Appendix B – Permit Data by Jurisdiction by Year



CITY OF SPRINGFIELD	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	48,039	377	404	406	394	418	439	394	209	33	51,113
Number of 2-Family Units	3,314	20	28	58	54	82	46	34	10	14	3,660
Number of 3-Family Units or Greater	16,536	575	103	479	375	480	769	958	1,066	294	21,635
Mobile Home	1,939	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,939
Vacant units # (7.0% rate)											
Population estimate (12/31/08)	151,580	153,636	154,797	156,843	158,629	160,755	163,477	166,432	169,221	169,961	169,961
Population estimate (with vacancy rate)											158,064
POPULATION ADDED/LOST	N/A	2,056	1,161	2,046	1,786	2,126	2,722	2,955	2,789	740	18,381

CITY OF REPUBLIC	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	3,298	83	205	183	168	271	232	283	236	157*	4,959
Number of 2-Family Units	N/A	0	0	0	0	0	0	0	0	0	0
Number of 3-Family Units or Greater	N/A	0	0	0	0	0	72	24	0	0	96
Persons per dwelling unit	3	0	0	0	0	0	0	0	0	0	N/A
Vacant units # (4.5% rate)	150	0	0	0	0	0	0	0	0	0	0
Population estimate (12/31/08)	8,438	8,791	9,431	9,912	10,354	11,067	11,866	12,674	13,295	13,765	13,765
Population estimate (with vacancy rate)											12,827
POPULATION ADDED/LOST	N/A	353	640	481	442	713	799	808	621	470	5,327

*1st half of 2008 only

CITY OF OZARK	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	3,853	202	168	271	333	367	393	391	233	102	0
Number of 2-Family Units	N/A	0	0	0	0	0	48	0	0	0	0
Number of 3-Family Units or Greater	N/A	0	0	0	0	0	0	0	57	32	0
Persons per dwelling unit	3	0	0	0	0	0	0	0	0	0	0
Vacant units # (5.6% rate)	218	0	0	0	0	0	0	0	0	0	0
Population estimate (12/31/08)	9,665	10,421	10,853	11,550	12,405	13,349	14,482	15,487	16,232	16,577	16,577
Population estimate (with vacancy rate)											15,649
POPULATION ADDED/LOST	N/A	756	432	697	855	944	1,133	1,005	745	344	6,911

Appendix B – Permit Data by Jurisdiction by Year



CITY OF NIXA	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	4,962	197	260	267	281	536	547	312	211	28	7,601
Number of 2-Family Units	N/A	0	0	0	0	0	0	0	0	0	0
Number of 3-Family Units or Greater	N/A	0	0	0	0	0	0	227	57	8	292
Persons per dwelling unit	3	0	0	0	0	0	0	0	0	0	0
Vacant units # (6.2% rate)	308	0	0	0	0	0	0	0	0	0	0
Population estimate (12/31/08)	12,124	13,207	13,873	14,556	15,276	16,648	18,048	19,428	20,114	20,206	20,206
Population estimate (with vacancy rate)											18,954
POPULATION ADDED/LOST	N/A	1,083	665	683	720	1,372	1,400	1,380	686	92	8,081

REST OF GREENE COUNTY	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	26,857	759	878	1,051	1,254	1,032	1,268	1,063	524	315	35,001
Number of 2-Family Units	670	28	10	10	8	104	156	24	26	2	1,038
Number of 3-Family Units or Greater	1,281	0	18	168	32	192	0	0	242	28	1,961
Persons per dwelling unit	3	3	3	3	3	3	3	3	3	3	N/A
Mobile Home Units	2,583										2,583
Vacant Units # (6.3%)	N/A										
Population estimate (12/31/08)	77,617	85,530	88,148	91,699	94,798	98,636	102,751	105,892	108,181	109,178	109,178
Population estimate (with vacancy rate)											102,300
POPULATION ADDED/LOST	N/A	7,913	2,618	3,552	3,099	3,837	4,115	3,141	2,289	997	31,561

REST OF CHRISTIAN COUNTY	2000 Census	2000 (Apr-Dec)	2001	2002	2003	2004	2005	2006	2007	2008	Total (Estimated)
Residential housing units #											
Single-family	13,012	178	213	201	174	224	133	241	145	64	14,585
Number of 2-Family Units	N/A										N/A
Number of 3-Family Units or Greater	N/A										N/A
Persons per dwelling unit	3	3	3	3	3	3	3	3	3	3	N/A
Mobile Home units	N/A										N/A
Vacant units # (2.5%)	N/A										N/A
Population estimate (12/31/08)	34,221	34,690	35,250	35,779	36,236	36,825	37,175	37,809	38,190	38,358	38,358
Population estimate (with vacancy rate)											37,399
POPULATION ADDED/LOST	N/A	469	560	529	457	589	350	634	381	168	4,137