Growth Trends Report

Through December 31, 2021

2208 W. Chesterfield Blvd, Suite 101

Springfield, Missouri 65807



OZARKS TRANSPORTATION ORGANIZATION

A METROPOLITAN PLANNING ORGANIZATION

Disclaimer

The information compiled in this report was retrieved from a variety of sources. Permit data and employment information were derived from federal and local administrative records and should be considered fairly reliable.

It is important to note that demographic information from the American Community Survey is derived from sampling methods used by the U.S. Census Bureau and is reported with a margin of error. For the sake of presentation, margins of error are not included in the tables and charts.

To account for margins of error, five-year comparisons of ACS data and tests for statistical differences are addressed in the narrative sections where appropriate.

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Introduction

Each year, the Ozarks
Transportation Organization
(OTO) analyzes residential
construction activity and
demographic information for the
MPO study area and member
jurisdictions.

This report is comprised of three sections that include tables, charts, and maps along with narrative descriptions of noteworthy trends within the OTO.

This year's report includes information from the U.S. Census Local Employment and Household Dynamics (LEHD) data for the Springfield, MO MSA at the county level.

Residential Units

Single-family and multi-family residential construction and demolition activity for each jurisdiction within the OTO study area is tabulated and discussed here.

Growth Trend Maps

Maps displaying the distribution of permitted residential construction within the OTO Study area and county-level migration trends are presented in this section. In addition, In- and out-migration maps are included depicting information from the IRS and the American Community Survey.

Demographics & Employment

Historical and current population, income, poverty, education, commuting, employment, and workforce statistics are presented in charts and graphs to identify trends.

Residential Units

Building Permit Activity

Building permit data for new single-family, duplex, and multi-family structures were collected for each county and municipality in the OTO area during 2021. For the purpose of this report, single-family structures represent one residential unit and any structures divided into more than one residence are counted as multi-family units including duplexes.

In addition, permits for demolitions of existing residential units were included and subtracted from the total of newly constructed residential structures or existing structures converted to residential use to produce a net total of housing units added in each city or county within the OTO area. Only permit activity within the OTO boundary is included for unincorporated portions of counties in this report.

The new housing units added in 2021 for each permitting jurisdiction are compared to the previous ten years of building permit activity by jurisdiction for single-family, multi-family, and total residential units in this section of the report. A table of permit activity in the OTO area from 2001 – 2021 is included as an appendix.



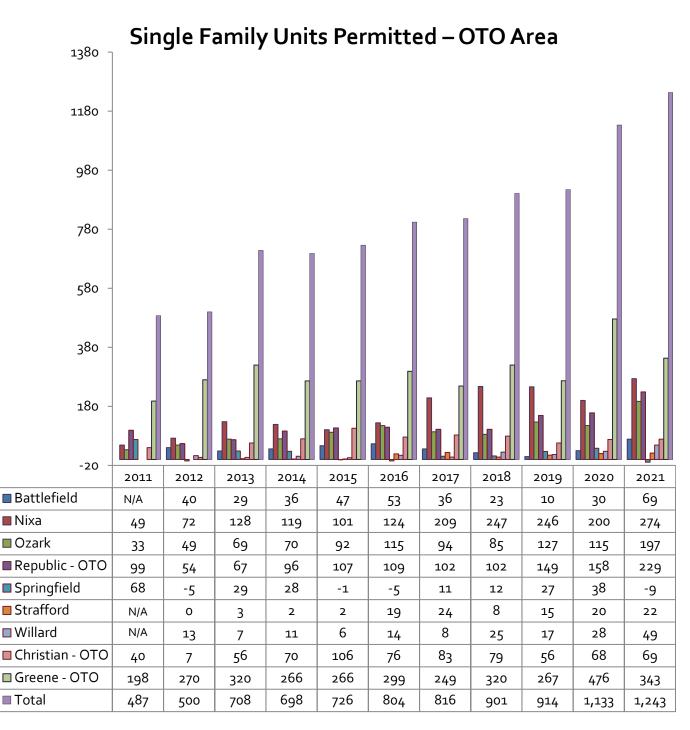
Residential Units

Single-Family

The information on this page depicts permitted construction of single-family housing in the OTO area from 2011 – 2021.

In 2021, single-family housing permits reached the highest level (1,243) since 2007 (1,558). The increase is mostly attributable to development in Greene County and the cities of Nixa, Ozark, and Republic.

The permit total for new single-family structures in the OTO Area was offset by the demolition 116 houses. Most demolitions occurred in Springfield (71) and Greene County (39).



Multi-Family Units Permitted - OTO Area

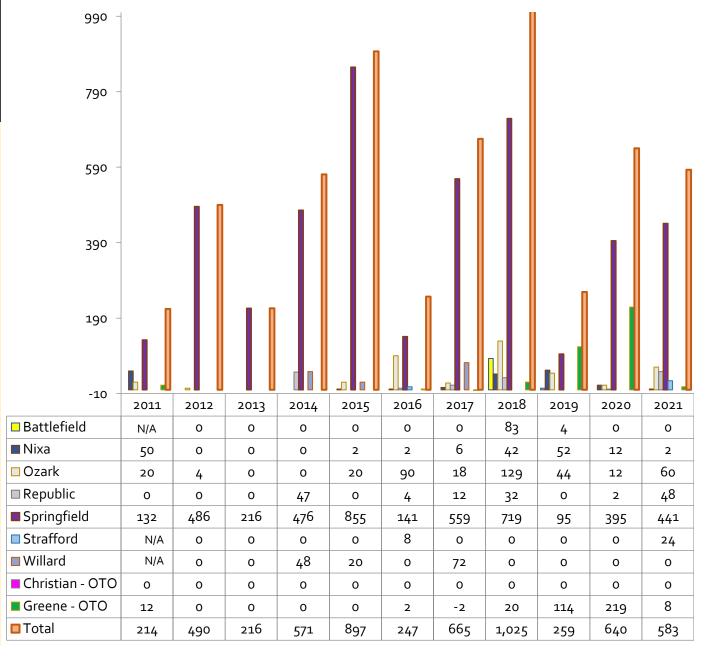
Residential Units

Multi-Family

From 2011 to 2021, most multi-family housing construction permits were issued in the city of Springfield.

In 2021, the total number of multi-family units permitted was slightly higher than the average for the period from 2011 - 2021. The largest number of the 583 multi-family units added in the OTO area were in the city of Springfield followed by Ozark, Republic, and Strafford.

The largest multi-family developments permitted were for a 216-unit complex near Cherry & US 65 oriented towards dog-owners & 20 8-unit buildings at Springfield Golf & Country Club at I-44 and US 65.



Residential Units

Totals

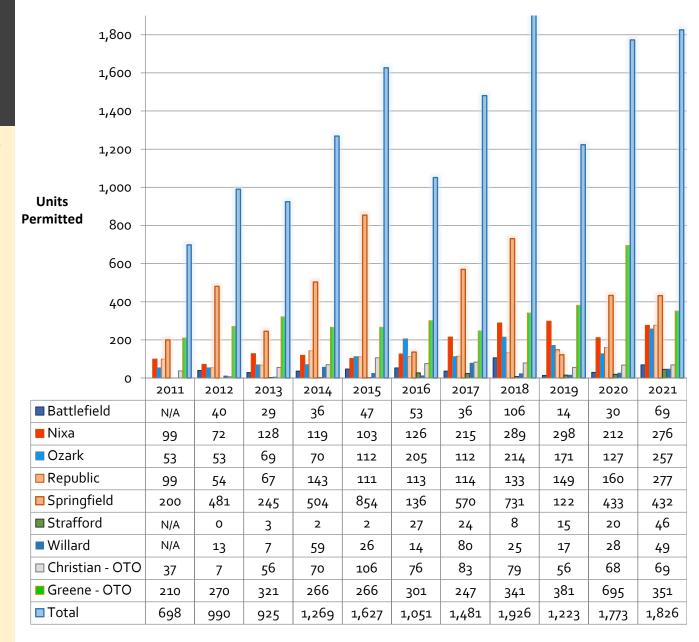
The information on this page depicts the net total of housing units permitted for the entire OTO area and each jurisdiction within it for 2021 and the prior ten years.

While residential unit construction peaked in the mid-2000s, it had dropped considerably by 2011 during the "great recession" (see Appendix A).

Growth in residential structure permits has recovered somewhat in the last few years driven by single-family developments in Nixa, Republic, Greene County & 55+ developments.

In 2021, the 2nd highest number of residential structures were permitted in the OTO area since 2007 (3,019).

OTO Area 2021 Total Residential Units Permitted



Growth Trend Maps

Changes in Housing Units

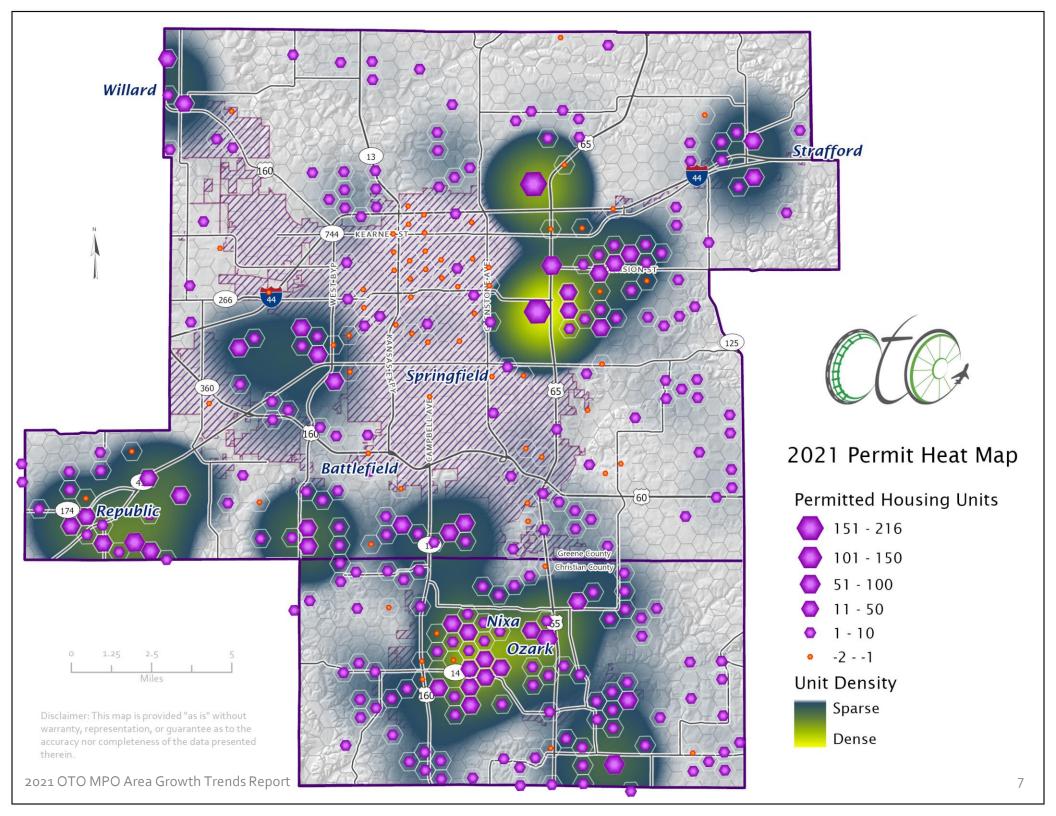
The maps on the following pages illustrate the locations of housing units added in 2021 as well as the period from 2010 to 2021.

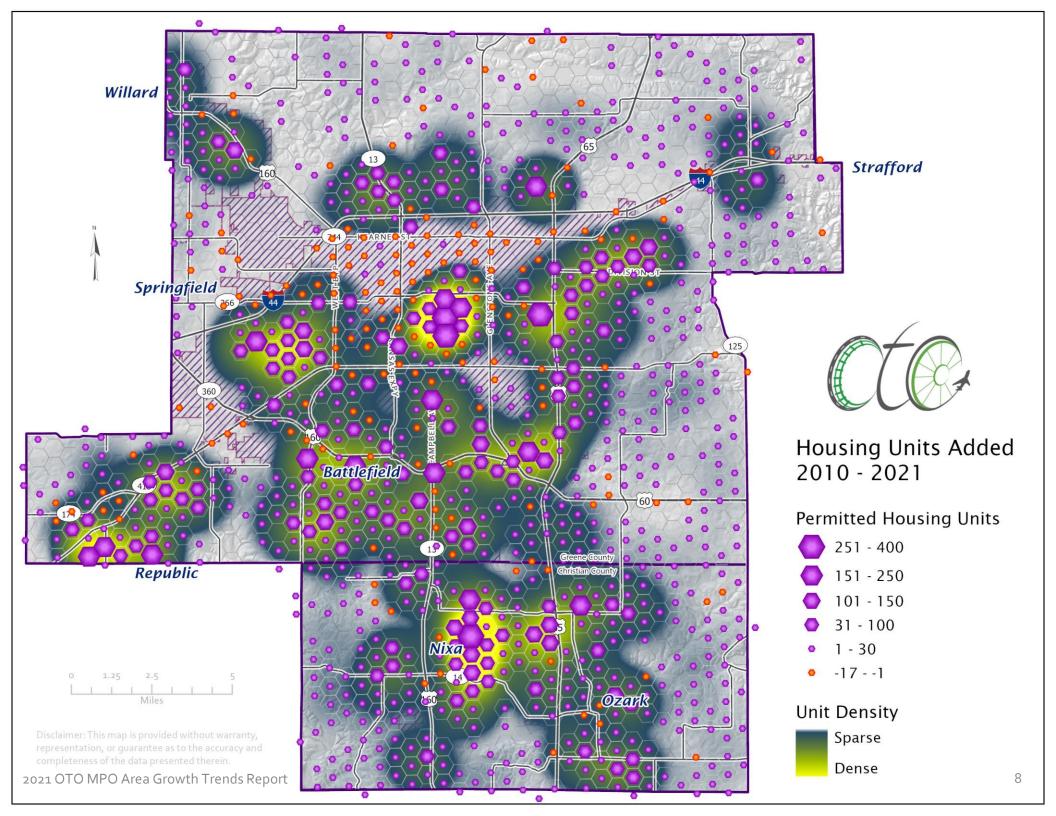
Additionally, heat map symbology has been added to demonstrate densities of new residential structure development. A layer of geocoded permit address points aggregated into a grid of hexagons was added as an overlay to provide more information about the location and magnitude of residential development in 2021 as well as 2010 - 2021.

Migration Flows

County-to-County flow maps for in- and out-migration to and from Greene and Christian counties prepared with IRS tax statistics from 2018 – 2019 are included. In addition, migration flows based on the American Community Survey 5-yr estimates for 2010 – 2014 & 2015 -2019 aggregated at the state-level included to identify trends in migration over the past decade.







Greene County Migration Flow by State

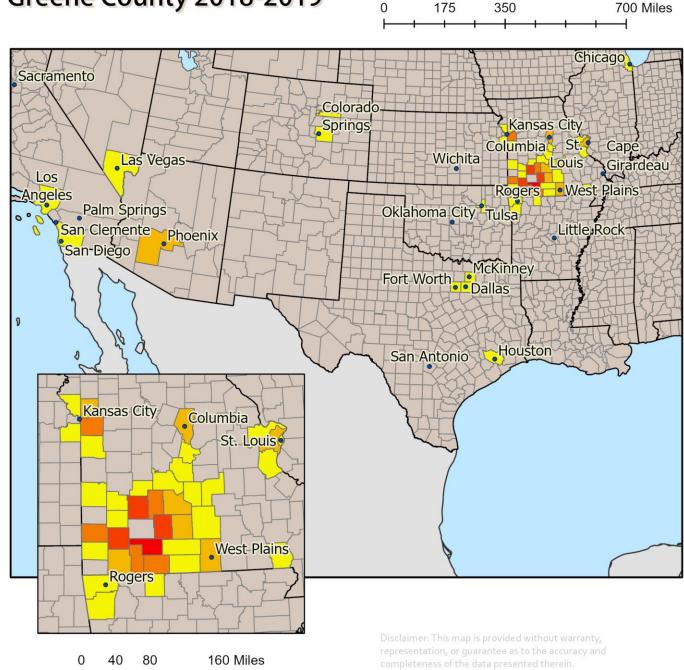
2014 ACS 5-yr Estimates					
IN-Migrants		OUT-Mig	OUT-Migrants		
Missouri	14,907	Missouri	10,568		
Kansas	896	Arkansas	778		
Texas	843	Kansas	632		
Illinois	788	California	547		
Oklahoma	631	Washington	435		
Colorado	428	Oklahoma	434		
California	394	Texas	383		
Ohio	356	Colorado	376		
Arkansas	351	Florida	371		
Florida	312	Illinois	331		
Michigan	283	Michigan	282		

2019 ACS 5-yr Estimates						
IN-Migra	IN-Migrants OUT-Migran		rants			
Missouri	14,585	Missouri	11,910			
Illinois	819	Texas	1,213			
Arkansas	688	Kansas	736			
California	514	Florida	705			
Texas	506	California	703			
Kansas	478	Oklahoma	527			
Florida	351	Illinois	496			
Ohio	319	Arkansas	386			
Oklahoma	286	Wisconsin	384			
lowa	247	Colorado	288			
Alaska	246	Georgia	216			

County-to-County Inflow

Greene County 2018-2019

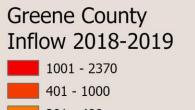






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201 - 400 101 - 200 26 - 100

Major CitiesLakes

US States

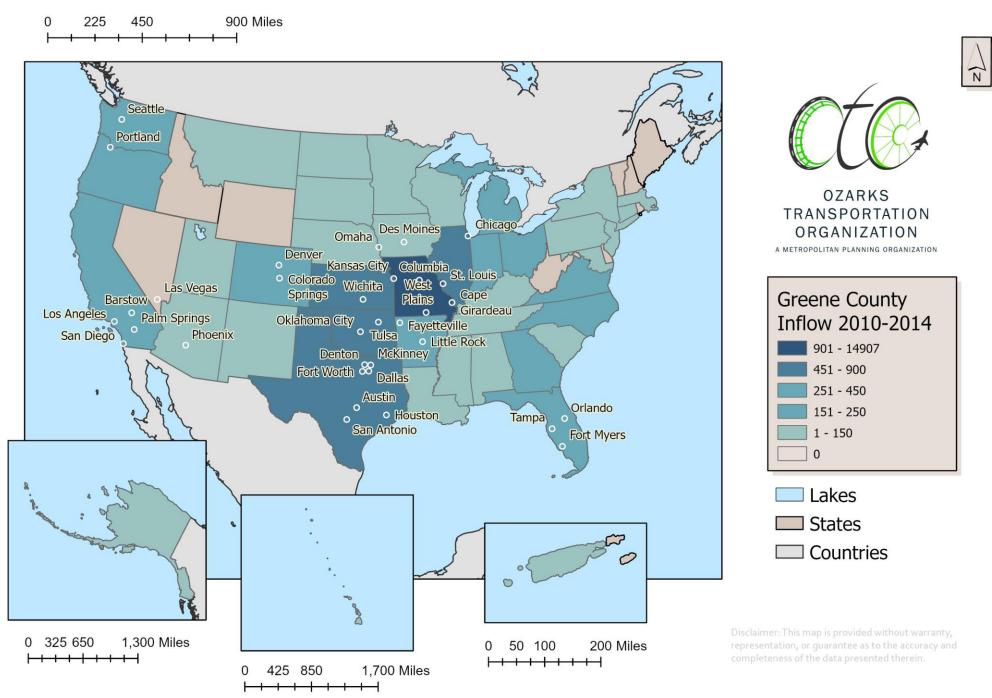
Counties

World Countries

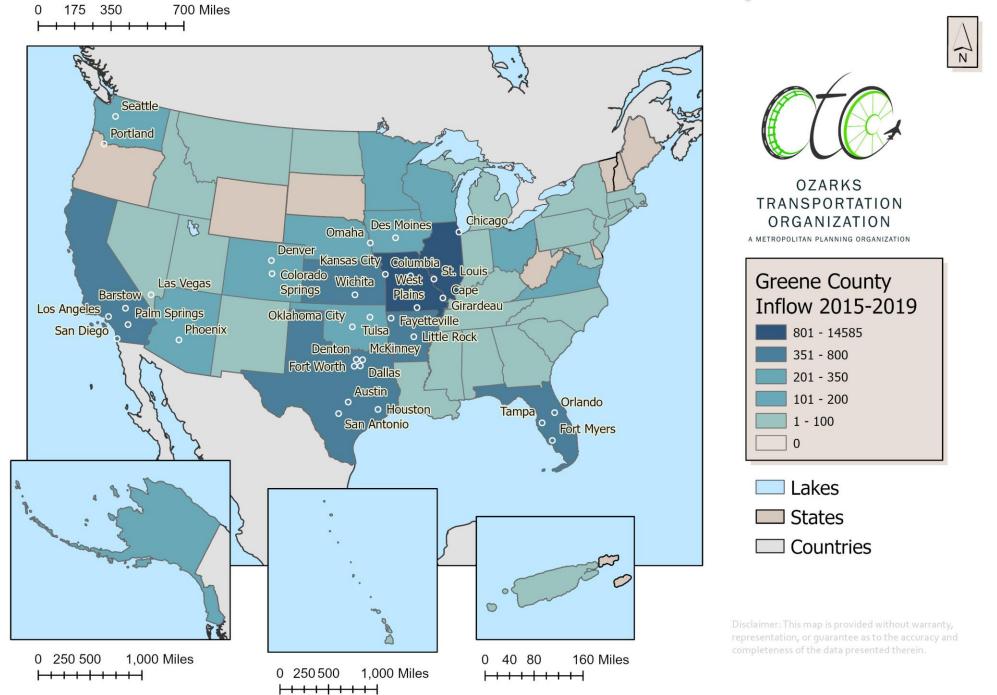
Returns: 7,755 Exemptions: 13,979

Adjusted Gross Income: \$359,886 Average AGI per Return: \$46,407

State-to-State Inflow Greene County 2010-2014

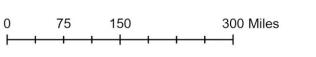


State-to-State Inflow Greene County 2015-2019



County-to-County Outflow



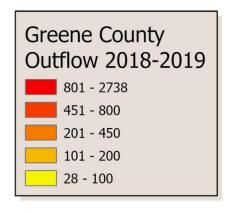






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World Countries

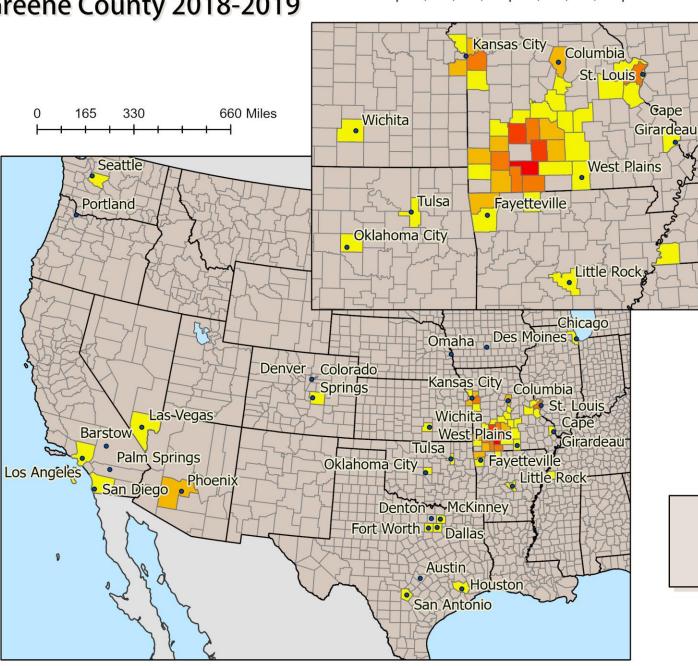
US States

Counties

Lakes

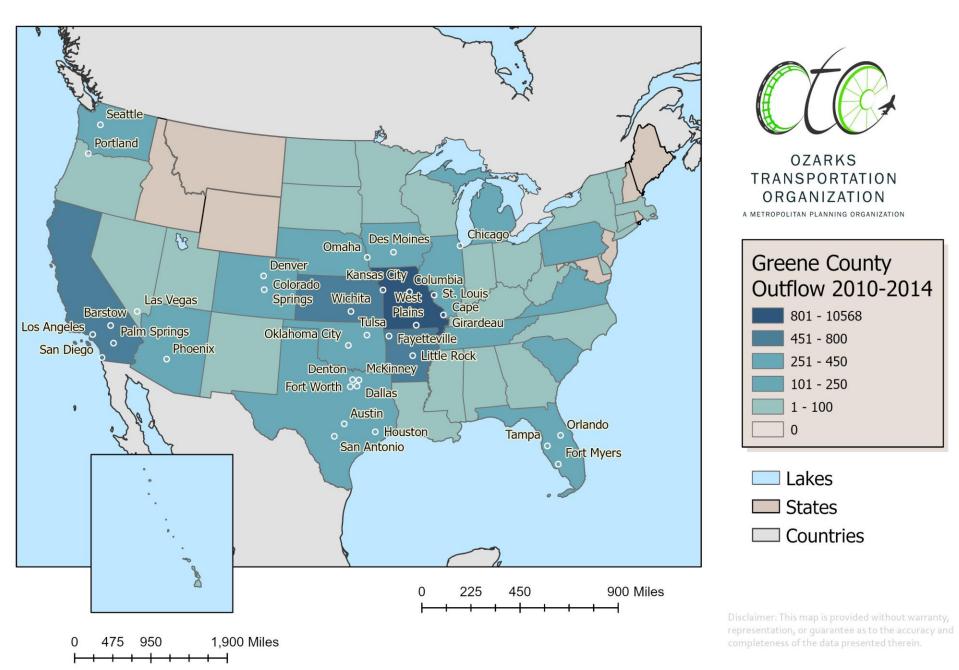
Exemptions: 13,699 Adjusted Gross Income: \$370,963 Average AGI per Return: \$49,482

Returns: 7,497



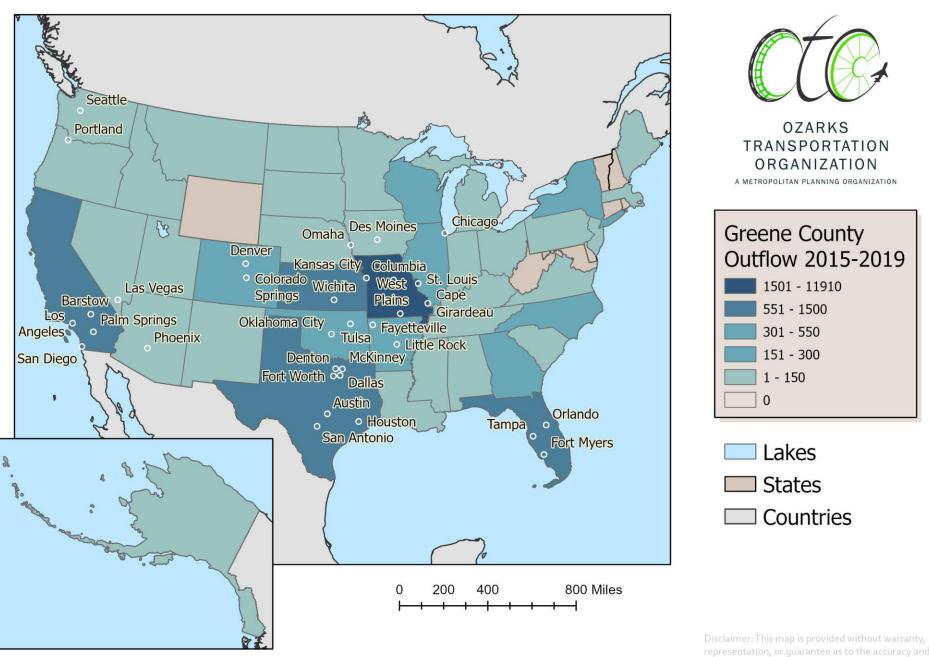
State-to-State Outflow Greene County 2010-2014





State-to-State Outflow Greene County 2015-2019





representation, or guarantee as to the accuracy and completeness of the data presented therein.

560

1,120 Miles

Christian County Migration Flow by State

2014 ACS 5-yr Estimates					
IN-Migrants			OUT-Migrants		
Missouri	4,776	Missouri	4,987		
Kansas	292	Arkansas	176		
Illinois	209	Texas	158		
Florida	164	Wisconsi	n 140		
Arkansas	141	Virginia	119		
Oklahoma	119	Washingt	on 105		
Georgia	108	Kansas	104		
Oregon	103	Colorado	95		
New Hampshire	91	Florida	91		
New Jersey	82	California	83		
California	48	Arizona	77		

2019 ACS 5-yr Estimates						
IN-Migra	nts	OUT-Migrants				
Missouri	4,522	4,522 Missouri				
California	345	Texas	231			
Texas	291	Oklahoma	196			
Kansas	149	Arkansas	98			
Illinois	144	Wisconsin	98			
Colorado	96	North Carolina	92			
Nebraska	93	Colorado	85			
Oklahoma	83	Florida	75			
Arkansas	73	lowa	63			
Georgia	70	Arizona	56			
Florida	11	California	30			

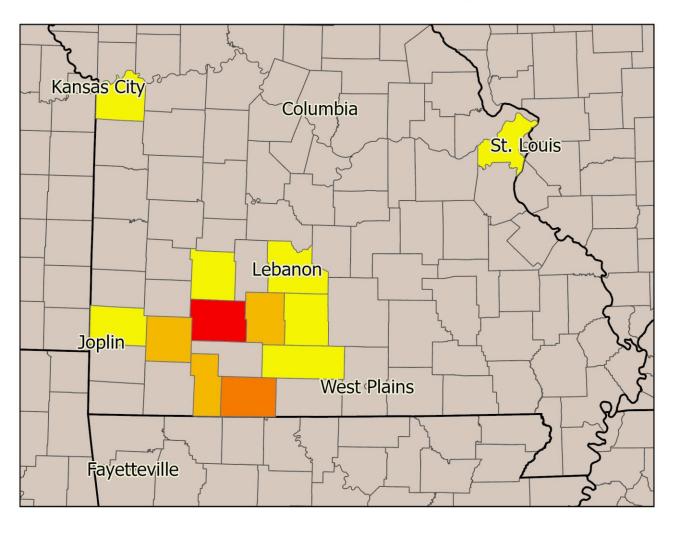




Christian County Inflow 2018-2019 1001 - 2738 501 - 1000 301 - 500 101 - 300 42 - 100

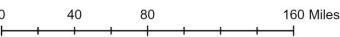
- Major Cities
- US States
- Counties

County-to-County Inflow Christian County 2018-2019



Returns: 3,199 Exemptions: 6,630

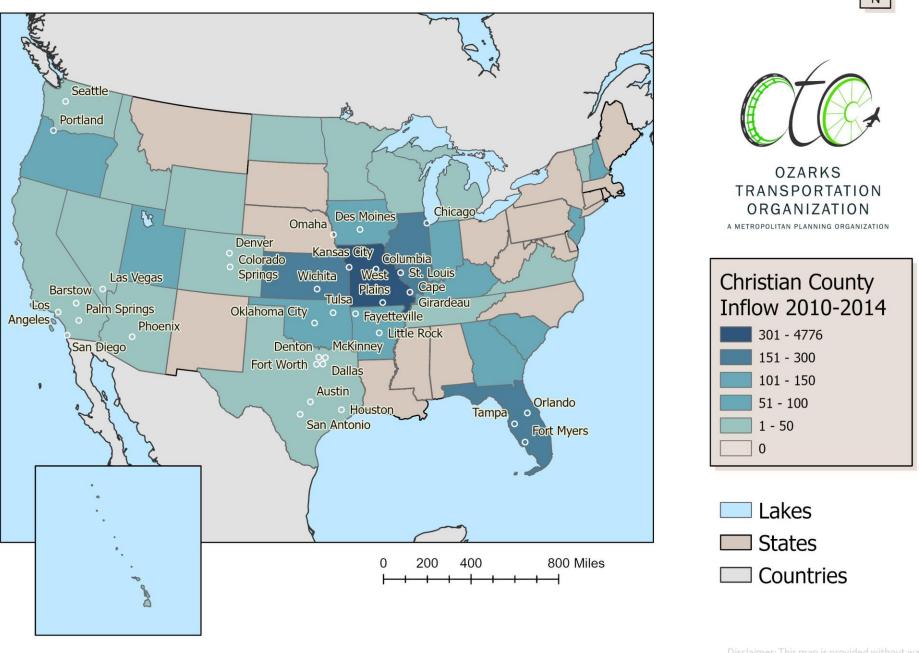
Adjusted Gross Income: \$179,657 Average AGI per Return: \$56,160



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State-to-State Inflow Christian County 2010-2014





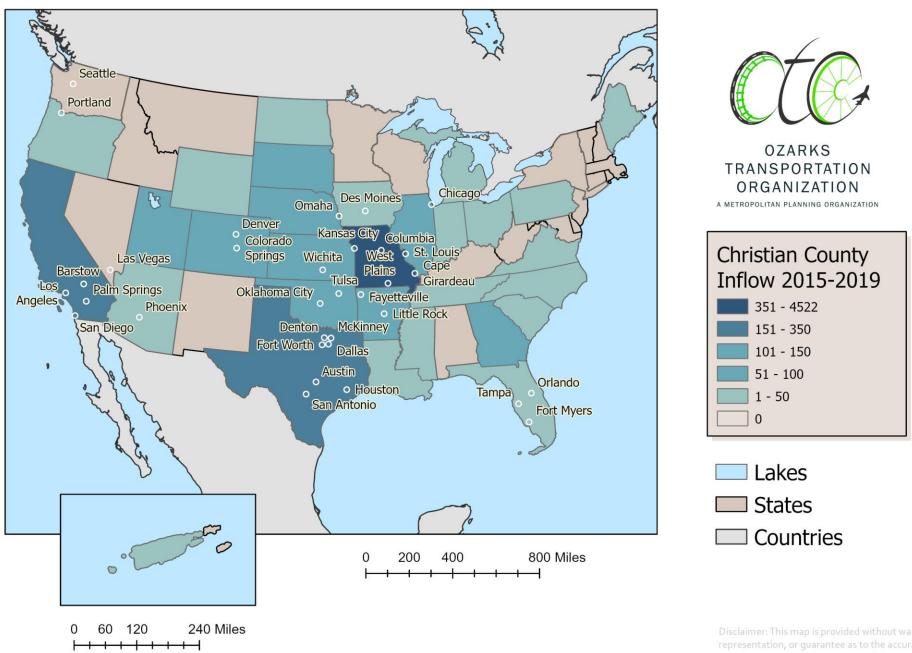
Disclaimer: This map is provided without warranty, representation, or guarantee as to the accuracy and completeness of the data presented therein.

1,300 Miles

0 325 650

State-to-State Inflow Christian County 2015-2019









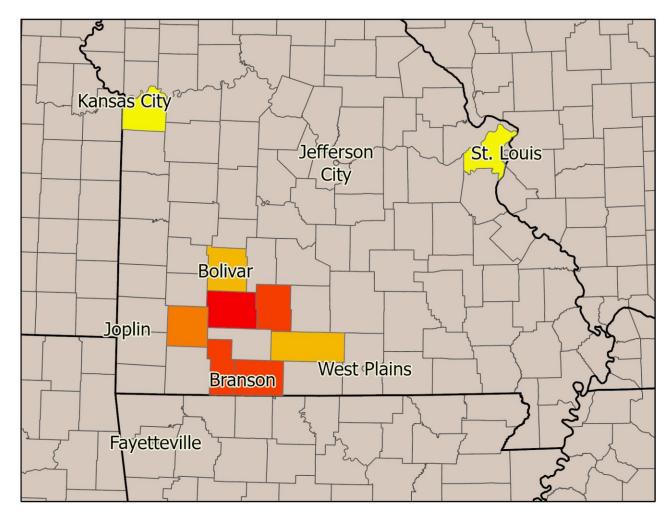
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Christian County Outflow 2018-2019 351 - 2370 151 - 350 101 - 150 36 - 100 34 - 35

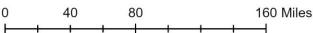
- Major Cities
- US States
- Counties

County-to-County Outflow Christian County 2018-2019



Returns: 2,773 Exemptions: 5,519

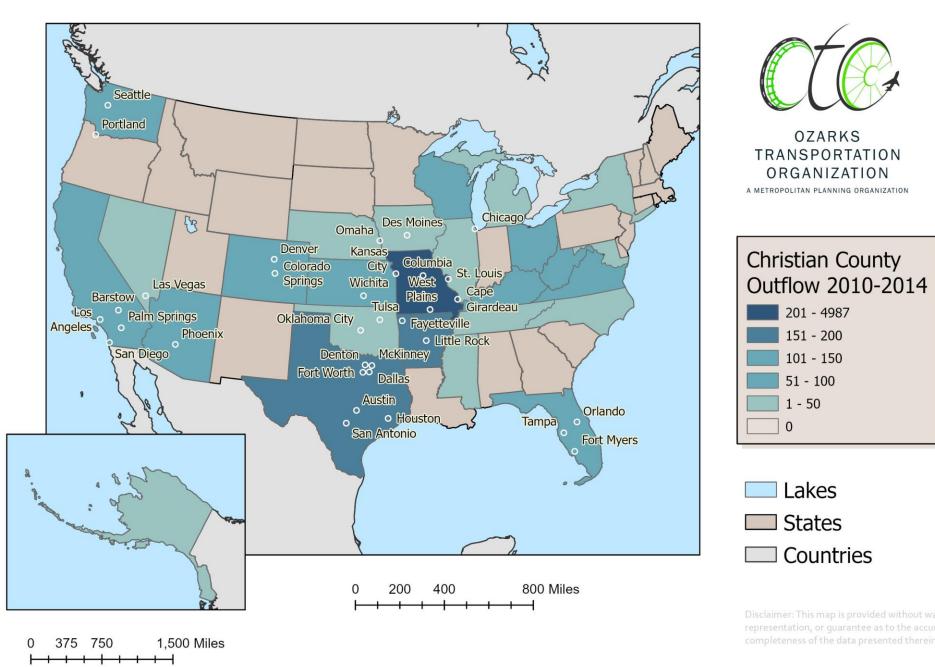
Adjusted Gross Income: \$157,353 Average AGI per Return: \$56,745



Disclaimer: This map is provided without warranty, epresentation, or guarantee as to the accuracy and completeness of the data presented therein.

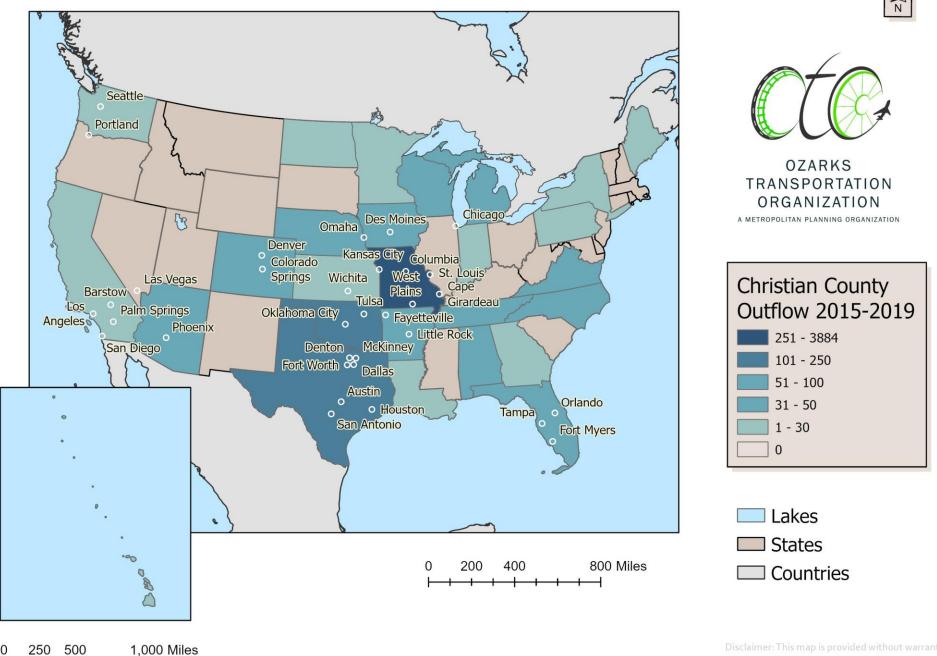
State-to-State Outflow Christian County 2010-2014





State-to-State Outflow Christian County 2015-2019





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

Demographics & Employment

Population Change

This section contains information about the population of the Springfield, Missouri Metropolitan Statistical Area (MSA). The Springfield MSA is made up Christian, Dallas, Greene, Polk, and Webster counties in southwest Missouri. Metropolitan Statistical Areas are designated by the U.S. Census Bureau based on the economic ties to a large population center. The number of commuters from the five counties in the MSA that are employed in the OTO area have a tremendous impact on the transportation system and local economies.

The OTO prepares the Growth Trends report annually to keep stakeholders and the public informed of changes and trends in population and employment aimed at facilitating cooperative decision making in support of an excellent regional transportation system.

Other transportation related demographics for municipalities and counties in the OTO area as well as the MSA, such as population growth, income, poverty, mean travel time, workforce by industry, and job growth by jurisdiction are presented in this section.



Springfield MSA

The Springfield, Missouri Metropolitan Statistical Area (MSA) includes Greene, Christian, Webster, Polk, and Dallas Counties.

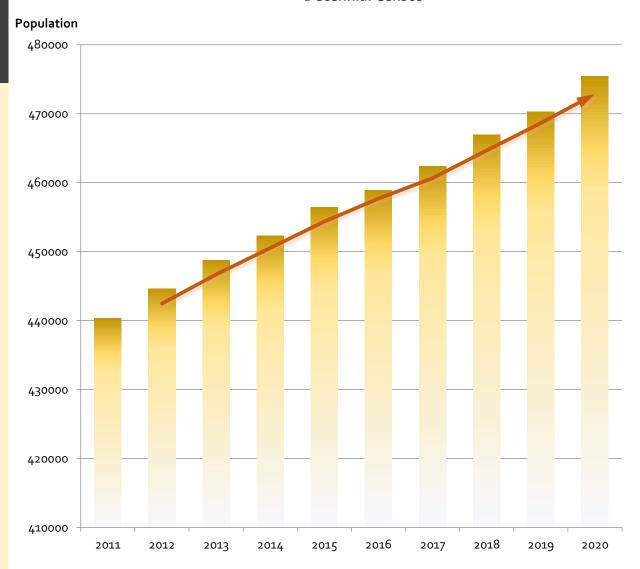
The chart on this page shows the steady increase of the combined MSA county populations.

From 2011 to 2020, the MSA population has increased from 440,317 to 475,432. Increasing 8%, equaling a 0.8% annual rate of growth.

Using the rule of 70, at an annual growth percent of 0.77, it will take the Springfield MSA over 87 years to double in population to 950,864.

Springfield MSA Population (Greene, Christian, Webster, Polk and Dallas Counties)

Source: U.S. Census Bureau Population Estimates Program & 2020 Decennial Census



Springfield MSA

Continued

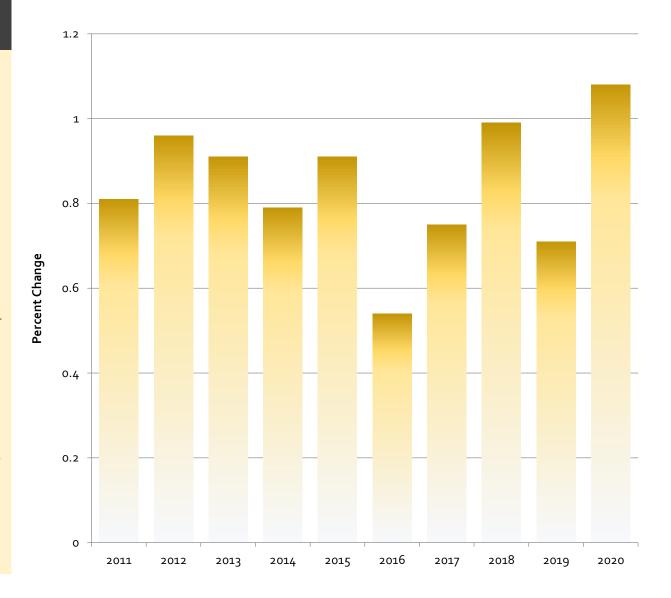
Information for the year-overyear population percent change for the five-county Springfield MSA is presented here.

Although population growth within the MSA has been consistently positive, the percent of change varies from year-to-year. The highest year-over-year percent change during the 10-year period from 2011 to 2020 was from 2019 to 2020.

The lowest year-over-year percent change was from 2015 to 2016 at 0.52%. The percent change in population from 2019 to 2020 is the first time it has been over 1% since 2009 to 2010.

Year-over-Year Population Percent Change Springfield MSA

Source: US Census Bureau Population Estimates Program & 2020 Decennial Census



Individual Counties

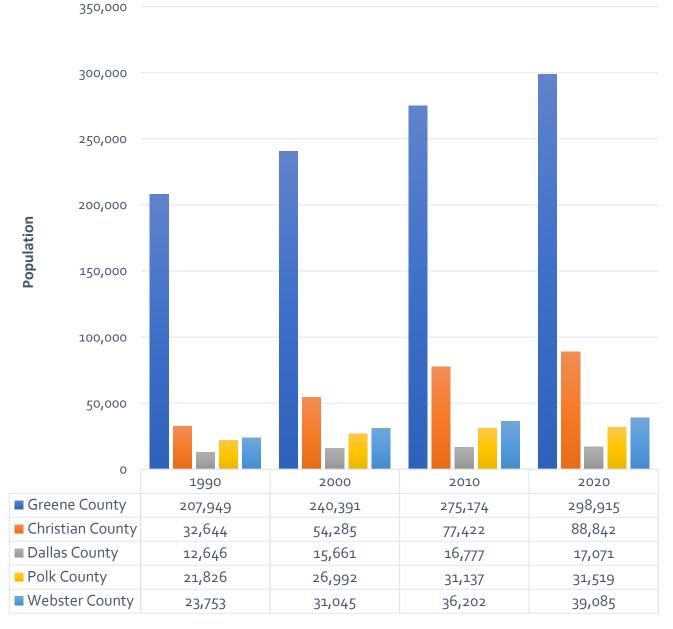
The chart on this page shows population growth for individual counties in the Springfield MSA for each decennial census from 1990 to 2020.

Christian county was the fastest growing county in the MSA in terms of percent change during the 30-year period adding 56,198 people. Greene county grew the most in terms of raw numbers adding 90,966 people.

Since 2010, the proportion of the total MSA population has decreased for Greene, Dallas, and Polk, counties while increasing for Christian and remaining constant in Webster counties.

Population Increase Springfield MSA Counties 1990-2020

Source: Missouri Census Data Center & 2020 Decennial Census



Cities in the OTO Area

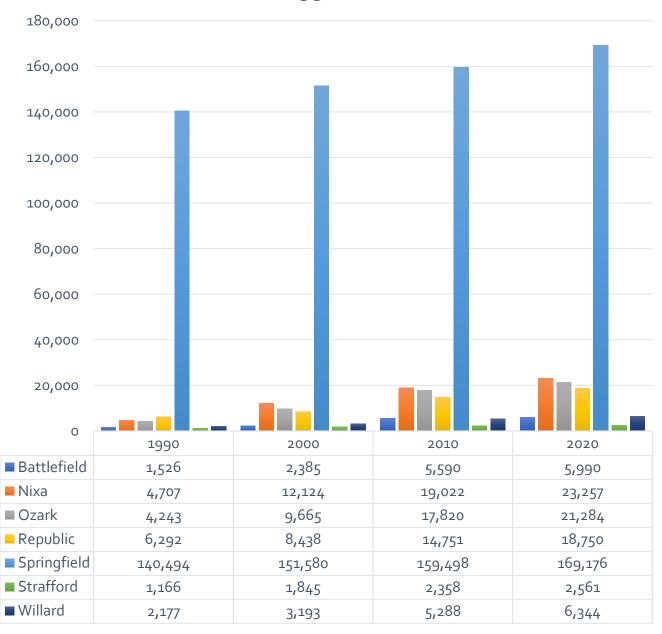
The information on this page shows population growth for cities within the OTO area from 1990 to 2020.

The City of Springfield has experienced steady growth since 2010 adding the most people (9,678) over the past decade to its population and remains the employment and activity hub for the OTO area.

Over three times as many people were added in cities other than Springfield from 2000 to 2010, 27,179 to 7,918.

During the period from 2010 to 2020, all cities other than Springfield added 13,357 people combined.

Population Growth for Cities in the OTO Area From 1990 to 2020



Cities in the OTO Area

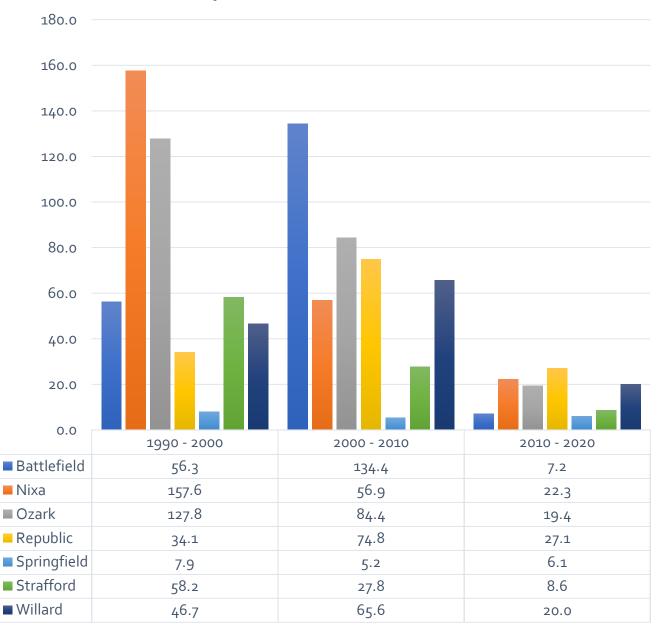
The information on this page shows population percent change for cities within the OTO for each decade from 1990 to 2020.

Although the City of Springfield has the most people to its population than any other city in each decade, its rate of growth has been the smallest.

This chart demonstrates the rapid growth in cities outside of Springfield in the 1990s and 2000s. These decades mark a period of urban sprawl in the metro area.

From 2010 – 2020, all cities experienced a significant decline in the rate of growth from prior decades apart from Springfield where the growth rate increased from the previous decade.

Population Percent Change for Cities in the OTO Area by Decade from 1990 to 2020



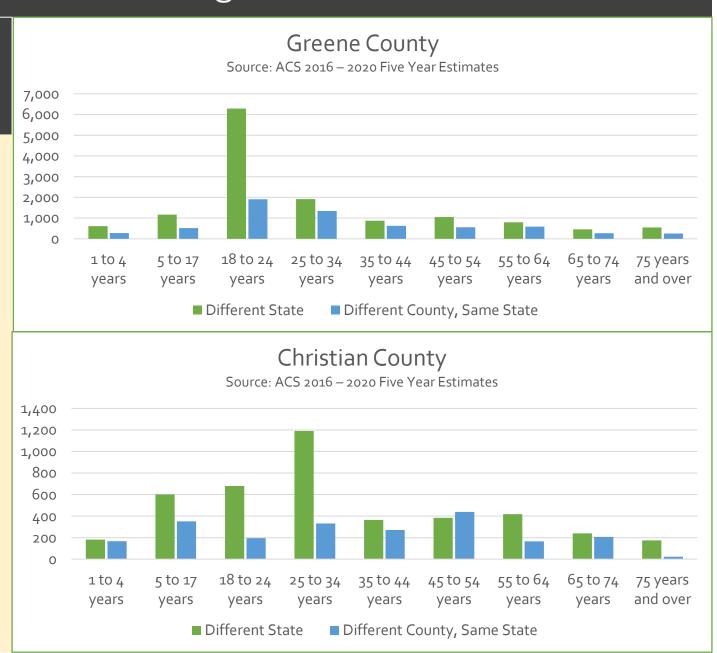
In-Migration

Age Characteristics

The age characteristics for individuals migrating into Greene and Christian counties in 2020 are presented on this page.

The overwhelming majority of individuals migrating into Greene county were 18 to 24 years old coming from other counties in Missouri. The median age for all in-migrants from other counties in Missouri into Greene County was estimated to be 22.5.

The largest age group migrating into Christian county were individuals 25 to 34 years old from different counties within Missouri. The median ages for in-migrants into Christian County were 29.7 and 36 for those from other counties in Missouri and from other states, respectively.



In-Migration

Race

Characteristics

The race characteristics for individuals migrating into Greene County for two five-year periods from the prior decade are presented on this page.

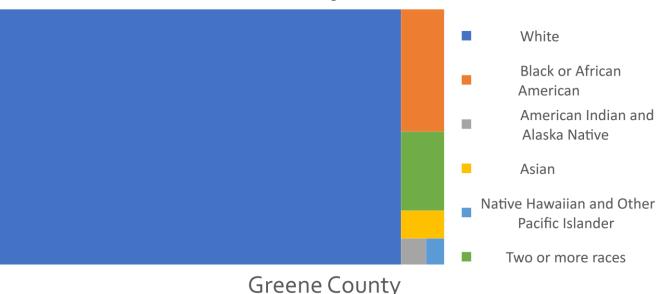
The two largest racial groups of non-white alone that migrated into Greene County from 2016 to 2020 were individuals who reported being of two or more races when surveyed and Black or African American.

The same was true from 2011 – 2015, however, in 2020 individuals of two or more races had supplanted African American as the leading non-white racial group of in-migrants.

During the latter part of the prior decade, in-migrants into Greene County have become more racially diverse.

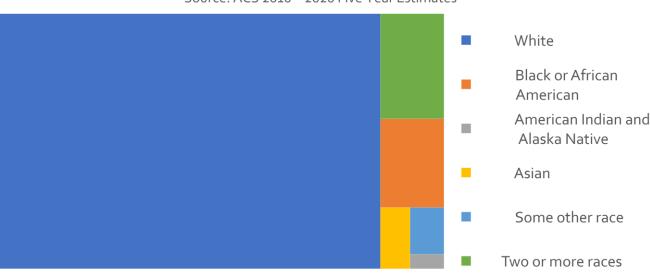
Greene County

Source: ACS 2011 – 2015 Five Year Estimates



Greene County

Source: ACS 2016 – 2020 Five Year Estimates



In-Migration

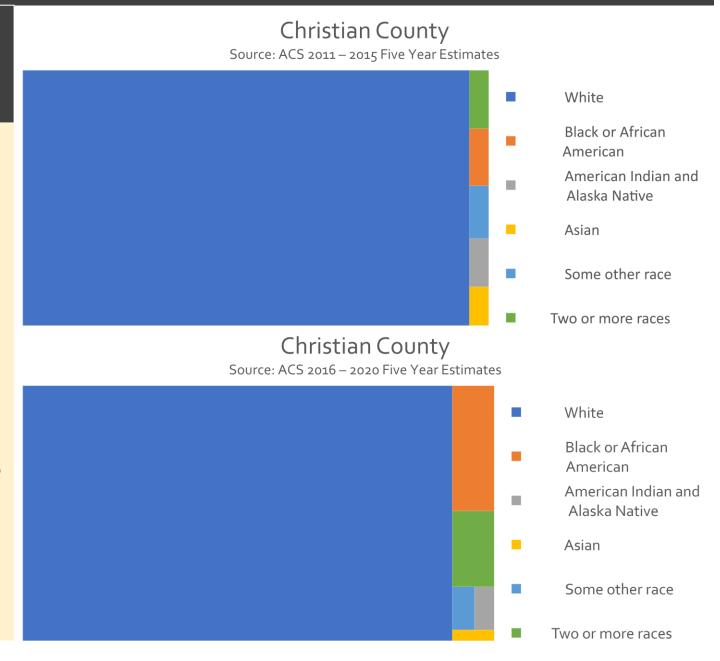
Race

Characteristics

The race characteristics for individuals migrating into Christian County for two five-year periods from the prior decade are presented on this page.

Most in-migrants into Christian Counties are white alone. The proportion of in-migrants who were not white alone increased during the latter half of the last decade as depicted in the charts.

The two largest racial groups of non-white alone that migrated into Christian County from 2016 to 2020 were Black or African American and individuals who reported being of two or more races when surveyed.



Median Household Income

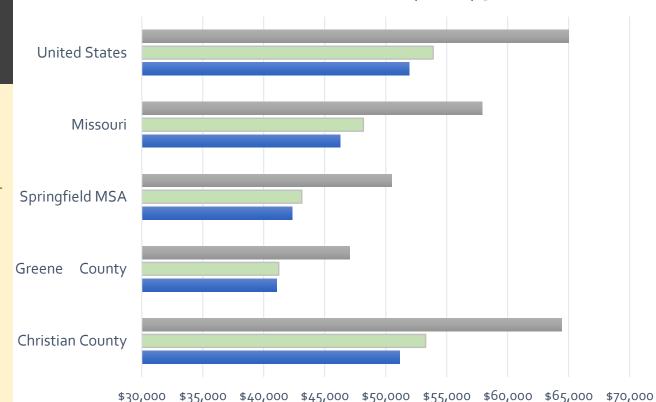
Median household income for Greene and Christian Counties, the Springfield MSA, Missouri, and the United States for each year from 2010, 2015, & 2020 American Community Survey 5year estimates are presented here.

The ACS estimates are based on sampling and are reported within a margin of error. The ACS estimates should only be compared at 5-year intervals to ensure the population sampled is not included in any other survey.

A comparison of survey estimates between survey years indicates that the rise in median household incomes is statistically different in 2020. Based on the sample margins of error, the median income of households in all geographies is significantly higher than 2010 & 2015 estimates and even outpace the rate of inflation.

Median Household Income Springfield MSA Counties

Source: American Community Survey 5-Year Estimates



	Christian County	Greene County	Springfield MSA	Missouri	United States
2020	\$64,442	\$47,053	\$50,496	\$57,920	\$64 , 994
2015	\$53,270	\$41,227	\$43,123	\$48,173	\$53,889
2010	\$51,135	\$41,059	\$42,328	\$46,262	\$51,914

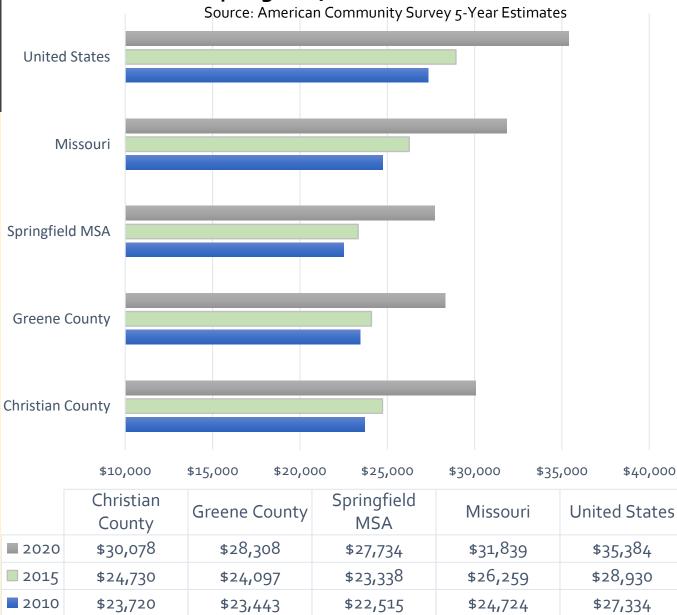
Per Capita Income

The chart to the right shows per capita income for the United States, Missouri, Greene and Christian Counties, and the Springfield MO MSA.

The counties and MSA are below both the national (\$35,384) and state (\$31,839) per capita income levels for 2020.

As with the ACS data for median household income, comparing each surveys' per capita income for statistical difference between samples indicates that all geographies have seen a statistically significant increase in per capita income through 2020.

Per Capita Income Springfield, MO MSA and Counties



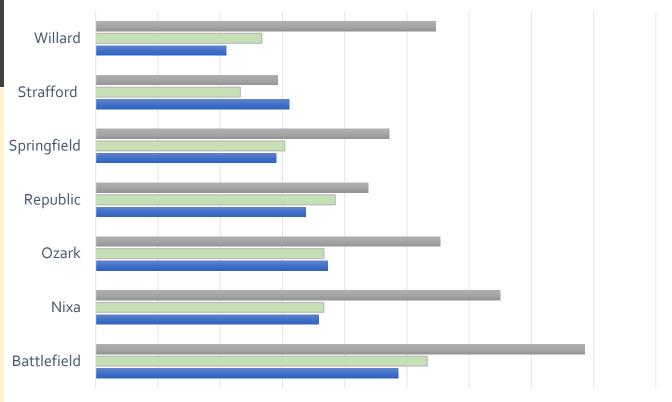
Per Capita Income

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

The ACS estimate for 2020 is higher for all cities. However, there is no statistical difference in any of the estimates for Republic or Strafford. In the cases of Springfield, Battlefield, Ozark, Nixa, & Willard there is no significant difference between 2010 & 2015, but the 2020 estimate is statistically different from the earlier five-year samples.

Per Capita Income OTO Area Cities

Source: American Community Survey 5-Year Estimates



\$15	,000 \$17,00	0 \$19,000	\$21,000 \$2	3,000 \$25,0	900 \$27,000	\$29,000	\$31 , 000 \$33	,000
	Battlefield	Nixa	Ozark	Republic	Springfield	Strafford	Willard	
2 020	\$30,717	\$27,995	\$26,071	\$23,751	\$24,438	\$20,852	\$25,923	
2015	\$25,651	\$22,326	\$22,334	\$22,699	\$21,075	\$19,650	\$20,338	
2010	\$24,727	\$22,166	\$22,457	\$21,758	\$20,793	\$21,220	\$19,195	

Individuals Living Below Poverty

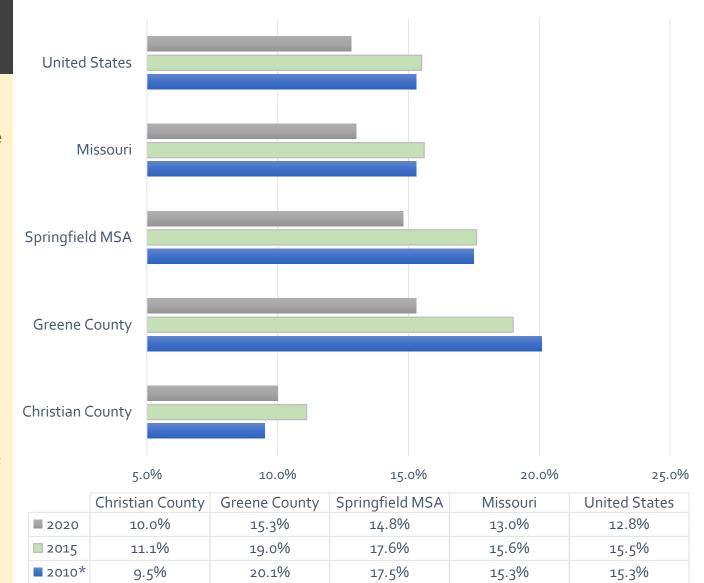
In 2020, the percentage of people living at or below the poverty level had dropped below 2010 & 2015 levels for the US & Missouri. This represents a near complete recovery from the surge of people living at or below poverty resulting from the great recession.

Although the 2020 estimate for Christian County appears to worsened since 2010, the percentages in the survey years are not statistically different.

Apart from Christian County, survey estimates for 2020 are statistically different from 2010 & 2015 estimates for all geographies. This indicates that percentages of people living below poverty level were greatly reduced over the past decade.

Persons Living Below Poverty Level Springfield, MO MSA and Counties

American Community Survey 5-Year Estimates



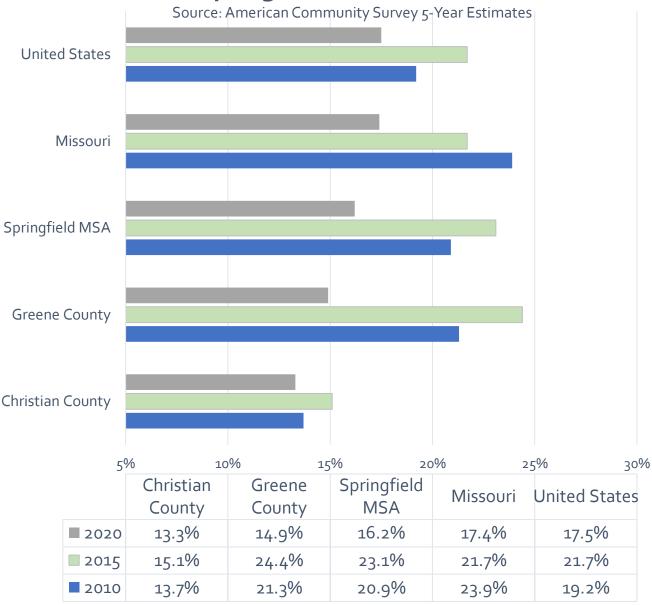
Children Living in Poverty

Estimates for the number of Children ages 17 and younger living at or below the poverty level for the Springfield MSA, Greene, and Christian Counties are compared with Missouri and the United States in the chart.

The estimates for the percentage of children living at or below the poverty level in 2010 & 2015 samples are not statistically different across all geographies. The five-year estimates for 2015 are significantly different from the 2020 sample in all geographies.

This indicates that children living at or below poverty level has returned to pre-recession levels or better across the board.

Children Living in Poverty Springfield MSA Counties



Workforce Education Levels

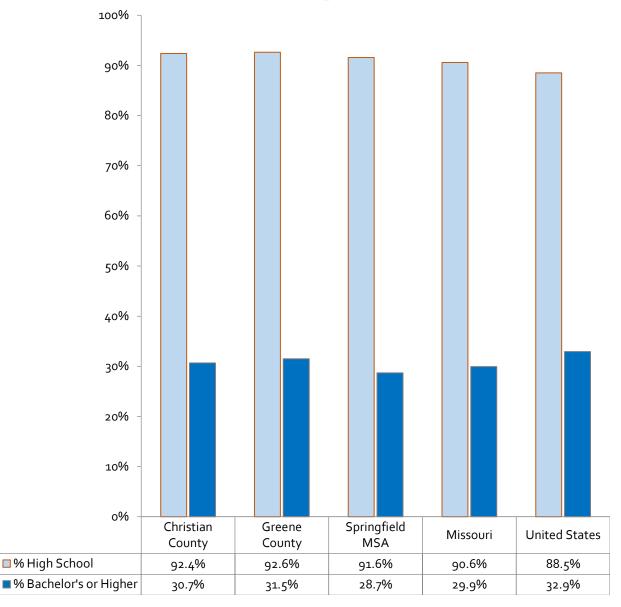
Workforce education levels affect employment and earning levels within communities.

Christian and Greene Counties have higher percentages of residents 25 years of age or older with a high school diploma than the MSA, State, or the U.S. Greene County has the higher percentage of residents 25 years of age or older with a four-year college degree at 31.5 percent compared to all other geographies except for the U.S.

The Springfield MSA as a whole, has the lowest percentage of people over 25 with a bachelor's degree or higher while all areas have a higher percentage of high school graduates than the U.S.

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

Source: 2020 ACS 5-Year Estimates



Commuting Patterns

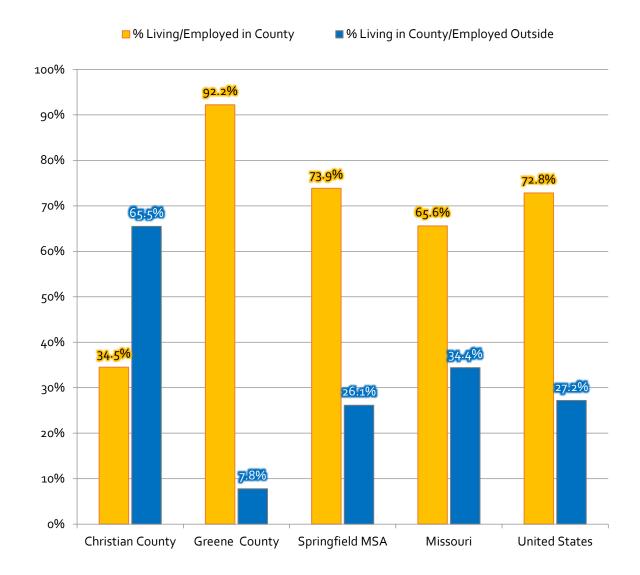
The chart to the right shows the percentage of workers who work in their county of residence compared to the percentage who work in a different county.

Of the people who work in Greene County, 92.2 percent also live in Greene County. Conversely, the majority (66%) of Christian County residents commute to another county for work.

The MSA percentage of workers living in the same county as they are employed is comparable to that of the United States but nearly ten percent more than Missouri.

County of Residence vs. County of Employment

Source: 2020 ACS 5-Year Estimates

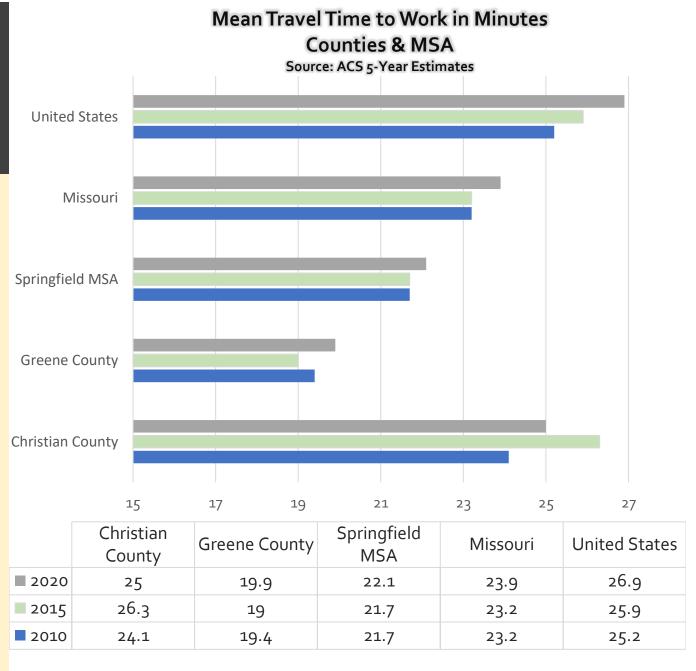


Mean Travel Time to Work

The chart to the right shows the average commute time for individuals living in Greene and Christian Counties, Missouri, the United States, and the Springfield, MO MSA.

Residents of Greene County have the shortest commutes to work at 19.9 minutes. Workers living in Christian County have the longest commutes with an estimated mean of 25 minutes. This is comparable to the United States as a whole.

The travel time estimates for the United States are statistically different and have increased across all five-year samples. The Missouri estimate for 2020 is significantly more than previous estimates. Greene and Christian Counties are not statistically different across all samples.



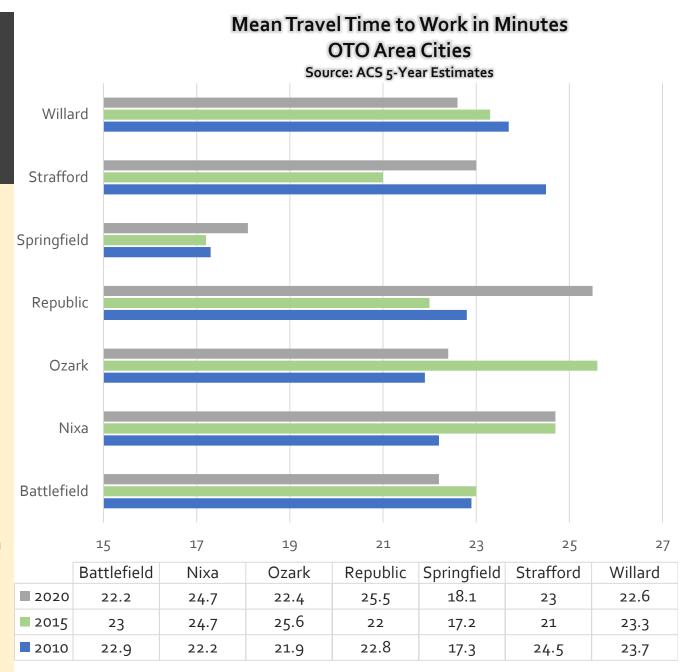
Mean Travel Time to Work

The chart to the right shows the average commute time for residents living in the seven cities within the OTO area.

The 2020 estimates for Springfield & Republic are statistically different from 2015 showing an increase but the 2015 estimate is not statistically different from 2010.

The 2020 estimate is significantly higher than 2010 but no different than 2015 for Nixa. The estimates for Ozark indicate an increase in travel time from 2010 to 2015 and then back down to 2010 levels in 2020.

There is no statistical difference between any of the estimates for Battlefield, Strafford, or Willard.



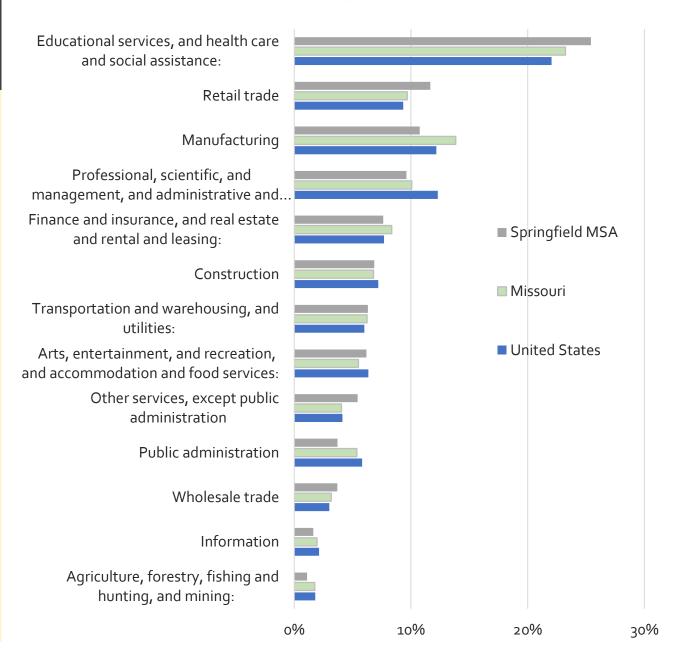
Workforce By Industry

The chart to the right compares industry employment percentages for the workforce for the Springfield, MO MSA, Missouri, & the United States.

The precent of industry employment in the Springfield MSA is greater than MO & the U.S. in Educational service, health care, and social assistance, Retail trade, Other services except public administration, & Wholesale trade.

The MSA percentages lag MO & the U.S. in Professional, scientific, etc., Manufacturing, Public Administration, and Information industries.

Springfield MSA Percentage of Workers by Industry Source: ACS 2020 5-Year Estimates



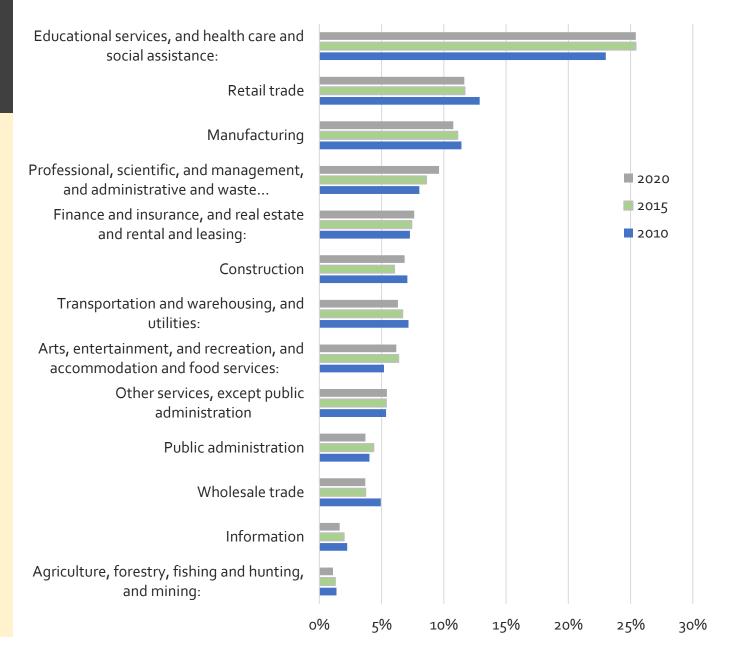
Workforce By Industry Springfield MSA

The chart to the right shows the 5-year estimates for the percentage of workers by industry in the Springfield MSA for 2020, 2015, & 2010.

There is no statistical difference for most industries amongst the surveys. However, the estimates are significantly different for Education & Healthcare and Construction Industries from prior 5-year samples, 2010 & 2015, respectively.

Employment percentages in the Wholesale Trade, Public Administration, & Information sectors declined from 2015 to 2020 while employment in the Professional, Scientific, etc. sector increased.

Springfield MSA Percentage of Workers by Industry Source: ACS 5-Year Estimates

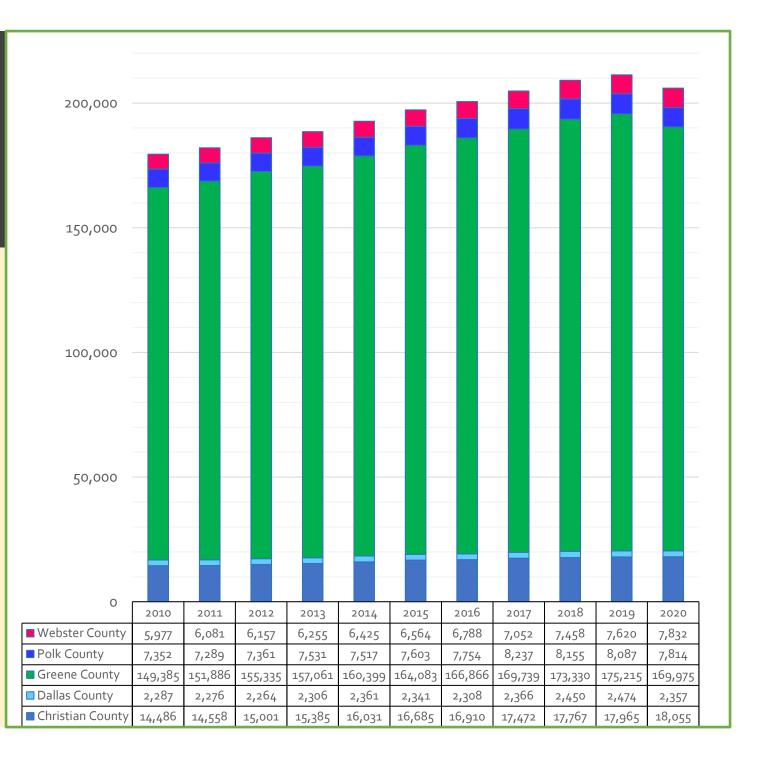


Number of Jobs by MSA County

The data contained in the chart on this page was retrieved from the U.S. Census Bureau The Local Employment and Household Dynamics (LEHD) Quarterly Workforce Indicators.

The data show job losses from 2019 to 2020. Beginning in 2011, jobs numbers start to climb every year through 2019. The overwhelming number of jobs in the MSA are in Greene County.

Although jobs numbers have risen in every county in the MSA, the proportion of MSA jobs within Greene County from 2010 to 2020 has remained relatively constant.



Data Sources

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, the Christian County Planning and Development Department, and the cities of Battlefield, Republic, Nixa, Ozark, Strafford, and Willard.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns.

Other data sources include:

U.S. Census Bureau, 2020 Decennial Census. P.L. 94_171 Redistricting Data

U.S. Census Bureau, 2020. Quarterly Workforce Indicators. Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on 3/29/2022 https://lehd.ces.census.gov/data/#qwi.

U.S. Census Bureau. 2022. LEHD Origin-Destination Employment Statistics (2002-2021) LEHD Origin-Destination Employment Statistics (2002-2021) at https://onthemap.ces.census.gov. LODES 7.4 [version]

Missouri Census Data Center, 2020. http://mcdc.missouri.edu/decennial-census/1980-1990.shtml

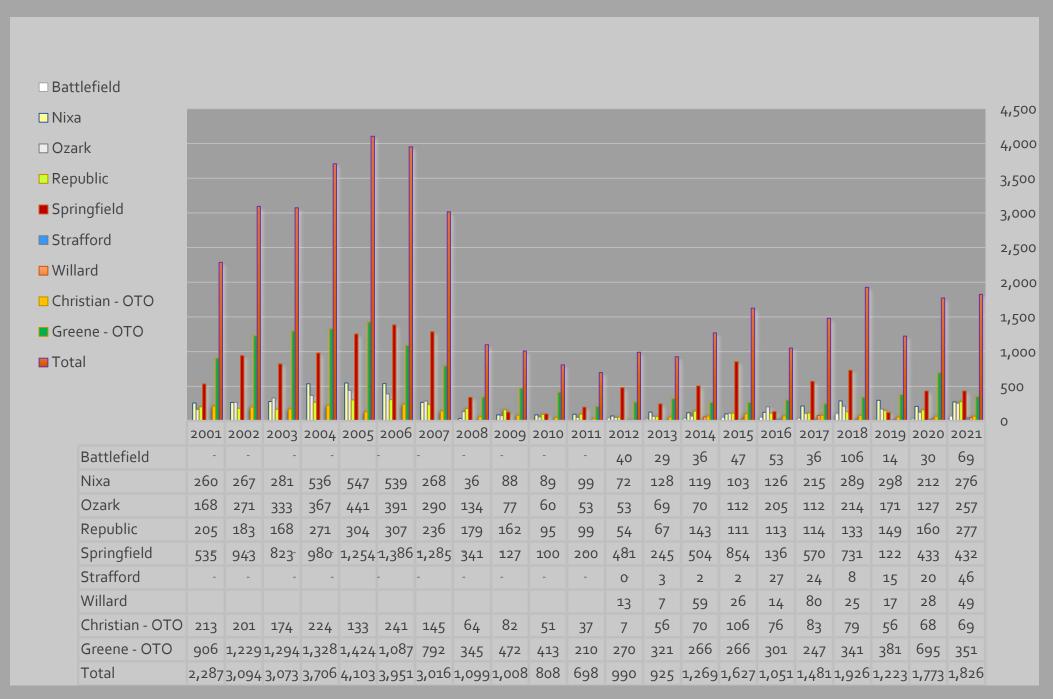
Missouri Census Data Center, 2020. http://mcdc.missouri.edu/decennial-census/2000.shtml Missouri Census Data Center, 2020. http://mcdc.missouri.edu/decennial-census/2010.shtml

U.S. Census Bureau, 2020, 2019, 2015, 2014, 2010 American Community Survey 5-Year Estimates. https://data.census.gov/cedsci/

Internal Revenue Service, SOI Tax Stats – Migration Data, 2022.

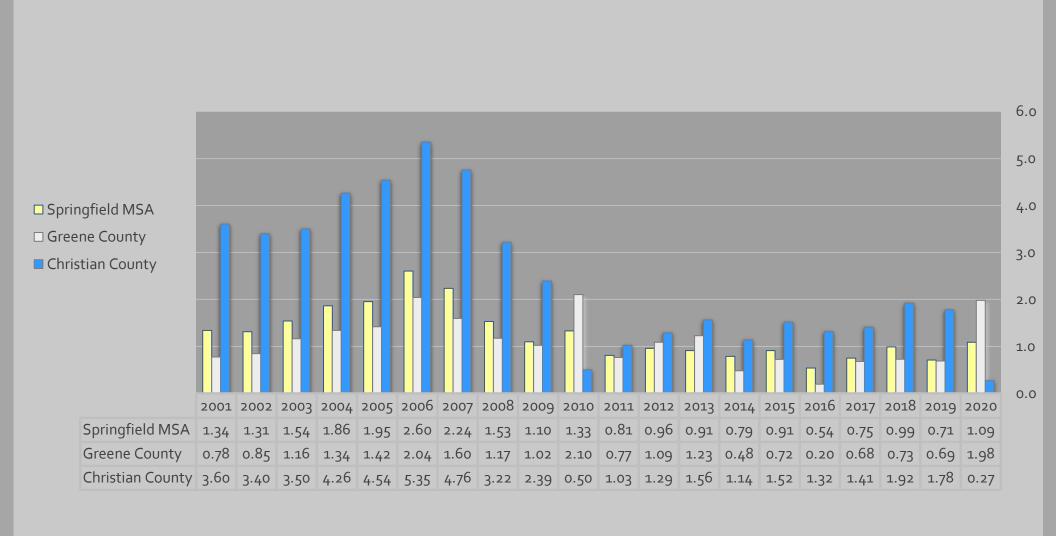


Appendix A: OTO Area Permit Activity 2001 - 2020



2021 OTO MPO Area Growth Trends Report

Appendix B: Year-over-Year Population Percent Change 2000 - 2020



Appendix C: Year-over-Year Total Jobs Percent Change 2000 – 2020 & Daily Vehicle Miles Travelled

