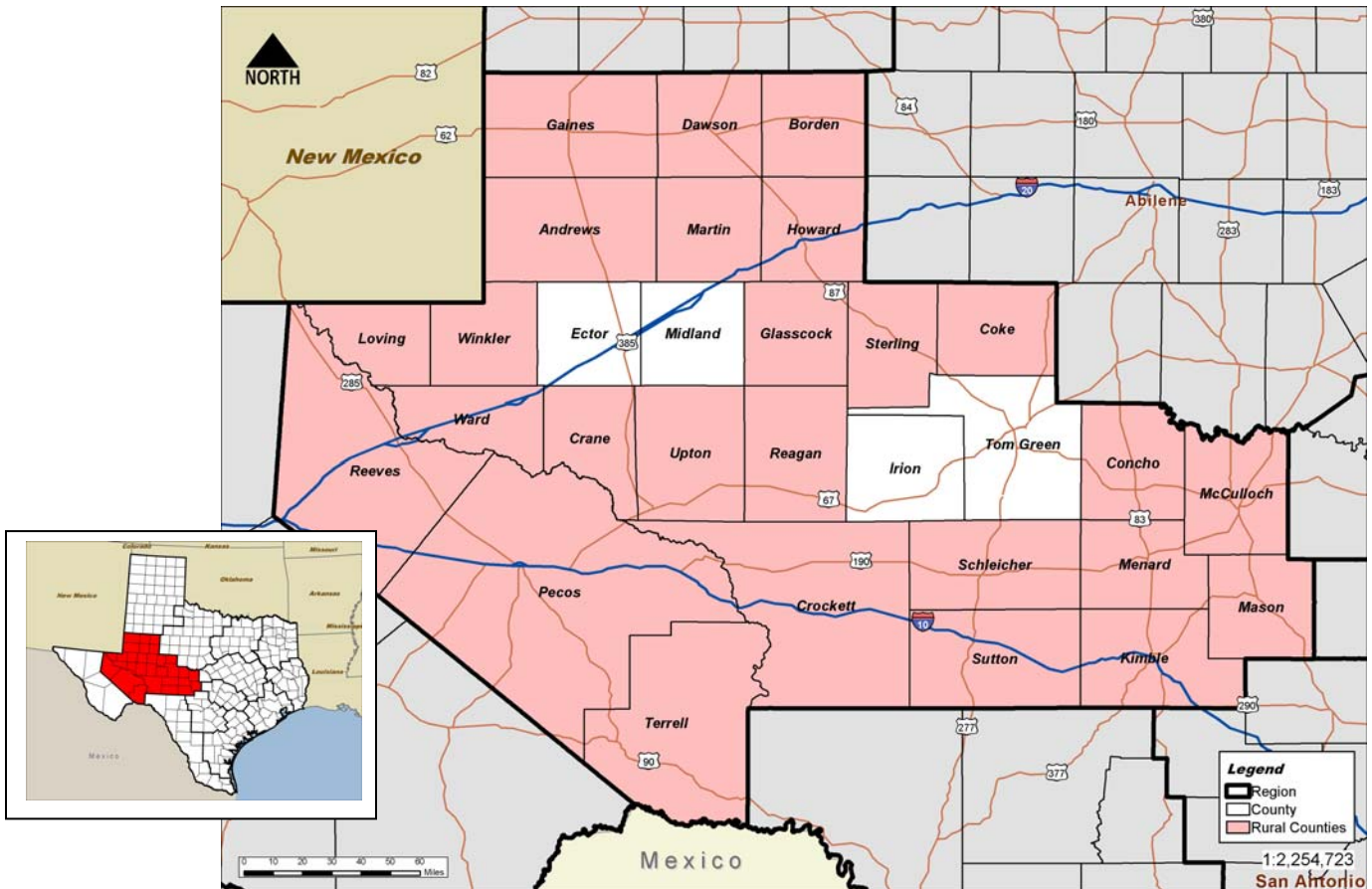


ADDENDUM L – REGION 12 (WEST TEXAS)

A. INTRODUCTION

Region 12 is located in the western portion of the state of Texas. This region includes a total of 30 counties, of which 26 were classified as rural and were included in the following analysis. The largest rural county in the region is Howard, with 35,012 people (2010 Census). The following are relevant facts about the region (note: data applies to rural counties studied in this region and does not include non-rural counties):

Region Size: 35,431 square miles
2010 Population Density: 5 persons per square mile
2010 Population: 186,046
2010 Households: 63,798
2010 Median Household Income: \$44,428



The following table summarizes the rural designated counties that were included and evaluated in this report, as well as the non-rural counties that were excluded from our analysis:

Rural Counties (Studied) Within Region		
Andrews	Howard	Reeves
Borden	Kimble	Schleicher
Coke	Loving	Sterling
Concho	Martin	Sutton
Crane	Mason	Terrell
Crockett	McCulloch	Upton
Dawson	Menard	Ward
Gaines	Pecos	Winkler
Glasscock	Reagan	-
Non-Rural Counties (Excluded) Within Region		
Ector	Midland	-
Irion	Tom Green	-

B. KEY FINDING

Of the 26 counties in the region, 20 are considered frontier counties with very low population density and isolated from population centers and services. Frontier counties pose unique challenges with regard to the development of affordable housing and require a different approach than counties with larger populations or a large city nearby. Although multifamily or single-family home rentals are needed to fill the housing gap in this market, finding enough financing programs that can be leveraged to make smaller development feasible is difficult.

Based on the Bowen National Research rental housing inventory count, there are 2,266 affordable rental housing units in the region's study counties. Of those properties we were able to survey, 98.8% were occupied, with many of the projects maintaining long waiting lists. Based on American Community Survey and U.S. Census data, there are 7,573 manufactured homes in the region. Bowen National Research was able to survey manufactured home parks with 308 lots/homes. These manufactured home parks had a 79.2% occupancy/usage rate, which is below the overall state average of 86.1%. Finally, Bowen National Research identified 373 for-sale housing units in the region. These 373 available homes represent 0.8% of the 47,125 owner-occupied housing units in the region, an indication of limited availability of for-sale housing alternatives. It is of note that 47.5% of the for-sale housing stock is priced below \$100,000.

According to much of the existing housing stock is old and substandard. One-through three-bedroom single-family homes or apartments are in the greatest demand. The lack of infrastructure and community services was cited as barriers to development. Funding constraints due to the small size of projects and high development costs also serve as barriers to development.

Additional key regional findings include:

- Total households within the region are projected to increase by 1,122, a 1.8% increase between 2010 and 2015. Overall, the number of households in rural regions of Texas is projected to increase by 1.5% during this same time, while the overall state increase will be 8.4%. Among householders age 55 and older within the region, it is projected that this age cohort will increase by 8.9%. The overall rural regions of the state will experience an increase in its older adult (age 55+) households base of 8.5%, while the overall state will increase by 17.6% during this same time period.

- Approximately 29.7% of renters in the region are paying over 30% (cost burdened) of their income towards rent compared to 15.1% of owners in the region who are cost burdened. Statewide, these shares are 44.5% for renters and 25.6% for owners. The greatest share of cost burdened renters and the greatest number of cost burdened renter households is in Howard County. The greatest share of cost burdened homeowners is in Loving County, while the greatest number of cost burdened homeowners is in Howard County.
- A total of 7.4% of renter households within the region are considered to be living in overcrowded housing (1.0 or more persons per room) compared to 3.3% of owner households. Statewide, these shares are 7.3% for renters and 3.2% for owners. The greatest share of overcrowded renter-occupied housing is in Sutton County, while the greatest number of overcrowded renter-occupied housing is in Andrews County. The highest share among owner-occupied housing is within Sutton County, while the highest number among owner-occupied housing is within Andrews County.
- Within the region, the share of renter housing units that lack complete plumbing facilities is 0.9% among renter-occupied units and 0.8% among owner-occupied units. Overall, the state average is 0.8% of renter-occupied units and 0.5% of owner-occupied units lack complete plumbing facilities.
- Total employment within the region increased by 4,606 employees between 2006 and 2011, representing a 6.1% increase. The statewide average increase during this same time period is 6.6%.
- The region's largest industry by total employment is within the Educational Services sector at 12.5%. The largest negative change in employment between 2000 and 2010 was within the Agriculture-related industry, losing 3,813 employees; the largest positive change was within the Construction sector, increasing by 2,241 jobs.
- Between 2006 and 2011, the region's unemployment rate was at its lowest at 3.8% in 2007 and its highest rate in 2009 was 7.6%, indicating an upward trend in unemployment rates for the region. The state of Texas had unemployment rates ranging from 4.4% to 8.2% during the past six years.
- The overall occupancy rate of surveyed affordable rental-housing units in the region is 98.6%. This is above the statewide average of 97.3% for the rural regions of Texas.

- Of all affordable rental units surveyed in the region, 516 (25.1%) were built before 1970; 291 (14.1%) were built since 2000. A total 1,064 units were built between 1970 and 1989, comprising the largest share at 51.8%.
- The lowest gross rent among rental units surveyed in the region is \$282; highest gross rent is \$743. This is a wide range and indicates a wide variety of rental housing alternatives offered in the region.
- The estimated number of manufactured homes within the region is 7,573 units with approximately 25.6% renter-occupied and 74.4% owner-occupied. There were a total of 308 manufactured home lots surveyed with 64 available, representing an overall occupancy/usage rate of 79.2%. This is well below the state average (86.1%) occupancy rate for manufactured homes.
- Rental rates of manufactured homes surveyed range between \$350 and \$650/month. The rates fall within the rental rates of the affordable apartments surveyed in the region.
- A total of 373 for-sale housing units were identified within the region that were listed as available for purchase. Almost one-half (47.5%) of the units were priced below \$100,000. The average listed price of homes under \$100,000 is \$64,511, representing a large base of affordable for-sale product that is available to low-income households. It should be noted, however, that much of this supply is older (pre-1960) and likely lower quality product that requires repairs or renovations.
- The total affordable housing gap for the entire region was 4,156 rental units and 1,305 for-sale units. This does not mean that the entire region can support 4,156 new rental units and 1,305 new for-sale units. Instead, these numbers are primarily representative of the number of households in the region that are living in cost burdened, overcrowded or substandard housing. Since not all households living in such conditions are willing or able to move if new product is built, only a portion of the units cited above could be supported. Typically, only about 10% of the housing gap within a county can be supported at an individual site. Housing gaps for individual counties are included at the end of this addendum. The largest renter-occupied housing gap is in Howard County and the largest owner-occupied housing gap is in Pecos County.

C. DEMOGRAPHICS ANALYSIS

1. POPULATION TRENDS

		Year			
		1990	2000	2010	2015
Andrews County	Population	14,338	13,004	14,786	15,908
	Population Change	-	-1,334	1,782	1,122
	Percent Change	-	-9.3%	13.7%	7.6%
Borden County	Population	799	729	641	624
	Population Change	-	-70	-88	-17
	Percent Change	-	-8.8%	-12.1%	-2.7%
Coke County	Population	3,424	3,864	3,320	3,227
	Population Change	-	440	-544	-93
	Percent Change	-	12.9%	-14.1%	-2.8%
Concho County	Population	3,044	3,966	4,087	3,926
	Population Change	-	922	121	-161
	Percent Change	-	30.3%	3.1%	-3.9%
Crane County	Population	4,652	3,996	4,375	4,542
	Population Change	-	-656	379	167
	Percent Change	-	-14.1%	9.5%	3.8%
Crockett County	Population	4,078	4,099	3,719	3,781
	Population Change	-	21	-380	62
	Percent Change	-	0.5%	-9.3%	1.7%
Dawson County	Population	14,349	14,985	13,833	13,327
	Population Change	-	636	-1,152	-506
	Percent Change	-	4.4%	-7.7%	-3.7%
Gaines County	Population	14,123	14,467	17,526	18,330
	Population Change	-	344	3,059	804
	Percent Change	-	2.4%	21.1%	4.6%
Glasscock County	Population	1,447	1,406	1,226	1,168
	Population Change	-	-41	-180	-58
	Percent Change	-	-2.8%	-12.8%	-4.7%
Howard County	Population	32,342	33,626	35,012	35,121
	Population Change	-	1,284	1,386	109
	Percent Change	-	4.0%	4.1%	0.3%
Kimble County	Population	4,122	4,468	4,607	4,540
	Population Change	-	346	139	-67
	Percent Change	-	8.4%	3.1%	-1.5%
Loving County	Population	107	67	82	76
	Population Change	-	-40	15	-6
	Percent Change	-	-37.4%	22.4%	-7.1%
Martin County	Population	4,956	4,746	4,799	4,916
	Population Change	-	-210	53	117
	Percent Change	-	-4.2%	1.1%	2.4%
Mason County	Population	3,423	3,738	4,012	4,076
	Population Change	-	315	274	64
	Percent Change	-	9.2%	7.3%	1.6%
McCulloch County	Population	8,778	8,205	8,283	8,305
	Population Change	-	-573	78	22
	Percent Change	-	-6.5%	1.0%	0.3%
Menard County	Population	2,252	2,360	2,242	2,188
	Population Change	-	108	-118	-54
	Percent Change	-	4.8%	-5.0%	-2.4%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Year			
		1990	2000	2010	2015
Pecos County	Population	14,674	16,808	15,507	16,254
	Population Change	-	2,134	-1,301	747
	Percent Change	-	14.5%	-7.7%	4.8%
Reagan County	Population	4,514	3,326	3,367	3,562
	Population Change	-	-1,188	41	195
	Percent Change	-	-26.3%	1.2%	5.8%
Reeves County	Population	15,851	13,136	13,783	12,678
	Population Change	-	-2,715	647	-1,105
	Percent Change	-	-17.1%	4.9%	-8.0%
Schleicher County	Population	2,990	2,935	3,461	3,507
	Population Change	-	-55	526	46
	Percent Change	-	-1.8%	17.9%	1.3%
Sterling County	Population	1,438	1,393	1,143	1,107
	Population Change	-	-45	-250	-36
	Percent Change	-	-3.1%	-17.9%	-3.1%
Sutton County	Population	4,135	4,077	4,128	4,243
	Population Change	-	-58	51	115
	Percent Change	-	-1.4%	1.3%	2.8%
Terrell County	Population	1,410	1,081	984	943
	Population Change	-	-329	-97	-41
	Percent Change	-	-23.3%	-9.0%	-4.2%
Upton County	Population	4,447	3,404	3,355	3,574
	Population Change	-	-1,043	-49	219
	Percent Change	-	-23.5%	-1.4%	6.5%
Ward County	Population	13,115	10,909	10,658	11,263
	Population Change	-	-2,206	-251	605
	Percent Change	-	-16.8%	-2.3%	5.7%
Winkler County	Population	8,626	7,173	7,110	7,435
	Population Change	-	-1,453	-63	325
	Percent Change	-	-16.8%	-0.9%	4.6%
Sum of Rural Region	Population	187,434	181,968	186,046	188,621
	Population Change	-	-5,466	4,078	2,575
	Percent Change	-	-2.9%	2.2%	1.4%
Urban Areas	Population	325,625	342,905	385,825	407,667
	Population Change		17,280	42,920	21,842
	Percent Change		5.3%	12.5%	5.7%
State of Texas	Population	16,986,510	20,851,820	25,145,561	27,291,474
	Population Change	-	3,865,310	4,293,741	2,145,913
	Percent Change	-	22.8%	20.6%	8.5%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The population bases by age are summarized as follows:

		Population by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Andrews County	2000	5,159 39.7%	1,475 11.3%	2,079 16.0%	1,566 12.0%	1,104 8.5%	937 7.2%	684 5.3%
	2010	5,447 36.8%	1,899 12.8%	1,684 11.4%	2,219 15.0%	1,656 11.2%	1,023 6.9%	858 5.8%
	2015	5,649 35.5%	2,260 14.2%	1,686 10.6%	1,994 12.5%	2,128 13.4%	1,290 8.1%	901 5.7%
Borden County	2000	228 31.3%	70 9.6%	130 17.8%	86 11.8%	96 13.2%	78 10.7%	41 5.6%
	2010	186 29.0%	55 8.6%	92 14.4%	81 12.6%	115 17.9%	73 11.4%	39 6.1%
	2015	174 27.9%	53 8.5%	82 13.1%	70 11.2%	118 18.9%	89 14.3%	38 6.1%
Coke County	2000	1,230 31.8%	309 8.0%	483 12.5%	452 11.7%	459 11.9%	512 13.3%	419 10.8%
	2010	982 29.6%	299 9.0%	309 9.3%	452 13.6%	479 14.4%	387 11.7%	412 12.4%
	2015	935 29.0%	309 9.6%	262 8.1%	398 12.3%	512 15.9%	417 12.9%	394 12.2%
Concho County	2000	1,051 26.5%	839 21.2%	676 17.0%	485 12.2%	368 9.3%	254 6.4%	293 7.4%
	2010	998 24.4%	988 24.2%	678 16.6%	464 11.4%	398 9.7%	292 7.1%	269 6.6%
	2015	951 24.2%	953 24.3%	668 17.0%	397 10.1%	381 9.7%	316 8.0%	261 6.6%
Crane County	2000	1,582 39.6%	461 11.5%	612 15.3%	539 13.5%	366 9.2%	229 5.7%	207 5.2%
	2010	1,648 37.7%	513 11.7%	511 11.7%	623 14.2%	519 11.9%	308 7.0%	254 5.8%
	2015	1,691 37.2%	585 12.9%	444 9.8%	580 12.8%	570 12.5%	396 8.7%	276 6.1%
Crockett County	2000	1,477 36.0%	441 10.8%	641 15.6%	581 14.2%	431 10.5%	286 7.0%	242 5.9%
	2010	1,281 34.4%	387 10.4%	444 11.9%	567 15.2%	508 13.7%	305 8.2%	229 6.2%
	2015	1,271 33.6%	446 11.8%	407 10.8%	457 12.1%	584 15.4%	384 10.2%	231 6.1%
Dawson County	2000	5,169 34.5%	2,185 14.6%	2,421 16.2%	1,885 12.6%	1,187 7.9%	1,097 7.3%	1,041 6.9%
	2010	4,491 32.5%	2,103 15.2%	1,992 14.4%	1,877 13.6%	1,417 10.2%	939 6.8%	1,014 7.3%
	2015	4,233 31.8%	2,102 15.8%	1,885 14.1%	1,632 12.2%	1,496 11.2%	1,053 7.9%	927 7.0%
Gaines County	2000	6,445 44.5%	1,695 11.7%	2,175 15.0%	1,565 10.8%	1,097 7.6%	877 6.1%	613 4.2%
	2010	7,522 42.9%	2,015 11.5%	2,117 12.1%	2,237 12.8%	1,731 9.9%	1,084 6.2%	820 4.7%
	2015	7,730 42.2%	2,169 11.8%	2,106 11.5%	2,111 11.5%	2,036 11.1%	1,333 7.3%	846 4.6%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Population by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Glasscock County	2000	571 40.6%	161 11.5%	239 17.0%	176 12.5%	133 9.5%	84 6.0%	42 3.0%
	2010	461 37.6%	129 10.5%	151 12.3%	205 16.7%	141 11.5%	88 7.2%	52 4.2%
	2015	444 38.0%	119 10.2%	116 9.9%	168 14.4%	163 14.0%	99 8.5%	59 5.1%
Howard County	2000	11,164 33.2%	4,905 14.6%	5,496 16.3%	4,289 12.8%	2,874 8.5%	2,652 7.9%	2,246 6.7%
	2010	10,647 30.4%	5,887 16.8%	5,096 14.6%	4,644 13.3%	3,840 11.0%	2,372 6.8%	2,527 7.2%
	2015	10,441 29.7%	6,148 17.5%	4,947 14.1%	4,141 11.8%	4,193 11.9%	2,808 8.0%	2,443 7.0%
Kimble County	2000	1,325 29.7%	432 9.7%	578 12.9%	645 14.4%	556 12.4%	501 11.2%	431 9.6%
	2010	1,309 28.4%	425 9.2%	492 10.7%	655 14.2%	764 16.6%	520 11.3%	441 9.6%
	2015	1,273 28.0%	437 9.6%	448 9.9%	573 12.6%	734 16.2%	637 14.0%	437 9.6%
Loving County	2000	14 20.9%	2 3.0%	16 23.9%	15 22.4%	9 13.4%	9 13.4%	2 3.0%
	2010	18 22.0%	3 3.7%	16 19.5%	19 23.2%	13 15.9%	10 12.2%	3 3.7%
	2015	18 23.4%	3 3.9%	15 19.5%	15 19.5%	13 16.9%	10 13.0%	3 3.9%
Martin County	2000	1,929 40.6%	598 12.6%	654 13.8%	522 11.0%	411 8.7%	344 7.2%	288 6.1%
	2010	1,870 39.0%	515 10.7%	602 12.5%	596 12.4%	564 11.8%	335 7.0%	317 6.6%
	2015	1,908 38.8%	530 10.8%	540 11.0%	578 11.8%	639 13.0%	400 8.1%	322 6.5%
Mason County	2000	1,010 27.0%	334 8.9%	440 11.8%	572 15.3%	503 13.5%	450 12.0%	429 11.5%
	2010	1,068 26.6%	349 8.7%	429 10.7%	540 13.5%	682 17.0%	483 12.0%	461 11.5%
	2015	1,086 26.7%	381 9.3%	404 9.9%	494 12.1%	628 15.4%	623 15.3%	459 11.3%
McCulloch County	2000	2,726 33.2%	829 10.1%	1,054 12.8%	1,125 13.7%	869 10.6%	796 9.7%	806 9.8%
	2010	2,674 32.3%	819 9.9%	859 10.4%	1,169 14.1%	1,182 14.3%	759 9.2%	821 9.9%
	2015	2,650 31.9%	884 10.6%	772 9.3%	1,012 12.2%	1,229 14.8%	950 11.4%	808 9.7%
Menard County	2000	697 29.5%	197 8.3%	321 13.6%	338 14.3%	289 12.2%	254 10.8%	264 11.2%
	2010	586 26.1%	226 10.1%	214 9.5%	334 14.9%	368 16.4%	259 11.6%	255 11.4%
	2015	533 24.4%	265 12.1%	165 7.5%	292 13.3%	355 16.2%	329 15.0%	249 11.4%
Pecos County	2000	6,961 41.4%	2,192 13.0%	2,387 14.2%	2,021 12.0%	1,426 8.5%	1,066 6.3%	755 4.5%
	2010	5,991 38.6%	2,139 13.8%	1,949 12.6%	2,003 12.9%	1,589 10.2%	1,036 6.7%	800 5.2%
	2015	6,190 38.1%	2,231 13.7%	1,997 12.3%	1,881 11.6%	1,836 11.3%	1,252 7.7%	867 5.3%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Population by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Reagan County	2000	1,389 41.8%	399 12.0%	534 16.1%	427 12.8%	235 7.1%	192 5.8%	150 4.5%
	2010	1,330 39.5%	462 13.7%	388 11.5%	481 14.3%	373 11.1%	170 5.0%	164 4.9%
	2015	1,375 38.6%	551 15.5%	366 10.3%	441 12.4%	445 12.5%	216 6.1%	167 4.7%
Reeves County	2000	5,410 41.2%	1,568 11.9%	1,738 13.2%	1,556 11.8%	1,208 9.2%	952 7.2%	704 5.4%
	2010	5,641 40.9%	1,904 13.8%	1,682 12.2%	1,682 12.2%	1,266 9.2%	841 6.1%	767 5.6%
	2015	5,141 40.5%	1,828 14.4%	1,502 11.8%	1,415 11.2%	1,233 9.7%	845 6.7%	715 5.6%
Schleicher County	2000	1,033 35.2%	280 9.5%	423 14.4%	430 14.7%	287 9.8%	239 8.1%	243 8.3%
	2010	1,120 32.4%	343 9.9%	379 10.9%	508 14.7%	524 15.1%	290 8.4%	298 8.6%
	2015	1,104 31.5%	371 10.6%	371 10.6%	429 12.2%	544 15.5%	390 11.1%	298 8.5%
Sterling County	2000	485 34.8%	143 10.3%	271 19.5%	183 13.1%	107 7.7%	103 7.4%	101 7.3%
	2010	379 33.2%	109 9.5%	185 16.2%	166 14.5%	122 10.7%	92 8.0%	90 7.9%
	2015	358 32.3%	109 9.8%	169 15.3%	147 13.3%	127 11.5%	109 9.8%	88 7.9%
Sutton County	2000	1,445 35.4%	515 12.6%	615 15.1%	625 15.3%	369 9.1%	311 7.6%	197 4.8%
	2010	1,428 34.6%	452 10.9%	539 13.1%	591 14.3%	565 13.7%	306 7.4%	247 6.0%
	2015	1,434 33.8%	528 12.4%	473 11.1%	534 12.6%	627 14.8%	401 9.5%	246 5.8%
Terrell County	2000	341 31.5%	94 8.7%	159 14.7%	158 14.6%	139 12.9%	114 10.5%	76 7.0%
	2010	303 30.8%	95 9.7%	92 9.3%	150 15.2%	144 14.6%	109 11.1%	91 9.2%
	2015	278 29.5%	116 12.3%	83 8.8%	105 11.1%	148 15.7%	116 12.3%	97 10.3%
Upton County	2000	1,267 37.2%	309 9.1%	537 15.8%	455 13.4%	354 10.4%	272 8.0%	210 6.2%
	2010	1,073 32.0%	403 12.0%	341 10.2%	531 15.8%	470 14.0%	302 9.0%	234 7.0%
	2015	1,074 30.1%	469 13.1%	363 10.2%	445 12.5%	581 16.3%	380 10.6%	262 7.3%
Ward County	2000	4,185 38.4%	1,124 10.3%	1,615 14.8%	1,418 13.0%	1,009 9.2%	894 8.2%	664 6.1%
	2010	3,813 35.8%	1,178 11.1%	1,190 11.2%	1,510 14.2%	1,442 13.5%	796 7.5%	727 6.8%
	2015	3,917 34.8%	1,335 11.9%	1,166 10.4%	1,392 12.4%	1,643 14.6%	1,065 9.5%	745 6.6%
Winkler County	2000	2,764 38.5%	803 11.2%	1,072 14.9%	883 12.3%	623 8.7%	549 7.7%	479 6.7%
	2010	2,576 36.2%	988 13.9%	761 10.7%	1,002 14.1%	800 11.3%	505 7.1%	478 6.7%
	2015	2,619 35.2%	1,095 14.7%	799 10.7%	844 11.4%	975 13.1%	619 8.3%	485 6.5%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Population by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Sum of Rural Region	2000	67,057 36.9%	22,360 12.3%	27,366 15.0%	22,997 12.6%	16,509 9.1%	14,052 7.7%	11,627 6.4%
	2010	64,842 34.9%	24,685 13.3%	23,192 12.5%	25,306 13.6%	21,672 11.6%	13,684 7.4%	12,668 6.8%
	2015	64,477 34.2%	26,277 13.9%	22,236 11.8%	22,545 12.0%	23,938 12.7%	16,527 8.8%	12,624 6.7%
Urban Areas	2000	135,826 39.6%	42,775 12.5%	52,662 15.4%	43,509 12.7%	27,186 7.9%	22,717 6.6%	18,230 5.3%
	2010	143,099 37.1%	55,035 14.3%	44,904 11.6%	53,083 13.8%	42,675 11.1%	24,194 6.3%	22,831 5.9%
	2015	147,692 36.2%	60,949 15.0%	47,526 11.7%	47,144 11.6%	50,000 12.3%	30,992 7.6%	23,361 5.7%
State of Texas	2000	8,085,640 38.8%	3,162,083 15.2%	3,322,238 15.9%	2,611,137 12.5%	1,598,190 7.7%	1,142,608 5.5%	929,924 4.5%
	2010	9,368,816 37.3%	3,653,545 14.5%	3,417,561 13.6%	3,485,240 13.9%	2,617,205 10.4%	1,431,667 5.7%	1,171,525 4.7%
	2015	10,067,025 36.9%	4,026,446 14.8%	3,562,076 13.1%	3,432,406 12.6%	3,052,202 11.2%	1,897,495 7.0%	1,253,824 4.6%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The population density for 1990, 2000, 2010 and 2015 are summarized as follows:

		Year			
		1990	2000	2010	2015
Andrews County	Population	14,338	13,004	14,786	15,908
	Area in Square Miles	1,501.03	1,501.03	1,501.03	1,501.03
	Density	9.6	8.7	9.9	10.6
Borden County	Population	799	729	641	624
	Area in Square Miles	906.05	906.05	906.05	906.05
	Density	0.9	0.8	0.7	0.7
Coke County	Population	3,424	3,864	3,320	3,227
	Area in Square Miles	927.99	927.99	927.99	927.99
	Density	3.7	4.2	3.6	3.5
Concho County	Population	3,044	3,966	4,087	3,926
	Area in Square Miles	993.60	993.60	993.60	993.60
	Density	3.1	4.0	4.1	4.0
Crane County	Population	4,652	3,996	4,375	4,542
	Area in Square Miles	785.52	785.52	785.52	785.52
	Density	5.9	5.1	5.6	5.8
Crockett County	Population	4,078	4,099	3,719	3,781
	Area in Square Miles	2,807.47	2,807.47	2,807.47	2,807.47
	Density	1.5	1.5	1.3	1.3
Dawson County	Population	14,349	14,985	13,833	13,327
	Area in Square Miles	902.13	902.13	902.13	902.13
	Density	15.9	16.6	15.3	14.8
Gaines County	Population	14,123	14,467	17,526	18,330
	Area in Square Miles	1,502.81	1,502.81	1,502.81	1,502.81
	Density	9.4	9.6	11.7	12.2
Glasscock County	Population	1,447	1,406	1,226	1,168
	Area in Square Miles	900.89	900.89	900.89	900.89
	Density	1.6	1.6	1.4	1.3
Howard County	Population	32,342	33,626	35,012	35,121
	Area in Square Miles	904.20	904.20	904.20	904.20
	Density	35.8	37.2	38.7	38.8
Kimble County	Population	4,122	4,468	4,607	4,540
	Area in Square Miles	1,250.94	1,250.94	1,250.94	1,250.94
	Density	3.3	3.6	3.7	3.6
Loving County	Population	107	67	82	76
	Area in Square Miles	676.86	676.86	676.86	676.86
	Density	0.2	0.1	0.1	0.1
Martin County	Population	4,956	4,746	4,799	4,916
	Area in Square Miles	915.63	915.63	915.63	915.63
	Density	5.4	5.2	5.2	5.4
Mason County	Population	3,423	3,738	4,012	4,076
	Area in Square Miles	932.47	932.47	932.47	932.47
	Density	3.7	4.0	4.3	4.4
McCulloch County	Population	8,778	8,205	8,283	8,305
	Area in Square Miles	1,073.37	1,073.37	1,073.37	1,073.37
	Density	8.2	7.6	7.7	7.7

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Year			
		1990	2000	2010	2015
Menard County	Population	2,252	2,360	2,242	2,188
	Area in Square Miles	902.26	902.26	902.26	902.26
	Density	2.5	2.6	2.5	2.4
Pecos County	Population	14,674	16,808	15,507	16,254
	Area in Square Miles	4,764.81	4,764.81	4,764.81	4,764.81
	Density	3.1	3.5	3.3	3.4
Reagan County	Population	4,514	3,326	3,367	3,562
	Area in Square Miles	1,176.00	1,176.00	1,176.00	1,176.00
	Density	3.8	2.8	2.9	3.0
Reeves County	Population	15,851	13,136	13,783	12,678
	Area in Square Miles	2,641.96	2,641.96	2,641.96	2,641.96
	Density	6.0	5.0	5.2	4.8
Schleicher County	Population	2,990	2,935	3,461	3,507
	Area in Square Miles	1,310.67	1,310.67	1,310.67	1,310.67
	Density	2.3	2.2	2.6	2.7
Sterling County	Population	1,438	1,393	1,143	1,107
	Area in Square Miles	923.50	923.50	923.50	923.50
	Density	1.6	1.5	1.2	1.2
Sutton County	Population	4,135	4,077	4,128	4,243
	Area in Square Miles	1,454.42	1,454.42	1,454.42	1,454.42
	Density	2.8	2.8	2.8	2.9
Terrell County	Population	1,410	1,081	984	943
	Area in Square Miles	2,357.78	2,357.78	2,357.78	2,357.78
	Density	0.6	0.5	0.4	0.4
Upton County	Population	4,447	3,404	3,355	3,574
	Area in Square Miles	1,241.85	1,241.85	1,241.85	1,241.85
	Density	3.6	2.7	2.7	2.9
Ward County	Population	13,115	10,909	10,658	11,263
	Area in Square Miles	835.83	835.83	835.83	835.83
	Density	15.7	13.1	12.8	13.5
Winkler County	Population	8,626	7,173	7,110	7,435
	Area in Square Miles	841.24	841.24	841.24	841.24
	Density	10.3	8.5	8.5	8.8
Sum of Rural Region	Population	187,434	181,968	186,046	188,621
	Area in Square Miles	35,431.28	35,431.28	35,431.28	35,431.28
	Density	5.3	5.1	5.3	5.3
Urban Areas	Population	325,625	342,905	385,825	407,667
	Area in Square Miles	4,314	4,314	4,314	4,314
	Density	75.5	79.5	89.4	94.5
State of Texas	Population	16,986,510	20,851,820	25,145,561	27,291,474
	Area in Square Miles	261,797.12	261,797.12	261,797.12	261,797.12
	Density	64.9	79.6	96.0	104.2

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

2. HOUSEHOLD TRENDS

Household trends are summarized as follows:

		Year			
		1990	2000	2010	2015
Andrews County	Households	4,758	4,601	5,259	5,686
	Household Change	-	-157	658	427
	Percent Change	-	-3.3%	14.3%	8.1%
Borden County	Households	294	292	264	259
	Household Change	-	-2	-28	-5
	Percent Change	-	-0.7%	-9.6%	-2.1%
Coke County	Households	1,374	1,544	1,466	1,426
	Household Change	-	170	-78	-40
	Percent Change	-	12.4%	-5.1%	-2.7%
Concho County	Households	1,063	1,058	1,041	973
	Household Change	-	-5	-17	-68
	Percent Change	-	-0.5%	-1.6%	-6.5%
Crane County	Households	1,537	1,360	1,471	1,531
	Household Change	-	-177	111	60
	Percent Change	-	-11.5%	8.2%	4.1%
Crockett County	Households	1,449	1,524	1,422	1,450
	Household Change	-	75	-102	28
	Percent Change	-	5.2%	-6.7%	2.0%
Dawson County	Households	5,084	4,726	4,385	4,206
	Household Change	-	-358	-341	-179
	Percent Change	-	-7.0%	-7.2%	-4.1%
Gaines County	Households	4,502	4,681	5,606	5,871
	Household Change	-	179	925	265
	Percent Change	-	4.0%	19.8%	4.7%
Glasscock County	Households	456	483	441	422
	Household Change	-	27	-42	-19
	Percent Change	-	5.9%	-8.7%	-4.2%
Howard County	Households	11,477	11,389	11,333	11,404
	Household Change	-	-88	-56	71
	Percent Change	-	-0.8%	-0.5%	0.6%
Kimble County	Households	1,624	1,866	2,016	1,994
	Household Change	-	242	150	-22
	Percent Change	-	14.9%	8.0%	-1.1%
Loving County	Households	42	31	39	38
	Household Change	-	-11	8	-1
	Percent Change	-	-26.2%	25.8%	-3.6%
Martin County	Households	1,632	1,624	1,649	1,695
	Household Change	-	-8	25	46
	Percent Change	-	-0.5%	1.5%	2.8%
Mason County	Households	1,435	1,607	1,754	1,783
	Household Change	-	172	147	29
	Percent Change	-	12.0%	9.1%	1.7%
McCulloch County	Households	3,409	3,277	3,338	3,350
	Household Change	-	-132	61	12
	Percent Change	-	-3.9%	1.9%	0.4%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Year			
		1990	2000	2010	2015
Menard County	Households	937	990	994	970
	Household Change	-	53	4	-24
	Percent Change	-	5.7%	0.4%	-2.4%
Pecos County	Households	4,712	5,153	4,894	5,189
	Household Change	-	441	-259	295
	Percent Change	-	9.4%	-5.0%	6.0%
Reagan County	Households	1,358	1,107	1,156	1,230
	Household Change	-	-251	49	74
	Percent Change	-	-18.5%	4.4%	6.4%
Reeves County	Households	4,838	4,091	3,839	3,450
	Household Change	-	-747	-252	-389
	Percent Change	-	-15.4%	-6.2%	-10.1%
Schleicher County	Households	1,051	1,115	1,182	1,203
	Household Change	-	64	67	21
	Percent Change	-	6.1%	6.0%	1.8%
Sterling County	Households	494	513	440	433
	Household Change	-	19	-73	-7
	Percent Change	-	3.8%	-14.2%	-1.7%
Sutton County	Households	1,466	1,515	1,550	1,598
	Household Change	-	49	35	48
	Percent Change	-	3.3%	2.3%	3.1%
Terrell County	Households	524	443	430	414
	Household Change	-	-81	-13	-16
	Percent Change	-	-15.5%	-2.9%	-3.7%
Upton County	Households	1,472	1,256	1,256	1,346
	Household Change	-	-216	0	90
	Percent Change	-	-14.7%	0.0%	7.1%
Ward County	Households	4,444	3,964	3,995	4,227
	Household Change	-	-480	31	232
	Percent Change	-	-10.8%	0.8%	5.8%
Winkler County	Households	2,941	2,584	2,578	2,711
	Household Change	-	-357	-6	133
	Percent Change	-	-12.1%	-0.2%	5.2%
Sum of Rural Region	Households	64,373	62,794	63,798	64,859
	Household Change	-	-1,579	1,004	1,061
	Percent Change	-	-2.5%	1.6%	1.7%
Urban Areas	Households	117,247	126,784	142,517	150,727
	Household Change	-	9,537	15,733	8,210
	Percent Change	-	8.1%	12.4%	5.8%
State of Texas	Households	6,070,937	7,393,354	8,922,933	9,673,279
	Household Change	-	1,322,417	1,529,579	750,346
	Percent Change	-	21.8%	20.7%	8.4%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The household bases by age are summarized as follows:

		Households by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Andrews County	2000	211 4.6%	664 14.4%	1,163 25.3%	897 19.5%	591 12.8%	598 13.0%	477 10.4%
	2010	221 4.2%	851 16.2%	838 15.9%	1,232 23.4%	928 17.6%	640 12.2%	550 10.5%
	2015	200 3.5%	1,081 19.0%	812 14.3%	1,086 19.1%	1,156 20.3%	787 13.8%	563 9.9%
Borden County	2000	8 2.7%	19 6.5%	83 28.4%	59 20.2%	51 17.5%	47 16.1%	25 8.6%
	2010	7 2.7%	24 9.1%	57 21.6%	43 16.3%	63 23.9%	43 16.3%	27 10.2%
	2015	5 1.9%	24 9.3%	51 19.7%	37 14.3%	64 24.7%	52 20.1%	26 10.0%
Coke County	2000	37 2.4%	144 9.3%	251 16.3%	231 15.0%	246 15.9%	340 22.0%	295 19.1%
	2010	29 2.0%	150 10.2%	177 12.1%	272 18.6%	299 20.4%	267 18.2%	272 18.6%
	2015	23 1.6%	169 11.8%	150 10.5%	235 16.5%	316 22.1%	281 19.7%	253 17.7%
Concho County	2000	17 1.6%	126 11.9%	166 15.7%	216 20.4%	197 18.6%	133 12.6%	203 19.2%
	2010	26 2.5%	125 12.0%	132 12.7%	196 18.8%	216 20.7%	178 17.1%	169 16.2%
	2015	19 2.0%	116 11.9%	126 12.9%	152 15.6%	205 21.0%	188 19.3%	168 17.2%
Crane County	2000	61 4.5%	192 14.1%	301 22.1%	308 22.6%	216 15.9%	132 9.7%	150 11.0%
	2010	49 3.3%	222 15.1%	256 17.4%	323 21.9%	281 19.1%	186 12.6%	155 10.5%
	2015	45 2.9%	269 17.6%	216 14.1%	294 19.2%	300 19.6%	234 15.3%	173 11.3%
Crockett County	2000	47 3.1%	224 14.7%	270 17.7%	389 25.5%	253 16.6%	181 11.9%	160 10.5%
	2010	55 3.9%	173 12.2%	228 16.0%	315 22.1%	295 20.7%	211 14.8%	146 10.3%
	2015	44 3.0%	213 14.7%	207 14.3%	250 17.3%	329 22.7%	258 17.8%	148 10.2%
Dawson County	2000	128 2.7%	850 18.0%	904 19.1%	739 15.6%	611 12.9%	765 16.2%	729 15.4%
	2010	189 4.3%	618 14.1%	706 16.1%	790 18.0%	787 17.9%	604 13.8%	692 15.8%
	2015	138 3.3%	641 15.2%	642 15.3%	671 15.9%	822 19.5%	665 15.8%	629 14.9%
Gaines County	2000	329 7.0%	792 16.9%	1,179 25.2%	778 16.6%	647 13.8%	590 12.6%	366 7.8%
	2010	346 6.2%	900 16.1%	1,068 19.0%	1,162 20.7%	942 16.8%	675 12.0%	514 9.2%
	2015	331 5.6%	970 16.5%	1,043 17.8%	1,081 18.4%	1,098 18.7%	814 13.9%	534 9.1%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Glasscock County	2000	9 1.9%	71 14.7%	119 24.6%	125 25.9%	80 16.6%	53 11.0%	26 5.4%
	2010	7 1.6%	59 13.4%	84 19.0%	117 26.5%	77 17.5%	58 13.2%	39 8.8%
	2015	5 1.2%	64 15.1%	64 15.1%	94 22.2%	87 20.6%	64 15.1%	45 10.6%
Howard County	2000	529 4.6%	1,449 12.7%	2,302 20.2%	2,188 19.2%	1,599 14.0%	1,817 16.0%	1,505 13.2%
	2010	579 5.1%	1,632 14.4%	1,705 15.0%	2,214 19.5%	2,076 18.3%	1,471 13.0%	1,656 14.6%
	2015	506 4.4%	1,793 15.7%	1,617 14.2%	1,906 16.7%	2,254 19.8%	1,734 15.2%	1,593 14.0%
Kimble County	2000	34 1.8%	200 10.7%	327 17.5%	359 19.2%	307 16.5%	325 17.4%	314 16.8%
	2010	55 2.7%	204 10.1%	268 13.3%	368 18.3%	448 22.2%	365 18.1%	307 15.2%
	2015	51 2.6%	222 11.1%	240 12.0%	318 16.0%	423 21.2%	440 22.1%	299 15.0%
Loving County	2000	0 0.0%	0 0.0%	8 25.8%	14 45.2%	3 9.7%	3 9.7%	3 9.7%
	2010	0 0.0%	0 0.0%	14 35.9%	8 20.5%	10 25.6%	6 15.4%	1 2.6%
	2015	0 0.0%	0 0.0%	14 36.8%	7 18.4%	10 26.3%	6 15.8%	1 2.6%
Martin County	2000	59 3.6%	261 16.1%	362 22.3%	303 18.7%	224 13.8%	224 13.8%	191 11.8%
	2010	59 3.6%	230 13.9%	317 19.2%	327 19.8%	294 17.8%	215 13.0%	207 12.6%
	2015	60 3.5%	253 14.9%	278 16.4%	320 18.9%	331 19.5%	246 14.5%	208 12.3%
Mason County	2000	32 2.0%	117 7.3%	218 13.6%	315 19.6%	290 18.0%	339 21.1%	296 18.4%
	2010	28 1.6%	161 9.2%	225 12.8%	298 17.0%	397 22.6%	304 17.3%	340 19.4%
	2015	23 1.3%	193 10.8%	224 12.6%	267 15.0%	363 20.4%	380 21.3%	333 18.7%
McCulloch County	2000	120 3.7%	396 12.1%	568 17.3%	614 18.7%	490 15.0%	510 15.6%	579 17.7%
	2010	136 4.1%	377 11.3%	459 13.8%	643 19.3%	685 20.5%	493 14.8%	544 16.3%
	2015	119 3.6%	432 12.9%	405 12.1%	551 16.4%	705 21.0%	605 18.1%	533 15.9%
Menard County	2000	28 2.8%	88 8.9%	172 17.4%	169 17.1%	182 18.4%	178 18.0%	173 17.5%
	2010	25 2.5%	97 9.8%	119 12.0%	177 17.8%	221 22.3%	180 18.1%	174 17.5%
	2015	20 2.1%	132 13.6%	86 8.9%	143 14.7%	204 21.0%	218 22.5%	167 17.2%
Pecos County	2000	319 6.2%	845 16.4%	961 18.6%	1,102 21.4%	663 12.9%	754 14.6%	509 9.9%
	2010	266 5.4%	791 16.2%	876 17.9%	956 19.5%	890 18.2%	606 12.4%	509 10.4%
	2015	255 4.9%	863 16.6%	888 17.1%	891 17.2%	1,014 19.5%	738 14.2%	540 10.4%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Reagan County	2000	39 3.5%	187 16.9%	298 26.9%	223 20.1%	147 13.3%	119 10.7%	94 8.5%
	2010	50 4.3%	207 17.9%	205 17.7%	264 22.8%	227 19.6%	110 9.5%	94 8.1%
	2015	45 3.7%	275 22.3%	184 14.9%	232 18.8%	266 21.6%	134 10.9%	95 7.7%
Reeves County	2000	211 5.2%	565 13.8%	781 19.1%	724 17.7%	738 18.0%	641 15.7%	431 10.5%
	2010	186 4.8%	562 14.6%	656 17.1%	750 19.5%	686 17.9%	549 14.3%	451 11.7%
	2015	134 3.9%	545 15.8%	560 16.2%	595 17.2%	657 19.0%	549 15.9%	411 11.9%
Schleicher County	2000	33 3.0%	132 11.8%	212 19.0%	248 22.2%	180 16.1%	143 12.8%	167 15.0%
	2010	38 3.2%	138 11.7%	165 14.0%	242 20.5%	266 22.5%	167 14.1%	165 14.0%
	2015	34 2.8%	157 13.0%	160 13.3%	203 16.9%	267 22.2%	220 18.3%	163 13.5%
Sterling County	2000	5 1.0%	65 12.7%	135 26.3%	116 22.6%	62 12.1%	59 11.5%	71 13.8%
	2010	9 2.1%	49 11.2%	102 23.2%	98 22.3%	64 14.6%	61 13.9%	56 12.8%
	2015	7 1.6%	50 11.6%	93 21.5%	87 20.1%	67 15.5%	73 16.9%	55 12.7%
Sutton County	2000	66 4.4%	238 15.7%	334 22.0%	323 21.3%	195 12.9%	218 14.4%	141 9.3%
	2010	63 4.1%	206 13.3%	269 17.4%	330 21.3%	323 20.9%	191 12.3%	167 10.8%
	2015	53 3.3%	252 15.8%	236 14.8%	290 18.1%	357 22.3%	245 15.3%	165 10.3%
Terrell County	2000	8 1.8%	43 9.7%	82 18.5%	86 19.4%	82 18.5%	78 17.6%	64 14.4%
	2010	9 2.1%	41 9.6%	50 11.7%	83 19.3%	98 22.8%	77 17.9%	71 16.6%
	2015	6 1.4%	52 12.5%	52 12.5%	55 13.2%	98 23.6%	79 19.0%	74 17.8%
Upton County	2000	28 2.2%	141 11.2%	300 23.9%	266 21.2%	194 15.4%	192 15.3%	135 10.7%
	2010	37 2.9%	175 13.9%	177 14.1%	273 21.7%	242 19.3%	203 16.2%	149 11.9%
	2015	28 2.1%	219 16.3%	187 13.9%	222 16.5%	283 21.0%	248 18.4%	158 11.7%
Ward County	2000	182 4.6%	532 13.4%	920 23.2%	679 17.1%	580 14.6%	672 17.0%	399 10.1%
	2010	148 3.7%	547 13.7%	621 15.5%	824 20.6%	817 20.4%	516 12.9%	523 13.1%
	2015	132 3.1%	637 15.1%	598 14.2%	740 17.5%	897 21.2%	689 16.3%	533 12.6%
Winkler County	2000	142 5.5%	361 14.0%	587 22.7%	491 19.0%	341 13.2%	333 12.9%	329 12.7%
	2010	122 4.7%	437 16.9%	392 15.2%	552 21.4%	445 17.3%	324 12.6%	307 11.9%
	2015	103 3.8%	519 19.1%	402 14.8%	454 16.7%	532 19.6%	389 14.3%	313 11.5%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Sum of Rural Region	2000	2,682 4.3%	8,702 13.9%	13,003 20.7%	11,962 19.0%	9,169 14.6%	9,444 15.0%	7,832 12.5%
	2010	2,739 4.3%	8,976 14.1%	10,166 15.9%	12,857 20.2%	12,077 18.9%	8,700 13.6%	8,285 13.0%
	2015	2,386 3.7%	10,141 15.6%	9,535 14.7%	11,181 17.2%	13,105 20.2%	10,336 15.9%	8,180 12.6%
Urban Areas	2000	9,512 7.5%	20,342 16.0%	29,498 23.3%	25,173 19.9%	15,879 12.5%	14,299 11.3%	12,081 9.5%
	2010	9,507 6.7%	26,503 18.6%	23,651 16.6%	29,307 20.6%	24,140 16.9%	14,909 10.5%	14,498 10.2%
	2015	9,046 6.0%	30,030 19.9%	24,684 16.4%	25,549 17.0%	27,807 18.4%	18,878 12.5%	14,727 9.8%
State of Texas	2000	477,063 6.5%	1,430,025 19.3%	1,800,482 24.4%	1,455,189 19.7%	924,316 12.5%	718,080 9.7%	588,199 8.0%
	2010	535,328 6.0%	1,626,238 18.2%	1,777,887 19.9%	1,914,271 21.5%	1,485,204 16.6%	862,658 9.7%	721,347 8.1%
	2015	542,204 5.6%	1,818,970 18.8%	1,834,258 19.0%	1,869,304 19.3%	1,710,141 17.7%	1,127,683 11.7%	770,719 8.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The renter household sizes by tenure within the each county, based on the 2000 Census, 2010 estimates, and projected to 2015, were distributed as follows:

		Persons Per Renter Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Andrews County	2000	310 33.1%	128 13.7%	144 15.4%	215 23.0%	138 14.7%	936 100.0%
	2010	517 41.7%	158 12.8%	137 11.1%	253 20.4%	174 14.0%	1,239 100.0%
	2015	568 45.5%	140 11.2%	124 9.9%	246 19.7%	168 13.5%	1,247 100.0%
Borden County	2000	16 21.1%	17 22.4%	16 21.1%	12 15.8%	16 21.1%	76 100.0%
	2010	18 19.8%	23 25.3%	17 18.7%	15 16.5%	18 19.8%	91 100.0%
	2015	14 20.6%	17 25.0%	13 19.1%	10 14.7%	14 20.6%	68 100.0%
Coke County	2000	127 39.0%	80 24.5%	53 16.3%	26 8.0%	40 12.3%	326 100.0%
	2010	126 42.3%	68 22.8%	46 15.4%	24 8.1%	35 11.7%	298 100.0%
	2015	142 44.5%	69 21.6%	48 15.0%	24 7.5%	36 11.3%	319 100.0%
Concho County	2000	101 38.3%	63 23.9%	36 13.6%	31 11.7%	33 12.5%	264 100.0%
	2010	98 38.4%	55 21.6%	36 14.1%	31 12.2%	36 14.1%	255 100.0%
	2015	92 36.7%	51 20.3%	38 15.1%	31 12.4%	39 15.5%	251 100.0%
Crane County	2000	54 26.6%	50 24.6%	43 21.2%	24 11.8%	32 15.8%	203 100.0%
	2010	71 25.0%	78 27.5%	50 17.6%	38 13.4%	48 16.9%	284 100.0%
	2015	62 26.2%	70 29.5%	36 15.2%	28 11.8%	41 17.3%	237 100.0%
Crockett County	2000	162 37.0%	123 28.1%	46 10.5%	61 13.9%	45 10.3%	438 100.0%
	2010	175 40.3%	116 26.7%	34 7.8%	62 14.3%	47 10.8%	434 100.0%
	2015	205 47.9%	101 23.6%	31 7.2%	53 12.4%	38 8.9%	428 100.0%
Dawson County	2000	437 34.9%	220 17.6%	206 16.4%	158 12.6%	231 18.4%	1,253 100.0%
	2010	456 37.3%	198 16.2%	193 15.8%	150 12.3%	224 18.3%	1,221 100.0%
	2015	438 37.8%	185 16.0%	180 15.5%	149 12.9%	207 17.9%	1,159 100.0%
Gaines County	2000	225 22.4%	188 18.7%	212 21.1%	154 15.3%	225 22.4%	1,004 100.0%
	2010	317 24.7%	261 20.4%	295 23.0%	175 13.7%	233 18.2%	1,282 100.0%
	2015	348 26.0%	271 20.2%	307 22.9%	181 13.5%	233 17.4%	1,340 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Renter Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Glasscock County	2000	44 27.8%	31 19.6%	28 17.7%	22 13.9%	33 20.9%	158 100.0%
	2010	35 25.4%	36 26.1%	20 14.5%	20 14.5%	28 20.3%	138 100.0%
	2015	37 26.1%	38 26.8%	23 16.2%	21 14.8%	23 16.2%	142 100.0%
Howard County	2000	1,288 37.0%	718 20.6%	501 14.4%	540 15.5%	434 12.5%	3,480 100.0%
	2010	1,421 38.8%	710 19.4%	525 14.3%	538 14.7%	469 12.8%	3,663 100.0%
	2015	1,429 39.5%	672 18.6%	511 14.1%	546 15.1%	462 12.8%	3,620 100.0%
Kimble County	2000	184 37.2%	104 21.0%	85 17.2%	77 15.6%	45 9.1%	495 100.0%
	2010	204 39.8%	98 19.1%	90 17.6%	76 14.8%	45 8.8%	512 100.0%
	2015	231 42.9%	97 18.0%	83 15.4%	76 14.1%	52 9.6%	539 100.0%
Loving County	2000	3 60.0%	1 20.0%	1 20.0%	1 20.0%	1 20.0%	5 100.0%
	2010	3 21.4%	5 35.7%	3 21.4%	3 21.4%	0 0.0%	14 100.0%
	2015	5 71.4%	1 14.3%	0 0.0%	0 0.0%	1 14.3%	7 100.0%
Martin County	2000	116 27.6%	71 16.9%	62 14.8%	74 17.6%	97 23.1%	420 100.0%
	2010	122 27.2%	97 21.7%	63 14.1%	79 17.6%	88 19.6%	448 100.0%
	2015	122 27.2%	99 22.0%	69 15.4%	78 17.4%	82 18.3%	449 100.0%
Mason County	2000	131 41.2%	77 24.2%	64 20.1%	29 9.1%	16 5.0%	318 100.0%
	2010	144 38.5%	112 29.9%	63 16.8%	44 11.8%	11 2.9%	374 100.0%
	2015	146 39.2%	121 32.5%	52 14.0%	44 11.8%	9 2.4%	372 100.0%
McCulloch County	2000	273 30.6%	195 21.9%	151 16.9%	138 15.5%	134 15.0%	891 100.0%
	2010	282 31.6%	200 22.4%	147 16.5%	127 14.2%	137 15.3%	893 100.0%
	2015	307 32.1%	214 22.4%	159 16.6%	122 12.8%	154 16.1%	955 100.0%
Menard County	2000	89 35.5%	91 36.3%	26 10.4%	32 12.7%	14 5.6%	251 100.0%
	2010	70 27.6%	104 40.9%	28 11.0%	40 15.7%	12 4.7%	254 100.0%
	2015	71 28.1%	103 40.7%	28 11.1%	40 15.8%	12 4.7%	253 100.0%
Pecos County	2000	367 27.5%	348 26.0%	276 20.7%	182 13.6%	162 12.1%	1,336 100.0%
	2010	391 29.5%	349 26.3%	296 22.3%	150 11.3%	138 10.4%	1,325 100.0%
	2015	408 29.1%	367 26.1%	327 23.3%	159 11.3%	144 10.3%	1,404 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Renter Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Reagan County	2000	87 36.4%	48 20.1%	34 14.2%	28 11.7%	42 17.6%	239 100.0%
	2010	107 36.1%	80 27.0%	20 6.8%	39 13.2%	49 16.6%	296 100.0%
	2015	104 37.3%	73 26.2%	16 5.7%	45 16.1%	41 14.7%	279 100.0%
Reeves County	2000	279 30.6%	215 23.5%	146 16.0%	156 17.1%	118 12.9%	913 100.0%
	2010	337 35.2%	226 23.6%	140 14.6%	158 16.5%	96 10.0%	957 100.0%
	2015	281 35.2%	192 24.0%	118 14.8%	124 15.5%	84 10.5%	799 100.0%
Schleicher County	2000	56 20.7%	110 40.6%	35 12.9%	30 11.1%	39 14.4%	271 100.0%
	2010	91 26.2%	132 38.0%	41 11.8%	36 10.4%	47 13.5%	347 100.0%
	2015	83 27.2%	117 38.4%	37 12.1%	32 10.5%	35 11.5%	305 100.0%
Sterling County	2000	37 29.6%	37 29.6%	21 16.8%	18 14.4%	11 8.8%	125 100.0%
	2010	32 33.0%	27 27.8%	20 20.6%	12 12.4%	6 6.2%	97 100.0%
	2015	38 35.5%	29 27.1%	25 23.4%	9 8.4%	5 4.7%	107 100.0%
Sutton County	2000	136 32.5%	48 11.5%	73 17.4%	92 22.0%	70 16.7%	419 100.0%
	2010	151 35.0%	43 10.0%	70 16.2%	98 22.7%	72 16.7%	432 100.0%
	2015	176 38.4%	42 9.2%	61 13.3%	107 23.4%	72 15.7%	458 100.0%
Terrell County	2000	32 31.4%	36 35.3%	10 9.8%	15 14.7%	10 9.8%	102 100.0%
	2010	42 33.9%	45 36.3%	11 8.9%	15 12.1%	10 8.1%	124 100.0%
	2015	38 37.3%	35 34.3%	11 10.8%	10 9.8%	8 7.8%	102 100.0%
Upton County	2000	85 27.3%	60 19.3%	74 23.8%	38 12.2%	54 17.4%	311 100.0%
	2010	87 31.9%	53 19.4%	64 23.4%	31 11.4%	38 13.9%	273 100.0%
	2015	116 33.7%	67 19.5%	80 23.3%	39 11.3%	42 12.2%	344 100.0%
Ward County	2000	295 33.9%	200 23.0%	188 21.6%	122 14.0%	65 7.5%	870 100.0%
	2010	346 36.9%	196 20.9%	203 21.6%	136 14.5%	57 6.1%	938 100.0%
	2015	378 38.3%	192 19.5%	214 21.7%	145 14.7%	57 5.8%	986 100.0%
Winkler County	2000	125 28.7%	108 24.8%	101 23.2%	54 12.4%	46 10.6%	435 100.0%
	2010	139 28.7%	141 29.1%	108 22.3%	55 11.4%	40 8.3%	484 100.0%
	2015	138 28.9%	127 26.6%	107 22.4%	65 13.6%	40 8.4%	477 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Renter Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Sum of Rural Region	2000	5,059 32.6%	3,367 21.7%	2,632 16.9%	2,329 15.0%	2,151 13.8%	15,539 100.0%
	2010	5,782 34.7%	3,611 21.7%	2,720 16.3%	2,405 14.4%	2,158 12.9%	16,673 100.0%
	2015	5,977 35.9%	3,490 21.0%	2,698 16.2%	2,384 14.3%	2,099 12.6%	16,647 100.0%
Urban Areas	2000	15,731 38.3%	10,027 24.4%	6,946 16.9%	4,545 11.1%	3,838 9.3%	41,086 100.0%
	2010	18,467 39.7%	10,522 22.6%	7,753 16.7%	5,154 11.1%	4,611 9.9%	46,509 100.0%
	2015	20,039 39.5%	11,198 22.1%	8,472 16.7%	5,753 11.3%	5,288 10.4%	50,750 100.0%
State of Texas	2000	900,225 33.6%	675,181 25.2%	436,715 16.3%	335,107 12.5%	329,168 12.3%	2,676,395 100.0%
	2010	1,169,147 36.1%	766,951 23.7%	514,648 15.9%	392,300 12.1%	394,534 12.2%	3,237,580 100.0%
	2015	1,276,764 36.4%	807,734 23.0%	558,721 15.9%	431,217 12.3%	437,636 12.5%	3,512,073 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The owner household sizes by tenure within the counties, based on the 2000 Census, 2010 estimates, and projected to 2015, were distributed as follows:

		Persons Per Owner Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Andrews County	2000	680 18.6%	1,175 32.1%	619 16.9%	627 17.1%	565 15.4%	3,665 100.0%
	2010	714 17.8%	1,348 33.5%	683 17.0%	656 16.3%	618 15.4%	4,020 100.0%
	2015	773 17.4%	1,503 33.9%	740 16.7%	742 16.7%	681 15.3%	4,439 100.0%
Borden County	2000	52 24.1%	97 44.9%	35 16.2%	15 6.9%	16 7.4%	216 100.0%
	2010	42 24.3%	75 43.4%	28 16.2%	17 9.8%	11 6.4%	173 100.0%
	2015	47 24.6%	90 47.1%	27 14.1%	21 11.0%	6 3.1%	191 100.0%
Coke County	2000	332 27.3%	512 42.0%	139 11.4%	161 13.2%	74 6.1%	1,218 100.0%
	2010	355 30.4%	467 40.0%	143 12.2%	135 11.6%	68 5.8%	1,168 100.0%
	2015	348 31.4%	435 39.3%	139 12.5%	122 11.0%	63 5.7%	1,108 100.0%
Concho County	2000	173 21.8%	301 37.9%	145 18.3%	105 13.2%	70 8.8%	794 100.0%
	2010	173 22.0%	310 39.4%	139 17.7%	93 11.8%	71 9.0%	786 100.0%
	2015	161 22.3%	289 40.0%	128 17.7%	85 11.8%	59 8.2%	723 100.0%
Crane County	2000	211 18.2%	364 31.5%	181 15.6%	225 19.4%	177 15.3%	1,157 100.0%
	2010	212 17.9%	397 33.4%	154 13.0%	234 19.7%	191 16.1%	1,187 100.0%
	2015	241 18.6%	465 35.9%	152 11.7%	259 20.0%	176 13.6%	1,294 100.0%
Crockett County	2000	201 18.5%	345 31.8%	207 19.1%	178 16.4%	155 14.3%	1,086 100.0%
	2010	173 17.5%	377 38.2%	164 16.6%	158 16.0%	117 11.8%	988 100.0%
	2015	178 17.4%	404 39.5%	161 15.8%	165 16.1%	113 11.1%	1,022 100.0%
Dawson County	2000	690 19.9%	1,308 37.7%	569 16.4%	500 14.4%	407 11.7%	3,473 100.0%
	2010	614 19.4%	1,230 38.9%	526 16.6%	480 15.2%	315 10.0%	3,164 100.0%
	2015	588 19.3%	1,215 39.9%	497 16.3%	458 15.0%	288 9.5%	3,047 100.0%
Gaines County	2000	616 16.8%	1,213 33.0%	534 14.5%	634 17.2%	681 18.5%	3,677 100.0%
	2010	754 17.4%	1,450 33.5%	634 14.7%	757 17.5%	729 16.9%	4,324 100.0%
	2015	791 17.5%	1,521 33.6%	669 14.8%	802 17.7%	747 16.5%	4,530 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Owner Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Glasscock County	2000	68 20.9%	86 26.5%	38 11.7%	61 18.8%	72 22.2%	325 100.0%
	2010	62 20.5%	100 33.0%	37 12.2%	49 16.2%	55 18.2%	303 100.0%
	2015	63 22.5%	104 37.1%	37 13.2%	37 13.2%	40 14.3%	280 100.0%
Howard County	2000	1,751 22.1%	3,172 40.1%	1,220 15.4%	996 12.6%	770 9.7%	7,909 100.0%
	2010	1,724 22.5%	3,003 39.2%	1,245 16.2%	965 12.6%	732 9.5%	7,670 100.0%
	2015	1,796 23.1%	3,054 39.2%	1,246 16.0%	963 12.4%	724 9.3%	7,784 100.0%
Kimble County	2000	341 24.9%	632 46.1%	171 12.5%	125 9.1%	101 7.4%	1,371 100.0%
	2010	369 24.5%	689 45.8%	206 13.7%	129 8.6%	111 7.4%	1,504 100.0%
	2015	371 25.5%	663 45.6%	201 13.8%	115 7.9%	104 7.1%	1,455 100.0%
Loving County	2000	4 15.4%	9 34.6%	5 19.2%	5 19.2%	3 11.5%	26 100.0%
	2010	3 12.0%	12 48.0%	5 20.0%	3 12.0%	3 12.0%	25 100.0%
	2015	2 6.5%	15 48.4%	5 16.1%	7 22.6%	2 6.5%	31 100.0%
Martin County	2000	211 17.5%	386 32.1%	209 17.4%	206 17.1%	193 16.0%	1,204 100.0%
	2010	195 16.2%	413 34.4%	212 17.7%	210 17.5%	172 14.3%	1,201 100.0%
	2015	194 15.6%	432 34.7%	229 18.4%	216 17.3%	175 14.0%	1,246 100.0%
Mason County	2000	333 25.8%	588 45.6%	142 11.0%	135 10.5%	91 7.1%	1,289 100.0%
	2010	335 24.3%	620 44.9%	176 12.8%	159 11.5%	90 6.5%	1,380 100.0%
	2015	335 23.7%	640 45.4%	194 13.7%	166 11.8%	75 5.3%	1,411 100.0%
McCulloch County	2000	641 26.9%	894 37.5%	368 15.4%	273 11.4%	210 8.8%	2,386 100.0%
	2010	646 26.4%	950 38.9%	378 15.5%	277 11.3%	194 7.9%	2,445 100.0%
	2015	651 27.2%	951 39.7%	354 14.8%	263 11.0%	176 7.3%	2,395 100.0%
Menard County	2000	216 29.2%	279 37.8%	109 14.7%	76 10.3%	59 8.0%	739 100.0%
	2010	206 27.8%	314 42.4%	103 13.9%	62 8.4%	55 7.4%	740 100.0%
	2015	209 29.2%	312 43.6%	95 13.3%	54 7.5%	46 6.4%	716 100.0%
Pecos County	2000	644 16.9%	1,239 32.5%	681 17.8%	646 16.9%	607 15.9%	3,817 100.0%
	2010	508 14.2%	1,285 36.0%	641 18.0%	562 15.7%	573 16.1%	3,569 100.0%
	2015	577 15.2%	1,365 36.1%	686 18.1%	578 15.3%	578 15.3%	3,785 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Owner Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Reagan County	2000	129 14.9%	212 24.4%	184 21.2%	178 20.5%	165 19.0%	868 100.0%
	2010	112 13.0%	291 33.8%	180 20.9%	154 17.9%	123 14.3%	860 100.0%
	2015	126 13.2%	361 38.0%	189 19.9%	159 16.7%	117 12.3%	951 100.0%
Reeves County	2000	608 19.1%	878 27.6%	605 19.0%	463 14.6%	625 19.7%	3,178 100.0%
	2010	580 20.1%	813 28.2%	529 18.4%	434 15.1%	526 18.3%	2,882 100.0%
	2015	561 21.2%	725 27.3%	487 18.4%	410 15.5%	468 17.7%	2,651 100.0%
Schleicher County	2000	235 27.8%	255 30.2%	126 14.9%	146 17.3%	83 9.8%	844 100.0%
	2010	242 29.0%	249 29.8%	134 16.0%	141 16.9%	68 8.1%	835 100.0%
	2015	280 31.1%	265 29.5%	138 15.4%	149 16.6%	68 7.6%	899 100.0%
Sterling County	2000	83 21.4%	126 32.5%	47 12.1%	77 19.8%	55 14.2%	388 100.0%
	2010	71 20.7%	131 38.2%	35 10.2%	57 16.6%	50 14.6%	343 100.0%
	2015	70 21.5%	123 37.7%	31 9.5%	52 16.0%	49 15.0%	326 100.0%
Sutton County	2000	179 16.3%	428 39.1%	201 18.3%	178 16.2%	110 10.0%	1,096 100.0%
	2010	197 17.6%	454 40.6%	180 16.1%	193 17.3%	95 8.5%	1,118 100.0%
	2015	209 18.3%	487 42.7%	169 14.8%	192 16.8%	83 7.3%	1,140 100.0%
Terrell County	2000	101 29.6%	104 30.5%	42 12.3%	64 18.8%	30 8.8%	341 100.0%
	2010	98 32.0%	89 29.1%	38 12.4%	55 18.0%	27 8.8%	306 100.0%
	2015	106 34.0%	85 27.2%	35 11.2%	56 17.9%	30 9.6%	312 100.0%
Upton County	2000	209 22.1%	328 34.7%	158 16.7%	123 13.0%	127 13.4%	945 100.0%
	2010	239 24.3%	364 37.0%	157 16.0%	124 12.6%	98 10.0%	983 100.0%
	2015	249 24.9%	381 38.1%	166 16.6%	115 11.5%	91 9.1%	1,001 100.0%
Ward County	2000	686 22.2%	1,075 34.7%	453 14.6%	473 15.3%	407 13.2%	3,094 100.0%
	2010	620 20.3%	1,151 37.7%	444 14.5%	474 15.5%	368 12.0%	3,057 100.0%
	2015	616 19.0%	1,272 39.2%	465 14.3%	515 15.9%	373 11.5%	3,241 100.0%
Winkler County	2000	420 19.5%	727 33.8%	337 15.7%	381 17.7%	284 13.2%	2,149 100.0%
	2010	399 19.1%	714 34.1%	350 16.7%	402 19.2%	230 11.0%	2,094 100.0%
	2015	432 19.3%	782 35.0%	362 16.2%	432 19.3%	226 10.1%	2,234 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Persons Per Owner Household					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Sum of Rural Region	2000	9,814 20.8%	16,733 35.4%	7,525 15.9%	7,051 14.9%	6,137 13.0%	47,255 100.0%
	2010	9,643 20.5%	17,296 36.7%	7,521 16.0%	6,980 14.8%	5,690 12.1%	47,125 100.0%
	2015	9,974 20.7%	17,939 37.2%	7,602 15.8%	7,133 14.8%	5,558 11.5%	48,212 100.0%
Urban Areas	2000	15,637 18.2%	29,338 34.2%	14,643 17.1%	14,753 17.2%	11,322 13.2%	85,698 100.0%
	2010	16,270 16.9%	33,570 35.0%	16,863 17.6%	16,540 17.2%	12,759 13.3%	96,008 100.0%
	2015	16,809 16.8%	35,114 35.1%	17,520 17.5%	17,022 17.0%	13,517 13.5%	99,977 100.0%
State of Texas	2000	837,449 17.8%	1,575,067 33.4%	831,761 17.6%	802,092 17.0%	670,590 14.2%	4,716,959 100.0%
	2010	1,008,796 17.7%	1,928,236 33.9%	1,024,767 18.0%	946,252 16.6%	777,302 13.7%	5,685,353 100.0%
	2015	1,098,415 17.8%	2,106,810 34.2%	1,108,772 18.0%	1,010,386 16.4%	836,823 13.6%	6,161,206 100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The population by highest educational attainment within each county, based on the 2010 estimates, is distributed as follows:

		Less Than 9th Grade	High School, No Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor's Degree	Graduate Degree	Total
Andrews County	Number	1,156	1,187	3,189	1,549	608	863	397	8,949
	Percent	12.9%	13.3%	35.6%	17.3%	6.8%	9.6%	4.4%	100.0%
Borden County	Number	34	45	160	115	34	87	20	495
	Percent	6.9%	9.1%	32.3%	23.2%	6.9%	17.6%	4.0%	100.0%
Coke County	Number	250	397	891	578	96	287	101	2,600
	Percent	9.6%	15.3%	34.3%	22.2%	3.7%	11.0%	3.9%	100.0%
Concho County	Number	490	658	799	398	139	326	92	2,902
	Percent	16.9%	22.7%	27.5%	13.7%	4.8%	11.2%	3.2%	100.0%
Crane County	Number	407	268	932	463	155	212	165	2,602
	Percent	15.6%	10.3%	35.8%	17.8%	6.0%	8.1%	6.3%	100.0%
Crockett County	Number	506	478	781	556	62	191	92	2,666
	Percent	19.0%	17.9%	29.3%	20.9%	2.3%	7.2%	3.5%	100.0%
Dawson County	Number	1,606	1,138	3,620	1,642	245	854	282	9,387
	Percent	17.1%	12.1%	38.6%	17.5%	2.6%	9.1%	3.0%	100.0%
Gaines County	Number	2,160	1,186	2,619	1,482	295	813	270	8,825
	Percent	24.5%	13.4%	29.7%	16.8%	3.3%	9.2%	3.1%	100.0%
Glasscock County	Number	127	108	195	184	37	125	28	804
	Percent	15.8%	13.4%	24.3%	22.9%	4.6%	15.5%	3.5%	100.0%
Howard County	Number	2,949	2,677	7,998	4,949	1,935	2,064	881	23,453
	Percent	12.6%	11.4%	34.1%	21.1%	8.3%	8.8%	3.8%	100.0%
Kimble County	Number	313	418	1,209	561	115	416	219	3,251
	Percent	9.6%	12.9%	37.2%	17.3%	3.5%	12.8%	6.7%	100.0%
Loving County	Number	0	7	19	12	3	0	3	44
	Percent	0.0%	15.9%	43.2%	27.3%	6.8%	0.0%	6.8%	100.0%
Martin County	Number	556	298	1,016	567	112	308	88	2,945
	Percent	18.9%	10.1%	34.5%	19.3%	3.8%	10.5%	3.0%	100.0%
Mason County	Number	259	248	854	745	160	445	156	2,867
	Percent	9.0%	8.7%	29.8%	26.0%	5.6%	15.5%	5.4%	100.0%
McCulloch County	Number	649	900	1,903	1,029	153	537	240	5,411
	Percent	12.0%	16.6%	35.2%	19.0%	2.8%	9.9%	4.4%	100.0%
Menard County	Number	279	216	523	331	28	194	96	1,667
	Percent	16.7%	13.0%	31.4%	19.9%	1.7%	11.6%	5.8%	100.0%
Pecos County	Number	2,138	1,147	3,348	1,732	404	927	599	10,295
	Percent	20.8%	11.1%	32.5%	16.8%	3.9%	9.0%	5.8%	100.0%
Reagan County	Number	383	304	577	394	74	125	54	1,911
	Percent	20.0%	15.9%	30.2%	20.6%	3.9%	6.5%	2.8%	100.0%
Reeves County	Number	2,282	1,251	2,141	903	201	436	279	7,493
	Percent	30.5%	16.7%	28.6%	12.1%	2.7%	5.8%	3.7%	100.0%
Schleicher County	Number	417	330	401	360	79	269	76	1,932
	Percent	21.6%	17.1%	20.8%	18.6%	4.1%	13.9%	3.9%	100.0%
Sterling County	Number	141	105	238	184	37	108	45	858
	Percent	16.4%	12.2%	27.7%	21.4%	4.3%	12.6%	5.2%	100.0%
Sutton County	Number	503	331	915	492	128	322	95	2,786
	Percent	18.1%	11.9%	32.8%	17.7%	4.6%	11.6%	3.4%	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Less Than 9th Grade	High School, No Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor's Degree	Graduate Degree	Total
Terrell County	Number	127	64	184	154	16	105	28	678
	Percent	18.7%	9.4%	27.1%	22.7%	2.4%	15.5%	4.1%	100.0%
Upton County	Number	382	239	842	401	84	206	97	2,251
	Percent	17.0%	10.6%	37.4%	17.8%	3.7%	9.2%	4.3%	100.0%
Ward County	Number	936	780	2,621	1,365	270	623	352	6,947
	Percent	13.5%	11.2%	37.7%	19.6%	3.9%	9.0%	5.1%	100.0%
Winkler County	Number	980	750	1,237	921	105	352	127	4,472
	Percent	21.9%	16.8%	27.7%	20.6%	2.3%	7.9%	2.8%	100.0%
Sum of Rural Region	Number	20,030	15,530	39,212	22,067	5,575	11,195	4,882	118,491
	Percent	16.9%	13.1%	33.1%	18.6%	4.7%	9.4%	4.1%	100.0%
Urban Areas	Number	24,635	24,564	66,472	54,337	17,637	36,365	13,327	237,337
	Percent	10.4%	10.3%	28.0%	22.9%	7.4%	15.3%	5.6%	100.0%
State of Texas	Number	1,465,389	1,649,091	3,176,650	2,858,720	668,476	1,996,204	976,012	12,790,542
	Percent	11.5%	12.9%	24.8%	22.4%	5.2%	15.6%	7.6%	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

The population by race within the counties, based on 2010 Census estimates, is distributed as follows:

		White Alone	Black or African American Alone	American Indian and Alaskan Native and American	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Total
Andrews County	Number	11,749	222	142	91	1	2,289	292	14,786
	Percent	79.5%	1.5%	1.0%	0.6%	0.0%	15.5%	2.0%	100.0%
Borden County	Number	600	0	2	1	0	28	10	641
	Percent	93.6%	0.0%	0.3%	0.2%	0.0%	4.4%	1.6%	100.0%
Coke County	Number	3,036	8	37	5	1	169	64	3,320
	Percent	91.4%	0.2%	1.1%	0.2%	0.0%	5.1%	1.9%	100.0%
Concho County	Number	3,553	77	16	14	5	345	77	4,087
	Percent	86.9%	1.9%	0.4%	0.3%	0.1%	8.4%	1.9%	100.0%
Crane County	Number	3,243	125	44	16	0	847	100	4,375
	Percent	74.1%	2.9%	1.0%	0.4%	0.0%	19.4%	2.3%	100.0%
Crockett County	Number	3,092	30	34	13	3	483	64	3,719
	Percent	83.1%	0.8%	0.9%	0.3%	0.1%	13.0%	1.7%	100.0%
Dawson County	Number	10,606	905	99	49	7	1,854	313	13,833
	Percent	76.7%	6.5%	0.7%	0.4%	0.1%	13.4%	2.3%	100.0%
Gaines County	Number	14,726	305	102	44	0	1,996	353	17,526
	Percent	84.0%	1.7%	0.6%	0.3%	0.0%	11.4%	2.0%	100.0%
Glasscock County	Number	1,044	15	4	1	2	145	15	1,226
	Percent	85.2%	1.2%	0.3%	0.1%	0.2%	11.8%	1.2%	100.0%
Howard County	Number	25,928	2,181	317	267	15	5,583	721	35,012
	Percent	74.1%	6.2%	0.9%	0.8%	0.0%	15.9%	2.1%	100.0%
Kimble County	Number	4,216	18	38	19	3	274	39	4,607
	Percent	91.5%	0.4%	0.8%	0.4%	0.1%	5.9%	0.8%	100.0%
Loving County	Number	65	0	4	0	0	7	6	82
	Percent	79.3%	0.0%	4.9%	0.0%	0.0%	8.5%	7.3%	100.0%
Martin County	Number	4,067	78	30	12	3	524	85	4,799
	Percent	84.7%	1.6%	0.6%	0.3%	0.1%	10.9%	1.8%	100.0%
Mason County	Number	3,731	18	18	7	0	199	39	4,012
	Percent	93.0%	0.4%	0.4%	0.2%	0.0%	5.0%	1.0%	100.0%
McCulloch County	Number	6,947	160	55	29	1	941	150	8,283
	Percent	83.9%	1.9%	0.7%	0.4%	0.0%	11.4%	1.8%	100.0%
Menard County	Number	1,847	13	18	3	0	324	37	2,242
	Percent	82.4%	0.6%	0.8%	0.1%	0.0%	14.5%	1.7%	100.0%
Pecos County	Number	12,307	572	125	79	5	2,092	327	15,507
	Percent	79.4%	3.7%	0.8%	0.5%	0.0%	13.5%	2.1%	100.0%
Reagan County	Number	2,596	70	20	6	0	613	62	3,367
	Percent	77.1%	2.1%	0.6%	0.2%	0.0%	18.2%	1.8%	100.0%
Reeves County	Number	10,645	690	64	119	6	2,047	212	13,783
	Percent	77.2%	5.0%	0.5%	0.9%	0.0%	14.9%	1.5%	100.0%
Schleicher County	Number	2,780	38	16	4	0	527	96	3,461
	Percent	80.3%	1.1%	0.5%	0.1%	0.0%	15.2%	2.8%	100.0%

(Continued)

		White Alone	Black or African American Alone	American Indian and Alaskan Native American	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Total
Sterling County	Number	1,013	14	23	0	0	71	22	1,143
	Percent	88.6%	1.2%	2.0%	0.0%	0.0%	6.2%	1.9%	100.0%
Sutton County	Number	3,662	17	17	8	0	361	63	4,128
	Percent	88.7%	0.4%	0.4%	0.2%	0.0%	8.7%	1.5%	100.0%
Terrell County	Number	828	7	9	4	0	121	15	984
	Percent	84.1%	0.7%	0.9%	0.4%	0.0%	12.3%	1.5%	100.0%
Upton County	Number	2,516	63	58	0	0	649	69	3,355
	Percent	75.0%	1.9%	1.7%	0.0%	0.0%	19.3%	2.1%	100.0%
Ward County	Number	8,227	522	98	32	1	1,429	349	10,658
	Percent	77.2%	4.9%	0.9%	0.3%	0.0%	13.4%	3.3%	100.0%
Winkler County	Number	5,238	156	71	17	0	1,410	218	7,110
	Percent	73.7%	2.2%	1.0%	0.2%	0.0%	19.8%	3.1%	100.0%
Sum of Rural Region	Number	148,262	6,304	1,461	840	53	25,328	3,798	186,046
	Percent	79.7%	3.4%	0.8%	0.5%	0.0%	13.6%	2.0%	100.0%
Urban Areas	Number	301,488	19,684	3,248	3,916	273	47,379	9,837	385,825
	Percent	78.1%	5.1%	0.8%	1.0%	0.1%	12.3%	2.5%	100.0%
State of Texas	Number	6,570,152	1,088,836	57,265	307,373	6,353	714,396	178,558	8,922,933
	Percent	73.6%	12.2%	0.6%	3.4%	0.1%	8.0%	2.0%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The table below summarizes the Hispanic and Non-Hispanic populations within the study counties of Region 12.

County	Total Population	Total Hispanic Population	Percent Hispanic	Total Non-Hispanic Population	Percent Non-Hispanic
Andrews County	14,786	7,195	48.7%	7,591	51.3%
Borden County	641	95	14.8%	546	85.2%
Coke County	3,320	602	18.1%	2,718	81.9%
Concho County	4,087	2,173	53.2%	1,914	46.8%
Crane County	4,375	2,409	55.1%	1,966	44.9%
Crockett County	3,719	2,352	63.2%	1,367	36.8%
Dawson County	13,833	7,387	53.4%	6,446	46.6%
Gaines County	17,526	6,413	36.6%	11,113	63.4%
Glasscock County	1,226	378	30.8%	848	69.2%
Howard County	35,012	13,255	37.9%	21,757	62.1%
Kimble County	4,607	1,077	23.4%	3,530	76.6%
Loving County	82	18	22.0%	64	78.0%
Martin County	4,799	2,086	43.5%	2,713	56.5%
Mason County	4,012	864	21.5%	3,148	78.5%
McCulloch County	8,283	2,476	29.9%	5,807	70.1%
Menard County	2,242	790	35.2%	1,452	64.8%
Pecos County	15,507	10,430	67.3%	5,077	32.7%
Reagan County	3,367	2,051	60.9%	1,316	39.1%
Reeves County	13,783	10,233	74.2%	3,550	25.8%
Schleicher County	3,461	1,536	44.4%	1,925	55.6%
Sterling County	1,143	365	31.9%	778	68.1%
Sutton County	4,128	2,459	59.6%	1,669	40.4%
Terrell County	984	467	47.5%	517	52.5%
Upton County	3,355	1,644	49.0%	1,711	51.0%
Ward County	10,658	5,074	47.6%	5,584	52.4%
Winkler County	7,110	3,824	53.8%	3,286	46.2%
Sum of Rural Region	186,046	87,653	47.1%	98,393	52.9%
Urban Areas	24,959,515	9,373,268	37.6%	15,586,247	62.4%
State of Texas	25,145,561	9,460,921	37.6%	15,684,640	62.4%

The population by ancestry within each county based on 2005-2009 American Community Survey estimates is distributed as follows:

	Top 5 Highest Nationality Shares						Total
	Nationality 1	Nationality 2	Nationality 3	Nationality 4	Nationality 5	Remaining Nationalities	
Andrews County	Irish (9.8%)	German (7.8%)	American (7.0%)	English (5.4%)	French (2.4%)	67.5%	14,617
Borden County	Irish (20.1%)	German (18.1%)	English (14.2%)	Scotch-Irish (3.8%)	Italian (2.3%)	41.5%	557
Coke County	Irish (16.5%)	German (15.1%)	English (10.6%)	American (8.9%)	Scottish (3.7%)	45.2%	3,334
Concho County	American (22.3%)	German (10.2%)	English (7.4%)	Irish (4.7%)	Scotch-Irish (2.0%)	53.3%	3,786
Crane County	Irish (12.2%)	German (8.5%)	American (3.6%)	French (3.4%)	English (3.0%)	69.3%	3,929
Crockett County	American (13.0%)	German (4.6%)	Dutch West Indian (3.3%)	Irish (3.1%)	English (2.9%)	73.2%	4,000
Dawson County	German (6.9%)	Irish (6.3%)	English (6.0%)	American (5.0%)	Dutch (0.8%)	75.1%	13,053
Gaines County	German (20.4%)	Irish (6.2%)	English (4.9%)	American (3.7%)	Pennsylvania German (3.5%)	61.3%	15,162
Glasscock County	German (29.6%)	English (7.7%)	Irish (6.3%)	Czech (6.0%)	American (2.6%)	47.8%	1,422
Howard County	German (9.9%)	Irish (8.3%)	English (7.0%)	American (6.0%)	Scottish (3.1%)	65.8%	33,219
Howard County	American (23.8%)	German (12.4%)	Irish (9.9%)	English (9.7%)	Scotch-Irish (2.1%)	42.2%	4,831
Kimble County	Irish (25.0%)	English (3.6%)	Afghan (0.0%)	Afghan (0.0%)	Afghan (0.0%)	71.4%	56
Loving County	Irish (16.4%)	English (10.5%)	German (7.9%)	American (3.7%)	Pennsylvania German (1.8%)	59.8%	4,389
Martin County	German (35.1%)	Irish (13.0%)	American (8.8%)	English (7.6%)	French (6.5%)	29.1%	4,927
Mason County	American (26.2%)	German (9.7%)	English (8.6%)	Irish (7.2%)	French (2.6%)	45.8%	7,970
McCulloch County	American (35.7%)	English (11.4%)	German (8.6%)	Irish (6.2%)	Scottish (1.0%)	37.2%	2,099
Menard County	American (7.8%)	Irish (4.5%)	English (3.9%)	German (3.7%)	Scottish (1.3%)	78.8%	16,456
Pecos County	American (7.3%)	German (7.2%)	English (5.4%)	Irish (5.0%)	French (0.9%)	74.3%	2,963
Reagan County	American (5.4%)	English (2.7%)	German (2.0%)	Irish (2.0%)	Scotch-Irish (1.4%)	86.6%	10,901
Reeves County	German (12.2%)	American (12.0%)	English (10.4%)	Irish (8.3%)	Scottish (2.5%)	54.7%	3,089
Schleicher County	Irish (16.0%)	German (14.2%)	English (9.3%)	French (6.2%)	Italian (5.2%)	49.1%	1,230
Sutton County	American (12.3%)	German (10.5%)	Irish (5.1%)	English (3.9%)	Italian (3.7%)	64.5%	4,563

Source: U.S. Census Bureau, 2005-2009 American Community Survey; Urban Decision Group; Bowen National Research

(Continued)

	Top 5 Highest Nationality Shares						Total
	Nationality 1	Nationality 2	Nationality 3	Nationality 4	Nationality 5	Remaining Nationalities	
Terrell County	American (23.2%)	German (7.2%)	German (7.2%)	English (2.6%)	Dutch (2.0%)	57.9%	935
Upton County	Irish (12.4%)	German (9.2%)	English (6.8%)	African (2.0%)	Scottish (1.3%)	68.2%	3,000
Ward County	American (7.1%)	English (7.1%)	Irish (6.9%)	German (6.1%)	Scotch-Irish (2.1%)	70.7%	10,938
Winkler County	German (12.9%)	Irish (8.7%)	English (5.7%)	American (5.0%)	French (2.0%)	65.7%	7,270
Sum of Rural Region	German (10.1%)	American (8.4%)	Irish (7.6%)	English (6.2%)	Scottish (1.7%)	66.0%	178,696
Urban Areas	German (10.1%)	Irish (7.7%)	English (7.5%)	American (7.2%)	Scotch-Irish (2.0%)	65.5%	377,754
State of Texas	German (10.4%)	Irish (7.5%)	English (7.0%)	American (5.5%)	French (2.3%)	67.3%	25,910,495

Source: U.S. Census Bureau, 2005-2009 American Community Survey; Urban Decision Group; Bowen National Research

The migration information within each county based on 2005-2009 American Community Survey estimates is distributed as follows:

		Same House	Different House in Same County	Different County Same State	Different County in Different State	Elsewhere	Total
Andrews County	Number	11,093	1,435	439	168	35	13,170
	Percent	84.2%	10.9%	3.3%	1.3%	0.3%	100.0%
Borden County	Number	521	25	35	0	4	585
	Percent	89.1%	4.3%	6.0%	0.0%	0.7%	100.0%
Coke County	Number	2,908	100	367	63	0	3,438
	Percent	84.6%	2.9%	10.7%	1.8%	0.0%	100.0%
Concho County	Number	2,659	50	486	236	150	3,581
	Percent	74.3%	1.4%	13.6%	6.6%	4.2%	100.0%
Crane County	Number	3,368	288	200	16	0	3,872
	Percent	87.0%	7.4%	5.2%	0.4%	0.0%	100.0%
Crockett County	Number	3,442	181	87	0	0	3,710
	Percent	92.8%	4.9%	2.3%	0.0%	0.0%	100.0%
Dawson County	Number	11,442	631	1,428	60	0	13,561
	Percent	84.4%	4.7%	10.5%	0.4%	0.0%	100.0%
Gaines County	Number	12,099	1,395	414	281	206	14,395
	Percent	84.1%	9.7%	2.9%	2.0%	1.4%	100.0%
Glasscock County	Number	1,279	64	56	0	0	1,399
	Percent	91.4%	4.6%	4.0%	0.0%	0.0%	100.0%
Howard County	Number	23,364	4,364	2,522	1,245	236	31,731
	Percent	73.6%	13.8%	7.9%	3.9%	0.7%	100.0%
Kimble County	Number	3,719	175	557	8	0	4,459
	Percent	83.4%	3.9%	12.5%	0.2%	0.0%	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Same House	Different House in Same County	Different County Same State	Different County in Different State	Elsewhere	Total
Loving County	Number	77	0	4	0	0	81
	Percent	95.1%	0.0%	4.9%	0.0%	0.0%	100.0%
Martin County	Number	4,002	118	212	12	50	4,394
	Percent	91.1%	2.7%	4.8%	0.3%	1.1%	100.0%
Mason County	Number	3,438	226	180	0	0	3,844
	Percent	89.4%	5.9%	4.7%	0.0%	0.0%	100.0%
McCulloch County	Number	6,312	919	465	72	0	7,768
	Percent	81.3%	11.8%	6.0%	0.9%	0.0%	100.0%
Menard County	Number	1,778	183	107	11	9	2,088
	Percent	85.2%	8.8%	5.1%	0.5%	0.4%	100.0%
Pecos County	Number	13,138	1,189	1,246	101	28	15,702
	Percent	83.7%	7.6%	7.9%	0.6%	0.2%	100.0%
Reagan County	Number	2,540	231	169	22	0	2,962
	Percent	85.8%	7.8%	5.7%	0.7%	0.0%	100.0%
Reeves County	Number	9,319	725	532	270	54	10,900
	Percent	85.5%	6.7%	4.9%	2.5%	0.5%	100.0%
Schleicher County	Number	2,124	294	388	14	0	2,820
	Percent	75.3%	10.4%	13.8%	0.5%	0.0%	100.0%
Sterling County	Number	963	66	64	0	0	1,093
	Percent	88.1%	6.0%	5.9%	0.0%	0.0%	100.0%
Sutton County	Number	3,629	294	226	54	0	4,203
	Percent	86.3%	7.0%	5.4%	1.3%	0.0%	100.0%
Terrell County	Number	687	15	56	0	33	791
	Percent	86.9%	1.9%	7.1%	0.0%	4.2%	100.0%
Upton County	Number	2,217	218	388	125	38	2,986
	Percent	74.2%	7.3%	13.0%	4.2%	1.3%	100.0%
Ward County	Number	8,250	1,001	675	250	13	10,189
	Percent	81.0%	9.8%	6.6%	2.5%	0.1%	100.0%
Winkler County	Number	5,060	646	462	235	42	6,445
	Percent	78.5%	10.0%	7.2%	3.6%	0.7%	100.0%
Sum of Rural Region	Number	139,428	14,833	11,765	3,243	898	170,167
	Percent	81.9%	8.7%	6.9%	1.9%	0.5%	100.0%
Urban Areas	Number	289,041	40,178	17,519	9,258	1,559	357,555
	Percent	80.8%	11.2%	4.9%	2.6%	0.4%	100.0%
State of Texas	Number	18,934,892	2,702,009	1,042,342	557,097	188,594	23,424,934
	Percent	80.8%	11.5%	4.4%	2.4%	0.8%	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Households by tenure are distributed as follows:

	Household Type	2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
Andrews County	Owner-Occupied	3,665	79.7%	4,020	76.4%	4,439	78.1%
	Renter-Occupied	936	20.3%	1,239	23.6%	1,247	21.9%
	Total	4,601	100.0%	5,259	100.0%	5,686	100.0%
Borden County	Owner-Occupied	216	74.0%	173	65.5%	191	73.7%
	Renter-Occupied	76	26.0%	91	34.5%	68	26.3%
	Total	292	100.0%	264	100.0%	259	100.0%
Coke County	Owner-Occupied	1,218	78.9%	1,168	79.7%	1,108	77.7%
	Renter-Occupied	326	21.1%	298	20.3%	319	22.3%
	Total	1,544	100.0%	1,466	100.0%	1,426	100.0%
Concho County	Owner-Occupied	794	75.0%	786	75.5%	723	74.2%
	Renter-Occupied	264	25.0%	255	24.5%	251	25.8%
	Total	1,058	100.0%	1,041	100.0%	973	100.0%
Crane County	Owner-Occupied	1,157	85.1%	1,187	80.7%	1,294	84.5%
	Renter-Occupied	203	14.9%	284	19.3%	237	15.5%
	Total	1,360	100.0%	1,471	100.0%	1,531	100.0%
Crockett County	Owner-Occupied	1,086	71.3%	988	69.5%	1,022	70.5%
	Renter-Occupied	438	28.7%	434	30.5%	428	29.5%
	Total	1,524	100.0%	1,422	100.0%	1,450	100.0%
Dawson County	Owner-Occupied	3,473	73.5%	3,164	72.2%	3,047	72.4%
	Renter-Occupied	1,253	26.5%	1,221	27.8%	1,159	27.6%
	Total	4,726	100.0%	4,385	100.0%	4,206	100.0%
Gaines County	Owner-Occupied	3,677	78.6%	4,324	77.1%	4,530	77.2%
	Renter-Occupied	1,004	21.4%	1,282	22.9%	1,340	22.8%
	Total	4,681	100.0%	5,606	100.0%	5,871	100.0%
Glasscock County	Owner-Occupied	325	67.3%	303	68.7%	280	66.4%
	Renter-Occupied	158	32.7%	138	31.3%	142	33.6%
	Total	483	100.0%	441	100.0%	422	100.0%
Howard County	Owner-Occupied	7,909	69.4%	7,670	67.7%	7,784	68.3%
	Renter-Occupied	3,480	30.6%	3,663	32.3%	3,620	31.7%
	Total	11,389	100.0%	11,333	100.0%	11,404	100.0%
Kimble County	Owner-Occupied	1,371	73.5%	1,504	74.6%	1,455	73.0%
	Renter-Occupied	495	26.5%	512	25.4%	539	27.0%
	Total	1,866	100.0%	2,016	100.0%	1,994	100.0%
Loving County	Owner-Occupied	26	83.9%	25	64.1%	31	81.5%
	Renter-Occupied	5	16.1%	14	35.9%	7	18.5%
	Total	31	100.0%	39	100.0%	38	100.0%
Martin County	Owner-Occupied	1,204	74.1%	1,201	72.8%	1,246	73.5%
	Renter-Occupied	420	25.9%	448	27.2%	449	26.5%
	Total	1,624	100.0%	1,649	100.0%	1,695	100.0%
Mason County	Owner-Occupied	1,289	80.2%	1,380	78.7%	1,411	79.1%
	Renter-Occupied	318	19.8%	374	21.3%	372	20.9%
	Total	1,607	100.0%	1,754	100.0%	1,783	100.0%
McCulloch County	Owner-Occupied	2,386	72.8%	2,445	73.2%	2,395	71.5%
	Renter-Occupied	891	27.2%	893	26.8%	955	28.5%
	Total	3,277	100.0%	3,338	100.0%	3,350	100.0%
Menard County	Owner-Occupied	739	74.6%	740	74.4%	716	73.9%
	Renter-Occupied	251	25.4%	254	25.6%	253	26.1%
	Total	990	100.0%	994	100.0%	970	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

	Household Type	2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
Pecos County	Owner-Occupied	3,817	74.1%	3,569	72.9%	3,785	72.9%
	Renter-Occupied	1,336	25.9%	1,325	27.1%	1,404	27.1%
	Total	5,153	100.0%	4,894	100.0%	5,189	100.0%
Reagan County	Owner-Occupied	868	78.4%	860	74.4%	951	77.3%
	Renter-Occupied	239	21.6%	296	25.6%	279	22.7%
	Total	1,107	100.0%	1,156	100.0%	1,230	100.0%
Reeves County	Owner-Occupied	3,178	77.7%	2,882	75.1%	2,651	76.8%
	Renter-Occupied	913	22.3%	957	24.9%	799	23.2%
	Total	4,091	100.0%	3,839	100.0%	3,450	100.0%
Schleicher County	Owner-Occupied	844	75.7%	835	70.6%	899	74.7%
	Renter-Occupied	271	24.3%	347	29.4%	305	25.3%
	Total	1,115	100.0%	1,182	100.0%	1,203	100.0%
Sterling County	Owner-Occupied	388	75.6%	343	78.0%	326	75.3%
	Renter-Occupied	125	24.4%	97	22.0%	107	24.7%
	Total	513	100.0%	440	100.0%	433	100.0%
Sutton County	Owner-Occupied	1,096	72.3%	1,118	72.1%	1,140	71.4%
	Renter-Occupied	419	27.7%	432	27.9%	458	28.6%
	Total	1,515	100.0%	1,550	100.0%	1,598	100.0%
Terrell County	Owner-Occupied	341	77.0%	306	71.2%	312	75.4%
	Renter-Occupied	102	23.0%	124	28.8%	102	24.6%
	Total	443	100.0%	430	100.0%	414	100.0%
Upton County	Owner-Occupied	945	75.2%	983	78.3%	1,001	74.4%
	Renter-Occupied	311	24.8%	273	21.7%	344	25.6%
	Total	1,256	100.0%	1,256	100.0%	1,346	100.0%
Ward County	Owner-Occupied	3,094	78.1%	3,057	76.5%	3,241	76.7%
	Renter-Occupied	870	21.9%	938	23.5%	986	23.3%
	Total	3,964	100.0%	3,995	100.0%	4,227	100.0%
Winkler County	Owner-Occupied	2,149	83.2%	2,094	81.2%	2,234	82.4%
	Renter-Occupied	435	16.8%	484	18.8%	477	17.6%
	Total	2,584	100.0%	2,578	100.0%	2,711	100.0%
Sum of Rural Region	Owner-Occupied	47,255	75.3%	47,125	73.9%	48,212	74.3%
	Renter-Occupied	15,539	24.7%	16,673	26.1%	16,647	25.7%
	Total	62,794	100.0%	63,798	100.0%	64,859	100.0%
Urban Areas	Owner-Occupied	85,698	67.6%	96,008	67.4%	99,977	66.3%
	Renter-Occupied	41,086	32.4%	46,509	32.6%	50,750	33.7%
	Total	126,784	100.0%	142,517	100.0%	150,727	100.0%
State of Texas	Owner-Occupied	4,716,959	63.8%	5,685,353	63.7%	6,161,206	63.7%
	Renter-Occupied	2,676,395	36.2%	3,237,580	36.3%	3,512,073	36.3%
	Total	7,393,354	100.0%	8,922,933	100.0%	9,673,279	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

3. INCOME TRENDS

The distribution of households by income within each county is summarized as follows:

		Households by Income						
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000+
Andrews County	2000	616 13.4%	618 13.4%	750 16.3%	766 16.6%	570 12.4%	454 9.9%	827 18.0%
	2010	526 10.0%	497 9.5%	629 12.0%	596 11.3%	646 12.3%	563 10.7%	1,802 34.3%
	2015	498 8.8%	480 8.4%	538 9.5%	668 11.7%	531 9.3%	591 10.4%	2,381 41.9%
Borden County	2000	29 9.9%	55 18.8%	65 22.3%	27 9.2%	17 5.8%	38 13.0%	61 20.9%
	2010	21 8.0%	36 13.6%	48 18.2%	36 13.6%	17 6.4%	14 5.3%	92 34.8%
	2015	18 7.0%	28 10.9%	38 14.7%	42 16.3%	20 7.8%	13 5.0%	99 38.4%
Coke County	2000	204 13.2%	323 20.9%	266 17.2%	188 12.2%	165 10.7%	101 6.5%	296 19.2%
	2010	165 11.2%	252 17.2%	238 16.2%	185 12.6%	141 9.6%	123 8.4%	363 24.7%
	2015	149 10.4%	221 15.5%	221 15.5%	181 12.7%	137 9.6%	118 8.3%	400 28.0%
Concho County	2000	125 11.8%	214 20.2%	155 14.6%	153 14.4%	116 11.0%	88 8.3%	208 19.6%
	2010	101 9.7%	148 14.2%	139 13.4%	145 13.9%	108 10.4%	94 9.0%	306 29.4%
	2015	85 8.7%	119 12.2%	132 13.6%	111 11.4%	117 12.0%	79 8.1%	331 34.0%
Crane County	2000	161 11.8%	230 16.9%	209 15.4%	228 16.8%	117 8.6%	84 6.2%	331 24.3%
	2010	132 9.0%	174 11.8%	195 13.3%	152 10.3%	190 12.9%	125 8.5%	503 34.2%
	2015	123 8.0%	152 9.9%	173 11.3%	181 11.8%	141 9.2%	148 9.7%	613 40.0%
Crockett County	2000	205 13.4%	271 17.8%	307 20.1%	135 8.9%	197 12.9%	144 9.4%	266 17.4%
	2010	150 10.5%	198 13.9%	213 15.0%	189 13.3%	104 7.3%	117 8.2%	451 31.7%
	2015	141 9.7%	172 11.9%	185 12.7%	205 14.1%	144 9.9%	78 5.4%	526 36.3%
Dawson County	2000	651 13.8%	970 20.5%	887 18.8%	621 13.1%	523 11.1%	287 6.1%	786 16.6%
	2010	501 11.4%	662 15.1%	730 16.7%	626 14.3%	440 10.0%	396 9.0%	1,029 23.5%
	2015	440 10.5%	558 13.3%	653 15.5%	574 13.6%	454 10.8%	348 8.3%	1,179 28.0%
Gaines County	2000	660 14.1%	791 16.9%	868 18.5%	650 13.9%	558 11.9%	306 6.5%	847 18.1%
	2010	659 11.8%	742 13.2%	919 16.4%	742 13.2%	594 10.6%	553 9.9%	1,398 24.9%
	2015	635 10.8%	703 12.0%	844 14.4%	779 13.3%	633 10.8%	531 9.0%	1,746 29.7%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income						
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000+
Glasscock County	2000	37 7.7%	85 17.6%	61 12.6%	76 15.7%	57 11.8%	38 7.9%	129 26.7%
	2010	25 5.7%	48 10.9%	56 12.7%	41 9.3%	56 12.7%	35 7.9%	180 40.8%
	2015	21 5.0%	36 8.5%	48 11.4%	39 9.2%	46 10.9%	36 8.5%	196 46.4%
Howard County	2000	1,754 15.4%	2,058 18.1%	1,737 15.3%	1,609 14.1%	1,222 10.7%	817 7.2%	2,191 19.2%
	2010	1,410 12.4%	1,559 13.8%	1,580 13.9%	1,320 11.6%	1,273 11.2%	1,006 8.9%	3,184 28.1%
	2015	1,279 11.2%	1,395 12.2%	1,478 13.0%	1,253 11.0%	1,183 10.4%	1,037 9.1%	3,778 33.1%
Kimble County	2000	319 17.1%	312 16.7%	322 17.3%	258 13.8%	162 8.7%	111 5.9%	382 20.5%
	2010	274 13.6%	270 13.4%	268 13.3%	267 13.2%	218 10.8%	132 6.5%	588 29.2%
	2015	242 12.1%	240 12.0%	236 11.8%	243 12.2%	221 11.1%	150 7.5%	662 33.2%
Loving County	2000	0 0.0%	2 6.3%	10 31.3%	2 6.3%	1 3.1%	8 25.0%	9 28.1%
	2010	0 0.0%	0 0.0%	6 15.4%	8 20.5%	2 5.1%	0 0.0%	23 59.0%
	2015	0 0.0%	0 0.0%	2 5.4%	8 21.6%	5 13.5%	1 2.7%	21 56.8%
Martin County	2000	237 14.6%	264 16.2%	261 16.1%	268 16.5%	152 9.4%	100 6.2%	343 21.1%
	2010	176 10.7%	172 10.4%	206 12.5%	206 12.5%	193 11.7%	161 9.8%	534 32.4%
	2015	159 9.4%	158 9.3%	184 10.8%	170 10.0%	188 11.1%	171 10.1%	666 39.3%
Mason County	2000	229 14.3%	278 17.3%	282 17.5%	193 12.0%	220 13.7%	99 6.2%	306 19.0%
	2010	179 10.2%	198 11.3%	208 11.9%	212 12.1%	178 10.1%	145 8.3%	634 36.1%
	2015	159 8.9%	167 9.4%	186 10.4%	176 9.9%	189 10.6%	142 8.0%	765 42.9%
McCulloch County	2000	630 19.2%	700 21.4%	537 16.4%	474 14.5%	303 9.2%	206 6.3%	426 13.0%
	2010	526 15.8%	602 18.0%	463 13.9%	456 13.7%	366 11.0%	250 7.5%	674 20.2%
	2015	480 14.3%	545 16.3%	462 13.8%	413 12.3%	380 11.3%	266 7.9%	805 24.0%
Menard County	2000	209 21.1%	200 20.2%	166 16.8%	151 15.3%	58 5.9%	44 4.4%	162 16.4%
	2010	149 15.0%	144 14.5%	139 14.0%	119 12.0%	129 13.0%	59 5.9%	255 25.7%
	2015	125 12.9%	124 12.8%	119 12.3%	114 11.8%	99 10.2%	98 10.1%	291 30.0%
Pecos County	2000	769 14.9%	928 18.0%	1,051 20.4%	511 9.9%	583 11.3%	393 7.6%	919 17.8%
	2010	559 11.4%	674 13.8%	638 13.0%	772 15.8%	378 7.7%	376 7.7%	1,498 30.6%
	2015	529 10.2%	614 11.8%	615 11.9%	689 13.3%	565 10.9%	333 6.4%	1,844 35.5%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income						
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000+
Reagan County	2000	111 10.0%	127 11.5%	262 23.6%	182 16.4%	116 10.5%	83 7.5%	227 20.5%
	2010	93 8.0%	105 9.1%	131 11.3%	197 17.0%	146 12.6%	105 9.1%	380 32.8%
	2015	90 7.3%	97 7.9%	109 8.9%	171 13.9%	164 13.3%	124 10.1%	476 38.7%
Reeves County	2000	833 20.4%	894 21.9%	792 19.4%	530 13.0%	368 9.0%	250 6.1%	424 10.4%
	2010	602 15.7%	609 15.9%	682 17.8%	517 13.5%	393 10.2%	292 7.6%	744 19.4%
	2015	480 13.9%	487 14.1%	535 15.5%	488 14.1%	378 11.0%	247 7.2%	836 24.2%
Schleicher County	2000	171 15.3%	199 17.8%	190 17.0%	97 8.7%	119 10.7%	104 9.3%	235 21.1%
	2010	138 11.7%	165 14.0%	129 10.9%	170 14.4%	78 6.6%	104 8.8%	398 33.7%
	2015	127 10.5%	146 12.1%	133 11.0%	128 10.6%	121 10.0%	77 6.4%	472 39.2%
Sterling County	2000	54 10.5%	90 17.5%	71 13.8%	82 16.0%	56 10.9%	48 9.4%	112 21.8%
	2010	36 8.2%	48 10.9%	54 12.3%	47 10.7%	52 11.8%	44 10.0%	159 36.1%
	2015	31 7.1%	38 8.8%	50 11.5%	41 9.4%	44 10.1%	43 9.9%	187 43.1%
Sutton County	2000	198 13.1%	256 16.9%	184 12.2%	241 15.9%	179 11.8%	110 7.3%	346 22.9%
	2010	144 9.3%	191 12.3%	158 10.2%	136 8.8%	179 11.5%	139 9.0%	603 38.9%
	2015	130 8.1%	157 9.8%	161 10.1%	144 9.0%	118 7.4%	158 9.9%	731 45.7%
Terrell County	2000	99 22.3%	92 20.8%	67 15.1%	68 15.3%	29 6.5%	25 5.6%	63 14.2%
	2010	84 19.5%	80 18.6%	64 14.9%	57 13.3%	38 8.8%	28 6.5%	79 18.4%
	2015	76 18.4%	72 17.4%	59 14.3%	53 12.8%	44 10.7%	24 5.8%	85 20.6%
Upton County	2000	165 13.1%	264 21.0%	211 16.8%	137 10.9%	131 10.4%	106 8.4%	242 19.3%
	2010	123 9.8%	172 13.7%	191 15.2%	153 12.2%	102 8.1%	121 9.6%	395 31.4%
	2015	116 8.6%	150 11.2%	186 13.8%	160 11.9%	115 8.6%	106 7.9%	512 38.1%
Ward County	2000	714 18.0%	707 17.8%	595 15.0%	512 12.9%	444 11.2%	330 8.3%	662 16.7%
	2010	559 14.0%	547 13.7%	495 12.4%	435 10.9%	402 10.1%	329 8.2%	1,228 30.7%
	2015	530 12.5%	518 12.3%	480 11.4%	417 9.9%	397 9.4%	342 8.1%	1,544 36.5%
Winkler County	2000	365 14.1%	420 16.3%	477 18.5%	438 17.0%	237 9.2%	220 8.5%	427 16.5%
	2010	264 10.2%	335 13.0%	264 10.2%	344 13.3%	325 12.6%	267 10.4%	779 30.2%
	2015	243 9.0%	287 10.6%	267 9.8%	292 10.8%	313 11.5%	282 10.4%	1,027 37.9%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income						
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000+
Sum of Rural Region	2000	9,545 15.2%	11,348 18.1%	10,783 17.2%	8,597 13.7%	6,700 10.7%	4,594 7.3%	11,227 17.9%
	2010	7,596 11.9%	8,628 13.5%	8,843 13.9%	8,128 12.7%	6,748 10.6%	5,578 8.7%	18,279 28.7%
	2015	6,906 10.6%	7,664 11.8%	8,094 12.5%	7,740 11.9%	6,747 10.4%	5,543 8.5%	22,173 34.2%
Urban Areas	2000	14,937 11.8%	20,715 16.3%	20,012 15.8%	17,501 13.8%	13,352 10.5%	10,703 8.4%	29,565 23.3%
	2010	13,573 9.5%	17,601 12.3%	18,247 12.8%	17,340 12.2%	15,449 10.8%	12,563 8.8%	47,742 33.5%
	2015	14,330 9.5%	18,431 12.2%	19,255 12.8%	18,241 12.1%	16,164 10.7%	13,315 8.8%	50,984 33.8%
State of Texas	2000	766,921 10.4%	977,043 13.2%	1,019,750 13.8%	938,180 12.7%	773,525 10.5%	636,862 8.6%	2,281,073 30.9%
	2010	777,984 8.7%	958,678 10.7%	1,036,681 11.6%	1,022,435 11.5%	906,500 10.2%	755,169 8.5%	3,465,486 38.8%
	2015	815,417 8.4%	1,001,101 10.3%	1,089,326 11.3%	1,082,945 11.2%	972,338 10.1%	814,916 8.4%	3,897,236 40.3%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

		Household Incomes		
		Median Income	Mean Income	HUD 4-Person Median Income
Andrews County	2000	\$37,496	\$49,112	\$41,500
	2010	\$46,156	\$52,683	\$47,300
	2015	\$51,840	\$59,485	\$60,950
Borden County	2000	\$36,466	\$52,843	\$40,400
	2010	\$43,658	\$59,171	\$46,600
	2015	\$42,378	\$59,290	\$59,200
Coke County	2000	\$36,381	\$44,467	\$30,800
	2010	\$45,489	\$53,516	\$46,800
	2015	\$50,947	\$59,535	\$51,350
Concho County	2000	\$37,387	\$50,151	\$30,600
	2010	\$44,820	\$53,816	\$47,000
	2015	\$50,449	\$60,283	\$61,900
Crane County	2000	\$37,412	\$48,412	\$45,200
	2010	\$44,481	\$51,216	\$46,900
	2015	\$50,384	\$56,525	\$56,000
Crockett County	2000	\$34,643	\$42,873	\$32,100
	2010	\$41,690	\$47,016	\$44,200
	2015	\$48,222	\$50,860	\$55,150
Dawson County	2000	\$32,750	\$50,124	\$32,000
	2010	\$41,130	\$52,310	\$41,900
	2015	\$48,658	\$58,955	\$45,800
Gaines County	2000	\$33,778	\$43,441	\$33,600
	2010	\$40,578	\$49,298	\$43,500
	2015	\$45,996	\$55,166	\$60,650
Glasscock County	2000	\$43,792	\$60,732	\$39,000
	2010	\$49,846	\$65,014	\$54,300
	2015	\$51,268	\$67,304	\$67,600
Howard County	2000	\$37,571	\$46,890	\$37,700
	2010	\$47,799	\$56,355	\$47,600
	2015	\$53,994	\$63,159	\$53,900
Kimble County	2000	\$34,955	\$47,955	\$32,100
	2010	\$42,752	\$53,699	\$44,600
	2015	\$48,672	\$60,419	\$61,850
Loving County	2000	\$55,480	\$70,124	\$42,700
	2010	\$53,111	\$61,250	\$68,100
	2015	\$54,032	\$66,471	\$93,050
Martin County	2000	\$35,997	\$49,407	\$20,900
	2010	\$43,013	\$52,322	\$45,900
	2015	\$48,341	\$58,517	\$54,150
Mason County	2000	\$39,130	\$60,199	\$32,600
	2010	\$46,635	\$59,550	\$50,300
	2015	\$51,853	\$67,213	\$57,650
McCulloch County	2000	\$31,022	\$41,623	\$31,200
	2010	\$38,740	\$45,261	\$39,300
	2015	\$43,407	\$49,915	\$53,000
Menard County	2000	\$30,690	\$38,659	\$25,200
	2010	\$37,711	\$45,718	\$39,400
	2015	\$41,376	\$52,496	\$56,900
Pecos County	2000	\$31,435	\$40,182	\$30,400
	2010	\$39,001	\$46,456	\$39,800
	2015	\$45,664	\$50,723	\$48,950

Source: 2000 Census; 2010 Census; ESRI; HUD; Urban Decision Group; Bowen National Research

(Continued)

		Household Incomes		
		Median Income	Mean Income	HUD 4-Person Median Income
Reagan County	2000	\$37,093	\$43,263	\$35,500
	2010	\$44,374	\$49,342	\$47,000
	2015	\$49,951	\$53,757	\$59,350
Reeves County	2000	\$24,824	\$33,659	\$26,200
	2010	\$30,853	\$38,460	\$31,700
	2015	\$33,616	\$41,522	\$46,550
Schleicher County	2000	\$38,131	\$47,674	\$38,500
	2010	\$45,882	\$52,019	\$47,800
	2015	\$51,532	\$56,900	\$64,400
Sterling County	2000	\$38,643	\$47,703	\$48,700
	2010	\$45,548	\$53,512	\$48,000
	2015	\$46,588	\$54,129	\$60,200
Sutton County	2000	\$38,320	\$49,252	\$41,500
	2010	\$47,392	\$56,436	\$48,700
	2015	\$53,077	\$62,863	\$68,650
Terrell County	2000	\$29,007	\$38,211	\$33,400
	2010	\$35,000	\$45,448	\$37,300
	2015	\$36,213	\$46,201	\$45,900
Upton County	2000	\$36,394	\$42,579	\$40,200
	2010	\$44,727	\$49,046	\$47,200
	2015	\$49,765	\$53,451	\$55,300
Ward County	2000	\$36,073	\$45,123	\$33,200
	2010	\$44,694	\$50,406	\$46,000
	2015	\$50,323	\$55,755	\$53,150
Winkler County	2000	\$34,205	\$42,417	\$35,900
	2010	\$41,784	\$47,490	\$43,400
	2015	\$46,507	\$51,535	\$51,000
Sum of Rural Region	2000	\$36,118	\$47,195	\$35,042
	2010	\$43,341	\$51,800	\$45,792
	2015	\$47,887	\$56,632	\$57,790
Urban Areas	2000	N/A	N/A	N/A
	2010	N/A	N/A	N/A
	2015	N/A	N/A	N/A
State of Texas	2000	\$60,903	\$45,858	N/A
	2010	\$59,323	\$74,825	N/A
	2015	\$66,417	\$85,091	N/A

Source: 2000 Census; 2010 Census; ESRI; HUD; Urban Decision Group; Bowen National Research

The population by poverty status is distributed as follows:

		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	Total
Andrews County	Number	1,153	1,040	222	2,682	6,680	1,352	13,129
	Percent	8.8%	7.9%	1.7%	20.4%	50.9%	10.3%	100.0%
Borden County	Number	10	17	4	111	330	113	585
	Percent	1.7%	2.9%	0.7%	19.0%	56.4%	19.3%	100.0%
Coke County	Number	195	319	98	439	1,512	670	3,233
	Percent	6.0%	9.9%	3.0%	13.6%	46.8%	20.7%	100.0%
Concho County	Number	194	174	64	341	1,200	398	2,371
	Percent	8.2%	7.3%	2.7%	14.4%	50.6%	16.8%	100.0%
Crane County	Number	402	374	73	801	1,739	260	3,649
	Percent	11.0%	10.2%	2.0%	22.0%	47.7%	7.1%	100.0%
Crockett County	Number	212	289	102	941	1,824	416	3,784
	Percent	5.6%	7.6%	2.7%	24.9%	48.2%	11.0%	100.0%
Dawson County	Number	1,146	1,120	248	2,185	5,109	1,666	11,474
	Percent	10.0%	9.8%	2.2%	19.0%	44.5%	14.5%	100.0%
Gaines County	Number	960	1,209	205	3,890	7,152	1,373	14,789
	Percent	6.5%	8.2%	1.4%	26.3%	48.4%	9.3%	100.0%
Glasscock County	Number	90	71	2	318	755	172	1,408
	Percent	6.4%	5.0%	0.1%	22.6%	53.6%	12.2%	100.0%
Howard County	Number	2,056	3,036	459	5,368	11,941	4,005	26,865
	Percent	7.7%	11.3%	1.7%	20.0%	44.4%	14.9%	100.0%
Kimble County	Number	232	353	44	596	2,453	797	4,475
	Percent	5.2%	7.9%	1.0%	13.3%	54.8%	17.8%	100.0%
Loving County	Number	0	0	0	3	78	0	81
	Percent	0.0%	0.0%	0.0%	3.7%	96.3%	0.0%	100.0%
Martin County	Number	77	200	73	1,024	2,299	764	4,437
	Percent	1.7%	4.5%	1.6%	23.1%	51.8%	17.2%	100.0%
Mason County	Number	240	203	147	680	1,851	769	3,890
	Percent	6.2%	5.2%	3.8%	17.5%	47.6%	19.8%	100.0%
McCulloch County	Number	632	950	196	1,186	3,553	1,119	7,636
	Percent	8.3%	12.4%	2.6%	15.5%	46.5%	14.7%	100.0%
Menard County	Number	99	244	88	328	1,036	314	2,109
	Percent	4.7%	11.6%	4.2%	15.6%	49.1%	14.9%	100.0%
Pecos County	Number	757	1,186	278	3,221	6,337	1,288	13,067
	Percent	5.8%	9.1%	2.1%	24.6%	48.5%	9.9%	100.0%
Reagan County	Number	78	147	23	799	1,782	143	2,972
	Percent	2.6%	4.9%	0.8%	26.9%	60.0%	4.8%	100.0%
Reeves County	Number	1,187	1,230	395	1,829	4,376	1,052	10,069
	Percent	11.8%	12.2%	3.9%	18.2%	43.5%	10.4%	100.0%
Schleicher County	Number	159	229	57	570	1,368	283	2,666
	Percent	6.0%	8.6%	2.1%	21.4%	51.3%	10.6%	100.0%
Sterling County	Number	63	78	56	218	571	118	1,104
	Percent	5.7%	7.1%	5.1%	19.7%	51.7%	10.7%	100.0%
Sutton County	Number	175	255	109	1,021	2,205	490	4,255
	Percent	4.1%	6.0%	2.6%	24.0%	51.8%	11.5%	100.0%
Terrell County	Number	29	74	12	170	367	158	810
	Percent	3.6%	9.1%	1.5%	21.0%	45.3%	19.5%	100.0%
Upton County	Number	214	214	53	595	1,160	218	2,454
	Percent	8.7%	8.7%	2.2%	24.2%	47.3%	8.9%	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; Urban Decision Group; Bowen National Research

(Continued)

		Income below poverty level:			Income at or above poverty level:			Total
		<18	18 to 64	65+	<18	18 to 64	65+	
Ward County	Number	474	735	230	2,393	4,896	1,314	10,042
	Percent	4.7%	7.3%	2.3%	23.8%	48.8%	13.1%	100.0%
Winkler County	Number	507	668	137	1,359	3,002	761	6,434
	Percent	7.9%	10.4%	2.1%	21.1%	46.7%	11.8%	100.0%
Sum of Rural Region	Number	11,341	14,415	3,375	33,068	75,576	20,013	157,788
	Percent	7.2%	9.1%	2.1%	21.0%	47.9%	12.7%	100.0%
Urban Areas	Number	20,741	28,538	4,889	77,824	186,545	36,918	355,455
	Percent	5.8%	8.0%	1.4%	21.9%	52.5%	10.4%	100.0%
State of Texas	Number	1,549,110	2,063,809	279,613	4,992,273	12,306,555	2,016,796	23,208,156
	Percent	6.7%	8.9%	1.2%	21.5%	53.0%	8.7%	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; Urban Decision Group; Bowen National Research

D. ECONOMIC ANALYSIS

This region is located in the western portion of the state. Primary job sectors in this region include Educational Services and Construction. The region's unemployment rate ranged from 3.8% to 7.6% over the past six years.

1. EMPLOYMENT BY JOB SECTOR

Employment by industry is illustrated in the following table:

	Largest Industry by County	
	Industry	Percent of Total Employment
Andrews County	Construction	25.0%
Borden County	Educational Services	73.2%
Coke County	Educational Services	24.3%
Concho County	Public Administration	37.8%
Crane County	Mining	16.7%
Crockett County	Construction	22.1%
Dawson County	Public Administration	18.8%
Gaines County	Educational Services	19.9%
Glasscock County	Educational Services	51.2%
Howard County	Health Care & Social Assistance	15.6%
Kimble County	Retail Trade	17.6%
Loving County	Data Not Available	N/A
Martin County	Educational Services	37.5%
Mason County	Educational Services	14.9%
McCulloch County	Retail Trade	15.1%
Menard County	Health Care & Social Assistance	16.2%
Pecos County	Mining	25.2%
Reagan County	Construction	29.4%
Reeves County	Agriculture, Forestry, Fishing, & Hunting	22.6%
Schleicher County	Construction	35.2%
Sterling County	Educational Services	24.8%
Sutton County	Construction	22.4%
Terrell County	Educational Services	31.1%
Upton County	Educational Services	32.6%
Ward County	Construction	15.0%
Winkler County	Public Administration	15.9%
Sum of Rural Region	Educational Services	12.5%
Urban Areas	Retail Trade	13.4%
State of Texas	Retail Trade	13.1%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Employment by industry growth, between 2000 and 2010, is illustrated in the following table:

Largest Industry Changes by County between 2000 and 2010		
	Industry	Number of Jobs
Andrews County	Construction	1,150
Borden County	Agriculture, Forestry, Fishing & Hunting	-106
Coke County	Administrative, Support, Waste Management & Remediation Service	143
Concho County	Public Administration	270
Crane County	Transportation & Warehousing	144
Crockett County	Mining	-224
Dawson County	Agriculture, Forestry, Fishing & Hunting	-424
Gaines County	Agriculture, Forestry, Fishing & Hunting	-759
Glasscock County	Agriculture, Forestry, Fishing & Hunting	-212
Howard County	Health Care & Social Assistance	-434
Kimble County	Agriculture, Forestry, Fishing & Hunting	-191
Loving County	Public Administration	-13
Martin County	Agriculture, Forestry, Fishing & Hunting	-323
Mason County	Agriculture, Forestry, Fishing & Hunting	-219
McCulloch County	Manufacturing	-293
Menard County	Agriculture, Forestry, Fishing & Hunting	-135
Pecos County	Mining	1,145
Reagan County	Construction	397
Reeves County	Agriculture, Forestry, Fishing & Hunting	855
Schleicher County	Agriculture, Forestry, Fishing & Hunting	-201
Sterling County	Agriculture, Forestry, Fishing & Hunting	-122
Sutton County	Construction	390
Terrell County	Agriculture, Forestry, Fishing & Hunting	-64
Upton County	Educational Services	237
Ward County	Mining	-397
Winkler County	Mining	-337
Sum of Rural Region	Agriculture, Forestry, Fishing & Hunting	-3,813
Urban Areas	Construction	6,187
State of Texas	Health Care & Social Assistance	345,031

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

2. WAGES BY OCCUPATION

Typical Wage by Occupation Type			
Occupation Type	Northwestern Texas	Southern Texas	Texas
	Nonmetropolitan Area	Nonmetropolitan Area	
Management Occupations	\$82,200	\$77,670	\$102,840
Business and Financial Occupations	\$51,900	\$54,170	\$66,440
Computer and Mathematical Occupations	\$62,010	\$54,660	\$77,400
Architecture and Engineering Occupations	\$62,870	\$45,770	\$79,590
Community and Social Service Occupations	\$37,500	\$40,150	\$43,640
Art, Design, Entertainment and Sports Medicine Occupations	\$34,280	\$40,800	\$46,720
Healthcare Practitioners and Technical Occupations	\$52,510	\$55,240	\$67,420
Healthcare Support Occupations	\$21,330	\$18,650	\$24,570
Protective Service Occupations	\$33,670	\$52,350	\$39,330
Food Preparation and Serving Related Occupations	\$18,190	\$17,980	\$19,420
Building and Grounds Cleaning and Maintenance Occupations	\$21,030	\$19,430	\$22,080
Personal Care and Service Occupations	\$20,220	\$18,780	\$21,400
Sales and Related Occupations	\$27,690	\$22,930	\$35,650
Office and Administrative Support Occupations	\$27,640	\$24,910	\$32,400
Construction and Extraction Occupations	\$35,890	\$31,560	\$36,310
Installation, Maintenance and Repair Occupations	\$36,940	\$34,030	\$39,730
Production Occupations	\$31,030	\$26,120	\$32,710
Transportation and Moving Occupations	\$29,830	\$26,770	\$31,820

Source: U.S. Department of Labor, Bureau of Labor Statistics

3. TOP EMPLOYERS

The 10 largest employers within the West Texas region comprise a total of 5,469 employees. These employers are summarized as follows:

Business	Total Employed	County
Riata Energy	1,200	Pecos County
Pecos Cantaloupe Shed Inc.	1,000	Reeves County
Big Spring State Hospital	530	Howard County
Alcoholic Beverage Commission	500	Howard County
Criminal Justice Department	450	Dawson County
Sand Ridge Energy Inc.	400	Pecos County
Scenic Mountain Medical Center	379	Howard County
Permian Residential Care Center	350	Andrews County
Loadcraft Industries	340	McCulloch County
Walmart Supercenter	320	Howard County
Total:	5,469	

Source: InfoGroup

4. EMPLOYMENT GROWTH

The following illustrates the total employment base by county:

		Total Employment					
		2006	2007	2008	2009	2010	2011*
Andrews County	Number	6,541	6,455	6,622	6,492	6,682	6,785
	Change	-	-1.3%	2.6%	-2.0%	2.9%	1.5%
Borden County	Number	388	356	383	401	439	455
	Change	-	-8.2%	7.6%	4.7%	9.5%	3.6%
Coke County	Number	1,273	1,299	1,179	1,214	1,223	1,230
	Change	-	2.0%	-9.2%	3.0%	0.7%	0.6%
Concho County	Number	1,250	1,249	1,255	1,252	1,206	1,176
	Change	-	-0.1%	0.5%	-0.2%	-3.7%	-2.5%
Crane County	Number	1,645	1,577	1,629	1,616	1,527	1,471
	Change	-	-4.1%	3.3%	-0.8%	-5.5%	-3.7%
Crockett County	Number	1,955	2,006	2,135	2,086	2,005	1,945
	Change	-	2.6%	6.4%	-2.3%	-3.9%	-3.0%
Dawson County	Number	4,741	4,805	4,838	4,930	4,952	4,891
	Change	-	1.3%	0.7%	1.9%	0.4%	-1.2%
Gaines County	Number	5,755	6,154	6,515	6,597	6,587	6,693
	Change	-	6.9%	5.9%	1.3%	-0.2%	1.6%
Glasscock County	Number	552	579	603	622	593	584
	Change	-	4.9%	4.1%	3.2%	-4.7%	-1.5%
Howard County	Number	12,981	13,300	13,301	13,278	13,198	13,023
	Change	-	2.5%	0.0%	-0.2%	-0.6%	-1.3%
Kimble County	Number	2,135	2,152	2,107	2,032	1,921	1,823
	Change	-	0.8%	-2.1%	-3.6%	-5.5%	-5.1%
Loving County	Number	34	38	40	39	46	47
	Change	-	11.8%	5.3%	-2.5%	17.9%	2.2%
Martin County	Number	2,036	2,051	2,149	2,137	2,120	2,151
	Change	-	0.7%	4.8%	-0.6%	-0.8%	1.5%
Mason County	Number	2,352	2,304	2,269	2,278	2,283	2,227
	Change	-	-2.0%	-1.5%	0.4%	0.2%	-2.5%
McCulloch County	Number	3,535	3,553	3,813	3,623	3,673	3,784
	Change	-	0.5%	7.3%	-5.0%	1.4%	3.0%
Menard County	Number	1,021	1,028	1,039	1,029	988	947
	Change	-	0.7%	1.1%	-1.0%	-4.0%	-4.1%
Pecos County	Number	6,393	6,271	6,722	7,685	8,457	9,002
	Change	-	-1.9%	7.2%	14.3%	10.0%	6.4%
Reagan County	Number	2,226	2,342	2,483	2,081	2,432	2,519
	Change	-	5.2%	6.0%	-16.2%	16.9%	3.6%
Reeves County	Number	3,864	3,873	3,926	4,150	4,257	4,320
	Change	-	0.2%	1.4%	5.7%	2.6%	1.5%
Schleicher County	Number	1,304	1,364	1,416	1,369	1,360	1,381
	Change	-	4.6%	3.8%	-3.3%	-0.7%	1.5%
Sterling County	Number	842	767	822	820	743	721
	Change	-	-8.9%	7.2%	-0.2%	-9.4%	-3.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics

*September

(Continued)

		Total Employment					
		2006	2007	2008	2009	2010	2011*
Sutton County	Number	2,752	3,035	3,436	3,203	2,824	2,741
	Change	-	10.3%	13.2%	-6.8%	-11.8%	-2.9%
Terrell County	Number	364	338	307	348	355	344
	Change	-	-7.1%	-9.2%	13.4%	2.0%	-3.1%
Upton County	Number	1,542	1,608	1,714	1,717	1,763	1,797
	Change	-	4.3%	6.6%	0.2%	2.7%	1.9%
Ward County	Number	4,494	4,675	4,859	4,590	4,614	4,556
	Change	-	4.0%	3.9%	-5.5%	0.5%	-1.3%
Winkler County	Number	3,083	3,231	3,315	3,092	3,099	3,051
	Change	-	4.8%	2.6%	-6.7%	0.2%	-1.5%
Sum of Rural Region	Number	75,058	76,410	78,877	78,681	79,347	79,664
	Change	-	1.8%	3.2%	-0.2%	0.8%	0.4%
Urban Areas	Number	180,660	184,076	191,117	186,718	191,336	196,235
	Change	-	1.9%	3.8%	-2.3%	2.5%	2.6%
State of Texas	Number	10,757,510	10,914,098	11,079,931	11,071,106	11,264,748	11,464,525
	Change	-	1.5%	1.5%	-0.1%	1.7%	1.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics

*September

5. UNEMPLOYMENT RATES

The following illustrates the total unemployment base by county:

		Unemployment Rate					
		2006	2007	2008	2009	2010	2011*
Andrews County	Rate	3.5%	3.3%	3.4%	7.0%	6.0%	5.6%
	Change	-	-0.2	0.1	3.6	-1.0	-0.4
Borden County	Rate	4.4%	4.0%	3.3%	5.6%	5.0%	4.4%
	Change	-	-0.4	-0.7	2.3	-0.6	-0.6
Coke County	Rate	5.6%	5.7%	7.9%	8.0%	7.9%	8.1%
	Change	-	0.1	2.2	0.1	-0.1	0.2
Concho County	Rate	5.4%	5.0%	5.3%	7.2%	8.3%	8.2%
	Change	-	-0.4	0.3	1.9	1.1	-0.1
Crane County	Rate	4.4%	4.1%	4.2%	8.7%	8.1%	8.2%
	Change	-	-0.3	0.1	4.5	-0.6	0.1
Crockett County	Rate	3.5%	3.0%	3.0%	8.5%	6.8%	5.9%
	Change	-	-0.5	0.0	5.5	-1.7	-0.9
Dawson County	Rate	6.6%	5.3%	5.4%	8.0%	8.2%	8.6%
	Change	-	-1.3	0.1	2.6	0.2	0.4
Gaines County	Rate	4.6%	3.8%	3.9%	6.3%	6.2%	5.9%
	Change	-	-0.8	0.1	2.4	-0.1	-0.3
Glasscock County	Rate	4.5%	3.5%	4.0%	4.6%	5.6%	5.3%
	Change	-	-1.0	0.5	0.6	1.0	-0.3
Howard County	Rate	4.9%	4.1%	4.7%	7.3%	7.2%	7.2%
	Change	-	-0.8	0.6	2.6	-0.1	0.0
Kimble County	Rate	3.8%	3.4%	3.8%	5.2%	6.5%	7.6%
	Change	-	-0.4	0.4	1.4	1.3	1.1
Loving County	Rate	10.5%	7.3%	7.0%	9.3%	8.0%	8.1%
	Change	-	-3.2	-0.3	2.3	-1.3	0.1

Source: U.S. Department of Labor, Bureau of Labor Statistics

*September

(Continued)

		Unemployment Rate					
		2006	2007	2008	2009	2010	2011*
Martin County	Rate	4.2%	3.6%	3.6%	4.8%	5.7%	5.8%
	Change	-	-0.6	0.0	1.2	0.9	0.1
Mason County	Rate	3.0%	2.8%	3.1%	5.0%	5.1%	5.2%
	Change	-	-0.2	0.3	1.9	0.1	0.1
McCulloch County	Rate	4.5%	3.9%	4.0%	7.9%	7.1%	6.5%
	Change	-	-0.6	0.1	3.9	-0.8	-0.6
Menard County	Rate	4.1%	3.6%	4.4%	6.5%	7.0%	7.1%
	Change	-	-0.5	0.8	2.1	0.5	0.1
Pecos County	Rate	4.7%	4.3%	4.6%	8.6%	6.7%	5.7%
	Change	-	-0.4	0.3	4.0	-1.9	-1.0
Reagan County	Rate	2.5%	2.1%	2.1%	6.0%	4.1%	3.5%
	Change	-	-0.4	0.0	3.9	-1.9	-0.6
Reeves County	Rate	6.1%	5.3%	5.9%	11.4%	10.9%	10.1%
	Change	-	-0.8	0.6	5.5	-0.5	-0.8
Schleicher County	Rate	3.8%	3.5%	3.4%	9.3%	8.0%	6.8%
	Change	-	-0.3	-0.1	5.9	-1.3	-1.2
Sterling County	Rate	3.1%	2.9%	3.0%	4.2%	4.6%	5.2%
	Change	-	-0.2	0.1	1.2	0.4	0.6
Sutton County	Rate	2.7%	2.2%	2.0%	7.1%	6.5%	5.0%
	Change	-	-0.5	-0.2	5.1	-0.6	-1.5
Terrell County	Rate	5.5%	5.1%	6.7%	9.1%	8.5%	9.5%
	Change	-	-0.4	1.6	2.4	-0.6	1.0
Upton County	Rate	3.7%	3.1%	3.2%	5.5%	5.0%	4.6%
	Change	-	-0.6	0.1	2.3	-0.5	-0.4
Ward County	Rate	4.6%	3.7%	4.0%	8.7%	8.0%	7.2%
	Change	-	-0.9	0.3	4.7	-0.7	-0.8
Winkler County	Rate	3.9%	3.2%	3.8%	9.3%	7.8%	7.0%
	Change	-	-0.7	0.6	5.5	-1.5	-0.8
Sum of Rural Region	Rate	4.5%	3.8%	4.1%	7.6%	7.0%	6.6%
	Change	-	-0.6	0.3	3.4	-0.5	-0.4
Urban Areas	Rate	3.8%	3.3%	3.5%	6.6%	6.5%	5.6%
	Change	-	-0.5	0.2	3.2	-0.2	-0.9
State of Texas	Rate	4.9%	4.4%	4.9%	7.5%	8.2%	7.9%
	Change	-	-0.5	0.5	2.6	0.7	-0.3

Source: U.S. Department of Labor, Bureau of Labor Statistics

*September

E. HOUSING SUPPLY ANALYSIS

This housing supply analysis considers both rental and for-sale housing. The data collected and analyzed includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey, U.S. Census housing information and data provided by various government entities such as the Texas Department of Housing and Community Affairs, HUD, Public Housing Authorities and USDA.

At the time this report was prepared, housing-specific data from the 2010 Census was limited to total housing, housing units by tenure, and total vacant units. For the purposes of this supply analysis, as it relates to secondary data, we have used 2010 Census data and ESRI estimates combined with the most recent data from American Community Survey (2005 to 2009) to extrapolate various housing characteristics for 2010, whenever possible.

Rental Housing

Rental housing includes traditional apartments, single-family homes, duplexes, and manufactured/manufactured homes. As part of this analysis, we have collected and analyzed the following data for each study area:

Primary Data (Information Obtained from our Survey of Rentals):

- The Number of Units and Vacancies by Program Type
- Number of Vouchers
- Gross Rents of Tax Credit Projects Surveyed
- Distribution of Surveyed Units by Bedroom Type
- Distribution of Surveyed Units by Year Built
- Square Footage Range by Bedroom Type
- Share of Units with Selected Unit and Project Amenities
- Distribution of Manufactured Homes
- Manufactured Homes Housing Costs
- Manufactured Home Park Occupancy Rates
- Manufactured Housing Project Amenities

Secondary Data (Data Obtained from Published Sources)

- Households by Tenure (2010 Census)
- Housing by Tenure by Year Built (ACS)
- Housing by Tenure by Number of Bedrooms (ACS)
- Housing Units by Tenure by Number of Units in Structure (ACS)
- Median Housing Expenditures by Tenure (ACS)
- Percent of Income Applied to Housing Costs (ACS)
- Number of Occupants Per Room by Tenure (ACS)
- Housing Units by Inclusion/Exclusion of Plumbing Facilities (ACS)
- Distribution of Manufactured Homes
- 10-Year History of Building Permits Issued (SOCDS)

For-Sale Housing

We collected and analyzed for-sale housing for each study area. Overall, 13,881 available housing units were identified in the 13 study regions. We also included residential foreclosure filings from the past 12 months. Additional information collected and analyzed includes:

- Distribution of Available Housing by Price Point (Realtor.com)
- Distribution of Available Housing by Bedrooms (Realtor.com)
- Distribution of Available Housing by Year Built (Realtor.com)
- Distribution of Owner-occupied Housing by Housing Value (U.S. Census & ESRI)
- Foreclosure Rates (RealtyTrac.com)

Please note, the totals in some charts may not equal the sum of individual columns or rows or may vary from the total reported in other tables, due to rounding.

1. RENTAL HOUSING

We identified 2,266 affordable housing units contained in 53 projects within study counties of the region. Bowen National Research surveyed projects with a total of 2,057 units. The overall occupancy rate is 98.6%.

The following table summarizes the inventory of all affordable rental housing options by program type that were identified within the rural counties within the region.

County	Rural Texas Rental Housing Inventory 2011											
	Surveyed Units				Not Surveyed Units				Total Units			
	TAX	HUD	PH	USDA	TAX	HUD	PH	USDA	TAX	HUD	PH	USDA
Andrews	0	0	0	24	0	0	0	24	0	0	0	48
Borden	0	0	0	0	0	0	0	0	0	0	0	0
Coke	0	0	72	0	0	0	0	0	0	0	72	0
Concho	0	0	36	0	0	0	0	0	0	0	36	0
Crane	0	0	0	0	0	0	0	0	0	0	0	0
Crockett	0	0	0	56	0	0	0	0	0	0	0	56
Dawson	0	50	0	72	0	0	0	0	0	50	0	72
Gaines	0	0	63	58	0	0	0	32	0	0	63	90
Glasscock	0	0	0	0	0	0	0	0	0	0	0	0
Howard	140	313	0	0	0	0	0	0	140	313	0	0
Kimble	0	0	40	30	0	0	0	0	0	0	40	30
Loving	0	0	0	0	0	0	0	0	0	0	0	0
Martin	0	0	123	0	0	0	0	0	0	0	123	0
Mason	0	0	0	24	0	50	0	0	0	50	0	24
McCulloch	60	0	180	16	0	0	0	0	60	0	180	16
Menard	0	0	0	40	0	0	0	0	0	0	0	40
Pecos	48	0	0	91	47	0	0	56	95	0	0	147
Reagan	0	0	0	20	0	0	0	0	0	0	0	20
Reeves	43	0	152	0	0	0	0	0	43	0	152	0
Schleicher	0	0	40	32	0	0	0	0	0	0	40	32
Sterling	0	0	0	0	0	0	0	0	0	0	0	0
Sutton	0	0	0	64	0	0	0	0	0	0	0	64
Terrell	0	0	0	0	0	0	0	0	0	0	0	0
Upton	0	0	0	0	0	0	0	0	0	0	0	0
Ward	0	52	94	0	0	0	0	0	0	52	94	0
Winkler	0	0	24	0	0	0	0	0	0	0	24	0
Region Total	291	415	824	527	47	50	0	112	338	465	824	639

Tax – Tax Credit (both 9% and 4% bond)

HUD – Department of Housing and Urban Development (HUD Sections 8, 202, 236 and 811)

PH – Public Housing

USDA – United States Department of Agriculture (RD 514, 515 and 516)

Note: Unit counts do not include Housing Choice Vouchers, but do include project-based subsidized units

Public Housing represents the largest number of the affordable housing units in the region.

A total of 832 Housing Choice Vouchers were issued within the region.

Apartments

The following table summarizes the breakdown of units surveyed within the region. The distribution is illustrated by whether units operate under the Tax Credit program or under subsidy, as well as those that may operate under overlapping programs (Tax Credit/Subsidized).

	Surveyed Projects		
	Units	Vacant	Occ.
<1-BR	1,051	16	98.5%
2-BR	638	6	99.1%
3+-BR	356	4	98.9%

Source: Bowen National Research Telephone Survey; July-October 2011

	Tax Credit			Tax Credit/Subsidized			Subsidized			Total Units
	Units	Vacant	Occ.	Units	Vacant	Occ.	Units	Vacant	Occ.	
<1-BR	66	1	98.5%	732	15	98.0%	253	0	100.0%	1,051
2-BR	133	3	97.7%	407	3	99.3%	98	0	100.0%	638
3+-BR	92	3	96.7%	264	1	99.6%	0	0	-	356

Source: Bowen National Research Telephone Survey; July-October 2011

The following is a distribution of units surveyed by year built for the region:

	Year Built					
	<1970	1970-1989	1990-1999	2000-2004	2005+	Total
Number	516	1,064	184	136	155	2,055
Percent	25.1%	51.8%	9.0%	6.6%	7.5%	100.0%

Source: Bowen National Research Telephone Survey; July-October 2011

The following is a distribution of gross rents for units surveyed in the region:

	Tax Credit
	Gross Rent Range
1-BR	\$282 - \$569
2-BR	\$339 - \$643
3-BR	\$373 - \$743

Source: Bowen National Research Telephone Survey; July-October 2011

The following is a distribution of the range of square footages by bedroom type for units surveyed in the region:

Square Footage		
1-Bedroom	2-Bedroom	3-Bedroom+
500 - 1,000	650 - 1,021	800 - 1,188

Source: Bowen National Research Telephone Survey; July-October 2011

The distribution of unit amenities for all projects surveyed in the region is as follows:

Unit Amenities (Share Of Units With Feature)										
Range	Refrigerator	Dishwasher	Disposal	Microwave Oven	Window A/C	Central A/C	Washer/ Dryer	Washer/ Dryer Hook-ups	Window Blinds	Patio
100.0%	98.1%	9.4%	13.2%	11.3%	9.4%	88.7%	15.1%	62.3%	96.2%	64.2%

Source: Bowen National Research Telephone Survey; July-October 2011

The distribution of project amenities for all projects surveyed in the region is as follows.

Project Amenities (Share Of Units With Feature)							
On-Site Management	Laundry Facility	Playground	Picnic Area	Storage	Sports Court	Clubhouse	Community Space
60.4%	54.7%	28.3%	35.8%	5.7%	5.7%	0.0%	56.6%

Source: Bowen National Research Telephone Survey; July-October 2011

As part of our survey of rental housing, we identified the number of units set aside for persons with a disability at each rental property. The following table provides a summary of the number of disabled units among the rental housing units surveyed in the market.

Units for Persons with Disabilities		
Total Units	Disabled Units	Percent of Disabled Units
2,266	53	2.3%

Source: Bowen National Research – 2011 Survey

Manufactured Housing

We identified and evaluated manufactured homes through a variety of sources, including Bowen National Research’s telephone survey of manufactured home parks, TDHCA’s Manufactured Housing Division, U.S. Census, American Community Survey, and www.manufacturedhome.net.

The following table summarizes the estimated number of manufactured home rental units based on ACS’s 2005-2009 inventory of manufactured homes.

Manufactured Home Units by Type (Rent vs. Own)		
Renter-Occupied	Owner-Occupied	Total
1,936	5,637	7,573

Source: ACS 2005-2009

The following table illustrates the occupancy/usage percentage of lots within manufactured home parks within the region.

Manufactured Home Park Survey Percent Occupancy/Usage		
Total Lots	Total Lots Available	Percent Occupancy/Usage
308	64	79.2%

Source: Bowen National Research – 2011 Survey

The following summarizes the ranges of quoted rental rates within the surveyed manufactured home parks for the region. The rates illustrated include fees for only the lot as well as fees for lots that already have a manufactured home available for rent.

Manufactured Home Park Survey Rental Rates Range	
Lot Only	Lot with Manufactured Home
\$150 - \$325	\$350 - \$650

Source: Bowen National Research – 2011 Survey

As part of the Bowen National Survey, we identified which manufactured home parks included an on-site office and laundry facilities, as well as which facilities included all standard utilities in the rental rates. This information is illustrated for the region in the following below.

Manufactured Home Park Survey Percent of Parks Offering On-Site Amenities & Utilities		
Office	Laundry Facility	All Utilities*
75.0%	0.0%	25.0%

*Project offered all landlord-paid utilities (water, sewer, trash collection and gas)

Secondary Housing Data (US Census and American Community Survey)

In addition to our survey of rental housing, we have also presented and evaluated various housing characteristics and trends based on U.S. Census Data. The tables on the following pages summarize key housing data sets for the region. In cases where 2010 Census data has not been released, we have used ESRI data estimates for 2010 and estimates from the American Community Survey of 2005 to 2009 to extrapolate rental housing data estimates for 2010.

The following table summarizes 2000 and 2010 housing units by tenure and vacant units for the region.

	Housing Status				Total Households
	Renter-Occupied	Owner-Occupied	Total Occupied	Vacant	
2000	15,538	47,254	62,792	16,783	79,575
2010	16,673	47,125	63,798	15,139	78,937

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following is a distribution of all housing units within each County in the region by year of construction.

		Housing by Tenure by Year Built					
		<1970	1970-1989	1990-1999	2000-2004	2005+	Total
Andrews County	Renter	435 35.1%	677 54.6%	68 5.5%	40 3.2%	19 1.5%	1,239 100.0%
	Owner	1,888 47.0%	1,625 40.4%	287 7.1%	104 2.6%	116 2.9%	4,020 100.0%
Borden County	Renter	62 68.1%	6 6.6%	24 26.4%	0 0.0%	0 0.0%	91 100.0%
	Owner	112 64.7%	53 30.6%	4 2.3%	3 1.7%	0 0.0%	173 100.0%
Coke County	Renter	135 45.3%	101 33.9%	61 20.5%	1 0.3%	0 0.0%	298 100.0%
	Owner	622 53.3%	413 35.4%	124 10.6%	9 0.8%	0 0.0%	1,168 100.0%
Concho County	Renter	105 41.2%	116 45.5%	28 11.0%	6 2.4%	0 0.0%	255 100.0%
	Owner	463 58.9%	218 27.7%	79 10.1%	27 3.4%	0 0.0%	786 100.0%
Crane County	Renter	139 48.9%	132 46.5%	10 3.5%	3 1.1%	0 0.0%	284 100.0%
	Owner	710 59.8%	411 34.6%	48 4.0%	6 0.5%	11 0.9%	1,187 100.0%
Crockett County	Renter	272 62.7%	146 33.6%	16 3.7%	0 0.0%	0 0.0%	434 100.0%
	Owner	461 46.7%	272 27.5%	186 18.8%	46 4.7%	24 2.4%	988 100.0%
Dawson County	Renter	832 68.1%	266 21.8%	101 8.3%	21 1.7%	0 0.0%	1,221 100.0%
	Owner	2,438 77.1%	645 20.4%	40 1.3%	40 1.3%	0 0.0%	3,164 100.0%
Gaines County	Renter	428 33.4%	552 43.1%	233 18.2%	56 4.4%	12 0.9%	1,282 100.0%
	Owner	2,091 48.4%	1,436 33.2%	501 11.6%	233 5.4%	64 1.5%	4,324 100.0%
Glasscock County	Renter	57 41.3%	56 40.6%	0 0.0%	10 7.2%	15 10.9%	138 100.0%
	Owner	133 43.9%	104 34.3%	41 13.5%	25 8.3%	0 0.0%	303 100.0%
Howard County	Renter	2,076 56.7%	1,290 35.2%	198 5.4%	87 2.4%	12 0.3%	3,663 100.0%
	Owner	5,567 72.6%	1,467 19.1%	520 6.8%	80 1.0%	35 0.5%	7,670 100.0%
Kimble County	Renter	259 50.6%	154 30.1%	76 14.8%	13 2.5%	9 1.8%	512 100.0%
	Owner	743 49.4%	438 29.1%	127 8.4%	121 8.0%	75 5.0%	1,504 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Housing by Tenure by Year Built					
		<1970	1970-1989	1990-1999	2000-2004	2005+	Total

		<1970	1970-1989	1990-1999	2000-2004	2005+	Total
Loving County	Renter	11 78.6%	3 21.4%	0 0.0%	0 0.0%	0 0.0%	14 100.0%
	Owner	0 0.0%	7 28.0%	18 72.0%	0 0.0%	0 0.0%	25 100.0%
Martin County	Renter	341 76.1%	79 17.6%	20 4.5%	8 1.8%	0 0.0%	448 100.0%
	Owner	675 56.2%	384 32.0%	138 11.5%	3 0.2%	0 0.0%	1,201 100.0%
Mason County	Renter	323 86.4%	22 5.9%	30 8.0%	0 0.0%	0 0.0%	374 100.0%
	Owner	790 57.2%	407 29.5%	95 6.9%	89 6.4%	0 0.0%	1,380 100.0%
McCulloch County	Renter	458 51.3%	297 33.3%	64 7.2%	74 8.3%	0 0.0%	893 100.0%
	Owner	1,422 58.2%	694 28.4%	274 11.2%	36 1.5%	18 0.7%	2,445 100.0%
Menard County	Renter	117 46.1%	101 39.8%	36 14.2%	0 0.0%	0 0.0%	254 100.0%
	Owner	521 70.4%	155 20.9%	52 7.0%	12 1.6%	0 0.0%	740 100.0%
Pecos County	Renter	478 36.1%	557 42.0%	218 16.5%	72 5.4%	0 0.0%	1,325 100.0%
	Owner	1,766 49.5%	1,476 41.4%	214 6.0%	105 2.9%	8 0.2%	3,569 100.0%
Reagan County	Renter	179 60.5%	93 31.4%	0 0.0%	0 0.0%	24 8.1%	296 100.0%
	Owner	376 43.7%	323 37.6%	87 10.1%	57 6.6%	16 1.9%	860 100.0%
Reeves County	Renter	605 63.2%	302 31.6%	42 4.4%	0 0.0%	8 0.8%	957 100.0%
	Owner	1,846 64.1%	775 26.9%	230 8.0%	29 1.0%	2 0.1%	2,882 100.0%
Schleicher County	Renter	226 65.1%	48 13.8%	57 16.4%	16 4.6%	0 0.0%	347 100.0%
	Owner	442 52.9%	237 28.4%	135 16.2%	7 0.8%	14 1.7%	835 100.0%
Sterling County	Renter	67 69.1%	23 23.7%	7 7.2%	0 0.0%	0 0.0%	97 100.0%
	Owner	184 53.6%	124 36.2%	25 7.3%	10 2.9%	0 0.0%	343 100.0%
Sutton County	Renter	191 44.2%	206 47.7%	24 5.6%	11 2.5%	0 0.0%	432 100.0%
	Owner	648 58.0%	323 28.9%	90 8.1%	18 1.6%	39 3.5%	1,118 100.0%
Terrell County	Renter	98 79.0%	18 14.5%	8 6.5%	0 0.0%	0 0.0%	124 100.0%
	Owner	280 91.5%	26 8.5%	0 0.0%	0 0.0%	0 0.0%	306 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Housing by Tenure by Year Built					
		<1970	1970-1989	1990-1999	2000-2004	2005+	Total
Upton County	Renter	143 52.4%	85 31.1%	33 12.1%	0 0.0%	12 4.4%	273 100.0%
	Owner	675 68.7%	176 17.9%	83 8.4%	41 4.2%	7 0.7%	983 100.0%
Ward County	Renter	433 46.2%	392 41.8%	25 2.7%	9 1.0%	80 8.5%	938 100.0%
	Owner	2,020 66.1%	849 27.8%	130 4.3%	56 1.8%	3 0.1%	3,057 100.0%
Winkler County	Renter	375 77.5%	109 22.5%	0 0.0%	0 0.0%	0 0.0%	484 100.0%
	Owner	1,637 78.2%	414 19.8%	29 1.4%	8 0.4%	6 0.3%	2,094 100.0%
Sum of Rural Region	Renter	8,845 53.0%	5,831 35.0%	1,379 8.3%	427 2.6%	191 1.1%	16,673 100.0%
	Owner	28,510 60.5%	13,452 28.5%	3,557 7.5%	1,165 2.5%	438 0.9%	47,125 100.0%
Urban Areas	Renter	16,364 35.2%	22,409 48.2%	4,960 10.7%	2,046 4.4%	730 1.6%	46,509 100.0%
	Owner	44,842 46.7%	32,141 33.5%	11,533 12.0%	4,799 5.0%	2,697 2.8%	96,008 100.0%
State of Texas	Renter	906,296 28.0%	1,383,596 42.7%	466,897 14.4%	350,273 10.8%	130,517 4.0%	3,237,580 100.0%
	Owner	1,701,505 29.9%	1,941,572 34.2%	1,002,690 17.6%	732,282 12.9%	307,303 5.4%	5,685,353 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following is a distribution of all housing units within the region by number of bedrooms.

	Number of Bedrooms				
	No Bedroom	1-Bedroom	2-Bedroom	3+-Bedroom	Total
Renter	336	2,909	6,461	6,967	16,673
Owner	147	1,019	11,073	34,887	47,125

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following is a distribution of all housing units within the region by units in structure. Please note other product types such as RVs, Boats, and Vans that are counted by the US Census are not included in the following table.

	Units in Structure					Manufactured Homes	Total
	1	2-9	10-49	50+			
Renter	10,183	2,876	1,130	548	1,936	16,673	
Owner	41,287	124	18	0	5,637	47,125	
Total	51,470	3,000	1,148	548	7,573	63,798	

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Median renter and owner housing expenditures for the subject region, based on the 2005-2009 American Community Survey, are summarized as follows:

Owner	Renter
\$907	\$514

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The following chart provides distributions of occupied housing units by percent of household income applied to the cost of maintaining a residence in each rural county of the region.

		Cost as a Percent of Income				
		Less Than 20%	20% - 29%	30% or More	Not Computed	Total
Andrews County	Renter	499 40.3%	138 11.1%	458 37.0%	143 11.5%	1,239 100.0%
	Owner	2,699 67.1%	721 17.9%	553 13.8%	47 1.2%	4,020 100.0%
Borden County	Renter	32 35.2%	0 0.0%	0 0.0%	59 64.8%	91 100.0%
	Owner	143 82.7%	24 13.9%	6 3.5%	0 0.0%	173 100.0%
Coke County	Renter	92 30.9%	64 21.5%	75 25.2%	68 22.8%	298 100.0%
	Owner	809 69.3%	180 15.4%	165 14.1%	13 1.1%	1,168 100.0%
Concho County	Renter	49 19.2%	61 23.9%	40 15.7%	105 41.2%	255 100.0%
	Owner	566 72.0%	86 10.9%	130 16.5%	4 0.5%	786 100.0%
Crane County	Renter	94 33.1%	32 11.3%	113 39.8%	45 15.8%	284 100.0%
	Owner	734 61.8%	178 15.0%	275 23.2%	0 0.0%	1,187 100.0%
Crockett County	Renter	254 58.5%	50 11.5%	103 23.7%	27 6.2%	434 100.0%
	Owner	637 64.5%	146 14.8%	206 20.9%	0 0.0%	988 100.0%
Dawson County	Renter	472 38.7%	166 13.6%	264 21.6%	318 26.0%	1,221 100.0%
	Owner	1,813 57.3%	651 20.6%	665 21.0%	35 1.1%	3,164 100.0%
Gaines County	Renter	431 33.6%	321 25.0%	258 20.1%	271 21.1%	1,282 100.0%
	Owner	3,331 77.0%	393 9.1%	579 13.4%	22 0.5%	4,324 100.0%
Glasscock County	Renter	14 10.1%	14 10.1%	0 0.0%	111 80.4%	138 100.0%
	Owner	218 71.9%	42 13.9%	43 14.2%	0 0.0%	303 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Cost as a Percent of Income				
		Less Than 20%	20% - 29%	30% or More	Not Computed	Total
Howard County	Renter	750 20.5%	861 23.5%	1,636 44.7%	416 11.4%	3,663 100.0%
	Owner	5,338 69.6%	1,186 15.5%	1,108 14.4%	38 0.5%	7,670 100.0%
Kimble County	Renter	94 18.4%	108 21.1%	128 25.0%	182 35.5%	512 100.0%
	Owner	980 65.2%	320 21.3%	183 12.2%	21 1.4%	1,504 100.0%
Loving County	Renter	11 78.6%	0 0.0%	0 0.0%	3 21.4%	14 100.0%
	Owner	18 72.0%	0 0.0%	7 28.0%	0 0.0%	25 100.0%
Martin County	Renter	138 30.8%	32 7.1%	50 11.2%	229 51.1%	448 100.0%
	Owner	705 58.7%	330 27.5%	161 13.4%	6 0.5%	1,201 100.0%
Mason County	Renter	42 11.2%	78 20.9%	132 35.3%	121 32.4%	374 100.0%
	Owner	850 61.6%	217 15.7%	289 20.9%	24 1.7%	1,380 100.0%
McCulloch County	Renter	235 26.3%	219 24.5%	211 23.6%	228 25.5%	893 100.0%
	Owner	1,630 66.7%	266 10.9%	479 19.6%	70 2.9%	2,445 100.0%
Menard County	Renter	58 22.8%	43 16.9%	74 29.1%	80 31.5%	254 100.0%
	Owner	437 59.1%	105 14.2%	190 25.7%	9 1.2%	740 100.0%
Pecos County	Renter	291 22.0%	315 23.8%	373 28.2%	345 26.0%	1,325 100.0%
	Owner	2,585 72.4%	555 15.6%	388 10.9%	41 1.1%	3,569 100.0%
Reagan County	Renter	153 51.7%	22 7.4%	50 16.9%	71 24.0%	296 100.0%
	Owner	541 62.9%	191 22.2%	128 14.9%	0 0.0%	860 100.0%
Reeves County	Renter	294 30.7%	116 12.1%	271 28.3%	277 28.9%	957 100.0%
	Owner	1,951 67.7%	427 14.8%	495 17.2%	9 0.3%	2,882 100.0%
Schleicher County	Renter	102 29.4%	72 20.7%	106 30.5%	66 19.0%	347 100.0%
	Owner	619 74.1%	139 16.6%	68 8.1%	9 1.1%	835 100.0%
Sterling County	Renter	25 25.8%	13 13.4%	26 26.8%	34 35.1%	97 100.0%
	Owner	220 64.1%	51 14.9%	62 18.1%	10 2.9%	343 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Cost as a Percent of Income				
		Less Than 20%	20% - 29%	30% or More	Not Computed	Total
Sutton County	Renter	235 54.4%	87 20.1%	14 3.2%	96 22.2%	432 100.0%
	Owner	817 73.1%	144 12.9%	142 12.7%	16 1.4%	1,118 100.0%
Terrell County	Renter	45 36.3%	4 3.2%	29 23.4%	45 36.3%	124 100.0%
	Owner	223 72.9%	43 14.1%	40 13.1%	0 0.0%	306 100.0%
Upton County	Renter	117 42.9%	44 16.1%	47 17.2%	65 23.8%	273 100.0%
	Owner	713 72.5%	118 12.0%	141 14.3%	11 1.1%	983 100.0%
Ward County	Renter	359 38.3%	123 13.1%	327 34.9%	130 13.9%	938 100.0%
	Owner	2,224 72.8%	478 15.6%	355 11.6%	0 0.0%	3,057 100.0%
Winkler County	Renter	174 36.0%	57 11.8%	183 37.8%	70 14.5%	484 100.0%
	Owner	1,427 68.1%	384 18.3%	282 13.5%	0 0.0%	2,094 100.0%
Sum of Rural Region	Renter	5,060 30.3%	3,040 18.2%	4,968 29.8%	3,605 21.6%	16,673 100.0%
	Owner	32,228 68.4%	7,375 15.6%	7,140 15.2%	385 0.8%	47,125 100.0%
Urban Areas	Renter	13,546 29.1%	9,848 21.2%	18,021 38.7%	5,094 11.0%	46,509 100.0%
	Owner	59,588 62.1%	18,026 18.8%	18,060 18.8%	331 0.3%	96,008 100.0%
State of Texas	Renter	788,401 24.4%	742,012 22.9%	1,442,041 44.5%	265,126 8.2%	3,237,580 100.0%
	Owner	2,882,501 50.7%	1,311,320 23.1%	1,453,941 25.6%	37,591 0.7%	5,685,353 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following is a distribution of all housing units within the rural counties in the region by number of occupants per room. Occupied units with more than 1.0 person per room are considered overcrowded.

		Occupants per Room			
		Less Than 1.0	1.0 – 1.5	1.5 or More	Total
Andrews County	Renter	1,189 96.0%	0 0.0%	50 4.0%	1,239 100.0%
	Owner	3,908 97.2%	72 1.8%	40 1.0%	4,020 100.0%
Borden County	Renter	91 100.0%	0 0.0%	0 0.0%	91 100.0%
	Owner	173 100.0%	0 0.0%	0 0.0%	173 100.0%
Coke County	Renter	270 90.6%	28 9.4%	0 0.0%	298 100.0%
	Owner	1,158 99.1%	10 0.9%	0 0.0%	1,168 100.0%
Concho County	Renter	237 92.9%	18 7.1%	0 0.0%	255 100.0%
	Owner	769 97.8%	12 1.5%	5 0.6%	786 100.0%
Crane County	Renter	271 95.4%	10 3.5%	3 1.1%	284 100.0%
	Owner	1,159 97.6%	28 2.4%	0 0.0%	1,187 100.0%
Crockett County	Renter	410 94.5%	24 5.5%	0 0.0%	434 100.0%
	Owner	949 96.1%	39 3.9%	0 0.0%	988 100.0%
Dawson County	Renter	1,119 91.6%	102 8.4%	0 0.0%	1,221 100.0%
	Owner	2,982 94.2%	169 5.3%	13 0.4%	3,164 100.0%
Gaines County	Renter	1,150 89.7%	132 10.3%	0 0.0%	1,282 100.0%
	Owner	4,060 93.9%	264 6.1%	0 0.0%	4,324 100.0%
Glasscock County	Renter	127 92.0%	11 8.0%	0 0.0%	138 100.0%
	Owner	287 94.7%	16 5.3%	0 0.0%	303 100.0%
Howard County	Renter	3,291 89.8%	355 9.7%	17 0.5%	3,663 100.0%
	Owner	7,514 98.0%	142 1.9%	14 0.2%	7,670 100.0%
Kimble County	Renter	483 94.3%	17 3.3%	12 2.3%	512 100.0%
	Owner	1,459 97.0%	38 2.5%	7 0.5%	1,504 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Occupants per Room			
		Less Than 1.0	1.0 – 1.5	1.5 or More	Total
Loving County	Renter	14 100.0%	0 0.0%	0 0.0%	14 100.0%
	Owner	25 100.0%	0 0.0%	0 0.0%	25 100.0%
Martin County	Renter	448 100.0%	0 0.0%	0 0.0%	448 100.0%
	Owner	1,187 98.8%	14 1.2%	0 0.0%	1,201 100.0%
Mason County	Renter	353 94.4%	8 2.1%	13 3.5%	374 100.0%
	Owner	1,333 96.6%	47 3.4%	0 0.0%	1,380 100.0%
McCulloch County	Renter	852 95.4%	41 4.6%	0 0.0%	893 100.0%
	Owner	2,338 95.6%	95 3.9%	12 0.5%	2,445 100.0%
Menard County	Renter	242 95.3%	12 4.7%	0 0.0%	254 100.0%
	Owner	740 100.0%	0 0.0%	0 0.0%	740 100.0%
Pecos County	Renter	1,242 93.7%	68 5.1%	15 1.1%	1,325 100.0%
	Owner	3,441 96.4%	126 3.5%	2 0.1%	3,569 100.0%
Reagan County	Renter	286 96.6%	10 3.4%	0 0.0%	296 100.0%
	Owner	791 92.0%	59 6.9%	10 1.2%	860 100.0%
Reeves County	Renter	885 92.5%	72 7.5%	0 0.0%	957 100.0%
	Owner	2,756 95.6%	109 3.8%	17 0.6%	2,882 100.0%
Schleicher County	Renter	283 81.6%	64 18.4%	0 0.0%	347 100.0%
	Owner	804 96.3%	31 3.7%	0 0.0%	835 100.0%
Sterling County	Renter	90 92.8%	7 7.2%	0 0.0%	97 100.0%
	Owner	333 97.1%	10 2.9%	0 0.0%	343 100.0%
Sutton County	Renter	373 86.3%	39 9.0%	20 4.6%	432 100.0%
	Owner	1,062 95.0%	32 2.9%	24 2.1%	1,118 100.0%
Terrell County	Renter	120 96.8%	0 0.0%	4 3.2%	124 100.0%
	Owner	301 98.4%	5 1.6%	0 0.0%	306 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Occupants per Room			
		Less Than 1.0	1.0 – 1.5	1.5 or More	Total
Upton County	Renter	243 89.0%	30 11.0%	0 0.0%	273 100.0%
	Owner	968 98.5%	15 1.5%	0 0.0%	983 100.0%
Ward County	Renter	931 99.3%	7 0.7%	0 0.0%	938 100.0%
	Owner	2,999 98.1%	25 0.8%	32 1.0%	3,057 100.0%
Winkler County	Renter	452 93.4%	32 6.6%	0 0.0%	484 100.0%
	Owner	2,086 99.6%	8 0.4%	0 0.0%	2,094 100.0%
Sum of Rural Region	Renter	15,452 92.7%	1,087 6.5%	134 0.8%	16,673 100.0%
	Owner	45,582 96.7%	1,366 2.9%	176 0.4%	47,125 100.0%
Urban Areas	Renter	44,342 95.3%	1,743 3.7%	424 0.9%	46,509 100.0%
	Owner	93,212 97.1%	2,314 2.4%	482 0.5%	96,008 100.0%
State of Texas	Renter	2,992,816 92.4%	177,803 5.5%	66,961 2.1%	3,237,580 100.0%
	Owner	5,502,669 96.8%	146,079 2.6%	36,605 0.6%	5,685,353 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following is a distribution of all housing units by plumbing facilities within the rural counties in the region.

		Plumbing Facilities		
		Complete Plumbing Facilities	Lacking Complete Plumbing Facilities	Total
Andrews County	Renter	298 100.0%	0 0.0%	298 100.0%
	Owner	1,168 100.0%	0 0.0%	1,168 100.0%
Borden County	Renter	255 100.0%	0 0.0%	255 100.0%
	Owner	784 99.7%	2 0.3%	786 100.0%
Coke County	Renter	284 100.0%	0 0.0%	284 100.0%
	Owner	1,184 99.7%	3 0.3%	1,187 100.0%
Concho County	Renter	434 100.0%	0 0.0%	434 100.0%
	Owner	988 100.0%	0 0.0%	988 100.0%
Crane County	Renter	1,221 100.0%	0 0.0%	1,221 100.0%
	Owner	3,151 99.6%	13 0.4%	3,164 100.0%
Crockett County	Renter	1,282 100.0%	0 0.0%	1,282 100.0%
	Owner	4,271 98.8%	53 1.2%	4,324 100.0%
Dawson County	Renter	138 100.0%	0 0.0%	138 100.0%
	Owner	303 100.0%	0 0.0%	303 100.0%
Gaines County	Renter	3,659 99.9%	4 0.1%	3,663 100.0%
	Owner	7,622 99.4%	48 0.6%	7,670 100.0%
Glasscock County	Renter	498 97.3%	14 2.7%	512 100.0%
	Owner	1,504 100.0%	0 0.0%	1,504 100.0%
Howard County	Renter	14 100.0%	0 0.0%	14 100.0%
	Owner	25 100.0%	0 0.0%	25 100.0%
Kimble County	Renter	444 99.1%	4 0.9%	448 100.0%
	Owner	1,191 99.2%	10 0.8%	1,201 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Plumbing Facilities		
		Complete Plumbing Facilities	Lacking Complete Plumbing Facilities	Total
Loving County	Renter	361 96.5%	13 3.5%	374 100.0%
	Owner	1,362 98.7%	18 1.3%	1,380 100.0%
Martin County	Renter	893 100.0%	0 0.0%	893 100.0%
	Owner	2,419 98.9%	26 1.1%	2,445 100.0%
Mason County	Renter	240 94.5%	14 5.5%	254 100.0%
	Owner	740 100.0%	0 0.0%	740 100.0%
McCulloch County	Renter	1,298 98.0%	27 2.0%	1,325 100.0%
	Owner	3,552 99.5%	17 0.5%	3,569 100.0%
Menard County	Renter	296 100.0%	0 0.0%	296 100.0%
	Owner	860 100.0%	0 0.0%	860 100.0%
Pecos County	Renter	957 100.0%	0 0.0%	957 100.0%
	Owner	2,878 99.9%	4 0.1%	2,882 100.0%
Reagan County	Renter	347 100.0%	0 0.0%	347 100.0%
	Owner	824 98.7%	11 1.3%	835 100.0%
Reeves County	Renter	90 92.8%	7 7.2%	97 100.0%
	Owner	343 100.0%	0 0.0%	343 100.0%
Schleicher County	Renter	432 100.0%	0 0.0%	432 100.0%
	Owner	1,118 100.0%	0 0.0%	1,118 100.0%
Sterling County	Renter	124 100.0%	0 0.0%	124 100.0%
	Owner	306 100.0%	0 0.0%	306 100.0%
Sutton County	Renter	273 100.0%	0 0.0%	273 100.0%
	Owner	956 97.3%	27 2.7%	983 100.0%
Terrell County	Renter	938 100.0%	0 0.0%	938 100.0%
	Owner	3,055 99.9%	2 0.1%	3,057 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Plumbing Facilities		
		Complete Plumbing Facilities	Lacking Complete Plumbing Facilities	Total
Upton County	Renter	484 100.0%	0 0.0%	484 100.0%
	Owner	2,015 96.2%	79 3.8%	2,094 100.0%
Ward County	Renter	298 100.0%	0 0.0%	298 100.0%
	Owner	1,168 100.0%	0 0.0%	1,168 100.0%
Winkler County	Renter	255 100.0%	0 0.0%	255 100.0%
	Owner	784 99.7%	2 0.3%	786 100.0%
Sum of Rural Region	Renter	15,813 99.5%	83 0.5%	15,896 100.0%
	Owner	44,571 99.3%	315 0.7%	44,886 100.0%
Urban Areas	Renter	46,780 98.9%	506 1.1%	47,286 100.0%
	Owner	97,660 99.4%	587 0.6%	98,247 100.0%
State of Texas	Renter	3,211,698 99.2%	25,882 0.8%	3,237,580 100.0%
	Owner	5,657,396 99.5%	27,957 0.5%	5,685,353 100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The following table illustrates single-family and multifamily building permits issued within the region for the past ten years.

Permits	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Multi-Family	2	136	0	17	73	56	63	4	0	64
Single-Family	74	45	42	66	115	111	262	150	89	78
Total	76	181	42	83	188	167	325	154	89	142

Source: SOCDs Building Permits Database at <http://socds.huduser.org/permits/index.html>

2. FOR-SALE HOUSING

We identified, presented and evaluated for-sale housing data for the region.

The available for-sale housing stock by price point for the region is summarized as follows:

Available For-Sale Housing by Price Point							
Less Than \$100k		\$100,000-\$139,999		\$140,999-\$199,999		\$200,000-\$300,000	
Units	Avg. Price	Units	Avg. Price	Units	Avg. Price	Units	Avg. Price
177	\$64,511	69	\$123,090	76	\$166,768	51	\$249,304

The distribution of available for-sale units by bedroom type, including the average sales price, is illustrated as follows:

Available For-Sale Housing by Number of Bedrooms									
One-Bedroom		Two-Bedroom		Three-Bedroom		Four-Bedroom		Five-Bedroom+	
Units	Avg. Price	Units	Avg. Price	Units	Avg. Price	Units	Avg. Price	Units	Avg. Price
4	\$86,219	69	\$88,871	235	\$122,078	55	\$156,863	8	\$182,100

The age of the available for-sale product in the region is summarized in the following table:

Available For-Sale Housing by Year Built									
2006 to Present		2001 to 2005		1991 to 2000		1961 to 1990		1960 & Earlier	
Units	Avg. Price	Units	Avg. Price	Units	Avg. Price	Units	Avg. Price	Units	Avg. Price
32	\$166,984	16	\$182,250	12	\$165,981	85	\$129,468	122	\$107,619

The following table illustrates estimated housing values based on the 2000 Census and 2010 estimates for owner-occupied units within the region.

	Estimated Home Values						
	<\$40,000	\$40,000 - \$59,999	\$60,000 - \$79,999	\$80,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000+
2000	15,538	47,254	62,792	16,783	79,575	15,538	47,254
2010	16,673	47,125	63,798	15,139	78,937	16,673	47,125

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Foreclosure filings over the past year for this region are summarized in the following table:

	Total Foreclosures (10/2010-9/2011)
Region 12	61

F. STAKEHOLDER INTERVIEWS & DEVELOPMENT BARRIERS

Stakeholder interviews were conducted with over 200 representatives across all 13 rural regions in Texas as well as stakeholders who address housing issues at the state level. Opinions on affordable housing issues were sought from many disciplines throughout the housing industry including local, county, regional and state government officials, developers, housing authorities, finance organizations, grant writers, and special needs advocates. With the vast size and diverse nature of rural areas throughout the state of Texas, these interviews provided valuable information allowing us to complement statistical analysis with local insight and perspectives on those factors that influence and impact development of housing in rural Texas.

Regional stakeholders were asked to respond to the following rural housing issues as they relate to their specific area of Texas as well as their particular area of expertise.

- **Existing Housing Stock**
 - Affordability
 - Availability of subsidized and non-subsidized rental housing
 - Availability of for-sale housing
 - Quantity of affordable multifamily housing versus single-family homes
 - Condition and quality of manufactured housing
 - Quality and age of housing stock (both subsidized and non-subsidized)
 - Location
- **Housing Needs**
 - Segments of the population with the greatest need for affordable housing in rural areas of Texas
 - Type(s) of housing that best meet rural Texas housing needs
 - The need for homebuyer programs versus rental programs
 - New construction versus revitalization of existing housing
- **Housing for Seniors**
 - Affordability
 - Availability
 - Demand for additional housing
 - Accessibility Issues
 - Access to community and social services
 - Obstacles to the development of rural senior housing
 - Transportation issues

- **Housing for Persons with Disabilities**
 - Affordability
 - Availability
 - Demand for additional housing
 - Accessibility Issues
 - Access to community and social services
 - Obstacles to the development of rural housing for persons with disabilities
 - Transportation issues

- **Manufactured Housing**
 - Affordability
 - Availability
 - Quality
 - Demand
 - Role of manufactured housing in rural Texas

- **Barriers to Housing Development**
 - Infrastructure
 - Availability of land
 - Land costs
 - Financing programs
 - Community support
 - Capacity of developers to develop affordable housing in rural Texas
 - Recommendations to reduce or eliminate barriers

- **Residential Development Financing**
 - Rating existing finance options with regard to effectiveness in rural Texas markets
 - Residential development financing options that work well in rural Texas
 - Prioritizing rural development funding
 - How existing finance options may be modified to work better

The following summarizes the general content and consensus (when applicable) of the interviews we conducted and are not necessarily the opinions or conclusions of Bowen National Research.

1. Introduction

Region 12 is located in the West Texas portion of the state of Texas. This region includes the following 26 counties which were classified as rural.

Counties in Region			
Andrews	Borden	Coke	Concho
Crockett	Dawson	Gaines	Glasscock
Howard	Kimble	Loving	Martin
Mason	McCulloch	Menard	Pecos
Reagan	Reeves	Schleicher	Sterling
Sutton	Terrell	Upton	Ward
Winkler	-	-	-

Of the 26 counties in the region, 20 are considered frontier counties with very low population density and isolated from population centers and services. Frontier counties pose unique challenges with regard to the development of affordable housing and require a different approach than counties with larger populations or a large city nearby. Although multifamily or single-family home rentals are needed to fill the gap in this market, finding enough financing programs that can be leveraged to make smaller development feasible is difficult.

Based on the Bowen National Research rental housing inventory count, there are 2,266 affordable rental housing units in the region's study counties. Of those properties we were able to survey, 98.8% were occupied, with many of the projects maintaining long waiting lists. Based on American Community Survey and U.S. Census data, there are 7,573 manufactured homes in the region. Bowen National Research was able to survey manufactured home parks with 308 lots/homes. These manufactured home parks had a 79.2% occupancy/usage rate, which is below the overall state average of 86.1%. Finally, Bowen National Research identified 373 for-sale housing units in the region. These 373 available homes represent 0.8% of the 47,125 owner-occupied housing units in the region, an indication of limited availability of for-sale housing alternatives. It is of note that 47.5% of the for-sale housing stock is priced below \$100,000.

2. Existing Housing Stock

Minimal new affordable subsidized rentals, non-subsidized rentals or affordable for-sale housing have been developed over the past 20 years and much of the available affordable existing housing stock is substandard.

3. Housing Need

With the recent growth of the energy extraction industry, local representatives state that they receive calls two to three times per week from people seeking housing that is affordable to individuals at moderate-income levels. Most are looking for family one-, two- and three-bedroom apartments or single-family homes for rent. To some degree, manufactured housing and RV parks may be filling the void for transient energy extraction industry employees who will not be in the area for the long term.

4. Housing for Seniors/Persons with Disabilities

According to the representatives we interviewed, there is a need for additional senior housing but to a much lesser degree than the need for family affordable housing which should be given top priority.

5. Barriers to Housing Development

The very rural nature of many of the counties within the region is in itself a barrier to the development of affordable housing. These areas typically lack the infrastructure and community services to support housing expansion. Funding constraints due to the small quantity of housing needed per area and high construction costs posed by transporting goods, since there are no local suppliers, also dissuades developers from considering these communities as viable for development.

6. Residential Development Financing

Leveraging multiple funding options in order to develop small multifamily apartments or single-family home rental development is the best option; however, many local governments and non-profits in these areas are not familiar with the different options available to make development work. Satellite offices of the TDHCA located in rural communities could assist these communities with identifying programs that they could use.

7. Conclusions

Much of the existing housing stock is old and substandard. One- through three-bedroom single-family homes or apartments are in the greatest demand. The lack of infrastructure and community services limit development in rural areas. Funding constraints due to the small size of projects and high development costs also serve as barriers to development.

G. DEMAND ANALYSIS

Pursuant to the Texas Department of Housing and Community Affairs' RFP, Bowen National Research conducted a housing gap analysis for rental and for-sale housing that considers three income stratifications. These stratifications include households with incomes of up to 30% of Area Median Household Income (AMHI), households with incomes between 31% and 50% of AMHI, and households with incomes between 51% and 80% of AMHI. This analysis identifies demand for additional housing units for the most recent baseline data year (2010) and projected five years (2015) into the future.

The demand components included in each of the two housing types are listed as follows:

Rental Housing Gap Analysis	
Demand Factors	Supply Factors
• Renter Household Growth	• Available Rental Housing Units
• Cost Overburdened Households	• Pipeline Units*
• Overcrowded Housing	
• Households in Substandard Housing	

*Units under construction, planned or proposed

For-Sale Housing Gap Analysis	
Demand Factors	Supply Factors
• Owner Household Growth	• Available For-Sale Housing Units
• Replacement Housing	• Pipeline Units*

*Units under construction, planned or proposed

The demand factors for each housing segment for each income stratification are combined, as are the housing supply components. The overall supply is deducted from the overall demand to determine the housing gaps (or surpluses) that exist among the income stratifications in each study area.

These supply and demand components are discussed in greater detail on the following pages.

Rental Housing Gap Analysis

We compared various demand components with the available and pipeline housing supply to determine the number of potential units that could be supported in each of the study areas. The following is a narrative of each supply and demand component considered in this analysis of rental housing:

- Renter household growth is a primary demand component for new rental units. Using 2010 Census data and ESRI estimates for renter households by income level for 2010 and 2015, we are able to project the number of new renter households by income level that are expected to be added to each study area.
- *Cost overburdened* households are those renter households that pay more than 35% of their annual household income towards rent. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a rent burden. For the purposes of this analysis, we have used the share of rent overburdened households from the 2000 Census and applied it to the estimated number of households within each income stratification in 2010.
- *Overcrowded* housing is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately-sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the 2000 Census and applied it to the estimated number of households within each income stratification in 2010.
- *Substandard* housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the 2000 Census and applied it to the estimated number of households within each income stratification in 2010.
- *Available* rental housing is any rental product that is currently available for rent. This includes any units identified through our survey of nearly 900 affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies. It is important to note, however, that we only included available units developed under state or federal housing programs, and did not include units that may be offered in the market that were privately financed.

- *Pipeline* housing is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as TDHCA, HUD and USDA.

For-Sale Housing Gap Analysis

This section of the report addresses the market demand for for-sale housing alternatives in the study areas. There are a variety of factors that impact the demand for new for-sale homes within an area. In particular, area and neighborhood perceptions, quality of school districts, socio-economic characteristics, demographics, mobility patterns, and active builders all play a role in generating new home sales. Support can be both internal (households moving within the market) and external (households new to the market).

While new household growth alone is often the primary contributor to demand for new for-sale housing, the lack of significant development of such housing in a market over an extended time period and the age of the existing housing stock are indicators that demand for new housing will also be generated from the need to replace some of the older housing stock. As a result, we have considered two specific sources of demand for new for-sale housing in the study areas:

- New Housing Needed to Meet Projected Household Growth
- Replacement Housing for Functionally Obsolete Housing

These two demand components are combined and then compared with the available for-sale housing supply and any for-sale projects planned for the market to determine if there is a surplus or deficit of for-sale housing. This analysis is conducted on three price point segmentations: Under \$100,000, between \$100,000 and \$139,999, and between \$140,000 and \$200,000. Housing priced above \$200,000 is not considered affordable to low- and moderate-income households, and was therefore not considered in this analysis.

For the purposes of this analysis, we conservatively assume that a homebuyer will be required to make a minimum down payment of \$10,000 or 10.0% of the purchase price for the purchase of a new home. Further, we assume that a reasonable down payment will equal approximately 35.0% to 45.0% of a household's annual income. Using this methodology, the following represents the potential purchase price by income level:

Income Level	Down Payment	Maximum Purchase Price
Less Than \$29,999	\$10,000	Up to \$100,000
\$30,000-\$39,999	\$15,000	\$100,000-\$139,999
\$40,000-\$49,999	\$20,000	\$140,000-\$199,999
\$50,000-\$74,999	\$25,000	\$200,000-\$299,999
\$75,000-\$99,999	\$30,000	\$300,000-\$399,999
\$100,000 And Over	\$35,000	\$400,000+

Naturally, there are cases where a household can afford a higher down payment to purchase a more expensive home. There are also cases in which households purchase a less expensive home although they could afford a higher purchase price. This broad analysis provides the basis in which to estimate the *potential* demand for for-sale housing.

The following is a narrative of each supply and demand component considered in this analysis of for-sale housing:

- *New owner-occupied household growth* within a market is a primary demand component for demand for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2010 and 2015. The 2010 households by income level are based on ESRI estimates applied to 2010 Census estimates of total households for each study area. The 2015 estimates are based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2010 and 2015. These estimates of growth are provided by each income level and corresponding price point that can be afforded.
- *Replacement of functionally obsolete housing* is a demand consideration in most established markets. Given the limited development of new housing units in many rural areas, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2010) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

1. Rental Housing

Region 12 is located in the west central portion of the state of Texas. This region includes 26 counties which were classified as rural and were included in this analysis. The following tables summarize the housing gaps by AMHI and county for this region:

	County Level Rental Housing Gaps			
	Target Income			Total
	0% - 30%	31% - 50%	51% - 80%	
Andrews County	212	123	-220	115
Borden County	2	2	2	6
Coke County	37	17	7	61
Concho County	30	12	3	45
Crane County	55	3	30	88
Crockett County	70	56	21	147
Dawson County	107	48	44	198
Gaines County	278	128	74	480
Glasscock County	6	4	3	13
Howard County	594	336	228	1,158
Kimble County	104	12	30	146
Loving County	0	-1	0	-1
Martin County	21	18	-3	35
Mason County	24	8	-9	22
McCulloch County	127	7	30	164
Menard County	49	23	39	112
Pecos County	199	84	181	464
Reagan County	34	14	2	50
Reeves County	80	43	19	142
Schleicher County	52	32	36	120
Sterling County	14	6	6	27
Sutton County	48	-5	35	79
Terrell County	16	10	0	26
Upton County	26	26	4	56
Ward County	181	53	22	256
Winkler County	83	39	23	146
Region Total	2,450	1,098	608	4,156

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

2. For-Sale Housing

	County Level For-Sale Housing Gaps			
	Price Point			Total
	<\$100,000	\$100,000 to \$139,999	\$140,000-\$200,000	
Andrews County	-45	96	-49	2
Borden County	-10	6	1	-3
Coke County	7	13	13	33
Concho County	4	-9	17	12
Crane County	19	47	-5	61
Crockett County	-6	58	39	91
Dawson County	42	52	71	165
Gaines County	-1	86	71	156
Glasscock County	-1	4	-1	2
Howard County	-16	59	-1	42
Kimble County	2	6	19	27
Loving County	-1	0	2	1
Martin County	-9	-11	16	-4
Mason County	-10	-4	34	20
McCulloch County	58	27	63	148
Menard County	10	17	2	29
Pecos County	23	-22	202	203
Reagan County	-9	7	30	28
Reeves County	-17	43	40	66
Schleicher County	7	-23	32	16
Sterling County	3	2	-1	4
Sutton County	11	19	-39	-9
Terrell County	1	7	9	17
Upton County	10	22	29	61
Ward County	32	22	35	89
Winkler County	27	-6	27	48
Region Total	131	518	656	1,305

Source: U.S. Census Bureau, 2005-2009 American Community Survey; 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research