

Mississippi River Hills Region Baseline Report 2005-2015

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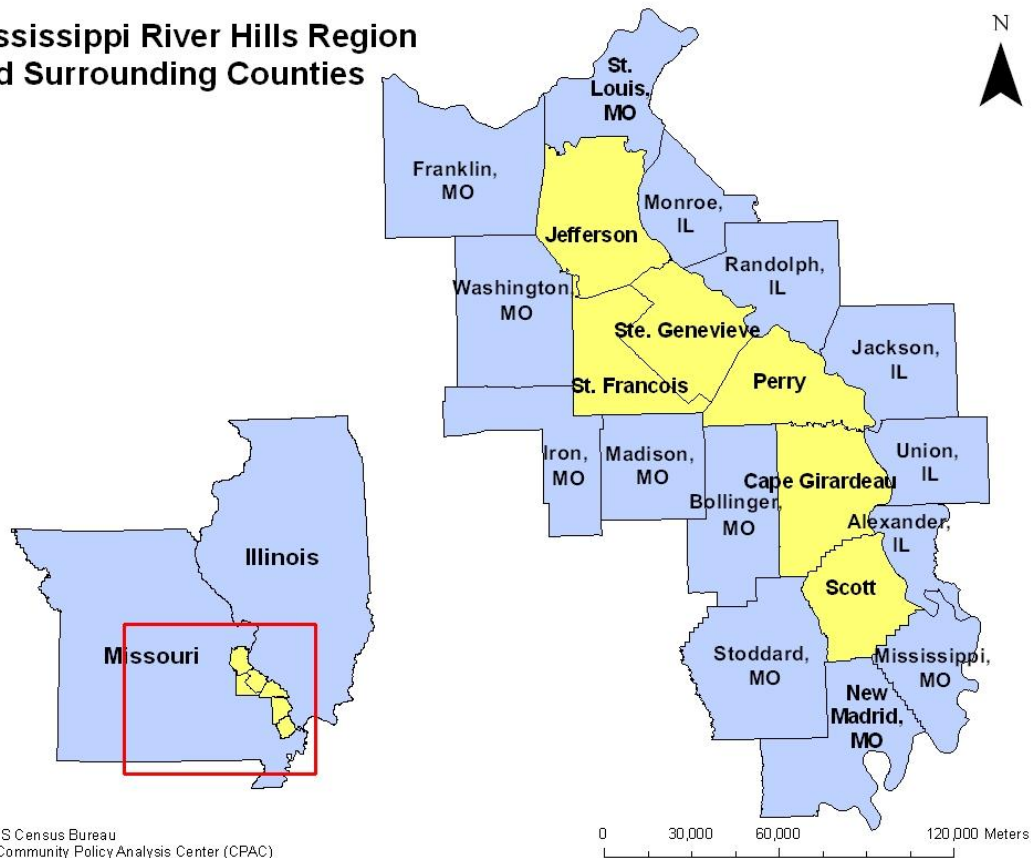
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Mississippi River Hills Region and Surrounding Counties



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Table of Contents

Table of Contents	iii
Acknowledgements	iv
Executive Summary	3
1. Socio-Demographic Characteristics	8
Population	8
Age.....	10
2. Workforce Characteristics	11
Employment (Full- and part-time jobs).....	11
Number of Unemployed.....	12
Employment by Workplace: Characteristics of Industry.....	13
Employment by Workplace: Number of Establishments by Size.....	13
Labor Force.....	16
Poverty	17
Commuting.....	18
3. Housing	20
Housing Demand.....	20
Median Housing Value.....	21
Median Monthly Rent.....	22
4. Economics	23
Real Personal Per Capita Income	23
Median Household Income.....	24
Assessed Property Value	25
Taxable Retail Sales.....	26
5. Public Finances	28
Annual Public Revenues and Expenditures	28
Public Education Expenditures	30
6. Conclusion	32
Appendix 1: Four Key Variables and the Show-Me Model	33
Appendix 2	35

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Executive Summary

This report includes a set of annual baseline projections of demographic, economic, and fiscal conditions through 2015 for the Mississippi River Hills Region, which includes Cape Girardeau County, Jefferson County, Perry County, St. Francois County, Ste. Genevieve County and Scott County. Findings are based on a comprehensive statistical analysis of the most recent secondary data available, as well as input from the Community Advisory Panel. The base year for the projections in this report is 2005, the most recent year that data were available when the study began. Dollar figures are reported in constant 2005 terms, with no attempt to estimate future inflation rates. County-level projections are available for each individual county in the appendices.

The projections in this report are based on the following growth rates for four key variables. These four key variables guide the projections in this statistical model and are based on economic trends from 1995 to 2005 in the Mississippi River Hills Region. (See Appendix 1 for a full discussion of the Show-Me Model and Key Variables.)

Table 1. Annual Average Growth Rates Used in Baseline Projections

	Employment¹	Personal Per Capita Income	External* Employment²	External * Labor Force³
REGION	NA	NA	0.5	0.5
Cape Girardeau	1.2	0.03	NA	NA
Jefferson	3.2	0.7	NA	NA
Perry	2.0	1.1	NA	NA
Ste. Genevieve	0.1	1.0	NA	NA
St. Francois	2.8	-0.02	NA	NA
Scott	0.9	1.4	NA	NA

* “External Counties” are the counties that are outside the region and adjacent to it. Mississippi River Hills Region’s External Counties are: St. Louis County, Franklin, Washington, Iron, Madison, Bollinger, Stoddard, Mississippi, New Madrid, Monroe (Illinois), Alexander (Illinois), Union (Illinois), Jackson (Illinois), Randolph (Illinois).

¹ Employment is the number of full- and part-time jobs in the county. The Annual Average Growth Rate refers to projected yearly change in the number of full- and part-time jobs in the county. This rate is calculated based on historical patterns from 1995 to 2005.

² External Employment is the number of full- and part-time jobs in the counties that are outside and adjacent to the region.

³ External Labor Force is the number of people who are 16 years and older who are either employed or unemployed and looking for jobs in the counties outside and adjacent to the region.

The projections in this report do not represent predictions of regional economic conditions. Rather, this report is designed to help decision-makers see regional economic activity as a comprehensive system that is both logically consistent and statistically valid. The model does not account for changes due to the national business cycle or other macroeconomic effects. But, changes in one variable such as population do affect other variables such as Retail Sales and Public Revenues. See Appendix 1 for a full discussion of the estimation method used in this report.

A NOTE TO THE READER:

Through a series of meetings in each CPAC Baseline Project, the Community Advisory Panel reviews the history of the four key variables and discusses local economic issues. In the November 30, 2007 meeting, the Mississippi River Hills Region Advisory Panel members were asked to project how the four key variables (employment, personal per capita income, external employment and external labor force) were most likely to change in the future and to select growth rates for these variables.

In most cases, CPAC staff enters the growth rates chosen by the Advisory Panel into the Show-Me Model in order to calculate the projections provided in reports. However, during the process of completing this project, the Bureau of Economic Analysis released revised data for years 1995-2000. The revised data resulted in changes in growth rates from those that the Advisory Panel had previously considered. Given these circumstances, a representative of the Mississippi River Hills Advisory Panel requested that CPAC set the key growth rates in this report on statistical analysis of historical data rather than the Advisory Panel's selections. The rates used by CPAC in this report have been provided in the Executive Summary.

Key Findings

- In 2015, Mississippi River Hills Region's population is projected to be 490,326. Between 2005 and 2015, the region's population is expected to increase by 69,637 people, an annual increase of 1.5 percent.
- The number of school aged children is also projected to increase at an annual rate of 1.5 percent, an increase of 13,141 children in the region from 2005 to 2015.
- According to CPAC projections, the *number* of unemployed people in the Region is expected to increase by 1,175 people from 11,788 people in 2005 to 12,963 people in 2015.
- The largest industrial sector in the Mississippi River Hills Region is Services, with 77,490 Full- and Part-Time Jobs in this sector. The rest of the economy in the region is split relatively evenly between Government, Retail Trade, Manufacturing, Construction and Finance, Insurance and Real Estate.
- Small businesses are prominent in the Mississippi River Hills Region, which is typical of rural Missouri. Approximately 55.2 percent of all businesses in the Region employed fewer than five people in 2005, and 74.5 percent of all businesses employed fewer than 10 people.
- The demand for housing is projected to increase by 27,715 housing units from 2005 to 2015. The total demand for housing in Mississippi River Hills Region in 2015 is projected to be 184,524.
- Mississippi River Hills Region's median housing value is projected to increase from 2005 to 2015. The 2015 value is expected to be about \$104,430, an increase of \$2,396 over the value in 2005.
- Median household income (in real 2005 dollars) is projected to increase from 2005 to 2015, increasing by \$1,672 in the ten-year period to \$47,900.
- Taxable retail sales are projected to increase to \$825.4 million (in real 2005 dollars) by 2015, an annual average increase of 1.6 percent per year in the ten-year period.
- Both Public Revenue and Expenditures are projected to increase from 2005 to 2015.

Table 2: Summary Table for Mississippi River Hills Region

	2005	2015	Absolute Change (2015-2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	420,689	490,326	69,637	16.6%	1.5%
0 to 4 Years	28,245	32,792	4,547	16.1%	1.5%
5 to 17 Years	82,425	95,566	13,141	15.9%	1.5%
18 to 64 Years	260,182	302,824	42,642	16.4%	1.5%
65 Years & Older	49,838	59,143	9,305	18.7%	1.7%
Workforce Characteristics					
# of Full- and Part-Time Jobs	197,638	246,129	48,491	24.5%	2.2%
Total Labor Force	222,869	261,647	38,778	17.4%	1.6%
Female Labor Force	104,223	122,902	18,679	17.9%	1.7%
Number of Unemployed People	11,788	12,963	1,175	10.0%	1.0%
Population Living Below Poverty Threshold	40,513	48,088	7,575	18.7%	1.7%
In-commuters	43,887	57,977	14,090	32.1%	2.8%
Out-commuters	82,415	93,633	11,218	13.6%	1.3%
Housing					
Total Demand for Housing	156,809	184,524	27,715	17.7%	1.6%
Demand for Owner-occupied Housing	121,099	140,665	19,566	16.2%	1.5%
Median Housing Value**	\$102,034	\$104,430	\$2,396	2.3%	0.2%
Median Monthly Rent **	\$523	\$534	\$11	2.2%	0.2%
Economics					
Personal Per Capita Income**	\$27,058	\$29,084	\$2,026	7.5%	0.7%
Median Household Income**	\$46,228	\$47,900	\$1,672	3.6%	0.4%
Assessed Property Value (millions)**	\$4,811.3	\$5,825.5	\$1,014.2	21.1%	1.9%
Taxable Retail Sales (millions)**	\$4,723.4	\$5,548.8	\$825.4	17.5%	1.6%
Public Finances					
Total Annual Public Revenues (millions)**	\$1,042.4	\$1,235.1	\$192.7	18.5%	1.7%
Demand for Annual Public Expenditures (millions)**	\$951.4	\$1,118.4	\$167.0	17.5%	1.6%
Revenues minus Expenditures (millions)**	\$90.9	\$116.8	\$25.9	28.4%	2.5%
Total Education Expenditures (millions)**	\$579.8	\$674.5	\$94.7	16.3%	1.5%

*Cumulative Percentage Change is not Annual Growth Rate X 10 due to compounding issues similar to compounding interest in the banking and financial sectors.

**All monetary figures have been adjusted to 2005 dollars.

PROJECT OVERVIEW

The University of Missouri Extension Community Economic and Entrepreneurial Development Program (ExCEED) commissioned a Baseline Study and Report by the Community Policy Analysis Center (CPAC) in the Mississippi River Hills Region. The Mississippi River Hills Region is one of the original five pilot regions accepted into the ExCEED program in 2006 based on its ongoing local efforts to promote entrepreneurship for regional economic development. This report is meant to provide information to help local leaders and residents to better understand their regional economy.

CPAC conducted a Baseline Study in cooperation with ExCEED program leadership and a Community Advisory Panel comprised of Mississippi River Hills Region representatives beginning in 2007. CPAC uses the Show-Me Model⁴ and IMPLAN in order to develop baseline studies, which provide information on historical patterns of employment, labor force, commuting patterns, population, taxable retail sales, county revenues and expenditure, and other key economic and demographic variables. Baseline studies also provide 10 year projections of demographic and economic variables. This can help groups think about economic issues that their communities might face in the future. This report also includes information on employment (number of full-time and part-time jobs) by industry and business size by number of employees.

Community Advisory Panels. Most baselines conducted by CPAC include the formation of community advisory panels, which oversee development of the project, provide information about local economic forces and learn to interpret the baseline projections. In the Mississippi River Hills Region, the Community Advisory Panel included 20 members, who met five times in 2007 and 2008. The Advisory Panel's comments and suggestions were integrated into this report and analysis to the extent possible. The Advisory Panel met on the following dates:

- October 16, 2007 (Perryville, Missouri)
- November 29, 2007 (Ste. Genevieve, Missouri)
- March 13, 2008 (Ste. Genevieve, Missouri)
- May 14, 2008 (Cape Girardeau)
- May 15, 2008 (Ste. Genevieve, Missouri)

⁴ The Show-Me Model is an economic model developed by CPAC faculty. It is designed to be used interactively in communities and provides 10-year projections for a variety of socioeconomic variables. A more detailed explanation is provided in Appendix 1. The projections in this report were generated using the Show-Me Model Version R2.2, designed by Dennis Robinson, PhD.

1. Socio-Demographic Characteristics

Population

According to CPAC projections, Mississippi River Hills Region's total population will increase from 420,689 in 2005 to 490,326 in 2015, an average annual increase of 1.5 percent per year. Each of the Mississippi River Hills Region's Counties is projected to gain population, though some are projected to grow faster than others. Ste. Genevieve is projected to grow at the slowest pace of 0.56 percent per year, or 5.73 percent over the 10 year period. Perry County is projected to grow at the fastest pace of 1.93 percent per year, or 21.02 percent over the 10 year period.

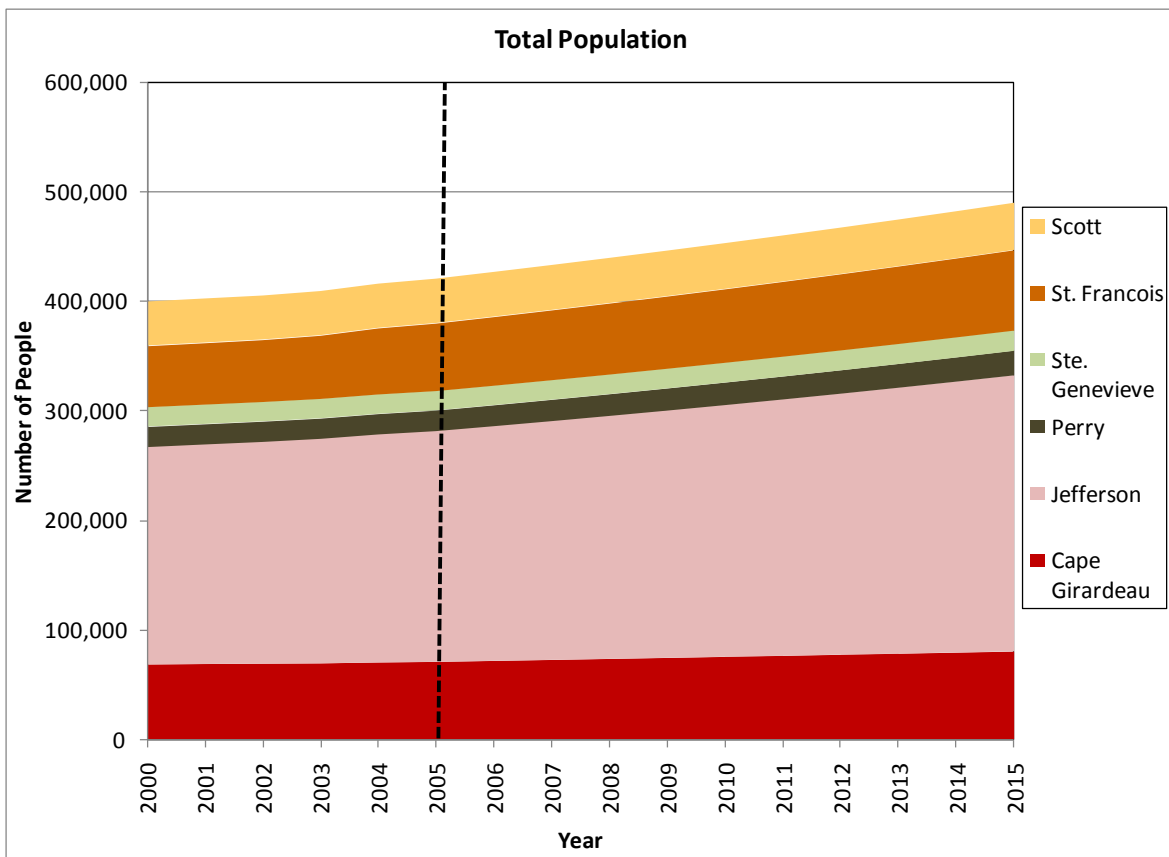


Figure 1: Mississippi River Hills Region Population Projection⁵

Source: 2000 US Census. Analysis by CPAC

⁵ 2005 is the base year in all forecasts. All 2005-2015 values are forecasts calculated with the CPAC Show-Me Model Version C2.2. All values before 2005 are actual values.

The following table provides county-level information. For complete county-level projections, please refer to the Appendices.

Table 3: Total Population Projection			
	2015 Projection	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	490,326	16.55%	1.54%
Cape Girardeau	80,717	13.38%	1.26%
Jefferson	251,663	19.38%	1.79%
Perry	22,335	21.02%	1.93%
Ste. Genevieve	18,927	5.73%	0.56%
St. Francois	73,423	19.06%	1.76%
Scott	43,260	6.36%	0.62%

Source: 2000 US Census. Analysis by CPAC

Age

According to CPAC projections, the Mississippi River Hills Region will be gaining population in all age groups from 2005 to 2015. All age categories are estimated to increase at similar rates of 1.5 to 1.7 percent per year. In 2015, CPAC has projected the following populations for the region:

2015 Population of 0-4 years:	32,792
2015 Population of 5-17 years:	95,566
2015 Population of 18-64 years:	302,824
2015 Population of 65 years and older:	59,143

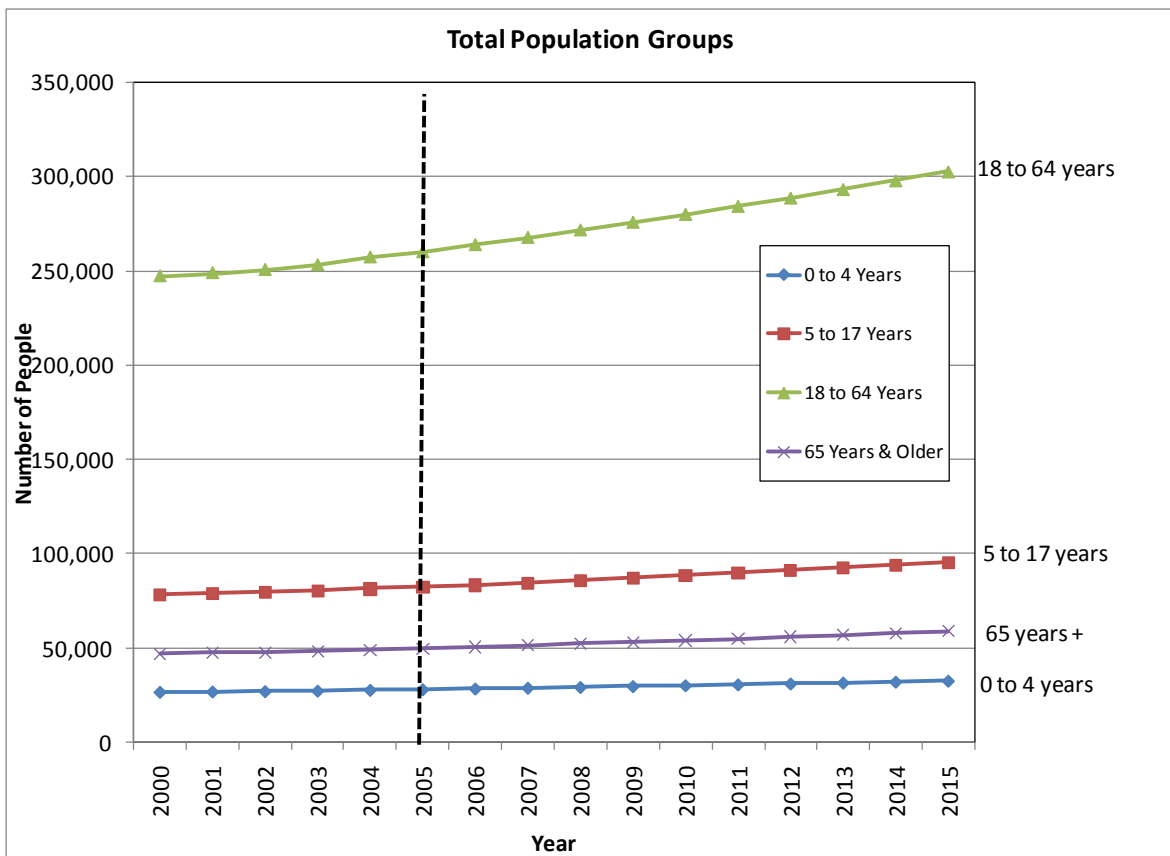


Figure 2: Mississippi River Hills Region Population Projections by Age
Source: 2000 US Census. Analysis by CPAC

2. Workforce Characteristics

Employment (Full- and part-time jobs)

There were 197,638 full-time and part-time jobs in the Mississippi River Hills Region in 2005. In 2015, there will be 246,129 jobs, according to CPAC projections. This represents an annual average growth rate of 2.2 percent.

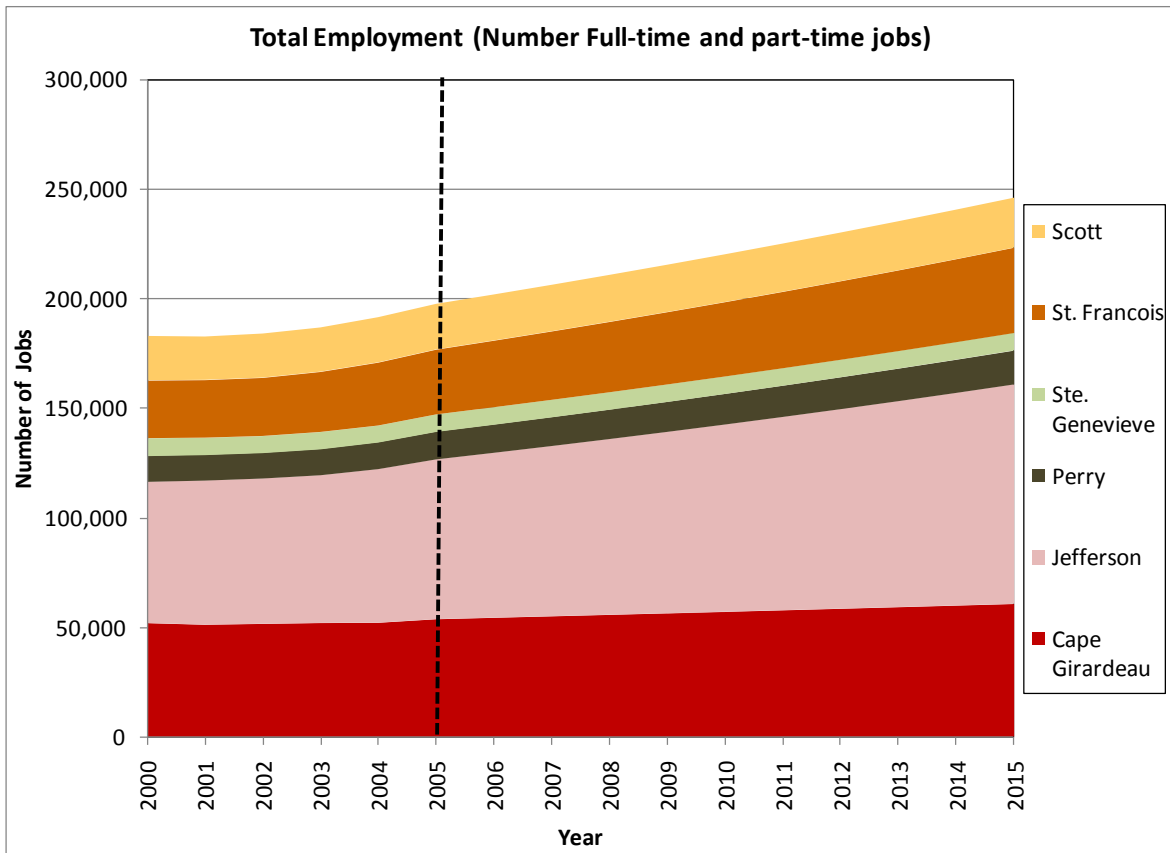


Figure 3: Mississippi River Hills Region Employment Projections

Source: 2000 US Census. Analysis by CPAC

For this study, it was assumed that employment (i.e., full- and part-time jobs) in all of the counties in the Mississippi River Hills Region would increase, as shown in the table below. These assumptions were based on an analysis of employment trends in each of the Mississippi River Hills Region counties from 1995 to 2005.⁶

⁶ For a full description of why CPAC assumed these annual growth rates, please see Appendix 1.

Table 4: Employment Projection			
	2015 Projection	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	246,129	24.5%	2.2%
Cape Girardeau	60,670	13.0%	1.2%
Jefferson	100,357	37.4%	3.2%
Perry	15,418	21.6%	2.0%
Ste. Genevieve	8,045	1.2%	0.1%
St. Francois	38,848	31.9%	2.8%
Scott	22,790	9.6%	0.9%

Source: 2000 US Census. Analysis by CPAC

Number of Unemployed

The number of unemployed people is projected to increase from 11,788 individuals in 2005 to 12,963 in 2015. An increase in the number of unemployed people is lined to the increase in population and the number of jobs.

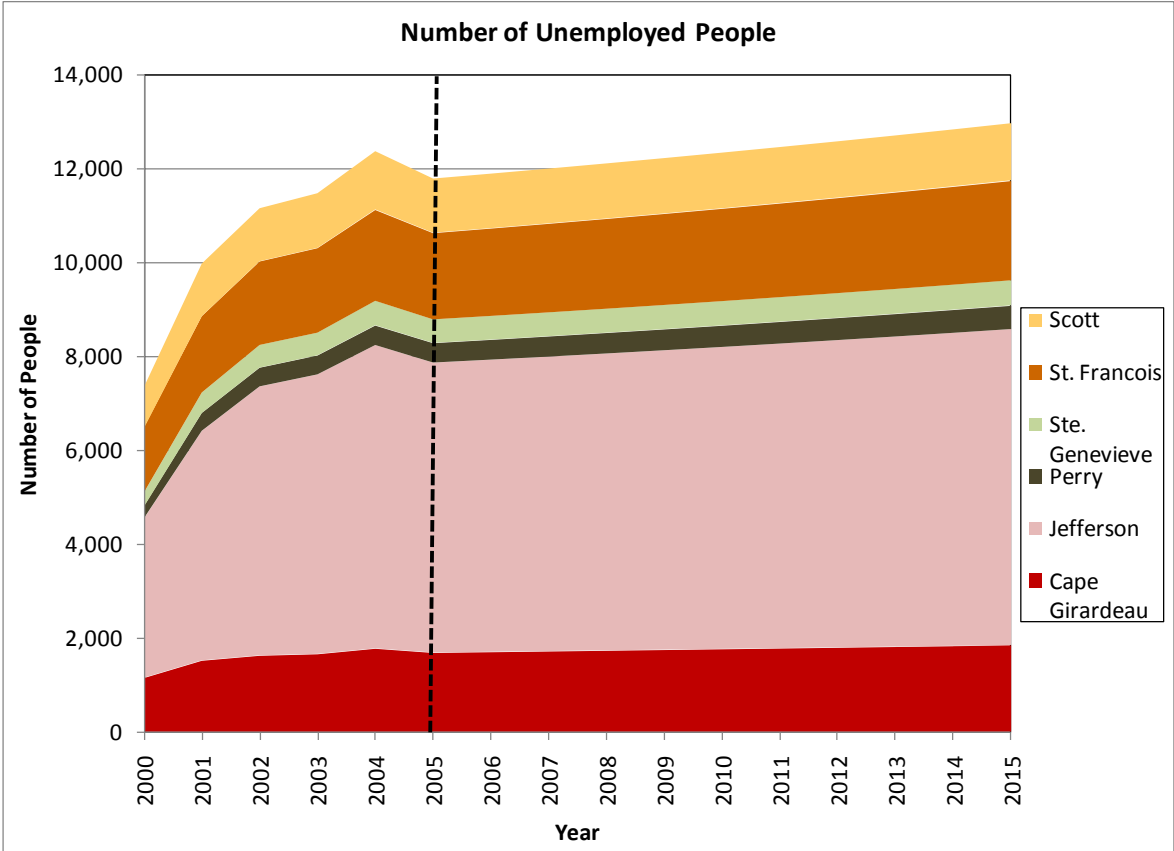


Figure 4: Mississippi River Hills Region Projection for Number of Unemployed People
 Source: Bureau of Economic Analysis with analysis by CPAC

Table 5: Unemployment Projection			
	2015 Projection	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	12,963	10.0%	1.0%
Cape Girardeau	1,845	9.5%	0.9%
Jefferson	6,756	9.0%	0.9%
Perry	496	19.8%	1.8%
Ste. Genevieve	537	6.8%	0.7%
St. Francois	2,118	15.1%	1.4%
Scott	1,212	5.4%	0.5%

Source: Bureau of Economic Analysis with analysis by CPAC

Employment by Workplace: Characteristics of Industry

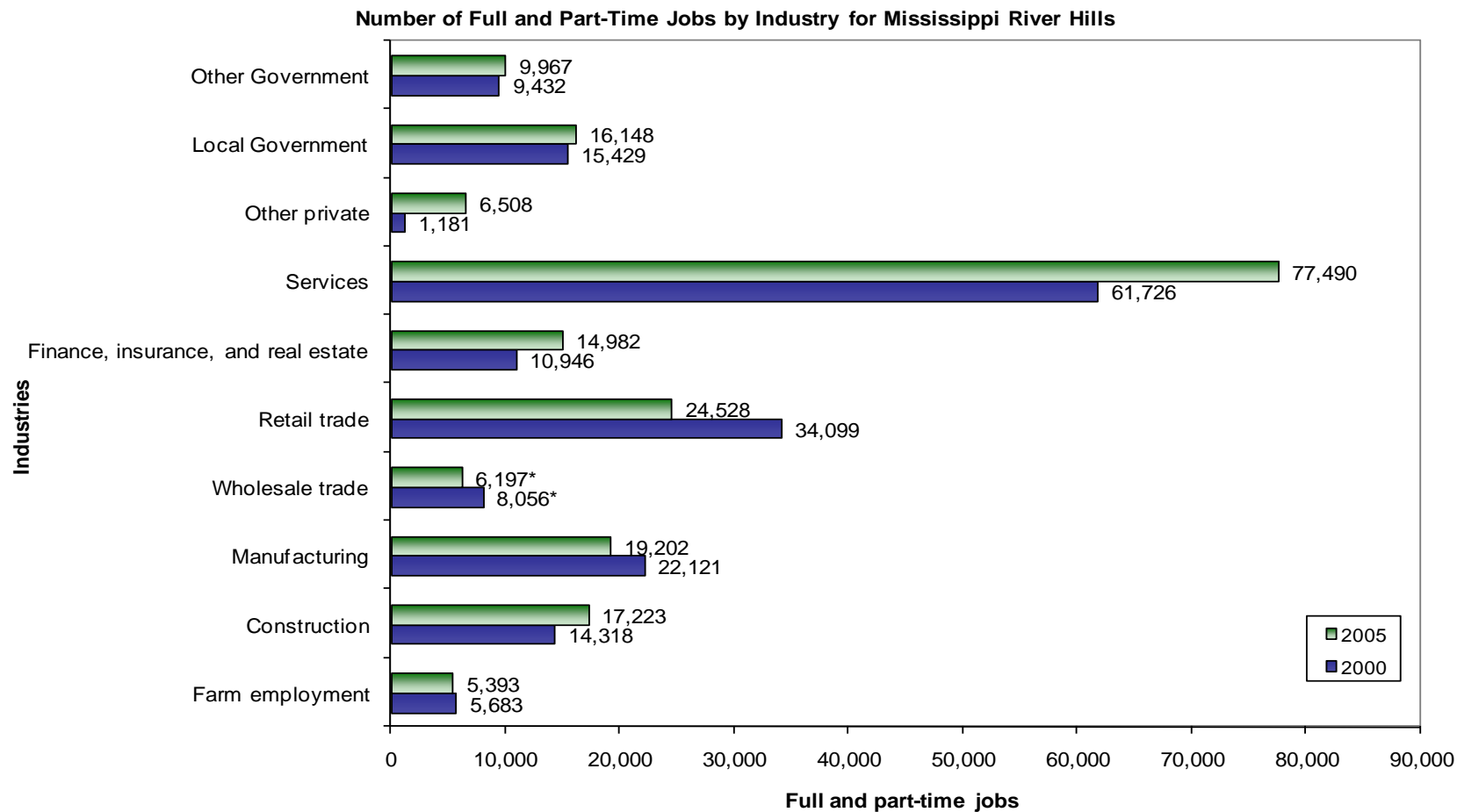
Historically, Services has accounted for the largest number of jobs in the Mississippi River Hills Region, and there was a large jump in jobs in this sector between 2000 and 2005 (See Figure 5). In 2000, there were 61,726 Service Industry jobs in Mississippi River Hills. By 2005, there were 77,490 jobs in the Services sector, and they accounted for 39.2 percent of all jobs in the region. The rest of the economy in the region is split relatively evenly between Government (26,115 jobs or 13.2 percent of the regional economy), Retail Trade (24,528 jobs or 12.4 percent of the regional economy), Manufacturing (19,202 jobs or 9.7 percent of the regional economy), Construction (17,223 jobs or 8.7 percent of the regional economy) and Finance, Insurance and Real Estate (14,982 jobs or 7.6 percent of the regional economy). The remaining jobs in the region are included in Wholesale Trade, Farm Employment and Other Private Employment. (Bureau of Economic Analysis)

Employment by Workplace: Number of Establishments by Size

The number of businesses grew in the Mississippi River Hills Region from 9,050 in 2000 to 10,017 establishments in 2005. There was growth in every size category between 2005 and 2015, except employers with 500-999 employees. Rather than having a loss of one employer with 500 to 999 employees, however, it appears that one employer in that category increased its number of employees and became an employer with 1,000 or more employees.

Many of the businesses that started in the Mississippi River Hills Region between 2000 and 2005 were smaller employers. There was a net gain of 621 establishments with fewer than five employees, and a net gain of 96 establishments with fewer than 10 employees. Approximately 55.3 percent of the region's business establishments employed fewer than 5 people in 2005 (5,536 businesses), and 74.5 percent of all firms employed fewer than 10 employees (7,458 businesses).

See Figure 6 below. (US Census, County Business Patterns)



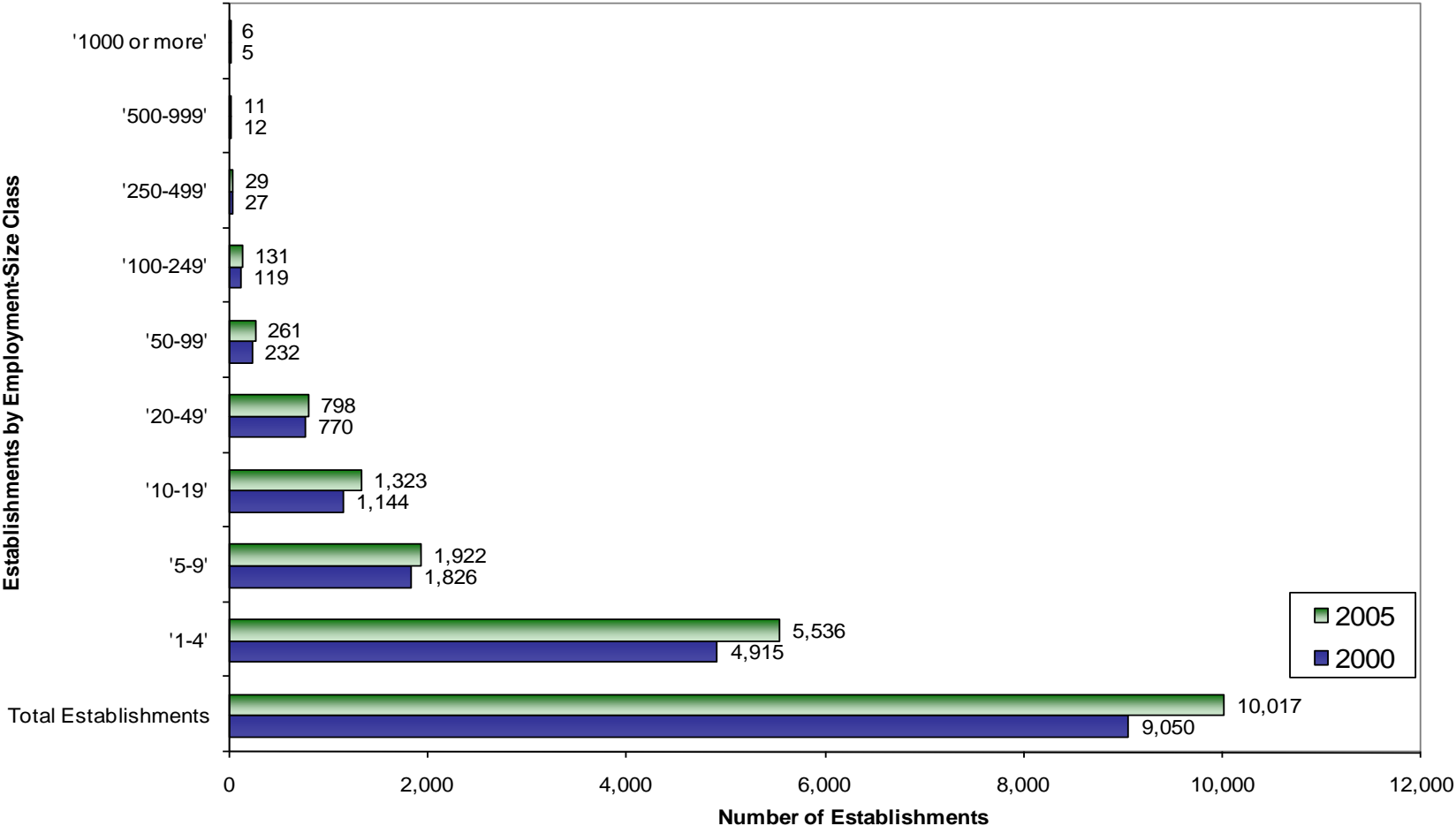
Mississippi River Hills Region includes the following counties: Jefferson, Ste. Genevieve, St. Francois, Cape Girardeau, Perry and Scott

** Some county level data are not included in the industry totals due to disclosure issues*

Source: Bureau of Economic Analysis

Figure 5: Mississippi River Hills Region Number of Full and Part-Time Jobs by Industry

Number of Establishments by Size for Mississippi River Hills



Source: US Census Bureau

Figure 6: Mississippi River Hills Region Number of Establishments by Size

Labor Force

Labor force is the number of people 16 years of age and older that are either (a) working or (b) unemployed and looking for work. There will be 261,647 people in the labor force in Mississippi River Hills Region in 2015, according to CPAC projections. This is an annual average increase of 1.6 percent. In 2015, women are projected to make up 47 percent of the total labor force in the region.

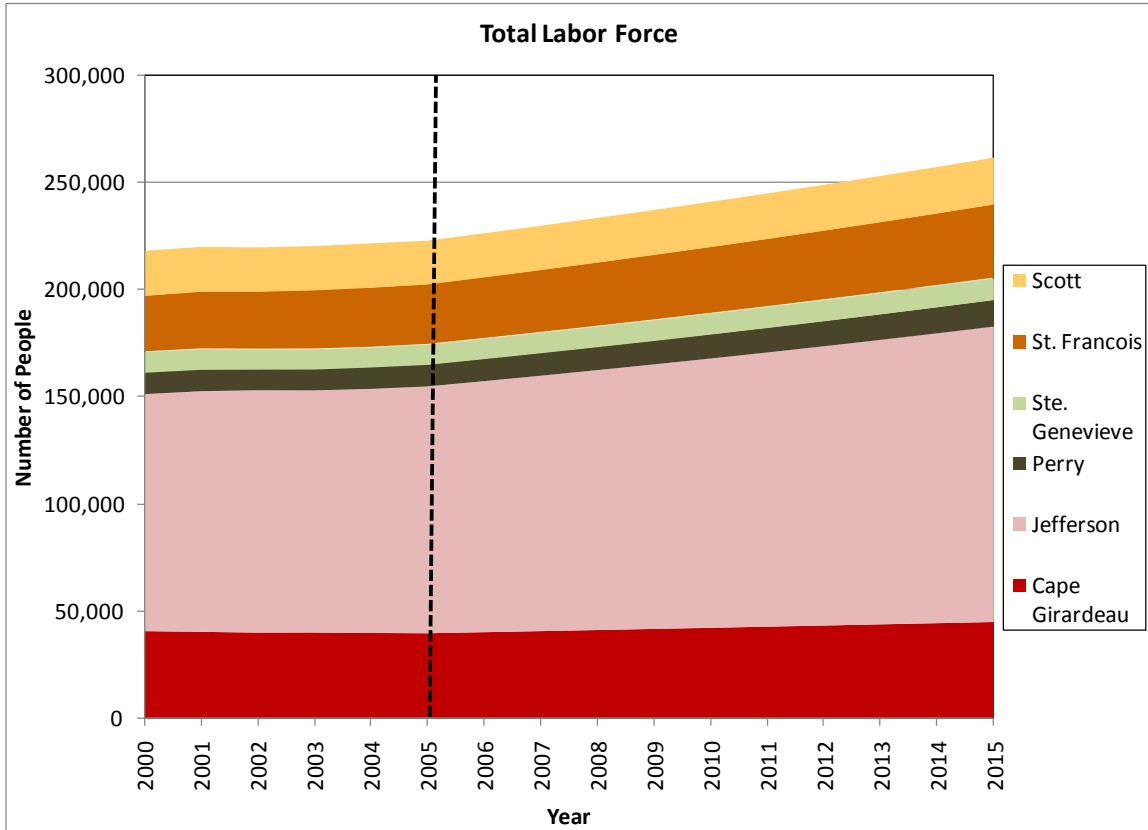


Figure 7: Mississippi River Hills Labor Force Projection

Table 6: Total Labor Force and Female Labor Force				
	Total Labor Force		Female Labor Force	
	2015 Projection	Average Annual Change from 2005 to 2015	2015 Projection	Average Annual Change from 2005 to 2015
Mississippi River Hills Region	261,647	1.6%	122,902	1.7%
Cape Girardeau	44,551	1.3%	21,417	1.3%
Jefferson	138,189	1.8%	64,156	1.9%
Perry	12,582	1.9%	5,811	2.0%
Ste. Genevieve	10,145	0.7%	4,629	0.7%
St. Francois	34,274	2.1%	16,308	2.1%
Scott	21,906	0.7%	10,580	0.7%

Source: Bureau of Labor Statistics with analysis by CPAC

Poverty

The number of people living below the Federal Poverty Threshold⁷ in Mississippi River Hills Region is projected to increase 1.7 percent annually from 2005 to 2015. There were 40,513 people living below the Federal Poverty Threshold in 2005, and the 2015 projection is 48,088.

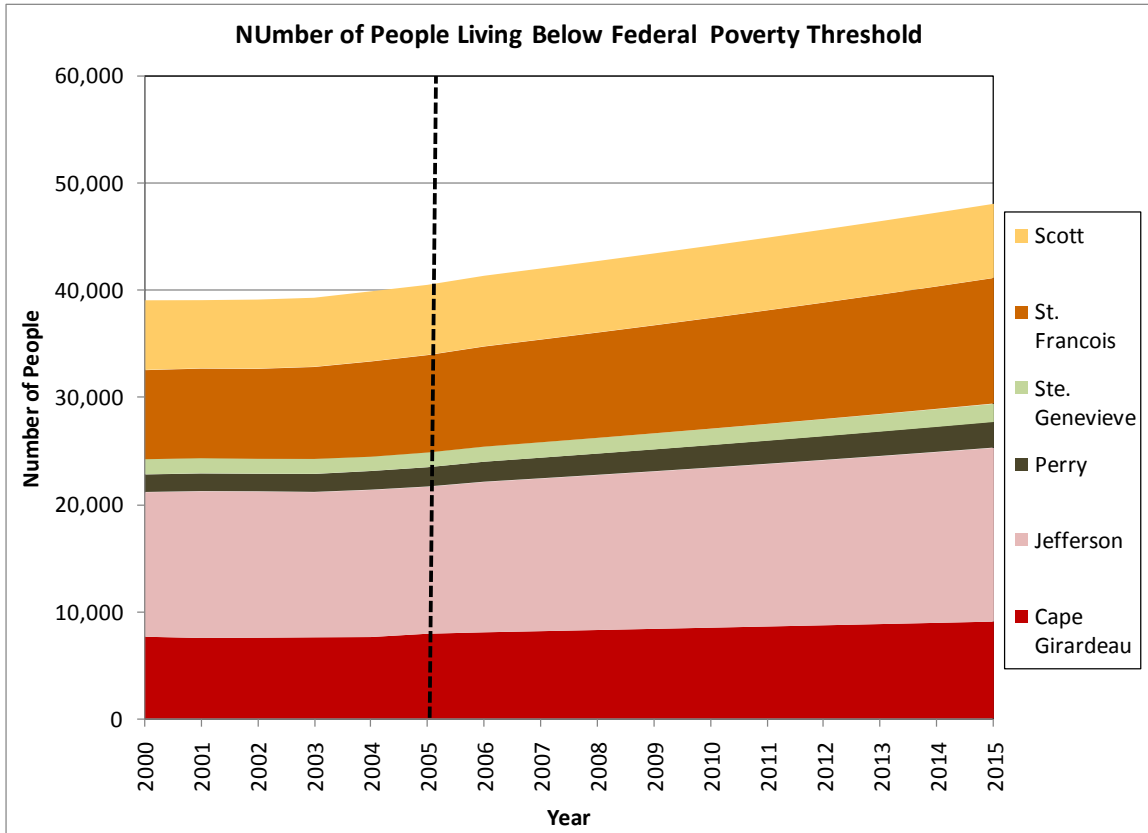


Figure 8: Projection for Number of People Living Below the Federal Poverty Threshold

Table 7: Population Living in Poverty Projection			
	2015 Projection	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	48,088	18.7%	1.7%
Cape Girardeau	9,047	14.4%	1.4%
Jefferson	16,262	18.2%	1.7%
Perry	2,438	35.6%	3.1%
Ste. Genevieve	1,716	20.9%	1.9%
St. Francois	11,705	28.9%	2.6%
Scott	6,919	5.7%	0.6%

Source: 2000 US Census with analysis by CPAC

⁷ The 2006 US Census Poverty Threshold for a family of 4 with 2 children is \$20,444. The Threshold is adjusted depending in the number of adults and children in the household.

Commuting

CPAC projections include estimates of the number of in-commuters (people travelling into each county from other counties to work) and the number of out-commuters (residents of each county who travel to other counties for work). Because individuals commute between counties within the Mississippi River Hills Region, commuting projections are provided at the county-level rather than for the region as a whole to avoid double-counting individual commuters. For example, a Perry County resident might commute to Cape Girardeau County for work. This person would be represented twice in regional level commuting data below. (He/she would appear once as a “Perry County Out-Commuter” and once as a “Cape Girardeau County In-Commuter.”

As may be expected due to its proximity to the St. Louis Metropolitan Area, Jefferson County has the highest number of out-commuters in the region, with a 2015 projection of 68,841 according to the CPAC analysis. Jefferson County also has the highest number of in-commuters, with a 2015 projection of 21,162. Ste. Genevieve County is the only other county in the region that has a greater number of out-commuters than in-commuters.

Cape Girardeau County has the largest positive gap between in-commuters and out-commuters, with 14,695 people projected to in-commute and just 4,329 people projected to commute out of the county for work. St. Francois is projected to have the largest increase in in-commuter, with an annual increase of 4.9% projected between 2005 and 2015.

Table 8: Commuting Projections				
	In-Commuters		Out-Commuters	
	2015 Projection	Average Annual Change from 2005 to 2015	2015 Projection	Average Annual Change from 2005 to 2015
Cape Girardeau	14,695	1.5%	4,329	3.7%
Jefferson	21,162	3.6%	68,841	1.1%
Perry	3,947	3.2%	2,676	3.1%
Ste. Genevieve	1,413	0.9%	3,685	1.3%
St. Francois	9,765	4.9%	7,623	2.0%
Scott	6,995	1.3%	6,479	0.6%

Source: 2000 US Census with analysis by CPAC

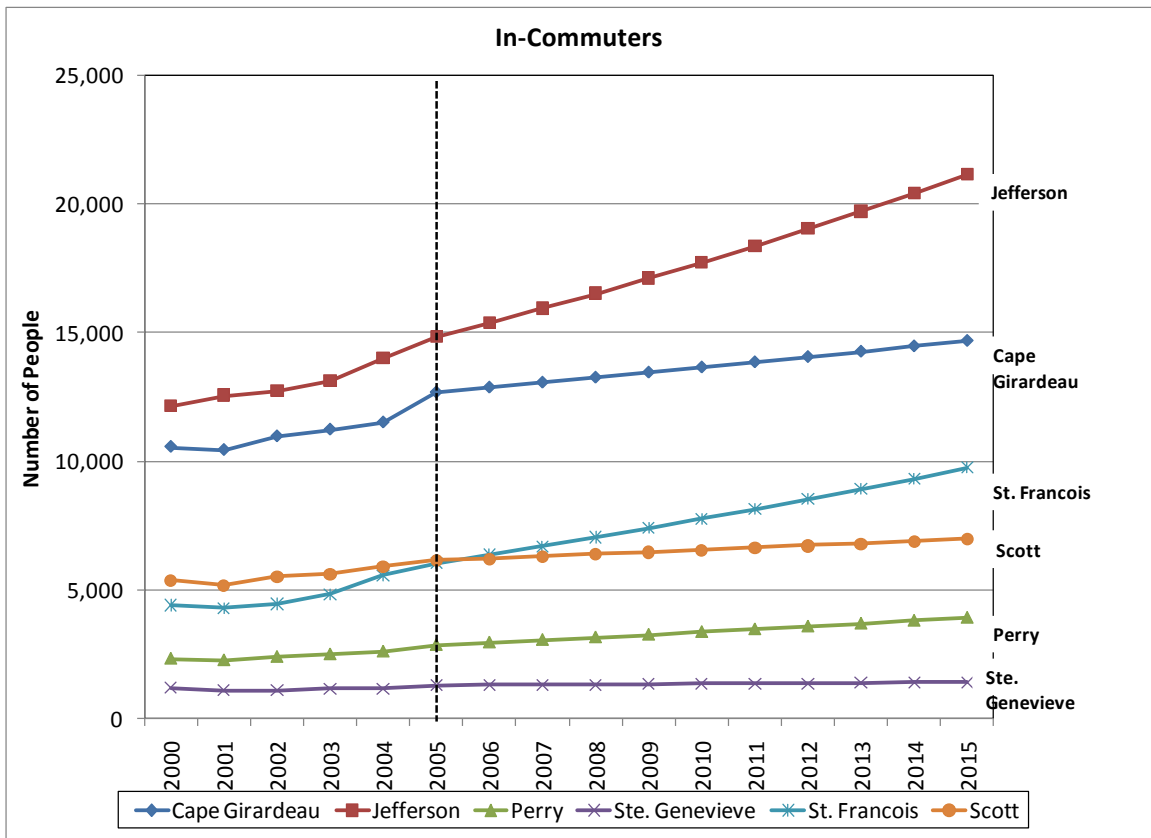


Figure 9: Mississippi River Hills Region In-Commuting Projection

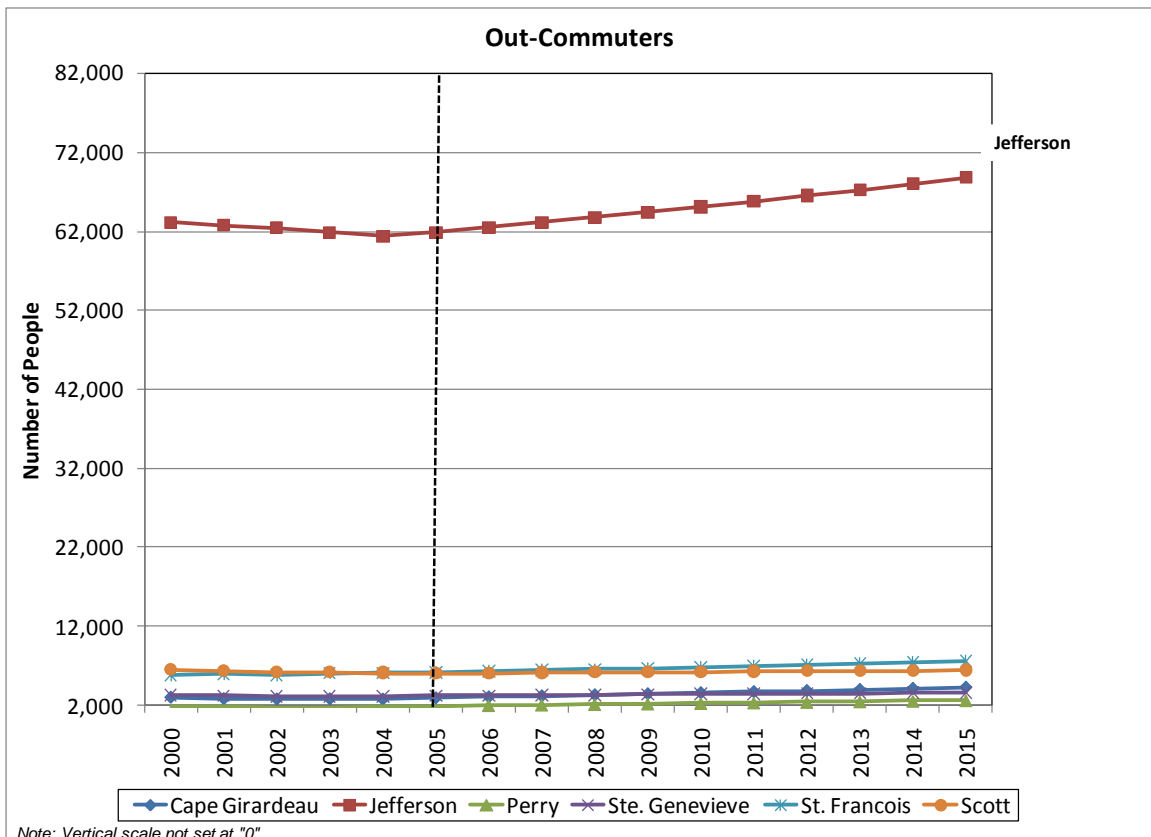


Figure 10: Mississippi River Hills Region Out-Commuting Projection

3. Housing

Housing Demand⁸

The demand for housing in the Mississippi River Hills Region is projected to increase by 1.6 percent per year from 156,809 in 2005 to 184,524 in 2015. Demand for owner-occupied housing will increase at approximately the same rate. Demand for owner-occupied housing is projected to account for 76.2 percent of total housing demand in 2015 for the region.

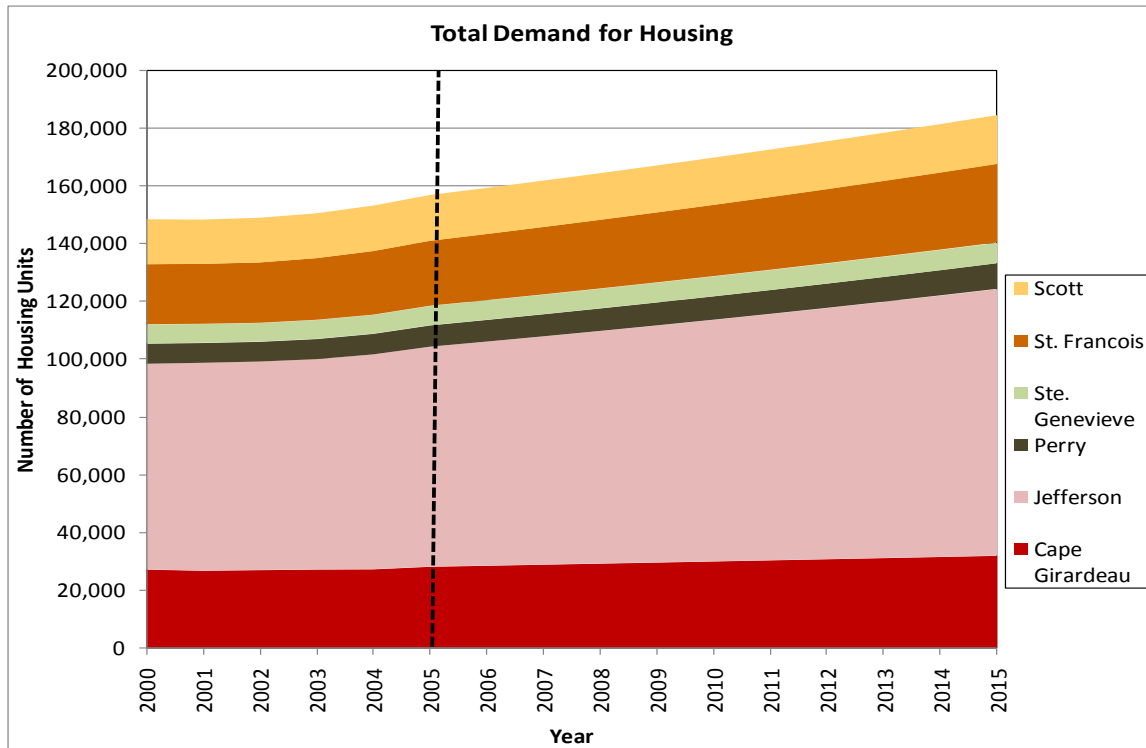


Figure 11: Mississippi River Hills Region Housing Demand Projection

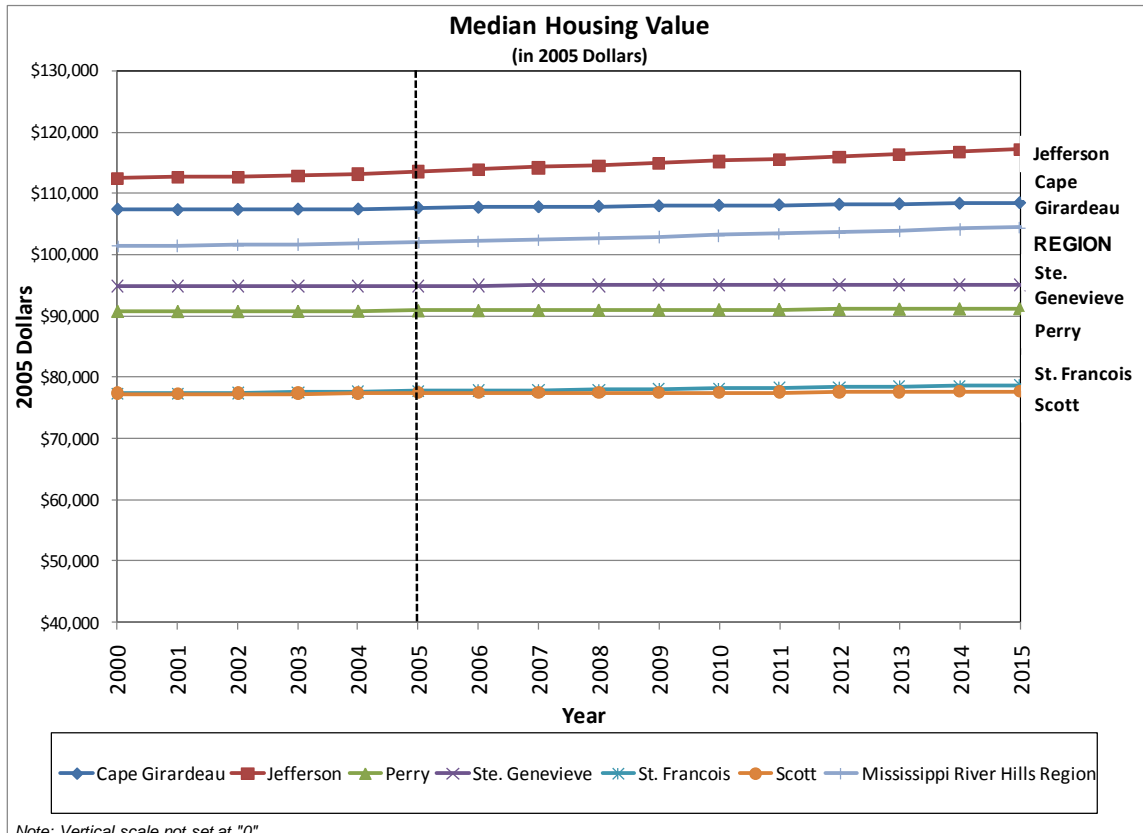
Source: 2000 US Census with analysis by CPAC

Table 9: Housing Demand				
	Total Housing Demand		Demand for Owner-Occupied Housing	
	2015 Projection	Avg Annual Change from 2005 to 2015	2015 Projection	Avg Annual Change from 2005 to 2015
Cape Girardeau	31,763	1.3%	21,789	1.3%
Jefferson	92,616	1.9%	74,744	1.7%
Perry	8,853	1.9%	6,895	1.7%
Ste. Genevieve	7,072	0.6%	5,845	0.6%
St. Francois	27,254	1.9%	19,630	1.8%
Scott	16,966	0.6%	11,762	0.6%
Mississippi River Hills Region	184,524	1.6%	140,665	1.5%

⁸ The demand for housing is defined as the number of housing units that is theoretically necessary to house the number of people and households in the county.

Median Housing Value

Median housing values are projected to increase 0.2 percent between 2005 and 2015 in the Mississippi River Hills Region. Median housing value for the Mississippi River Hills Region is projected to increase in real terms by \$2,396 (from \$102,034 in 2005 to \$104,430 in 2015). All monetary figures have been adjusted to 2005 dollars.



Note: Vertical scale not set at "0"

Figure 12: Mississippi River Hills Median Housing Value. Source: 2000 US Census. Analysis by CPAC.

At the county-level, median housing values are projected to increase between 0.0 and 0.3 percent on average per year. Jefferson County's 2015 projected housing value is the highest in the region at \$117,144, and Scott County's is the lowest at \$77,634.

Table 10: Median Housing Value Projection			
	2015 Projection (in 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$104,430	2.35%	0.23%
Cape Girardeau	\$108,427	0.76%	0.08%
Jefferson	\$117,144	3.12%	0.31%
Perry	\$91,153	0.37%	0.04%
Ste. Genevieve	\$95,057	0.10%	0.01%
St. Francois	\$78,700	1.27%	0.13%
Scott	\$77,634	0.28%	0.03%

Source: 2000 US Census with analysis by CPAC

Median Monthly Rent

Median monthly rent for the Mississippi River Hills Region is not projected to change significantly from 2005 to 2015. The 2015 projected value is \$534, just \$11 more than the median rent in 2005. (All monetary figures have been adjusted to 2005 dollars.)

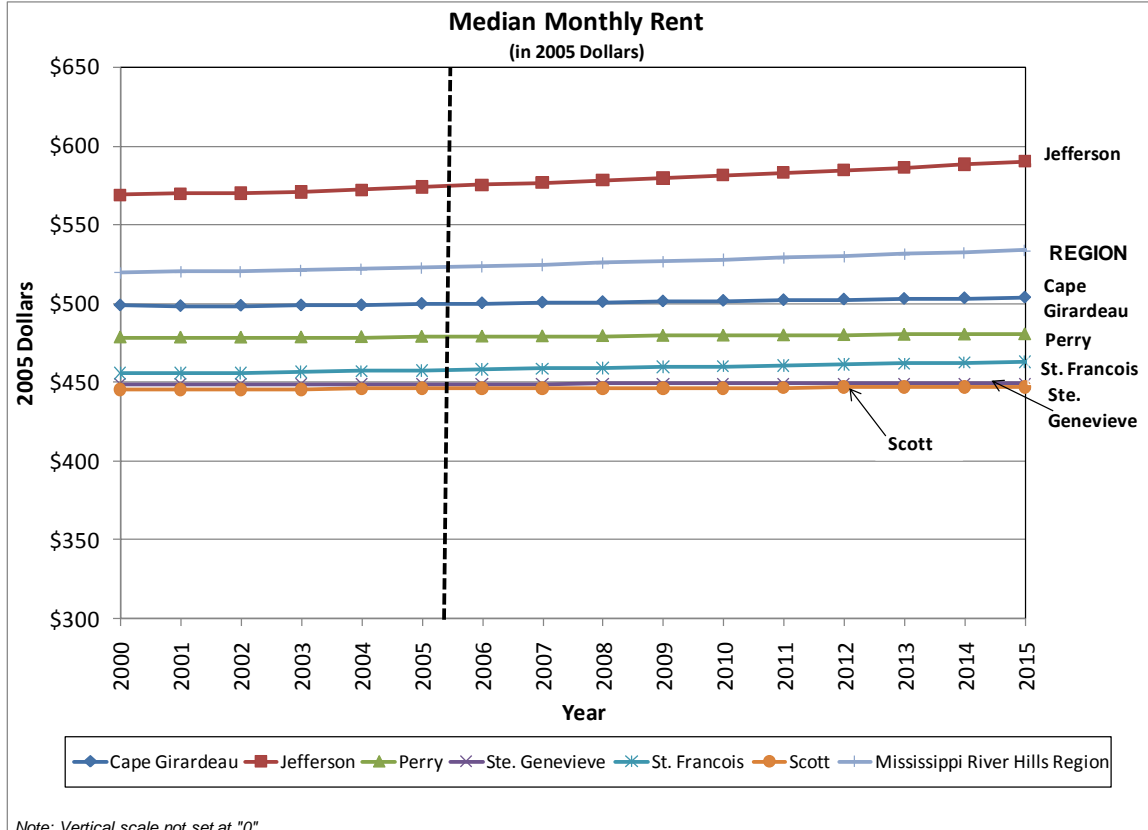


Figure 13: Mississippi River Hills Region Median Monthly Rent

Table 11: Median Monthly Rent Projection			
	2015 Projection (in 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$534	2.2%	0.2%
Cape Girardeau	\$504	0.8%	0.1%
Jefferson	\$590	2.8%	0.3%
Perry	\$481	0.3%	0.0%
Ste. Genevieve	\$449	0.1%	0.0%
St. Francois	\$463	1.2%	0.1%
Scott	\$447	0.3%	0.0%

Source: 2000 US Census with analysis by CPAC

4. Economics

Real Personal Per Capita Income

For this analysis, CPAC assumed that the Real Personal Per Capita Income annual average growth rates for each of the counties to be those shown in Table 12, with growth rates ranging from -0.02 percent in St. Francois County to 1.4 percent in Scott County. These assumptions are based on an analysis of income trends in the Region from 1995 to 2005 and input from Mississippi River Hills partners.⁹ At the regional level, Personal Per Capita Income is projected to grow at a rate of 0.7 percent per year.

According to the baseline projections, Personal Per Capita Income for the region will increase from \$27,058 in 2005 to \$29,084 in 2015 (adjusted to 2005 dollars).

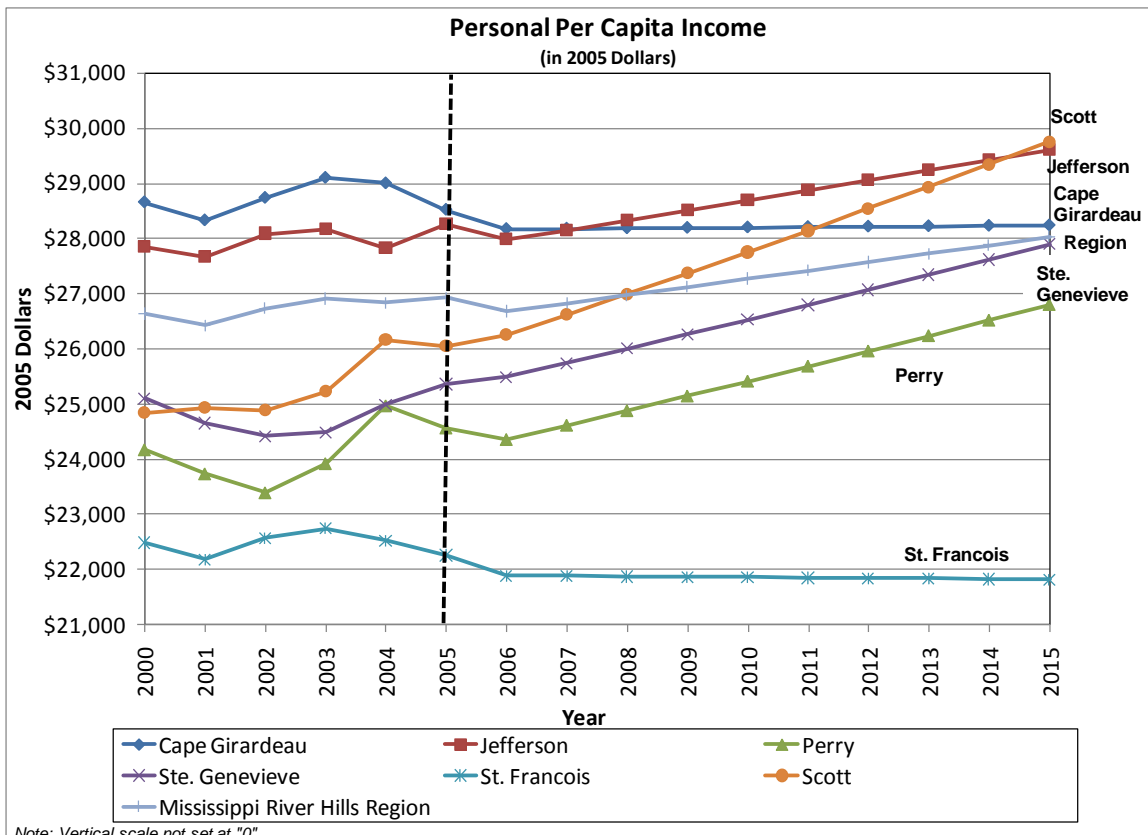


Figure 14: Mississippi River Hills Region Real Personal Per Capita Income

Source: 2000 US Census with analysis by CPAC

⁹ For a full description of why CPAC assumed this annual growth rate, please see Appendix 1.

Table 12: Personal Per Capita Income Projection			
	2015 Projection (in 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$29,084	7.5%	0.7%
Cape Girardeau	\$28,593	0.3%	0.03%
Jefferson	\$30,164	6.7%	0.7%
Perry	\$27,319	11.2%	1.1%
Ste. Genevieve	\$28,053	10.6%	1.0%
St. Francois	\$22,221	-0.2%	-0.02%
Scott	\$29,936	14.9%	1.4%

Source: 2000 US Census with analysis by CPAC

Median Household Income

Median household income for Mississippi River Hills Region is projected to grow in real terms from 2005 to 2015. The 2015 median household income for the region is projected to be \$47,900, which is \$1,672 higher than in 2005 (in real 2005 dollars).

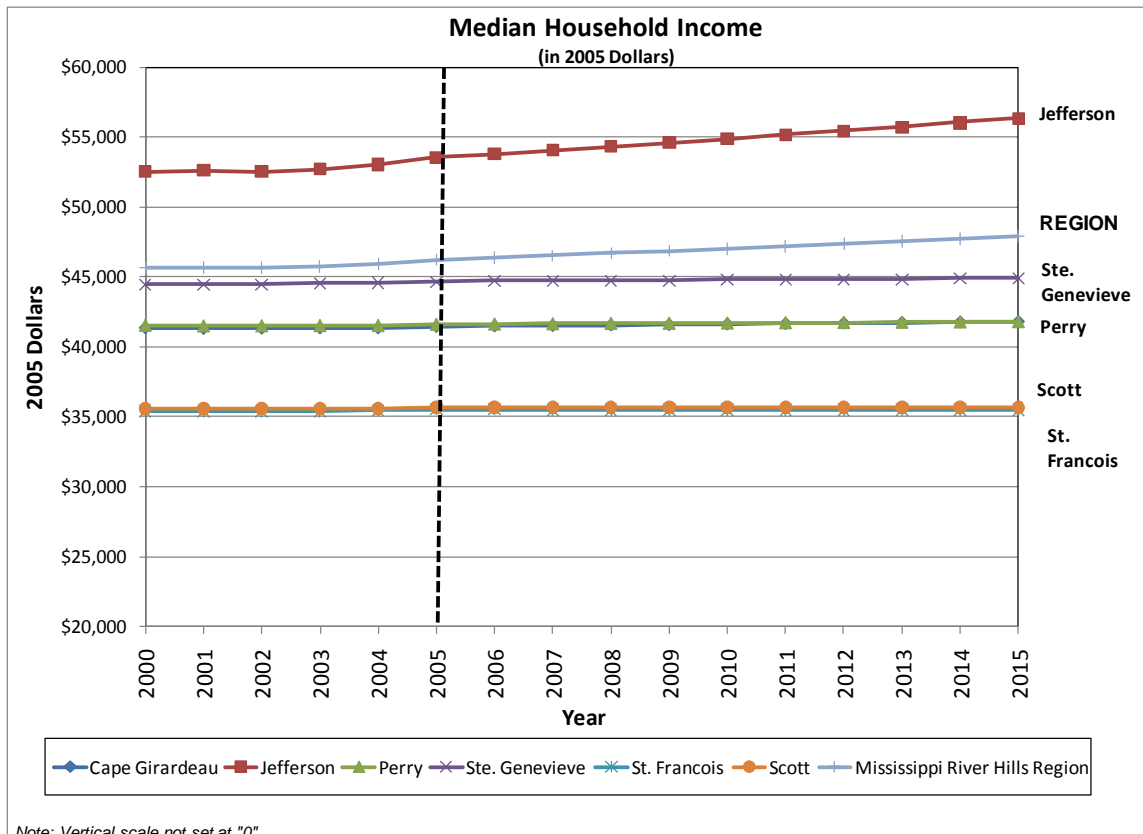


Figure 15: Mississippi River Hills Median Household Income

Source: 2000 US Census with analysis by CPAC

Table 13: Median Household Income Projection			
	2015 Projection (in 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$47,900	3.6%	0.4%
Cape Girardeau	\$41,778	0.8%	0.1%
Jefferson	\$56,362	5.2%	0.5%
Perry	\$41,794	0.4%	0.0%
Ste. Genevieve	\$44,909	0.5%	0.1%
St. Francois	\$35,470	-0.1%	0.0%
Scott	\$35,654	0.1%	0.0%

Source: 2000 US Census with analysis by CPAC

Assessed Property Value

In 2015, assessed property value in the Mississippi River Hills Region is projected to be approximately \$5.8 billion (in real 2005 dollars). This represents an average annual increase of 1.9 percent from the 2005 value of \$4.8 billion. Assessed property includes all property for all uses such as residential, industrial, vacant properties, etc.

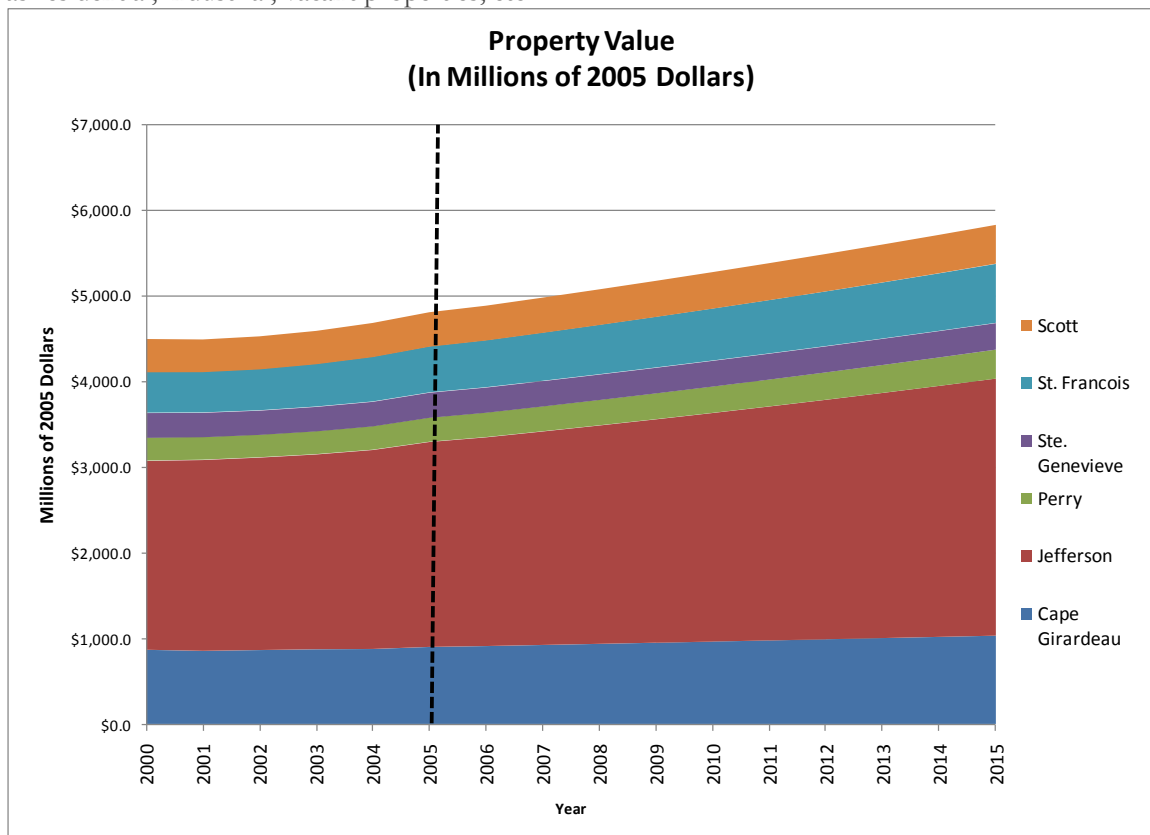


Figure 16: Mississippi River Hills Region Property Value Projection

Source: Bureau of Economic Analysis with analysis by CPAC

All of the counties in the region are expected to experience increases in assessed property values by 2015, according to CPAC projections. St. Francois County and Jefferson County are expected to see the fastest growth, with an average annual increase of 2.5 percent and 2.3 percent, respectively. Ste. Genevieve is projected to have the smallest increase, at 0.5 percent per year.

Table 14: Property Value Projection			
	2015 Projection (in millions of 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$5,825.5	21.1%	1.9%
Cape Girardeau	\$1,028.4	14.7%	1.4%
Jefferson	\$3,005.8	25.5%	2.3%
Perry	\$341.0	19.9%	1.8%
Ste. Genevieve	\$309.6	5.5%	0.5%
St. Francois	\$690.2	27.8%	2.5%
Scott	\$450.5	12.4%	1.2%

Source: Bureau of Economic Analysis with analysis by CPAC

Taxable Retail Sales

Taxable retail sales are projected to increase by 1.6 percent on average per year between 2005 and 2015. In 2015, taxable retail sales are projected to be approximately \$5.5 billion (in 2005 dollars) compared to \$4.7 billion in 2005. This is an overall increase of \$825.4 million over the 10 year period.

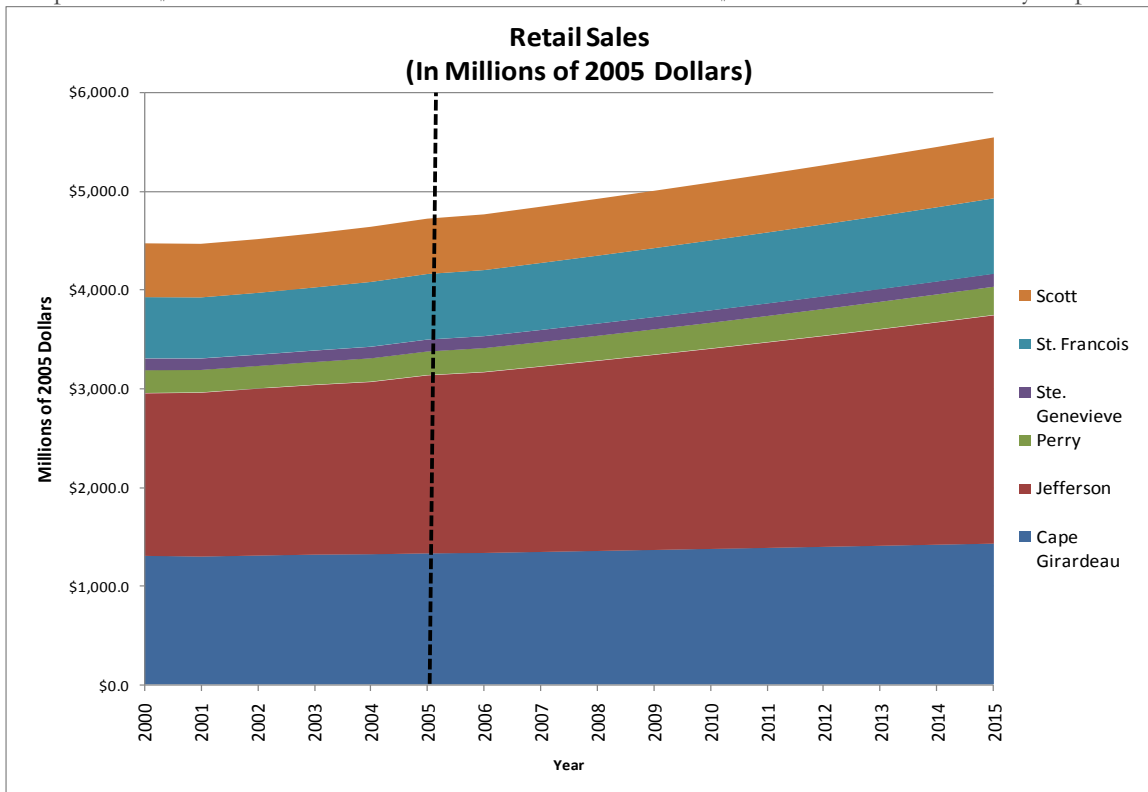


Figure 17: Mississippi River Hills Region Taxable Retail Sales Projection

Source: 2000 US Census with analysis by CPAC

Jefferson County is expected experience the fastest growth in taxable retail sales between 2005 and 2015, with an increase of 2.5 percent per year on average. At this growth rate, Jefferson County’s 2015 retail sales will be approximately \$2.3 billion. Cape Girardeau County’s retail sales will grow at a rate of 0.7 percent per year, according to CPAC projections. Despite having the smallest annual growth rate in the region, Cape Girardeau County is still expected to have the second highest retail sales in the region in 2015, after Jefferson County. See Table 15 below.

Table 15: Retail Sales Projection			
	2015 Projection (in millions of 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$5,548.8	17.5%	1.6%
Cape Girardeau	\$1,429.3	7.5%	0.7%
Jefferson	\$2,313.4	28.3%	2.5%
Perry	\$286.0	19.2%	1.8%
Ste. Genevieve	\$133.5	10.7%	1.0%
St. Francois	\$767.8	15.2%	1.4%
Scott	\$618.9	10.1%	1.0%

5. Public Finances

Annual Public Revenues and Expenditures

Discussion of the data and projections

All public finance projections in this report include revenues and expenditures for all levels of local government (including county, cities, townships, and special districts). These figures are estimated on a yearly basis. Therefore, revenue projections do not include carry-over from year to year.

Additionally, expenditures do not include large, one-time capital expenditures (such as a new fire engine or new school). The annual expenditures account only for the yearly “operating” expenses for local governments. Annual public expenditures may be interpreted as the cost that local governments will incur to meet the demand for services by local residents.

The Show-Me Model does not account for macro-economic shifts and events, such as the recent trends in the economy.

Finally, while local governments are not technically supposed to carry expenditures that exceed revenues in their budgets, the Show-Me Model does statistically allow this.

Regional Analysis of Public Finances

Public Revenue for the seven counties in the Mississippi River Hills Region is expected to increase by 1.7 percent per year from 2005 to 2015. In 2015, total Public Revenue for the region is expected to reach approximately \$1.2 billion (in real 2005 dollars). Public Expenditures are projected to increase at a rate of 1.6 percent per year, for a 2015 projected value of \$1.1 billion (in real 2005 dollars). At the regional level, then, revenues appear to be growing at a faster rate than expenditures, and total revenues appear to remain higher than expenditures, assuming that there will be no major capital expenditures from 2005 to 2015. See Figures 18 and 19.

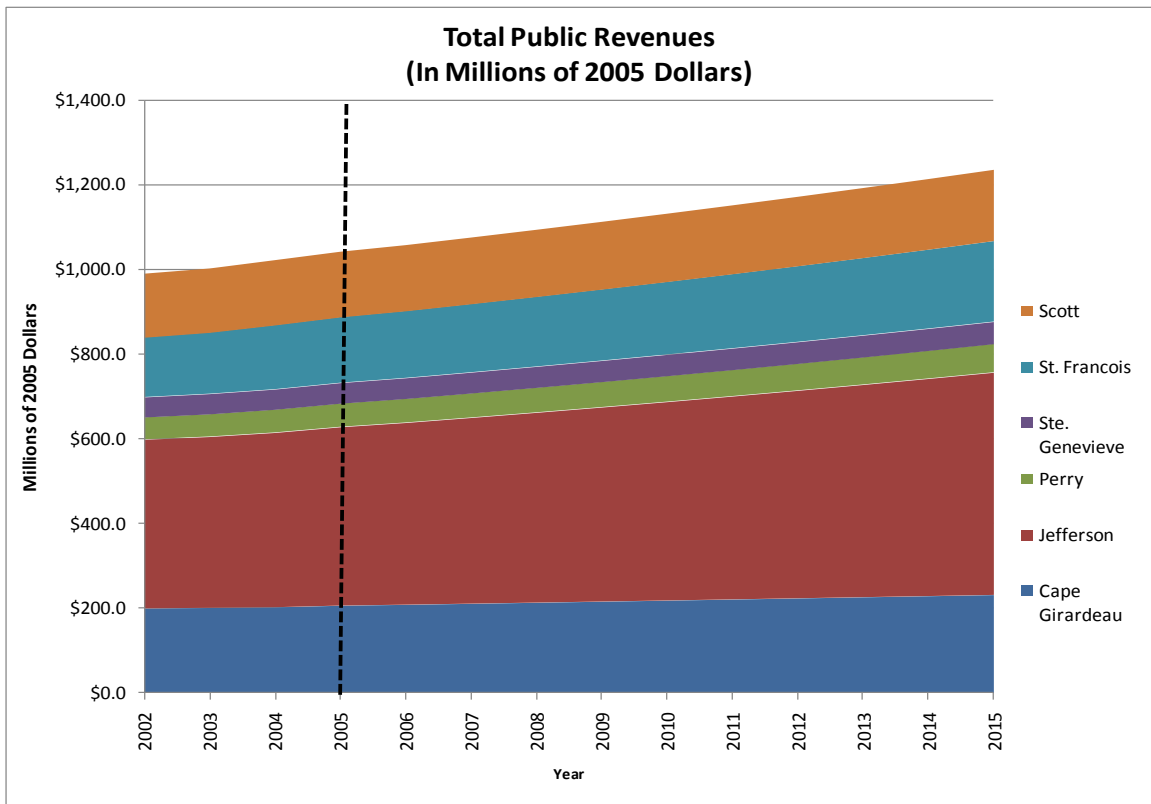


Figure 18: Ozark Region Revenues Projection

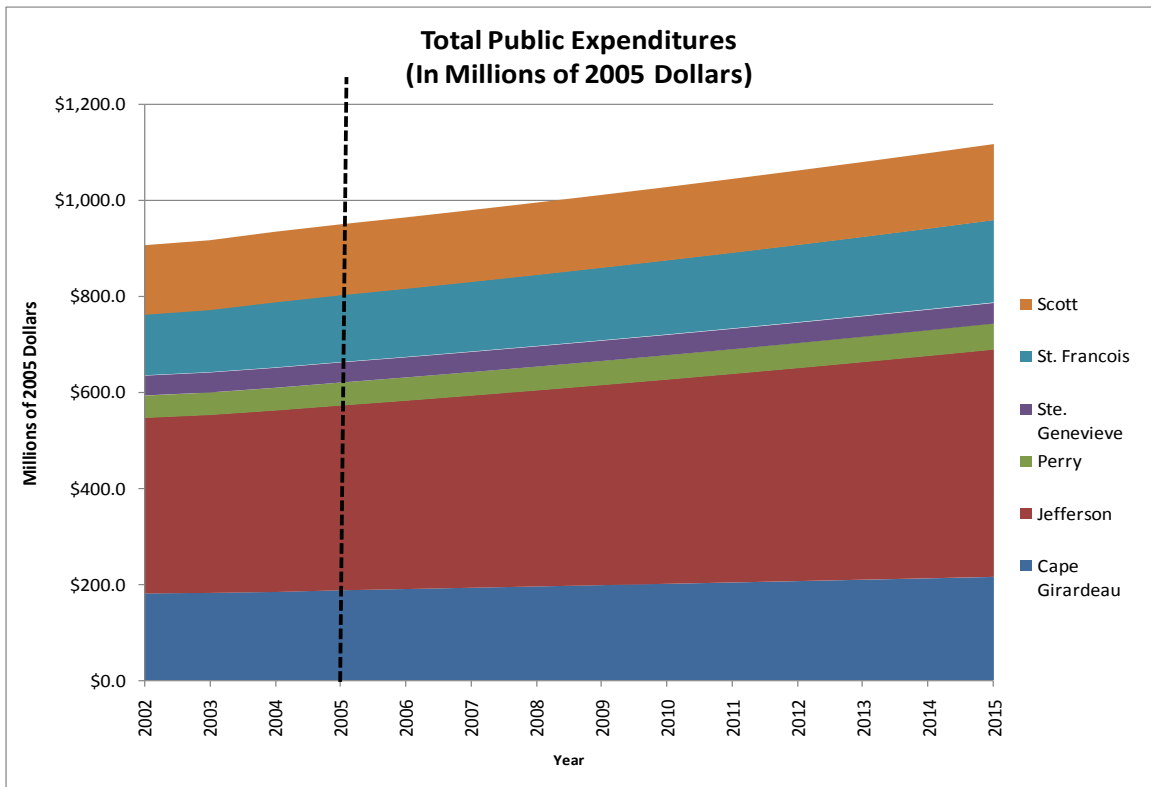


Figure 19: Mississippi River Hills Region Public Expenditures

Source: US Census of Governments, with analysis by CPAC

County-Level Analysis of Public Finances

The 2015 Public Revenue projection in each of the six counties in the Mississippi River Hills Region is higher than the 2015 Expenditure Projection, as shown in the Table 16 below. And, in five of the counties Revenues are projected to grow faster than Expenditures. Jefferson County is projected to experience the fastest growth in both Revenues and Expenditures.

Cape Girardeau County's projections, however, show Expenditures growing at a faster pace (1.4 percent per year) than Revenue (1.2 percent per year). Cape Girardeau County is still expected to have higher Revenue than Expenditures in 2015. However, if Expenditures continue to outpace Revenue in Cape Girardeau County over the long-term, Cape Girardeau County's local governments are likely to face financial and budgeting challenges in the future.

Table 16: Public Revenues and Expenditures (in Millions of 2005 Dollars)				
	Revenues		Expenditures	
	2015 Projection	Average Annual Change from 2005 to 2015	2015 Projection	Average Annual Change from 2005 to 2015
Mississippi River Hills Region	\$1,235.1	1.7%	\$1,118.4	1.6%
Cape Girardeau	\$231.7	1.2%	\$217.0	1.4%
Jefferson	\$525.5	2.2%	\$472.5	2.1%
Perry	\$67.1	2.0%	\$55.1	1.4%
Ste. Genevieve	\$52.6	0.8%	\$43.2	0.3%
St. Francois	\$190.6	2.0%	\$172.2	2.0%
Scott	\$167.6	0.8%	\$158.3	0.7%

Source: US Census of Governments, with analysis by CPAC

Public Education Expenditures

Annual projections for education expenditures are included in the total public expenditures reported above. However, because school funding issues tends to be important for communities, education expenditures (or demand for education services) are provided here separately. In 2015, annual public education expenditures are estimated to be \$674.5 million for the Mississippi River Hills Region, an increase of 1.5 percent per year from the 2005 value of \$579.8 million (in constant 2005 dollars).

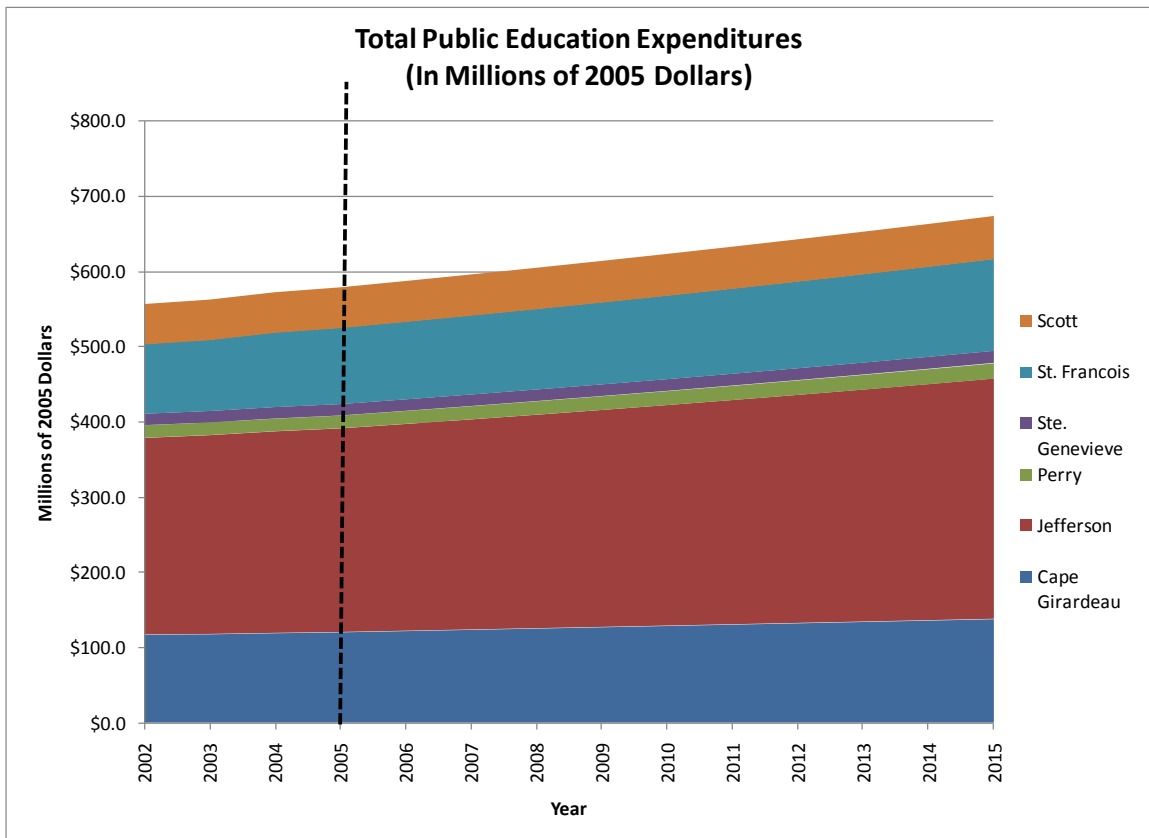


Figure 20: Mississippi River Hills Region Education Expenditure Projection

Source: US Census of Governments, with analysis by CPAC

All of the counties in the Mississippi River Hills Region are expected to experience increases in Public Education Expenditures between 2005 and 2015. This can be interpreted as a growing demand for school services for the growing populations of children (ages 5-17) in each of these counties.

Table 17: Public Education Expenditures Projection			
	2015 Projection (in millions of 2005 dollars)	Cumulative Change from 2005 to 2015	Annual Average Change
Mississippi River Hills Region	\$674.5	16.3%	1.5%
Cape Girardeau	\$138.2	14.6%	1.4%
Jefferson	\$319.9	18.0%	1.7%
Perry	\$20.5	21.0%	1.9%
Ste. Genevieve	\$16.0	5.3%	0.5%
St. Francois	\$122.5	20.3%	1.9%
Scott	\$57.4	6.0%	0.6%

Source: US Census of Governments, with analysis by CPAC

6. Conclusion

The Mississippi River Hills Region appears to be well positioned for positive population and economic growth, if current conditions continue into the future as assumed in this baseline study. According to this study, the region can expect to experience growth in population, employment, labor force, housing demand, personal per capita income and median household income, assessed property value, housing value, taxable retail sales, and local public revenues.

The Regional Advisory Panel discussed several local, policy and macro-economic issues, however, which may affect the future of the Region. For example, recent business closures were of concern to the group. Others were interested in the effects of the increasing energy costs on local family budgets, commuting and consumer buying patterns. Some members of the group were curious if higher energy prices and a slow-down in the economy would lead to greater levels of regional tourism, as families may decide to vacation closer to home.

The new Mississippi River Hills Association, built in part through the partnership with University of Missouri Extension Community Economic and Entrepreneurial Development program is one of the region's positive initiatives to address local economic concerns. This program promotes regional cuisines and agritourism based in the unique ecological and cultural heritage in the Mississippi River Hills Region.

This Baseline Study shows that, while the Mississippi River Hills Region as a whole is growing at a steady pace, individual county growth is quite varied. Some counties are growing more quickly than other counties. The Mississippi River Hills Region, however, has an opportunity to collaborate across the six counties. This collaboration could provide positive opportunities and synergy. The success of this regional approach continues to be important, particularly in today's economy that rewards regional economic development efforts over fragmented, smaller scale initiatives.

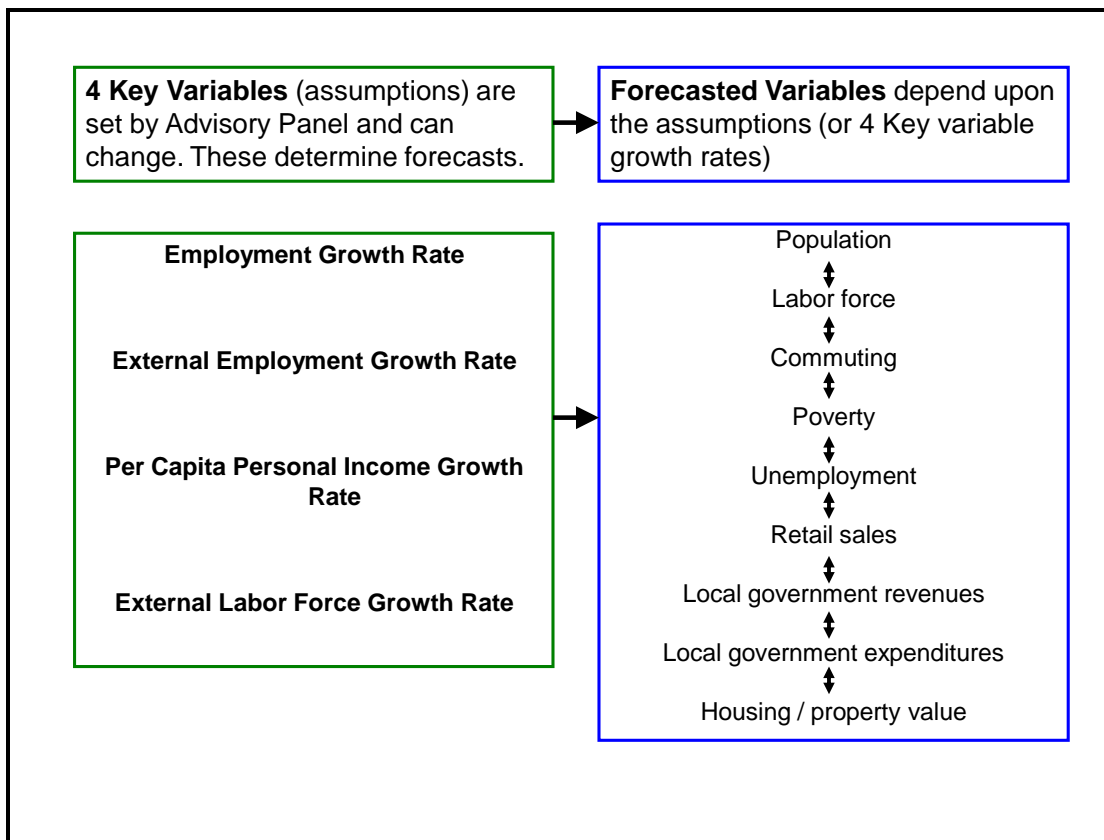
Appendix 1: Four Key Variables and the Show-Me Model

CPAC's Show-Me Model (Version R2.2) is an economic modeling system that is built upon the premise that there are four key variables (economic forces) that tend to drive change in regional economies. These four key variables (economic forces) are:

- Personal per capita income
- Employment (full-time and part-time jobs)
- External Employment (employment in the counties that are adjacent and outside of the Region)
- External Labor Force (labor force in the counties that are adjacent and outside of the Region)

As these four variables change at faster or slower rates, they drive change in the rest of the community (population, housing demand, public service demand and expenditures, school enrollment, sales tax and retail tax revenues, etc). All these variables act together within the regional economy and community as a system. For example, an increase in employment may spur a population increase. Then, as population grows, so do retail sales, demand for housing and the labor force. CPAC built the Show-Me Model so that, by entering different growth rates for each of the four key variables (or making different “assumptions” about the driving economic forces), it captures all these interactions within the system in its projections. See Illustration A.

Illustration A: CPAC Show-Me Model



Through a series of meetings in each CPAC Baseline Project, the Community Advisory Panel reviews the history of the four key variables and discusses local economic issues. In the November 30, 2007 meeting, the Mississippi River Hills Region Advisory Panel members were asked to project how the four key variables (employment, personal per capita income, external employment and external labor force) were most likely to change in the future and to select growth rates for these variables.

In most cases, CPAC staff enters the growth rates chosen by the Advisory Panel into the Show-Me Model in order to calculate the projections provided in reports. However, during the process of completing this project, the Bureau of Economic Analysis released revised data for years 1995-2000. The revised data resulted in changes in growth rates that the Advisory Panel had previously considered. Given these circumstances, a representative of the Mississippi River Hills Advisory Panel requested that CPAC set the key growth rates in this report on statistical analysis of historical data rather than the Advisory Panel's selections. The rates used by CPAC in this report have been provided in the Executive Summary and below.

Annual Average Growth Rates Used in Mississippi River Hills Baseline Projections				
	Employment¹⁰	Personal Per Capita Income	External* Employment¹¹	External * Labor Force¹²
REGION	NA	NA	0.5	0.5
Cape Girardeau	1.2	0.03	NA	NA
Jefferson	3.2	0.7	NA	NA
Perry	2.0	1.1	NA	NA
Ste. Genevieve	0.1	1.0	NA	NA
St. Francois	2.8	-0.02	NA	NA
Scott	0.9	1.4	NA	NA

* “External Counties” are the counties that are outside the region and adjacent to it. Mississippi River Hills Region’s External Counties are: St. Louis County, Franklin, Washington, Iron, Madison, Bollinger, Stoddard, Mississippi, New Madrid, Monroe (Illinois), Alexander (Illinois), Union (Illinois), Jackson (Illinois), Randolph (Illinois).

¹⁰ Employment is the number of full- and part-time jobs in the county. The Annual Average Growth Rate refers to projected yearly change in the number of full- and part-time jobs in the county. This rate is calculated based on historical patterns from 1995 to 2005.

¹¹ External Employment is the number of full- and part-time jobs in the counties that are outside and adjacent to the region.

¹² External Labor Force is the number of people who are 16 years and older who are either employed or unemployed and looking for jobs in the counties outside and adjacent to the region.

County-Level Projections

Summary Table for Cape Girardeau County

	2005	2015	Absolute Change (2015-2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	71,191	80,717	9,526	13.4%	1.3%
0 to 4 Years	4,177	4,799	622	14.9%	1.4%
5 to 17 Years	12,515	14,312	1,797	14.4%	1.4%
18 to 64 Years	44,744	50,577	5,833	13.0%	1.2%
65 Years & Older	9,755	11,028	1,273	13.0%	1.2%
Workforce Characteristics					
Employment by Workplace	53,693	60,670	6,977	13.0%	1.2%
Total Labor Force	39,294	44,551	5,257	13.4%	1.3%
Female Labor Force	18,873	21,417	2,544	13.5%	1.3%
Number of Unemployed People	1,684	1,845	161	9.5%	0.9%
Population Living Below Poverty Threshold	7,912	9,047	1,135	14.4%	1.4%
In-commuters	12,691	14,695	2,004	15.8%	1.5%
Out-commuters	3,011	4,329	1,318	43.8%	3.7%
Housing					
Total Demand for Housing	27,956	31,763	3,807	13.6%	1.3%
Demand for Owner-occupied Housing	19,133	21,789	2,656	13.9%	1.3%
Median Housing Value**	\$107,613	\$108,427	\$814	0.8%	0.1%
Median Monthly Rent **	\$500	\$504	\$4	0.8%	0.1%
Economics					
Personal Per Capita Income**	\$28,520	\$28,593	\$73	0.3%	0.03%
Median Household Income**	\$41,444	\$41,778	\$334	0.8%	0.1%
Assessed Property Value (millions)**	\$896.9	\$1,028.4	\$131.5	14.7%	1.4%
Taxable Retail Sales (millions)**	\$1,330.2	\$1,429.3	\$99.1	7.5%	0.7%
Public Finances					
Total Annual Public Revenues (millions)**	\$206.5	\$231.7	\$25.2	12.2%	1.2%
Demand for Annual Public Expenditures (millions)**	\$189.0	\$217.0	\$28.0	14.8%	1.4%
Revenues minus Expenditures (millions)**	\$17.5	\$14.7	(\$2.8)	-15.8%	-1.7%
Total Education Expenditures (millions)**	\$120.7	\$138.2	\$17.5	14.6%	1.4%

*Cumulative Percentage Change is not Annual Growth Rate X 10 due to compounding issues similar to compounding interest in the banking and financial sectors.

**All monetary figures have been adjusted to 2005 dollars.

Summary Table for Jefferson County

	2005	2015	Absolute Change (2015- 2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	210,802	251,663	40,861	19.4%	1.8%
0 to 4 Years	15,112	17,780	2,668	17.7%	1.6%
5 to 17 Years	43,365	51,076	7,711	17.8%	1.7%
18 to 64 Years	132,495	157,516	25,021	18.9%	1.7%
65 Years & Older	19,831	25,291	5,460	27.5%	2.5%
Workforce Characteristics					
Employment by Workplace	73,051	100,357	27,306	37.4%	3.2%
Total Labor Force	115,275	138,189	22,914	19.9%	1.8%
Female Labor Force	53,174	64,156	10,982	20.7%	1.9%
Number of Unemployed People	6,198	6,756	558	9.0%	0.9%
Population Living Below Po- verty Threshold	13,756	16,262	2,506	18.2%	1.7%
In-commuters	14,843	21,162	6,319	42.6%	3.6%
Out-commuters	61,870	68,841	6,971	11.3%	1.1%
Housing					
Total Demand for Housing	76,424	92,616	16,192	21.2%	1.9%
Demand for Owner-occupied Housing	63,169	74,744	11,575	18.3%	1.7%
Median Housing Value**	\$113,596	\$117,144	\$3,548	3.1%	0.3%
Median Monthly Rent **	\$574	\$590	\$16	2.8%	0.3%
Economics					
Personal Per Capita Income**	\$28,261	\$30,164	\$1,903	6.7%	0.7%
Median Household Income**	\$53,567	\$56,362	\$2,795	5.2%	0.5%
Assessed Property Value (mil- lions)**	\$2,395.5	\$3,005.8	\$610.3	25.5%	2.3%
Taxable Retail Sales (mil- lions)**	\$1,803.7	\$2,313.4	\$509.7	28.3%	2.5%
Public Finances					
Total Annual Public Revenues (millions)**	\$421.6	\$525.5	\$103.9	24.6%	2.2%
Demand for Annual Public Expenditures (millions)**	\$384.3	\$472.5	\$88.2	23.0%	2.1%
Revenues minus Expenditures (millions)**	\$37.3	\$52.9	\$15.6	41.9%	3.6%
Total Education Expenditures (millions)**	\$271.0	\$319.9	\$48.9	18.0%	1.7%

*Cumulative Percentage Change is not Annual Growth Rate X 10 due to compounding issues similar to compounding interest in the banking and financial sectors.

**All monetary figures have been adjusted to 2005 dollars.

Summary Table for Perry County

	2005	2015	Absolute Change (2015- 2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	18,455	22,335	3,880	21.0%	1.9%
0 to 4 Years	1,258	1,511	253	20.1%	1.9%
5 to 17 Years	3,541	4,273	732	20.7%	1.9%
18 to 64 Years	10,779	13,155	2,376	22.0%	2.0%
65 Years & Older	2,877	3,395	518	18.0%	1.7%
Workforce Characteristics					
Employment by Workplace	12,680	15,418	2,738	21.6%	2.0%
Total Labor Force	10,427	12,582	2,155	20.7%	1.9%
Female Labor Force	4,769	5,811	1,042	21.9%	2.0%
Number of Unemployed People	414	496	82	19.8%	1.8%
Population Living Below Po- verty Threshold	1,797	2,438	641	35.6%	3.1%
In-commuters	2,880	3,947	1,067	37.0%	3.2%
Out-commuters	1,972	2,676	704	35.7%	3.1%
Housing					
Total Demand for Housing	7,307	8,853	1,546	21.2%	1.9%
Demand for Owner-occupied Housing	5,807	6,895	1,088	18.7%	1.7%
Median Housing Value**	\$90,820	\$91,153	\$333	0.4%	0.0%
Median Monthly Rent **	\$479	\$481	\$2	0.3%	0.0%
Economics					
Personal Per Capita Income**	\$24,569	\$27,319	\$2,750	11.2%	1.1%
Median Household Income**	\$41,613	\$41,794	\$181	0.4%	0.0%
Assessed Property Value (millions)**	\$284.5	\$341.0	\$56.5	19.9%	1.8%
Taxable Retail Sales (mil- lions)**	\$239.9	\$286.0	\$46.1	19.2%	1.8%
Public Finances					
Total Annual Public Reve- nues (millions)**	\$55.0	\$67.1	\$12.1	22.0%	2.0%
Demand for Annual Public Expenditures (millions)**	\$47.9	\$55.1	\$7.2	15.1%	1.4%
Revenues minus Expendi- tures (millions)**	\$7.1	\$12.0	\$4.9	68.6%	5.4%
Total Education Expenditures (millions)**	\$16.9	\$20.5	\$3.6	21.0%	1.9%

*Cumulative Percentage Change is not Annual Growth Rate X 10 due to compounding issues similar to compounding interest in the banking and financial sectors.

**All monetary figures have been adjusted to 2005 dollars.

Summary Table for Ste. Genevieve County

	2005	2015	Absolute Change (2015-2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	17,902	18,927	1,025	5.7%	0.6%
0 to 4 Years	1,067	1,134	67	6.3%	0.6%
5 to 17 Years	3,672	3,865	193	5.3%	0.5%
18 to 64 Years	10,559	11,187	628	5.9%	0.6%
65 Years & Older	2,604	2,741	137	5.3%	0.5%
Workforce Characteristics					
Employment by Workplace	7,953	8,045	92	1.2%	0.1%
Total Labor Force	9,487	10,145	658	6.9%	0.7%
Female Labor Force	4,333	4,629	296	6.8%	0.7%
Number of Unemployed People	503	537	34	6.8%	0.7%
Population Living Below Poverty Threshold	1,419	1,716	297	20.9%	1.9%
In-commuters	1,295	1,413	118	9.1%	0.9%
Out-commuters	3,250	3,685	435	13.4%	1.3%
Housing					
Total Demand for Housing	6,683	7,072	389	5.8%	0.6%
Demand for Owner-occupied Housing	5,531	5,845	314	5.7%	0.6%
Median Housing Value**	\$94,961	\$95,057	\$96	0.1%	0.0%
Median Monthly Rent **	\$449	\$449	\$0	0.1%	0.0%
Economics					
Personal Per Capita Income**	\$25,361	\$28,053	\$2,692	10.6%	1.0%
Median Household Income**	\$44,666	\$44,909	\$243	0.5%	0.1%
Assessed Property Value (millions)**	\$293.5	\$309.6	\$16.1	5.5%	0.5%
Taxable Retail Sales (millions)**	\$120.6	\$133.5	\$12.9	10.7%	1.0%
Public Finances					
Total Annual Public Revenues (millions)**	\$48.8	\$52.6	\$3.8	7.8%	0.8%
Demand for Annual Public Expenditures (millions)**	\$42.0	\$43.2	\$1.2	2.8%	0.3%
Revenues minus Expenditures (millions)**	\$6.7	\$9.4	\$2.7	39.3%	3.4%
Total Education Expenditures (millions)**	\$15.2	\$16.0	\$0.8	5.3%	0.5%

*Cumulative Percentage Change is not Annual Growth Rate X 10 due to compounding issues similar to compounding interest in the banking and financial sectors.

**All monetary figures have been adjusted to 2005 dollars.

Summary Table for St. Francois County

	2005	2015	Absolute Change (2015-2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	61,667	73,423	11,756	19.1%	1.8%
0 to 4 Years	3,738	4,506	768	20.5%	1.9%
5 to 17 Years	11,081	13,299	2,218	20.0%	1.8%
18 to 64 Years	37,686	44,885	7,199	19.1%	1.8%
65 Years & Older	9,162	10,733	1,571	17.1%	1.6%
Workforce Characteristics					
Employment by Workplace	29,463	38,848	9,385	31.9%	2.8%
Total Labor Force	27,895	34,274	6,379	22.9%	2.1%
Female Labor Force	13,184	16,308	3,124	23.7%	2.1%
Number of Unemployed People	1,839	2,118	279	15.1%	1.4%
Population Living Below Poverty Threshold	9,083	11,705	2,622	28.9%	2.6%
In-commuters	6,033	9,765	3,732	61.9%	4.9%
Out-commuters	6,228	7,623	1,395	22.4%	2.0%
Housing					
Total Demand for Housing	22,512	27,254	4,742	21.1%	1.9%
Demand for Owner-occupied Housing	16,411	19,630	3,219	19.6%	1.8%
Median Housing Value**	\$77,714	\$78,700	\$986	1.3%	0.1%
Median Monthly Rent **	\$458	\$463	\$5	1.2%	0.1%
Economics					
Personal Per Capita Income**	\$22,258	\$22,221	(\$37)	-0.2%	-0.0%
Median Household Income**	\$35,501	\$35,470	(\$31)	-0.1%	0.0%
Assessed Property Value (millions)**	\$540.1	\$690.2	\$150.1	27.8%	2.5%
Taxable Retail Sales (millions)**	\$666.7	\$767.8	\$101.1	15.2%	1.4%
Public Finances					
Total Annual Public Revenues (millions)**	\$155.8	\$190.6	\$34.8	22.3%	2.0%
Demand for Annual Public Expenditures (millions)**	\$140.6	\$172.2	\$31.6	22.5%	2.0%
Revenues minus Expenditures (millions)**	\$15.2	\$18.4	\$3.2	21.0%	1.9%
Total Education Expenditures (millions)**	\$101.8	\$122.5	\$20.7	20.3%	1.9%

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Summary Table for Scott County

	2005	2015	Absolute Change (2015-2005)	Cumulative Percentage Change from 2005 to 2015	Annual Growth Rate*
Demographics					
Total Population	40,672	43,260	2,588	6.4%	0.6%
0 to 4 Years	2,892	3,061	169	5.8%	0.6%
5 to 17 Years	8,252	8,740	488	5.9%	0.6%
18 to 64 Years	23,919	25,504	1,585	6.6%	0.6%
65 Years & Older	5,608	5,954	346	6.2%	0.6%
Workforce Characteristics					
Employment by Workplace	20,798	22,790	1,992	9.6%	0.9%
Total Labor Force	20,491	21,906	1,415	6.9%	0.7%
Female Labor Force	9,889	10,580	691	7.0%	0.7%
Number of Unemployed People	1,150	1,212	62	5.4%	0.5%
Population Living Below Poverty Threshold	6,546	6,919	373	5.7%	0.6%
In-commuters	6,145	6,995	850	13.8%	1.3%
Out-commuters	6,083	6,479	396	6.5%	0.6%
Housing					
Total Demand for Housing	15,927	16,966	1,039	6.5%	0.6%
Demand for Owner-occupied Housing	11,047	11,762	715	6.5%	0.6%
Median Housing Value**	\$77,415	\$77,634	\$219	0.3%	0.0%
Median Monthly Rent **	\$446	\$447	\$1	0.3%	0.0%
Economics					
Personal Per Capita Income**	\$26,048	\$29,936	\$3,888	14.9%	1.4%
Median Household Income**	\$35,613	\$35,654	\$41	0.1%	0.0%
Assessed Property Value (millions)**	\$400.8	\$450.5	\$49.7	12.4%	1.2%
Taxable Retail Sales (millions)**	\$562.3	\$618.9	\$56.6	10.1%	1.0%
Public Finances					
Total Annual Public Revenues (millions)**	\$154.6	\$167.6	\$13.0	8.4%	0.8%
Demand for Annual Public Expenditures (millions)**	\$147.6	\$158.3	\$10.7	7.3%	0.7%
Revenues minus Expenditures (millions)**	\$7.1	\$9.3	\$2.2	31.3%	2.8%
Total Education Expenditures (millions)**	\$54.1	\$57.4	\$3.3	6.0%	0.6%

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