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Gulf Coast Communities and the Fabrication and Shipbuilding Industry: A Comparative Community Study

Volume IV: Appendices

U.S. Department of the Interior
Bureau of Ocean Energy Management
Gulf of Mexico OCS Region

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Gulf Coast Communities and the Fabrication and Shipbuilding Industry: A Comparative Community Study

Volume IV: Appendices

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PREFACE

The fabrication and shipbuilding enterprises in the Gulf of Mexico are unique. Though some date back more than a century, and others were established to support wartime expansion, many were born as a local response to the development of offshore petroleum in the Gulf and still rely on that niche market. Like the offshore industry that it serves, shipbuilding and fabrication for this market has evolved into an international industry, bucking a general decades-long trend in the United States of steady decline of heavy industries in the face of globalization.

At the same time, the shipbuilding and fabrication industries concentrate specific offshore petroleum industry-related social and economic effects in particular towns and cities along the Gulf Coast. They are responsible for the lion's share of the employment generated by the offshore oil and gas industry and, for decades, have anchored and stimulated the growth of many coastal communities. Consequently, they have shaped the physical attributes, populations, and fiscal, social, and economic systems of these communities.

This study was designed to describe the shipbuilding and fabrication industries in the Gulf of Mexico region, their geographic distribution, variation in their size and function, their trends and dynamics, the services they provide, and their labor demands and how they meet them. It brought together historical, demographic, and ethnographic data collection and analyses to define the industry and explore the evolution of specific sites where petroleum-related shipbuilding and fabrication occurs, changes over time and space, and economic linkages.

This report focuses on the local significance of these industries, noting their similarities and differences in relation to the U.S. and global shipbuilding industry, and on their specific consequences to the region. Historical data provide a broad view and make it possible to track changes in the industries and their impacts. Demographic data address key community socioeconomic variables such as population size, age, household income, racial and ethnic composition, educational attainment, housing, employment, and earnings and, where possible, link those to the industries. Ethnographic data reveal community perspectives on the industries and provide local specificity. Together these data offer a look at the interactions between the communities and the fabrication and shipbuilding industries, identifying and analyzing the benefits, such as job creation, and the burdens, such as infrastructure demand, that these industries have placed on their host communities.

This study was conducted between 2006 and 2009 and led by researchers from the University of Houston Center for Public History and the University of Arizona Bureau of Applied Research in Anthropology. It brought together historians, a political scientist, an economist, and anthropologists. The historians, led by Dr. Tyler Priest of the University of Houston, included Dr. Jason Theriot, Jamie Christy, Dr. Sonia Hernandez, and Dr. Paul Wilson. They were supported by Dr. Joshua Stockley, a political scientist, and Dr. John Lajaunie, an economist, both of whom were at Nicholls State University in Thibodaux, Louisiana when the study began. The anthropologists were led by Drs. Diane Austin and Tom McGuire of the University of Arizona and included graduate students Jacob Campbell, Rebecca Crosthwait, Ben McMahan, Lauren Penney, Victoria Phaneuf, Preetam Prakash, Lucero Radonic, and Sarah Raskin. They were assisted in the field by undergraduates Irene Angelov, Terez Banks, and Heather Gallivan, and were supported by Kevin Bulletts, Britny Delp, Samantha Herr, Gigi Owen, Monica Voge, and Dr. Drexel Woodson.

The first volume of this report provides a historical overview of Gulf Coast shipbuilding and fabrication. It then presents a model designed to explore the statistical relationships among

various economic and social measures for each of the seven communities highlighted in the study and, specifically, to determine whether the selected variables measure the relationship between the fabrication industry and the well-being of the community. It examines whether a statistical model can consistently capture the impact of these industry segments in such a way as to support a forward-looking forecast of the potential impact of changes in the industries on the study communities.

The second volume is devoted to detailed descriptions of the seven communities selected for this study. From east to west, these include: (1) south Mobile County, Alabama; (2) southeast Jackson County, Mississippi; (3) Lafourche and Terrebonne Parishes, Louisiana; (4) east St. Mary Parish, Louisiana; (5) Port Arthur and Orange, within the Golden Triangle of southeast Texas; (6) Corpus Christi and Ingleside, within the Coastal Bend of Texas; and (7) Brownsville and Port Isabel of Cameron County, Texas. The descriptions include past growth and development, community organization and infrastructure, and economic and social conditions that existed in 2007 and 2008. Each description discusses community-specific dynamics related to fabrication and shipbuilding and their relationship to offshore petroleum development. The community descriptions also address workforce issues, examining recruitment, education and training, and retention. The community descriptions are supplemented by appendices containing detailed demographic data and discussions of those data.

The third and final volume presents a series of analytical chapters addressing the geography of the industry; labor issues; business startup and organization; the configuration of jobs and responsibilities on a yard; community, economic, and workforce development; risk; and the effects of hurricanes on the industry. These chapters draw primarily from the rich ethnographic data gathered during this study to explore common themes that cut across the industries and study communities (see also Preface to Volume III).

This study has been framed by disasters. It was initially conceived in 2005 but was put on hold when the devastation caused by Hurricanes Katrina and Rita affected people and organizations across the Gulf Coast, disrupting the operations of the Gulf of Mexico regional office of what was then the U.S. Minerals Management Service (now the Bureau of Ocean Energy Management) as well as the University of Houston and Nicholls State University. Fieldwork began in 2007 and was underway in 2008 when Hurricanes Dolly, Gustav, and Ike struck the Gulf Coast, ensuring that none of the communities that were the focus of this research were spared. Fieldwork for the study was completed in 2009 and the report was being completed when, on April 20, 2010, the *Deepwater Horizon* drilling rig exploded in the Gulf of Mexico, about 40 miles southeast of the Louisiana coast. The study's principal investigators and several of the graduate students went to work almost immediately to gather data about the impacts of that disaster on Gulf Coast communities and to share information and perspectives on the region and the industry with those seeking to understand the disaster, its causes, and its effects. Work on this report was resumed in late 2011. Though efforts were made to update sections of the community profiles, it was not possible to revisit all the study communities and participants or to gather 2010 census data and redo the demographic analyses; that work will remain for a future study.

APPENDIX A. FACILITIES FOR FABRICATION AND SHIPBUILDING IN THE GULF OF MEXICO IN 2001

Information in the table below is taken from: the Louis Berger Group, Inc. 2004. OCS-Related Infrastructure in the Gulf of Mexico Fact Book. U.S. Dept. of the Interior, Minerals Management Service, Gulf of Mexico OCS Region, New Orleans, LA. OCS Study MMS 2004-027.

Name/2001 Owner	City	State	Size (acres)	Primary Focus: Fabrication or Shipbuilding
Mobile Yard / Atlantic Marine Alabama Shipyard	Mobile	AL	680	Fab
Atlantic Marine Inc. Alabama Shipyard	Mobile	AL	na	Ship
Bender Shipbuilding & Repair Company	Mobile	AL	na	Ship
Harrison Brothers Dry Dock & Repair Yard	Mobile	AL	na	Ship
Henry Marine Service	Mobile	AL	na	Ship
Sun State Marine Services, Inc.	Green Cove Springs	FL	na	Ship
Atlantic Marine, Inc	Jacksonville	FL	na	Ship
Friede Goldman Halter	Panama City	FL	na	Ship
Abbeville (Port of Vermilion) Yard / Gulf Coast Marine Fabricators	Abbeville	LA	7	Fab
Abbeville Yard / Acadian Contractors	Abbeville	LA	6.5	Fab
Bollinger Algiers	Algiers	LA	na	Ship
L. M. S. Shipmanagement, Inc.	Algiers	LA	na	Ship
Amelia Yard / J. Ray McDermott, Inc.	Amelia	LA	589	Fab
East Yard / Bay Offshore Ltd. East Yard	Amelia	LA	6	Fab
West Yard / Bay Offshore Seawolf Group	Amelia	LA	4	Fab
Bollinger Amelia Repair	Amelia	LA	na	Ship
Bollinger Marine Fabricators	Amelia	LA	na	Ship
Baldwin Yard / Superior Fabricators, Inc.	Baldwin	LA	19.5	Fab
Trinity Marine Products, Inc.	Baton Rouge	LA	na	Ship
Belle Chasse Yard / Omega Service Indus., Inc.	Belle Chasse	LA	18.5	Fab
Mosby Unit Bay / Offshore Ltd. Mosby Unit	Belle Chasse	LA	17.5	Fab
Trinity Marine Products, Inc.	Brusly	LA	na	Ship
Abbeville Yard / Mar-Con, Inc.	Delcambre	LA	10	Fab
Delcambre Yard / Shaw Bagwell	Delcambre	LA	60	Fab
T. T. Barge Services	Donaldsonville	LA	na	Ship
Edison Chouest Offshore	Galliano	LA	na	Ship
Gibson Yard / Max Welders, Inc.	Gibson	LA	27	Fab
Bollinger Fourchon	Golden Meadow	LA	na	Ship
Bollinger Gretna	Gretna	LA	na	Ship
T. T. Barge Services	Hahnville	LA	na	Ship
T. T. Barge Services	Harahan	LA	na	Ship
Harvey Yard / Dynamic Industries, Inc.	Harvey	LA	3.7	Fab
Harvey Yard / Houma Industries	Harvey	LA	3	Fab
Harvey Yard / Metal Building Products	Harvey	LA	1.8	Fab
Harvey Yard / Production Mgmt Fab Industries,	Harvey	LA	9.5	Fab
Harvey Yard / Southport, Inc.	Harvey	LA	Unknown	Fab

Name/2001 Owner	City	State	Size (acres)	Primary Focus: Fabrication or Shipbuilding
Houma Yard / Chet Morrison Contractors, Inc.	Harvey	LA	7	Fab
Bollinger Quick Repair	Harvey	LA	na	Ship
Harvey Yard / Chet Morrison Contractors, Inc.	Houma	LA	17	Fab
Houma Yard / Dolphin Services, Inc.	Houma	LA	23	Fab
Houma Yard / Gulf Island Fabrication, Inc.	Houma	LA	582	Fab
Houma Yard / Offshore Specialty Fabricators, Inc.	Houma	LA	52	Fab
Houma Yard / Sigma Industries, Inc.	Houma	LA	17.2	Fab
Ingleside Yard / Offshore Specialty Fabricators, Inc.	Houma	LA	58	Fab
North American Fabricators	Houma	LA	na	Ship
Leevac Shipyards, Inc.	Jennings	LA	na	Ship
L. M. S. Shipmanagement, Inc.	Lafitte	LA	na	Ship
Bollinger Calcasieu	Lake Charles	LA	na	Ship
Bollinger Larose	Larose	LA	na	Ship
North American Shipbuilding	Larose	LA	na	Ship
Bollinger Shipyards Lockport	Lockport	LA	na	Ship
Halter Lockport	Lockport	LA	na	Ship
Trinity Marine Products, Inc.	Madisonville	LA	na	Ship
Bollinger Chand Corporation	Mathews	LA	na	Ship
McDonough Marine Services	Metairie	LA	na	Ship
South Louisa Yard / Twin Brothers Marine	Morgan City	LA	57	Fab
Bollinger Morgan City	Morgan City	LA	na	Ship
New Iberia Yard / Allen Process Systems	New Iberia	LA	25	Fab
New Iberia Yard / Dynamic Industries, Inc.	New Iberia	LA	44	Fab
New Iberia Yard / L-Con Marine Fabricators	New Iberia	LA	18	Fab
New Iberia Yard / Natco	New Iberia	LA	20	Fab
New Iberia Yard / Omega Service Industries, Inc.	New Iberia	LA	62.5	Fab
New Iberia Yard / Unifab International, LLC	New Iberia	LA	170	Fab
Seawolf Group / Bay Offshore Ltd. West Yard	New Iberia	LA	15	Fab
Bollinger Gulf Repair	New Orleans	LA	na	Ship
Channel Shipyards, Inc.	New Orleans	LA	na	Ship
Avondale Shipyards	New Orleans	LA	na	Ship
Halter Equitable	New Orleans	LA	na	Ship
L. M. S. Shipmanagement, Inc.	New Orleans	LA	na	Ship
T. T. Barge Services	Westwego	LA	na	Ship
Mississippi Marine Corporation	Greenville	MI	na	Ship
Superior Boat Works	Greenville	MI	na	Ship
Halter Marine Group	Gulfport	MI	na	Ship
Halter Gulfport Marine	Gulfport	MI	na	Ship
Halter Moss Point Marine	Moss Point	MI	na	Ship
Halter Pascagoula	Pascagoula	MI	na	Ship
Ingalls Shipyard	Pascagoula	MI	na	Ship
Litton Ship Systems	Pascagoula	MI	na	Ship
Halter Gulf Coast FAB	Pearlington	MI	na	Ship
Gulfport Yard / Friede Goldman Offshore	Gulfport	MS	110	Fab
Pascagoula East Yard / Friede Goldman Offshore	Pascagoula	MS	180	Fab
Pascagoula West Yard / Friede Goldman Offshore	Pascagoula	MS	13	Fab
Pascagoula Yard / Ingalls Shipbuilding	Pascagoula	MS	800	Fab
Trinity Marine Industries Beaumont Facility	Beaumont	TX	na	Ship

Name/2001 Owner	City	State	Size (acres)	Primary Focus: Fabrication or Shipbuilding
Brownsville Yard / Amfels, Inc.	Brownsville	TX	200	Fab
Channelview Yard / Delta Engineering Corporation	Channelview	TX	31	Fab
Turbofab Facility / Solar Turbine Inc.	Channelview	TX	50	Fab
Southwest Shipyard, L.C.	Channelview	TX	na	Ship
Trinity Marine Products	Dallas	TX	na	Ship
Galveston Yard / First Wave Newpark Shipbuilding	Galveston	TX	112	Fab
First Wave Marine / Newpark Brady Island Facility	Galveston	TX	na	Ship
First Wave Marine / Newpark Galveston Island Facility	Galveston	TX	na	Ship
First Wave Marine / Newpark East Pelican Island Facility	Galveston	TX	na	Ship
First Wave Marine / Newpark West Pelican Island Facility	Galveston	TX	na	Ship
Channel/Lynchburg Shipyard	Highlands	TX	na	Ship
Channel Shipyard Company, Inc.	Highlands	TX	na	Ship
Greens Bayou / Yard Brown & Root Energy Services	Houston	TX	184.9	Fab
Bludworth Marine LLC dba Vessel Repair	Houston	TX	na	Ship
First Wave Marine / Newpark Greens Bayou Facility	Houston	TX	na	Ship
Bollinger Houston	Houston	TX	na	Ship
Ingleside Yard / Aker Gulf Marine	Ingleside	TX	400	Fab
Ingleside Yard / State Service Co., Inc.	Ingleside	TX	14.5	Fab
Halter TDI - Orange	Orange	TX	na	Ship
Halter TDI - Pier I	Orange	TX	na	Ship
Trinity Marine Industries Orange Facility	Orange	TX	na	Ship
First Wave Marine/Newpark Pasadena Facility	Pasadena	TX	na	Ship
Carotex, Inc.	Port Arthur	TX	na	Ship
Halter TDI - Central	Port Arthur	TX	na	Ship
Halter TDI - Dockyard	Port Arthur	TX	na	Ship
Halter TDI - North	Port Arthur	TX	na	Ship
Halter TDI - Sabine Pass	Sabine Pass	TX	na	Ship
Halter TDI - South Sabine Pass	Sabine Pass	TX	na	Ship
Bollinger Texas City	Texas City	TX	na	Ship

APPENDIX B. LIQUEFIED NATURAL GAS (LNG)

Starting in the 1990s, the use of natural gas for the generation of power (electricity), rather than primarily as a heating fuel and feedstock for chemical and fertilizer plants, began increasing. By the end of fieldwork for this study, natural gas provided roughly 25% of U.S. household energy. According to Jaramillo, Griffin, and Matthews (2007), researchers from Carnegie Mellon, low wellhead prices spurred the construction of natural-gas fired power plants: between 1992 and 2003, coal-fired capacity increased by something less than 1%, while natural gas-fired capacity tripled. Abetting this growth was the Energy Information Agency's predictions that natural gas prices would remain low through 2020. The spurt in growth was also stimulated by lower construction costs, shorter construction times, and generally lower air admissions than coal-burning plants, allowing operators to meet clean air standards.

Anticipating that natural gas supplies in the United States, and those piped in from Canada and Mexico, would not keep up with demand, oil and gas, energy, and pipeline companies began to develop foreign natural gas supplies and associated on-site or near-site liquefication facilities, LNG tankers, and domestic regasification and storage infrastructure; the latter is needed to warm the supercooled [260 degrees F] liquid gas back into gas and store it until it is placed in pipelines. The U.S. government attempted to stimulate this expansion of capacity, first by announcing a new regulatory approach to LNG terminals in 2003. Unlike purveyors of domestic gas, terminals passing imported LNG were no longer required to provide "open access service" on a cost-based rate. Instead, LNG operators could charge "market-based rates". Essentially, the Federal Energy Regulatory Commission (FERC) had implemented the deregulation provisions of the Energy Policy Act of 1992.

Second, in 2004, FERC asserted unilateral authority to permit the construction and operation of LNG facilities, against potential opposition from states. (This authority has been challenged by California and New England states). While FERC requires extensive environmental impact assessment work, few permits have been denied. MARAD and the Coast Guard do the permitting for offshore structures, due to the provisions of the Maritime Transportation Security Act of 2002. LNG companies proposing "open-loop" systems, where seawater would be used to reheat the supercooled liquid and thus release heated water back into the Gulf, ran afoul of commercial and recreational fishing interests. Some sponsors have altered system design to closed-loops, a significantly more expensive system. FERC's environmental impact assessments now routinely reference the agency's obligations to approve projects if they "will not be inconsistent with the public interest." FERC encourages "gas-on-gas competition by introducing new imported supplies" and invariably notes that "the economic risks will be borne" by the facility's developers, not, apparently, the public.

This regulatory climate helped spur a spike in facility proposals and subsequent permits. At the time of fieldwork for this study, however, only a few of the recently-permitted facilities were under construction or operational. Natural gas prices increased, despite the predictions of environmental impact assessments, and peaked in October 2005 (Jaramillo, Griffin, and Matthews 2007). This made natural gas an uneconomical feedstock for domestic gas-fired power plants, most of which are not dedicated to LNG as a feedstock, and most of the plants were operating under capacity. In addition, LNG supplies are increasingly being traded on a spot market, through which a tanker carrying LNG from a supply point in, say, Trinidad and Tobago

(in 2003, supplying 75% of the U.S. imported LNG volume), could be re-routed to a higher bidder at another destination.

As of 2012, the eight LNG facilities in the United States, including Puerto Rico, were located in Everett, Massachusetts; Cove Point, Maryland; Elba Island, Georgia; Lake Charles, Louisiana; Gulf Gateway Energy Bridge, Deepwater Port, Gulf of Mexico; Peñuelas LNG, Bahía de Guayanilla, Puerto Rico LNG, and more recently, Sabine Pass LNG, Cameron Parish, LA.

APPENDIX C. FOREIGN TRADE ZONES IN THE STUDY AREA

Information below is taken from MacLeod, Ian. 2000. Foreign Trade Zones. Trade Information Center, Trade Development, International Trade Administration. Available at: http://ia.ita.doc.gov/ftzpage/tic.html.

A foreign-trade zone (FTZ) is a designated location in the United States, within the jurisdiction of local, state or federal governments or agencies, where companies can use special procedures that help encourage U.S. activity and improve their competitive position. FTZs are governed by the U.S. Foreign Trade Zone Board. Once a site is granted zone status, it must be separately approved for FTZ activation by local U.S. Customs and Border Protection (CBP) officials and its activity will remain under the supervision of CBP.

FTZs are divided into general-purpose zones and subzones. A foreign trade subzone is a special purpose site, established as an adjunct to an existing zone, for use by a single company for a specific and limited purpose, usually manufacturing or processing. State or local governments, port authorities, nonprofit organizations, or economic development agencies typically sponsor general-purpose zones, which involve public facilities that can be used by more than one firm. Frequently, general-purpose zones are ports or industrial parks used by small- to medium-sized businesses for small-scale processing and assembly as well as warehousing and distribution. General-purpose zones may sponsor subzones, typically sites belonging to a single firm and used for more extensive manufacturing and processing, or warehousing and distribution. Goods can be stored indefinitely inside a FTZ and its subzones, and certain foreign and domestic merchandise may be exempt from state and local inventory taxes while held there, allowing firms to minimize their costs while their products await shipment (MacLeod 2000).

As of August 2010, there were 276 FTZs in the United States. The following are the FTZs and subzones within the study area or which include subzones within the study area.

State	Zone	Subzones
Alabama	FTZ No. 82 Mobile Grantee: City of Mobile Operator: Mobile Airport Authority 2062 Old Shell Road, Mobile, AL 36607 Greg Jones (251) 471-6725 Fax (251) 471-6727	82A Atlantic Marine Alabama, LLC 82B Evonik Degussa Corp. 82D Sony Electronics Inc. 82E Syngenta Crop Protection 82F Trigeant EP, Ltd. 82G Shell Chemical LP 82H Austal 82I ThyssenKrupp Steel & Stainless USA
Louisiana	FTZ No. 2 New Orleans Grantee: Board of Commissioners of the Port of New Orleans P.O. Box 60046, New Orleans, LA 70160 Jim Reese (504) 528-3264 Fax (504) 524-4156	2C Northrop Grumman Shipbuilding, Inc. 2D Northrop Grumman Shipbuilding, Inc. 2E Northrop Grumman Ship Systems 2F Northrop Grumman Shipbuilding, Inc. 2G Trinity Yachts Inc. 2H Chalmette Refining LLC 2I Phillips 66 Company 2J Valero Refining-Meraux LLC 2K Halliburton Energy Services, Inc.

State	Zone	Subzones
Louisiana	FTZ No. 124 Gramercy Grantee: Port of South Louisiana P.O. Box 909, La Place, LA 70069-0909 Lisa Braud (985) 652-9278 Fax (985) 652-9518 lbraud@portsl.com	124A Valero Refining 124B North American Shipbuilding 124C Motiva Enterprises 124D LOOP LLC 124E Marathon Petroleum Company LP 124F Motiva Enterprises 124G Halter Marine 124H Bollinger Shipyards 124I J. Ray McDermott, Inc. 124K M-I L.L.C. 124L Candies Shipbuilding, LLC 124M Baker Hughes, Inc. 124N Excalibar Minerals LLC 124O Halliburton Energy Services, Inc.
Louisiana	FTZ No. 261 Alexandria Grantee: England Economic & Industrial Development District England Airpark, 1611 Arnold Dr., Alexandria, LA 71303 Jon Grafton (318) 427-6407 Fax (318) 792-6063 JGrafton@englandairpark.org	
Louisiana	FTZ No. 279 Terrebonne Parish Grantee: Houma-Terrebonne Airport Commission 10264 East Main St., Houma, Louisiana 70363 David Slayter (985) 872-4646 Fax (985) 876-4115	
Mississippi	FTZ No. 92 Harrison County Grantee: Mississippi Coast Foreign-Trade Zone, Inc. P.O. Box 40, Gulfport, MS 39502 Bruce Frallic (228) 863-5951 Fax (228) 863-4555	92A Trinity Marine 92B Northrop Grumman Shipbuilding, Inc. 92C Northrop Grumman Shipbuilding, Inc. 92D Chevron Corp.
	FTZ No. 158 Vicksburg/Jackson Grantee: Greater Mississippi Foreign-Trade Zone, Inc. Operator: Jackson Municipal Airport Authority P.O. Box 98109, Jackson, MS 39298-8109 Dirk Vanderleest (601) 939-5631 x200	158C Alliant Aerospace 158D Nissan North America 158E Ergon Refining, Inc. 158F Max Home, LLC
Texas	FTZ No. 62 Brownsville Grantee: Brownsville Navigation District 1000 Foust Road, Brownsville, TX 78521 Tony Rodriguez (956) 831-4592 Fax (956) 831-5353	
Texas	FTZ No. 116 Port Arthur Grantee: Foreign-Trade Zone of Southeast Texas, Inc. P.O. Drawer 2297, Beaumont, TX 77704 David C. Fisher (409) 835-5367 Fax (409) 835-0512	116A Motiva Enterprises 116B Total Petrochemicals & Refining USA, Inc. 116C Premcor Refining Group 116D US DoE Strategic Petroleum Reserve

State	Zone	Subzones
Texas	FTZ No. 117 Orange Grantee: Foreign-Trade Zone of Southeast Texas, Inc. P.O. Drawer 2297, Beaumont, TX 77704 David C. Fisher (409) 835-5367 Fax (409) 835-0512	
Texas	FTZ No. 122 Corpus Christi Grantee: Port of Corpus Christi Authority 1305 N. Shoreline Blvd. Corpus Christi, TX 78401 Sonya Lopez-Sosa (361) 885-6187 Fax (361) 881-5162 sonya@pocca.com www.portofcorpuschristi.com/ftzdefined.htm	122C BTB Refining, LLC 122D Gulf Marine Fabricators 122E Bay Ltd. 122H TOR Minerals Intl 122I Citgo Refining & Chemicals 122J Valero Refining Co. 122K Sherwin Alumina, LLC 122L Flint Hills Resources LP 122M Valero Three Rivers Refinery 122N Equistar Chemicals 122O International Resistive Company 122P Kiewit Offshore Services 122Q Baker Hughes, Inc. 122R Halliburton Energy Services, Inc.

APPENDIX D. MEMORANDUM FOR THE CITY COUNCIL OF THE CITY OF ORANGE, TEXAS

MEMORANDUM

To: Council
From: Shawn Oubre
Date: September 1, 2006
Subject: Signal International

I wanted to give you a summary on the information that staff has gathered concerning a request by Signal International-Orange. As you recall, Signal has requested approval from the City to establish a housing facility on its property. This housing will be used to house guest workers.

The guest workers will be India nationals coming from the countries of India and the United Arab Emirates. The guest workers will be brought into the United States through a H-2B work visa granted through the U.S. Citizenship and Immigration Services (USCIS). The H-2B non-immigrant program permits employers to hire foreign workers to come to the United States and perform temporary non-agricultural work, which may be one-time, seasonal, peak load, or intermittent. There is a 66,000 per year limit on the number of foreign workers who may receive H-2B status during each fiscal year (October-September).

The H-2B visa is intended for skilled and unskilled workers that do not have a college education. Guest workers will possess the skills necessary to comply with job descriptions. Each guest worker is allowed to stay for ten (10) months with an extension of 280 days thereafter.

Signal will request H-2B visas based on multiple openings and rate of pay. The visa is issued to the employer, not the worker, and is non transferable from one employer to another or from one worker to another. Guest workers will possess the skills necessary to comply with job descriptions.

The Fire Department, Public Works, Police Department, and Code Enforcement have reviewed documents as well as toured the proposed site to evaluate the request. Signal has responded to all inquiries. Many of the requests were for safety of personnel as well as emergency workers responding to calls.

Signal has responded to questions from the City that may arise from citizens within our community. Signal is currently applying for 300 H-2B visas. Signal is also working with Lamar State College-Orange to train local workers with the skills needed to work at Signal's Orange facility.

The wages being paid to the guest workers will be the prevailing wages that Signal is currently paying its employees. (Fitter-$12.44 to $18.40 per hour, Welder-$17.83 to $18.40 per hour, Combo- up to $19.00 per hour) This will be the first Signal facility in Texas to use guest workers although Signal Mississippi is applying for 290 H-2B visas

Per diem charges to guest workers will be collected based on meals, which will be prepared on site, at a cost of $14.00/day per guest worker. The charge for housing is pending because Signal is still in the process of constructing and receiving the housing units. The guest workers will be covered under Signal's current medical insurance plan.

Entertainment will be provided through two lounges/television rooms as part of the housing complex. The guest workers will be able to leave the property to visit local stores, attractions, or entertainment. Non-English speaking guest workers will be accompanied by English speaking guest workers when outside Signal property.

The City shall continue to have access to Signal property as it has in the past to enforce ordinances and to provide police and fire service. If any other situations arise, staff will be able to inspect the property after notifying security and management.

Signal advised that they had discussions with Pipefitters Local 195 regarding the job openings. Signal continues to advertise these openings in the Orange Leader, Port Arthur News, Beaumont Enterprise, and Houston Chronicle. Currently there are 10,000 new construction jobs coming to the Golden Triangle Area. Causing this job increase is twelve (12) billion dollars in new construction. This expansion and job demand is projected to last for the next five (5) years. There is a shortage of labor at all levels in the Golden Triangle Area.

It is with this information along with the known housing shortage that the City has experienced since Hurricane Katrina and Rita that staff makes the following recommendation.

The Signal International Orange facility is located in an Industrial Zone. The current ordinance does not allow for permanent housing within an Industrial Zone. The ordinance does not address temporary housing. Staff recommends Council approve temporary housing on site and review the status of the housing in eighteen (18) months. Upon completion of the eighteen (18) months or an extension, Signal must cease operating and remove the housing.

Trailers used for housing be fitted with a sprinkler system, meet flood plain requirements and be placed so that the finished floor is eight (8) feet Mean Sea Level, meet the International Building Code, and sized properly for the number of occupants.

Although the City has already approved housing on site at Orange Shipbuilding, the City did not suggest these requirements because the City felt that it was an isolated incident due to lack of housing. As the City continues to get these requests, Council may want to use the above requirements as the minimum requirements as staff feels there may be more requests in the future.

The Golden Triangle area is experiencing economic growth that it has not experienced in this area in a long time. In order to address the growth, Council is being asked to approve something it would not consider during normal economic activity. I hope that the thoughts within this document provides Council with the needed information to make this decision. Staff will be available to you to answer any questions that you may have. I have also invited a representative from Signal International and local labor.

If you have any questions, please do not hesitate to contact me. Some information in this memo was taken from U.S. Department of Labor web page, Signal International, and City staff.

APPENDIX E. MOBILE COUNTY

Table E.1.a.

Population of Selected Communities Within Mobile and Baldwin County

	Mobile	Daphne	Fairhope	Bayou la Batre
1970	189,986		5,720	2,664
1980	200,452	3,406	7,286	2,005
1990	196,278	11,290	8,485	2,456
2000	198,846	16,790	12,746	2,631
2001	196,961	16,973	13,136	2,665
2002	194,386	17,288	13,552	2,754
2003	192,699	17,666	14,153	2,746
2004	191,253	18,118	14,649	2,714
2005	189,958	18,558	15,394	2,691
2006	191,741	18,880	16,108	2,717
2007	191,242	18,925	16,597	2,704
2008	191,022	19,093	17,147	2,859

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

From 1970-2007, Mobile County's population increased 27.4%. In the 1970s, Mobile County grew 15%, increasing every year from 1970 to 1983. During this period, Mobile County's population increased at a higher rate than the state; however, since 1983, Mobile County's population growth has slowed considerably and at a rate lower than the state. Mobile County's population increased 3.9% in the 1980s, increased 5.5% in the 1990s, and increased 1.1% from 2000-2007 (Tables E.1.a-E.1.c and Figure E.1.b).

While the population of Mobile County has increased over time, the population of the City of Mobile has not. From 1970 to 1980, the City of Mobile grew 5.5%, with an estimated 200,452 people in 1980. As of 2008, Mobile had an estimated 191,022, down 4.7% from 1980. The city lost 2.1% of its population in the 1980s and lost 3.9% from 2000-2008. Mobile's male population increased 26.7%, from 152,831 in 1970 to 193,665 in 2007. However, the proportion of the male population shrunk slightly from 48.2% of the population in 1970 to 47.9% in 2007.

During1970-2007, Baldwin County's population increased 189%. Baldwin County grew 32.3% in the 1970s, 26.0% in the 1980s, 42.9% in the 1990s, and 21.5% from 2000 to 2007. Daphne and Fairhope are the two largest cities, though the largest increases have occurred in Foley and Gulf Shores. From 1970 to 2007, the rate of growth for Baldwin County has far exceeded the rate of growth for Alabama (34.4%) and Mobile County. Baldwin's male population increased 189%, from 29,109 in 1970 to 84,023 in 2007. In 2007, the male population was 48.9% of the population, virtually the same as 1970 (49.0%) (Tables E.1.d-E.1.e and Figure E.1.a).

Table E.1.b.

Population of Selected Communities Within Mobile County

	Bayou La Batre	Chickasaw	Citronelle	Creola	Dauphin Island	Mobile
1970	2,664					189,986
1980	2,005					200,452
1990	2,456					196,278
2000	2,631	6,343	3,685	2,002	1,389	198,846
2001	2,665	6,248	3,712	2,025	1,451	196,961
2002	2,754	6,136	3,713	2,025	1,453	194,386
2003	2,746	6,067	3,667	2,027	1,461	192,699
2004	2,714	6,010	3,671	2,033	1,491	191,253
2005	2,691	5,945	3,654	2,038	1,520	189,958
2006	2,717	6,001	3,687	2,057	1,534	191,741
2007	2,704	5,973	3,702	2,071	1,577	191,242
2008	2,859	5,948	3,738	2,077	1,586	191,022

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table E.1.c.

Population of Selected Communities Within Mobile County

	Mount Vernon	Prichard	Saraland	Satsuma
2000	844	28,612	12,305	5,711
2001	842	28,441	12,335	5,796
2002	832	27,958	12,350	5,770
2003	825	27,651	12,418	5,835
2004	818	27,274	12,497	5,879
2005	811	27,614	12,566	5,896
2006	819	27,895	12,684	5,951
2007	819	27,829	12,813	5,987
2008	815	27,662	12,946	6,008

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

From 1970-2007, Bayou la Batre's population increased 7.3%, from 2,664 people in 1970 to an estimated 2,859 people in 2008. Bayou la Batre decreased 24.7% in the 1970s, increased 22.5% in the 1980s, increased 7.1% in the 1990s, and increased 8.7% from 2000-2008. Since 1980, Bayou la Batre has grown 42.6%. From 1980-2000, Grand Bay's population increased

23.0%, from 3,185 people in 1970 to 3,918 people in 2000. Changes in Bayou la Batre's population do not appear to correlate with changes in shipbuilding employment; however, they do correlate with changes in manufacturing employment (Table E.1.b).

Table E.1.d.

Population of Selected Communities Within Baldwin County

	Bay Minette	Daphne	Elberta	Fairhope	Foley	Gulf Shores
1970				5,720		
1980		3,406		7,286		
1990		11,290		8,485		
2000	7,857	16,790	1,508	12,746	8,559	5,754
2001	7,816	16,973	1,514	13,136	9,012	5,922
2002	7,820	17,288	1,514	13,552	9,450	6,012
2003	7,854	17,666	1,516	14,153	9,835	6,220
2004	7,823	18,118	1,514	14,649	10,565	6,703
2005	7,810	18,558	1,515	15,394	11,422	7,695
2006	7,721	18,880	1,495	16,108	12,657	9,254
2007	7,717	18,925	1,468	16,597	13,363	10,194
2008	8,043	19,093	1,477	17,147	13,807	10,248

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table E.1.e.

Population of Selected Communities Within Baldwin County

	Loxley	Magnolia Springs	Orange Beach	Robertsdale	Silverhill	Spanish Fort
2000	1,523	720	3,930	3,820	620	5,530
2001	1,541	720	4,218	3,965	635	5,560
2002	1,554	721	4,382	4,213	652	5,599
2003	1,568	723	4,476	4,336	675	5,598
2004	1,567	722	4,807	4,479	683	5,649
2005	1,595	721	5,179	4,662	693	5,678
2006	1,707	709	5,523	4,781	688	5,619
2007	1,778	696	6,218	4,862	685	5,789
2008	1,796	699	6,231	4,964	698	5,780

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

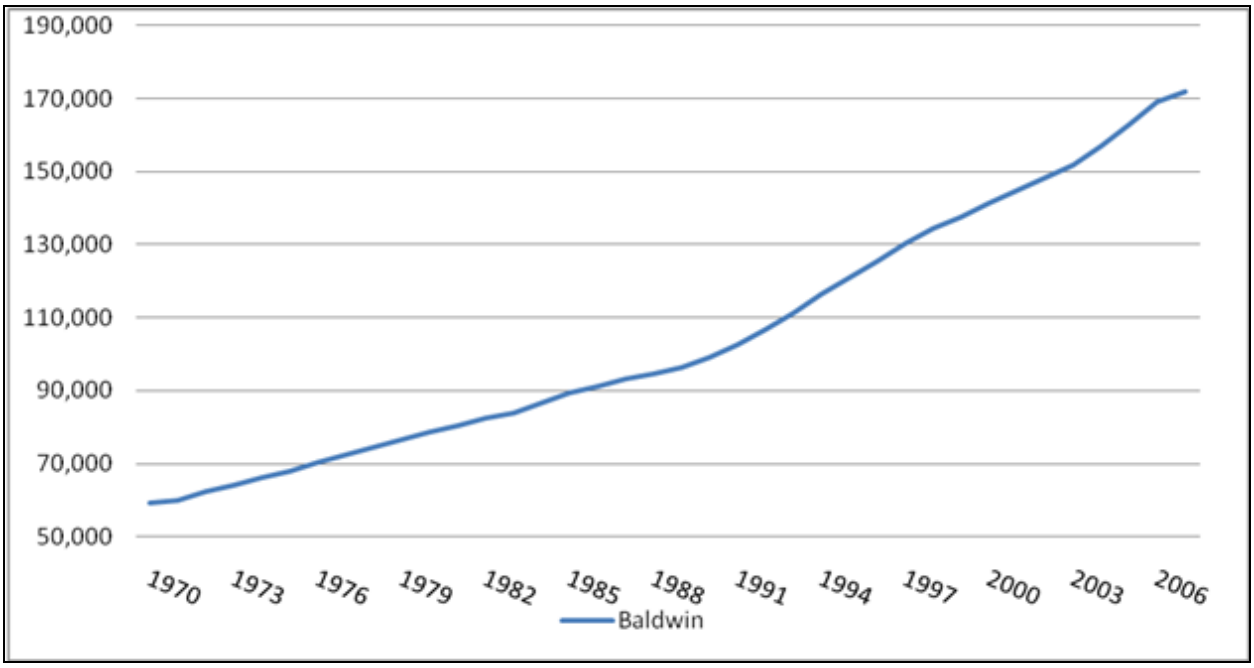

Figure E.1.a. Population of Baldwin County. Source: U.S. Census Bureau, Population Estimates, County.

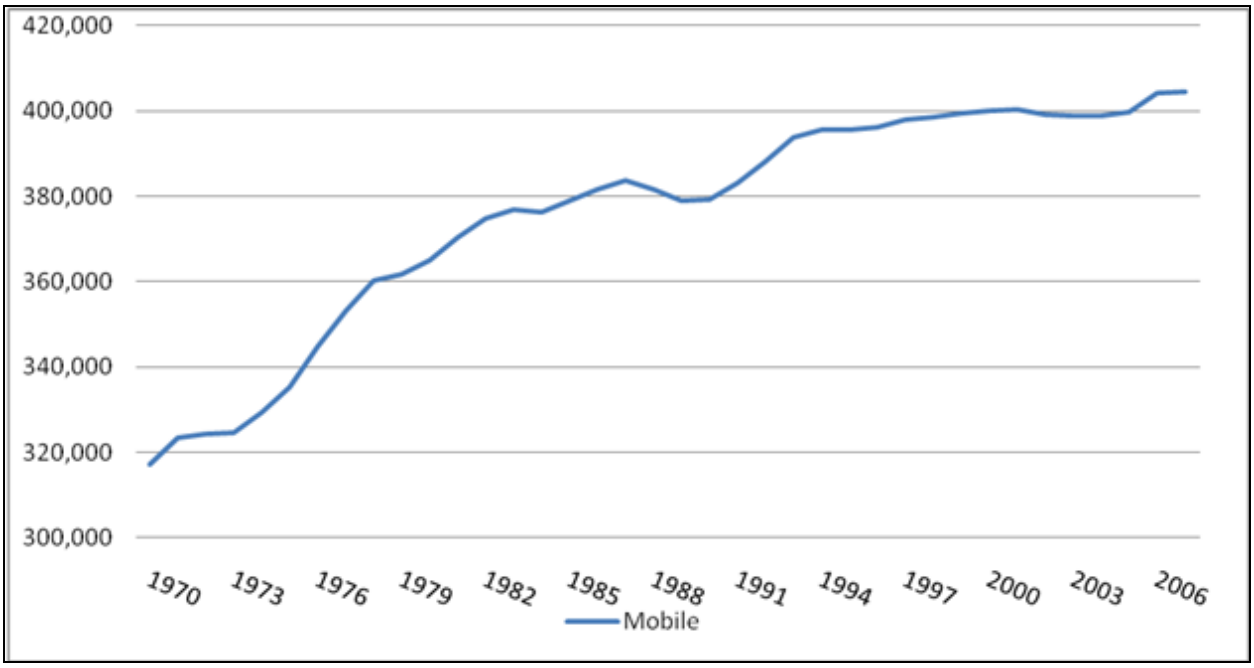

Figure E.1.b. Population of Mobile County. Source: U.S. Census Bureau, Population Estimates, County.

In Baldwin County, the working-age male population increased 251.7%, from 12,650 in 1970 to 44,492 in 2007. As of 2007, the working-age male population was 25.9% of the population, up from 21.3% in 1970. From 1970 to 1985, the largest proportion of the working-age male population was men between the ages of 20-29. In 1986, the largest proportion of the working-age male population became men between the ages of 30-39. Since 1997, the largest proportion

of the working-age male population has been men between the ages of 40-49. From 2000-2007, men ages 20 to 29 have been the fastest growing component of the male population (Figures E.2.a and E.3.a and Table E.2.a).

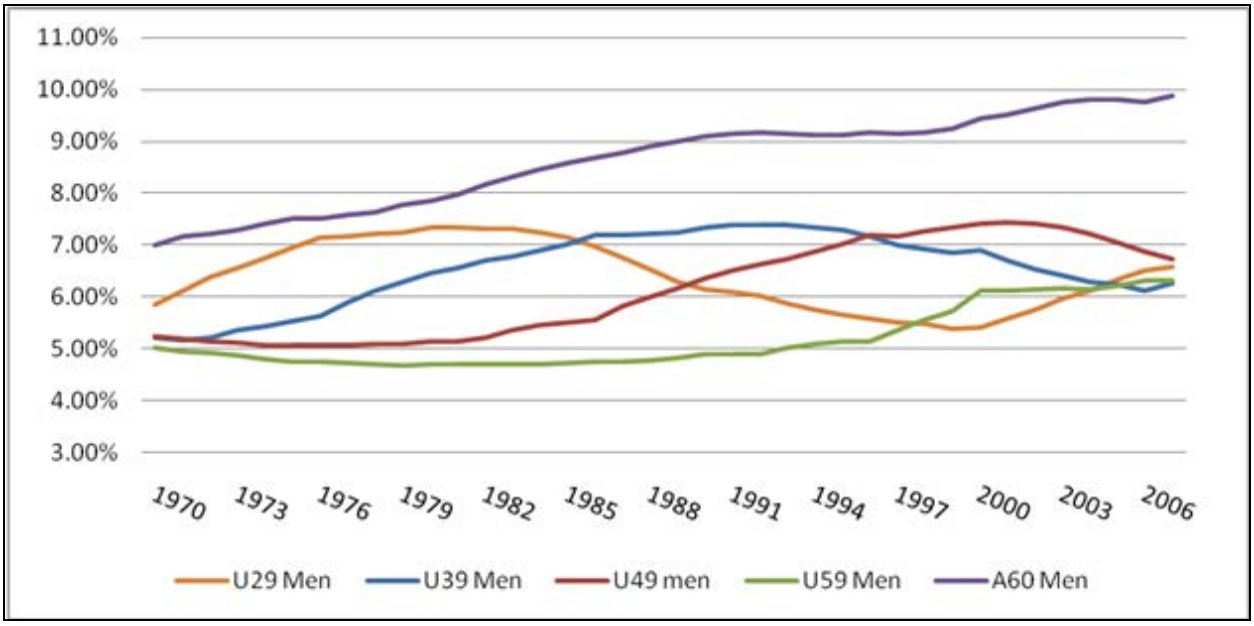

Figure E.2.a. Baldwin County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

In Mobile County, the working-age male population has grown from 69,495 in 1970 to 104,176 in 2007. The working-age male population increased 49.9%, from 21.9% of the population in 1970 to 25.8% of the population in 2007. The working aged male population has increased only 1.3% from 2000-2007, losing population in 2000 and from 2002-2004. In 2006, men over age 60 outnumbered men 40-49 years of age and constituted a larger proportion of the working-age male population than any other single age cohort. When fieldwork was conducted, the two fastest growing groups in Mobile County were men ages 50 to 59 and men over the age of 60 (Figures E.2.b and E.3.b and Table E.2.b).

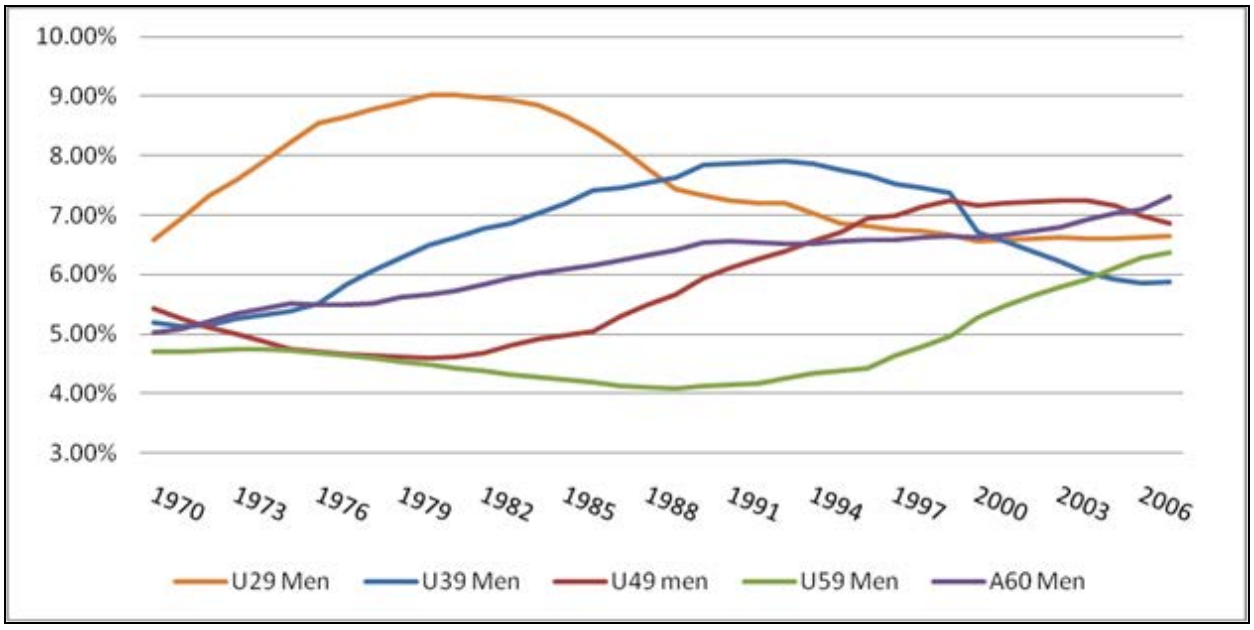

Figure E.2.b. Mobile County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

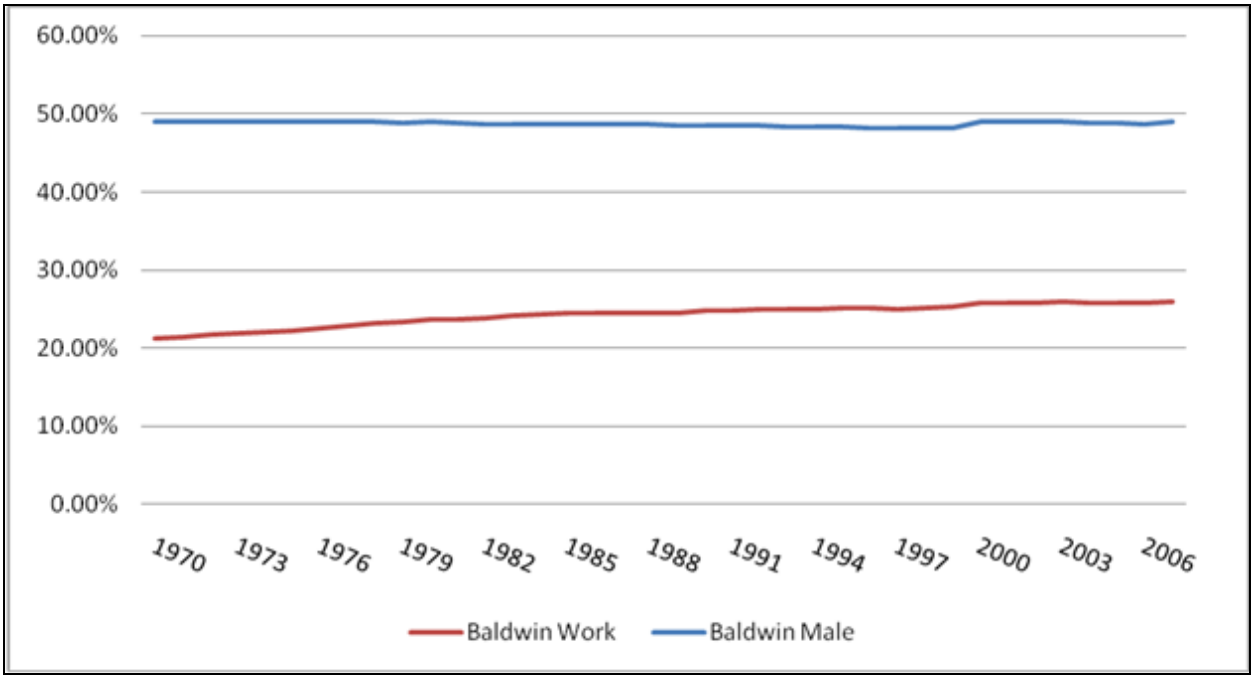

Figure E.3.a. Baldwin County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

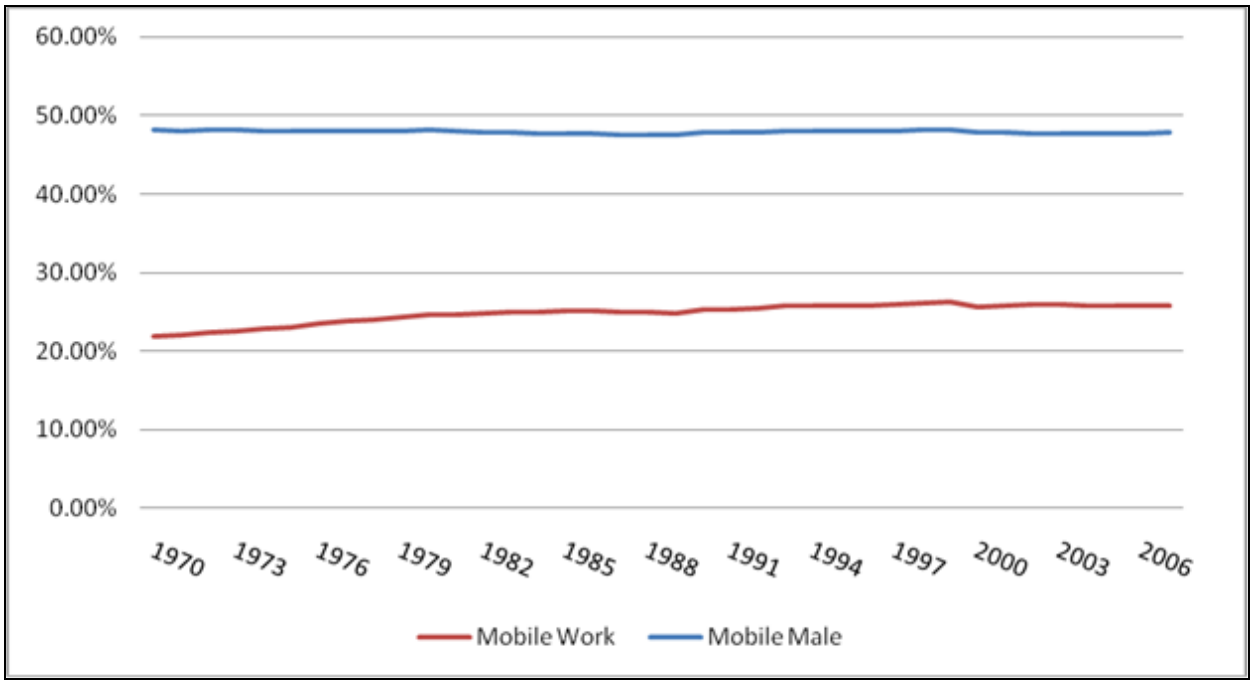

Figure E.3.b. Mobile County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table E.2.a.

Growth Rate by Decade for Baldwin County

Decade Growth Rate	Baldwin Total Population	Baldwin Male Workforce	Baldwin Male Population
1970s	32.3%	46.79%	32.41%
1980s	26.0%	31.87%	24.60%
1990s	42.9%	49.08%	44.36%
2000s	21.5%	21.88%	21.19%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

Table E.2.b.

Growth Rate by Decade for Mobile County

Decade Growth Rate	Mobile Total Population	Mobile Male Workforce	Mobile Male Population
1970s	15.0%	29.36%	14.98%
1980s	3.9%	6.44%	3.23%
1990s	5.5%	7.43%	5.41%
2000s	1.1%	1.34%	1.28%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

The majority of the Bayou la Batre population is white, non-Hispanic, although the proportion of this population segment decreased during 1980-2000 from 88.6% of the total population to 51.7%. The number of white, non-Hispanics also decreased 32.7%.

Since 1980, Bayou la Batre has witnessed a large increase in its Asian population. The proportion of the Asian population increased from .1% to 36.3%, from an estimated 3 to 859 people. Most of these were foreign born Vietnamese. The proportion of the black population increased slightly from 9.6% to 10.1%, as the total number of blacks increased 21.9%. In 2000, Hispanics comprised an estimated 1.9% of the population, up from 1.6% in 1970.

The majority of the population for Grand Bay is white, non-Hispanic. Interestingly, the proportion (88.4%) of the white, non-Hispanic population went unchanged between 1980 and 2000. The minority population is very small. The largest of the minority populations are blacks, but the black population decreased from 9.6% of the population in 1980 to 8.9% in 2000. The proportion of Hispanics is estimated to have decreased from 1.2% in 1980 to .9% in 2000. Not many Vietnamese settled in Grand Bay as Bayou la Batre, comprising only 1.9% of the population in 2000.

Bayou la Batre and Grand Bay have undergoing different ethnic and racial changes. Grand Bay remains an overwhelmingly white, non-Hispanic community. In Bayou la Batre, white, non-Hispanics have left, leaving behind a large Vietnamese American population. Neither community has seen much of an influx of Hispanics or blacks.

Table E.3.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
1980	67.0	62.1	73.0	83.0	90.6	84.0	57.0
1990	66.6	58.8	75.1	85.3	91.1	85.5	82.8
2000	62.5	49.8	75.1	86.1	89.6	87.0	84.3
2005	61.0	48.6	72.9	-	-	-	-
2007	62.4	48.3	-	87.5	-	-	-
Black, Non-Hispanic							
1980	31.1	35.9	25.4	15.2	7.7	14.2	42.2
1990	31.0	38.8	22.6	12.8	6.8	12.6	15.7
2000	33.2	46.1	20.5	10.2	7.7	9.3	12.3
2005	34.5	46.6	22.9	-	-	-	-
2007	34.6	48.9	-	10.3	-	-	-
Other Races, Non-Hispanic							
1980	0.8	0.9	0.7	0.7	0.5	0.8	0.4
1990	1.5	1.3	1.6	1.0	0.6	1.0	1.2
2000	3.1	2.7	3.4	1.9	1.7	2.0	1.8
2005	3.2	3.2	3.2	-	-	-	-

Table E.3.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
2007	3.0	2.9	-	1.6	-	-	-
Hispanic							
1980	1.0	1.1	1.0	1.0	1.2	1.0	0.4
1990	0.9	1.1	0.7	0.9	1.5	0.8	0.3
2000	1.2	1.4	1.0	1.8	1.0	1.7	1.5
2005	1.3	1.5	1.0	-	-	-	-
2007	1.6	1.6	-	2.5	-	-	-
Foreign Born Population							
1970	0.9	1.2	0.5	1.3	1.3	1.3	-
1980	1.4	1.9	0.9	1.3	1.5	1.3	0.5
1990	1.6	2.1	1.0	1.0	1.8	0.8	1.3
2000	2.3	2.9	1.6	2.1	3.1	1.8	2.7
2005	3.2	4.0	2.5	-	-	-	-
2007	3.1	3.8	-	3.1	-	-	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Table E.4.

Net International Migration

	Baldwin	Mobile
1991	5	458
1992	26	364
1993	29	307
1994	35	272
1995	22	225
1996	25	172
1997	32	180
1998	39	169
1999	28	190
2000	49	126
2001	190	513
2002	174	437
2003	131	296
2004	150	473
2005	144	399

Table E.4.

Net International Migration

	Baldwin	Mobile
2006	157	464
2007	148	422

Source: U.S. Census Bureau, Population Estimates, Net International Migration

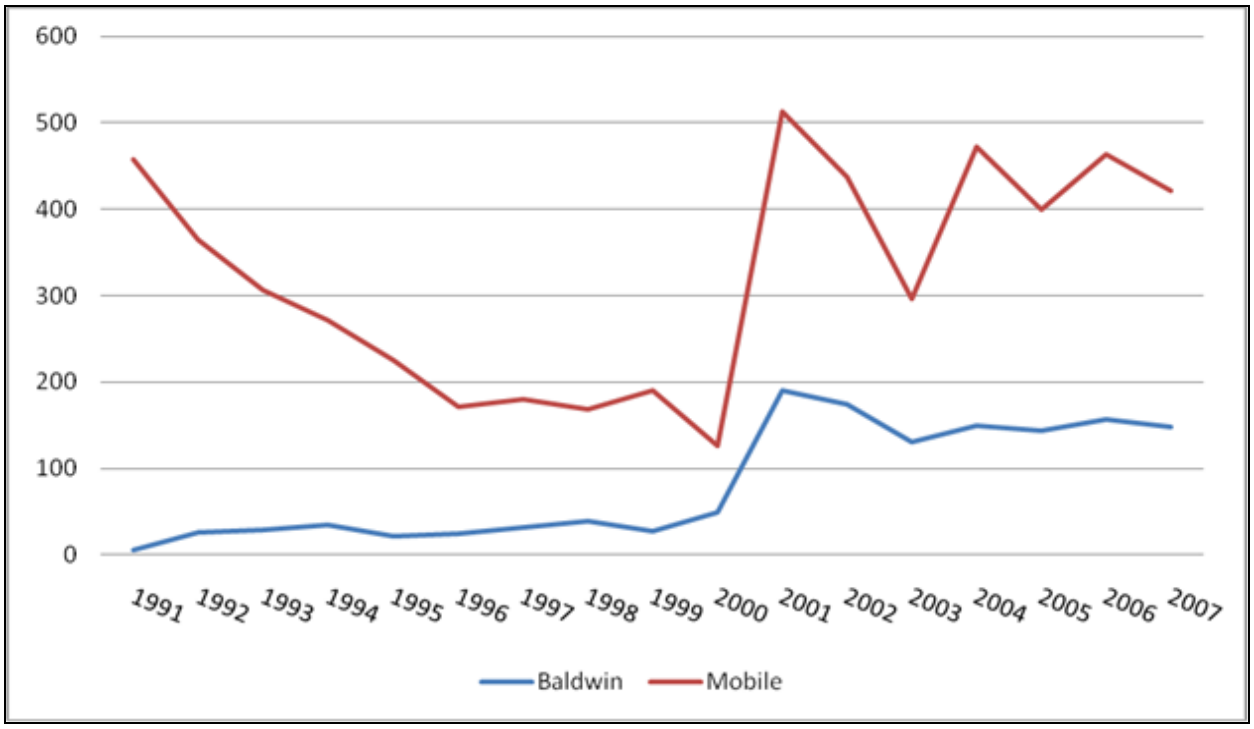

Figure E.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

Net domestic migration numbers indicate that more people are exiting Mobile County than entering. The number of people leaving Mobile tapered off in 2006 and 2007, but it remains to be seen whether this is permanent or simply a perturbation related to temporary arrivals into Mobile County from other local areas dislocated during the 2005 hurricane season (Figure E.5).

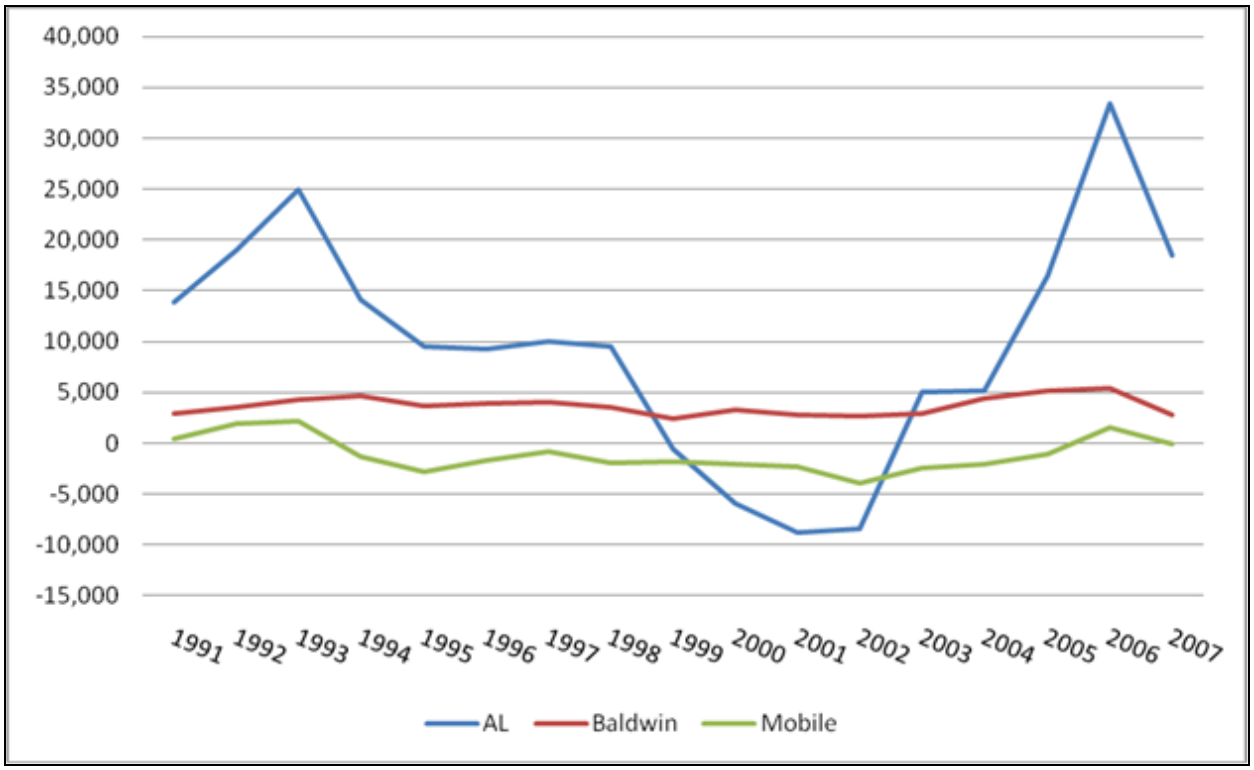

Figure E.5. Net Domestic Migration for Mobile and Baldwin County. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

The birth rate declined 14.6% in Mobile County and 12.4% in Baldwin County from 1981-2007. The number of births per capita is higher in Mobile County than Baldwin County and the state. The number of births per capita in Baldwin County has been below the rate in Mobile County and the state, which is not surprising given the relatively high proportion of the population over the age of 60 (Figure E.6).

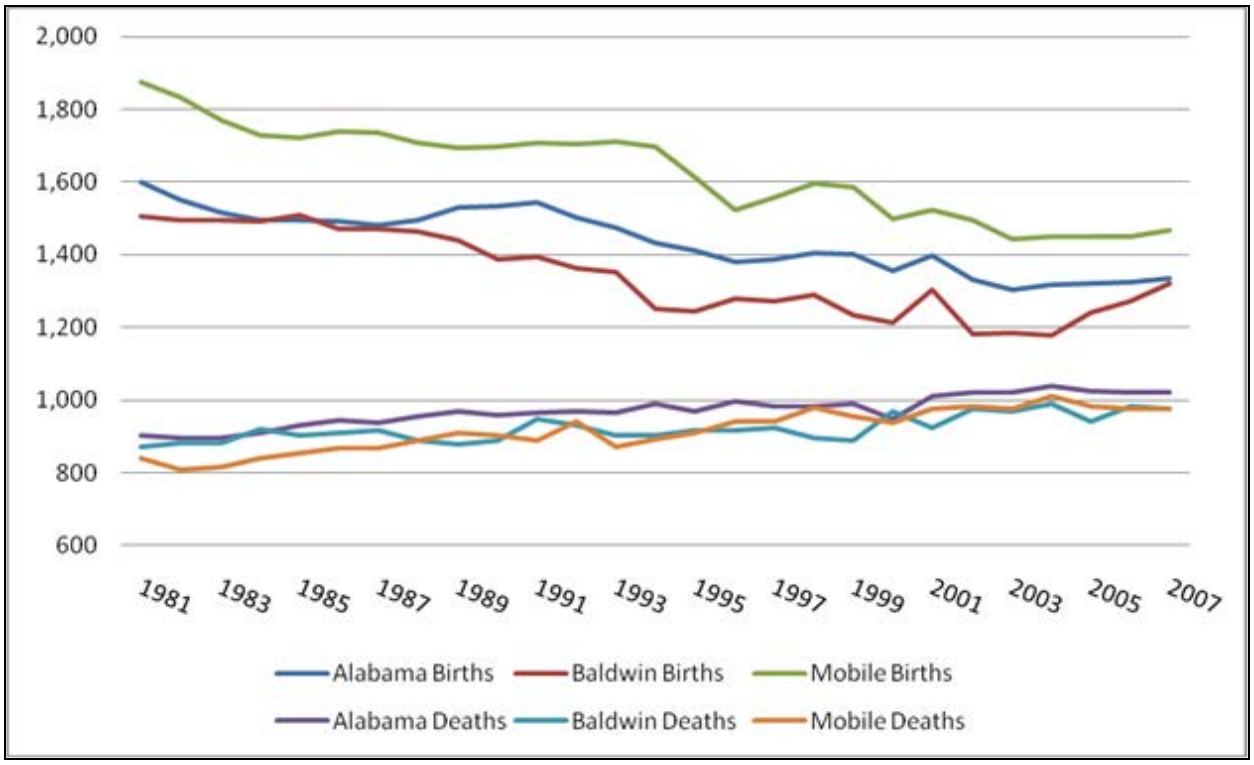

Figure E.6. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

In 1970, 87.3% of all Mobile County families in were headed by married couples, a figure that decreased to 59.5% in 2000. In 1970, married couples headed 90.3% of all families in Baldwin County, decreasing to 71.5% in 2007. Although the proportion of married couples decreased, the total number of married couples increased 97.9% and is higher than the number in the Mobile MSA (Table E.5).

The family composition of the Bayou la Batre and Grand Bay are changing, with the number of married couples decreasing and the number of single parents increasing. In Bayou la Batre, 94.2% of all families were married couples in 1970, but in 2000 that number decreased to 64.8%, as the total number of married couples decreased 44.4%. The proportion of single-parent households has increased from 5.8% to 35.2%. In Grand Bay, the proportion of single-parent households remains low, increasing from 12.8% in 1980 to only 18.8% in 2000. The proportion of married households decreased from 87.2% to 81.3%. The total number of married couples in Grand Bay has decreased 11.3%. Both communities have an above average number of married households compared with the rest of Mobile County. Grand Bay seems to have remained immune to the changes in family composition common to the region and state.

Table E.5.

Family Composition as a Percent of the Population

Married Couples	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
1970	84.0	81.6	87.3	90.3	88.6	90.7	-
1980	74.7	70.1	79.4	83.7	79.2	84.9	77.8
1990	70.8	64.3	76.9	80.8	83.2	81.4	81.5
2000	64.7	56.7	71.7	76.2	76.4	76.4	80.4
2005	57.2	47.8	66.3	-	-	-	-
2007	59.5	49.7	-	71.5	-	-	-
Single Parent							
1970	16.0	18.4	12.7	9.7	11.4	9.3	-
1980	25.3	29.9	20.6	16.3	20.8	15.1	22.2
1990	29.2	35.7	23.1	19.2	16.8	18.6	18.5
2000	35.3	43.3	28.3	23.8	23.6	23.6	19.6
2005	42.8	52.2	33.7	-	-	-	-
2007	40.5	50.3	-	28.5	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

The median income Mobile County lags the median income for the state and nation. In 2007, the median income in Mobile County was $37,575 versus $40,596 for Alabama—a difference of about $3,000. In 2005, the median income for the City of Mobile was $31,107, while the median income for the Mobile MSA was $36,402. Those living in suburbs, which includes including Grand Bay, have higher household incomes than those living in the City of Mobile. The real median income of Mobile declined from 1969 to 2007, with the biggest declines occurring in the 1980s and from 2000-2007. In 2007, the median income in Baldwin County was $49,163 versus $40,596 for Alabama—a difference of about $8,600 (Figures E.7-E.8).

As of 2007, Baldwin County's median income was $9,000 higher than the state and $12,000 higher than Mobile County. The median income in Baldwin County increased 19% from 2000-2007. From 1950-1980, Baldwin County's median income was lower than the state's median income; however, since 1989, the median income for Baldwin County has remained higher than the state and has increased at a larger rate than the state and Mobile County. In 2000, the median income for the Daphne-Fairhope MSA was $47,184, while the median income for the Mobile MSA was $39,517. Those living in Daphne ($61,616) and Fairhope ($50,261) had much higher median incomes.

The median income of Bayou la Batre and Grand Bay is changing, but these changes have not been for the better. From 1969-1999, the real median family income of Bayou la Batre decreased. The median household income in 1969 was $33,403, but in 1999 it was only $32,331. In Grand Bay, the median family income in 1969 was $53,764, well above state and national averages. As of 2000, the median family income was only $51,174.

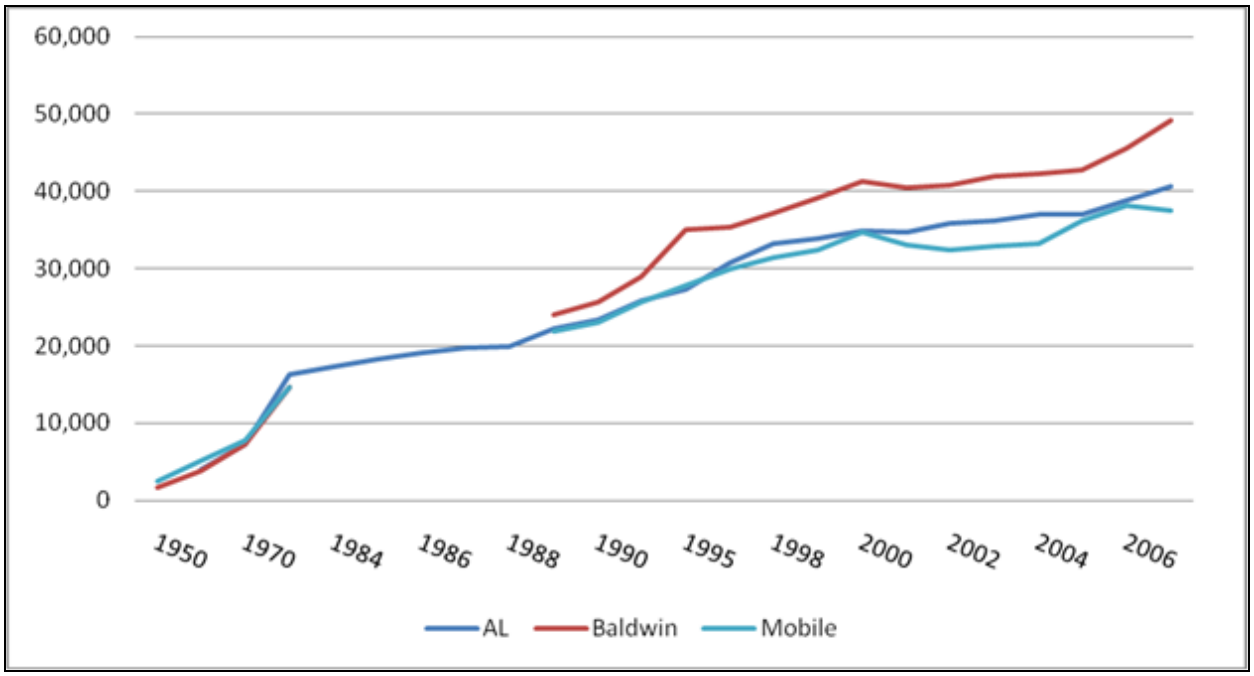

Figure E.7. Median Income of Mobile and Baldwin County. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

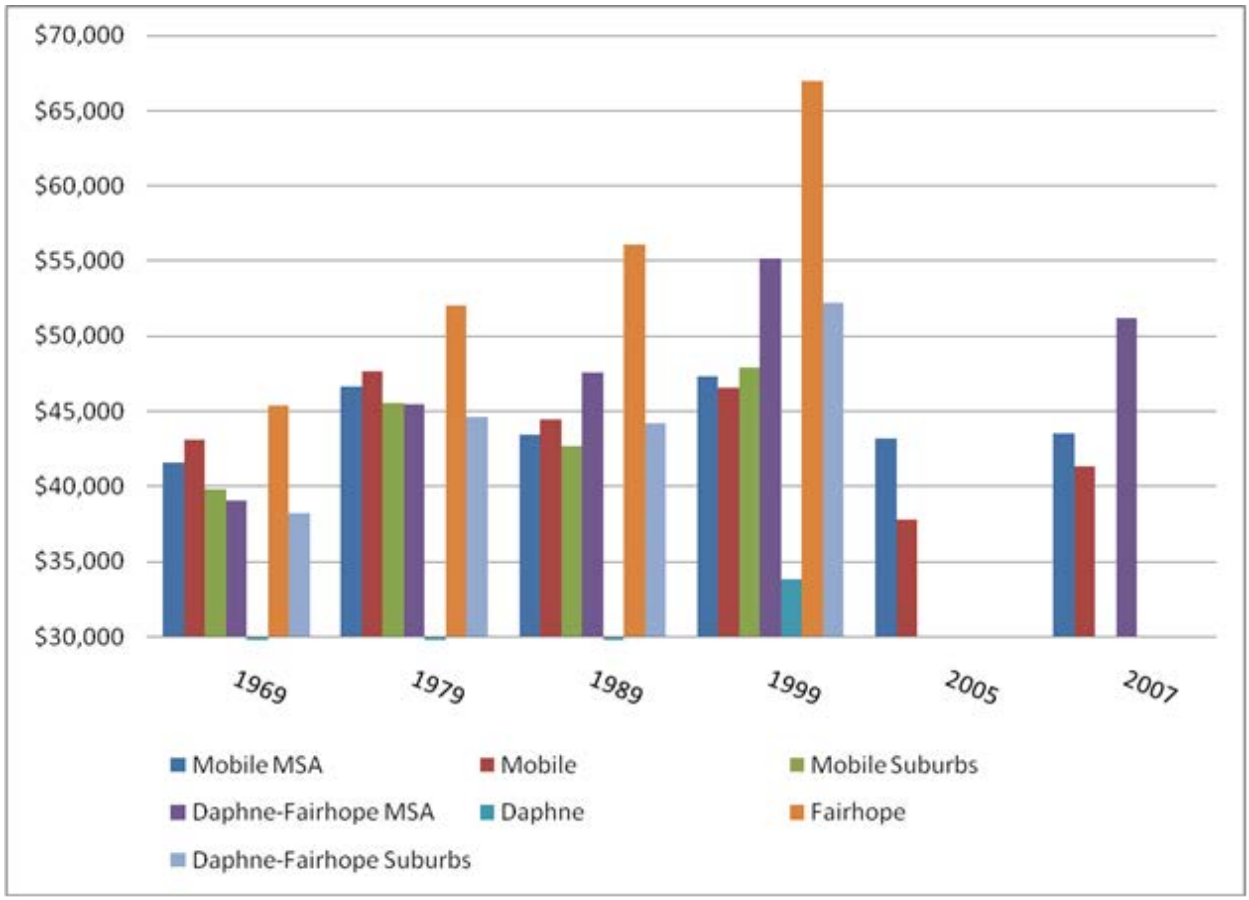

Figure E.8. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

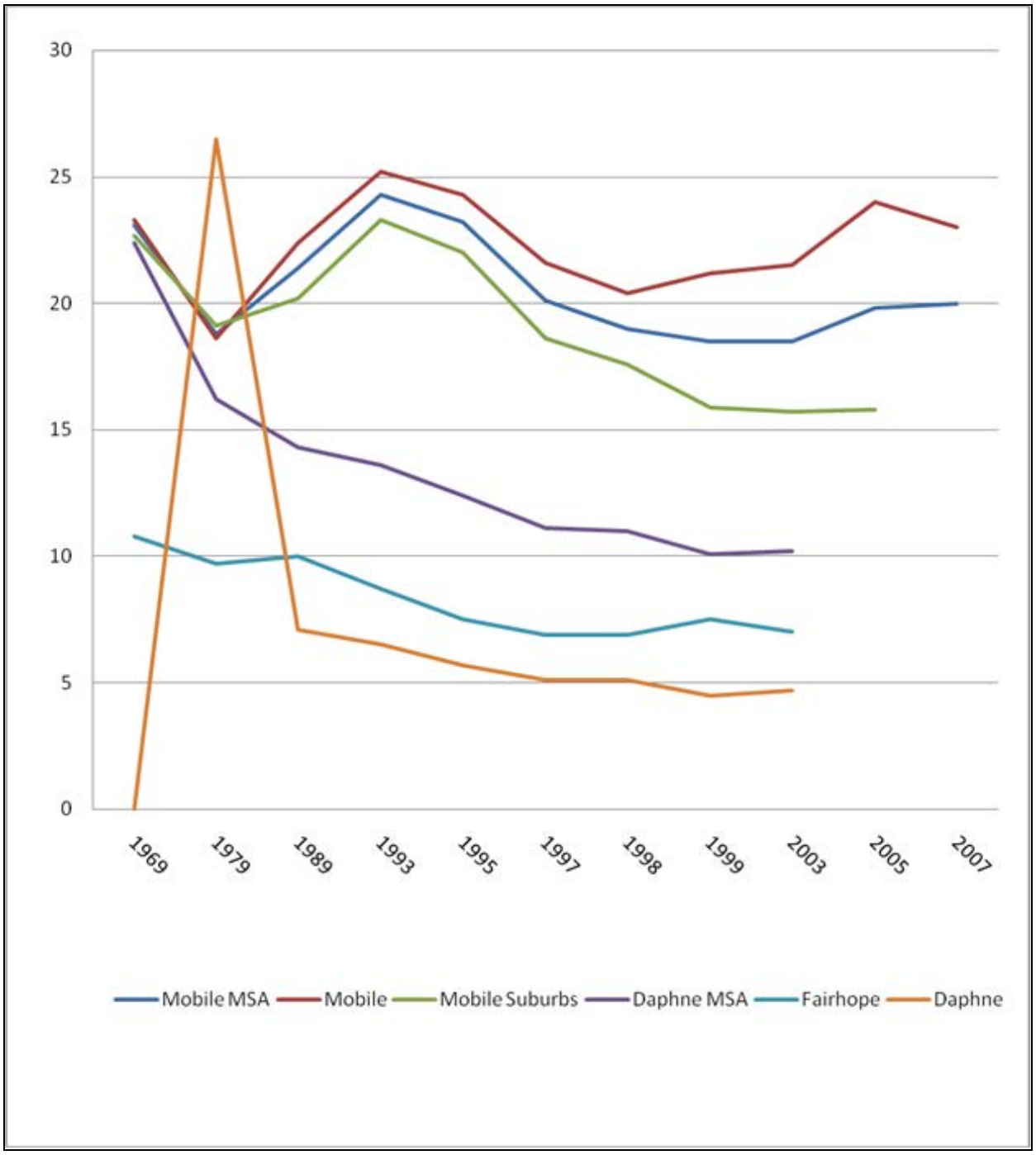

Figure E.9.a. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

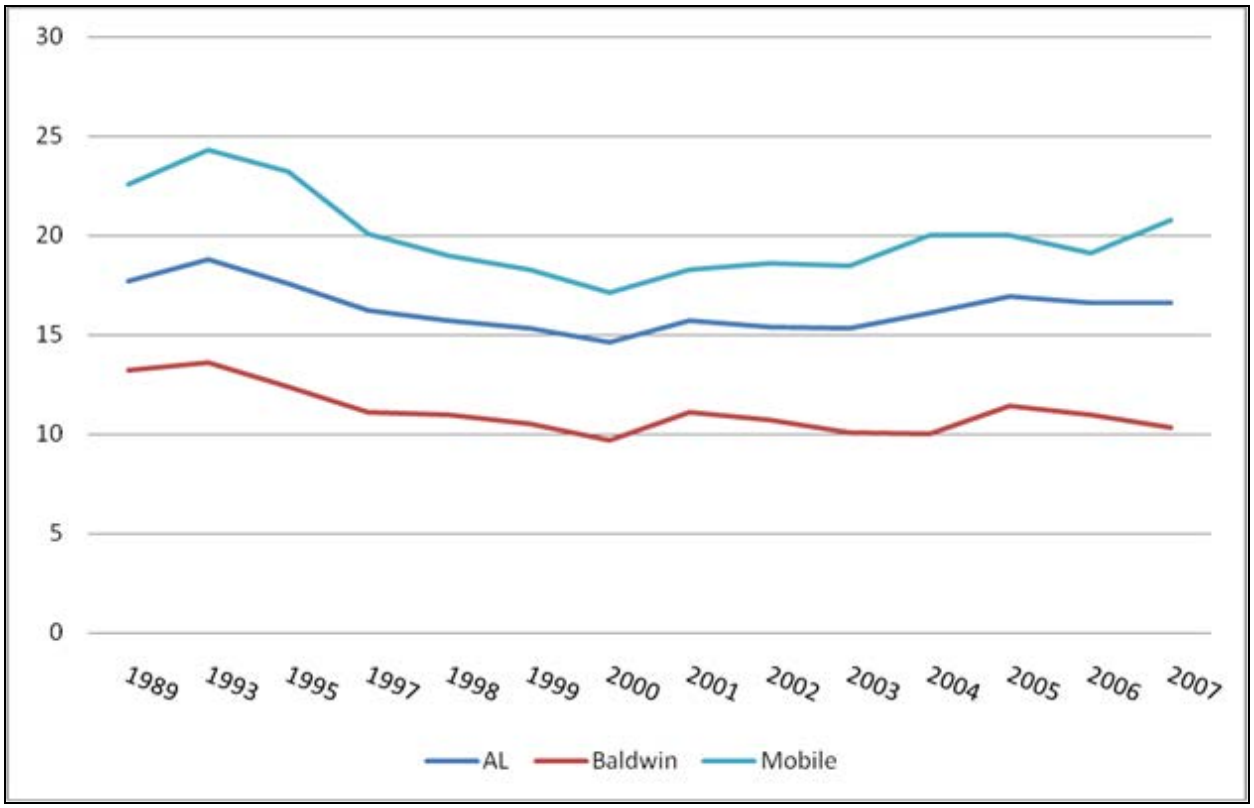

Figure E.9.b. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The proportion of people in the Mobile MSA with incomes in the lowest 20th percentile increased from 22.6% to 28.3%, the middle 60th percentile decreased from 63.6% to 59.5%, and the upper 20th percentile decreased 13.8% to 12.2%. In the City of Mobile, the proportion of people with incomes in the lowest 20th percentile increased from 23.9% to 31.1%, the middle 60th percentile decreased from 60.2% to 56.4%, and the upper 20th percentile decreased from 15.9% to 12.4%. In the City of Mobile, real median incomes are decreasing and more people are falling into the lowest 20th national income percentile. The 1980s had devastating impact upon local median incomes.

The proportion of people in the Daphne-Fairhope MSA with incomes in the lowest 20th percentile decreased from 21.9% to 20.1%, the middle 60th percentile decreased from 66.6% to 63.5%%, and the upper 20th percentile decreased 11.6% to 16.4%. This trend is most evident in Fairhope (Table E.6).

In Bayou la Batre, the proportion of households with incomes in the lowest 20th percentile increased from 22.6% to 38.3%, while those in the other 80th percentile decreased from 77.4% to 61.7%. Residents of Bayou la Batre are losing income. In Grand Bay, the proportion of households with incomes in the lowest 20th percentile increased from 15.4% to 16.8%, while those in the middle 60th percentile increased from 71.2% to 75.27%. Residents of Grand Bay are making substantially better incomes than Bayou la Batre, but, like Bayou la Batre, are seeing their real income decrease.

The real family and household incomes of Bayou la Batre and Grand Bay have not improved. The residents of Grand Bay are making more money than Bayou la Batre, Baldwin County, and

the state of Alabama. The largest of these negative income growths occurred in the 1980s; the 1980s were not a prosperous decade for the entire Mobile MSA, Bayou la Batre and Grand Bay included.

Table E.6.

Proportion of People with Incomes in the Lowest 20th, Middle 60th, and Highest 20th

National Lowest 20%	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
1969	28.4	27.7	29.5	31.1	23.2	32.2	-
1979	26.6	25.9	27.4	26.1	15.7	27.3	28.3
1989	30.3	30.7	29.9	23.1	17.2	25.2	10.0
1999	29.0	31.0	27.1	18.9	12.0	21.1	8.2
National Middle 60%							
1969	59.5	57.3	62.9	59.5	62.1	59.5	-
1979	59.0	57.3	61.1	60.7	69.7	60.1	50.9
1989	58.3	55.0	61.6	63.3	65.4	63.2	63.2
1999	59.3	55.2	63.0	65.2	62.3	65.5	65.8
National Top 20%							
1969	12.1	15.0	7.6	9.3	14.7	8.3	-
1979	14.4	16.8	11.5	13.1	14.7	12.5	20.8
1989	11.5	14.3	8.5	13.6	17.4	11.6	26.8
1999	11.7	13.8	9.9	15.9	25.7	13.4	26

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

As of 2007, 20.8% of Mobile County lived below the poverty line. In 1989, the proportion of people living below the poverty line in Mobile County was 22.6% and peaked in 1993 at 24.3%. From 1993 to 2000, the proportion of people living below the poverty line decreased, before increasing again from 2001 to2004. As of 2005, the City of Mobile had a higher proportion of people living below the poverty line (24%) than those in the suburbs (15.8%). People exiting the City of Mobile and Mobile County tend to be more affluent.

As of 2007, in Baldwin County, the proportion of those below the poverty was estimated at 10.3%, well below state and national averages. The proportion of those below the poverty line was even lower in Fairhope (7%) and Daphne (4.7%). In 1989, the proportion of people living below the poverty line in the Daphne-Fairhope MSA was identical to the Mobile MSA; however, the proportion of those living below the poverty line has decreased dramatically (Figures E.9.a-E.9.b).

The proportion of people living below the poverty line in Bayou la Batre is higher than the proportion of people living below the poverty line in the Mobile MSA. In Bayou la Batre, the proportion of people living below the poverty line increased from 1969 to 1993, peaking at 42.5% in 1993. The 1980s brought incredible poverty to Bayou la Batre. The proportion of

people living below the poverty line decreased from 1993 to 2003. As of 2003, the proportion of people living below the poverty line was down to 23.9%. The proportion of people living below the poverty line remains higher than the Mobile MSA, and higher by state and national standards.

The proportion of people living below the poverty line in Grand Bay has been among the lowest in the Mobile MSA. The proportion of people living below the poverty line was 13% in 1979, 13% in 1989, and 8.1% in 1999. Poverty is not as prevalent in Grand Bay (Tables E.7.a-E.7.b).

Bayou la Batre is much poorer than the rest of the Mobile MSA and Alabama; this is evident in higher poverty rates, lower median incomes, and the number of people with incomes in the lowest 20th percentile. The 1980s were a period of particular economic stagnation. Grand Bay has not experienced similar economic difficulties, though they are not making substantial economic improvements.

Table E.7.a.

Proportion of People Living Below The Poverty Line for Selected Communities

	MSA	Mobile	Suburbs	Bayou la Batre	Grand Bay
1969	23.1	23.3	22.7	21.7	41.0
1979	18.8	18.6	19.1	23.2	25.0
1989	21.4	22.4	20.2	36.1	39.0
1993	24.3	25.2	23.3	42.5	40.0
1995	23.2	24.3	22	41.3	42.0
1997	20.1	21.6	18.6	34.5	35.5
1998	19	20.4	17.6	34	33.8
1999	18.5	21.2	15.9	28.2	27.3
2003	18.5	21.5	15.7	23.9	24.0
2005	19.8	24	15.8	-	-
2007	20	23	-	-	-

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Table E.7.b.

Proportion of People Living Below the Poverty Line for Selected Communities

	MSA	Fairhope	Suburbs	Daphne
1969	22.4	10.8	23.8	No Data
1979	16.2	9.7	16.5	26.5
1989	14.3	10	15.4	7.1
1993	13.6	8.7	14.9	6.5
1995	12.4	7.5	13.8	5.7
1997	11.1	6.9	12.5	5.1
1998	11	6.9	12.3	5.1
1999	10.1	7.5	11.3	4.5
2003	10.2	7	11.5	4.7
2005	-	-	-	-
2007	11.4	-	-	-

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

In Mobile County, the proportion of people who have not graduated from high school decreased from 57.2% in 1970 to 18.5% in 2007, while the percent of people with college degrees or more increased from 7.5% to 19.3% in 2007. The proportion of people with a high school diploma or more in the Mobile MSA is above state averages, but below national averages. The proportion of people with a bachelor's degree in the Mobile MSA has been nearly identical to the state average, but below the national average.

In the City of Mobile, the proportion of people with college degrees and proportion of people with a high school diploma have been above state and national averages. As of 2000, the proportion of people with a high school diploma or more (77%) was above the state (75.2%) average, but below the national average (80.4%); the proportion of people with college degrees (19%) was identical to the state average (19%), but below the national average (24.4%). The number of people with a high school diploma or more and the number of people with college degrees outside the City of Mobile is increasing at a faster rate than those in the city (Figures E.10-E.11).

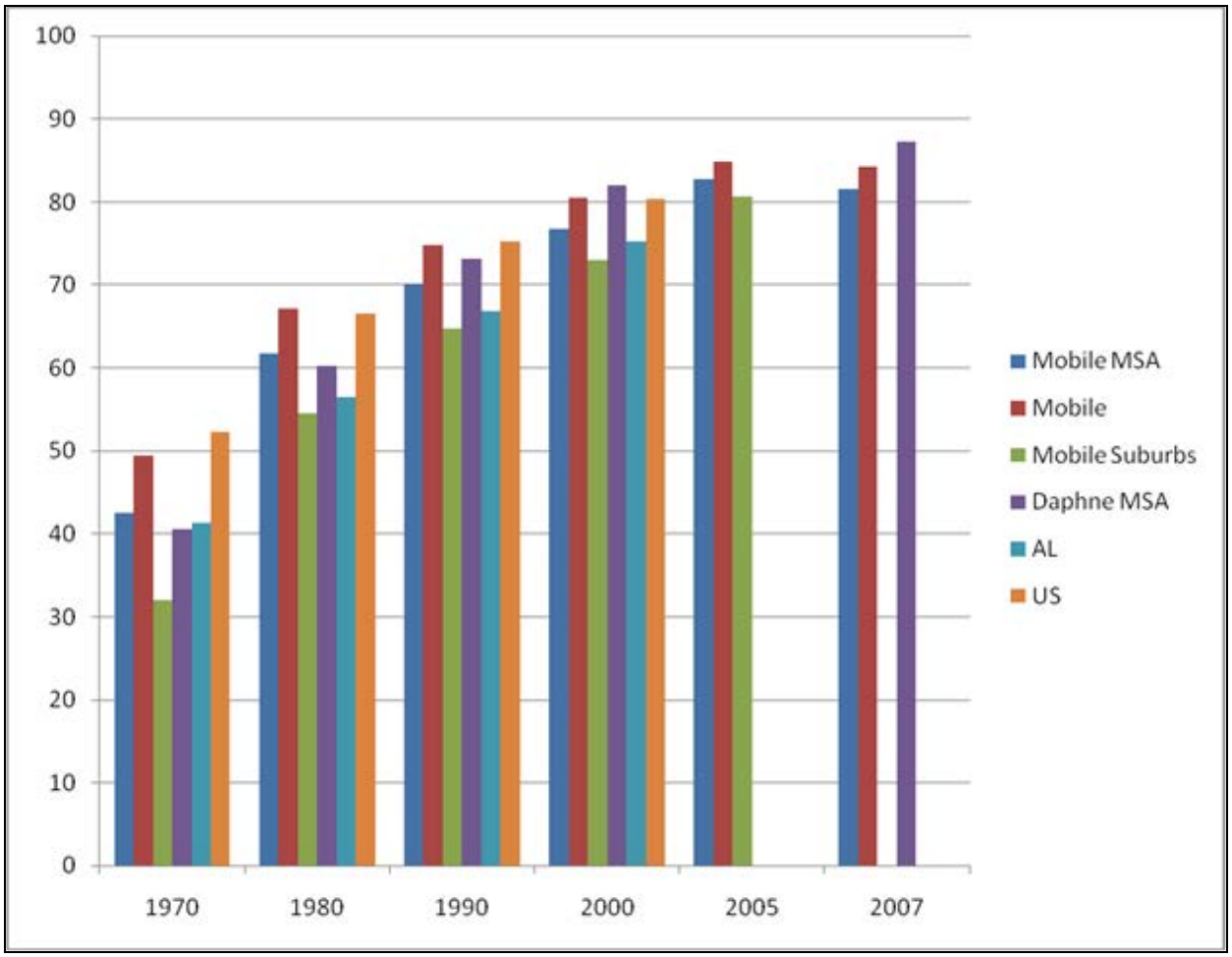

Figure E.10. Highest Level of Educational Attainment as a Percent of the Population. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

As of 2007, the proportion of people in Baldwin County with a high school diploma or more (82%) was above state (75.2%) and national averages (80.4%); the proportion of people with college degrees (23.1%) was above the state average (19%) and approaching the national average (24.4%). In the Daphne-Fairhope MSA, the proportion of people who have not graduated from high school decreased from 59.4% in 1970 to 18% in 2007, while the percent of people with college degrees or more increased from 6.5% to 23.1% in 2007. As of 2000, the proportion of people with a high school diploma or more was above the state average and below the national average; the proportion of people with a bachelor's degree in the Daphne-Fairhope MSA was above the state average and slightly below the national average. The Daphne-Fairhope MSA has obtained a higher level of educational attainment than the Mobile MSA. As of 2000, 91.9% of the residents of Fairhope had graduated high school and 37.5% had college degrees.

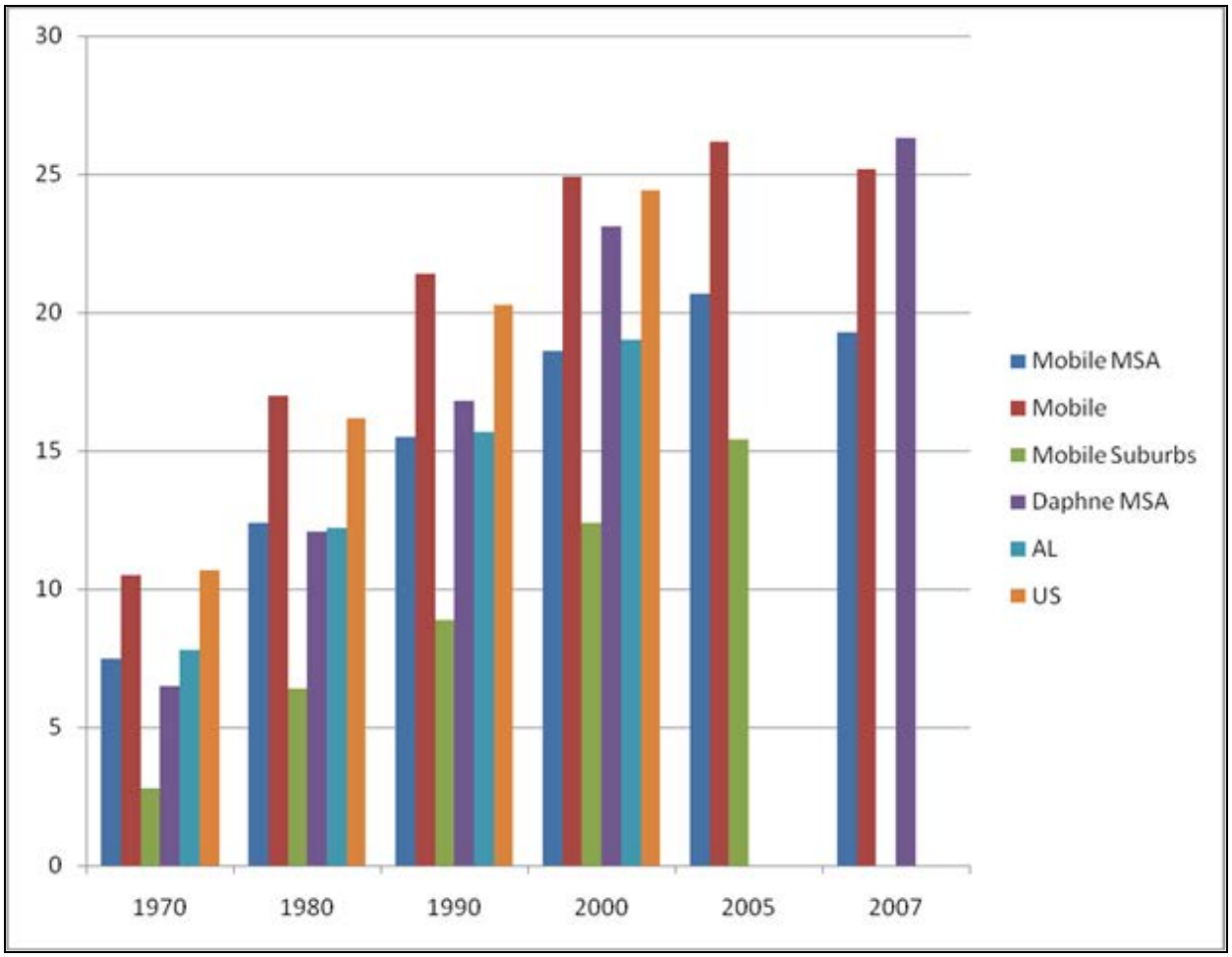

Figure E.11. Highest Level of Educational Attainment as a Percent of the Population. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

The education level of Bayou la Batre and Grand Bay has changed over time; however, both communities have very low levels of educational attainment. In Bayou la Batre, the proportion of people who have not graduated from high school decreased from 77.4% in 1970 to 45.1%. As of 2000, only 54.9% of the population had a high school degree or better, well below state (75.3%) and national averages (80.4%). The percent of people with college degrees or more increased from 2.1% in 1970 to 7.4% in 2000, also well below state (19%) and national averages (24.4%).

Grand Bay has a higher level of educational attainment than Bayou la Batre, but the city remains well below state and national averages. In Grand Bay, the proportion of people who had not graduated from high school decreased from 34.6% in 1980 to 31.9% in 2000. In 1980 and 1990, the proportion of those with high school degrees or more was above the state average. However, in 2000, the proportion of people with a high school degree or more was below the state average. The increase in the number of high school graduates has not led to a concomitant increase in the proportion of people with college degrees. The percent of people with college degrees or more was 6.6% in 1980, 13.2% in 1990, but down to 9.3% in 2000. These gains are not consistent and well below state and national averages. Although the level of educational

attainment has improved in Grand Bay and Bayou la Batre, both communities are poorly educated.

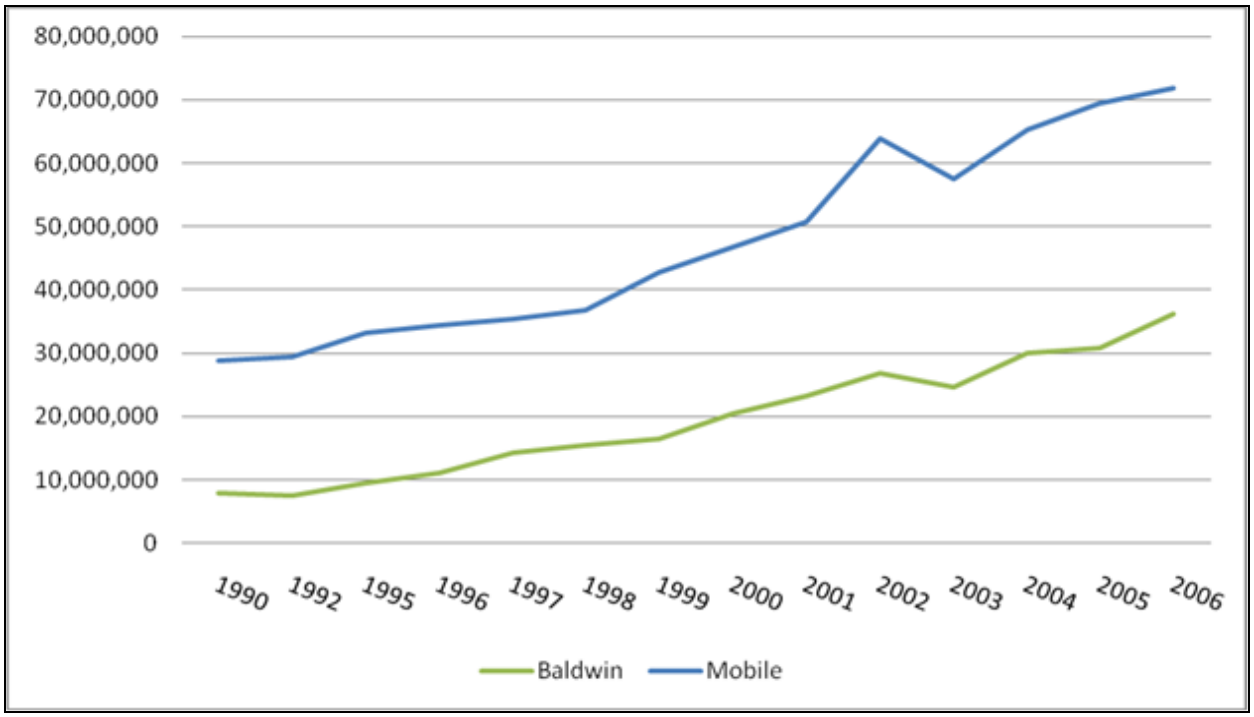

Figure E.12. Property Tax Revenue Collection for School Districts in Mobile and Baldwin County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

Figure E.13.a. School enrollment in Mobile County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

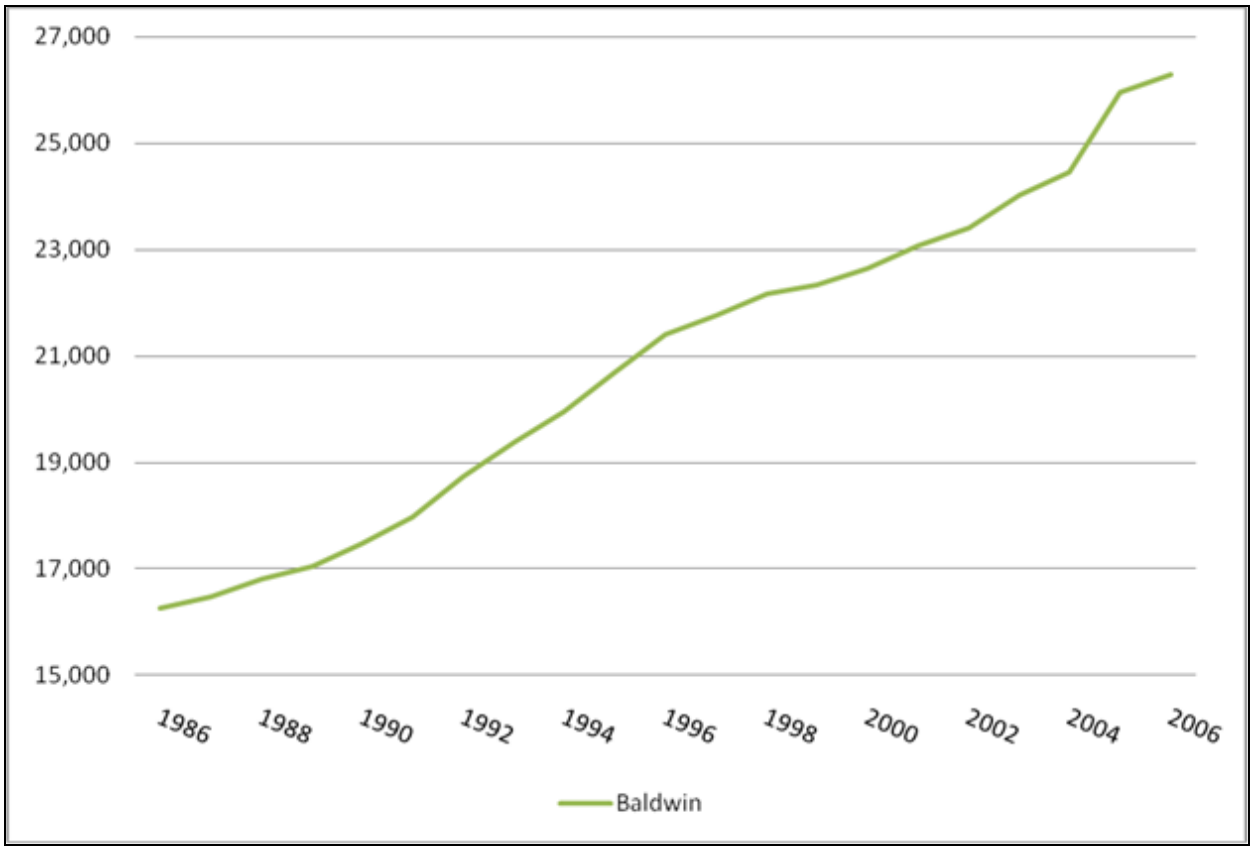

Figure E.13.b. School enrollment in Badlwin County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Table E.8.

Public School Districts

County	Max Grade	School District
Baldwin	12	Baldwin SD
Mobile	12	Mobile SD

Table E.9.

Percentage Change of Enrolled Students by School District by Decade

Losing 2000	%	Gaining 2000	%	Losing 1990	%	Gaining 1990	%
-	-	Baldwin	14.6%	Mobile	-3.4%	Baldwin	29.6%
-	-	Mobile	1.0%				

Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

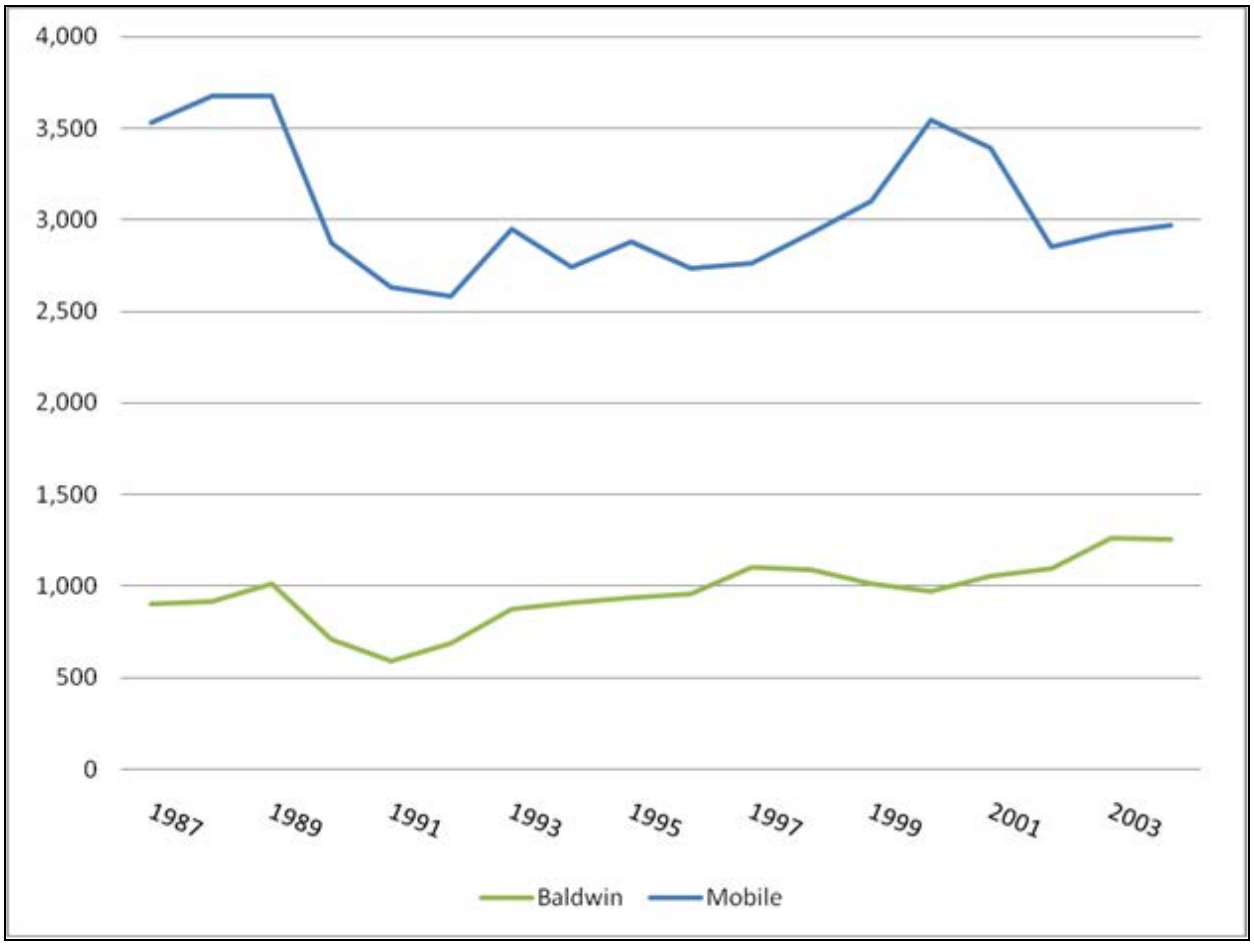

Figure E.14. Diplomas Issued in Baldwin and Mobile County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

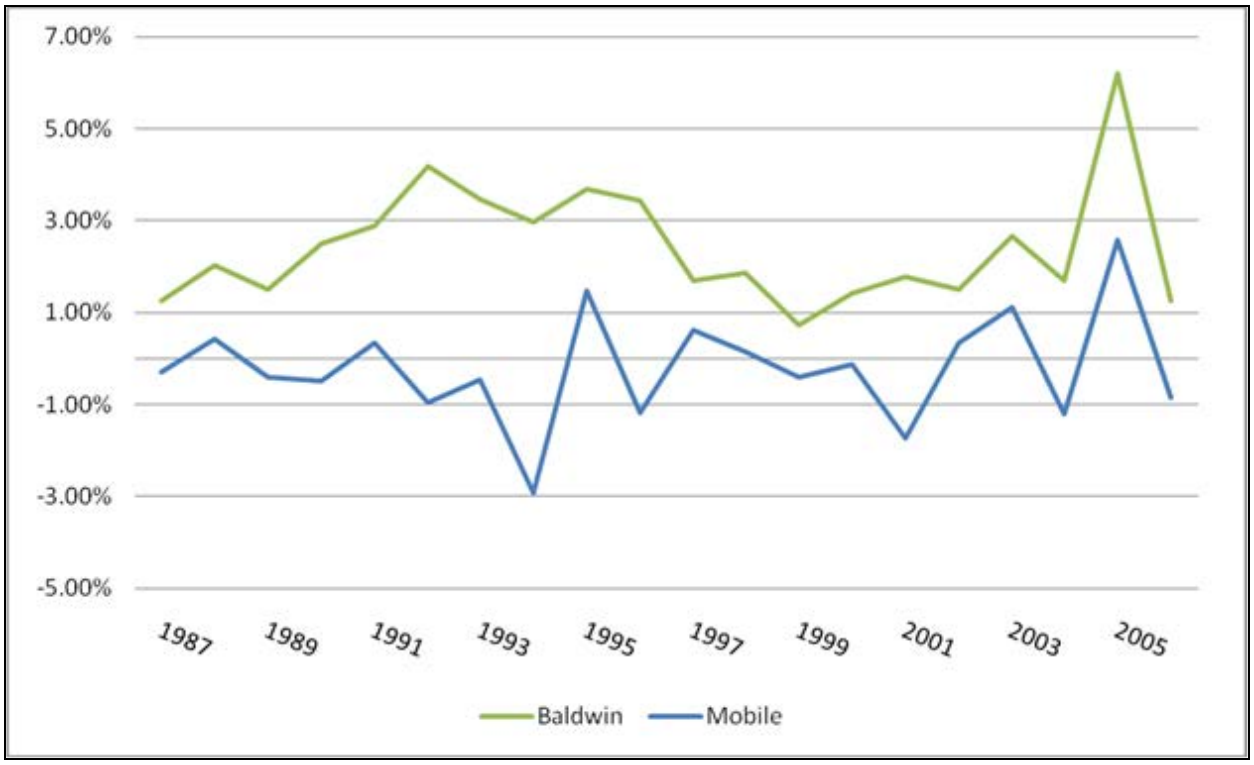

Figure E.15. Annual Percentage Change in Student Enrollment for Baldwin and Mobile County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

From 1970-2007, the gross median rent in the Mobile MSA increased 47.1% - 47% in the City of Mobile and 48.9% in the suburbs. The gross median rent in the Mobile MSA increased 2.1% from 1980 to 1990, increased 11.1% from 1990-2000, and 10.4% from 2000-2007. The gross median rent in the City of Mobile was higher than the gross median rent outside of the city; however, this is no longer the case.

Rent and home values in Baldwin County diverge tremendously from Mobile County. In the 1970s, the gross median rent in the Daphne-Fairhope MSA was lower than the gross median rent in the Mobile MSA. From 1970-2007, the gross median rent in the Daphne-Fairhope MSA increased 95.6%, from $362 in 1970 to $708 in 2000. As of 2000, the gross median rent in Daphne was $805 and $755 in Fairhope (Figure E.16).

Affordable and available housing are critical issues for businesses and people. From 1970 to 2000, the gross median rent increased only 4.3% in Bayou la Batre. In 1970, the gross median rent in Bayou la Batre ($398) was higher than the gross median rent for the Mobile MSA ($367); however, in 2000, the gross median rent for Mobile MSA ($540) was 30% higher than Bayou la Batre ($415). Changes in median rents correspond with changes in incomes.

From 1980 to 2000, the gross median rent increased only 4.8% in Grand Bay. In 1980, the gross median rent in Grand Bay ($564) was higher than the average for the Mobile MSA ($476); in 2000, the gross median rent ($591) remained the highest across the Mobile MSA. While much of the region experienced stagnation in housing prices in the 1980s, in Grand Bay the gross median rent increased.

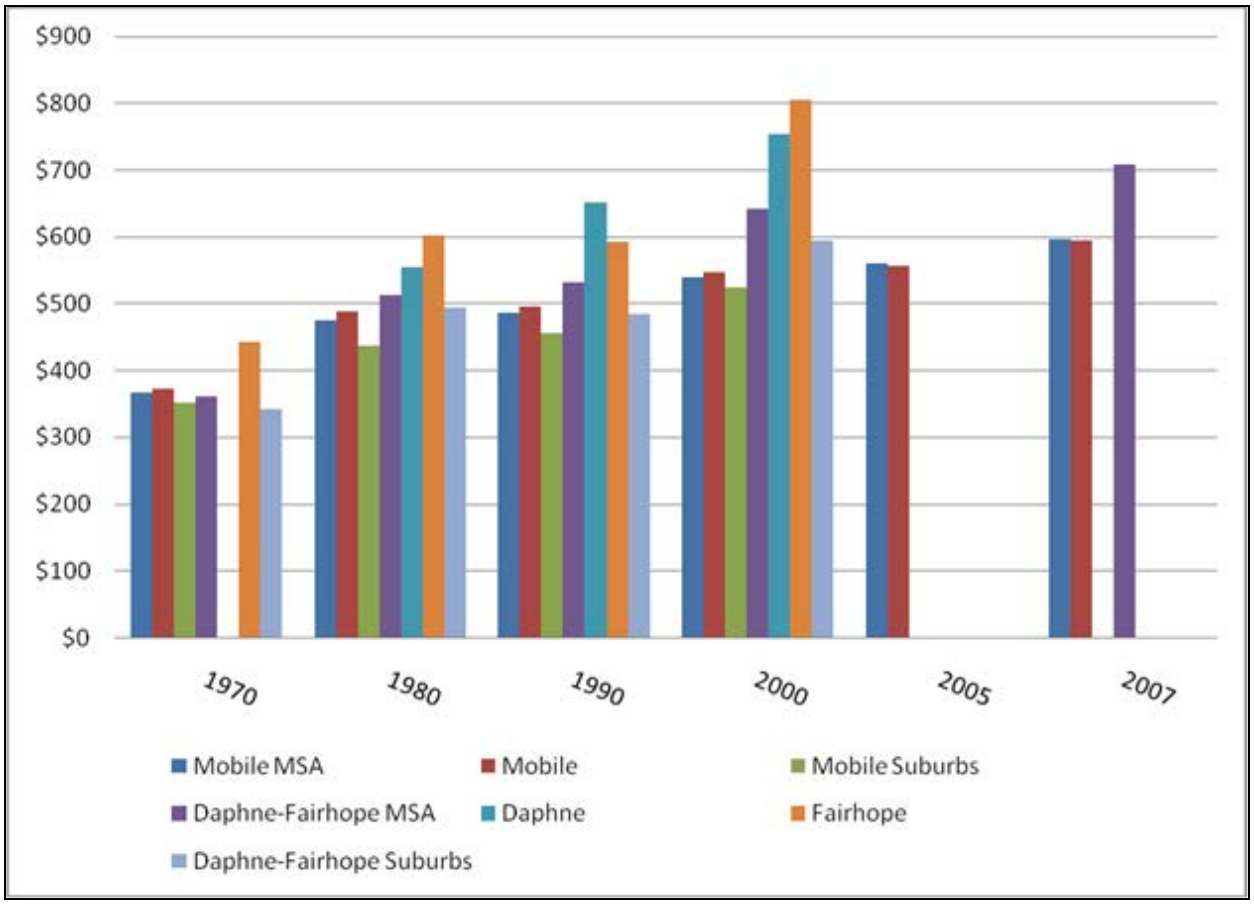

Figure E.16. Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In the Mobile MSA, the proportion of people with rents in the lowest 20th national percentile decreased from 48.9% in 1970 to 33.7% in 2000, the proportion of people with rents in the middle 60th national percentile increased from 46% in 1970 to 61.4% in 2000, and the proportion of people with rents in the upper 20th national percentile has remained the same from 5.1% in 1970 to 5.0% in 2000.

In Baldwin County, the gross median rent has increased steadily each decade. The proportion of people with rents in the lowest 20th national percentile has decreased from 31.9% in 1970 to 12.4% in 2000, the proportion of people with rents in the middle 60th national percentile has increased from 61.7% in 1970 to 62.5% in 2000, and the proportion of people with rents in the upper 20th national percentile has increased from 6.3% in 1970 to 25.1% in 2000 (Table E.10).

As of 2000, in Bayou la Batre, the proportion of people with rents in the lowest 20th national percentile was 60.9%, the middle 60th national percentile was 36.9%, and the upper 20th national percentile was 2.2%. As of 1970, the proportion of people with rents in the lowest 20th national percentile was 38.4%, the middle 60th national percentile was 66.9%, and the upper 20th national percentile was 2.3%. Overall, the proportion of people with rents in the lowest 20th national percentile increased 59%.

As of 2000, in Grand Bay, the proportion of people with rents in the lowest 20th national percentile remained largely unchanged at only 6.3%. The proportion of people with rents in

middle 60th national percentile was increased to 83.7% from 63.5%; the proportion of people with rents in the upper 20th national percentile decreased to 0% from 20.6% in 1980. Overall, the gross median rent remains high in Grand Bay; however, the gross median rent is much more affordable for residents today than in the 1970s.

Table E.10.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
1970	$367	$372	$352	$362	$443	$342	-
1980	$476	$488	$438	$514	$602	$495	$555
1990	$486	$496	$457	$533	$592	$484	$651
2000	$540	$547	$524	$642	$805	$594	$755
2005	$560	$557	-	-	-	-	-
2007	$596	$594	-	$708	-	-	-
Rent in National Lowest 20%							
1970	48.9	47.3	52.7	50.2	31.9	55.9	-
1980	34.0	31.9	39.7	29.2	20.2	31.4	37.5
1990	38.8	36.2	45.2	31.6	28.0	40.2	6.7
2000	33.7	32.2	37.1	23.3	12.4	28.5	6.4
Rent in National Middle 60%							
1970	46.0	46.2	45.6	46.7	61.7	41.5	-
1980	58.5	60.2	54.0	57.5	58.2	56.6	56.2
1990	58.2	60.8	51.6	59.6	64.7	52.6	75.2
2000	61.4	62.8	58.1	62.4	62.5	61.1	70.7
Rent in National Top 20%							
1970	5.1	6.5	1.7	3.1	6.3	2.6	-
1980	7.5	7.9	6.3	13.3	21.6	12.0	6.3
1990	3.0	3.0	3.2	8.8	7.2	7.2	18.1
2000	5.0	5.0	4.8	14.3	25.1	10.4	22.9

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Like the gross median rent, the median home value for the Mobile MSA has increased. Home values increased 35.2% in the 1970s, decreased 11.2% during the economic tumult of the 1980s, increased in the 1990s, and increased from 2000-2007. Historically, median home values have been higher in the City of Mobile, but that is no longer the case. The median home value for the Daphne-Fairhope MSA in 2007 was $158,204 versus $100,313 for the Mobile MSA (Figure E.17).

The median home value for the Bayou la Batre increased 45.3% from 1970 to 2000. The median home value in 1970 was $35,748 and 66.5% of householders had values in the lowest 20th percentile. Gross median home values increased 69.1% in the 1970s, but declined 15.2% in the 1980s. As of 2000, the median home value was $51,944, well below the median home value for the Mobile MSA. As of 2000, 72% of the home values in Bayou la Batre were in the lowest 20th national percentile, up from 66.5% in 1970. The proportion of people with home values in the middle 60th national percentile and upper 20th national percentile decreased 33.1% in 1970 to 28% in 2000. The median home value and gross median rent in Bayou la Batre are very low, which is not surprising given the high level of poverty and low median incomes.

The real median home value for Grand Bay has decreased 8.5%, from $94,806 in 1980 to $86,762. In 1980, the real median home value in Grand Bay was the highest gross median value in the Mobile MSA. As of 2000, 36.4% of the home values in Grand Bay were in the lowest 20th national percentile, up from 20.5% in 1980. The proportion of people with home values in the middle 60th national percentile decreased from 73% to 58.6%. Homes have become much more affordable in Grand Bay as the median home value has decreased. As of 2000, Grand Bay no longer had the highest median home value in the Mobile MSA.

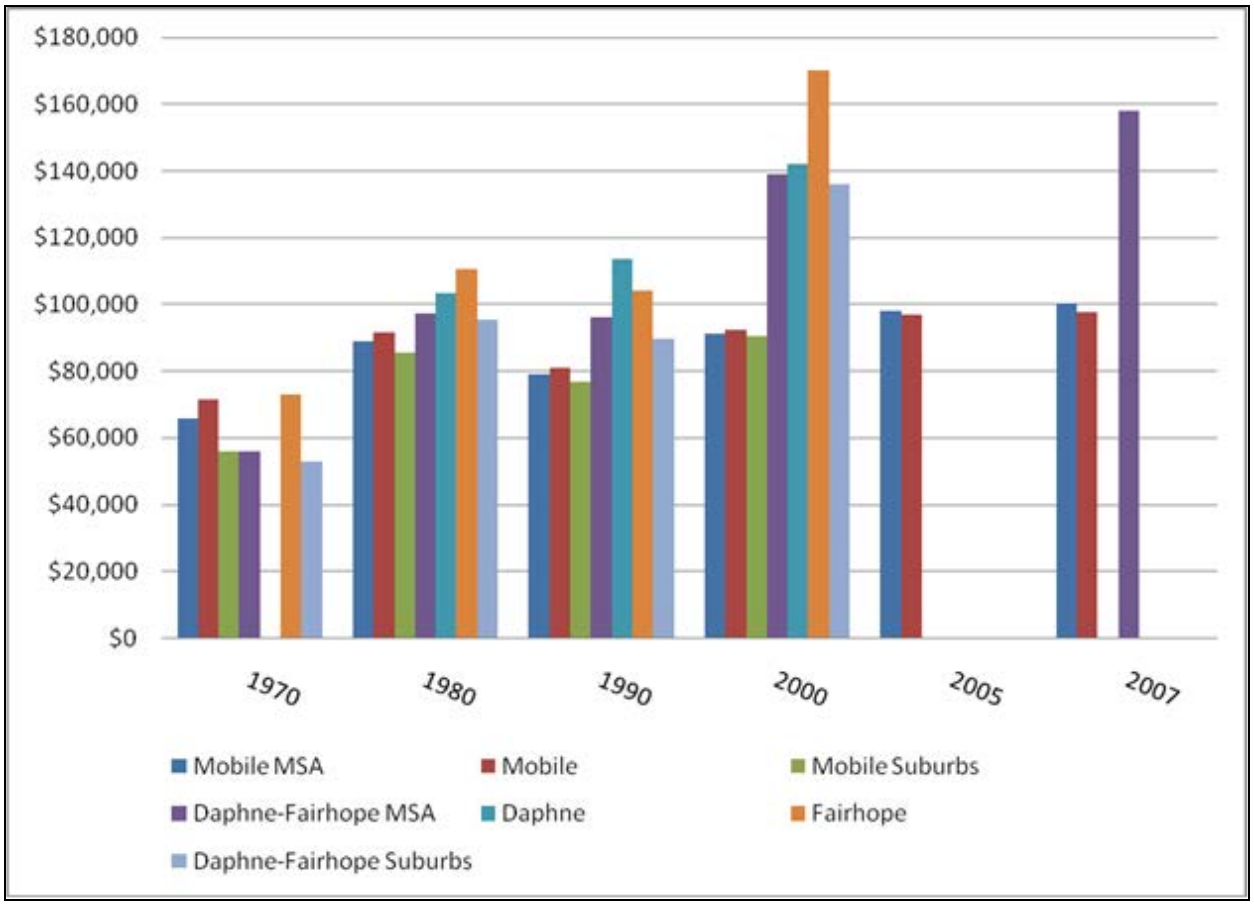

Figure E.17. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

As of 2007, the median home value was $100,313 in the Mobile MSA. The median home value for the Mobile MSA is high, but declining relatively speaking. As of 2000, 39.4% of the home values in the Mobile MSA were in the lowest 20th national percentile, increasing from 19.2% since 1970; 55% of the home values in the Mobile MSA were in the middle 60th national percentile, increasing from 63.1% in 1970; and 6.4% of the housing fell in the upper 20th national percentile, down from 10.2% in 1970. The highest concentration of low home values is found in Bayou la Batre, where 72% of the homes fall in the lowest national 20th national percentile (Table E.11).

Table E.11.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars.

Median Home Value in 2005 Dollars	Mobile MSA	Mobile	Suburbs	Daphne MSA	Fairhope	Suburbs	Daphne
1970	$65,773	$71,466	$56,124	$55,963	$73,157	$53,023	No Data
1980	$88,954	$91,488	$85,723	$97,354	$110,686	$95,387	$103,575
1990	$78,973	$81,138	$76,986	$96,077	$104,150	$89,895	$113,713
2000	$91,345	$92,320	$90,530	$138,920	$170,009	$135,964	$142,109
2005	$97,900	$97,000	-	-	-	-	-
2007	$100,313	$97,750	-	$158,204	-	-	-
Value in National Lowest 20%							
1970	26.8	19.2	39.4	42.7	23.8	45.7	-
1980	26.8	23.8	30.7	27.0	14.8	29.0	23.7
1990	35.1	34.3	36.0	25.8	13.7	30.9	8.4
2000	38.6	39.4	37.9	14.7	4.0	17.6	5.9
Value in National Middle 60%							
1970	63.1	67.3	56.1	48.3	66.3	45.5	-
1980	63.6	64.0	63.1	59.5	70.9	57.7	54.8
1990	61.3	60.3	62.5	66.8	80.5	61.6	82.4
2000	55.0	52.6	57.4	65.8	68.3	63.4	74.9
Value in National Top 20%							
1970	10.2	13.6	4.5	9.0	9.8	8.9	-
1980	9.6	12.3	6.2	13.5	14.2	13.3	21.5
1990	3.6	5.4	1.6	7.3	5.8	7.5	9.2
2000	6.4	8.0	39.4	19.5	27.7	19.1	19.2

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

In 1970, 60,947 units (66.4%) in the Mobile MSA were owner occupied, while 30,822 units (33.6%) were renter occupied. As of 2007, 103,501 units (68.6.7%) were owner occupied and 47,352 units were renter occupied (31.4). In the City of Mobile, the proportion of owner occupied units decreased from 63% to 59.7%; yet, in the suburbs, the proportion of owner occupied units increased from 72% to 78.3%. Home ownership is in decline in the City of Mobile (Figure E.18).

The total number of housing units in Bayou la Batre remains unchanged. In 1970, there were an estimated 842 housing units; in 2000, there were an estimated 840 units, a decrease of .2%. In 1970, 74.2% of the housing units in Bayou la Batre were owner occupied, while 585 units (25.8%) were renter occupied. As of 2000, 65.1% were owner occupied and 501 units were renter occupied (34.9%). The proportion of homeowners has decreased. The proportion of vacant homes increased from 6.4% to 8.5%, peaking at 12.3% in 1990. Many people left Bayou la Batre in the 1980s, but at 8.5%, the region does not have a high vacancy rate.

Affordable housing exists in Bayou la Batre, consistent with the low incomes and high poverty. More people are renting in Bayou la Batre. Housing is more available in Bayou la Batre than the Mobile MSA, but, comparatively speaking, the region has a low percentage of vacant units.

The total number of housing units in Grand Bay has increased. In 1980, there were estimated 1,048 housing units and, in 2000, there were an estimated 1,440 units, an increase of 37.4%. In 1970, 81.5% of the housing units in Grand Bay were owner occupied, while 180 units (18.5%) were renter occupied. As of 2000, 81.9% were owner occupied and 247 units were renter occupied (18.1%). The proportion of vacant homes decreased from 7.3% to 5.3, peaking at 9.1% in 1990. Many people left Grand Bay in the 1980s. Grand Bay has the lowest vacancy rate in the Mobile MSA. Housing is difficult to obtain, despite becoming more affordable.

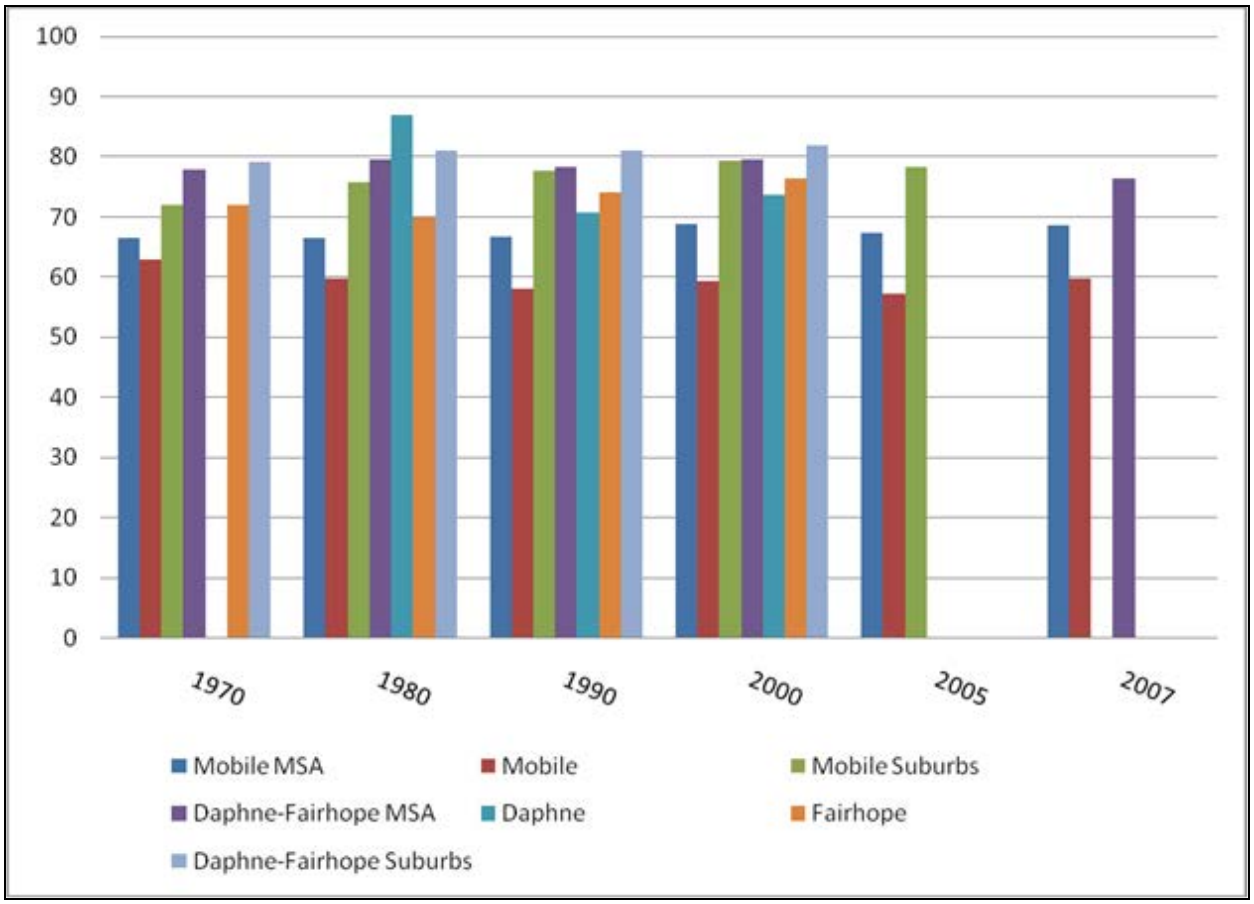

Figure E.18. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

A higher proportion of units are unoccupied in the Mobile MSA. In 1970, the proportion of vacant units in the Mobile MSA was 7.1% versus 14.6% in 2007. The percentage of vacant units is higher in the City of Mobile (15.8%). The number of housing units increased 44.7%, but population increased only 2.2% over the same period. As of 2007, vacancy in the Daphne-Fairhope MSA was an estimated 28.7% (Figure E.19).

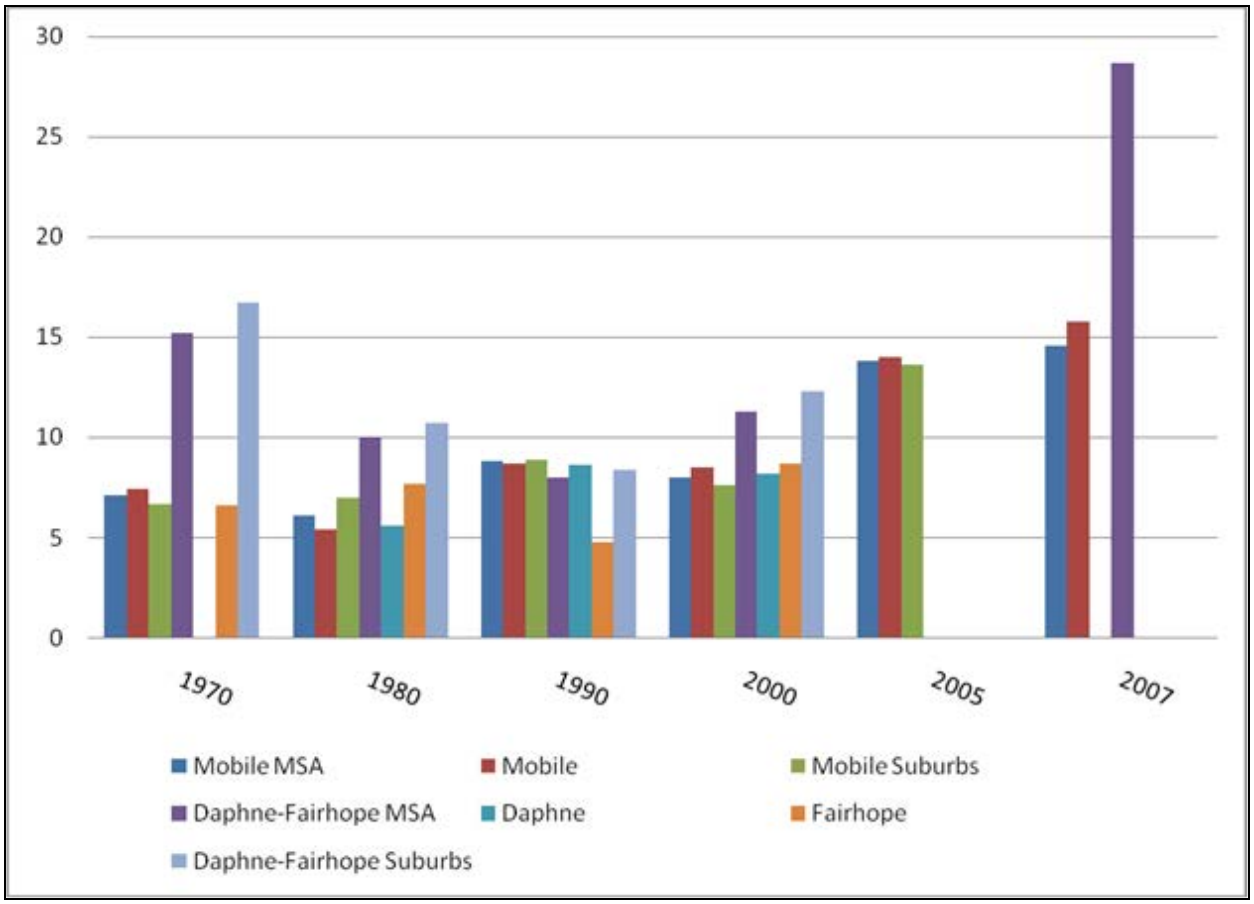

Figure E.19. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

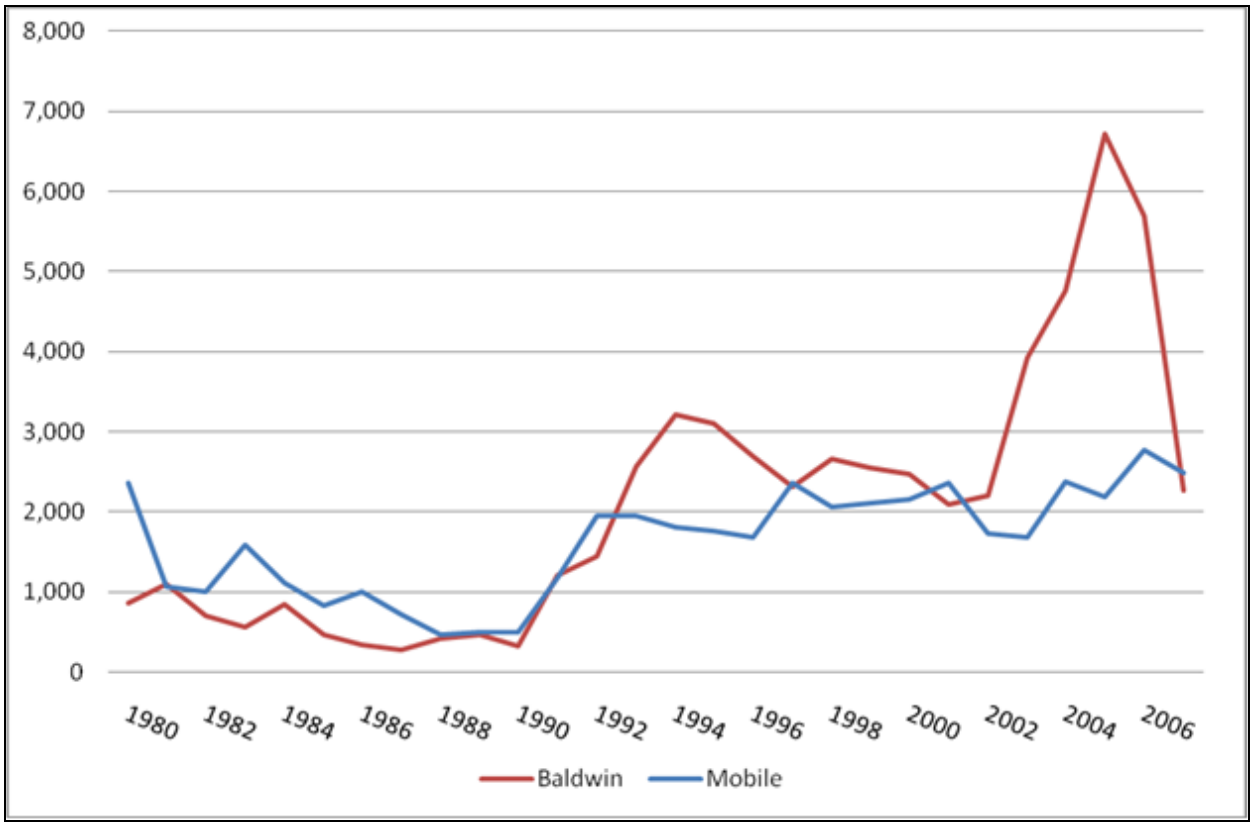

Figure E.20. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

Table E.12.a.

Number of Housing Units and Population Change in Baldwin County, 2000-2008.

Year	Housing Units	% Change	Population	% Change
2000	74,939		141,354	
2001	77,690	3.7%	144,936	2.5%
2002	79,674	2.6%	148,031	2.1%
2003	81,701	2.5%	151,502	2.3%
2004	85,389	4.5%	156,276	3.2%
2005	89,911	5.3%	162,149	3.8%
2006	96,402	7.2%	168,154	3.7%
2007	101,791	5.6%	171,748	2.1%
2008	103,813	2.0%	174,439	1.6%
Total		38.5%		23.4%

Table E.12.b.

Number of Housing Units and Population Change in Mobile County, 2000-2008.

Year	Housing Units	% Change	Population	% Change
2000	165,644		198,846	
2001	167,979	1.4%	196,961	-0.9%
2002	170,056	1.2%	194,386	-1.3%
2003	171,428	0.8%	192,699	-0.9%
2004	172,737	0.8%	191,253	-0.8%
2005	174,746	1.2%	189,958	-0.7%
2006	176,394	0.9%	191,741	0.9%
2007	178,775	1.3%	191,242	-0.3%
2008	180,851	1.2%	191,022	-0.1%
Total		9.2%		-3.9%

In Mobile County, the total number working in the county increased 72.8%, from 97,958 in 1970 to 169,272 in 2000. The number of Mobile residents commuting to other counties increased 75.5%, from 6,856 in 1970 to 12,034 in 2000; 7.5% of Mobile County's workforce leaves the county. The number of non-Mobile County residents working in Mobile County increased 231% and comprises 11.9% of the total workforce, up from 6.26% in 1970. Non-residents commute primarily from Baldwin County, followed by Washington County and Jackson County, MS. Mobile County enjoys a commuting surplus; more non-residents commute into Mobile County (Table E.13.b).

In Baldwin County, the total number working in the county increased 279%, from 13,643 in 1970 to 51,739 in 2000. This is largely the result of a 60% increase that occurred between 1990 and 2000. The number of Baldwin residents commuting to other counties increased 158%, from 6,298 in 1970 to 16,222 in 2000; 26.4% of Baldwin County's workforce leaves the county. Baldwin residents are commuting primarily to Mobile County, AL and Escambia County, FL. Meanwhile, the number of non-Baldwin County residents working in Baldwin County increased 737% and comprises 12.6% of the total workforce, up from 5.7% in 1970. This is driven by a 111% increase that occurred between 1990 and 2000. Non-residents commute primarily from Mobile County, AL and Escambia County, FL. More residents leave Baldwin County for work than enter Baldwin County for work. As such, Baldwin County suffers from a commuting deficit (Table E.13.a).

Table E.13.a.

Work Commuting Patterns by Decade for Baldwin

	1970	1980	1990	2000
Staying	12,863	19,826	29,193	45,210
Entering	780	1,610	3,096	6,529
Leaving	6,298	8,659	13,339	16,222

County Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table E.13.b.

Work Commuting Patterns by Decade for Mobile County

	1970	1980	1990	2000
Staying	91,886	131,179	141,716	149,150
Entering	6,072	11,519	14,337	20,122
Leaving	6,856	9,447	11,424	12,034

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

Table E.13.c.

Work Commuting Patterns for MSA

	1970	1980	1990	2000
Staying	109,459	158,364	182,008	210,400
Entering	2,142	5,770	6,334	10,611
Leaving	8,444	10,747	13,664	12,216

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

The primary economic sector luring workers away from Mobile County is manufacturing, followed by services, construction, and retail. The largest sector attracting commuters is services, followed by manufacturing, retail, construction, and state and local government. The data shows that 15.2% of the manufacturing workers in Mobile County are commuters - 63.6% from Baldwin County and 12.3% from Washington County. As of the 2000 Census, manufacturing was drawing workers from 26 counties from Alabama, Florida, Louisiana and Mississippi. Manufacturing plays a large role in commuting patterns of Mobile County and the Gulf Region (Tables E.14.a – E.14.c).

Table E.14.a.

Work Commuting Patterns by Sector for Baldwin County

Baldwin County			
Exiting		Entering	
Services	3611	Services	2307
Manufacturing	2776	Retail	1064
Retail	1127	Construction	822
State and Local	2054	Manufacturing	633
Construction	1365	State and Local	530
Federal + Military	966	Federal + Military	60

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table E.14.b.

Work Commuting Patterns by Sector for Mobile County

Mobile County			
Exiting		Entering	
Manufacturing	3607	Services	4556
Services	2454	Manufacturing	3334
Construction	1439	Retail	2632
Retail	1041	Construction	2257
State and Local	832	State and Local	2222
Federal + Military	541	Federal + Military	921

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table E.14.c.

Work Commuting Patterns by Sector for Mobile MSA

Mobile MSA			
Exiting		Entering	
Services	1800	Services	2598
Manufacturing	4068	Manufacturing	1497
Construction	1254	Retail	1646
Retail	1118	Construction	1529
State and Local	786	State and Local	652
Federal + Military	777	Federal + Military	251

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

The number of people employed in Baldwin County increased 78%, from 44,492 people in 1990 to 80,824 in 2007. This growth was stronger in the 1990s than 2000-2007. Over this period, the unemployment rate dropped 44.9%, from 4.9% in 1990 to 2.7% in 2007. The unemployment rate peaked at 5.7% in 1992. The total number of unemployed people remains unchanged from 2,281 people in 1990 to 2,278 in 2007. From 1990-2007, the unemployment rate in Baldwin County was lower than the state and national unemployment rate. Baldwin County is not immune from economic perturbations in Mobile County, as the county's unemployment rate grew from 2000-2004 like Mobile County. Nevertheless, the economy in Baldwin County is growing at a larger rate and with higher income jobs (Figures E.21.a, E.22 and E.23.b).

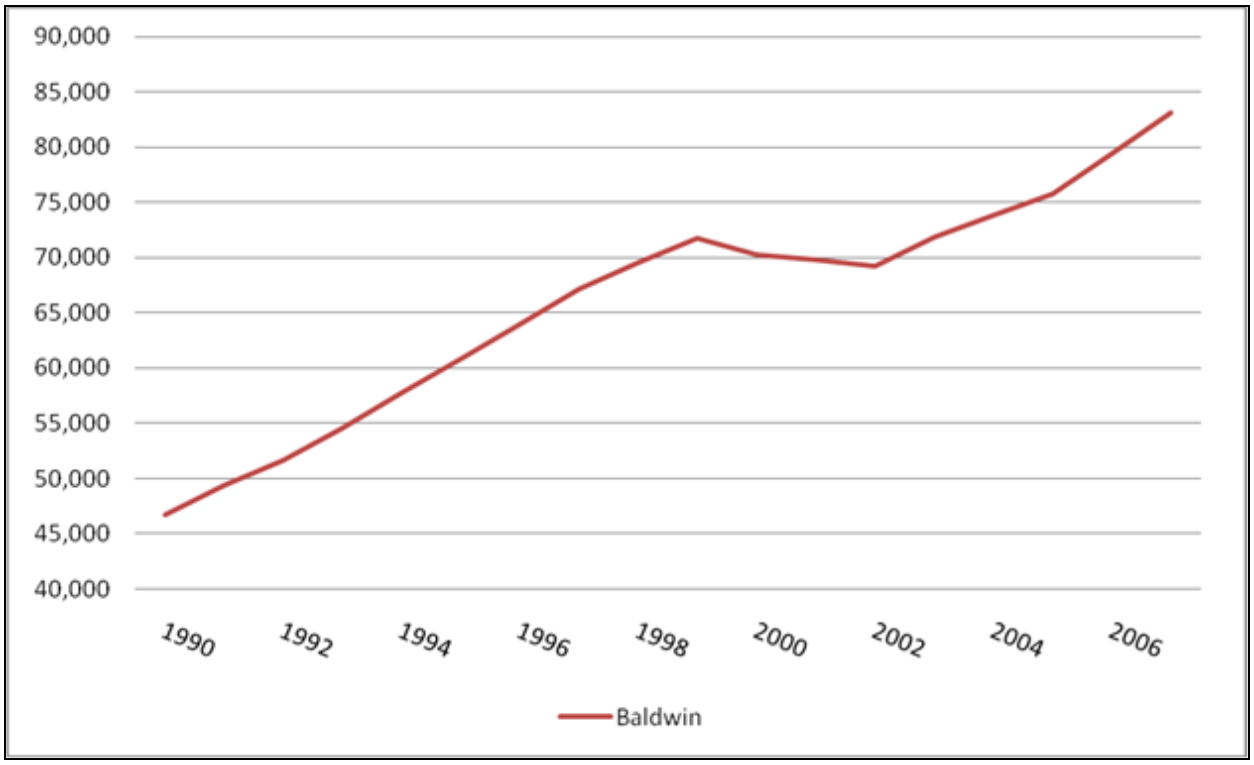

Figure E.21.a. Total Labor for Baldwin County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

The number of people employed in Mobile County increased 12%, from 159,601 people in 1990 to 178,109 in 2007. Total employment increased 11.9% in the 1990s, but declined 0.3% from 2000-2007. Mobile County lost jobs every year from 2000-2004. From 1990-2007, the unemployment rate dropped 44.6%, from 6.5% in 1990 to 3.6% in 2007. The unemployment rate peaked at 7.5% in 1992 and 1993, exceeding state and national unemployment rates. The total number of unemployed people decreased 40%, from 11,034 people in 1990 to 6,587 in 2007, peaking at 13,914 in 1993. From 2005-2007, Mobile County's unemployment rate was lower than the national rate and nearly identical to the state rate (Figures E.21.b and E.23.a).

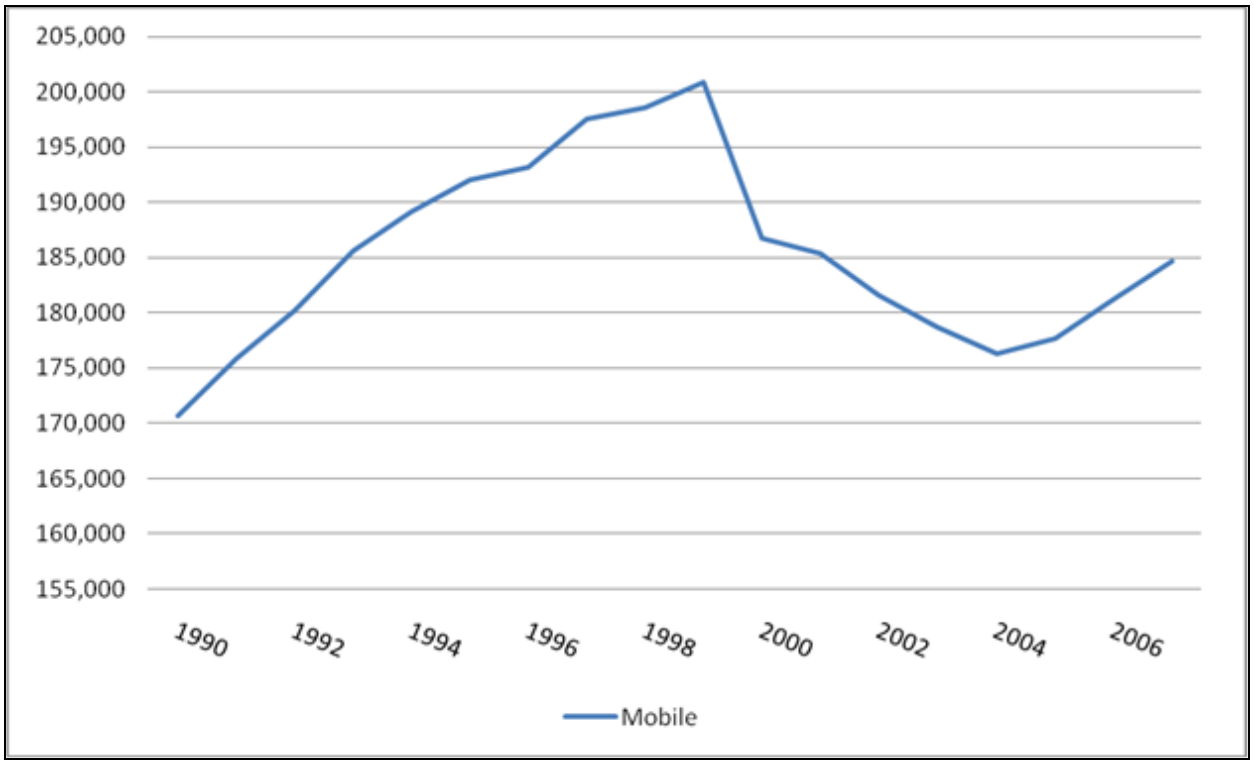

Figure E.21.b. Total Labor for Mobile County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

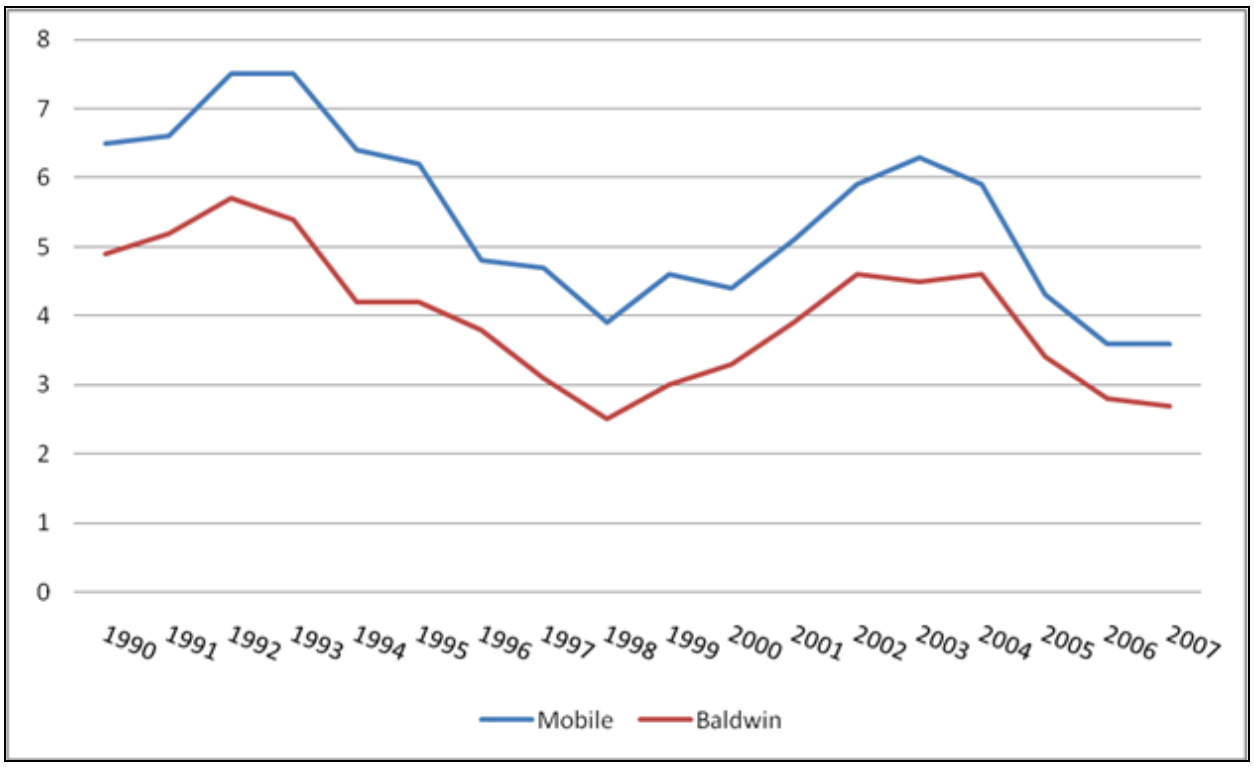

Figure E.22. Percent Unemployed in Baldwin County, Mississippi, and United States. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

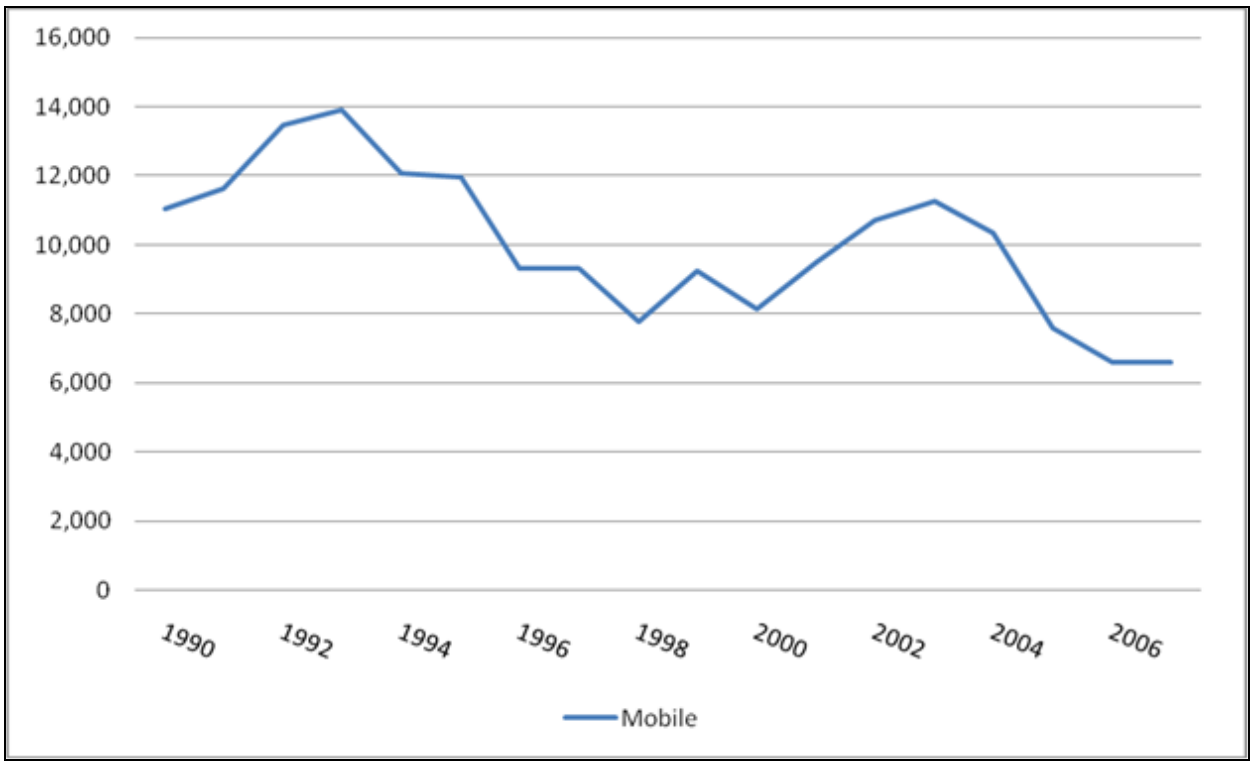

Figure E.23.a. Total Number Unemployed in Mobile County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

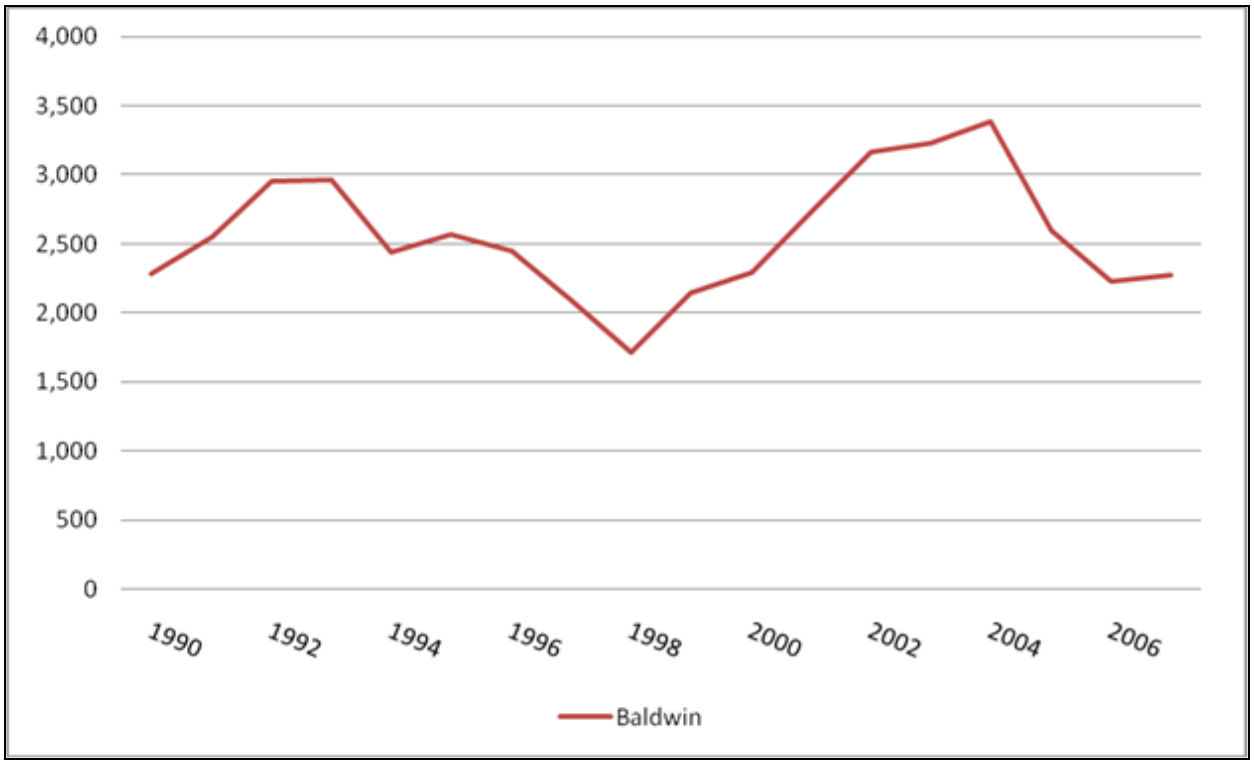

Figure E.23.b. Total Number Unemployed in Baldwin County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

Figures E.24 – E.29 and Table E.15 show data for the shipbuilding and fabrication industry in the Mobile MSA from 1990 to 2007. The data series for the period of 1990-2007 shows shipbuilding and fabrication employment increasing during the period from 1,771 to 3,274 average employed workers for the year, peaking in 2007. Declines in employment occurred in 1991-1994, 1999-2000, and 2002-2004. Employment growth has been slower in the 1990s than 2000s, thanks to large increases in 2006 (19.2%) and 2007 (40.15%). From 1990 to 2007, the total number of firms increased from 25 to 33, with a high of 40 in 1997. There are fewer firms, but more employees.

Figures E.26-E.29 also show the annual average wages paid in the shipbuilding and fabrication industry increasing during this period of time as well. In 1990, the annual average wage was $22,539. In 2000, the annual average wage was $45,121, which is a 100% increase. The wage growth in the 2000s has been slower than the wage growth in the 1990s. The annual average wage did decrease in 1992, 1995, and 2007.

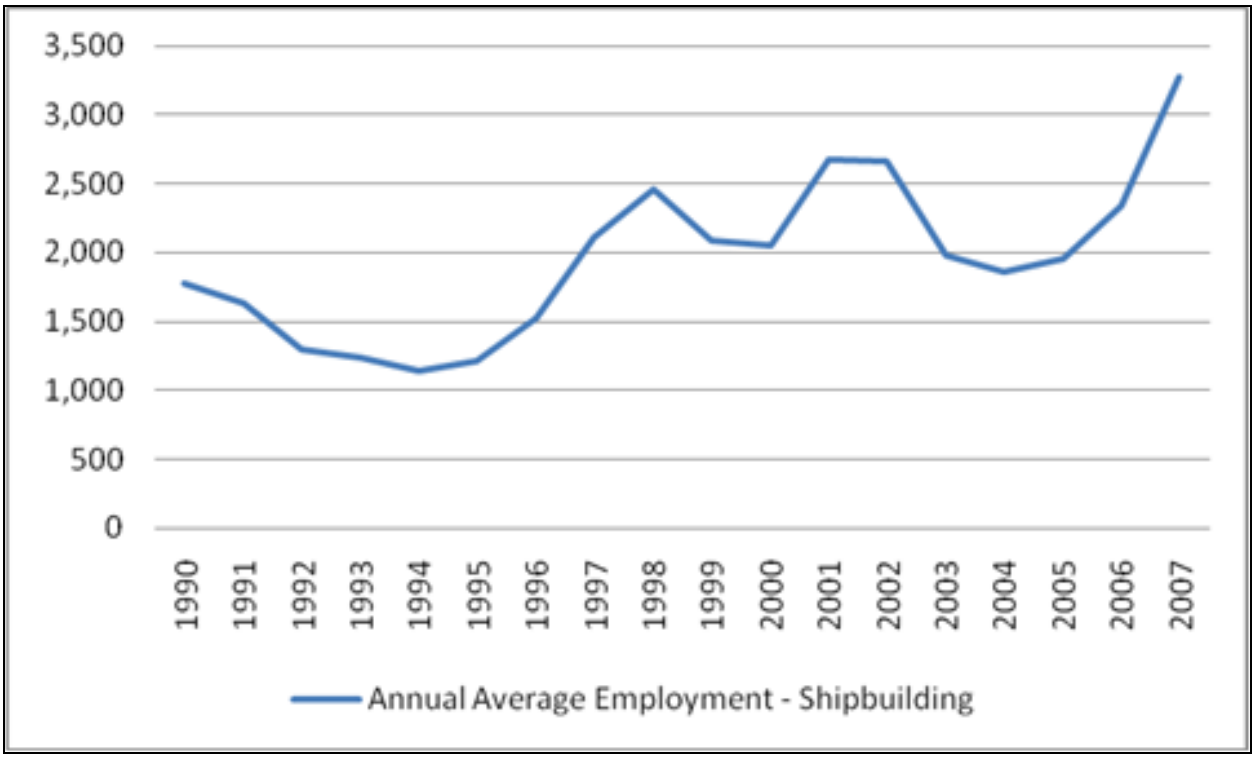

Figure E.24. Annual Average Employment – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

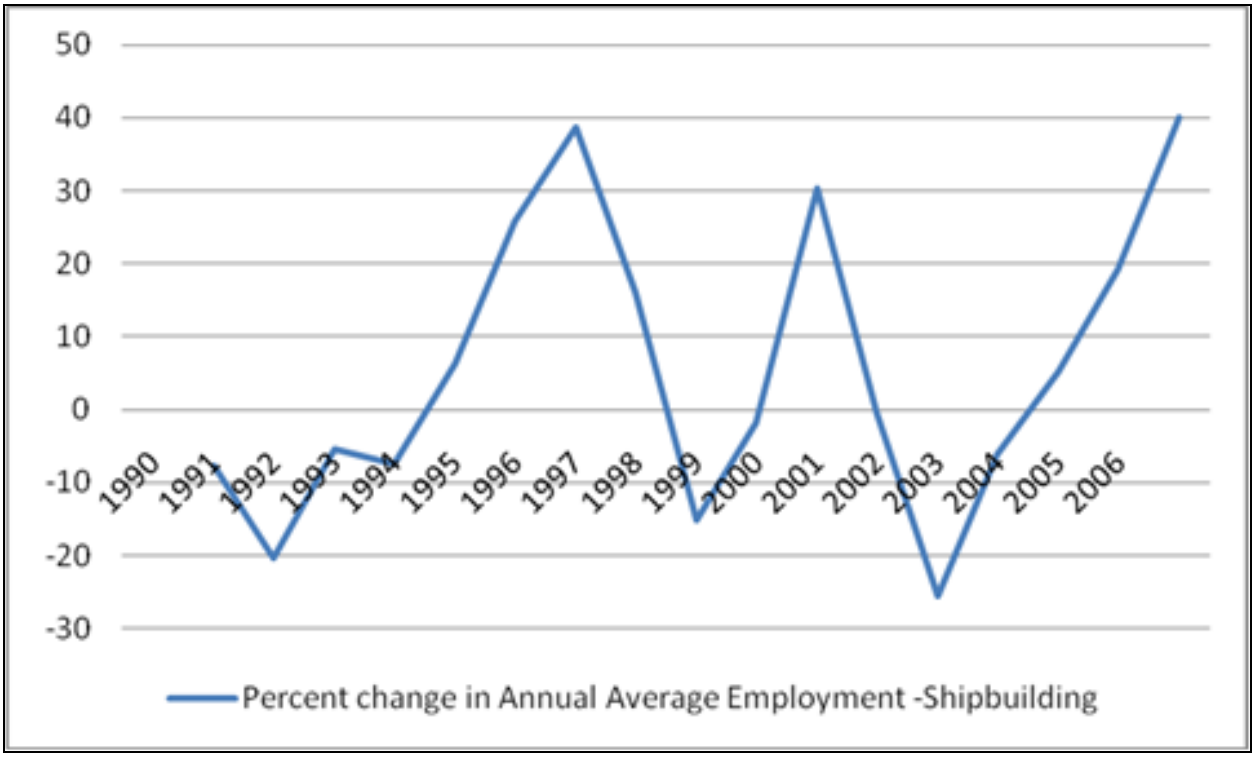

Figure E.25. Percentage Change in Annual Average Employment – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

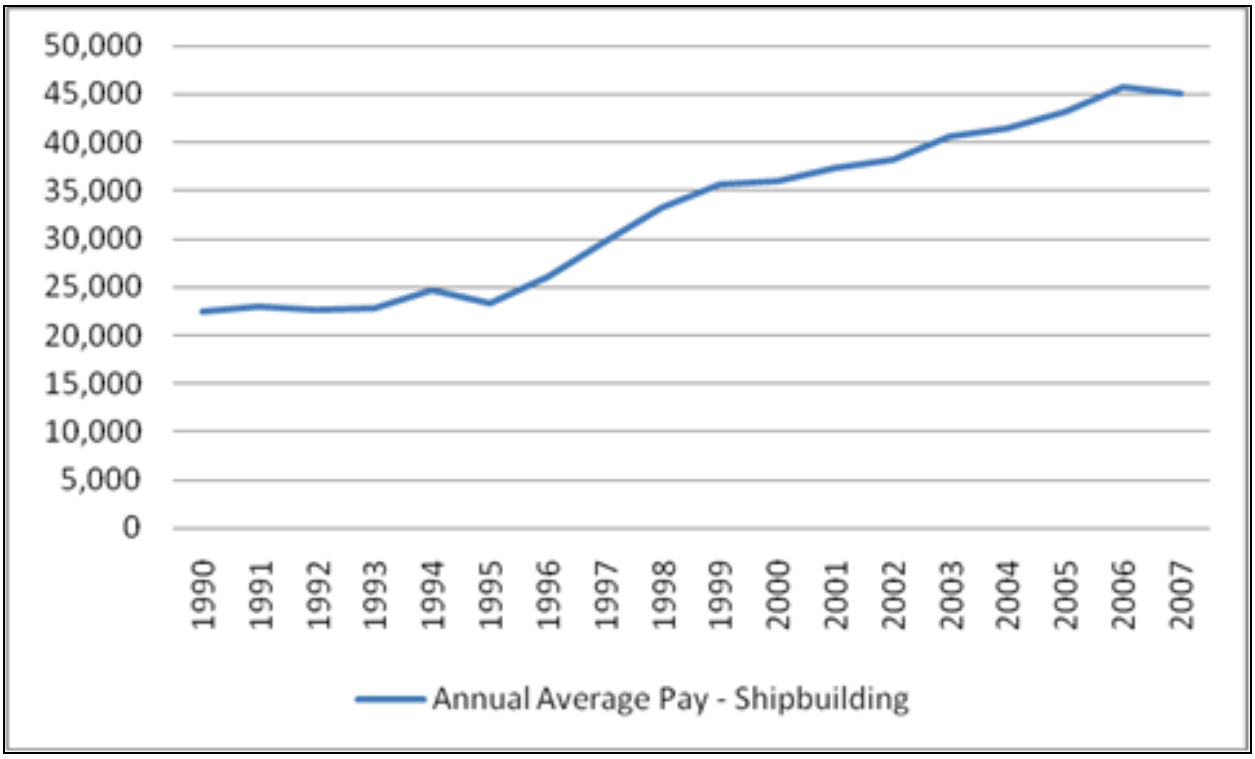

Figure E.26. Annual Average Pay – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

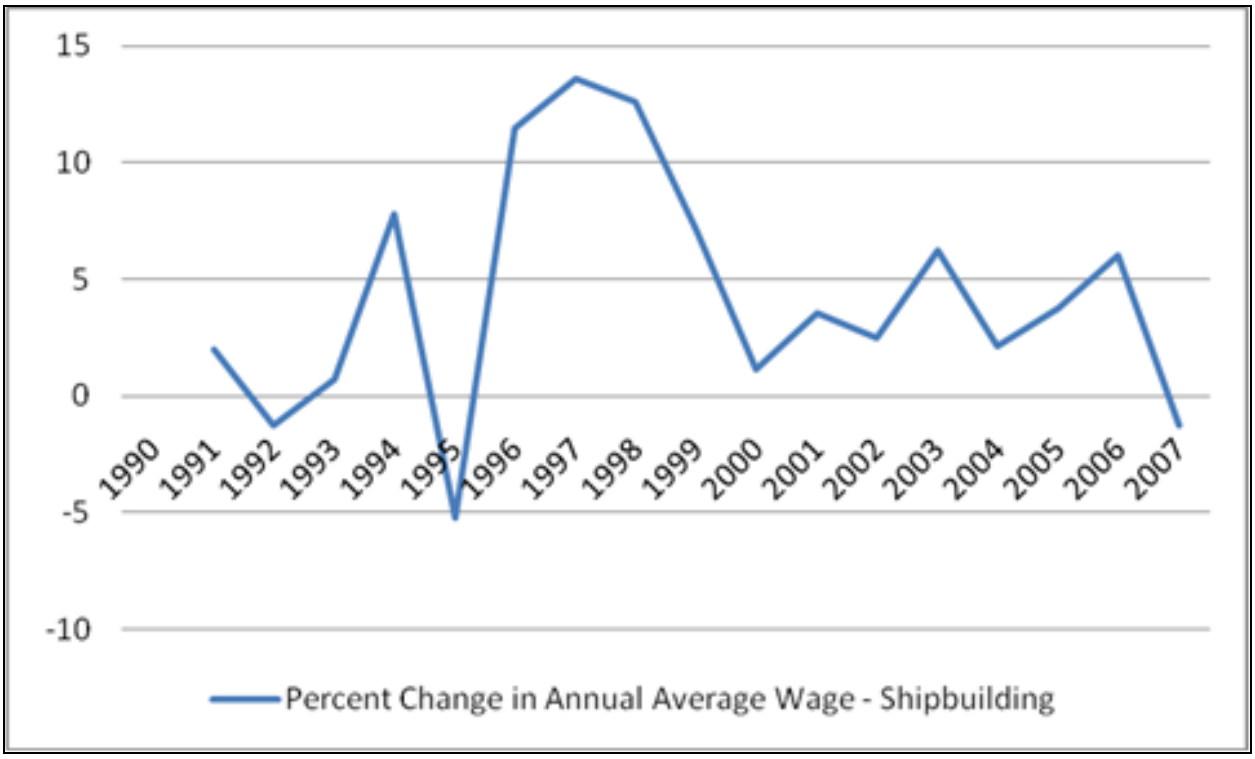

Figure E.27. Percentage Change in Annual Average Wage – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

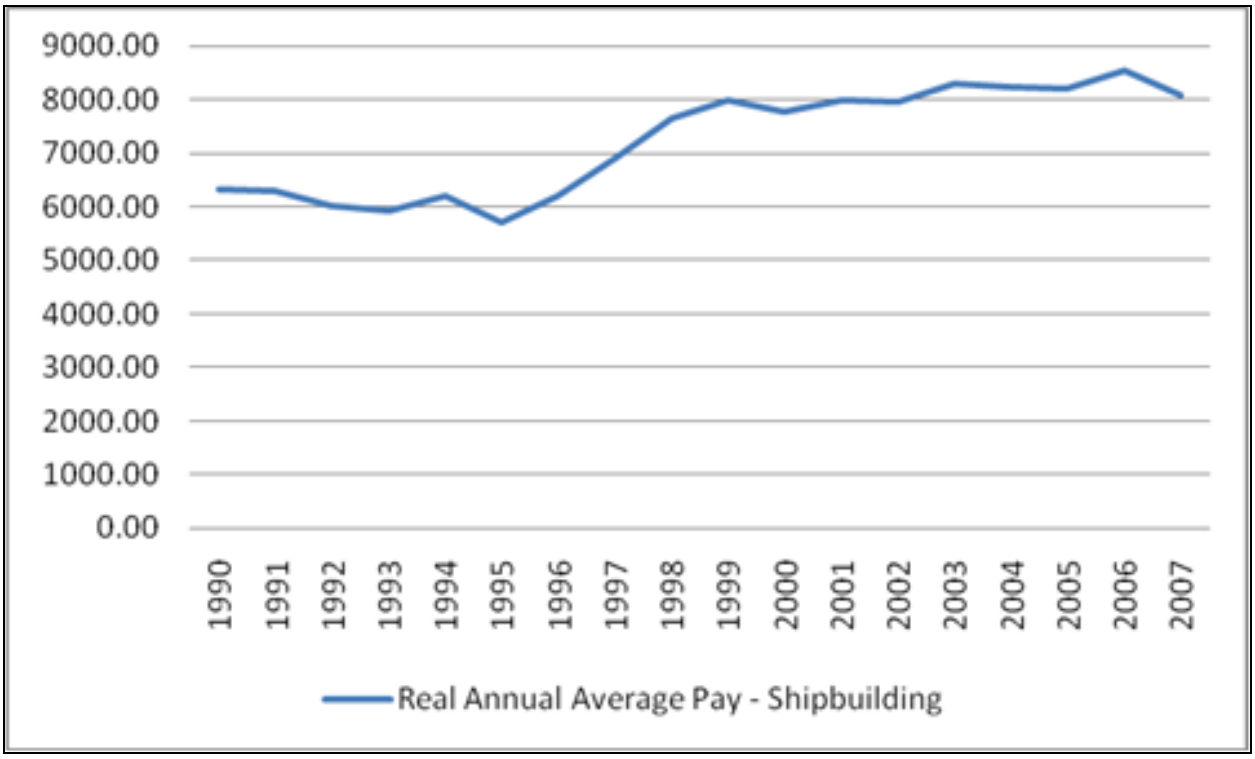

Figure E.28. Real Annual Average Pay – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

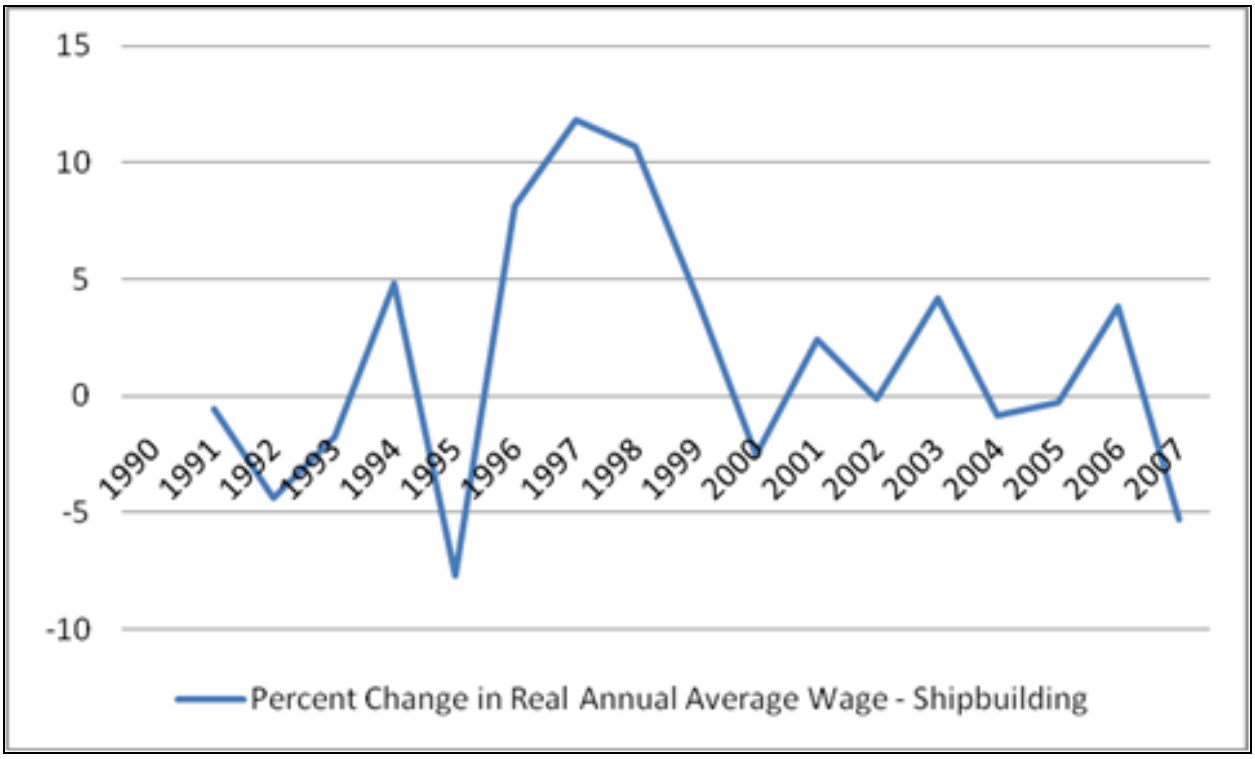

Figure E.29. Percentage Change in Real Annual Average Wage – Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.15.

Shipbuilding and Fabrication Mobile MSA

	Annual Average Employment	Percent change in Annual Average Employment	Annual Average Pay	Percent Change in Annual Average Wage	Inflation Adjustment in 1970 dollars	Real Annual Average Pay	Percent Change in Real Annual Average Wage
1990	1,771		22,539		3.560847	6329.67	
1991	1,636	-7.62	22,992	2.01	3.653439	6293.25	-0.58
1992	1,303	-20.35	22,699	-1.27	3.772487	6016.99	-4.39
1993	1,232	-5.45	22,862	0.72	3.867725	5910.97	-1.76
1994	1,140	-7.47	24,645	7.80	3.97619	6198.14	4.86
1995	1,212	6.32	23,363	-5.20	4.084656	5719.70	-7.72
1996	1,525	25.83	26,042	11.47	4.208995	6187.23	8.17
1997	2,117	38.82	29,575	13.57	4.275132	6917.91	11.81
1998	2,457	16.06	33,295	12.58	4.346561	7660.08	10.73
1999	2,085	-15.14	35,662	7.11	4.465608	7985.92	4.25
2000	2,050	-1.68	36,069	1.14	4.632275	7786.45	-2.50
2001	2,671	30.29	37,359	3.58	4.685185	7973.86	2.41
2002	2,661	-0.37	38,288	2.49	4.806878	7965.25	-0.11
2003	1,980	-25.59	40,672	6.23	4.899471	8301.30	4.22
2004	1,860	-6.06	41,540	2.13	5.044974	8233.94	-0.81
2005	1,959	5.32	43,093	3.74	5.246032	8214.40	-0.24
2006	2,336	19.24	45,689	6.02	5.354921	8532.15	3.87
2007	3,274	40.15	45,121	-1.24	5.584127	8080.22	-5.30

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

In real terms, annual average wages increased 27.66%, from $6,329.67 in 1990 to $8,080 in 2007. The growth in real wages averaged 1.45% per year. The largest increases in real wages occurred from 1996 to 1999. The remainder of the series reflects intermittent increases and decreases in real wages. While real wages did increase over the period, the growth path is one of alternating increases and decreases in wages.

In 1990, the average wage for shipbuilding was nearly equal to the median income for Mobile County; in 2007, the average wage for shipbuilding was approximately $8,000 higher than the median income for Mobile County. The average wage in shipbuilding and fabrication is competitive with wages in Mobile County, but not for residents of Baldwin County. In 2007, the average wage for shipbuilding was approximately $4,000 less than the median income for Baldwin County.

Figures E.30-E.35 show employment and income data for the manufacturing industry in the Mobile MSA. The overall number of individuals employed in manufacturing decreased 29.1% from 1970 to 2007, a net decrease of 6,430 jobs. Manufacturing employment peaked at 23,738 in 1976. Employment declines have been frequent since 1979, the last decade featuring

manufacturing employ growth. Manufacturing employment decreased 9.5% in the 1980s, 12.7% in the 1980s, and 22.6% from 2000-2006. Employment in manufacturing decreased every year from 1998-2005, the increase in 2006 being the first since 1997.

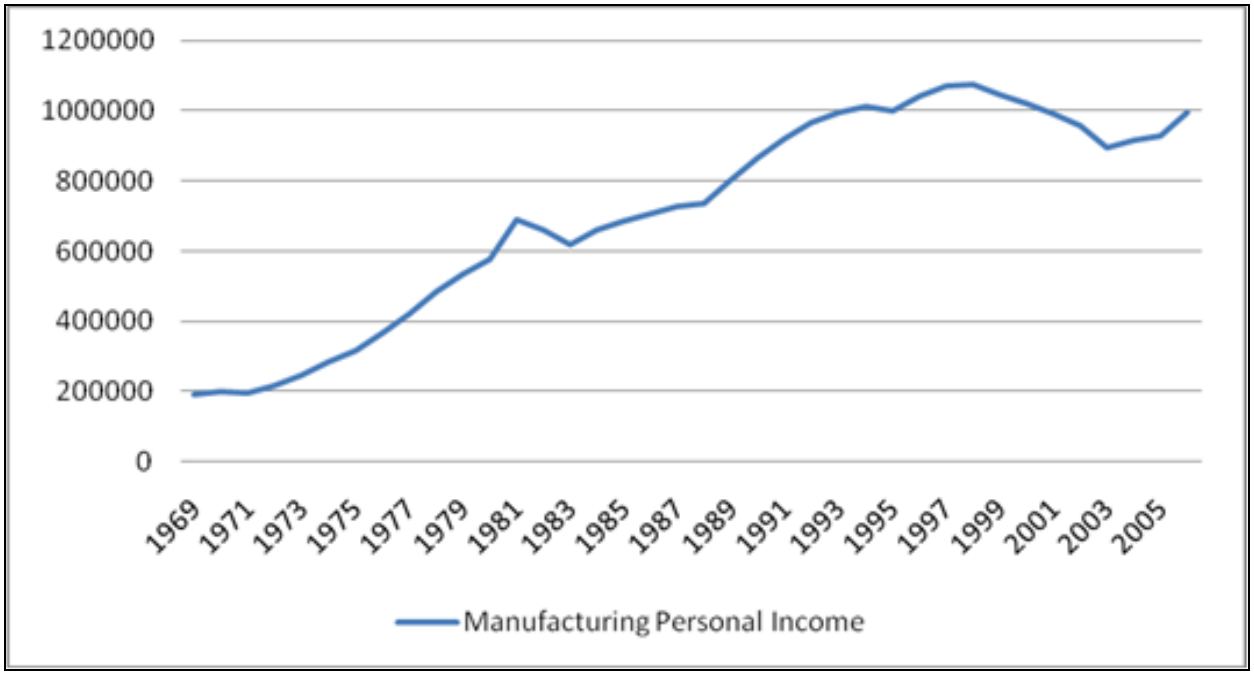

Figure E.30. Annual Total Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

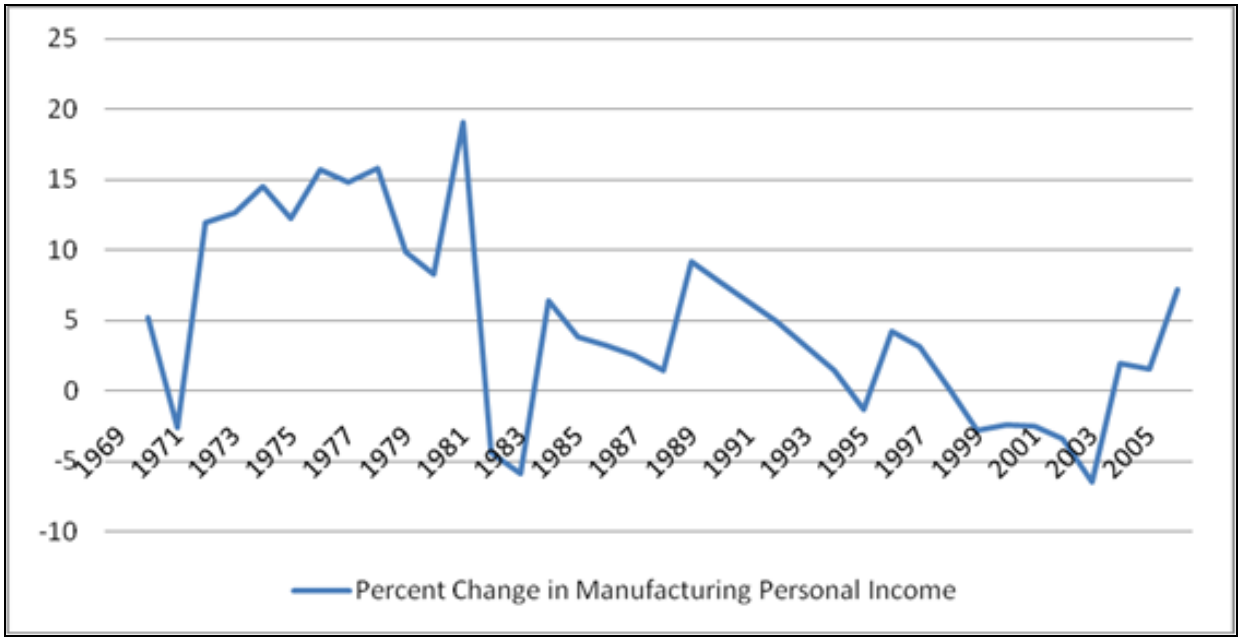

Figure E.31. Percent Change in Annual Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Figure E.32. Manufacturing Personal Income – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

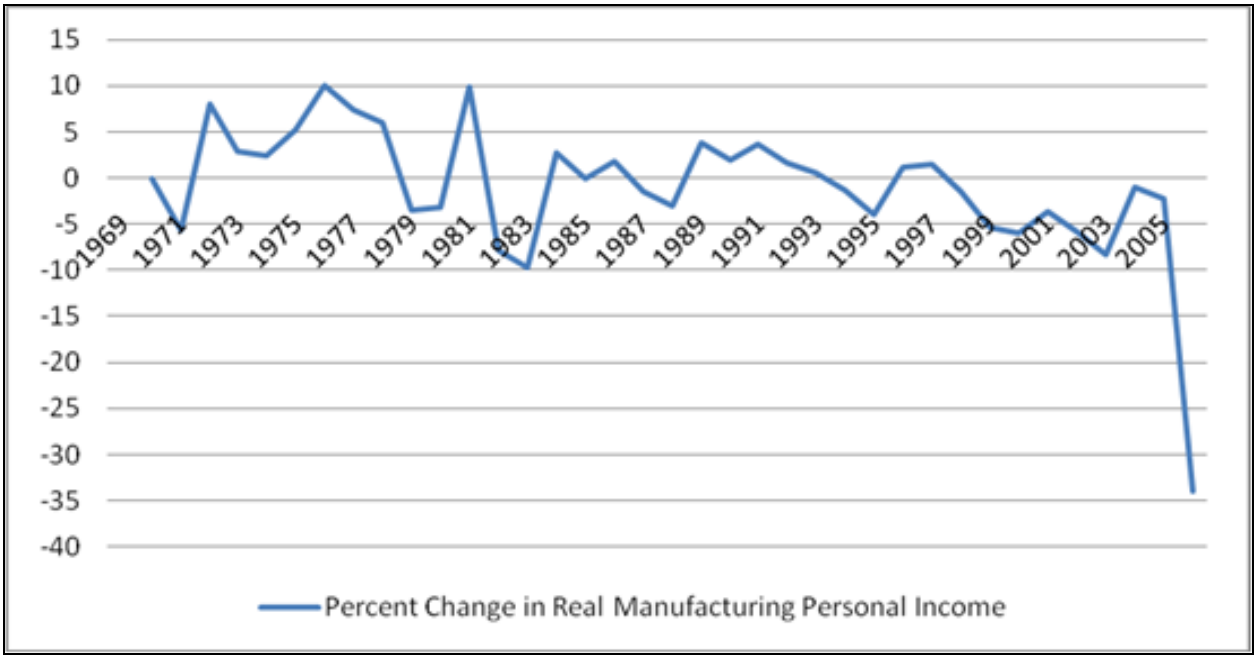

Figure E.33. Percent Change in Real Manufacturing Personal Income – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

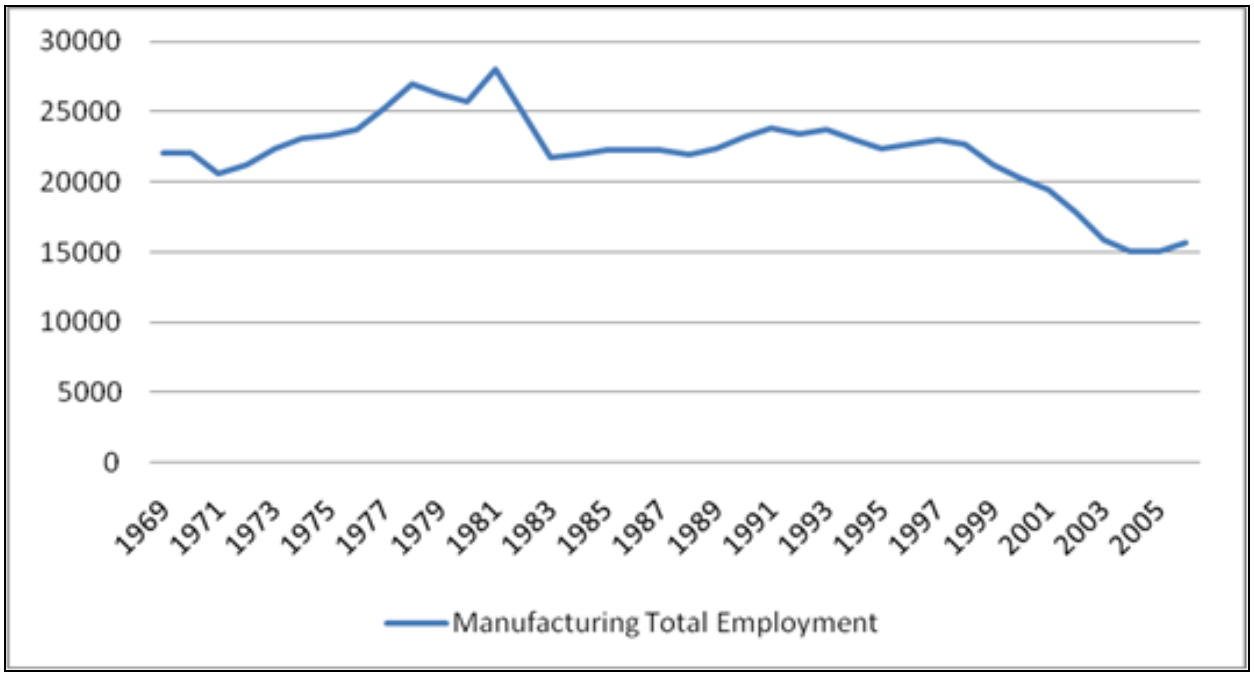

Figure E.34. Annual Total Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

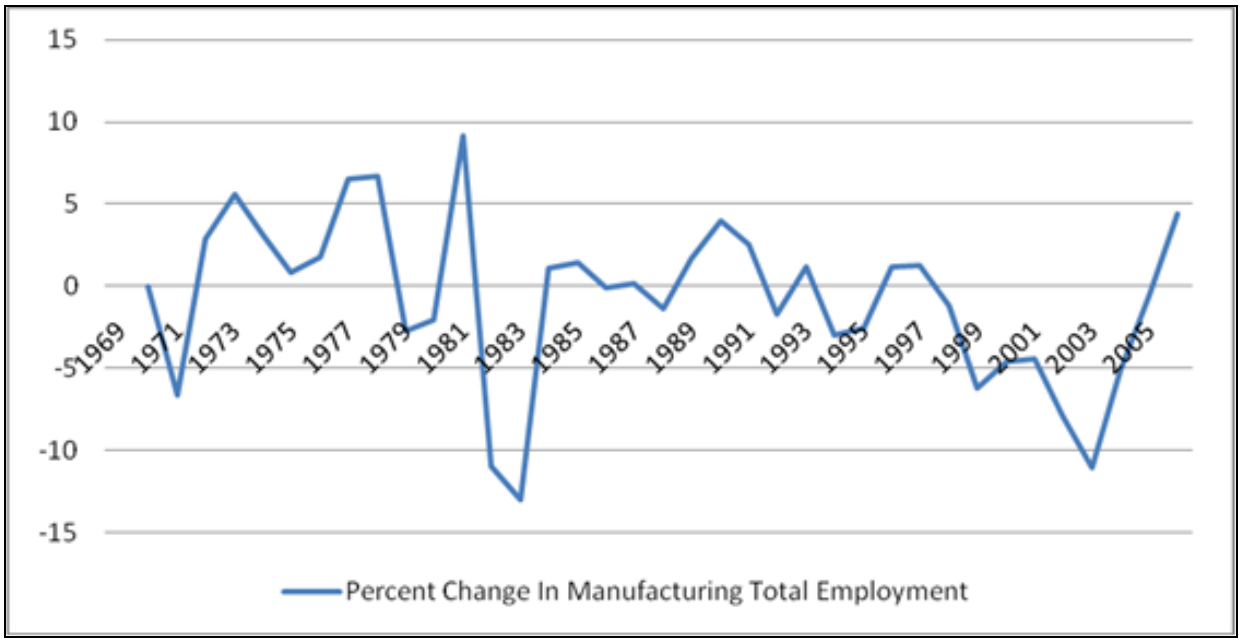

Figure E.35. Percent Change in Annual Total Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Manufacturing income increased from 1970 to 2006. Manufacturing income grew 397% in the 1970s, 189% in the 1980s, and only 17.7% in the 1990s. From 2000-2006, manufacturing income decreased 2.4%. Generally speaking, the manufacturing sector is in decline in the Mobile

MSA; there are fewer jobs and less income. The declines in manufacturing run counter to the gains being made in shipbuilding and fabrication.

In manufacturing, the total increase in real personal income was -2.36% from 1970 to 2006. From 1970 to 1980, real personal income in the manufacturing sector increased 32.13%. From 1980 to 1990, it decreased 3.3%. From 1990 to 2000, real personal income decreased another 9.51% from the 1990-level. From 2000 to 2006, manufacturing real personal income decreased 15.56%.

In real terms, the general decline in manufacturing income is not reflected in the specific sector of fabricated metal manufacturing. From 1970 to 2006, real income in the fabricated metals sector has increased by 260.29%. This substantial total growth is attributable to the significant income increases in the 1970s, when real income increased 205.65%. In the 1980s, real income declined 1.44%. In the 1990s, real income increased 7.72% from the 1990-level. From 2000 to 2006, real income in the fabricated metals sector increased 11.04%. The fabricated metal sector of manufacturing has clearly run counter to the overall trend in manufacturing for the Mobile MSA. With the exception of the decline in the 1980s, this sector has demonstrated very strong gains in nominal and real income.

Generally speaking, the manufacturing sector is in decline in the Mobile MSA; there are fewer jobs and less income. The declines in manufacturing run counter to the gains being made in shipbuilding and fabrication.

Total full-time and part-time employment in the Mobile MSA was 121,224 workers in 1970 and increased over the next 36 years to 231,044 in 2006. In 1970, wage and salary workers represented 89.97% of the total employment figure or 109,066 workers. Total private employment was 99,722 workers or 82.26% of total full-time and part-time employment. Government and government enterprises represented 15.77% of the full-time and part-time workers or 19,113 workers. State and local government accounted for 13,311 workers or 10.98% of the total part-time and full-time employment (Figure E.36 and Tables E.16 – E.17).

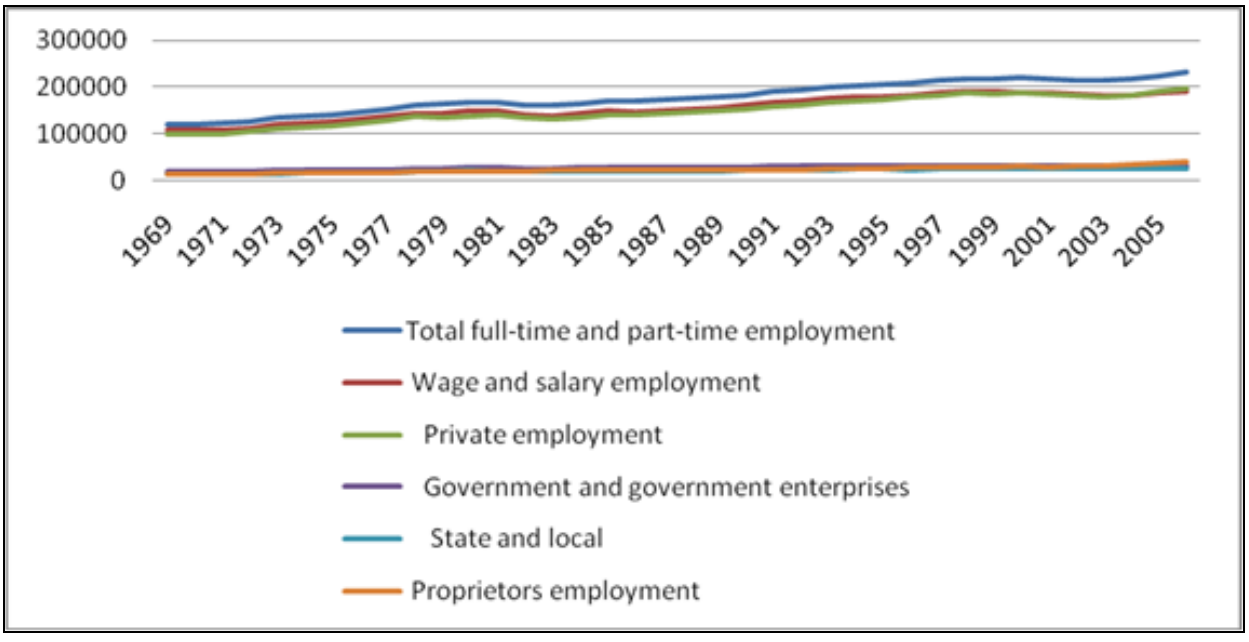

Figure E.36. Total Employment by Major Area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.16.

Total Employment by Major Area

	1970	1980	1990	2000	2006
Total full-time and part-time employment	121224	168302	183040	219419	231044
Wage and salary employment	109066	148222	160293	189344	190677
Proprietors employment	12158	20080	22747	30075	40367
Private employment	99722	137426	152188	187028	197485
Government and government enterprises	19113	28139	28735	30870	32078
State and local	13311	20807	21419	25125	26304

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.17.

Total Employment by Major Area as a Percentage of Total Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	121224	168302	183040	219419	231044
Wage and salary employment	89.97	88.07	87.57	86.29	82.53
Proprietors employment	10.03	11.93	12.43	13.71	17.47
Private employment	82.26	81.65	83.14	85.24	85.48
Government and government enterprises	15.77	16.72	15.70	14.07	13.88
State and local	10.98	12.36	11.70	11.45	11.38

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Within the private employment category, 22.16% of the full-time and part-time workers or 22,099 workers were in the manufacturing sector in 1970. The service sector employed 26,017 workers or 26.09% of total private employment. The retail trade sector employed 19,400 workers or 19.45% of total private employment. The construction sector employed 7,131 workers or 7.15%. Mining employed 179 workers or .18% of private employment (Figure E.37 and Tables E.18 – E.19).

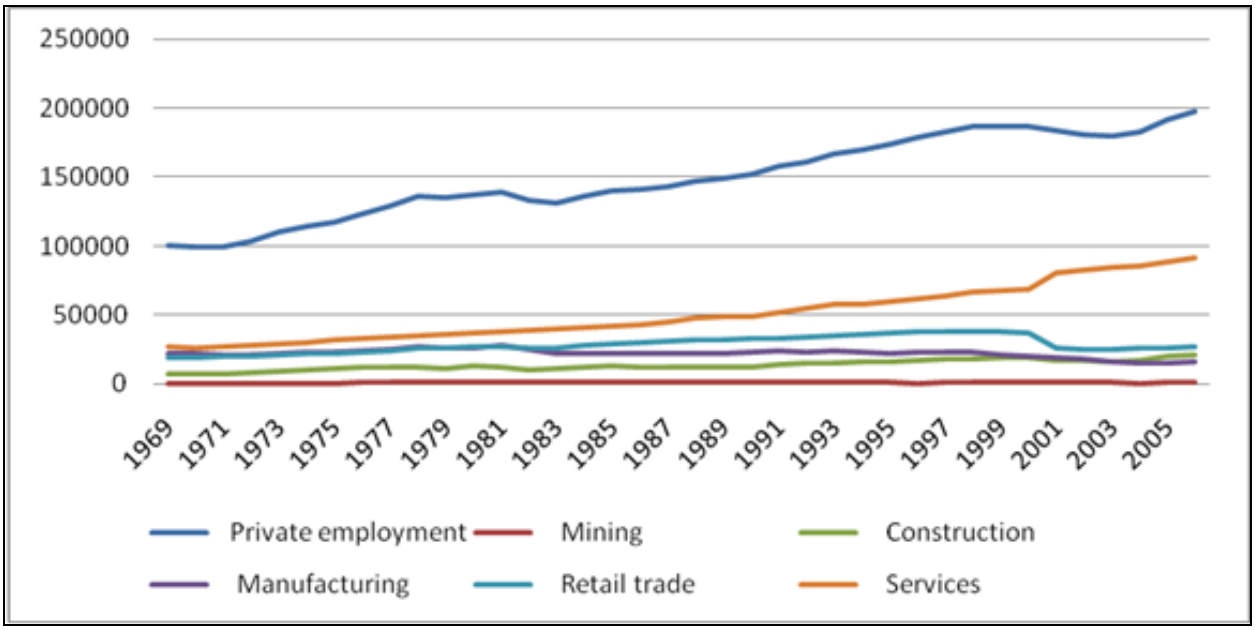

Figure E.37. Total Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.18.

Total Private Employment by Major Segment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	121224	168302	183040	219419	231044
Private employment	99722	137426	152188	187028	197485
Mining	179	1221	847	920	763
Construction	7131	12623	12477	18790	20858
Manufacturing	22099	25699	23253	20305	15670
Retail trade	19400	26756	33015	36967	26792
Services	26017	36847	49155	68400	91129

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.19.

Private Employment by Major Segment as a Percentage of Total Private Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	121224	168302	183040	219419	231044
Private employment	82.26	81.65	83.14	85.24	85.48
Mining	0.18	0.89	0.56	0.49	0.39
Construction	7.15	9.19	8.20	10.05	10.56
Manufacturing	22.16	18.70	15.28	10.86	7.93
Retail trade	19.45	19.47	21.69	19.77	13.57
Services	26.09	26.81	32.30	36.57	46.14

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1980, total full-time and part-time employment reached 168,302 part-time and full-time workers. Wage and salary workers accounted for 88.07% or 148,222 workers. Private employment accounted for 137,426 workers or 81.65% of the total employment. Government and government enterprises accounted for 16.72% of part-time and fulltime employment or 28,139 workers. State and local government employed 12.36% of the total workers or 20,807.

For the private sector in 1980, part-time and full-time employment in manufacturing increased to 25,699 workers, but declined to 18.70% of the total part-time and full-time private employment. Retail increased to 26,756 workers and remained stable as a percentage of the total at 19.47%. The service sector increased in numbers of workers to 36,847 workers, but increased as a percentage of the total private employment to 26.81%. The construction sector increased to 12,623 workers and 9.19%. Mining employed 1,221 workers or .89% of private employment.

By 1990, total part-time and full-time employment was 183,040 part-time and full-time workers. Wage and salary workers accounted for 87.57% of the total or 160,293 workers. Private employment increased to 152,188 workers and 83.14% of the workers. Government and government enterprises in total accounted for 15.70% of total employment or 28,735 workers. State and local government accounted for 21,419 workers or 11.70% of the total part-time and full-time employment.

Within the private employment sector, manufacturing declined in numbers to 23,253 workers and declined as a percentage of the total of private employment to 15.28%. The retail sector increased to 21.69% of the total private employment with 33,015 workers. The service sector also continued to gain as it increased to 49,155 workers or 32.30% of the total private employment. The construction segment declined marginally to 12,477 workers and as a percentage of the total, 8.20%. Mining employed 847 workers or .56% of private employment.

In 2000, total full-time and part-time employment reached 219,419 workers, and wage and salary workers constituted 86.29% of the employees. Private employment continued both its increase in terms of workers, 187,028 employed, and the increase as a percent of the total, 85.24%. Government and government enterprises increased the number of workers to 30,870 but declined as a percent of the total part-time and full-time employment to 14.07%. State and local government accounted for 11.45% of the total with 25,125 workers.

Within the private employment sector, manufacturing declined in terms of full-time and part-time workers to 20,305 and dramatically as a percent of the total private employment to 10.86%.

The service sector increased to 36.57% of the total private employment with 68,400 workers. The retail sector increased in terms of actual workers to 36,967, but declined as a percent of the total private employment to 19.77%. The construction sector made a strong rebound, increasing employment to 18,790 workers and accounting for 10.05% of private employment. Mining employed 920 workers or .49% of private employment.

In 2006, total full-time and part-time employment increased to 231,044 workers. Wage and salary workers declined to 82.53% of the total full-time and part-time workers, 190,677 workers. Private employment accounted for 85.48% of the total workers, 197,485 workers. Government and government enterprises increased to 32,078 workers, but declined in percentage terms to 13.88% of the total employment. State and local governments stayed almost even at 11.38% of total workers, but increased in numbers to 26,304 workers.

Within the private employment, manufacturing continued to decline in both the number of workers and as a percentage of the total private employment, 15,670 workers and 7.93%. The service sector increased to 91,129 workers or 46.14% of the total private employment. The retail sector declined significantly to 26,792 workers or 13.57% of the total private employment. The construction sector continued to increase to 20,858 workers and 10.56% of total private employment. Mining employed 763 workers or .39% of private employment.

As a percentage change, total employment increased a total of 90.59%, from 121,144 in 1970 to 231,044 in 2006. Wage and salary employment increased 74.83% over the entire period, from 109,066 workers to 190,677. Total private employment increased from 99,722 workers to 197,485 workers in 2006 or a total increase 98.04%. The employment in government and government enterprises increased 67.83%, from 19,113 in 1970 to 32,078 in 2006. State and local government employment increased 97.61% from 13,311 to 26,304.

By sector, over the total period 1970 to 2006, manufacturing employment declined 29.09%. Service employment increased 250.27%. Retail increased 38.10%. And construction increased 192.50%. Both the construction and service sector experienced significant upswings compared to the other sectors.

An analysis of the data by sub-period and sector allows for a more complete understanding of the growth patterns over time. From 1970 to 1980, total employment increased 38.84% from 121,224 to 168,302. Wage and salary employment increased 35.90% from 109,066 to 148,222. Private employment increased 37.81% from 99,722 to 137,426. Government employment increased 47.22% from 19,113 to 28,139 workers (Figure E.38 and Table E.20).

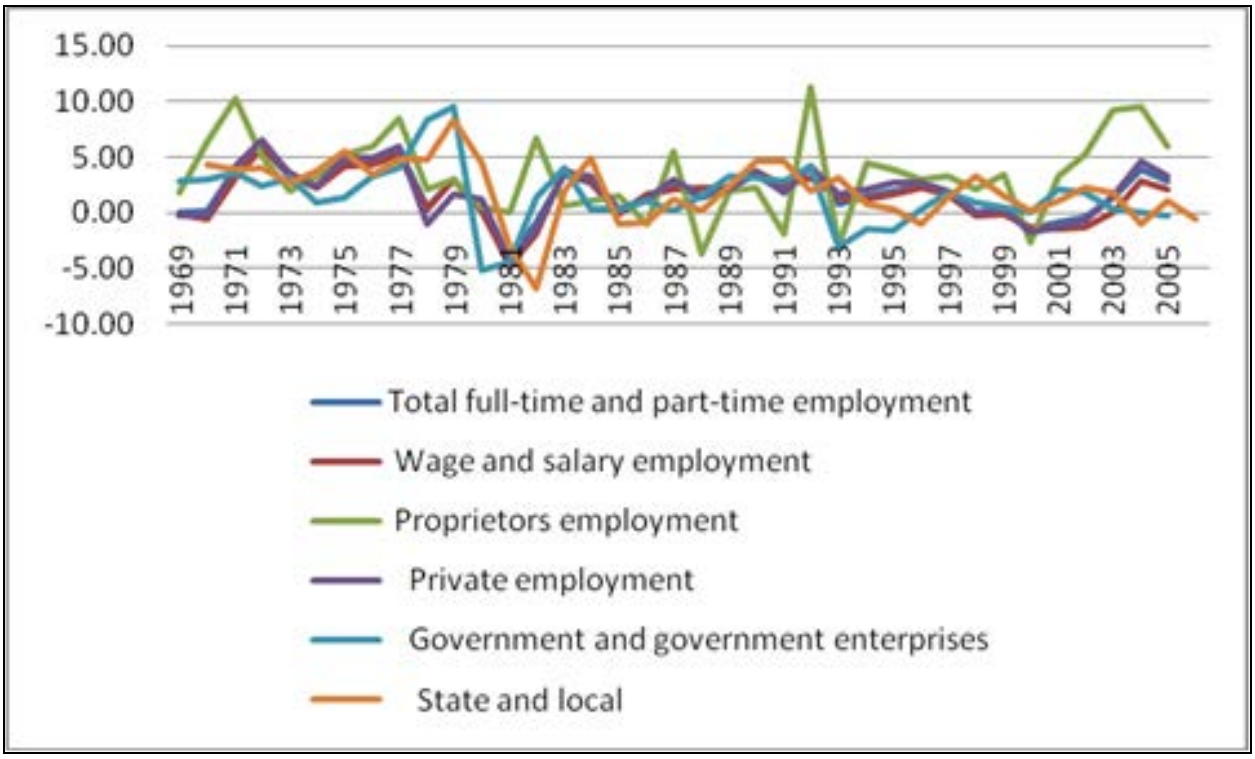

Figure E.38. Percentage Change in Employment by Major Area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.20.

Percentage Change in Total Employment by Major Area

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2001-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	38.84	8.76	19.87	6.92	90.59
Wage and salary employment	35.90	8.14	18.12	2.08	74.83
Proprietors employment	65.16	13.28	32.22	37.82	232.02
Private employment	37.81	10.74	22.89	7.49	98.04
Government and government enterprises	47.22	2.12	7.43	3.96	67.83
State and local	56.31	2.94	17.30	3.67	97.61

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Within the private employment, from 1970 to 1980, manufacturing employment increased 16.29% from 22,099 to 25,699. Retail employment increased 37.92% from 19,400 to 26,756. Service sector employment increased 41.63% from 26,017 to 36,847. And the employment in the construction sector increased 77.02% from 7,131 to 12,623 workers (Figure E.39 and Table E.21).

From 1980 to 1990, total employment increased 38.84% or from 168,302 to 183,040. Wage and salary workers increased 8.14% from 148,222 to 160,293. Private employment increased 10.74% from 137,426 to 152,188. Government employment increased 2.12% from 28,139 to 28,735 workers.

Across the different private employment sectors, employment declined 9.52% in manufacturing from 25,699 to 23,253. Retail increased 23.39% from 26,756 to 33,015. Service employment increased 33.40% from 36,847 to 49,155. The construction sector contracted with employment, falling 1.16% from 12,623 to 12,477.

From 1990 to 2000, overall employment increased by 19.87% from 183,040 to 219,419. Wage and salary employment increased 18.12% from 160,293 to 189,344. Private employment increased 22.89% from 152,188 to 187,028, while government increased 7.43% from 28,735 to 30,870.

Across sectors, manufacturing declined 12.68% from 23,253 workers to 20,305. In retail, employment increased 11.97% from 33,015 to 36,967. In the service sector, employment increased 39.15% from 49,155 to 68,400. And employment in the construction sector increased 50.60% from 12,477 to 18,790.

From 2000 to 2006, total employment increased 5.30% from 219,419 to 231,044. Wage and salary employment increased .7% from 189,344 to 190,677. Private employment increased 5.59% over the period from 187,028 to 197,485. Government employment increased from 30,870 to 32,078 or 3.91%.

When viewed by sector, manufacturing declined 22.83% from 20,305 to 15,670. Retail declined 27.52% from 36,967 to 26,792 workers. The service sector increased 33.23% from 68,400 to 91,129 workers. In the construction sector, employment increased 11.01% from 18,790 to 20,858.

Overall, employment increased most rapidly from 1970 to 1980 and from 1990 to 2000. This was the case across most segments of the local economy. In the most recent period, there have been limited gains with most segments flat or in decline.

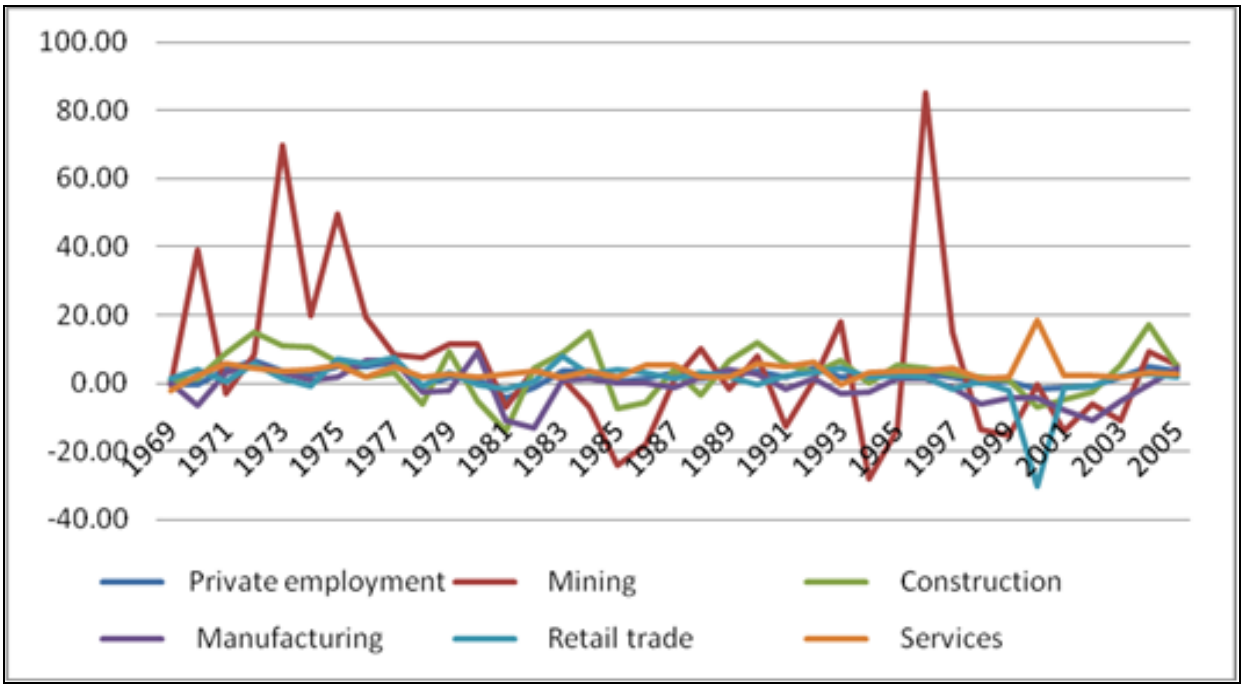

Figure E.39. Percentage Change in Total Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.21.

Percentage Change in Total Private Employment by Major Segment

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2001-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	38.84	8.76	19.87	6.92	90.59
Private employment	37.81	10.74	22.89	7.49	98.04
Mining	582.12	-30.63	8.62	-16.79	326.26
Construction	77.02	-1.16	50.60	19.55	192.50
Manufacturing	16.29	-9.52	-12.68	-19.26	-29.09
Retail trade	37.92	23.39	11.97	3.99	38.10
Services	41.63	33.40	39.15	12.48	250.27

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1970, total personal income in thousands of dollars measured in nominal terms for the Mobile MSA was $927,927. In 1980, it totaled $2,949,120. In 1990, total personal income was $5,503,878. By 2000, it reached $8,638,153. And in 2006, total personal income was $11,001,456 (Figure E.40).

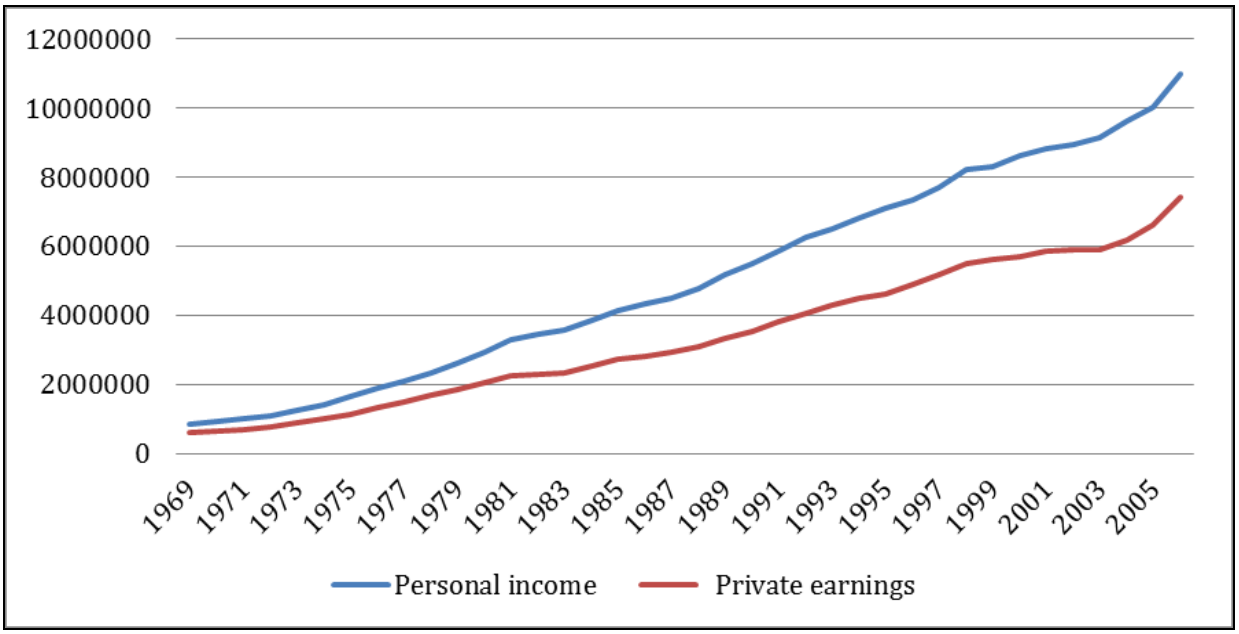

Figure E.40. Personal Income and Private Earnings. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

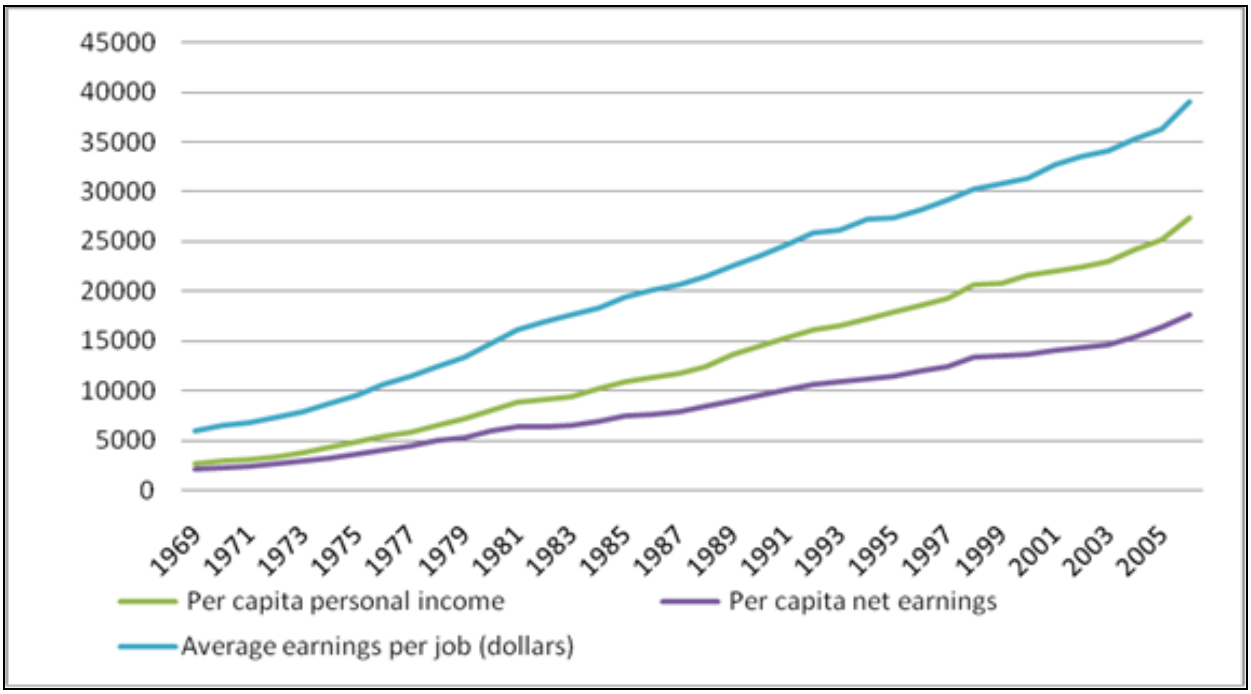

Figure E.41. Personal Income, Per Capita Income, Average Earnings per job – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.22.

Personal Income, Per Capita Income, Average Earnings per job – Nominal

	1970	1980	1990	2000	2006
Personal income	927927	2949120	5503878	8638153	11001456
Private earnings	659438	2045383	3535352	5703979	7430545
Per capita personal income	2915	8053	14516	21593	27360
Per capita net earnings	2268	5945	9582	13729	17661
Average earnings per job (dollars)	6462	14722	23590	31388	39042

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Private earnings measured in thousands of dollars reached $659,438 in 1970 and rose to $2,045,383 in 1980. By 1990, private earnings stood at $3,535,352. They reached $5,703,979 in 2000 and totaled $7,430,545 in 2006.

Per capita personal income was $2,915 in 1970, $8,053 in 1980, $14,516 in 1990, $21,593 in 2000, and $27,360 in 2006. In 1970, the average earnings per job were $6,462, but by 1980 this figure had risen to $14,722, and in 1990 it was $23,590. As of 2000, $31,388 was the figure for average earnings per job, and by 2006 it increased to $39,042 (Figure E.41 and Table E.22).

In 1970, total private earnings accounted for $659,438 or 71.07% of total personal income of $927,927 in the Mobile MSA. In terms of the contribution of each sector to total personal income, manufacturing accounted for $200,343 or 21.59% of total personal income in 1970. Construction accounted for 6.37% of total personal income, or $59,094. The retail and service sectors accounted for 10.37% and 12.63% of total personal income in 1970 or $96,215 and $117,917, respectively.

In 1980, total private earnings increased in dollar terms to $2,045,383, but declined as a percentage of total personal income to 69.36% of the $2,949,120 total. Manufacturing accounted for only 19.62% in 1980 or $578,661. Construction accounted for 6.99% of the total personal income or $206,184. The retail and service sector accounted for 9.17% and 14.20% of total personal income in 1980, $270,404 and $418,818, respectively.

In 1990, total private earnings accounted for $3,535,352 or 64.23% of the $5,503,878 in total personal income. The manufacturing sector accounted for 15.73% or $865,708 of personal income. Construction accounted for $295,360 or 5.37% of personal income. Retail accounted for 8.13% of personal income or $447,252. The service sector accounted for 19.77% of the total personal income or $1,088,223.

In 2000, total private earning totaled $5,703,979 or 66.03% of the total personal income in the Mobile MSA. The manufacturing sector generated $1,019,128 or 11.80% of the total personal income. Construction accounted for $624,592 or 7.23% of total personal income. The retail sector contributed $681,962 or 7.89% to the total while the service sector contributed $1,856,669 or 21.49% to the total.

By 2006, total private earnings accounted for $7,430,545 or 67.54% of the total personal income of $11,001,456. Manufacturing as a percentage of the total continued to decline to 9.043% or $ 994,749. Construction accounted for $782,506 of total personal income or 7.11%. Service income accounted for $2,712,291 or 24.65% of total personal income. Retail accounted for $703,875 or 6.40% of total personal income.

The government sector accounted for 12.65% of total personal income in 1970 or $117,422. In 1980, government accounted for 14.07% of total personal income or $414939. In 1990, it accounted for $746,562 or 13.56% of total personal income. By 2000, government accounted for $1,150,688 or 13.32% of personal income. And in 2006, government positions accounted for 14.22% of total personal income or $1,564,540 (Figure E.42 and Table E.23).

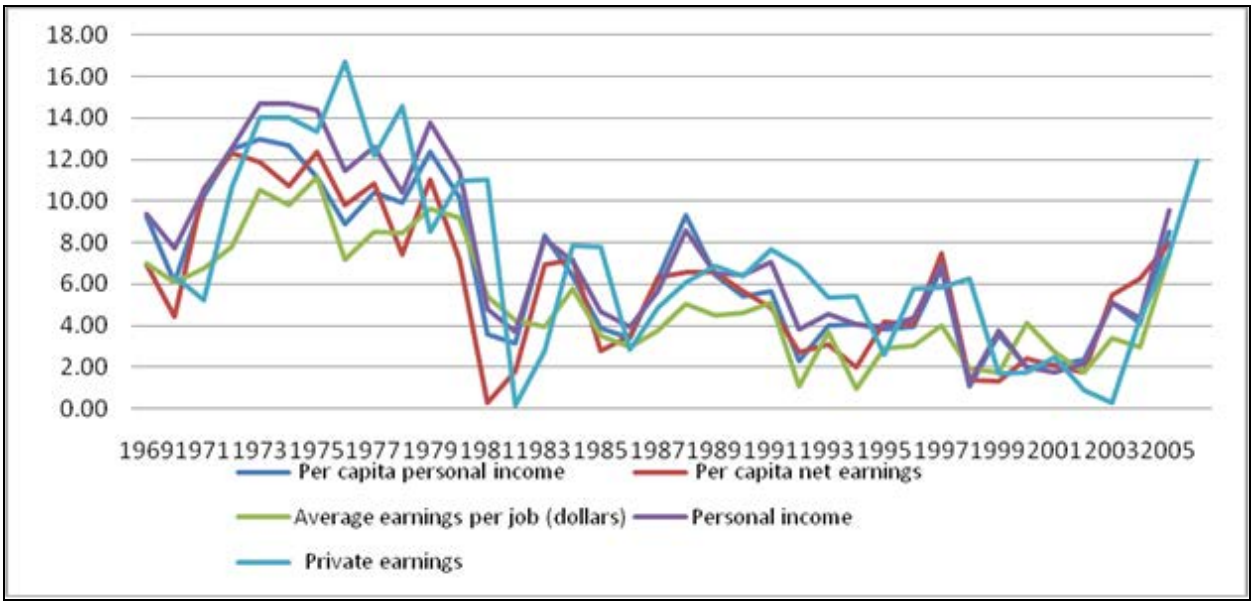

Figure E.42. Percent Change in Personal Income, Per Capita Income, Average Earnings per job – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.23.

Percent Change in Personal Income, Per Capita Income, Average Earnings per job – Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	217.82	86.63	56.95	27.36	1085.59
Private earnings	210.17	72.85	61.34	30.27	1026.80
Per capita personal income	176.26	80.26	48.75	26.71	838.59
Per capita net earnings	162.13	61.18	43.28	28.64	678.70
Average earnings per job (dollars)	127.82	60.24	33.06	24.39	504.18

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In terms of a percentage change in total personal income, from 1970 to 2006, total personal income increased 1,085% in the Mobile MSA from $927,927 to $11,001,456. From 1970 to 1980, total personal income increased 217.82% to $2,949,120. From 1980 to 1990, it increased 86.63% to $5,503,878. From 1990 to 2000, total personal income increased 56.95% to $8,638,153 and from 2000 to 2006 it increased 27.36%.

In terms of a percentage change, per capita personal income increased 838.59%, from $2,915 in 1970 to $27,360 in 2006. From 1970 to 1980, it increased 154% to $8,053. From 1980 to 1990, it increased 80.26% to $14,516. From 1990 to 2000, it increased 48.75% to $21,593. From 2000 to 2006, per capita personal income increased 26.71% to $27,360.

Average earnings per job increased 504.18%, from $6,462 in 1970 to $39,042 in 2006. From 1970 to 1980, average earnings per job increased 127.82% from $6,462 to $14,722. From 1980 to 1990, it increased 60.24% from $14,722 to $23,590. From 1990 to 2000, it increased 33.06% to $31,388. From 2000 to 2006, it increased 24.39% to $39,042.

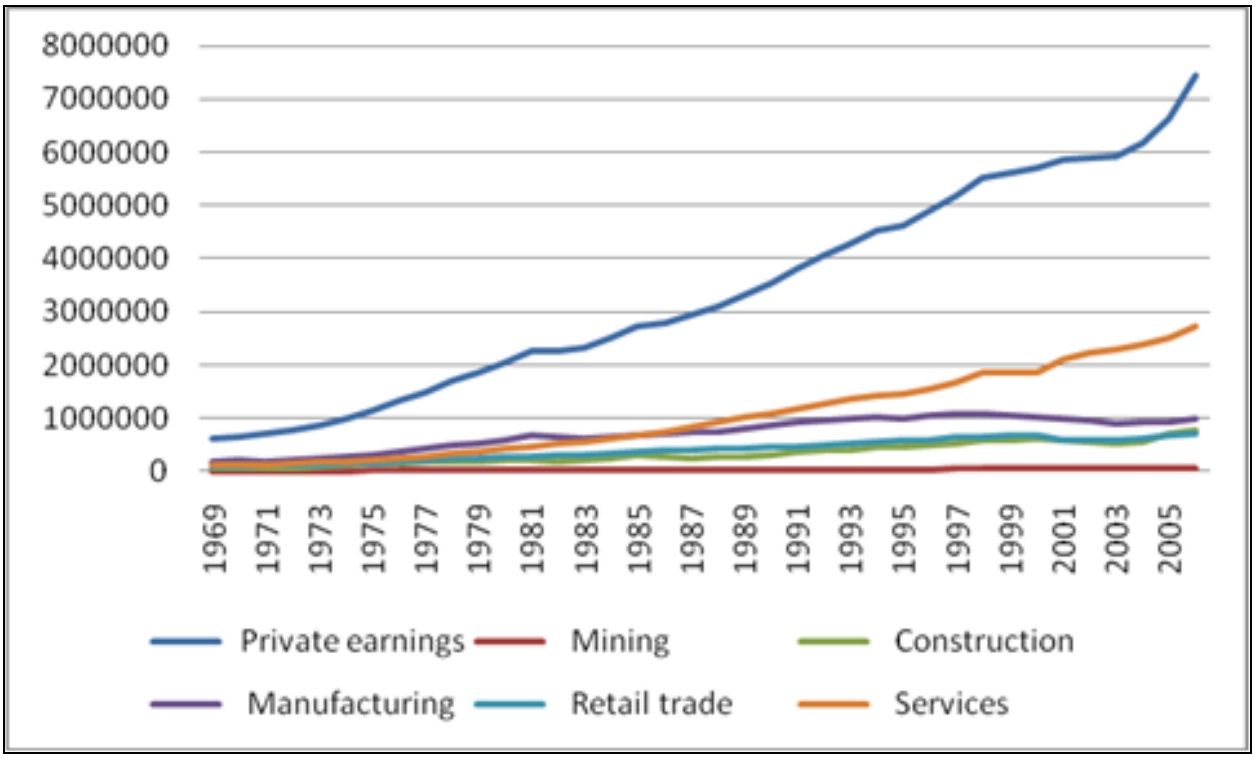

Figure E.43. Personal Income by Segment – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.24.

Personal Income by Segment – Nominal

	1970	1980	1990	2000	2006
Personal income	927927	2949120	5503878	8638153	11001456
Per capita personal income (dollars)	2915	8053	14516	21593	27360
Private earnings	659438	2045383	3535352	5703979	7430545
Mining	1303	26337	19560	46512	53974
Construction	59094	206184	295396	624592	782506
Manufacturing	200343	578661	865708	1019128	994849
Retail trade	96215	270404	447252	681962	703875
Services	117197	418818	1088223	1856669	2712291
Government and government enterprises	117422	414939	746562	1150688	1564540
State and local	85571	282381	535513	885640	495625

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

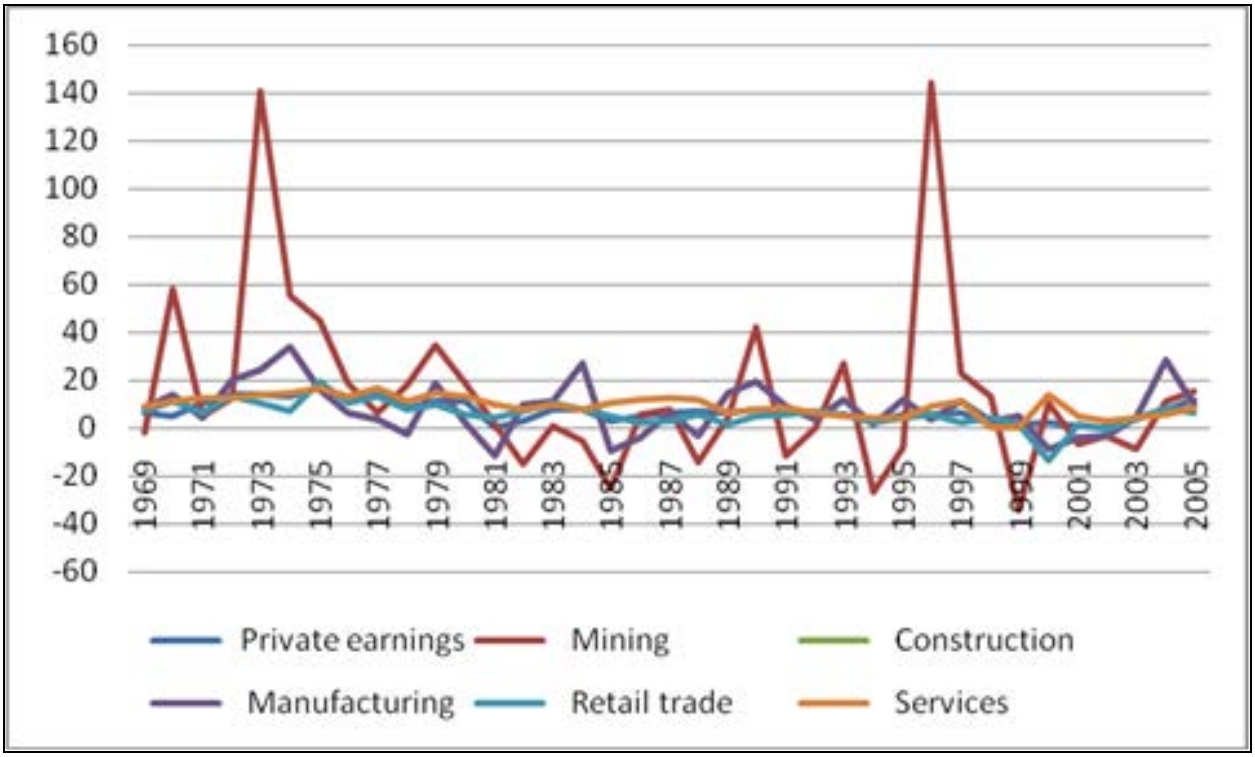

Figure E.44. Percent Change in Personal Income by Segment by Decade– Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.25.

Percent Change in Personal Income by Segment by Decade– Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	217.82	86.63	56.95	27.36	1085.59
Per capita personal income (dollars)	176.26	80.26	48.75	26.71	838.59
Private earnings	210.17	72.85	61.34	30.27	1026.80
Mining	1921.26	-25.73	137.79	16.04	4042.29
Construction	248.91	43.27	111.44	25.28	1224.17
Manufacturing	188.84	49.61	17.72	-2.38	396.57
Retail trade	181.04	65.40	52.48	3.21	631.56
Services	257.36	159.83	70.61	46.08	2214.30
Government and government enterprises	253.37	79.92	54.13	35.97	1232.41
State and local	230.00	89.64	65.38	-44.04	479.20

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table E.26.

Personal Income by Segment as a Percentage of Total Personal Income– Nominal

	1970	1980	1990	2000	2006
Personal income	100	100	100	100	100
Private earnings	71.07	69.36	64.23	66.03	67.54
Mining	0.14	0.89	0.36	0.54	0.49
Construction	6.37	6.99	5.37	7.23	7.11
Manufacturing	21.59	19.62	15.73	11.80	9.04
Retail trade	10.37	9.17	8.13	7.89	6.40
Services	12.63	14.20	19.77	21.49	24.65
Government and government enterprises	12.65	14.07	13.56	13.32	14.22
State and local	9.22	9.58	9.73	10.25	4.51

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Private earnings increased 1,026.8%, from $659,438 in 1970 to $7,430,545 in 2006. From 1970 to 1980, private earnings increased 210.17% to $2,045,383. From 1980 to 1990, private earnings increased 72.85% to $3,535,352. From 1990 to 2000, private earnings increased 61.34% from $3,535,352 to $5,703,979. From 2000 to 2006, private earnings increased 30.27% to $7,430,545.

By sector, personal income increased at varying rates. For example, in the manufacturing sector, total personal income grew by 396.57% from 1970 to 2006. From 1970-1980, it increased 188.8%. From 1980-1990, it increased 49.6%. From 1990 to 2000, it increased 17.72%. And finally, from 2000 to 2006, it decreased 2.38% (Figures E.43-E.44 and Tables E.24-E.26).

In the construction sector, personal income increased 1,224.17% over the period 1970 to 2006. However, across sub-periods the changes, while upward trending, were erratic. From 1970 to 1980, personal income in construction increased 248.91%. However, from 1980 to 1990, it only increased 43.27%. From 1990 to 2000, it increased at a rate of 111.44%. Yet, from 2000 to 2006, it increased by only 25.28%.

In retail, the total increase during 1970-2006 was 631.56%. From 1970 to 1980, personal income in retail increased 181%. From 1980 to 1990, it increased 65.4%. From 1990 to 2000, personal income in the retail sector increased 52.48% and increased again from 2000 to 2006 a modest 3.21%.

In services, total personal income increased 2,214.3% from 1970 to 2006. From 1970 to 1980, it increased 257.36%. From 1980 to 1990, personal income in services increased 159.8%. It increased 70.6% from 1990 to 2000. From 2000 to 2006, services income has increased 46.1%.

Finally, in the government sector, personal income increased 1,232.41%. From 1970 to 1980, personal income in the government sector increased 253.37%. From 1980 to 1990, it increased 79.9%. From 1990 to 2000, it increased 54.13%. From 2000 to 2006, it increased 35.97%.

Overall, the Mobile MSA has experienced a substantial increase in the nominal average earnings and personal income across a wide array of sectors. Despite the wide variation in growth rates and the significant decline in the percentage contribution of some sectors to the overall employment, the personal income aspect and average wages have continued to rise in nominal terms.

During the study period 1970-2006, the U.S. economy experienced significant increases in the general price level, inflation, as measured by the Consumer Price Index (CPI) for Urban Consumers and all goods. Overall, from 1970 to 2006, the price index increased 339.5% measured in terms of dollars for January 1, 1970 (CPI=100, inflation adjustment is 1.00). The most pronounced episode of inflation occurred during the period 1970-1980, when prices increased 118.59% or an average of 8.13% per year (Figures E.45-E.46 and Tables E.27-E.28). Several factors were responsible for the rapid increase in prices during this period. Two of the major factors were the impact of the oil embargoes on the U.S. economy and, perhaps more significantly, the extremely accommodative monetary policy pursued by the U.S. Federal Reserve Open Market Committee during this time.

Over the period 1980-1990, the total increase in prices eased somewhat in that the CPI increased a total of 54.7% from the level in 1980. This is an average annual increase of 4.46% per year. It is worth noting that while the average increase was only 4.46%, there were price increases in 1981, 1988, 1989 and 1990 that topped 5% per year.

From 1990-2000, the CPI increased by 30.9% from 1990 levels or an average of 2.7% per year. The 2000 to 2006 period has seen an increase in the CPI of 15.6% or an average 2.45% per year.

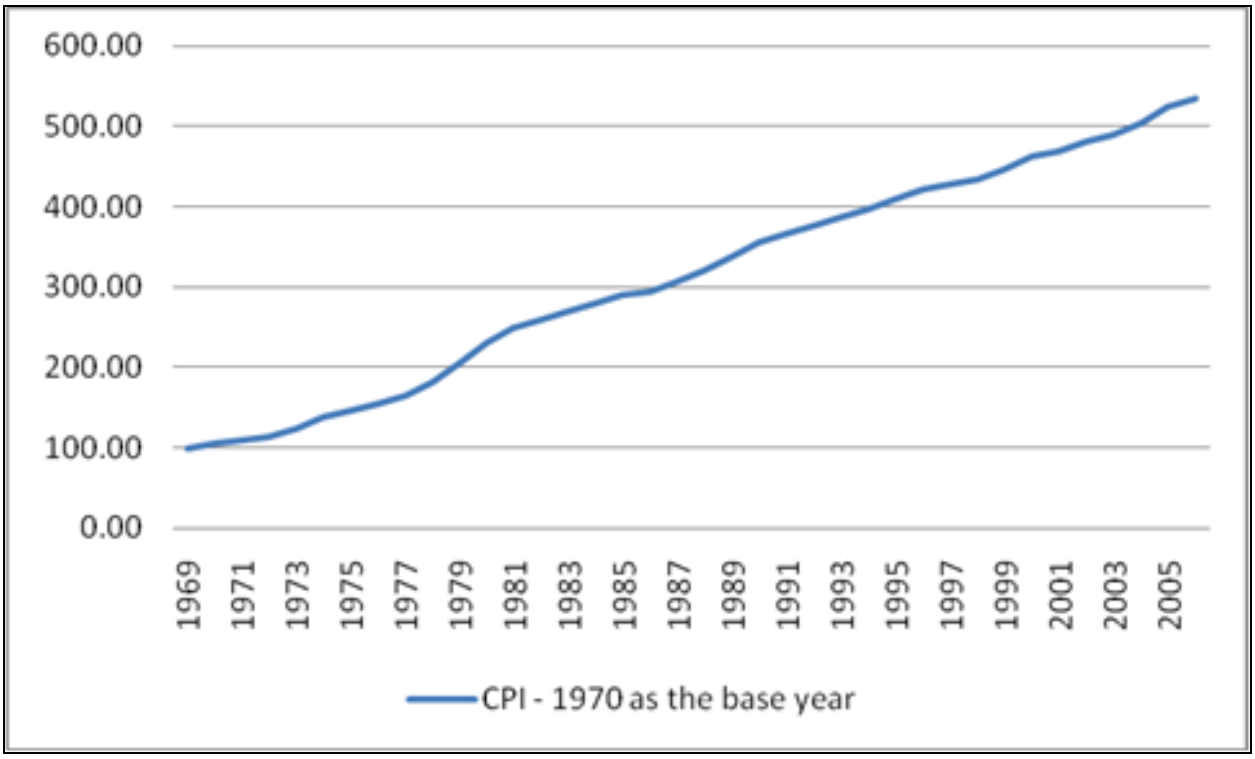

Figure E.45. CPI -January 1, 1970 base year. Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.27.

CPI -January 1, 1970 Base Year

1970	1980	1990	2000	2006
105.29	230.16	356.08	463.23	535.49

Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

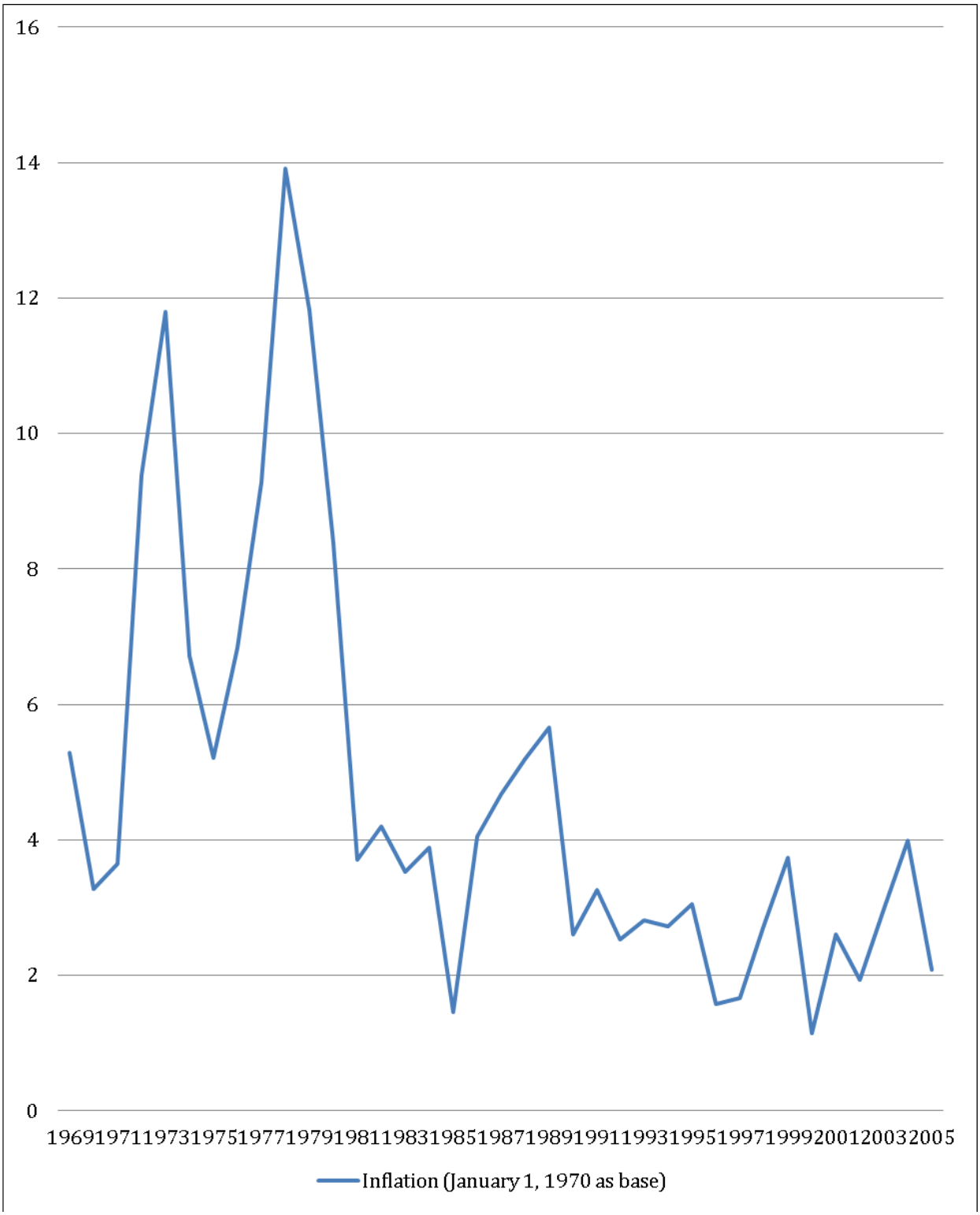

Figure E.46. Percent Change in the CPI (January 1, 1970 base). Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.28.

Percent Change in the Price Index by Decade

Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
118.59	54.71	30.09	15.60	408.58

Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of income and earnings for workers across different industries, this period of rapid price increases resulted in very large increases of their "nominal or unadjusted" wages, which is clearly shown in the tables and charts for income of workers in total and on a per capita basis. In order to separate the effect of increasing activity within the different industry sectors and the impact of the inflation on wages, "real or inflation adjusted" income and growth rates will be presented for each study area in addition to the nominal figures. This should provide a clear analysis of the real wage growth in the various industry sectors and study areas over time in terms of constant dollars, a base level of January 1, 1970.

In the Mobile MSA, the real total personal income in 1970 was $881,297.5, measured in thousands of dollars based on January 1, 1970 dollars. In 1980, real total personal income was $1,281,341 or a real increase of 45.39% over the 1970 level. In 1990, real total personal income increased to $1,545,665.6 or an increase of 20.63% in real terms. By 2000, real total personal income was $1,864,775.46, reflecting a real increase of 20.65%. In 2006, real total personal income was $2,054,457, a real increase of 10.17%. Overall, from 1970 to 2006, real total personal income increased 133.12% or an average of 2.3% real increase in total income per year (Figure E.47 and Table E.29).

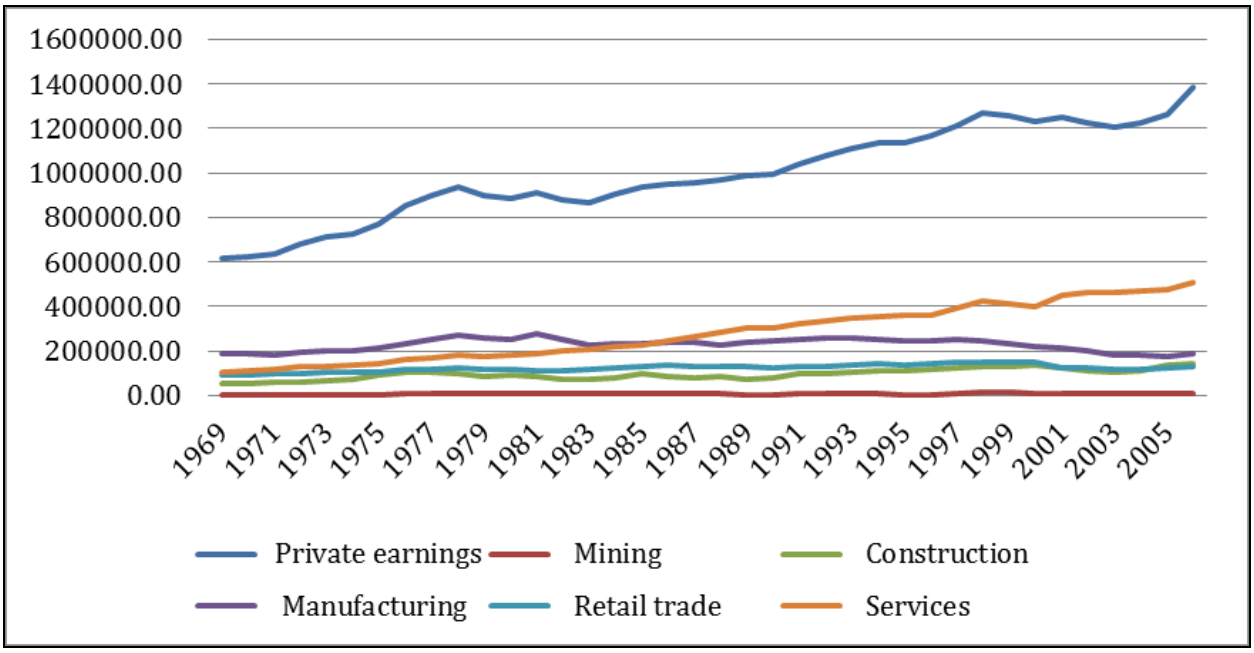

Figure E.47. Personal Income by Segment – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.29.

Personal Income by Segment – Real

Economic Analysis - Real	1970	1980	1990	2000	2006
Inflation adjustment factor	1.05	2.30	3.56	4.63	5.35
Personal income	881297.50	1281341.79	1545665.59	1864775.46	2054457.34
Per capita personal income	2768.52	3498.89	4076.56	4661.42	5109.32
Private earnings	626300.41	888683.65	992840.31	1231355.83	1387610.67
Mining	1237.52	11442.97	5493.08	10040.85	10079.33
Construction	56124.45	89583.39	82956.68	134834.82	146128.40
Manufacturing	190275.51	251418.23	243118.59	220005.93	185782.21
Retail trade	91380.08	117485.88	125602.72	147219.67	131444.53
Services	111307.70	181969.20	305607.95	400811.47	506504.43
Government and government enterprises	111521.40	180283.84	209658.57	248406.66	292168.66
State and local	81270.95	122689.68	150389.24	191188.99	217930.96

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Real per capita personal income increased 84.55%, from $2,768.52 in 1970 to $5,109.32 in 2006. Much like real total personal income, the largest increase in real per capita personal income, 26.38%, occurred from 1970 to 1980. From 1980 to 1990, real per capita income increased 16.51% from $3,499 to $4,076. From 1990 to 2000, real per capita income increased

14.35% from $4,076 to $4,661. From 2000 to 2006, real per capita income increased 9.61%, reaching $5,109 (Figures E.48-B.49 and Table E.30).

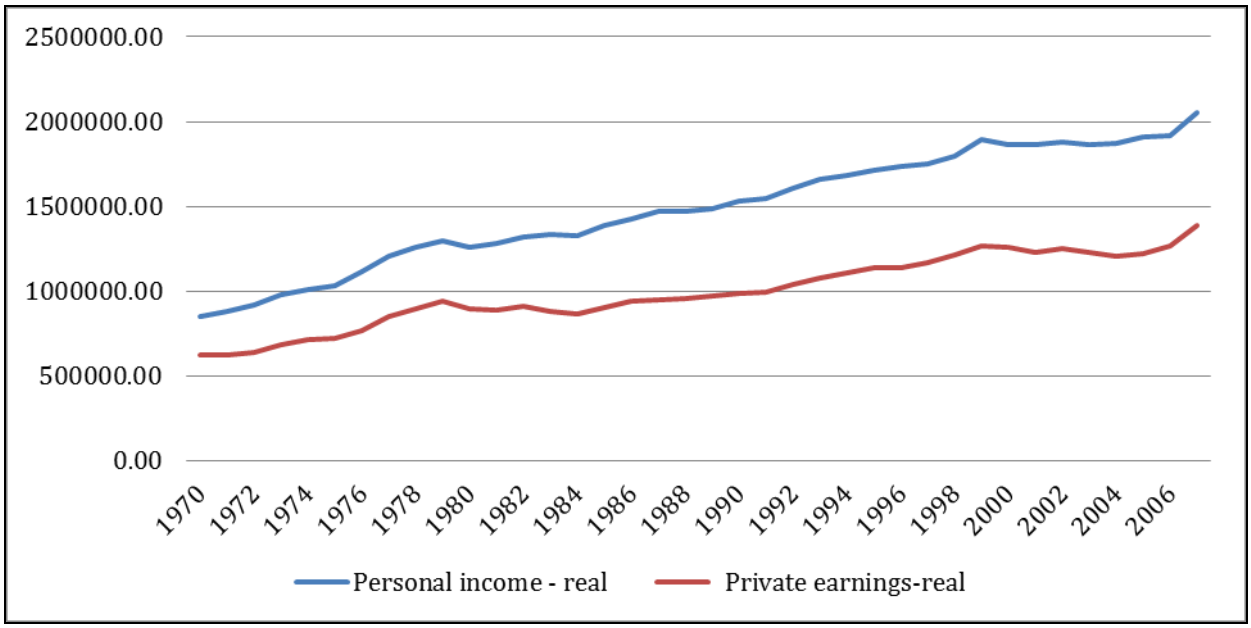

Figure E.48. Personal Income and Private Earnings– Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Figure E.49. Personal Income, Per Capita Income, Average Earnings per job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.30.

Personal Income, Per Capita Income, Average Earnings per job – Real

Economic Analysis on Real Variables	1970	1980	1990	2000	2006
Inflation adjustment factor	1.05	2.30	3.56	4.63	5.35
Personal income - real	881297.50	1281341.79	1545665.59	1864775.46	2054457.34
Per capita personal income -real	2768.52	3498.89	4076.56	4661.42	5109.32
Per capita net earnings -real	2154.03	2583.00	2690.93	2963.77	3298.09
Average earnings per job (dollars) -real	6137.28	6396.46	6624.83	6775.94	7290.86

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real average earnings per job increased 18.79%, from $6,137.28 in 1970 to $7,290.86 in 2006. From 1970 to 1980, the real average earnings per job increased 4.22%, from $6,137.28 in 1970 to $6,396.46 in 1980 for the Mobile MSA. From 1980 to 1990, the real average earnings per job increased 3.57% from $6,396.46 to $6,624.83. From 1990 to 2000, the real average earnings per job increased 2.28% from $6,624.33 to $6,775.94. From 2000 to 2006, the real

average wage per job increased 7.6% from $6,775.94 to $7,290.86 (Figure E.50 and Table E.31). The real average wage outpaced inflation for the four sub-periods from 1970 to 2006. While it did stay ahead of inflation in these periods, the gains were not as significant as the nominal measures would lead one to believe. This becomes very apparent when considering the growth in the average real average.

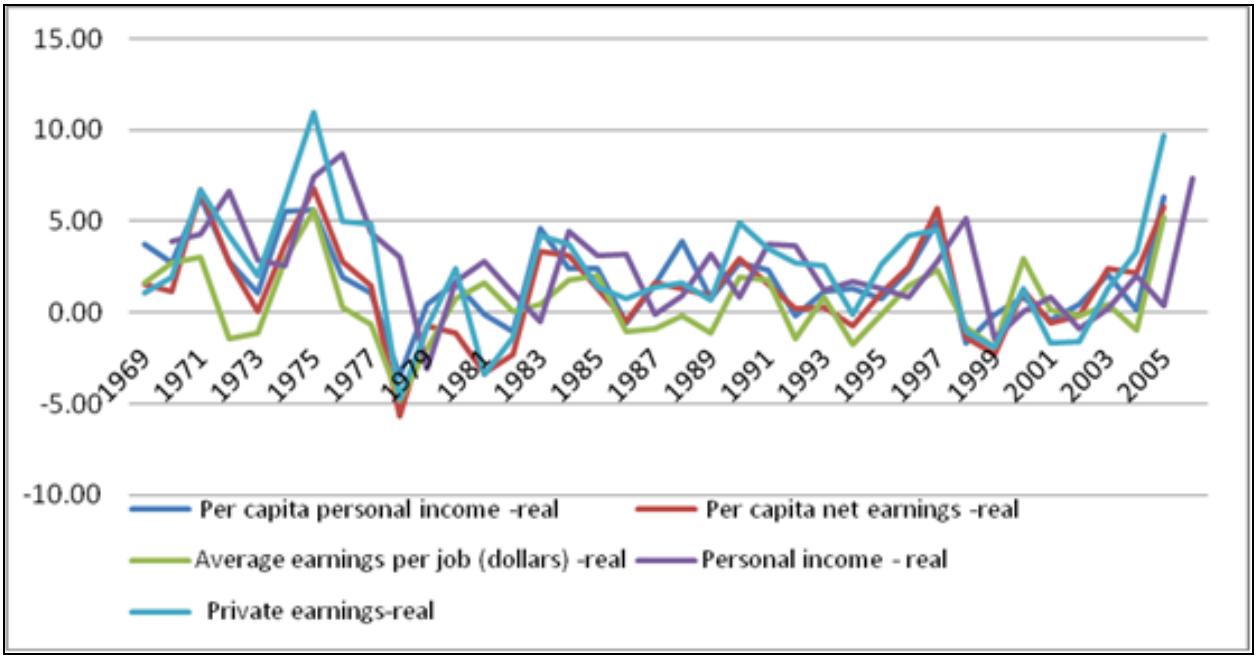

Figure E.50. Percent Change in Personal Income, Per Capita Income, Average Earnings per job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.31.

Percent Change in Personal Income, Per Capita Income, Average Earnings per job – Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Inflation adjustment factor	118.59	54.71	30.09	15.60	408.58
Personal income - real	45.39	20.63	20.65	10.17	133.12
Private earnings - real	45.31	11.72	24.02	12.69	121.56
Per capita personal income - real	26.38	16.51	14.35	9.61	84.55
Per capita net earnings -real	19.91	4.18	10.14	11.28	53.11
Average earnings per job (dollars) - real	4.22	3.57	2.28	7.60	18.80

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real private earnings in the Mobile MSA increased 121.56% over the study period, from $626,300 in 1970 to $1,387,610.67 in 2006 based on 1970 dollars. This is an average growth of 2.17% per year. The 1970 to 1980 period was an increase of 41.89%, while the 1980 to 1990 period experienced an increase of 11.72% from the 1980-level in real terms. From 1990 to 2000, the real value of private earnings increased 24.02% from the 1990-level of $992,840. The final sub-period, 2000 to 2006, saw an increase in real terms of 12.69%.

Across the different sectors, there was considerable variation in the growth rates of real income. In manufacturing, the total increase in real personal income was -2.36% from 1970 to 2006. From 1970 to 1980, real personal income in the manufacturing sector increased 32.13%. From 1980 to 1990, it decreased 3.3%. From 1990 to 2000, real personal income decreased another 9.51% from the 1990-level. From 2000 to 2006, manufacturing real personal income decreased 15.56% (Figures E.51 – E.52 and Tables E.32 – E.33).

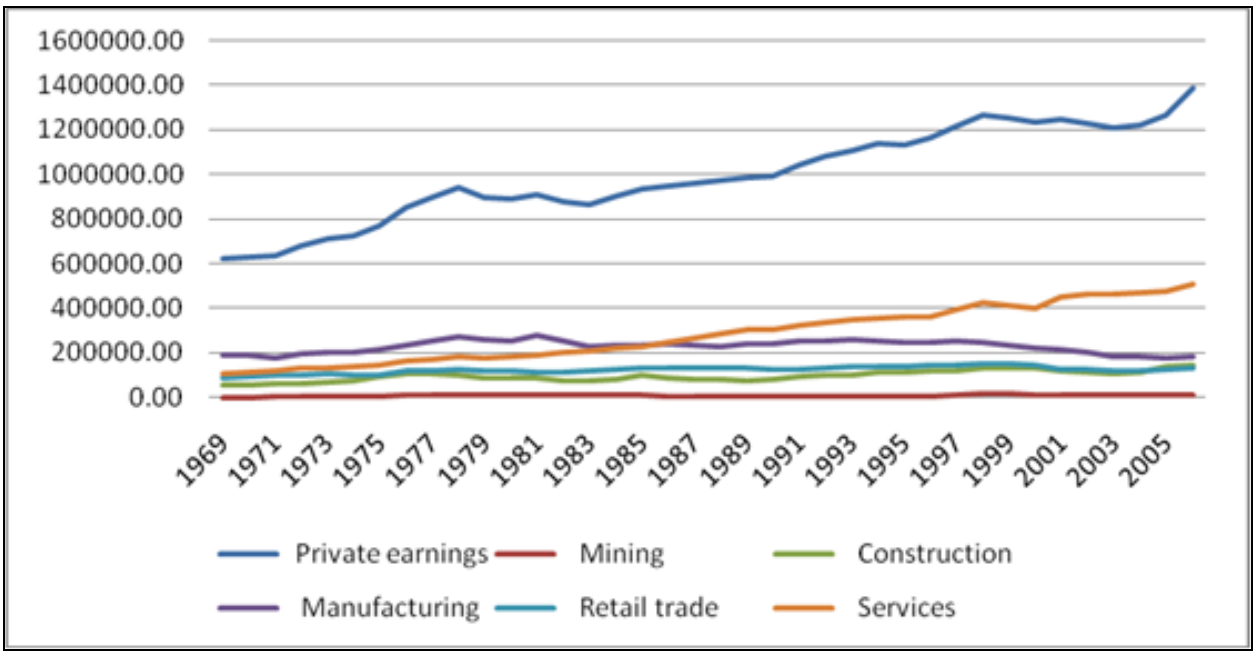

Figure E.51. Personal Income by Segment – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.32.

Personal Income by Segment – Real

Economic Analysis - Real	1970	1980	1990	2000	2006
Inflation adjustment factor	1.05	2.30	3.56	4.63	5.35
Personal income	881297.50	1281341.79	1545665.59	1864775.46	2054457.34
Per capita personal income	2768.52	3498.89	4076.56	4661.42	5109.32
Private earnings	626300.41	888683.65	992840.31	1231355.83	1387610.67
Mining	1237.52	11442.97	5493.08	10040.85	10079.33
Construction	56124.45	89583.39	82956.68	134834.82	146128.40
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Retail trade	91380.08	117485.88	125602.72	147219.67	131444.53
Services	111307.70	181969.20	305607.95	400811.47	506504.43
Government and government enterprises	111521.40	180283.84	209658.57	248406.66	292168.66
State and local	81270.95	122689.68	150389.24	191188.99	217930.96

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

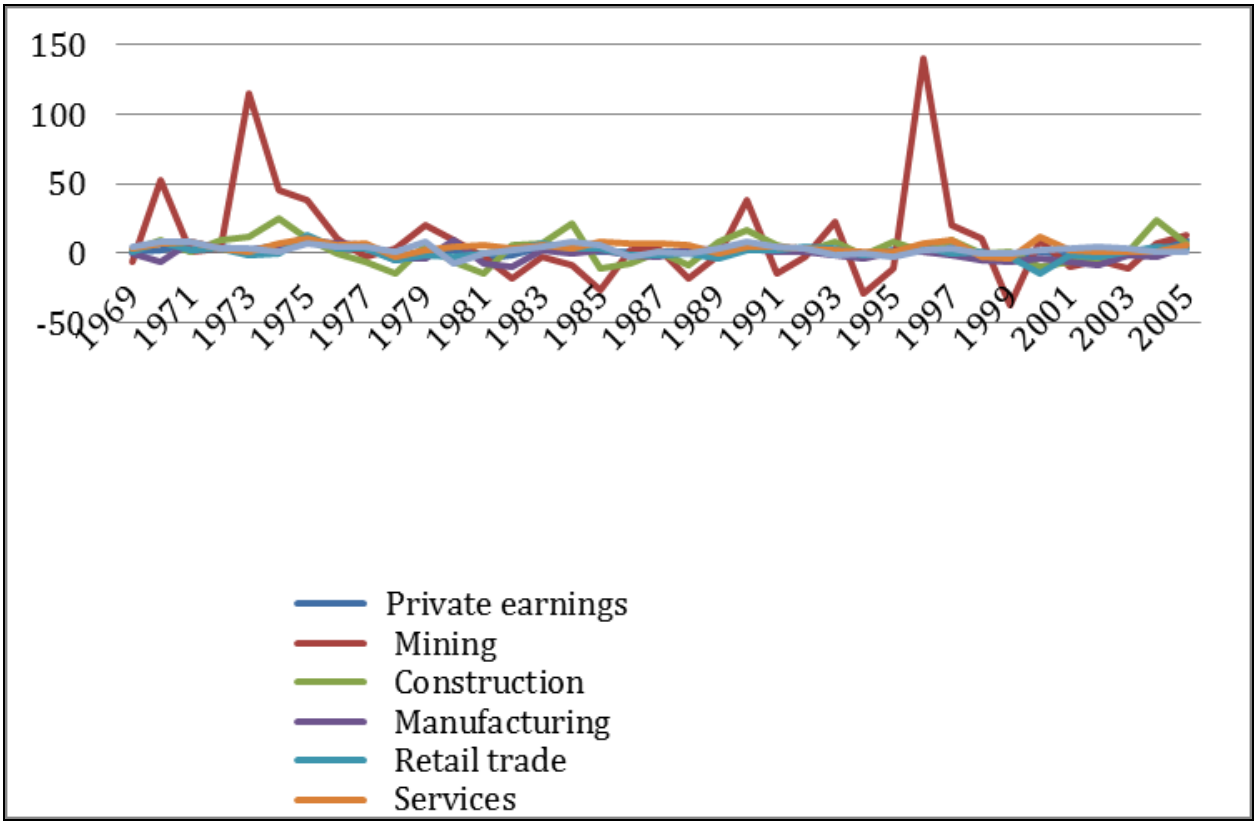

Figure E.52. Percent Change in Personal Income by Segment by Decade– Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table E.33.

Percent Change in Personal Income by Segment by Decade– Real

Economic Analysis - Real	Percent change 1970-1980	Percent change 1980-1990	Percent change 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	45.39	20.63	20.65	10.17	133.12
Per capita personal income (dollars)	26.38	16.51	14.35	9.61	84.55
Private earnings	41.89	11.72	24.02	12.69	121.56
Mining	824.67	-52.00	82.79	0.38	714.48
Construction	59.62	-7.40	62.54	8.38	160.36
Manufacturing	32.13	-3.30	-9.51	-15.56	-2.36
Retail trade	28.57	6.91	17.21	-10.72	43.84
Services	63.48	67.94	31.15	26.37	355.05
Government and government enterprises	61.66	16.29	18.48	17.62	161.98
State and local	50.96	22.58	27.13	13.99	168.15

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In the construction sector, real personal income increased 160.36%, from $56,124 in 1970 to $146,128 in 2006. From 1970 to 1980, personal income increased 59.62%, from $56,124 in 1970 to $89,583 in 1980. Real personal income in the construction sector decreased -7.40% from $89,583 in 1980 to $82,956 in 1990. From 1990 to 2000, real personal income in construction increased 62.54% from $82,956 to $134,834. From 2000 to 2006, real income increased 8.36% from $134,834 to $146,128.

In retail, real personal income increased 43.84%, from $91,380 in 1970 to $131,444 in 2006. From 1970 to 1980, retail real income increased 28.57% to $117,485. From 1980 to 1990, retail real income increased 6.91% to $125,602. From 1990 to 2000, the real income in the retail sector increased 17.21% from $125,602 to $147,219. From 2000 to 2006, real income in the sector declined 10.72% to $131,444.

In the service sector, total real personal income increased 355.05%, from $111,307 in 1970 to $506,504 in 2006. The largest period of growth was from 1970 to 1980, where it increased 63.48% to $181,969. From 1980 to 1990, it increased 67.94% to $305,607. From 1990 to 2000, real personal income within the service sector increased 31.15% to $400,811. From 2000 to 2006, real income in the service sector increased 26.37% to $506,504. It should be noted that the largest gain in aggregate real income, 355%, occurred in the service sector for the Mobile MSA.

The public or government sector experienced a total increase in real personal income of 161.98%, from $111,521.40 in 1970 to $292,168 in 2006. From 1970 to 1980, real income increased 61.66%, from $111,521.40 to $180,283.84 in 1980. From 1980 and 1990, it increased 16.29% to $209,658. From 1990 to 2000, real income increased 18.48% to $248,406. From 2000 to 2006, real income in the government sector increased 17.62% from $248,406 to $292,168.66.

In summarizing the growth in wages in the Mobile MSA over the period 1970 to 2006, as like the other study areas, much of the increase in nominal income has been a result of inflationary pressure during the 1970s. The nominal total personal income in the Mobile MSA

increased 1,085.59% from 1970 to 2006. However, when adjusted for the 408% increase in the general price level, this implies only a 133.12% total "real" increase, which implies an annual average growth of only 2.31% in real terms over the period 1970 to 2006 compared to the 6.91% nominal increase. While this does suggest that income in general out-paced inflation over the period, the results on a sector-by-sector basis vary significantly by the different sub-periods. Based on the figures in the above tables, real income growth in some sectors, such as construction and services, clearly outpaced inflation over the study frame. Other sectors, such as manufacturing, experienced negative real income growth as a sector. Additionally, when viewed in terms of per capita income and average earnings per job, the growth rates in real terms tended to be much more modest than the nominal counterparts.

APPENDIX F. SOUTHEAST JACKSON COUNTY

From 1970-2007, Jackson County's population increased 47.8%, from 87,975 in 1970 to an estimated 130,098 in 2007. Jackson County grew every year from 1970 to 1978, but consistently lost population from 1979 to 1990. Jackson County increased 34.1% in the 1970s, decreased 2.4% in the 1980s, increased 14.6% in the 1990s, and decreased 1.3% from 2000-2007. The population decline from 2000-2007 is the product of a one-year 4.7% decline in 2006 in the aftermath of Hurricane Katrina (Tables F.1-F.2 and Figure F.1).

Table F.1.

Population of Communities Within Jackson County

	Gautier	Moss Point	Ocean Springs	Pascagoula	Escatawpa
1970	-	19,308	9,631	27,471	-
1980	8,917	18,998	14,504	29,318	5,367
1990	10,088	17,837	14,658	25,899	3,902
2000	16,855	15,832	17,258	26,164	3,566
2001	16,813	15,600	17,230	26,005	-
2002	16,617	15,374	17,199	25,767	-
2003	16,567	15,182	17,277	25,681	-
2004	16,698	15,149	17,512	25,565	-
2005	16,641	14,944	17,555	24,862	-
2006	15,917	14,304	16,800	23,266	-
2007	16,091	14,210	17,258	23,446	-
2008	16,306	13,951	17,149	23,609	-

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table F.2.

Growth Rate by Decade for Jackson County

Decade Growth Rate	Jackson Total Population	Jackson Male Population	Jackson Male Workforce
1970s	0.9%	46.9%	33.4%
1980s	-3.6%	-0.4%	-4.4%
1990s	5.0%	17.7%	15.5%
2000s	-3.8%	-4.4%	-2.0%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

Overall, from 1970 to 2007, the population growth of Jackson County (47.8%) exceeded the population growth of Mississippi (31.7%). Yet the population changes are not uniform. For the period of 1980 to 2000, Escatawpa decreased 33.6%, but Gautier increased 31%. From 1970-

2003, Pascagoula decreased 5.6%, while the suburbs increased 75.7%. For the entire period of 1970 to 2008, Pascagoula's population went down 14.1% and Moss Point's declined 27.7%. The proportion of the Jackson County population that is male shrunk from 50.4% of the population in 1970 to 49.2% in 2007, though the overall male population increased 44.4%, from about 44,320 in 1970 to an estimated 60,002 in 2007. Like the overall population in Jackson County, decreases in the male population occurred in the 1980s and 2000s.

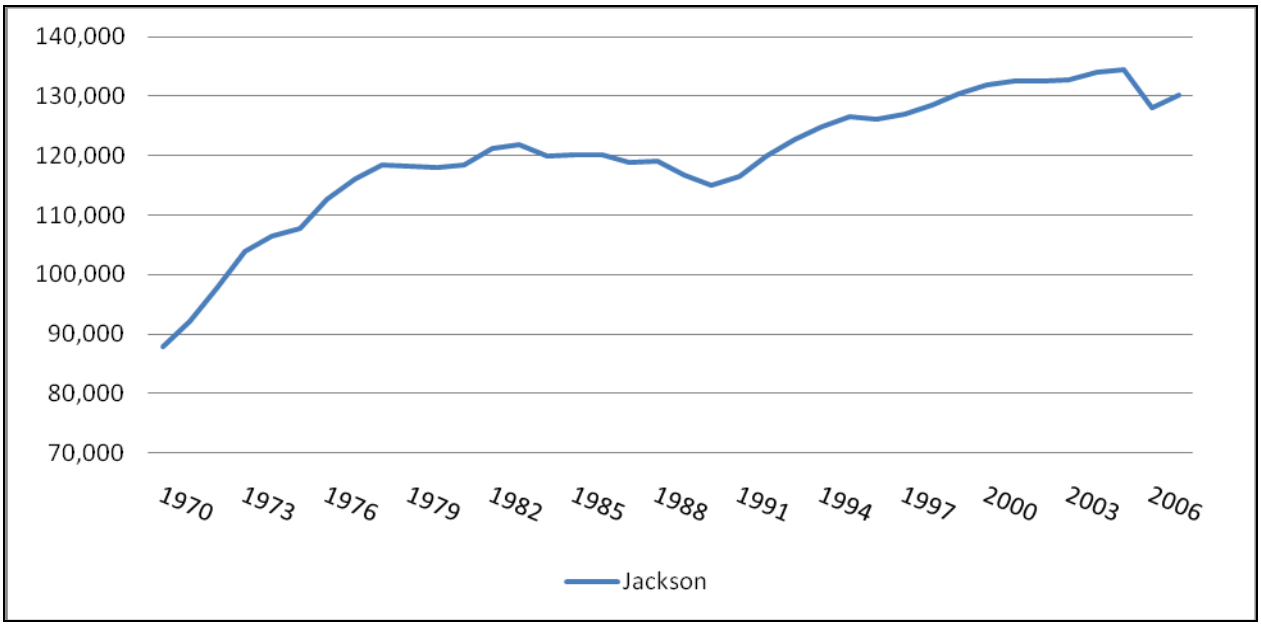

Figure F.1. Population of Jackson County. Source: U.S. Census Bureau, Population Estimates, County.

Jackson County's population changes track with changes in manufacturing employment. In the decades manufacturing employment declined, the population of Jackson County declined. In the decades manufacturing employment increased, the population of Jackson County increased. The relationship between shipbuilding employment and the population of Jackson County is less clear. Shipbuilding employment in 2000 was up from 1990 and the population of Jackson County increased as well; however, shipbuilding employment declined every year from 1992-1998 and no such concomitant decrease occurred in Jackson County or Pascagoula.

In general, southeast Jackson County has a robust workforce. The working aged male population grew from 21,017 in 1970 to an estimated 34,605 in 2007, peaking at 36,721 in 1999. The proportion of the population that is working aged male increased from 23.9% in 1970 to 26.6% in 2007. From 1998 to 2007, the largest proportion of the working aged male population was men between the ages of 40-49. From 2000-2007, the entire male population under the age of 50 decreased. Presently, the fastest growing groups in Jackson County are men over the age of 50 (Figures F.2 – F.3).

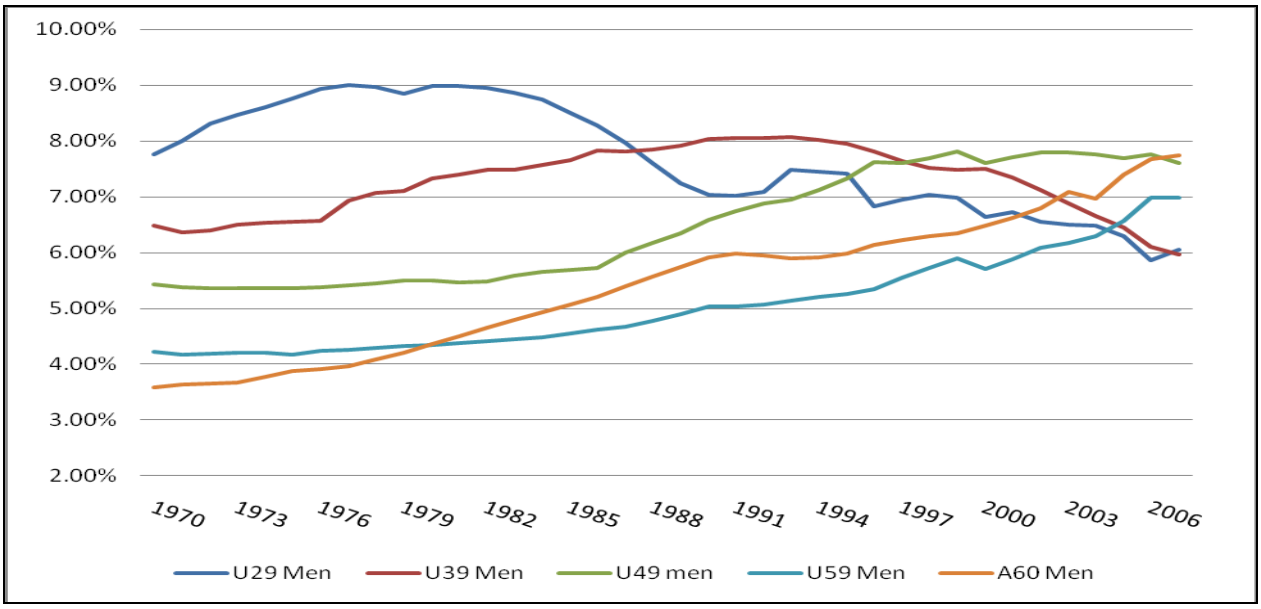

Figure F.2. Jackson County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

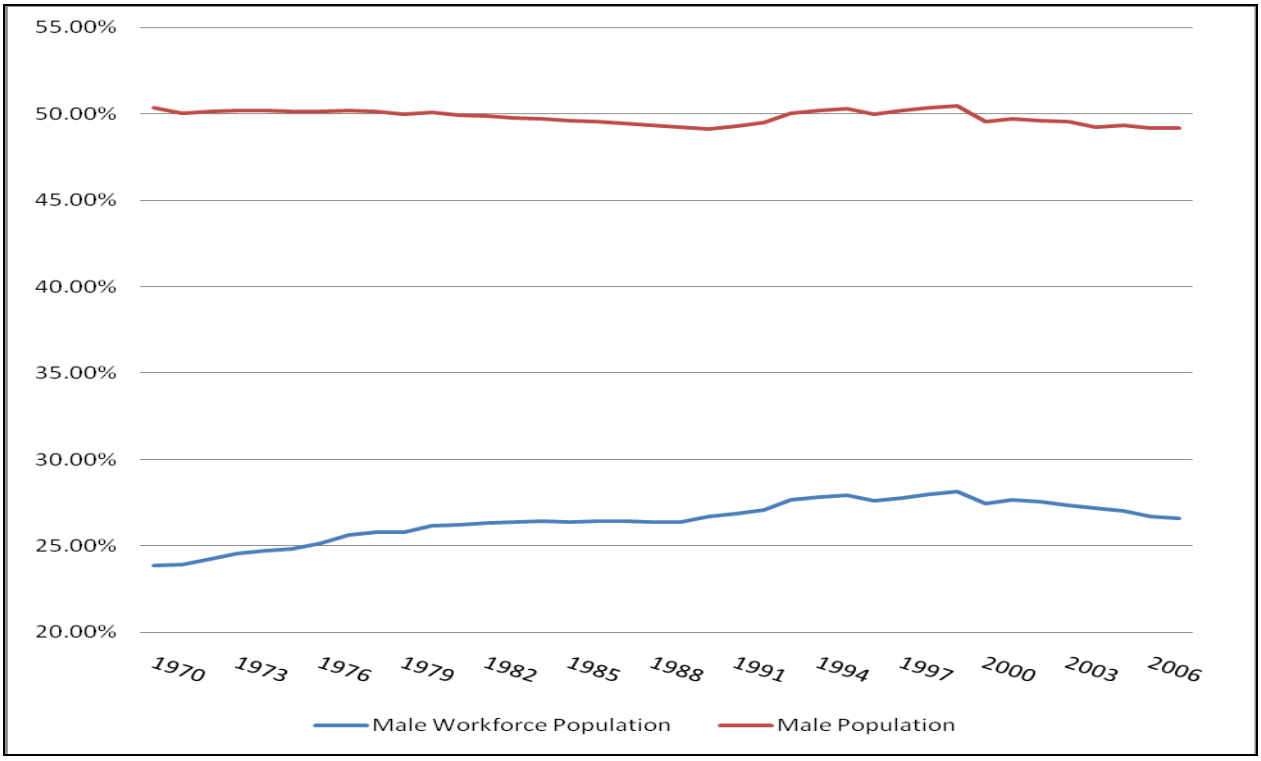

Figure F.3. Jackson County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table F.3.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	MSA	Pascagoula	Suburbs	Moss Point	Gautier	Escatawpa
1980	80.6	81.0	80.4	34	85.6	92.2
1990	79.2	76.4	79.9	34	74.7	90.4
2000	76.0	65.2	78.3	28	66.2	80.0
2005	77.0	-	-	-	-	-
2007	77.0	65.1	-	-	-	-
Black, Non-Hispanic						
1980	17.5	16.6	17.8	65	12.1	6.5
1990	19.0	21.4	18.4	65	24.3	9.4
2000	19.3	28.8	17.2	70	27.5	17.6
2005	19.8	-	-	-	-	-
2007	20.8	33.7	-	-	-	-
Other Races, Non-Hispanic						
1980	0.7	1.0	0.7	0.1	0.9	0.5
1990	1.0	1.0	1.0	0.4	0.5	0.0
2000	2.7	2.1	2.8	1	3.1	1.9
2005	2.6	-	-	-	-	-
2007	2.7	1.0	-	-	-	-
Hispanic						
1980	1.2	1.4	1.1	1	1.5	0.9
1990	0.8	1.2	0.8	0.5	0.5	0.2
2000	2.1	3.9	1.7	1	3.2	0.6
2005	2.5	-	-	-	-	-
2007	2.9	-	-	-	-	-
Foreign Born Population						
1970	1.2	1.0	1.3	0.6	-	-
1980	1.6	1.4	1.6	0.8	1.7	0.7
1990	1.3	1.1	1.4	0.4	1.6	0.4
2000	2.5	3.4	2.3	0.7	2.3	0.7
2005	2.2	-	-	-	-	-
2007	2.7	3.2	-	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Domestic migration increased through the 1990s; during that decade, an average of 960 more people per year entered Jackson County than left (Figure F.5). However, from 2000-2007, an average of 674 more people per year left Jackson County than entered. In addition, the county's birth rate declined 24.8% from 1981-2007 (Figure F.6). Thus, population declines are the result

of declining birth rates and people moving out of the MSA; the decline was ameliorated somewhat by international migration (Table F.4 and Figure F.4).

Table F.4.

Net International Migration

	Jackson
1991	31
1992	46
1993	43
1994	23
1995	34
1996	37
1997	50
1998	40
1999	32
2000	75
2001	129
2002	-7
2003	-305
2004	296
2005	88
2006	207
2007	87

Source: U.S. Census Bureau, Population Estimates, Net International Migration

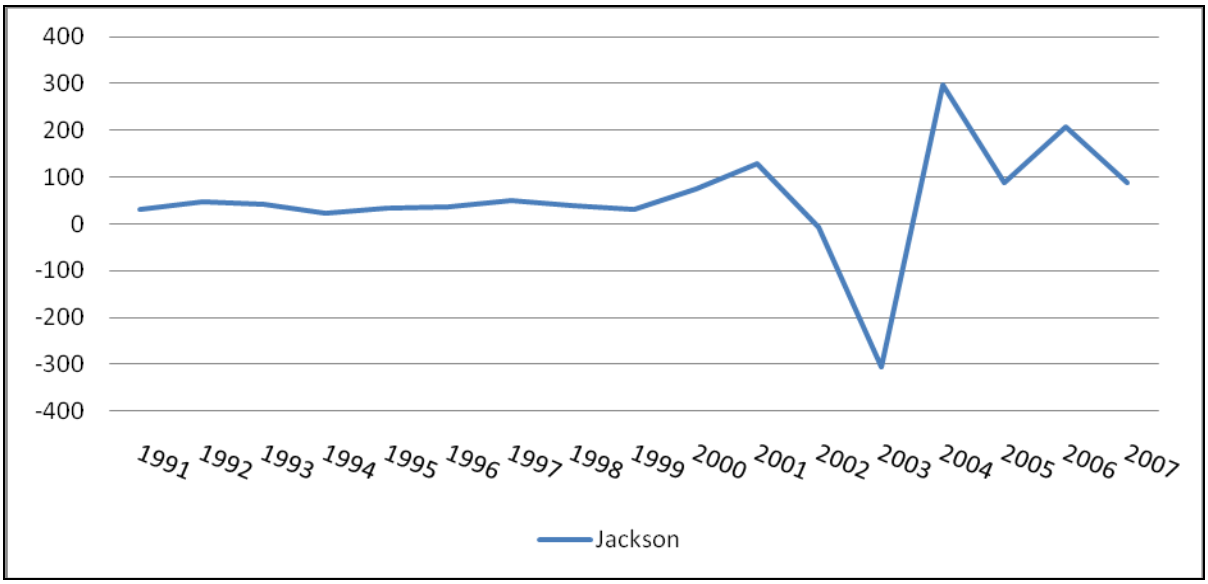

Figure F.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

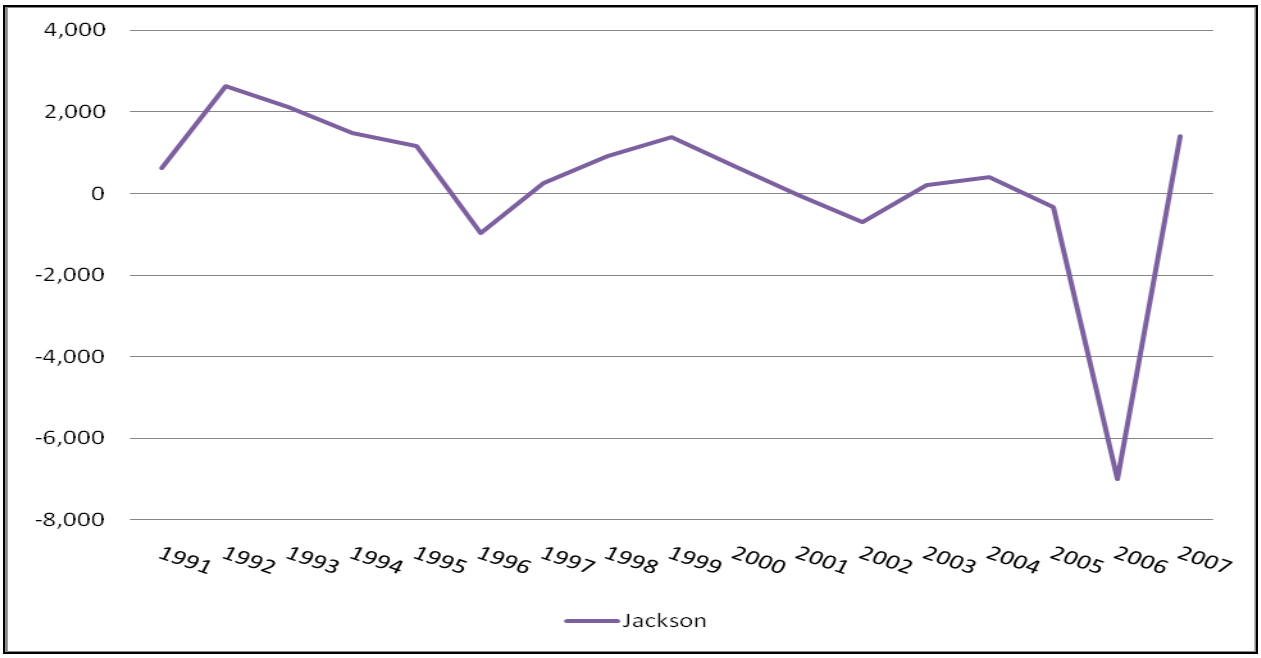

Figure F.5. Net Domestic Migration for Jackson County. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

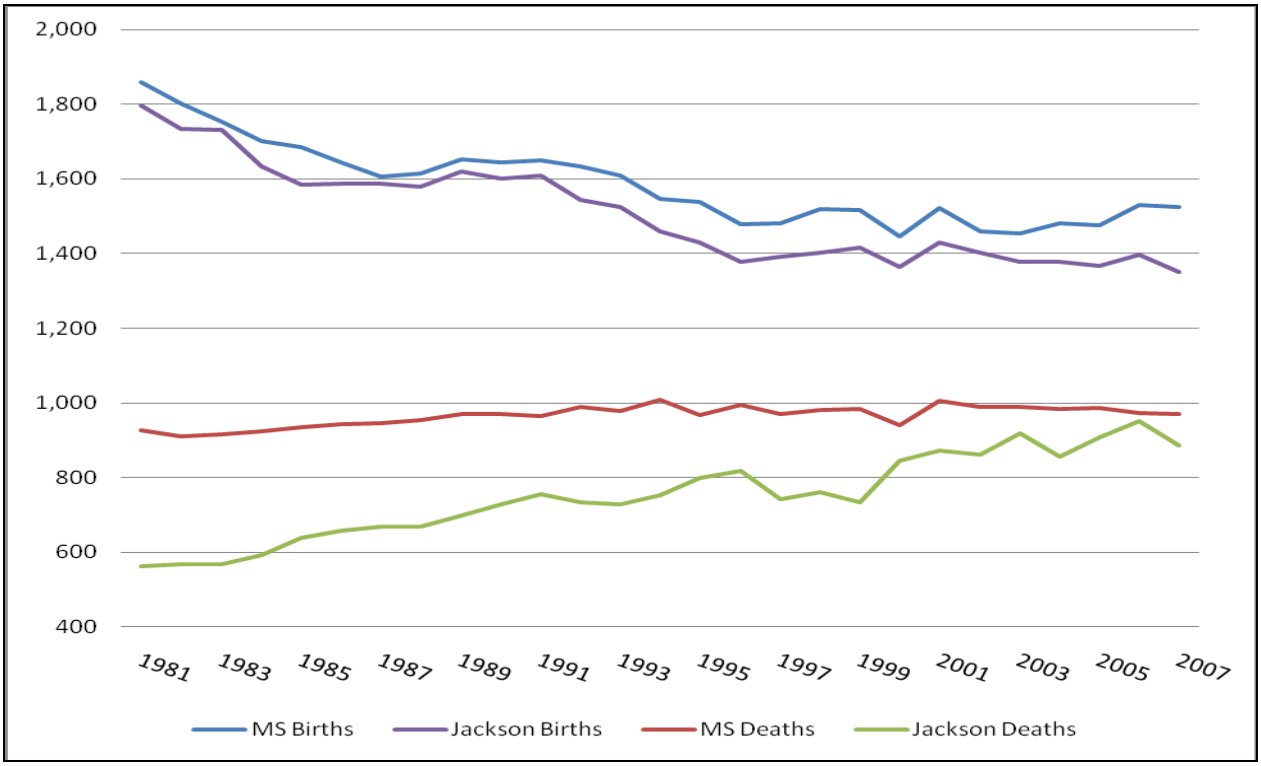

Figure F.6. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

Table F.5.

Family Composition as a Percent of the Population

Married Couples	MSA	Pascagoula	Suburbs	Moss Point	Gautier	Escatawpa
1970	89.3	87.1	90.0	86.9	-	-
1980	82.5	76.6	84.0	71.4	79.6	87.2
1990	77.2	67.5	79.5	66.3	69.6	74.1
2000	70.4	56.8	73.2	53.9	63.9	68.4
2005	63.9	-	-	-	-	-
2007	65.7	50.8	-	-	-	-
Single Parent						
1970	10.7	12.9	10.0	13.1	-	-
1980	17.5	23.4	16.0	28.6	20.4	12.8
1990	22.8	32.5	20.5	33.7	30.4	25.9
2000	29.6	43.2	26.8	46.1	36.1	31.6
2005	36.1	-	-	-	-	-
2007	34.3	49.2	-	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

As of 2007, Mississippi's median income was $36,424 and Jackson County's median income was $43,411—a difference of about $7,000. Jackson County's median income increased 46% in the 1990s, but increased only 12% from 2000-2007 because of declines in 2000 and 2001. From 1979-1999, the proportion of people with incomes in the lowest 20th national percentile and upper 20th national percentile generally remain unchanged in the Pascagoula MSA, though the region saw a large increase in the proportion of incomes in the lowest 20th percentile and a decrease in the proportion of those with incomes in the middle 60th percentile in the 1980s. That was decade of incredible economic stagnation for the Pascagoula MSA; both real median family incomes and real household incomes also declined across the MSA during the decade. The economic impacts were not experienced equally across the region. The proportion of people in Moss Point with incomes in the lowest 20th percentile increased from 20.8% to 30.5%, while those in the upper 20th percentile decreased from 11.6% to 8.7%. The proportion of people with incomes in the middle 60th percentile also decreased in Moss Point from 67.6% to 60.7%. As of 1999, the proportion of people living in the lowest 20th income percentile was higher in Moss Point and the city of Pascagoula than the rest of the MSA. The lowest proportion of incomes in the lowest 20th percentile (16.2%) and the highest proportion of those in the middle 60th percentile (71%) and upper 20th percentile (12.9%) are in Escatawpa; in 1999, Escatawpa had the highest real median family income and highest real household income in the Pascagoula MSA. As of 2007, the median income for the Pascagoula MSA was 49,080, but the median income for the principal city of Pascagoula was $36,258 (Figures F.7 – F.8 and Table F.6).

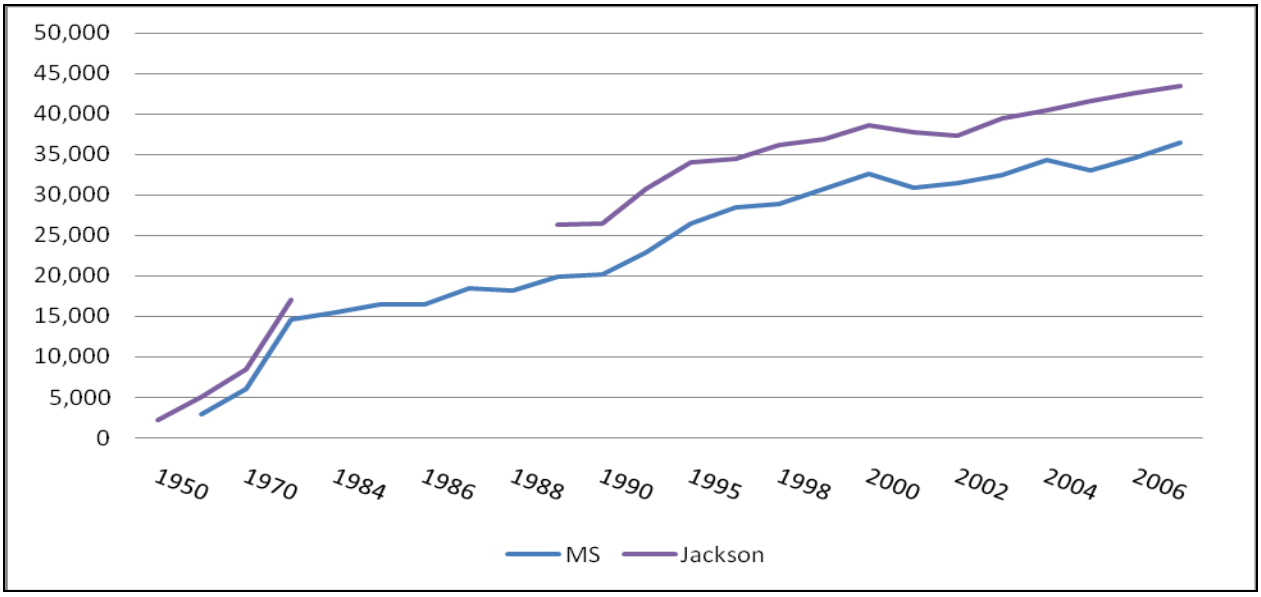

Figure F.7. Median Income of Jackson County. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

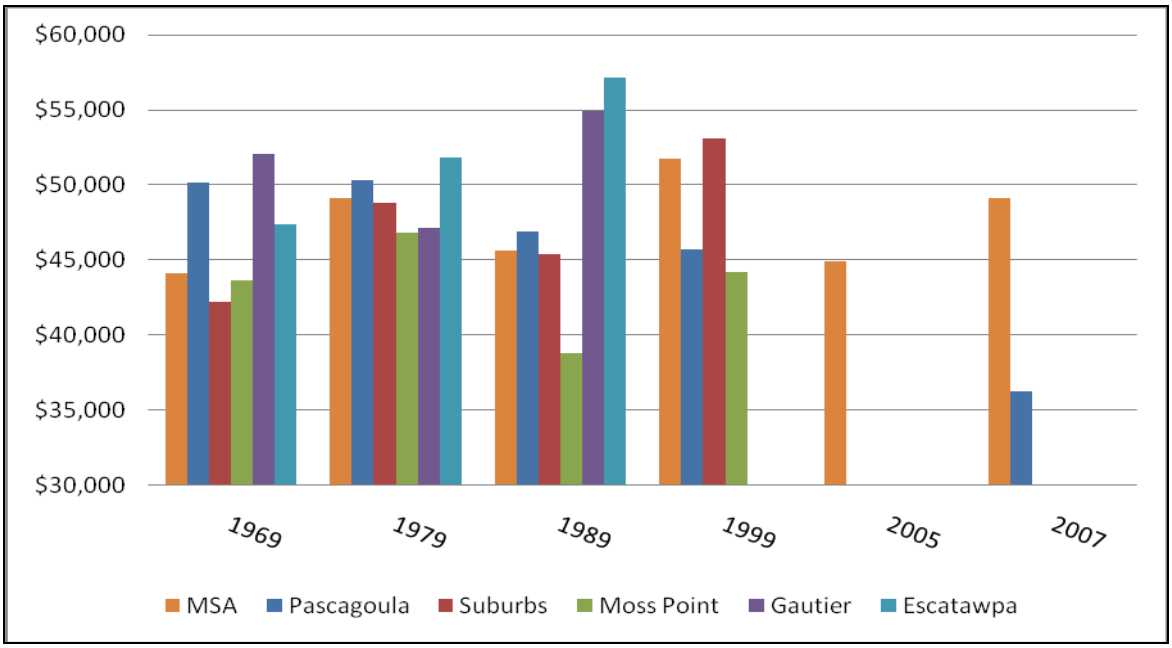

Figure F.8. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

From 1989 to 2007, the total number and proportion of people living below the poverty line decreased in the state of Mississippi; however, the same cannot be said for Jackson County. The proportion of those living below the poverty line decreased from 15.4% to 14.8%, but the total number increased 7%. Poverty is not equitably distributed in the area, as the proportion of those below the poverty line has been higher in city Pascagoula and Moss Point, but lower in Escatawpa, Gautier, and the suburbs of Pascagoula. Until 1998, Moss Point had the highest proportion of those below the poverty line in the MSA, with a poverty rate consistently 8-9% higher than the rest of the MSA. Since 1998, Pascagoula has had the highest proportion of people living below the poverty line, peaking at an estimated 24.1% in 2003. Escatawpa has had the lowest proportion of people living below the poverty line, with an estimated 8.7% in 1999. In 2003, the proportion of people living below the poverty line was 24.1% in Pascagoula and 22.1% in Moss Point, but only 13.3% in the suburbs and 14.8% in Gautier (Figures F.9.a – F.9.b). The 1990s saw some economic recovery in the region, and the proportion of those living below the poverty line declined for all communities, except for the city of Pascagoula. Since 2000, the proportion of those living below the poverty line has subsequently increased; it peaked in 2006 at 15.8% after a low of 12.9% in 2000. The first decrease since 2000 occurred in 2007. As described, the period of 2000-2007 was an economic roller coaster for Jackson County and the Pascagoula MSA.

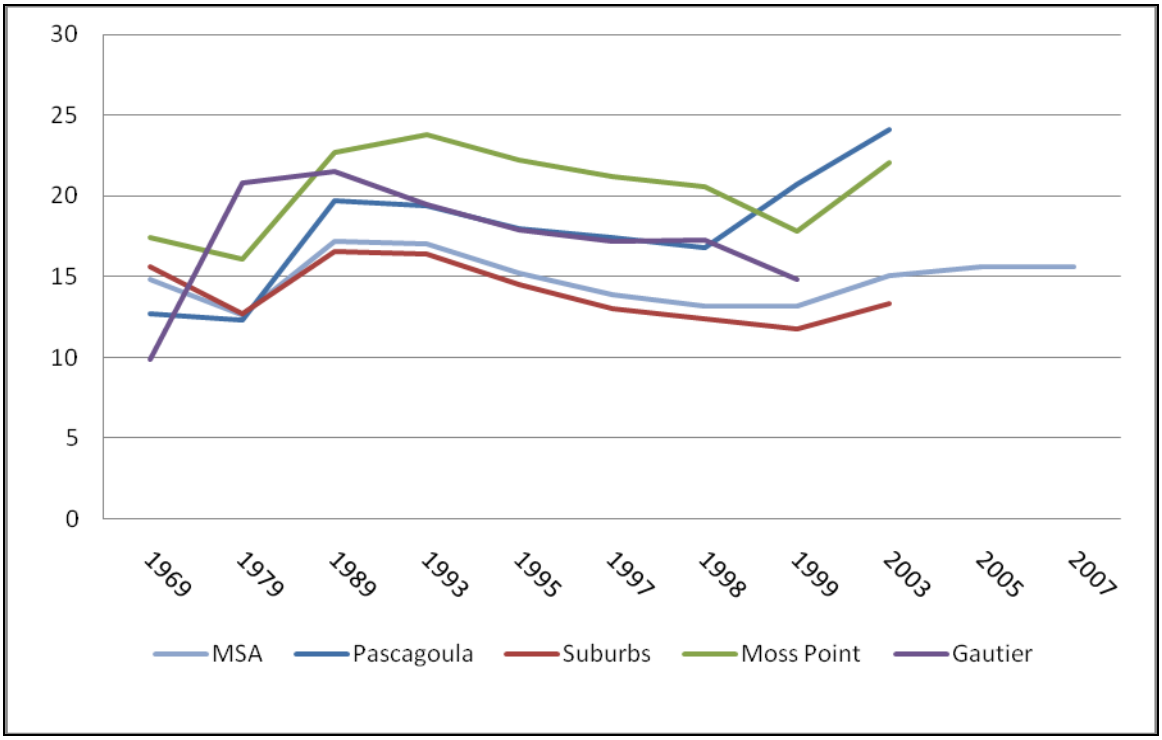

Figure F.9.a. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

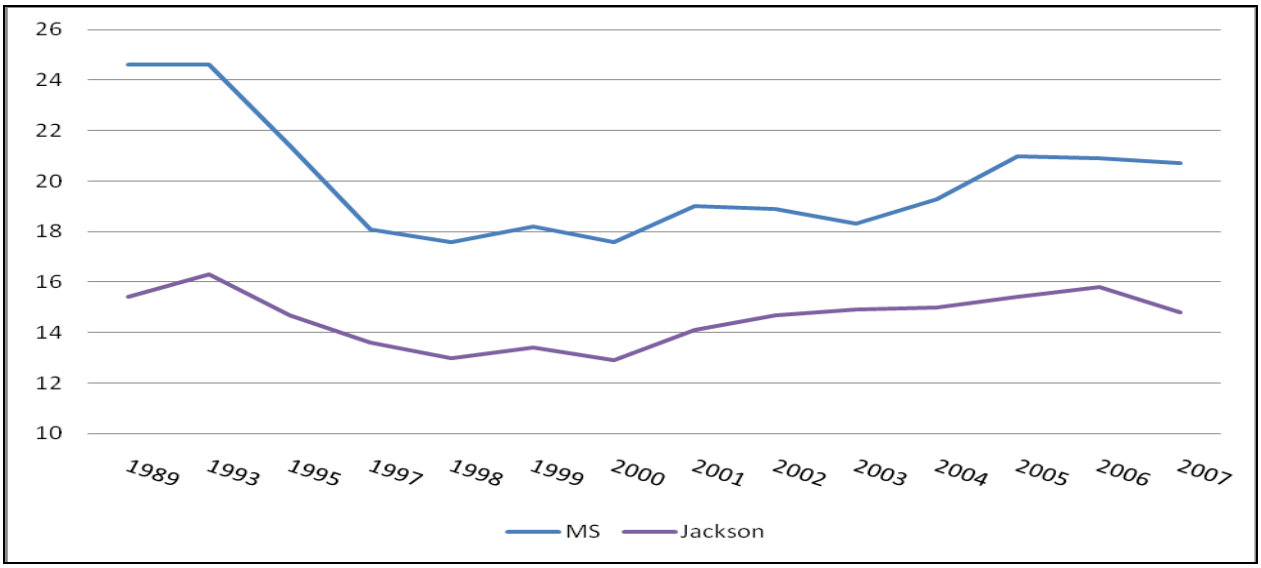

Figure F.9.b. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Table F.6.

Proportion of People With Incomes in The Lowest 20th, Middle 60th, and Highest 20th

National Lowest 20%	MSA	Pascagoula	Suburbs	Moss Point	Gautier	Escatawpa
1969	20.5	17.3	21.8	20.8	-	-
1979	20.8	21.0	20.7	22.9	19.3	18.7
1989	27.9	29.7	27.5	33.5	25.4	27.0
1999	22.0	31.4	20.2	30.5	20.9	16.2
National Middle 60%						
1969	67.9	65.1	69.1	67.6	-	-
1979	65.8	63.4	66.5	64.3	66.9	71.5
1989	61.9	57.7	62.9	58.7	61.7	63.1
1999	66.3	56.9	68.2	60.7	66.9	71.0
National Top 20%						
1969	11.5	17.6	9.2	11.6	-	-
1979	13.4	15.6	12.8	12.9	13.8	9.8
1989	10.2	12.6	9.6	7.8	12.9	10.0
1999	11.7	11.7	11.7	8.7	12.2	12.9

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The proportion of people who had not graduated from high school decreased from 46.9% in 1970 to 17.4% in 2007, while the percent of people with college degrees or more increased from 8.4% to 17.4% in 2007. As of 2000, the proportion of people with a high school diploma or more in the Pascagoula metropolitan area was above the state average, but below the national average. The proportion of people with a bachelor's degree in the Pascagoula metropolitan area was below both state and national averages. Within the region, as of 2000, Gautier had the highest level of educational attainment, with both the highest proportion of college graduates (17.4%) and the lowest proportion of residents without high school diplomas (16.7%), both better than state and national averages. That same year, in the city of Pascagoula, 21.5% of residents lacked high school diplomas and 15.6% of residents had college degrees or better; by 2007, the proportion of those lacking a high school diploma was lower (16.3%), but so, too, was the proportion of those with college degrees (14.3%).

Moss Point has the lowest levels of educational attainment in the region, with the highest proportion of residents without high school diplomas (27.2%) and second lowest proportion of residents with college degrees (11.9%) in 2000; it was the only community in the Pascagoula MSA with both measures of educational attainment worse than the state and national averages. Notably, the number of students in Moss Point has declined every year from 1986 to 2006 with only one exception in 1998. The 15.7% decrease in 2005 was especially striking (Figures F.10 – F.15 and Tables F.7 – F.8).

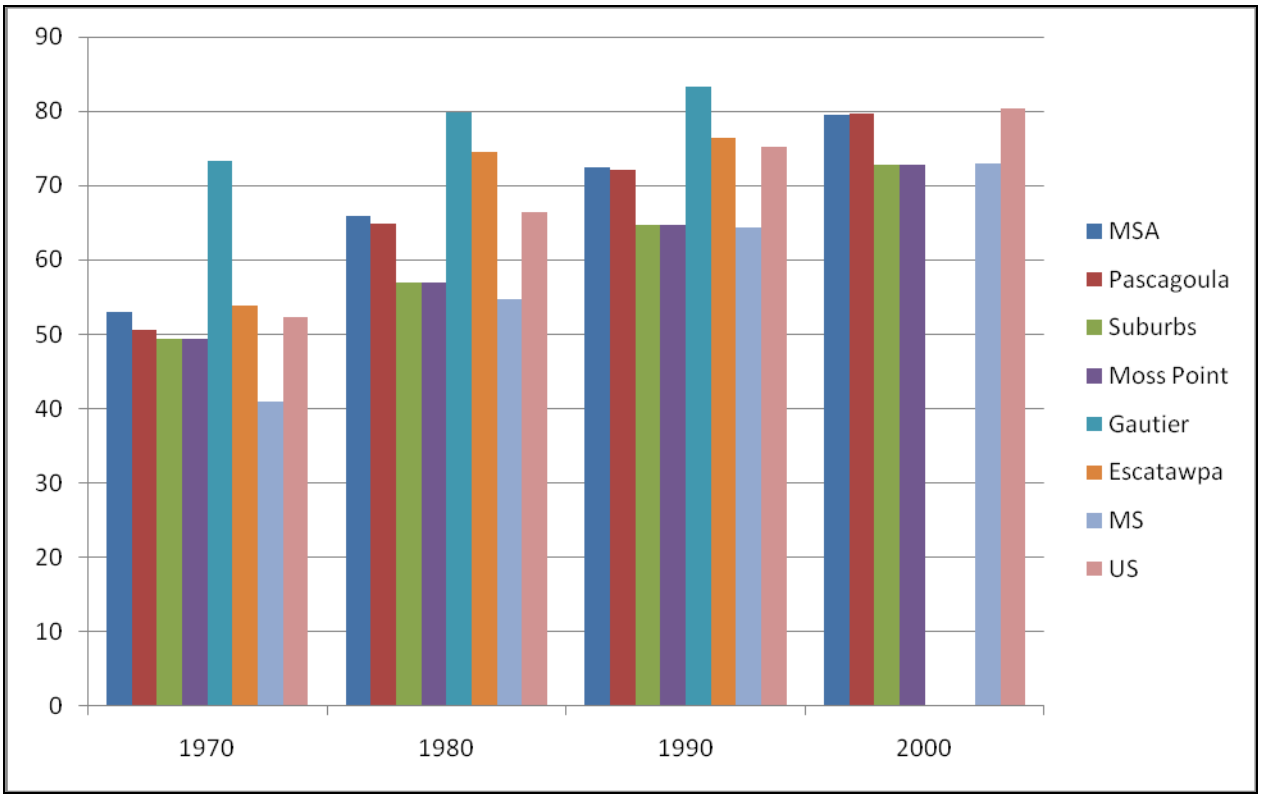

Figure F.10. Highest Level of Educational Attainment as a Percent of the Population. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

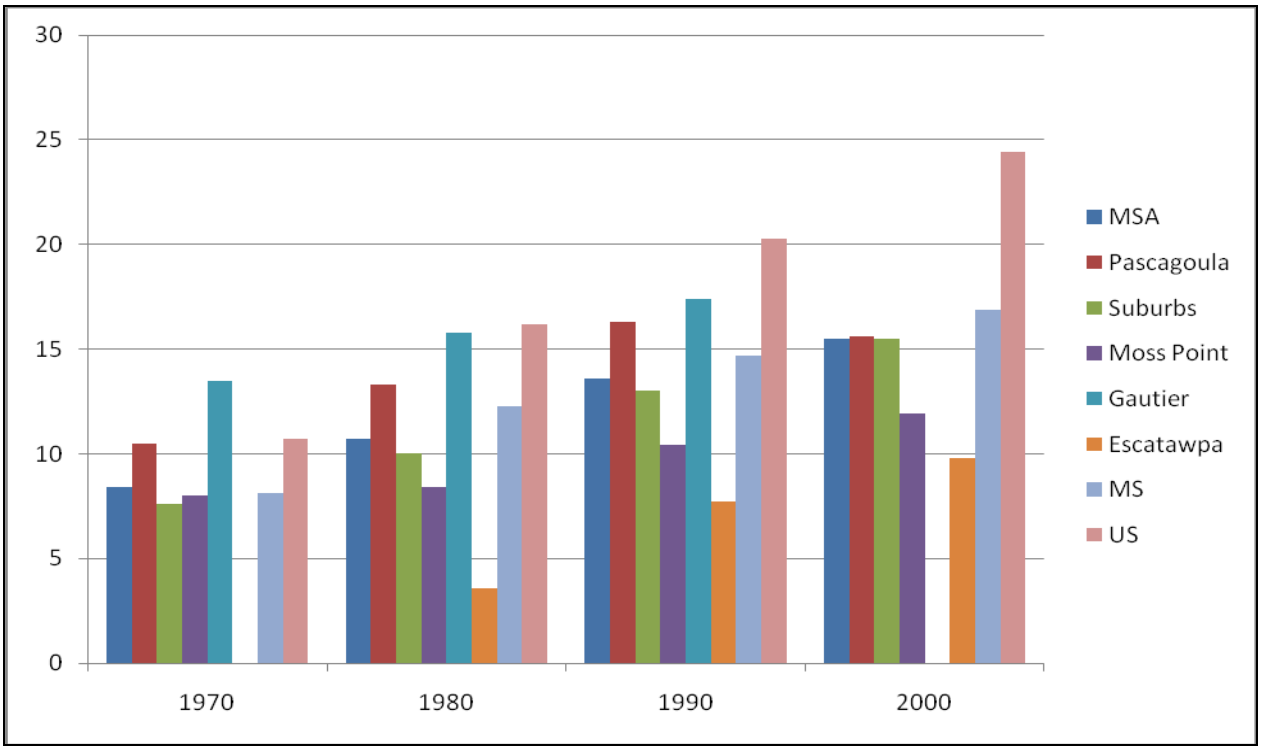

Figure F.11. Highest Level of Educational Attainment as a Percent of the Population. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

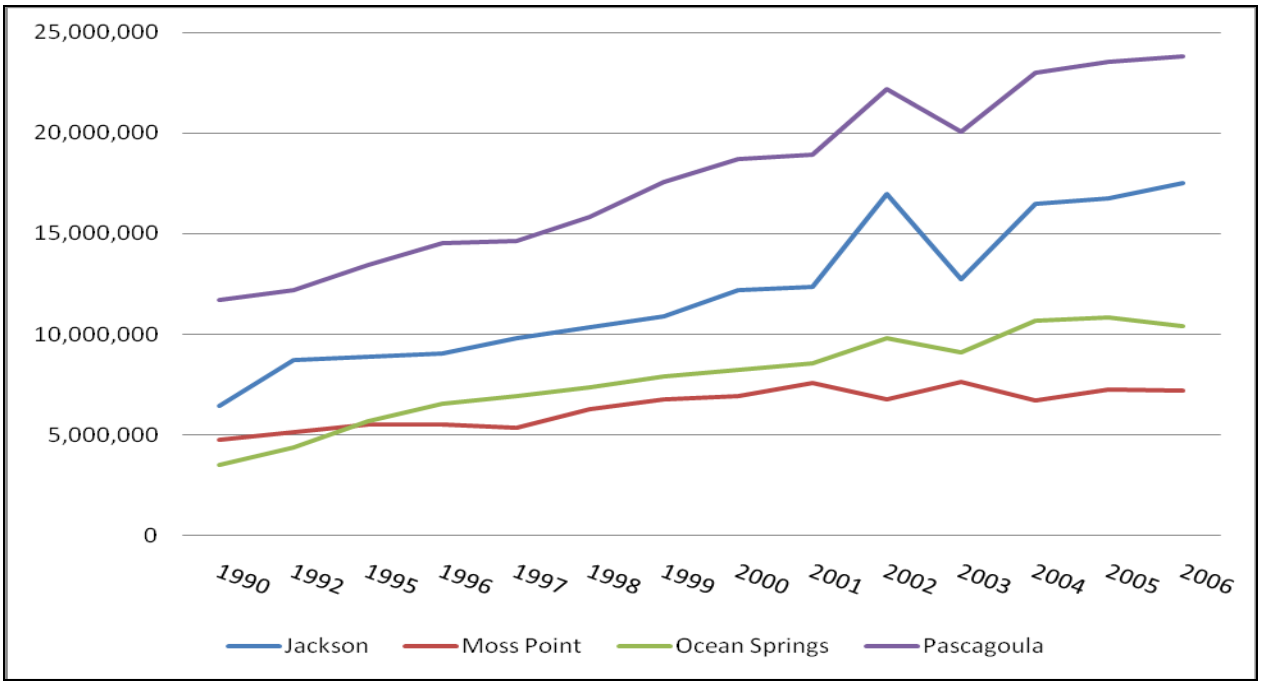

Figure F.12. Property Tax Revenue Collection for School Districts in Jackson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

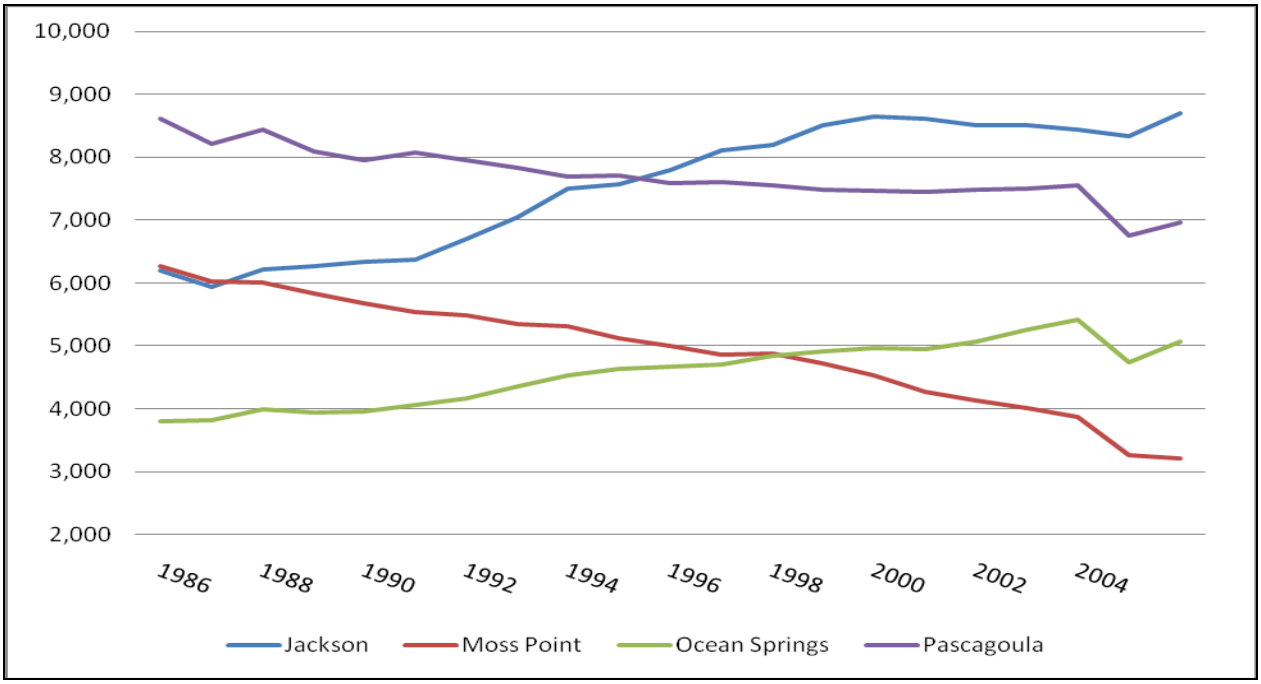

Figure F.13.a. School Enrollment by School District in Jackson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

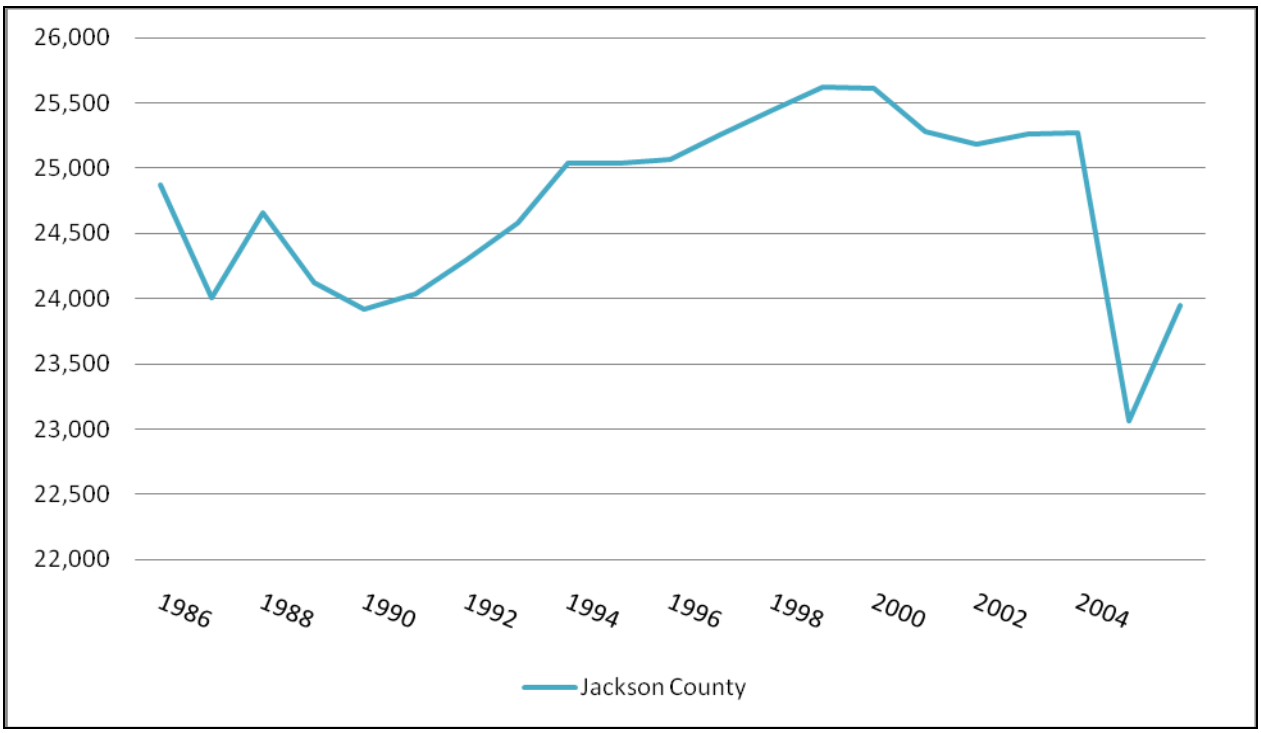

Figure F.13.b. Total Students in Jackson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Table F.7.

Public School Districts in Jackson County

County	Max Grade	School District
Jackson	12	Jackson County SD
Jackson	12	Moss Points SD
Jackson	12	Ocean Springs SD
Jackson	12	Pascagoula SD

Source: Mississippi Department of Education 2011

Table F.8

Percentage Change of Enrolled Students by School District by Decade

Losing 2000	%	Gaining 2000	%	Losing 1990	%	Gaining 1990	%
Moss Point MSD	-28.1	-		Moss Point MSD	-20.3	Jackson County SD	36.7
Pascagoula MSD	-9.7	-		Pascagoula MSD	-6.0	Ocean Springs SD	25.6
Ocean Springs SD	-4.6						
Jackson County SD	-3.8						

Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

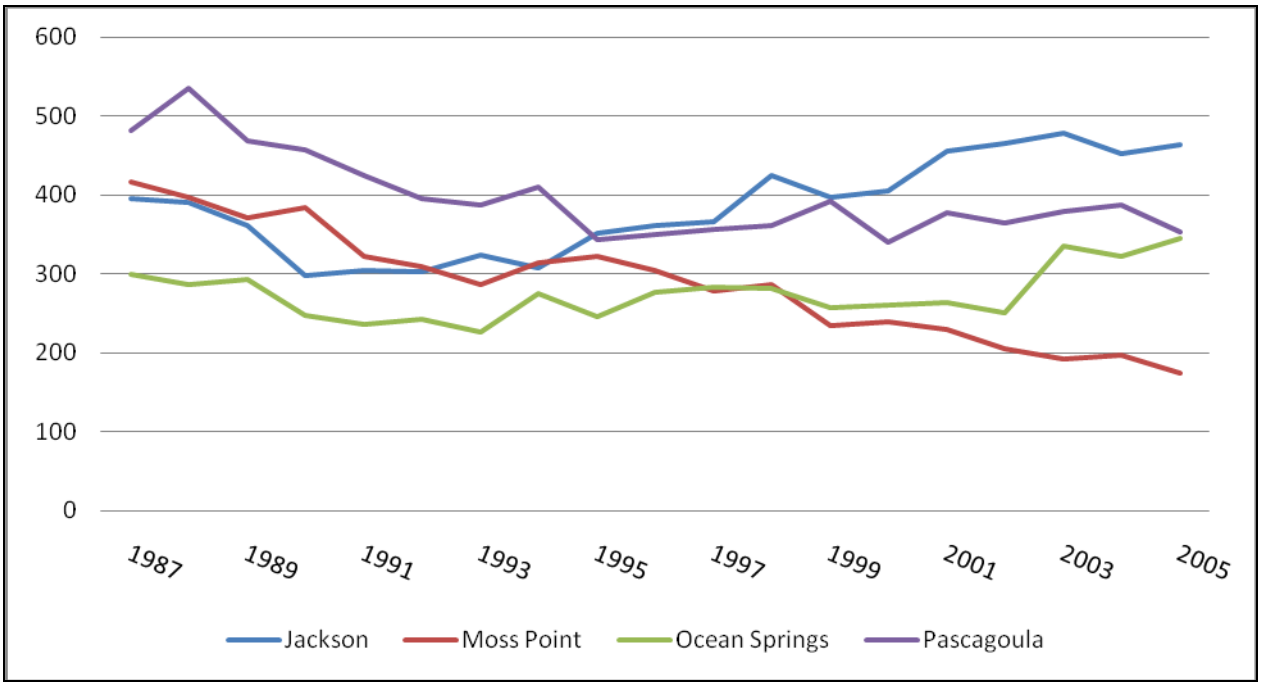

Figure F.14.a. Diplomas Issued by School District in Jackson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

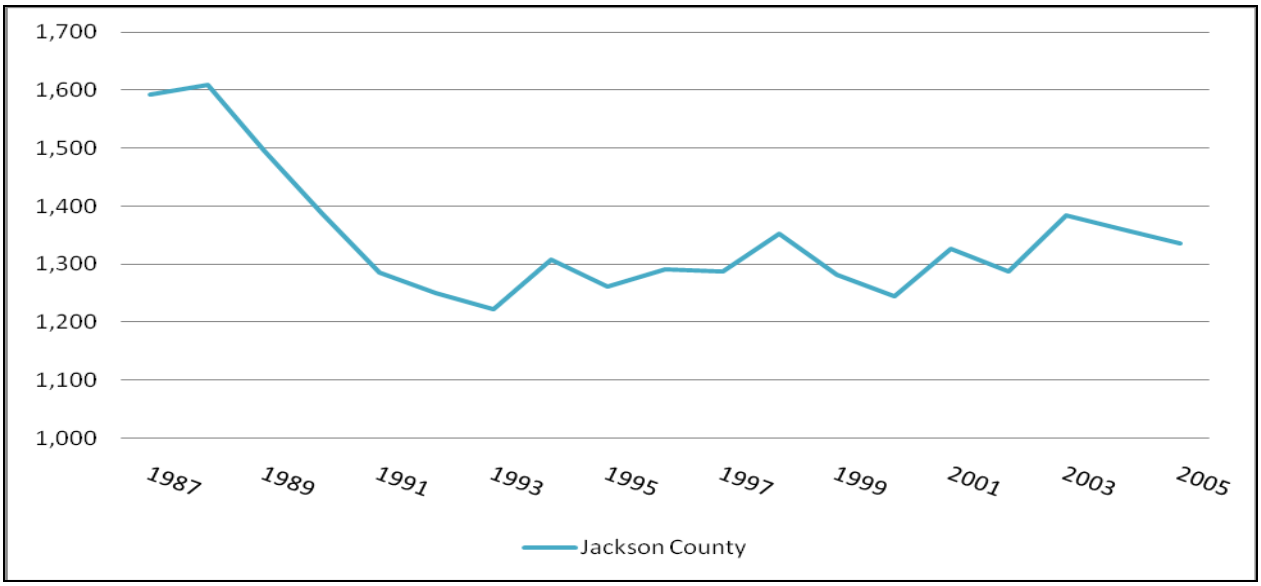

Figure F.14.b. Total Diplomas Issued in Jackson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

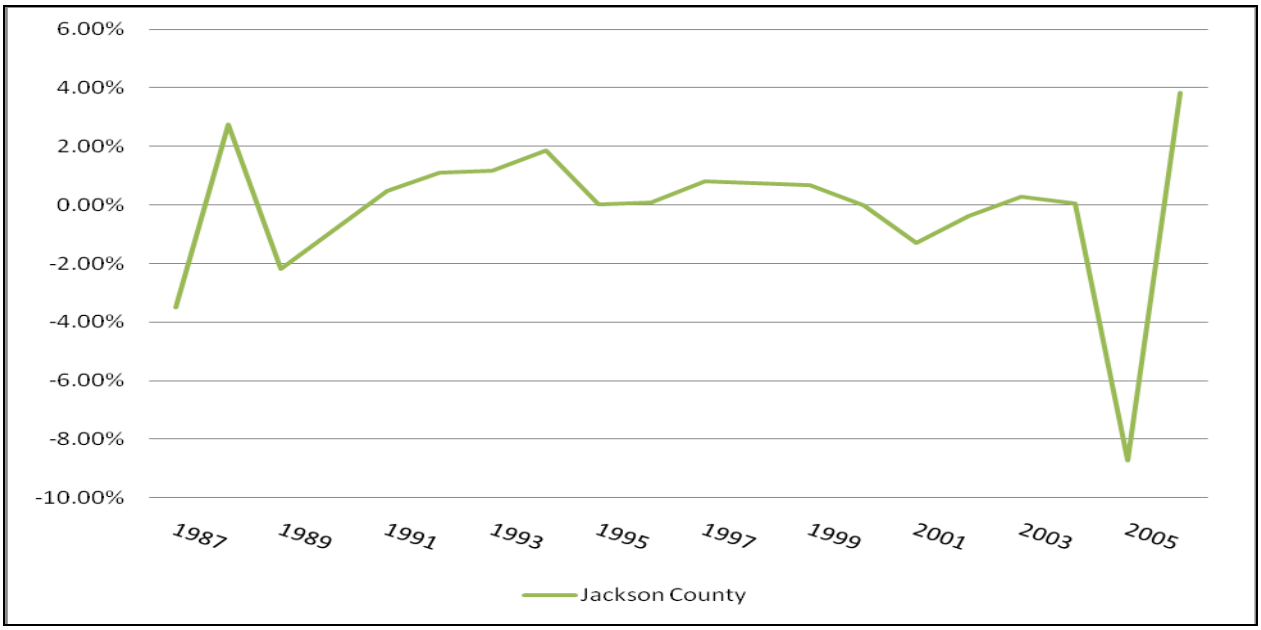

Figure F.15. Annual Percentage Change in Student Enrollment for Jefferson and Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Housing was generally affordable in the Pascagoula MSA prior to the storms, though there had been a substantial jump in relative rental costs between 1970, when the real gross median rent was $453 per month, and 2007, when it was $686. The value increased during every decade except the 1980s, with an overall increase from 1970 to 2007 of 51%; the increase between 2000 and 2007 was 17%. Within the MSA, the increase in real gross median rent was greatest in the non-metro areas (40%) and the city of Moss Point (36%) and was lowest in the city of

Pascagoula (16%). Still, the 2007 value in Moss Point ($513) was the lowest within the MSA; the value in Gautier ($644) was the highest (Figure F.16).

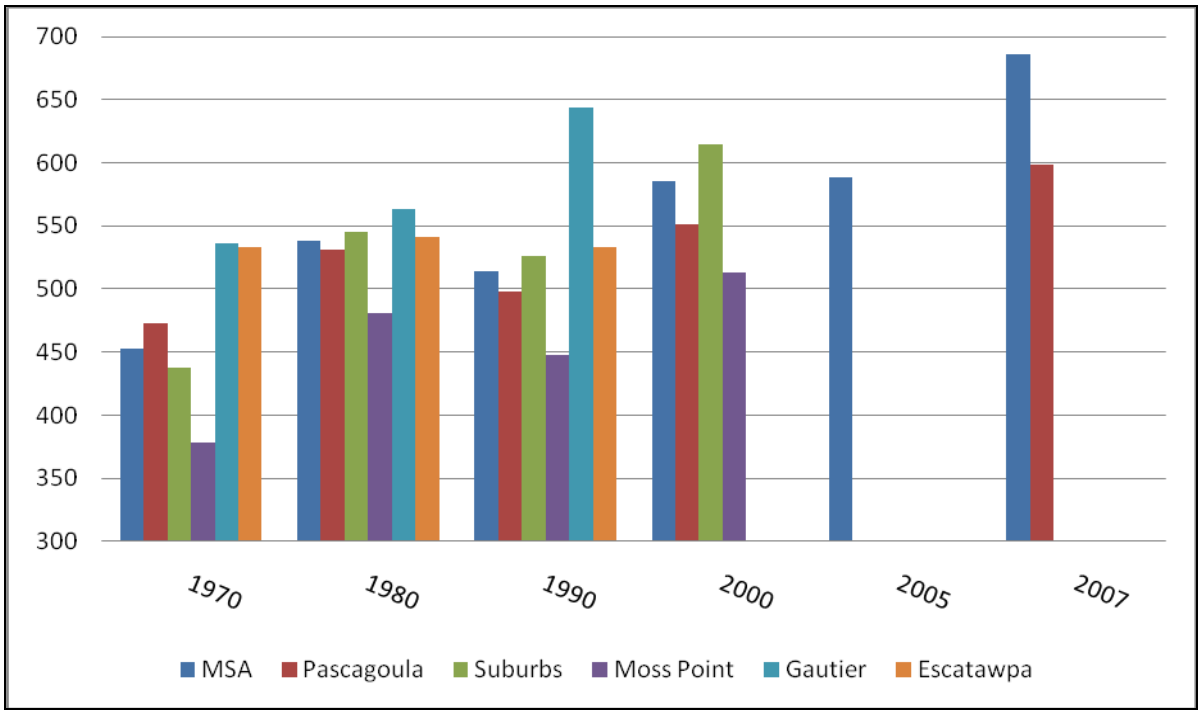

Figure F.16. Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In 2000, within the Pascagoula MSA, the proportion of people with rents in the lowest 20th national percentile was 27.3% and the proportion of people with rents in the middle 60th national percentile was 65.4%, though there was significant variation within the MS. In Moss Point, the proportion of people with rents in the lowest 20th national percentile was 40.1% and the proportion of people with rents in the middle 60th national percentile was 54.9%. In Gautier, in contrast, the proportion of people with rents in the lowest 20th national percentile was 25.7% and the proportion of people with rents in the middle 60th national percentile was 70.9% (Table F.9).

Table F.9.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Pascagoula	Suburbs	Moss Point	Gautier	Escatawpa
1970	$453	$473	$438	$378	-	-
1980	$538	$531	$545	$481	$536	$533
1990	$514	$498	$526	$448	$563	$541
2000	$585	$551	$615	$513	$644	$533
2005	$588	-	-	-	-	-
2007	$686	$599	-	-	-	-
Rent in National Lowest 20%						
1970	30.7	25.9	34.8	46.1	-	-
1980	21.6	22.7	20.8	28.1	20.4	9.3
1990	31.6	33	30.8	46.6	25.9	16.4
2000	27.3	31.3	25.1	40.1	25.7	29.9
Rent in National Middle 60%						
1970	54.5	58.2	51.4	49.1	-	-
1980	68.8	72.5	66.2	68.4	61.3	79.6
1990	63.1	64.1	62.6	51.1	67.3	73.3
2000	65.4	65.3	65.5	54.9	70.9	69.7
Rent in National Top 20%						
1970	14.8	15.9	13.9	4.8	-	-
1980	9.6	4.8	13.1	3.5	18.4	11.0
1990	5.3	2.9	6.7	2.4	6.9	10.3
2000	7.3	3.4	9.4	5.0	3.4	0.4

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Like the gross median rent, the real median home value for the Pascagoula MSA increased substantially in the 1970s, decreased in the 1980s, increased in the 1990s, and increased from 2000-2007. The increases are being driven by Gautier and the suburbs of Pascagoula. In 2000, they had the highest real median home values in the region at $96,516 and $91,655, respectively. Not all home values are increasing. Escatawpa's real median home value decreased from $74,423 in 1980 to $69,750 in 2000; Moss Point's real median home value decreased from $67,075 in 1980 to $66,801 in 2000. In 2000, real median home value in Escatawpa, Moss Point, and Pascagoula ($78,256) were lower than the Pascagoula MSA ($89,679) (Figure F.17). The highest concentration of low home values was found in Moss Point, where 67.2% of the homes fall in the lowest national 20th national percentile, up from 33.8% in 1970. In Gautier, only 33.6% of the residents had real median home values in the lowest 20th national percentile, and in

the suburbs only 38.8% of the residents had real median home values in the lowest 20th national percentile (Table F.10).

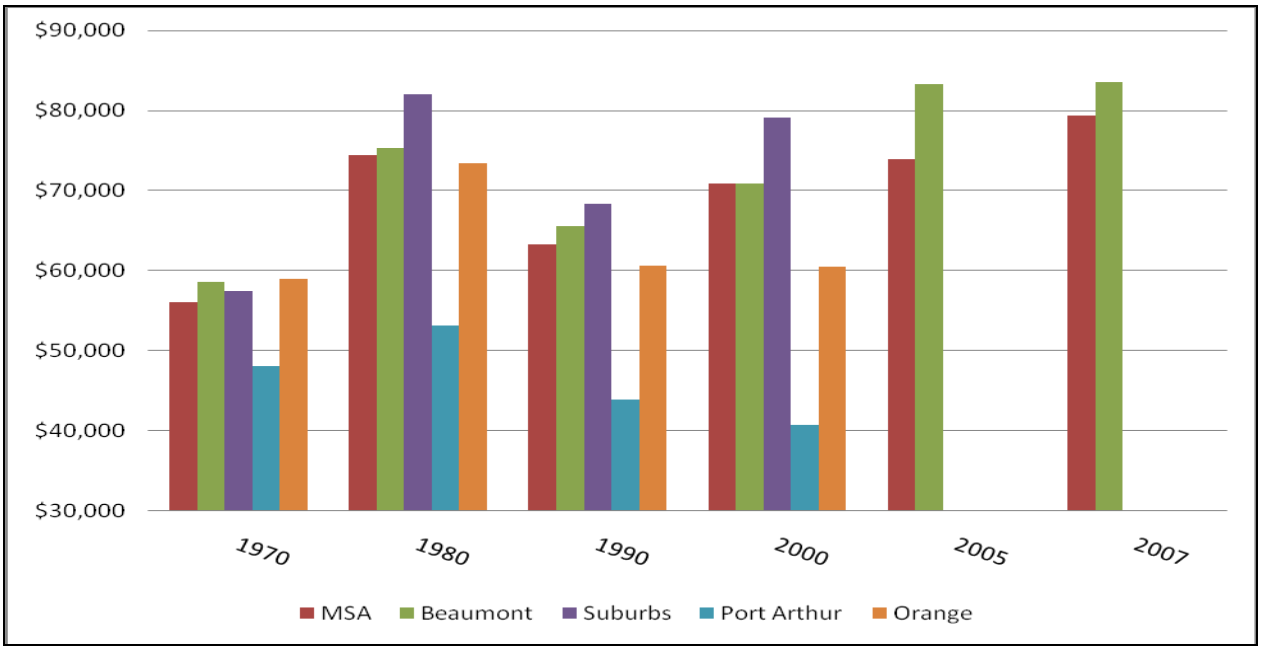

Figure F.17. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In 2000, 51.5% of the home values in the city of Pascagoula were in the lowest 20th national percentile and only 4.6% were in the upper 20th percentile. This shows a general decrease in relative home values; compared to 1970s, the proportion in the lowest 20th percentile increased from 17.3% and the proportion in the upper 20th percentile decreased from 11.1% (Table F.10). Since 2000, real median home values have increased substantially. In 2007, the real median home value for the Pascagoula MSA was up 13% to $101,452 and up 15% to $89,874 for the city of Pascagoula (Figure F.17).

Table F.10.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars.

Median Home Value in 2005 Dollars	MSA	Pascagoula	Suburbs	Moss Point	Gautier	Escatawpa
1970	$68,481	$73,011	$65,511	$61,932	-	-
1980	$80,701	$78,926	$81,256	$67,075	$93,147	$74,423
1990	$72,939	$71,426	$73,395	$64,552	$85,173	$68,138
2000	$89,679	$78,256	$91,655	$66,801	$96,516	$69,750
2005	$93,900	-	-	-	-	-
2007	$101,452	$89,874	-	-	-	-
Value in National Lowest 20%						
1970	27.7	17.3	32.1	33.8	-	-
1980	29.8	30.3	29.6	43.6	17.2	32.1
1990	39.2	40.2	38.9	50.1	29.1	44.6
2000	40.8	51.5	38.8	67.2	33.6	63.1
Value in National Middle 60%						
1970	63.3	71.7	59.8	59.2	-	-
1980	63.4	63.3	63.5	52.5	74.5	65.1
1990	58.7	57.4	59	49.4	68.7	54.5
2000	54.7	43.9	56.8	30.4	61.7	36.9
Value in National Top 20%						
1970	9.0	11.1	8.1	7.0	-	-
1980	6.8	6.4	6.9	3.8	8.4	2.8
1990	2.1	2.4	2.1	0.6	2.2	0.9
2000	4.5	4.6	4.5	2.4	4.6	0.0

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

In 1970, the majority of the housing units (21,500 or 76.3%) in the Pascagoula MSA were owner occupied, while 6,660 units (24.2%) were renter occupied. Though the numbers increased substantially by 2007, the overall proportion of homeowners did not change much; 40,828 units (74.1%) were owner occupied and 14,243 units (24.1%) were renter occupied. The lowest rate of homeownership was in the city of Pascagoula, and this increased after the 2005 hurricanes (43% in 2000 and 47.5% in 2007) (Figure F.18).

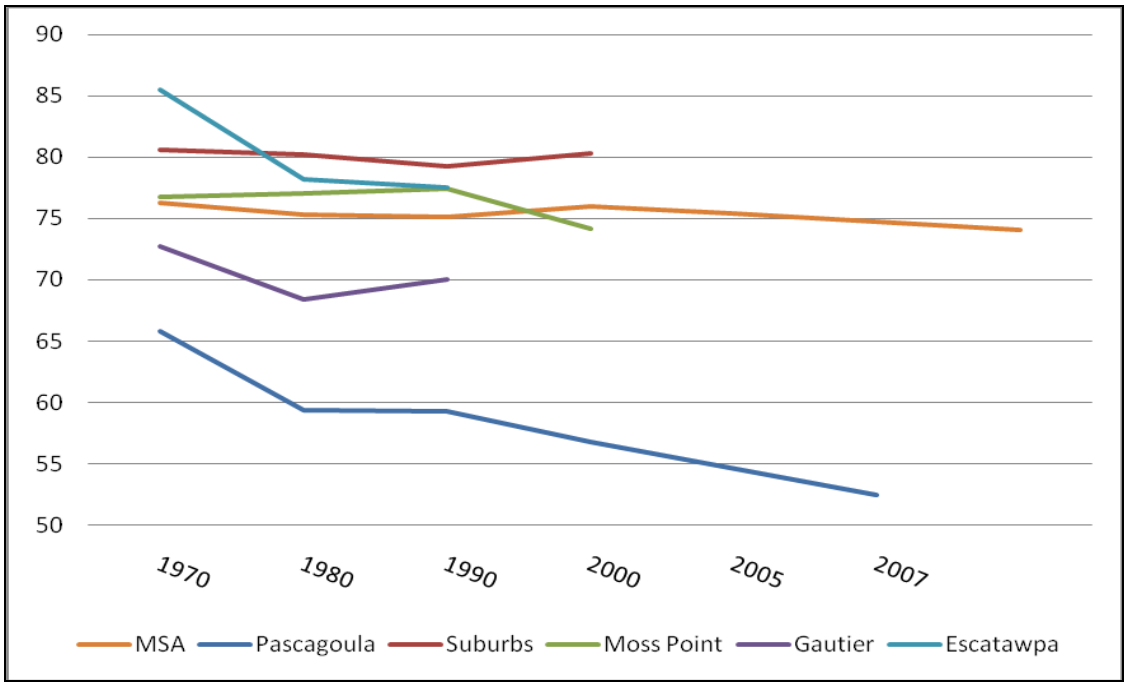

Figure F.18. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Even prior to the 2005 storms, housing was not easily obtainable in the Pascagoula MSA; in 2000, only 6.8% of the housing units were vacant. The number of vacant units within the MSA was lowest in Gautier at 5.8% and highest in the city of Pascagoula at 9.2%. The proportion of vacant units within the MSA was estimated at 13.3% in 2008, doubling the 6.8% observed in 2000 (Figure F.19). Many out-of-town workers are housed in motels along I-10 and the major highways crisscrossing the region. For several years following the storms, the motels also housed entire families; some motels had equipped all their rooms with refrigerators and microwave ovens, and school buses were still picking up children from the motels when the study began in 2007.

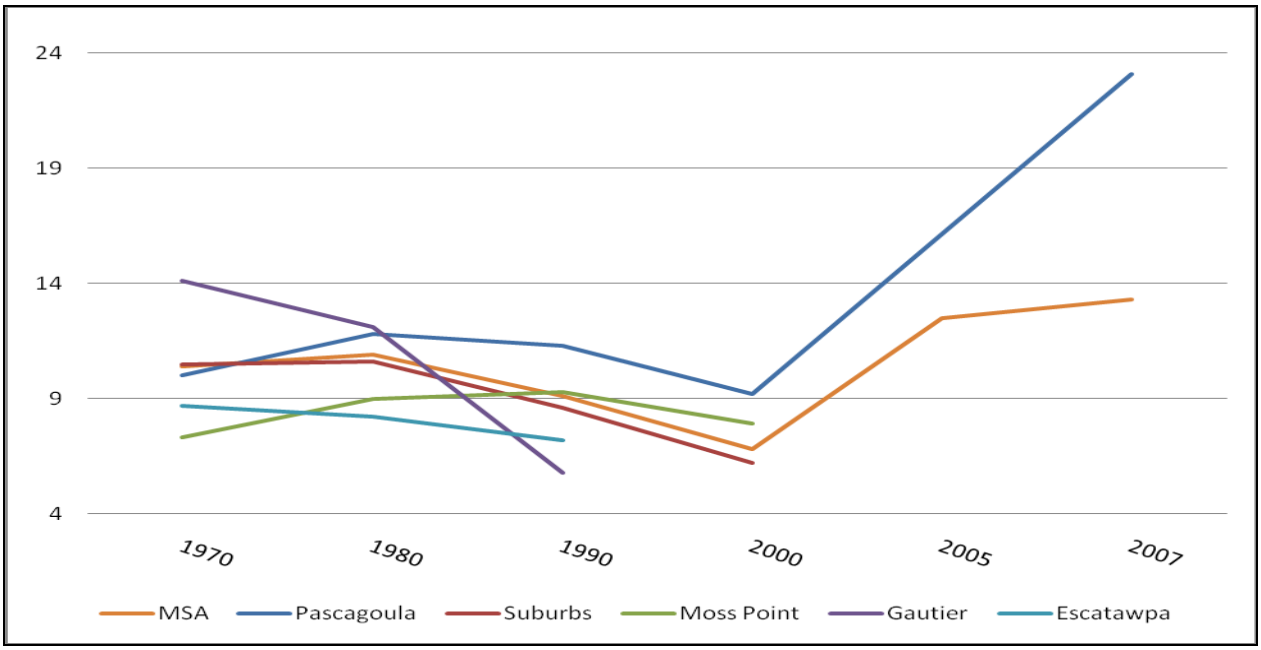

Figure F.19. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

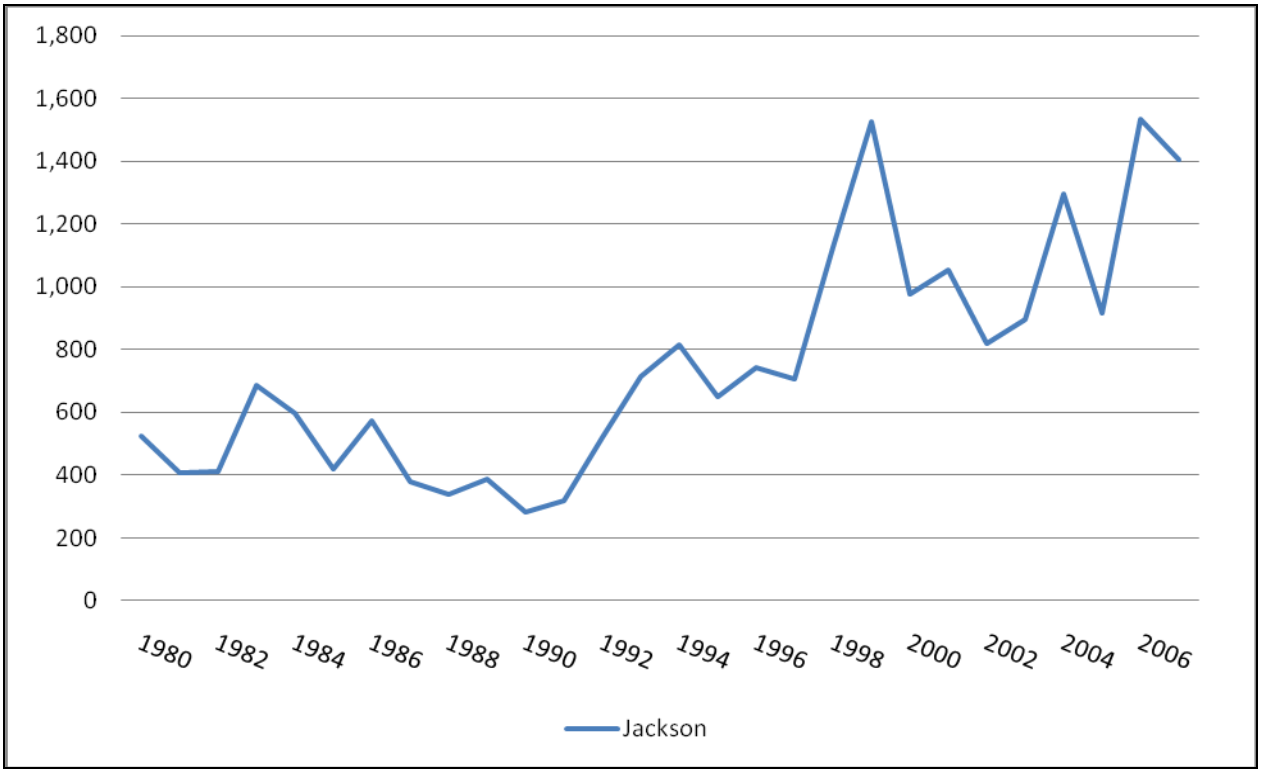

Figure F.20. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

Table F.11.

Number of Housing Units and Population Change in Jackson County, 2000-2008.

Year	Housing Units	% Change	Population	% Change
2000	57,159		130,694	
2001	55,784	-2.4%	130,201	-0.4%
2002	54,320	-2.6%	127,961	-1.7%
2003	56,732	4.4%	134,243	4.9%
2004	55,548	-2.1%	133,994	-0.2%
2005	54,750	-1.4%	132,699	-1.0%
2006	54,019	-1.3%	132,400	-0.2%
2007	53,023	-1.8%	132,531	0.1%
2008	51,946	-2.0%	131,835	-0.5%
Total		-9.1%		0.8%

The total number of people working in Jackson County increased 84.5%, from 28,646 in 1970 to 52,857 in 2000. The number of residents from Jackson County commuting to other counties increased 305%, from 4,050 in 1970 to 16,396 in 2000; 28.6% of Jackson County's workforce leaves the county, and they are commuting primarily to Harrison County, MS and Mobile County, AL. Meanwhile, the number of non-Jackson County residents working in Jackson County has increased 130% and comprises 22% of the total workforce, up from 17.6% in 1970; non-residents are commuting primarily from Mobile County, AL, followed by a small percentage from George County and Harrison County. As a result, Jackson County suffers from a commuting deficit; more residents are commuting outside of Jackson County than non-residents are commuting into Jackson County (Table F.12). The economic sectors luring workers away from Jackson County are services, followed by federal civilian-military, retail, and state and local government. The largest sectors attracting commuters are manufacturing, followed by services and construction; 34.6% of the manufacturing workers in Jackson County are commuters, arriving primarily from Mobile County, AL (45.9%), followed by Harrison County (21.7%) and George County (17.8%). As of the 2000 Census, manufacturing was drawing workers from 21 counties and parishes from Alabama, Florida, Louisiana, and Virginia (Table F.13).

Table F.12.

Work Commuting Patterns by Decade for Jackson County

	1970	1980	1990	2000
Staying	23554	38753	38119	40990
Entering	5055	7925	8245	11613
Leaving	4050	8567	10427	16396

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table F.13.

Work Commuting Patterns by Sector for Jackson County

Jackson County			
Exiting		Entering	
Services	6765	Manufacturing	5305
Federal + Military	2663	Services	1685
Retail	1963	Retail	873
State and Local	1189	Federal + Military	786
Manufacturing	895	State and Local	620

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

In Jackson County, the number of employed people peaked in 1999 at 67, 990, though employment growth was stronger from 2000-2007 than the 1990s (Figure F.21). The unemployment rate peaked at 10.1% in 2005. The number of unemployed persons increased 76.3% in 2005 due to the hurricanes, but the unemployment rate returned to pre-hurricane levels in 2007 (Figures F.22 –F.23). Historically, the unemployment rate in Jackson County has been below the state average, but above the national average. After a decade of substantial employment growth, Jackson County's employment situation has flattened from 2000-2007. Since 2000, the economy has not substantially added jobs or lost jobs.

Figure F.21. Total Labor for Jackson County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

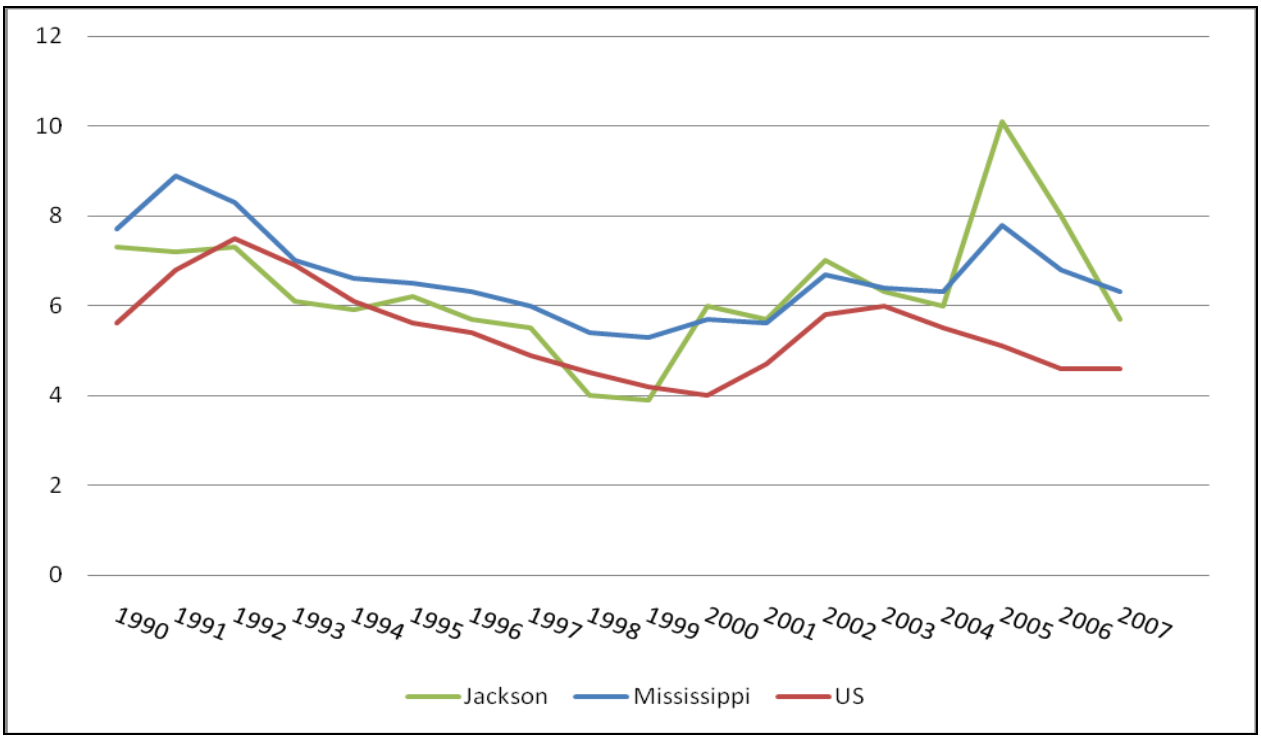

Figure F.22. Percent Unemployed in Jackson County, Mississippi, and United States. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

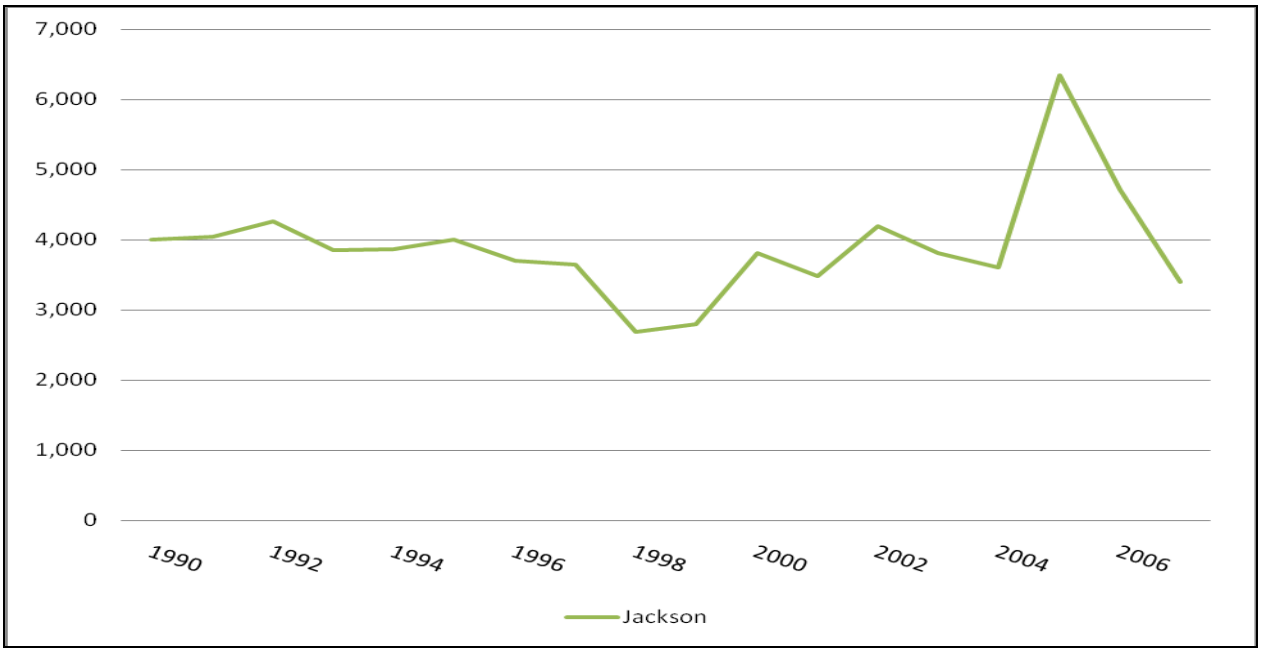

Figure F.23. Total Number Unemployed in Jackson County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

Figures F.24 – F.29 and Table F.14 show data for the shipbuilding and fabrication industry in the Pascagoula MSA from 1990 to 2000. The data series shows fabrication employment increasing during the period from 115 to 140 average employed workers for the year, peaking in 1991 at 205. Declines in shipbuilding employment occur every year after 1991 until 2000. Simultaneously, the annual total wages paid in shipbuilding and fabrication industry increasing during this period of time as well. In 1990, the annual total wages was $2.3 million and increased to $4.3 million in 2000, peaking at $5.2 million in 1991. In 1990, the annual average wage was $19,673; in 2000, the annual average wage had increased 58.2% to $31,114. Although the annual average wage in shipbuilding increased at a greater percent over the same period than the median income, the average wage in 2000 was still $7,000 lower than the median income for Jackson County. In the 1990s, shipbuilding wages were not competitive. In fact, for a period time from 1993 to 1996, the annual average wage declined. The latter 1990s were a much better period wage and income-wise than the early years of the decade, with 1991 being a significant year for shipbuilding.

In real terms, shipbuilding and fabrication wages increased from $5,524 in 1990 to $6,716.79 in 2000 for a total increase of 21.57%. The annual increase in real wages averaged 1.97% over this time frame. The real wage, like the nominal, was volatile, with a peak occurring in 1993. It does appear that workers in the shipbuilding sector experienced wage increases that outpaced the rate of inflation over this decade.

Table F.14.

Shipbuilding and Fabrication Employment, Annual Average Pay and Real Annual Average Pay

Year	Annual Average Employment in Shipbuilding and Fabrication	Annual Percent Change in Shipbuilding and Fabrication Employment	Annual Average Pay in Shipbuilding and Fabrication	Percent Change in Annual Average Pay in Shipbuilding and Fabrication	Inflation Adjustment in 1970 dollars	Real Annual Average wages in Shipbuilding and Fabrication	Percent Change In Real Annual Average Pay in Shipbuilding and Fabrication
1990	115		19673.00		3.561	5524.81	
1991	205	78.26	25711.00	30.69	3.653	7037.48	27.38
1992	181	-11.71	27359.00	6.41	3.772	7252.25	3.05
1993	168	-7.18	29749.00	8.74	3.868	7691.60	6.06
1994	158	-5.95	26694.00	-10.27	3.976	6713.46	-12.72
1995	153	-3.16	25440.00	-4.70	4.085	6228.19	-7.23
1996	148	-3.27	24940.00	-1.97	4.209	5925.41	-4.86
1997	143	-3.38	26056.00	4.47	4.275	6094.78	2.86
1998	142	-0.70	27240.00	4.54	4.347	6267.02	2.83
1999	124	-12.68	29243.00	7.35	4.466	6548.49	4.49
2000	140	12.90	31114.00	6.40	4.632	6716.79	2.57

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

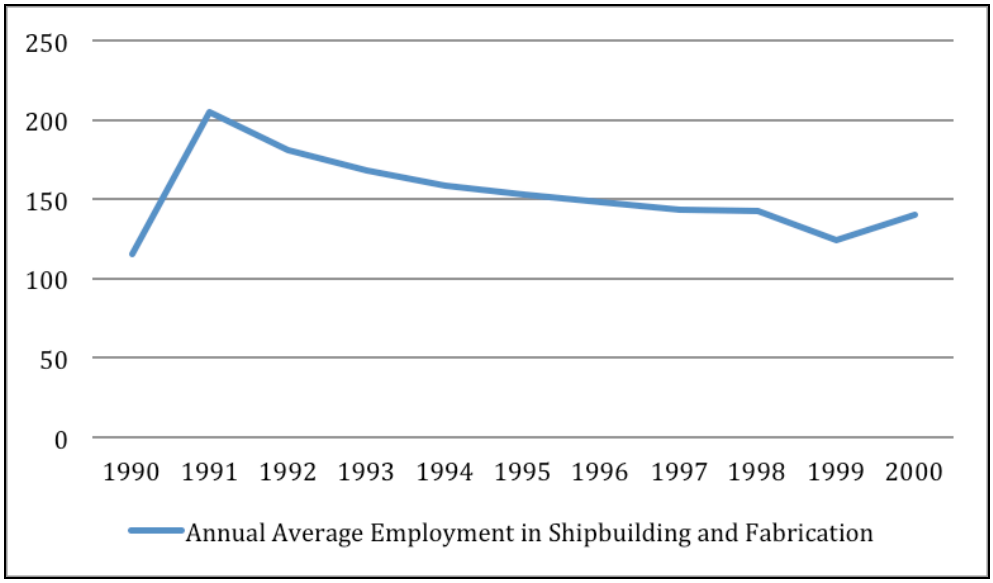

Figure F.24. Annual Average Employment in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

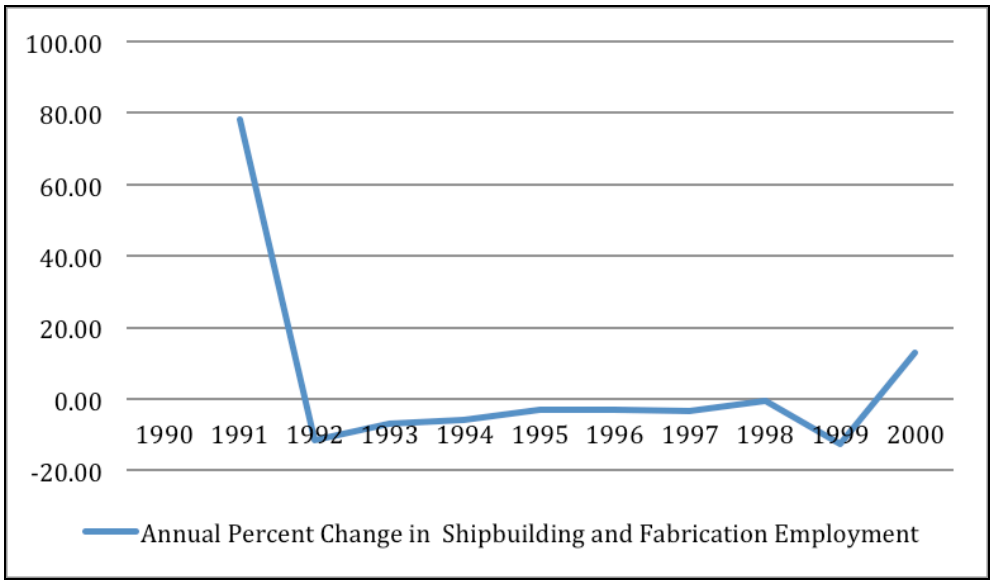

Figure F.25. Percent Change in Shipbuilding and Fabrication Employment. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

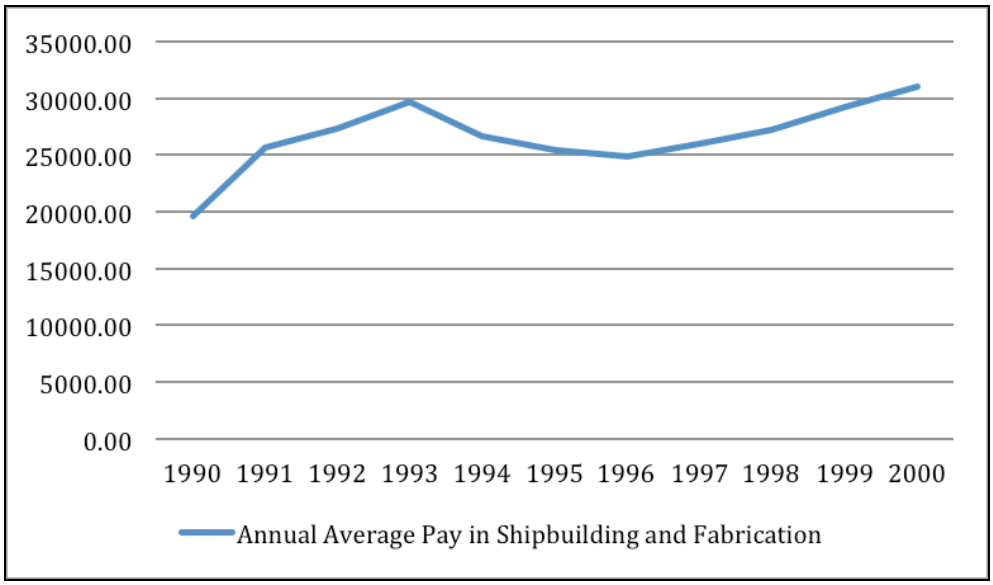

Figure F.26. Annual Average Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

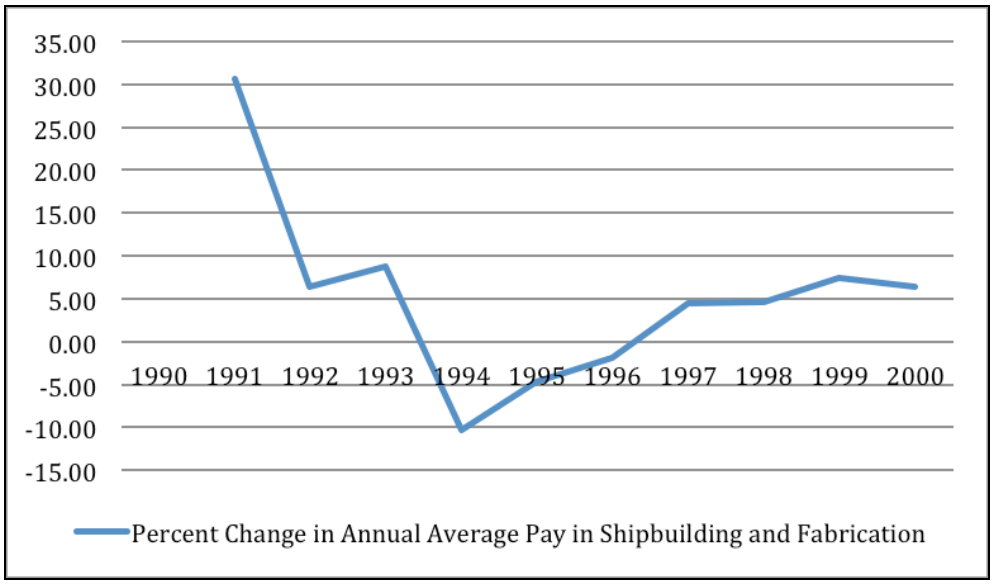

Figure F.27. Percent Change in Average Annual Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

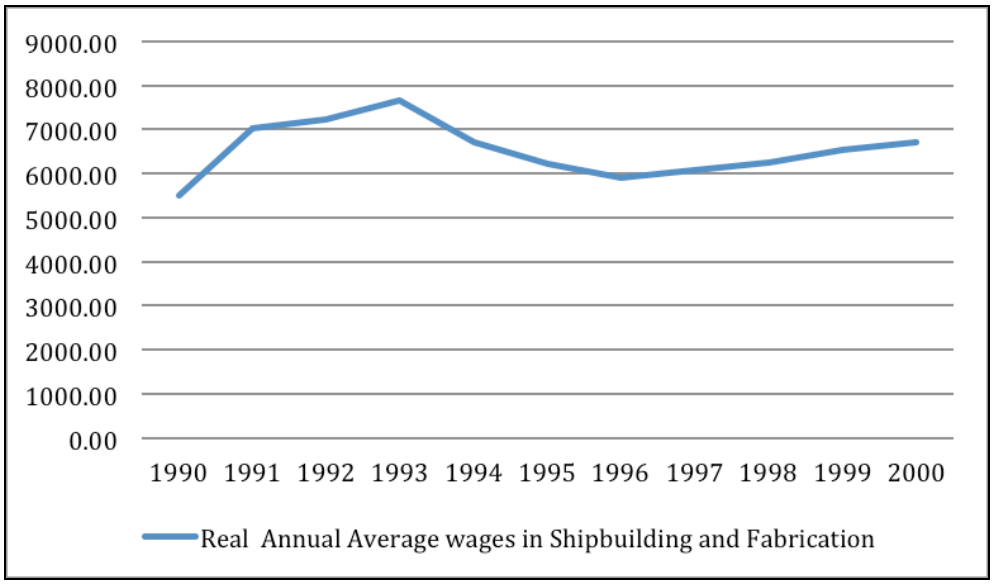

Figure F.28. Real Annual Average Wages in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

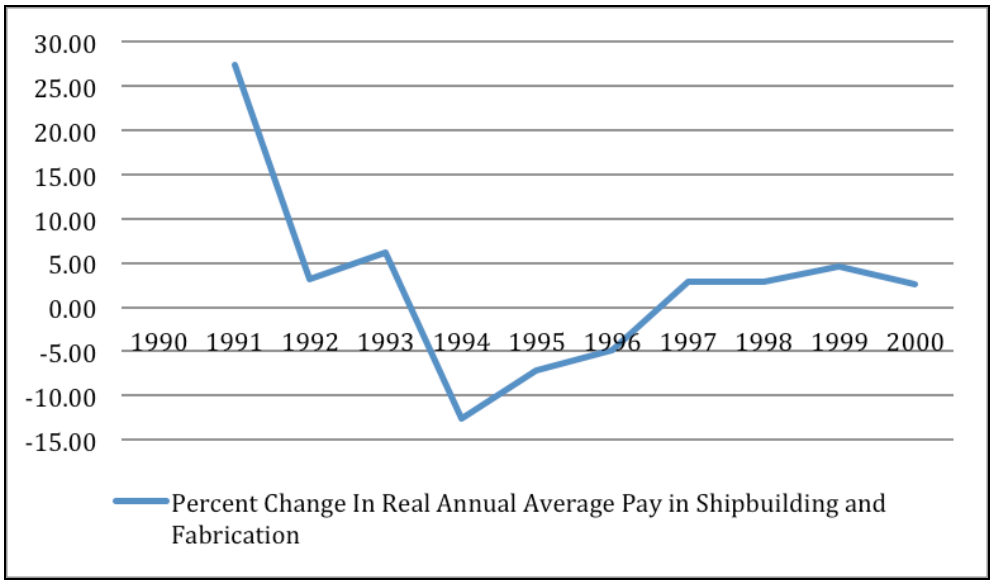

Figure F.29. Percent Change in Real Annual Average Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

Figures F.30 – F.35 show employment and income data for the manufacturing industry in the Pascagoula MSA. The overall number of individuals employed in manufacturing decreased 4.8% from 1969 to 2007, a net decrease of 776 jobs. Manufacturing employment peaked at 31,742 in 1977. Significant declines occurred in 1978-1980, 1983, 1987-1989, 1993-1997, 2000-2003, and 2005-2006. Manufacturing employment increased 19.1% in the 1970s and 1.2% in the 1980s; however, it dropped at a rate of 9.2% in the 1990s and 15.7% in the 2000s. The manufacturing industry in the Pascagoula MSA is losing jobs, and this has worsened substantially since 2000, when Friede Goldman Halter, International Paper and Rohm and Haas all closed their doors, resulting in the loss of over 2,000 manufacturing jobs in 2001 alone (Gillette 2001).

Although manufacturing employment has decreased, manufacturing income has increased over the same period. Incomes grew 185.8% in the 1970s, 47.8% in the 1980s, 34.3% in the 1990s, and 21.8% in the 2000s. Decreases in manufacturing income occurred from 1995-1997, 2000-2002, and 2006; however, between those declines were two very significant increases in 1998 and 2004. Manufacturing income displays more volatility than other economic sectors, but continues to play a large role in the Pascagoula MSA.

In real terms, personal income in the manufacturing sector increased a total of 35.8% from $149,145 to $202,544 over the period 1970 to 2006. From 1970 to 1980, real personal income increased 30.73% from $149,145 to $194,981. In the 1980s, real personal income actually declined 4.46% from $194,981 to $186,293. From 1990 to 2000, it increased by 3.22% from $186,293 to $192,291. In the time frame from 2000 to 2006, real personal income increased 5.33% from $192,291 to $202,544. In total, personal income gains have outpaced inflation by a slight to moderate margin for most of the last three and a half decades with the notable exception of the 1980s, during which time real personal income actually declined.

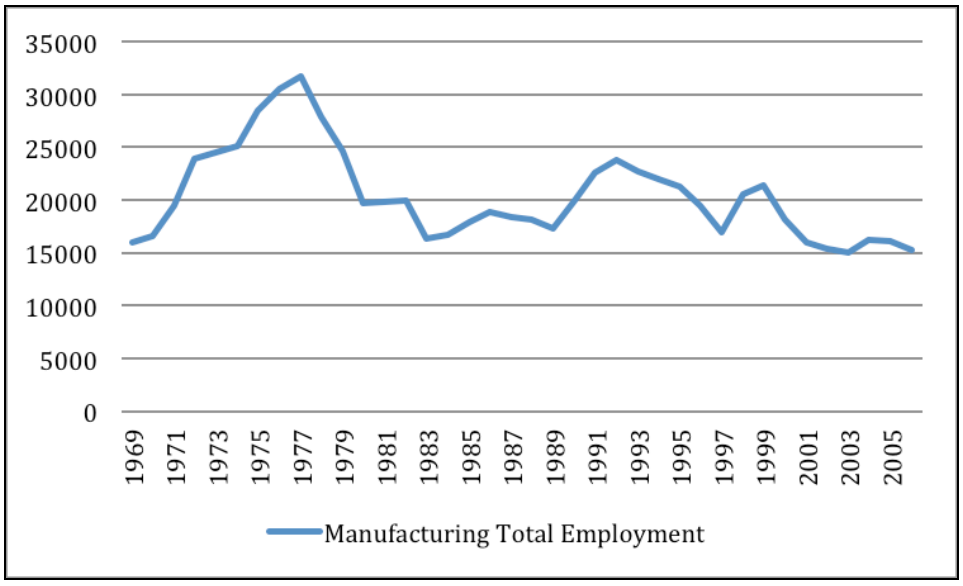

Figure F.30. Manufacturing Total Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

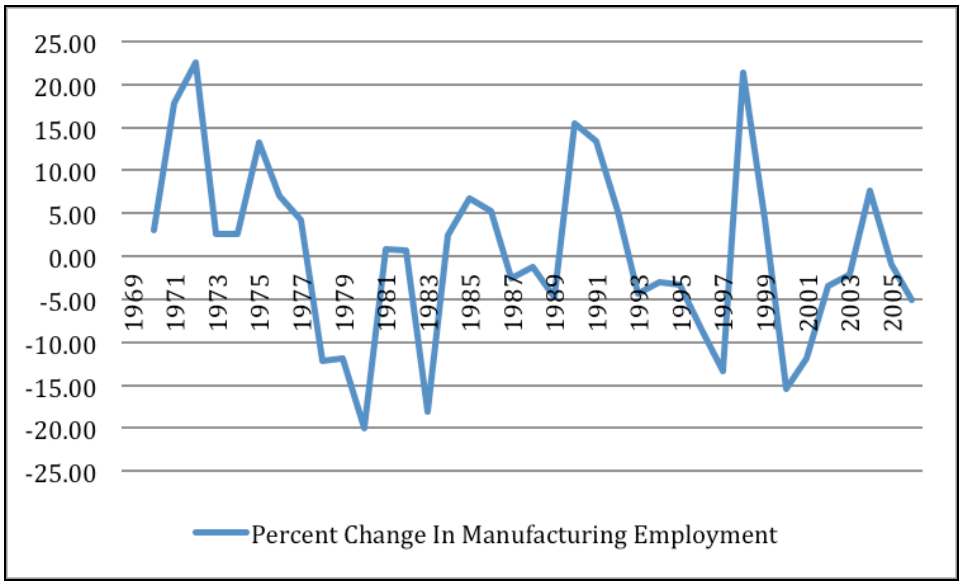

Figure F.31. Percentage Change in Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

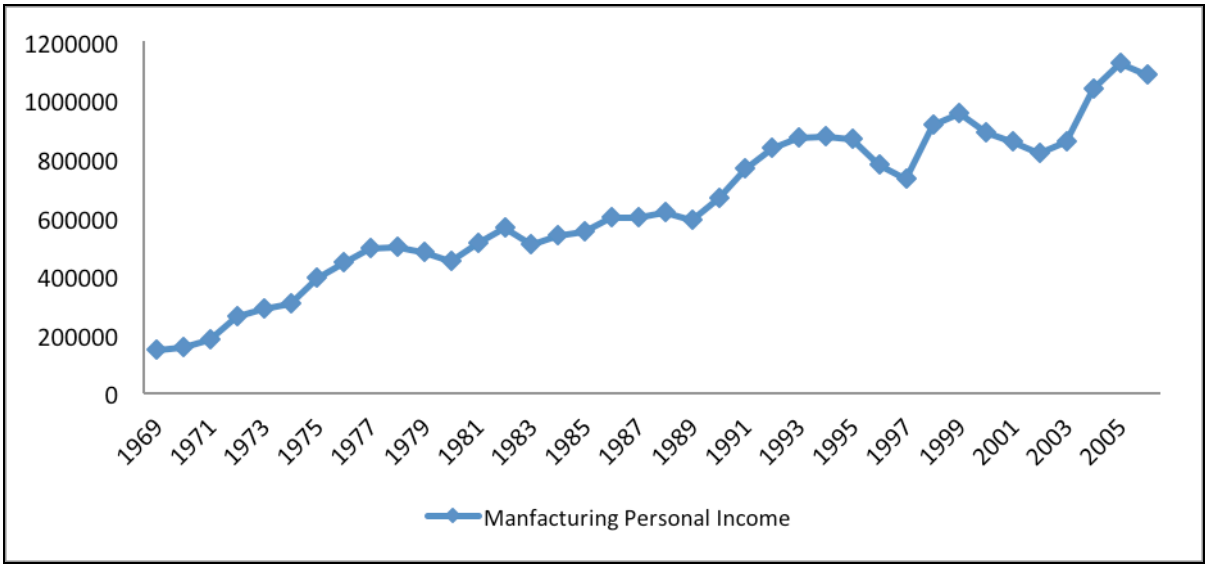

Figure F.32. Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

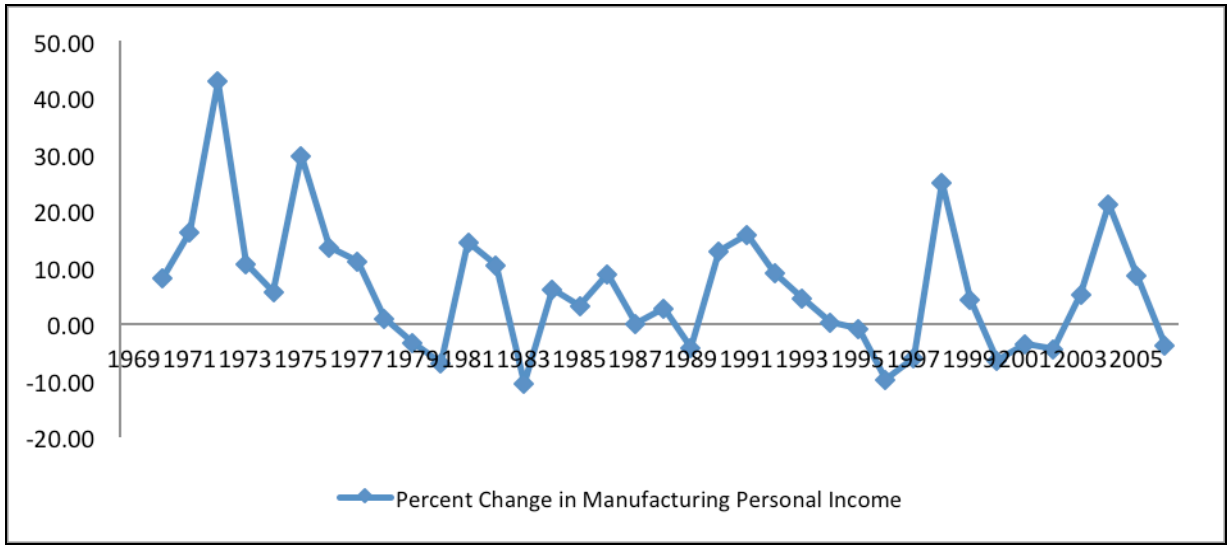

Figure F.33. Percent Change in Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

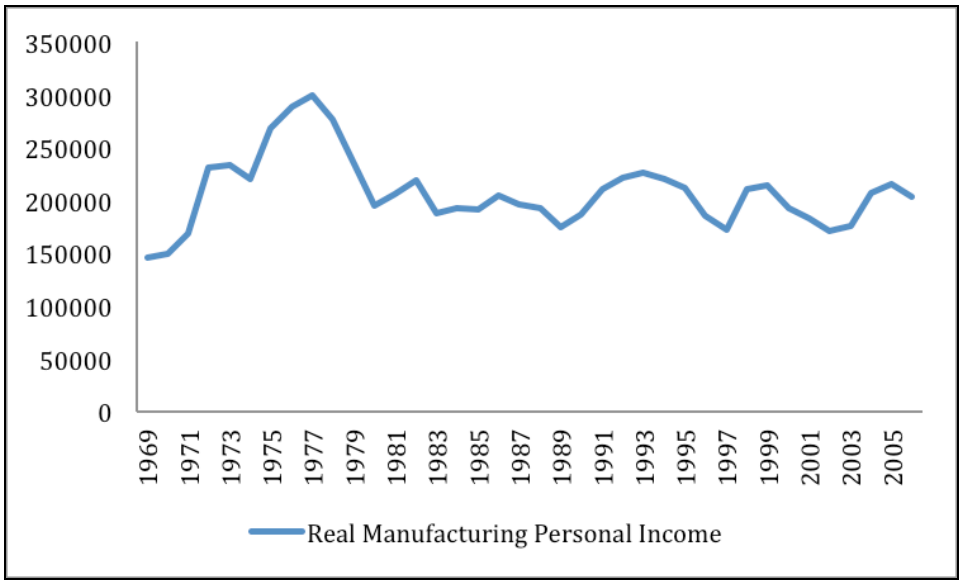

Figure F.34. Real Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

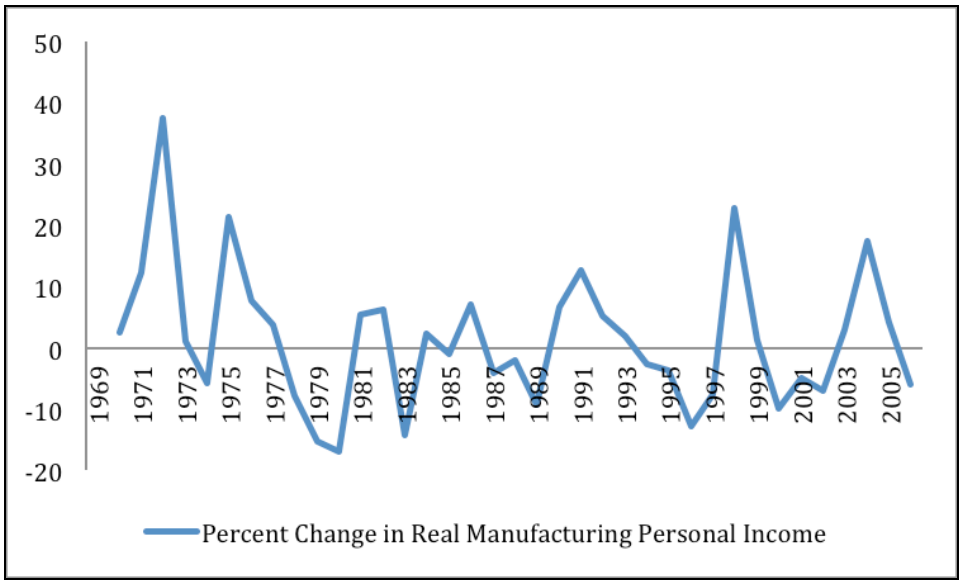

Figure F.35. Percent Change in Real Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

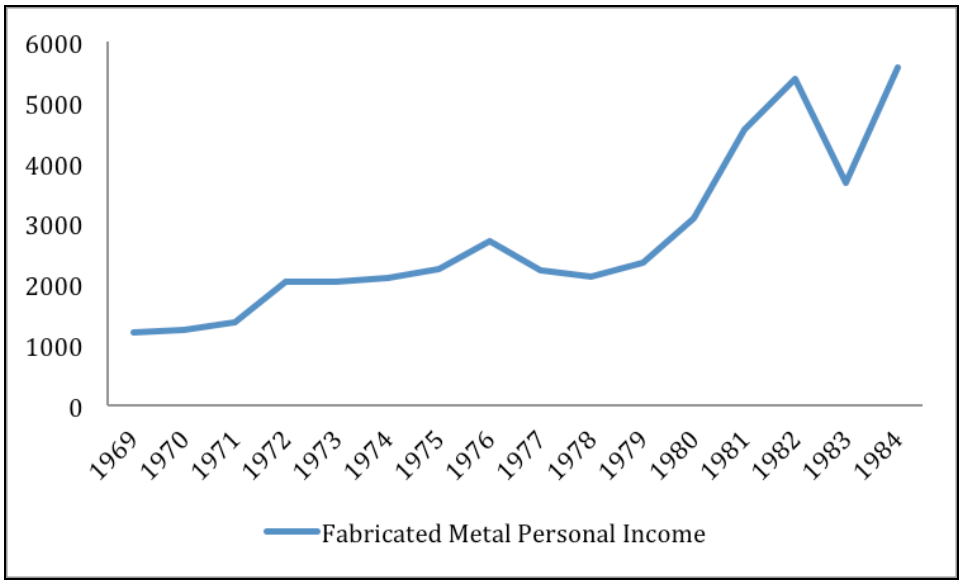

Figure F.36. Fabricated Metal Personal Income-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

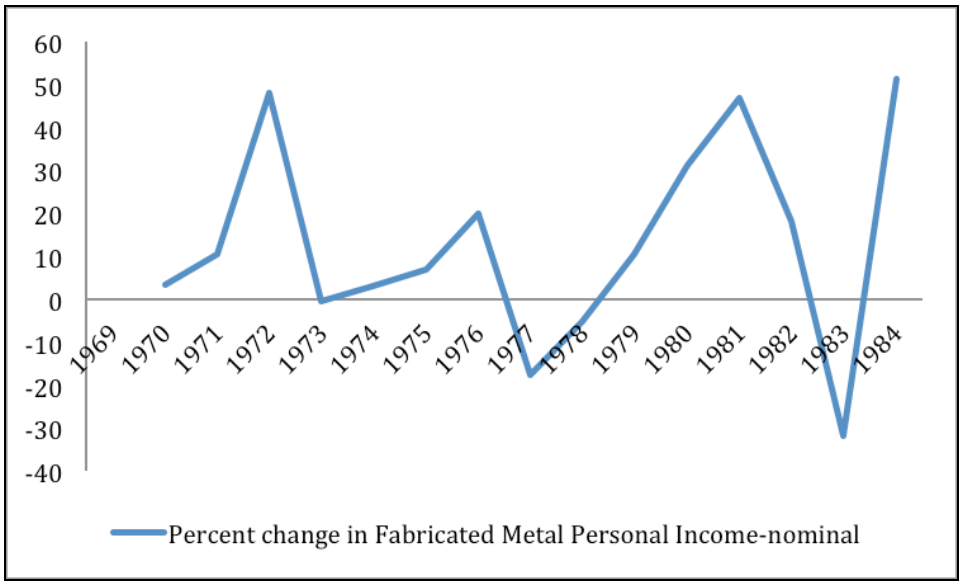

Figure F.37. Percent Change in Fabricated Metal Personal Income-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

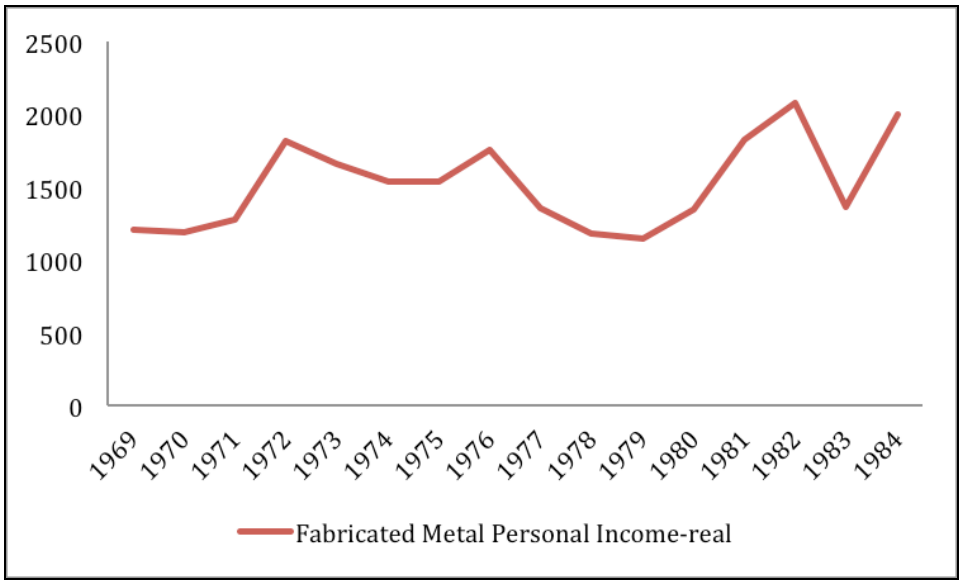

Figure F.38. Fabricated Metal Personal Income-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

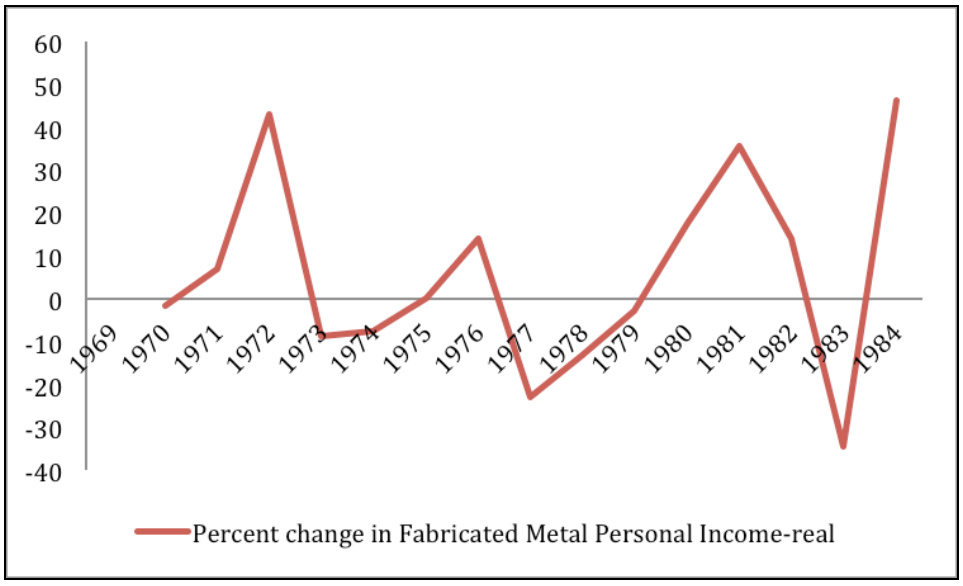

Figure F.39. Percent Change in Fabricated Metal Personal Income-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Total full-time and part-time employment in the Pascagoula, Mississippi MSA increased from 39,673 in 1970 to 70,975 in 2006. In 1970, wage and salary workers represented 89.57% of the total employment or 35,537 workers. Total private employment was 32,857 workers or 82.82% of total full-time and part-time employment. Government and government enterprises represented 15.24% of the full-time and part-time workers or 6,048 workers. State and local government accounted for 4,352 workers or 10.97% of the total (Figure F.40 and Table F.15).

Within the private employment category, 50.24% of the full-time and part-time workers, 16,508 workers, were in the manufacturing sector in 1970. The service sector employed 4,951 workers or 15.07% of total private employment. The retail trade sector employed 4,616 workers or 14.05% of total private employment. The construction sector employed 3,200 workers or 9.74%.

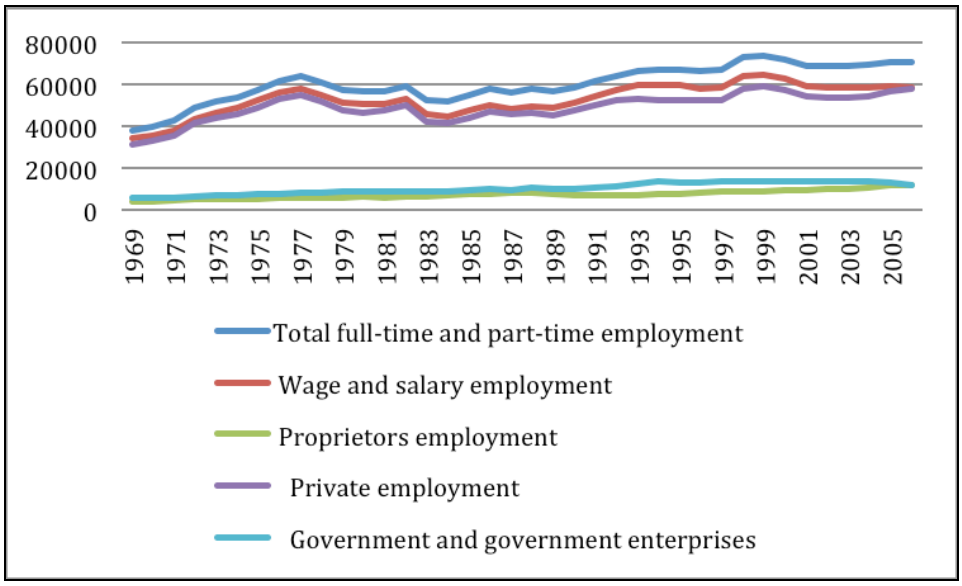

Figure F.40. Total Employment by Major Area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.15.

Total Employment by Major Area as a Percent of Total Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	39673	56812	58578	72305	70975
Wage and salary employment	89.57	88.89	87.51	86.87	82.72
Private employment	82.82	82.00	80.85	79.36	81.27
Government and government enterprises	15.24	16.33	17.71	19.07	17.19
State and local	10.97	12.70	13.84	13.66	13.89

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1980, total full-time and part-time employment reached 56,812. Wage and salary workers accounted for 88.89% or 50,501 workers. Private employment accounted for 46,586 or 82% of the total. Government and government enterprises accounted for 16.33% of 9,277 workers. State and local government employed 12.70% of the total workers or 7,217.

Within the private employment in 1980, part-time and full-time employment in manufacturing increased to 19,653 workers, but declined to only 42.19% of the total. Retail increased to 7,626 workers and as a percentage of the total at 16.37%. The service sector

increased in numbers of workers to 6,937 workers, but declined as a percentage of the total to 14.89%. The construction sector increased to 6,226 workers and 13.36%.

By 1990, total part-time and full-time employment was 58,578. Wage and salary workers accounted for 87.51% of the total or 51,262 workers. Private employment increased to 47,362 workers, but accounted for only 80.85% of the total. Government and government enterprises accounted for 17.71% of total employment or 10,377 workers. State and local government accounted for 8,108 workers or 13.84% of the total.

Within the private employment sector, manufacturing continued to increase in numbers to 19,893 workers but decline as a percentage of the total of private employment to 42%. The retail sector increased to 18.69% of the total private employment with 8,850 workers. The service sector also continued to gain as it increased to 8,453 workers or 17.85% of the total private employment. The construction segment declined dramatically in terms of both numbers of workers, 3,466, and as a percentage of the total, 7.32% (Figures F.41 – F.43 and Tables F.16 – F.18).

In 2000, total full-time and part-time employment reached 72,305 workers; 86.87% of these workers were wage and salary workers. Private employment continued both its increase in terms of workers, 57,383 employed, and its decline as a percent of the total, 79.36%. Government and government enterprises increased the number of workers to 13,786 or 19.07% of the total part-time and full-time employment. State and local government accounted for 13.66% of the total of 9,875 workers.

Within the private employment sector, manufacturing declined in terms of full-time and part-time workers to 18,072 and as a percent of the total private employment to 31.49%. The service sector increased to 23.38% of the total private employment with 13,419 workers. The retail sector also increased in terms of actual workers, 12,198, and as a percent of the total private employment, 21.26%. The construction sector made a strong rebound, increasing employment to 6,908 workers and accounting for 12.04% of private employment.

In 2006, total full-time and part-time employment had declined to 70,975 workers. Wage and salary workers accounted for 82.72% of the total full-time and part-time workers. Private employment accounted for 81.27% of the total, 57,682 workers. Government and government enterprises declined, accounting for 12,204 workers or 17.19% of the total. State and local governments stayed almost even at 9,861 workers or 13.89% of total.

Within the private employment, manufacturing continued to decline in both number of workers and as a percentage of the total private employment, 15,235 workers and 26.4%. The service sector increased to 19,862 workers or 34.4% of the total private employment. The retail sector declined significantly to 7,752 workers or 13.44% of the total private employment. The construction sector declined to 5,569 workers and 9.65% of total private employment.

As a percentage change, total employment increased a total of 78.9%, from 39,673 in 1970 to 70,975 in 2006. Wage and salary employment increased 65.22% over the entire period from 35,537 workers to 58,714. Total private employment increased from 32, 847 workers to 57,682 workers in 2006 or a total increase of 75.55%. The employment in government and government enterprises increased 101.79%, from 6,048 in 1970 to 12,204 in 2006.

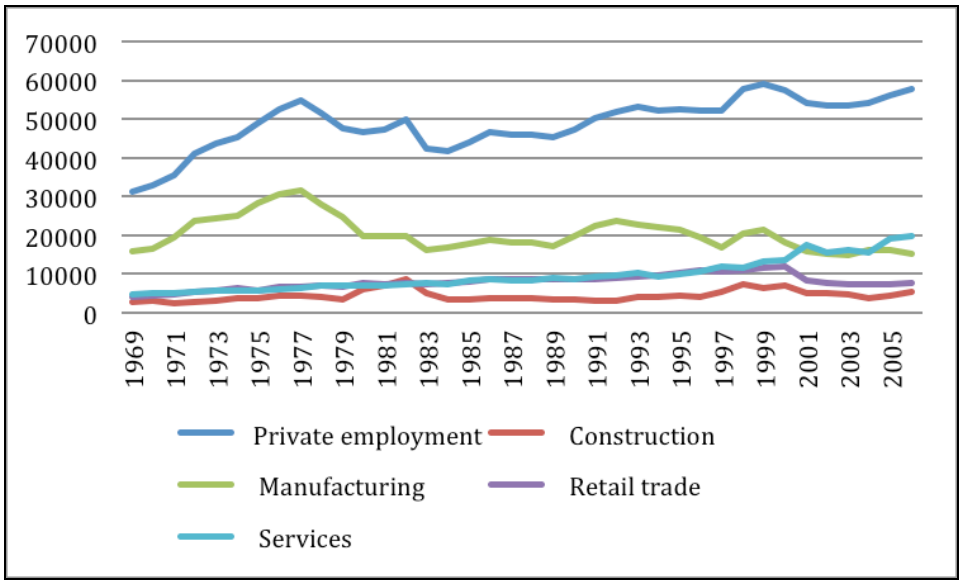

Figure F.41. Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.16.

Private Employment by Major Segment as a percentage of Total Private Employment

	1970	1980	1990	2000	2006
Private employment	82.82	82.00	80.85	79.36	81.27
Mining	na	na	0.18	na	0.15
Construction	9.74	13.36	7.32	12.04	9.65
Manufacturing	50.24	42.19	42.00	31.49	26.41
Retail trade	14.05	16.37	18.69	21.26	13.44
Services	15.07	14.89	17.85	23.38	34.43

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

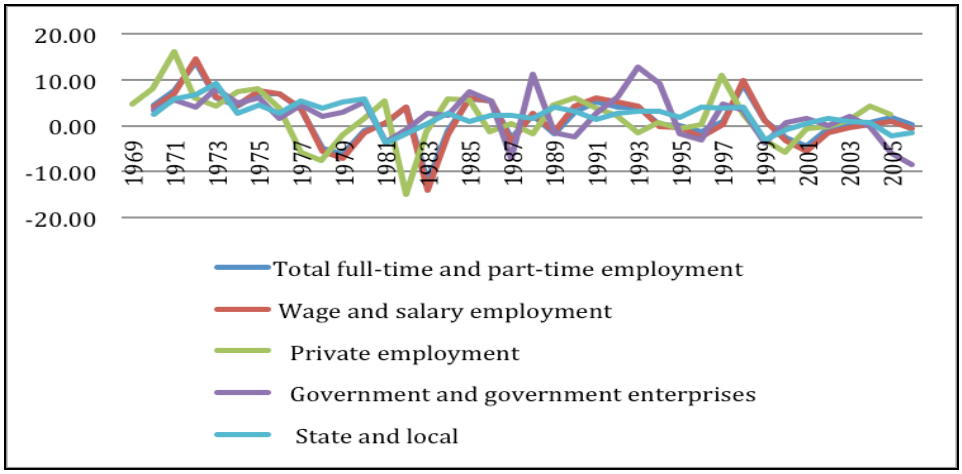

Figure F.42. Percentage Change in Total Employment by Major Area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.17.

Percent Change in Total Employment by Major Area

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006
Total full-time and part-time employment	43.20	3.11	23.43	-1.84
Wage and salary employment	42.11	1.51	22.52	-6.52
Private employment	41.78	1.67	21.16	0.52
Government and government enterprises	53.39	11.86	32.85	-11.48
State and local	65.83	12.35	21.79	-0.14

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

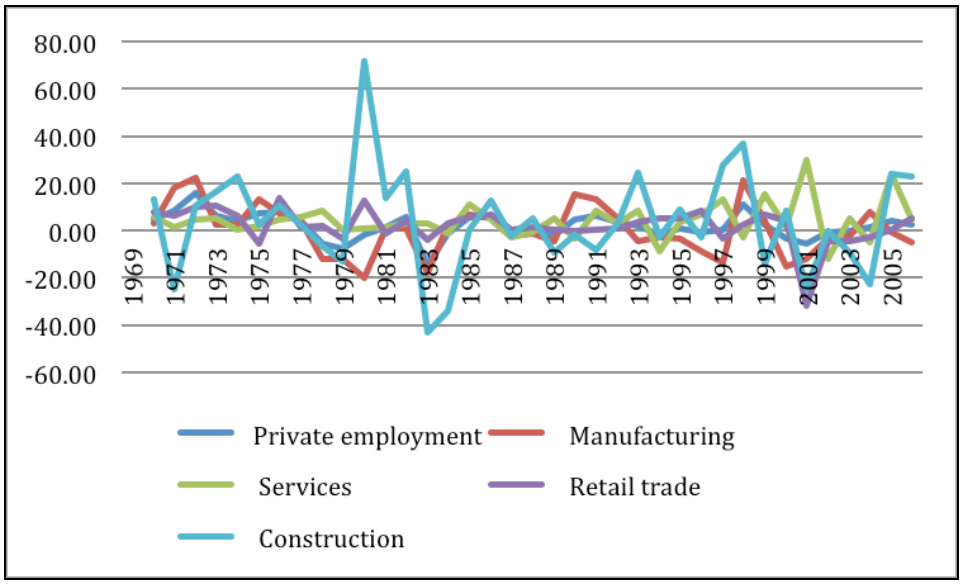

Figure F.43. Percentage Change in Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.18.

Percent Change In Private Employment by Major Sector

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006
Private employment	41.78	1.67	21.16	0.52
Mining	n/a	n/a	n/a	n/a
Construction	94.56	-44.33	99.31	-19.38
Manufacturing	19.05	1.22	-9.15	-15.70
Retail trade	65.21	16.05	37.83	-36.45
Services	40.11	21.85	58.75	48.01

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By sector, over the total period 1970 to 2006, manufacturing employment declined 7.71%. Service employment increased 301%. Retail increased 67.94%. And construction increased 74%, although it experienced significant swings compared to the other sectors, which tended to trend up over the entire period.

An analysis of the data by sub-period and sector allows for a more complete understanding of the growth patterns over time. From 1970 to 1980, total employment increased 43.2% from 39,673 to 56,812. Wage and salary employment increased 42% from 35,537 to 50,501. Private employment increased 41.78% from 32,857 to 46,586. Government employment increased 53.39% from 6,048 to 9,277 workers.

Within the private employment, from 1970 to 1980, manufacturing employment increased 19.05% from 16,508 to 19,653. Retail employment increased 65% from 4,616 to 7,626. Service

sector employment increased 40.11% from 4,951 to 6,937. And the employment in the construction sector increased 94.56% from 3,200 to 6,226 workers.

From 1980 to 1990, total employment increased 3.1% or from 56,812 to 58,578. Wage and salary workers increased 1.5% from 50,501 to 51,262. Private employment increased 1.67% from 46,586 to 47,362. Government employment increased 11.85% from 9,277 to 10,377 workers.

Across the different private employment sectors, employment increased 1.22% in manufacturing from 19,653 to 19,893. Retail increased 16.05% from 7,626 to 8,850. Service employment increased 21.85% from 6,937 to 8,453. The construction sector contracted, with employment falling 44.33% from 6,226 to 3,466.

From 1990 to 2000, overall employment increased by 23.43% from 58,578 to 72,305. Wage and salary employment increased 22.52% from 51,262 to 62,808. Private employment increased 21.16% from 47,362 to 57,383, while government increased 32.85% from 10,377 to 13,786.

Across sectors, manufacturing declined 9.15% from 19,893 workers to 18,072. In retail, employment increased 37.83% from 8,850 to 12,198. In the service sector, employment increased 58.75% from 8,453 to 13,419. And employment in the construction sector increased 99.31% from 3,466 to 6,908.

From 2000 to 2006, total employment declined 1.84% from 72,305 to 70,975. Wage and salary employment declined 6.5% from 62,808 to 58,714. Private employment increased .52% over the period from 57,383 to 57,682. Government employment decreased from 13,786 to 12,204 or 11.48%.

When viewed by sector, manufacturing declined 15.7% from 18,072 to 15,235. Retail declined 36.45% from 12,198 to 7,752 workers. The service sector increased 48% from 13,419 to 19,862 workers. In the construction sector, employment declined 19.4% from 6,908 to 5,569.

Overall, employment increased most rapidly from 1970 to 1980 and from 1990 to 2000. This was the case across most segments of the local economy. In the most recent period, there have been limited gains, with most segments flat or in decline.

In 1970, total personal income in thousands of dollars measured in nominal terms for the Pascagoula MSA was $295,073. In 1980, it totaled $989,539. In 1990, total personal income was $1,824,519. By 2000, it reached $3,302,624. And in 2006, total personal income was $4,213,927.

Private earnings measured in thousands of dollars were $247,560 in 1970. In 1980, they were $772,656. In 1990, private earnings were $1,125,055. In 2000, they reached $$1,869,410. And in 2006, they totaled $2,334,611.

Per capita personal income measured in dollars was $2,918 in 1970; $7,412 in 1980; $13,846 in 1990; 21,866 in 2000; and $28,156 in 2006. In 1970, the average earnings per job were $7,055. In 1980, this figure was $15,639, and in 1990, it was $23,517. By 2000, the average earnings per job were $32,911, and by 2006, they were $41,318 (Figures F.44 – F.55 and Tables F.19 – F.28).

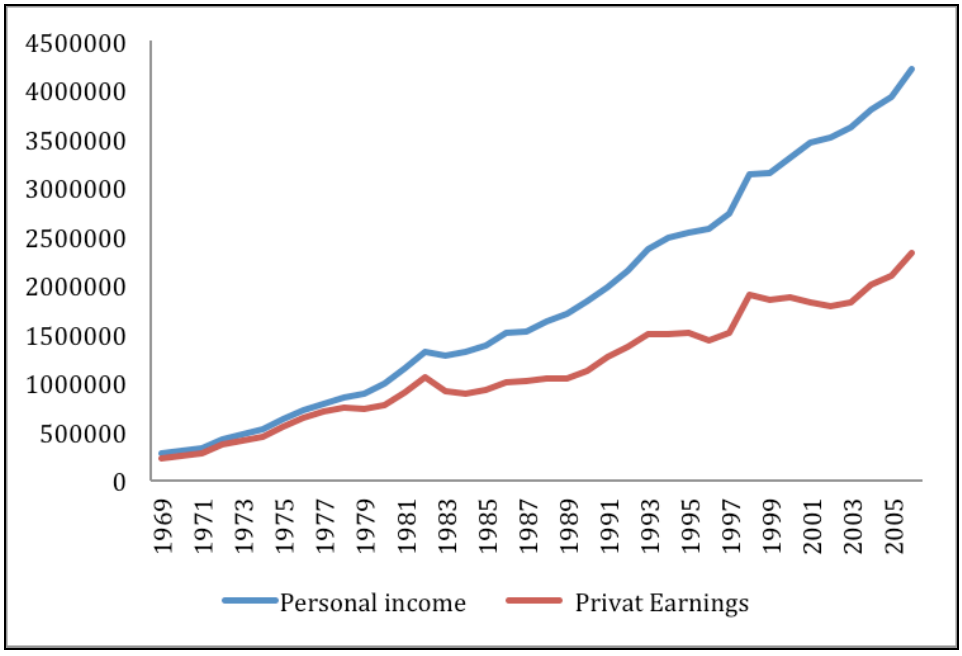

Figure F.44. Total Personal Income and Private Earnings–Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

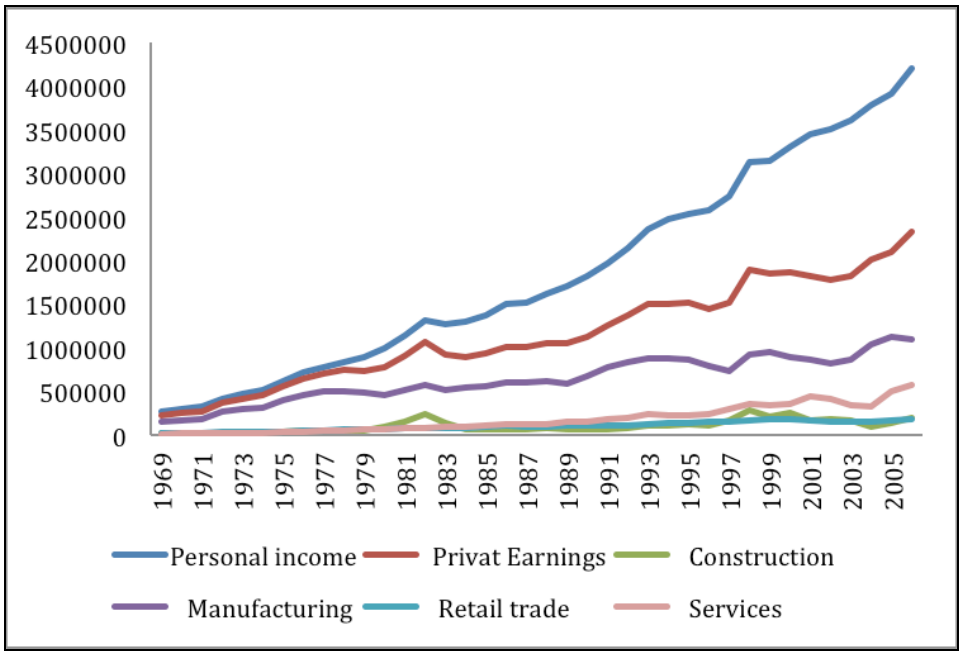

Figure F.45. Total Personal Income by Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.19.

Personal Income, Per Capita Personal Income, Private Earnings, and Income by major Segment-Nominal

	1970	1980	1990	2000	2006
Personal income	295073	989539	1824519	3302624	4213927
Per capita personal income	2918	7412	13846	21866	28156
Private earnings	247560	772656	1125055	1869410	2334611
Mining	na	na	2180	na	6999
Construction	27437	100052	70445	259589	193394
Manufacturing	157037	448766	663363	890749	1084611
Retail trade	22576	68185	100122	185500	185125
Services	19249	73667	162097	363936	585348

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

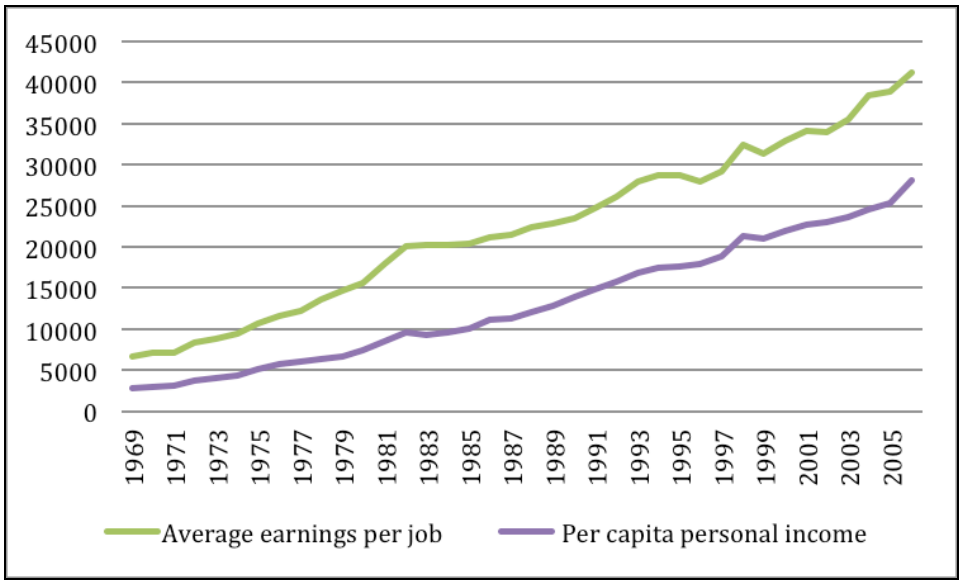

Figure F.46. Per Capita Personal Income and Average Earnings per Job–Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.20.

Personal and Per Capita Income--Nominal

	1970	1980	1990	2000	2006
Personal income	295073	989539	1824519	3302624	4213927
Per capita personal income	2918	7412	13846	21866	28156
Average earnings per job (dollars)	7055	15639	23517	32911	41318
Personal income	295073	989539	1824519	3302624	4213927
Per capita personal income	2918	7412	13846	21866	28156
Private earnings	83.90	78.08	61.66	56.60	55.40
Mining	na	na	0.19	na	0.30
Construction	11.08	12.95	6.26	13.89	8.28
Manufacturing	63.43	58.08	58.96	47.65	46.46
Retail trade	9.12	8.82	8.90	9.92	7.93
Services	7.78	9.53	14.41	19.47	25.07

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

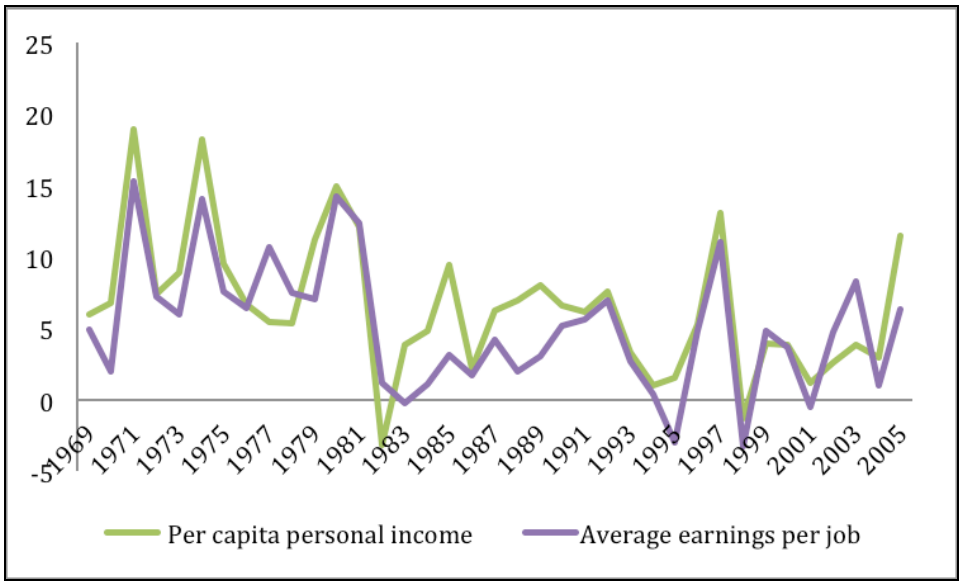

Figure F.47. Percent Change in Personal per Capita Income and Average Earnings per Job–Nominal .Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.21.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Personal Income, and Personal Income by Major Segment as a Percentage of Private Earnings – Nominal

	1970	1980	1990	2000	2006
Personal income	295073	989539	1824519	3302624	4213927
Per capita personal income	2918	7412	13846	21866	28156
Private earnings	247560	772656	1125055	1869410	2334611
Mining	na	na	2180	na	6999
Construction	27437	100052	70445	259589	193394
Manufacturing	157037	448766	663363	890749	1084611
Retail trade	22576	68185	100122	185500	185125
Services	19249	73667	162097	363936	585348

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.22.

Percent Change in Personal per Capita Income and Average Earnings per Job by Decade- Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Per capita personal income	154.01	86.81	57.92	28.77	864.91
Average earnings per job (dollars)	121.67	50.37	39.95	25.54	485.66

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

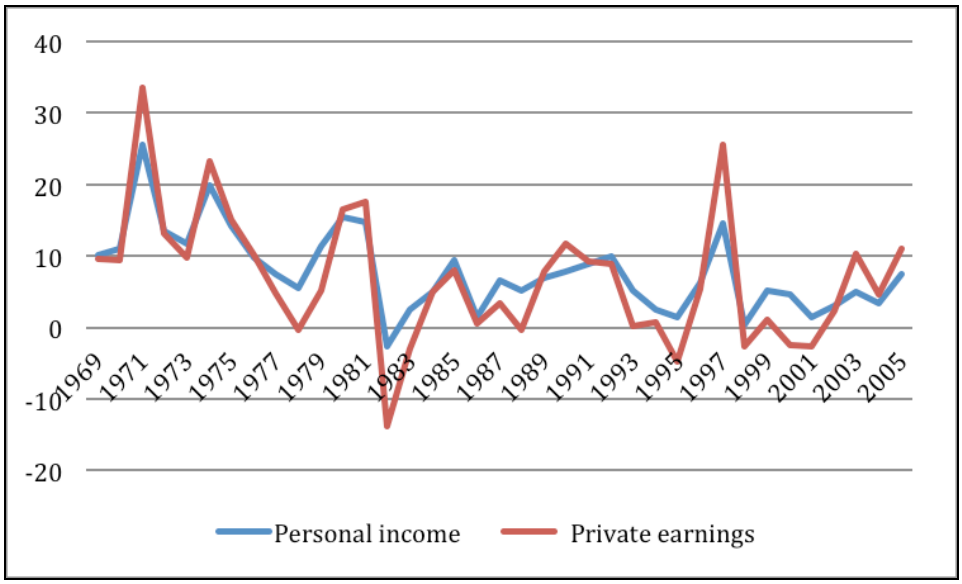

Figure F.48. Percent Change in Personal and Per Capita Income–Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

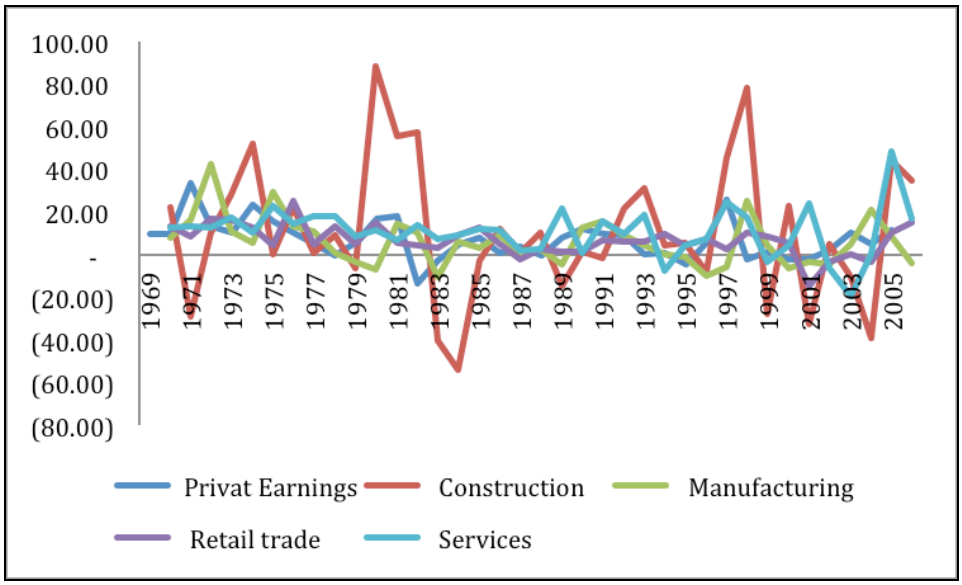

Figure F.49. Percent Change in Personal Income by major Segment–Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table F.23.

Percentage Change in Personal Income, Per Capita Income, Private Earnings, and Income by Major Segment-nominal

Economic Analysis on Nominal Income	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	235.35	84.38	81.01	27.59	1328.10
Per capita personal income (dollars)	154.01	86.81	57.92	28.77	864.91
Private earnings	212.11	45.61	66.16	24.88	843.05
Mining	n/a	n/a	n/a	n/a	n/a
Construction	264.66	-29.59	268.50	-25.50	604.87
Manufacturing	185.77	47.82	34.28	21.76	590.67
Transportation and public utilities	n/a	n/a	n/a	1.06	n/a
Retail trade	202.02	46.84	85.27	-0.20	720.01
Services	282.71	120.04	124.52	60.84	2940.93
Government and government enterprises	281.94	118.51	102.81	17.15	1882.85
State and local	283.65	121.67	-33.34	254.69	1910.94

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1970, total private earnings accounted for $247,560 or 83.90% of total personal income of $295,073 in the Pascagoula MSA. In terms of the contribution of each sector to total personal income, manufacturing accounted for 53.33% of total personal income in 1970. Construction accounted for 9.30% of total personal income. The retail and service sectors accounted for 7.65% and 6.52% of total personal income in 1970 or $22,576 and $19,249, respectively.

In 1980, total private earnings increased in dollar terms to $772,656, but declined as a percentage of total personal income to only 78.08% of the $989,539 total. Manufacturing accounted for only 45.35% in 1980 or $448,766. Construction accounted for 10.11 percent of the total personal income or $100,052. The retail and service sector accounted for 6.89% and 7.44% of total personal income in 1980, $68,185 and $73,667, respectively.

In 1990, total private earnings accounted for $1,125,055 or 61.66% of the $1,824,519 in total personal income. The manufacturing sector accounted for 36.36% or $663,363 of personal income. Construction accounted for $70,445 or 3.86% of personal income. Retail accounted for 54.9% of personal income or $100,122. The service sector accounted for 8.88% of the total personal income or $162,097.

In 2000, total private earning totaled $1,869,410 or 56.60% of the total personal income in the Pascagoula MSA. The manufacturing sector generated $890,749 or 26.97% of the total personal income. Construction accounted for $259,589 or 7.86% of total personal income. The retail sector contributed $185,500 or 5.62% to the total, while the service sector contributed $363,936 or 11.02% to the total.

By 2006, total private earnings accounted for 55.40% of the total personal income of $4,213,927. Manufacturing as a percentage of the total continued to decline to 25.74% or $1,084,611. Construction accounted for $193,394 of total personal income or 4.59%. Service

income accounted for $585,348 or 13.89% of total personal income. Retail accounted for $185,125 or 4.39% of total personal income.

The government sector accounted for 10.15% of total personal income in 1970 or $29,942. In 1980, government accounted for 11.56% of total personal income or $114,360. In 1990, it accounted for $249,884 or 13.70% of total personal income. By 2000, government accounted for $506,796 or 15.35% of personal income. And in 2006, government positions accounted for 14.09% of total personal income or $593,705.

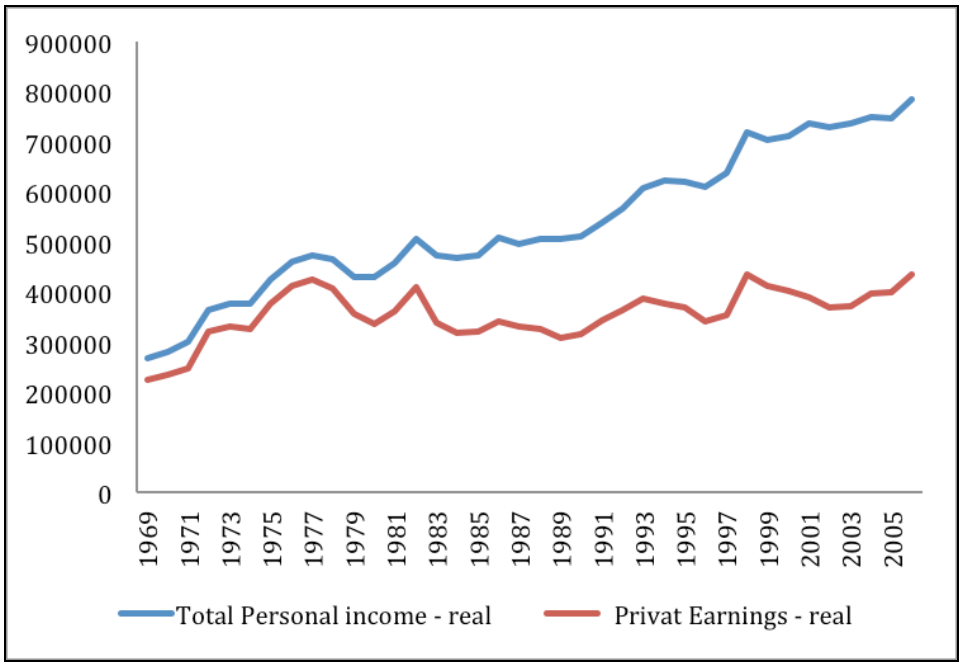

Figure F.50. Total Personal Income and Private Earnings–Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

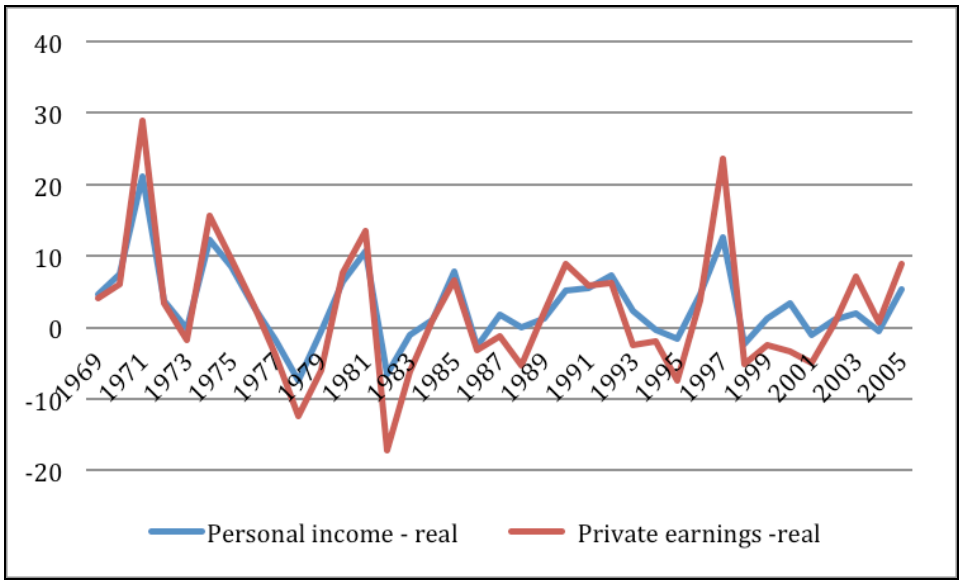

Figure F.51. Percentage Change in Total Personal Income and Private Earnings–Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

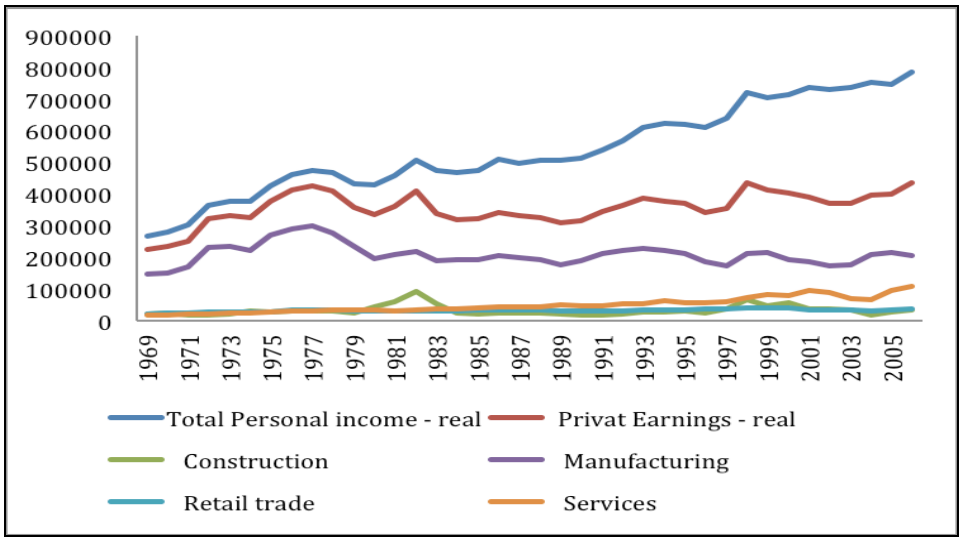

Figure F.52. Total Income by Segment–Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table F.24.

Total Personal Income, Private Earnings, and Total Income by Major Segment–Real

Real Analysis	1970	1980	1990	2000	2006
Personal income	280245.21	429937.63	512383.49	712959.38	786926.14

Table F.24.

Total Personal Income, Private Earnings, and Total Income by Major Segment–Real

Real Analysis	1970	1980	1990	2000	2006
Private earnings	235119.80	335705.71	315951.55	403561.95	435974.90
Mining	na	na	612.21	na	1307.02
Construction	26058.26	43470.87	19783.22	56039.20	36115.19
Manufacturing	149145.69	194981.09	186293.62	192291.90	202544.74
Retail trade	21441.53	29625.21	28117.47	40045.12	34571.01
Services	18281.71	32007.04	45522.04	78565.28	109310.30

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table F.25.

Personal Income, Per Capita Income, Private Earnings as a percentage of Personal Income, and Income by major Segment as a Percentage of Private Earnings-real

Real Analysis	1970	1980	1990	2000	2006
Personal income	280245.2	429937.6	512383.5	712959.4	786926.1
Per capita personal income	2771.367	3220.386	3888.401	4720.359	5257.968
Private earnings	83.90	78.08	61.66	56.60	55.40
Mining	na	na	0.19	na	0.30
Construction	11.08	12.95	6.26	13.89	8.28
Manufacturing	63.43	58.08	58.96	47.65	46.46
Retail trade	9.12	8.82	8.90	9.92	7.93
Services	7.78	9.53	14.41	19.47	25.07

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

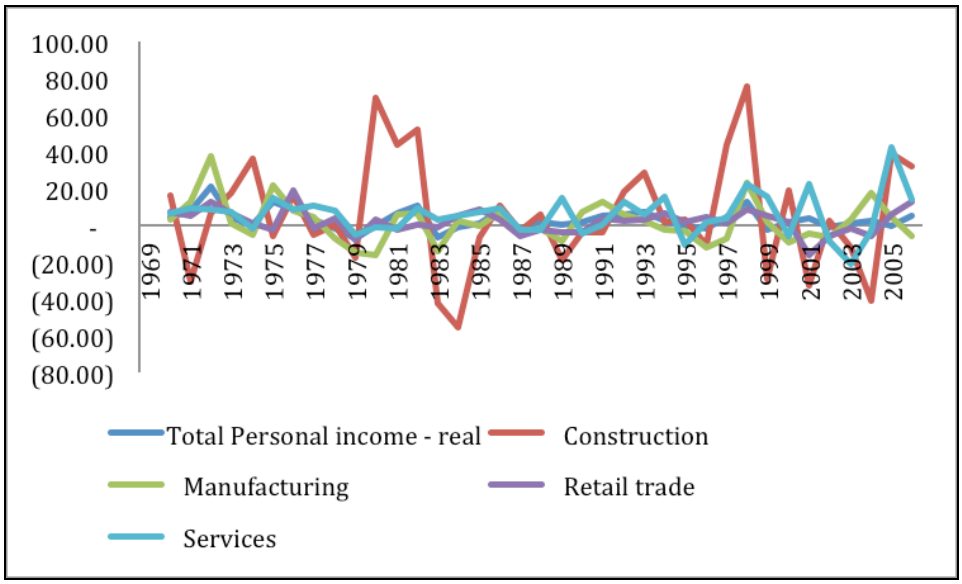

Figure F.53. Percentage Change in Income by Major Segment – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table F.26.

Percentage Change in Personal Income Per Capita Income, Private Earnings and Income by Major Segment – Real

Economic Analysis on Real Income	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	53.41	19.18	39.15	10.37	180.80
Per capita personal income (dollars)	16.20	20.74	21.40	11.39	89.72
Private earnings	42.78	-5.88	27.73	8.03	85.43
Mining	n/a	n/a	n/a	n/a	n/a
Construction	66.82	-54.49	183.27	-35.55	38.59
Manufacturing	30.73	-4.46	3.22	5.33	35.80
Retail trade	38.17	-5.09	42.42	-13.67	61.23
Services	75.08	42.23	72.59	39.13	497.92
Government and government enterprises	74.73	41.23	55.90	1.34	289.88
State and local	75.51	43.28	36.54	15.16	295.40

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

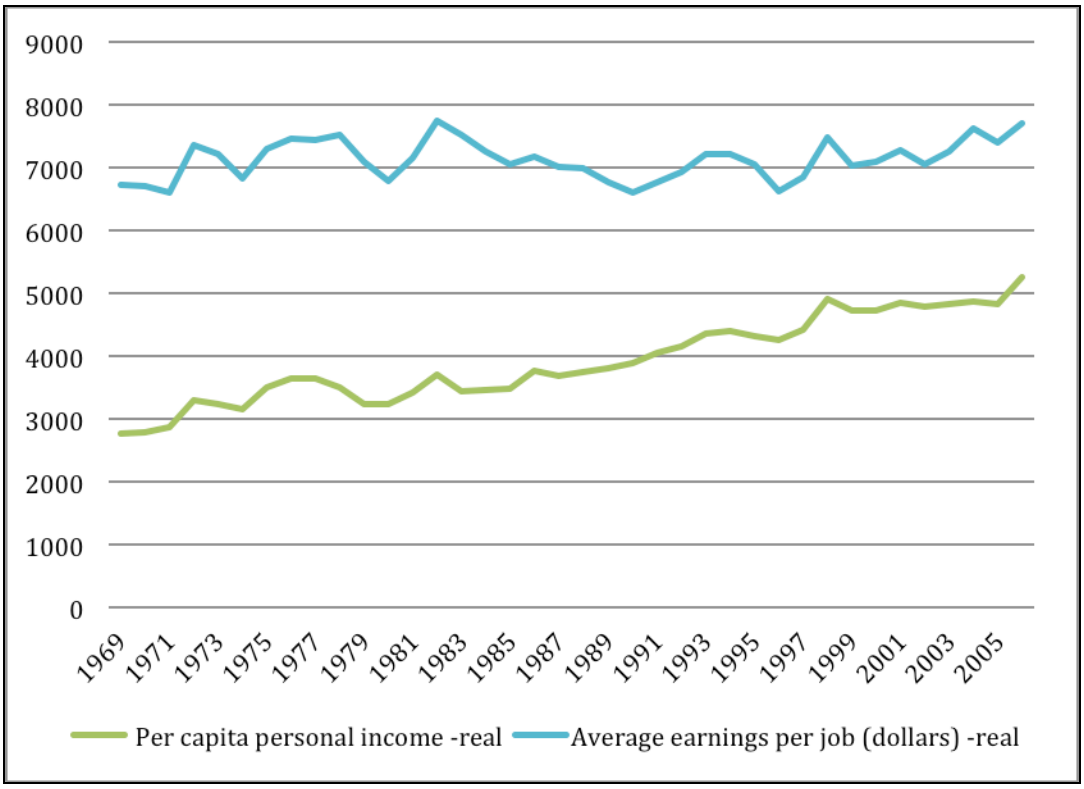

Figure F.54. Per Capita Personal Income and Average Earnings per Job-real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table F.27.

Per Capita Personal Income and Average Earnings per job - Real

Economic Analysis on Real Variables	1970	1980	1990	2000	2006
Personal income - real	280245.21	429937.63	512383.49	712959.38	786926.14
Per capita personal income -real	2771.37	3220.39	3888.40	4720.36	5257.97
Average earnings per job (dollars) -real	6700.48	6794.88	6604.33	7104.72	7715.89

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

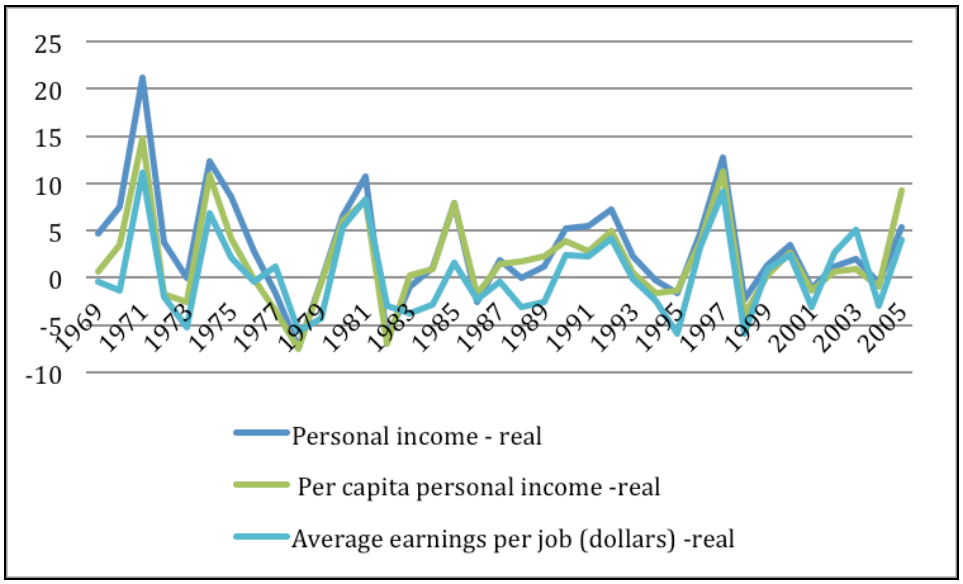

Figure F.55. Percent Change in Personal Per Capita Income and Average Earnings per Job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table F.28.

Percent Change Personal Per Capita Income and Average Earnings per Job- Real

Economic Analysis on Real Variables	Percent change 1970-1980	Percent change 1980-1990	Percent change 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income - real	53.41	19.18	39.15	10.37	180.80
Per capita personal income -real	16.20	20.74	21.40	11.39	89.72
Average earnings per job (dollars) -real	1.41	-2.80	7.58	8.60	15.15

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

APPENDIX G. LAFOURCHE AND TERREBONNE PARISHES

Population changes in Terrebonne and Lafourche Parish from 1970 to 2007 are shown in Tables G.1-G.2 and Figure G.1. In 1970, Terrebonne Parish's population was 76,049 compared with the population of Lafourche Parish at 68,941.

During 1970-2007, Terrebonne Parish's population increased 42.6%. In the 1970s, Terrebonne Parish grew 24%, increasing every year from 1970 to 1983. During this period, Terrebonne Parish's population increased at a higher rate than the state; however, from 1984 to 1990, Terrebonne Parish lost population. Lafourche Parish and Louisiana also experienced population declines during this time. Terrebonne Parish population grew 2.8% in the 1980s, 7.6% in the 1990s, and 3.8% during 2000-2007. In spite of the devastating effects of Hurricanes Katrina and Rita in 2005, Terrebonne Parish still grew 1.8%. At an estimated 108,424 people in 2007, Terrebonne Parish is more populous than ever.

Lafourche Parish's population changes mirror the increases and decreases in the population of Terrebonne Parish, though Lafourche Parish has not grown as strongly as Terrebonne Parish. From 1970 to 2007, Lafourche Parish's population increased 34.4%. Lafourche Parish grew 19.6% during the 1970s, growing every year from 1970 to 1983. Lafourche Parish lost population from 1984 to 1990, with 1987 also being particularly severe. Lafourche Parish grew 4.0% in the 1980s and 4.9% in the 1990s. Lafourche Parish grew 3.0% from 2000 to 2007, but experienced three years of population loss—2000, 2005, and 2007. Lafourche Parish rebounded from Hurricanes Katrina and Rita with 1.6% growth in 2006. The population of Lafourche Parish peaked that same year at an estimated 92,878.

While the populations of Lafourche and Terrebonne Parish have increased, these population gains have not been consistent. Terrebonne Parish's population increased 42.6% during 1970-2007, but the city of Houma grew only 5.2%. In fact, the population of Houma declined 1.2% during 2000-2007, declining every year from 2000 to 2004. In Lafourche Parish, the pattern holds for Thibodaux. Lafourche Parish increased 34.4%; however, the city of Thibodaux decreased 11.1% over the same period. Thibodaux has lost 2.6% of its population and Golden Meadow lost 3.6% of its population since 2000. The community of Lockport has increased only an estimated 0.5%. Population growth in these parishes is occurring outside the Metropolitan Statistical Areas (MSAs).

From 1970 to 2007, the population growth rate of Lafourche Parish and Terrebonne Parish doubled the growth rate of Louisiana (17.8%). In fact, Louisiana experienced marginal growth in the 1980s and lost population from 2000 to 2007, but Lafourche and Terrebonne Parish have not experienced a similar trend. Nevertheless, the severest population declines for the region occurred in the 1980s. These population declines occurred during a severe decline in manufacturing employment. During 1978-1987, manufacturing employment declined an outstanding 47%.

Table G.1.

Population of Communities Within Lafourche and Terrebonne Parish

	Golden Meadow	Lockport	Thibodaux	Houma
1970	2,681	-	14,922	30,893
1980	2,282	2,424	15,810	32,602
1990	2,049	2,503	14,035	30,495
2000	2,188	2,622	14,420	32,834
2001	2,168	2,615	14,384	32,677
2002	2,165	2,612	14,410	32,518
2003	2,158	2,605	14,417	32,387
2004	2,147	2,593	14,371	32,196
2005	2,130	2,578	14,124	32,208
2006	2,150	2,607	14,251	32,764
2007	2,129	2,669	14,156	32,586
2008	2,110	2,635	14,052	32,512

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table G.2.a.

Growth Rate by Decade for Lafourche Parish

Decade Growth Rate	Lafourche Total Population	Lafourche Workforce Population	Lafourche Male Population
1970s	19.6%	37.0%	20.3%
1980s	4.0%	7.2%	1.6%
1990s	4.9%	4.7%	4.6%
2000s	3.0%	6.6%	3.0%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

Table G.2.b.

Growth Rate by Decade for Terrebonne Parish

Decade Growth Rate	Terrebonne Total Population	Terrebonne Workforce Population	Terrebonne Male Population
1970s	24.1%	44.4%	25.1%
1980s	2.8%	4.5%	0.1%
1990s	7.6%	9.9%	8.1%
2000s	3.8%	6.6%	3.9%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

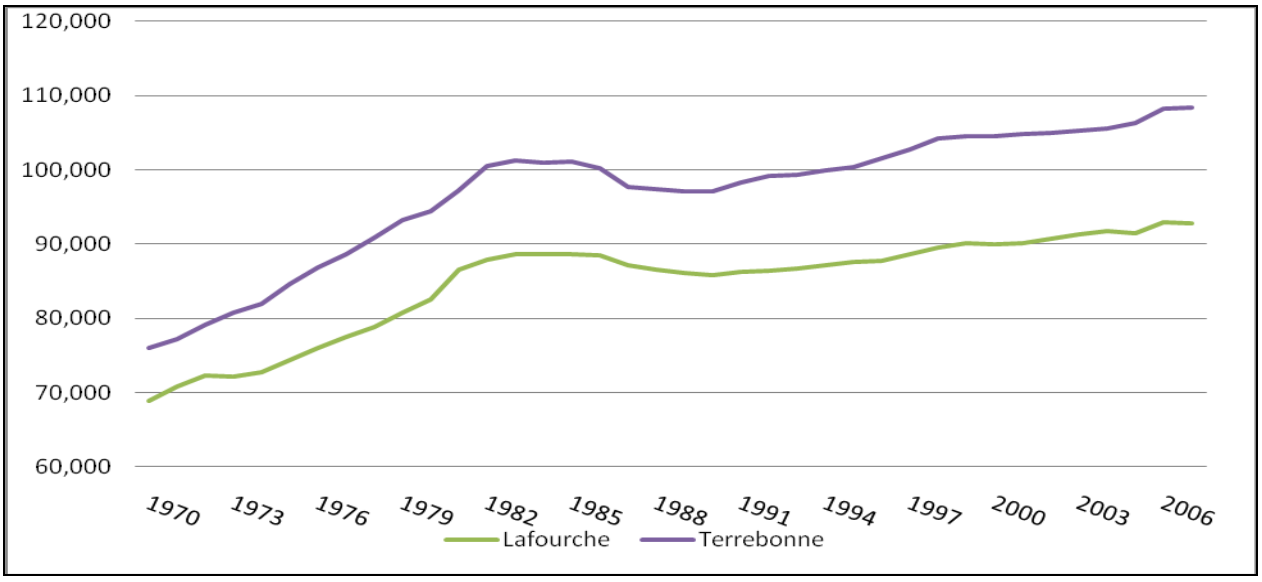

Figure G.1. Population of Lafourche and Terrebonne Parish. Source: U.S. Census Bureau, Population Estimates, County.

The gender distribution for Terrebonne and Lafourche Parish are shown in Figures G.2 – G.3 and Table G.3. The male population in Lafourche Parish increased 31.6%, from 34,326 in 1970 to an estimated 45,176 in 2007, peaking at about 45,228 in 2006. However, the proportion of the male population has shrunk slightly from 49.8% of the population in 1970 to 48.7% in 2007, peaking at 50% 1980. Large declines in the male population occurred in the 1980s. Population increases in Lafourche Parish are being driven by a disproportionate increase in the female population. A different pattern emerges when focusing upon the working age male population, generally recognized as men between the ages of 20-59 and the principle labor force of the fabrication and shipbuilding industry. The working age male population has grown 63.9%, from 15,462 in 1970 to an estimated 25,348 in 2007, peaking in 2006 at 25,451. The proportion of the population that is working age male increased from 22.4% in 1970 to 27.3% in 2007. The male population and working age male population are increasing, though the working age male population is increasing at a faster rate.

In Lafourche Parish, a gradual aging of the working age male population occurred from 1970 to 2007, but the aging of the male population took place there much later than in the other counties and parishes in this study. In all study communities, the largest component of the working age male population in the 1970s was men between the ages of 20-29. Sometime in the 1980s, this population was traditionally displaced by men between the ages of 30-39; however, this pattern does not occur in Lafourche Parish. From 1970 to 1999, the largest proportion of the working age male population was men between the ages of 20-29. Nevertheless, during 1983-1996, this component of the population declined 26%. Meanwhile, the population for men over the age of 30 continued to increase. The perturbations of the 1980s appeared to disproportionately affect men between the ages of 20-29, as they were the only component of the working age male population to lose population during 1980-2000. Consequently, in 2000 men between the ages of 30-39 were the largest proportion of the working age male population, but this would be short-lived. From 2002 to 2007, men between the ages of 40-49 were the largest proportion of the working age male population. The working aged male population aged rapidly from 2000 to 2007 in Lafourche Parish. During 1970-2007, men over the age of 60 have grown

more than any other component of the male population at 156%. The proportion of the population between the ages of 20-29 did grow 16.6% from 2000 to 2007—its first decade of growth since the 1970s.

There are similarities and differences between the changes in the working age male population in Lafourche Parish and Terrebonne Parish. Like Lafourche Parish, Terrebonne's male population increased 40.6%, from 37,936 in 1970 to an estimated 53,354 in 2007, peaking in 2007. As a proportion, the male population decreased from 49.9% of the population in 1970 to 49.2% in 2007, peaking at 50.2% in 1980. Like Lafourche Parish, significant declines in the male population occurred from 1984 to 1990. Population increases in Terrebonne Parish are being driven disproportionately by increases in the female population. The working age male population has grown at a substantially larger rate (76.7%) than the overall population and overall male population, from 16,851 in 1970 to an estimated 9,783 in 2007, peaking in 2007. As a proportion, the working age male population grew from 22.7% in 1970 to 27.5% in 2007.

In contrast, the male population in Terrebonne Parish has aged quicker than Lafourche Parish. From 1970-1988, the largest proportion of the working age male population was men between the ages of 20-29. From 1989-1995, the largest proportion of the working age male population was men between the ages of 30-39. From 1996-2007, the largest proportion of the working age male population was men between the ages of 40-49. From 1990-2007, the fastest growing male populations were men between the ages of 50-59 and men over the age of 60. From 1970-2007, men over the age of 60 grew more than any other component of the male population at 177%. The proportion of the population between the ages of 20-29 grew 20.1% from 2000 to 2007—its first decade of growth since the 1970s.

The working age male populations in Terrebonne and Lafourche Parish display similarities and differences. The aging of the male population in Lafourche Parish occurred suddenly in 2000, whereas the aging of the male population in Terrebonne Parish began in the 1980s. These population declines occurred during a period of severe decline in manufacturing employment. From 1978-1987, manufacturing employment declined an outstanding 47%. In both parishes, the male population between the ages of 20-29 declined significantly in the 1980s, along with the overall male population. This population experienced growth from 2000-2007 for the first time since the 1970s.

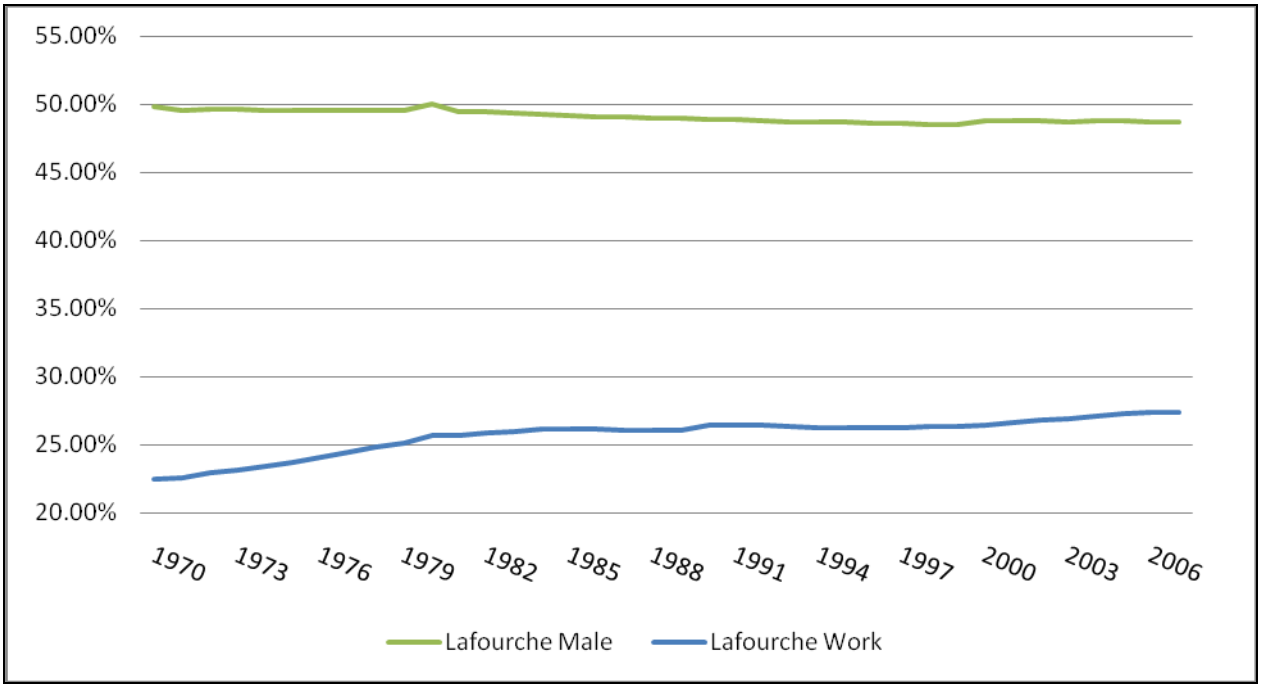

Figure G.2.a. Lafourche Parish Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

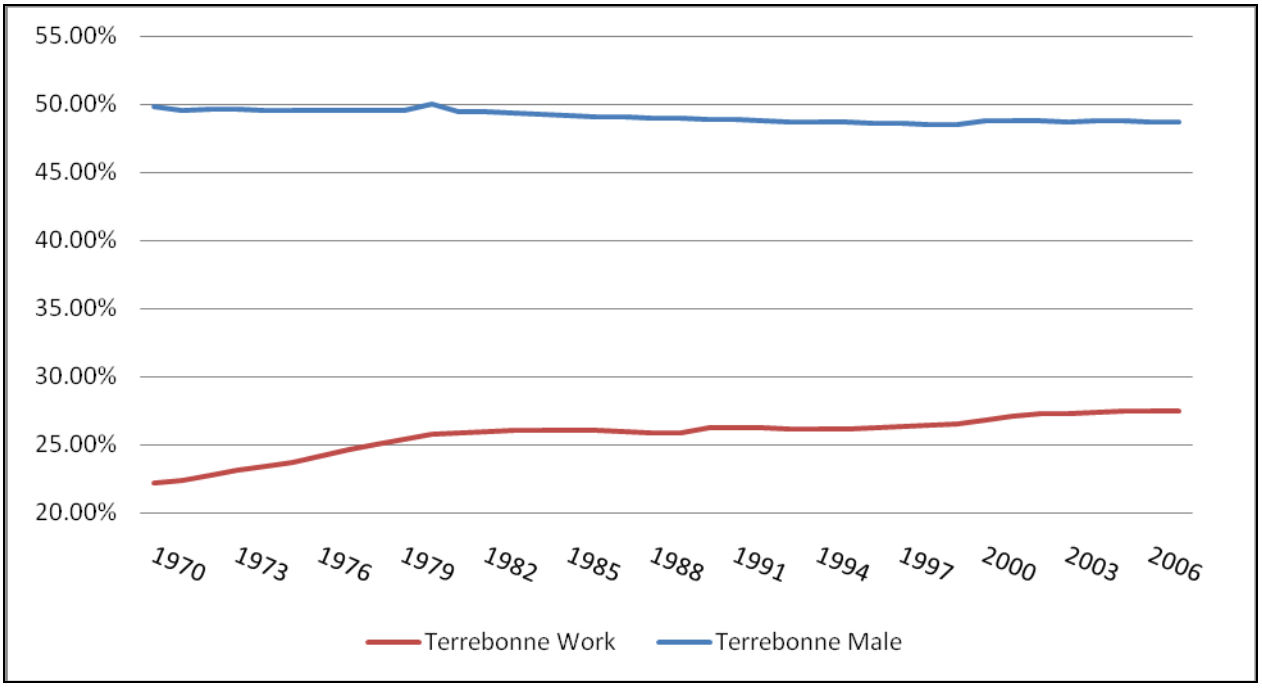

Figure G.2.b. Terrebonne Parish Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

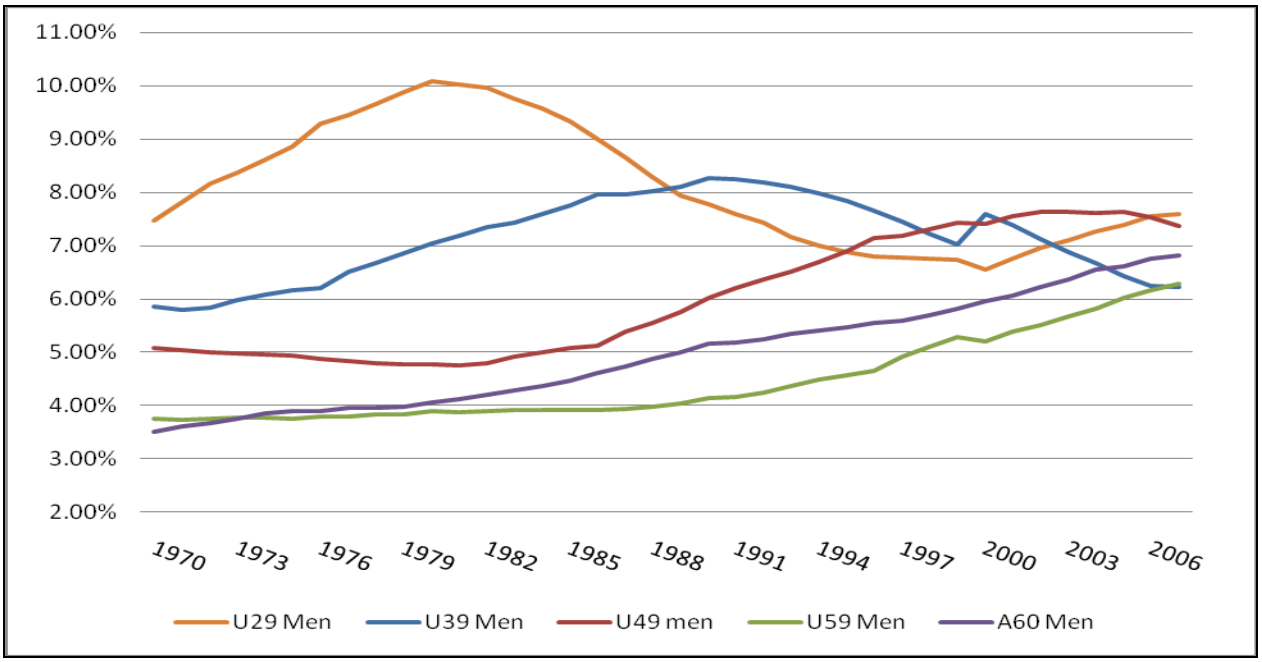

Figure G.3.a. Terrebonne Parish Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

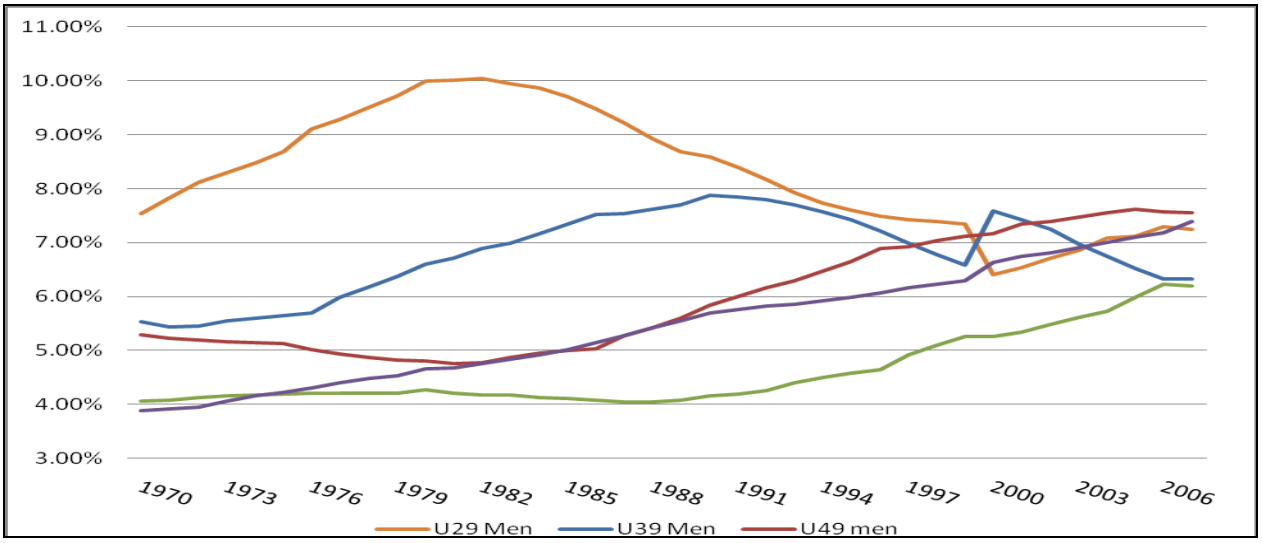

Figure G.3.b. Lafourche Parish Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table G.3.

Growth Rate by Decade for Lafourche and Terrebonne Parish

Decade Growth Rate	Lafourche Total Population	Lafourche Male Population	Lafourche Male Workforce	Terrebonne Total Population	Terrebonne Male Population	Terrebonne Male Workforce
1970s	19.6%	36.9%	20.3%	24.1%	44.4%	25.1%
1980s	4.0%	7.2%	1.6%	2.8%	4.5%	0.1%
1990s	4.9%	4.7%	4.6%	7.6%	9.9%	8.1%
2000s	3.0%	6.6%	2.9%	3.6%	6.6%	3.9%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

The majority of the population for Terrebonne and Lafourche Parish is white, non-Hispanic, although the proportion of the white, non-Hispanic population decreased gradually between 1980 and 2007—from 82% of the population to 78% (Table G.4). At 78%, the region still has a substantially white, non-Hispanic population; the 4% change is a very small ethnic and racial change.

From 1980-2007, the black population increased 38%, from 13.3% to 15.3% of the population. This black population is concentrated in Houma and Thibodaux. The proportion of the population in Houma that is black increased from 22.8% to 26%; the proportion of the population in Thibodaux that is black increased from 24.4% to 33.6%. However, outside these two cities, the black population increased from 10.3% to 11.4%. Overall, the black population is growing at a larger rate than the white, non-Hispanic population and indicates that population increases in Lafourche and Terrebonne Parish are being driven disproportionately by increases in the black population.

A significant racial change in the Houma-Thibodaux MSA involves the influx of Asians, which are mostly Vietnamese. In 1980, the Asian population was estimated at 2.6% (4,685) of the population; in 2007, the Asian population was estimated at 4.3% (7,869)—a 68% increase. From 1980-2007, the Asian population increased 138%, from 2.6% to 5.6% of the population. The Asian population is located primarily in the suburbs of the Houma-Thibodaux MSA.

The Hispanic population is very small in Lafourche and Terrebonne Parish and is not a significant part of the labor force. Data suggests the Hispanic population has grown 31% from 2000 to 2008, but is still a very small proportion of the population. The proportion of the population which is Hispanic increased from 1.8% in 1980 to 2.1% in 2007. During 2000-2007, the working aged male Hispanic population increased from 317 to an estimated 604 in Lafourche Parish (90%), while the working aged male Hispanic population increased from 367 to an estimated 922 in Terrebonne Parish (151%). As of 2007, Hispanics comprised 3.1% of Terrebonne's workforce population and 2.3% of Lafourche workforce population.

Table G.4.

Racial and Ethnic Composition as a Percent of the Population

	MSA	Houma	Suburbs	Thibodaux
White, Non-Hispanic				
1980	82.2	73.6	84.4	73.2
1990	79.8	70.3	82.5	66.9
2000	77.4	66.6	80.7	63.5
2005	-	-	-	-
2007	78.0	69.6	-	-
Black, Non-Hispanic				
1980	13.3	22.8	10.3	24.4
1990	14.5	24.4	11.0	31.6
2000	15.3	26.0	11.4	33.6
2005	-	-	-	-
2007	16.4	22.1	-	-
Other Races, Non-Hispanic				
1980	2.6	2.0	3.3	0.5
1990	4.3	4.1	5.2	0.3
2000	5.8	5.6	6.5	1.9
2005	-	-	-	-
2007	5.6	8.2	-	-
Hispanic				
1980	1.8	1.6	1.9	1.9
1990	1.4	1.2	1.4	1.3
2000	1.5	1.8	1.4	1.0
2005	1.9	-	-	-
2007	2.1	3.2	-	-
Foreign Born Population				
1970	0.4	0.7	0.3	0.5
1980	0.9	0.6	0.8	1.3
1990	0.8	0.8	0.8	0.9
2000	1.5	2.3	1.2	1.6
2005	-	-	-	-
2007	2.5	-	-	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Over the same period, the foreign born population in the Houma-Thibodaux MSA increased from an estimated 552 in 1970 to 3,834 in 2007 and comprised 2.5% of the population.

Net international migration data reveal that the number of migrants arriving into the region from outside of the country averages 49 per year in Lafourche Parish and averages 47 per year in Terrebonne Parish, up from an average of 21 per year in Lafourche Parish and averages 37 per year in Terrebonne Parish (Table G.5 and Figure G.4). The net international migration data does indicate a post-Katrina surge of international migrants in 2006. Hispanics, foreign born, and international migrants are a small, relatively insignificant proportion of the population. The data indicates Terrebonne and Lafourche Parish are not undergoing substantial racial changes and ethnic changes.

Table G.5.

Net International Migration

	Lafourche	Terrebonne
1991	34	39
1992	15	35
1993	22	16
1994	20	35
1995	22	25
1996	14	47
1997	33	55
1998	18	43
1999	13	60
2000	17	12
2001	66	65
2002	60	56
2003	46	40
2004	52	53
2005	49	47
2006	52	51
2007	49	48

Source: U.S. Census Bureau, Population Estimates, Net International Migration

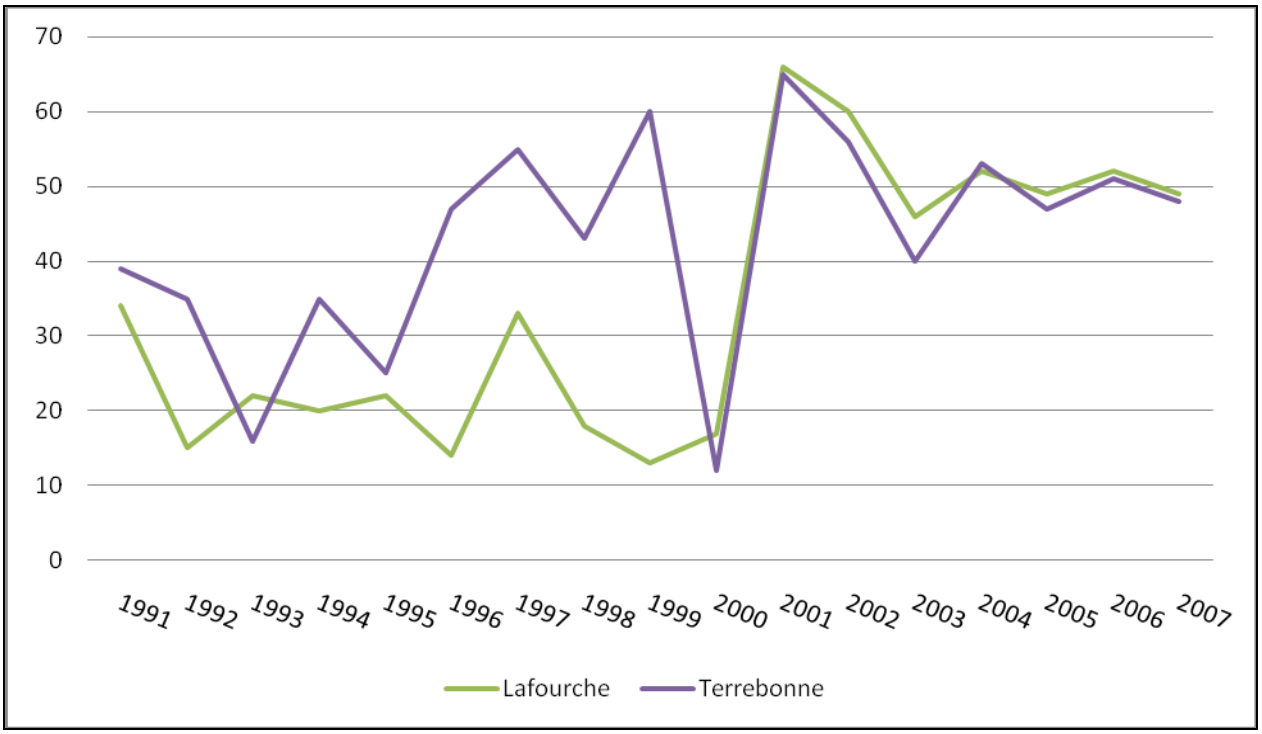

Figure G.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

Terrebonne and Lafourche Parish are seeing an increase in the number of deaths per capita and a decrease in the number of births per capita. The number of births declined 29.8% in Lafourche Parish and 27.9% in Terrebonne Parish during 1981-2007, while the number of births for Louisiana declined 28% for the same period (Figure G.5). The number of births per capita in Terrebonne Parish is higher than Lafourche Parish and the state. The number of births per capita in Lafourche Parish is less than Terrebonne Parish and the state. The number of births per capita has declined in Lafourche (34.4%) and Terrebonne Parish (35.4%), both at rates higher than the state (29.8%).

The number of deaths in both counties is increasing, with the number of deaths in Lafourche Parish increasing 46.8% versus 42.7% in Terrebonne Parish (Figure G.5). Terrebonne Parish usually has had a higher number of deaths per capita than Lafourche Parish. The number of deaths per capita in Lafourche and Terrebonne Parish track closer to each other than the number in the state and at rates lower than the state. The numbers of births per capita in both counties are higher than the number of deaths per capita, which at their current rates do appear to threaten the population growth and availability of labor in either parish.

The domestic migration data shows that in the 1990s an average of 355 more people per year left Terrebonne Parish than entered, and from 2000 to 2007, an average of 188 more people left than entered (Figure G.6). In the 1990s, an average of 323 more people per year left Lafourche Parish than entered, and from 2000-2007, an average of 113 more people left than entered. The larger problem in Lafourche and Terrebonne Parish is the fact that more people are leaving the region than entering the region. Combined with the data on decreasing births and increasing deaths, this helps explains the marginal growth in the Houma-Thibodaux MSA.

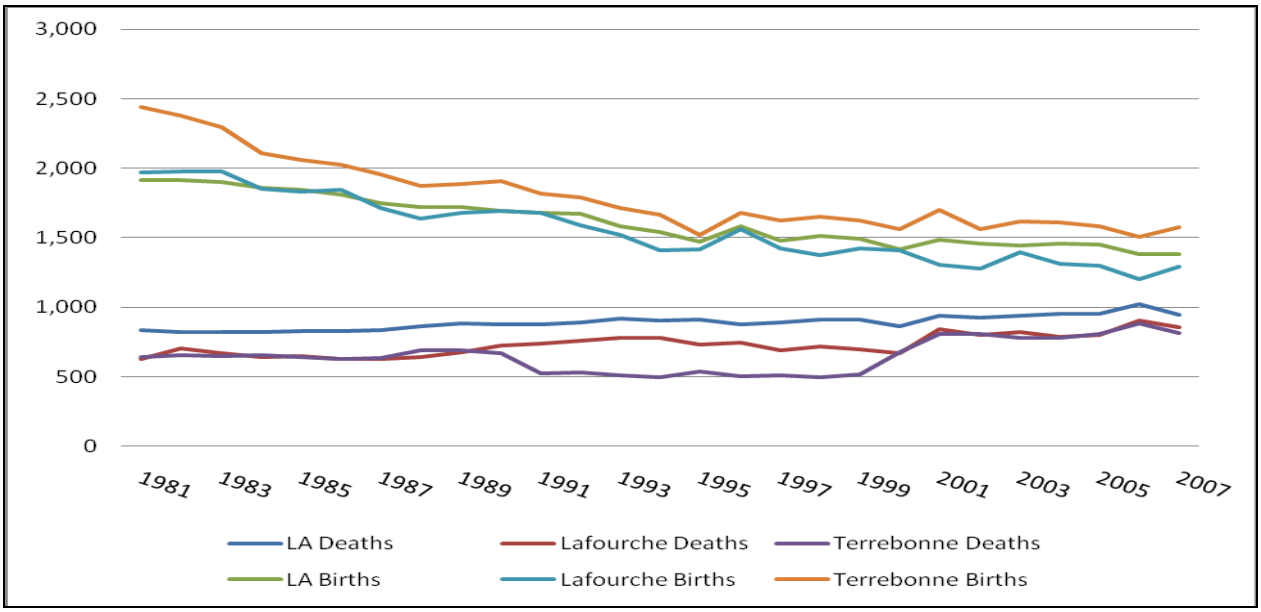

Figure G.5. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

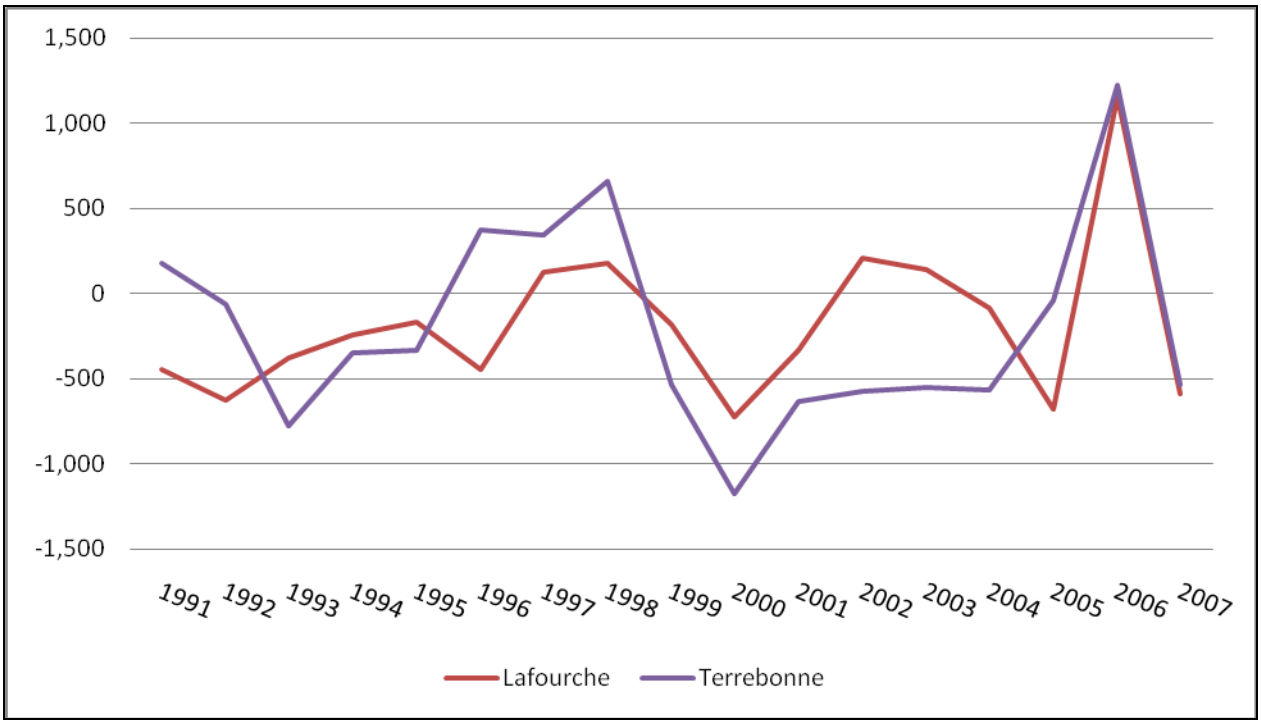

Figure G.6. Net Domestic Migration for Lafourche and Terrebonne Parish. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

The family composition of Terrebonne and Lafourche Parish is changing, with the number of married couples decreasing and the number of single parents increasing (Table G.6). In 1970, 90.5% of all families were married couples, decreasing to 73% in 2000. At 73%, a large proportion of the population is married; this proportion is higher than the other MSAs in this

study. The proportion of single-parent households has increased from 9.5% to 27%. The steepest declines in married households and steepest increases in single-parent households occurred in Thibodaux, where 44.9% of the households are single-parent households. The number of married household is higher outside Houma and Thibodaux at 76.4% and the number of single parent households remains lower at 23.6%. As of 2007, in Terrebonne Parish, 51.3% of the population over 15 is married and 28.9% has never been married; in Lafourche Parish, 54.3% of the population over 15 is married and 29.5% has never been married. When breaking this data into metropolitan units, the data shows that Thibodaux has a large number of males over the age of 15 that have never been married (40.7%) compared to Houma (31.4%) and the rest of MSA. Within Thibodaux are fewer married households and a high proportion of single-parent households.

Table G.6.

Family Composition as a Percent of the Population

Married Couples	MSA	Houma	Suburbs	Thibodaux
1970	90.5	87.1	91.9	86.7
1980	86.0	78.6	88.9	75.2
1990	79.6	70.4	83.8	59.2
2000	73.0	65.9	76.4	55.1
2005	74.8	-	-	-
2007	70.9	67.8	-	-
Single Parent				
1970	9.5	12.9	8.1	13.3
1980	14.0	21.4	11.1	24.8
1990	20.4	29.6	16.2	40.8
2000	27.0	34.1	23.6	44.9
2005	25.2	-	-	-
2007	29.1	32.2	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

The median income of Terrebonne and Lafourche Parish is changing, but these changes are not uniform and lag increases seen in the state (Figures G.7-G.8).

Prior to 1993, Lafourche Parish's median income was generally lower than the state's median income, but since 1995 has been higher and growing faster than the state's median income. As of 2007, the difference between Louisiana's median income ($40,866) and Lafourche Parish's median income ($41,706) was about $1,000. From 1989 to 2005, Terrebonne Parish had a lower median income than Lafourche Parish. In 2006, Terrebonne Parish surpassed Lafourche Parish and, in 2007, was $44,235 versus $41,706 for Lafourche and $40,866 for Louisiana. From 1989-2007, Lafourche Parish's median income increased 83.6%, but Terrebonne Parish's increased 97.4%. Both exceed the state's increase of 78.8%. From 2000-2007, Louisiana's median income increased 27%, but Lafourche Parish's median income increased only 16% and Terrebonne Parish's increased 23%.

The 1990s were a period of strong growth, as incomes rose 68% in Lafourche Parish and 66% in Terrebonne Parish, which was above the state rate of growth. However, the 1980s were a period of weak growth. In the 1980s, incomes rose 20% in Lafourche Parish and only 14% in Terrebonne Parish, which was below the state's 24% increase. Both parishes experienced declines in 1989, 1999, and 2001; declines in median incomes in 1989 and 2001 followed similar declines in manufacturing wages and employment the year prior. No similar decline was seen in Louisiana during these years.

In 1999, the real median family income for Houma was $47,659, while the real median family income for Thibodaux was $42,828. Thibodaux was below the average for the Houma-Thibodaux MSA. The real median family income for 2007 is less than the real median family income in 1979, indicating the degree of economic devastation of the 1980s. Real incomes decreased 30% from 1979 to 1989. As of 2007, the real median family income in the Houma-Thibodaux MSA was $50,882, but $53,805 in Houma. The same pattern exists when looking at real median household incomes.

In the Houma-Thibodaux MSA, the proportion of people with incomes in the lowest 20th national percentile is increasing, while the proportion of people with incomes in the middle 60th national percentile and the upper 20th national percentile is decreasing (Table G.7). The proportion of people in the Houma- Thibodaux MSA with incomes in the lowest 20th percentile increased from 24.2% to 28.5%, but the proportion of people with incomes in the middle 60th percentile decreased from 65.6% to 61.5%; the proportion of people with incomes in the upper 20th percentile decreased from 10.2% to 10.1%.

The proportion of people in Thibodaux with incomes in the lowest 20th percentile increased from 26% to 35%, but the proportion of people with incomes in the middle 60th percentile decreased from 62.2% to 51.1%. Interestingly, the proportion of people with incomes in the upper 20th percentile increased from 11.4% to 14%. Likewise, the proportion of people in Houma with incomes in the lowest 20th percentile increased from 22.4% to 29.4%, but the proportion of people with incomes in the middle 60th percentile decreased from 64.9% to 56%; the proportion of people with incomes in the upper 20th percentile increased from 12.7% to 14.7%.

Although median incomes are increasing, the income growth is being spurred by increases at the highest income level. There is a proportion of the population that is growing disproportionately wealthier; however, the other 80th percentile is becoming poorer.

Interestingly, in 1979, an outstanding 18.8% of the people in the Houma-Thibodaux MSA had incomes in the upper 20th percentile nationally. The 1970s were a decade of incredible income growth, whereas the 1980s were a period of severe income stagnation. In 1989, the proportion of people with incomes in the upper 20th percentile nationally had fallen to 8.8%.

The proportion of those living below the poverty line for the area is shown in Figures G.9.a-G.9.b and Table G.8. The parishes share similar trends: poverty rates soared during 1979-1993, but declined from 1993 to 1998, increased in 1999, decreased in 2000, and then increased from 2001 to 2004. Terrebonne Parish's poverty rate peaked in 1993 at 22.5% with a low of 15.9% in 2000. Lafourche Parish peaked at 21.2% in 1993 with a low of 14% in 2000. The decreases in poverty in the 1990s correspond to significant increases in manufacturing wages and incomes at the same period. The proportion of those living below the poverty line in Lafourche and Terrebonne Parish has been below state averages.

There is tremendous variation within the counties. Thibodaux has had the highest poverty rates in the area, with a poverty rate consistently 10% higher than the rest of Lafourche Parish. It peaked at 33.8% in 1989. In 1998, the poverty rate reached a low of 19.6%, but has since

increased. The proportion below the poverty line in Houma is less than Thibodaux, but above parish and state averages. The non-metro area poverty rate is lower than regional, parish, and state averages for the same periods. As of 2003, the proportion of people living below the poverty line in the Houma-Thibodaux MSA was lower than the poverty rate of the state. Yet, this obfuscates the fact that the proportion of those below the poverty line was higher in Houma (18.4%) and Thibodaux (22%). Again, these figures show that the 1980s were devastating to Houma and Thibodaux, but were followed up with growth in the 1990s. Economic growth, measured in terms of poverty and incomes, has been inconsistent in the most recent decade.

Collectively speaking, Lafourche and Terrebonne Parish are economically better off than the rest of Louisiana, evidenced by lower poverty rates and higher median incomes. Nevertheless, poverty is concentrated within the cities of Houma and Thibodaux. Income growth in the MSA is being driven by those in the upper 20th national percentile, while more people are falling into the lowest 20th national percentile.

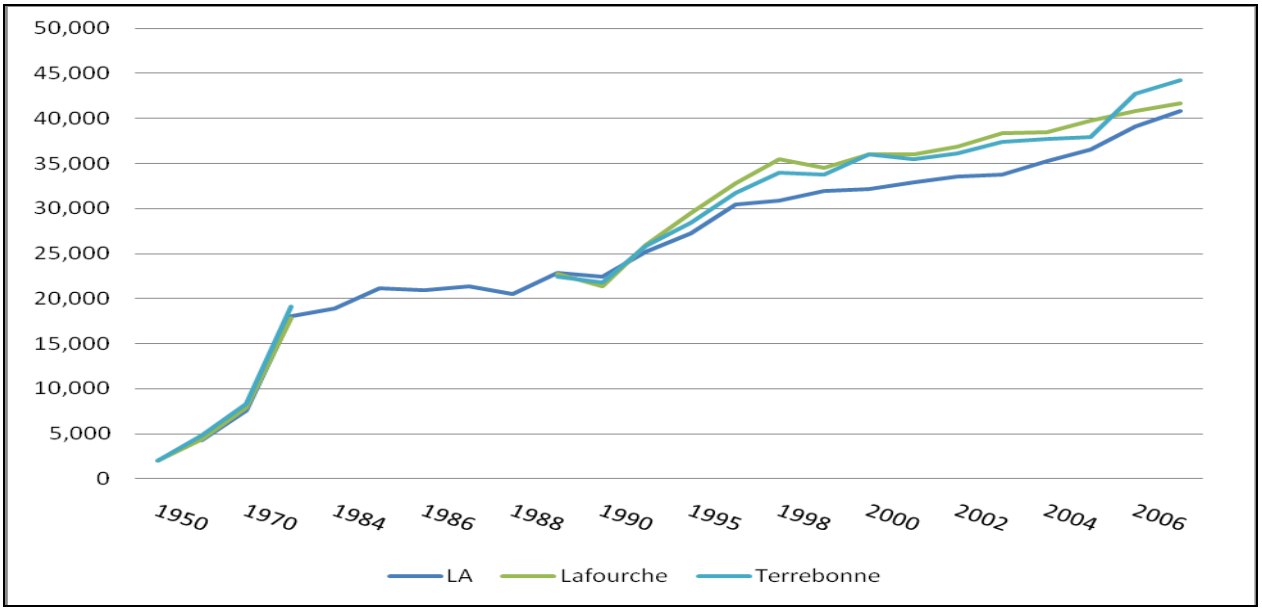

Figure G.7. Median Income for Lafourche and Terrebonne Parish. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

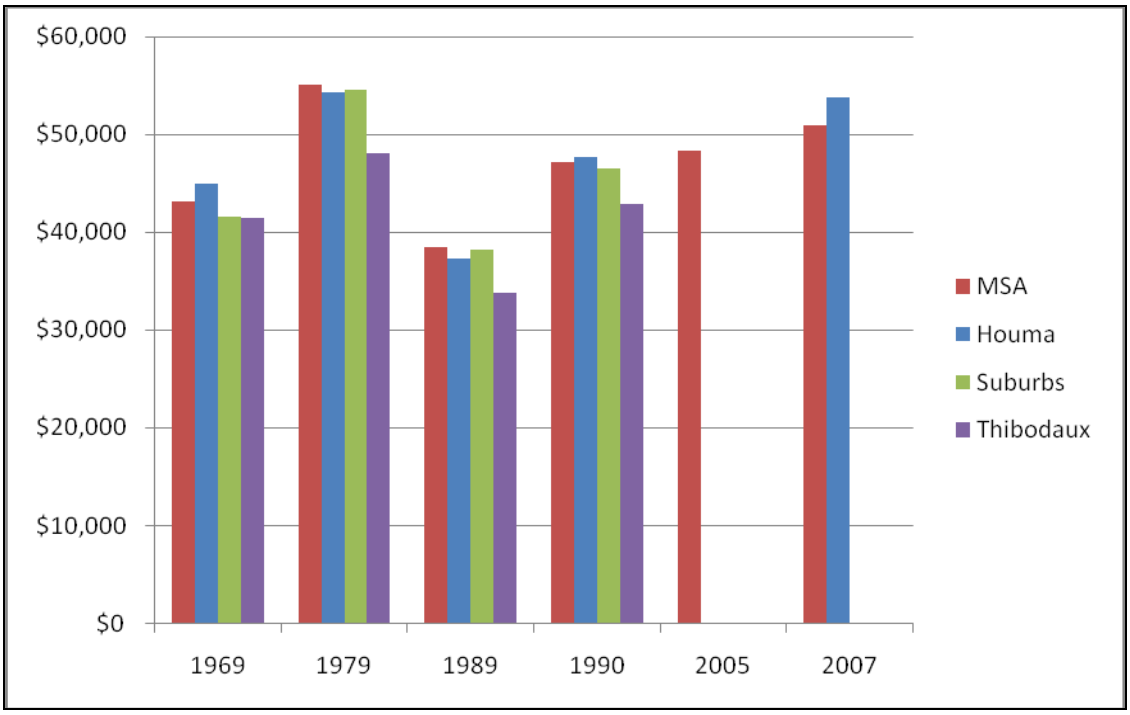

Figure G.8. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

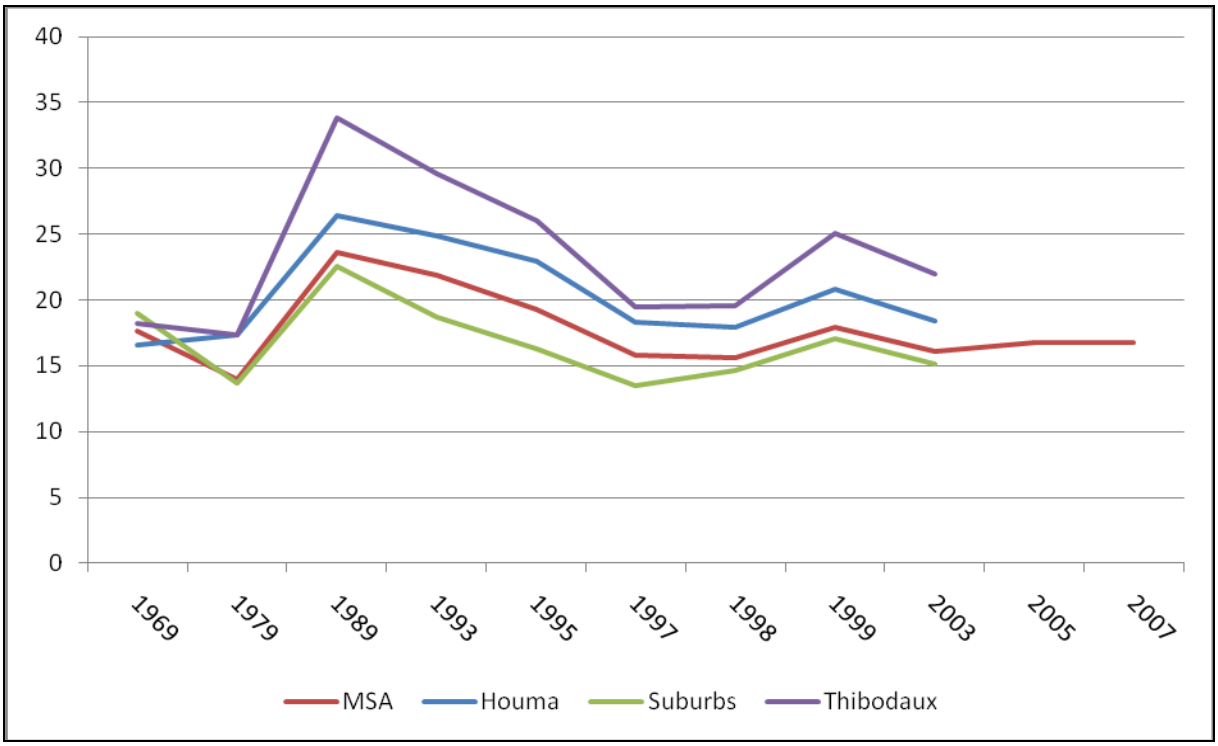

Figure G.9.a. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

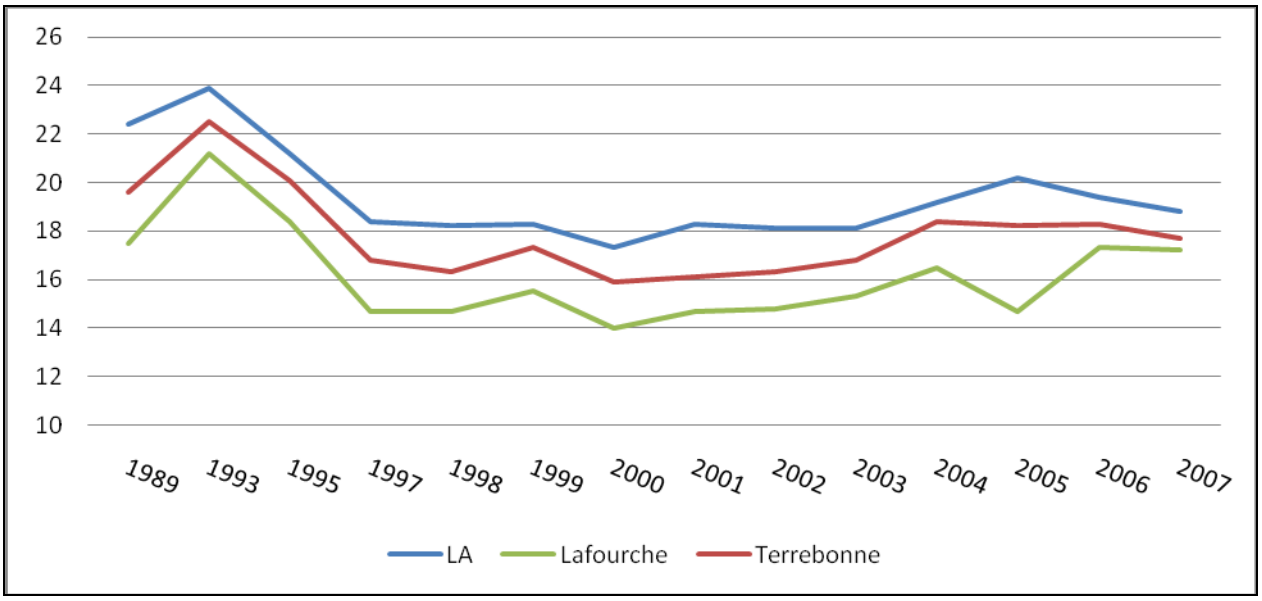

Figure G.9.b. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Table G.7.

Proportion of people with incomes in the lowest 20th, middle 60th, and highest 20th

National Lowest 20%	MSA	Houma	Suburbs	Thibodaux
1969	24.2	22.4	26.1	26.0
1979	19.4	21.7	19.2	23.4
1989	34.0	37.6	33.6	42.8
1999	28.5	29.4	28.4	35.0
National Middle 60%				
1969	65.6	64.9	65.6	62.5
1979	61.8	58.0	63.7	57.7
1989	57.7	51.8	58.9	47.6
1999	61.5	56.0	62.8	51.1
National Top 20%				
1969	10.2	12.7	8.3	11.4
1979	18.8	20.3	17.1	19.0
1989	8.4	10.6	7.5	9.7
1999	10.1	14.7	8.8	14.0

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table G.8.

Proportion of People Living Below the Poverty Line for Selected Communities

	MSA	Houma	Suburbs	Thibodaux
1969	17.6	16.6	19.0	18.2
1979	14.0	17.3	13.7	17.3
1989	23.6	26.4	22.6	33.8
1993	21.9	24.9	18.7	29.6
1995	19.3	22.9	16.3	26.0
1997	15.8	18.3	13.5	19.5
1998	15.6	17.9	14.6	19.6
1999	17.9	20.8	17.1	25.1
2003	16.1	18.4	15.1	22.0
2005	16.8	-	-	-
2007	16.8	18.3	-	-

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The level of educational attainment for the Houma-Thibodaux MSA has changed over time (Figures G.10 – G.11). The proportion of people who have not graduated from high school decreased from 66.5% in 1970 to 33.3% in 2000, while the percent of people with college degrees or more increased from 5.7% to 12.3% in 2000. The proportion of people with a high school diploma or more in the Houma-Thibodaux MSA (73.3%) is below state (74.8%) and national averages (80.4%). The proportion of people with a bachelor's degree in the Houma-Thibodaux MSA (13.6%) is also below national (24.4%) and state averages (18.7%), and the gap between them worsened in the 1990s and during 2000-2007. Increases in educational attainment in the Houma-Thibodaux MSA lag increases occurring in the state and nation.

Educational changes are not occurring uniformly throughout the region. As of 2000, the city of Thibodaux had a higher proportion of people who did not graduate from high school than the rest of the region. The proportion of college graduates (21.4%) is above state averages (18.7%) and regional (12.3%) average. The proportion of people with college degrees in the rural areas in the Houma-Thibodaux MSA (10.3%) is half that of Thibodaux (21.4%), with the city of Houma in between (14.3%). The proportion of people with high school diplomas or more in Houma (69.5%) is nearly identical to Thibodaux (69.9%). Clearly, the presence of Nicholls State University, whose faculty primarily lives in Thibodaux, inflates these percents. Removing the number of college graduates in Thibodaux, the proportion of people with a high school degree or more plummets in Thibodaux and the Houma-Thibodaux MSA. The proportion of people with high school diplomas or more in the rural areas (64.7%) of the Houma-Thibodaux MSA is not significantly less than Houma and Thibodaux.

Although the level of educational attainment has improved, the Houma-Thibodaux MSA is poorly educated. Educational changes have not occurred uniformly across the region and within the population in the region.

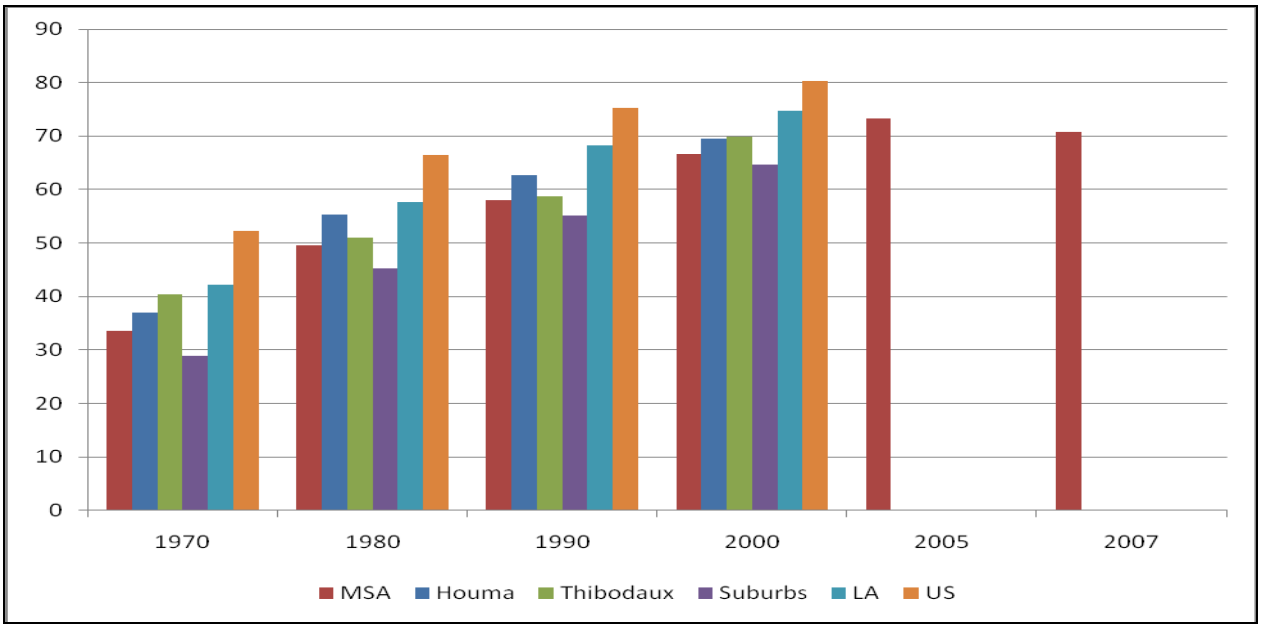

Figure G.10. Highest Level of Educational Attainment as a Percent of the Population. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

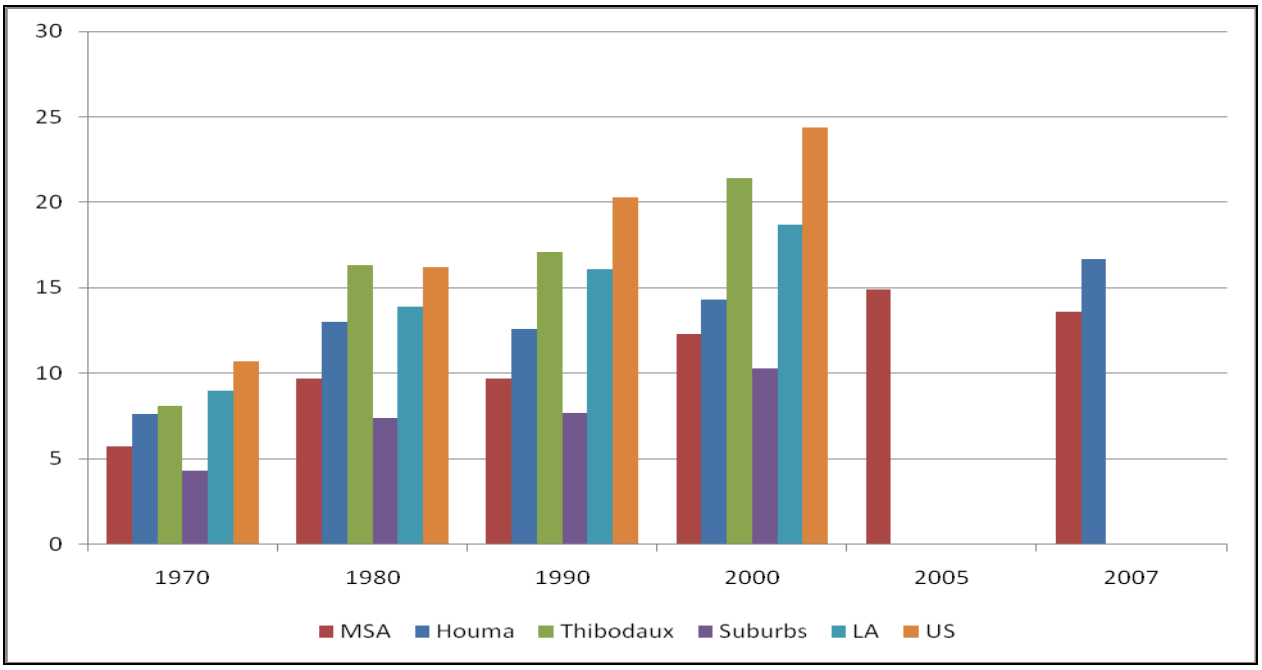

Figure G.11. Highest Level of Educational Attainment as a Percent of the Population. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Public school revenue data is another measure for the financial health of a region, indicating where growth is occurring and how much financial growth is occurring. Figure G.12 shows property tax collections, sales tax collections, and total local revenue collections for the public school districts in Lafourche and Terrebonne Parish.

Property tax collections decreased 8.6% for Terrebonne Parish. In the 1990s, property tax collections increased, but in the 2000s, property tax collections decreased. Large decreases in revenue occurred from 2001 to 2003. Sales tax collections show a different pattern. Sales tax collection increased 374% for Terrebonne Parish, with only two decreases in collections occurring in 1999 and 2003. Overall, local revenue collections increased 220% for Terrebonne Parish, with declines occurring in 1996, 1999, and 2003.

Property tax collections increased 149% for Lafourche Parish. From 1990 to 2000, property tax collections increased 52.7%, and from 2000 to 2006, property tax collections increased 63.2% for Lafourche Parish. Decreases in revenue occurred only twice in 1992 and 2003. Sales tax collections increased 350% for Lafourche Parish, with only one decrease occurring in 1999. Overall, local revenue collections increased 241% for Lafourche Parish, with a decline occurring in 2003.

The revenue collection decreases in 1992 and 2003 in Lafourche and Terrebonne Parish occurred in the same year as decreases in manufacturing employment and wages and shipbuilding employment and wages. Both Lafourche and Terrebonne Parish experienced a post-hurricane bounce in revenue collections in 2006.

While revenues in Lafourche and Terrebonne Parish are increasing, concomitant increases have not occurred in public school enrollment (Figures G.13-G.15, and Tables G.9 and G.10). The number of students in Lafourche Parish decreased 11.1% from 1986 to 2006. Meanwhile, the number of teachers employed by Lafourche Parish increased 25.7% and salaries increased 128.2%. The number of diplomas issued by Lafourche Parish has also decreased 16.1%. Although the population of Lafourche Parish is increasing, it has not resulted in a concomitant increase of students in the parish.

Like Lafourche Parish, student enrollment in Terrebonne Parish decreased 11.1%. From 1986 to 1995, student enrollment was stable, but, since 1996, the school district has lost students every year. The number of diplomas issued by Terrebonne Parish has increased 4.7%, though is down 7.2% in the 2000s. Although Terrebonne Parish has historically always had more students than Lafourche Parish, it has generally issued less or about the same amount of diplomas as Lafourche Parish. Since 1993, Terrebonne Parish has consistently awarded more diplomas, indicating that it is doing a much better job of graduating its students. Finally, the number of teachers employed by the Terrebonne Parish school district has increased 21.5% and salaries are up 98.6%.

The deceases in school enrollment have to be a source of concern if the region is to replenish its future labor pool and combat the aging of the labor pool.

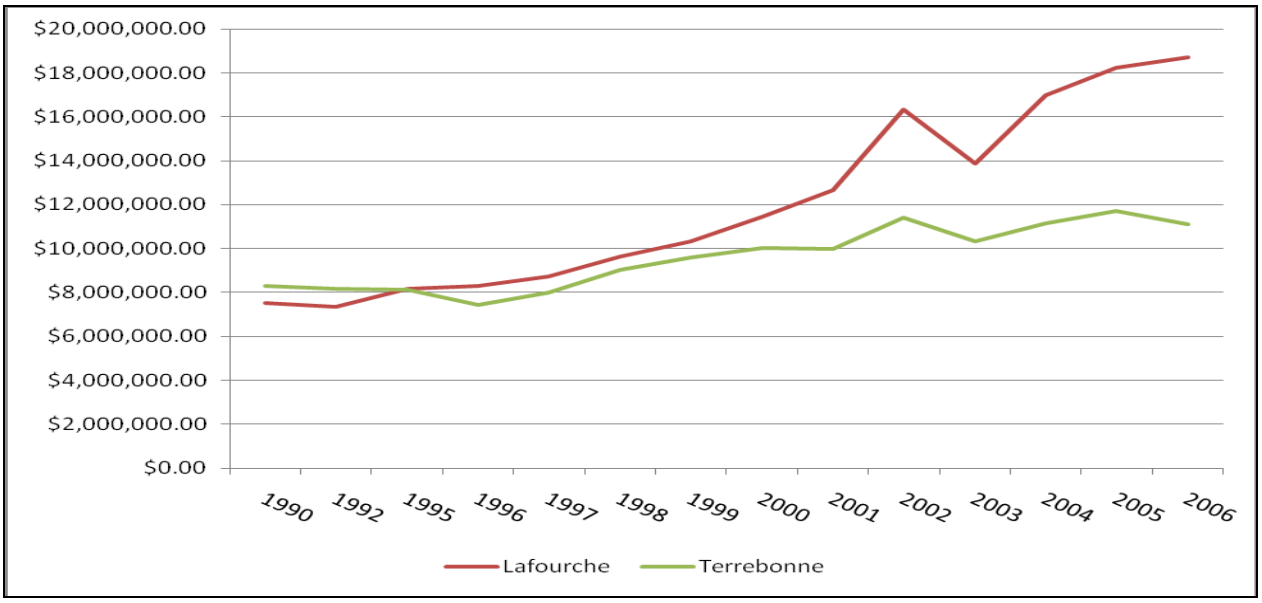

Figure G.12. Property Tax Revenue Collection for School Districts in Lafourche and Terrebonne Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

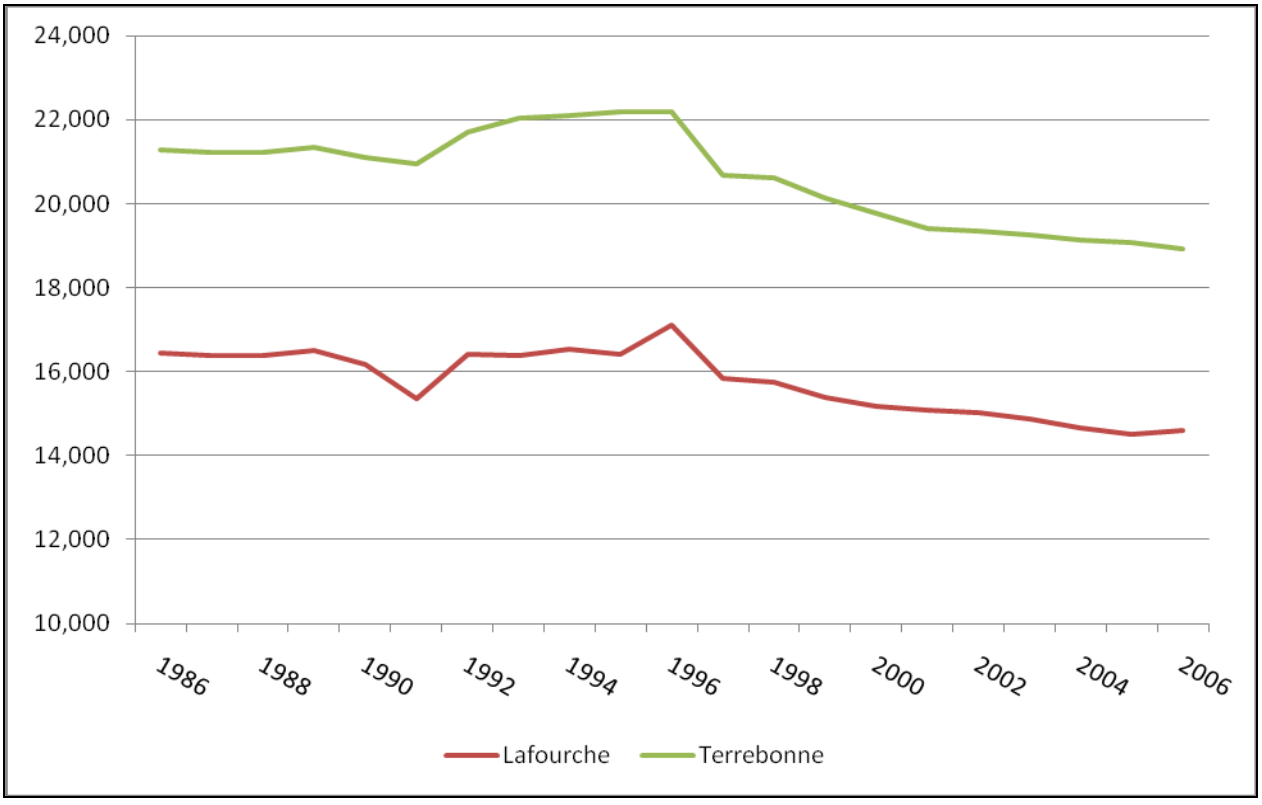

Figure G.13. Total Students in Lafourche and Terrebonne Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Table G.9.

Public School Districts in Houma-Thiboadux MSA

County	Max Grade	School District
Lafourche	12	Lafourche Parish SD
Terrebonne	12	Terrebonne Parish SD

Table G.10.

Percentage Change of Enrolled Students by School District by Decade

Losing 2000	%	Gaining 2000	%	Losing 1990	%	Gaining 1990	%
Lafourche Parish SD	-4.3	-	-	Terrebonne Parish SD	-6.4	-	-
Terrebonne Parish SD	-3.6	-	-	Lafourche Parish SD	-6.2	-	-

Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

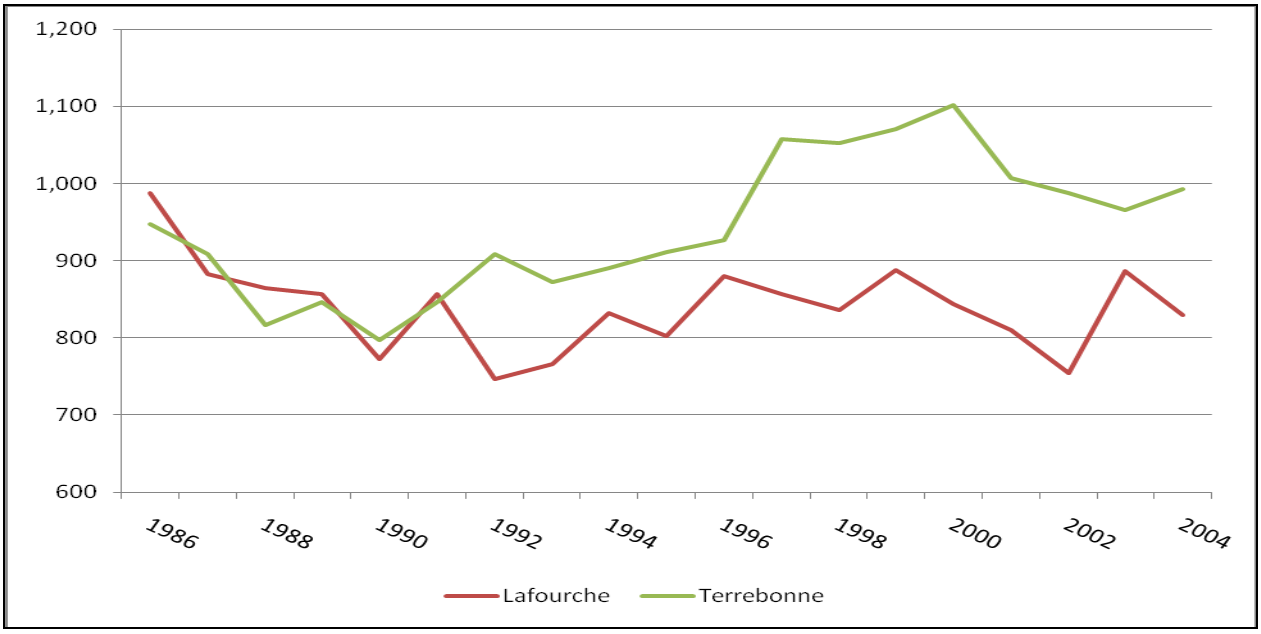

Figure G.14. Total Diplomas Issued in Lafourche and Terrebonne Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

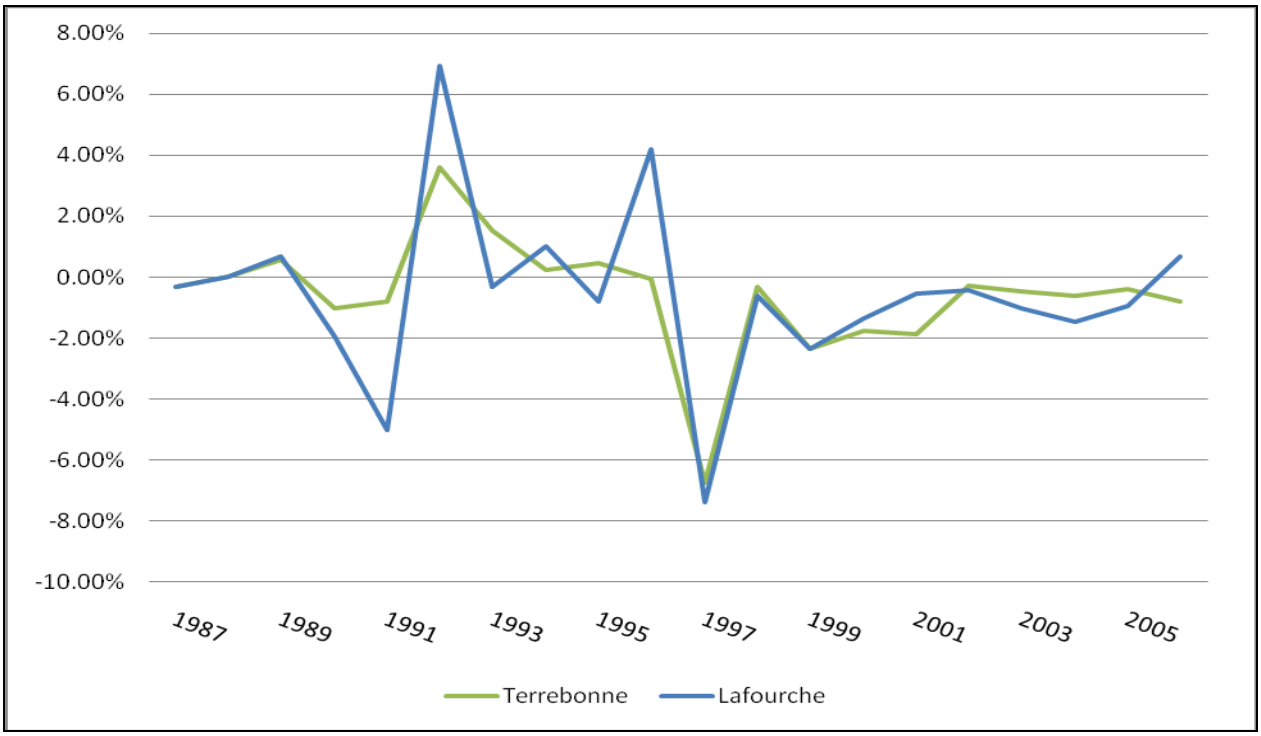

Figure G.15. Annual Percentage Change in Student Enrollment for Lafourche and Terrebonne Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Affordable and available housing are critical issues for businesses and people. Figures G.16 – G.17 shows the real gross median rent and real median home value for the Houma-Thibodaux MSA in 2005 dollars. In the 1970s, the real gross median rent was $393, substantially lower than $548 in 2007. There has been a 39% increase in true cost of housing since 1970. The largest increase, 29%, occurred from 1970 to 1980. Real gross median rent decreased slightly from 1980 to 1990, but increased slightly from 1990 to 2000. During 2000-2007, the gross median rent increased 12%. The gross median rent in the Houma-Thibodaux MSA increased 24% during 1970-2000, rising 12% in Houma, 19% in Thibodaux, and 31% in the non-metro areas. At a gross medium rent of $479 in 2000, rent outside the principle cities of Houma and Thibodaux was the most expensive and increased at the highest rate. Comparatively speaking, Thibodaux has the lowest gross median rent.

In 2000, the proportion of people in the Houma-Thibodaux MSA with rents in the lowest 20th national percentile decreased from 42.1% to 41.4%, the proportion of people with rents in the middle 60th national percentile increased from 51.4% to 55.4%, and the proportion of people with rents in the upper 20th national percentile decreased from 6.7% to 3.2% (Table G.11). Although the real gross median rent has increased, comparatively speaking there is still a high percentage of low income rental units. In Houma, the proportion of people with rents in the lowest 20th national percentile was 46.2%, and the proportion of people in Thibodaux with rents in the lowest 20th national percentile was 50.6%. There are more low-income rental units in Houma and Thibodaux than surrounding areas.

Like the real gross median rent, the real median home value for the Houma-Thibodaux MSA has increased. The real median home value for the Houma-Thibodaux MSA increased 48% from 1970 to 1980, decreased 27% from 1980 to 1990, increased 24% from 1990 to 2000, and

increased only 7% from 2000 to 2007. The increases are largely driven by the city of Houma, which had the highest median home value in the region at $93,000 in 2000. In 2007, the real median home value was $125,273. Home values have risen dramatically in Houma.

The areas outside the principle cities of Houma and Thibodaux saw the largest increases (45%) from 1970 to 2000. Thibodaux saw the smallest increase in median home values from 1970 to 2000 at 7%, with a real median home value of only $81,659. Housing is cheaper in Thibodaux.

As of 2000, 39.3% of the home values in the Houma-Thibodaux MSA were in the lowest 20th national percentile, increasing from 27.1% since 1970 (Table G.12). The highest concentration of low home values are found in Thibodaux, where 48.3% of the homes fall in the lowest national 20th national percentile, up from 26.2% in 1970, and Houma, where 40.3% of the homes fall in the lowest national 20th national percentile, up from 15% in 1970. Substantial increases are occurring in the proportion of homes with values in the lowest 20th national percentile, indicating that housing is becoming far more affordable in spite of increases in the real median home value.

Due to the large increase of homes in the lowest 20th national percentile, the proportion of homes in the middle 60th national percentile has also decreased. These decreases are occurring primarily in Houma and Thibodaux, while the areas outside Houma and Thibodaux have not seen substantial changes.

Gross median rents and median home values for the Houma-Thibodaux MSA are below state and national averages; housing is more affordable now than in the past.

In 1970, 26,609 units (70.8%) in the Houma-Thibodaux MSA were owner occupied, while 10,986 units (29.2%) were renter occupied (Tables G.13 and G.14, and Figure G.18). Today, 52,210 units (76.7%) are owner occupied and 15,844 units are renter occupied (23.2%). The proportion of homeowners has increased and the proportion of renters has decreased; this is not a trend that has been observed in other communities. Renter occupied units are more prevalent in Houma (32.3%) and Thibodaux (47.7%) than those living in the suburbs (16.4%). There are fewer rental units outside the cities of Thibodaux and Houma. There appears to be a lack of rental housing for those who are living further south in these two parishes and who do wish to purchase a home.

A higher proportion of units are vacant in 2007 (11.9%) versus 1970 (5.7%) (Figure G.19). During 1970-2000, the proportion of vacant units changed very little; however, from 2000 to 2007, vacant units increased 111%. In 2000, the proportion of vacant units in Thibodaux was 8%, versus 6.9% for Houma and 6% outside the principle cities. Housing is harder to obtain outside of Houma and Thibodaux.

In Lafourche Parish, the average number of number of permits per year was 336 in the 1980s, 316 in the 1990s, and 363 during 2000-2007 (Figure G.20). This is consistent with the fact that the population growth each of these decades has been unchanged. In Terrebonne Parish, the average number of number of permits per year was 387 in the 1980s, 373 in the 1990s, and 508 during 2000-2007. Lafourche Parish's declines in building permits occurred from 1984 to 1991, and Terrebonne Parish's occurred from 1983 to 1989. Subsequently, however, building permits recently in Terrebonne Parish rose.

Building permits were overwhelmingly for single-dwelling, rather than multiple-dwelling, units. Multiple-dwelling permits are not common in either Lafourche or Terrebonne Parish. In fact, no permits for multiple-dwelling homes have been issued in Terrebonne Parish since 2004 and only two significant requests were made in Lafourche Parish in 2006 and 2007. Both

parishes saw one-year spikes in building permits in 2006 following the Hurricanes Katrina and Rita in 2005.

The number of units has increased 26% and the population has increased 10% over the last two decades for the Houma-Thibodaux MSA. Although housing increases are greater than population increases, the low number of housing permits and low number of vacancies, as well as a decrease in rental units, suggests that it can be difficult to find middle income housing in the Houma-Thibodaux MSA. The data indicate a preponderance of low-income housing and, overall, housing appears to be relatively affordable outside of Houma.

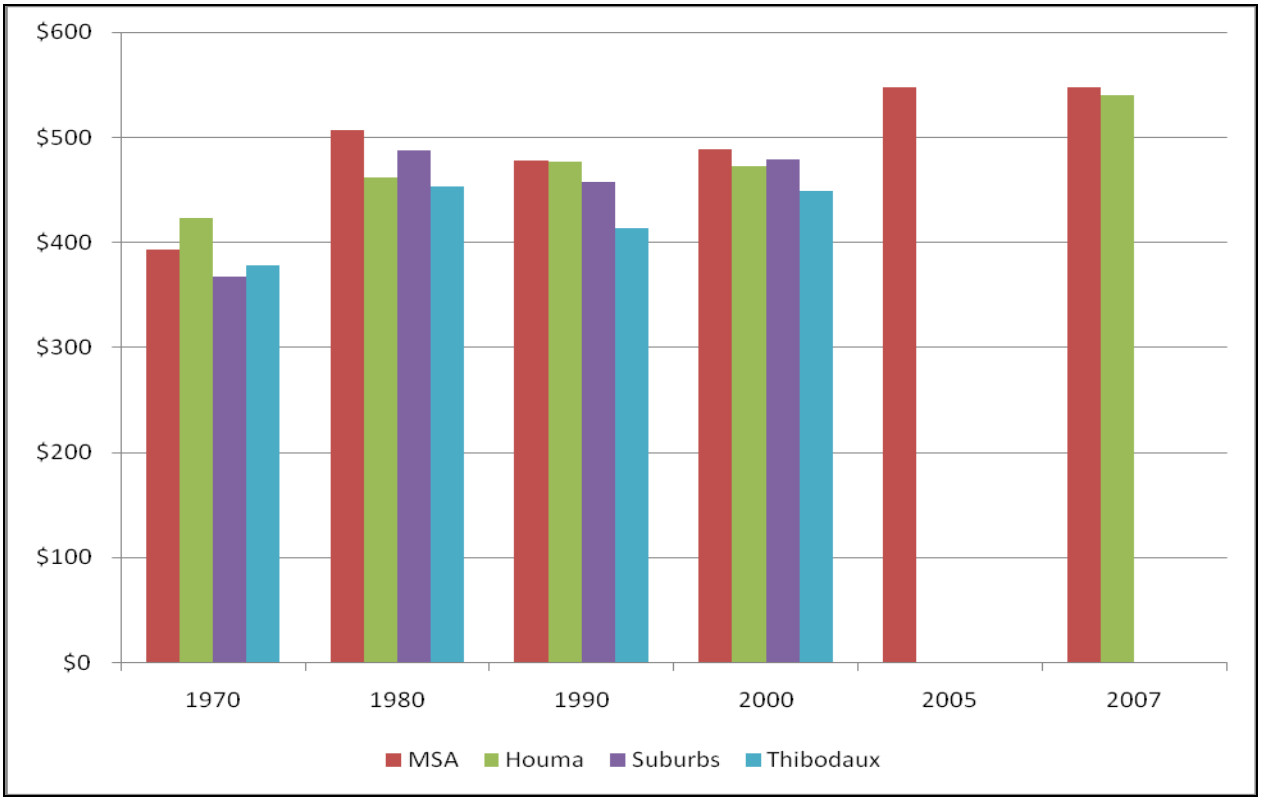

Figure G.16. Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table G.11.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Houma	Suburbs	Thibodaux
1970	$393	$423	$367	$378
1980	$507	$462	$488	$453
1990	$478	$477	$457	$414
2000	$489	$473	$479	$449
2005	$548	-	-	-
2007	$548	$540		
Rent in National Lowest 20%				
1970	42.1	35.2	48.8	46.4
1980	32.0	39.2	32.4	38.8
1990	41.3	43.2	45.1	54.9
2000	41.4	46.2	43.2	50.6
Rent in National Middle 60%				
1970	51.1	57.4	45.1	50.6
1980	53.5	49.3	57.0	51.7
1990	55.5	52.7	52.1	44.1
2000	55.4	50.8	53.5	46.3
Rent in National Top 20%				
1970	6.7	7.4	6.0	3.1
1980	14.5	11.5	10.7	9.5
1990	3.2	4.1	2.8	1.0
2000	3.2	3.0	3.3	3.0

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

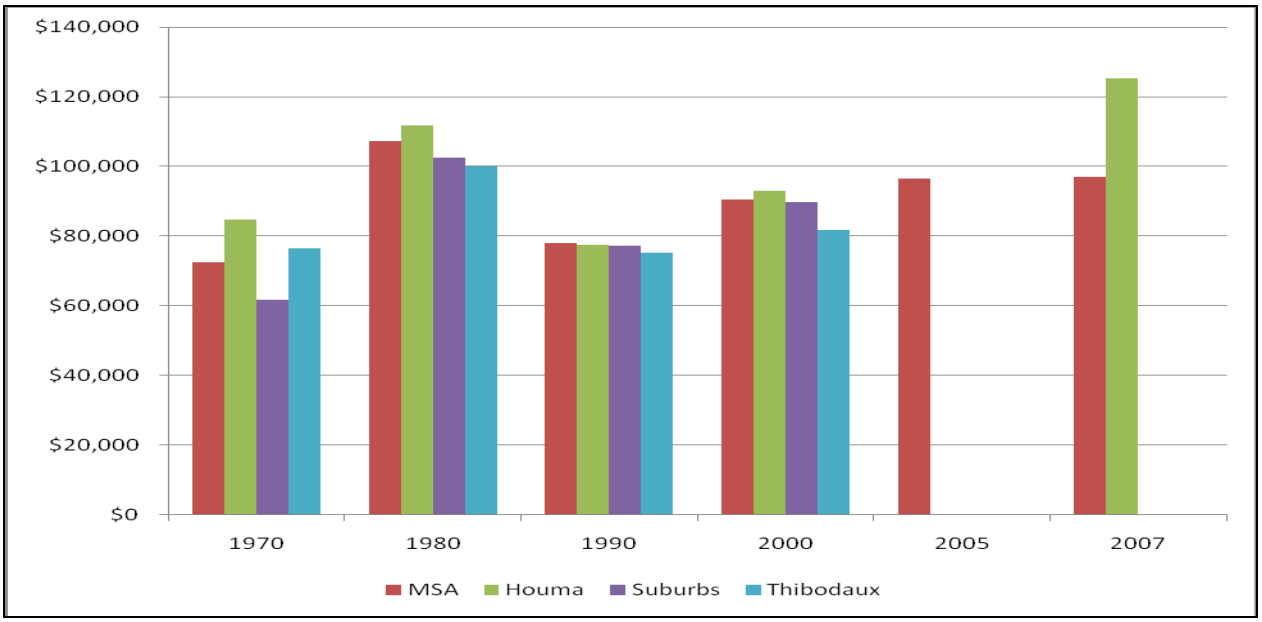

Figure G.17. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table G.12.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars.

Median Home Value in 2005 Dollars	MSA	Houma	Suburbs	Thibodaux
1970	$72,472	$84,799	$61,756	$76,509
1980	$107,192	$111,871	$102,596	$100,020
1990	$77,978	$77,403	$77,104	$75,161
2000	$90,416	$93,000	$89,784	$81,659
2005	$96,600	-	-	-
2007	$96,897	$125,273	-	-
Value in National Lowest 20%				
1970	27.1	15.0	34.3	26.2
1980	23.0	19.6	26.4	23.6
1990	37.1	37.4	38.6	38.8
2000	39.3	40.3	39.4	48.3
Value in National Middle 60%				
1970	60.4	68.1	56.0	57.6
1980	61.5	62.2	58.6	60.5
1990	60.4	60.5	58.7	58.2
2000	55.5	53.6	55.1	46.8
Value in National Top 20%				
1970	12.5	16.9	9.7	16.2
1980	15.5	18.1	15.0	15.9
1990	2.5	2.1	2.8	3.0
2000	5.2	6.1	5.5	4.9

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Table G.13.

Levels of Homeownership and Rentals in Houma-Thibodaux MSA 1970-2005 (percentages)

	MSA	Houma	Suburbs	Thibodaux
Homeownership				
1970	70.8	61.4	75.7	57.2
1980	72.5	61.5	80.7	51.2
1990	74.4	64.5	81.5	52.3
2000	76.7	67.7	83.6	52.3
2005	75.0	-	-	-
2007	73.9	65.2	-	-
Rent	MSA	Houma	Suburbs	Thibodaux
1970	29.2	38.6	24.3	42.8
1980	27.5	38.5	19.3	48.8
1990	25.6	35.5	18.5	47.7
2000	23.3	32.3	16.4	47.7
2005	25.0	-	-	-
2007	26.1	34.8	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table G.14.

Levels of Homeownership and Rentals in St. Mary MSA 1970-2005 (percentages)

	MSA	Morgan City
Homeownership		
1970	62.0	57.8
1980	65.1	60.1
1990	68.6	61.8
2000	73.9	64.7
2005	-	-
2007	71.8	-
Rent	MSA	Corpus Christi
1970	38.0	42.2
1980	34.9	39.9
1990	31.4	38.2
2000	26.1	35.3
2005	-	-
2007	28.2	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

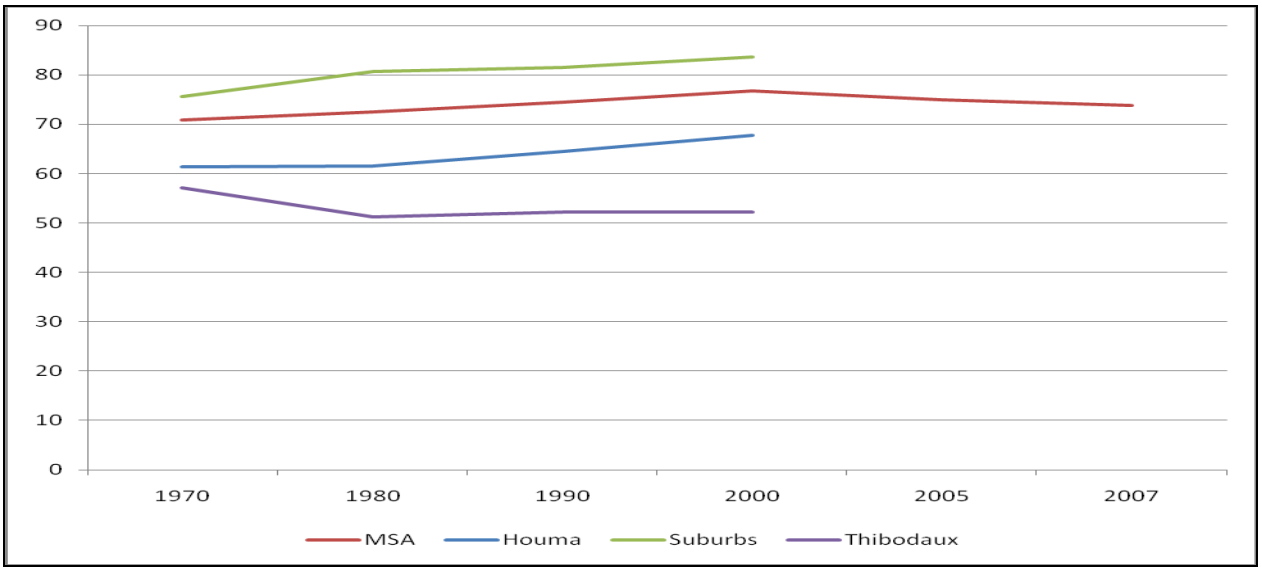

Figure G.18. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

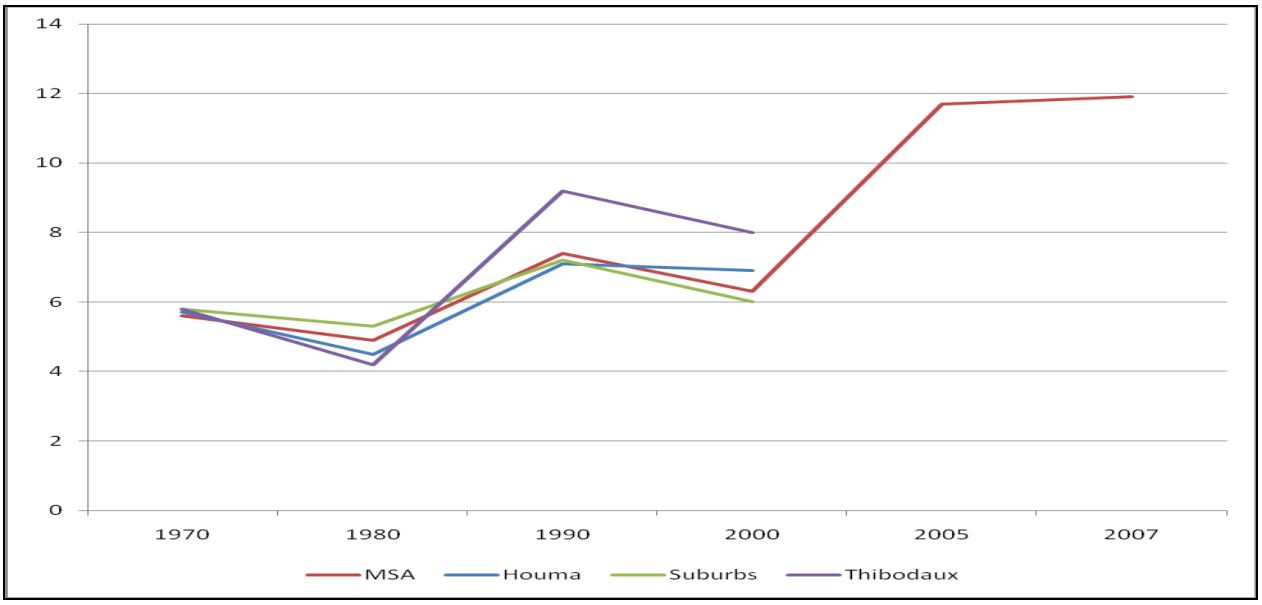

Figure G.19. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

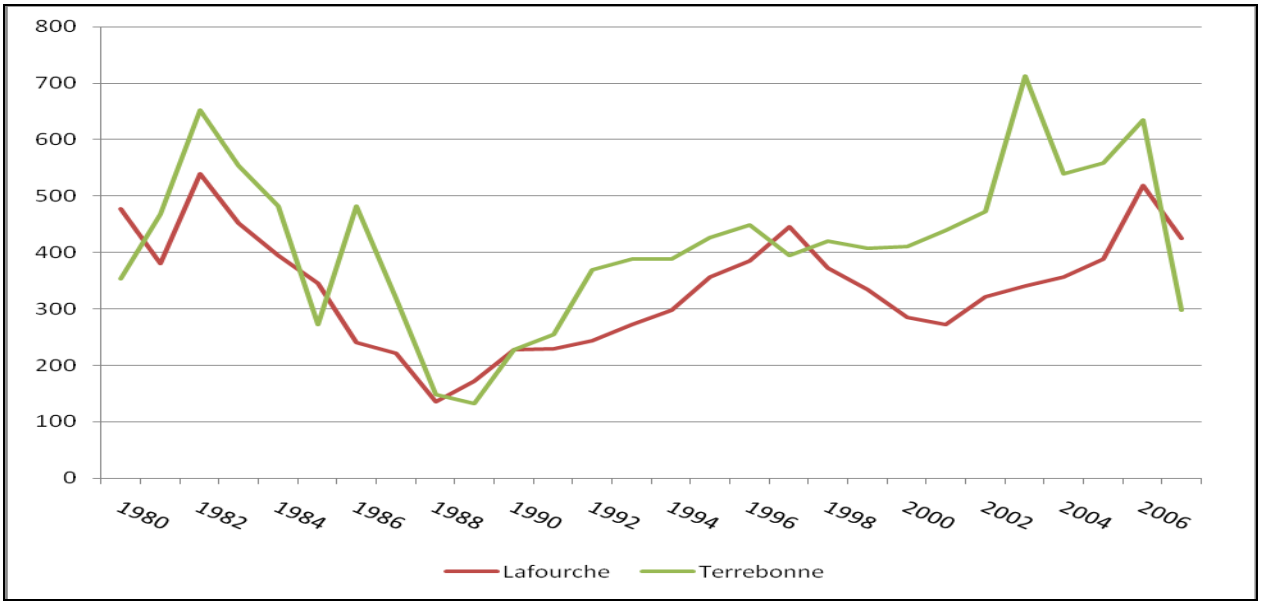

Figure G.20. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

In Terrebonne Parish, the total number working in the parish increased 132%, from 18,798 in 1970 to 43,682 in 2000. The number of Terrebonne residents commuting to other parishes increased 145%, from 2,653 in 1970 to 6,486 in 2000; 16.2% of Terrebonne's total workforce leaves the parish. Terrebonne residents commute primarily to Lafourche Parish and St. Mary Parish. The number of non-residents working in Terrebonne Parish increased 429% and comprises 23.1% of the total workforce, up from 10.2% in 1970. Non-residents commute primarily from Lafourche Parish, followed by a very small percentage from St. Mary, Jefferson, and Assumption Parish.

In Lafourche Parish, the total number working in the parish increased 72.7%, from 13,690 in 1970 to 23,645 in 2000. The proportion of Lafourche residents commuting to other counties increased 204%, from 23% of residents to 34.5%. A large percentage of Lafourche Parish residents commute to Terrebonne Parish, followed by Jefferson, St. Charles, and St. Mary Parish. The percentage of Lafourche residents commuting to work in Terrebonne Parish has increased 403% from 1970 to 2000. This data suggests that an increasing number of people living in Lafourche Parish are working in Terrebonne Parish (Tables G.15.a-G.15.c).

When combining Lafourche and Terrebonne Parish into one geographical unit, the data shows that only 11.5% of the total workforce commutes outside of Lafourche and Terrebonne Parish. The primary destination is St. Mary Parish, where 26% of these commuters work. The data shows that 8.6% of Lafourche and Terrebonne Parish's workforce come from outside Lafourche and Terrebonne Parish. The parish supplying the most labor is Assumption Parish.

Table G.15.a.

Work Commuting Patterns by Decade for Lafourche Parish

	1970	1980	1990	2000
Staying	13,690	20,776	20,398	23,645
Entering	1,418	3,283	4,039	6,445
Leaving	4,091	10,799	11,173	12,448

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table G.15.b.

Work Commuting Patterns by Decade for Terrebonne Parish

	1970	1980	1990	2000
Staying	16,888	31,610	29,025	33,570
Entering	1,910	8,163	7,403	10,112
Leaving	2,653	5,290	5,588	6,486

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table G.15.c.

Work Commuting Patterns by Decade for Lafourche & Terrebonne Parish

	1970	1980	1990	2000
Staying	16,888	31,610	29,025	33,570
Entering	1,910	8,163	7,403	10,112
Leaving	2,653	5,290	5,588	6,486

Source: U.S. Census Bureau, Journey to Work and

Table G.15.c.

Work Commuting Patterns by Decade for Lafourche & Terrebonne Parish

	1970	1980	1990	2000

Place of Work Data.

Manufacturing is the economic sector luring workers away from Terrebonne Parish and Lafourche Parish, followed by forestry, services, and construction. The largest sector attracting commuters is forestry, followed by services and utilities. At first glance, the statistics show that 15.7% of the manufacturing workers in Lafourche and Terrebonne Parish are commuters. However, the percentabge drops to 3.2% when the two parishes are combined into a single geographical unit. Not many workers commute to Terrebonne or Lafourche parishes for manufacturing, and the few who do commute come from 12 parishes in Louisiana, one county in Mississippi (Hancock), and one in Alabama (Mobile). Assumption Parish sends 43% of manufacturing commuters (Tables G.16.a-G.16.c).

Table G.16.a.

Work Commuting Patterns by Sector for Lafourche Parish

Exiting		Entering	
Manufacturing	1,321	Services	2,349
Construction	950	Retail	2,018
Services	769	Manufacturing	1,846
Ag. & Fishing	680	Construction	1,405
Retail	448	Ag. & Fishing	1,335

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table G.16.b.

Work Commuting Patterns by Sector for Terrebonne Parish

Exiting		Entering	
Services	1,379	Services	2,075
Ag. & Fishing	1,107	Retail	1,811
Retail	824	Ag. & Fishing	1,658
Construction	710	State & Local	978
State & Local	644	Transportation	913
Manufacturing	626	Manufacturing	585

Table G.16.b.

Work Commuting Patterns by Sector for Terrebonne Parish

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table G.16.c.

Work Commuting Patterns by Sector for Lafourche and Terrebonne Parishes

Exiting		Entering	
Manufacturing	1,662	Ag. & Fishing	1,222
Ag. & Fishing	1,577	Transportation	1,111
Construction	1,435	Services	1,107
Services	1,283	Retail	615
Transportation	746	State & Local	501
Retail	702	Manufacturing	297

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

The number of people employed in Lafourche Parish increased 32%, from 35,474 people in 1990 to an estimated 46,759 in 2007 (Figure G.21). This growth in employment has been stronger from 2000-2007 than in the 1990s. Over this period, unemployment dropped 30.8%, from 3.9% in 1990 to 2.7% in 2007. The unemployment rate peaked at 6.2% in 1992. The number of unemployed people decreased 10%, from 1,426 people in 1990 to an estimated 1,283 in 2007, peaking at 2,554 in 2005 (Figures G.22-G.23).

The number of employed people in Terrebonne Parish increased 34%, from 39,052 people in 1990 to an estimated 52,366 in 2007. Like Lafourche Parish, the growth of employment in Terrebonne Parish has been stronger from 2000 to 2007 than the 1990s. During 1990-2007, unemployment decreased 34%, from 4.1% in 1990 to 2.7% in 2007. The unemployment rate peaked at 8.1% in 1992, briefly exceeding state and national unemployment rates. The total number of unemployed people decreased 12%, from 1,678 in 1990 to an estimated 1,480 in 2007, and peaking at 3,152 in 2005.

Historically, the unemployment rates in Lafourche and Terrebonne Parish have been below state and national rates, though the unemployment rate has generally been higher in Terrebonne Parish than Lafourche Parish. The unemployment rate in both parishes decreased every year from 1993 to 1999, but increased every year from 1999 to 2005. After a decade of increasing unemployment, Lafourche and Terrebonne Parish are presently benefiting from a post-Hurricane Katrina and Rita surge in employment. In both parishes, unemployment decreased by half from 2005 to 2007; the total number of employed went up 9% from 2005 to 2007.

The Houma-Thibodaux MSA is adding employment. Jobs are being created at similar rates in both Lafourche and Terrebonne Parish. Unemployment is low and nearly identical in both parishes as well.

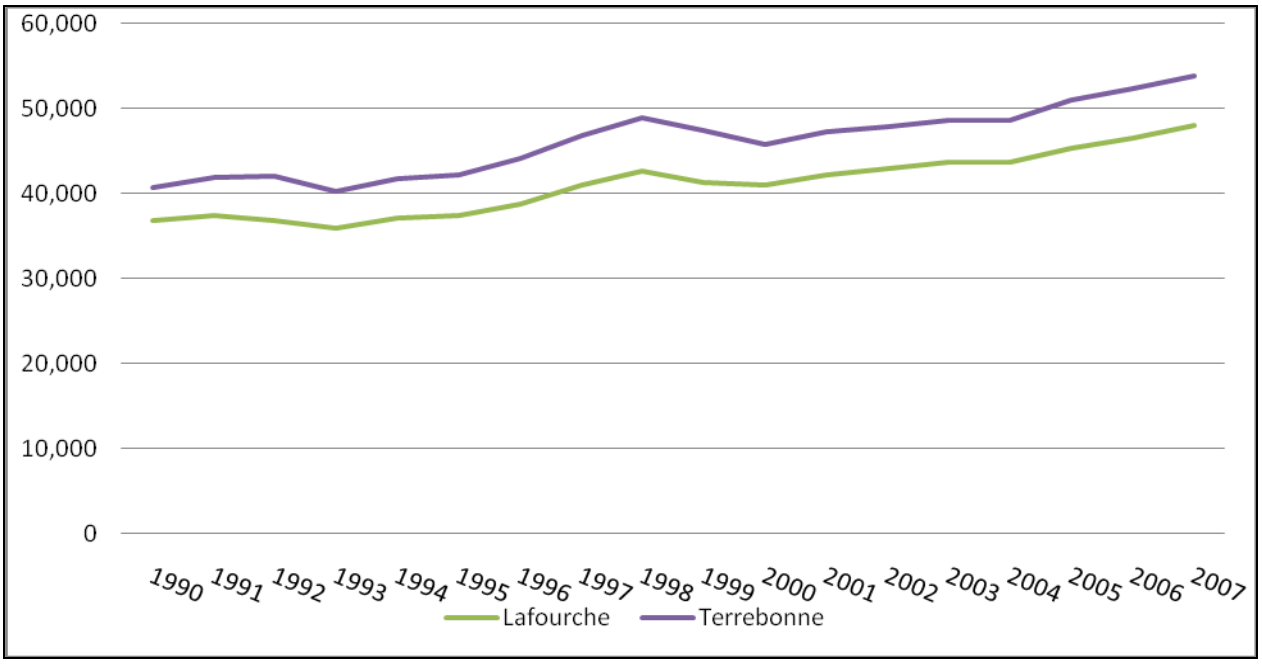

Figure G.21. Total Labor for Lafourche and Terrebonne Parish. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

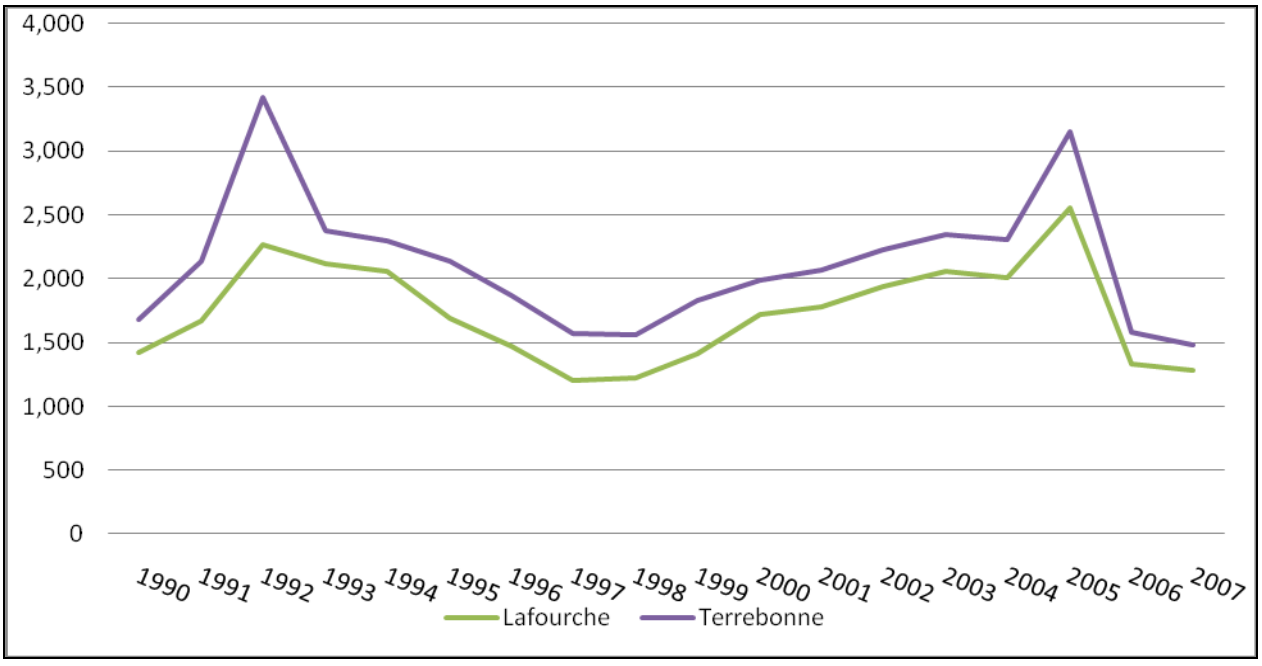

Figure G.22. Total Number Unemployed in Lafourche and Terrebonne Parish. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics

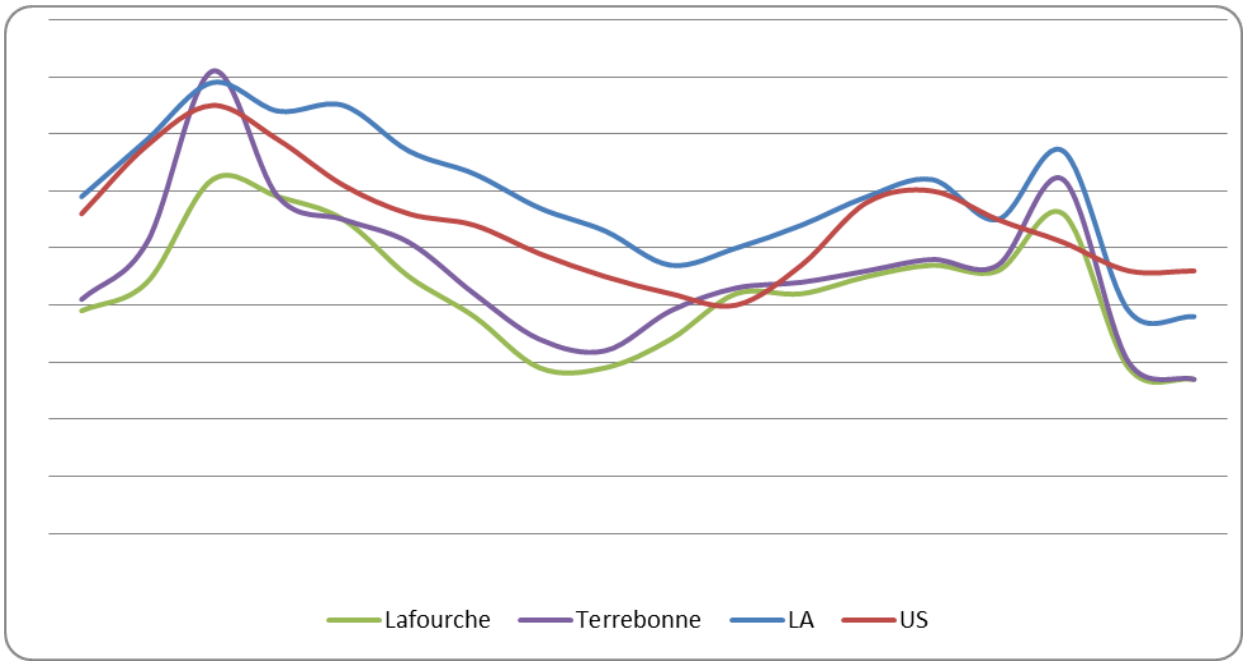

Figure G.23. Percent Unemployed in Lafourche Parish, Terrebonne Parish, Louisiana, and United States Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

Figures G.24 and G.25 show the numbers of employed people in the Houma-Thibodaux MSA shipbuilding and fabrication industry from 1990 to 2007. During this period, the average number of employed workers each year rose from 1,456 to 3,723, peaking in 2007. Declines in employment occurred in 1992-1993, 1995, 2000, 2003-2004, 1995, and 1999-2000.

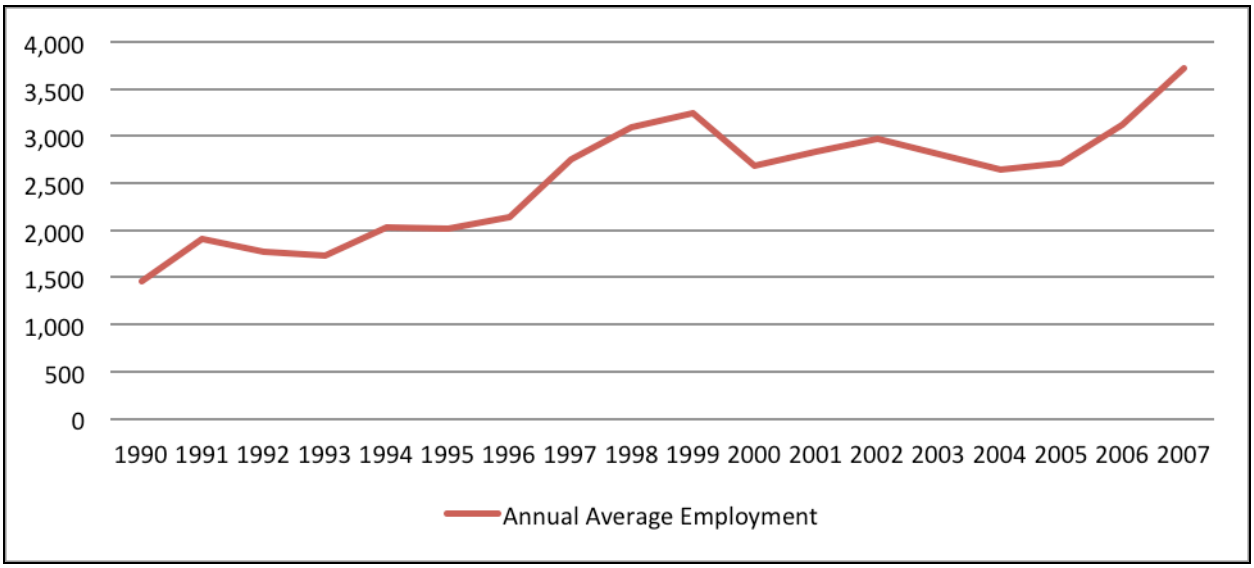

Figure G.24. Annual Average Employment in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

Employment growth was slower in the 2000s than the 1990s, but large increases occurred in 2006 (14.7%) and 2007 (19.6%). From 1990 to 2007, the total number of firms increased from 27 to 33, with a high of 40 firms in 2000.

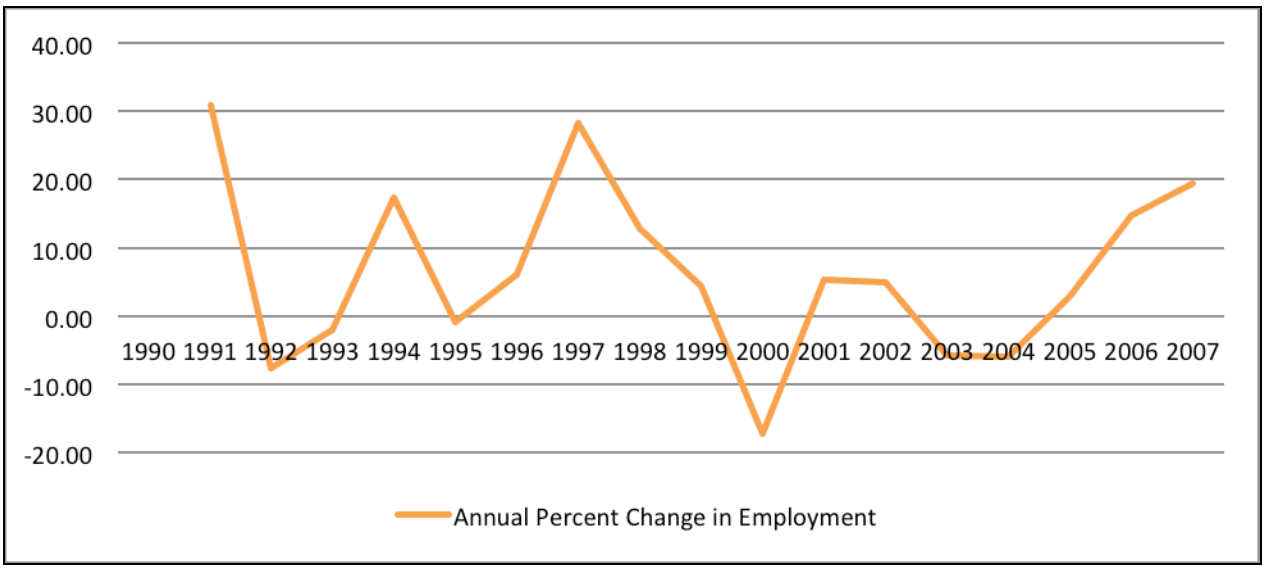

Figure G.25. Percent Change in Annual Average Employment in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

Figures G.26-G.29 also show the annual average wages paid in shipbuilding and fabrication industry increasing during this period of time as well. In 1990, the annual average wage was $25,637, but, by 2007, it rose to $51,516—a 101% increase.

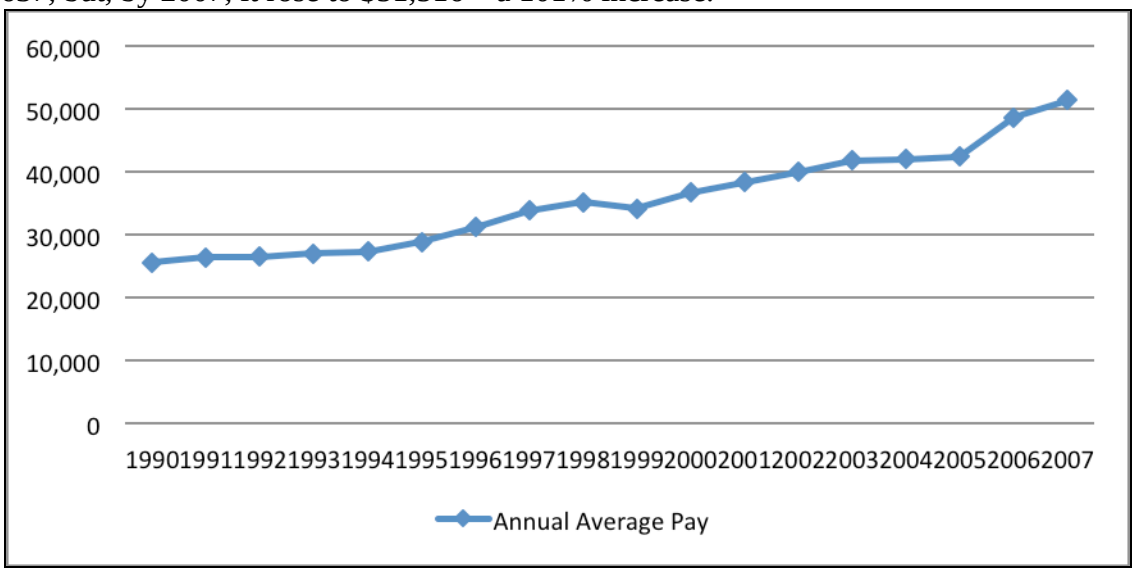

Figure G.26. Annual Average Pay in Shipbuilding and Fabrication – Nominal. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

The wage growth thus far in the 2000's is comparable to the wage growth in the 1990's. Only once does the annual average wage in shipbuilding decrease—1999. The data suggests the wages in the fabrication and shipbuilding industry have increased steadily over time.

Figure G.27. Percent Change in Annual Average Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of real wage growth, the average annual real wage in 1990 (based on 1970 dollar values) was $7,199.69. In 2007, the average annual real wage was $9,225 based on 1970 dollar values. The total real growth in wages over this period was 28.14%. The difference between the 101% increase in the nominal wage rate and 28.14% increase in the real wage rate is accounted for by the increase in prices, inflation, over the period. On an annual basis, the average increase in nominal wages for this industry segment was 4.26%, the average increase in real wages was 1.55% and inflation averaged 2.68% for the period. It is worth noting that for the periods 1992 to 1994, 1999, and 2004-2005, nominal wages did not keep pace with inflation and as a result, we saw brief declines in the annual average real wage in the Houma-Thibodaux area within this industry. In summary, the growth in the earnings of workers in the shipbuilding and fabrication industry outpaced inflation by approximately 1.55% over this period.

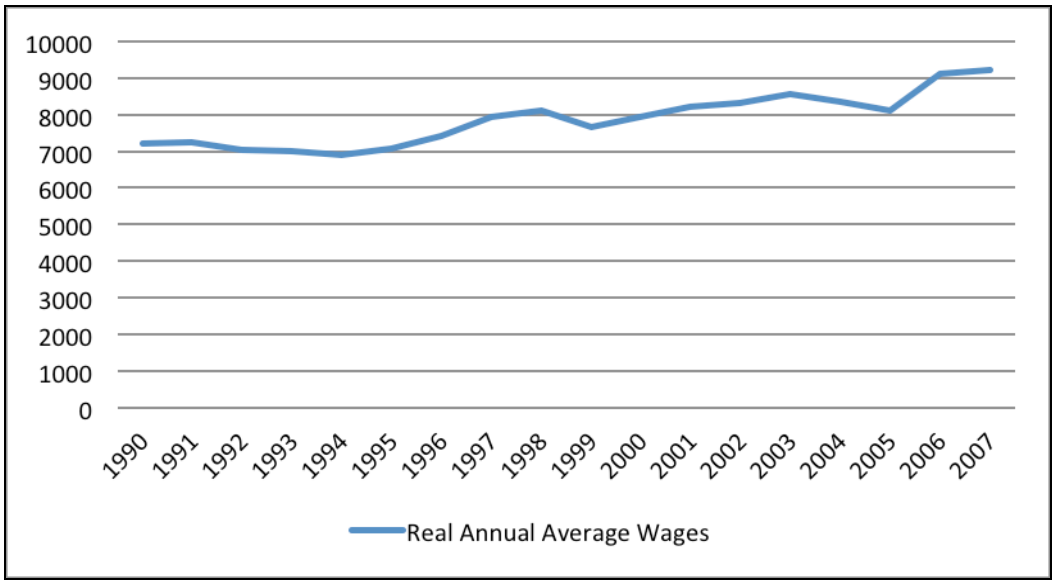

Figure G.28. Real Annual Average Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

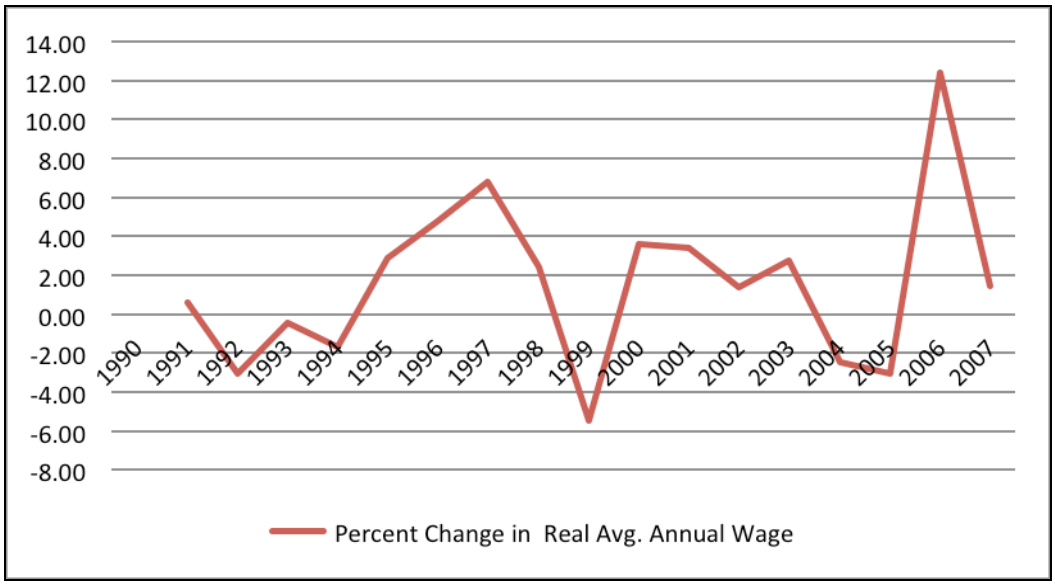

Figure G.29. Percent Change in Real Annual Average Pay in Shipbuilding and Fabrication. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008; Bureau of Labor Statistics, Consumer Price Index, 2009.

In 1990, the average wage for shipbuilding was about $4,000 higher than the median income in Terrebonne and Lafourche Parish. In the 1990's, median incomes in Lafourche and Terrebonne Parish increased at a higher rate than the average wage in shipbuilding and fabrication, indicating that shipbuilding and fabrication wages are losing competitiveness. The median income for Lafourche and Terrebonne Parish briefly exceeded the average wage in shipbuilding and fabrication in 1998 and 1999. Nevertheless, shipbuilding and fabrication wages grew 40.2% from 2000 to 2007, and at an average wage of $51,516 exceeds the median income

for Lafourche Parish by $10,000 and Terrebonne Parish by $7,000. Shipbuilding and fabrication wages have become very attractive and very competitive.

The North American Industry Classification System (NAICS) identifies shipbuilding and fabrication as a component of the manufacturing industry. While the data for shipbuilding and fabrication is more limited, manufacturing data for the Houma-Thibodaux MSA is available for the period of 1970-2007. This data is useful when shipbuilding data is not reported; manufacturing data can serve as an approximate or proxy measure for shipbuilding when data is not present. Shipbuilding and fabrication employment and wages statistically correlate to manufacturing employment and wages.

Figures G.30 – G.35 show employment and income data for the manufacturing industry in the Houma-Thibodaux MSA. The overall number of individuals employed in manufacturing increased 97.1% from 1970 to 2007, a net increase of 5,000 jobs, and peaked at 9,979 in 2007. Significant declines occurred in 1974, 1980, 1980-1988, 1993, 2001-2003. Manufacturing employment decreased 42.1% in the 1980s, but rebounded very strongly with 74.4% growth in the 1990s. So far this decade, manufacturing employment has increased 15.6%, but has displayed more volatility than previous decades. The growth in employment since 2000 can be attributed to a 9.4% increase in 2006 and a 10.5% increase in 2007.

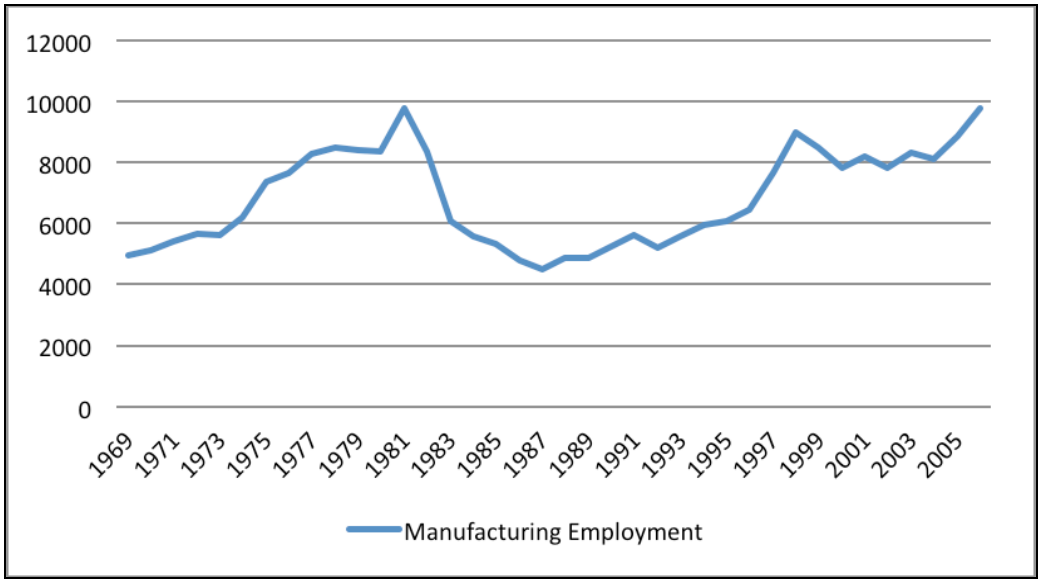

Figure G.30. Manufacturing Total Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

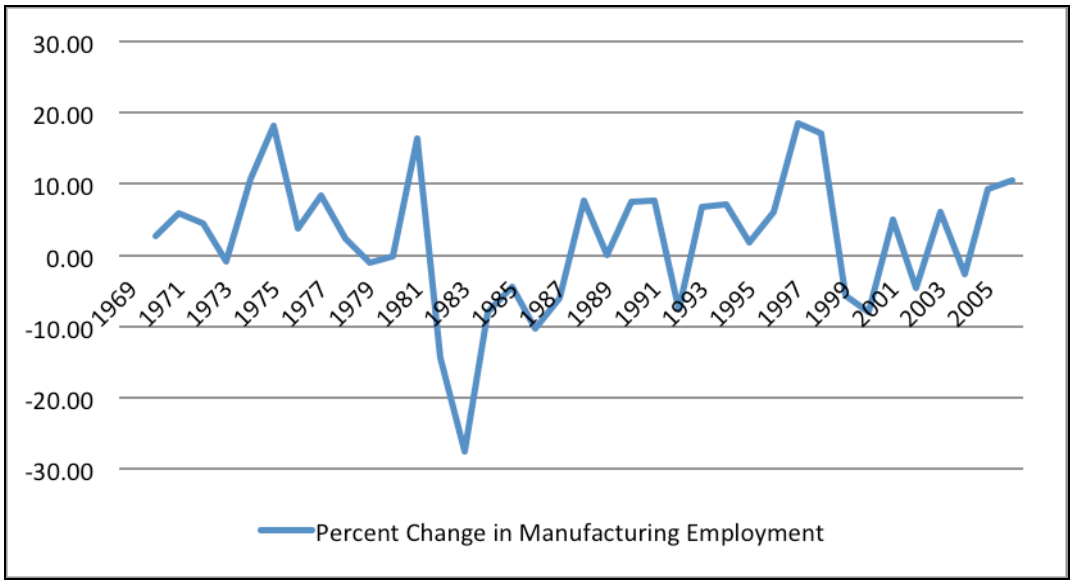

Figure G.31. Percent Change in Total Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Manufacturing income has increased significantly over the same period. Income grew 385% in the 1970s, 127% in the 1990s, and 111% in the 2000s. Manufacturing income decreased 21.2% in the 1980s, when the industry lost 42% of its employment. Decreases in manufacturing income were rarer, occurring during 1982-1987, 1992, and during 1999-2000. There were more manufacturing jobs, as well as more manufacturing income, in the Houma-Thibodaux MSA.

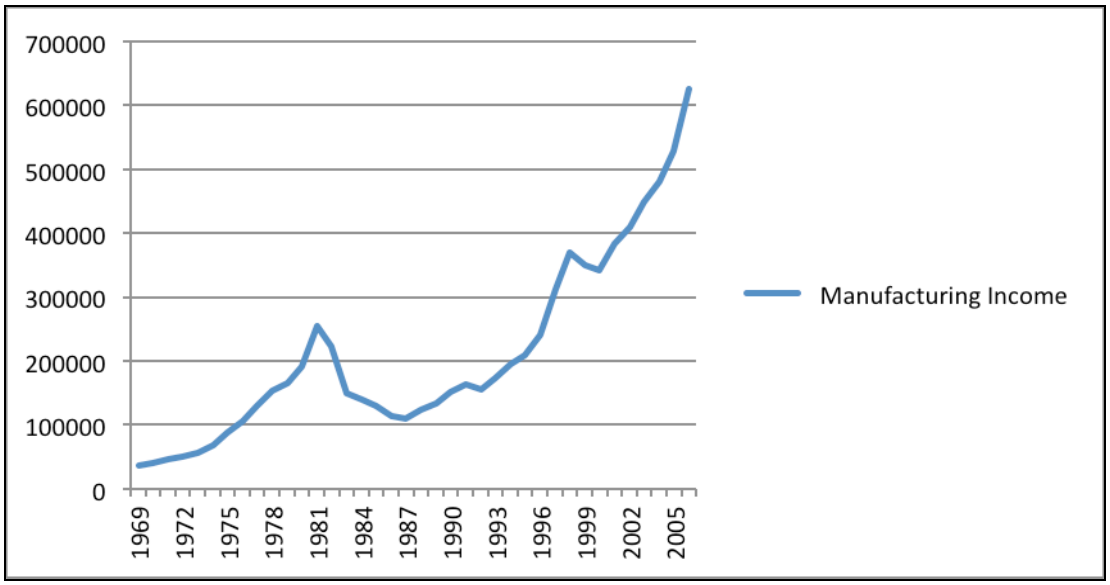

Figure G.32. Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

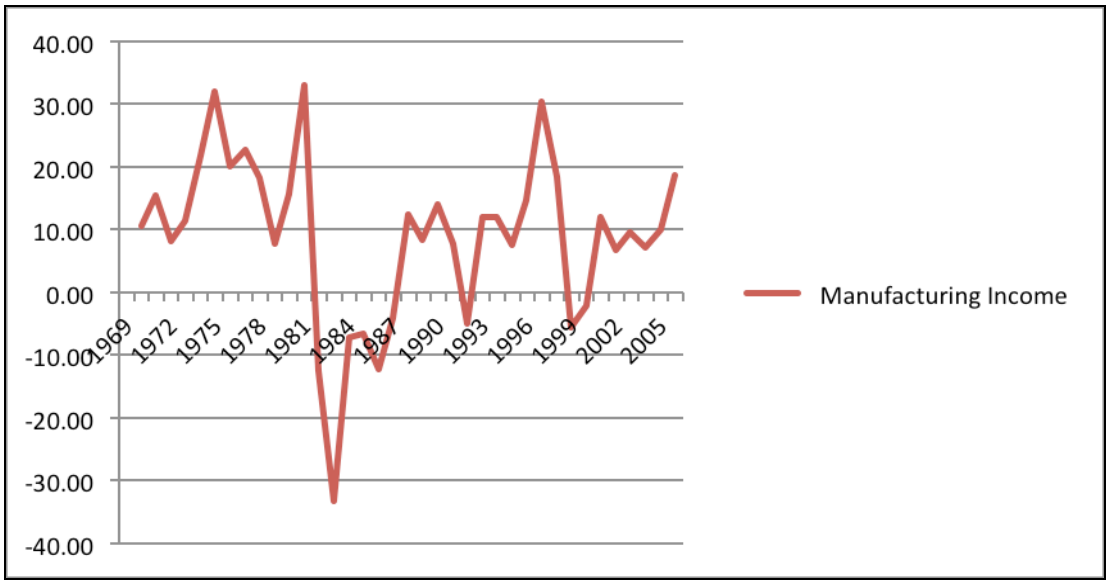

Figure G.33. Percent Change in Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

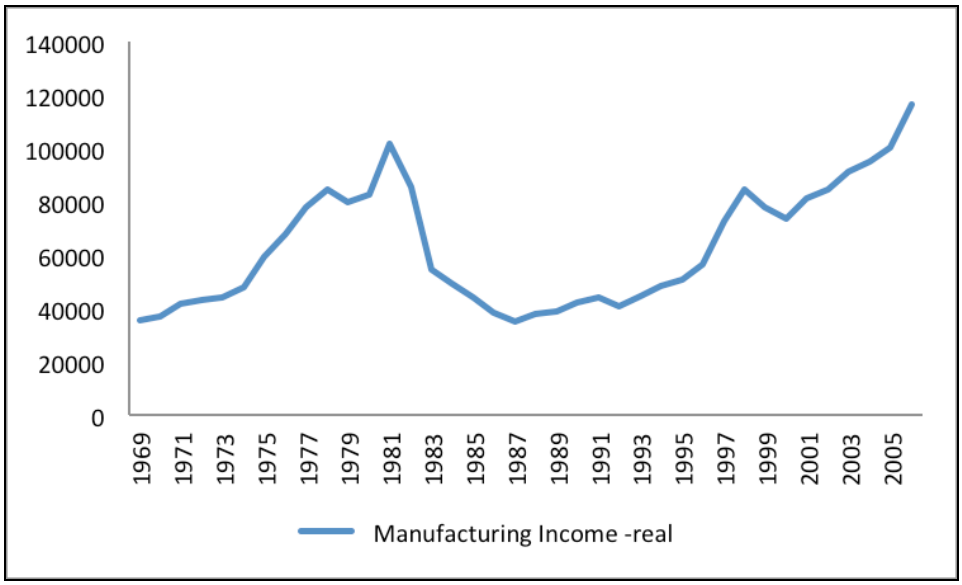

Figure G.34. Real Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

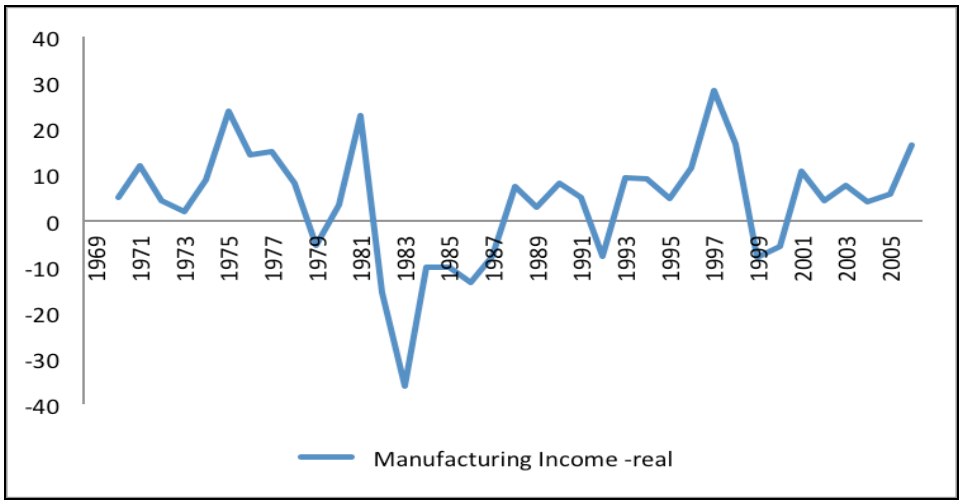

Figure G.35. Percent Change in Real Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Total full-time and part-time employment in the Houma-Thibodaux-Bayou Cane MSA increased 134.6%, from 50,412 workers in 1970 to 118,097 in 2006 (Figure G.36 and Table G.17). In 1970, 42,947, 85.19%, were wage and salary workers, and private employment totaled 40,467 or 80.27% of the total employment. Government and government enterprises employed 7,557 workers or 14.99%. State and local government employed 12.45% or 6,274 workers.

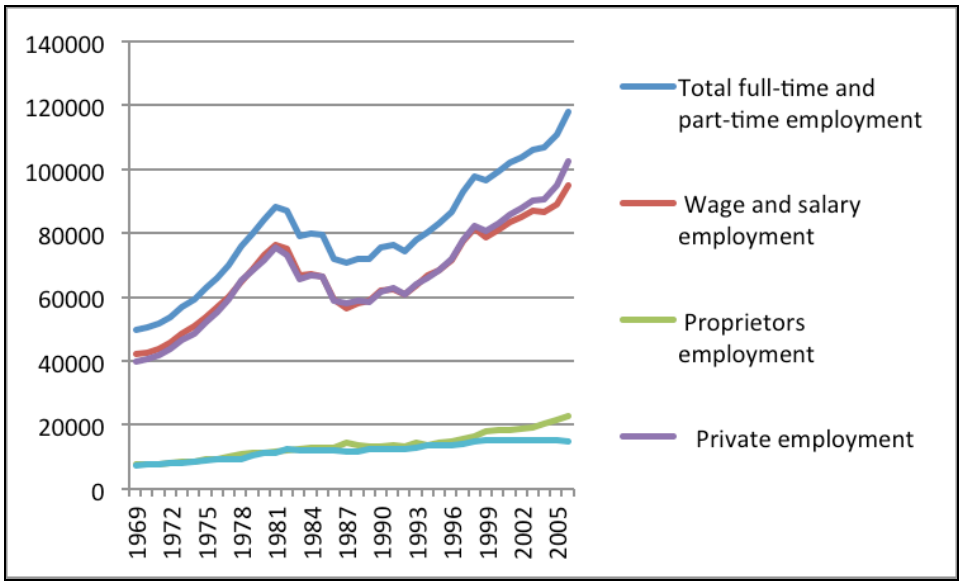

Figure G.36. Total Employment by major Area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.17.

Wage and Salary Workers, Private Employment, and Government as a Percentage of Total Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	50412	84290	75233	99320	118097
Wage and salary employment	85.19	86.78	82.49	81.75	80.75
Private employment	80.27	85.04	82.00	83.77	86.99
Government and government enterprises	14.99	13.24	16.51	15.24	12.26
State and local	12.45	11.84	14.39	13.60	11.09

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Within the private employment, manufacturing accounted for 12.6% of total private employment or 5,107 workers in 1970. The retail and service sectors employed 7,586 and 8,278 or 18.75% and 20.46%, respectively. In 1970, mining, which includes oil and gas extraction, employed 5,910 workers or 14.6% of total private employment (Figure G.37 and Table G.18).

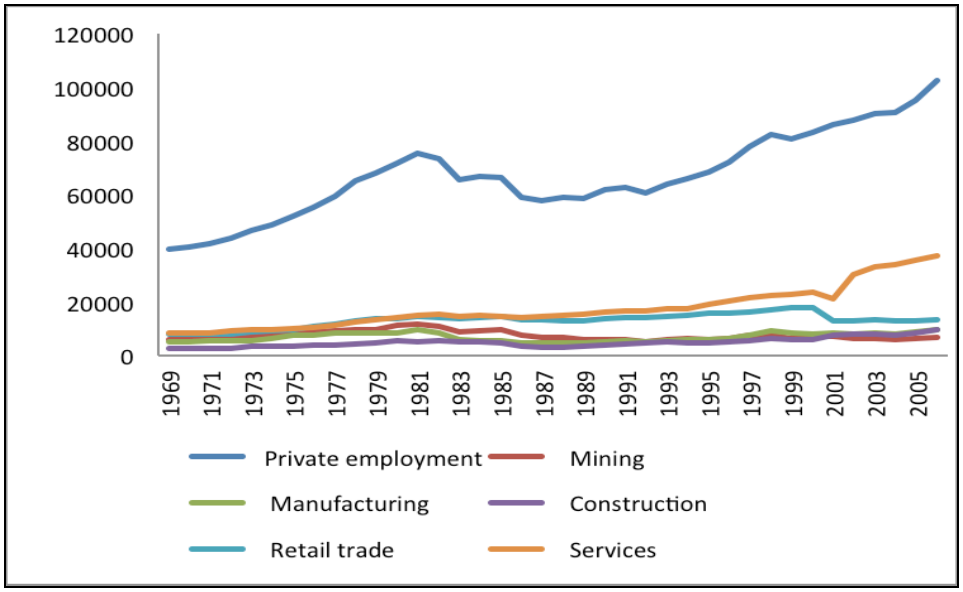

Figure G.37. Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.18.

Private Employment by Major Segment as a Percentage of Private Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	50412	84290	75233	99320	118097
Private employment	40467	71677	61690	83198	102727
Mining	14.60	15.30	9.36	8.24	6.51
Construction	6.31	7.66	6.35	7.04	9.52
Manufacturing	12.62	11.70	8.47	9.38	9.54
Retail trade	18.75	19.04	21.83	21.42	12.84
Services	20.46	19.36	26.40	28.23	36.26

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1980, total full-time and part-time employment reached 84, 290 workers. Wage and salary workers totaled 73,147 or 86.78%, and private employment accounted for 71,677 workers or 85.04% of total employment. Government accounted for 11,161 or 13.24% of employment in 1980. Within private employment, manufacturing accounted for 8,384 or 11.7% of total private employment; retail accounted for 13,649 workers or 19.04%; service accounted for 13,880 workers or 19.4%; mining employed 10966 or 15.3% of total private workers; transportation and utilities accounted for 9,093 or 12.69%; and construction accounted for 5,493 workers or 7.66%.

By 1990, total part-time and full-time employment declined to 75,233 workers. Wage and salary workers accounted for 62,062 workers or 82.49%. Private employment totaled 61,690 or 82% of employment, while government accounted for 16.51% or 11,289 employees. The breakdown by sector in private employment was 5,227 or 8.47% in manufacturing; 5,777 in mining or 9.36%; 13,466 or 21.83% in retail; 16,285 in services or 26.40% of total private employment; and construction accounted for 3,919 or 6.35%.

In 2000, total full-time and part-time employment was 99,320. Wage and salary employment totaled 81,195 or 81.75% of workers. Government employed 14,107 workers or 15.24%, while private employment totaled 83,198 or 83.77% of total employment. Manufacturing employed 7,804 or 9.38% of total private employment. Mining employed 6,855 or 8.24%. Retail employed 17,819 or 21.42%, while services employed 23,483 or 28.23% of total private employment. Construction accounted for 5,860 or 7.04% of total private employment.

In 2006, total full-time and part-time employment was 118,097 workers. Wage and salary workers totaled 95,368 or 80.75% of total employment. Private employment totaled 102,727 or 86.99% of the total, while government accounted for 12.26% of total employment or 14,479 workers. The composition of total private employment was 9,798 in manufacturing or 9.54% of total private employment; mining employed 6,690 people or 6.51%; retail employed 13,193 people or 12.84% of total private employment; services employed 37,247 or 36.26%; and construction employed 9,783 workers or 9.52% of total private employment.

As a percentage change, total employment increased 134.6% from 1970 to 2006. From 1970 to 1980, total employment increased 67.20%. From 1980 to 1990, total employment declined 10.75% from the 1980-level. From 1990 to 2000, total employment increased 32% from the 1990-level. From 2000 to 2006, total employment has increased 18.91% (Figures G.38 – G.39 and Tables G.19 – G.20).

The growth in wage and salary employment follows a very similar path as total employment. From 1970 to 2006, there was an overall increase of 122.06%. From 1970 to 1980, wage and salary employment increased 70.32%. From 1980 to 1990, it declined 15.15%. From 1990 to 2000, wage and salary increased 30.83% from the 1990-level. From 2000 to 2006, it increased 17.46%.

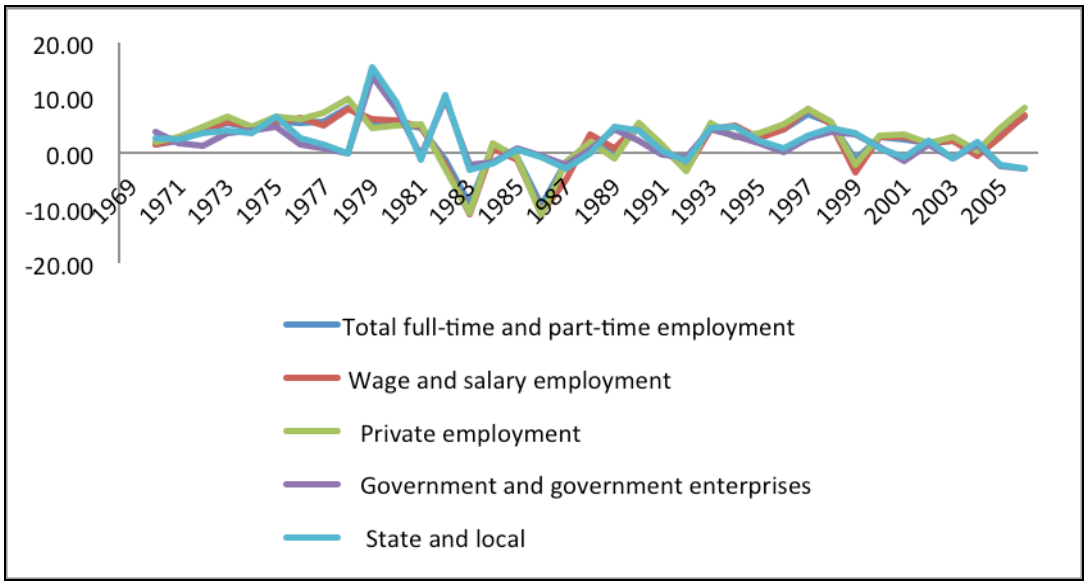

Figure G.38. Percentage Change in Total Employment, Wage and Salary Workers, Private Employment, and Government Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.19.

Percentage Change in Total Employment, Wage and Salary Workers, Private Employment and Government Employment By Decade

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2001-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	67.20	-10.75	32.02	18.91	134.26
Wage and salary employment	70.32	-15.15	30.83	17.46	122.06
Private employment	77.12	-13.93	34.86	23.47	153.85
Government and government enterprises	47.69	11.29	21.84	-4.33	91.60
State and local	59.01	8.49	24.81	-3.03	108.78

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

The growth in employment by segment and sub-period from 1970 to 2006 provided the following results. Mining increased 13.20% over the entire period with 85.5% growth occurring between 1970 and 1980. Employment in the mining segment declined 47% from 1980 to 1990

and posted modest gains of 18.7% from 1990 to 2000. From 2000 to 2006, the employment in the mining segment decreased 2.41%. Manufacturing employment increased 91.85% over the entire period with 64.17% from 1970 to 1980. From 1980 to 1990, employment in manufacturing declined 37.66%. From 1990 to 2000, it increased 49%. From 2000 to 2006, manufacturing employment increased 25.56%. Retail employment increased 73.91% for the period 1970 to 2006 and 79.9% from 1970 to 1980. From 1980 to 1990, retail employment declined 1.34%. From 1990 to 2000, it increased 32.33%. From 2000 to 2006, the employment in the sector declined 26%. The service sector employment increased 349.95% from 1970 to 2006. From 1970 to 1980, employment in the services sector increased by 67.7%. From 1980 to 1990, it increased by 17.33%. From 1990 to 2000, it increased 44.2%. And, from 2000 to 2006, employment in the service sector increased 58.6%.

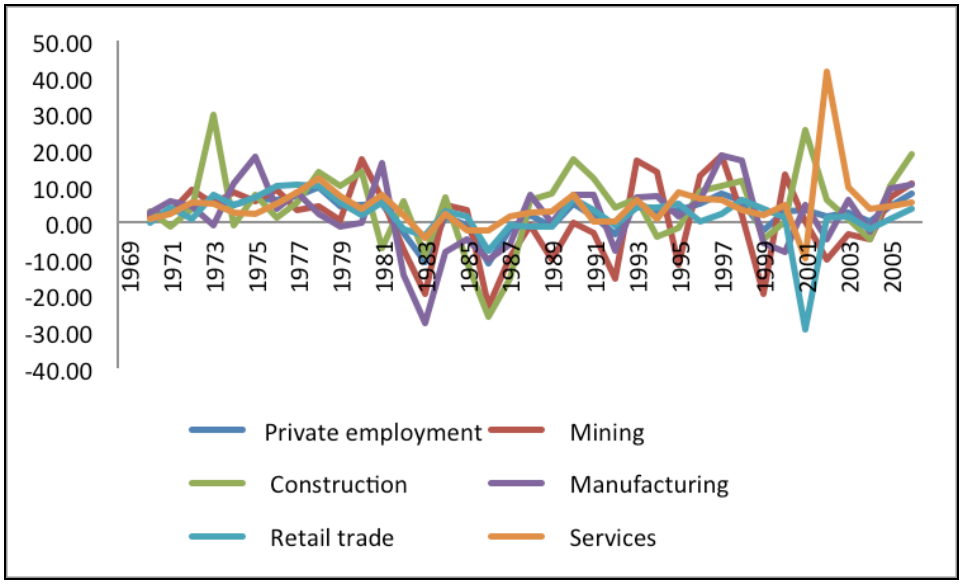

Figure G.39. Percentage Change in Private Employment by Major Segment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table. G.20.

Percentage Change in Private Employment by Major Segment

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2001-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	67.20	-10.75	32.02	18.91	134.26
Private employment	77.12	-13.93	34.86	23.47	153.85
Mining	85.55	-47.32	18.66	-2.41	13.20
Construction	115.24	-28.65	49.53	66.95	283.35
Manufacturing	64.17	-37.66	49.30	25.55	91.85
Retail trade	79.92	-1.34	32.33	-25.96	73.91
Services	67.67	17.33	44.20	58.61	349.95

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1970, total personal income in thousands of dollars for the Houma-Thibodaux was $415,483. By 1980, it had increased to $1,676,003 in nominal terms. By 1990, total personal income in the MSA reached the level $2,400,579. By 2000, it had increased to $4,198,499. And finally, by 2006, total personal income was $6,345,152. Over the same time period, per capita personal income increased from $2,857 in 1970 to $31,562 in 2006 (Figures G.40 – G.44 and Tables G.21 – G.24).

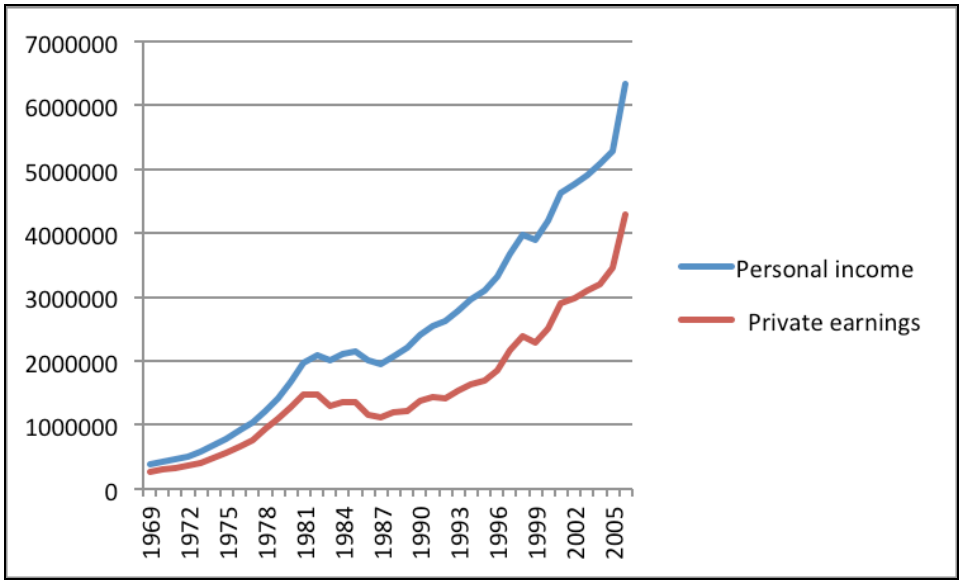

Figure G.40. Total Personal Income and Private Earnings- Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.21.

Personal Income, Per Capita Income Private Earnings as a Percentage of Personal Income and Personal Income by Major Segment as a Percentage of Private Earnings – Nominal

	1970	1980	1990	2000	2006
Personal income	415483	1676003	2400579	4198499	6345152
Per capita personal income (dollars)	2857	9399	13129	21593	31562
Private earnings	68.72	75.89	56.87	59.71	67.66
Mining	22.27	23.06	16.88	16.25	12.19
Construction	8.16	9.72	7.12	7.42	8.81
Manufacturing Income	13.76	14.98	11.01	13.60	14.58
Retail trade	13.69	11.96	12.81	11.38	7.71
Services	13.66	15.14	25.87	23.43	25.38

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1970, private earnings accounted for 68.72% of total personal income, while the public sector, government, accounted for 10.4% of total personal income. Mining was 15.3%. Manufacturing was 9.46%. Retail trade was 9.41%. The service sector was 9.38% of total personal income. Construction accounted for 5.6% of the total.

In 1980, private earnings accounted for 75.89% of total personal income. Mining was 17.5%. Manufacturing was 11.37%. Retail accounted for 9.08%, while services accounted for 11.5%. The government component was 8.4% of total personal income.

In 1990, private earnings accounted for only 56.9% of total personal income. Mining declined noticeably as a percent of total personal income to 9.6%. Manufacturing was only 6.26%. Retail was 7.3% and services accounted for 14.7% of total personal income. Construction was 4%. The government portion of total personal income in 1990 was 10.53%.

In 2000, private earnings accounted for only 59.7% of total personal income. Mining was 9.7% of total personal income. Manufacturing was 8.12%. Retail was 6.8%. Services sector was 14.0% of total personal income. Construction was 4.43%. The government portion of total personal income in 2000 was 10.3%.

In 2006, private earnings accounted for only 64.9% of total personal income. The composition of total income revealed a significant shift in 2006 across sectors. Mining was only 1% of total personal income. Manufacturing was 17.8%. Retail was 5.78%. Services sector was 20.85% of total personal income. Construction was 8.18%. The government portion of total personal income in 2006 was 11%.

In terms of nominal growth of total personal income, it increased from $415,483 to $6,345,152 or a total of 1,427.17% from 1970 to 2006. From 1970 to 1980, it increased 303%. From 1980 to 1990, total personal income increased 43%, and from 1990 to 2000, it increased 74.9%.

Per capita personal income paralleled the growth in total personal income with slightly smaller magnitudes as it increased from $2,857 in 1970 to $21,593 in 2006. Average earnings per job increased from $6,712 in 1970 to $41,244 in 2006.

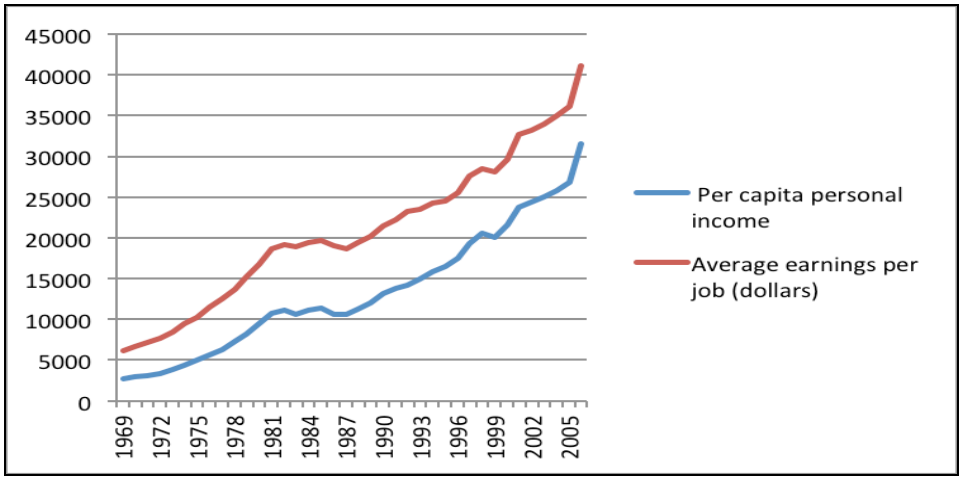

Figure G.41. Per Capita Personal Income and Average Earnings per Job. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.22.

Per Capita Personal Income and Average Earnings Per Job – Nominal

	1970	1980	1990	2000	2006
Personal income	415483	1676003	2400579	4198499	6345152
Private earnings	285528	1271864	1365233	2506739	4293319
Per capita personal income	2857	7670	8864	14320	22209
Average earnings per job (dollars)	6712	16844	21573	29696	41244

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

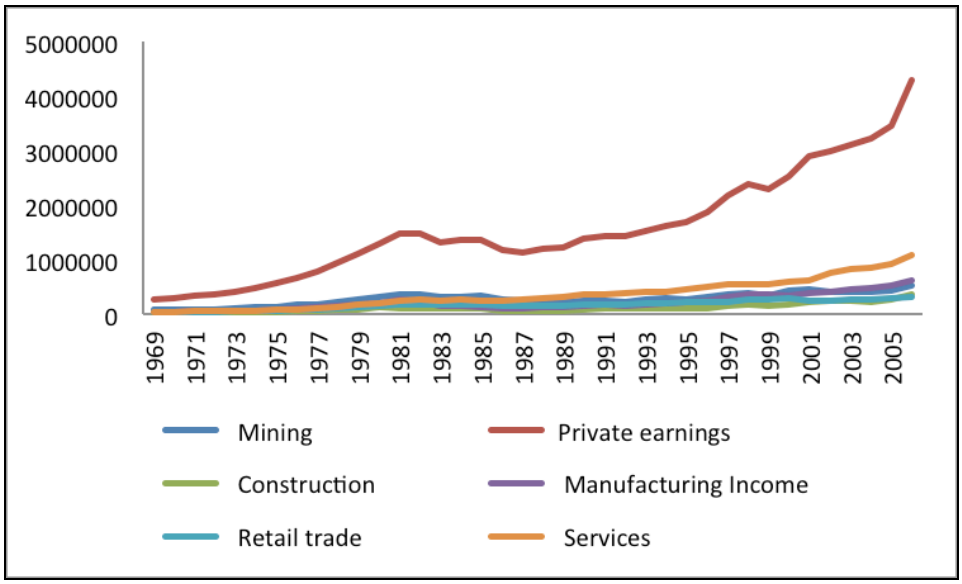

Figure G.42. Total Income by Segment –Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.23.

Personal Income, Per Capita Income, Private Earnings, and Income by Major Segment – Nominal

	1970	1980	1990	2000	2006
Personal income	415483	1676003	2400579	4198499	6345152
Per capita personal income (dollars)	2857	9399	13129	21593	31562
Private earnings	285528	1271864	1365233	2506739	4293319
Mining	63592	293237	230508	407347	523288
Construction	23306	123578	97257	185902	378400
Manufacturing Income	39287	190555	150247	340997	625820
Retail trade	39101	152135	174867	285338	331143
Services	38992	192519	353254	587277	1089696
Government and government enterprises	43176	140413	252740	432147	569366
State and local	38125	126648	221630	383899	356125

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

From 1970 to 1980, per capita personal income increased 229%. From 1980 to 1990, it increased 39.7%. From 1990 to 2000, it increased 64.5%. From 2000 to 2006, per capita personal income increased 46.2%.

The average earnings per job in 1970 were $6,712. From 1970 to 1980, it increased to $16,844 or 150.95%. From 1980 to 1990, it increased to $21,573 or 28.08%. By 2000, average earnings per job increased to $29,696 or 37.65%. From 2000 to 2006, it increased to $41,244 or 38.89%. The total increase over the period 1970 to 2007 was 514.48%.

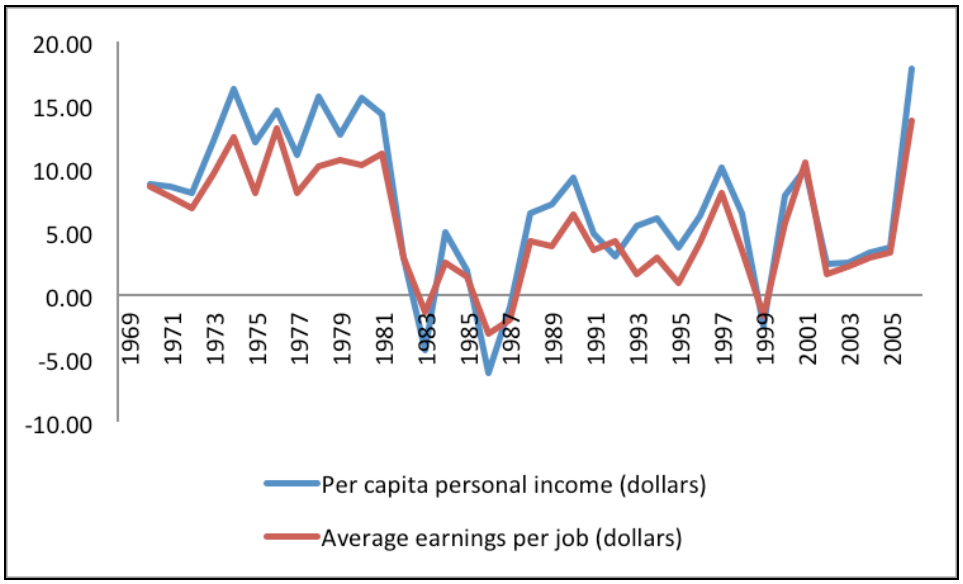

Figure G.43. Percent Change in Personal Per Capita Income and Average Earnings per Job – nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.24.

Percent Change in Personal Per Capita Income and Average earnings per Job by Decade – Nominal

	Percent change 1970-1980	Percent change 1980-1990	Percent change 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Per capita personal income	228.98	39.69	64.47	46.17	1004.73
Average earnings per job (dollars)	150.95	28.08	37.65	38.89	514.48

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Private earnings increased a total of 1,403.64% from 1970 to 2006 as it increased from $285,528 to $4,293,319. From 1970 to 1980, it increased 345.44% in nominal terms. From 1980 to 1990, it increased only 7.34%. From 1990 to 2000, it increased 83.6%. From 2000 to 2006 it increased 71.27%.

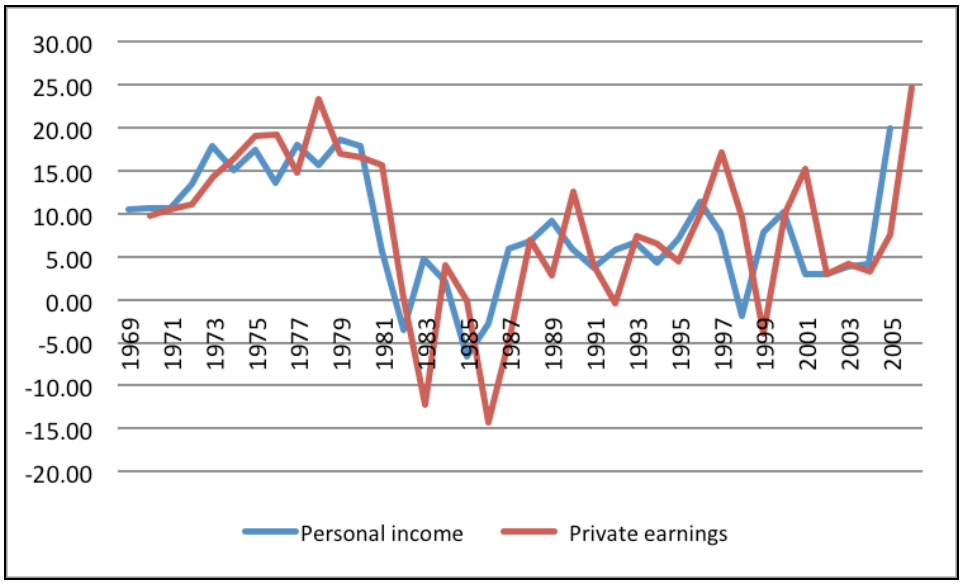

Figure G.44. Percent Change in Personal Income and Private Earnings per Job – nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By segment, total personal income in the mining segment was $63,592 in 1970 and increased a total of 722.88% in nominal terms from 1970-2006, with 361% from 1970 to 1980. From 1980 to 1990, it contracted 21.4%. From 1990 to 2000, personal income increased 76.7%. And from 2000 to 2006, it increased 28.46% (Figure G.45 and Table G.25).

Total personal income in the manufacturing segment was $39,287 in 1970 and increased a total of 1,492% in nominal terms from 1970-2006, with 385.033% occurring from 1970 to 1980. From 1980 to 1990, it contracted 21.153%. From 1990 to 2000, personal income in manufacturing increased 126.96%. And from 2000 to 2006, it increased 83.53%.

In the retail segment, total personal income increased from $39,101 in 1970, a total of 746.89% in nominal terms by 2006. It increased 289.08% from 1970 to 1980. From 1980 to 1990, it increased 14.94%. From 1990 to 2000, personal income in the retail segment increased 63.17%. And from 2000 to 2006, it increased 16.05%.

The construction segment saw similar increases over this time period. The total increase in total personal income was 1523.62%, from $23,306 in 1970 to $378,400 in 2006. From 1970 to 1980, it increased 430.24%. From 1980 to 1990, it declined 21.29%. From 1990 to 2000, it increased 91.15%. And finally, from 2000 to 2006, total personal income in the construction segment increased 103.55%.

Finally, the service segment experienced the largest increase in total personal income in nominal terms from $38,992 to $587,277 over the period 1970 to 2006, 2,694.67%. From 1970 to 1980, it increased 430.24%. From 1980 to 1990, total personal income increased 84.49%. From 1990 to 2000, it increased by another 91.15%. And finally, from 2000 to 2006, it increased 103.55%.

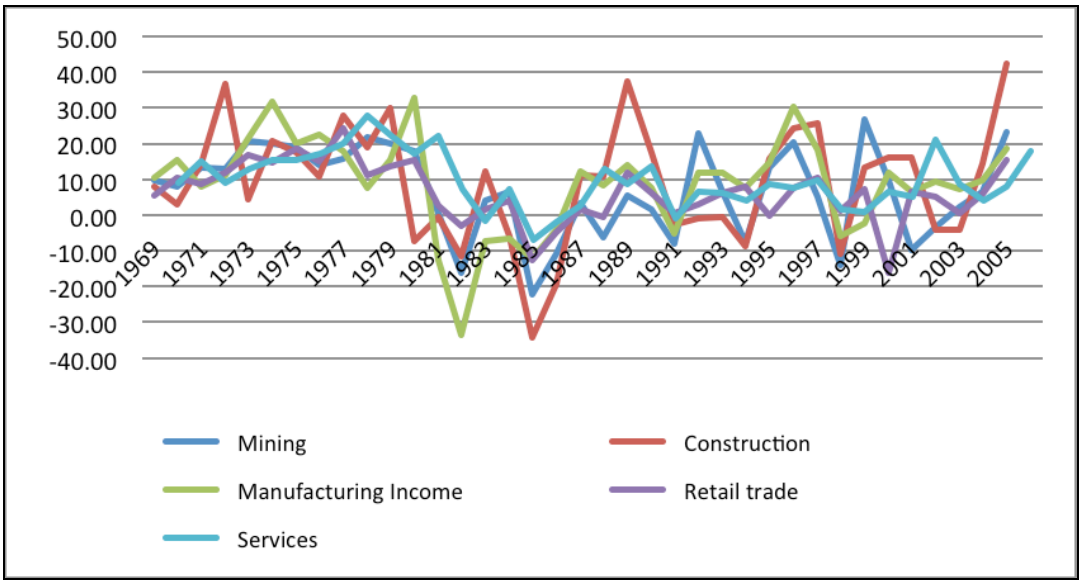

Figure G.45. Percent Change in Income by Major Segment-nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table G.25.

Percent Change in Personal Income, Per Capita Income, Private Earnings and Income by Major Segment – Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	303.39	43.23	74.90	51.13	1427.17
Per capita personal income (dollars)	228.98	39.69	64.47	46.17	1004.73
Private earnings	345.44	7.34	83.61	71.27	1403.64
Mining	361.12	-21.39	76.72	28.46	722.88
Construction	430.24	-21.30	91.15	103.55	1523.62
Manufacturing	385.03	-21.15	126.96	83.53	1492.94
Retail trade	289.08	14.94	63.17	16.05	746.89
Services	393.74	83.49	66.25	85.55	2694.67

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In terms of income and earnings for workers across different industries, this period of rapid price increases resulted in very large increases of their “nominal or unadjusted” wages, which is clearly shown in the tables and charts for income of workers in total and on a per capita basis. In order to separate the effect of increasing activity within the different industry sectors and the impact of the inflation on wages, “real or inflation adjusted” income and growth rates will be presented for each study area in addition to the nominal figures. This should provide a clear

analysis of the real wage growth in the various industry sectors and study areas over time in terms of constant dollars, a base level of January 1, 1970.

In the Houma-Thibodaux-Bayou Cane MSA, real total personal income increased 200.28% from 1970 to 2006. The largest portion of this increase occurred during the period from 1970 to 1980, when real total personal income increased 84.54%. This period of income growth coincided with the rapid expansion of oil and gas activity in this area. During the period 1980-1990, as oil and gas activity contracted, real total personal income declined 7.42% from its 1980 level. In the period 1990-2000, real total personal income increased 34.44% from the 1990 level. The period from 2000 to 2006 has seen an increase in real total personal income of 30.73% in the Houma-Thibodaux MSA.

The private earnings in the Houma-Thibodaux-Bayou Cane MSA increased 195.65% over the study period from $271,179.89 to $801,752.13 in 1970 dollars. The 1970 to 1980 period was an increase of 103.78%, while the 1980-1990 period experienced a decline of 30.62% from the 1980 level in real terms. From 1990 to 2000, the real value of private earnings increased 41.14% from 1990. The final period, 2000 to 2006, saw an increase in real terms of 48.25%. The public or government sector experienced total gains in real personal income of 159.29%, including gains of 48.77% from 1970-1980; 16.34% from 1980 to 1990; 31.44% from 1990 to 2000; and 13.97% from 2000 to 2006 (Figures G.46 – G.47).

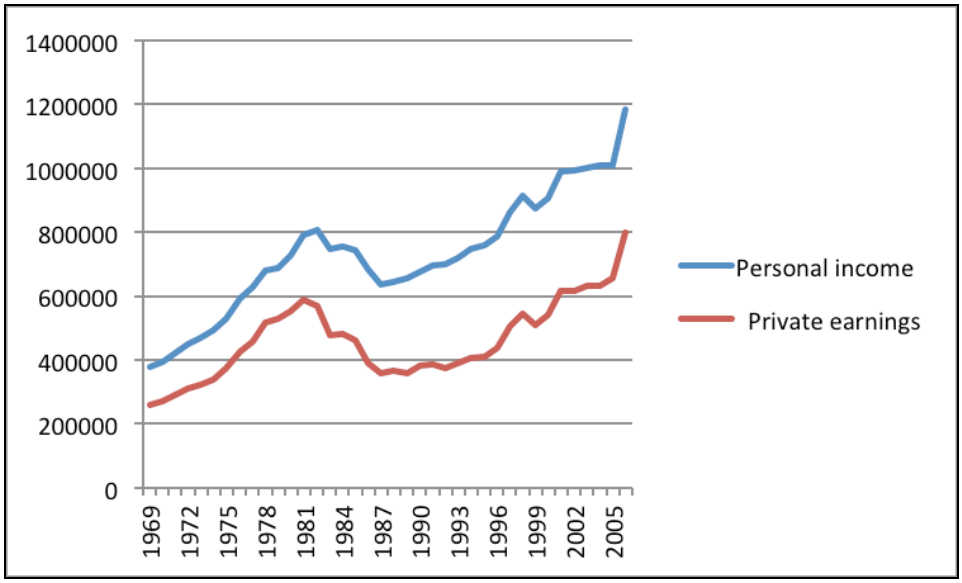

Figure G.46. Total Personal Income and Private Earnings – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

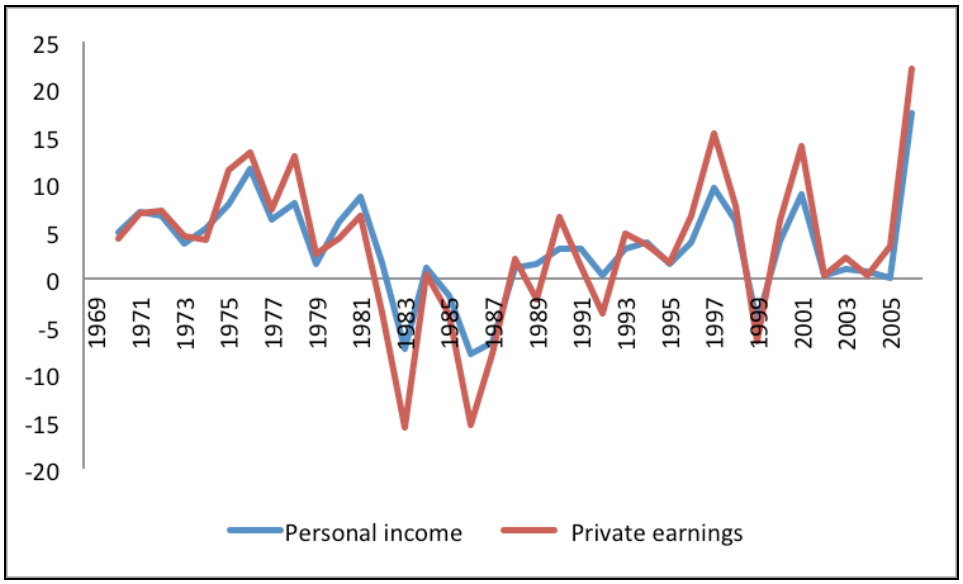

Figure G.47. Percentage Change in Total Personal Income and Private Earnings – real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Across the different segments, there was considerable variation in real growth rates. Manufacturing in the Houma-Thibodaux-Bayou Cane MSA saw an overall increase in real income of 213.21% from 1970 to 2006. This included an increase of 121.9% in the 1970 to 1980 period; a decline of 49.04% from 1980 to 1990; an increase of 74.46% from 1990 to 2000 and an increase of 58.76% from 2000 to 2006. The retail segment experienced real income gains of 66.52% for the period 1970 to 2006. This included an increase in real income of 78% from 1970 to 1980; a decline of 25.71% from 1980 to 1990; an increase of 25.43% from 1990 to 2000; and an increase of .39% from 2000 to 2006. The service segment experienced the largest income gain in real terms over the period, 449.5%. From 1970 to 1980, real service income increased 125.87%. During the 1980 to 1990 period, unlike other segments, real income in the service segment increased 18.6% from the 1980 level. Over the period 1990 to 2000, service segment real income increased another 27.8%. Finally, from 2000 to 2006, real income levels in the service segment increased 60.5% (Figures G.48-G.49 and Tables G.26-G.28).

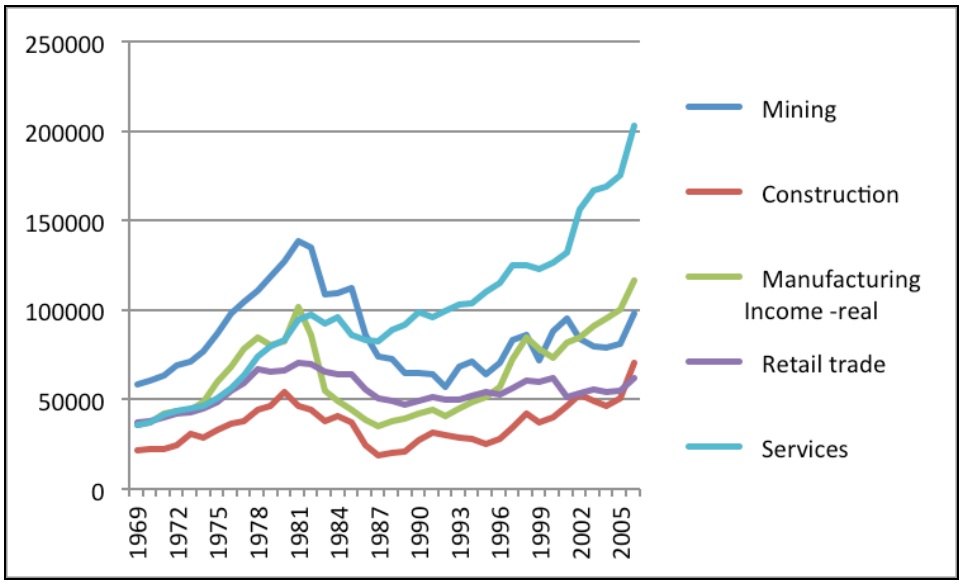

Figure G.48. Total Income by Major Segment – real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.26.

Total Personal Income, Private Earnings and Total Income by Major Segment –Real

	1970	1980	1990	2000	2006
Personal income	394604.46	728194.41	674159.63	906357.87	1184919.90
Per capita personal income	2713.43	4083.70	3687.04	4661.42	5894.02
Private earnings	271179.86	552602.98	383401.24	541146.40	801752.13
Mining	60396.42	127406.42	64734.04	87936.70	97720.96
Construction	22134.84	53692.51	27312.89	40131.90	70663.98
Manufacturing Income	37312.78	82792.86	42194.18	73613.29	116868.21
Retail trade	37136.13	66100.03	49108.27	61597.81	61839.01
Services	37032.60	83646.19	99205.06	126779.39	203494.33

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.27.

Personal Income, Per Capita Income Private Earnings as a Percentage of Personal Income and Personal Income by Major Segment as a Percentage of Private Earnings – Real

	1970	1980	1990	2000	2006
Personal income	394604.46	728194.41	674159.63	906357.87	1184919.90
Per capita personal income	2713.43	4083.70	3687.04	4661.42	5894.02
Private earnings	68.72	75.89	56.87	59.71	67.66
Mining	22.27	23.06	16.88	16.25	12.19

Construction	8.16	9.72	7.12	7.42	8.81
Manufacturing Income	13.76	14.98	11.01	13.60	14.58
Retail trade	13.69	11.96	12.81	11.38	7.71
Services	13.66	15.14	25.87	23.43	25.38

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Other segments of interest saw similar patterns over the period. Real personal income in the construction segment followed a similar pattern to that of manufacturing with slight variations. From 1970 until 1990, the mining segment also tracked the manufacturing segment. However, from 1990 until 2006, the real income growth in the mining segment was substantially lower than the manufacturing segment.

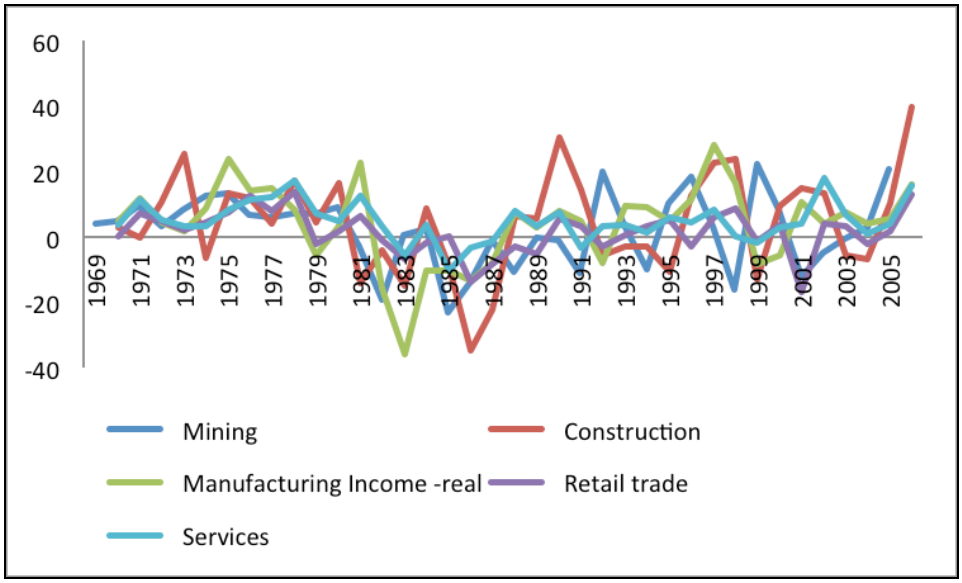

Figure G.49. Percentage Change in Major Segment-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.28.

Percentage Change in Personal Income, Per Capita Income, Private earnings, and Income by Major Segment – Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income	84.54	-7.42	34.44	30.73	200.28
Per capita personal income (dollars)	50.50	-9.71	26.43	26.44	117.22
Private earnings	103.78	-30.62	41.14	48.16	195.65
Mining	110.95	-49.19	35.84	11.13	61.80

Table G.28.

Percentage Change in Personal Income, Per Capita Income, Private earnings, and Income by Major Segment – Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Construction	142.57	-49.13	46.93	76.08	219.24
Manufacturing Income -real	121.89	-49.04	74.46	58.76	213.21
Retail trade	77.99	-25.71	25.43	0.39	66.52
Services	125.87	18.60	27.80	60.51	449.50
Government and government enterprises	48.77	16.34	31.44	13.97	159.29
State and local	51.97	13.11	33.15	-19.75	83.67

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Real per capita personal income increased 117.22% from 1970 to 2006. As with real total personal income, the largest increase in real per capita personal income occurred from 1970 to 1980, 50.5%. From 1980 to 1990, real per capita personal income decreased 9.7% from its 1980 level, and over the next decade increased 26.43%. For the period 2000-2006, real per capita personal income increased 26.44% (Figure G.50 and Table G.29).

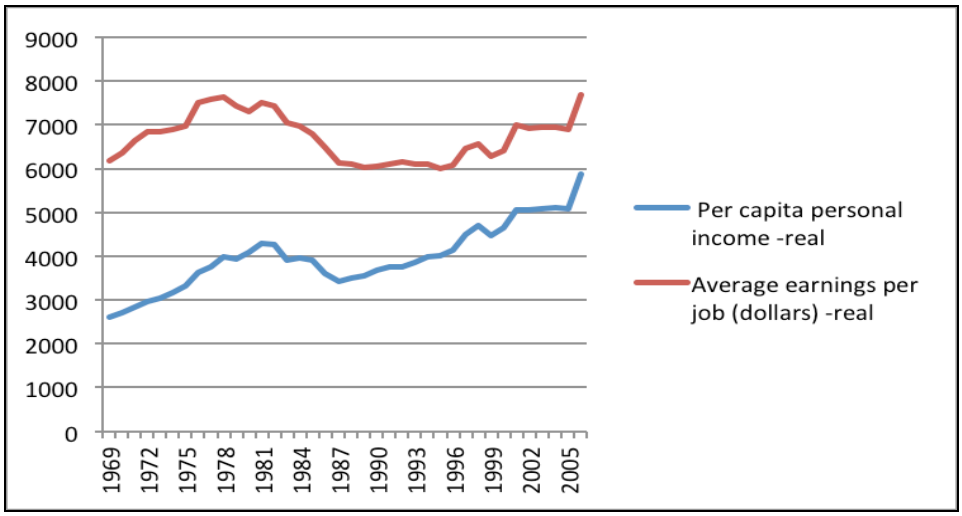

Figure G.50. Per Capita Personal Income and Average Earnings per Job—real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.29.

Per Capita Personal Income and Average Earnings per Job – Real

	1970	1980	1990	2000	2006

Table G.29.

Per Capita Personal Income and Average Earnings per Job – Real

	1970	1980	1990	2000	2006
Personal income	394604.46	728194.41	674159.63	906357.87	1184919.90
Per capita personal income	2713.43	4083.70	3687.04	4661.42	5894.02
Average earnings per job (dollars)	6374.71	7318.43	6058.39	6410.67	7702.07

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real average earnings per job followed a similar pattern to real total and real per capita income over the study frame. However, it is worth noting the magnitude of the changes appears to be significantly different. For the entire study period, real average earnings per job increased only 20.82%. From 1970 to 1980, real average earnings per job increased 14.8%. During 1980-1990, when other real variables exhibited single-digit declines from the 1980 levels, real average earnings per job declined 17.23%. Real average earnings per job increased 5.8% from 1990 to 2000 and 20.14% from 2000 to 2006 (Figure G.51 and Table G.30).

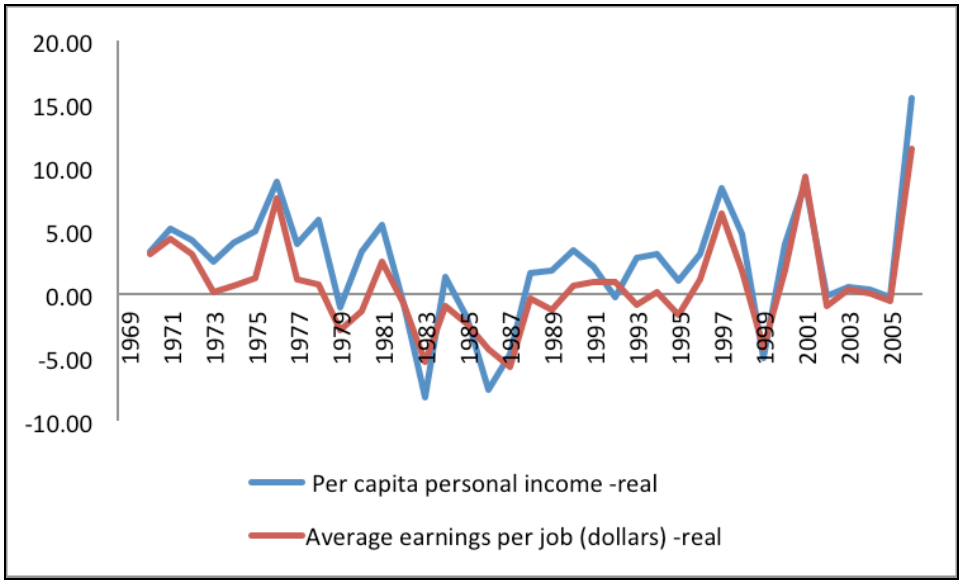

Figure G.51. Percent Change in Personal Per Capita Income and Average Earnings per Job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table G.30.

Percent Change in Personal Per Capita Income and Average Earnings Per Job

	Percent change 1970-1980	Percent change 1980-1990	Percent change 1990-2000	Percent change 2000-2006	Percent change 1970-2006
Personal income - real	84.54	-7.42	34.44	30.73	200.28
Per capita personal income -real	50.50	-9.71	26.43	26.44	117.22
Average earnings per job (dollars) -real	14.80	-17.22	5.81	20.14	20.82

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

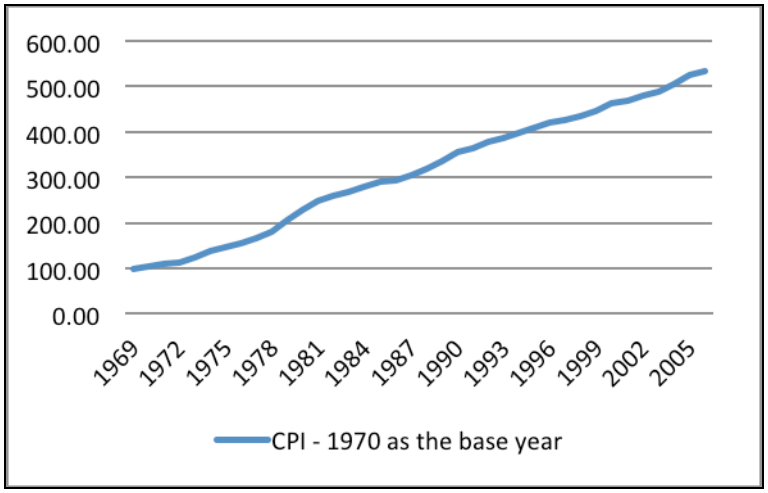

Figure G.52. CPI -January 1, 1970 base year. Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

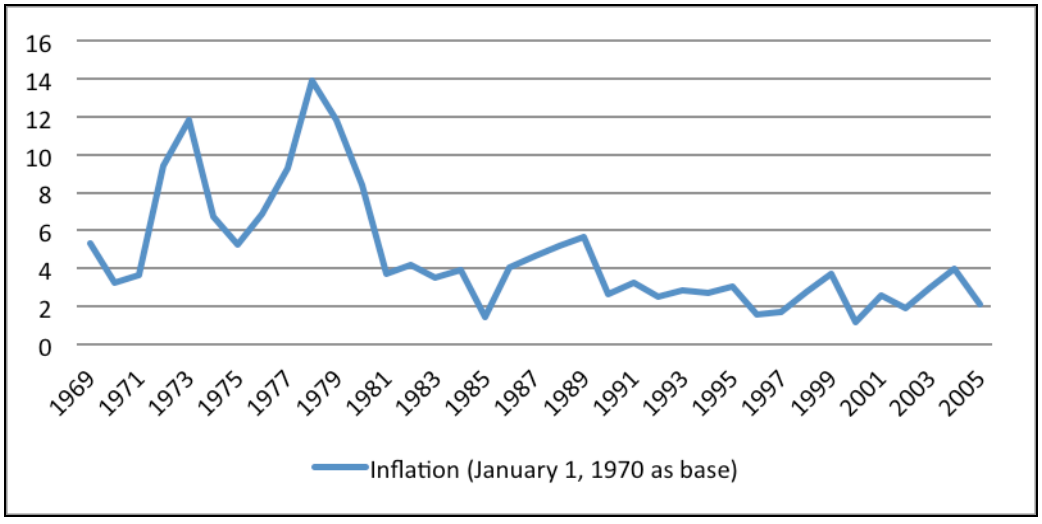

Figure G.53. Percent Change in the CPI (January 1, 1970 base). Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

In summarizing the growth in wages in the Houma-Thibodaux MSA over the period 1970 to 2006, there have been very substantial gains in the nominal wages paid to workers across most segments. However, the largest portion of these increases has been attributable to inflationary pressures. While real wages in general have increased over all segments, there has been significant variation in the rates of growth, and it is substantially lower than the increase in nominal wages for most periods. Additionally, there have been significant differences in the rate of increase of both nominal and real wages across time periods. For example, while prices and nominal wages increased rapidly in the 1970s, real wages increased at a faster pace in some segments. In the 1980s, prices continued to increase while both nominal and real wages fell. The 90s and 2000s have shown similar patterns of differentials in the growth of nominal and real wages. Overall, nominal wage growth across segments has outpaced inflation, but by varying amounts. The results do suggest that workers in the Houma-Thibodaux MSA have not lost ground in terms of real income over the period and appear to be better off on average in terms of their ability to purchase goods and services today.

APPENDIX H. EAST ST. MARY PARISH

St. Mary Parish and the Morgan City MSA are experiencing population declines. Tables H.1-H.2 and Figure H.1 show population changes in St. Mary Parish from 1970 to 2007 are shown in. During 1970-2007, the population of the entire parish decreased 15.5%, from 60,752 people to an estimated 51,311 people.

St. Mary Parish's population grew 5.8% in the 1970s, increasing each year from 1975 to 1982, and peaking at 66,176 in 1983. From 1983 to 2005, St. Mary Parish lost population in every year. St. Mary Parish decreased 9.7% in the 1980s, 8.2% in the 1990s and 3.7% from 2000-2007. The parish appeared to benefit from Hurricanes Katrina and Rita, growing 1.5% from 2005-2006; however, the increase appears to have been temporary because the parish lost population the subsequent year.

The population of Morgan City has also decreased over time: 3.3% in the 1970s, 9.8% in the 1980s, 13.2% in the 1990s, and 8.1% from 2000 to 2008. The parish's population decreases are occurring in Morgan City, as well as surrounding towns. During 2000-2008, Baldwin has decreased 4%, Berwick has decreased 2.7%, and Franklin has decreased 7.6%. Only the City of Patterson appears to have gained population.

St. Mary's population declines do not correspond with manufacturing employment and wage changes, or shipbuilding employment and wage changes in the Houma-Thibodaux MSA, nor do they correspond with manufacturing employment and wage changes in the Morgan City MSA. Increases in manufacturing employment during 1986-1991, 1993-1998, and 2000-2007 resulted in concomitant population increases. However, 1990-2000 and 2004-2007 increases in shipbuilding employment did not raise population size in St. Mary Parish or Morgan City.

Table H.1.

Populations of communities within St. Mary Parish

	Baldwin	Berwick	Franklin	Morgan City	Patterson
1970	-	4,168	9,325	16,665	4,409
1980	2,644	4,466	9,584	16,114	4,693
1990	2,379	4,375	9,004	14,531	4,736
2000	2,721	4,400	8,311	12,618	5,120
2001	2,681	4,347	8,174	12,338	5,100
2002	2,660	4,330	8,072	12,182	5,099
2003	2,635	4,313	7,971	12,148	5,099
2004	2,608	4,290	7,883	11,999	5,113
2005	2,576	4,239	7,738	11,800	5,096
2006	2,626	4,313	7,841	11,870	5,196
2007	2,618	4,296	7,756	11,724	5,191
2008	2,613	4,281	7,680	11,602	5,271

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table H.2.

Growth Rate by Decade for Nueces County

Decade Growth Rate	St. Mary Total Population	St. Mary Workforce Population	St. Mary Male Population
1970s	5.8%	22.2%	6.3%
1980s	-9.7%	-9.7%	-11.5%
1990s	-8.2%	-7.6%	-8.6%
2000s	-3.7%	-2.7%	-3.8%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

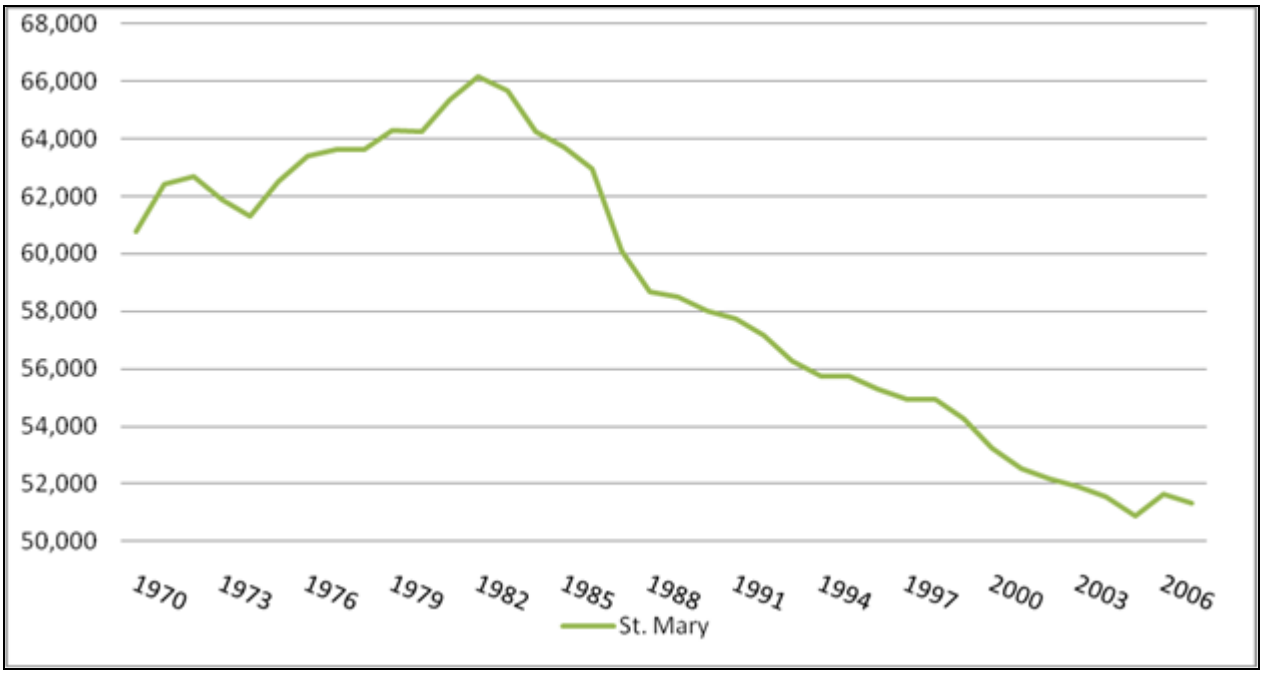

Figure H.1. Population of St. Mary Parish. Source: U.S. Census Bureau, Population Estimates, County.

The gender distribution for St. Mary Parish is shown in Figures H.2-H.3 and Table H.3. St. Mary's male population decreased 17%, from 30,168 in 1970 to 24,944 in 2007, peaking at an estimated 32,850 in 1982. The proportion of males in the total population has also shrunk from 49.7% in 1970 to 48.6% in 2007, peaking at 51.2% in 1999. The male population has consistently decreased since 1982. Population decreases in St. Mary Parish parallel decreases in the male population.

A different pattern emerges when focusing upon the working age male population, generally recognized as men between the ages 20 to 59, and the principle labor force of the fabrication and shipbuilding industry. The working age male population has decreased from 13,367 in 1970 to 13,278 in 2007, peaking in 1982 at 16,955. Unlike the overall male population, the proportion of the population that is the working age male population increased from 22.0% in 1970 to 25.9%

in 2007. Although the overall male population is decreasing in St. Mary Parish, this has not resulted in a similar decrease in the working age male population.

Since 1970, the working age male population has gotten older. From 1970 to 1988, the largest proportion of working age men was between age 20 and 29. The number of men in this age range grew 42.4% in the 1970s. From 1988 to 1997, the largest proportion of working age men was between age 30 and 39 and, from 1998 to 2007, the largest proportion was men age 40 to 49. Since 1990, men over the age of 60 form the St. Mary male population's fastest growing segment. Meanwhile, the total male population under age 49 has declined. From 2002 to 2007, the number and proportion of men between ages 20 and 29 increased, the first such increase since 1979. It remains to be seen whether this growth will continue and slow population losses in St. Mary Parish.

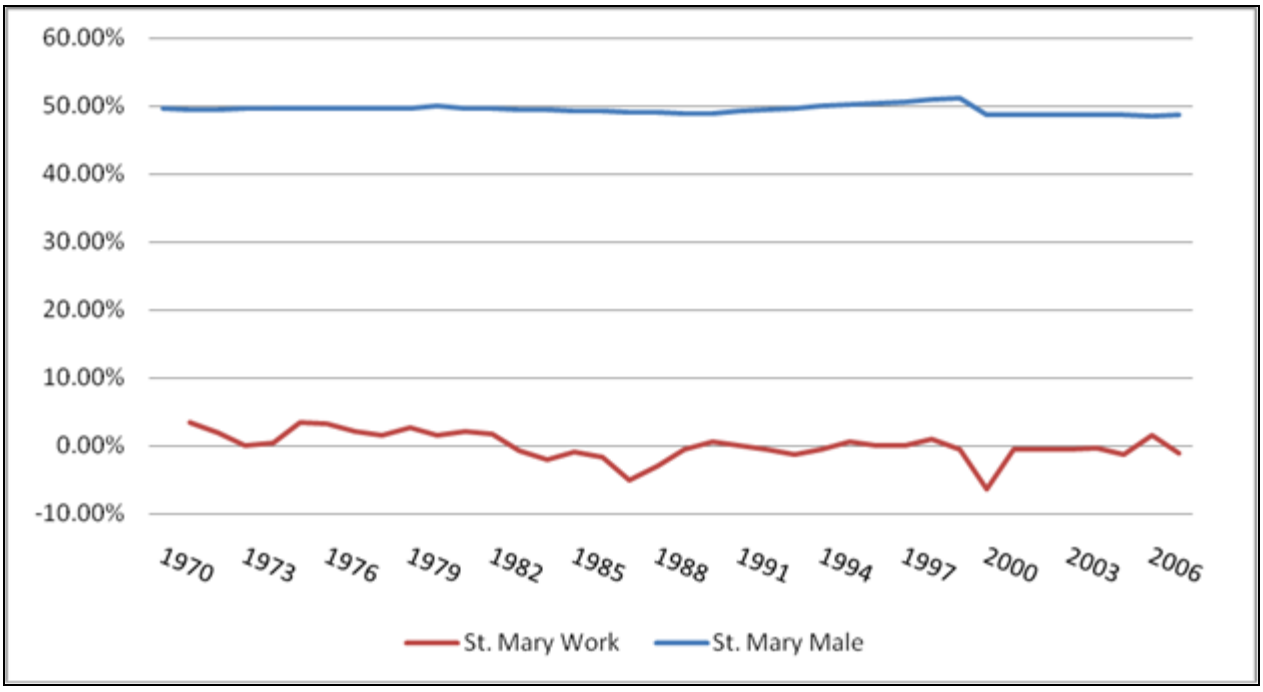

Figure H.2. St. Mary Parish Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

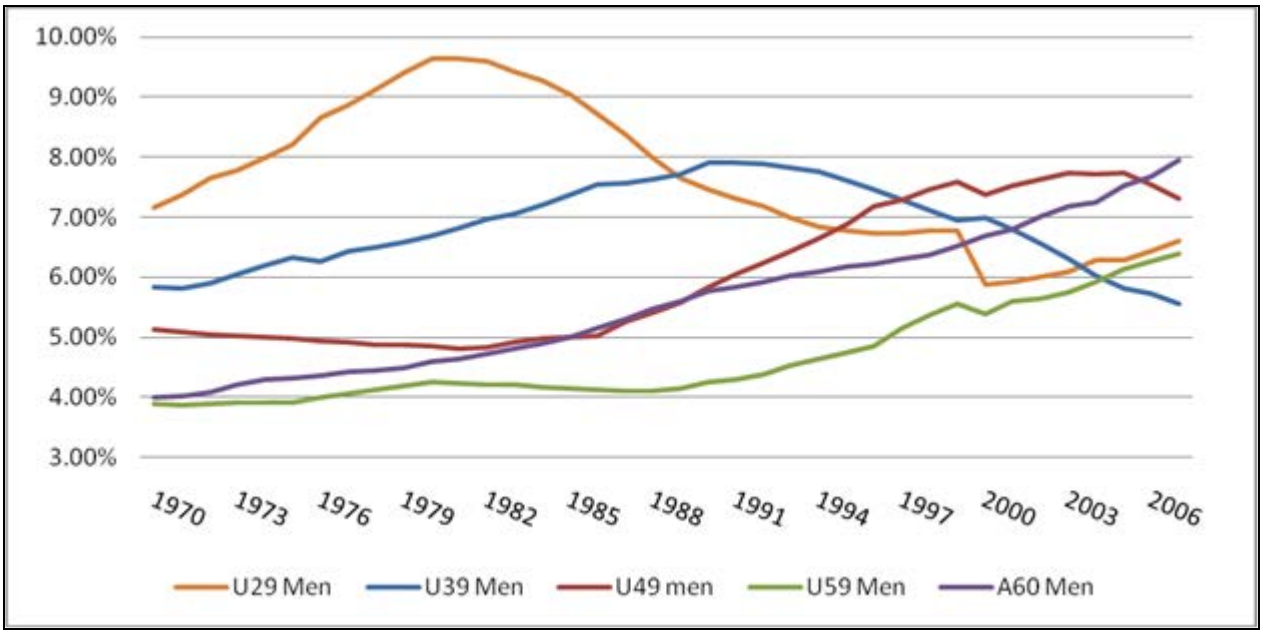

Figure H.3. St. Mary Parish Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table H.3.

Growth Rate by Decade for St. Mary Parish

Decade Growth Rate	St. Mary Parish Total Population	St. Mary Parish Male Population	St. Mary Parish Male Workforce
1970s	5.8%	22.24%	6.34%
1980s	-9.7%	-9.66%	-11.54%
1990s	-8.2%	-7.59%	-8.63%
2000s	-3.7%	-2.66%	-3.81%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin

The majority of the population for the Morgan City MSA is white, non-Hispanic, although the size of the majority decreased between 1980 and 2005—from 77.8% of the population to 69.4% (Table H.4).

Since 1980, the minority populations of the Morgan City MSA have increased. The black population has risen from 28.4% to 31.7%, and the Hispanic population has increased from 2.4% to 2.9%. In 2000, Morgan City's Hispanic population rose from 2.7% to 3.4% in 2000. In 1990, the male Hispanic population was an estimated 319 people, but, in 2007, the estimated male Hispanic population was 922 people. This represents an increase of 189%, but comprises only 1.8% of the total population.

Net international migration data reveal that the number of migrants entering the parish exceeds the number exiting at an average of 26 people a year from 1990-2000 and from 2000-2007 (Table H.5 and Figure H.4). The data suggests that the number of individuals entering the

parish directly from abroad has remained steady. Given the small percentage of Vietnamese, most of these international migrants are likely Hispanic. Either way, this is a very small number of international migrants. The Morgan City MSA's foreign born population increased from an estimated 438 in 1970 to 1,453 in 2007 (2.8% of the total population). Hispanics, foreign born people, and international migrants are very small components of the population.

Net domestic migration data reveal that approximately 651 more people are leaving than entering St. Mary Parish per year (Figure H.6). Since 1990, St. Mary's there has been a deficit in domestic migration. The only exception occurred in 2006, suggesting that people may have temporarily relocated to the parish following Hurricanes Katrina and Rita. The next year, the migration deficit returned.

All of this data indicates that people leaving St. Mary Parish are disproportionately white, non-Hispanics, even though blacks are also leaving. The shift in the minority population is being driven by international migrants and the foreign born, who appear to be mostly Hispanic, but their numbers are very small. St. Mary Parish is undergoing ethnic and racial changes, though very slowly and subtly. The number of people entering is not enough to offset population losses.

Table H.4.

Racial and Ethnic Composition as a Percent of the Population

	MSA	Morgan City
White, Non-Hispanic		
1980	67.7	77.8
1990	63.5	72.4
2000	61.8	69.4
2005	-	-
2007	63.2	-
Black, Non-Hispanic		
1980	28.4	18.8
1990	31.2	22.2
2000	31.7	23.8
2005	-	-
2007	32.8	-
Other Races, Non-Hispanic		
1980	1.5	0.6
1990	3.2	1.6
2000	4.4	3.4
2005	-	-
2007	4.1	
Hispanic		
1980	2.4	2.7
1990	2.2	3.9
2000	2.2	3.4
2005	-	-
2007	2.9	-
Foreign Born Population		
1970	0.7	1.2
1980	2.0	1.6
1990	2.0	1.8
2000	20.	2.1
2005	-	-
2007	-	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Table H.5.

Net International Migration

	Jackson
1991	39
1992	33
1993	20
1994	44
1995	43
1996	25
1997	32
1998	13
1999	9
2000	7
2001	35
2002	33
2003	26
2004	26
2005	25
2006	28
2007	26

Source: U.S. Census Bureau, Population Estimates, Net International Migration

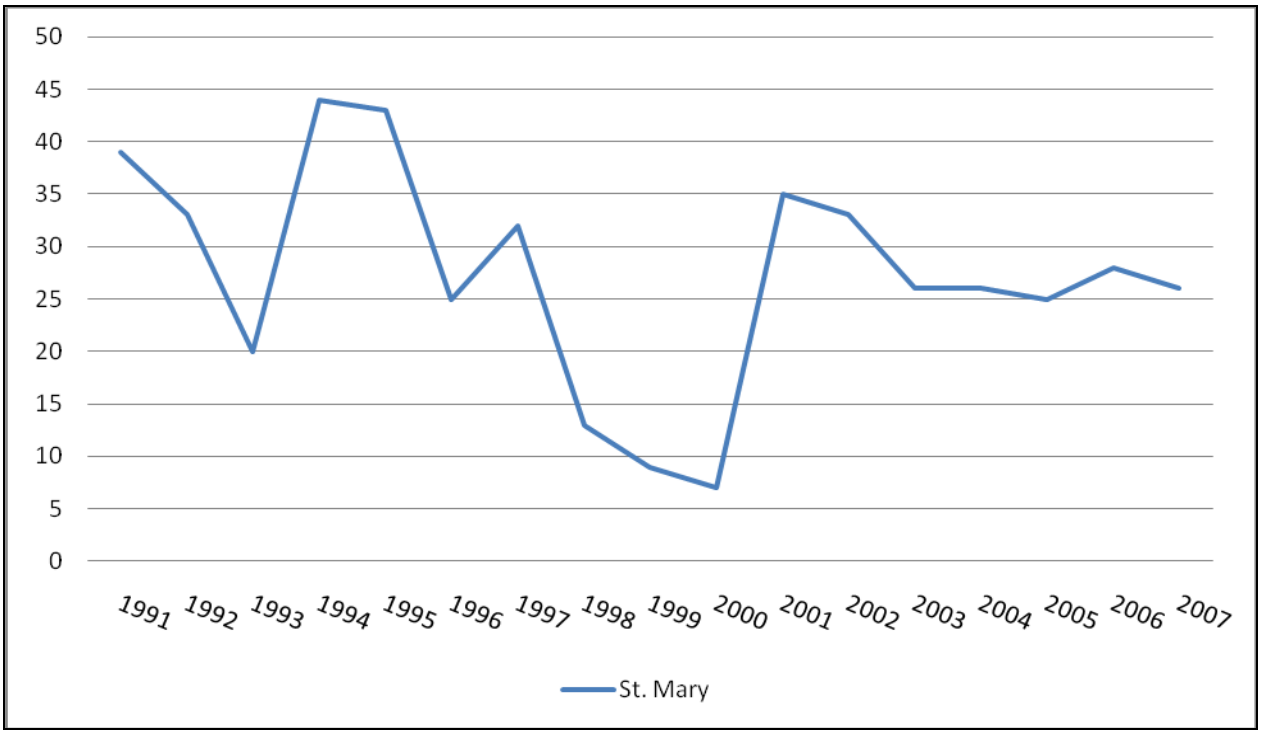

Figure H.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration

Deaths per capita are increasing, but births per capita are decreasing in St. Mary Parish. From 1990-2007, births declined 46.4% (Figure H.5)—well above the state average and the averages for Lafourche Parish and Terrebonne Parish. However, this is not enough to offset population losses.

Meanwhile, although the number of deaths in St. Mary Parish increased, they rose only 3.8%, below the increase for the state as well as Lafourche and Terrebonne Parishes. However, the number of deaths per capita in St. Mary Parish is much higher than in Louisiana, Lafourche Parish, and Terrebonne Parish. St. Mary Parish's high number of births per capita is being offset by an equally high number of deaths per capita, which would partially explain the rising age of working age males and the decline of the parish's overall population.

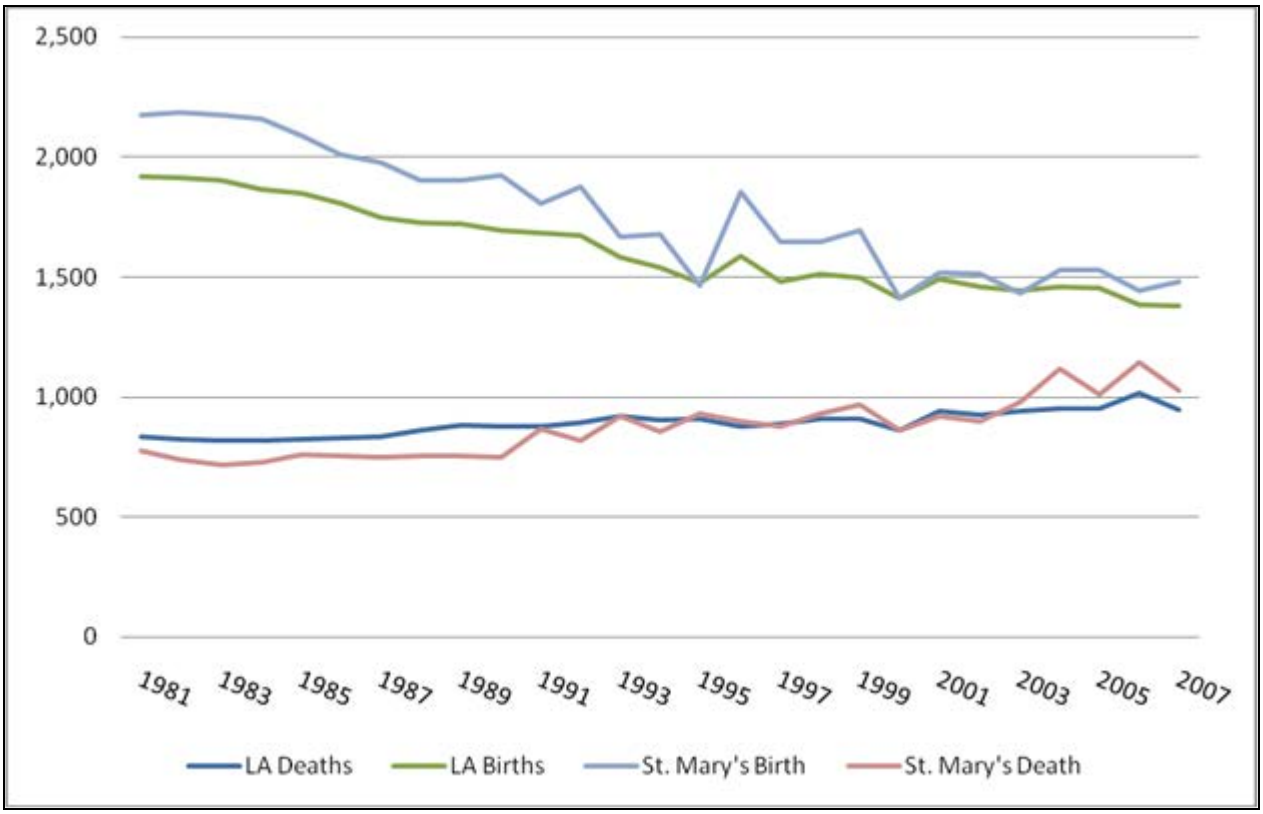

Figure H.5. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

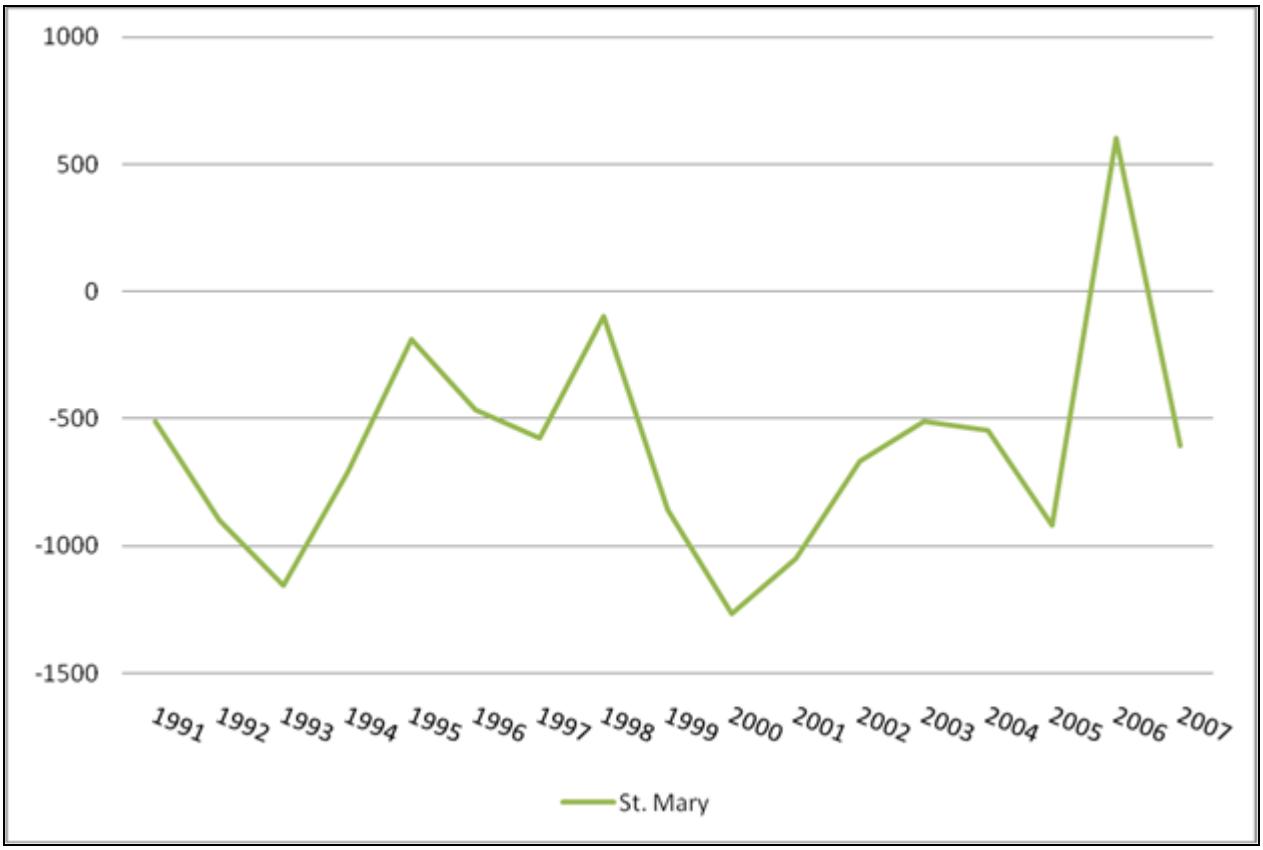

Figure H.6. Net Domestic Migration for Jackson County. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

Family composition in the Morgan City MSA is changing, with married couples decreasing and single parents increasing. In 1970, married couples headed 90.4% of all families, but in 2000 that number decreased to 65.6%. The proportion of single-parent households has increased from 9.6% to 34.4%. In Morgan City, the proportion of single-parent households increased from 10.8% to 38%, while the proportion of married-couple households decreased from 89.2% to 62%. Presently, 49.5% of the population over age 15 in St. Mary Parish is married and 28.4% has never been married. This contrasts with the situation in Morgan City, where 54.6% of the male population over 15 is married and 28.2% has never been married (Table H.6).

Table H.6.

Family Composition as a Percent of the Population

Married Couples	MSA	Morgan City
1970	90.4	89.2
1980	80.2	79.7
1990	71.9	69.0
2000	65.6	62.0
2005	-	-
2007	56.7	-
Single Parent		
1970	9.6	10.8
1980	19.8	20.3
1990	28.1	31.0
2000	34.4	38.0
2005	-	-
2007	43.3	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

The median income of St. Mary is changing, but the changes are not uniform and lag behind increases in the state (Figures H.7-H.8).

From 1950-1980, the median household income in St. Mary Parish was higher than Lafourche Parish and the State of Louisiana, but, since 1980, has fallen below state and regional averages. As of 2007, St. Mary Parish's median income differed significantly from median incomes in Louisiana (nearly $5,000), in Lafourche (nearly $6,000), and Terrebonne (nearly $8,000).

From 1989-2007, St. Mary's median household income increased 72%, but this was less than the increase for the state (78.8%) and the two neighboring parishes (83.6% and 97.4%, respectively). The strongest growth occurred in the mid-1990s. St. Mary's median income declined in 1990, 1999, and 2001. Declines in median incomes in 1990 and 2001 followed similar declines in manufacturing wages and employment during those years. No similar declines were recorded elsewhere in Louisiana at this time. In 2006, St. Mary Parish experienced a phenomenal 8.7% increase in median incomes, the largest single-year increase during the observation period.

In 2007, the real median household income for Morgan City was $41,212, while the figure for the Houma-Thibodaux MSA was $50,882 and, in the City of Houma, $53,805. At $41,212, Morgan City's real median income was down 26% from $55,652 reported in 1979. Real median household income there continued to decline substantially in the 1980s, and has yet to recover two decades later.

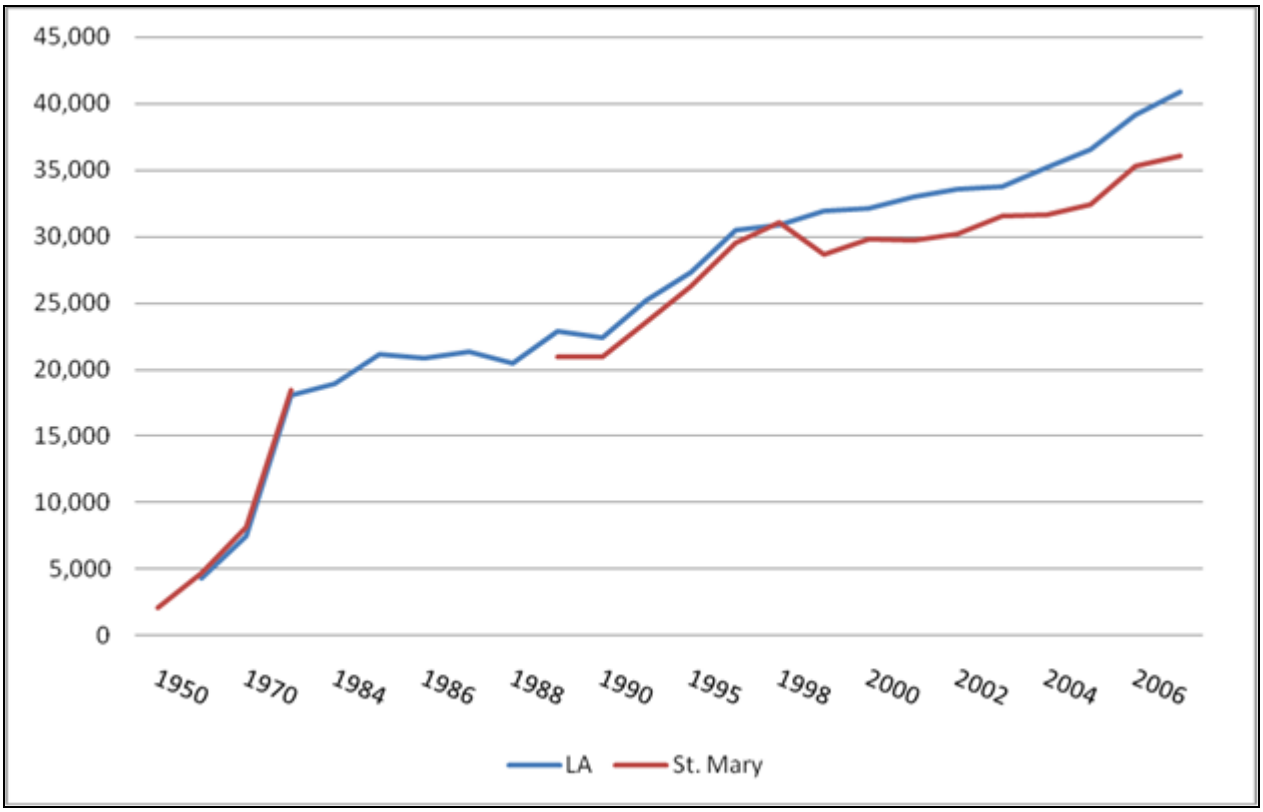

Figure H.7. Median Income of St. Mary Parish. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

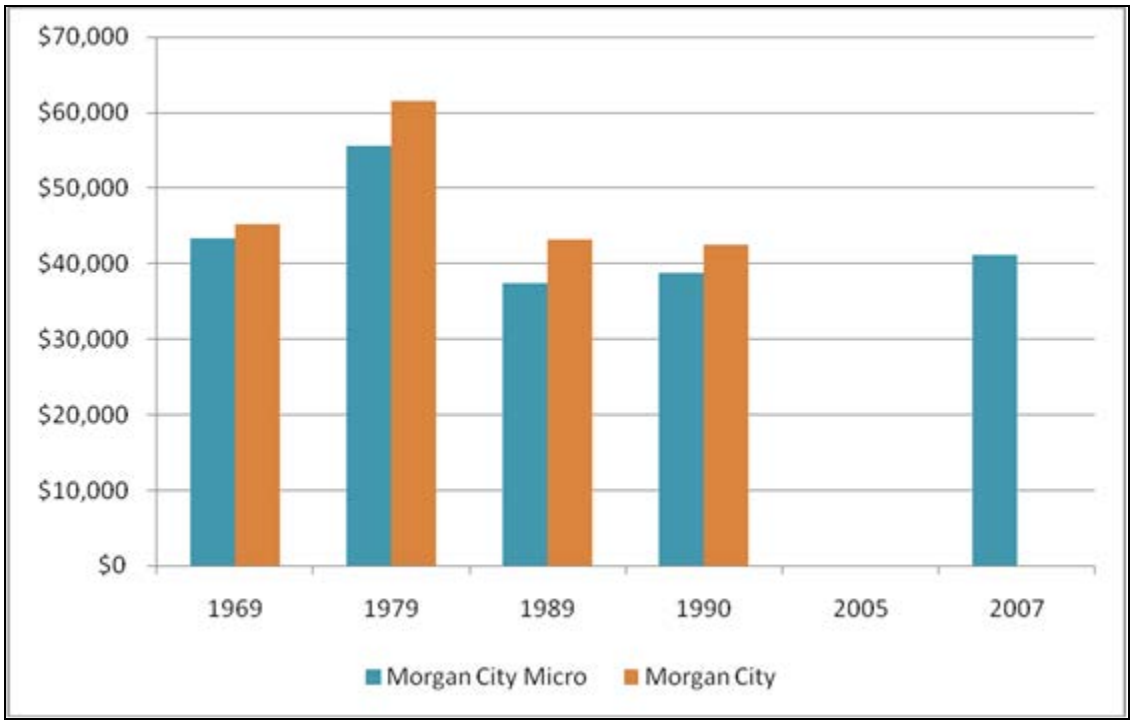

Figure H.8. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Figures H.9.a-H.9.b and Table H.8 show the proportion of Morgan City MSA residents living below the poverty line. For St. Mary Parish, the proportion has been higher than those for the Houma-Thibodaux MSA and the State of Louisiana. . Poverty increased from 23.1% in 1969 to 27% in 1989, declined to 19.7% in 1998, increased to 23.6% in 1999, but was back down to 18.5% in 2007. St. Mary Parish's poverty rate peaked in 1993 at 26.6%, with a low of 19.7 % in 1998. Historically, the proportion of Morgan City residents living below the poverty line runs about 3% lower than the proportion for the entire MSA. In this regard today, however, Morgan City is nearly the same as Houma, but below Thibodaux. The proportion of those living below the poverty line in Morgan City historically runs about 3% lower than for the MSA. The proportion of those living below the poverty line in Morgan City is comparable to Houma and lower than Thibodaux.

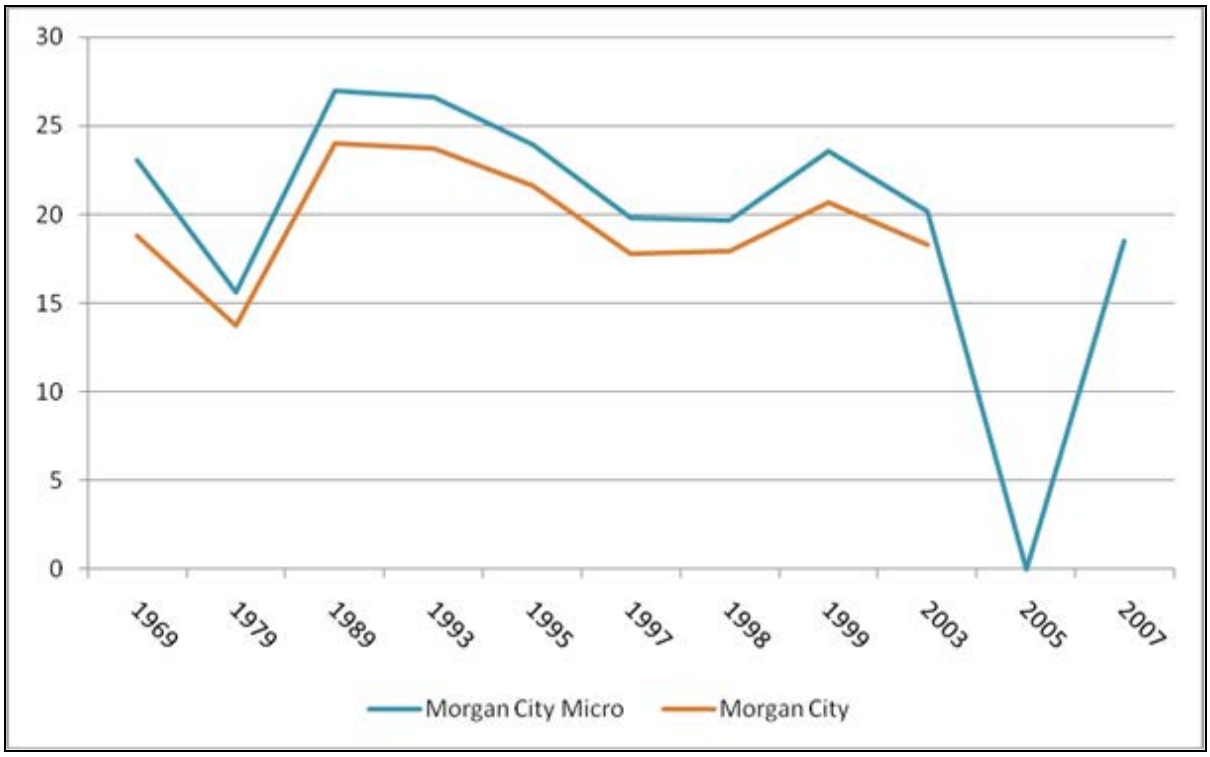

Figure H.9.a. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

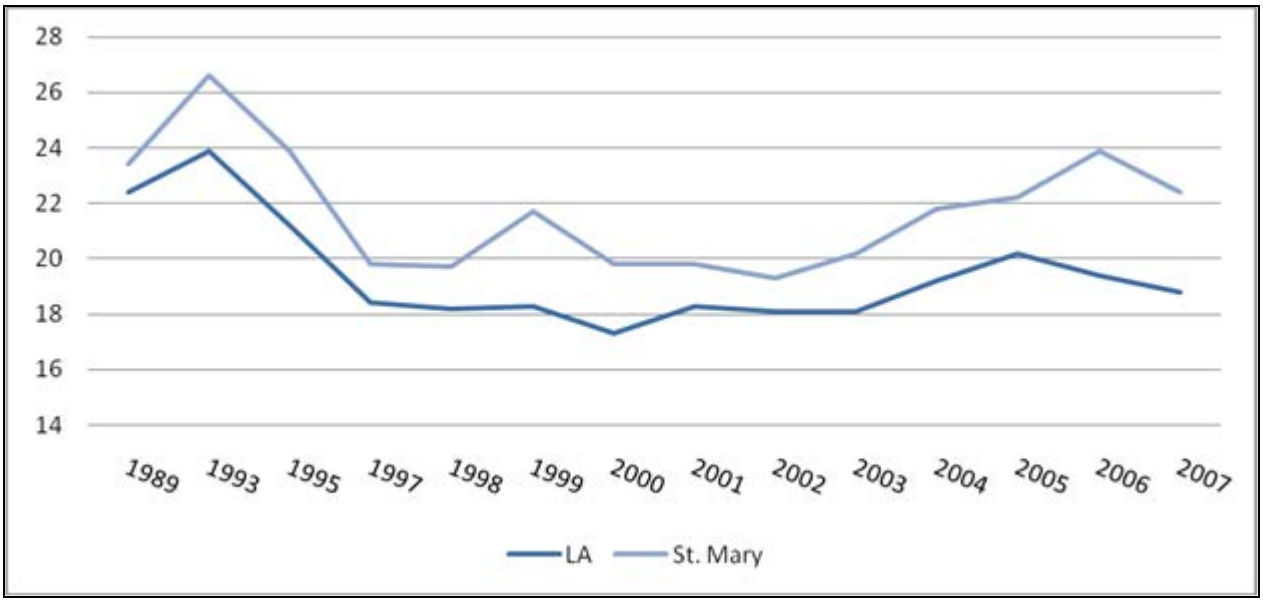

Figure H.9.b. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The proportion of people with incomes in the lowest 20th national percentile is increasing, and the proportion with incomes in the other 80th national percentile is decreasing across the Morgan City MSA. The proportion of people in Morgan City with incomes in the lowest 20th percentile increased from 27.15% in 1969 to 37.7% in 1999, but the proportion of people with incomes in the middle 60th percentile decreased from 61.7% in 1969 to 54.9% in 1999 and in the upper 20th percentile decreased from 11.2% in 1969 to 7.5% in 1999. Although median incomes are increasing, real median family incomes are decreasing and more households are falling into lower income percentiles (Table H.7).

Interestingly, in 1979, 20.7% of the Morgan City MSA's population was in the upper 20th percentile nationally. Prior to 1979, Morgan City experienced incredible demographic and economic growth, but natural disasters and business conditions during the 1980s substantially destroyed the regional economy. Although median incomes grew 21% from 2000-2007, Morgan City has not yet recovered from economic setbacks of the 1980s and it lags behind the growth occurring in nearby parishes. Overall, St. Mary Parish is poorer than the rest of the region and Louisiana, as evidenced by lower median incomes and the number of people with incomes in the lowest 20th percentile.

Table H.7.

Proportion of People With Incomes in the Lowest 20th, Middle 60th, and Highest 20th

	MSA	Morgan City
National Lowest 20%		
1969	27.1	24.5
1979	21.0	19.3
1989	36.3	33.3
1999	37.7	34.3
National Middle 60%		
1969	61.7	61.6
1979	58.3	54.0
1989	55.9	53.4
1999	54.9	56.8
National Top 20%		
1969	11.2	13.9
1979	20.7	26.7
1989	7.8	13.2
1999	7.5	8.9

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table H.8.

Proportion of People Living Below the Poverty Line for Selected Communities

	MSA	Morgan City
1969	23.1	18.8
1979	15.6	13.7
1989	27.0	24.0
1993	26.6	23.7
1995	23.9	21.6
1997	19.8	17.8
1998	19.7	17.9
1999	23.6	20.7
2003	20.2	18.3
2005	-	-
2007	18.5	-

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Levels of educational attainment in the Morgan City MSA have changed over time (Figures H.10-H.11). The proportion of people who had not graduated from high school decreased from 62.7% in 1970 to 33.4% in 2007, while the proportion of people with college degrees or more increased from 37.3% in 1970 to 66.5% in 2005. Although there is a substantial number of high school graduates, this is not necessarily translating into college degrees. The proportion of people with college degrees or more increased from only 5.8% to 9.4% in 2005. These proportions do change significantly when comparing Morgan City to its surrounding communities in the Morgan City MSA. The level of education attainment in the Morgan City MSA is well below state and national averages, indicating a poorly educated population.

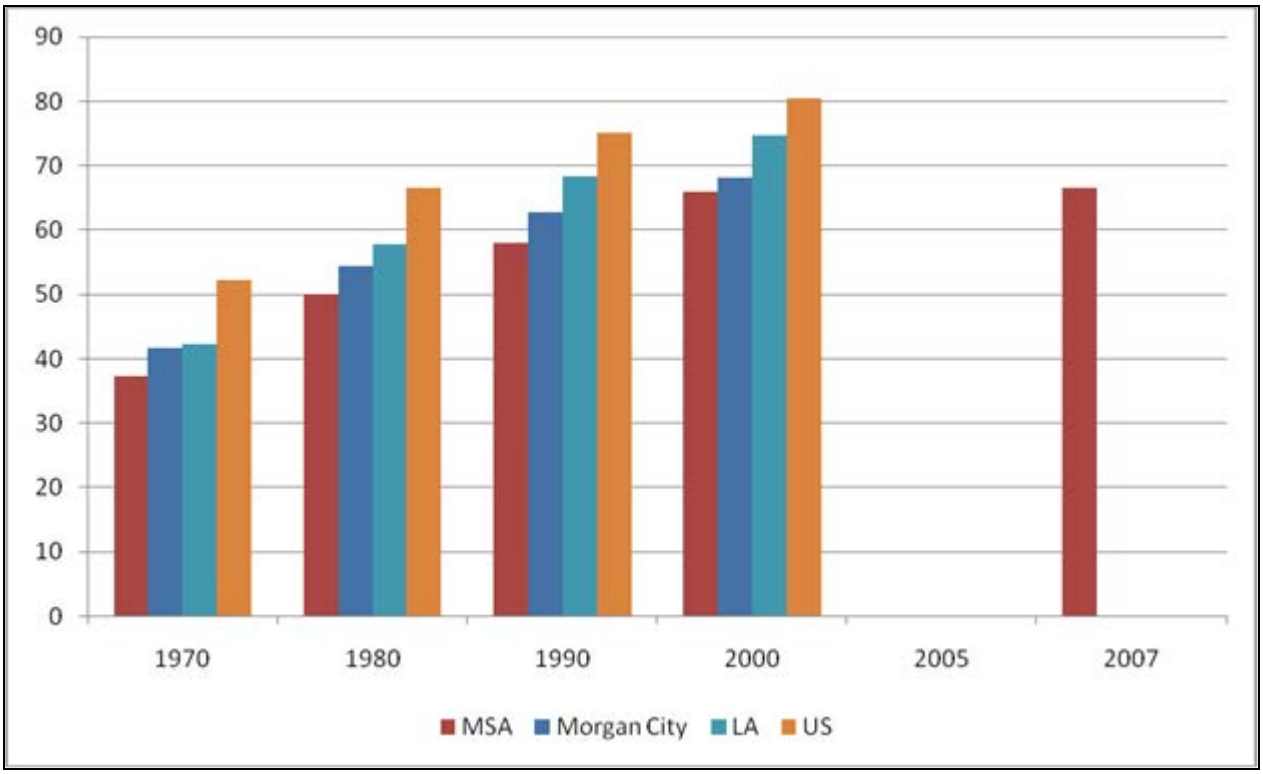

Figure H.10. Highest Level of Educational Attainment as a Percent of the Population (High School). Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

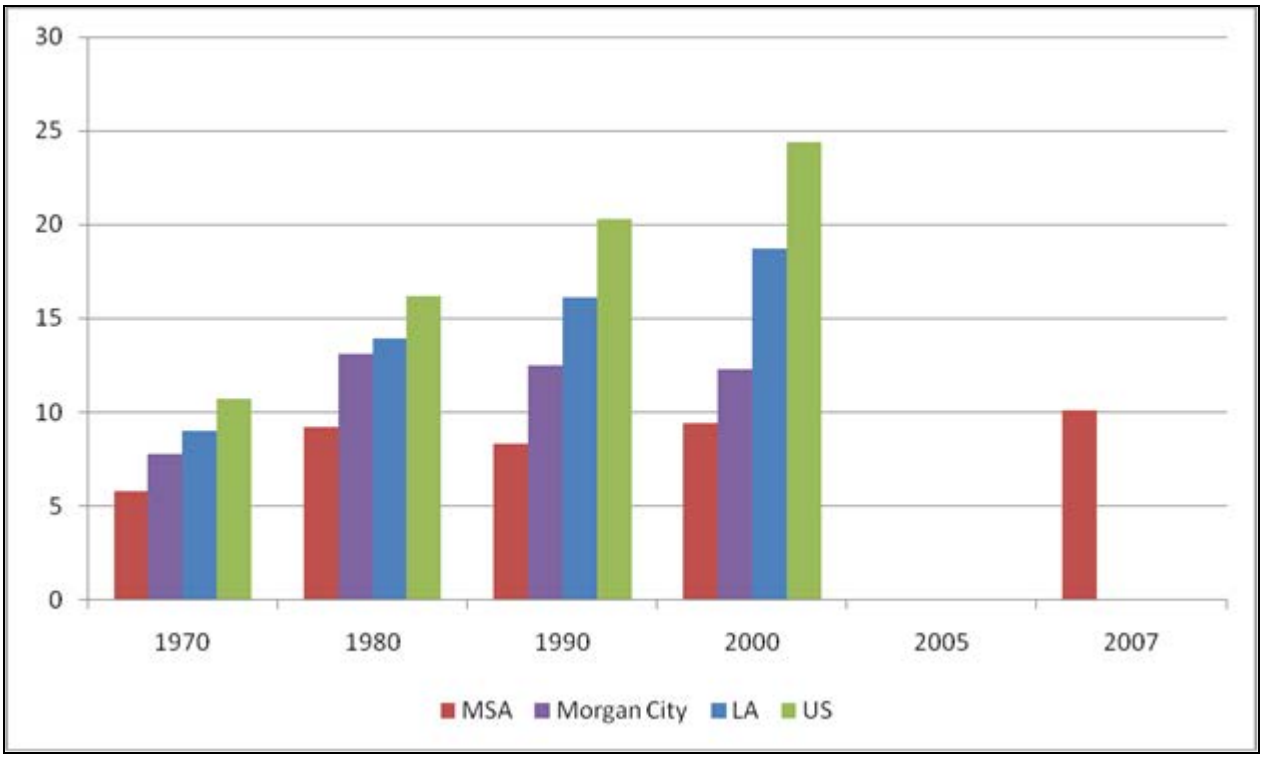

Figure H.11. Highest Level of Educational Attainment as a Percent of the Population (Bachelor's Degree). Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

School Enrollment and School Finance

Data on public school revenue, another measure of a region's financial health, indicates where financial growth occurs and how growth varies. Figure H.12 shows property tax collections and total local revenue collections for selected public school districts in St. Mary Parish.

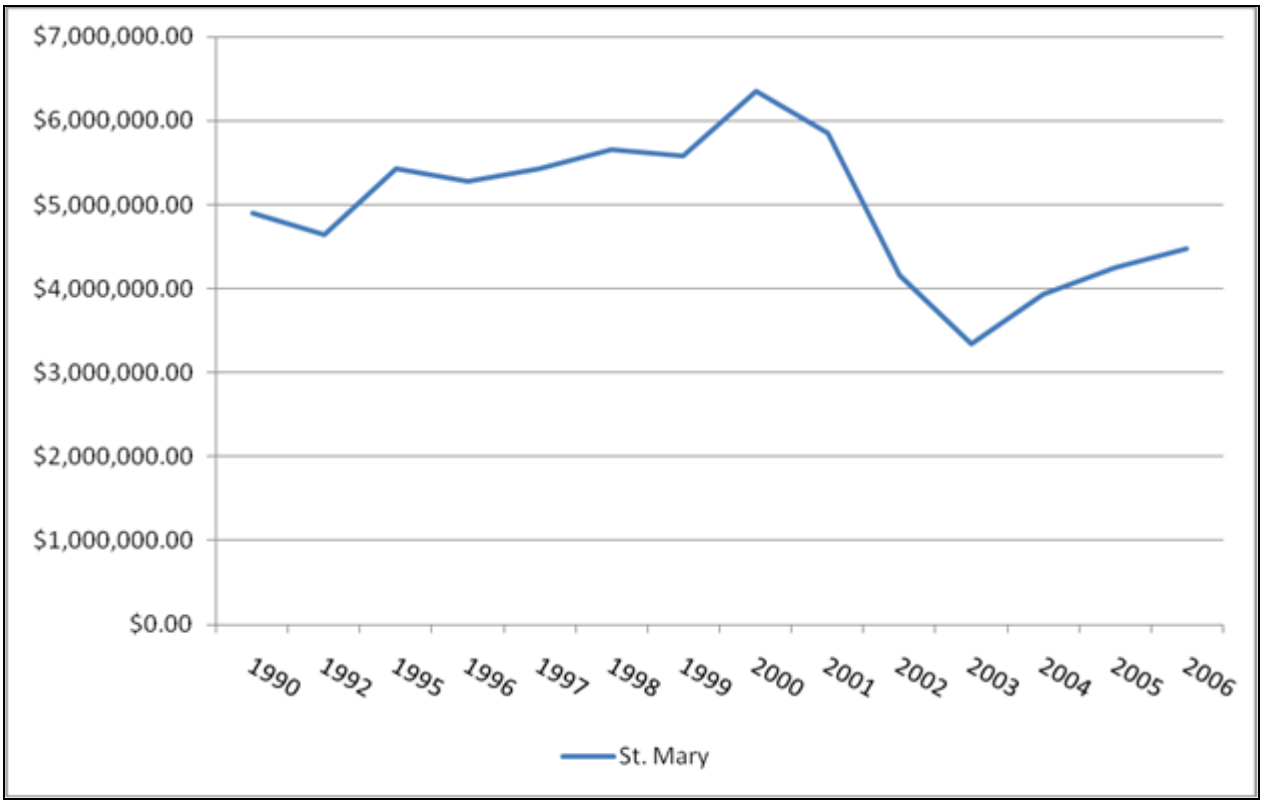

Figure H.12. Property Tax Revenue Collection for School Districts in St. Mary Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

From 1990-2006, property tax collections for the St. Mary Parish School District increased 33.6%, rising 21.0% in the 1990s and 10.4% from 2000-2006. However, large decreases in revenue occurred in 1992, 1996 and 2003. During the same period, sales tax collections for the school district increased 83.5%, with decreases occurring from 1999 to 2000. Strong revenue collections in the late-1990s correspond to a strong period of growth in employment and wages for shipbuilding and fabrication. Total local revenue collections have increased 52.6% for St. Mary Parish, but declines occurred in 1992, 1999-2000, and 2003.

St. Mary Parish's revenue collection decreases in 1992 and 2003 coincided with decreases in manufacturing employment and wages and decreases in shipbuilding employment and wages. Like Terrebonne Parish and Lafourche Parish, St. Mary Parish experienced a post-hurricane bounce in revenue collections in 2006. Although revenue collections have increased in St. Mary Parish, the increases are relatively modest when compared to other parishes and counties in the study. The parish's fiscal base has not substantially improved.

Athough school revenues in St. Mary Parish are increasing, no similar increases in public school enrollment have occurred. The number of students in St. Mary Parish actually decreased 23%, from 12,773 students in 1986 to 9,841 in 2006, and the district lost students in almost every year during this time frame. Still, the number of diplomas issued by St. Mary Parish increased 4.9% over that period, increasing 16.5% from 2000 to 2006 (Figure H.14). Despite the decline student population, however, school district employment increased by 5.2% and salaries increased by 91.7%.

The population of St. Mary Parish declined 18% during the period that student enrollment decreased 23% (Figures H.13 and H.15; Table H.10). Although clearly related to population declines, the declines in school enrollment have exceeded overall population losses. This is not a positive development for a parish relying on natural population increase to replenish or expand its labor pool. That being said, the 16.5% rise in high school diplomas since 2000 indicates that the parish is doing a much better job of providing residents with a minimum level of education.

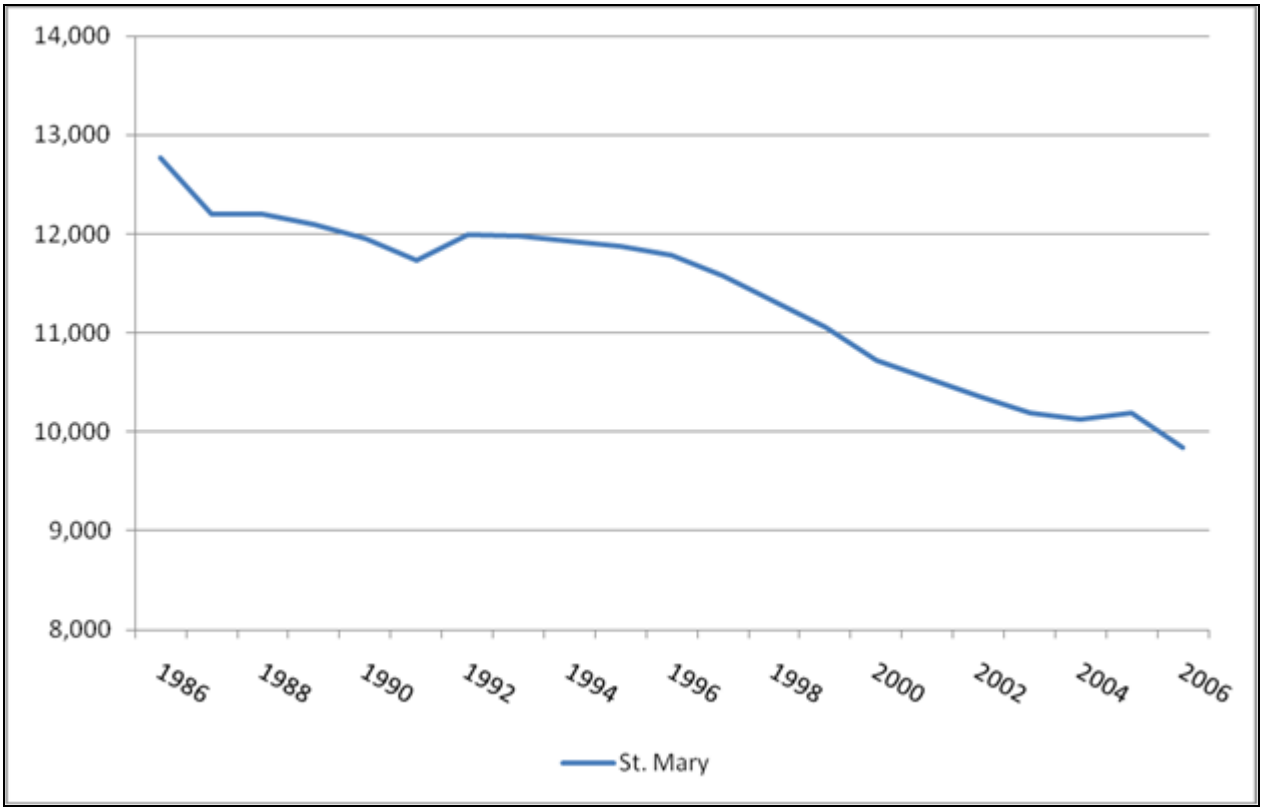

Figure H.13. Total Students in St. Mary Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Table H.9.

Public School Districts in Morgan City MSA

County	Max Grade	School District
St. Mary	12	St. Mary Parish SD

Table H.10.

Percentage Change of Enrolled Students by School District by Decade

Losing 2000	%	Losing 1990	%
St. Mary Parish SD	-4.9	St. Mary Parish SD	-10.3

Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

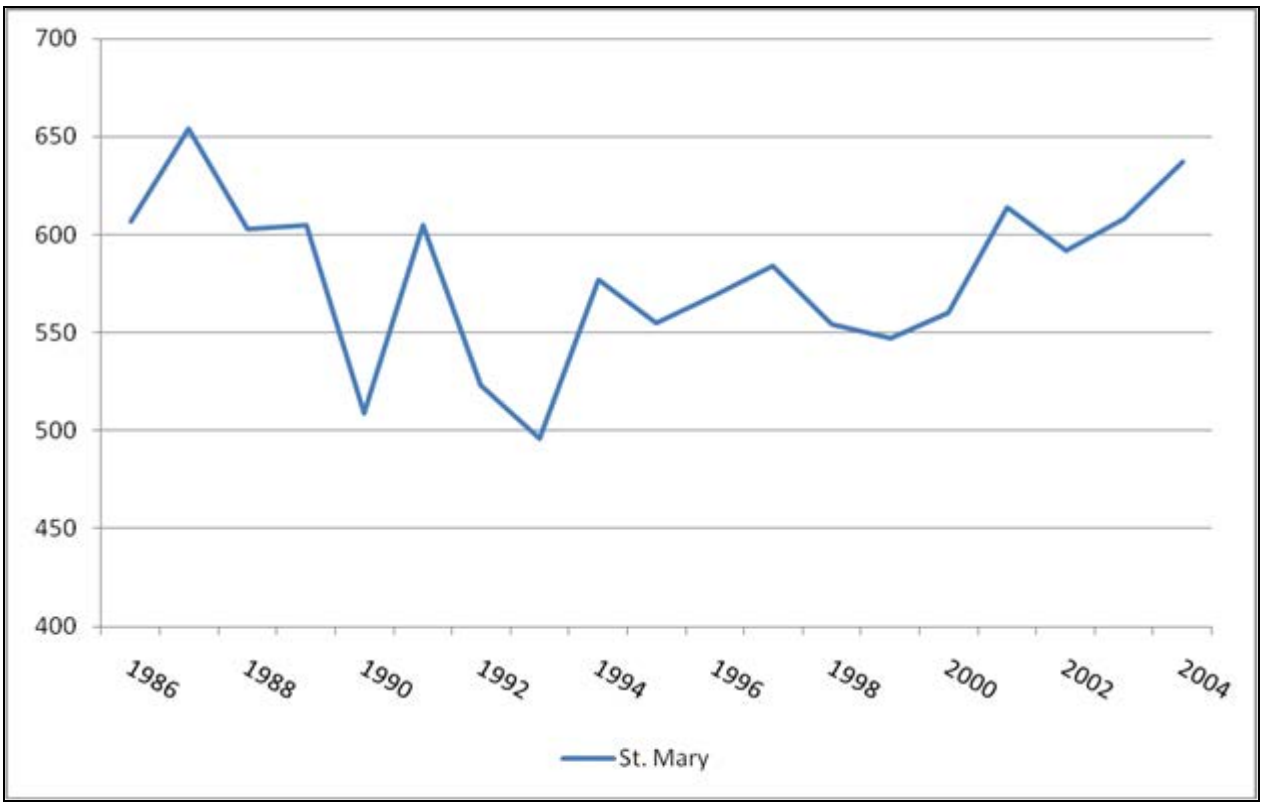

Figure H.14. Total Diplomas Issued in St. Mary Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

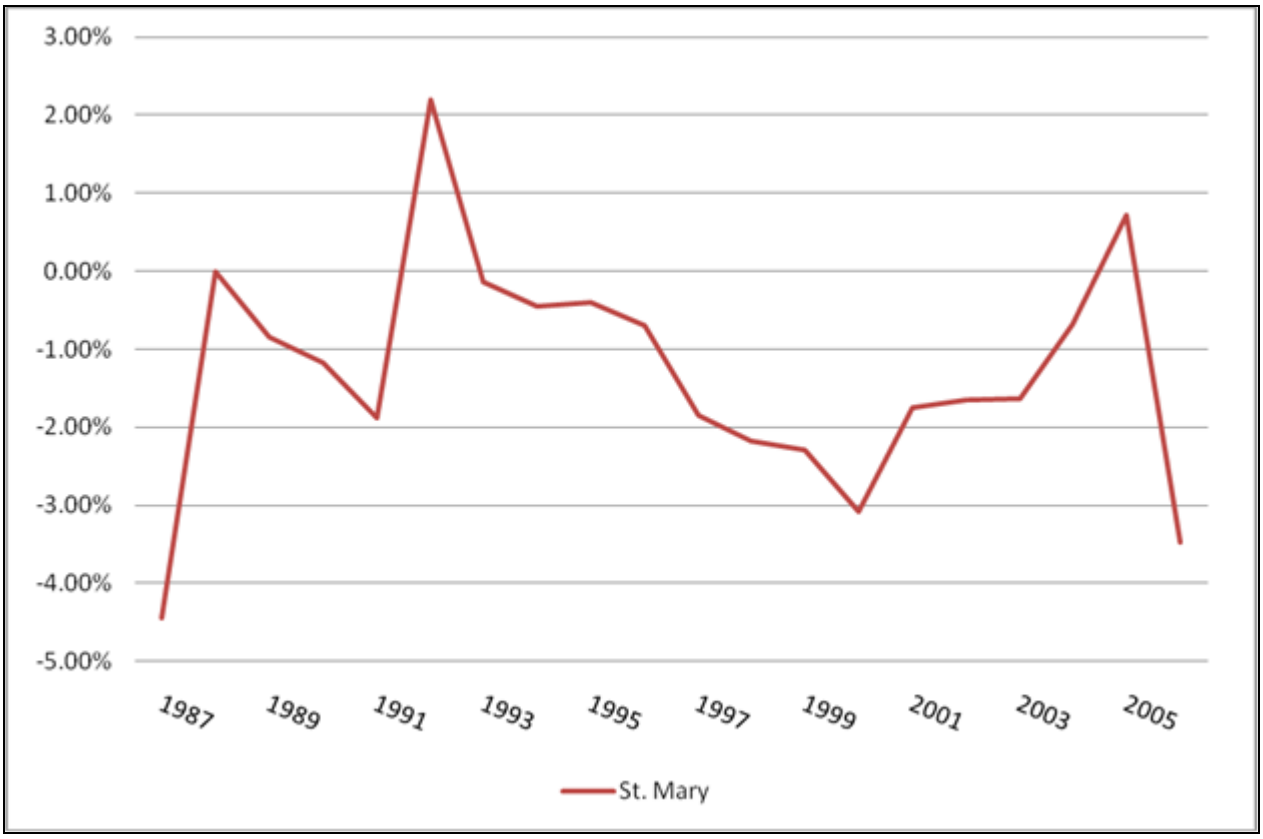

Figure H.15. Annual Percentage Change in Student Enrollment for St. Mary Parish. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Affordable and available housing are critical issues for businesses and people. Figures H.16-H.17 show the median household rent and median home value for the Morgan City MSA in 2005 dollars. From 1970 to 2007, the real gross median rent increased 22%, from $443 to $540. It only went up 2% during 1970-2000, but rose 20% between 2000 and 2007. Although rents plummeted in the 1980s, they have grown substantially since 2000. Outside of the Morgan City MSA, the gross median rent declined 1% from 1970 to 2000. Yet, at $540, the gross medium rent within Morgan City is comparable to that within the neighboring Houma-Thibodaux MSA.

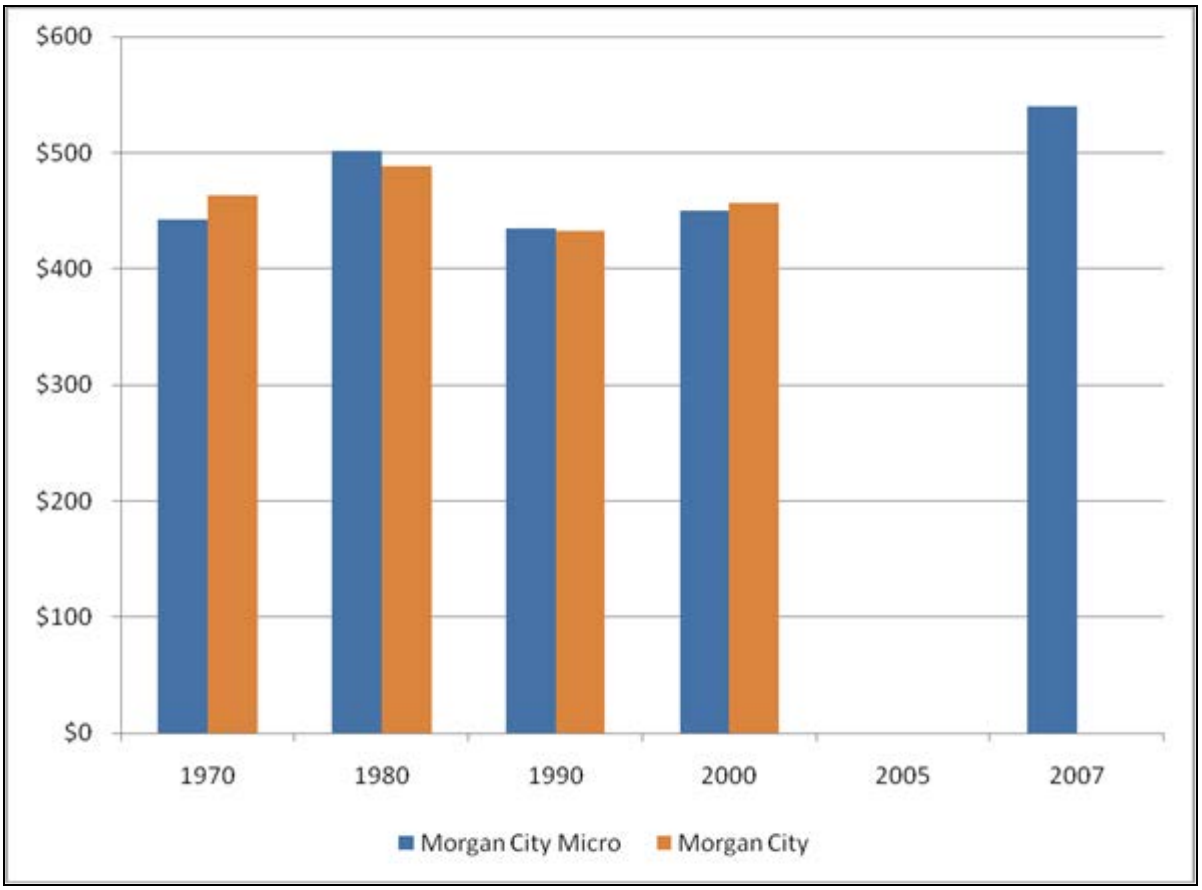

Figure H.16. Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The proportion of people with rents in the lowest 20th national percentile was 50.3% in 2000, up from 35% in 1970; the proportion of people with rents in the middle 60th national percentile was 48.9% in 2000, down from 56% in 1970; the proportion of people with rents in the upper 20th national percentile was 0.7% in 2000, down from 12.5% in 1970 (Table H.11). From 1970-2000, rental costs were very low in the Morgan City MSA and declined relative to income.

Table H.11.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Morgan City
1970	$443	$463
1980	$502	$488
1990	$435	$433
2000	$450	$457
2005	-	-
2007	$540	
Rent in National Lowest 20%		
1970	35.0	31.0
1980	31.4	34.3
1990	50.0	50.3
2000	50.3	48.8
Rent in National Middle 60%		
1970	56.0	56.5
1980	54.7	53.2
1990	46.6	43.5
2000	48.9	50.4
Rent in National Top 20%		
1970	9.0	12.5
1980	13.9	12.4
1990	3.4	6.3
2000	0.8	0.7

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Unlike the gross median rent, the median home value for the Morgan City MSA decreased 2% from 1970 to 2007. Like gross median rents, home values increased substantially in the 1970s before plummeting in the 1980s. However, unlike the gross rent, median home values declined from 2000 to 2007. In other words, renting a house or apartment became more expensive than buying a house. As of 2007, the median home value in the Morgan City MSA was $73,170—a staggering decline given that it had been $106,389 in 1980. In Morgan City itself, the median home value was $126,329 in 1980, one of the highest median home values in the region of the Morgan City MSA and Houma-Thibodaux MSA (Figure H.17).

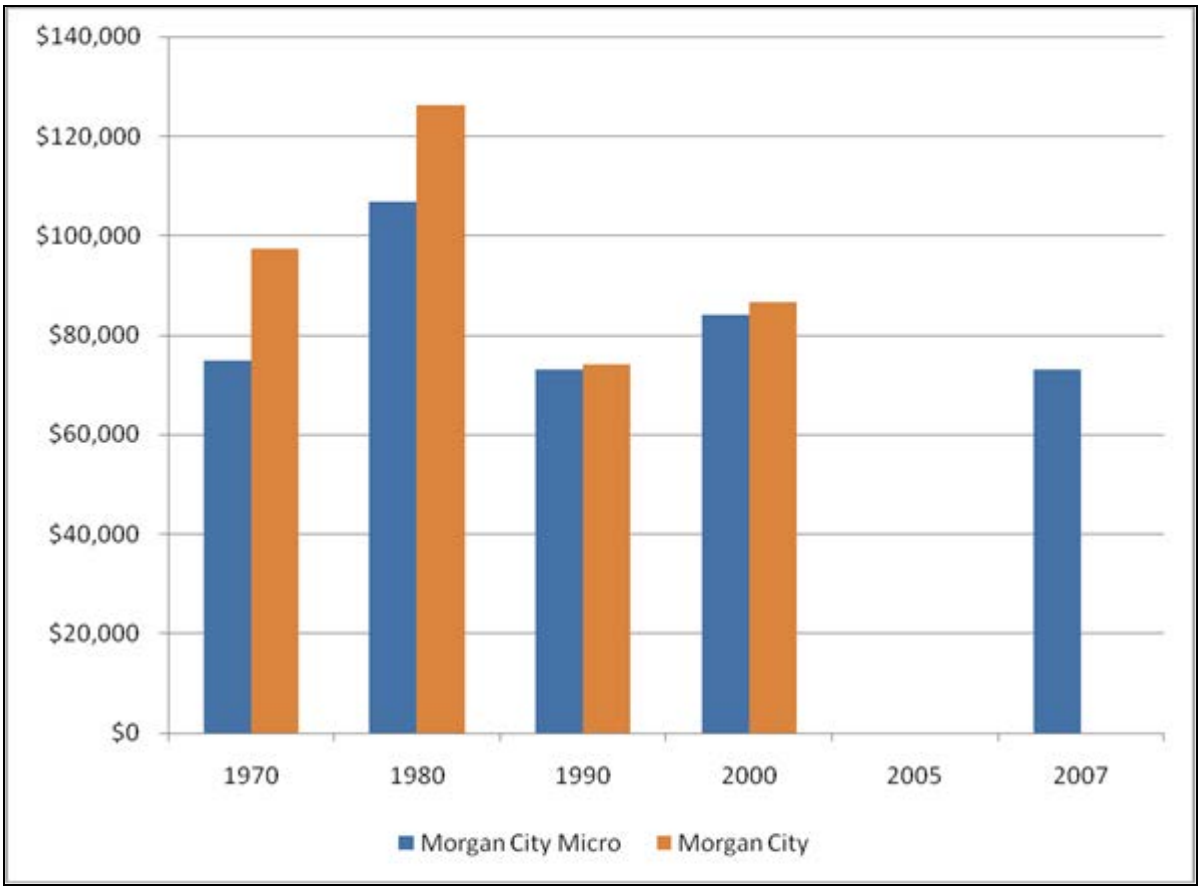

Figure H.17. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

As of 2000, 42.9% of the home values in the Morgan City MSA were in the lowest 20th national percentile, increasing from 27% since 1970. The proportion of people with home values in the middle 60th national percentile was 50.6%, down from 58.3% in 1970. The proportion of home values in the upper 20th national percentile was 4.5%, down from 14.7% in 1970. In 1970, for Morgan City itself, the proportion of home values in the upper 20th national percentile was 28.8%. The proportion of median home values in the lowest 20th national percentile in Morgan City has increased 190%, whereas the proportion of median home values in the upper 20th national percentile there has decreased 89% (Table H.12). Housing prices have changed dramatically and have declined relative to income.

Table H.12.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Home Value in 2005 Dollars	MSA	Morgan City
1970	$74,894	$97,262
1980	$106,839	$126,329
1990	$72,998	$74,115
2000	$84,146	$86,649
2005	-	-
2007	$73,170	-
Value in National Lowest 20%		
1970	27.0	14.8
1980	24.6	17.3
1990	40.7	40.9
2000	44.9	42.9
Value in National Middle 60%		
1970	58.3	56.4
1980	60.1	61.0
1990	57.1	57.4
2000	50.6	53.8
Value in National Top 20%		
1970	14.7	28.8
1980	15.3	21.7
1990	2.2	1.7
2000	4.5	3.3

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

In 1970, as shown in Figure H.18, 9,974 units (62%) in the Morgan City MSA were owner occupied, while 6,116 units (38%) were renter occupied. Today 14,269 units (73.9%) are owner occupied and 5,038 units are renter occupied (26.1%). The proportion of homeowners has increased and the proportion of renters has decreased, indicating the increased affordability of housing in the Morgan City MSA. Renting is more common in Morgan City.

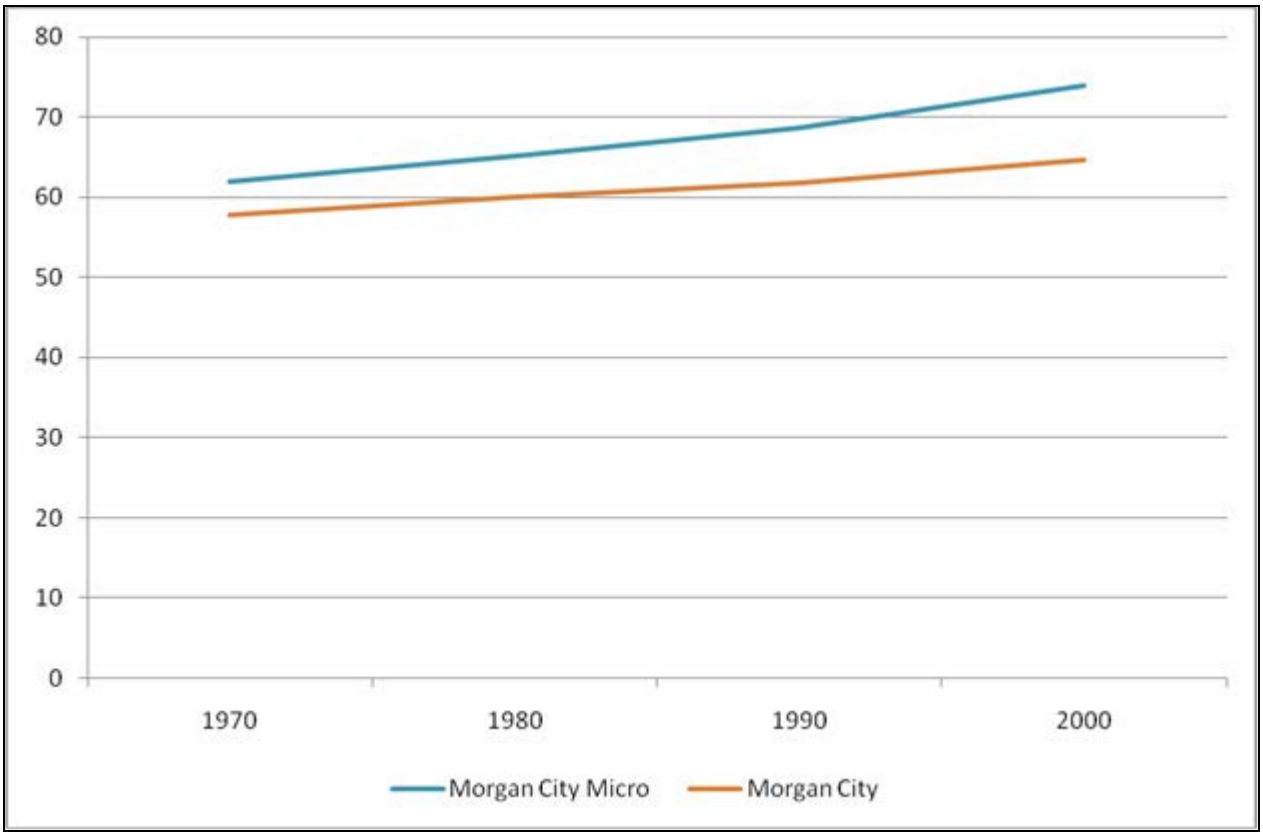

Figure H.18. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The proportion of vacant housing units in the Morgan City MSA increased from 6% in 1970 to 9% in 2000. In Morgan City, 10% of the units are vacant (Figure H.19).

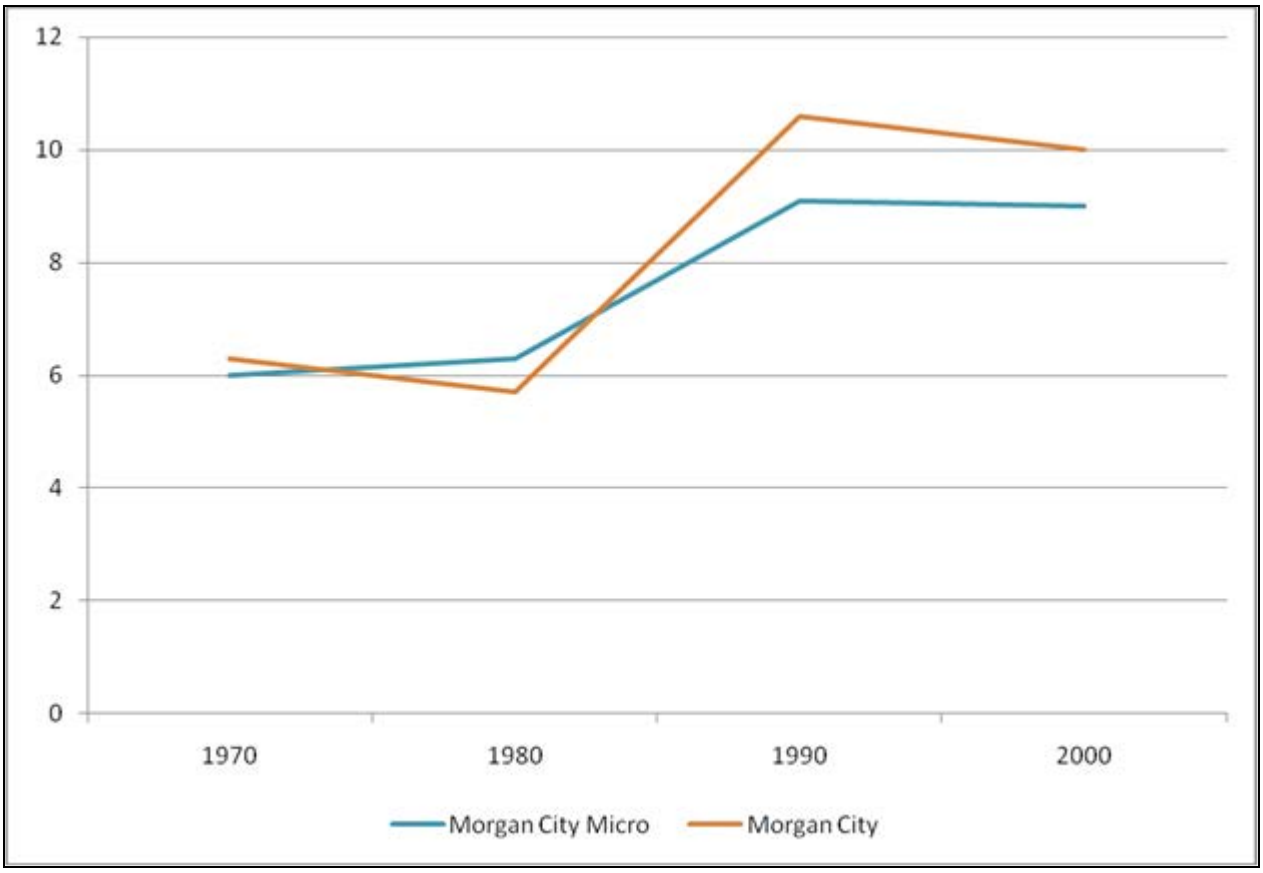

Figure H.19. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The Morgan City MSA averages 106 building permits per year for single-dwelling and multiple-dwelling units, which is not significantly different from the 100 permits issued per year in the 1990s (Figure H.20). Generally, St. Mary Parish issues one-third fewer building permits than Lafourche Parish and Terrebonne Parish. In St. Mary Parish, declines in building permits occurred in the mid-1980s, averaging 49 per year until 1993. The number of permits picked up in 1993 and, since then, has generally remained steady. Unlike Lafourche Parish and Terrebonne Parish, St. Mary Parish did not experience a post-hurricane construction boom in 2006. Multiple-dwelling permits are rarely issued there, and none was issued from 1987-1994.

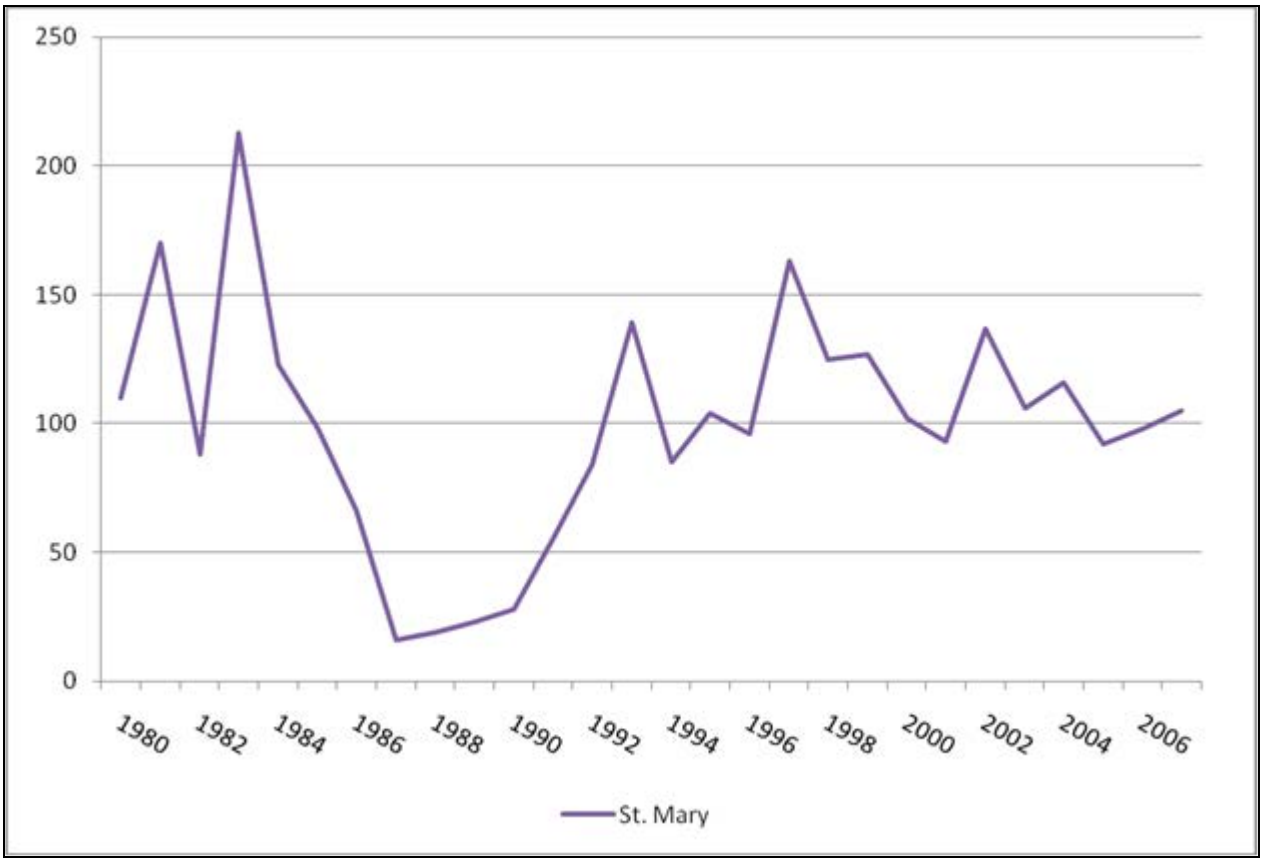

Figure H.20. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

For the Morgan City MSA, the number of housing units decreased 7% and the population decreased 20% during the last two decades. Population declines are outpacing housing unit declines. According to the study data, there appears to be no housing shortage or lack of affordable housing in the Morgan City MSA or Morgan City.

Table H.13 shows how commuting patterns for St. Mary Parish changed from 1970 to 2000. The total number of people working in the parish increased 30.8%, from 18,902 in 1970 to 24,723 in 2000. However, the number of people working in 2000 was down 9.9% from 1990 and 27.9% from 1980. The 1970s was a decade of tremendous employment growth in St. Mary Parish, but growth halted in the 1980s. The number of St. Mary residents commuting to other parishes increased 118%, from 1,045 in 1970 to 2,274 in 2000 and, in 2000, 11.6% of St. Mary's workforce left the parish to work, primarily in three parishes—Iberia, Terrebonne, and Lafayette. On the other hand, the number of workers commuting to St. Mary Parish increased 116%. As of 2000, commuters comprised 29.8% of the total workforce, up from 18% in 1970, but down from 34.3% in 1980 and 33.5% in 1990. Non-residents commuted largely from Assumption Parish, but also from Iberia, Terrebonne, Lafourche, and St. Martin. Commuting is indicative of national trends and not exclusive to the region, but commuters are a large component of the St. Mary Parish work force and the parish depends heavily upon other parishes for labor.

Table H.14 shows the economic sectors driving commuting patterns. The largest proportions of workers leaving St. Mary Parish find work in services, followed by forestry, construction, and manufacturing. The largest sector attracting commuters is forestry, followed by services,

manufacturing, and construction. Manufacturing attracts 13.7% of the commuters from outside the parish, the third highest industry.

Of workers in St. Mary Parish's manufacturing sector, 33.5% come from other parishes, primarily Assumption, Iberia, and Lafourche, although, overall, workers arrived from 11 different Louisiana parishes.

The Morgan City MSA enjoys a commuting surplus, as the number of commuters arriving in the parish exceeds the number leaving. However, commuters, especially in manufacturing, which attracts the largest proportion of nonresident workers, do not pay property taxes in the parish and therefore deprive the parish of tax revenues.

Table H.13.

Work Commuting Patterns by Decade for St. Mary Parish

	1970	1980	1990	2000
Staying	15,491	22,540	18,260	17,345
Entering	3,411	11,766	9,192	7,378
Leaving	1,045	2,679	2,426	2,274

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table H.14.

Work Commuting Patterns by Sector for St. Mary Parish

St. Mary Parish			
Exiting		Entering	
Services	479	Ag. & Fishing	1,659
Ag. & Fishing	384	Services	1,340
Construction	303	Manufacturing	1,014
Retail	270	Construction	984
Manufacturing	262	Retail	595

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

The proportion of employed people in St. Mary Parish decreased 5.6% during 1990-2007, from 23,317 people in 1990 to 22,018 in 2007, peaking at 23,770 in 1998 (Figure H.21). Over this same period, the parish's unemployment rate dropped 33.9%, from 5.9% in 1990 to 3.9% in 2007, peaking at 12.5% in 1992. The number of unemployed people decreased 39.7%, from 1,473 people in 1990 to 888 in 2007, peaking at 1,843 in 2005 (Figures H.22-H.23).

The parish enjoyed strong employment growth from 1993 to 1997. After a decade of decreasing employment and increasing unemployment, however, the parish currently benefits from a surge in employment after Hurricane Katrina and Hurricane Rita. Unemployment

decreased by half in 2006 and 2007. The 22,018 people employed in 2007 was the highest figure since 23,770 were employed in 1998.

Historically, the unemployment rate in St. Mary Parish has been higher than state and national rates. The difference between unemployment rates in the parish and in Louisiana decreased substantially in 2006 and 2007, when the parish's rate dropped below the state's for the first time since 1990.

The St. Mary Parish has lost jobs. Increases and decreases in the numbers of employed and unemployed people closely parallel employment trends in St. Mary Parish's manufacturing sector. However, they do not appear to be consistent with manufacturing employment changes in the Houma-Thibodaux MSA..

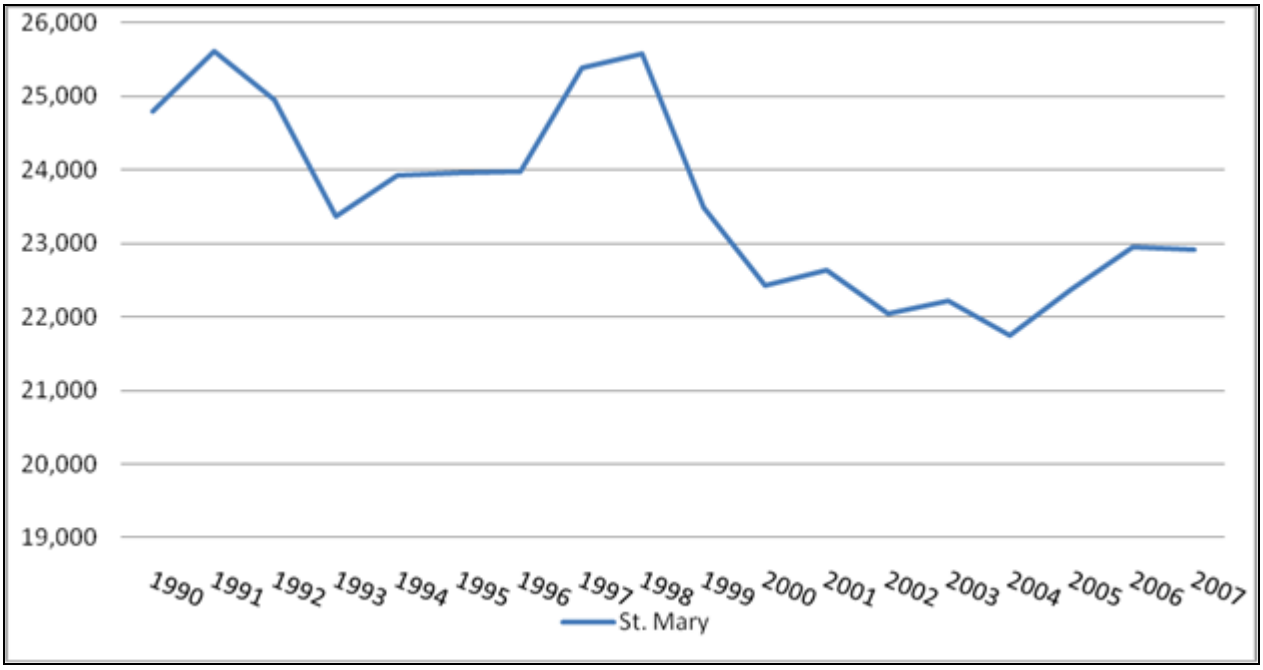

Figure H.21. Total Labor for St. Mary Parish. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

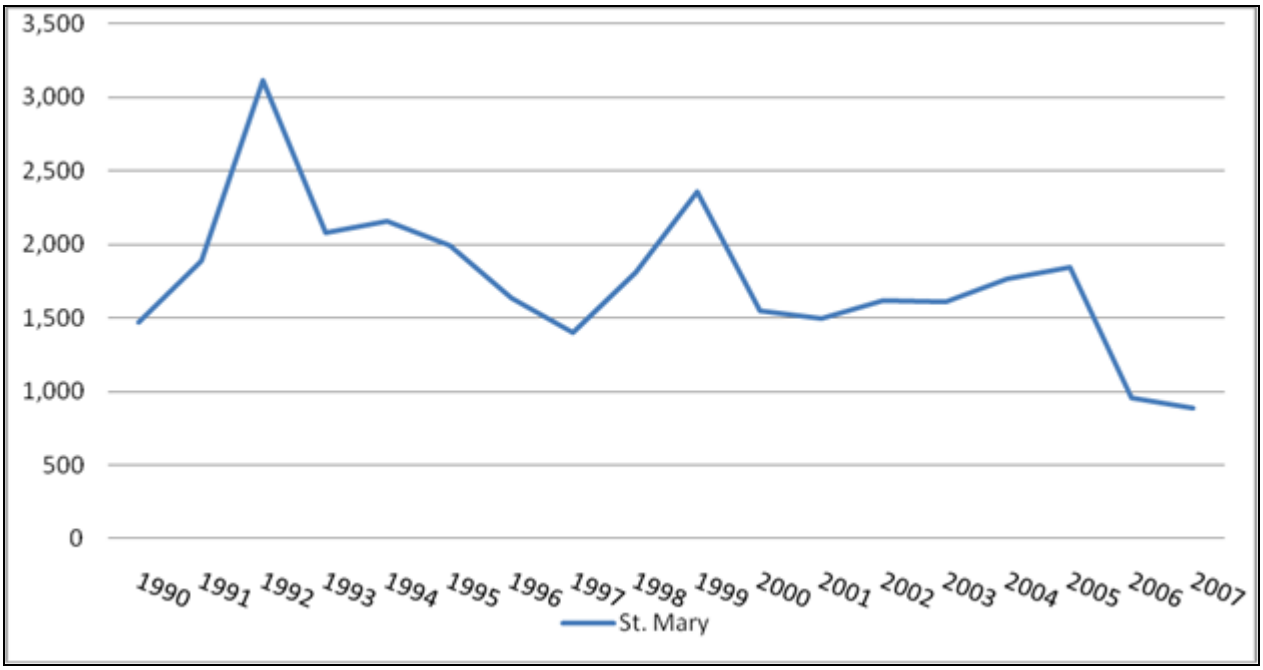

Figure H.22. Total Number Unemployed in St. Mary Parish. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

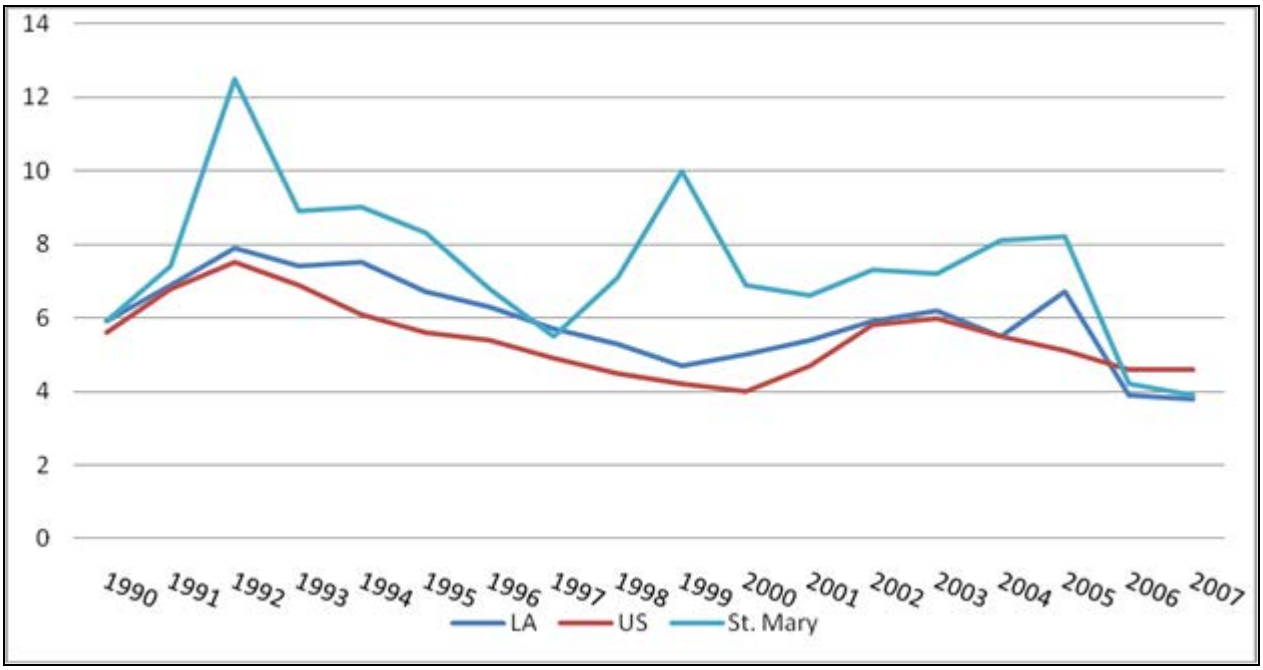

Figure H.23. Percent Unemployed in St. Mary Parish, Louisiana, and United States. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

Overall, the number of workers in the Morgan City MSA rose 60.5% from 1970 to 2007, a net increase of 1,800 jobs. Manufacturing employment peaked at 4,987 in 1981. Significant declines occurred during 1974-1976, 1982-1986, 1992-1996, and 1999-2004. Double-digit employment losses from 1982 to 1986 made the period particularly severe. The 1970s and 1980s

were decades of net employment gains (26.7% and 21.0%, respectively), but there was a net loss (22.7%) in the 1990s. Manufacturing employment increased 35.5% from 2000 to 2007. Manufacturing income has increased significantly over the same period, growing 233% in the 1970s, 71.4% in the 1980s, 7.0% in the 1990s, and 75.6% from 2000 to 2006. There are more manufacturing jobs in the Morgan City MSA than other kinds, and manufacturing is producing more income there than other sectors.

APPENDIX I. PORT ARTHUR-ORANGE

Orange County grew strongly at a rate of 17.8% throughout the 1970s, and its population peaked in 1983 at 87,402. Like Jefferson County, Orange County lost population for the rest of the 1980s, its population declining 3.9%, with 1986 showing the largest decrease. The county experienced a solid growth rate of 5.4% in the 1990s, but subsequently lost population every year from 2000 to 2006, for a total decrease of 3.8%. Orange County has lost population at a lower rate than Jefferson County. Overall, during 1970-2007, Orange County grew 16%, but these gains are attributable almost exclusively to those of the 1970s.

Population declines were not evenly distributed throughout Jefferson and Orange counties. From 1980 to 2000, the three principal cities—Orange, Beaumont, and Port Arthur—lost population, but their suburbs and outlying unincorporated areas gained population. This indicates both that people exited the cities at a faster rate than the suburbs and that people moving into the region were more likely to live outside the three principal cities. From 2000 to 2008, Beaumont and Port Arthur lost 3% of their populations, while Orange lost 6% of its population. By the end of the fieldwork, the largest population decline was occurring in the City of Orange, and Orange County's overall population decline was driven by people leaving the city. The rates of decline in Beaumont (3%) and Port Arthur (3%) were nearly identical to those for Jefferson County (3.8%), suggesting that population losses there were roughly the same inside and outside metropolitan areas.

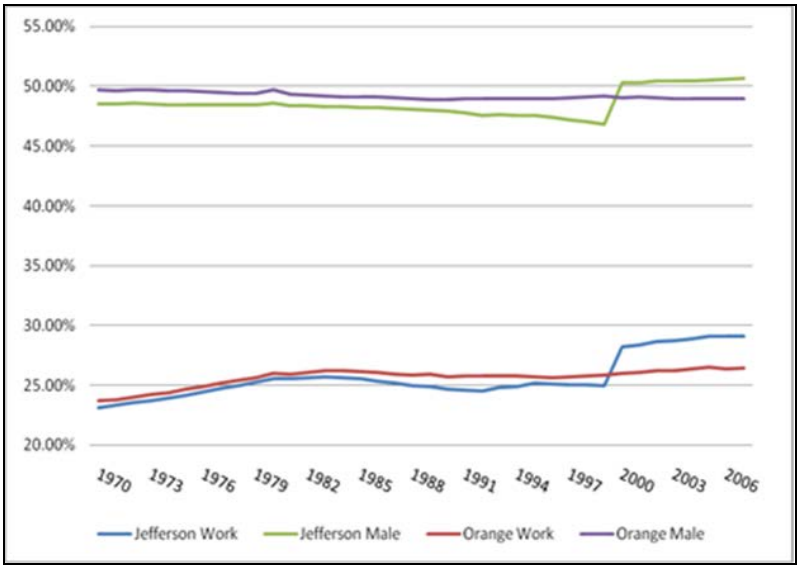

Figure I.1. Orange County and Jefferson Male Population and Orange County Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

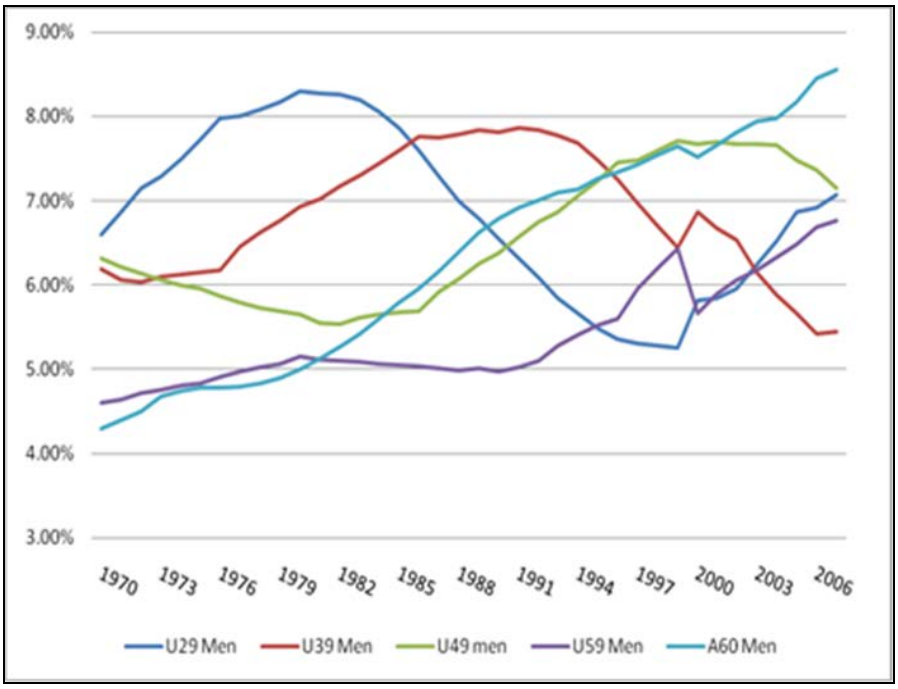

Figure I.2. Composition of the Population in Orange County. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Population declines in Orange and Jefferson County from 1984-1989 and from 2000-2004 correspond[1], with large declines in manufacturing employment during the same period. The population of Orange and Jefferson counties rebounded 5% during the 1990s, as shipbuilding and fabrication employment increased 259% and the declines in manufacturing employment decreased.[2]

The gender distribution for Jefferson and Orange counties is shown in Figure I.1. Orange's male population increased 14.4%, from 35,383 in 1970 to 40,472 in 2007, peaking at about 43,045 in 1982. However, the proportion of the male population diminished slightly, from 49.7% of the total in 1970 to 49.0% in 2007. Most of these decreases in the male population occurred in the 1980s and 2000s. Population increases in Orange County are attributable primarily to increases in the female population. A different pattern emerges when focusing upon the working age male population (men ages 20 to 59), and the the shipbuilding and fabrication industry's principal labor force. The working age male population grew from 16,869 in 1970 to 21,845 in 2007, peaking in 1983 at 22,824. Unlike the overall male population, the working age male population increased during the period from 23.7% to 26.4%. Thus, although Orange County's overall male population is decreasing, it has not resulted in a similar decrease working age of working age males.

[1] The term "correspond" is used throughout this section to indicate that the declines or increases in two variables are occurring at the same time. This is an eyeball test, not a statistical test.

[2] The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies to classify business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy and is used to define employment categories for this report. The NAICS code for shipbuilding, 3366, includes rig and platform construction.

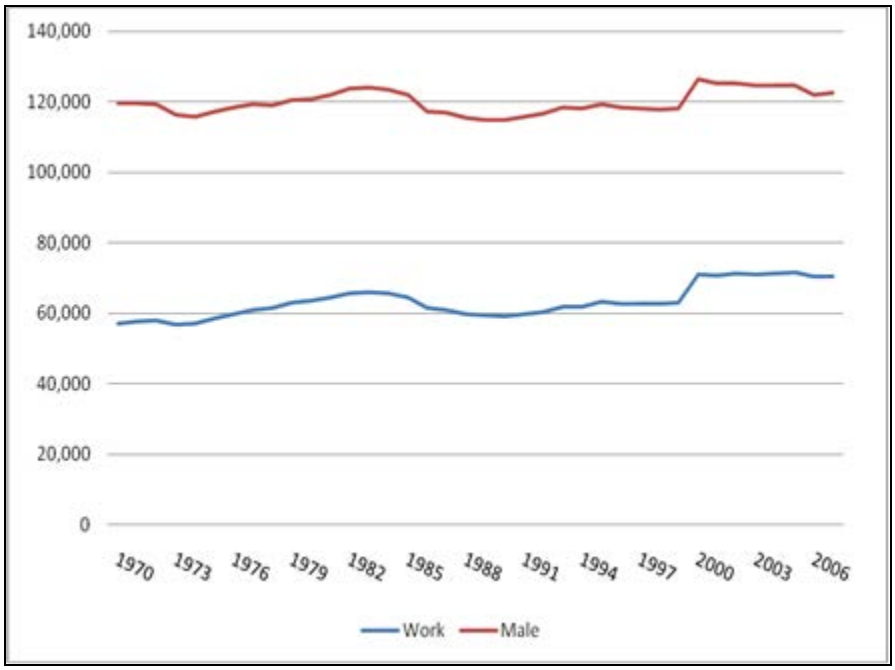

Figure I.3. Orange County Male Population and Orange County Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Since 1970, the working age male population in Orange County has gotten older and at a faster pace than in Jefferson County (Figures I.2 and I.3). From 1970 to 1985, men 20-29 years of age formed the largest component of the working age male population. Subsequently, the age cohorts accounting for the largest proportions of working age males steadily shifted upward: men ages 30-39 during 1986-1985 and, from 1996 to 2007, men between the ages of 40 and 49. From 2001 to 2007, the male population ages 20-29 increased 18.4%, making it the fastest growing component of the working age male population and, at 7.1% of the total working age male population, the largest component for the first time since 1985. This is a positive development for a county struggling to grow, because, since 2001, men older than 60 have become the largest component of Orange County's male population—well above the average for the other counties in this study.

A different pattern emerges in Jefferson County (Figure I.4). Jefferson's male population increased 2.5%, from 119,508 in 1970 to 122,547 in 2007, peaking at about 126,517 in 2000. This is a smaller increase than in Orange County. As a proportion of the total population, Jefferson County's male population has increased from 48.5% in 1970 to 50.6% in 2007. Nevertheless, declines in the numbers of males occurred in the 1980s and 2000s. Decreases in Jefferson County's total population have been driven by a decline in the number of females. The working age male population grew 23.3%, from 57,055 in 1970 to 70,339 in 2007, peaking in 2001 at 70,769.

As a proportion, the working age male population comprised a larger percentage of the population in 2007 (29.1%) than 1970 (23.2%). The working age male population in Jefferson County has grown faster than the overall male population.

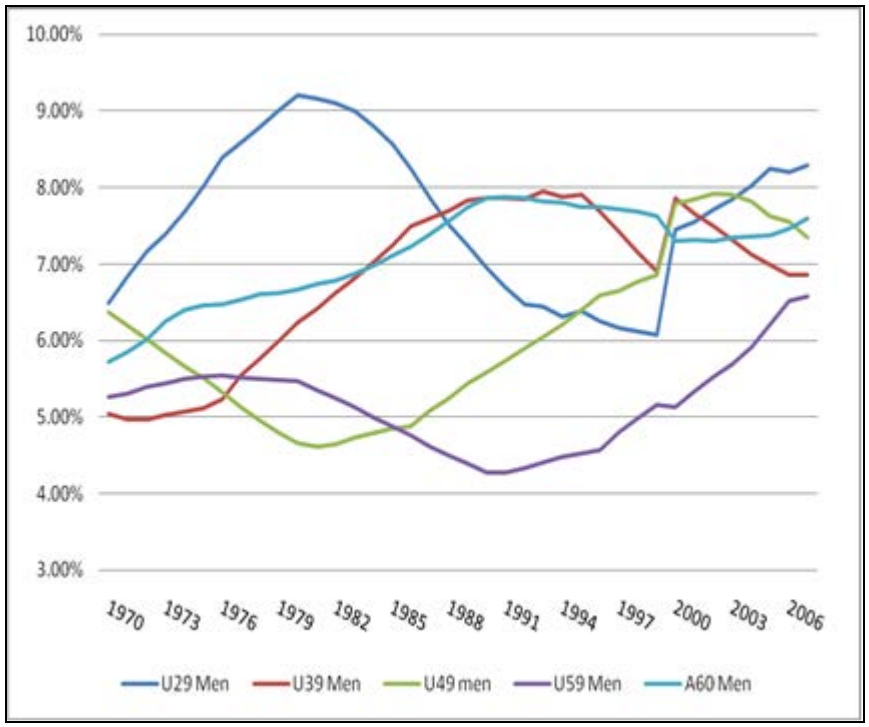

Figure I.4. Composition of the Population in Jefferson County. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Like Orange County, the composition of the working age male population has changed in Jefferson County (Figure I.5). The population has aged, but this aging has been more gradual and occurred later in Jefferson County than Orange County. In fact, the data shows that the working age male population between the ages of 20-29 has become the largest component of population. From 1970 to 1987, the largest percentage of the working age male population was men between the ages of 20-29.

In 1988, men 30 to 39 years of age became the largest percentage of the working age male population, eclipsed briefly from 2001-2003 by men ages 40 to 49. Beginning in 2004, men between 20 and 29 years of age have again become the largest proportion of the male and working age male populations. In Orange County, men over the age of 60 became a larger component of the population in 2001, and this briefly occurred in Jefferson County in the 1990s. However, this population decreased .1% since 2000 in Jefferson County.

The working age male populations in Jefferson and Orange County display some similar trends (Table I.1). In both counties, the working age male population grew in the 1970s and early-1980s, before decreasing in the mid to late-1980s. The working age male population grew again in the 1990s, despite minor identical two-year contractions in the mid-1990s. Since 2000, the working age male population has displayed volatility with year-to-year increases and decreases. From 2000-2007, the working age male population decreased 1% in both counties, with both counties losing 2% in 2006 alone. The male populations in both counties have aged; however, they have done so at different rates and different times. Jefferson and Orange County recently have experienced resurgences in the proportion of men between the ages of 20-29. It

remains to be seen if this trend holds for the rest of the decade. Orange County has a larger population over the age of 60 than Jefferson County.

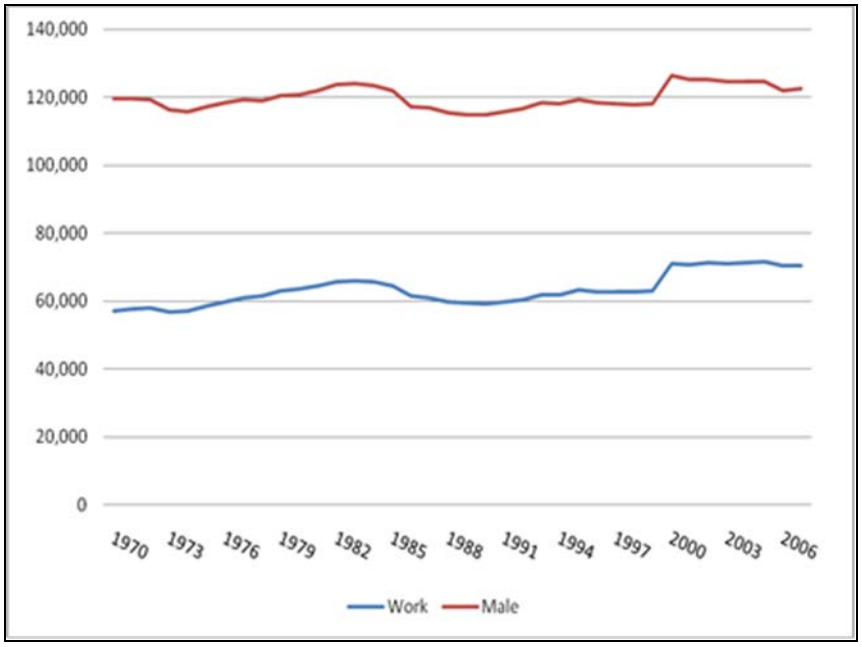

Figure I.5. Jefferson County Male Population and Jefferson County Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table I.1.

Growth Rate by Decade for Orange and Jefferson County

Decade Growth Rate	Jefferson Total Population	Orange Total Population	Jefferson Male Workforce	Orange Male Workforce	Jefferson Male Population	Orange Male Population
1970s	0.9%	17.8%	11.46%	29.41%	1.05%	17.77%
1980s	-3.6%	-3.9%	-7.09%	-5.08%	-4.86%	-5.48%
1990s	5.0%	5.4%	20.18%	6.57%	10.11%	5.78%
2000s	-3.8%	-2.6%	-0.94%	-1.08%	-3.14%	-2.86%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Male population and working age male population declines in Orange and Jefferson County in the 1980s and 2000s correspond with large declines in manufacturing employment during the same period. Since 2000, declines in manufacturing employment have not corresponded as neatly with changes in the working age male population.

Within the region generally, as shown in Figure I.6, younger people tend to cluster in city centers, while older residents reside in the surrounding neighborhoods.

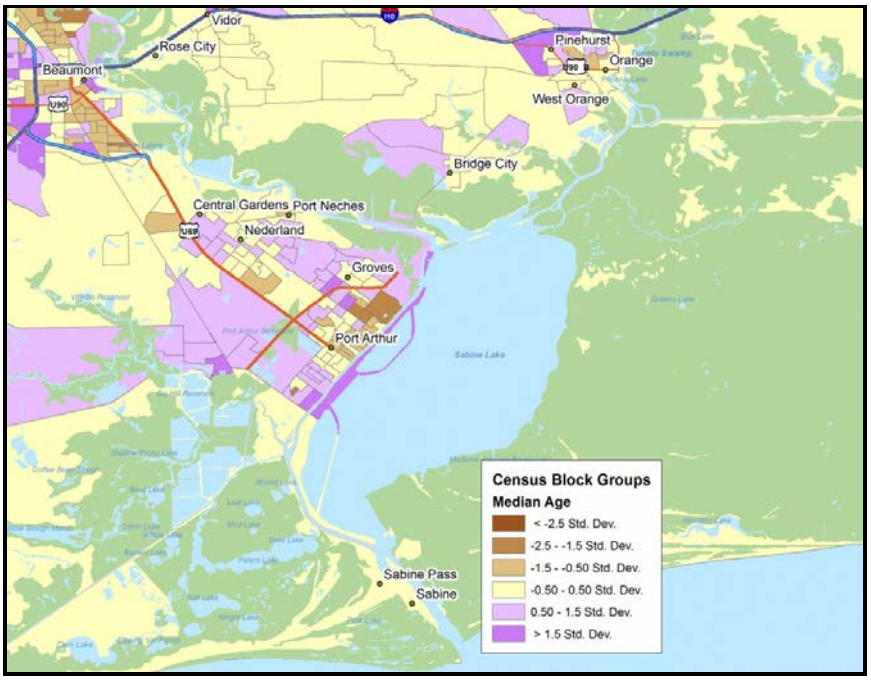

Figure I.6. Standard Deviations from Median Age in the Golden Triangle. Source: U.S. Office of Management and Budget (OMB) 2008.

The majority of the population in the Beaumont MSA is white, non-Hispanic, but the county has undergone racial and ethnic changes in the past several decades. The white, non-Hispanic portion of the population fell between 1980 and 2007 from 73.9% to 66.5% (Table I.2).

The most significant racial change in the Beaumont MSA involved an increase of the black population. The total number of blacks rose 17%, from 21.6% of the population in 1980 to 25.6% in 2007. This black population is concentrated in the metropolitan areas of Beaumont, Port Arthur, and the City of Orange. The largest increase in the black population occurred in Beaumont, where the total number of blacks increased 17%, from 36.3% of the population in 1980 to 46.2% in 2007. In Port Arthur, the proportion of the population that is black increased from 40.1% in 1980 to 46.9% in 2007, although the total number of blacks decreased 2% during the same period. From 1980 to 2007, the total number of white, non-Hispanics decreased 47%. In the city of Orange, the proportion of the population that is black increased from 28% in 1980 to 35.2% in 2000; however, the total number of blacks decreased 1%. From 1980 to 2000, the total number of white, non-Hispanics decreased 32% and, thereafter, this group continued to exit Port Arthur and the city of Orange in substantial numbers. Port Arthur has shifted from a majority white, non-Hispanic community to a predominately black community.

An influx of Asians occurred in the Beaumont MSA from 1980 to 2007, with Asians rising from 1.1% of the population in 1980 to 4.1% in 2007. The largest increase took place during 1990-2000, when the Asian population doubled; 43% of Asians live in the Beaumont, 23% in Port Arthur, and 4% in the City of Orange.

Table I.2.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	MSA	Beaumont	Suburbs	Port Arthur	Orange
1980	73.9	59.0	90.1	51.0	68.4
1990	70.6	52.7	89.4	45.2	63.1
2000	64	42.7	84.1	31.8	58.5
2005	66.9	38.3	-	-	-
2007	61	-	-	31.9	-
Black, Non-Hispanic					
1980	21.6	36.3	6.9	40.1	28.0
1990	23.3	41.0	6.7	42.1	33.2
2000	24.6	45.6	8.4	43.5	35.2
2005	25.1	49.0	-	-	-
2007	25.6	46.2	-	46.4	-
Other Races, Non-Hispanic					
1980	1.1	1.2	0.6	2.6	1.2
1990	1.9	1.8	1.0	5.1	1.2
2000	3.3	3.8	2.1	7.2	2.7
2005	4.8	6.8	-	-	-
2007	4.1	4.7	-	6.4	-
Hispanic					
1980	3.4	3.5	2.4	6.3	2.4
1990	4.1	4.4	2.9	7.6	2.5
2000	8.0	7.9	5.5	17.5	3.6
2005	9.2	11.2	-	-	-
2007	10.5	11.2	-	22.8	-
Foreign Born Population					
1970	1.4	1.6	0.9	2.3	0.7
1980	2.3	2.8	1.2	4.7	1.2
1990	2.8	3.2	1.3	6.8	1.5
2000	4.7	5.7	2.0	12.4	2.2
2005	5.8	8.7	-	-	-
2007	6.6	8.5	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The Beaumont MSA underwent tremendous ethnic changes as well. The Hispanic population increased 212%, from 3.4% of the population (12,613) in 1980 to 10.5% (39,382) in 2007. From 1990 to 2007, the working aged male Hispanic population increased 148%, from an estimated 7,495 (3.1%) to 19,348 (8%). Most of the Hispanics in the Beaumont MSA reside in Beaumont (32%) and Port Arthur (30%), but not the city of Orange (2%). In 2007, Hispanics comprised

22.8% of the population in Port Arthur, up from 6.3% in 1980. In 2007, Hispanics comprised 11.2% of the population in Beaumont, up from 3.5% in 1980. The data for the city of Orange is limited, but indicate the Hispanic population increased only 19% from 1980 to 2000, while the Hispanic population increased 119% and 161% in Beaumont and Port Arthur, respectively. As of 2000, Hispanics comprised only 3.6% of the population of the city of Orange and 1.7% of the population of Orange County.

The male Hispanic workforce grew 148% from 1990 to 2007, as Table I.2 shows, from an estimated 7,495 (3% of the population) to an estimated 19,348 (8% of the population). Increases in the male Hispanic workforce were driving expansion of the overall male workforce. In fact, if one removed the male Hispanics population from the male population for 1990-2007, the male population decreased 3.9% instead of increasing 6.7%. Hispanics accounted for the increases in both the male population and the male workforce population, because most Hispanic males were ages 20 to 39.

Table I.3.

Net International Migration

	Jefferson	Orange
1991	490	5
1992	485	30
1993	608	7
1994	513	-1
1995	479	6
1996	421	12
1997	421	25
1998	399	15
1999	405	27
2000	146	10
2001	592	56
2002	565	52
2003	469	44
2004	471	46
2005	463	43
2006	484	47
2007	475	45

Source: U.S. Census Bureau, Population Estimates, Net International Migration

The foreign born population in the Beaumont MSA increased 194%, from an estimated 4,684 (1.4%) in 1970 to 24,903 (6.6%) in 2007; again, mostly in Beaumont and Port Arthur. As of 2007, an estimated 6.6% of the Beaumont MSA, 8.5% of Beaumont, and 16.2% of Port Arthur were foreign born. As of 2000, the most recent year for which data are available, only 2% of the city of Orange was foreign born. The net international migration data show that the number of

international residents entering Jefferson County ranged from 399 to 608 annually from 1991 to 2007. Meanwhile, the number of international residents entering Orange County was decidedly smaller, ranging from -1 to 56 for the same period (Table I.3 & Figure I.7).[3]

Collectively, the foreign born data, international migration data, and Hispanic data indicate that a substantial number of Hispanics are moving into the Beaumont MSA; they are arriving primarily from other areas of the United States as opposed to directly from abroad. While the precise number of Hispanics arriving from abroad or other areas of the US cannot be precisely ascertained, it is clear that the Hispanic population is increasing rapidly and many of these Hispanic were born outside the US. Hispanics are living in Beaumont and Port Arthur as opposed to the city of Orange or Orange County.

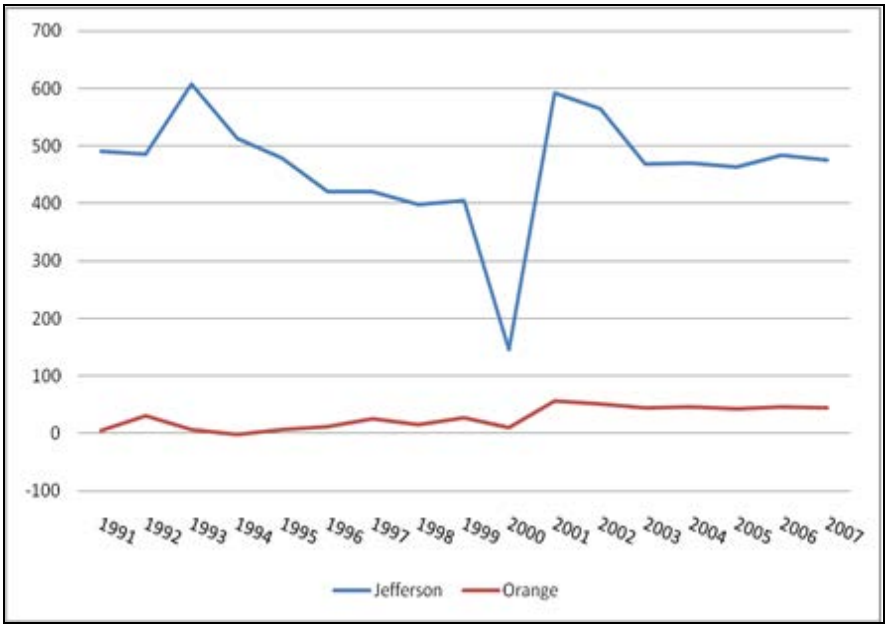

Figure I.7. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

Finally, net domestic migration data[4] indicates that, for 1990-2007, more people left Jefferson County and Orange County than entered, which is partially expected given overall population decline in the two counties (Figure I.8). The counties' population increases were due

[3] Net international migration: the U.S. Census Bureau makes estimates of net international migration for the nation, states, and counties, in four parts: (1) net international migration of the foreign born, (2) net migration between the United States and Puerto Rico, (3) net migration of natives to and from the United States, and (4) net movement of the Armed Forces population between the United States and overseas. The largest component, net international migration of the foreign born, includes lawful permanent residents (immigrants), temporary migrants (such as students), humanitarian migrants (such as refugees), and people illegally present in the United States. Currently, these components are not estimated individually. The international migration rate expresses net international migration during a time period as a proportion of an area's population at the midpoint of the time period.

[4] Net domestic migration: the difference between domestic in-migration to an area and domestic out-migration from the same area during a time period. Domestic in- and out-migration consist of moves where both the origin and the destination are within the United States (excluding Puerto Rico). The net domestic migration rate expresses net domestic migration during a time period as a proportion of an area's population at the midpoint of the time period. Any change of residence across the borders of the United States (50 states and District of Columbia).

primarily to increases in the foreign born population and a higher number of births than deaths per year.

The net migration and population data indicate that Jefferson County was undergoing a tremendous ethnic change. White, non-Hispanics are disproportionately exiting the county; young, male Hispanics are disproportionately moving into the county. Based on interviews and observations at area fabrication yards and shipyards, many of the Hispanics are finding work there. Some of the companies in Port Arthur and Sabine Pass self-identified as having a "primarily Hispanic" workforce; Hispanic workers were found in Orange, too.

Since 2006, a significant number of international immigrants have been individuals who arrived with temporary H-2B visas (see Chapter 2, Volume III). Table I.4 shows the number of H-2B visas that were certified to companies operating in the Golden Triangle between 2003 and 2008; the number of requests was significantly higher, as noted in the data below the table, but only those actually certified are shown in the table. As shown, 2003 was the first year that any companies were certified to receive workers on H-2B visas for manufacturing work in the region.

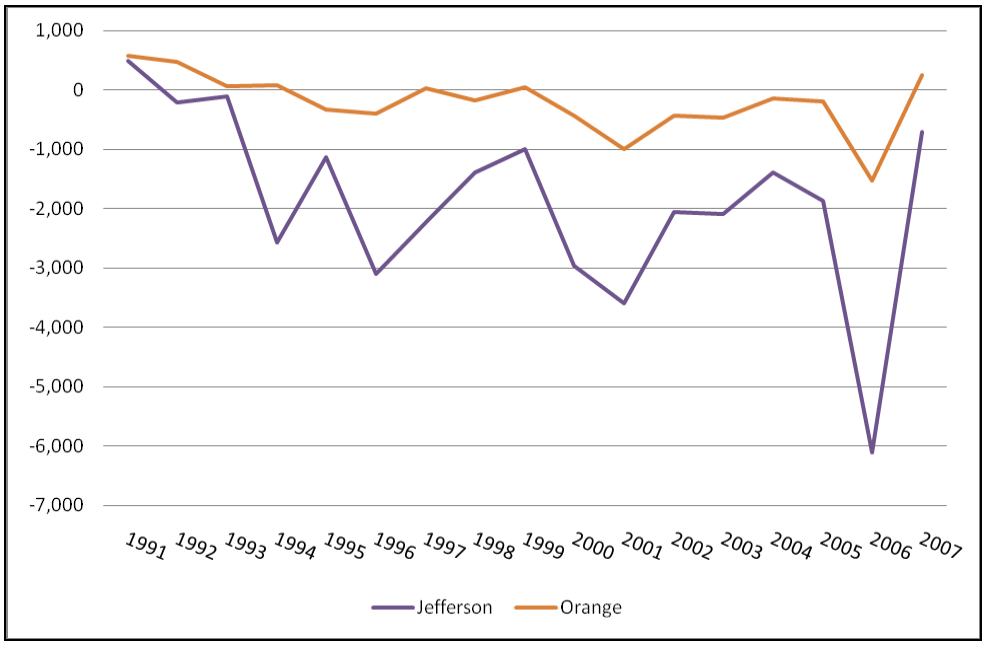

Figure I.8. Net Domestic Migration for Jefferson and Orange County. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

Table I.4.

H-2B Visas Certified in Welding and Fabrication-Related Jobs in the Golden Triangle between 2003 and 2008

Year	City (County)	Job Type	Number
2003	Beaumont (Jefferson)	Welder Helper	15
2006	Beaumont (Jefferson)	Welder Helper	120
2006	Buna (Jasper)	Fitter Helper	153
2006	Buna (Jasper)	Metal Fabrication Shop Helper	148
2006	Orange (Orange)	Pipe Fitter	150
2007	Beaumont (Jefferson)	Arc Welder	179
2007	Beaumont (Jefferson)	Welder Fitter	187
2007	Nederland (Jefferson)	Welder Fitter	298
2007	Orange (Orange)	Welder Fitter	295
2008	Beaumont (Jefferson)	Fitter	107
2008	Beaumont (Jefferson)	Welder Helper	19
2008	Buna (Jasper)	Fitter	153
2008	Buna (Jasper)	Welder Fitter	149
2008	Nederland (Jefferson)	Welder Fitter	201

Source: Foreign Labor Certification Data Center Online Wage Library (maintained for the US Department of Labor) http://www.flcdatacenter.com/CaseH2B.aspx .

MyVisaJobs. http://www.myvisajobs.com/Visa-Demographics-City/Beaumont/TX.htm

Denials: 2001- 30 crabmeat processors (Port Arthur); 2006 – 200 production line welders (Port Arthur); 2007 – 113 fitters (Beaumont), 129 welder fitters (Orange), 171 fitters (Orange); 149 welder fitters (Buna); 2008 – 125 welder helpers (Beaumont), 171 welder fitters (Orange), 129 arc welders (Orange)

Other: 2001: Shellfish processing laborers – 14 (Port Arthur)
2003: Line fisher – 3 (Beaumont)
2004: Fishing vessel deckhands – 6 (Port Arthur)
2008: Crabmeat processors – 33 (Port Arthur)

During 1981-2007, deaths per capita increased in Jefferson and Orange counties, while the number of births per capita decreased. Unlike the rest of Texas, the birth rate declined 29% in Jefferson County and 28% in Orange County, peaking in 1982 for (Figure I.9). Per capita births the two counties track closer to one other than to the state, and at much lower rates than in the state, which helps to explain the aging of the working age male population. Jefferson County's birth rate per capita has been higher than Orange's since 2000, and for most of 1981-2007.

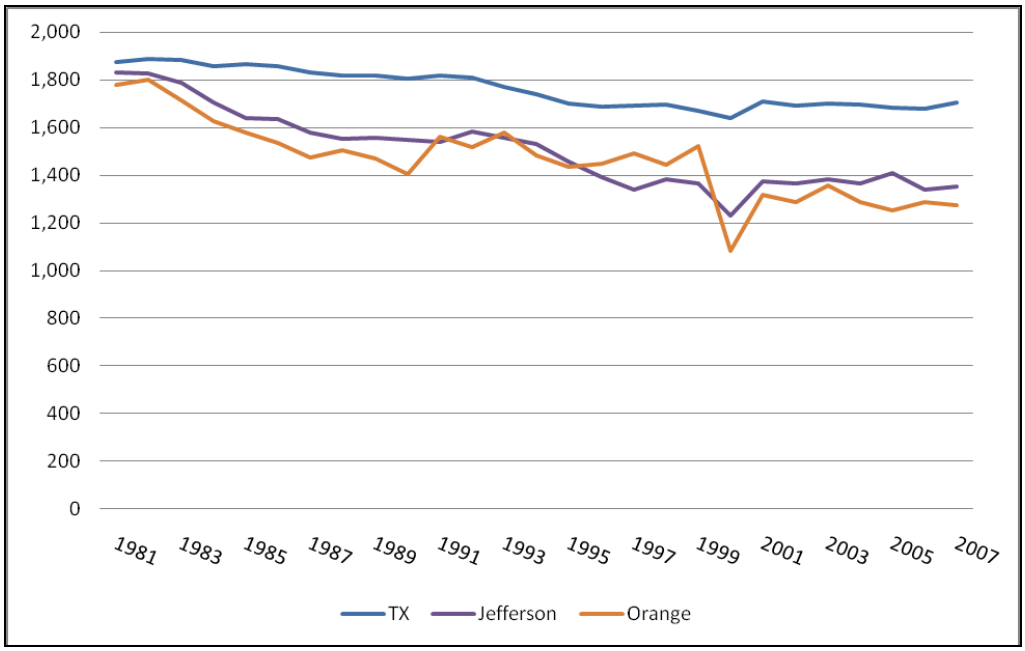

Figure I.9. Births Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

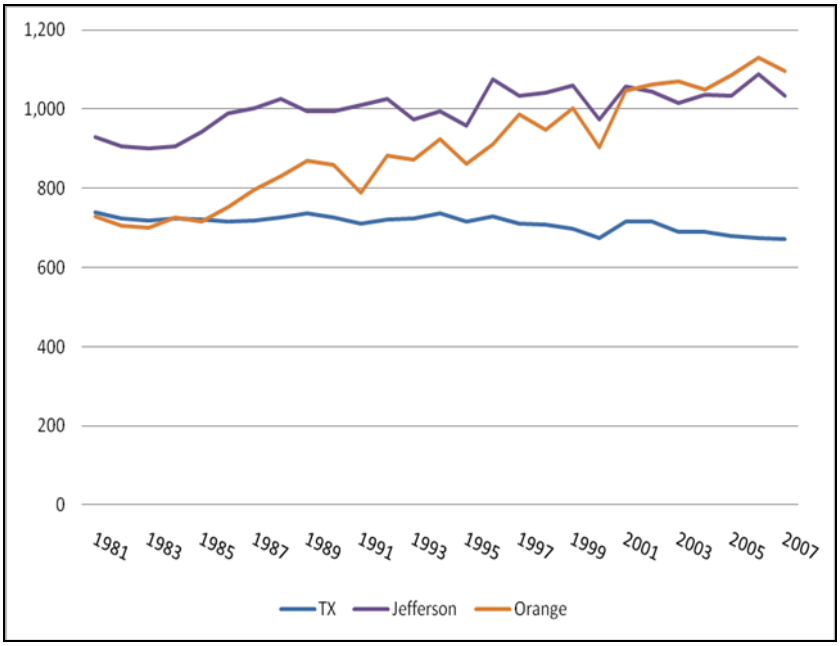

Figure I.10. Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

The number of deaths and deaths per capita in both counties increased from 1981 to 2000, with the number of deaths in Orange County increasing 41% as compared to 7% in Jefferson County (Figure I.10). Jefferson County had a higher number of deaths per capita than Orange

County during that period and, since 2001, Orange County has had a higher number of deaths per capita. Again, the number of deaths per capita in Orange and Jefferson counties track closer to one other than to the number for the state and at rates higher than the state. At the present rate, both counties are on pace to have deaths per capita surpass births per capita in the next decade (Figure I.11). This could result in future labor pool shortages, accelerating the aging of the existing labor pool and a generally declining population.

The family composition of Jefferson and Orange counties is changing, with the number of married couples decreasing and the number of single parents increasing (Table I.5). In 1970, married couples headed 88.6% of all households, but in 2005, that number decreased to 64.7%. The proportion of single-parent households has increased from 11.4% to 35.3%. The steepest declines in households headed by married couples and steepest increases in single-parent households occurred in Orange City, TX. Nevertheless, a higher proportion of families live in Orange County. In Jefferson County, 47% of the population over age 15 is married and 30% has never been married. For Orange County the figures are 57% and 21%, respectively. In Port Arthur, the number of males over the age of 15 who have never been married is 34.8%, slightly higher than the county average. This indicates that many of the males moving into Port Arthur are single.

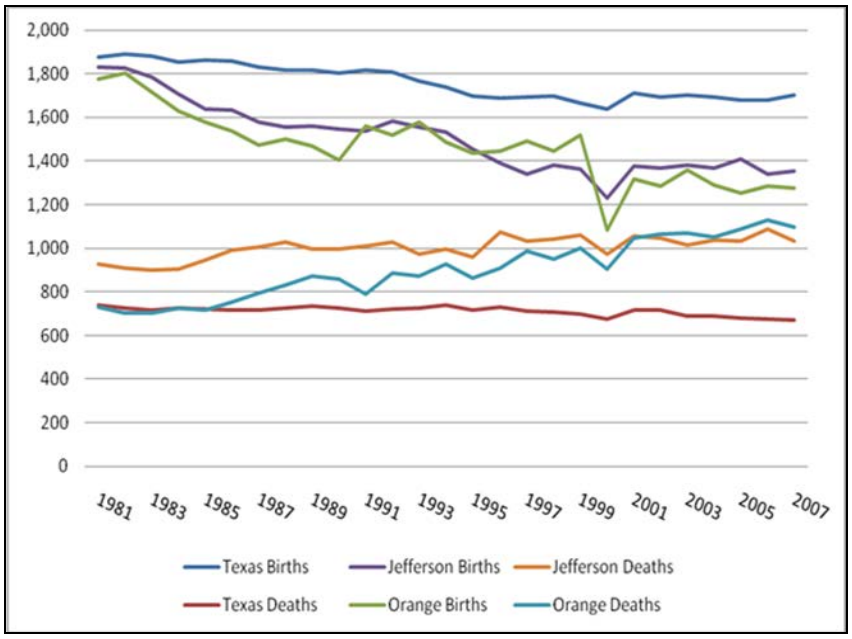

Figure I.11. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

Table I.5.

Family Composition as a Percent of the Population

Married Couples	MSA	Beaumont	Suburbs	Port Arthur	Orange
1970	88.6	85.6	91.3	85.2	87.3
1980	81.5	75.3	86.7	74.5	78.3
1990	77.1	70.4	84	65.4	67.3
2000	68.2	59.8	75.3	58	56.8
2005	64.7	46.8	-	-	-
2007	62.2	50.7	-	-	-
Single Parent					
1970	11.4	14.4	8.7	14.8	12.7
1980	18.5	24.7	13.3	25.5	21.7
1990	22.9	29.6	16	34.6	32.7
2000	31.8	40.2	24.7	42	43.2
2005	35.3	53.2	-	-	-
2007	37.8	49.3	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

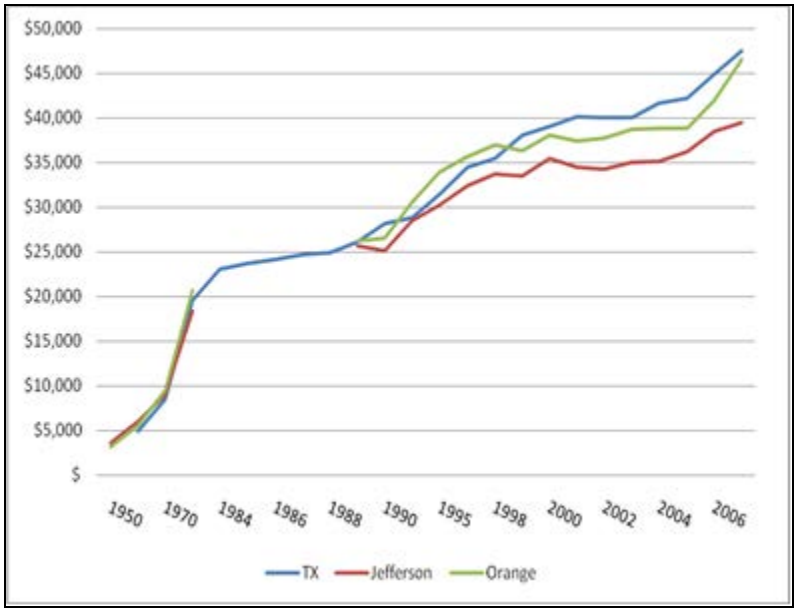

Figure I.12. Median Income of Jefferson and Orange County. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The median income of Jefferson and Orange County is changing, but these changes are not uniform and they lag behind increases in the State of Texas (Figure I.12). From 1950 to 1989 and 1993 to 1998, the median income of Orange County was higher than the state's, but it

subsequently fell below the state's median income. As of 2007, the difference between Texas' median income and Orange County's was only $1,000. The same cannot be said for Jefferson County, which fell below the state's median income in 1980. Today the difference is $8,000. From 1980 to 2007, Orange County's median income increased 99%, but Jefferson County's increased only 82%, and both were short of the state's 107%increase. During 1990-1998, the median incomes in Jefferson and Orange counties increased significantly. Jefferson's median income declined in 1999, 2001, and 2002, and Orange County's exhibited similar declines in 1999 and 2001. No similar decline was seen in Texas at this time, but these declines do mirror downturns in the region's manufacturing industry. From 2000 to 2004, the median incomes in Jefferson County and Orange County remained unchanged. However, during 2005-2007, Jefferson County (9%) and Orange County (20%) median incomes strongly increased.

In 2005, the median income for the Beaumont MSA was $37,362, but the median income for the City of Beaumont was only $32,183 (Figure I.13 and Table I.6). The real median income of the Beaumont MSA has decreased, from $50,598 in 1979 to $43,583 in 2007. The 1980s were a devastating period economically for the region. The real median income in the Beaumont MSA declined 21% in the 1980s, but the real median income in Port Arthur declined 30% and was $11,000 below the regional average of $41,814. From 1969 to 2007, the median income in Beaumont, Port Arthur and the city of Orange has been less than the median income for the MSA and the suburbs. Individuals with higher incomes are living outside these metropolitan areas. Port Arthur has the lowest median income in the Beaumont MSA and has had the lowest incomes since 1969. In 1969, the city of Orange had a higher median income than Beaumont, but today the real median income for Beaumont is higher. The median income is higher in Orange County than Jefferson County, indicating a substantial disparity between the incomes of people living in the City of Orange and in the city's suburbs, particularly West Orange.

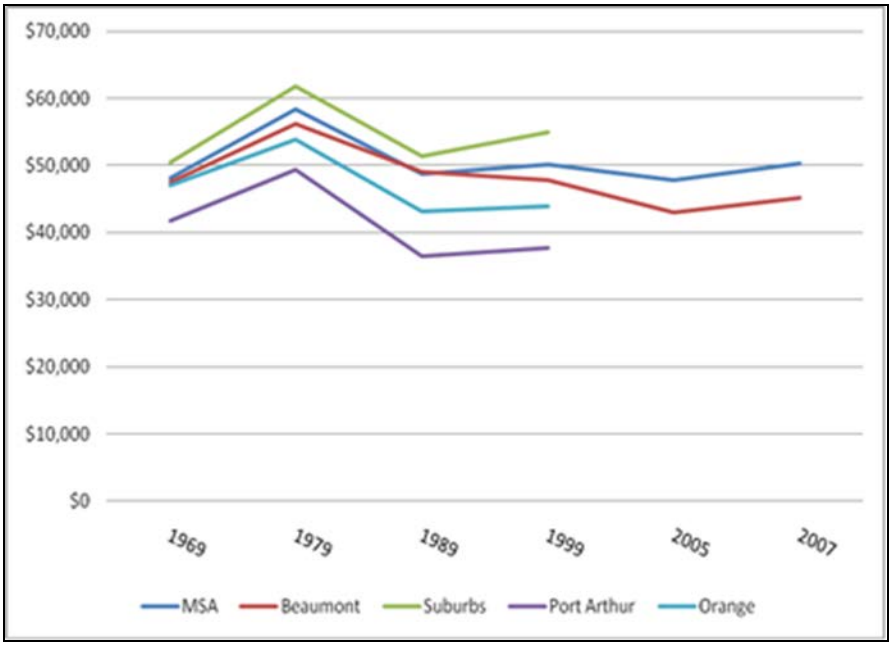

Figure I.13. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table I.6.

Median Income in 2005 Dollars

Family Income	MSA	Beaumont	Suburbs	Port Arthur	Orange
1969	$48,112	$47,495	$50,469	$41,726	$47,037
1979	$58,297	$56,239	$61,737	$49,376	$53,896
1989	$48,683	$49,057	$51,455	$36,469	$43,131
1999	$50,161	$47,857	$54,965	$37,680	$43,998
2005	$47,868	$43,014	-	-	-
2007	$50,336	45,146	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

During 1969-1999, the proportion of people with incomes in the lowest 20th national percentile increased across the Beaumont MSA, while the proportion of people with incomes in the middle 60th national percentile and the upper 20th national percentile decreased (Table I.7). The most drastic changes occurred in the City of Port Arthur, but less drastic ones took place in the suburbs. In Port Arthur, the proportion of people with incomes in the lowest 20th percentile increased from 20.7% to 37.4%, the middle 60th percentile decreased from 67.4% to 53.6%, and upper 20th percentile decreased from 11.9% to 9%. Port Arthur was home to a disproportionate number of low income households. Compared to areas outside the three principle cities, the proportion of people with incomes in the lowest 20th percentile increased from 14.4% to 20.8%, the middle 60th percentile decreased from 67.6% to 63.1%, and upper 20th percentile decreased from 17.9% to 16.1%. The proportion of people in the Beaumont MSA with incomes in the lowest 20th percentile increased from 18.4% to 25.9%, the middle 60th percentile decreased from 64.3% to 59.6%, and upper 20th percentile decreased from 17.4% to 14.5%. The largest increases in the proportion of people with incomes in the lowest national percentile occurred in the 1980s, but, from 1989-1999, the income declines largely ceased.

It is worth noting that with 14.5% of the residents with incomes in the upper 20th national percentile, the Beaumont MSA had the highest proportion of residents in the upper 20th national percentile. There was tremendous wealth in the Beaumont MSA, but a disproportionate amount of poverty as well.

Figure I.14 shows the proportion of people living in poverty for the areas. The proportion of people living below the poverty line in the Beaumont-Port Arthur metropolitan statistical area is comparable to the Texas poverty rate, though higher than the national average. This general pattern hides the fact that the poverty is not equitably distributed in the area. The proportion of people below the poverty line in Jefferson County has been 3% to 5% higher than in Orange County. Jefferson County has historically been above the state average, whereas Orange County has historically been below the state average.

Table I.7.

Proportion of People With Incomes in the Lowest 20th, Middle 60th, and Highest 20th

National Lowest 20%	MSA	Beaumont	Suburbs	Port Arthur	
1969	21.0	24.0	17.2	26.2	22.0
1979	18.5	21.1	15.0	25.2	22.7
1989	26.0	27.6	21.6	38.0	31.0
1999	26.1	30.3	20.6	39.0	34.7
National Middle 60%					
1969	63.9	57.6	68.3	63.4	61.3
1979	60.0	56.4	62.2	59.8	55.2
1989	60.0	56.0	64.2	53.4	54.9
1999	59.8	54.0	64.6	52.4	52.6
National Top 20%					
1969	15.1	18.4	14.4	10.4	16.7
1979	21.5	22.6	22.8	15.0	22.1
1989	14.0	16.4	14.2	8.7	14.2
1999	14.2	15.7	14.8	8.6	12.7

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

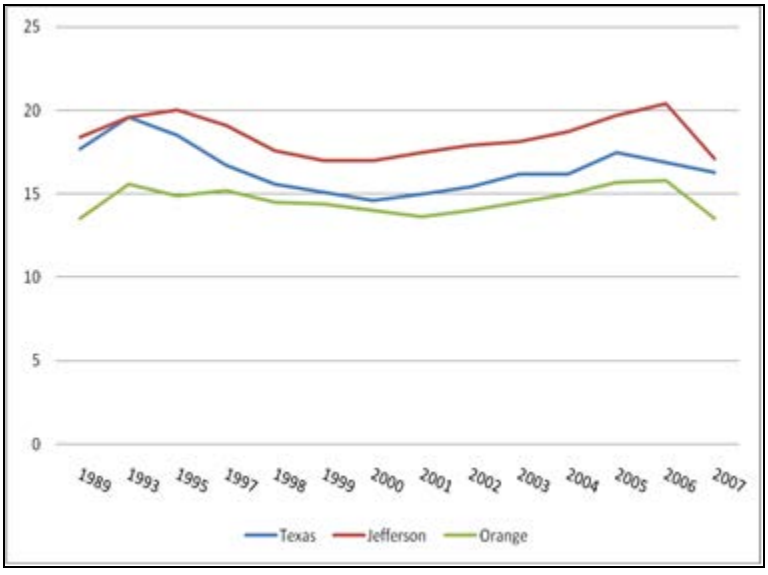

Figure I.14. Percent in poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Yet, there is tremendous variation within the counties. The proportion of people living below the poverty line in Port Arthur has historically stood 10% higher than the rest of Jefferson County, peaking at 30.1% in 1995. In 1999, it reached a low of 25.2%, but it has since climbed back to 27.6%. The proportion below the poverty line in the city of Orange is less than Port Arthur, but well above county and state averages. Since 1993, the proportion below the poverty line has general hovered around 23%, which is well above the 13% average for the county. The suburbs around Beaumont, Port Arthur, and Orange tell a different story (Figure I.15). Here the proportion below poverty has been about 12%, decreasing every year from 1989 to 1999.

The two counties show similar trends. Both experienced increases in the proportion of people living below the poverty line in 1993 and from 2002-2006, with decreases in the late-1990s and 2007. Jefferson County's poverty rate peaked in 2006 at 20.4% after a low of 17% from 1999 to 2000. Orange County peaked at 15.8% in 2006 after lows of 13.5% in 1989. Again, these poverty increases and decreases correlate with changes in manufacturing.

Collectively speaking, Orange and Jefferson counties are poorer than the rest of Texas; this is evident in higher poverty rates, lower median incomes, and the number of people with incomes in the lowest 20th percentile. This poverty is more evident in Jefferson County, being particularly severe in Port Arthur. Clearly, Port Arthur has struggled economically. It has not escaped Orange County, as the city of Orange has long ceased to have the lowest poverty rates and highest median income. There is tremendous affluence in the region, suggesting economic transformations are not benefitting everyone and the entire region equitably.

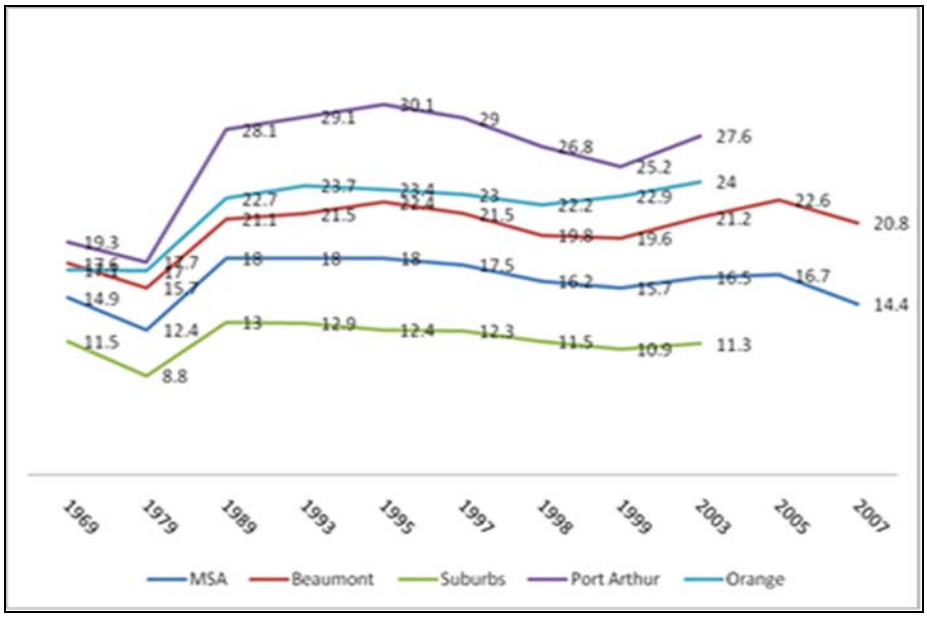

Figure I.15. Percent in poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The education level of the both Jefferson County and Orange County has changed over time (Table I.8). The proportion of people who have not graduated from high school decreased from 54.5% in 1970 to 15.6% in 2005, while people holding college degrees or more increased from 8.6% to 16.3% in 2005.

In the 1970s and 1980s, the proportion of people with a high school diploma or more education in the Beaumont MSA was below state and national averages. However, in the 1990s

and 2000s, the proportion of people with a high school diploma or more rose above state and national averages. The proportion of people with a bachelor's degree in the Beaumont MSA was historically below national and state averages, and this gap worsened in the 1990s and 2000s. Significant advancements in the proportion of high school graduates are not translating into similar advances in college degrees.

Table I.8.

Highest Level of Educational Attainment as a Percent of the Population Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

H.S. Graduate or Higher	MSA	Principle	Suburbs	Port Arthur	Orange	Texas	U.S.
1970	45.4	47.6	46.8	37.2	46.8	47.4	52.3
1980	62.4	65.0	63.8	53.2	61.2	62.6	66.5
1990	73.5	75.1	75.3	65.4	71.0	72.1	75.2
2000	78.7	80.6	80.0	69.8	78.0	75.7	80.4
2005	84.5	81.3	-	-	-	-	-
2007	82.6	81.5	-	73.1	-	-	-
College Degree or Higher							
1970	8.6	12.0	7.3	5.7	10.7	10.9	11.0
1980	12.1	17.3	10.1	8.4	12.8	16.9	16.2
1990	13.7	19.7	11.3	10.0	17.7	20.3	20.3
2000	14.7	21.5	12.6	9.3	15.3	23.2	24.4
2005	16.3	24.7	-	-	-	-	-
2007	15.9	23.4	-	11.4	-	-	-

Educational changes are not occurring uniformly throughout the region. In the City of Beaumont, the proportion of college graduates is above state and national averages. This is not the case in the Port Arthur and Orange. In Port Arthur, the proportion and growth rate of high school and college graduates is well below the national, state, and regional averages. The proportion of college graduates and high school graduates in the City of Orange fall below state and national averages, but are above regional averages.

In Port Arthur and Orange, the relatively high number of individuals lacking even a high school education provides a potentially large pool of laborers for the fabrication and shipbuilding industry. However, in recent years, only a small percentage of individuals without at least a high school diploma have chosen to enter the industry or met the criteria for doing so (see Chapters 5 and 6, Volume III).

Public school revenue data provide measures of both school enrollment and the financial health of a region, indicating where growth is occurring and how much financial growth is occurring. Figures I.16 and I.17 shows property tax collections and total local revenue collections for selected public school districts in Orange and Jefferson County.

Property tax collections have increased 135% for Jefferson County, but these increases have not been equally distributed. The Beaumont Independent School District increased its property tax collections 153%, but the Port Arthur Independent School District increased its property tax collections at a much lower rate of 66%. Likewise, total local revenues in the Port Arthur ISD lag the Beaumont ISD.

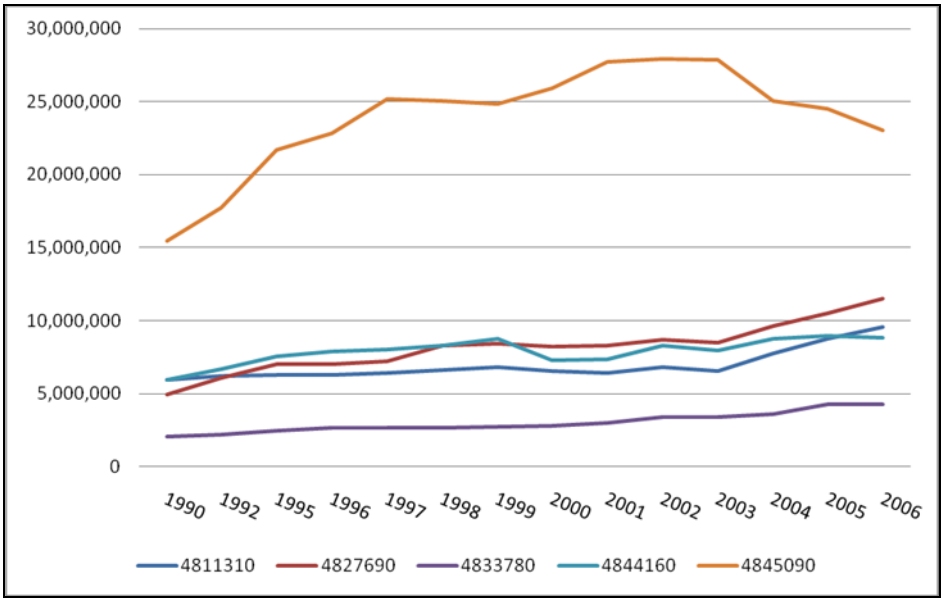

Figure I.16. Property Tax Revenue Collection for School District in Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

Orange County's property tax collections increased 66% and total local revenues increased 136%. This is buttressed by the significant growth in the revenues collected by the Little Cypress-Mauriceville Consolidated Independent School District located north of Orange, TX. The West Orange-Cove Consolidated Independent School District, which services the city of Orange, TX, experienced significantly less property tax and total local revenues collections. Orange County collections and Jefferson County collections declined in 2000 and 2003.

While governmental revenues in Orange and Jefferson County are increasing, concomitant increases have not been seen in public school enrollment (Figure I.18.a and Figure I.18.b). The number of students in Orange County has decreased 12.6% from 1986 to 2006; West Orange-Cove CISD declined 38.6%, but Little Cypress-Mauriceville CISD increased 10%. Similarly, the number of teachers employed by the West Orange-Cove CISD decreased 25.6%, and the number of teachers employed by Little Cypress-Mauriceville CISD increased 33.5%. The number of diplomas issued by the West Orange-Cove CISD decreased 41.5%, and the number of diplomas issued by Little Cypress-Mauriceville CISD increased 19.3%. The population, at least those with families, in Orange County is moving out of the city of Orange and into communities in the northern part of the county.

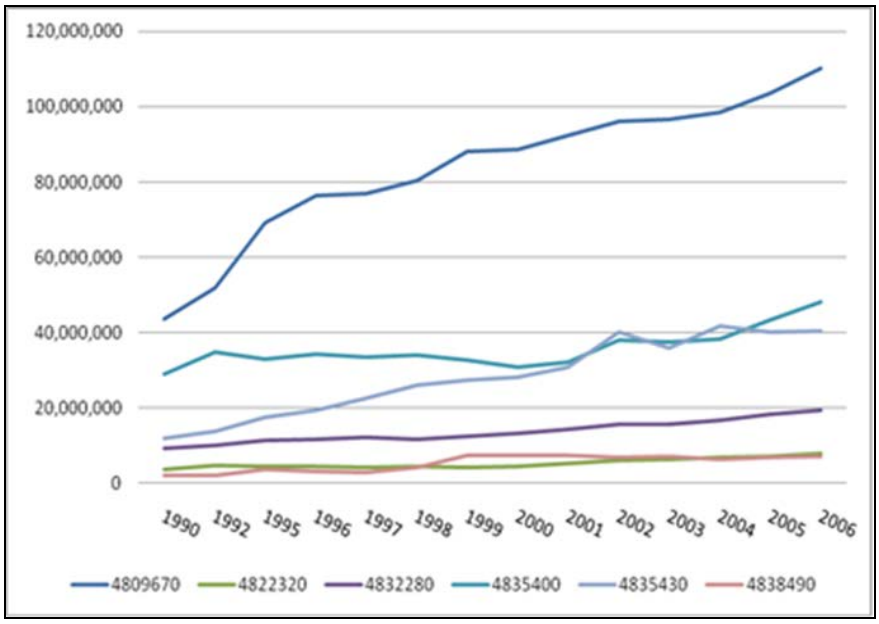

Figure I.17 Property Tax Revenue Collection for School District in Jefferson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

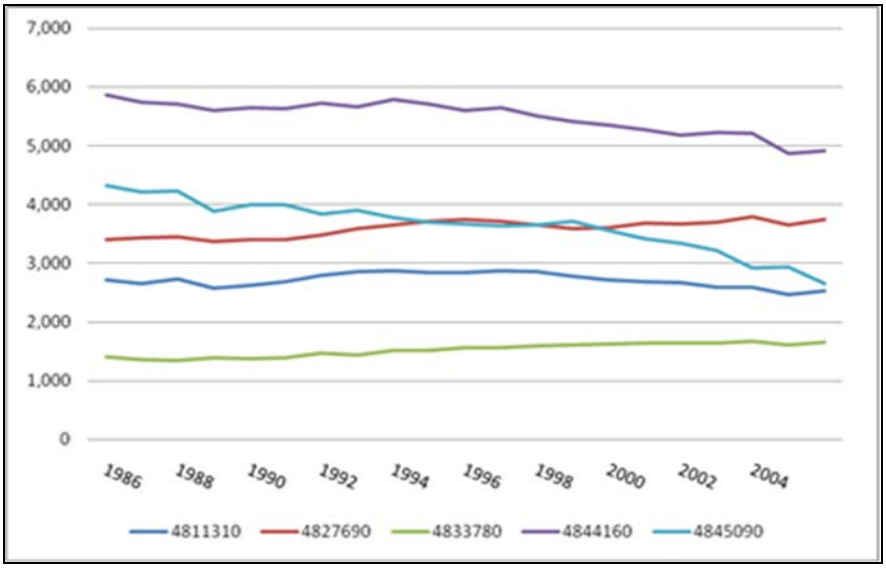

Figure I.18.a School Enrollment for School Districts in Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Jefferson County has seen similar shifts (Figure I.19.a). Student enrollment in the Port Arthur ISD has declined 23.6%, and the number of teachers employed has declined 21%. The number of diplomas issued by the Port Arthur ISD also decreased 22%. The number of diplomas issued (Figure I.20) by Beaumont ISD increased 4.29%, but student enrollment decreased 5.6%. The

number of teachers employed by the district is up 23%. Many of the observed downturns occurred around 1996, and again from the period of 2003-2004.

Student population and revenue declines in 1996 occurred after downturns observed by shipbuilding and fabrication and manufacturing in 1995; similar decreases in 2003-2004 correspond to decreases in manufacturing industry.

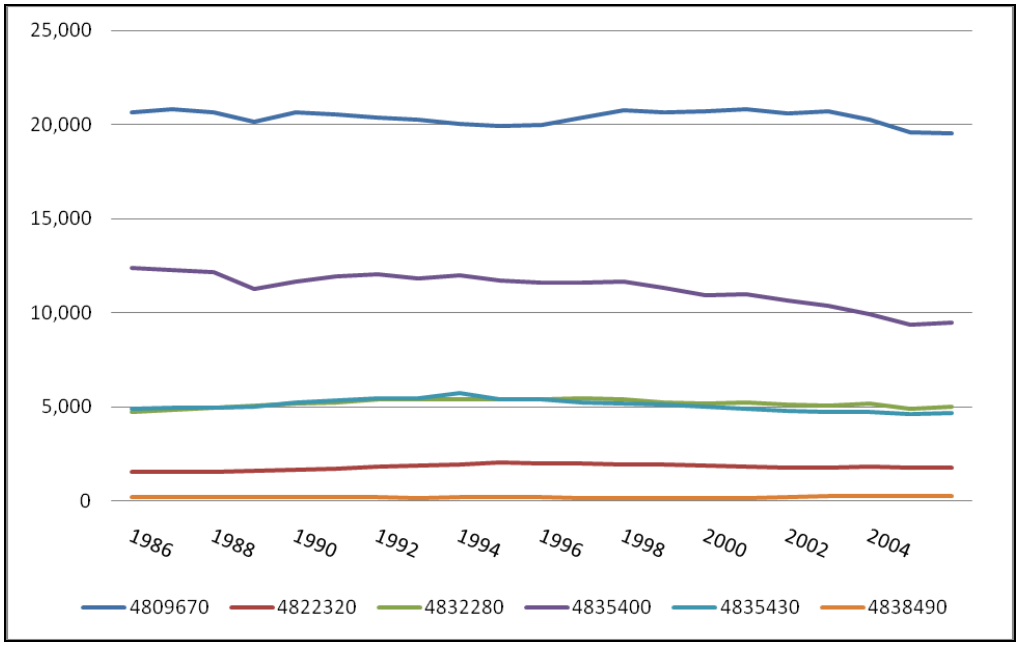

Figure I.18.b School Enrollment for School Districts in Jefferson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Jefferson County's student enrollment is down 5.3%, and Orange County's student enrollment is down 12.6% (Figure I.19.a, I.19.b, I.21). The deceases in school enrollment have to be a source of concern if the region is to replenish its future labor pool. Declines in diplomas, students, and teachers in Port Arthur ISD combined with lower financial collections correspond to population, housing, and income patterns.

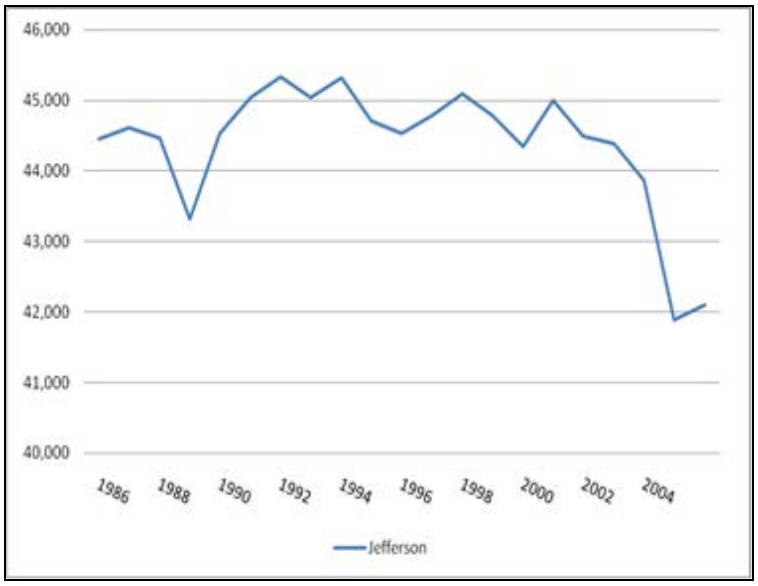

Figure I.19.a. Total Students in Jefferson County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

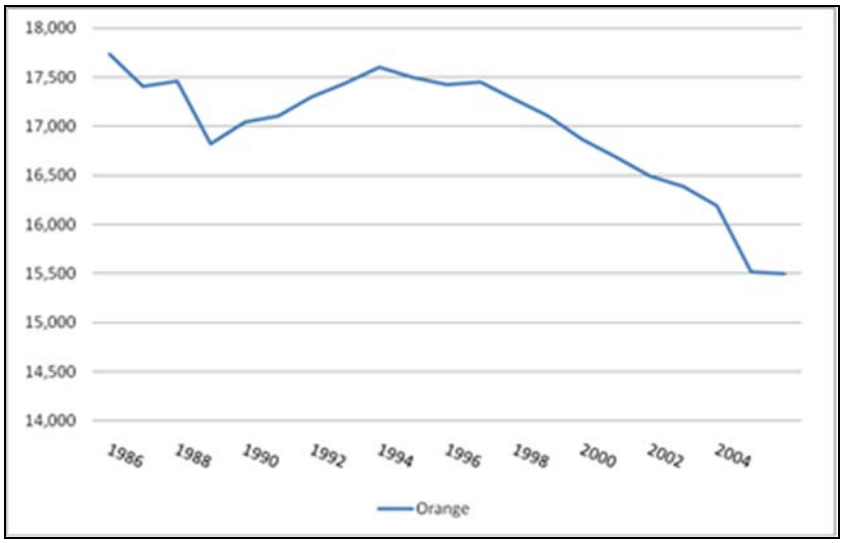

Figure I.19.b. Total Students in Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

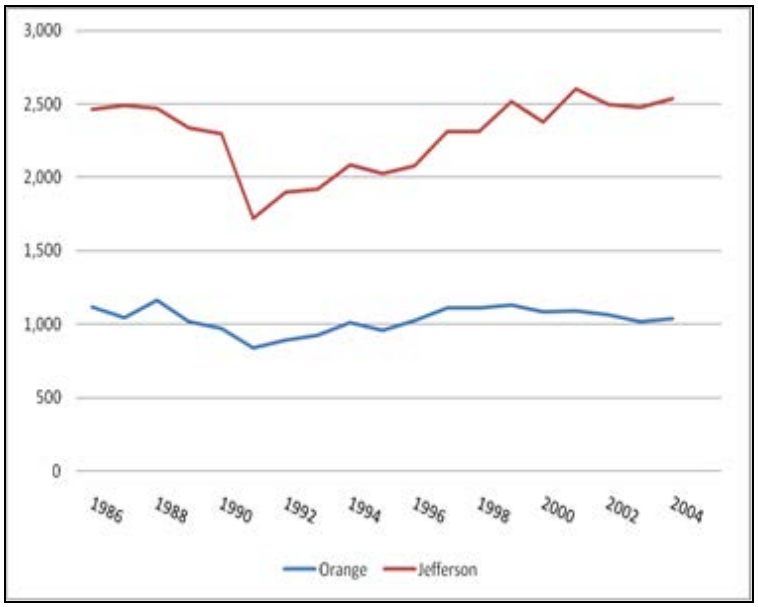

Figure I.20. Diplomas Issued in Jefferson County and Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

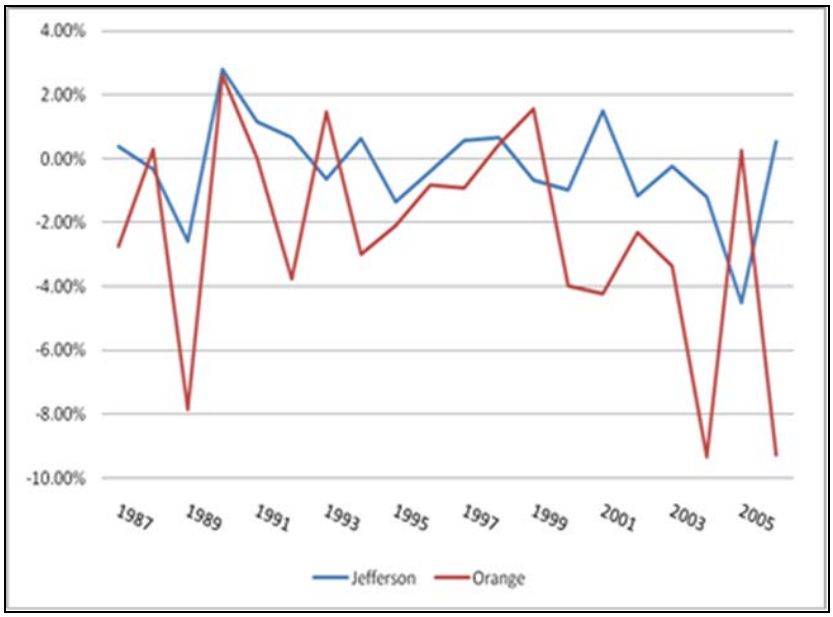

Figure I.21. Annual Percentage Change in Student Enrollment for Jefferson and Orange County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Affordable and available housing are critical issues for businesses and people. Table I.10 and Figure I.22 show the gross median household rent and median home value for the Beaumont-Port Arthur metropolitan statistical area in 2005 dollars. In the 1970s, the gross median rent was substantially lower than today, indicating an increased relative cost of housing since 1970. From 1970 to 1980, the gross median rent increased 36.1% in the Beaumont MSA and 46.2% in the city of Orange. From 1980 to 1990, the gross median rent decreased 4.3%, from 1990 to 2000 increased .4%, and from 2000-2007 increased 13.9%. At a gross medium rent of $615 in 2007, Beaumont was the most expensive place of the three principal cities to rent; Port Arthur had the cheapest housing.

Table I.10.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Beaumont	Suburbs	Port Arthur	Orange
1970	$413	$423	$418	$372	$342
1980	$562	$550	$597	$507	$500
1990	$538	$553	$545	$478	$502
2000	$540	$553	$561	$459	$521
2005	$556	$594			
2007	$615	$616		$492	
Rent in National Lowest 20%	MSA	Beaumont	Suburbs	Port Arthur	
1970	38.7	35.9	37.5	47.4	57.8
1980	23.7	24.7	17.4	33.4	26.6
1990	29.8	27.7	25.6	42.8	36.1
2000	32.7	30.9	26	48.7	37
Rent in National Middle 60%					
1970	52.1	53.1	53.7	46.4	35.7
1980	59.9	57.1	66.2	54.3	62.4
1990	66	66.7	70.5	55.7	59.8
2000	62	62.4	69.5	47.6	59.2
Rent in National Top 20%					
1970	9.3	11	8.8	6.1	6.6
1980	16.4	18.2	16.4	12.3	11
1990	4.2	5.6	3.8	1.5	4.2
2000	5.3	6.7	4.5	3.7	3.8

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

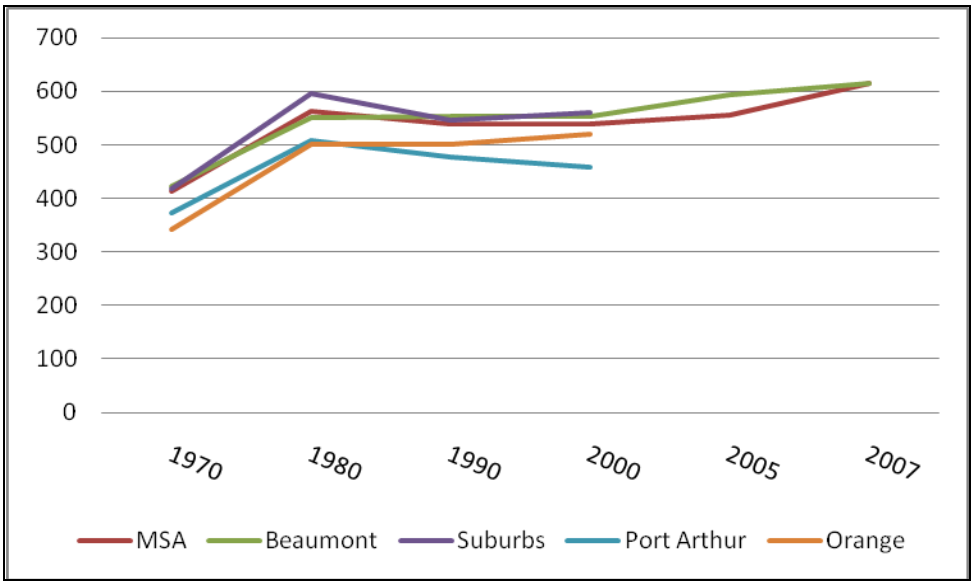

Figure I.22. Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

From 1980-2005, the gross median rent was relatively stable; however, there was a tremendous increase (10.6%) from 2005-2007. The gross median home value increased 7.3% as well over the two-year period. Median incomes in Jefferson increased only 9%, but in Orange County, they increased 20%. Increases in housing prices have outpaced increases in incomes in Jefferson County, but not Orange County. Relative to income, housing has become less affordable in Jefferson County, but not so much in Orange County.

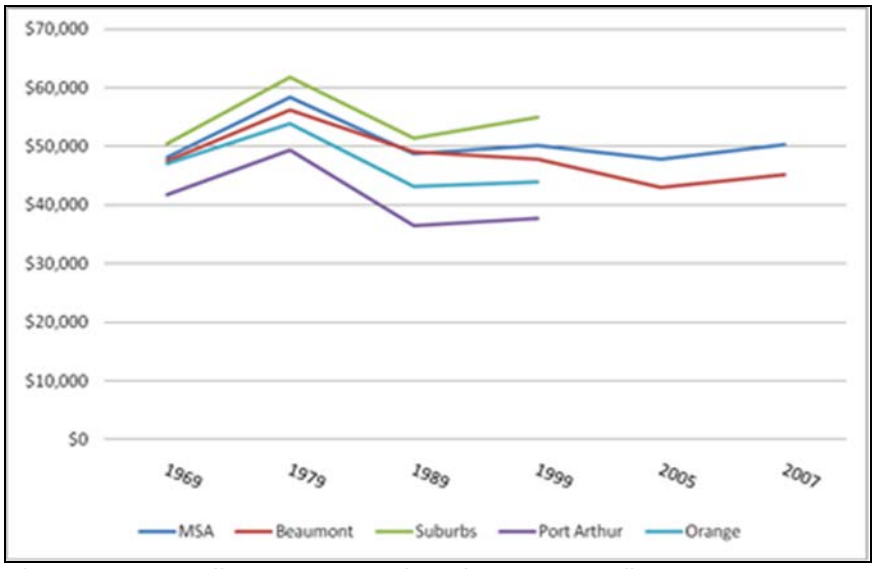

Figure I.23. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The increase in the gross median rent in the Beaumont MSA meant less low-income housing was available. The proportion of people with rents in the lowest 20th national percentile decreased from 38.7% in 1970 to 32.7% in 2000, the proportion of people with rents in the middle 60th national percentile has increased from 52.1% in 1970 to 62% in 2000, and the proportion of people with rents in the upper 20th national percentile decreased from 9.3% in 1970 to 5.3% in 2000. As of 2000, the proportion of people with rents in the lowest 20th percentile was highest in Port Arthur (48.7%). In the city of Orange, the proportion of people with rents in the lowest 20th percentile has decreased from 57.8% to 37%. The city of Orange used to have the highest percentage of low income rents, but this is no longer the case. Port Arthur clearly has the most low-income housing. Across the Beaumont MSA, less people are paying rents in the upper 20th percentile and lowest 20th percentile; rents are moving into the middle 60th percentile.

Like the gross median rent, the median home value for the Beaumont MSA has increased, as shown in Figure I.23 and Table I.11. The most substantial increase occurred in the 1970s, as home values increased 32.8%. The median home value decreased 15% during the 1980s, but has increased each subsequent decade. The median home value for the Beaumont MSA in 2007 was $79,339 versus $83,610 for the city of Beaumont. Historically, the median home value for Beaumont has been comparable to the median value for the Beaumont MSA; however, home values in the city are now higher than the MSA. At a median home value of $41,600, Port Arthur remains the cheapest place for housing.

The proportion of people with home values in lowest 20th national percentile has increased from 38.9% in 1970 to 57.3% in 2000, the proportion of people with home values in the middle 60th national percentile decreased from 55.5% in 1970 to 39.7% in 2000, and the proportion of people with home values in the upper 20th national percentile decreased from 5.6% in 1970 to 3% in 2000. As of 2000, in Port Arthur, 82.6% of the home values were in the lowest 20th national percentile; in the city of Orange, 63.6% of the homes values were in the lowest 20th national percentile.

Housing has become more expensive in the Beaumont MSA, but it is not high by state and national standards. In fact, the median home value in the Beaumont MSA is the second lowest of all the communities in this study, with nearly 60% of all homes falling in the lowest 20th national percentile.

Table I.11.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Home Value in 2005 Dollars	MSA	Beaumont	Suburbs	Port Arthur	Orange
1970	$56,088	$58,650	$57,468	$48,100	$58,922
1980	$74,482	$75,371	$82,014	$53,091	$73,475
1990	$63,283	$65,598	$68,327	$43,931	$60,667
2000	$70,920	$70,884	$79,160	$40,716	$60,450
2005	$73,900	$83,300			
2007	$79,339	$83,610			
Value in National Lowest 20%	MSA	Beaumont	Suburbs	Port Arthur	Orange
1970	38.9	35.4	36.9	50.8	33.6
1980	39.9	40.4	32.9	60.3	38.9
1990	51.5	49	45.8	72.8	55.6
2000	57.3	57.3	50.3	82.6	63.6
Value in National Middle 60%					
1970	55.5	55.8	58.5	46.5	61.1
1980	52.3	48.9	59.2	37.1	52.3
1990	46.9	47.6	53.2	26.9	42.2
2000	39.7	38	47.1	16.5	34.7
Value in National Top 20%					
1970	5.6	8.7	4.6	2.7	5.3
1980	7.9	10.7	8	2.5	8.8
1990	1.6	3.4	1	0.3	2.2
2000	3	4.8	2.7	0.9	1.8

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

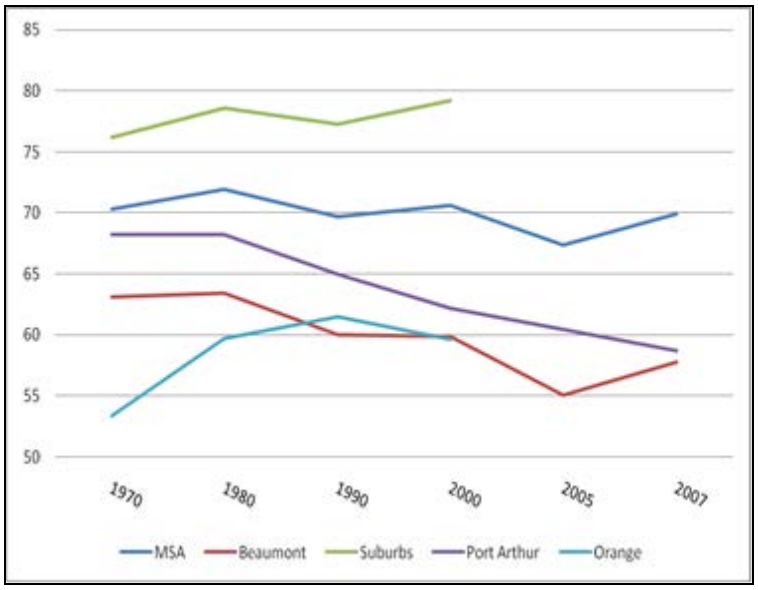

Figure I.24. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In 1970, 74,904 units (70.3%) in the Beaumont-Port Arthur metropolitan statistical area were owner occupied, while 31,685 units (29.7%) were renter occupied (Figure I.24). Today, 97,507 units (67.4%) are owner occupied and 47,055 units are renter occupied (32.6). The proportion of homeowners and renters has changed very little over time, likely due to the fact that home values are low in the Beaumont MSA. Renter occupied units are much higher in metropolitan areas—Beaumont (40.1%), Port Arthur (37.8%), Orange (40.4%)—than in the suburbs (20.8%).

Interestingly, the proportion of homeowners is declining in Beaumont and Port Arthur, but is increasing in the city of Orange. As such, available housing is scarcer in the city of Orange than elsewhere (Figure I.25). In 2000, the proportion of vacant units in the city of Orange was 7.6%, versus 8.8% for Beaumont and 11% in Port Arthur. In 2007, Port Arthur had an estimated vacancy rate of 17.4% (4,123 total units). The number of units declined from 24,550 in the 2000 census to 23,670, a 3.6% decrease in housing. Over the same period, PA lost nearly 10% of its population (the entire MSA lost 2.5%).

In 2007, the total vacancy for the Beaumont-Port Arthur metropolitan statistical area was 12.7%. More people were purchasing homes in Orange, and housing in Orange was in higher demand. Residents of Port Arthur disproportionately rent, and homes in the Port Arthur area were in lower demand. Ethnographic data indicated that Orange was perceived as a nicer place to live because it was safer, smaller, and more stable, though, even there, city officials were struggling to attract and keep residents as the bedroom communities that radiate northwest and north of the city draw more people, especially relatively affluent, middle-aged professionals.

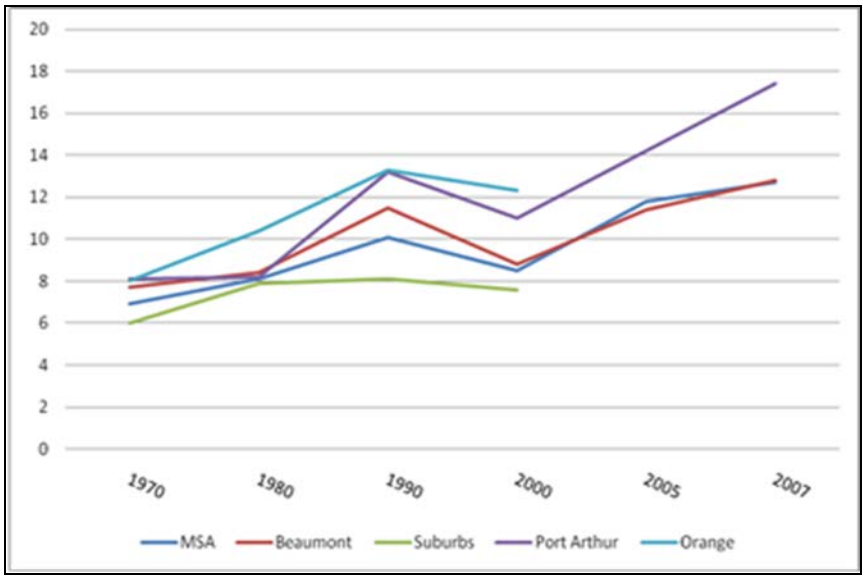

Figure I.25. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Declines in manufacturing jobs correspond to increases in housing vacancies from 2000 to 2005. The increased number of vacancies did not slow the application for building permits for single-dwelling and multiple doweling units in Jefferson County (Figure I.26). The number of permits for single and multiple dwelling homes in 2000 far exceeded the number of permits requested in the 1990s and 1980s. Declines in building permits occurred in the early 1980s and early 1990s. There was a tremendous surge in Jefferson County building permits in 2006 and 2007. Multiple dwelling permits were not common in Orange County; requests were made only four times from 1980 to 2007—in 1980, 1981, 1998, and 2007. In sum, gross median rents and median home values are below state and national averages and are consistent with relatively lower median incomes in the region.

Overall, the number of housing units from 1970 to 2007 increased 41.9% for the Beaumont-Port Arthur metropolitan statistical area, while population increased over 5% at the same time. Year-to-year gains and losses in the number of housing units and population are shown in Table I.12. Only in 2007, in Orange County, did the rate of population growth exceed that of housing.

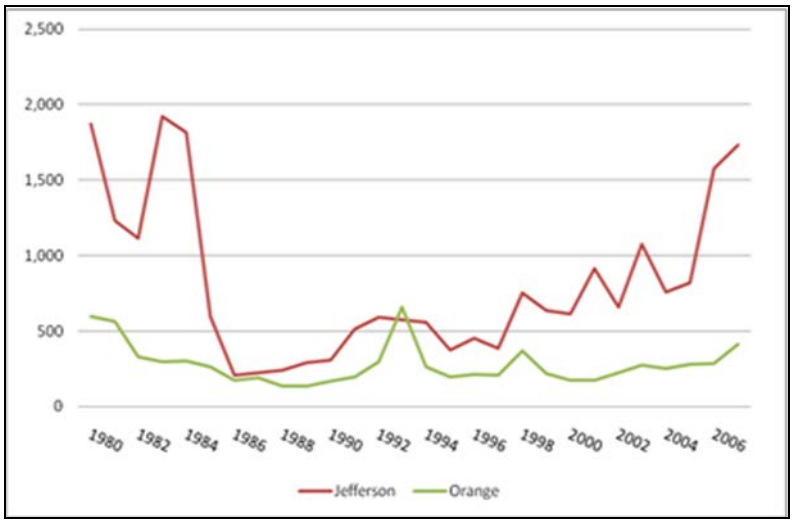

Figure I.26. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

Table I.12.

Number of Housing Units and Population Change in Jefferson and Orange Counties, 2000-2007.

Year	Jefferson Cty.	% Change	Population % Change	Orange Cty.	% Change	Population % Change
2000	102,212			34,863		0.03%
2001	102,747	0.52%	-0.94%	35,206	0.97%	-0.90%
2002	103,500	0.73%	-0.34%	35,411	0.58%	-0.30%
2003	103,965	0.45%	-0.38%	35,599	0.53%	-0.32%
2004	104,828	0.82%	-0.11%	35,822	0.62%	0.08%
2005	105,380	0.52%	-0.28%	36,009	0.52%	-0.09%
2006	103,972	-1.35%	-2.07%	35,686	-0.91%	-1.64%
2007	104,499	0.50%	0.23%	35,636	-0.14%	0.52%

Census data, therefore, do not suggest housing shortages or a lack of affordable housing for the Beaumont-Port Arthur metropolitan statistical area as a whole. Nevertheless, locally-specific and population-specific shortages existed. For example, residents and community leaders noted that, while housing for above-median income professionals in the suburban and bedroom communities was available and has even increased, there has been a decline in housing in urban core zones. Some middle income housing became available following the exodus after the 1980s petroleum industry downturn, but worker housing remained in short supply.

In addition, the impact of the 2005 and 2008 hurricanes is only partially reflected in the data. While the number of units in Orange and Jefferson counties declined from 2007 to 2008, population also declined significantly in 2006. Still, the loss of housing units, combined with the post-Katrina influx of people from New Orleans and the rapid influx of workers seeking employment related to the refinery and LNG expansions, as well as the general construction and expansion work available as houses, business, and hotels were being built to support the expected population growth, led to a sharp upturn in the price of rental units, especially

following Hurricane Rita. The impact of these changes on longer-term housing is not yet known. The housing shortage has been temporarily alleviated by the economic downturn and slow pace of recovery following the 2008 storms.

In 2007, leaders and residents within the Golden Triangle expressed great optimism that an industrial boom was on the way. The boom was expected to occur during 2007 and 2008, when post-Katrina fabrication and shipbuilding demand was still high, and it was anticipated that these expansions would generate tens of thousands of short term jobs, as well as a smaller number of permanent jobs. Labor demand associated with fabrication and shipbuilding had begun to taper off during 2008 when Hurricane Ike struck and caused considerable damage. The net result of the damages associated with Ike, as well as the downturn in the economy witnessed in the second half of 2008, was a significant damper on refinery and plant expansions as well as slow downs and business closures in the fabrication and shipbuilding industry due to loss of materials, facility damage, cancelled contracts, and loss of workers.

Figures I.27.a and I.27.b show the occupancy status of either homeowner or renter occupied homes as a percentage of the total homes for census tracts in the Golden Triangle. This does demonstrate some clustering of the ownership patterns.

New housing in the region, depending on where it is located, will have particular effects on transportation patterns and infrastructure problems. Analysis of commuting patterns provides an indication of the linkages between residences and work sites.

The commuting patterns for Jefferson and Orange counties have changed from 1970 to 2000 (Table I.13). In Jefferson County, the total number working in the county increased 11.9%, from 70,031 in 1970 to 88,460 in 2000. The number of Jefferson residents commuting to other counties increased 130%, from 3,681 people to 8,478 people; however, this comprised only 8.8% of the total workforce. Jefferson residents that commute are working primarily in Orange, Harris, Hardin, and Chambers counties. On the other hand, the number of non-residents working in Jefferson County increased 166% and comprises 25.6% of the total workforce, up from 12.6% in 1970. Non-residents are commuting primarily from Orange, Jasper, Hardin, and Harris counties.

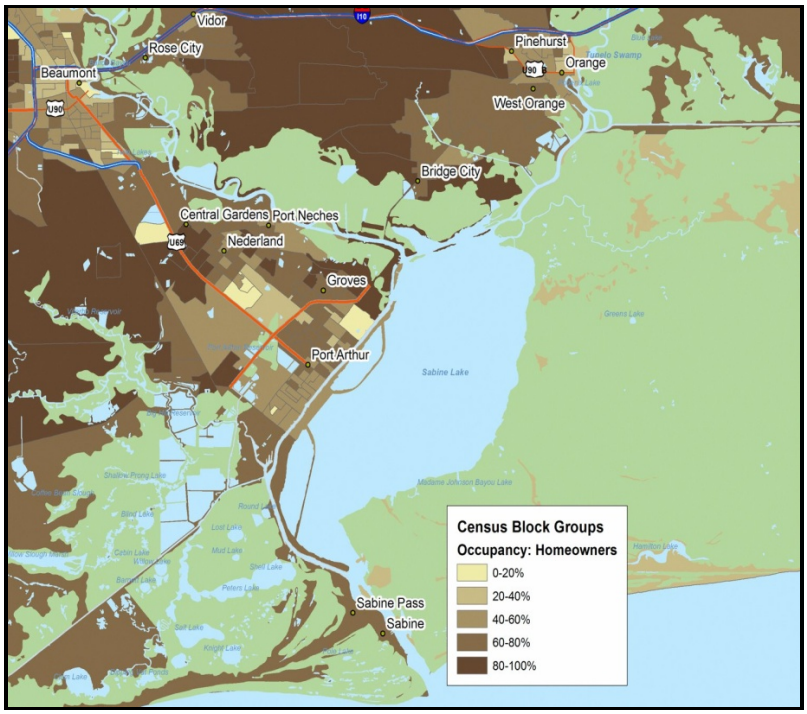

Figure I.27.a Housing Occupancy: Homeowners. Source: U.S. Office of Management and Budget (OMB) 2008.

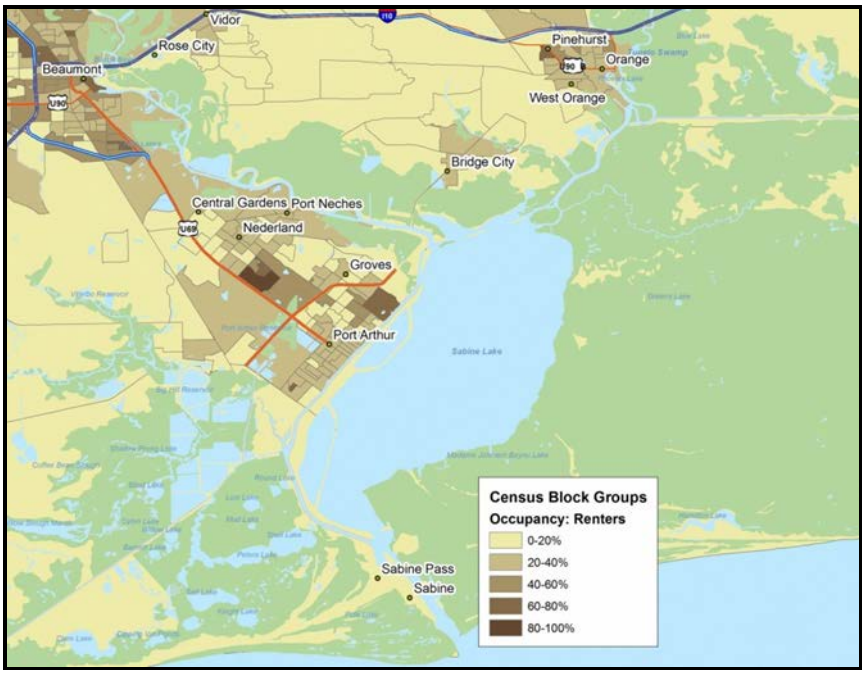

Figure I.27.b Housing Occupancy: Rentals. Source: U.S. Office of Management and Budget (OMB) 2008.

In Orange County, the total number working in the county increased 33.4%, from 14,749 in 1970 to 19,675 in 2000. The proportion of Orange County residents commuting to other counties increased 97%, from 33.6% of residents to 42.8%. A large percentage of Orange County residents commute, but they are working largely in Jefferson County. These data, combined with the population data, suggest that an increasing number of people are moving to Orange County but are working in Jefferson County. The number of non-residents commuting into Orange County increased 124% and comprises 27% of the workforce, up from 18% in 1970. They are arriving from Jefferson County, Newton County, Hardin County and Calcasieu Parish, LA.

The commuting patterns reveal that Jefferson and Orange counties depend heavily upon each other for workers. Those commuting out of Jefferson County are largely working in Orange County and vice versa. When Orange and Jefferson counties are combined into one geographical unit, only 4.9% of the total workforce works outside of Orange and Jefferson counties commutes. The two primary destinations outside these counties are Hardin and Harris counties; secondary destinations are Jasper County and Calcasieu Parish, LA. The data shows that 14% of the workforce of Orange and Jefferson counties commutes from outside Orange and Jefferson counties. The counties supplying the most labor are Hardin County, followed by Jasper County, Harris County, Newton County, and Calcasieu Parish, LA. Although the increased number of commuters is indicative of national trends and not exclusive to the region, commuters are a small percentage of the workforce in Jefferson and Orange counties. These counties depend heavily upon each other for labor, with both counties also drawing from Hardin County.

Table I.13.

Work Commuting Patterns by Decade for Orange and Jefferson Counties

County		1970	1980	1990	2000
Orange	Staying	14,749	22,093	20,120	19,675
	Entering	3,251	5,509	5,484	7,283
	Leaving	7,464	11,184	12,077	14,714
Jefferson	Staying	79,031	93,785	90,591	88,460
	Entering	11,433	20,162	23,633	30,402
	Leaving	3,681	7,049	6,601	8,478

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Sectors luring workers away from Jefferson and Orange counties are services, manufacturing, construction, wholesale/retail trade, and state and local government. The largest sectors attracting commuters are services, construction, manufacturing, and wholesale/retail trade. In the manufacturing sector, 31% of those working in Jefferson County come from outside Jefferson County, primarily Orange and Hardin. Similarly, 36.2% of those working in manufacturing in Orange County come from outside Orange County, primarily Jefferson and Calcasieu Parish. When combining Orange and Jefferson County into one geographical unit, the number of manufacturing workers from outside Jefferson and Orange County drops to 16.7% of all workers. These manufacturing workers commute from a variety of places—10 parishes in

Louisiana Parishes and 16 counties in Texas. Manufacturing relies on more and attracts more commuters than the regional average for all sectors combined.

The dominance of the refineries and petrochemical plants can be seen in employment statistics for the Golden Triangle as well. Companies within the shipbuilding and fabrication industries employee workers to fill all the positions, both on the yards and in the offices described in Chapter 1, Volume II. They hire core and contingent workers and have utilized guestworkers on H-2B visas. The following sections summarize trends in employment and wages within the region.

The Orange County labor force increased 7.9% between 1990 and 2007, from 38,202 people to 41,236 (Figure I.28.a). During this period, the labor pool was fairly stable, peaking at 43,314 in 1993. Over this period, the unemployment rate dropped 43%, from 9.1% in 1990 to 5.2% in 2007. Unemployment peaked at 14.8% in 1993, corresponding to a sharp downturn in the manufacturing industry.

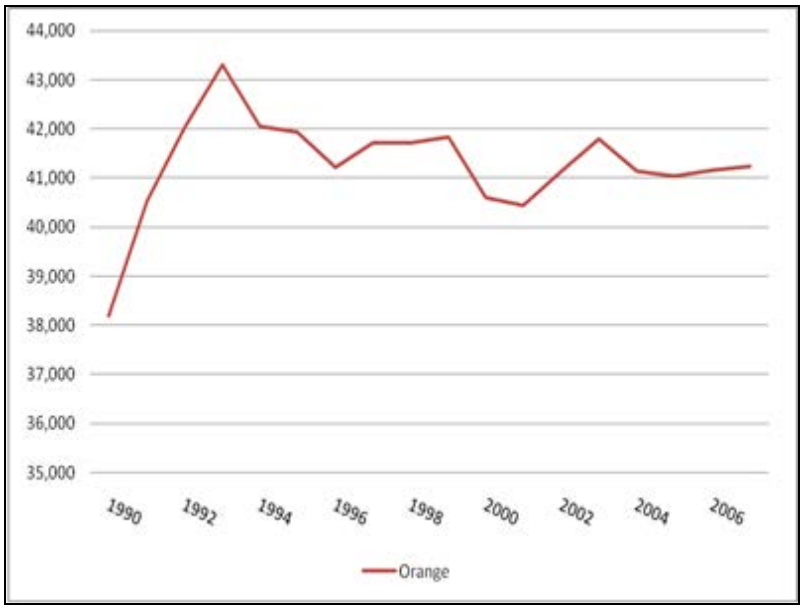

Figure I.28.a. Total Labor for Orange County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

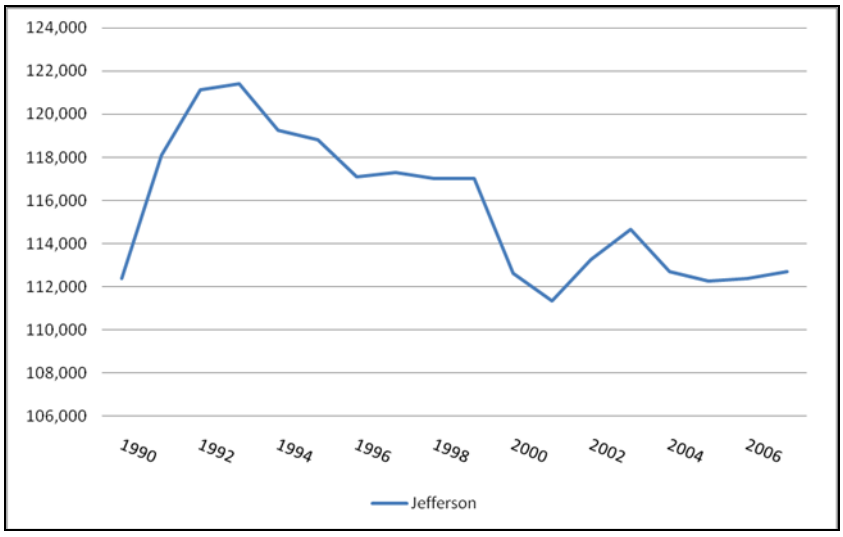

Figure I.28.b. Total Labor for Jefferson County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

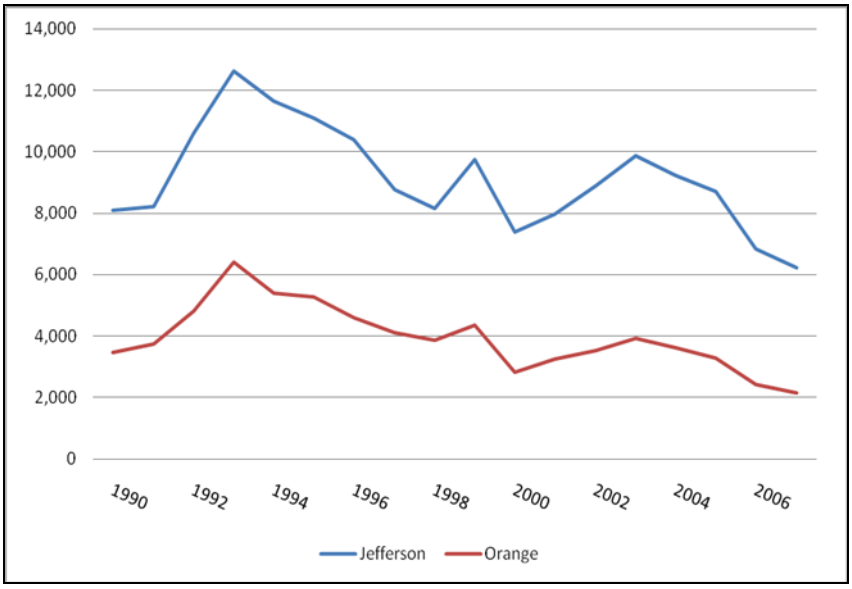

Figure I.29. Percent Unemployed in Jefferson and Orange County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

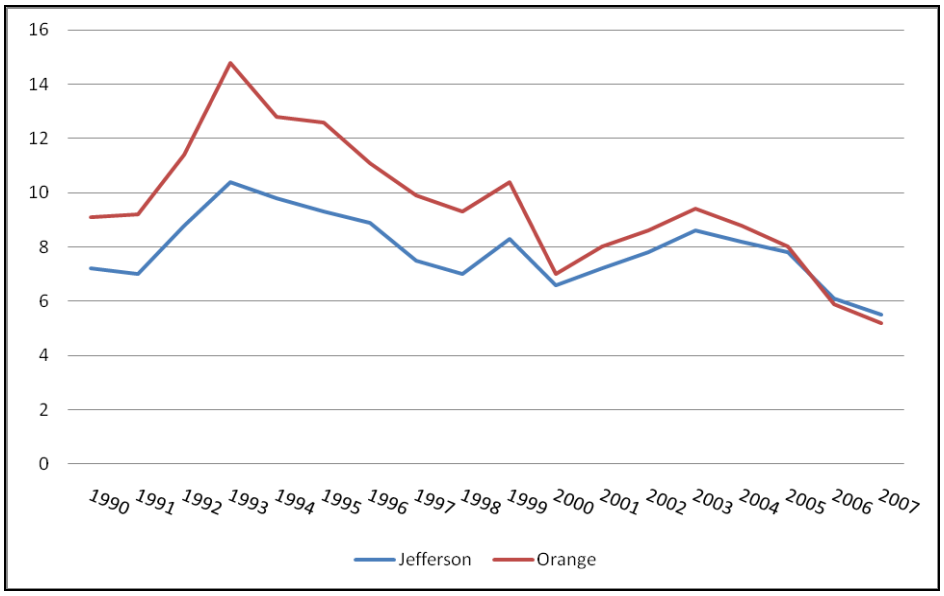

Figure I.30. Total Number Unemployed in Jefferson and Orange County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

During this period, the labor force in Jefferson County remained virtually unchanged, with only a .03% increase, from 112,373 people in 1990 to 112,688 in 2007. Like Orange County, the labor force in Jefferson County peaked in 1993 at 121,423. Over this period, the unemployment rate has dropped 24%, from 7.2% in 1990 to 5.5% in 2007 (Figure I.28.b). Unemployment peaked at 10.4% in 1993, the same year as Orange County.

Unemployment in Orange and Jefferson counties decreased every year in the 1990s until 1999 (Figures I.29 and I.30). Unemployment increased from 2001 to 2003, but decreased afterwards. Unemployment is historically higher in Orange County than Jefferson County and both are historically higher than state and national levels. The difference in unemployment between Orange and Jefferson counties and the state narrowed in 2006 and 2007, with unemployment in Orange County lower than Jefferson County for the first time.

Over the long term, therefore, the region has not been substantially adding or losing jobs, though jobs have been created at a higher rate in Orange County then Jefferson County. Changes in labor, employment and unemployment correspond to changes in the shipbuilding and manufacturing industries, indicating that manufacturing plays an important role in the regional economy.

Effects of the recession that began in late-2007 are reflected in labor force figures; the unemployment rate in both Jefferson and Orange counties exceeded 10% in June 2009 (10.1% and 10.5%, respectively). Unemployment is worse in the metropolitan areas of the county, with the unemployment rate in Port Arthur reaching 12.3% in Dec 2008 (last available data), when Jefferson County unemployment was at 8.2%.

Table I.14 shows limited data available for the shipbuilding and fabrication industry in the Beaumont-Port Arthur MSA due to the small number of firms. The data series for 1990-2000 shows fabrication employment increasing during the period from 359 to 1,290 average employed workers for the year, peaking in 1998 with at 2,746 average employed workers. Declines in employment occurred in 1992, 1995, and 1999-2000. During this period, the total annual average number of firms[5] increased from 13 to 25, with a high of 26 in 1999.

Table I.14.

Employment and Wages Nominal and Real for Shipbuilding

Year	Annual Average Employment	Annual Percent Change in Employment	Annual Average Pay ($)	Annual Percent Change in Avg. Annual wage	Inflation Adjustment in 1970 dollars	Real Annual Average wages (Real $)	Annual Percent Change in Real Avg. Annual wage
1990	359		21117.00		3.56	5930.33	
1991	538	49.86	20945.00	-0.81	3.65	5732.95	-3.33
1992	536	-0.37	22713.00	8.44	3.77	6020.70	5.02
1993	999	86.38	25988.00	14.42	3.87	6719.20	11.60
1994	1045	4.60	29397.00	13.12	3.98	7393.26	10.03
1995	887	-15.12	30932.00	5.22	4.08	7572.73	2.43
1996	1483	67.19	29727.00	-3.90	4.21	7062.73	-6.73
1997	1849	24.68	34458.00	15.91	4.28	8060.10	14.12
1998	2764	49.49	32978.00	-4.30	4.35	7587.15	-5.87
1999	1973	-28.62	35021.00	6.20	4.47	7842.38	3.36
2000	1290	-34.62	38300.00	9.36	4.63	8268.08	5.43

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.
Employment and Wages Nominal and Real for Shipbuilding

Table I.14 also shows the annual average wages paid in shipbuilding and fabrication industry increasing during this period of time. In 1990, the annual average wage was $21,117. In 2000, the annual average wage was $38,300. On three occasions, the annual average wage in shipbuilding decreased: 1991, 1996, and 1998. Both the Bureau of Labor Statistics and ethnographic data indicate that wages in the fabrication and shipbuilding industry are volatile (see Figures I.31-I.34)

In real terms based on 1970 dollars, the average annual wage was $5,930 in fabrication/shipbuilding in 1990. In 2000, it was $8,268, for an increase of 39.42% or an average real growth of 3.38% per year over the 10 year period. The volatility that was present in the nominal wage movement was also present in the real wage series. The magnitude of the changes varied between the changes in the two series. However, the direction was always consistent between nominal and real wages. In summary, workers in the shipbuilding/fabricating industry appeared to obtain wages increases well above the rate of inflation during this period.

[5] The BEA term, "annual average establishment count," refers to a firm. Because a firm could have multiple yards, this is not the same as number of yards. It is an annual average, meaning the actual number during any given year could have been higher depending upon the entrance or departure of firms during the year.

Figure I.31. Annual Average Employment in Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

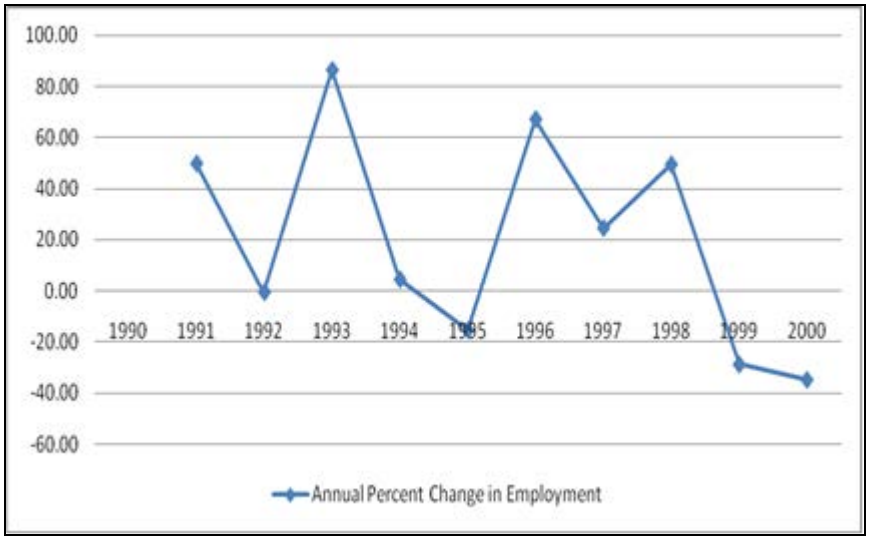

Figure I.32 Annual Percent Change in Employment in Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

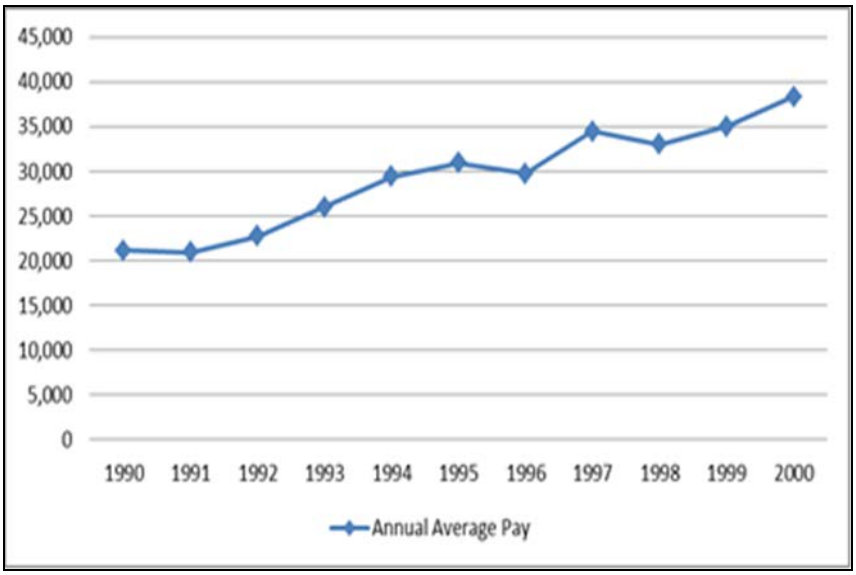

Figure I.33 Annual Average Wages for Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

Figure I.34 Percent Change in Annual Average Wages for Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

In 1990, the average wage for shipbuilding lagged the median income in Jefferson and Orange County, indicating a lack of wage competiveness. By 2000, the average shipbuilding and fabrication wage surpassed the median income for Jefferson and Orange County, suggesting that shipbuilding and fabrication wages had become more competitive.

Table I.15 and Figures I.35 and I.36 show employment and income data for the manufacturing industry. The overall number of individuals employed in manufacturing declined 43% from 1969 to 2006, a net loss of 16,000 jobs. Manufacturing employment peaked at 42,924 in 1981. Significant declines occurred from 1975-1977, 1980, 1982-1989, 1993-1995, and 1999-2004, with 1982 and 1986 being particularly severe with double digit employment decreases. The late-1990s saw an upturn for manufacturing employment, but these gains were erased the following decade. In fact, the increase in manufacturing employment in 2006 was the first significant increase since 1998. Although manufacturing employment declined, manufacturing income has increased 398% over the same period. There were fewer jobs, but more money was being made. Decreases in manufacturing income occurred for 1982-1987, 1989, 1993, and 1999-2000.

Table I.15.

Manufacturing Employment and Percentage Change in Employment, 1970-2006

Manufacturing Employment and Percentage Change	Manufacturing Employment by Industry Sector for 1970	Manufacturing Employment by Industry Sector for 1980	Manufacturing Employment by Industry Sector for 1990	Manufacturing Employment by Industry Sector for 2000	Manufacturing Employment by Industry Sector for 2006
Manufacturing	37965	38610	24987	23962	21519
% Change Manufacturing	31.99	25.41	16.81	14.24	12.21

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Figure I.35 Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In real terms, using the income figures for manufacturing/fabricated metal for the 1970 to 2006 period, real income increased from $10,165 in 1970 to $11,474 in 2006, for an average growth rate of .27% per year, which suggests worker wages have barely kept pace with inflation. A simple analysis based on these numbers, however, would miss a significant story. If the data are examined using the decade sub-periods, the volatile nature of this industry becomes very clear. Real income increased 89.86%, from $10,165 in 1970 to $19,299 in 1980 for an average real growth of 6.6%. The real income during this period reached a peak in 1977 at $18,993 before declining and increasing again in 1980. Real income then declined 65.93%, from $19,299 in 1980 to $6,574 in 1990 for an average decline of 10.29% per year after reaching a peak of $23,731 in 1981. From 1990 to 2000, real wages recovered, growing 79.82% to $11,822 for an average increase of 6% per year. From 2000 to 2006, real wages fell again, declining 2.94% to $11,474 or .5% per year. The results of the sub-period analysis make it very clear that a "feast-famine" characterization of this industry is appropriate. In some sub-periods, the wage increases clearly outpaced the rate of inflation. However, in other periods, workers not only failed to keep up with inflation, but also lost significant purchasing power.

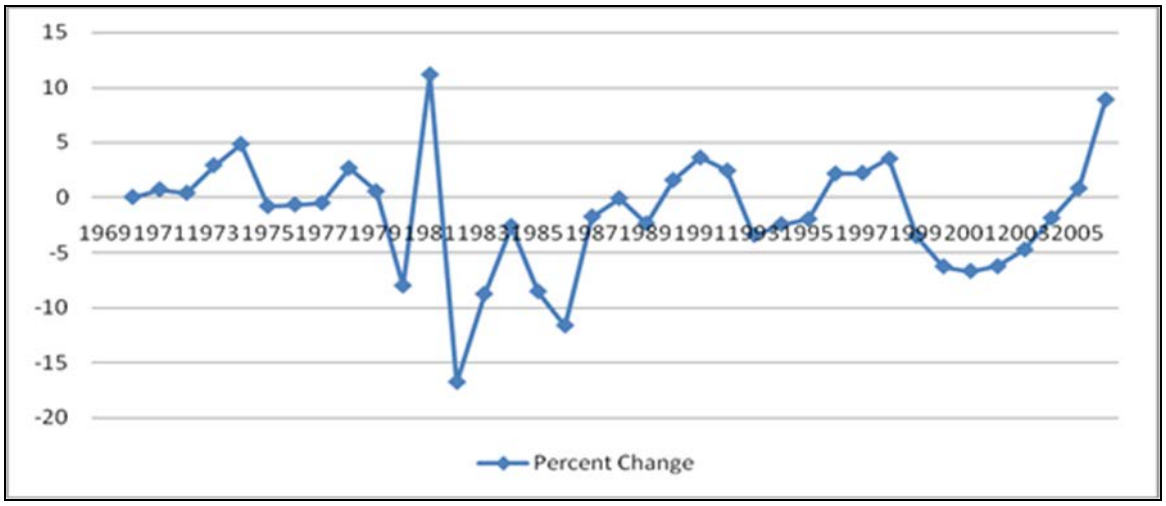

Figure I.36 Percent Change in Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Total full-time and part-time employment in the Beaumont-Port Arthur MSA in 1970 was 137,330 workers (Table I.16 and Figure I.37). The breakdown of employment by key characteristics and major industry sectors shows that 89.7% were engaged in wage and salary positions (Table I.17). Additionally, 86.4% of the workers were employed in private industry compared to 12.6% in government jobs. Within the private sector, the manufacturing sector accounted for almost 32% of the total private employment, while the service and retail sectors accounted for 21.5 and 17.8% of total private employment, respectively. Construction is a distant fourth, accounting for 8.2% of the total private employment.

Table I.16.

Employment by Major Sector

Employment by Major Sector	Total Employment by Area for 1970	Total Employment by Area for 1980	Total Employment by Area for 1990	Total Employment by Area for 2000	Total Employment by Area for 2006
Total full-time & part-time employment	137330	174845	172206	197796	204806
Wage and salary employment	123242	156355	146058	167486	166819
Proprietors employment	14088	18490	26148	30310	37987
Private employment	118690	151962	148664	168283	176268
Govt and govt enterprises	17351	21356	22115	27753	26828
Federal, civilian	1311	1379	1412	2866	3214
Military	1976	1289	1478	1143	1017
State and local	14064	18688	19225	23744	22597
State government	(N)	3512	3579	5308	5036
Local government	(N)	15176	15646	18436	17561

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

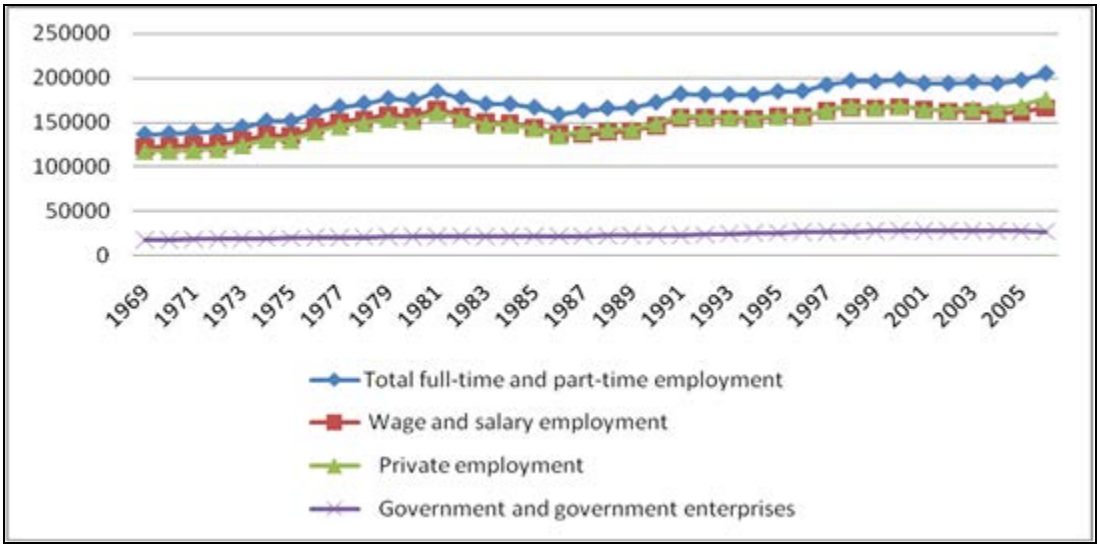

Figure I.37 Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.17.

Percentage Composition of Total Employment by Major Sector

Employment by Major Sector	Percent of Total Employment for 1970	Percent of Total Employment for 1980.	Percent of Total Employment for 1990	Percent of Total Employment for 2000	Percent of Total Employment for 2006
Total full-time and part-time employment	137330	174845	172206	197796	204806
Wage and salary employment	89.741499	89.424919	84.81586	84.676131	81.45
Proprietors employment	10.258501	10.575081	15.18414	15.323869	18.55
Private employment	86.426855	86.912408	86.329164	85.079071	86.07
Government and government enterprises	12.63453	12.214247	12.842177	14.031123	13.10
Federal, civilian	0.9546348	0.7886986	0.8199482	1.4489676	1.57
Military	1.4388699	0.7372244	0.8582744	0.5778681	0.50
State and local	10.241025	10.688324	11.163955	12.004287	11.03
State government	na	2.0086362	2.0783248	2.683573	2.46
Local government	na	8.6796877	9.08563	9.3207143	8.57

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By 1980, total employment increased to 174,845 people. Wage and salary positions decreased slightly as a percentage of the total to 89.4%. Private sector employment accounted for 86.9% of the total employment, while government accounted for 12.21% of the total employment. Across the private sector in 1980, the manufacturing sector still accounted for 25.4% of total private employment, while the service and retail sectors increased to 22.7% and 20.1%. Construction increased as a percentage of total private employment to 10%.

As of 1990, a dramatic shift appears in the employment picture with regard to the sector distribution of workers. The total employment figure is down slightly at 172,206 from the 174,845 of 10 years earlier. First, the number of employees in wage and salary positions has fallen to 84.8% of the total employment. While 86.3% of the workers are still employed in the private sector, the composition has changed in a significant manner. Further analysis shows that employment in the manufacturing sector has declined as a percentage of the total private employment to only 16.8% (third place). The service sector has surged to first place with 32.4% of the total private employment, and retail is second with 21.2%. Government employment has increased to 12.84% of the total.

In 2000, the total employment surged to 197,796, with wage and salary workers comprising 84.7% of the total. The private sector accounted for 85.1% of total employment, and government accounted for 14.03%. The shift described in the previous decade continued in the 1990's, with the manufacturing sector only accounting for 14.2% of the total private employment in 2000. The service and retail sector continued to expand to 33.4% and 21.9% of the total private employment figure.

The analysis of the employment data for 2001-2006 is based on the data using the NAICS classifications for the industrial sector. However, the information contained is consistent with the prior years and should provide a clear picture of employment across sectors. In 2001, total

employment increased to 193,540, with 85% of the workers employed in wage and salary positions. Private sector employment was 84.8% of the total, and government employment was 14.26% of total employment. Within the private sector, the service sector increased to 35.75%, while the retail sector declined to 15.1% of the total. The manufacturing sector and construction sector accounted for 13.6 and 12.3% of total private employment.

In 2006, the total employment figure was 204,806, of which 81.5% of the employees were in wage and salary positions. The private employment accounted for 86% of total employment, while government accounted for 15% (Table I.18 and Figure I.38). The largest employment sector by far in 2006 was the service sector, accounting for 37.18% of the total private employment (Table I.19). The retail sector was a very distant second at 14.75%, with manufacturing and construction comprising 12.2 and 11.2% of the total employment.

Table I.18.

Total Private Employment and Employment by Industry Sector

Private Employment by Industry Sector	Total Private Employment by Industry Sector for 1970	Total Private Employment by Industry Sector for 1980	Total Private Employment by Industry Sector for 1990	Total Private Employment by Industry Sector for 2000	Total Private Employment by Industry Sector for 2006
Total Private employment	118690	151962	148664	168283	176268
Construction	9738	15292	14275	21539	19707
Manufacturing	37965	38610	24987	23962	21519
Retail trade	21130	30568	31564	36852	25943
Services	25577	34496	48102	56273	65536

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

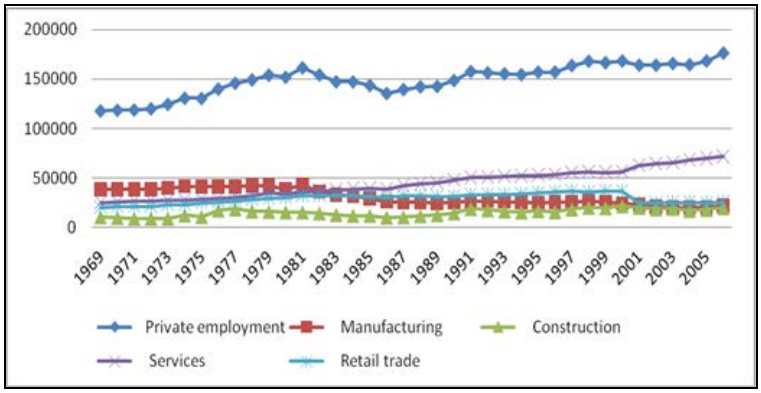

Figure I.38. Total Private Employment by Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

When presented in terms of the growth rates for the different time frames, the picture is very consistent across sectors. The total employment in the MSA experienced the largest growth during the study frame over the decade 1970 to 1980. The growth was -1.5% from 1980 to 1990. From 1990 to 2000 and 2000 to 2006, the growth in employment was 14.9 and 5.8%, respectively.

Table I.19.

Percentage Distribution of Total Private Employment and Employment by Industry Sector

	Percent Contribution to Total Private Employment by Industry Sector				
Private Employment by Industry Sector	for 1970	for 1980	for 1990	for 2000	for 2006
Private employment	100.00	100.00	100.00	100.00	100.00
Construction	8.20	10.06	9.60	12.80	11.18
Manufacturing	31.99	25.41	16.81	14.24	12.21
Retail trade	17.80	20.12	21.23	21.90	14.72
Services	21.55	22.70	32.36	33.44	37.18

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

The most interesting aspect is the redistribution of the employment seen in the growth by sector (Tables I.20 and I.21, Figures I.39 and I.40). The manufacturing sector has clearly been in a state of decline since 1980. The manufacturing sector experienced a modest 1.7% growth from 1970 to 1980. However, in the three periods from 1980 to 2006, the sector experienced growth rates of -35.28, -4.1, and -3.8%, respectively. The service sector experienced a very rapid growth over the same time frame. For the three decades from 1970 to 2000, the service sector increased employment by 34.9, 39.4 and 17%. For 2000-2006, the increase was 14%. The retail sector exhibited increases of 44.7, 3.25, 16.75, and 4.6% over the decades from 1970-2006. It is worth noting as well that the construction sector also had significant employment growth during 1970-1980 and 1990-2000. The sector suffered contractions in employment in the 1980s and since 2000.

Table I.20.

Percentage Change in Employment by Decade by Major Sector

Employment by Major Sector	Percent change from 1970-1980	Percent change from 1980-1990	Percent change from 1990-2000	Percent change from 2000-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	27.31741062	-1.509336841	14.8601094	3.544055492	49.13420229
Wage and salary employment	26.86827543	-6.58565444	14.67088417	-0.398242241	35.35888739
Proprietors employment	31.24645088	41.41698215	15.91708735	25.3282745	169.6408291
Private employment	28.0326902	-2.170279412	13.19687349	4.744983153	48.51124779
Government and government enterprises	23.0822431	3.554036336	25.49400859	-3.332973012	54.6193303
Federal, civilian	5.186880244	2.393038434	102.9745042	12.14235869	145.1563692
Military	-34.76720648	14.66252909	-22.66576455	-11.02362205	-48.53238866
State and local	32.87827076	2.873501712	23.50585176	-4.83069407	60.67263936
State government	na	1.907744875	48.30958368	-5.124340618	na
Local government	na	3.096995256	17.83203375	-4.746148839	na

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

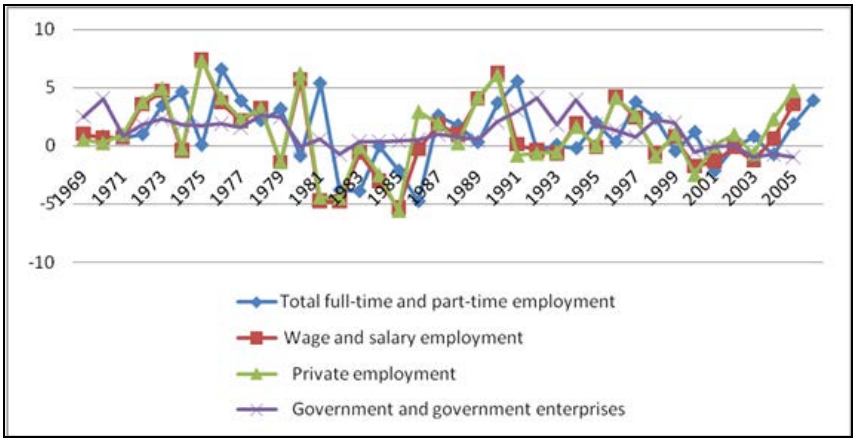

Figure I.39. Percentage Change in Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.21.

Percentage Change in Private Employment by Decade by Sector

Private Employment by Major Sector	Percent change from 1970-1980	Percent change from 1980-1990	Percent change from 1990-2000	Percent change from 2000-2006	Percent change by decade 1970-2006
Private employment	28.0326902	-2.170279412	13.19687349	4.744983153	48.51124779
Construction	57.03429862	-6.650536228	50.88616462	-8.505501648	102.3721503
Manufacturing	1.698933228	-35.28360528	-4.102133109	-10.19530924	-43.31884631
Retail trade	44.66635116	3.258309343	16.75326321	-29.60219255	22.7780407
Services	34.87117332	39.44225417	16.98681967	16.46082491	156.2302068

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

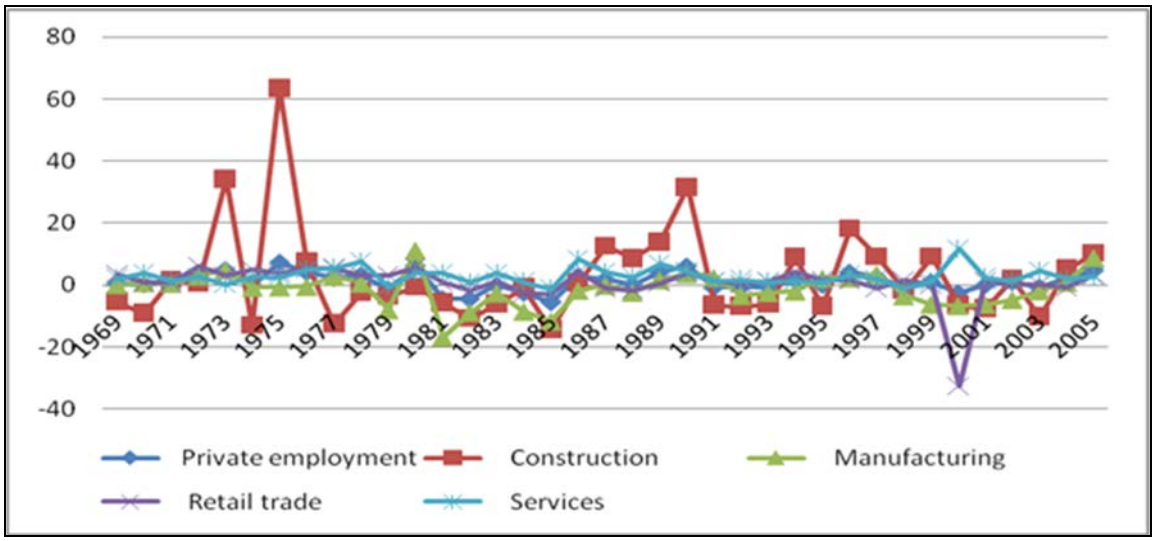

Figure I.40. Percentage Change in Private Employment by Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

The analysis of the total personal income in the Beaumont-Port Arthur MSA clearly reflects the trend in the employment by sector noted above (Tables I.22-I.29, Figures I.41-I.48). First, the trend in total and per capita income is upward, as would be expected simply due to inflationary effects from $1,257,154 in 1970 to $11,647,377 in 2006, which was an increase of 826.41% in nominal terms.[6] However, a more interesting story emerges when the analysis is focused on the different industry sectors. In 1970, the manufacturing sector accounted for 35% of the total personal income or $441,379. By 2000, the sector only accounted for 16.3% or $1,493,626 of the $9,169,109 of the total personal income. From 2000 to 2006, manufacturing experienced a small increase to 17.8% of total personal income. Over the same time period, the retail sector accounted for between 7.1 and 8.3% of total personal income. The most pronounced shift is in

[6] The Bureau of Economic Analysis reports total income in 000's of dollars.

the service sector. Over the period 1970 to 2006, the percent of total personal income provided by the service sector increased from 10.8% in 1970, $135,407, to 20.85% in 2006, $1,877,182.

Table I.22.

Personal Income and Income by Major Sector

Nominal Values	1970	1980	1990	2000	2006
Personal income	1257154	3868551	5855871	9169109	11646377
Private earnings	993311	3021019	3769565	5874203	7560306
Government and government enterprises	111841	319602	570340	1020650	1276356

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

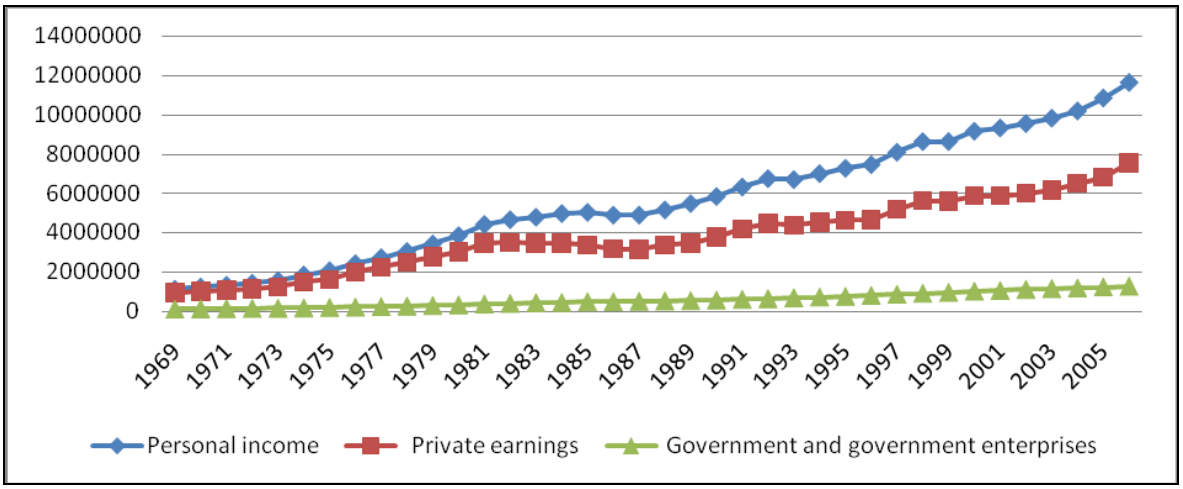

Figure I.41. Personal Income and Private Earnings by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.23.

Private Earnings (income) and Income by Major Sectors

Nominal Values	1970	1980	1990	2000	2006
Private earnings	993311	3021019	3769565	5874203	7560306
Construction	100495	344839	383883	735043	952867
Manufacturing	441379	1276617	1162264	1493626	2077206
Retail trade	104456	308331	417651	667995	672929
Services	135407	435233	1032941	1877182	2428258

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

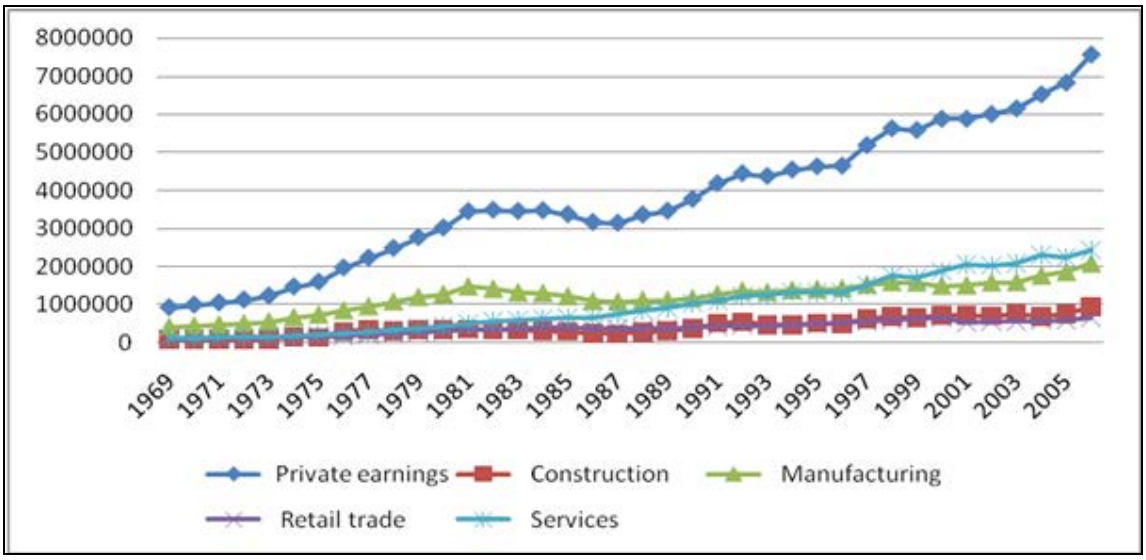

Figure I.42. Private Earnings (income) and Income by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

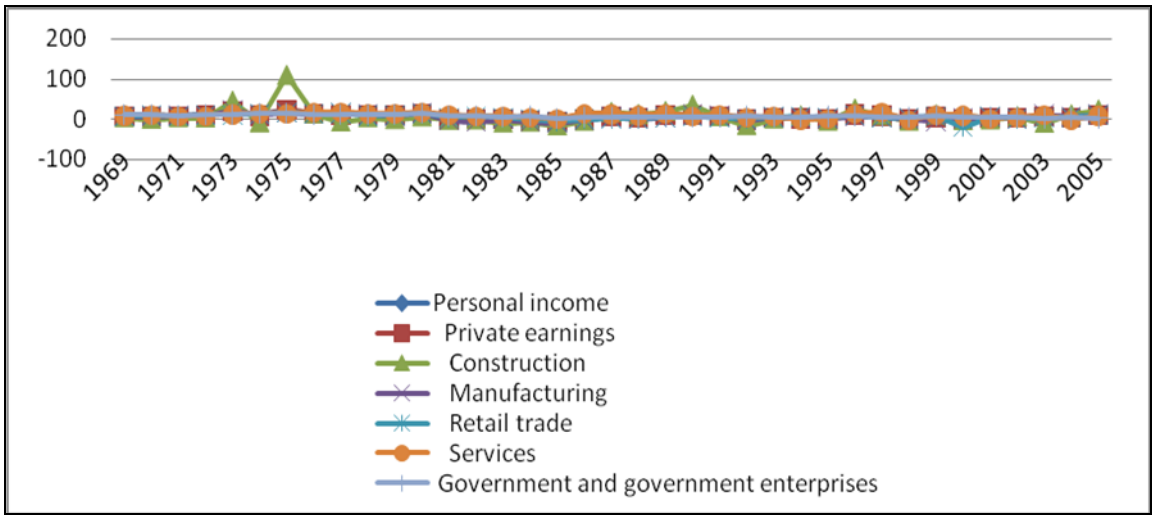

Figure I.43. Percent Change in Personal Income and by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.24.

Percent Change in Personal Income and by Major Sectors

Nominal Values	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	207.72	51.37	56.58	27.02	826.41
Private earnings	204.14	24.78	55.83	28.70	661.12
Government and government enterprises	185.76	78.45	78.95	25.05	1041.22

Sector Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.25.

Percent Change in Private Income and by Major Sectors

Nominal Values	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Private earnings	204.14	24.78	55.83	28.70	661.12
Construction	243.14	11.32	91.48	29.63	848.17
Manufacturing	189.23	-8.96	28.51	39.07	370.62
Retail trade	195.18	35.46	59.94	0.74	544.22
Services	221.43	137.33	81.73	29.36	1693.30

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Figure I.44. Percent Change in Private Income and Major Sectors. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table I.26.

Real Personal Income and Earnings by Major Sector

Real Values	1970	1980	1990	2000	2006
Personal income	1193980.43	1680818.71	1644516.52	1979396.46	2174892.55
Private earnings	993311.00	3021019.00	3769565.00	5874203.00	7560306.00
Government and government enterprises	111841	319602	570340	1020650	1276356

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

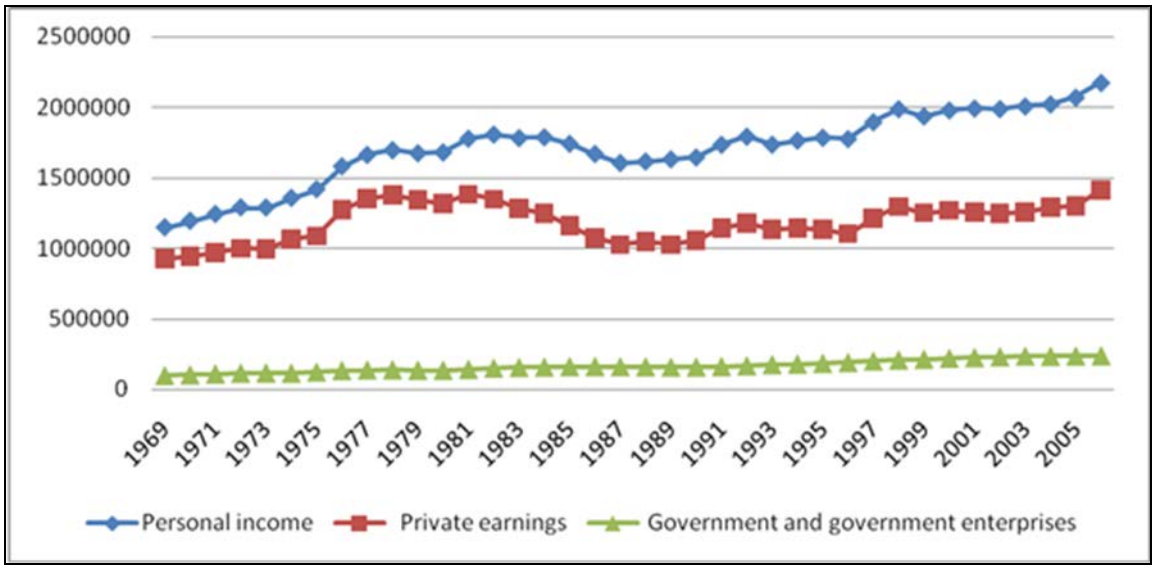

Figure I.45. Real Personal Income and Earnings by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table I.27.

Real Private Earnings and Income by Sector

Real Values	1970	1980	1990	2000	2006
Private earnings	993311.00	3021019.00	3769565.00	5874203.00	7560306.00
Construction	95445.00	149826.60	107806.67	158678.61	177942.32
Manufacturing	419199.15	554668.08	326401.03	322438.97	387906.03
Retail trade	99206.95	133964.50	117289.81	144204.52	125665.54
Services	128602.63	189101.23	290082.99	405239.75	453462.93

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

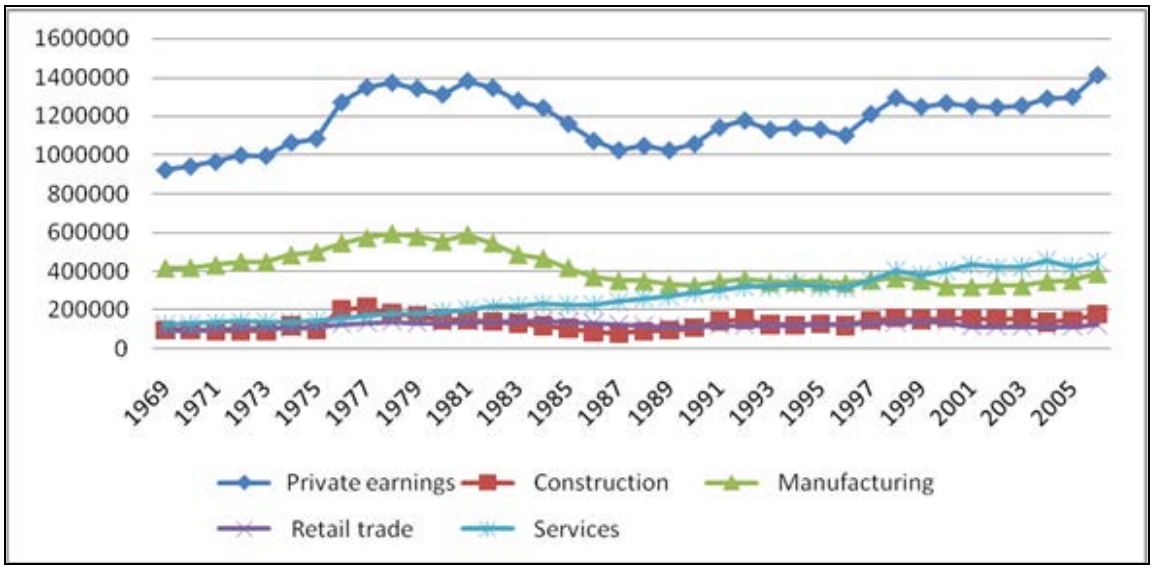

Figure I.46. Real Private Earnings and Income by Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table I.28.

Percent Change in Real Personal Income by Major Sector

Percent Change in Real Personal Income by Major Sector					
Nominal Values	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	40.77	-2.16	20.36	9.88	82.15
Private earnings	39.13	-19.35	19.79	11.34	49.66
Government and government enterprises	30.73	15.34	37.56	8.18	124.39

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

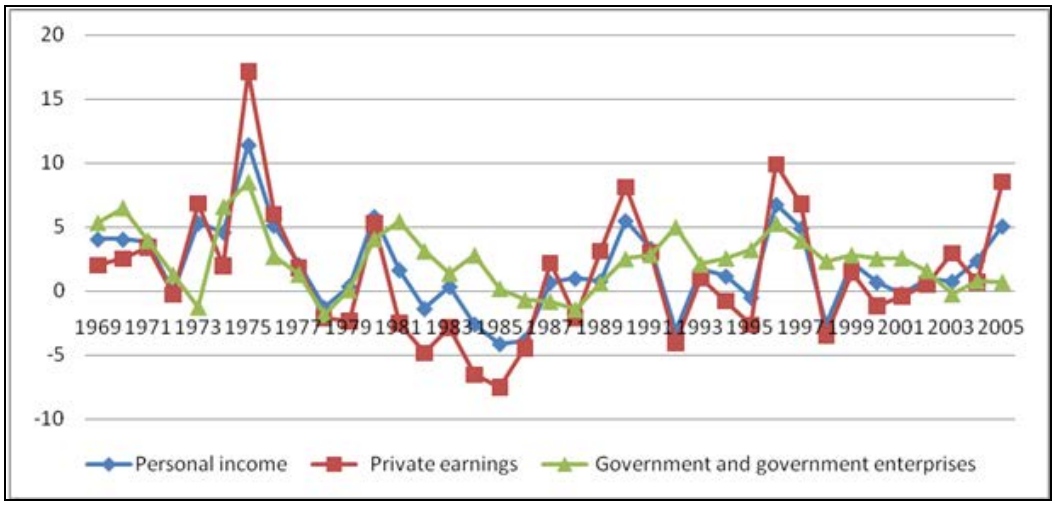

Figure I.47. Percent Change in Real Personal Income by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table I.29.

Percent Change in Real Personal Income by Sector

Percent Change in Real Personal Income by Sector					
Real Values	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Private earnings	39.13	-19.35	19.79	11.34	49.66
Construction	56.98	-28.05	47.19	12.14	86.43
Manufacturing	32.32	-41.15	-1.21	20.30	-7.46
Retail trade	35.04	-12.45	22.95	-12.86	26.67
Services	47.04	53.40	39.70	11.90	252.61

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

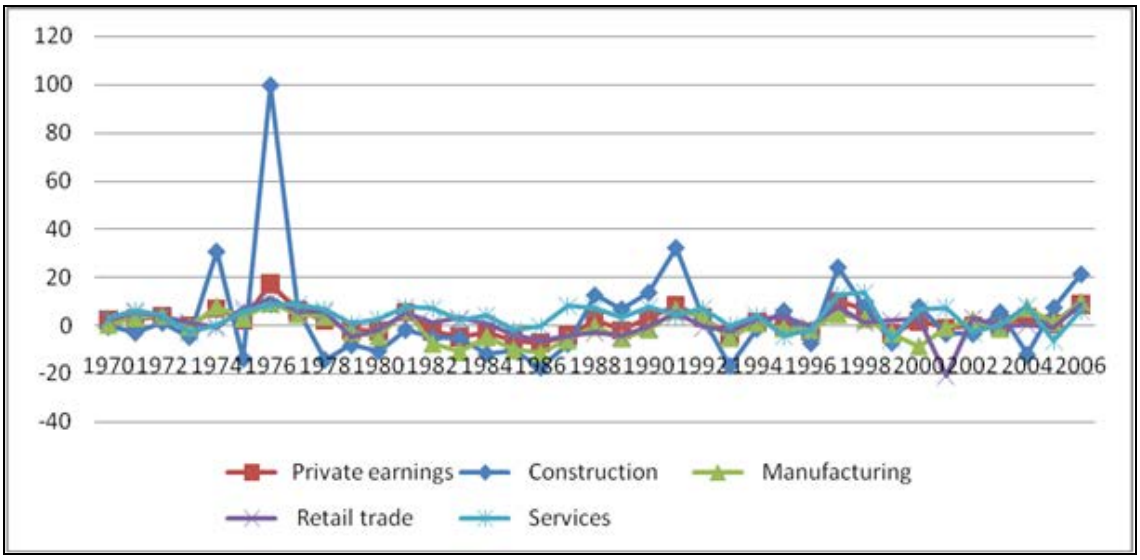

Figure I.48. Percent Change in Real Personal Income by Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of actual income by sector in nominal terms, manufacturing increased from $441,379 in 1970 to $2,077,206 in 2006, or a growth of 848.17% in nominal terms. From 1970 to 1980, income from manufacturing increased from $441,379 to $1,276,617, or an increase of 189.23%. From 1980 to 1990, manufacturing income decreased in nominal terms from $1,276,617 to $1,162,264, or a decline of 8.86%. From 1990 to 2000, manufacturing income increased by 28.51% to $1,493,626. For the period 2000 to 2006, income increased 39.07% to $2,077,206

When adjusted for inflation, the growth in income was -7.46% over the entire period, 1970-2006. This clearly indicates the income from the manufacturing sector did not keep pace with inflation over this time. The real growth rate by sub-period was 32.32% in the 1970s, -41.15% in the 1980's, -1.21% in the 1990's, and a slight recovery of 20.30% from 2000 to 2006.

The retail sector income increased 544.22% over the entire period in nominal terms. From 1970 to 1980, retail income increased 195.18%, from $104,456 to $308,331. From 1980 to 1990, retail income increased 35.46% to $417,651. Income in the retail increased 59.94% to $667,995 during the 1990s. From 2000 to 2006, retail income increased a very modest .74% to $672,929.

In real terms, the retail sector increased a total of 26.67%. By sub-period, the real growth was: 35.04% during the 1970s, -12.45% during the 1980s, 22.95% during the 1990s and -12.86% from 2000-2006.

The service sector experienced the strongest growth across the major sectors during the period 1970-2006, increasing 1,693.3% in nominal terms, from $135,407 to $2,428,258. From 1970 to 1980, service sector income increased 221.43% to $435,233. From 1980 to 1990, it increased 137.33% to $1,032,941. From 1990 to 2000, service sector income increased 81.73%, reaching $1,877,182. Finally, from 2000 to 2006, the increase was 29.36% to $2,428,258.

In real terms, the growth from 1970 to 2006 was 252.61%. From 1970 to 1980, the increase was 47%. From 1980 to 1990, it increased 53.40%. From 1990 to 2000, the increase was 39.70%. And finally, from 2000 to 2006, service sector real income increased 11.9%.

The income variables per capita income, per capita net earnings and average earnings per job for the Beaumont-Port Arthur MSA have shown a clear upward trend over the period 1970-2006 in nominal or unadjusted terms (Figure I.49). However, when viewed on a decade-by-decade basis, as presented in Tables I.30 and I.31 and Figure I.50, it is clear that the most significant percentage increase occurred in the period 1970 to 1980. For example, the per capita income increased from 3,616 in 1970 to 10,322 in 1980, or 185.45%[7]. Per capita earnings increased 172.38% during this time period, from $2,907 to $7,918 in nominal terms. The average earnings per job increased from $8,066 to $19,135, or 137.23%.

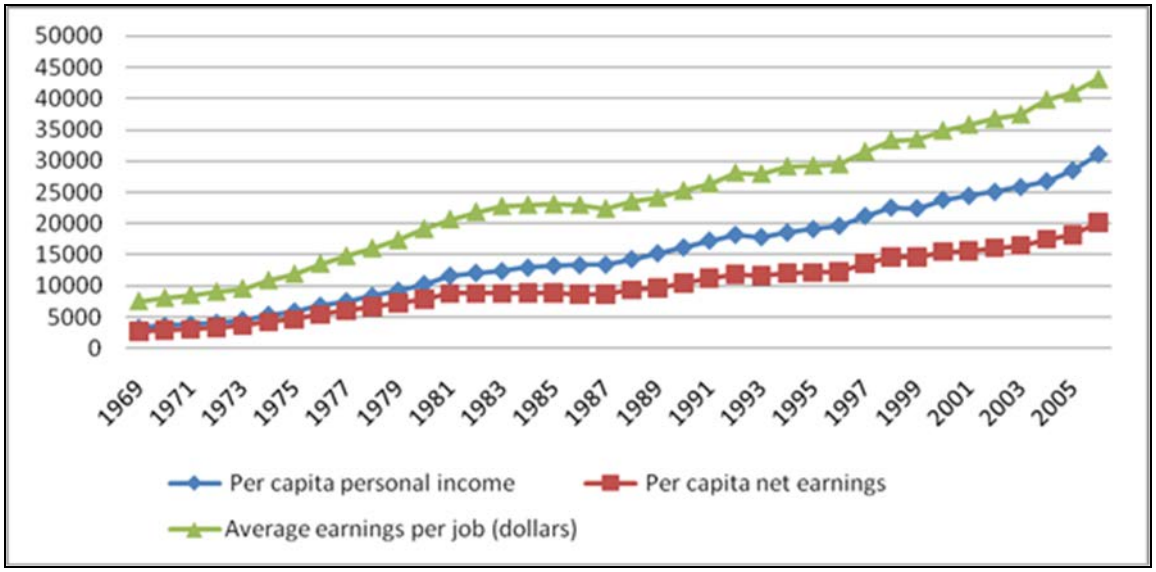

Figure I.49. Per Capita Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table I.30.

Per Capita Personal Income

Nominal Values	1970	1980	1990	2000	2006
Per capita personal income	3616	10322	16198	23836	31104
Per capita net earnings	2907	7918	10418	15479	20198
Average earnings per job (dollars)	8066	19135	25266	34883	43128

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

[7] Per capita income and average income are reported in dollars by the Bureau of Economic Analysis.

Table I.31.

Percent Change in Per Capita Personal Income

Nominal Values	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Per capita personal income	185.45	56.93	47.15	30.49	760.18
Per capita net earnings	172.38	31.57	48.58	30.49	594.81
Average earnings per job (dollars)	137.23	32.04	38.06	23.64	434.69

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

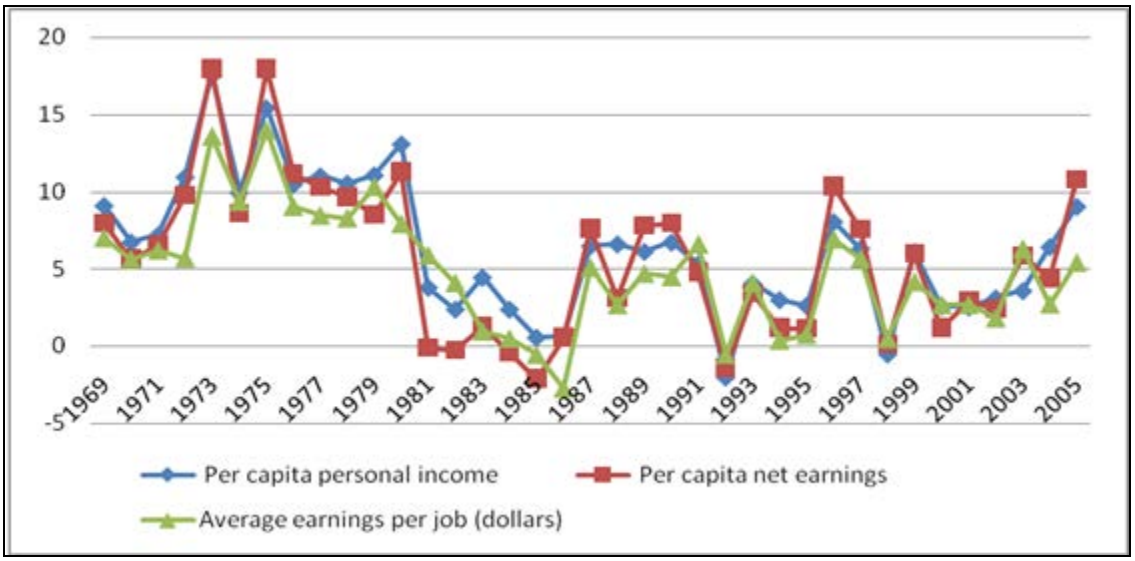

Figure I.50. Percent Change in Per Capita Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

For the sub-periods 1980-1990, 1991-2000 and 2001-2006, per capita income increased 56.93, 47.15 and 30.49%, respectively. Likewise, per capita net earnings grew 31.57, 48.58 and 30.49% for the period, while average earnings per job increased 32.04, 38.06 and 23.64% over the same time period.

In real terms based on 1970 dollars, per capita personal income in the Port Arthur-Beaumont MSA increased 69.132% from 1970 to 2006, or from $3,434.29 to $5,808.49 (Table I.32 and Figure I.51). When viewed by the different sub-periods, real per capita personal income increased 30.59% from 1970 to 1980, from $3,434 to $4,484. From 1980 to 1990, the increase was a modest 1.43%, from $4,484.73 to $4,548.92. Real per capita personal income increased 13.12% from 1990 to 2000 and 12.88% from 2000 to 2006. This was an increase from $4,548.92 to $5,145.64 in 2000 and a further increase to $5,808.49 in 2006.

Table I.32.

Real Per Capita Personal Income

Real Variables	1970	1980	1990	2000	2006
Per capita personal income real	3434.29	4484.73	4548.92	5145.64	5808.49
Per capita net earnings –real	2760.92	3440.23	2925.71	3341.55	3771.86
Average earnings per job (dollars) -real	7660.67	8313.83	7095.50	7530.42	8053.90

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009

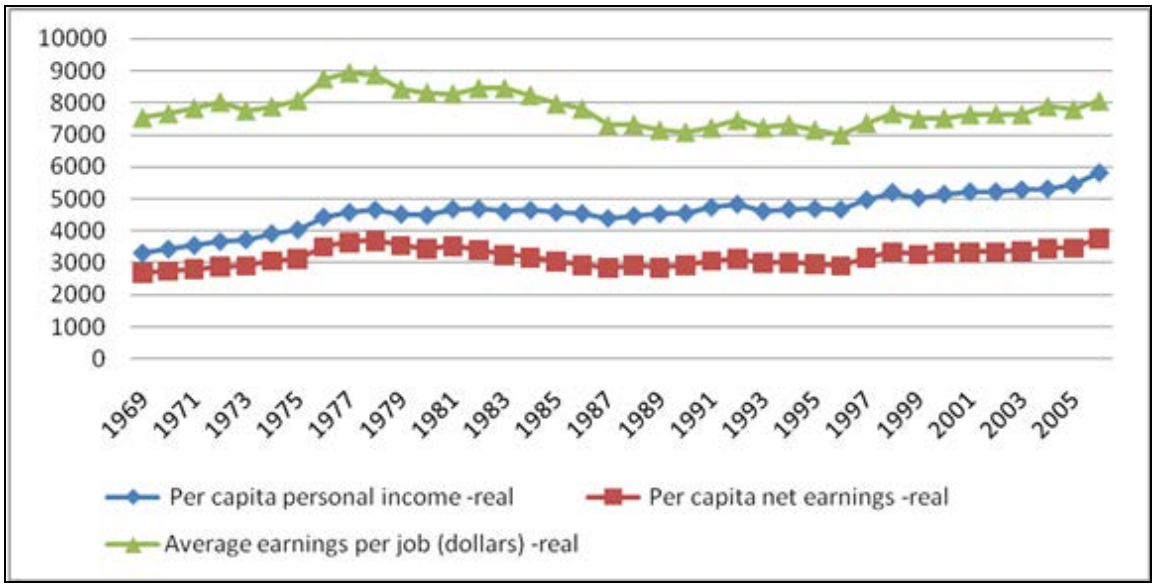

Figure I.51. Real Per capita Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In real terms, per capita net earnings increased 36.62%, from $2,760.92 in 1970 to $$3,771.86 in 2006 (Table I.33 and Figure I.52). Across the four sub-periods, real per capita net earnings increased by 24.6% from 1970 to 1980, decreased by 14.96% from 1980 to 1990 and increased by 14.21% from 1990 to 2000 and 12.88% from 2000 to 2006.

Table I.33.

Percent Change in Real Per Capita Personal Income

Real Variables	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Per capita personal income -real	30.59	1.43	13.12	12.88	69.13
Per capita net earnings -real	24.60	-14.96	14.21	12.88	36.62
Average earnings per job (dollars) -real	8.53	-14.65	6.13	6.95	5.13

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

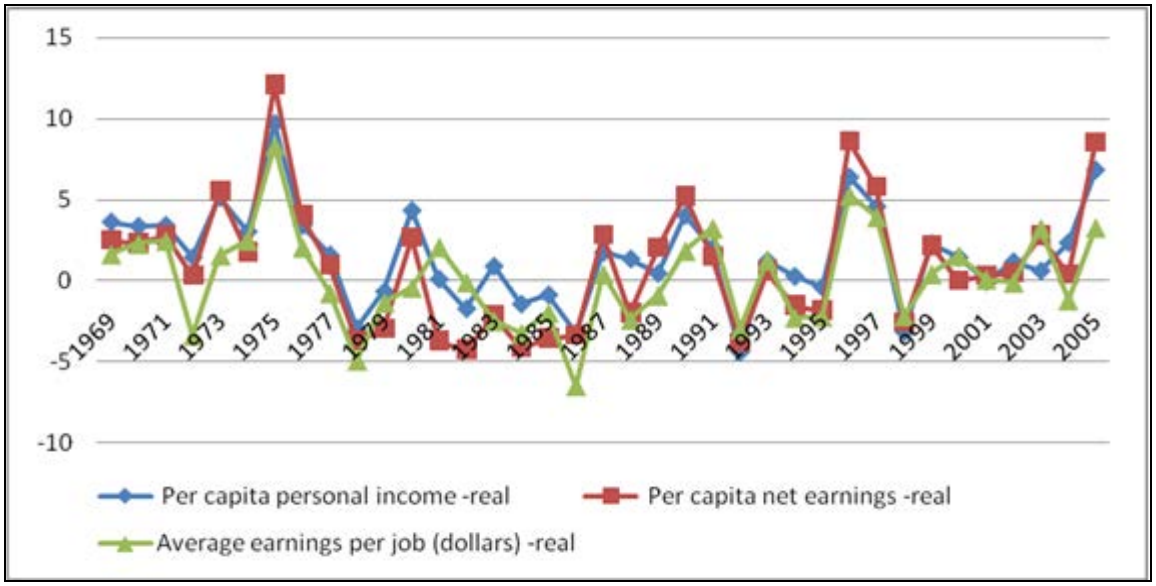

Figure I.52. Percent Change in Real Per capita Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Finally, average earnings per job in real terms increased only 5.133% over the period 1970 to 2006, $6,374 to $7,702. This is a very significant issue in that it clearly shows a limited increase in the real purchasing power of the workers in the Beaumont-Port Arthur MSA. Considering each sub-period, real average earnings per job increased 8.53%, from $7,660.67 in 1970 to $8,313.83 in 1980. However, real average earnings fell from $8,313.83 in 1980 to $7,095.50 in 1990. By 2000, real average wages had increased 6.13% to $7,530.42. In 2006, average earnings per job reached $8,053.90, for an increase of 6.95%. However, this is still below the $8,313.83 level in 1980 and the peak level of $8930.48 in 1977.

CORPUS CHRISTI-INGLESIDE

Population changes in Aransas, Nueces, and San Patricio counties from 1970 to 2007 are shown below (see Tables J.1-J.2).

Table J.1.a.

Population of Communities within Aransas County

	Aransas Pass	Fulton	Rockport
1970			3,738
1980			3,686
1990			4,753
2000	871	1,554	8,072
2001	879	1,544	8,202
2002	908	1,582	8,352
2003	979	1,587	8,539
2004	1,019	1,599	8,688
2005	1,051	1,644	9,048
2006	1,054	1,625	9,199
2007	1,067	1,646	9,382
2008	1,066	1,653	9,810

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table J.1.b.

Population of Communities Within Nueces County

	Agua Dulce	Aransas Pass	Bishop	Corpus Christi	Driscoll	Petronila	Port Aransas	Robstown
1970				204,590			No Data	
1980				231,999			1,968	
1990				257,453			2,233	
2000	734	72	3,298	277,243	823	83	3,392	12,855
2001	731	82	3,263	275,854	821	82	3,472	12,731
2002	732	87	3,247	276,948	823	82	3,529	12,696
2003	729	117	3,227	277,197	819	81	3,571	12,577
2004	729	138	3,221	279,484	820	80	3,599	12,525
2005	724	146	3,184	281,500	814	80	3,643	12,403
2006	722	155	3,193	283,627	812	80	3,736	12,347
2007	713	161	3,142	284,386	801	79	3,766	12,180
2008	713	165	3,139	286,251	802	79	3,842	12,179

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table J.1.c.

Population of Communities Within San Patricio County

	Aransas Pass	Gregory	Ingleside City	Ingleside Bay	Lake City	Lakeside
1970	7,229		3,738			
1980	7,154		3,686			
1990	7,202		4,753			
2000	7,404	1,554	8,072	12,043	871	333
2001	7,582	1,544	8,202	11,889	879	327
2002	7,604	1,582	8,352	12,158	908	330
2003	7,627	1,587	8,539	12,266	979	327
2004	7,608	1,599	8,688	12,424	1,019	328
2005	7,579	1,644	9,048	12,637	1,051	326
2006	7,229	1,625	9,199	12,518	1,054	325
2007	7,154	1,646	9,382	12,454	1,067	324
2008	7,202	1,653	9,810	12,371	1,066	322

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Table J.1.d.

Population of Communities Within San Patricio County

	Mathis	Odem	Portland	San Patricio	Sinton	Taft
1970			7,204			
1980			12,023			
1990			12,224			
2000	5,379	2,491	14,920	269	5,661	3,410
2001	5,446	2,429	15,093	265	5,522	3,424
2002	5,462	2,439	15,269	266	5,542	3,426
2003	5,389	2,422	15,298	262	5,470	3,378
2004	5,420	2,460	15,476	261	5,477	3,395
2005	5,396	2,457	16,042	260	5,457	3,393
2006	5,382	2,506	16,160	259	5,422	3,378
2007	5,332	2,511	16,380	258	5,388	3,351
2008	5,295	2,525	16,490	257	5,354	3,339

Source: U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions.

In 1970, Nueces County was the largest at 237,544 people compared with the San Patricio County at 47,288 and Aransas County at 8,902. In 2007, Nueces County was still the largest at an estimated 321,135 people, compared to San Patricio County at 68,520 and Aransas County at 24,721.

From 1970-2007, Nueces County's population increased 35.2%. In the 1970s, Nueces County grew 12.9%, despite losing population in 1973 and 1974. Since the 1970s, Nueces County's population growth has slowed considerably each subsequent decade. Nueces County's

population increased 8.7% in the 1980s, 7.5% in the 1990s, and only 2.5% from 2000-2007. Nueces County lost population from 1999-2001. Population increases from 2000-2007 are the result of a 1.1% increase in 2006. At an estimated 321,135 people in 2007, Nueces County is more populous than at any other point in its history.

Population increases in Corpus Christi have occurred at a higher rate than in Nueces County. From 1970 to 2008, Corpus Christi grew 39.9%, with an estimated 286,251 people in 2008. As of 2008, 88.9% of the people in Nueces County lived in Corpus Christi, up from 86.1% in 1970 and 88.5% in 2000. As of 2008, Corpus Christi had an estimated 191,022, down 4.7% from 1980. The second largest city in Nueces County is Port Aransas; it is also the fastest growing city in Nueces County. From 1980 to 2008, Port Aransas grew 95.2%, which is primarily the result of a 51.9% population increase in the 1990s. Port Aransas had an estimated 3,842 people in 2008. The population increases in Nueces County from 2000-2008 are occurring in Corpus Christi and Port Aransas; however, towns such as Agua Dulce, Bishop, Driscoll, Petronila, and Robstown have all lost population.

A different pattern emerges in San Patricio County. From 1970-2007, San Patricio County's population increased 44.9%, above the rate of growth for Nueces County. San Patricio County grew 22.7% in the 1970s, 1.2% in the 1980s, 14.5% in the 1990s, and 1.9% from 2000-2007. San Patricio County had robust growth in the 1970s and 1990s, but not in the 1980s and from 2000-2007. In fact, from 1984 to 1989, San Patricio lost population. Population losses also occurred in 2001, 2002, 2006, and 2007. San Patricio's population peaked in 2005 at an estimated 68,566.

The principal cities in San Patricio County are Portland, Ingleside, and Aransas Pass. From 1970 to 2008, Portland, a bedroom community with an estimated 16,490 people in 2008, grew 129%. Most of Portland's growth occurred during the 1970s and 1990s. The second largest city in San Patricio County is Ingleside; it has also been the fastest growing city in San Patricio County. From 1970 to 2008, Ingleside grew 147%, which is primarily the result of 48.5% and 64.8% increases in the 1970s and 1990s. From 2000-2008, the population if Ingleside has decreased 3.7%. The third largest city in San Patricio County is Aransas Pass, which from 1970-1990 had been larger than Ingleside. From 1970 to 2008, Aransas Pass grew 50.7%, also the result of strong increases in the 1970s and 1990s. Unlike Ingleside, however, the Aransas Pass population increased 7.8% during 2000-2008. Aransas Pass actually spreads out over three counties—Aransas, Nueces, and San Patricio—but the largest portion of the city is in San Patricio County. It is worth noting, therefore, that the 7.8% spurt for 2000-2008 resulted from population increases in the portions of Aransas Pass located in Aransas County and Nueces County. In 2000, 88.5% of the residents of Aransas Pass lived in San Patricio County, but, as of 2008, 86% of the residents of Aransas Pass lived in San Patricio County. The 2000-2008 population increases in Nueces County were driven by increases in Aransas Pass, Ingleside Bay, and Portland. However, Gregory, Ingleside, Lake City, Lakeside, Mathis, Odem, San Patricio city, Sinton, and Taft have all lost population.

The fastest growing county in the Corpus Christi MSA is Aransas County. From 1970 to 2007, Aransas County's population increased 178%, well above the rate of growth for the Corpus Christi MSA and the state of Texas. Aransas County grew 60.2% in the 1970s, 25.3% in the 1980s, 26.2% in the 1990s, and 9.7% from 2000-2008. Aransas County lost population from 1987-1990 and in 2001. The losses in the late-1980s and in 2001 correspond with population declines at the same time in Nueces and San Patricio County.

The largest community in Aransas County is Rockport; however, Aransas County diverges from Nueces County and San Patricio County in that most of its population lives outside the

cities within the county. In 2000, 53.4% of the population lived outside the principal cities, though that number has shrunk to 49.7%. From 1970 to 2008, Rockport's population increased 162%, equivalent to the rate of growth for Aransas County. Also growing has been Fulton and the portion of Aransas Pass located in Aransas County. The Aransas Pass portion of Aransas County grew 22.4% from 2000-2008, the fastest growth of communities in this county.

From 1970 to 2007, Aransas, Nueces, and Sam Patricio County have all grown in population. The rate of growth in Aransas County is particularly noteworthy, as its population growth exceeds the rate of growth for Nueces County, San Patricio County and the state of Texas. Population increases in Nueces and San Patricio County have occurred at a lower rate than the state of Texas. Each of the three counties saw larger population increases in the 1970s and 1990s, but smaller increases during the 1980s and from 2000-2007. Each of the three counties suffered population losses around the years of 1987 and 2001. Population decreases at these times correspond with similar declines in manufacturing employment.[8]

Figure J.1 shows where the census-tract level population changes from 2000 to 2005 occurred within the Coastal Bend study area, reported as a standard deviation from the mean population change in the area.

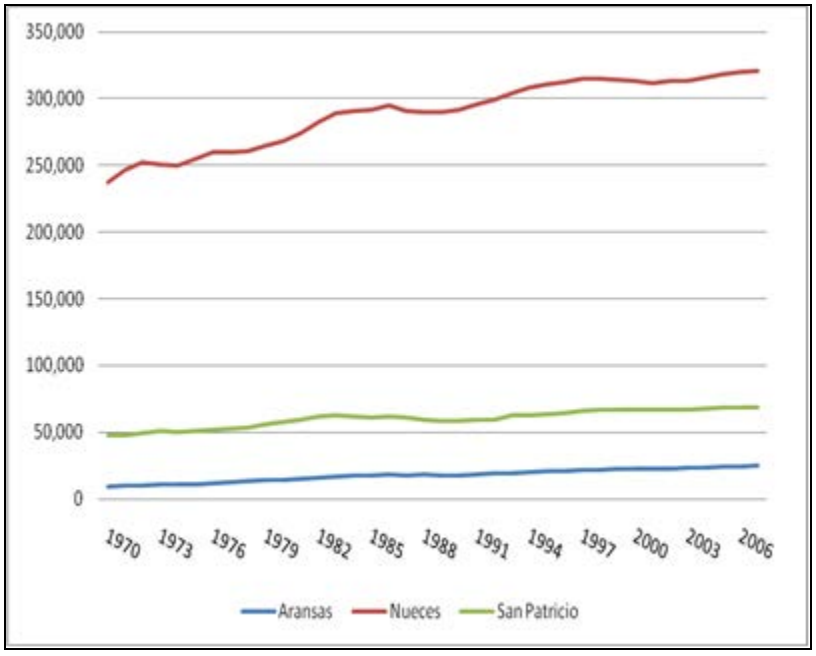

Figure J.1.a. Population changes in Aransas, Nueces, and San Patricio Counties from 1970 to 2007. Source: U.S. Census Bureau, Population Estimates, County.

[8] The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies to classify business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy and is used to define employment categories for this report. The NAICS code for shipbuilding, 3366, includes rig and platform construction.

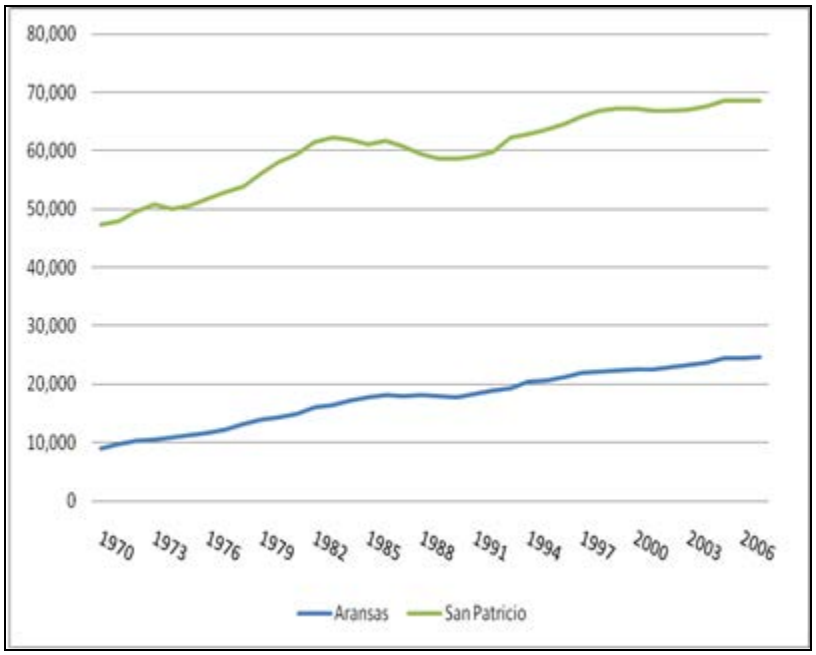

Figure J.1.b. Population changes in Aransas and San Patricio Counties from 1970 to 2007. Source: U.S. Census Bureau, Population Estimates, County.

The gender distribution and male workforce for Aransas, Nueces, and San Patricio counties display many similarities and some differences (Figure J.2-J.3 and Table J.2). Nueces's male population increased 33.8% from 117,117 in 1970 to an estimated 156,736 in 2007, peaking in that year. However, the proportion of the male population has shrunk slightly from 49.3% of the population in 1970 to 48.8% in 2007, peaking at 49.3% in 1970.

Population increases in Nueces County are being driven more by increases in the female population. A different pattern emerges when focusing upon the working age male population, generally recognized as men between the ages of 20-59 and the principal labor force of the fabrication and shipbuilding industry. The working age male population has grown from 54,706 in 1970 to an estimated 84,908 in 2007, peaking at 85,283 in 2006. The working age male population increased 55.2%, from 23.0% of the population in 1970 to 26.4% of the population in 2007. The working age male population has increased only 2.1% in the 2000s, below the rate of growth of the overall population. In the 1980s and 1990s, the working age male population grew faster than then overall population. Working age male population growth has slowed.

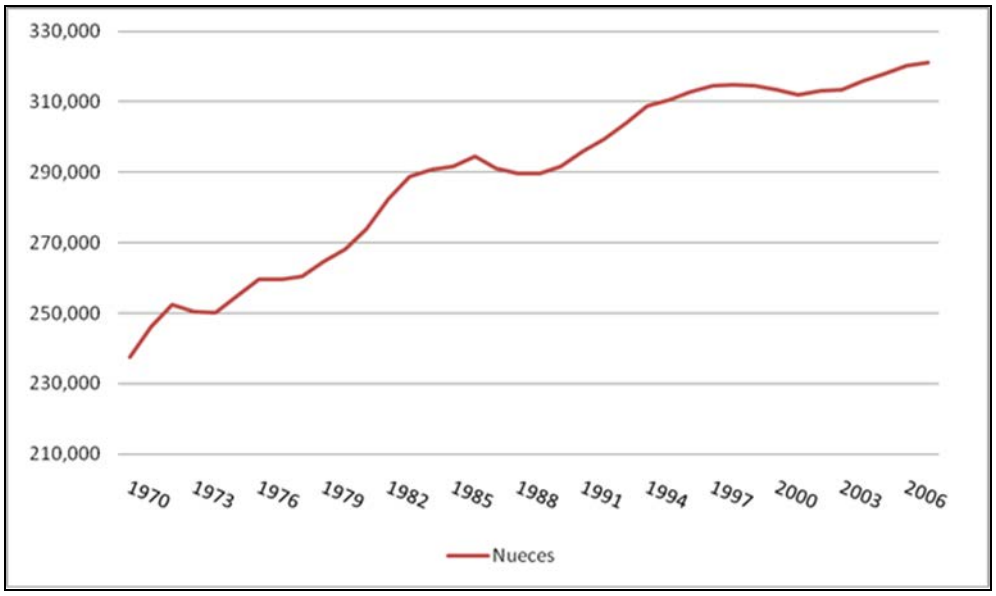

Figure J.1.c. Population changes in Nueces County from 1970 to 2007. Source: U.S. Census Bureau, Population Estimates, County.

The male population and the working age male population in San Patricio County have grown more than the male population and the working age male population in Nueces County (Table J.6). San Patricio's male population increased 44%, from 23,310 in 1970 to an estimated 33,561 in 2007, peaking at 36,037 in 1999. However, the proportion of the male population has shrunk slightly from 49.3% of the population in 1970 to 49% in 2007, peaking at 53.6% in 1999.

Population increases in San Patricio County are being driven more by increases in the female population. A different pattern emerges when focusing upon the working age male population. The working age male population has grown from 9,795 in 1970 to an estimated 17,145 in 2007, peaking at 18,750 in 1999.

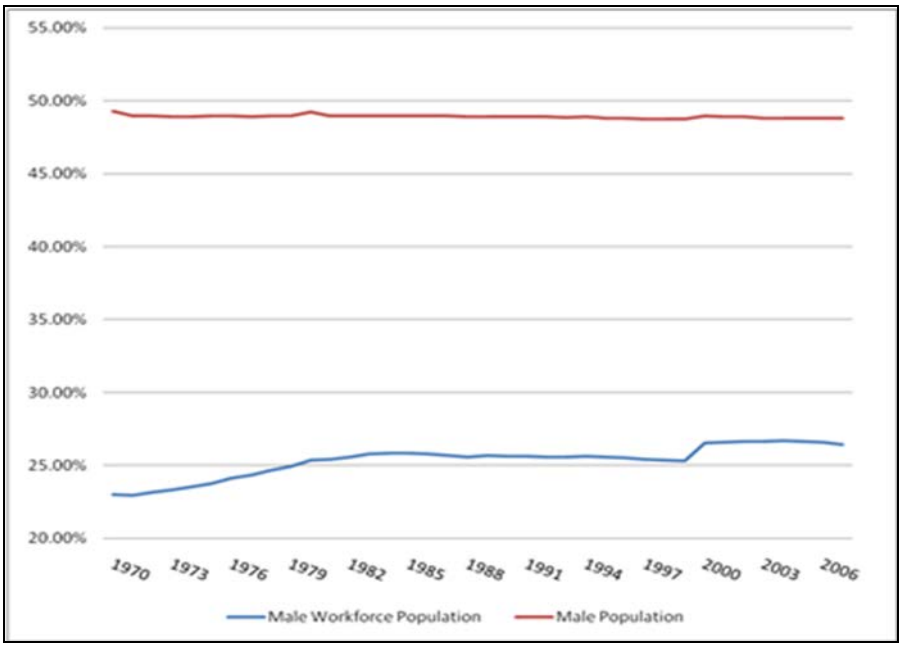

Figure J.2.a. Nueces County male population and male workforce population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

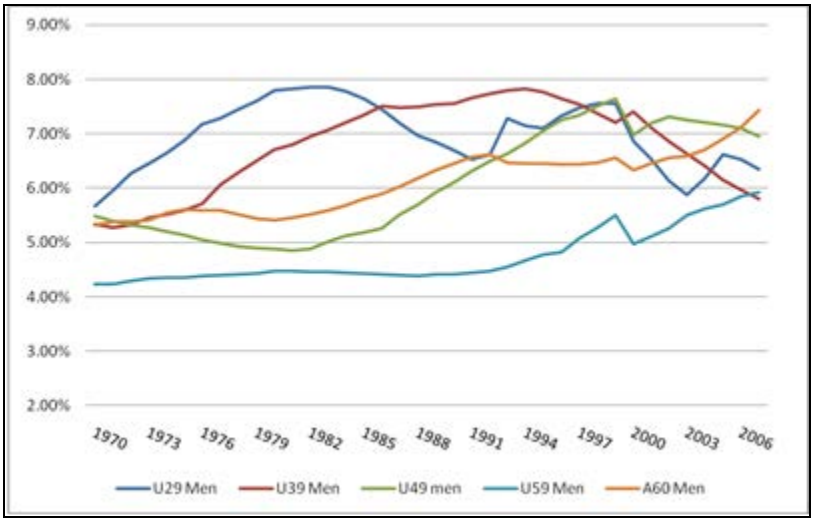

Figure J.2.b. San Patricio County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

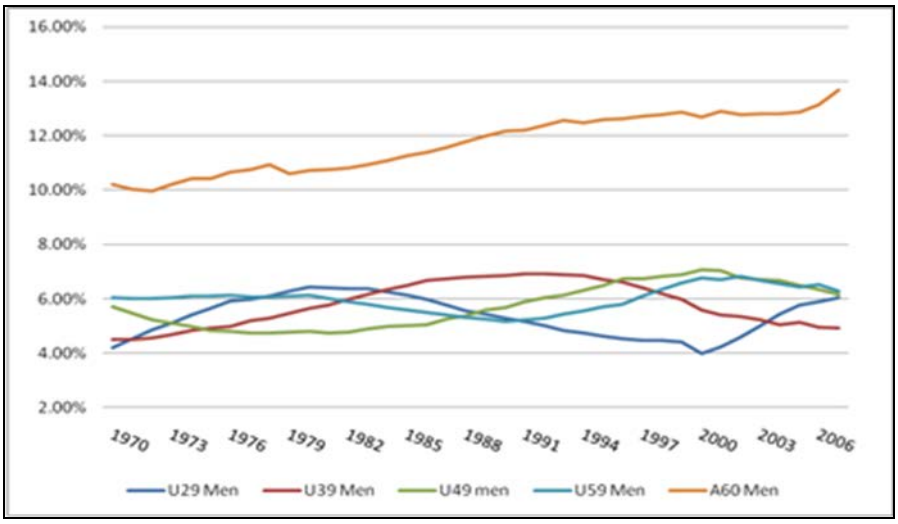

Figure J.2.c. Aransas County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table J.2.a.

Growth Rate by Decade for San Patricio County

Decade Growth Rate	San Patricio Total Population	San Patricio Workforce Population	San Patricio Male Population
1970s	22.7%	41.29%	23.02%
1980s	1.2%	5.05%	1.45%
1990s	14.5%	21.21%	15.86%
2000s	1.9%	-2.70%	-0.43%

Source: U.S. Census Bureau, Population Estimates, County Population Estimates and Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table J.2.b.

Growth Rate by Decade for Nueces County

Decade Growth Rate	Nueces Total Population	Nueces Workforce Population	Nueces Male Population
1970s	12.9%	24.27%	12.76%
1980s	8.7%	9.95%	8.06%
1990s	7.5%	11.22%	7.48%
2000s	2.5%	2.14%	2.19%

Source: U.S. Census Bureau, Population Estimates, County Population Estimates and Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

Table J.2.c.

Growth Rate by Decade for Aransas County

Decade Growth Rate	Aransas Total Population	Aransas Workforce Population	Aransas Male Population
1970s	60.2%	80.07%	57.87%
1980s	25.3%	25.31%	25.05%
1990s	26.2%	28.50%	26.72%
2000s	9.7%	9.72%	8.31%

Source: U.S. Census Bureau, Population Estimates, County Population Estimates and Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

The working age male population increased 75%, from 20.7% of the population in 1970 to 25.0% of the population in 2007. While the population of San Patricio County increased 1.9% from 2000-2007, the working age male population decreased 2.7% and the male population decreased slightly (0.43%). Population declines occurred during 2000-2003 and 2006-2007, reminiscent of population decreases from 1984 to1989. In the 1970s and 1990s, the working age male population grew faster than then overall population, but this has not been the case more recently.

The largest growth of the male population and the working age male population has occurred in Aransas County. Aransas's male population increased 171%, from 4,479 in 1970 to an estimated 12,136 in 2007, peaking in 2007. However, the proportion of the male population shrunk slightly from 50.3% of the population in 1970 to 49.1% in 2007, peaking at 51.3% in 1999. Population increases in Aransas County are being driven more by increases in the female population. A similar pattern emerges when focusing upon the working age male population. The working age male population has increased from 1,821 in 1970 to an estimated 5,793 in 2007, peaking at 5,821 in 2005. The working age male population increased 218%, from 20.5% of the population in 1970 to 23.4% of the population in 2007. The working age male population has increased only 9.7% in the 2000s, which is similar to the rate of growth for the overall population. The 1970s, 1980s, and 1990s were decades of strong growth in the working age male population. Working age male population growth has slowed.

In Aransas, Nueces, and San Patricio counties, population growth has slowed in both the male population and the working age male population. In fact, in San Patricio County, the male population and the working age male population have decreased since 2000. While the growth of the male population and the working age male population slowed in the 1980s, in Nueces and San Patricio counties, the growth of the male population and the working age male population in Aransas County remained robust. The economic slowdowns of the 1980s did not appear to impact the male population in Aransas County.

From 1970 to 2007, the working age male population in Nueces and San Patricio has aged gradually and in a similar fashion; however, the composition of the working age male population in Aransas County is different and shows a different aging pattern. The rate of the aging of the working age male population observed in Nueces and San Patricio counties is very similar to the patterns observed in Orange County, Jackson County, Mobile County, Baldwin County, St. Mary Parish, and Terrebonne Parish. Aransas County has the largest proportion of men over the age of

60 of all the counties and parishes in this study; the working age male population grew younger before aging from 1970 to 2007.

In San Patricio County, from 1970-1985, the largest number and proportion of the working age male population was men between the ages of 20-29; however, the total number of men between the ages of 20-29 decreased every year from 1984-1991 (decreasing 8% in the 1980s). From 1986-2001, the largest proportion of the working age male population was men between the ages of 30-39, as their total number did not decline like the male population between the ages of 20-29. In 2002, men between the ages of 40-49 became the largest proportion of the working age male population. From 2000-2007, the male population between the ages of 0-19 decreased 4.3%, the male population between the ages of 20-29 decreased 5.7%, and the male population between the ages of 30-39 decreased 20.1%. These changes are most likely tied to the closure of NS Ingleside and the excellent job opportunities elsewhere along the Gulf of Mexico, especially following the hurricanes of 2005. Meanwhile, the two fastest growing groups are men between the ages of 50-59 and men over the age of 60.

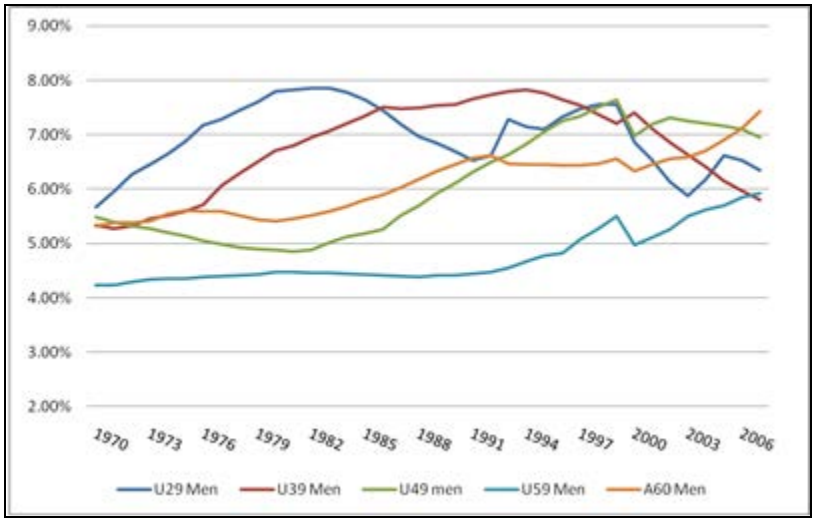

Figure J.3.a. San Patricio County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

From 1970-2007, those under the age of 19 increased 3%, while those over the age of 60 increased 102%. In 2006 and 2007, the proportion of men over the age of 60 became larger than any other component of the male population.

In Nueces County, from 1970-1987, the largest number and proportion of the working age male population was men between the ages of 20-29; however, the total number of men between the ages of 20-29 decreased every year from 1984-1999 (decreasing 12.4% in the 1980s and .8% in the 1990s). From 1988-1999, the largest proportion of the working age male population was men between the ages of 30-39, but their total number declined 11.1% during this period. From 2000-2007, men between the ages of 40-49 were the largest proportion of the working age male population. From 2000-2007, the male population between the ages of 0-19 decreased 2.9%, the male population between the ages of 30-39 decreased 9.5%, and the male population between the ages of 40-49 decreased 5.6%. Meanwhile, the two fastest growing groups are men between the

ages of 50-59 and men over the age of 60. In 2007, the proportion of men over the age of 60 became larger than any other component of the male population.

The changes in the composition of the male population in Nueces and San Patricio County have been and are very similar to each other.

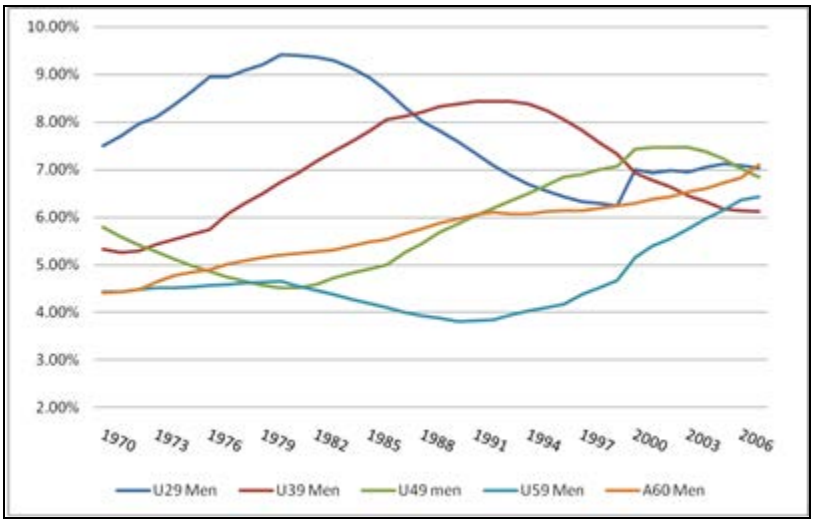

Figure J.3.b. Nueces County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

The composition of the male population and changes within the composition of the male population in Aransas County has been different from Nueces and San Patricio County. Aransas County has an above average proportion of its population that is men over the age of 60. With the exception of Baldwin County, AL, the typical proportion of the population over the age of 60 for the counties and parishes in this study ranged from 3-5% in 1970. In Aransas County, 10.2% of the population in 1970 was men over the age of 60. The number of men over the age of 60 has increased 272% from 1970 to 2007, and now comprises 13.7% of the population. As such, from 1970-1977, the largest number and proportion of the working age male population was men between the ages of 50-59. This is the only county in this study where such a trend occurs.

From 1978-1984, the largest proportion of the working age male population was men between the ages of 20-29, the result of 146% growth in the 1970s. Aransas County experienced a tremendous surge in the number of younger workers. The pattern from 1978-2005 is more similar to Nueces and San Patricio County. From 1984-1994, men between the ages of 30-39 became the largest proportion of the working age male population, and from 1996-2005, men between the ages of 40-49 became the largest proportion of the working age male population. However, in 2006, men between the ages of 50-59 again became the largest proportion of the male population, as it had been from 1970-1977.

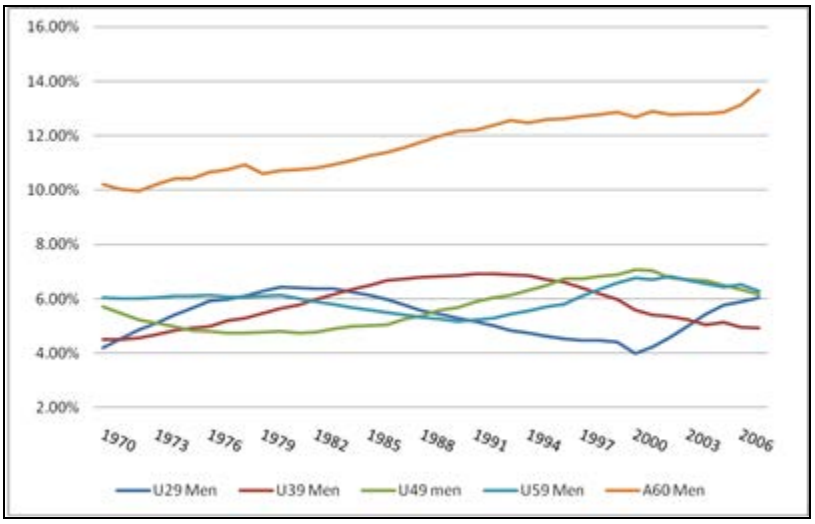

Figure J.3.c. Aransas County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

The positive development is the fact that from 1970 to 2007, the fastest growing component of the male population was men between the ages of 20-29. From 2000 to 2007, men between the ages of 20-29 increased 66.1% versus 18.2% for men over the age of 60. The male population ages 20 to 29 is increasing and increasing the most, while the numbers of males 30-39 and 40-49 years of age are decreasing. Needless to say, Aransas County has experienced some very interesting changes within the composition of its male population that diverge from patterns in the region—Nueces County, San Patricio County—and from the other communities in this study.

Within the region, in general, as shown in Figure J.2, younger people tend to cluster in the cities and areas with the greatest industrial and military facilities, especially those north of the bay, while older residents are found in retirement and vacation destinations on Mustang Island and at Aransas Pass.

Table J.3.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside Bay	Aransas Pass	Port Aransas	Port-land	Rock-port
1980	47.9	47.3	49.3	72.1	-	66.5	95.2	82.9	69.3
1990	45.1	44.1	47.4	69.5	-	60.7	94.8	75.5	68.7
2000	41.0	38.5	46.6	62.6	85.0	56.4	90.4	66.9	74.0
2005	38.3	35.8	43.9	-	-	-	-	-	-
2007	37.8	35.2	-	-	-	-	-	-	-
Black, Non-Hispanic									
1980	3.9	5.0	1.4	1.4	-	3.9	0.3	0.4	1.3
1990	3.6	4.6	1.2	0.1	-	4.1	0.0	0.2	1.4
2000	3.7	4.5	1.9	5.4	0.5	3.3	0.4	3.9	1.3
2005	3.3	4.1	1.5	-	-	-	-	-	-
2007	3.9	5.0	1.4	1.4	-	3.9	0.3	0.4	1.3
Other Races, Non-Hispanic									
1980	1.0	1.1	0.8	0.9	-	0.9	1.1	1.2	2.1
1990	1.2	1.2	1.2	0.6	-	0.7	1.5	1.3	6.1
2000	2.5	2.7	2.3	4.3	2.4	2.6	3.2	3.1	5.2
2005	2.7	2.6	3.1	-	-	-	-	-	-
2007	2.8	2.6	-	-	-	-	-	-	-
Hispanic									
1980	47.2	46.6	48.5	25.6	-	28.7	3.5	15.5	27.3
1990	50.1	50.0	50.3	29.8	-	34.5	3.7	23.0	23.8
2000	52.7	54.3	49.2	27.7	12.1	37.7	6.1	26.1	19.5
2005	55.7	57.6	51.5	-	-	-	-	-	-
2007	56.1	58.3	-	-	-	-	-	-	-
Foreign Born Population									
1970	3.3	3.4	3.0	2.3	-	2.0	-	1.5	1.4
1980	4.4	5.0	3.2	2.7	-	3.3	1.4	1.3	2.6
1990	4.7	5.3	3.5	3.4	-	3.8	3.5	1.6	6.9
2000	5.9	6.7	4.3	3.8	2.6	5.6	3.8	2.8	5.8
2005	6.6	7.6	4.4	-	-	-	-	-	-
2007	6.8	8.3	-	-	-	-	-	-	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Table J.4.

Net International Migration

	Aransas	Nueces	San Patricio
1991	30	265	43
1992	17	326	31
1993	12	477	29
1994	7	475	63
1995	8	501	68
1996	7	503	78
1997	-1	543	82
1998	12	538	55
1999	2	505	52
2000	13	176	44
2001	39	516	17
2002	34	359	-121
2003	23	2	-424
2004	38	622	221
2005	33	411	4
2006	37	534	111
2007	33	403	-17

Source: U.S. Census Bureau, Population Estimates, Net International Migration.

The majority of the population in the Corpus Christi MSA is Hispanic, though the various communities within the MSA display racial and ethnic differences. In the Corpus Christi MSA, the proportion of the white, non-Hispanic population decreased between 1980 and 2007, from 47.9% of the population to 37.8% (Table J.3). In 1980, the white, non-Hispanic population outnumbered the Hispanic population, but, by 1990, this ceased to be the case. While the total population of the Corpus Christi MSA increased 20.6% from 1980 to 2007, the white, non-Hispanic population decreased 4.9%.

The largest decline in the white, non-Hispanic population has occurred within the city of Corpus Christi (Table J.3). From 1980 to 2007, the number of white, non-Hispanics decreased 7.0%, from 47.3% of the population to an estimated 35.2% in 2007. Outside the city of Corpus Christi, this has not necessarily been the case. The number of white, non-Hispanics increased 49.9% in Ingleside, 62.6% in Port Aransas, and 114% in Rockport. Although the white, non-Hispanic population decreased 3.8% in Aransas Pass and .5% in Portland, these communities remain majority white, non-Hispanic. As of 2000, all of these communities were majority white, non-Hispanic, with Port Aransas (90%) and Ingleside Bay (85%) having the largest white populations. However, the proportion of the population that is white, non-Hispanic has declined in all of these communities except Rockport. Rockport has gone from 69.3% white, non-Hispanic to 74% white, non-Hispanic.

The black population in the Corpus Christi MSA is very small. The number of blacks increased 4.7%, but has declined from 3.9% of the population in 1980 to an estimated 3.4% of the population in 2007. The largest communities with the highest proportion of blacks are

Ingleside (5.4%), Portland (3.9%), and Corpus Christi (3.9%). 82% of the black population in the Corpus Christi MSA lives in the city of Corpus Christi, though this is down from 88% in 1980. This is the result of a significant shift that occurred in the 1990s in Ingleside (5.4%) and Portland. In 1990, fewer than 34 blacks claimed residency in Ingleside and Portland, but, in 2000, nearly 1,100 blacks claimed residency in these two communities—a 776% increase.

Another racial development involves the influx of Asians, which are mostly Filipino. In 1980, the Asian population was estimated at 1% (3,280) of the population; in 2007, the Asian population was estimated at 2.8% (11,134)—a 240% increase. 68% of this population lives in the city of Corpus Christi; 60.5% of this population is Filipino. The Asian population has been primarily located inside Corpus Christi; however, the Asian population has dispersed. Ingleside (4.3%), Portland (3.1%), and Rockport (5.2%) have become the most common destinations outside of Corpus. The two other significant groups within the Asian population are Indians and Vietnamese.

The Hispanic population in the region is very large and has played a substantial role in the ethnic changes within the Corpus Christi MSA. The Hispanic population increased 43.2%, from 47.2% in 1980 to 56.1% in 2007. As of 2007, 73% of the Hispanic population lived in Corpus Christi, up from 67% in 1980. As of 2000, Port Aransas (6.1%) and Ingleside Bay (12.1%) had the smallest portion of Hispanics, while Port Aransas had the largest Hispanic population outside of Corpus Christi. Increases in the Hispanic population are not solely the result of increases in the working age male population. The Hispanic working age male population increased 56.5% in Aransas County, 22.4% in Nueces County, and 16% in San Patricio County.

Over the same period, the foreign born population in the Corpus Christi MSA increased 84.9%, from 3.3% in 1970 to an estimated 6.8% in 2007; again, primarily in the city of Corpus Christi (86% of the foreign born live in Corpus Christi). The foreign born population is two-and-a-half times larger than the Asian population in the Corpus Christi MSA, which indicates that most of the foreign born population is Hispanic. As of 2007, the largest proportion of the foreign born were located in Aransas Pass (5.6%) and Rockport (5.8%).

Net international migration data reveal some interesting patterns regarding the number and location of migrants arriving directly to the region from outside of the country (Figure J.4 and Table J.4). International migration is increasing in Aransas, but not Nueces County and San Patricio County. Most of the international migration is occurring in Nueces County. Nueces County averaged 413 immigrants a year from 1990-1999, but has only averaged 378 per year from 2000-2007. Aransas County averaged only 9.4 immigrants per year from 1990-1999, but has averaged 31 per year from 2000-2007. San Patricio County averaged 50 immigrants a year from 1990-1999, but has only averaged -21 per year from 2000-2007. More individuals are leaving San Patricio County for abroad than arriving from abroad. The Corpus Christi MSA has a significant amount of international migration, though the net international migration has increased only in Aransas County. Clearly, the Corpus Christi MSA is undergoing racial and ethnic changes.

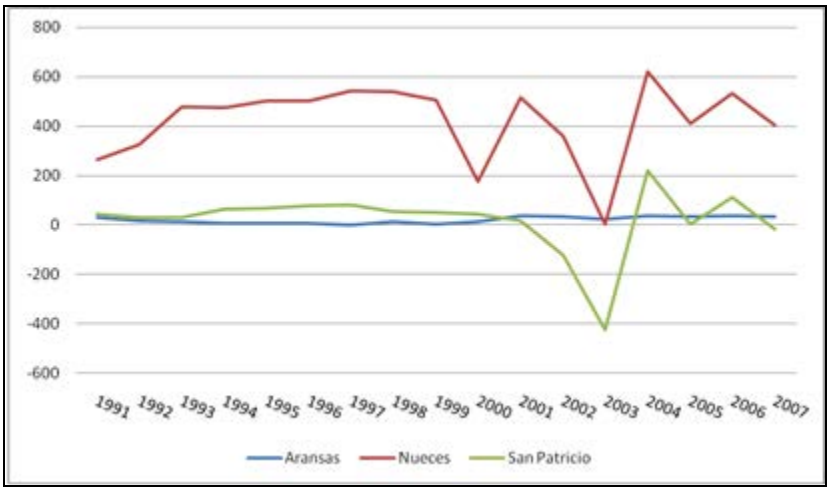

Figure J.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

Aransas County is seeing an increase in the number of births, but a decrease in the number of births per capita (Figure J.5). The number of births increased 19.2% from 1981 to 2007, which is below the state increase of 47.2%. However, the number of births per capita decreased 28.1%, after peaking in 1983 (Figure J.5.a). This indicates increases in births are lagging population increases. Aransas County has the lowest number of births per capita of all the three counties in the Corpus Christi MSA.

The number of deaths increased 93.2% from 1981 to 2007, which is higher than the state increase of 47.3%. The number of deaths per capita increased 16.5%, peaking in 2000 (Figure J.5.b). This indicates the number of deaths is also increasing faster than the population. The number of deaths per capita in Aransas County is higher than the state and the highest of all the three counties in the Corpus Christi MSA. As of 2007, the number of deaths per capita (1,100) was nearly equal to the number of births (1,160). In fact, from 1994-2005, the number of deaths was usually higher than the number of births.

Net domestic migration numbers indicate that more people are entering Aransas County than exiting (Figure J.6). In the 1990s, an average of 569 more people per year entered Aransas County than exited; from 2000-2007, an average of 290 more people per year entered Aransas County than exited.

The population increases in Aransas County are not the result of natural population increases within the county, but the product of people moving into Aransas County from within the United States and from outside of the United States. If it were not for people moving into Aransas County, then the population of Aransas County would have assuredly decreased from 1990-2007. If people stop moving into Aransas County, then Aransas County will have a labor supply problem.

Like its neighbors, Nueces County is seeing a decrease in the in the number of births and in the number of births per capita (Figure J.5.a). The number of births decreased 11.2% from 1981 to 2007, which is below the state increase of 47.2%. The number of births per capita also decreased 24.3%, after peaking in 1981 (Figure J.5.a). This indicates increases in births are lagging population increases. Nueces County has the highest number of births per capita of the three counties in the Corpus Christi MSA.

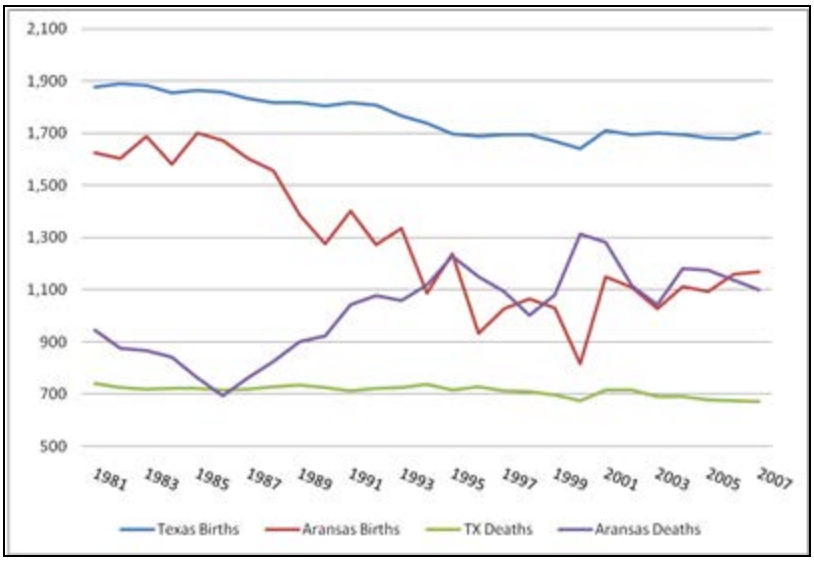

Figure J.5.a. Births Per Capita for Aransas, Nueces and San Patricio counties. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

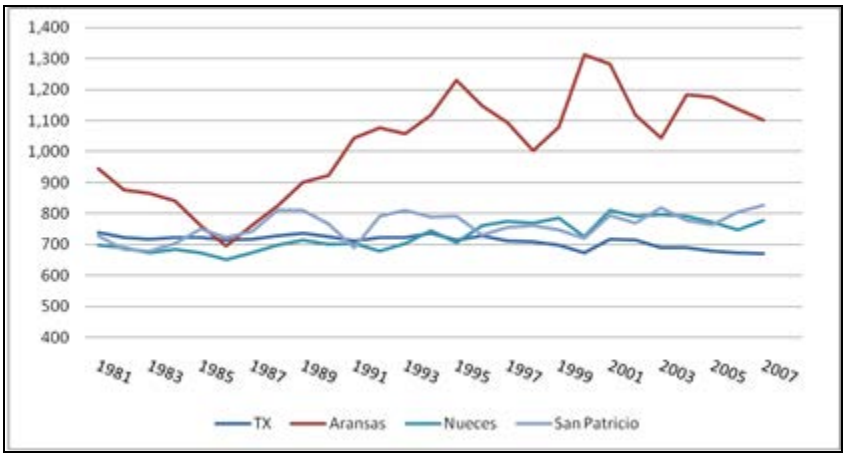

Figure J.5.b. Deaths Per Capita for Aransas, Nueces and San Patricio counties. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

The number of deaths increased 30.7% from 1981 to 2007, which is lower than the state increase of 47.3%. The number of deaths per capita increased only 11.4%, peaking in 2001 (Figure J.5.b). This indicates the number of deaths is increasing faster than the population. Nevertheless, the number of births per capita (1,607) is double the number of deaths per capita (777).

Net domestic migration numbers indicate that more people are exiting Nueces County than entering. In the 1990s, an average of 904 more people per year exited Nueces County than entered; from 2000-2007, an average of 2,093 more people per year exited Nueces County than

entered. The numbers are inflated by the substantial exodus of residents that occurred from 1998-2001.

The population increases in Nueces County are the result of natural population increases within the county, as more people are being born in Nueces County than are entering. If it were not for births and net international migration, then the population of Nueces County would be decreasing.

San Patricio County is also seeing a decrease in the number of births and the number of births per capita. The number of births decreased 4.1% from 1981 to 2007, which is below the state increase of 47.2%. The number of births per capita also decreased 16.9%, after peaking in 1981 (Figure J.5.c).

The number of deaths increased 31.3% from 1981 to 2007, which is lower than the state increase of 47.3%. The number of deaths per capita increased 13.8%, peaking in 2000 (Figure J.5.c). This indicates the number of deaths is also increasing faster than the population.

Net domestic migration numbers indicate that more people are exiting San Patricio County than entering. In the 1990s, an average of 748 more people per year entered San Patricio County than exited; from 2000-2007, an average of 367 more people per year exited San Patricio County than entered. Since 2000, people have left San Patricio County more than they entered, with 2001 being a particularly catastrophic year for outflows.

The population increases in San Patricio County are the result of natural population increases within the county. If it were not for the number of births in San Patricio County, then the population of San Patricio County would be decreasing.

Across the Corpus Christi MSA, births are declining, deaths are increasing, and more people are exiting the region than entering. Population increases in the MSA are the result of natural increases, and less to do with people moving into the region; however, Aransas County is the exception to this trend. Nevertheless, Aransas County is not large enough to offset the patterns of Nueces and San Patricio County.

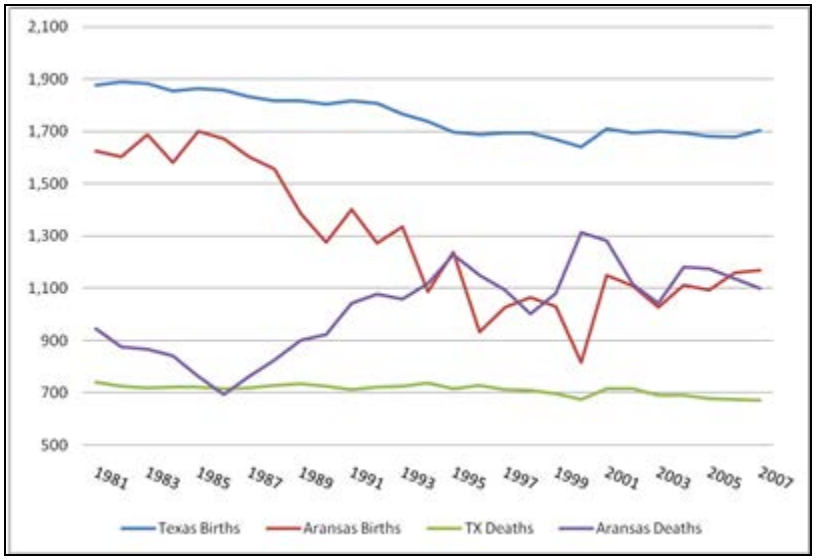

Figure J.5.c. Births and Deaths Per Capita for Aransas County and Texas. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

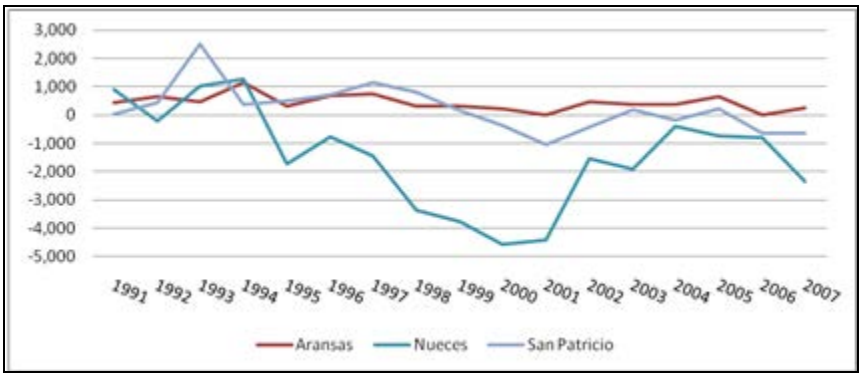

Figure J.6. Net domestic migration for Aransas, Nueces, and San Patricio Co. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

As shown in Table J.5, the family composition of the Corpus Christi MSA is changing, with the number of married couples decreasing 23.4% and the number of single parents increasing 82%. In 1970, 86.4% of all families were married couples, decreasing to 65.8% in 2000. The proportion of single-parent households increased from 13.6% to 34.2% during this period. In the city of Corpus Christi, the number of married couples decreased 21.7% and the number of single parents increased 96.1%. In 1970, 85.8% of all families were married couples, decreasing to 62.6% in 2000. The proportion of single-parent households increased from 14.2% to 37.4%. Corpus Christi has a high proportion of single-parent households; however, the highest in the MSA is in the city of Rockport, where 37.5% of the households in 2000 were single-parent households. In Aransas Pass, the proportion of single-parent households is 31.8%, and the number of married households is also in decline. Aransas Pass is the only community in the MSA where the total number of married households has declined.

As of 2007, in the Corpus Christi MSA, 51.6% of the male population over 15 was married and 31.9% had never been married; 44.2% of the female population over 15 was married and 25.5% had never been married. By comparison, in the city of Corpus Christi, 49.9% of the male population over 15 was married and 33.5% had never been married; 27.9% of the female population over 15 was married and 45.6% had never been married. There are fewer married households in the city of Corpus Christi than other areas in the Corpus Christi MSA.

Table J.5.

Family Composition as a Percent of the Population

Married Couples	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside Bay	Aransas Pass	Port Aransas	Port-land	Rock-port
1970	86.4	85.8	87.8	87.1	-	89.5	-	93.6	82.6
1980	82.1	80.7	85.0	87.5	-	80.5	77.2	88.8	81.9
1990	76.8	74.9	81.2	81.6	-	69.8	75.5	84.6	72.0
2000	69.8	67.8	74.3	78.7	83.6	68.2	70.1	82.5	62.5
2005	62.7	62.0	64.2	-	-	-	-	-	-
2007	65.8	62.6	-	-	-	-	-	-	-
Single Parent									
1970	13.6	14.2	12.2	12.9	-	10.5	-	6.4	17.4
1980	17.9	19.3	15.0	12.5	-	19.5	22.8	11.2	18.1
1990	23.2	25.1	18.8	18.4	-	30.2	24.5	15.4	28.0
2000	30.2	32.2	25.7	21.3	16.4	31.8	29.9	17.5	37.5
2005	37.3	38.0	35.8	-	-	-	-	-	-
2007	34.2	37.4	-	-	-	-	-	-	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

The median income of Aransas County is changing, but these changes are not uniform and lag the median income increases seen in the state (Figure J.7).

From 1960-2007, Aransas County's median income was lower than the state's median income and grew at a lower rate than the state. That being said, the median income in Aransas County has grown more than that of Texas since 1980. In 1960, the median income in Aransas County was $4,095 versus $4,884 for Texas; in 2007, the median income in Aransas County was $38,281 versus $47,563 for Texas – a difference of about $11,000. There is a significant difference between Texas and Aransas County; Aransas County is much poorer than the state. The median income in Aransas County has increased only 22% from 2000-2007, declining two times in 2001 and 2002. The median income for the state also increased 22%, declining twice in 2002 and 2003. Median incomes increased more in the 1980s (51.5%) than the 1990s (47.7%) and from 2000-2007. From 1950-2007, the median income was lower in Aransas County than in Nueces and San Patricio County.

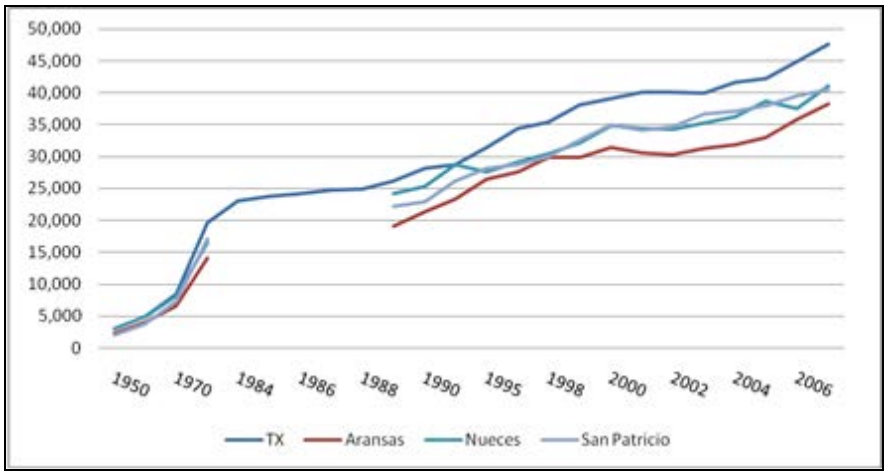

Figure J.7 Median income of Aransas, Nueces, and San Patricio County in 2005 dollars. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

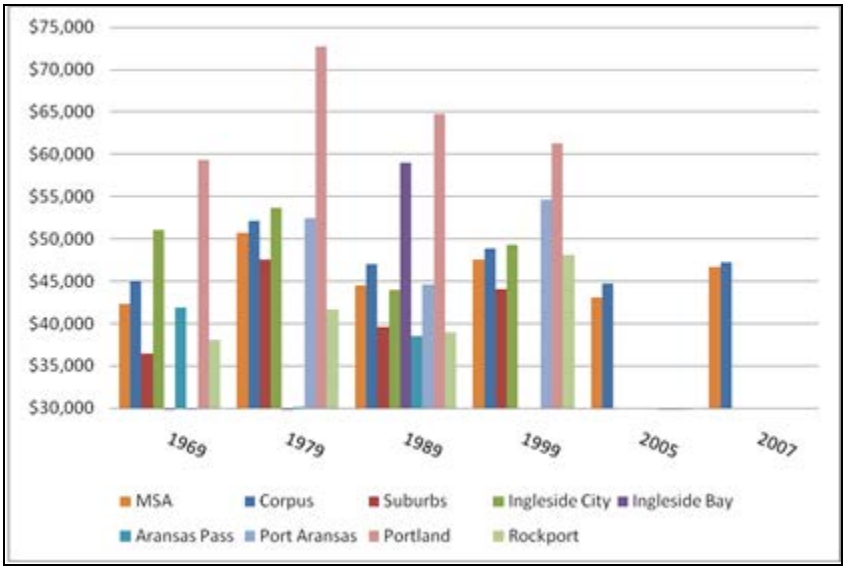

Figure J.8 Median income in 2005 dollars of communities of interest in the study area. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In 1960, the median income for Nueces County was higher than Texas; however, from 1970-2007, Nueces County's median income was lower than the state's median income and, with the exception of the 1980s, grew at a lower rate than the state. In 1960, the median income in Nueces County was $4,908 versus $4,884 for Texas; in 2007, the median income in Nueces County was $41,140 versus $47,563 for Texas—a difference of about $6,500. There is a significant difference between Texas and Nueces County; Nueces County is much poorer than the state. The median income in Nueces County increased only 18.2% from 2000-2007, declining two times in 2001 and 2002, like Aransas County. The median income for the state increased 21.7%,

declining twice in 2002 and 2003. Median incomes increased more in the 1980s (53.0%) than the 1990s (37.4%) and from 2000-2007. As of 2007, Nueces County had a higher median income than Aransas and San Patricio County.

From 1960-2007, San Patricio County's median income was lower than the state's median income, but grew at a higher rate than the state and Aransas and Nueces County. From 1995-2005, the median income in San Patricio County was the highest in the Corpus Christi MSA. Since 2006, Nueces County has had the highest median income. In 1960, the median income in San Patricio County was $3,803 versus $4,884 for Texas; in 2007, the median income in San Patricio County was $40,506 versus $47,563 for Texas – a difference of about $7,000. There is a significant difference between Texas and San Patricio County; San Patricio County is much poorer than the state. The median income in San Patricio County increased only 15.9% from 2000-2007, declining in 2001, like Aransas and Nueces County. The period of 2001-2002 was not good for median incomes for the entire region. The median income for the state increased 21.7%, declining twice in 2002 and 2003. Median incomes increased more in the 1990s (52.8%) than the 1980s (34.1%) and from 2000-2007.

Nueces County experienced the largest income growth in the 1980s, San Patricio experienced the largest income growth in the 1990s, and Aransas County experienced the largest growth from 2000-2007. The three counties of the Corpus Christi MSA have enjoyed income growth at different rates in different decades.

In 2007, the real median family income for the Corpus Christi MSA was $46,700, while the real median family income for the city of Corpus Christi was $47,282 (Figure J.8). The real median income for the Corpus Christi MSA increased 10.4% since 1969; however, simply examining the increase across the MSA masks the fact that real median family incomes have not increased in every community.

The real median family income in Ingleside has decreased 3.4% since 1969, but real median family incomes increased 3.5% in Rockport, 9.8% in Aransas Pass, 26.4% in Rockport, and 20.8% in the areas outside the principal cities. When examining the real median family incomes since 1979, a different pattern emerges, showing the detrimental economic effects of the 1980s. Since the 1980s, the real median family income has decreased 9.3% in Corpus Christi, 8% in Ingleside, 16% in Portland, and 8% in Aransas Pass. Since the 1980s, the real median family income has increased 4% in Port Aransas and 15% in Rockport. Generally speaking, real median family incomes declined during the 1980s; however, the 1970s and 1990s produced income growth. From 1999-2005, the real median income in the Corpus Christi MSA declined, followed by an increase from 2000-2007. The MSA is still down 1.8% since 1999.

In 2000, Portland had the highest real median family income in the Corpus Christi MSA ($61,342), but Aransas Pass had the lowest ($38,472). In 1969, Ingleside had the second highest real median family income in the MSA, but had fallen behind Ingleside on the Bay, Port Aransas, and Portland. As of 2007, Rockport, Ingleside, and Corpus Christi all had similar real median family incomes. The areas outside the principal cities also remain poorer than the rest of the MSA.

Despite the overall growth of real median family incomes, the proportion of people with incomes in the lowest 20th national percentile and middle 60th national percentile increased across the Corpus Christi MSA (Table J.6). The proportion of people in the Corpus Christi MSA with incomes in the lowest 20th percentile increased from 27.7% to 28.5%, the middle 60th percentile increased from 58.3% to 58.8%, and upper 20th percentile decreased from 14% to

12.7%. This trend has occurred largely in Corpus Christi, but to a lesser extent in Ingleside, Aransas Pass, and Portland.

Table J.6.

Proportion of People with Incomes in The Lowest 20th, Middle 60th, and Highest 20th

National Lowest 20%	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside Bay	Aransas Pass	Port Aransas	Port-land	Rock-port
1969	27.7	24.3	35.6	14.2	-	35.4	-	11.3	35.8
1979	23.0	21.7	25.8	13.0	-	31.6	21.5	7.2	30.9
1989	29.7	28.0	33.7	27.1	-	45.6	25.6	12.7	34.6
1999	28.5	27.6	30.4	16.4	17.0	36.8	18.9	13.1	32.5
National Middle 60%									
1969	58.3	59.9	54.6	72.9	-	56.2	-	70.1	50.4
1979	59.3	60.1	57.6	70.7	-	56.2	56.0	58.8	54.4
1989	57.7	58.6	55.8	67.1	-	43.4	58.3	66.6	50.9
1999	58.8	58.9	58.5	73.5	75.5	57.2	64.7	67.6	47.8
National Top 20%									
1969	14.0	15.8	9.8	12.9	-	8.4	-	18.6	13.9
1979	17.7	18.3	16.6	16.4	-	12.2	22.6	34.0	14.6
1989	12.6	13.5	10.5	5.8	-	11.0	16.1	20.7	14.5
1999	12.7	13.5	11.2	10.1	7.4	6.1	16.4	19.4	19.7

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

The highest proportion of people with incomes in the upper 20th national percentile is found in Portland, Rockport, and Port Aransas. In fact, the proportion of people with incomes in the upper 20th national percentile has increased in Portland and Rockport. The highest proportion of people with incomes in the lowest 20th national percentile can be found in Aransas Pass, Rockport, and the suburbs. Rockport is an eclectic community, comprised of a high concentration of wealth, poverty, and middle incomes. Ingleside on the Bay has a low proportion of people at both incomes extreme, but the largest proportion in the middle 60th national percentile. Ingleside on the Bay is the middle class community in the Corpus Christi MSA. The data reveal income growth in the 1970s and 1990s, but real income loss in the 1980s.

The proportion of those living in poverty for the area is shown in Figure J.9. The number of people living below the poverty line in Aransas County increased 9.4% from 1989 to 2007; however, the proportion of people below the poverty line decreased from 22.5% to 18.2%. The proportion of people living below the poverty line in Aransas County is higher than the proportion of people living below the poverty line in the state. The proportion of people living below the poverty line in Aransas County has been similar to the proportion of people living

below the poverty line in Nueces County, which are both higher than San Patricio County. The number of people living in poverty in Aransas County is high. From 1989 to 2004, the proportion of people living below the poverty line in Aransas County generally declined; however, in 2005 and 2006, the proportion of people living below the poverty line increased dramatically before falling again in 2007.

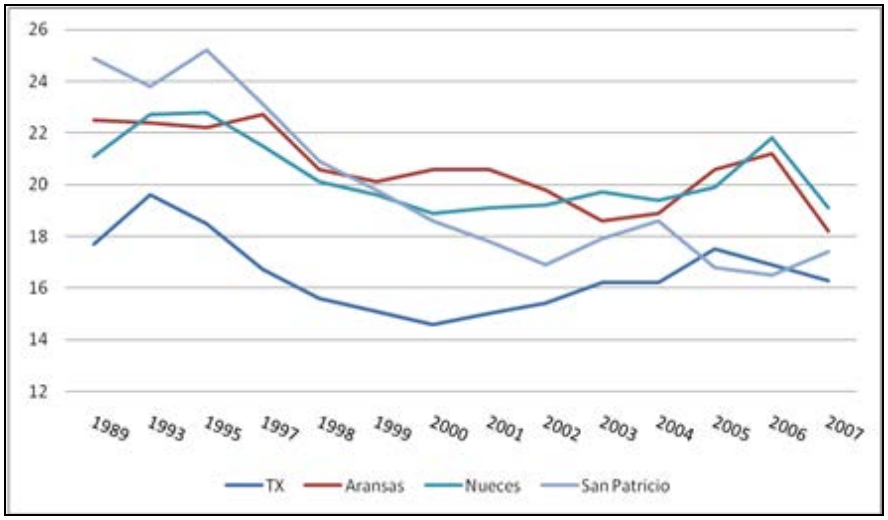

Figure J.9. Percent in poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

The number of people living below the poverty line in Nueces County decreased 1.4% from 1989 to 2007; the proportion of people below the poverty line also decreased from 21.1% to 19%. The proportion of people living below the poverty line in Nueces County is higher than the proportion of people living below the poverty line in the state. The proportion of people living below the poverty line in Nueces County has been similar to the proportion of people living below the poverty line in Aransas County, which are both higher than San Patricio County. The number of people living in poverty in Nueces County is high. From 1989 to 2000, the proportion of people living below the poverty line in Nueces County generally declined, reaching a low of 18.9% in 2000; however, from 2001-2006, the proportion of people living below the poverty line increased and is presently higher than Aransas County.

The number of people living below the poverty line in San Patricio County decreased 19.8% from 1989 to 2007; however, the proportion of people below the poverty line decreased from 24.9% to 17.4%. In 1989, San Patricio had the highest proportion of people below the poverty line, but, in 2007, San Patricio had the lowest proportion of people below the poverty line. San Patricio has experienced a significant reduction of poverty, but the proportion of people living below the poverty line in San Patricio County is still higher than the proportion of people living below the poverty line in the state. For a brief period of time, 2005 and 2006, San Patricio dropped below the state average. The proportion of people living below the poverty line in San Patricio County has been lower than the proportion of people living below the poverty line in Nueces and Aransas County. In 2003, 2004, and 2005, the proportion of people living below the poverty line increased.

The three counties display independence in poverty trends, as each of the three counties has witnessed increases and decreases in poverty in different years.

There is tremendous variation within these three counties (Table J.7). Historically, Aransas Pass has had the highest proportion of people living below the poverty line in the Corpus Christi MSA, reaching a high of 34.6% in 1989 and 35% in 1995. Since 1995, the proportion of people living below the poverty line has decreased by half. In 2003, the proportion of people living below the poverty line in Aransas Pass (18.9%) was less than the MSA average (19.3%). The proportion of people living below the poverty line has also been generally higher in Corpus Christi and Rockport. From 1979-1999, Rockport was above the average for the MSA. In 2003, Rockport was below the MSA average. Corpus Christi has generally had a similar proportion of people living below the poverty line as the MSA; however, the proportion of people living below the poverty line in Corpus Christi has increased since 1999 and is now above the MSA average. While the proportion of people living below the poverty line is decreasing among the other communities, the proportion of people living below the poverty line is increasing in Corpus Christi. The suburbs of Corpus Christi have a higher proportion of people living below the poverty line than does Corpus Christi. In contrast, Ingleside, Port Aransas, and Portland have had much lower proportions of their populations living below the poverty line, with Portland consistently being the lowest. The entire region saw increases in the proportion of people living below the poverty line during the 1980s – doubling in Rockport, Aransas Pass and Ingleside. Since 1995, poverty has consistently decreased in all of these communities except Corpus Christi.

Table J.7.

Proportion of people living below the poverty line for selected communities

	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside on the Bay	Aransas Pass	Port Aransas	Portland	Rockport
1969	23.0	19.3	31.5	14.7	-	29.2	-	6.8	20.6
1979	17.0	15.7	19.7	7.6	-	18.4	11.6	4.1	19.9
1989	21.7	20.0	25.8	15.8	-	34.6	15.9	7.0	32.1
1993	22.9	21.8	25.4	12.7	-	32.5	17.6	6.7	25.2
1995	23.2	21.8	26.2	12.7	-	35.0	17.6	7.3	25.0
1997	21.8	20.5	24.9	10.0	-	31.2	16.3	6.4	22.3
1998	20.3	19.1	22.8	8.8	-	28.3	15.2	5.8	20.2
1999	18.3	17.6	19.8	10.2	12.4	19.6	11.3	7.4	20.4
2003	19.3	18.9	20.1	9.8	13.0	18.9	11.6	7.3	15.9
2005	18.5	18.6	18.2	-	-	-	-	-	-
2007	18.6	18.8	-	-	-	-	-	-	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Median incomes are increasing and poverty rates are decreasing, but these increases and decreases have not occurred equitably across the region. The 1980s were devastating to wages and poverty in the region. Both poverty and the number of people in the lower income brackets are high in the Corpus Christi MSA.

The level of educational attainment for the Corpus Christi MSA has changed over time (Figure J.10-J.11). The number of people who have not graduated from high school decreased 20%, from 53% of the population in 1970 to an estimated 23.4% in 2007, while the number of people with college degrees or more increased 251%, from 9.7% of the population to an estimated 18.8% in 2007. Despite these positive changes, the proportion of people with a high school diploma or more and the proportion of people with a bachelor's degree in the Corpus Christi MSA are below state and national averages.

Educational improvements have occurred, but have not been uniform. The levels of educational attainment in the cities of Corpus Christi, Aransas Pass and the suburbs are all below state and national averages for the period of 1970 to 2007. As of 2000, Ingleside, Ingleside on the Bay, Port Aransas, Portland, and Rockport were above state and national averages. There is a substantial difference in the levels of educational attainment between these communities and Corpus Christi, Aransas Pass and the suburbs.

In the city of Corpus Christi, the proportion of people with a high school diploma or more has been above and below the state average, but the proportion of people with bachelor's degrees has always been below the state average. In 2000, the proportion of people in Corpus Christi with a high school diploma or more was 75.8%, while the MSA was 73.9% and the state was 75.7%; the proportion of people with a high school diploma or more was higher in Ingleside (84.7%), Ingleside on the Bay (91%), Port Aransas (87.5%), Portland (90.4%) and Rockport (80.5%). Yet, this has not necessarily resulted in concomitant increases in the proportion people with bachelor's degrees. As of 2000, the proportion of people with bachelor's degrees in Ingleside (13.9%) and Aransas Pass (8.2%) was lower than the average for the MSA (17.7%), the state (23.2%), and the nation (24.4%); however, the proportion of people with a bachelor's degree in Ingleside on the Bay (25.4%), Port Aransas (27.9%), Portland (25.5%) and Rockport (24.5%) was above the average for the MSA, the state, and the nation. Corpus Christi (19.6%) was above the average for the MSA, but not the state and the nation. Dragging down the averages for the MSA are Ingleside, Aransas Pass, and rural residents of the MSA.

Portland has had the highest levels of educational attainment in the MSA from 1970 to 2000; however, Aransas Pass has had the lowest levels of educational attainment in the MSA from 1970 to 2000.

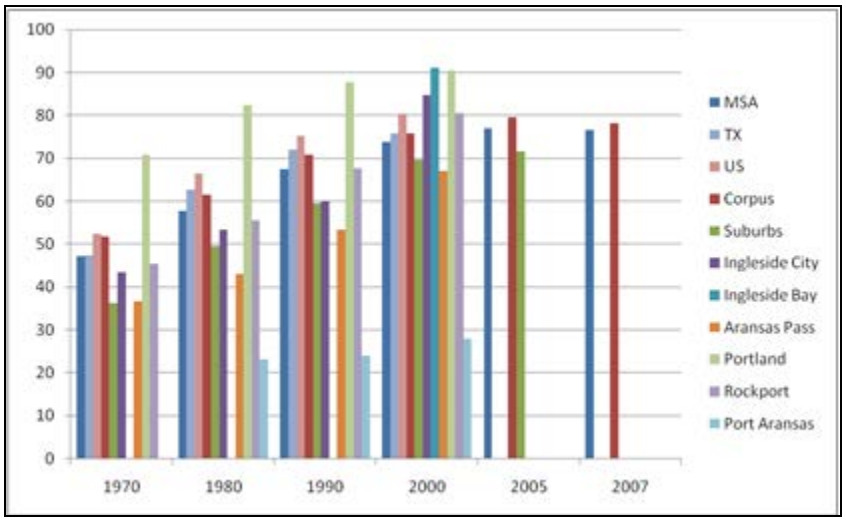

Figure J.10. Highest level of educational attainment as a percent of the population (HS Diploma). Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

The changes in the level of educational attainment have most dramatically improved in Ingleside and Rockport. In 1970, only 43.5% of the residents in Ingleside and 45.4% of the residents in Rockport had graduated from high school. In 2000, in Ingleside and Rockport, the number of people graduating from high school was above state and national averages, with the most substantial increases occurring from 1990-2000. While Rockport also has an above average number of people graduating from college, the same has not occurred in Ingleside. In Ingleside, a substantial number are graduating from high school, but they are not substantially acquiring college degrees.

The level of educational attainment has improved in the Corpus Christi MSA; however, improvements have not occurred equitably in all communities and substantial increases in individuals graduating from high school have not necessarily brought a concomitant increase in people graduating from college. The 1990s were a decade of substantial educational improvement in the Corpus Christi MSA.

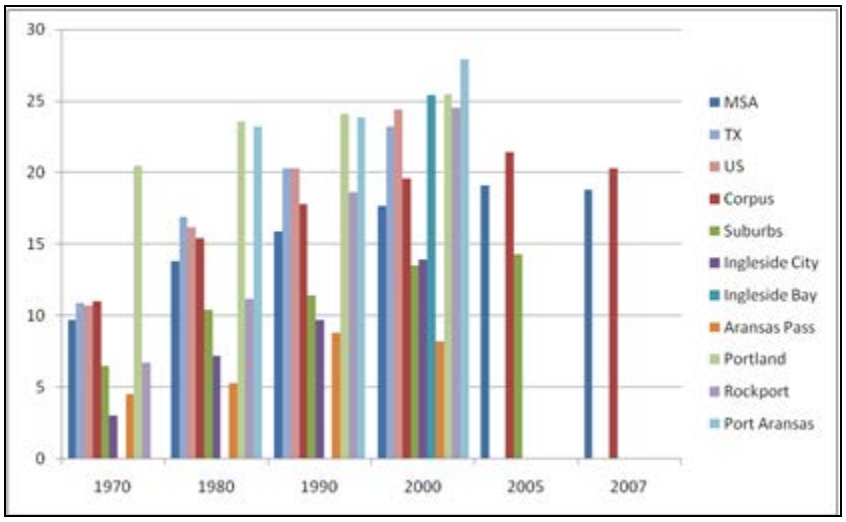

Figure J.11. Highest level of educational attainment as a percent of the population (Bachelor's Degree). Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Public school district revenue is a measure for the financial health of a region, indicating where growth is occurring and how much financial growth is occurring. The Corpus Christi MSA includes 20 public school districts.

Property tax collections increased 147% for all the school districts in the Corpus Christi MSA from 1990 to 2006; total local revenue collections increased 141% for all the school districts in the Corpus Christi MSA from 1990 to 2006 (Figure J.12). As revenues have increased, so too have the total expenditures for the school districts in Aransas County. Total expenditures increased 111%. The growth in total local revenues has exceeded the growth in expenditures. In 2003, the school district lost property tax revenue and local revenue; concomitantly, expenditures decreased that year as well.

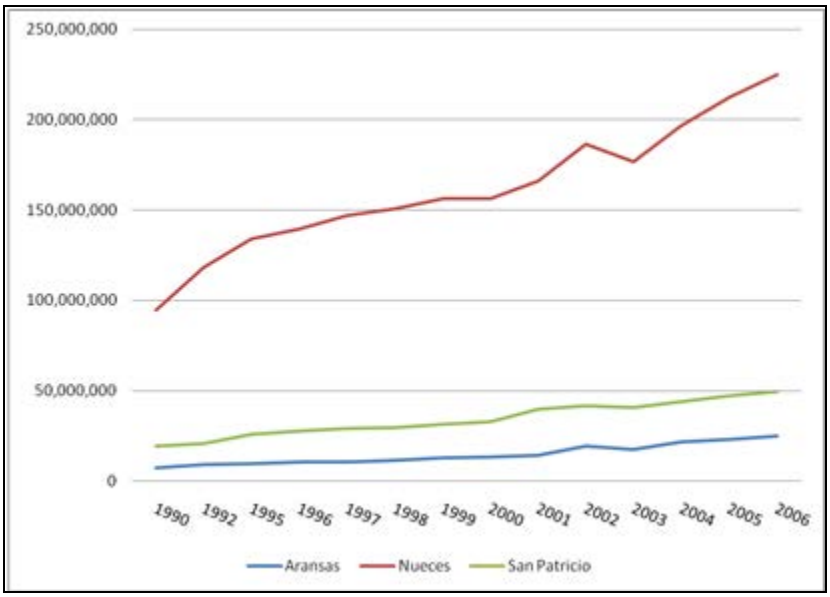

Figure J.12.a. Property tax revenue collection for school districts in Aransas, Nueces, and San Patricio County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

From 1986-2006, student enrollment increased 0.2%, decreasing 1% during the 1990s and increasing .3% from 2000-2007. Student enrollment declined consistently from 1994-2000. Increases in student enrollment have resulted in increases in the total number of diplomas being issued. From 1987 to 2005, the number of diplomas being issued increased 15.1%; however, diplomas increased 14.5% during the 1990s and decreased 1.7% from 2000-2007. Since 2000, enrollment has been up, but the number of diplomas has not. The total number of schools in the Corpus Christi MSA had increased from 139 in 1987 to 162 in 2006. The total number of teachers increased 17.6%; however, the number of employed teachers decreased 4.1% from 2000-2006. Enrollment is presently increasing, but the number of teachers is decreasing.

The districts in the Corpus Christi MSA are enjoying growth in revenues, expenditures, and students; however, the number of graduates, as measured by the number of diplomas, has decreased recently in the regions' public schools and fewer teachers are being employed.

These macro-level stats for the Corpus Christi MSA obfuscate some of the micro-level trends occurring within the region.

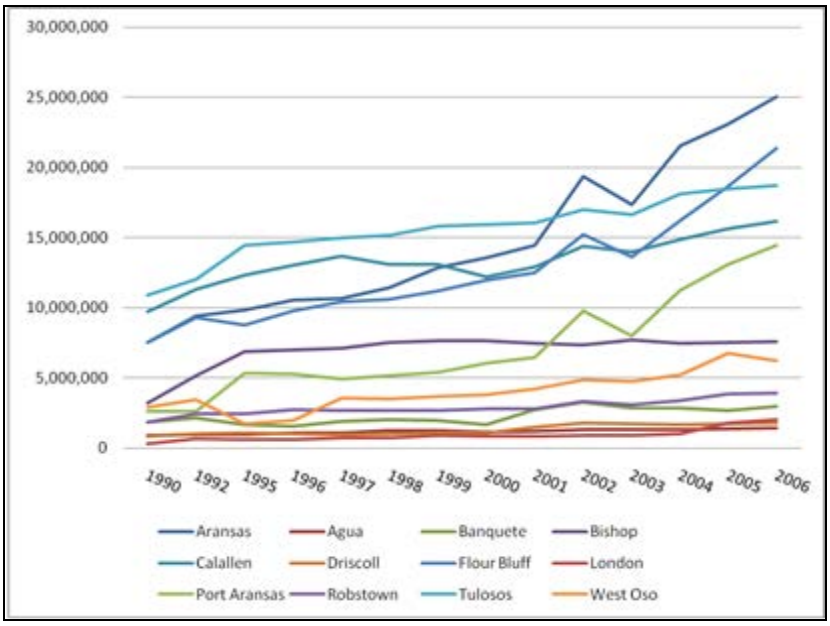

Figure J.12.b. Property tax revenue collection for school districts in Nueces County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

Property tax collection increased significantly for London ISD (545%), Port Aransas ISD (459%), Aransas County ISD (234%), Aransas Pass ISD (232%), and Ingleside ISD (215%). The smallest property tax collection increases occurred in Banquete ISD (59%), Sinton ISD (60%), Agua Dulce ISD (64%), and Calallen ISD (66%). London ISD, Port Aransas ISD, Aransas Pass ISD, and Taft ISD increased their property tax collection by over 100% from 2000-2006 alone. Bishop CISD property tax collections decreased from 2000-2006, the only district to do so in the Corpus Christi MSA. As of 2006, Corpus Christi ISD had the largest property tax revenue at $128.4 million, followed by Aransas County ISD ($25 million) and Flour Bluff ISD ($21 million). Agua Dulce had the lowest property tax revenue at only $1.45 million. Collectively, the school districts in the Corpus Christi MSA collected $299.6 million in property tax revenue in 2006, a substantial increase from $121.4 million in 1990. The Corpus Christi ISD accounted for 42.9% of this total, down from 45.9% of the total in 1999. Other districts are collecting more relative to Corpus Christi.

Total local revenues have also increased substantially in the Corpus Christi MSA. Local revenues increased significantly for Port Aransas ISD (460%), London ISD (411%), Aransas Pass ISD (230%), Aransas County ISD (225%), and Ingleside ISD (203%). The smallest local revenues collection increases occurred in Calallen ISD (59%), Agua Dulce ISD (61%), Sinton ISD (63%), and Tuloso Midway ISD (59%). The London ISD, Port Aransas ISD, Aransas Pass ISD, and Banquete ISD increased their local revenue collections by over 100% from 2000-2006 alone. Bishop CISD local revenue decreased from 2000-2006, the only district to do so in the Corpus Christi MSA. As of 2006, Corpus Christi ISD had the largest property tax revenue at $140.6 million, followed by Aransas County ISD ($27.2 million) and Flour Bluff ISD ($24.3 million). Agua Dulce had the smallest local revenue collection at only $1.58 million. Collectively, the school districts in the Corpus Christi MSA collected $341 million in property

tax revenue in 2006, a substantial increase from $141.4 million in 1990. The Corpus Christi ISD accounted for 41.3% of this total, down from 45.9% of the total in 1998. Other districts are collecting more relative to Corpus Christi.

As revenues have increased, so too have the total expenditures for the school districts in the Corpus Christi MSA. Total expenditures increased significantly for Port Aransas ISD (348%), Ingleside ISD (279%), Driscoll ISD (204%), and Aransas County ISD (175%). The smallest local total expenditures increases occurred in Odem Edroy ISD (63%), Calallen ISD (68.4%), Bishop ISD (72.6%), and Corpus Christi ISD (78.9%). The London ISD and Port Aransas ISD increased their total expenditures by over 100% from 2000-2006 alone. Several districts saw total expenditures decrease from 2000-2006, including the Aransas County ISD (6%), Mathis ISD (2.3%), and Bishop ISD. As of 2006, the Corpus Christi ISD had the largest total expenditure at $319.2 million, followed by Robstown ISD ($46.1 million) and Flour Bluff ISD ($40.4 million). The London ISD had the smallest total expenditure at only $3.4 million. Collectively, the school districts in the Corpus Christi MSA collected $720 million in total expenditures in 2006, a substantial increase from $341 million in 1990. The Corpus Christi ISD accounted for 44.3% of total expenditures, down from 52.3% of the total in 1990. Other districts are spending more relative to Corpus Christi.

Growth in total local revenues has exceeded the growth in expenditures. Revenue collections in the Corpus Christi MSA have improved substantially, consistent with population and economic changes in the Corpus Christi MSA during the same period. Revenue collection decreases in 2003 correspond with a substantial downturn that occurred in manufacturing employment and income at the same time. Similarly, substantial declines did not occur in other economic sectors at this time.

As revenues have increased, so too have the salaries paid by the school districts in the Corpus Christi MSA. Total salaries increased significantly for London ISD (191%), Ingleside ISD (141%), Driscoll ISD (140%), Port Aransas ISD (112%), and West Oso ISD (111%). The smallest salary increases occurred in Bishop ISD (47%), Agua Dulce ISD (47%), Mathis ISD (62%), Tuloso Midway ISD (63%), and Calallen ISD (68%). The largest increases from 2000-2006 occurred in the London ISD (47%), Port Aransas ISD (23%), Taft ISD (23%) and Driscoll ISD (22%). Several districts saw total salaries decrease from 2000-2006, including the Bishop ISD (4%), Mathis ISD (6.8%), and Calallen ISD (.7%). As of 2006, the Corpus Christi ISD had the largest total salaries at $204 million, followed by Robstown ISD ($21.8 million) and Flour Bluff ISD ($24.2 million). The London ISD had the smallest total expenditure at only $1.4 million. Collectively, the school districts in the Corpus Christi MSA paid $415.8 million in total salaries in 2006, a substantial increase from $219.7 million in 1990. The Corpus Christi ISD accounted for 49.1% of total salaries, down from 50.9% of the total in 1990.

From 1986-2006, student enrollment increased 0.2% in the Corpus Christi MSA (Figures A.26-A.32). Student enrollment increased significantly for London ISD (119%), Ingleside ISD (30.2%), Port Aransas ISD (27.5%), and Tuloso Midway ISD (22.2%). The smallest student enrollment occurred in Calallen ISD (0.6%), Driscoll (1.9%) and West Oso (3.2%). The largest increases from 2000 to 2006 occurred in London ISD (47%), Port Aransas ISD (23%), Taft ISD (23%) and Driscoll ISD (22%). Several districts have seen student enrollment decrease, which includes Robstown ISD (20.8%), Taft ISD (17.2%), and Bishop ISD (17%). As of 2006, the Corpus Christi ISD had the largest student enrollment at 38,930, which accounted for 48.7% of student enrollment, down from 52.6% of the total in 1989.

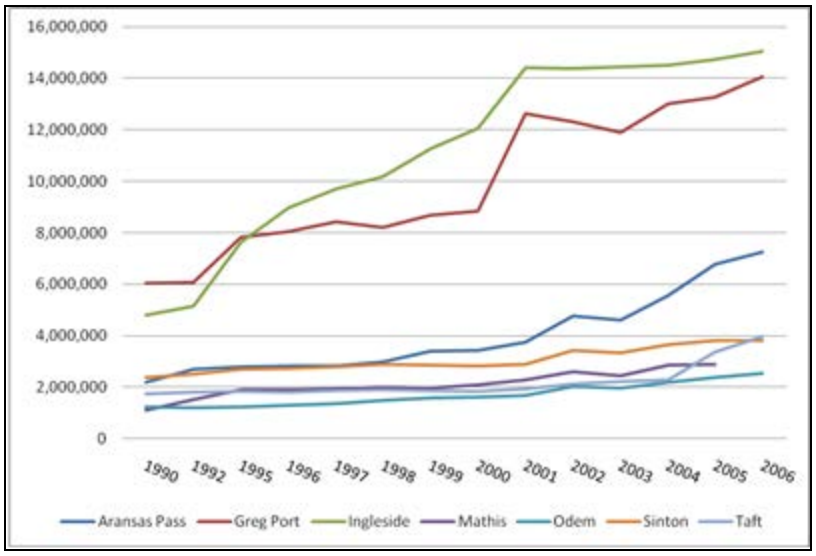

Figure J.12.c. Property tax revenue collection for school districts in San Patrico County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

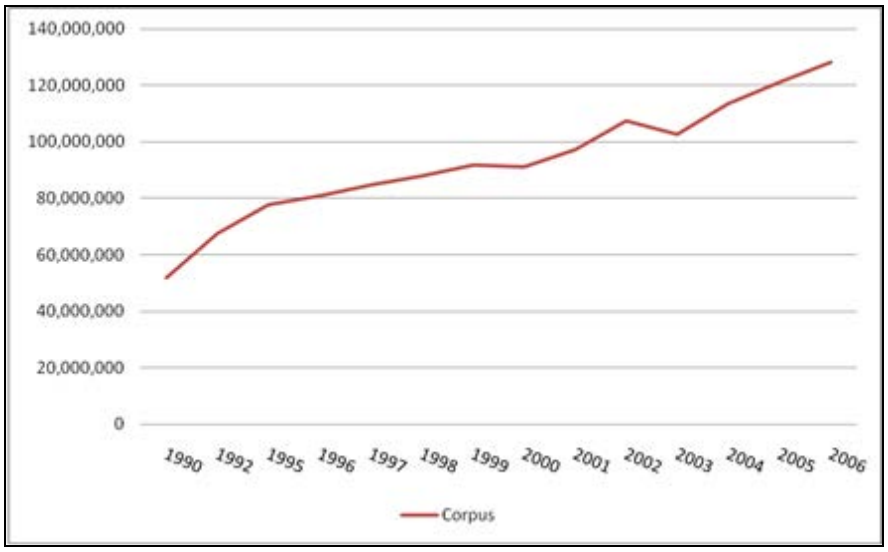

Figure J.12.d. Property tax revenue collection for Corpus Christi MSA. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

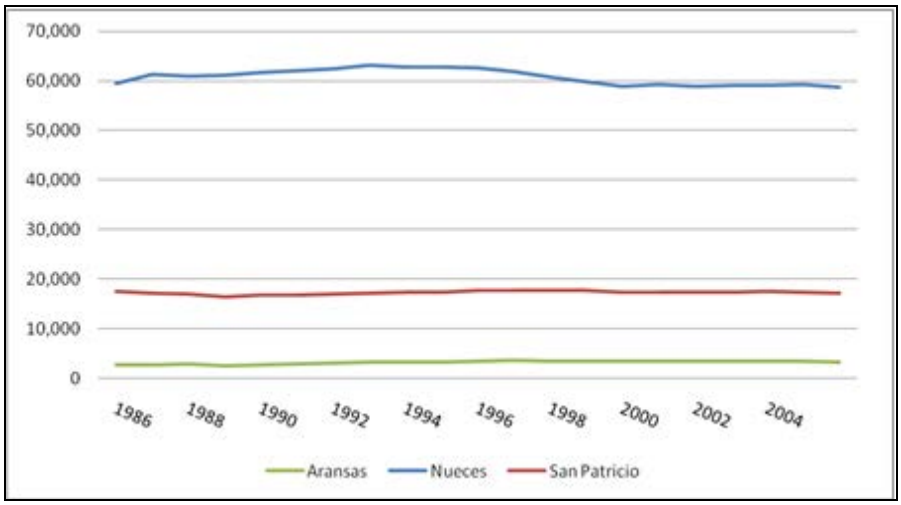

Figure J.13.a. School enrollment by school district in Aransas, Nueces, and San Patrico County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

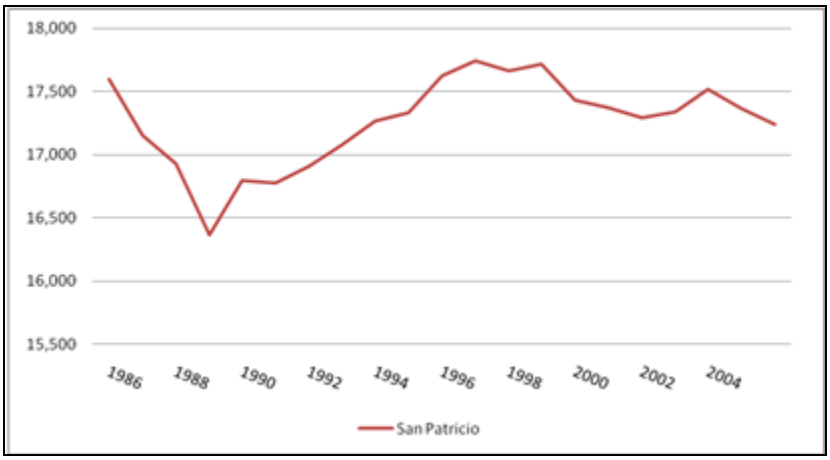

Figure J.13.b. School enrollment by school district in San Patrico County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

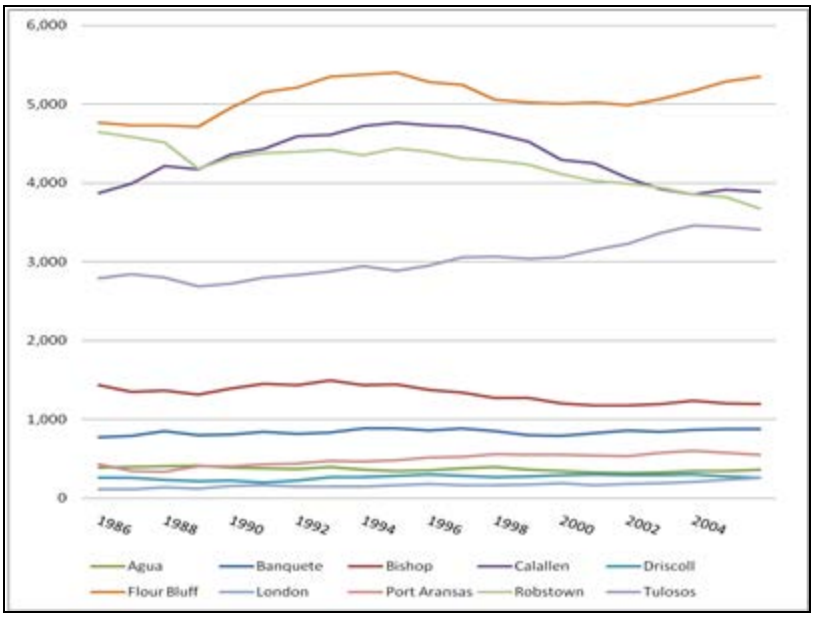

Figure J.13.c. School enrollment by school district in Nueces County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Different decades have brought different results in student enrollment, though fewer districts appear to be losing students. The shifts in student enrollment indicate where changes in family composition and population are occurring within the Corpus Christi MSA.

Increases in student enrollment have not resulted in concomitant increases in the number of diplomas being issued (Figure J.13-J.14). From 1987 to 2005, the number of diplomas being issued increased 15.1%; however, the number of diplomas decreased 1.7% from 2000 to 2006. Since 2000, enrollment has been up, but the number of diplomas has not. From 1987 to 2006, only eight of the school districts increased the number of diplomas being issued. During 2000-2006, the number of diplomas issued increased in the Banquete ISD (23.9%), Flour Bluff ISD (15.2%), Tuloso Midway ISD (9.5%), West Oso ISD (14.5%), Aransas Pass ISD (20.2%), Ingleside ISD (9.6%), and Sinton ISD (3.7%). During 2000-2006, the number of diplomas issued decreased in the Corpus Christi ISD (5.2%), Aransas County ISD (9.2%) and Port Aransas ISD (19.2%). The role of the Corpus Christi ISD in the Corpus Christi MSA is declining, as the proportion of students in the Corpus Christi MSA enrolled in the Corpus Christi ISD has declined. The same trend is evident in the number of diplomas being issued. In 1987, 50.7% of the diplomas in the MSA were issued by the Corpus Christi MSA, but that number was down to 45.3% in 2005. More students are enrolling in other districts and receiving diplomas in other districts, reflecting movement out of the city and into surrounding areas.

Teacher employment trends mirror student enrollment trends. The total number of teachers increased 17.6%; however, the number of employed teachers decreased 4.1% from 2000 to 2006. Enrollment is presently increasing, but the number of teachers is decreasing. From 2000-2006, teacher employment declined in the Aransas County ISD (11.8%), Corpus Christi ISD (4.2%), and Gregory Portland ISD (6.5%). Meanwhile, teacher employment is up in the Port Aransas ISD (2.1%), Aransas Pass ISD (1.3%), and Ingleside ISD (5.5%).

The districts in the Corpus Christi MSA are enjoying growth in revenues, expenditures, and students; however, the number of graduates, as measured by the number of diplomas, has decreased recently in the regions' public schools and fewer teachers are being employed.

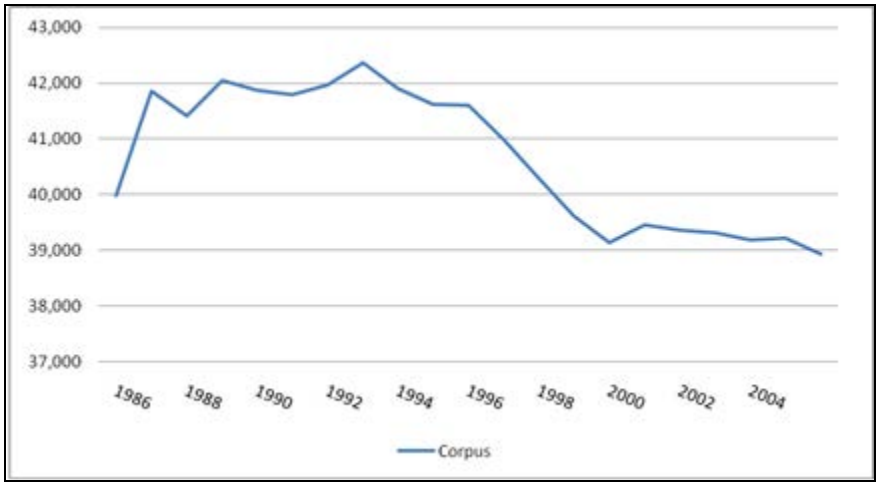

Figure J.13.d. School enrollment in Corpus Christi Independent School District. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

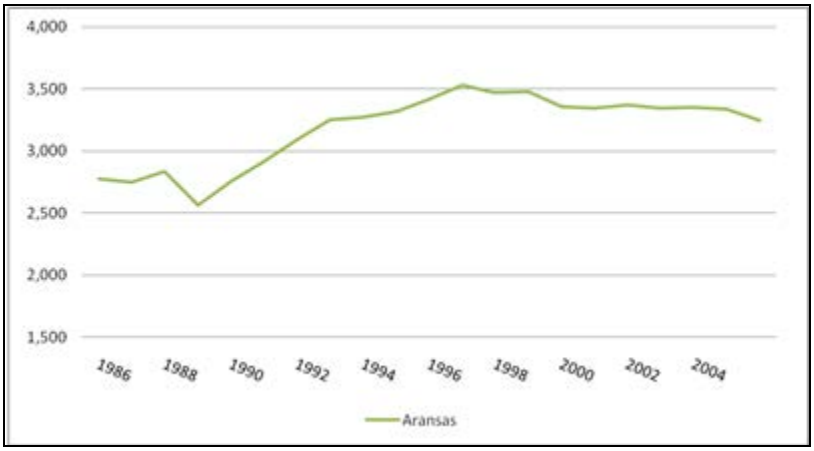

Figure J.13.e. School enrollment in Aransas County Independent School District. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

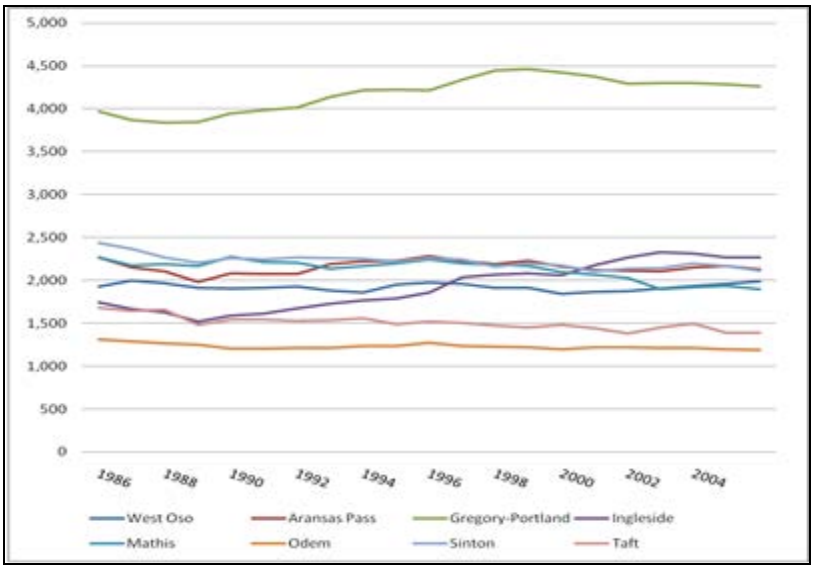

Figure J.13.f. School enrollment by school district in San Patrico County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

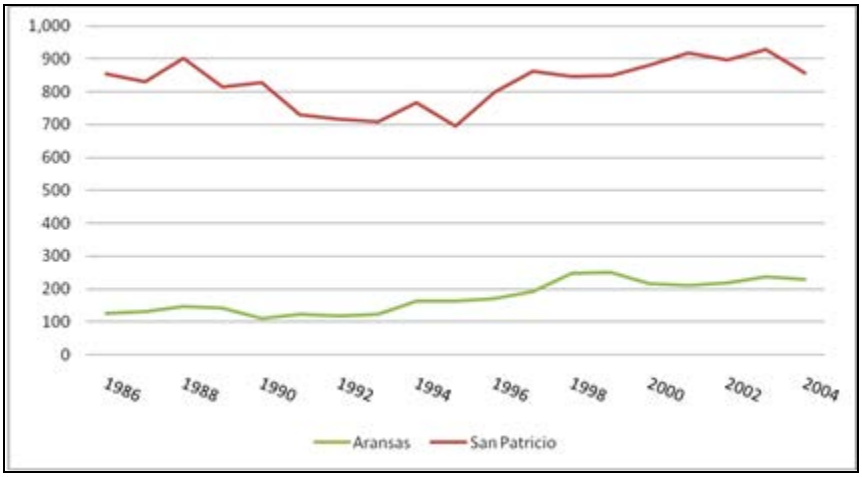

Figure J.14.a. Diplomas issued by school districts in Aransas and San Patricio County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

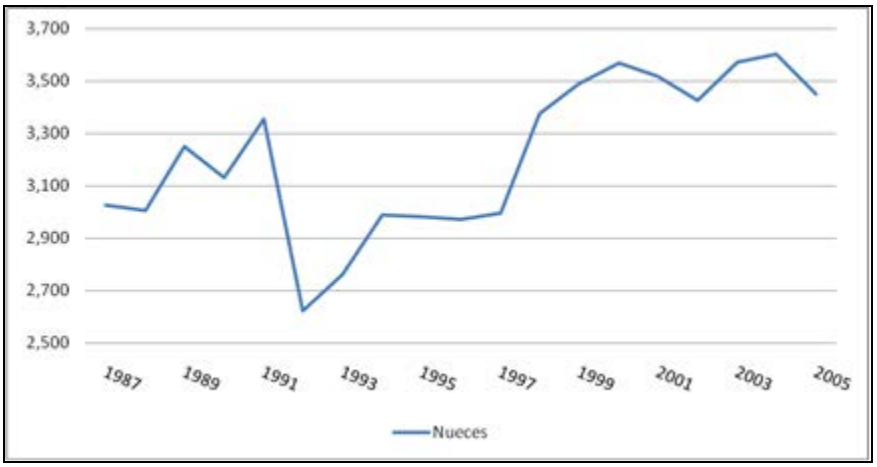

Figure J.14.b. Total diplomas issued in Nueces County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

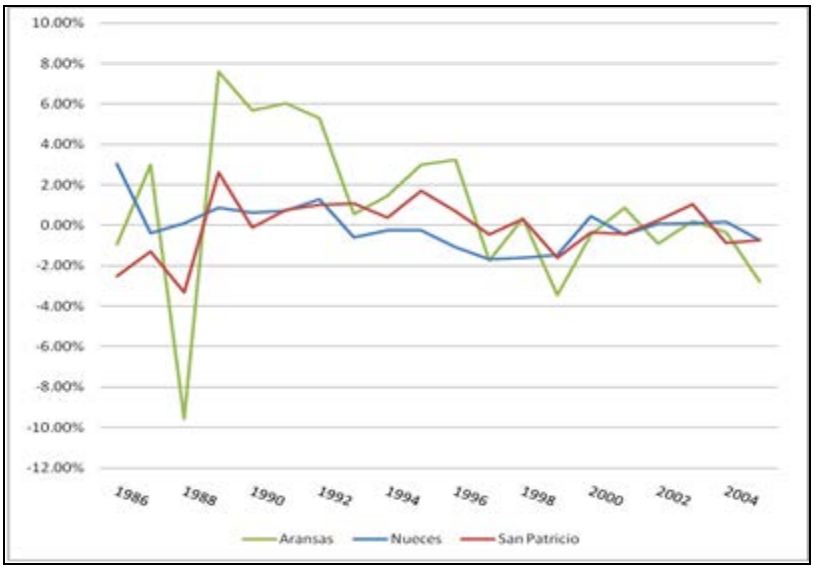

Figure J.15. Annual Percentage Change in Student Enrollment. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Affordable and available housing are critical issues for businesses and people, and, comparatively speaking, the average vacancy rates and above average housing costs of the Corpus Christi MSA are similar to those of the other communities in this study. Figure J.16-J.17 show the median household rent and median home value for the Corpus Christi MSA in 2005 dollars. In the 1970s, the real gross median rent was substantially lower than today, indicating an increased relative cost in housing since 1970. The real gross median rent has increased every decade, except for a 0.9% decrease in the 1980s. The real gross median rent increased 31.6% from 1970 to 1980, 12.8% from 1990 to 2000, and 13.2% from 2000 to 2007. During 1970-2007,

the gross median rent in the Corpus Christi MSA increased 66.5%: 63.7% in Corpus Christi, 57.1% in the suburbs, 54.8% in Ingleside, 38.9% in Aransas Pass, 19.3% in Port Aransas, 27.8% in Portland, and 10% in Rockport. The most substantial increases in the gross median rents occurred in Corpus Christi and Ingleside. In 1970, Aransas Pass ($388) had the lowest real gross median rent in the MSA, while Portland ($609) had the highest. As of 2000, Portland ($778) still had the highest and Aransas Pass ($533) still had the lowest. The gross median rent in Ingleside on the Bay ($754) is also very high. Rockport ($559) and the suburbs ($553) had the some of the lower gross median rents. Housing prices have changed significantly in the Corpus Christi MSA, but the communities within the Corpus Christi MSA display a diverse range of gross median rents.

Table J.8.

Median Home Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside Bay	Aransas Pass	Port Aransas	Port-land	Rock-port
1970	$418	$438	$352	$438	-	$388	-	$609	$508
1980	$550	$566	$493	$597	-	$491	$543	$711	$538
1990	$545	$557	$496	$614	-	$438	$593	$637	$513
2000	$615	$629	$553	$678	$754	$539	$648	$778	$559
2005	$654	$668	-	-	-	-	-	-	-
2007	$696	$717	-	-	-	-	-	-	-
Rent in National Lowest 20%									
1970	40.2	37.4	51.9	30.4	-	40.7	-	22.6	30.1
1980	26.5	24.3	34.8	16.8	-	33.6	25.9	4.3	20.9
1990	28.8	26.4	38.7	23.6	-	49.3	21.6	16.3	30.9
2000	25.1	22.8	33.7	14.5	0.0	34.4	15.1	6.2	32.6
Rent in National Middle 60%									
1970	47.1	48.2	42.5	52.5	-	58.5	-	51.2	61.2
1980	55.0	55.9	51.8	56.2	-	61.4	50.6	58.3	66.1
1990	63.0	65.0	55.0	67.3	-	50.7	70.8	62.1	63.4
2000	63.5	65.0	58.1	78.4	84.2	62.1	71.1	68.6	61.1
Rent in National Top 20%									
1970	12.7	14.4	5.6	17.1	-	0.8	-	26.1	8.7
1980	18.5	19.8	13.4	27.0	-	4.9	23.5	37.4	12.9
1990	8.2	8.7	6.3	9.0	-	0.0	7.5	21.6	5.7
2000	11.4	12.3	8.2	7.1	15.8	3.4	13.9	25.2	6.3

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

The increase in gross median rents means a lot less low-income housing is available. The proportion of people with rents in the lowest 20th national percentile decreased from 40.2% in 1970 to 25.1% in 2000, the proportion of people with rents in the middle 60th national percentile increased from 47.1% in 1970 to 63.5% in 2000, and the proportion of people with rents in the upper 20th national percentile decreased from 12.7% in 1970 to 11.4% in 2000 (Table J.8). The fewest rents in the lowest 20th national percentile are found in Portland (6.2%), while the most are found in Aransas Pass (34.4%), the suburbs (33.7%) of Corpus Christi, and Rockport (32.6%). A large proportion of rents in Portland are high-income rents as are, to a lesser degree, those of Ingleside on the Bay and Port Aransas.

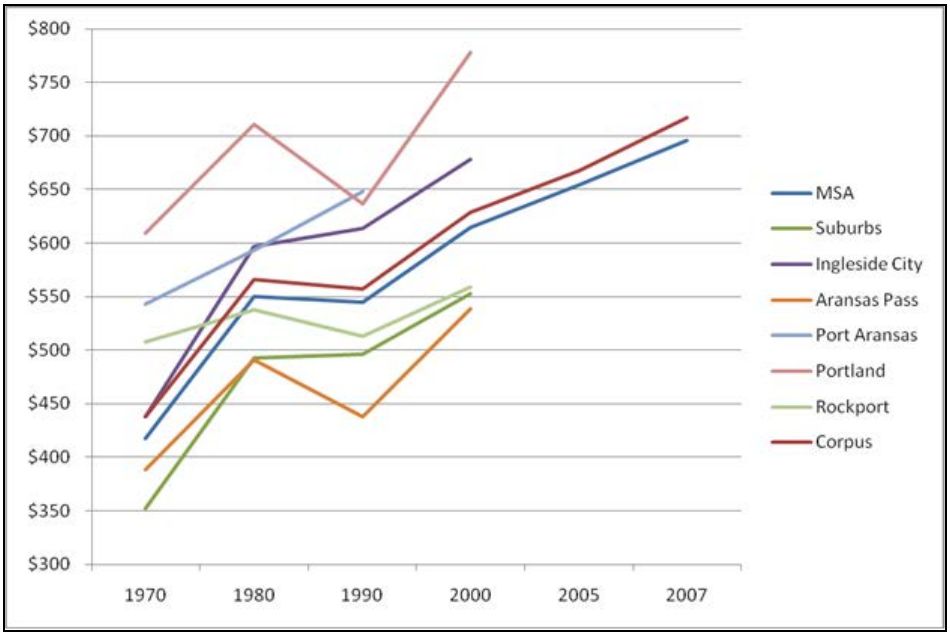

Figure J.16. Gross median rent in 2005 dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Like the real gross median rent, the real median home value for the Corpus Christi MSA has increased. The most substantial increase occurred in the 1970s, as home values increased 48%. Unlike the gross median rent, the median home value dropped 6.2% during the economic tumult of the 1980s, but increased 1.0% in the 1990s and 18.8% from 2000-2007. The increases are being driven by increased home values outside of the city of Corpus Christi. Median home values are higher in Rockport, Port Aransas, and Portland. In Portland, the real median home value increased 97% from 1970 to 2000. Rents and median home values are not increasing substantially in Aransas Pass, which has the lowest real median home value in the Corpus Christi MSA. At a median home value of $94,429, the median home value for the Corpus Christi MSA is not low. Homes are comparatively more expensive in the Corpus Christi MSA; however, the proportion of people with home values in the lowest 20th national percentile is increasing and the proportion of people with home values in the other 80th national percentile is decreasing.

Portland and Ingleside have seen the largest increases (61.3%, 73.9%) in median home values from 1970 to 2000 (Figure J.17). Median home values in Portland have increased only

3.3% and are down substantially since 1980. As of 2000, 50% of the home values in the Corpus Christi MSA were in the lowest 20th national percentile, increasing from 39.8% since 1970 (Table J.9). The difference between the Corpus Christi MSA and the communities within the MSA is substantial. The highest concentration of low home values is found in Aransas Pass, where 64.2% of the homes fall in the lowest national 20th national percentile. As of 2000, 45.5% of the home values in the Corpus Christi MSA were in the middle 60th national percentile, with the largest concentration found in Portland and Ingleside on the Bay. By comparison, 19.6% and 19.5% of the homes in Port Aransas and Rockport are in the upper 20th national percentile. Portland and Aransas Pass are very expensive places to live and residents have few low-income options. Aransas Pass and the suburbs of Corpus Christi have the lowest home values and the highest proportion of low-income properties. Ingleside and Corpus Christi fall in between.

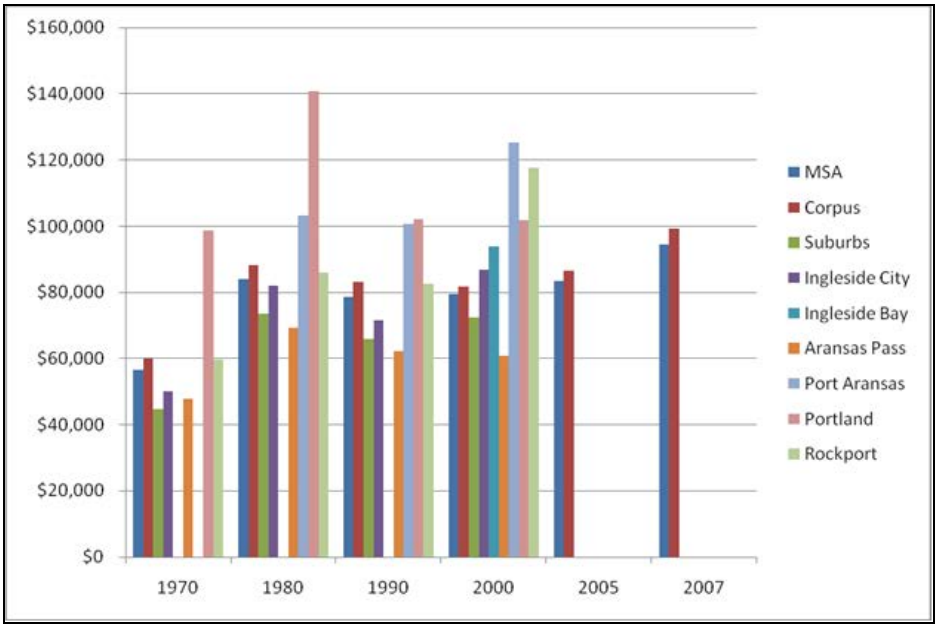

Figure J.17. Median home value in 2005 dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

In 1970, 53,584 units (64.8%) in the Corpus Christi MSA were owner occupied, while 29,070 units (35.2%) were renter occupied (Table J.21). As of 2007, 95,203 units (64.6%) were owner occupied and 55,647 units were renter occupied (35.4%). The overall proportion of homeowners has not changed substantially; however, different communities are displaying very different trends. In Ingleside on the Bay and Portland, the proportion of owner occupied units decreased from 72.1% to 61.8% and 82.1% to 63.3%; yet, in the suburbs, the proportion of owner occupied units increased from 70.5% to 74.3%. Home ownership is in decline in some communities. The highest home ownership is in Ingleside on the Bay, while the lowest is in Corpus Christi and Ingleside.

A higher proportion of units are unoccupied in the Corpus Christi MSA (Figure J.19). In 1970, the proportion of vacant units in the Corpus Christi MSA was 8.4% versus 13.7% in 2007. This percentage of vacant units is lower in the city of Corpus Christi (10.2%). Housing is more available in the Corpus Christi MSA than in the past. As of 2000, the percentage of vacant units

was highest in Port Aransas (17.6%); Rockport (14.5%) and the suburbs (12.5%) also had high vacancy rates. The lowest vacancy was in Portland (5.8%), Ingleside on the Bay (7.8%), and Ingleside (8.1%). While more units are vacant, these units are less affordable. Individuals have options in terms of picking between numerous communities within three counties; however, affordable housing is limited in some towns.

Table J.9.

Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Value in National Lowest 20%	MSA	Corpus Christi	Suburbs	Ingleside City	Ingleside Bay	Aransas Pass	Port Aransas	Port-land	Rock-port
1970	39.8	33.9	53.9	47.2	-	50.9	-	8.0	40
1980	32.7	28.1	42.5	29.5	-	43.0	24.5	4.5	32.5
1990	36.5	31.3	48.7	42.1	-	52.7	21.5	11.1	35.1
2000	50.0	47.8	54.9	38.3	32.5	64.2	17.2	18.2	23.8
Value in National Middle 60%									
1970	51.6	56.5	40.0	47.1	-	43.9	-	76.0	44.3
1980	56.6	60.7	47.6	64.1	-	49.4	58.9	77.3	52.7
1990	59.8	64.7	48.3	57.9	-	45.3	69.9	85.8	55.2
2000	45.5	47.6	40.7	61.3	67.5	32.9	63.2	77.0	56.7
Value in National Top 20%									
1970	8.5	9.6	6.1	5.7	-	5.1	-	16.1	15.7
1980	10.8	11.2	9.9	6.4	-	7.6	16.6	18.2	14.8
1990	3.7	4.0	3.0	0.0	-	2.0	8.5	3.1	9.8
2000	4.5	4.6	4.4	0.4	0.0	2.9	19.6	4.8	19.5

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

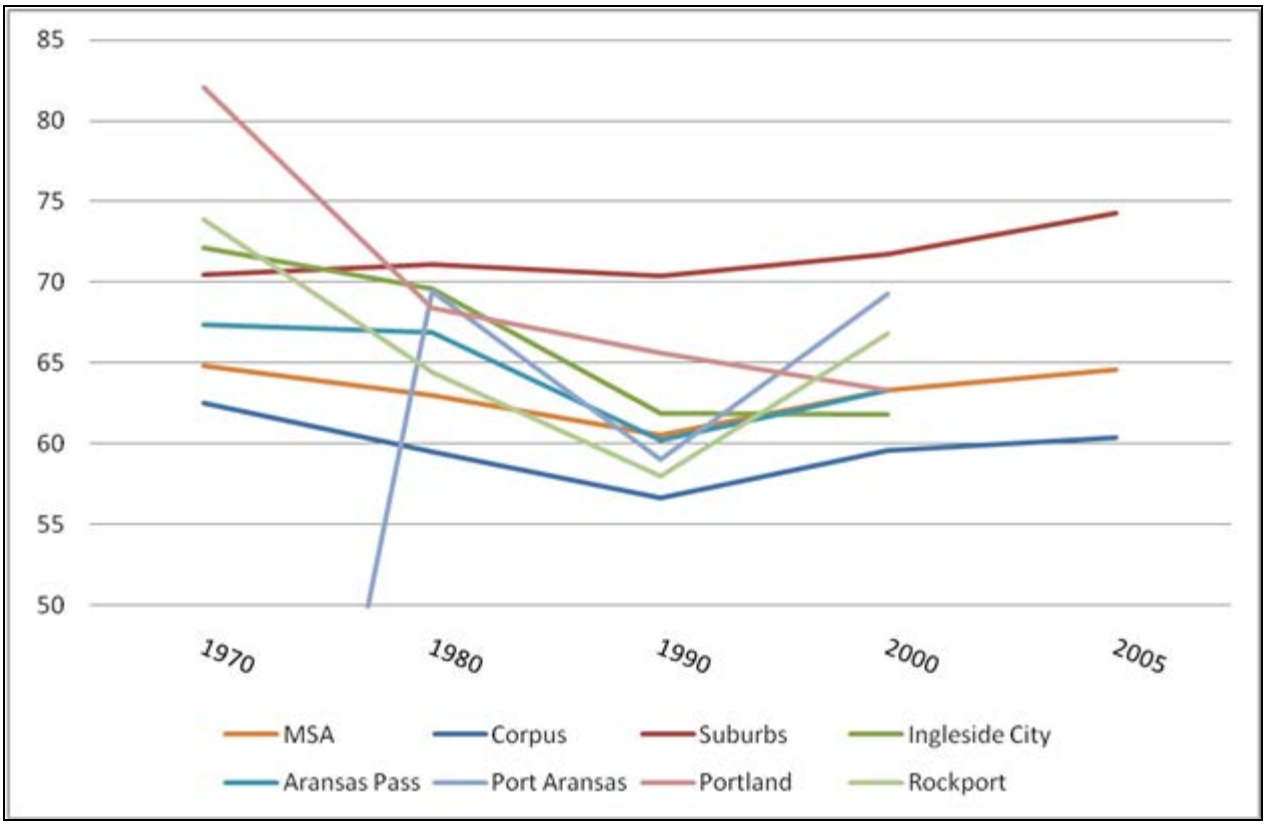

Figure J.18. Percent of units that are owner occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

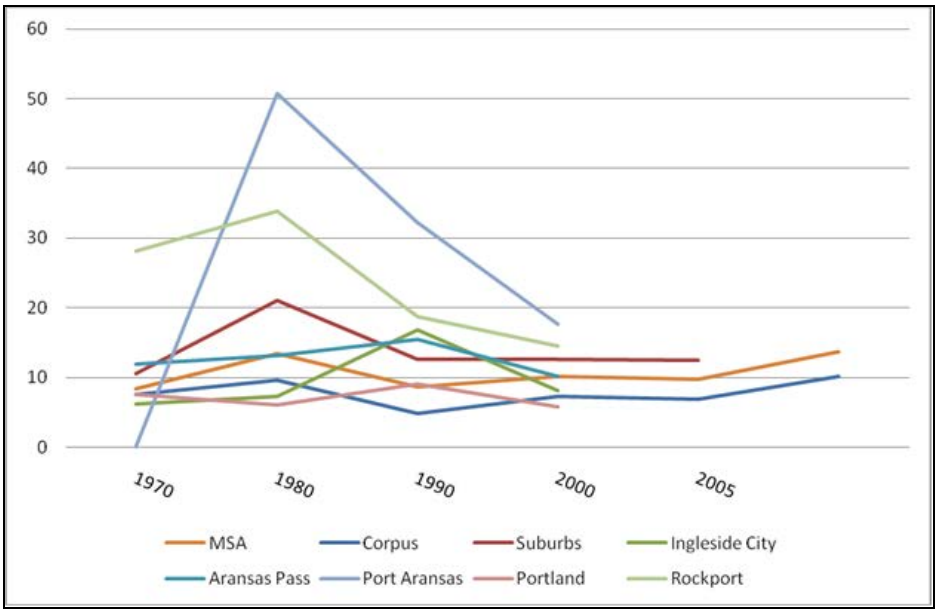

Figure J.19. Percent of units that are vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The data do not completely capture the vacancy rates of individual communities since 2007. The overall vacancy for the Corpus Christi MSA has increased, according to survey data, but the housing units estimates are more complicated and suggest a more complex relationship. The number of housing units increased 2.7% in Aransas, 0.8% in Nueces County, and 2.1% in San Patricio County from 2007 to 2000, but the population increased 9.7% in Aransas, 2.5% in Nueces County, and 1.9% in San Patricio County. This suggests a possible reduction of vacancies in Aransas County and Nueces County.

The housing in Aransas County is reflected in the building permits data for single-dwelling and multiple dwelling units (Figure J.20). The average number of permits per year is 205; multiple dwelling unit permits are not common, though 206 requests were made in 2007. In Aransas County, declines in building permits occurred during 1986-1990 and again in the mid-1990s; the number of permits per year was lower in the 1990s (66 per year) than the 1980s (93 per year). There has been a significant jump in housing construction since 2000.

The average number of number of permits per year in Nueces County is 1,679; multiple dwelling unit permits comprise 25% of the requests, up from 10% in the 1980s and 1990s. In Aransas County, declines in building permits occurred during 1984-1991, 1998-200l, and 2006-2007. The number of permits per year from 2000-2007 trails the average during the 1980s (2,349), but was higher in the 1990s (1,024 per year) than the 1980s (93 per year).

The average number of permits per year in San Patricio County is 385; multiple dwelling unit permits comprise 10% of the requests, which is the same percentage requested in the 1980s and 1990s. In San Patricio County, declines in building permits occurred from 1984-1991, 1999-2001, and 2007. The number of permits per year has increased in each decade, as an average of 247 requests per year was made during the 1990s and 229 per year in the 1980s. There has been a significant jump in housing construction since 2000. There is a remarkable degree of similarity between Nueces County and San Patricio County, as they experienced increases and decreases during the same years.

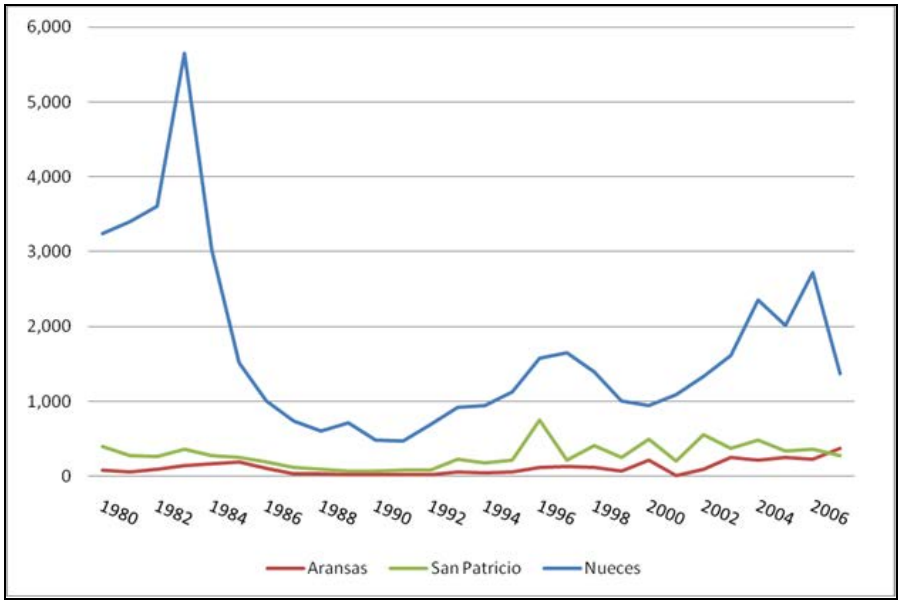

Figure J.20. Building permits for single-dwelling and multiple-dwelling units. Source: U.S. Census Bureau, Building Permits Data.

In the Corpus Christi MSA, housing is comparatively more affordable and more available. Housing units have increased and the average number of building permits has increased across the MSA.

New housing in the region, depending on where it is located, will have particular effects on transportation patterns and infrastructure problems. Analysis of commuting patterns provides an indication of the linkages between residences and work sites.

Table J.10.a shows the commuting patterns for Aransas County changed from 1970 to 2000. In Aransas County, the total number working in the county increased 201% from 2,131 in 1970 to 6,420 in 2000. This is primarily the result of an 87% increase that occurred during 1970-1980. The number of Aransas residents commuting to other counties increased 743% from 356 in 1970 to 3,000 in 2000; 36.3% of Aransas County's workforce leaves the county, which is a high percentage compared to the other communities in this study. Aransas residents that commute are working primarily in Nueces (44.2%) and San Patricio County (45.3%). Meanwhile, the number of non-Aransas County residents working in Aransas County increased 153% and comprised 17.8% of the total workforce in 2000, down from 21.1% in 1970. This was driven by an 86% increase that occurred between from 1970 to 1980. Non-residents are commuting primarily from Nueces (16%) and San Patricio County (69.6%).

The primary economic sector luring workers away from Aransas County is services, followed by construction, manufacturing, state and local government, and retail (Table J.11.a). The largest sector attracting commuters is services, followed by retail and construction. Census data indicate only 18 total workers commuted into Aransas County for manufacturing jobs.

The data shows that only 8.9% of the manufacturing workers in Aransas County are commuters; these commuters are coming from Nueces and San Patricio County. As of the 2000 Census, manufacturing accounted for only 210 total jobs. Manufacturing does not lure many commuters.

Table J.10.a.

Work Commuting Patterns by Decade for Aransas County

	1970	1980	1990	2000
Staying	1,681	3,136	4,474	5,255
Entering	450	838	835	1,140
Leaving	356	1,449	2,156	3,000

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

Table J.10.b.

Work Commuting Patterns by Decade for Nueces County

	1970	1980	1990	2000
Staying	72,799	108,755	113,225	122,370
Entering	5,669	12,600	13,711	17,027
Leaving	3,878	6,211	8,167	8,897

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

Table J.10.c.

Work Commuting Patterns by Decade for San Patricio County

	1970	1980	1990	2000
Staying	8,580	13,538	12,860	14,990
Entering	1,839	3,359	4,659	6,660
Leaving	4,284	8,405	9,132	11,002

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table J.10.b shows the commuting patterns for Nueces County changed from 1970 to 2000. In Nueces County, the total number working in the county increased 77.6%, from 78,468 in 1970 to 139,397 in 2000. This is primarily the result of a 55% increase that occurred from 1980-1990. The number of Nueces residents commuting to other counties increased 129%, from 3,878 in 1970 to 8,897 in 2000; 6.8% of Nueces County's workforce leaves the county, which is a low percentage compared to the other communities in this study. Nueces residents that commute are working in San Patricio (45.4%), Kleberg County (14.9%), and Jim Wells County (10.0%). Meanwhile, the number of non- Nueces County residents working in the Nueces County increased 200% and comprised 12.2% of the total workforce in 2000, up from 7.2% in 1970. This was driven by a 55% increase that occurred between from 1980 and 1990. Non-residents are commuting primarily from San Patricio County (52.9%), Kleberg County (10.1%), and Jim Wells County (10.8%).

The primary economic sector luring workers away from Nueces County is services, followed by federal civilian/military, manufacturing, and state and local government (Table J.11.b). The largest sector attracting commuters is services, followed by retail, manufacturing, and construction.

The data shows that 21.5% of the manufacturing workers in Nueces County are commuters, 42% from San Patricio County and 20.9% from Kleberg County. As of the 2000 Census, manufacturing was drawing workers from only 18 counties in Texas and one county in Indiana. Manufacturing plays a role in commuting patterns of Nueces County; it draws a higher proportion of commuters than other industries.

Table J.11.a.

Work Commuting Patterns by Sector for Aransas County

Aransas County			
Exiting County		Exiting Coastal Bend	Staying in Coastal Bend
Manufacturing	349	34	315
Construction	388	33	355
Services	650	20	630
State & Local	332	12	320
Retail	300	10	290
Federal/Military	180	15	165
Aransas County			
Entering County		Entering from Coastal Bend	Entering from outside Coastal Bend
Manufacturing	18	14	4
Construction	153	100	53
Services	304	300	4
State & Local	124	120	4
Retail	229	210	19
Federal/Military	34	30	4

Source: U.S. Census Bureau, Journey to Work and Place of Work Data.

Table J.11.b.

Work Commuting Patterns by Sector for Nueces County

Nueces County			
Exiting County		Exiting Coastal Bend	Staying in Coastal Bend
Manufacturing	1,180	386	794
Construction	989	454	545
Services	1,492	862	630
State & Local	1,168	578	590
Retail	661	441	220
Federal/Military	1,437	452	985
Nueces County			
Entering County		Entering from Coastal Bend	Entering from outside Coastal Bend
Manufacturing	2,169	1,040	1,129
Construction	1,838	800	1,038
Services	4,794	3,425	1,369
State & Local	1,349	835	514
Retail	2,175	1,400	775
Federal/Military	964	665	299

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

Table J.11.c.

Work Commuting Patterns by Sector for San Patricio County

San Patricio County			
Exiting County		Exiting Coastal Bend	Staying in Coastal Bend
Manufacturing	2170	120	2,150
Construction	1827	257	1,570
Services	6544	139	6.405
State & Local	3396	136	3,260
Retail	2740	75	2,665
Federal/Military	3450	130	3,320
San Patricio County			
Entering County		Entering from Coastal Bend	Entering from outside Coastal Bend
Manufacturing	1,169	980	189
Construction	868	705	163
Services	1,102	865	237
State & Local	933	730	203
Retail	462	340	122
Federal/Military	1,208	1,100	108

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

Table J.10.c shows the commuting patterns for San Patricio County changed from 1970 to 2000. In San Patricio County, the total number working in the county increased 107.8%, from 10,419 in 1970 to 21,650 in 2000. This is primarily the result of a 62.2% increase that occurred from 1970-1980. The number of San Patricio residents commuting to other counties increased 157%, from 4,284 in 1970 to 11,002 in 2000; 42.3% of San Patricio County's workforce leaves the county, which is a high percentage compared to the other communities in this study. San Patricio residents that commute are working primarily in Nueces (81.9%) and Aransas County (7.2%). Meanwhile, the number of non- San Patricio County residents working in San Patricio County increased 262% and comprised 30.8% of the total workforce in 2000, up from 17.7% in 1970. This was driven by a 62% increase that occurred from 1970 to 1980. Non-residents are commuting primarily from Nueces (60.6%) and Aransas County (20.4%).

The primary economic sector luring workers away from San Patricio County is services, followed by retail and manufacturing (Table J.11.c). The largest sector attracting commuters is federal civilian/military, followed by manufacturing and services.

The data shows that 50.8% of the manufacturing workers in San Patricio County are commuters, 67.6% from Nueces County and 16.3% from Aransas County. Less than half of the manufacturing workers in San Patricio live in San Patricio County. As of the 2000 Census, manufacturing was drawing workers from only eight counties in Texas. Manufacturing plays a large role in commuting patterns of San Patricio County. Most of the manufacturing workers in San Patricio County do not choose to live in San Patricio County.

When combining the data for Aransas, Nueces, and San Patricio County, the labor and commuting relationships between these three counties becomes much clearer. When Aransas,

Nueces, and San Patricio County are treated as one unit, the total percent of the workforce commuting from outside Aransas, Nueces, and San Patricio County is only 4.8%. Also, the total percent of the workforce from Aransas, Nueces, and San Patricio County leaving these counties for work is only 3.7%. Aransas County, Nueces County, and San Patricio County rely heavily upon each other for labor. Residents of these counties commute heavily within the region, but seldom leave these counties for work. People are more likely to commute into the region for work, but even these numbers are comparatively small. The Corpus Christi MSA benefits from a commuting surplus, as more people enter the region for work from outside the county than those within the county leave for work. The principal county in this relationship is Nueces County.

The number of people employed in Aransas County increased 48.9%, from 7,087 people in 1990 to an estimated 10,555 in 2007 (Figure J.21.a-J.21.b). The two decades demonstrate different trends; employment increased 31.5% in the 1990s and 13.4% from 2000-2007. Aransas County increased the number of jobs every year from 1990-1999 and from 2001-2007. The growth in employment has not produced an even decrease in unemployment. From 1990-2007, the unemployment rate increased 2.4%, from 4.1% in 1990 to 4.3% in 2007. The unemployment rate increased every year from 2000-2004, peaking at 8.3% in 2004.

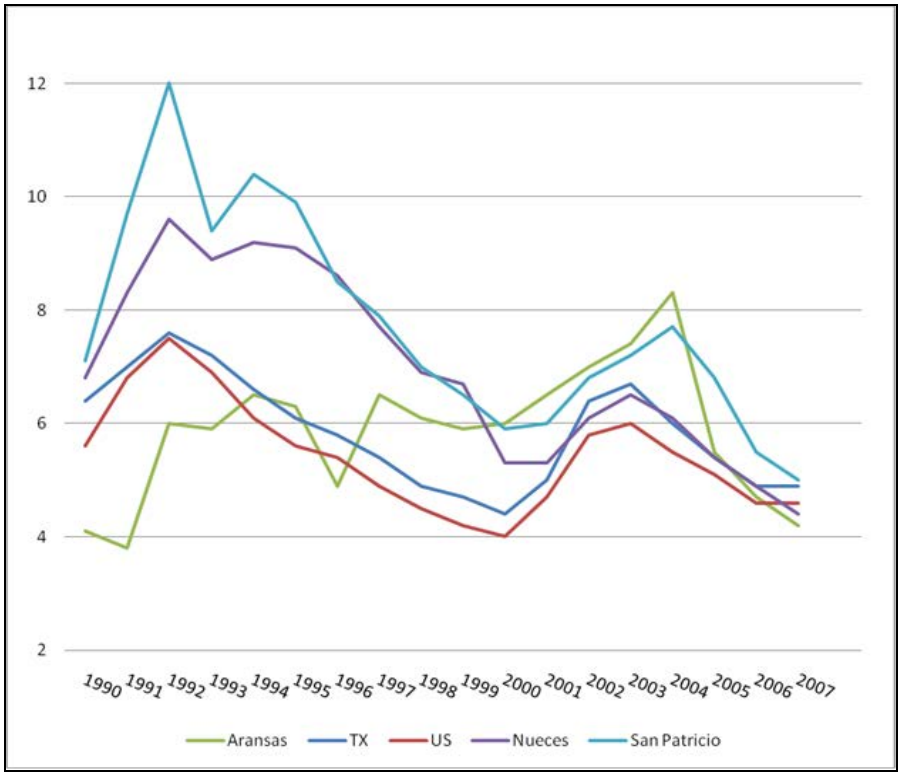

Figure J.21.a. Total labor in Aransas, Nueces, and San Patricio County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

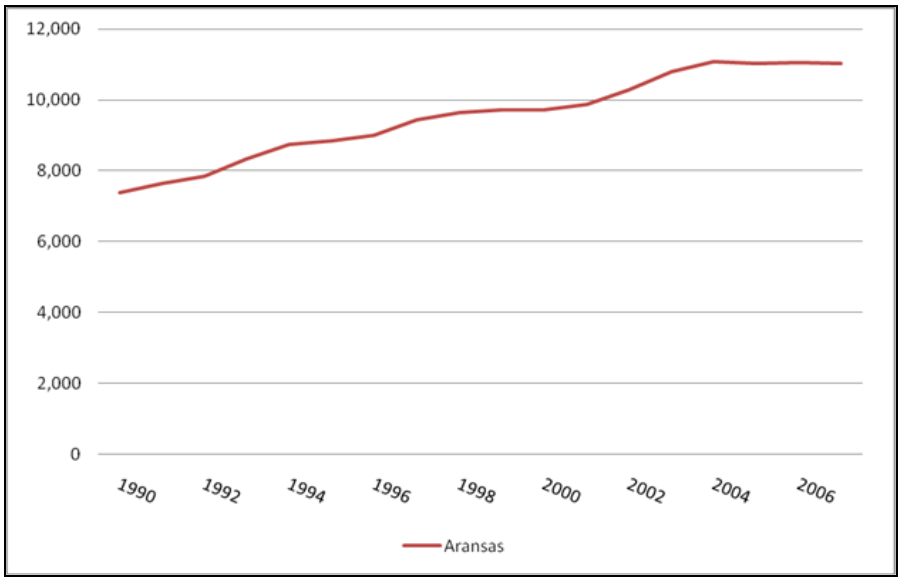

Figure J.21.b. Total labor in Aransas County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

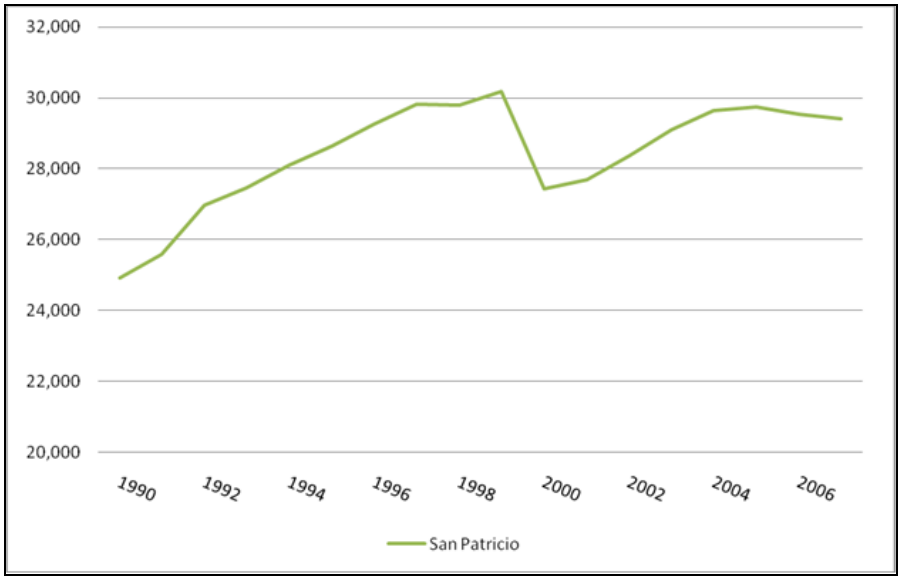

Figure J.21.c. Total labor in San Patricio County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

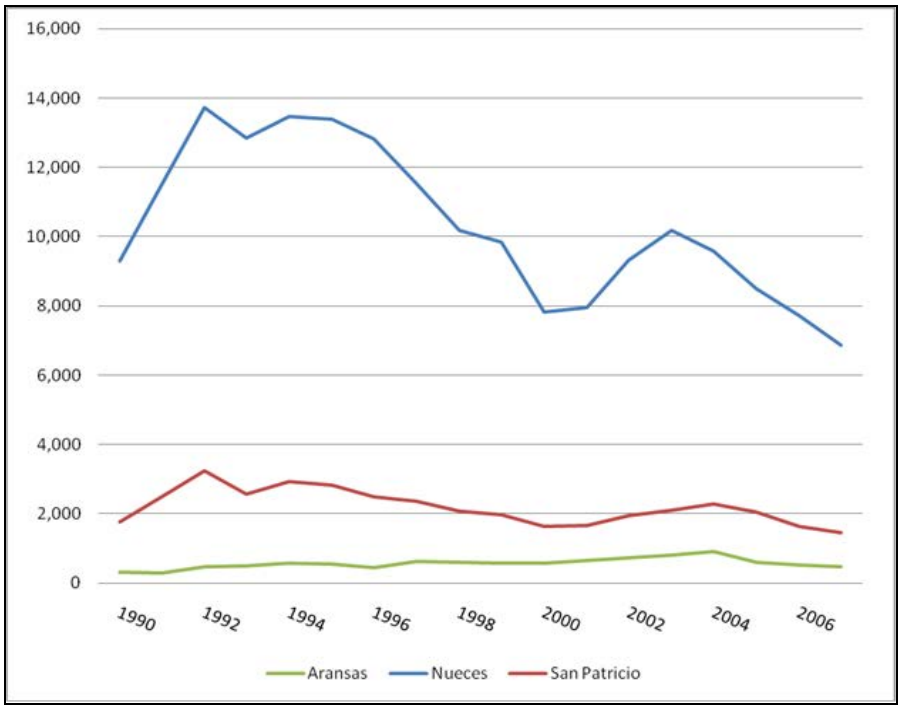

Figure J.22.a. Total number unemployed in Aransas County, Nueces County, and San Patricio counties. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

The total number of unemployed persons increased 54.2%, from 301 people in 1990 to 464 in 2007, peaking at 920 in 2004 (Figure J.22.a). The two decades demonstrate different trends; unemployment increased 92.7% in the 1990s and decreased 20.0% from 2000-2007. Aransas County's unemployment rate has usually been lower than state and national unemployment rates; the state of Texas has always had a higher unemployment rate than the United States. From 1997-2005, Aransas County's unemployment rate was higher than the national rate and state rate. In 2006 and 2007, unemployment declined for the first time since 1999. The persistent decline in manufacturing unemployment from 1996-20005 corresponds with an increase in the number of unemployed in Aransas County.

The number of people employed in San Patricio County increased 20.7%, from 23,164 people in 1990 to 27,952 in 2007 (Figure J.21.c). The two decades demonstrate different trends; employment increased 11.4% in the 1990s and 8.4% from 2000-2007. San Patricio County increased the number of jobs every year from 1990 to 2007, with the exception of declines in 1991 and 2000. The growth in employment produced a decrease in unemployment. From 1990-2007, the unemployment rate dropped 29.6%, from 7.1% in 1990 to 5% in 2007. The unemployment rate peaked at 12% in 1992.

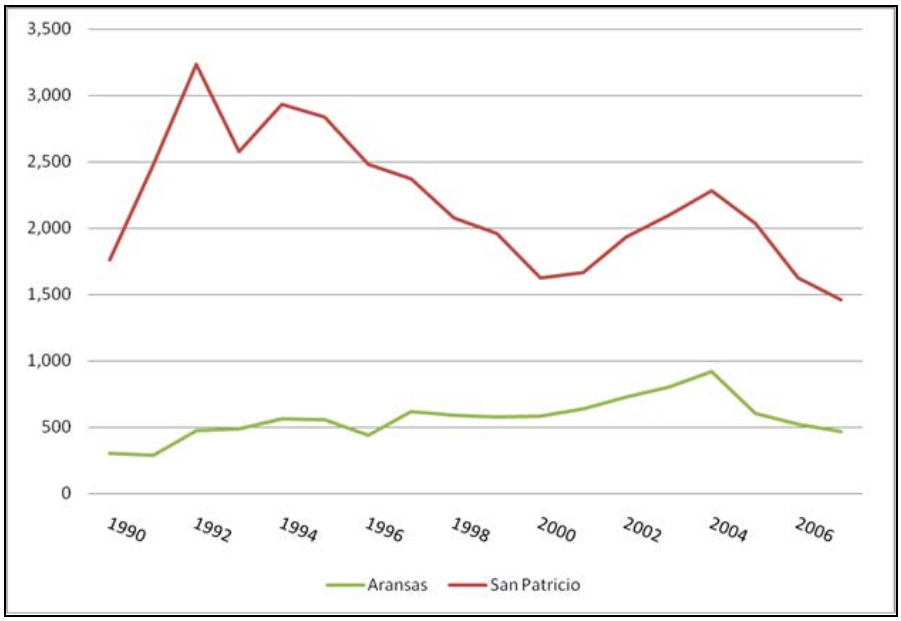

Figure J.22.b. Total number unemployed in Aransas County and San Patricio County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

The total number of unemployed persons decreased 17.2%, from 1,760 people in 1990 to 1,457 in 2007, peaking at 3,234 in 1992 (Figure J.22.b). The two decades demonstrate different trends; unemployment decreased 7.6% in the 1990s and 10.4% from 2000-2007. San Patricio County's unemployment rate has usually been higher than MSA, state, and national unemployment rates; the state of Texas has always had a higher unemployment rate than the United States. From 2000-2004, San Patricio County's unemployment rate was lower than Aransas County, despite the fact that from 2001-2004, San Patricio County's unemployment rate increased every year. In 2005, San Patricio again had the highest unemployment rate in the MSA. Aransas County has usually had the lowest unemployment rates in the MSA.

The number of people employed in Nueces County increased 19.0%, from 126,432 people in 1990 to an estimated 150,504 in 2007 (Figure J.21.a). The two decades demonstrate different trends; employment increased 10.7% in the 1990s and 7.6% from 2000-2007. Nueces County increased the number of jobs every year from 1990 to 2007, except for a one year decrease in 1998. The growth in employment produced a decrease in unemployment. From 1990-2007, the unemployment rate dropped 35.3%, from 6.8% in 1990 to 4.4% in 2007. The unemployment rate peaked at 9.6% in 1992.

The total number of unemployed persons decreased 26.1%, from 9,296 people in 1990 to 6,867 in 2007, peaking at 13,737 in 1992 (Figure J.22.a). The two decades demonstrate different trends; unemployment decreased 16% in the 1990s and 12.1% from 2000-2007. From 1990-2001, Nueces County's unemployment rate was higher than state and national unemployment rates; the state of Texas has always had a higher unemployment rate than the United States (Figure J.23). From 2002-2007, Aransas County's unemployment rate was lower than the state rate, and in 2007 fell below the national unemployment rate. In 2006 and 2007, unemployment declined for the first time since 1999.

The entire region experienced an increase in unemployment and the unemployment rate in 1992, 2004, and from 2002-2003. Aransas, Nueces, and San Patricio County are influenced by

similar economic forces; however, sustained declines in manufacturing employment appeared to be more disruptive to Aransas County than the Nueces County and San Patricio County. Overall, the Corpus Christi MSA is adding employment opportunities in spite of large decreases in manufacturing employment.

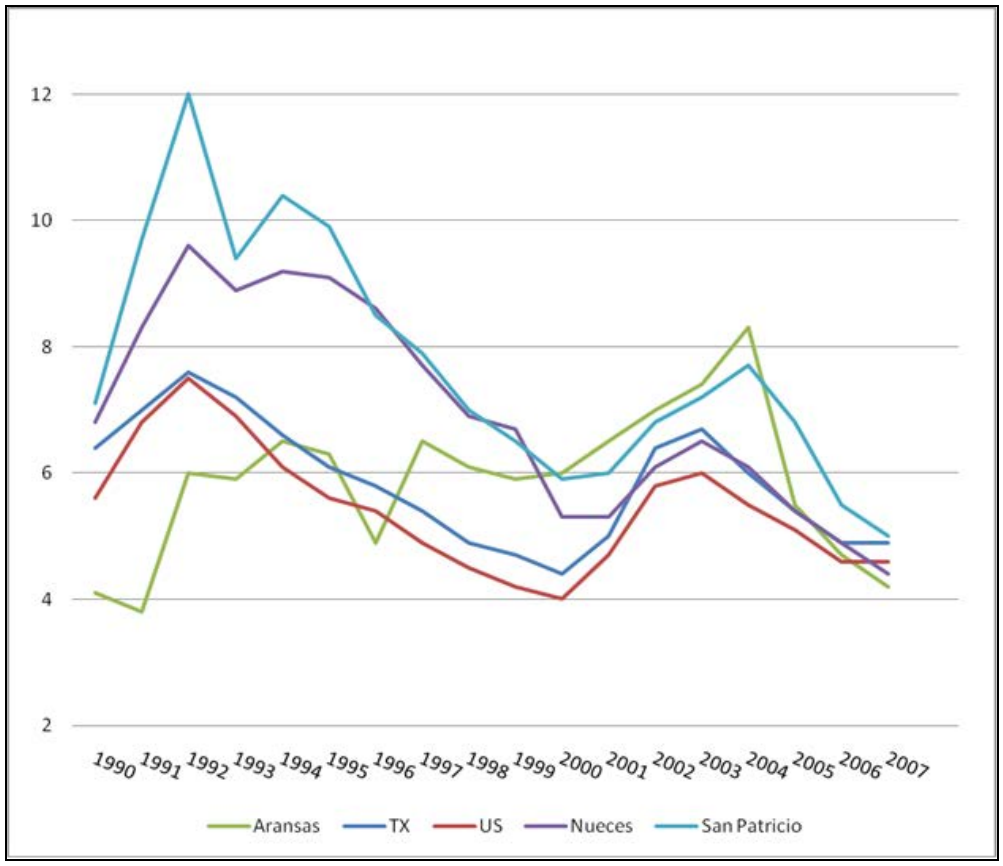

Figure J.23. Percent unemployed in Aransas County, Nueces County, San Patricio County, Texas, and United States. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

Figures J.24-J.25 shows data for the shipbuilding and fabrication industry in the Corpus Christi MSA from 1990 to 2007. The data series for the period of 1996-2007 shows shipbuilding and fabrication employment increasing during the period from 915 to 1,104 average employed workers for the year, peaking at 1,619 in 2003. Declines in employment occur in 2000 and 2004-2005. From 1996-2007, employment increased 21%; however, employment decreased 14% from 2000-2007. Employment growth has been slower in the 1990s than 2000s, but in 2006 an outstanding 59% increase in employment occurred. From 1990 to 2007, the average total number of firms increased from seven to 12. There are more firms, but they are employing fewer employees.

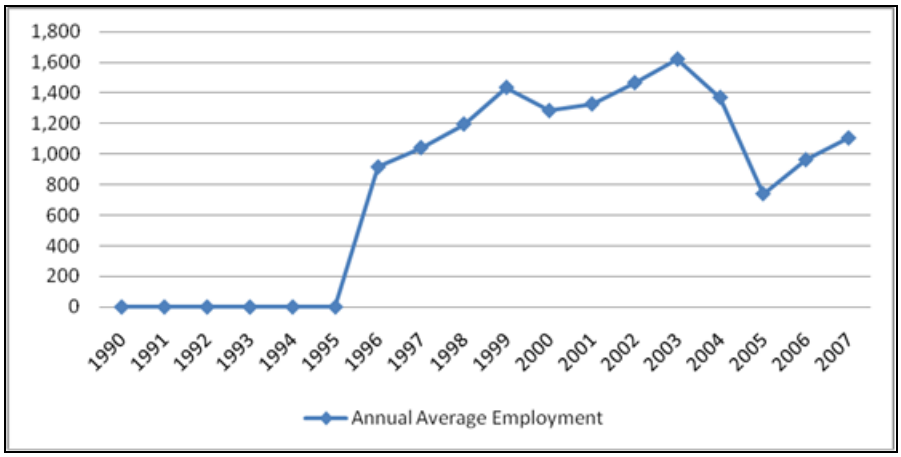

Figure J.24. Annual average employment in shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

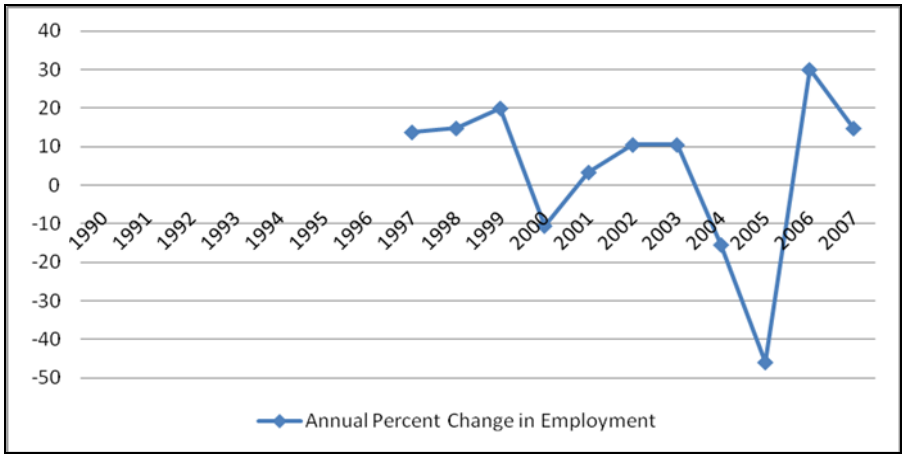

Figure J.25. Percent change in annual employment in shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

Figures J.26-J.27 show the annual average wages paid in shipbuilding and fabrication industry increasing during this period of time as well. In 1996, the annual average wage was $32,982. In 2007, the annual average wage was $51,137, a 55% increase. The wage growth from 2000-2007 did not exceed the wage growth of the 1990s. The annual average wage decreased in 1997, 1999-2001, 2004, and 2007. Wages in shipbuilding display some volatility.

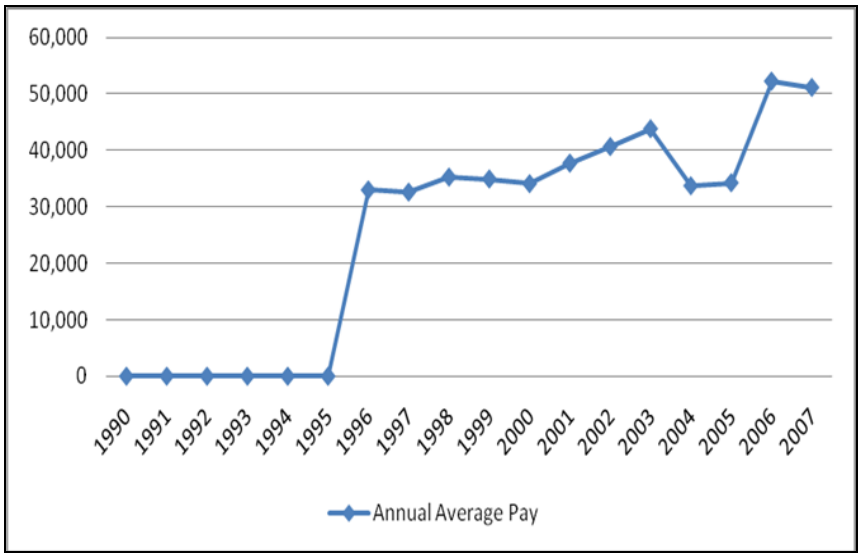

Figure J.26. Annual Average Pay in the Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

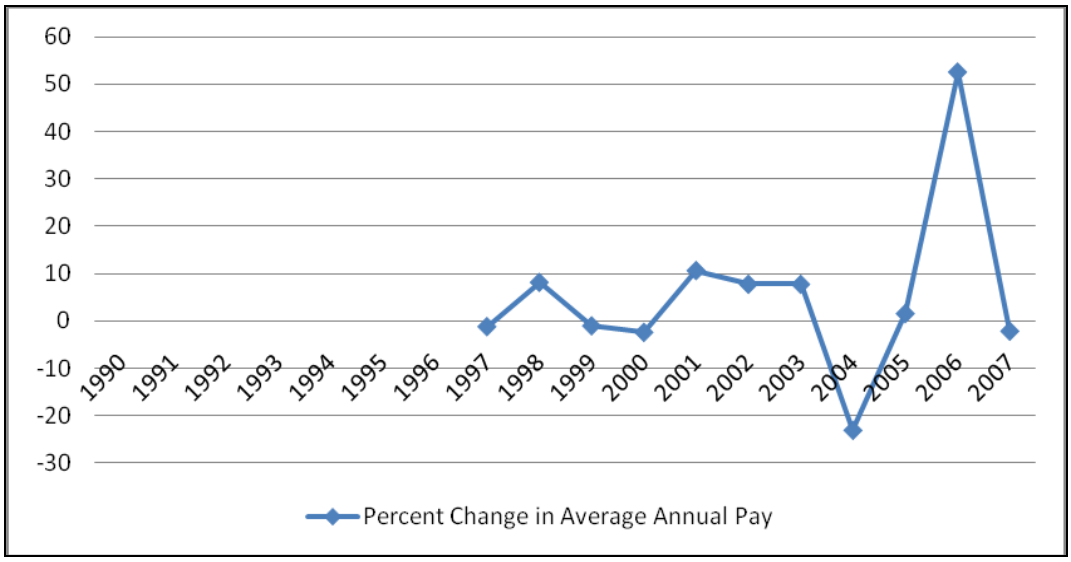

Figure J.27. Percent Change in the Annual Average Pay in the Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

In real terms, the annual wage for shipbuilding in 1996 was $7,836 (Figures J.28-J.29). In 2007, the real annual wage for shipbuilding was $9,157.56. This is an increase of 16.86% over the total time frame. On an annual basis, the real wage increased by 1.43% per year from 1996 to 2007. As with the nominal wages, the real wages indicated significant volatility over the period.

In related industries (NAICS 488390), the real annual wages increased from $6,728 in 1990 to $7,227.59 in 2004 for a total increase of 7.42%. On an annual basis, this was approximately .51% increase per year in the real wage. The tremendous volatility in this industry sector is noteworthy as real wages climbed to $20,983.47 in 2002 before declining 64.16% in 2003. With

the exception of the tremendous increase and subsequent decline during the sub-period 1999 to 2003, the series is relatively stable.

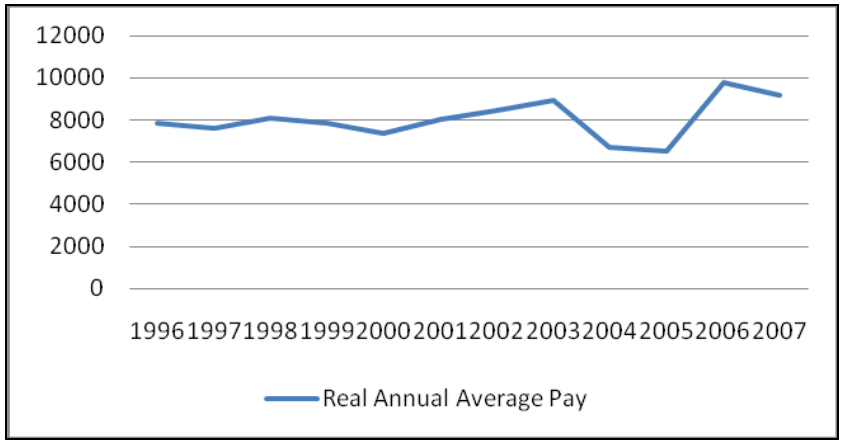

Figure J.28. Real Annual Average Pay in the Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

In 1996, the average wage for shipbuilding ($32,982) was higher than the median income for Aransas ($26,445), Nueces ($27,637), and San Patricio County ($28,223); in 2007, the average wage for shipbuilding $51,137) was higher than the median income for Aransas County ($38,281), Nueces ($41,140), and San Patricio County ($40,506). The average wage in shipbuilding and fabrication is well above the median income Aransas County, Nueces, and San Patricio County, indicating a degree of attractiveness in the region.

Figures J.30-J.31 show employment and income data for the manufacturing industry in the Corpus Christi MSA. The overall number of individuals employed in manufacturing increased 4% from 1969 to 2006, a net increase of 471 jobs. Manufacturing employment peaked at 17,246 in 1981. Manufacturing employment increased 38.9% in the 1970s, decreased 21.0% in the 1980s, increased 5.8% in the 1990s, and decreased 13.1% from 2000-2006. Manufacturing employment decreased every year from 1998-2005, shedding 3,271 jobs.

Manufacturing income increased from 1969 to 2006 (Figures J.432J.33). Manufacturing income grew 248.6% in the 1970s, 30.2% in the 1980s, 51.1% in the 1990s, and 37.5% from 2000-2006. While manufacturing employment is in decline, manufacturing income is still increasing. There are fewer jobs, but more money being made.

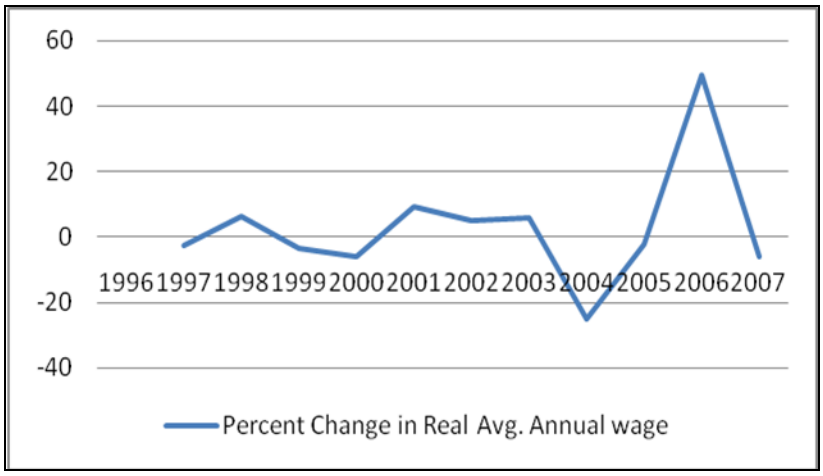

Figure J.29. Percent Change in the Real Annual Average Pay in the Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

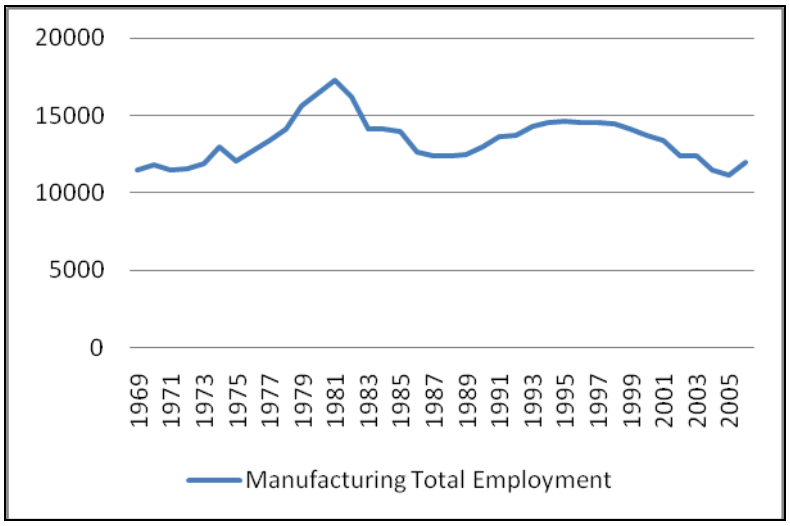

Figure J.30. Manufacturing total employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

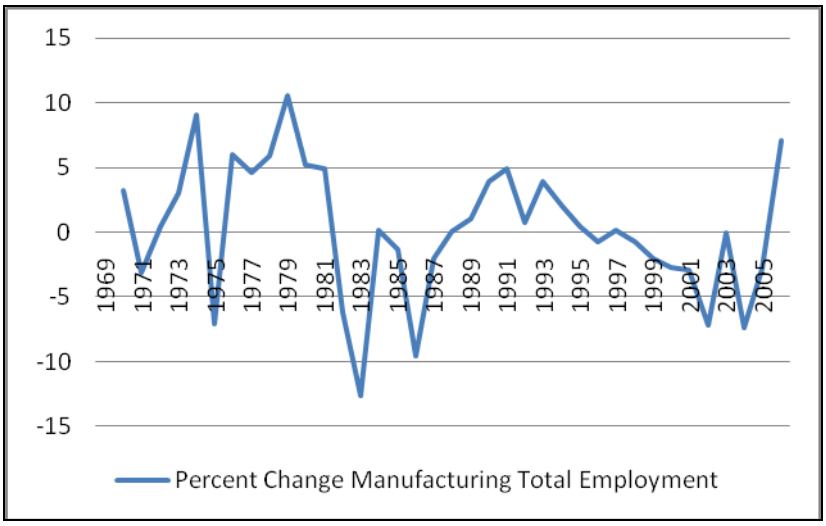

Figure J.31. Percent change in manufacturing employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

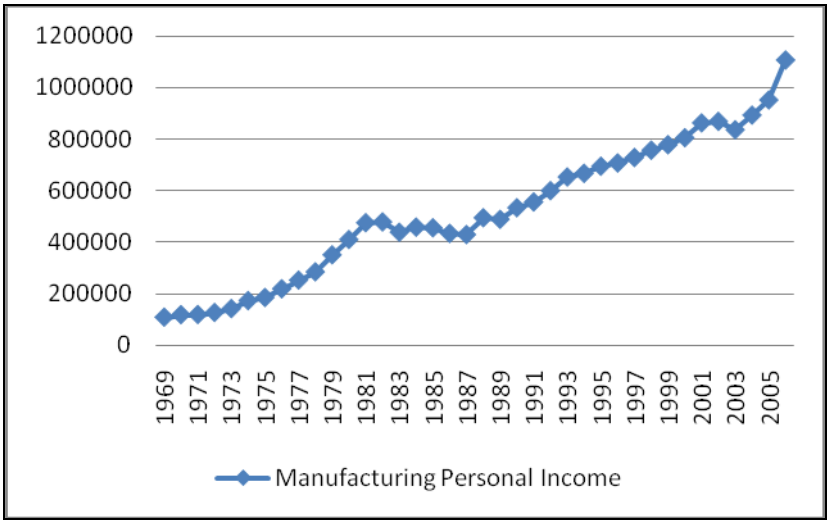

Figure J.32. Manufacturing personal income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

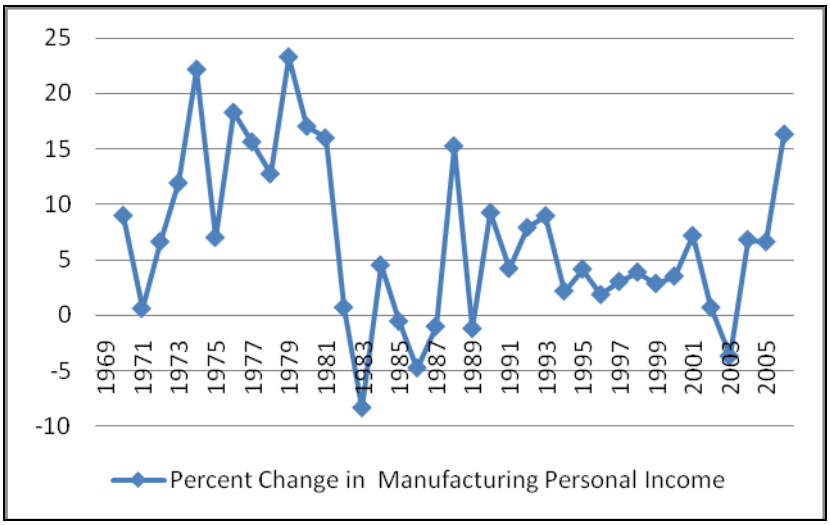

Figure J.33. Percentage Change in Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

In real terms, manufacturing income increased 85.4% from $111,586 in 1970 to $206,837 in 2006 (Figures J.34-J.35). From 1970 to 1980, real income in manufacturing increased 59.5% from 111,586 to $177,959. From 1980 to 1990, it declined 15.9%, falling to $149,761.

During the period 1990 to 2000, real income increased 16.1% reaching $173,895. Since 2000, it increased 18.9% to a level of $206,837 in 2006. The real wages series indicates definite shifts from decline to expansion and back to decline followed by expansion over the sub-periods in the manufacturing sector from 1970 to 2006. While these shifts or trends are present, the series does not exhibit the year-to-year volatility of other market sectors such as fabricated metals.

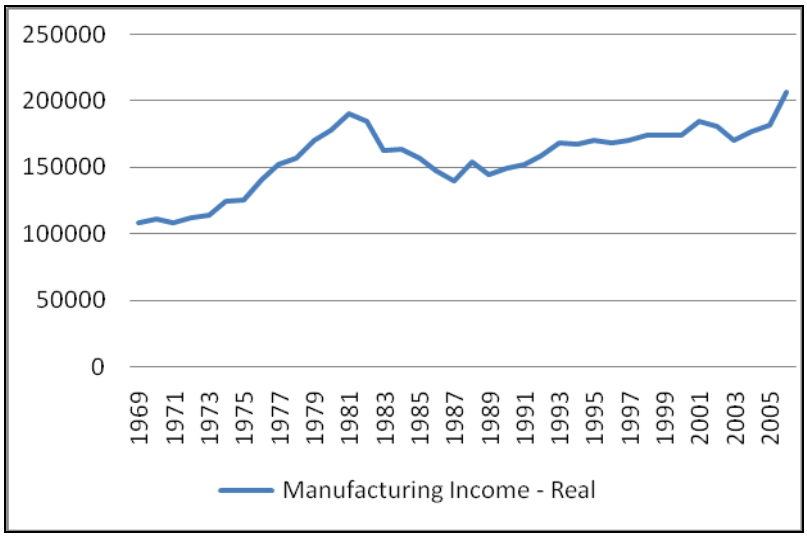

Figure J.34. Real Manufacturing Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

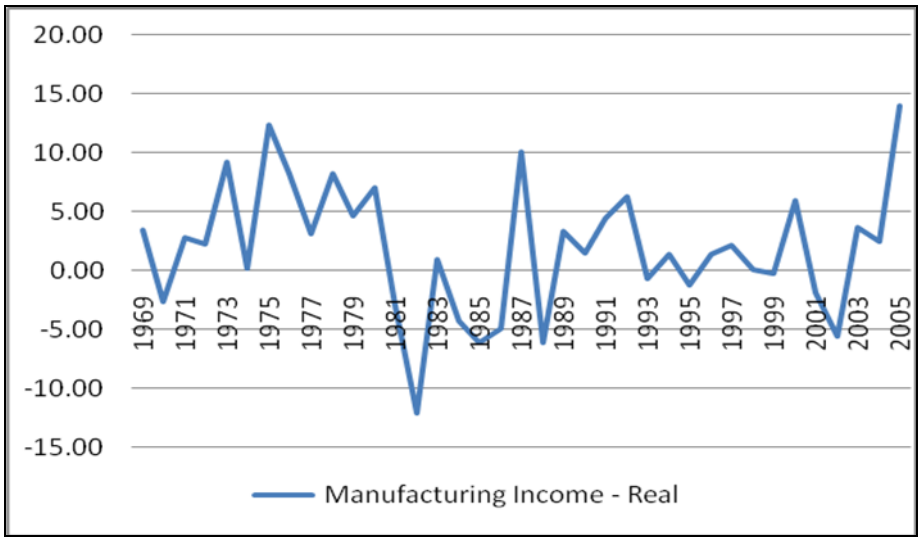

Figure J.35. Percent Change in Real Manufacturing Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

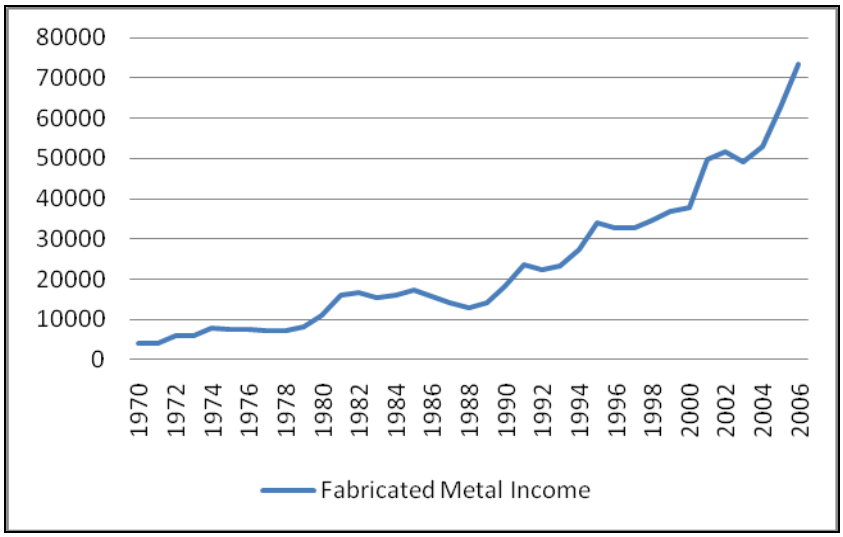

Figure J.36 Fabricated Metal Personal Income – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

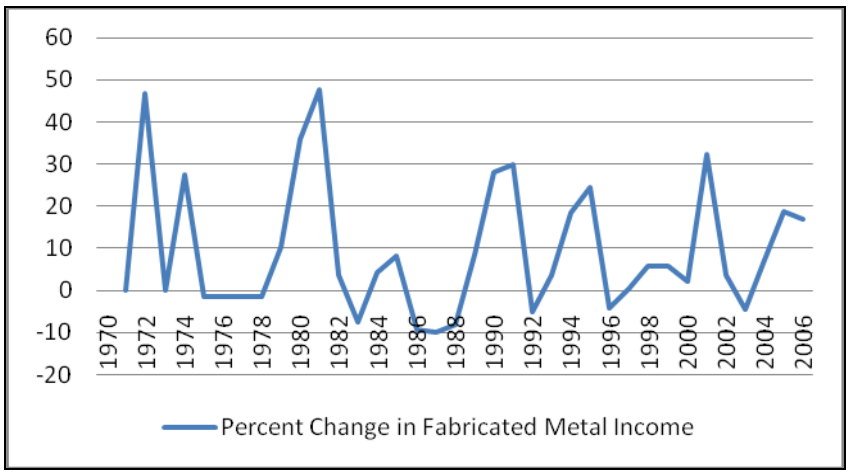

Figure J.37. Percent Change in Fabricated Metal Personal Income – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

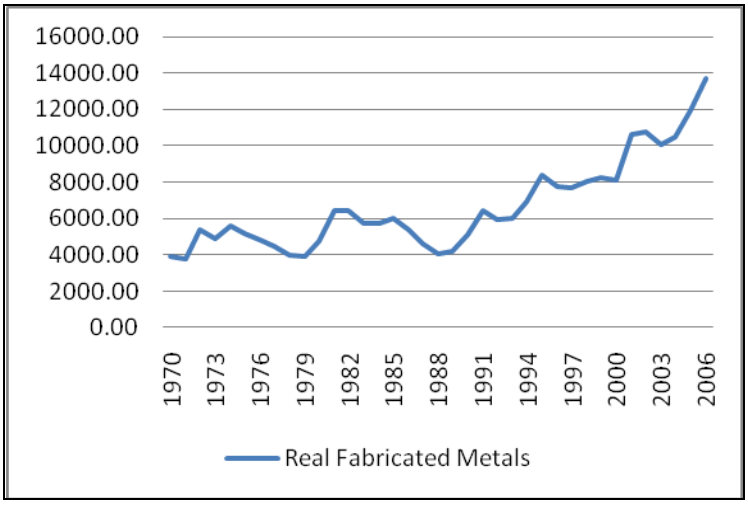

Figure J.38. Fabricated Metal Personal Income – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In the fabricated metals sector of the industry, real income increased from $3,925 in 1970 to $13,709 in 2006 for a percentage change of 249.24% (Figures J.38-J.39). From 1970 to 1980, the real wage in this sector increased 20.65% to $4,736. However, real wages were very volatile during this sub-period, reaching a high of $5,599 in 1974 before falling back to $3,895 in 1979.

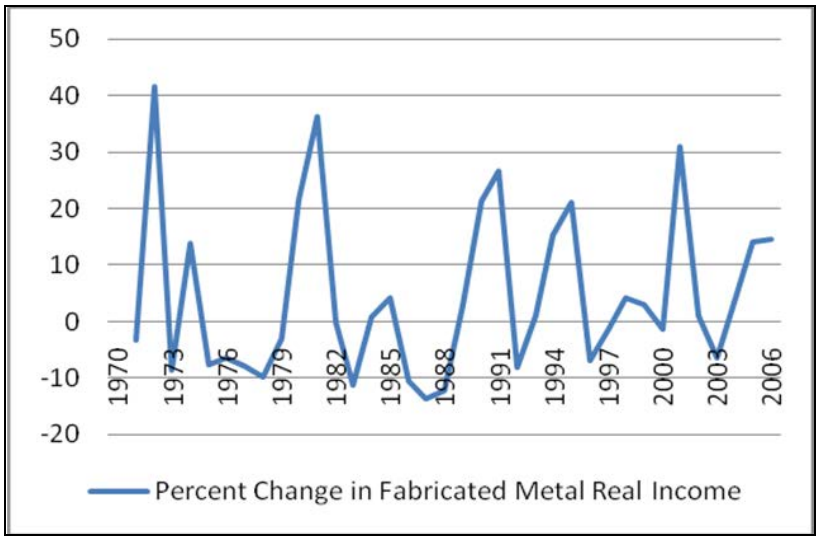

Figure J.39. Percent Change in Fabricated Metal Personal Income – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

From 1980 to 1990, real wages in the fabricated metals sector increased to $6,002 in 1985 before declining to $4,075 in 1988 and finishing at $5,094 in 1990. The total increase from 1980 to 1990 was 7.56%, but this too was a very volatile stretch for this industry sector. From 1990 to 2000, the real wage tended to drift upward, reaching $8,132 in 2000 for an increase of 59.63%. Once again, it could be characterized by short, very volatile periods within the sub-period. The period 2000 to 2006 saw an increase of 68.59% from $8,132 to $13,709.

Generally speaking, the manufacturing and shipbuilding industry is in decline in the Corpus Christi MSA. There are fewer jobs in both sectors, though more income is being made and better salaries are being paid. It is also apparent that while better wages are being earned, there is a very pronounced volatility within this industry, indicating a very cyclical or "feast-famine" nature to this industry.

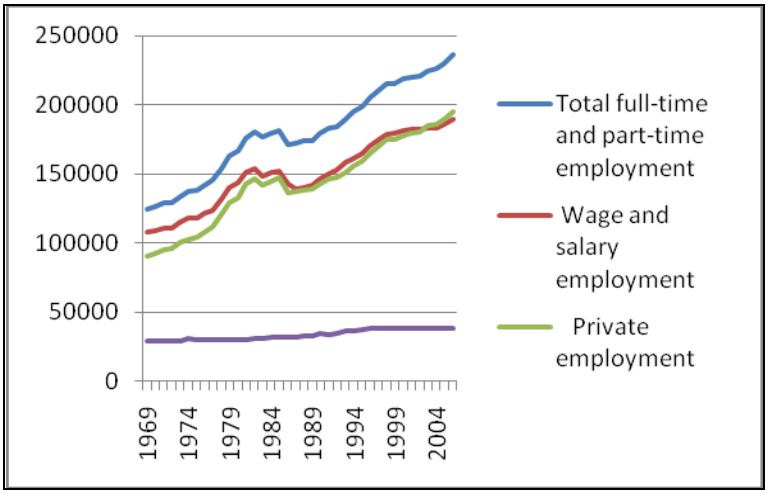

Figure J.40. Total employment by major area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Total full-time and part-time employment in the Corpus Christi MSA was 126,000 in 1970 (Figure J.40). Wage and salary workers represented 86.42% of the total or 108,889 workers (Table J.12). Private employment represented 73.42% of total employment or 92,513 workers. Government and government enterprises represented 23.04% of total employment or 29,033 workers.

Table J.12.

Wage and Salary Workers, Private Employment, and Government as a Percentage of Total Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	126000	166552	179320	218579	236123
Wage and salary employment	86.42	86.33	81.94	82.82	80.34
Private employment	73.42	79.95	79.69	81.36	82.76
Government and government enterprises	23.04	18.24	19.13	17.72	16.45
State and local	11.49	12.24	12.75	11.81	11.15
State government	na	1.65	1.88	2.12	2.09
Local government	na	10.59	10.87	9.69	9.06

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Within the private employment sector in1970, the retail sector accounted for 23.35% of total private employment or 21,598 workers (Figure J.41 and Table J.13). The service sector accounted for 26.07% of total private employment or 24,121 workers. The manufacturing sector employed 12.80% of private workers or 11,838 workers. The construction sector employed 9.91% of total private employed workers, or 9,169 workers.

In 1980, total employment in the Corpus Christi MSA increased to 166,552 workers. Wage and salary workers accounted for 86.33% of the total employment or 143,784 workers. Total private employment was 79.95% or 133,158. Government and government enterprises accounted for 18.24% of total employment or 30,371 workers.

Within the private employment in 1980, the retail sector employed 20.83% of total private employment or 27,732 workers. The service sector employed 25.72% of total private employment or 34,244 workers. The manufacturing sector employed 12.35% of total private employment or 16,441 workers. The construction industry accounted for 11.95% of private employment with 15,914 workers.

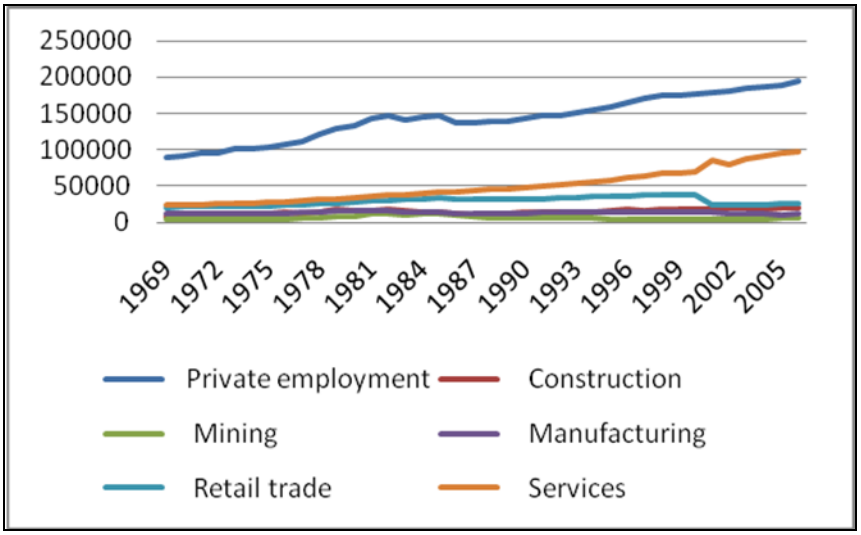

Figure J.41. Private Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By 1990, total part-time and full-time employment in the Corpus Christi MSA was 179,320 workers. Wage and salary workers accounted for 81.94% of the total or 146,940 workers. Private employment accounted for 79.69% of total employment with 142,895 workers. Government and government enterprises accounted for 19.13% of total employment with 34,299 workers.

Within the private employment sector, the service sector expanded significantly to 48,277 workers or 33.78% of private employment. The retail sector employed 32,318 workers or 22.62% of total private employment. Manufacturing accounted for 9.09% of private employment with 12,983 workers. The construction industry employed 13,769 workers or 9.64% of private employment.

In 2000, total full-time and part-time employment reached 218,579 workers. Wage and salary workers accounted for 181,017 workers or 82.82% of total employment. Private employment was 81.36% of total employment and accounted for 177,832 workers. Government and government enterprises accounted for 17.72% of total employment or 38,734 workers.

Within the private employment, the service sector continued to expand, accounting for 38.82% of private employment with 69,042 workers. The retail sector employed 37,969 workers and accounted for 21.35% of total private employment. The manufacturing sector employed 13,741 workers but declined as a percentage of total private employment to 7.73%. The construction sector experienced an increase in both total employment, rising to 18,300 workers, and in percentage terms, accounting for 10.29% of private employment.

In 2006, total full-time and part-time employment increased to 236,123 workers. Wage and salary workers accounted for 80.34% of total workers with 189,690 workers. Private employment accounted for 195,411 workers or 82.76% of the total part-time and full-time employment. Government and government enterprises accounted for 16.45% of total employment with 38,851 workers.

Within the private employment category, the service sector accounted for 49.51% of total private employment with 96,756 total workers. The retail sector employed 25,922 workers, comprising 13.27% of total private employment. Manufacturing continued to decline in percentage terms, falling to 6.11% of total private employment with 11,938 workers. Construction increased slightly, reaching 10.87% of private employment with 21,234 workers.

Table J.13.

Private Employment by Major Sector as a percentage of Private Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	126000	166552	179320	218579	236123
Private employment	73.42	79.95	79.69	81.36	82.76
Mining	5.64	6.68	4.75	2.28	3.05
Construction	9.91	11.95	9.64	10.29	10.87
Manufacturing	12.80	12.35	9.09	7.73	6.11
Retail trade	23.35	20.83	22.62	21.35	13.27
Finance, insurance, and real estate	7.76	8.61	8.57	8.55	9.34
Services	26.07	25.72	33.78	38.82	49.51

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In summarizing the composition of total employment for the Corpus Christi MSA, manufacturing declined in terms of percentage of total employment over time while basically finishing the study period where it started in terms of the absolute number of employees. Manufacturing increased its employee base from 1970 to 1990. After 1990, it declined in terms of employees. However, in percentage terms, it has been on the decline since 1970. Construction has seen more ebbs and flows, but has generally trended upward in terms of the number of employees since 1990. As noted earlier, the service sector has expanded significantly in terms of both employees working and percentage of total private employment. By 2006, the service sector accounts for just under half of all private employment.

In terms of a percentage change, total part-time and full-time employment increased 87.40%, from 126,000 in 1970 to 236,123 in 2006 (Figure J.42 and Table J.14). From 1970 to 1980, total employment increased from 126,000 to 166,552 or 32.18%. From 1980 to 1990, the increase was 7.67%, from 166,552 to 179,320. From 1990 to 2000, it increased 21.89% to 218,579 workers. From 2000 to 2006, total employment increased 8.03%, from 218,579 to 236,123.

Wage and salary workers increased 74.20%, from 108,889 in 1970 to 189,690 in 2006. From 1970 to 1980, it increased from 108,889 to 143,784 workers or 32.05%. From 1980 to 1990, wage and salary workers increased from 143,784 to 146,940 or 2.19%. From 1990 to 2000, the increase was 23.19%, from 146,940 to 181,017. From 2000 to 2006, wage and salary workers increased 4.79%, from 181,017 to 189,690.

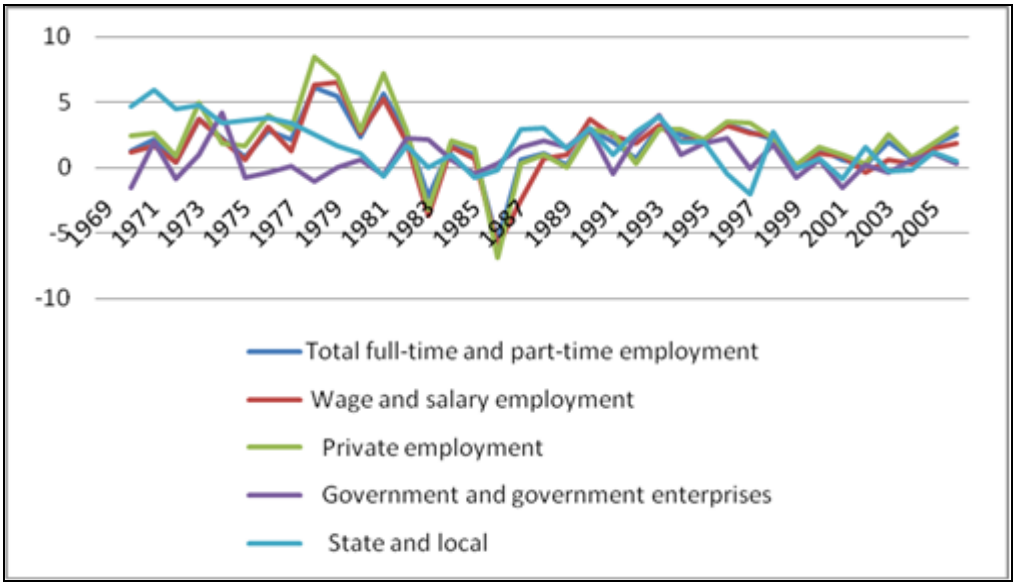

Figure J.42 Percentage Change in Total Employment, Wage and Salary Workers, Private Employment, and Government. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Total private employment increased 111.23%, from 92,513 in 1970 to 195,411 in 2006 (Figure J.43 and Table J.15). Total private employment increased 43.93%, from 92,513 in 1970 to 133,158 in 1980. It increased 7.31%, from 133,158 in 1980 to 142,895 in 1990. From 1990 to 2000, it increased from 142,895 to 177,832 or 24.45%. From 2000 to 2006, it increased 9.89%, from 177,832 to 195,411.

Government and government enterprises increased 33.82%, from 29,033 in 1970 to 38,851 in 2006. From 1970 to 1980, it increased 4.61%, from 29,033 to 30,371. From 1980 to 1990, it increased 12.93%, going from 30,371 to 34,299. From 1990 to 2000, the increase from 34,299 to 38,734 was 12.93%. Finally, the increase from 38,734 in 2000 to 38,851 in 2006 was equal to .30%.

Table J.14.

Percentage Change in Total Employment, Wage and Salary Workers, Private Employment, and Government by Decade

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	32.18	7.67	21.89	8.03	87.40
Wage and salary employment	32.05	2.19	23.19	4.79	74.20
Government and government enterprises	4.61	12.93	12.93	0.30	33.82
State and local	40.79	12.10	12.97	1.97	81.83
State government	na	22.61	37.81	6.44	na
Local government	na	10.47	8.68	1.00	na

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

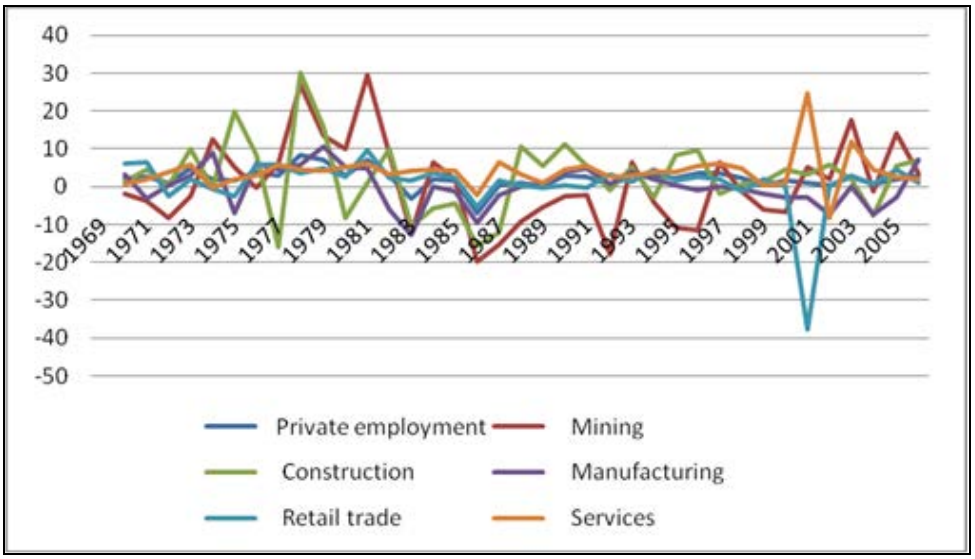

Figure J.43. Percentage Change in Private Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By sector, over the total period 1970 to 2006, manufacturing employment increased a total of 0.84% (Figure J.43 and Table J.15). However, the growth rate in manufacturing employment was fairly volatile over the period. From 1970 to 1980, manufacturing employment increased 38.88%, increasing from 11,838 to 16,441 workers. From 1980 to 1990, employment declined 21.03%, from 16,441 to 12,983. From 1990 to 2000, the percentage increase was 5.84% to 13,741. From 2000 to 2006, manufacturing employment decreased 13.12%, from 13,741 in 2000 to 11,938 in 2006. As a result, over the period 1970 to 2006, employment in the manufacturing sector finished almost unchanged.

Table J.15.

Percentage Change in Private Employment by Major Sector

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	32.18	7.67	21.89	8.03	87.40
Private employment	43.93	7.31	24.45	9.89	111.23
Mining	70.54	-23.74	-40.32	46.94	14.05
Construction	73.56	-13.48	32.91	16.03	131.58
Manufacturing	38.88	-21.03	5.84	-13.12	0.84
Retail trade	28.40	16.54	17.49	-31.73	20.02
Finance, insurance, and real estate	59.69	6.80	24.19	20.10	154.37
Services	41.97	40.98	43.01	40.14	301.13

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Service sector employment increased 301.13%, from 24,121 in 1970 to 96,756 in 2006. An analysis of the sub-periods shows an increase in employment of 41.97%, from 24,121 in 1970 to 34,244 in 1980. From 1980 to 1990, employment increased from 34,244 to 48,277 or 40.98%. From 1990 to 2000, it increased 43.01%, from 48,277 to 69,042. From 2000 to 2006, service employment increased from 69,042 workers to 96,756 workers or 40.14%. Overall, the increase in the service sector employment was a fairly steady progression in percentage terms from 1970 to 2006. Clearly, this has been the dominant sector in both absolute increases in the number of workers and in percentage terms. It is also worth noting, that while not listed in the figure/table, the financial service sector expanded significantly over this time period, 154.37%, almost doubling the number of employees and accounting for 8.55% of the total private employment.

The retail sector increased a total of 20.02% over the period 1970 to 2006. Employment in the retail sector was 21,598 in 1970 and 25,922 in 2006. From 1970 to 1980, it increased from 21,598 to 27,732 for an increase of 28.40%. From 1980 to 1990, the increase was 16.54%, from 27,732 to 32,318. From 1990 to 2000, retail employment increased 17.49%, from 32,318 to 37,969. From 2000 to 2006, retail employment decreased 31.73%, from 37,969 to 25,922 workers. In a pattern consistent with other MSA's within the study, retail expanded from 1970 to 2000. However, from 2000 to 2006, there has been a significant contraction.

The construction sector increased 131.58%, from 9,169 in 1970 to 15,914 in 2006. From 1970 to 1980, construction employment increased 73.56%, from 9,169 to 15,914. From 1980 to 1990, it decreased 13.48%, from 15,914 to 13,769. From 1990 to 2000, employment in the construction sector increased 32.91%, from 13,769 to 18,300. From 2000 to 2006, employment in the construction sector increased from 18,300 to 21,234 or 16.03%. Employment in the construction sector reflects the general economic growth in the 1970's for the Gulf Coast states and the subsequent decline in the 1980's. Since 1990, there has been a steady increase in the employment in this sector.

Overall, the dominant aspect of employment within the Corpus Christi MSA from 1970 to 2006 has been the dramatic increase in employment in the service sector. The manufacturing sector realized very limited growth and some significant volatility over this study period. The retail sector increased from 1970 to 2000, but declined significantly since 2000. Construction finished the period with a significant net gain in employment, but was still in third place based on employment contribution to the private sector for the Corpus Christi MSA.

In 1970, total personal income in thousands of dollars measured in nominal terms for the Corpus Christi MSA was $1,005,150 (Figure J.44). By 1980, total person income was $3,187,868. In 1990, it reached $5,536,849. In 2000, total personal income was $9,348,023. Finally, in 2006, total personal income was $13,006,066.

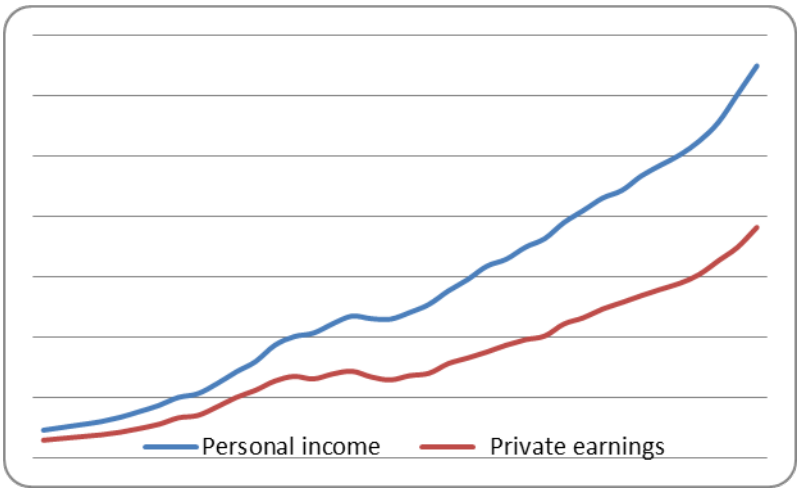

Figure J.44. Total Personal Income and Private Earnings-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

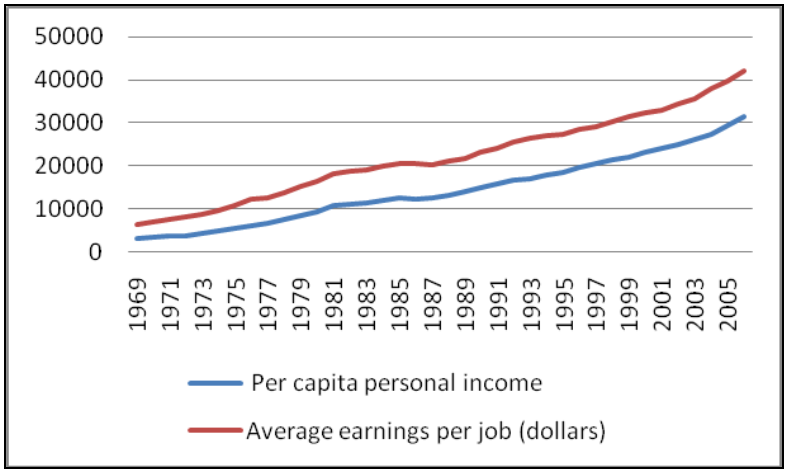

Figure J.45. Per Capita Personal Income and Average Earnings per Job –Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Private earnings measured in thousands of dollars were $641,712 in 1970 or 63.84% of total personal income. In 1980, total private earnings were $2,238,309 or 70.21% of total personal income. By 1990, total private earnings were only 56.41% of total personal income or $3,123,584. In 2000, total private earnings reached $5,376,762, but only increased to 57.52% of total personal income. Finally, in 2006, total private earnings reached $7,644,990, but still was only 58.78% of total personal income. Clearly, while the nominal dollar value of private earnings is increasing, the private industry sector contributed less than 60% of total personal income since 1990.

The government sector accounted for 22.27% of total personal income or $223,850 in 1970 (Figure J.46). In 1980, the government and governmental enterprises accounted for $505,062 or 15.84% of total personal income. In 1990, the percentage of total personal income attributable to the governmental sector increased to 18.69% or $1,034,580. In 2000, the government sector contributed 17.37% of total personal income or $1,623,853. Finally, in 2006, the governmental sector accounted for 17.42% or $2,058,324. While the public sector's contribution to total personal income appears to be increasing in dollars terms over the period 1970 to 2006, the percentage contribution to total personal income appears to be relatively stable.

Per capita personal income measured in nominal dollars was $3,406 in 1970 (Figure J.45). This increased dramatically to $9,315 by 1980. By 1990, per capita personal income was $15,035. By 2000, per capita personal income had risen to $23,185. In 2006, per capita personal income reached $31,464 in nominal dollars representing, a total increase of 823.78%.

In 1970, total private earnings were $641,742, which accounted for 63.84% of total personal income (Tables J.16 and J.18). Construction accounted for $72,704 or 7.23% of total personal income. Manufacturing accounted for 11.69% of total personal income or $117,490. The retail sector contributed $107,602 or 10.7% of total personal income. The service sector contributed $126,534 towards total personal income or 12.59%.

In 1980, total private earnings accounted for 70.21% of total personal income or $2,238,309. Construction accounted for 9.4% of personal income, $299,715. The manufacturing sector contributed 12.85% of personal income, $409,589. The retail trade sector accounted for 9.17% or $292,329. The service sector contributed 13.45% of personal income at $428,887.

In 1990, total private earnings accounted for $3,123,584 or 56.41% of total personal income in the Corpus Christi MSA. Construction accounted for $331,155 or 5.98% of total personal income. The manufacturing sector contributed 9.63% of personal income at $533,276. Retail contributed 7.72% of personal income at $427,497. The portion of total personal income attributable to the service sector increased significantly to 18.24% or $1,009,662.

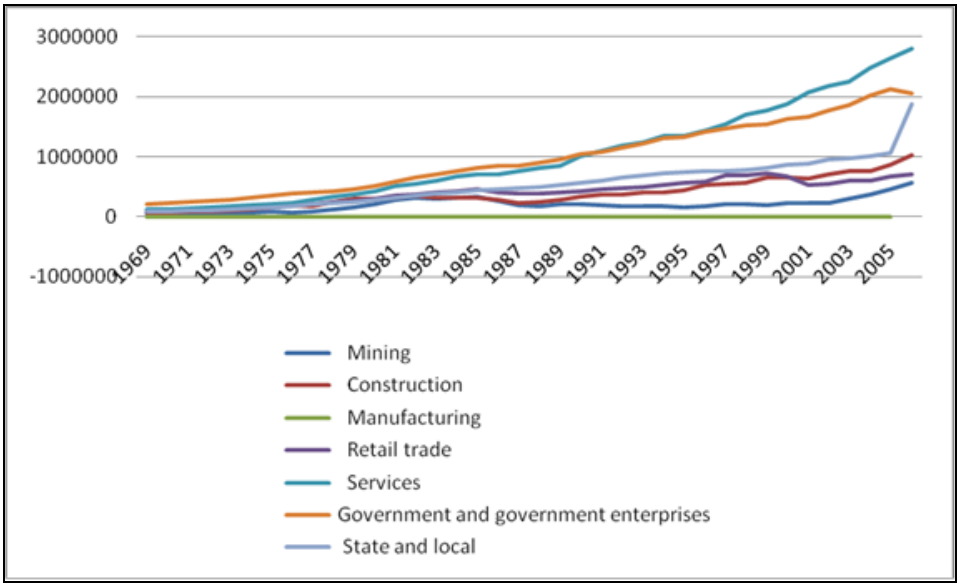

Figure J.46. Total Income by Sector – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 2000, total private earnings were $5,376,762 or 57.5% of total personal income. Construction contributed 6.96% or $651,088 to total personal income. The contribution from the manufacturing sector in dollars terms was $805,529 and 8.62% of personal income. Retail contributed 7.25% of total personal income with $677,255. The service sector contribution increased to 20.16% of total personal income and increased in dollar terms to $1,884,326.

By 2006, total private earnings accounted for $7,644,990 or 58.78% total personal income. Construction contributed $1,033,990 or 7.95% of total personal income. Manufacturing contributed $1,107,594 or 8.52% of total personal income. The retail sector contributed 5.39% of total personal income or $701,168. The service sector contributed 36.98% of total personal income in 2006 or $2,806,028.

Table J.16.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Personal Income, and Income by Major Sector as a Percentage of Private Earnings—Nominal

	1970	1980	1990	2000	2006
Personal income	1005150	3187868	5536849	9348023	13006066
Per capita personal income (dollars)	3406	9315	15035	23185	31464
Private earnings	63.84	70.21	56.41	57.52	58.78
Mining	4.43	6.54	3.86	2.53	4.30
Construction	7.23	9.40	5.98	6.96	7.95
Manufacturing	11.69	12.85	9.63	8.62	8.52
Transportation and public utilities	8.52	10.12	4.48	4.61	2.98
Retail trade	10.71	9.17	7.72	7.24	5.39

Table J.16.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Personal Income, and Income by Major Sector as a Percentage of Private Earnings—Nominal

	1970	1980	1990	2000	2006
Services	12.59	13.45	18.24	20.16	21.57
Government and government enterprises	22.27	15.84	18.69	17.37	15.83
State and local	8.89	8.69	10.29	9.18	14.44

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In terms of a percentage change, total personal income increased 1,193.94% in nominal terms, from $1,005,150 in 1970 to $13,006,066 in 2006 (Figure J.47 and Table J.17). From 1970 to 1980, it increased 217.15%, from $1,005,150 to $3,187,868. From 1980 to 1990, it increased 73.69%, from $3,187,868 to $5,536,849. From 1990 to 2000, the increase was 68.83%, from $5,536,849 to $9,348,023. Finally, from 2000 to 2006, the percentage increase was 39.13%, from $9,348,023 to $13,006,066.

In terms of a percentage change, per capita personal income increased 823.78%, from $3,406 in 1970 to $31,464 in 2006. From 1970 to 1980, the increase was 173.49%, from $3,406 to $9,315. From 1980 to 1990, per capita personal income increased 61.41%, from $9,315 to $15,035. From 1990 to 2000, per capita personal income increased 54.21%, to $23,185. From 2000 to 2006, the percentage increase was 42.19%, from $23,185 to 31,464.

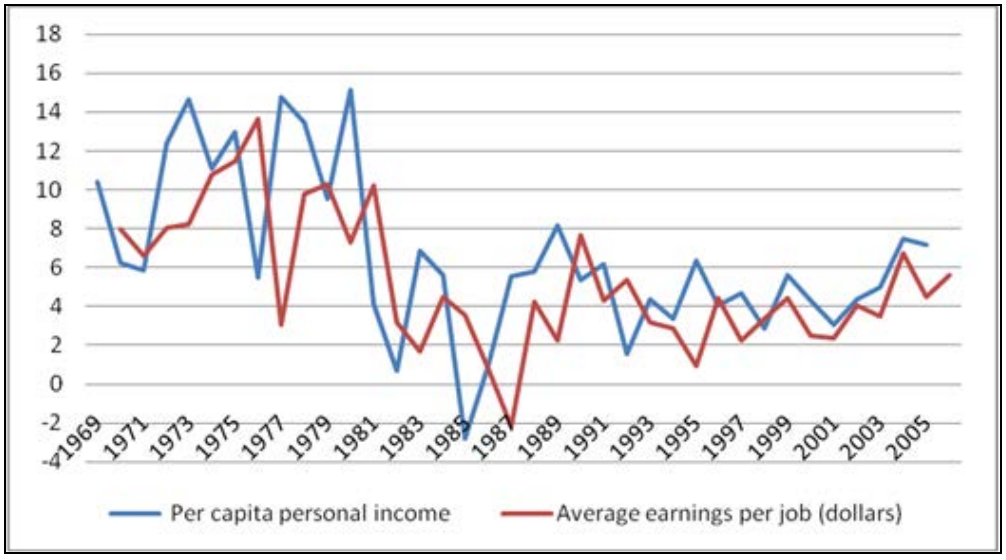

Figure J.47. Percent Change in Personal Per Capita Income and Average Earnings Per Job – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table J.17.

Percent Change in Personal Per Capita Income and Average Earnings Per Job by Decade – Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	217.15	73.69	68.83	39.13	1193.94
Per capita personal income	173.49	61.41	54.21	35.71	823.78
Average earnings per job (dollars)	134.50	41.64	39.09	29.95	500.34

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Average earnings per job increased 500.34%, from $6,985 in 1970 to $41,934 in 2006. From 1970 to 1980, the increase was 134.50%, from $6,985 to $16,380. From 1980 to 1990, the increase was 41.64% up to $23,200. From 1990 to 2000, average earnings per job increased 39.09% to $32,269. From 2000 to 2006, the increase was 29.95% to $41,934.

Private earnings increased 1,091.34% in nominal terms, from $641,712 in 1970 to $7,644,990 in 2006 (Figure J.48). From 1970 to 1980, the increase was 248.80% to $2,238,309. From 1980 to 1990, the increase was 39.55% to $3,123,584. From 1990 to 2000, private earnings increased 72.13% to $5,376,762. From 2000 to 2006, private earnings increased 42.19% to $7,644,990.

Figure J.48. Percentage Change in Personal Income and Private Earnings – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By major sector, personal income increased 1,322.2% in the construction sector from 1970 to 2006 (Figure J.49 and Table J.18). From 1970 to 1980, it increased 312.24%. From 1980 to 1990, it decreased 10.49%. From 1990 to 2000, personal income in the construction sector increased 96.61%. From 2000 to 2006, the increase was 58.81%.

In manufacturing, the increase in personal income was 842.71% from 1970 to 2006. From 1970 to 1980, personal income in manufacturing increased 248.62%. From 1980 to 1990, the increase was 30.20%. From 1990 to 2000, personal income in construction increased 51.05%. From 2000 to 2006, the personal income in the manufacturing sector increased 37.50%.

In retail, the total increase in personal income was 551.63% over the period 1970 to 2006. From 1970 to 1980, personal income increased 171.68%. From 1980 to 1990, personal income in retail increased 46.24%. From 1990 to 2000, personal income increased in the retail sector by 58.42%. From 2000 to 2006, the increase was 3.53%.

In services, total personal income increased a total of 2,117.61% in nominal terms over the period 1970 to 2006. From 1970 to 1980, the increase was 238.95%. From 1980 to 1990, the increase was 135.41%. From 1990 to 2000, personal income in the service sector increased 86.63%. From 2000 to 2006, the increase was 48.91%.

Finally, in the governmental sector, personal income increased 912.03% from 1970 to2006. From 1970 to 1980, the increase was 125.63%. From 1980 to 1990, personal income increased 104.84%. From 1990 to 2000, personal income increased 56.96%. From 2000 to 2006, personal income increased 39.51%.

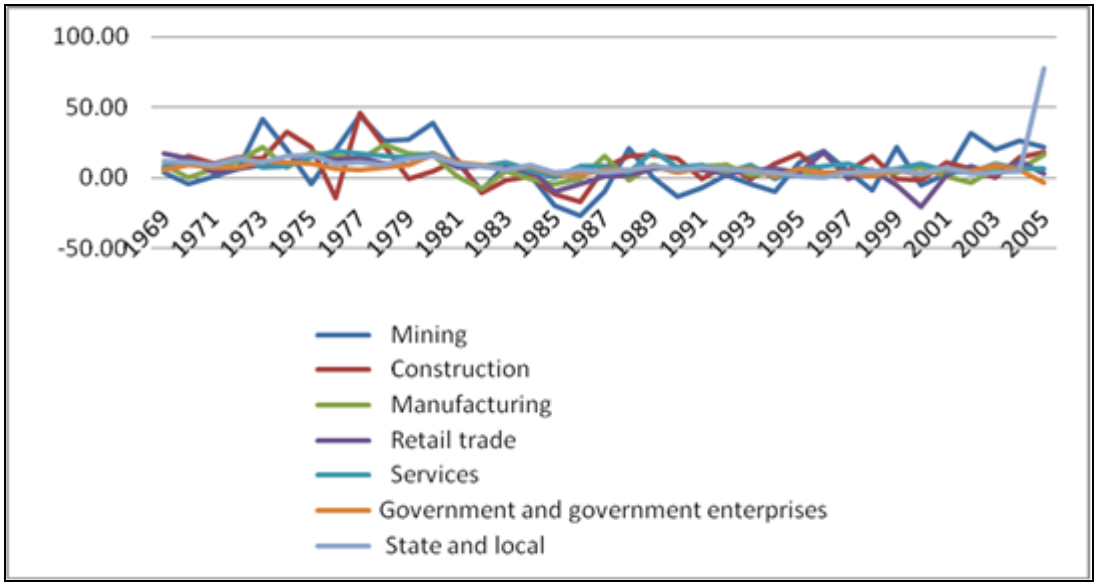

Figure J.49. Percentage Change in Income by Major Sector –Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table J.18.

Percentage Change in Personal Income, Per Capita Income, Private Earnings, and Income by Major Sector –Nominal

Economic Analysis on Nominal Variables	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	217.15	73.69	68.83	39.13	1193.94
Per capita personal income (dollars)	173.49	61.41	54.21	35.71	823.78
Private earnings	248.80	39.55	72.13	42.19	1091.34
Mining	368.24	2.46	10.88	136.16	1156.25
Construction	312.24	10.49	96.61	58.81	1322.19
Manufacturing	248.62	30.20	51.05	37.50	842.71
Retail trade	171.68	46.24	58.42	3.53	551.63
Services	238.95	135.41	86.63	48.91	2117.61
Government and government enterprises	125.63	104.84	56.96	26.76	819.51
State and local	209.95	105.56	50.70	118.82	2001.00

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

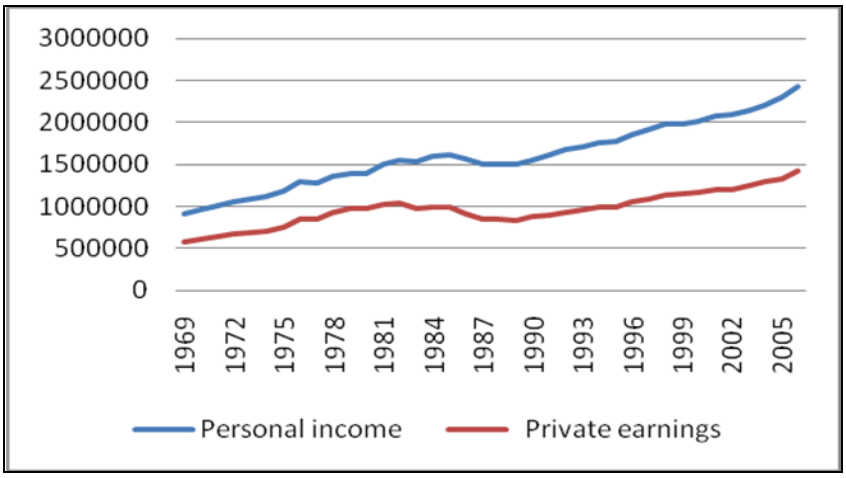

Figure J.50. Total Personal Income and Private Earnings—Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Overall, the Corpus Christi MSA, like many other areas along the Gulf Coast, has experienced a substantial increase in the nominal average earnings and personal income across a wide array of sectors. In particular, construction, government, and the service sectors have increased much more than manufacturing and even retail. Despite the wide variation in growth

rates and the significant decline in the percentage contribution of some sectors, such as manufacturing, to the overall employment, the personal income aspect and average wages have continued to rise in nominal terms. However, given the historical price increases in general, inflation, over this period, one must be cautious in interpreting these numbers.

Changes in real personal income and private earnings are shown in Figure J.50. In the Corpus Christi MSA, the real total personal income in 1970 was $954,639. In 1980, real personal income was $1,385,073.68. In 1990, it reached $1,554,924.9. By 2000, real personal income was $2,018,019.81. Finally, by 2006, real personal income in the Corpus Christi MSA reached $2,428,806.5.

In terms of real growth, from 1970 to 2006, real total personal income increased 154.42% (Figure J.50 and J.51). From 1970 to 1980, the increase in real personal income was 45.09%. From 1980 to 1990, real personal income increased 12.26%. From 1990 to 2000, the increase was 29.78%. From 2000 to 2006, the increase was 20.36%.

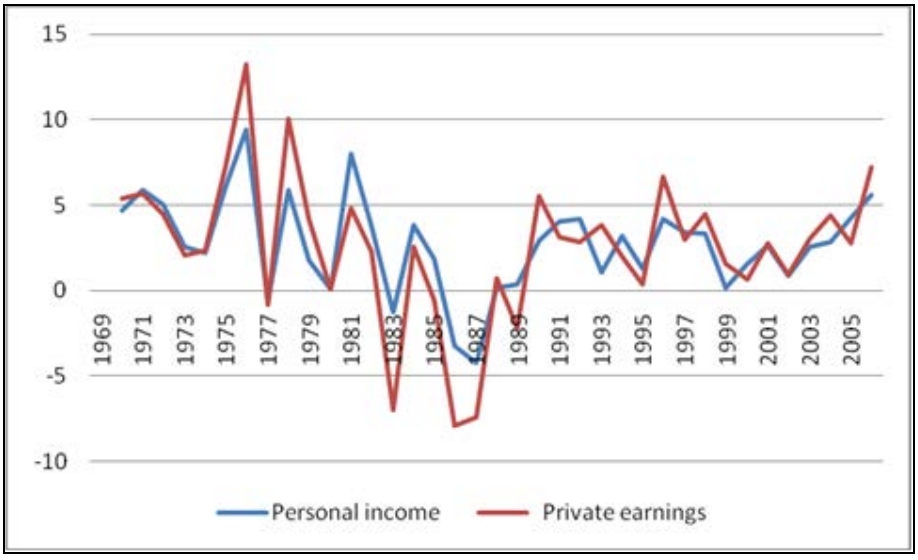

Figure J.51. Percentage Change in Personal Income and Private Earnings – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real personal income in the construction sector increased 179.64%, from $69,050.53 in 1970 to $193,091.56 in 2006 (Figures J.52 and J.53 and Tables J.19 and J.20). From 1970 to 1980, it increased 88.59%, from $69,050.53 to $130,221. From 1980 to 1990, the real income decreased 28.58% in the construction sector from $130,221 to $92,999. From 1990 to 2000, real income in the construction sector recovered by increasing 51.14%, from $92,999 to $140,554.7. From 2000 to 2006, the real income in construction increased 37.38%, from $140,554.7 to $193,091.56.

The real personal income in the manufacturing sector increased 85.36%, from $111,586 in 1970 to $206,836.7 in 2006. From 1970 to 1980, it increased 59.5%, from $111,586 to $177,959. From 1980 to 1990, the real income decreased 15.85% in the manufacturing sector from $177,959 to $149,761. From 1990 to 2000, real income in the manufacturing sector increased

16.11%, from $149,761 to $173,894.9. From 2000 to 2006, the real income in manufacturing increased 18.94%, from $173,894.9 to $206,836.7.

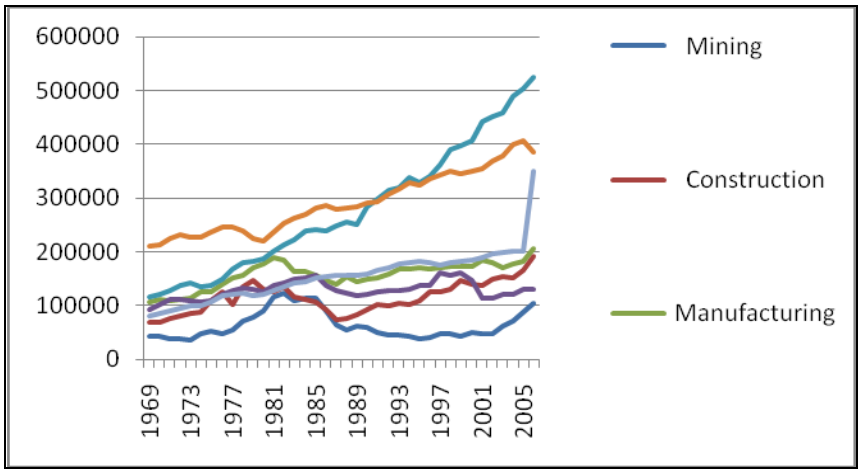

Figure J.52. Total Income by Sector–Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real personal income in the retail sector increased 28.13%, from $102,194.86 in 1970 to $130,939 in 2006. From 1970 to 1980, it increased 24.28%, from $102,194.86 to $127,011. From 1980 to 1990, the real income decreased 5.48% in the retail sector from $127,011.91 to $120,054. From 1990 to 2000, real income in the retail sector increased 21.78%, from $120,054.88 to $146,203.54. From 2000 to 2006, the real income in retail decreased 10.44%, from $146,203 to $130,939.01.

The real personal income in the service sector increased 336.04% in real terms from $120,175.5 in 1970 to $524,009 in 2006. From 1970 to 1980, it increased 55.06%, from $120,175.5 to $186,344. From 1980 to 1990, the real income increased 52.16% in the service sector from $186,344 to $283,545.5. From 1990 to 2000, real income in the service sector increased 43.46%, from $283,545.5 to $406,782. From 2000 to 2006, the real income in service sector increased 28.82%, from $406,782 to $524,009.

In the governmental sector, the real personal income increased 98.99% in real terms from $212,601.26 in 1970 to $423,055.4 in 2006. From 1970 to 1980, it increased 3.22%, from $212,601.26 to $219,440.73. From 1980 to 1990, the real income increased 32.40% in the governmental sector from $219,440.73 to $290,543.3. From 1990 to 2000, real income in the governmental sector increased 20.65% from $290,543.3 to $350,551.9. From 2000 to 2006, the real income in governmental sector increased 20.68% from $350,551.9 to $423,055.4.

Table J.19.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Personal Income, and Income by Major Sector as a Percentage of Private Earnings – Real

Economic Analysis on Real Variables	1970	1980	1990	2000	2006
CPI - 1970 as the base year	105.29	230.16	356.08	463.23	535.49
Inflation adjustment factor	1.05	2.30	3.56	4.63	5.35
Personal income	954639.95	1385073.68	1554924.90	2018019.81	2428806.49
Per capita personal income (dollars)	3234.84	4047.21	4222.31	5005.10	5875.72
Private earnings	63.84	70.21	56.41	57.52	58.78
Mining	6.93	9.31	6.83	4.40	7.31
Construction	11.33	13.39	10.60	12.11	13.53
Manufacturing	18.31	18.30	17.07	14.98	14.49
Retail trade	16.77	13.06	13.69	12.60	9.17
Services	19.72	19.16	32.32	35.05	36.70
Government and government enterprises	22.27	15.84	18.69	17.37	15.83
State and local	8.89	8.69	10.29	9.18	14.44

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

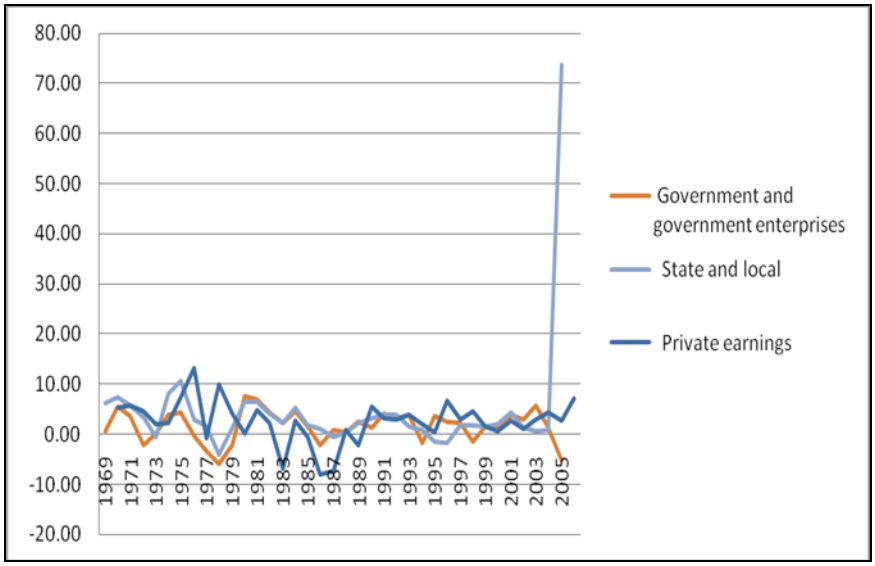

Figure J.53.a. Percentage Change in Income Private and Public Sectors–Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table J.20.

Percentage Change in Personal Income, Per Capita Income, Private Earnings, and Income by Major Sector –Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
CPI - 1970 as the base year	118.59	54.71	30.09	15.60	408.58
Inflation adjustment factor	118.59	54.71	30.09	15.60	408.58
Personal income	45.09	12.26	29.78	20.36	154.42
Per capita personal income (dollars)	25.11	4.33	18.54	17.39	81.64
Private earnings	59.57	-9.80	32.32	23.00	134.25
Mining	114.21	-33.78	-14.76	104.29	147.01
Construction	88.59	-28.58	51.14	37.38	179.64
Manufacturing	59.48	-15.85	16.11	18.94	85.36
Retail trade	24.28	-5.48	21.78	-10.44	28.13
Services	55.06	52.16	43.46	28.82	336.04
Government and government enterprises	3.22	32.40	20.65	9.65	80.80
State and local	41.79	32.87	15.84	89.29	313.11

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

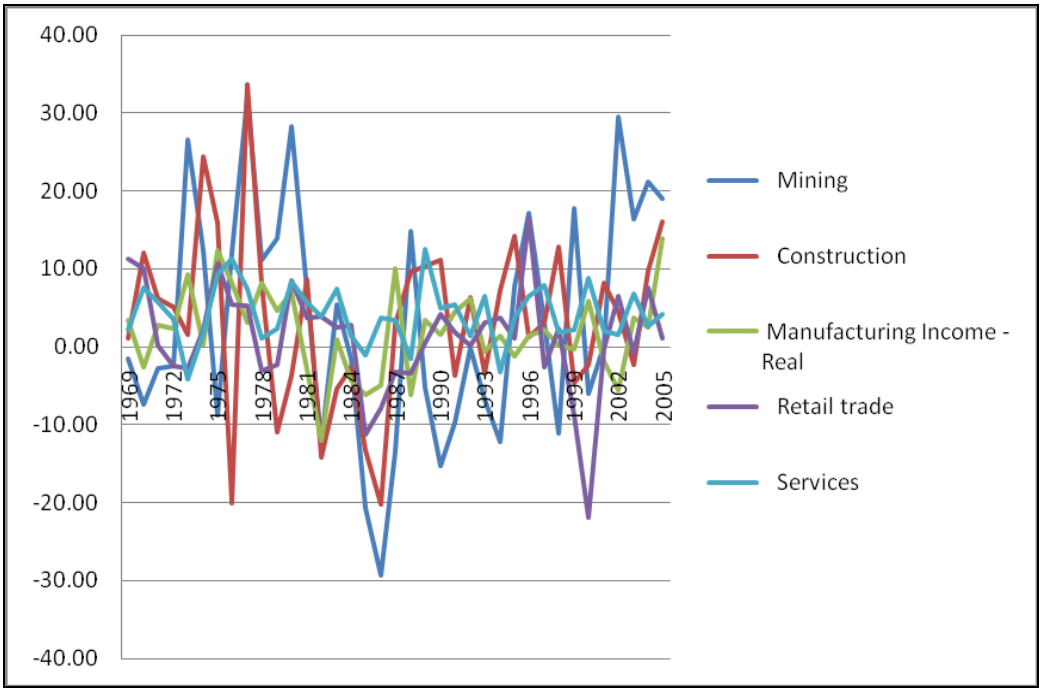

Figure J.53.b. Percentage Change in Income by Major Private Sectors –Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Across the different sectors, there was considerable variation in the growth rates of real income over the study period. Clearly, the service and construction sectors were the biggest beneficiaries of the shifts in the economic profile of the MSA. While some sectors did contract in real terms during the 1980s, most sectors did outpace inflationary effects for the study period. However, the retail sector appears to be experiencing weakness in two sub-periods and very modest gains over the other two periods. Manufacturing income has not declined in real terms since the 1980s. However, it has had very modest real growth in income over the sub-periods since then. The obvious shift based on real income is to the service sector. Once again, it is worth noting that measure of services reported in the tables does not include the financial sector, which has also grown significantly over the study period.

Real per capita personal income was $3,234.84 in 1970 (Figure J.54 and Table J.21). By 1980, it was $4,047.21. In 1990, real per capita personal income was $4,222.31. In 2000, real per capita income was $5,005.1. In the last year of the study period, 2006, real per capita personal income was $5,875.72. The real average earnings per job were $6,634 in 1970 (Figure J.54 and Table J.21). In 1980, it was $7,116.83. By 1990, the real average earnings per job were $6,515.30. In 2000, real average earnings were $6,966.12. In 2006, real average earnings were $7,830.93.

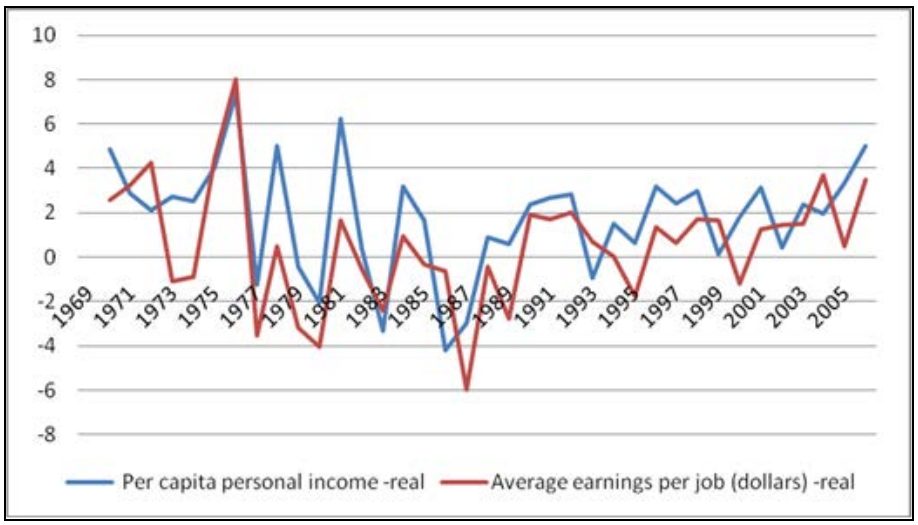

Figure J.54. Per Capita Personal Income and Average Earnings per Job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

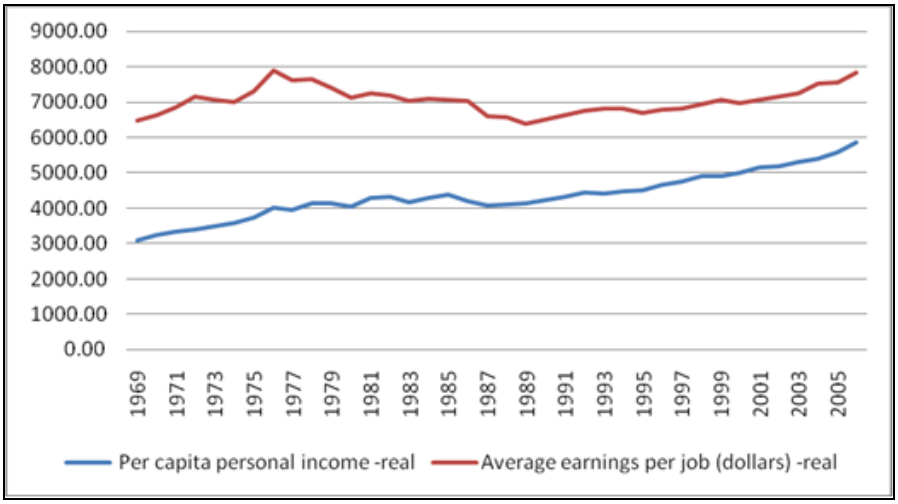

Figure J.55. Percent Change in Personal Per Capita Income and Average Earnings Per Job – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of real growth, from 1970 to 2006, real per capita personal income increased 81.64% (Figure J.55 and Table J.25). From 1970 to 1980, the increase in real per capita personal income was 25.11%. From 1980 to 1990, real per capita personal income increased 4.33%. From 1990 to 2000, the increase was 18.54%. From 2000 to 2006, the increase was 17.39%.

In terms of real growth, from 1970 to 2006, real average earnings per job increased 18.04%. From 1970 to 1980, the increase in real average earnings per job was 7.28% (Figure J.55 and Table J.25). From 1980 to 1990, real average earnings per job decreased 8.45%. From 1990 to 2000, the increase was 6.92%. From 2000 to 2006, the increase was 12.41%. Clearly, as in other MSAs, the increase in real earnings on a per job basis is much more modest and telling than any of the other growth rates reported. Basically, on a per job basis in real terms, workers in the Corpus Christi MSA out-paced inflation over the study period and in most sub-periods, but experienced a decline in the real wages per job in the 1980s.

Table J.21.

Percent Change in Personal Per Capita Income and Average Earnings Per Job by Decade – Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
CPI - 1970 as the base year	118.59	54.71	30.09	15.60	408.58
Inflation adjustment factor	118.59	54.71	30.09	15.60	408.58
Personal income – real	45.09	12.26	29.78	20.36	154.42
Per capita personal income –real	25.11	4.33	18.54	17.39	81.64
Average earnings per job (dollars) -real	7.28	-8.45	6.92	12.41	18.04

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

During the study period 1970-2006, the U.S. economy experienced significant increases in the general price level, inflation, as measured by the Consumer Price Index (CPI) for Urban Consumers and all goods (Figure J.56). Overall, from 1970 to 2006, the price index increased 339.5% measured in terms of dollars for January 1, 1970 (CPI=100, inflation adjustment is 1.00). The most pronounced episode of inflation occurred during the period 1970-1980, when prices increased 118.59% or an average of 8.13% per year (Figure J.56 and Table J.26). Several factors were responsible for the rapid increase in prices during this period. Two of the major factors were the impact of the oil embargoes on the U.S. economy and, perhaps more significantly, was the extremely accommodative monetary policy pursued by the U.S. Federal Reserve Open Market Committee during this time.

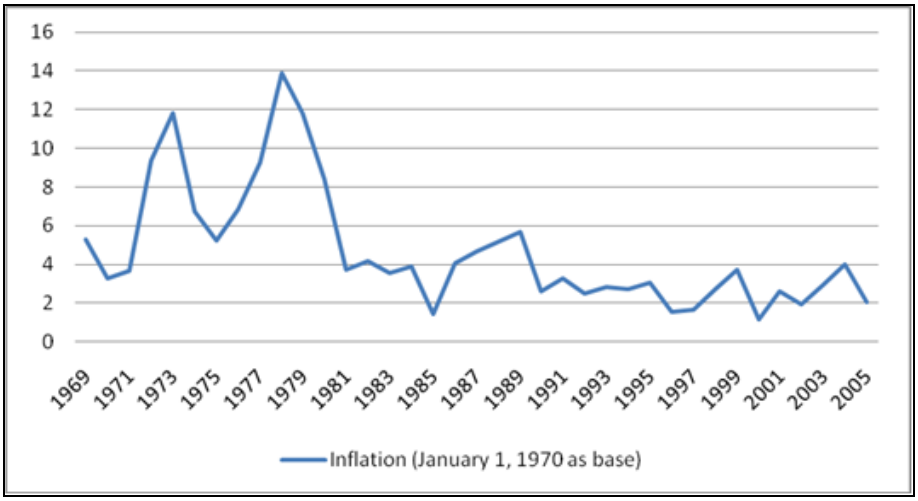

Figure J.56. Percent Change in the CPI (January 1, 1970 base). Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

Table J.22.

Percent Change in the Price Index by Decade

Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
118.59	54.71	30.09	15.60	408.58

Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

Over the period 1980-1990, the total increase in prices eased somewhat in that the CPI increased a total of 54.7% from the level in 1980. This is an average annual increase of 4.46% per year. It is worth noting that while the average increase was only 4.46%, there were price increases in 1981, 1988, 1989 and 1990 that topped 5% per year.

From 1990 to 2000, the CPI increased by 30.9% from 1990 levels or an average of 2.7% per year. The 2000 to 2006 period has seen an increase in the CPI of 15.6% or an average 2.45% per year.

In terms of income and earnings for workers across different industries, this period of rapid price increases resulted in very large increases of their “nominal or unadjusted” wages, which is clearly shown in the tables and charts for income of workers in total and on a per capita basis. In order to separate the effect of increasing activity within the different industry sectors and the impact of the inflation on wages, “real or inflation adjusted” income and growth rates will be presented for each study area in addition to the nominal figures. This should provide a clear analysis of the real wage growth in the various industry sectors and study areas over time in terms of constant dollars, a base level of January 1, 1970.

APPENDIX K. BROWNSVILLE-PORT ISABEL

Population changes in Cameron County from 1970 to 2007 are shown in Tables K.1 and K.2 and Figure K.1. From 1970-2007, Cameron County's population increased an outstanding 176%, from 140,368 in 1970 to an estimated 387,210 in 2007. Strong population gains occurred in every decade and at higher rates than the State of Texas; population increased every year from 1970 to 2007. Cameron County grew 49.4% in the 1970s, 24.8% in the 1980s, 28.6% in the 1990s, and 15% from 2000-2007. At an estimated 387,210 people in 2007, Cameron County was more populous than at any other point in its history.

Population growth in Cameron County has occurred in all the communities within the county, especially in the City of Brownsville. Brownsville grew 234%, from 52,522 in 1970 to an estimated 1745,494 in 2008. Harlingen and Port Isabel grew strongly as well. Harlingen grew 93.5%, from 33,515 in 1970 to an estimated 64,843 in 2008; Port Isabel grew 92.17%, from 2,745 in 1970 to an estimated 5,290 in 2008. All three cities had very large population increases in the 1970s. Brownsville and Harlingen were affected slightly by the 1980s, as growth slowed to 16.4% and 11.9%, respectively. However, these slower growth rates are still relatively robust rates of growth. While many of the other communities in this witnessed population declines in the 1980s, the Brownsville-Harlingen MSA came out relatively unscathed. Population increases in the 1990s exceeded the increases of the 1980s.

Table K.1.

Population of Communities Within Cameron County

	Brownsville	Harlingen	Port Isabel	San Benito
1970	52,522	33,515	2,745	15,180
1980	84,997	43,543	3,769	17,988
1990	98,962	48,735	4,467	20,125
2000	139,722	57,564	4,865	23,444
2001	142,439	58,766	5,017	24,187
2002	143,345	58,810	5,018	24,161
2003	147,271	59,201	5,032	24,085
2004	151,493	59,612	5,286	24,216
2005	156,410	60,649	5,290	24,270
2006	160,738	61,253	5,288	24,347
2007	164,616	61,974	5,273	24,449
2008	168,338	62,520	5,245	24,552

Source: Annual Estimates of the Resident Population for Incorporated Places in Texas, Listed Alphabetically: April 1, 2000 to July 1, 2008 (SUB-EST2008-04-48) Population Division, U.S. Census Bureau; U.S. Census Bureau, Population Estimates, Incorporated Places and Minor Civil Divisions

Population increases have noticeably slowed in Port Isabel. In Port Isabel, the 1980s (18.5%) were a stronger period of growth than the 1990s (12.3%). From 2000-2008, Port Isabel has grown only 5.4%.

From 2000-2008, every town in Cameron County, except Palm Valley, grew. Laguna Vista (80%), Bayview (30.5%), and Brownsville (22.4%) were the three fastest growing communities. Population increases are occurring inside and outside the principle cities of the Brownsville-Harlingen MSA.

Table K.2.

Growth Rate by Decade for Cameron County

Decade Growth Rate	Cameron Total Population	Cameron Workforce Population	Cameron Male Population
1970s	49.4%	70.4%	51.2%
1980s	24.8%	29.3%	23.3%
1990s	28.6%	34.2%	28.5%
2000s	15.0%	14.5%	15.1%

Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

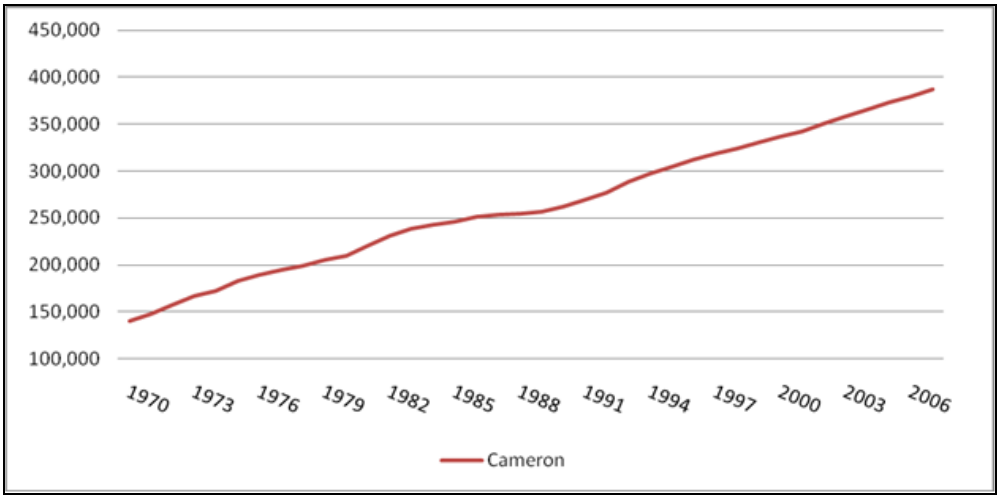

Figure K.1. Population changes in Cameron County. Source: U.S. Census Bureau, Population Estimates, County.

The gender distribution for Cameron County is shown in Figures K.2 and K.3. Cameron's male population increased 175.6%, from 67,264 in 1970 to 185,480 in 2007, peaking in 2007. The proportion of the male population remains unchanged, from 47.9% of the population in 1970 to 47.9% in 2007, peaking at 48.0% in 2004. Population increases in Cameron County are being equally driven by increases in the male and female population. A different pattern emerges when focusing upon the working aged male population, generally recognized as men between the ages of 20-59 and the principle labor force of the fabrication and shipbuilding industry. The working aged male population has grown from 25,771 in 1970 to 87,358 in 2007, peaking in 2007. The

working aged male population increased 239%, from 18.4% of the population in 1970 to 22.6% of the population in 2007. From 2000-2007, the working aged male population and male population have increased 15%; population increases occurred in the 1980s for both populations, though at a much slower rate than the 1970s and 1990s. The working aged male population is increasing at a larger rate than the overall population and male population. The working aged male population comprises a smaller percentage of the workforce in Cameron County than observed in any of the other counties in this study.

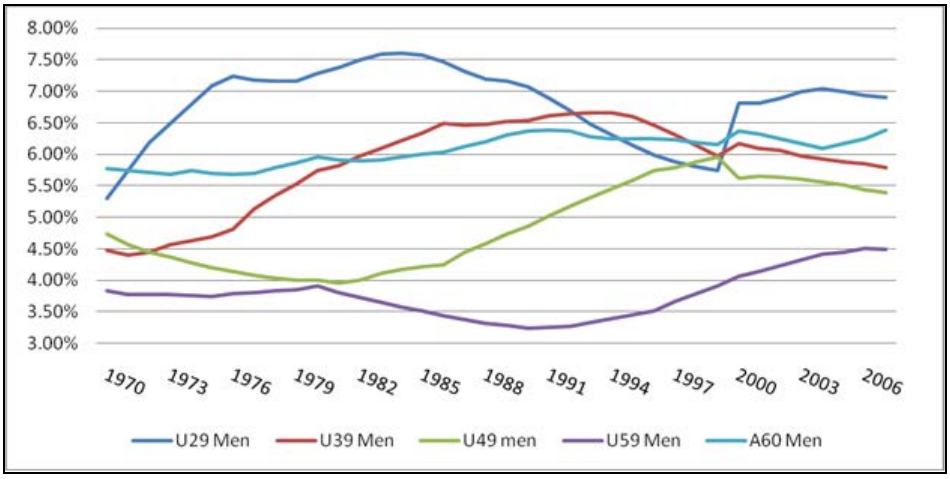

Figure K.2. Cameron County Male Population as Percentage of Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

From 1970 to 2007, the working aged male population has aged; however, it has done so at a rate much slower than observed in the other regions of this study. From 1970-1992, the largest number and proportion of the working aged male population was men between the ages of 20-29; from 1993-1999, the largest number and proportion of the working aged male population was men between the ages of 30-39%; from 2000-2007, the largest number and proportion of the working aged male population was men between the ages of 20-29. Unlike the other communities in this study, the male population between the ages of 20-29 is not decreasing; rather, they are increasing at the fastest rate. From 1970-2007, men between the ages of 20-29 and the ages of 30-39 have been the two fastest growing populations, increasing 259% and 256%, respectively. In 1998 and 1999, men over the age of 60 briefly outnumbered these two age group components. While the population of men over the age of 60 is increasing and become a larger component of the male population, they are not the single largest component of the male population. Cameron County has retained a young working aged male population and male population. The degree of aging observed in other communities has not yet occurred in Cameron County.

Seldom has any age component actually lost population in Cameron County. It is fair to say that population growth in Cameron County has been and continues to be robust. The growth is being spurred equally by the male and female populations, though the working aged male population has increased the fastest. The working aged-male population continues to be primarily made up of individuals between the ages of 20-29; the working aged male population remains relatively young.

Figure K.3 Cameron County Male Population and Male Workforce Population. Source: U.S. Census Bureau, Population Estimates, Annual County Resident Population Estimates by Age, Sex, Race, and Hispanic Origin.

The overwhelming majority of the population in the Brownsville-Harlingen MSA is Hispanic, a trend that has continued over time.

The white, non-Hispanic population increased only 3.8 % from 1980 to 2007 in the Brownsville-Harlingen MSA, which has caused the proportion of the white, non-Hispanic population to decrease from 22% of the population to 12.7% (Table K.3). The largest proportion of white, non-Hispanic population is located in Harlingen and Port Isabel. In 2000, the white, non-Hispanic population comprised 25% of the population in Harlingen and 24.5% of the population in Port Isabel, down from 30.1% and 26.1% in 1970.

In the Brownsville-Harlingen MSA, the black population is very small at an estimated .03% of the population in 2007. This proportion remains unchanged from the 1970s. The black population is primarily located in Brownsville and Harlingen. In Brownsville, they comprise .3% of the population, and in Harlingen, they are .9% of the population; in the 1970s, they were .1% and .9% of the population. Harlingen has the most racial and ethnic diversity of the principal cities in the Brownsville-Harlingen MSA. The black population is growing at a larger rate than the white, non-Hispanic population.

A significant racial change in the Brownsville-Harlingen MSA involves the influx of Asians, which are largely Filipino. In 1980, the Asian population was estimated at 0.5% (994) of the population; in 2007, the Asian population was estimated at .7% (2,898)—a 192% increase. The Asian population has increased more than the white, non-Hispanic population and the black population. The Asian population largely resides in Brownsville, but is a larger proportion of

Harlingen. The Asian population in Harlingen is larger than the black population. This indicates Harlingen has the most racial and ethnic diversity of the principal cities in the Brownsville-Harlingen MSA.

Table K.3.

Racial and Ethnic Composition as a Percent of the Population

White, Non-Hispanic	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1980	22.2	15.8	24.6	30.1	26.1
1990	17.6	9.3	20.3	28.1	24.6
2000	14.5	7.7	17.0	25.0	24.5
2005	12.6	-	-	-	-
2007	12.7	6.6	-	23.5	-
Black, Non-Hispanic					
1980	0.3	0.1	0.1	0.9	0.0
1990	0.2	0.1	0.2	0.7	0.3
2000	0.3	0.2	0.2	0.7	0.3
2005	0.3	-	-	-	-
2007	0.3	0.3	-	0.9	-
Other Races, Non-Hispanic					
1980	0.5	0.4	0.5	0.6	0.8
1990	0.4	0.5	0.3	0.6	0.0
2000	0.9	0.8	0.7	1.5	0.8
2005	0.9	-	-	-	-
2007	0.7	1.0	-	1.2	-
Hispanic					
1980	77.1	83.7	74.8	68.4	73.1
1990	81.7	90.1	79.2	70.6	75.0
2000	84.3	91.3	82.2	72.8	74.4
2005	86.2	-	-	-	-
2007	86.6	92.0	-	73.9	-
Foreign Born Population					
1970	14.2	15.7	13.6	12.7	19.2
1980	19.1	25.3	14.9	14.7	15.3
1990	22.1	28.9	19.8	13.9	23.9
2000	25.6	31.5	23.0	17.3	24.1
2005	24.8	27.4	-	-	-
2007	25.4	31.0	-	14.0	-

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Hispanics comprise the largest segment of the Brownsville-Harlingen MSA and have increased 104% from 1970 to 2007. The proportion of the population which is Hispanic has increased from 77.1% in 1980 to 86.6% in 2007. The largest number and proportion of Hispanics reside in Brownsville. As of 2007, they were an estimated 92% of the population, up from 83.7% in 1980. By comparison, Hispanics made up 73.9% of the population of Harlingen. The Hispanic population in Harlingen increased only 55.5% from 1980 to 2007; the Hispanic population in Port Isabel increased only 31.4% from 1980 to 2000. As of 2000, Hispanics were 74.4% of the population of Port Isabel.

Over the same period, the foreign born population in the Brownsville-Harlingen MSA increased 141%, from 14.2% in 1970 to an estimated 25.4% in 2007; again, primarily in the city Brownsville (31%). By comparison, the foreign born population was only 14% of the population of Harlingen. The Brownsville-Harlingen MSA has a large proportion of residents that are foreign born.

Net international migration data reveal that the number of migrants arriving directly to the region from outside of the country averaged 2,330 a year from 1990-1999 and 1,842 a year from 2000-2007 (Table K.4 and Figure K.4). International migration into Cameron County has slowed. While much of the foreign born population is Hispanic, some of this migration is coming from Asia, specifically the Philippines. The Brownsville-Harlingen MSA has a significant amount of international migration.

The data indicated the Brownsville-Harlingen MSA was undergoing subtle racial and ethnic changes. White Hispanics were the predominant group at the time of fieldwork, but the population had always been primarily Hispanic. The second largest population component was non-white, Hispanic and there were few blacks. In fact, there were more Asians than blacks in the Brownsville-Harlingen MSA.

Table K.4.

Net International Migration

	Cameron
1991	2,366
1992	2,564
1993	2,976
1994	2,889
1995	2,137
1996	2,590
1997	3,004
1998	2,439
1999	2,335
2000	606
2001	2,348
2002	2,291
2003	1,991
2004	1,825
2005	1,857
2006	1,913
2007	1,903

Source: U.S. Census Bureau, Population Estimates, Net International Migration.

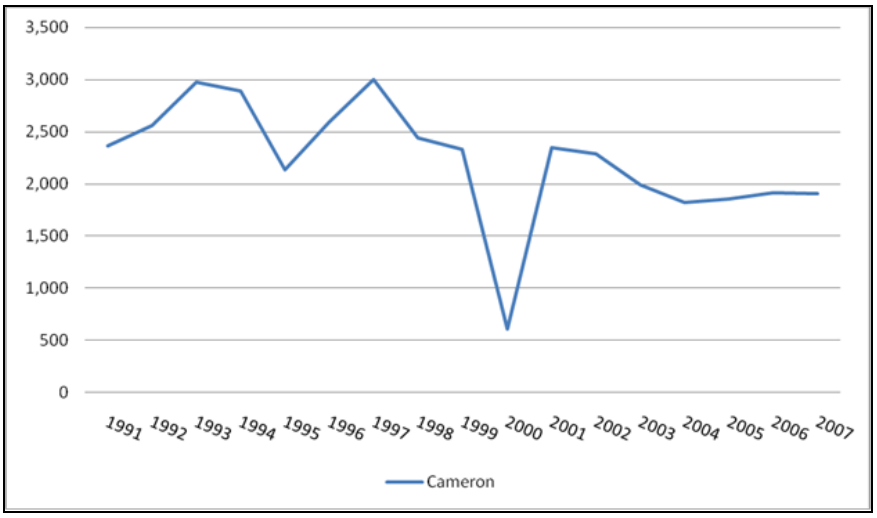

Figure K.4. Net International Migration. Source: U.S. Census Bureau, Population Estimates, Net International Migration.

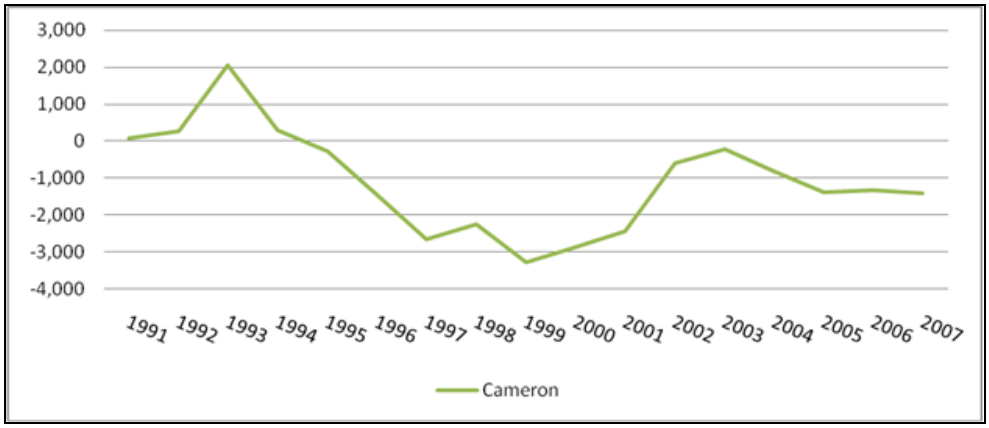

Figure K.5. Net Domestic Migration for Cameron County. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

Cameron County is seeing an increase in the in the number of births per capita and number of deaths per capita. The number of births increased 67.4% from 1981 to 2007, which is higher than the state increase of 47.2%. However, the number of births per capita decreased 4.8%, peaking in 1993 (Figure K.6). This indicates births are lagging population increases; however, the difference is small. Cameron County has the highest number of births per capita of all the counties in this study.

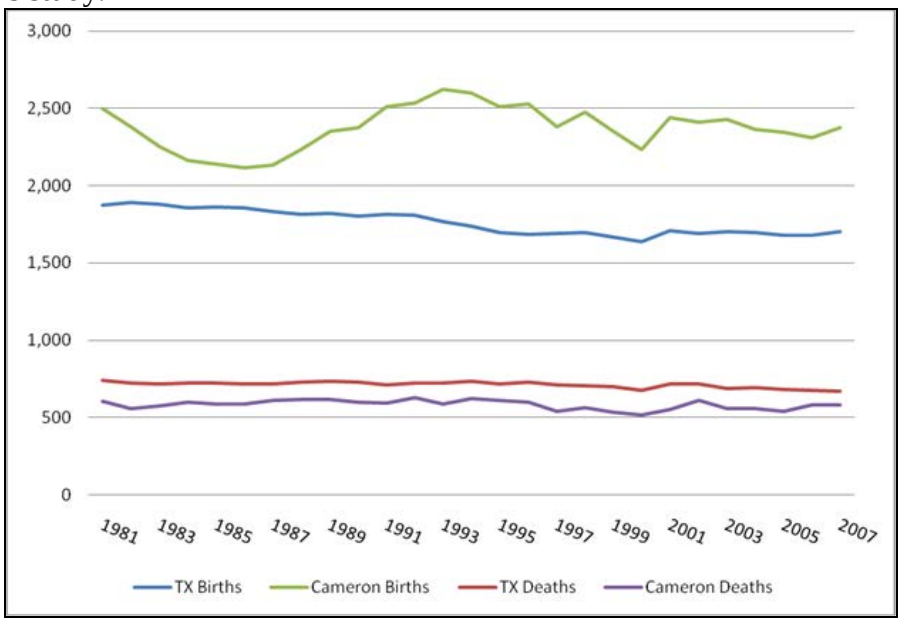

Figure K.6. Births and Deaths Per Capita. Source: U.S. Census Bureau, Population Estimates, Cumulative Estimates of the Components of Resident Population Change for Counties.

The number of deaths increased 69.4% from 1981 to 2007, which is higher than the state increase of 47.3%. The number of deaths per capita decreased 3.7%, peaking in 1994 (Figure K.6). This indicates the increase in the number of deaths is less than the increase in population. The number of deaths per capita in Cameron County is much lower than the state and the lowest

of all the communities in this study. This would explain why the working aged male population in Cameron County has not aged significantly like the other communities.

The numbers of births per capita are well above the numbers of deaths per capita, and at their current rates continue to insure large population increase for Cameron County.

Net domestic migration numbers indicate that more domestic residents are exiting Cameron County than entering (Figure K.5). From 1997-2001, Cameron County witnessed a particularly significant surge in the number of people exiting versus entering. The domestic migration data shows that in the 1990s, an average of 801 more people per year exited Cameron County than entered; from 2000-2007, an average of 1,381 more people per year exited Cameron County than entered.

Combined with the data on the number of births per capita, the number of deaths per capita, and international migration, the population of Cameron County is increasing because of the number of residents having children and the number of residents arriving from foreign countries. Cameron County is in a position for continued population growth; this population will become increasingly majority-minority.

The family composition of the Brownsville-Harlingen MSA is changing, with the number of married couples decreasing and the number of single parents increasing (Table K.5). In 1970, 81.3% of all families were married couples, decreasing to an estimated 70.2% in 2007. The proportion of single-parent households has increased from 18.7% to 29.8%. The proportion of married households in the Brownsville-Harlingen MSA is higher than the proportion observed in the other MSAs.

In 2000, the largest proportion of single-parent households was in Port Isabel, where 32.2% of the households were single-parent households. In 1970, Port Isabel had one of the lowest proportions of single-households. In contrast, the suburbs of the Brownsville-Harlingen MSA have had the highest proportion of married households from 1970 to 2000. Of the three principle cities, Brownsville has the highest proportion of married households.

Table K.5.

Family Composition as a Percent of the Population

Married Couples	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1970	81.3	78.4	84.3	81.0	82.5
1980	80.6	78.2	83.3	80.4	79.0
1990	77.7	75.3	80.4	76.9	78.5
2000	74.2	72.8	77.1	70.6	67.8
2005	69.8	64.5	-	-	-
2007	70.2	67.0	-	67.9	-
Single Parent					
1970	18.7	21.6	15.7	19.0	17.5
1980	19.4	21.8	16.7	19.6	21.0
1990	22.3	24.7	19.6	23.1	21.5
2000	25.8	27.2	22.9	29.4	32.2
2005	30.2	35.5	-	-	-
2007	29.8	33.0	-	32.1	-

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

As of 2007, in the Brownsville-Harlingen MSA, 60.3% of the male population over 15 was married and 30.3% had never been married; 51.7% of the female population over 15 was married and 25.3% had never been married. By comparison, in Brownsville, 59.9% of the male population over 15 was married and 31.7% had never been married; 27.3% of the female population over 15 was married and 49% had never been married. In Harlingen, 60.2% of the male population over 15 was married and 28.3% had never been married; 49.9% of the female population over 15 was married and 24% had never been married. The differences in the marital rates between Brownsville, Harlingen, and the Brownsville-Harlingen MSA are small.

The median income of Cameron County is changing, but these changes are not uniform and lag the median income increases seen in the state (Figures K.7 and K.8).

From 1950-2007, Cameron County's median income has been lower than the state's median income and has grown at a lower rate than the state. In 1960, the median income in Cameron County was $3,216 versus $4,884 for Texas; in 2007, the median income in Cameron County was $29,589 versus $47,563 for Texas – a difference of about $18,000. There is a significant difference between Texas and Cameron County; Cameron County is much poorer than the state. The median income in Cameron County has increased only 11% from 2000-2007, declining two times in 2001 and 2005. The median income for the state has increased 22%, declining twice in 2002 and 2003. The 1990s produced the strongest growth in median income.

In 2007, the real median family income for Brownsville was $26,525, while the real median family income for the Harlingen was $30,936. The real median income in Brownsville has increased only 1.8%, while the real median family income in Harlingen has decreased 1.0%. Since 1999, the real median family income for Harlingen has decreased 22.4%; the real median family income for Brownsville has decreased 13.6%. Wages in Brownsville and Harlingen are

not growing faster than the rate of inflation. Real median family incomes declined during the 1980s; however, the 1970s and 1990s produced income growth. While data is not available for Port Isabel for 2007, Port Isabel follows the same pattern of increasing in the 1970s and 1990s, but decreasing in the 1980s. Port Isabel suffered the worst wage declines of all the cities in the 1980s. In 2000, Harlingen had the highest real median family income in the Brownsville-Harlingen MSA ($39,885), but Port Isabel had the lowest ($30,413). Brownsville's real median family income is now closer to Port Isabel than the average for the MSA, which is not a positive development. Real median family incomes are not increasing in the Brownsville-Harlingen MSA, though the wages in Harlingen are better than the other cities in the MSA.

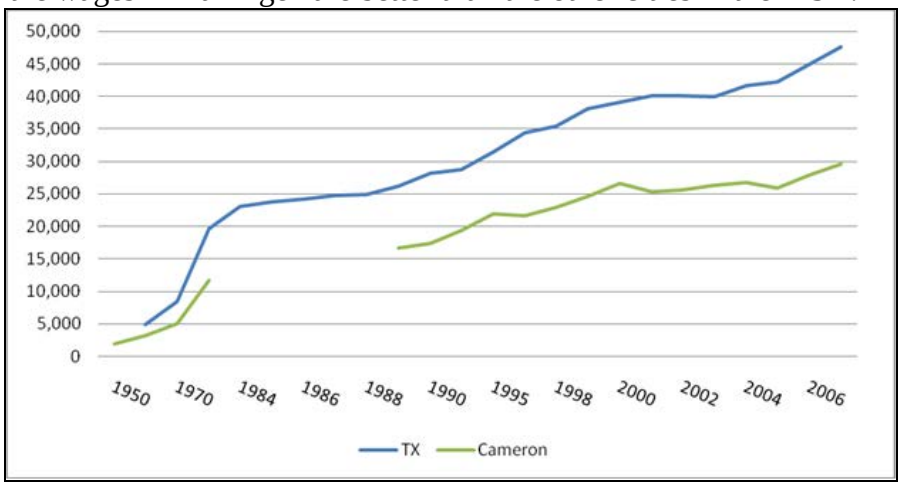

Figure K.7. Median Income for Lafourche and Terrebonne Parish. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

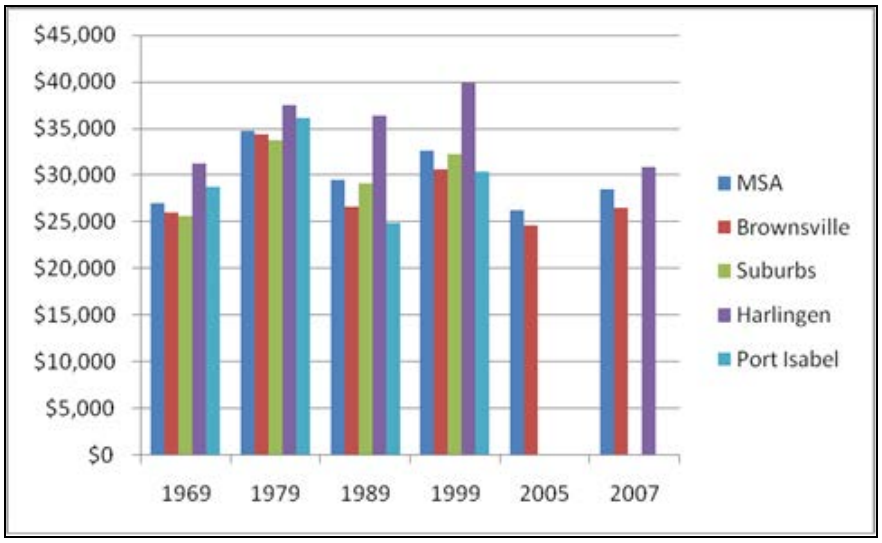

Figure K.8. Median Income in 2005 Dollars. Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The proportion of those living in poverty for the area is shown in Figures K.9.a-K.9.b and Table K.7. The number of people living below the poverty line in Cameron County has increased 19.7% from 1989 to 2007; however, the proportion of people below the poverty line has decreased from 42.2% to 34.4%. The proportion of people living below the poverty line in Cameron County is significantly higher than the proportion of people living below the poverty line in the state, consistently running 20% higher than the state of Texas. There is an incredible amount of poverty in Cameron County, which is not surprising given the low levels of education and low median incomes.

In 1989, the proportion of people living below the poverty line in Cameron County was 42.2%, but the proportion of people living below the poverty line decreased to 29.4% in 2004. The 1990s and early-2000s were years of substantial alleviation of poverty. In 2005 alone, poverty increased tremendously to 40%, though it has declined since. The period 2004-2005 was terrible for Cameron County.

There is tremendous variation within the county. As of 2003, the proportion of people living below the poverty line was higher in Brownsville (31.2%) and the suburbs (30.6%) than for the Brownsville-Harlingen MSA (29.5%). Meanwhile, the proportion of people living below the poverty line was lower in Port Isabel (24%) and Harlingen (22.5%). From 1979 to 1995, Port Isabel had the largest increase of the principle cities in the Brownsville-Harlingen MSA in the proportion of people living below the poverty line. The 1980s were devastating for the region, but especially so for Port Isabel. Port Isabel has recovered to some degree, as they no longer have some of the highest poverty rates in the MSA.

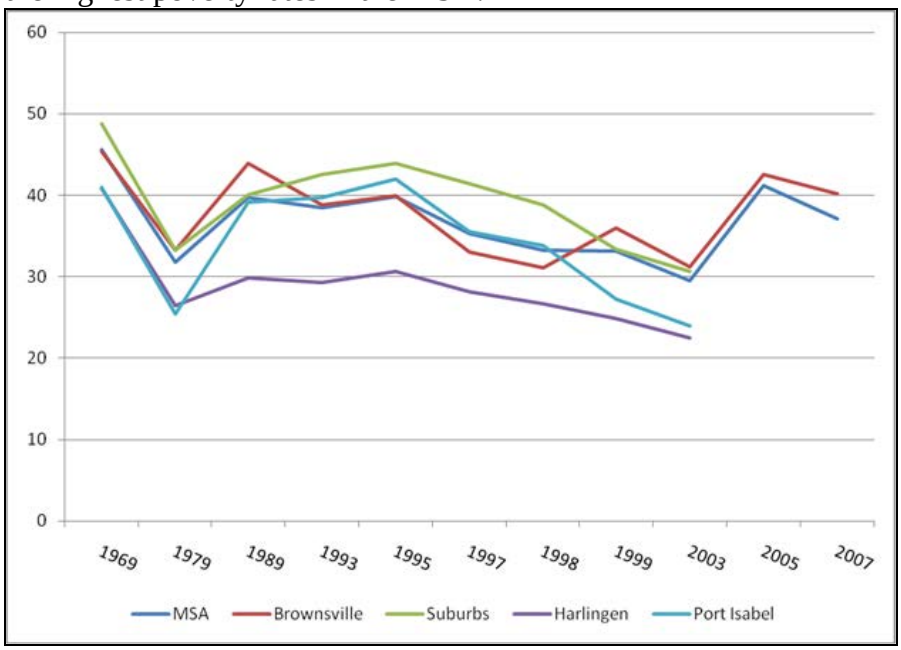

Figure K.9.a. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

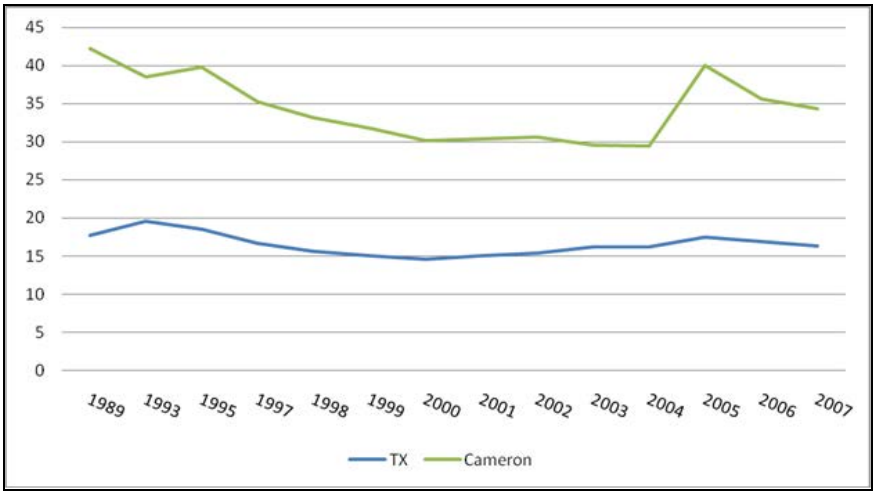

Figure K.9.b. Percent in Poverty. Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Despite the negative growth of real median family incomes, the proportion of people with incomes in the lowest 20th national percentile is decreasing across the Brownsville-Harlingen MSA, while the proportion of people with incomes in the middle 60th national percentile is increasing (Table K.6). This is occurring mostly in Harlingen and lesser so in Brownsville and Port Isabel. The proportion of people in the Brownsville-Harlingen MSA with incomes in the lowest 20th percentile decreased from 49% to 43.6%, the middle 60th percentile increased from 43.6% to 49.2%, and the upper 20th percentile decreased from 7.4% to 7.2%.

In the City of Brownsville, the proportion of people with incomes in the lowest 20th percentile decreased from 50.5% to 46.7%, the middle 60th percentile increased from 42% to 47.2%, and the upper 20th percentile decreased from 7.5% to 6.1%. In the City of Harlingen, the proportion of people with incomes in the lowest 20th percentile decreased from 43.5% to 36.6%, the middle 60th percentile increased from 42.4% to 49.3%, and the upper 20th percentile increased from 6.3% to 7.1%. In the City of Port Isabel, the proportion of people with incomes in the lowest 20th percentile decreased from 45.5% to 43.9%, the middle 60th percentile increased from 50% to 51.5%, and the upper 20th percentile increased from 4.5% to 4.6%. The highest concentration of low incomes is found in Port Isabel, while the highest concentration of middle and upper incomes is found in Harlingen. The data also shows that the proportion of people in the lowest income percentiles decreased substantially in the 1970s, but increased substantially in the 1980s. The 1980s had a severe negative impact upon incomes in the Brownsville-Harlingen MSA. The region is still making up for the economic losses of the 1980s. Increases in the level of educational attainment are not creating concomitant increases in income.

Table K.6.

Proportion of People With Incomes in The Lowest 20th, Middle 60th, and Highest 20th

National Lowest 20%	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1969	49.0	50.5	51.3	43.5	45.5
1979	37.9	38.7	39.1	34.5	36.4
1989	46.0	50.2	46.3	37.6	53.2
1999	43.6	46.7	43.6	36.6	43.9
National Middle 60%					
1969	43.6	42.0	42.4	47.6	50.0
1979	52.7	51.8	52.1	55.4	60.4
1989	46.4	43.1	46.5	52.6	43.5
1999	49.2	47.2	49.3	53.6	51.5
National Top 20%					
1969	7.4	7.5	6.3	9.0	4.5
1979	9.4	9.6	8.8	10.1	3.3
1989	7.5	6.7	7.2	9.9	3.2
1999	7.2	6.1	7.1	9.8	4.6

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey

Table K.7.

Proportion of People Living Below the Poverty Line for Selected Communities

	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1969	45.6	45.4	48.8	40.8	41.0
1979	31.8	33.3	33.2	26.4	25.0
1989	39.7	43.9	40.1	29.9	39.0
1993	38.5	38.8	42.5	29.3	40.0
1995	39.8	39.9	43.9	30.6	42.0
1997	35.3	33.0	41.4	28.2	35.5
1998	33.2	31.1	38.8	26.7	33.8
1999	33.1	36.0	33.4	24.9	27.3
2003	29.5	31.2	30.6	22.5	24.0
2005	41.2	42.6	-	-	-
2007	37.1	40.2	-	31.1	-

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates, State and County Data Files.

Median incomes are increasing and poverty rates are decreasing in Cameron County, but these increases and decreases have not occurred equitably across the region. Harlingen has the highest incomes and lowest poverty rates in the region, while Port Isabel has the lowest incomes but Brownsville has the highest poverty rates. The 1980s were devastating to wages and poverty in the region, particularly in Post Isabel. Port Isabel has rebounded, but in some ways is still recovering from the 1980s. There is a higher amount of poverty and a higher amount of lower incomes in the Brownsville-Harlingen MSA than in the other regions of this study. The level of educational attainment for the Brownsville-Harlingen MSA has changed over time (Figures K.10 and K.11). The proportion of people who have not graduated from high school decreased from 65.1% in 1970 to an estimated 38.4% in 2007, while the percent of people with college degrees or more increased from 7.4% to an estimated 14.5% in 2007. The proportion of people with a high school diploma or more and the proportion of people with a bachelor's degree in the Brownsville-Harlingen MSA were well below state and national averages.

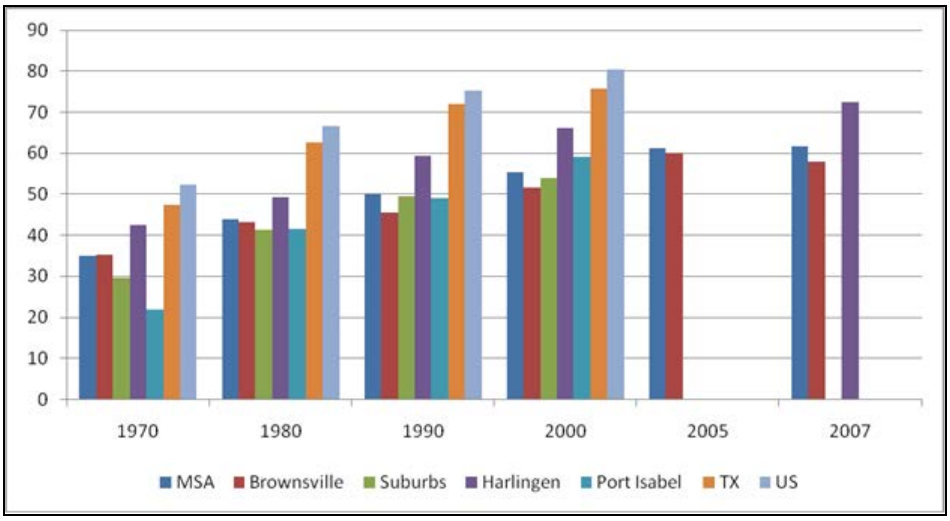

Figure K.10. Highest Level of Educational Attainment as a Percent of the Population (HS Diploma). Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Educational improvements have occurred, but have not been uniform. The levels of educational attainment in the cities of Brownsville, Harlingen, Port Isabel, and the suburbs are all well below state and national averages for the period of 1970 to 2007.

In the City of Brownsville, the proportion of people with a high school diploma or more is below the regional average, but the proportion people with bachelor's degrees is above the regional average. In 2000, the proportion of people in Brownsville with a high school diploma or more was 52%, while the MSA was 55%; the proportion of people with a high school diploma or more was higher in Harlingen (66%) and Port Isabel (59%). Yet, this has not necessarily resulted in concomitant increases in the proportion people with bachelor's degrees. As of 2000, the proportion of people with bachelor's degrees in Port Isabel (12.3%) was lower than the average for the MSA (13.4%); however, the proportion of people with a bachelor's degree was higher in

Brownsville (13.4%) and Harlingen (16.8%). Port Isabel is graduating more people from high school, but disproportionately fewer people are pursuing bachelor's degrees.

The changes in the level of educational attainment have been most dramatically improved in Port Isabel. In 1970, 77.9% of the residents in Port Isabel had not graduated from high school – the worst rate in the Brownsville-Harlingen MSA. In the 1980s, this number was 58.4%, indicating that the 1970s brought a significant change in the minimum education levels of Port Isabel. Similarly, only 4.8% of the population had a bachelor's degree in 1970, also the worst in the Brownsville-Harlingen MSA. In 1980, the proportion with a bachelor's degree was up to 8.4%.

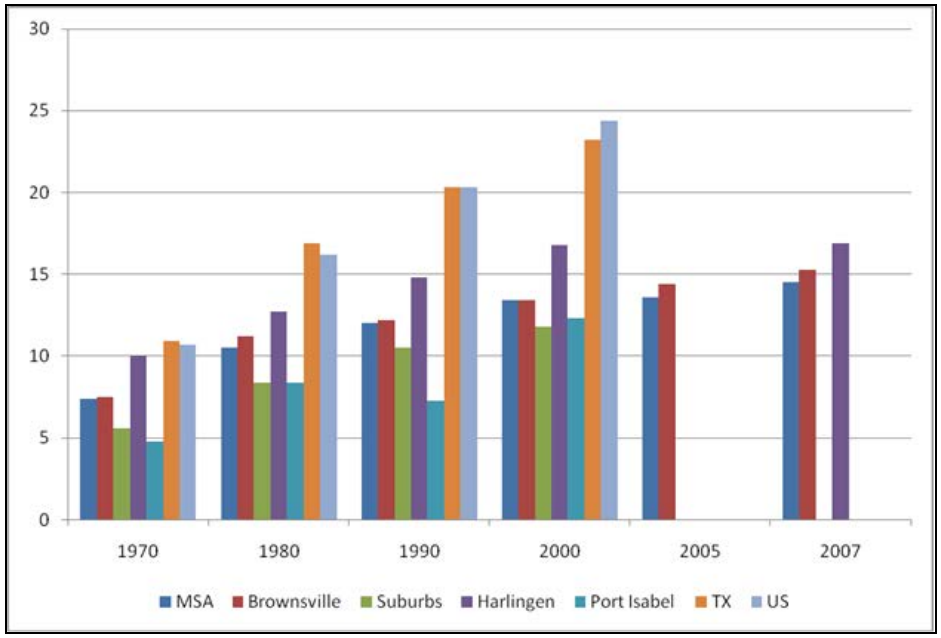

Figure K.11. Highest Level of Educational Attainment as a Percent of the Population (Bachelor's). Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems.

Port Isabel has made substantial gains in the level of educational attainment. Harlingen has the highest levels of educational attainment, in terms of both high school graduates and college graduates, and has had this distinction from 1970 to 2007. Harlingen remains the most educated of the principal cities. Brownsville generally lags the MSA average for all categories and has since 1970. Educational changes have occurred, but are not occurring uniformly throughout the region; however, the levels of educational attainment in the cities of Brownsville, Harlingen, Port Isabel, and the suburbs are all well below state and national averages for the period of 1970 to 2007.

The level of educational attainment has improved in the Brownsville-Harlingen MSA, with residents within the City of Harlingen having higher levels than those in Brownsville, Port Isabel, or the Brownsville-Harlingen MSA.

Public school district revenue is a measure for the financial health of a region, indicating where growth is occurring and how much financial growth is occurring. Cameron County is covered by nine school districts—Brownsville ISD, Harlingen ISD, La Feria ISD, Los Fresnos

CISD, Port Isabel ISD, Rio Hondo ISD, San Benito CISD, Santa Maria ISD, and Santa Rosa ISD. Figures K.12.a and K.12.b show property tax collections and total local revenue collections for these public school districts in Cameron County.

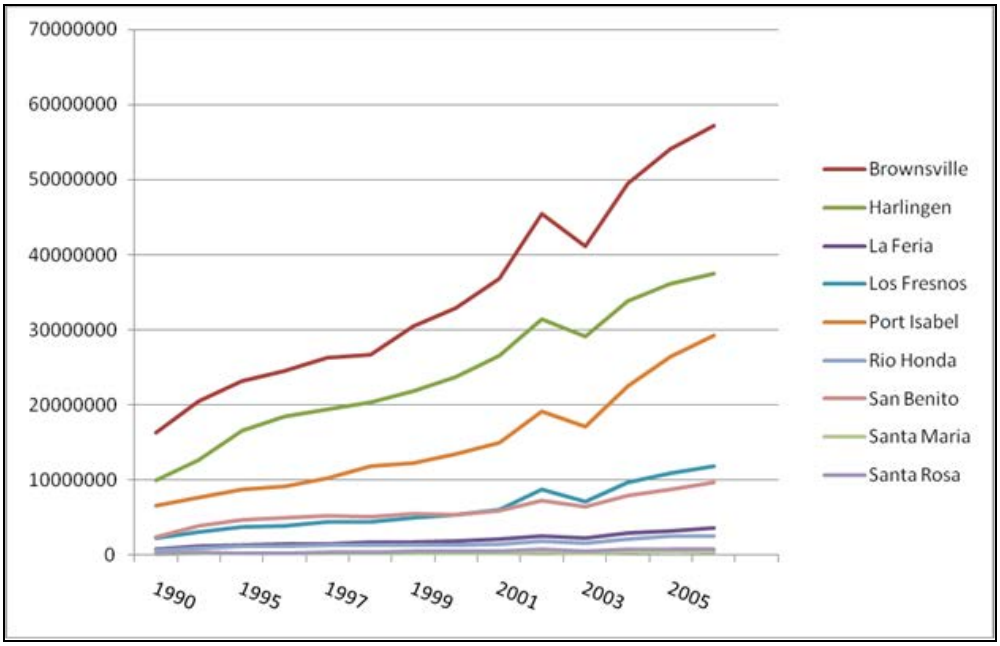

Figure K.12.a. Property Tax Revenue Collection for School Districts in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

Property tax collections increased significantly for all the school districts in Cameron County from 1990 to 2006; collections increased 343% in Port Isabel ISD, 277% in Harlingen ISD, and 249% in Brownsville ISD. The largest increase occurred in Los Fresnos CISD (422%), and the smallest increase occurred in Santa Maria ISD (175%). With the exception of Santa Maria ISD, all of the school districts saw property tax collections increase over 100% in the 1990s. During 2000-2006, significant variations in property tax collections occurred. Harlingen ISD has increased 58%, Brownsville ISD 74%, and Port Isabel ISD 117%. As of 2006, Brownsville ISD had the most property tax revenue at $57.1 million, while Harlingen ISD collected $37.5 million and Port Isabel ISD $29.2 million. These three districts collected the most property tax revenue of all the districts in Cameron County. Interestingly, across all school districts, property tax collections declined in 2003. Property tax revenue declines have occurred more frequently in Rio Hondo ISD, San Benito CISD, and Santa Maria ISD.

Total local revenue collections have also increased substantially in Cameron County, with declines occurring in all school districts in 2003. Total local revenue collections increased 338% in Port Isabel ISD, 236% in Harlingen ISD, and 220% in Brownsville ISD. The largest increase occurred in Los Fresnos CISD (387%), and the smallest increase occurred in Rio Hondo ISD (221%). Property tax collections and total local revenue collections have increased significantly in all school districts. As of 2006, Brownsville ISD had the most local revenue at $71.5 million, while Harlingen ISD collected $44.3 million and Port Isabel ISD $30.7 million.

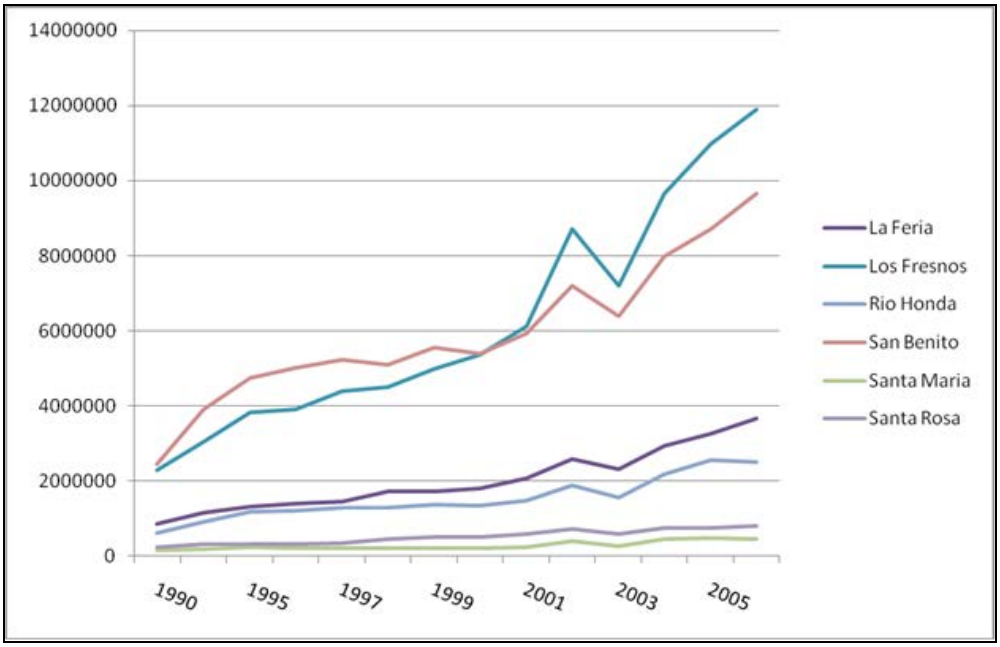

Figure K.12.b. Property Tax Revenue Collection for School Districts in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Local Education Agency (School District) Finance Survey.

As revenues have increased, so too have the total expenditures for the school districts in Cameron County. Total expenditures increased 306% in Port Isabel ISD, 135% in Harlingen ISD, and 186% in Brownsville ISD. Total expenditures have not increased as much as revenue from local sources and property taxes. The largest increase occurred in Santa Maria ISD (350%), and the smallest increase occurred in Harlingen ISD (135%). Expenditures declined for many districts in 2003, the same year these districts witnessed significant decreases in local revenue collections. The smaller school districts in Cameron County had much more volatile expenditures. Rio Hondo ISD, La Feria ISD, and Los Fresnos CISD experienced multiple decreases in district expenditures, particularly in the late-1990s and 2003.

The growth in total local revenues has exceeded the growth in expenditures. The revenue collections in Cameron County have improved substantially, consistent with population and economic changes in Cameron County during the same period. Revenue collection decreases in 2003 in Cameron County correspond with a substantial down turn that occurred in manufacturing employment and income at the same time. Similar, substantial declines did not occur in other economic sectors at that time.

From 1986 to 2006, student enrollment increased in every school district in Cameron County (Figures K.13.a and K.13.b and Tables K.8 and K.9). The number of students in Brownsville ISD increased 42.3%, Harlingen ISD 26.2%, and Port Isabel ISD 25.9%. The Los Fresnos CISD increased 122%, the largest increase of all the school districts. Santa Rosa ISD has had the smallest student growth, at only 22.8%. From 1994 to 2000, student enrollment was volatile, increasing and decreasing frequently in these school districts. Since 2000, student enrollment increased for all school districts. Brownsville, Harlingen, and San Benito are the three largest districts in Cameron County. Though San Benito has the third largest student enrollment, they

are not in the top three in expenditures and revenues. San Benito is educating more students with fewer resources.

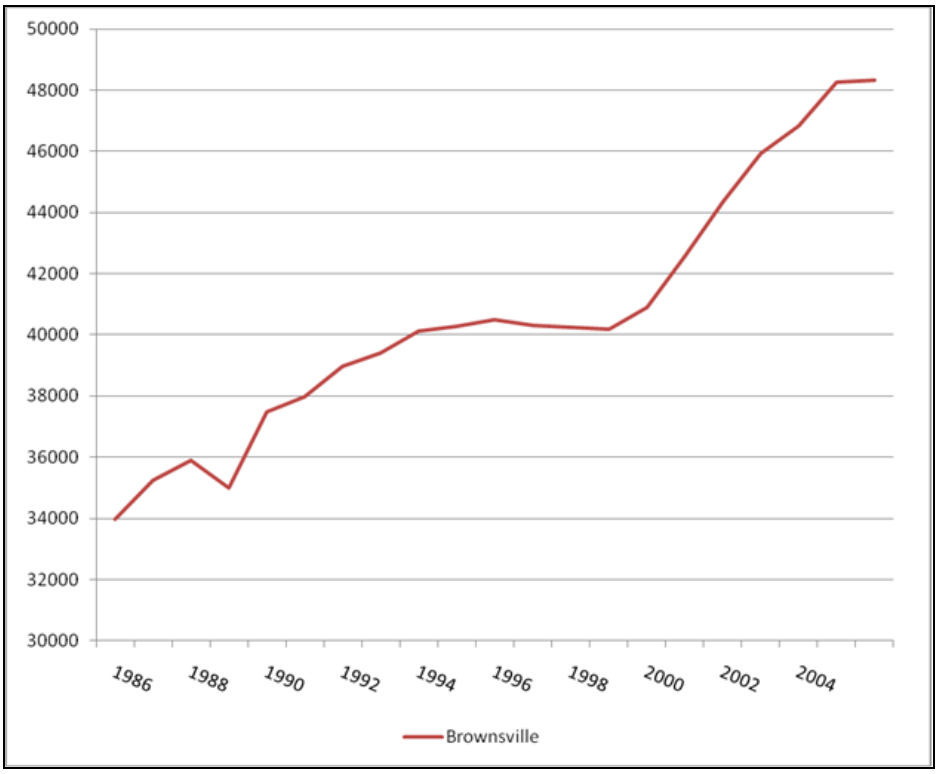

Figure K.13.a. School enrollment in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

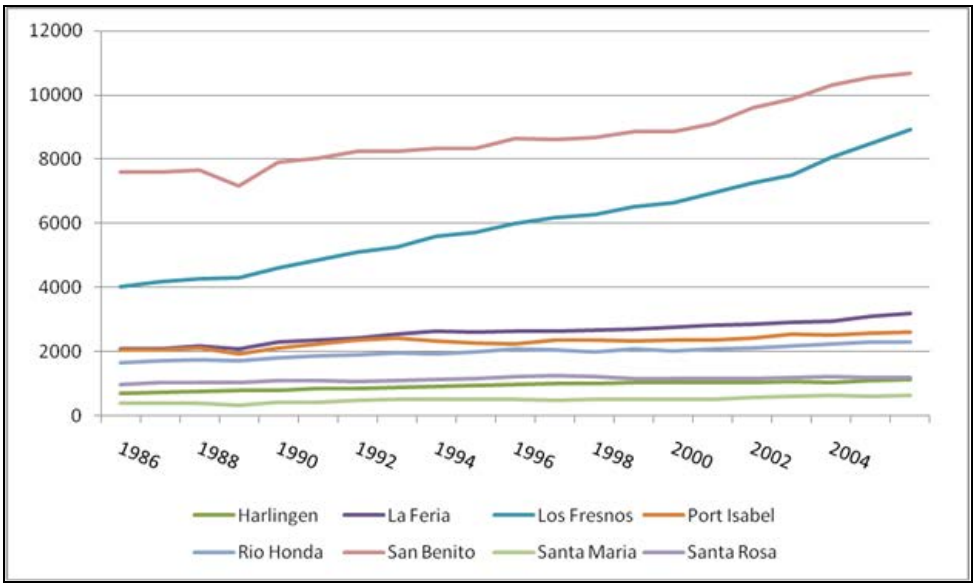

Figure K.13.b. School enrollment by school district in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Table K.8.

Public School Districts in Cameron County

County	Max Grade	School District
Cameron	12	Brownsville ISD
Cameron	12	Harlingen ISD
Cameron	12	La Feria ISD
Cameron	12	Los Fresnos CISD
Cameron	12	Port Isabel ISD
Cameron	12	Rio Hondo ISD
Cameron	12	San Benito CISD
Cameron	12	Santa Maria ISD
Cameron	12	Santa Rosa ISD

Source: The County of Cameron 2008

Table K.9.

Percentage Change of Enrolled Students by School District by Decade

Losing 2000	%	Gaining 2000	%	Losing 1990	%	Gaining 1990	%
-	-	Los Fresnos	27.6%	-	-	Los Fresnos	43.9%
-	-	Santa Maria	19.2%	-	-	Santa Maria	23.8%
-	-	San Benito	19.0%	-	-	La Feria	21.2%
-	-	Brownsville	18.0%	-	-	San Benito	12.3%
-	-	Rio Hondo	14.8%	-	-	Port Isabel	11.9%
-	-	La Feria	11.3%	-	-	Rio Hondo	10.5%
-	-	Harlingen	11.2%	-	-	Brownsville	9.1%
-	-	Port Isabel	9.0%	-	-	Harlingen	6.7%
-	-	Santa Rosa	3.1%	-	-	Santa Rosa	5.9%

Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

Increases in student enrollment have not resulted in concomitant increases in the number of diplomas being issued (Figures K.14.a-K.15). From 1987 to 2005, every district increased the number of diplomas being issued; however, in several districts the number of diplomas issued has declined. From 1986 to 2006, the number of diplomas in Brownsville ISD increased 12.8%, and Port Isabel ISD increased 21.5%. Alas, within that period, the number of diplomas issued in the Brownsville ISD declined 12.1% during 2000-2006, and the number of diplomas issued in the Port Isabel ISD has declined 5.4% from 2000-2006. Although student enrollment was up in these two districts, the number of students graduating was not. If one adds the total number of diplomas issued in every school district in the county, then one finds that the total number of diplomas issued in the county has decreased 0.4% from 2000 to 2006. This is a disconcerting factor if the region is to increase the economic well being of the region.

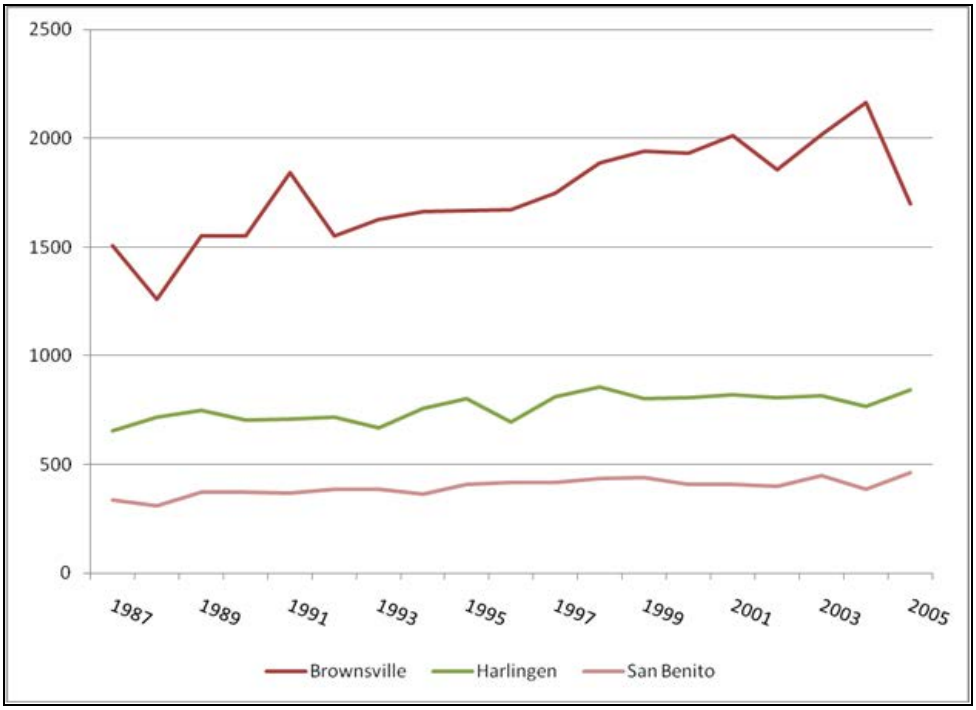

Figure K.14.a. Total Diplomas Issued in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

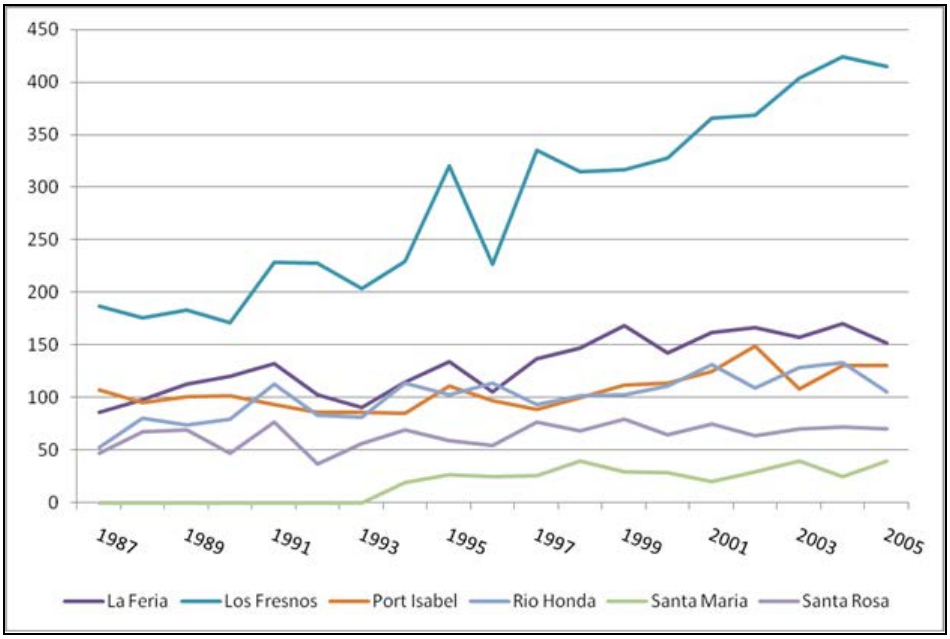

Figure K.14.b. Total Diplomas Issued by school district in Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

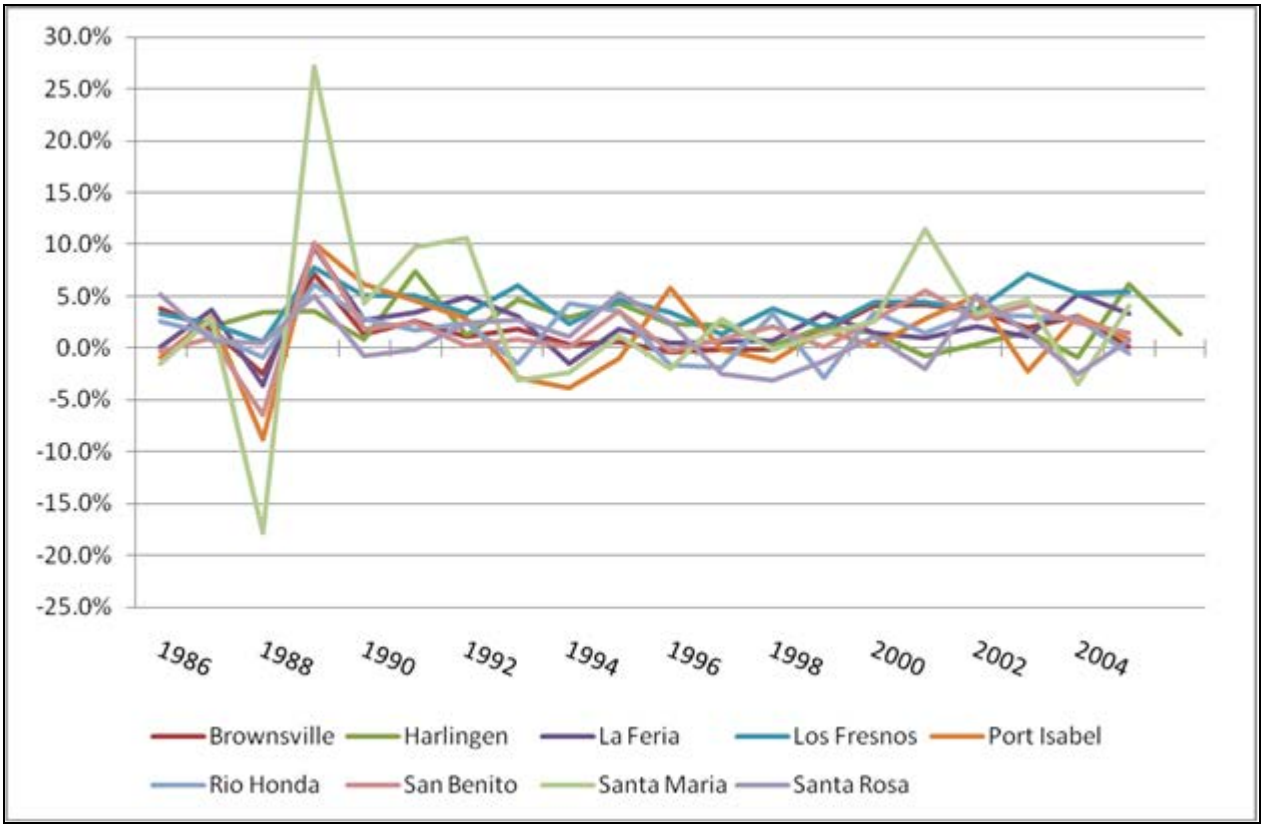

Figure K.15. Annual Percentage Change in Student Enrollment for Cameron County. Source: U.S. Department of Education, National Center for Education Statistics, Common Core of Data, Public Elementary/Secondary School Universe Survey Data.

The school districts in Cameron County School are enjoying tremendous growth in revenues, expenditures, teachers, and students; however, the number of graduates, as measured by the number of diplomas, has decreased in the regions' public schools.

Affordable and available housing are critical issues for businesses and people, and, comparatively speaking, the Brownsville-Harlingen MSA has some of the highest vacancy rates and lowest housing costs of all the communities in this study. Again, this is not entirely surprising given the relatively low incomes and high rates of poverty in the region. Figure K.16 shows the median household rent and median home value for the Brownsville-Harlingen MSA in 2005 dollars. In the 1970s, the real gross median rent was substantially lower than today, indicating an increased relative cost in housing since 1970. The real gross median rent has increased every decade, except the 1980s. The real gross median rent increased 51% from 1970 to 1980, 0% from 1980 to 1990, 6.1% during 1990-2000, and 7.5% during 2000-2007. From 1970 to 2007, the gross median rent in the Brownsville-Harlingen MSA increased 72.3%: 57.2% in Brownsville, 56.7% in the suburbs, and 70.9% in Harlingen. From 1970-2000, the real gross median rent in Port Isabel increased 71.9%, the largest increase in the Brownsville-Harlingen MSA. In 1970, Port Isabel had the lowest real gross median rent in the MSA, while Harlingen had the highest. As of 2007, Harlingen still had the highest. In Brownsville, the real gross median rent in 2007 was nearly the same as it had been in 1980. As a result, as of 2000, Port Isabel and Harlingen has identical real gross median rents. Relatively speaking, housing prices have change little in Brownsville, but quite a bit in Port Isabel and Harlingen.

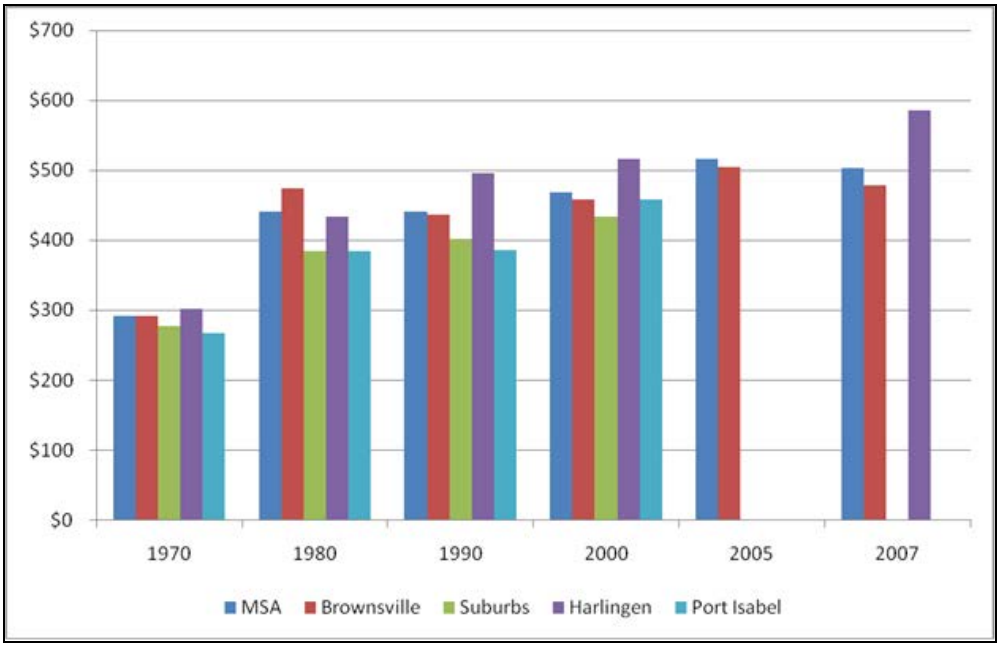

Figure K.16 Gross Median Rent in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The increase in gross median rents means that less low-income housing is available, but the Brownsville Harlingen MSA still has a substantial amount of low-income housing (Table K.10). The proportion of people with rents in the lowest 20th national percentile has decreased from 63.9% in 1970 to 47% in 2000, the proportion of people with rents in the middle 60th national percentile has increased from 29.8% in 1970 to 49% in 2000, and the proportion of people with rents in the upper 20th national percentile has decreased from 6.3% in 1970 to 4% in 2000. Nearly half of all renters have rents in the lowest 20th national percentile; there is a lot of low-income housing in the Brownsville-Harlingen MSA. The least amount of rents in the lowest 20th national percentile is found in Harlingen (37.3%), while the most is found in the suburbs (52.8%) of the Brownsville-Harlingen MSA. Port Isabel (48.9%) and Brownsville (48.7%) had comparable rates. There are very few high rent properties.

Table K.10.

Gross Median Rent and Median Rents in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollars

Median Rent in 2005 $	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1970	$292	$292	$277	$302	$267
1980	$441	$474	$384	$434	$384
1990	$441	$436	$402	$496	$386
2000	$468	$459	$434	$516	$459
2005	$517	$505	-	-	-
2007	$503	$478	-	$586	-
Rent in National Lowest 20%					
1970	63.9	63.6	70.1	60.0	74.5
1980	41.5	37.0	50.5	42.4	50.9
1990	48.9	49.8	55.5	39.9	55.4
2000	47.0	48.7	52.8	37.3	48.9
Rent in National Middle 60%					
1970	29.8	30.2	26.9	31.1	20.8
1980	49.2	53.3	41.3	48.0	41.8
1990	47.0	46.9	40.1	55.0	42.9
2000	49.0	48.0	43.2	57.2	51.1
Rent in National Top 20%					
1970	6.3	6.2	3.1	8.9	4.7
1980	9.3	9.7	8.1	9.6	7.3
1990	4.1	3.4	4.3	5.0	1.7
2000	4.0	3.3	4.0	5.5	0.0

Source U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

Like the real gross median rent, the real median home value for the Brownsville-Harlingen MSA has increased (Figure K.17). The most substantial increase occurred in the 1970s, as home values increased 60.7%. Unlike the gross median rent, the median home value dropped 2.7% during the economic tumult of the 1980s, but increased in the 1990s and from 2000-2007. The increases are being driven by increased home values outside of the City of Cameron. Historically, median home values had been higher in the city, but that was no longer the case when fieldwork was conducted. Rents and median home values were not increasing in the City of Cameron at the same rate as in the suburbs. With a median home value of $100,313, homes in the Brownsville-Harlingen MSA were expensive. However, viewed historically, homes were comparatively cheaper relative to incomes than they had been in 1970. The proportion of people with home values in the lowest 20th national percentile was increasing and the proportion of people with home values in the highest 20th national percentile was decreasing.

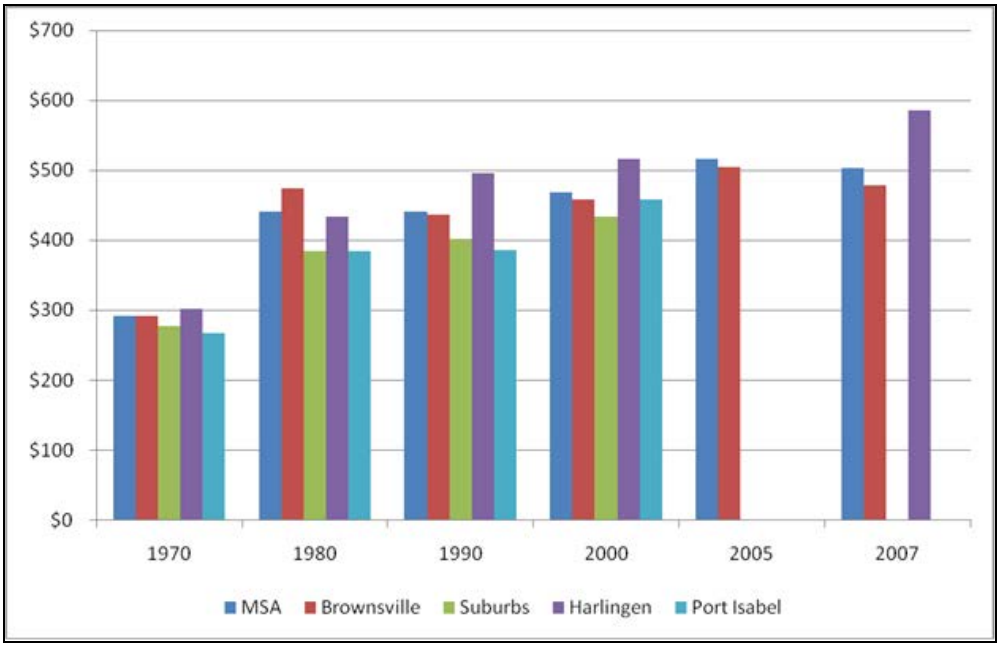

Figure K.17. Median Home Value in 2005 Dollars. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

Areas outside the City of Cameron have seen the largest increases (61.3%) in median home values from 1970 to 2000 (Table K.11). Median home values in the City of Cameron have increased only 29.2%. As of 2000, 39.4% of the home values in the Brownsville-Harlingen MSA were in the lowest 20th national percentile, increasing from 19.2% since 1970. The difference between the City of Cameron and the suburbs is very small, indicating a small difference in housing prices within the Brownsville-Harlingen MSA. The highest concentration of low home values is found in Bayou La Batre, where 72% of the homes fall in the lowest national 20th national percentile. As of 2000, 55% of the home values in the Brownsville-Harlingen MSA were in the middle 60th national percentile, increasing from 63.1% in 1970. Only 6.4% of the housing fell in the upper 20th national percentile, down from 10.2% in 1970.

Table K.11.

Median Home Value and Median Home Values in the Lowest 20th, Median 60th, and Highest 20th Percentile in 2005 Dollar

Median Home Value in 2005 Dollars	MSA	Brownsville	Suburbs	Harlingen	Port Isabel
1970	$36,387	$41,617	$29,426	$42,810	$42,503
1980	$58,453	$67,549	$49,394	$62,098	$62,572
1990	$56,863	$58,874	$51,370	$63,058	$68,587
2000	$60,087	$60,110	$56,279	$67,368	$66,801
2005	$62,100	$65,000	-	-	-
2007	$63,491	$67,856	-	$65,863	-
Value in National Lowest 20%					
1970	64.2	58.8	74.2	57.0	62.1
1980	53.0	45.4	61.1	50.1	49.5
1990	58.4	57.0	62.5	51.8	42.6
2000	66.4	68.8	66.5	60.9	63.3
Value in National Middle 60%					
1970	31.3	35.1	23.0	38.2	36.1
1980	40.7	46.9	33.1	44.7	47.7
1990	39.4	40.7	35.1	46.3	55.6
2000	30.9	29.5	29.8	36.5	33.0
Value in National Top 20%					
1970	4.5	6.2	2.8	4.8	1.9
1980	6.3	7.7	5.8	5.1	2.9
1990	2.3	2.3	2.4	1.9	1.8
2000	2.7	1.7	3.7	2.5	3.7

Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems

In 1970, 60,947 units (66.4%) in the Brownsville-Harlingen MSA were owner occupied, while 30,822 units (33.6%) were renter occupied (Figure K.18). As of 2007, 103,501 units (68.6.7%) were owner occupied and 47,352 units were renter occupied (31.4%). The overall proportion of homeowners has not changed substantially; however, the City of Cameron and its suburbs displayed very different trends. In the city, the proportion of owner-occupied units decreased from 63% to 59.7%; yet, in the suburbs, the proportion of owner occupied units increased from 72% to 78.3%. Home ownership was declining in the City of Cameron.

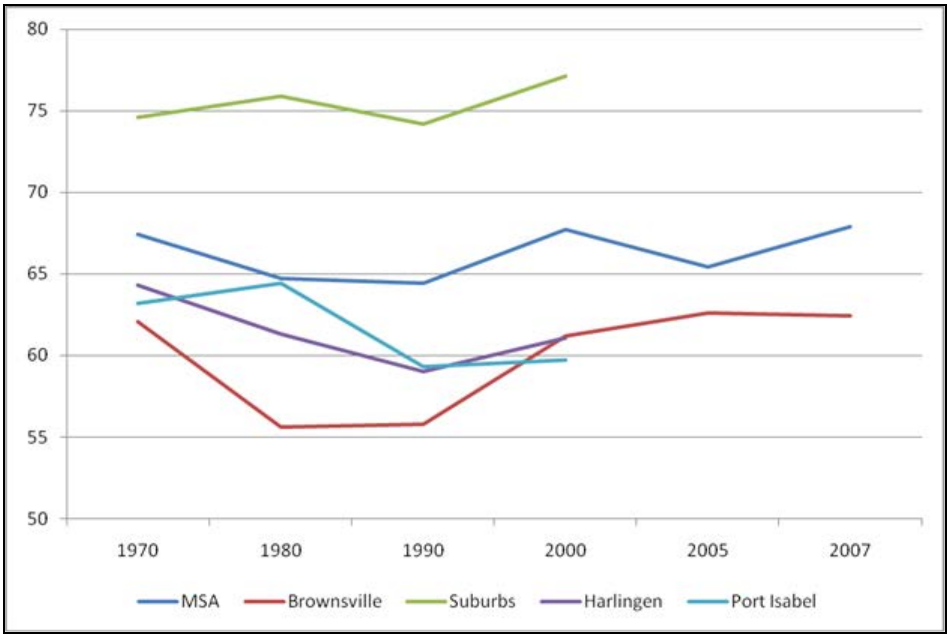

Figure K.18. Percent of Units that are Owner Occupied. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

A higher proportion of units are unoccupied in the Brownsville-Harlingen MSA (Figure K.19). In 1970, the proportion of vacant units in the Brownsville-Harlingen MSA was 7.1% versus 14.6% in 2007. This percentage of vacant units is higher in the City of Cameron (15.8%). This is partly attributable to the fact that the number of housing units increased 44.7%, but the population increased only 2.2% over the same period. In the suburbs, the number of housing units increased 123%, but population increased 57% over the same period. Housing is more readily available in the Brownsville-Harlingen MSA than in the past. By comparison, the total number of units in the Daphne-Fairhope MSA has increased 360%, largely the result of a 55% housing boom from 2000-2007. Historically, vacancy averages 10% in the Daphne-Fairhope MSA; however, vacancy is presently estimated at 28.7%. While more units may be vacant, these units are less affordable. Middle-class individuals wanting to live in Cameron County have a lot of housing options, but not many affordable housing options. Nevertheless, the lack of affordable housing in Cameron has not curbed population increases.

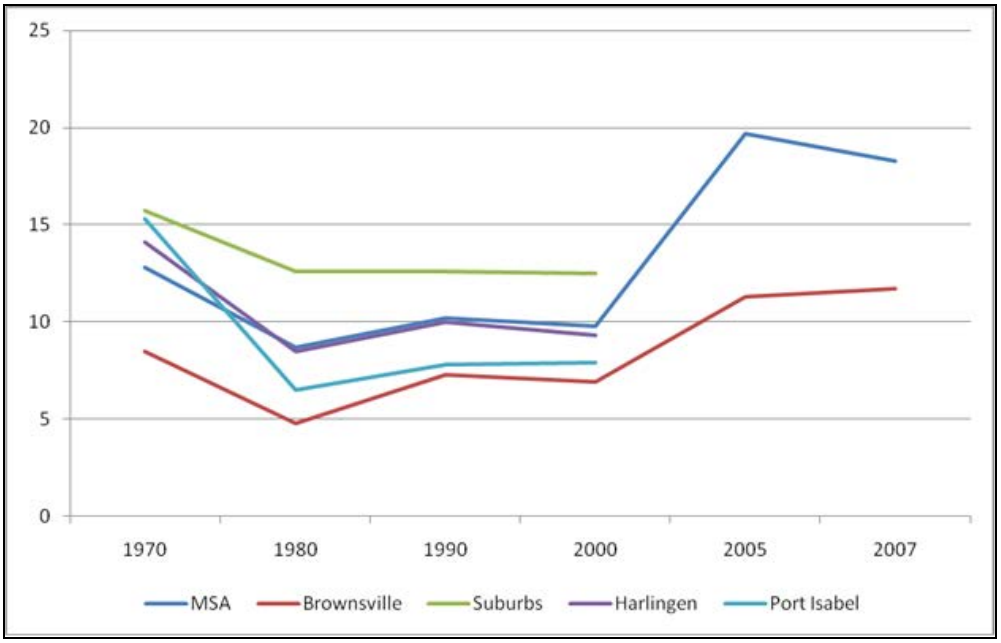

Figure K.19. Percent of Units that are Vacant. Source: U.S. Department of Housing and Urban Development, Policy Development and Research Information Service, State of the Cities Data Systems; U.S. Census Bureau, American Community Survey.

The housing surplus in Cameron County is reflected in data on building permits for single-dwelling and multiple dwelling units (Figure K.20). The average number of permits per year is 3,764, with 12,000 permits alone issued in 2005 and 2006. Half of these permits were for multiple dwelling units, which, historically, is uncommon for Cameron County.

In Cameron County, the average number of permits per year is 2,218. Cameron County did not experience a similar surge in building permits in 2005 and 2006. 80% of these permits were for single-dwelling homes.

In Cameron County, declines in building permits occurred from 1981-1988 and again in the mid-1990s. The period from 2000 to 2007 was inconsistent, with declines in building permits in 2001-02, 2005, and 2007. Cameron County also saw a decline in building permits in the mid-1980s, but that has been it.

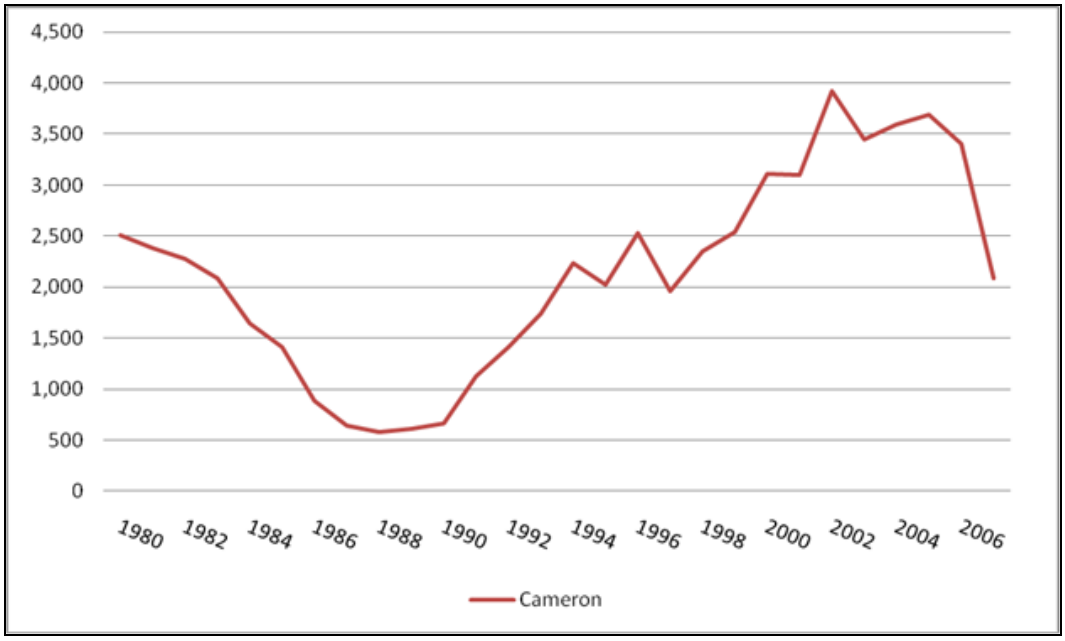

Figure K.20. Building Permits. Source: U.S. Census Bureau, Building Permits Data.

In the Brownsville-Harlingen MSA, housing is more affordable and more available, though home values are comparatively higher than the other regions in this study. Housing prices have increased, but not a large rate. In contrast, affordable housing is not available in the Daphne-Fairhope MSA. While housing is available, these homes are typically expensive.

Table K.12 shows the commuting patterns for Cameron County changed from 1970 to 2000. In Cameron County, the total number working in the County increased 194%, from 35,855 in 1970 to 105,521 in 2000. This is primarily the result of a 92% increase that occurred between 1980 and 1990. The number of Cameron residents commuting to other counties increased 409%, from 1,667 in 1970 to 8,486 in 2000; only 8% of Cameron County's workforce leaves the county, which is a very low percentage when compared to the other communities in this study. Cameron residents that commute are working primarily in Hidalgo County (62.4%) and Mexico (14.6%). Meanwhile, the number of non-Cameron County residents working in Cameron County increased 526% and comprised 7.7% of the total workforce in 2000, up from 3.6% in 1970. This was driven by a 149% increase that occurred from 1970 to 1980. Non-residents are commuting primarily from Hidalgo County (73%), followed by Willacy County (17.8%).

Table K.12.

Work Commuting Patterns by Decade for Cameron County

	1970	1980	1990	2000
Staying	34,555	65,552	79,910	97,380
Entering	1,300	3,231	4,418	8,141
Leaving	1,667	3,872	4,732	8,486

Source: U.S. Census Bureau, Journey to Work and

Table K.12.

Work Commuting Patterns by Decade for Cameron County

	1970	1980	1990	2000

Place of Work Data.

The commuting patterns reveal that Hidalgo is a large source of workers and employment for the Brownsville-Harlingen MSA. Although the increased number of commuters is indicative of national trends and not exclusive to the region, the percentage of commuters in the Brownsville-Harlingen MSA is comparatively small.

The primary economic sector luring workers away from Cameron County is services, followed by retail, state and local government, and manufacturing (Table K.13). The largest sector attracting commuters is services, followed by retail, construction, and manufacturing.

The data shows that only 9.2% of the manufacturing workers in Cameron County are commuters, 74% from Hidalgo County and 18.1% from Willacy County. As of the 2000 Census, manufacturing was drawing workers from only six counties in Texas and one county in South Dakota. Manufacturing plays a role in commuting patterns of Cameron County and the Gulf region, but not the largest role of the sectors in the region. Manufacturing does not lure many commuters.

The Brownsville-Harlingen MSA has a commuting surplus, as the number of commuters entering the region is more than the number of commuters leaving the region. Manufacturing presently plays some role in attracting jobs to the Brownsville-Harlingen MSA, trailing retail, trade and services.

Table K.13.

Work Commuting Patterns by Sector for Cameron County

Cameron County			
Exiting		Entering	
Services	1,872	Services	2,189
Retail	1,359	Retail	1,218
State & Local	1,234	Construction	939
Manufacturing	1,014	Manufacturing	924
Construction	739	State & Local	854

Source: U.S. Census Bureau, Journey to Work and Place of Work Data

The number of people employed in Cameron County increased 48.5%, from 90,534 people in 1990 to 134,474 in 2007 (Figure K.21). The two decades demonstrate different trends; employment increased 30.4% in the 1990s and 13.9% from 2000-2007. Cameron County increased the number of jobs every year from 1990 to 2007. The growth in employment produced a decrease in unemployment. From 1990-2007, the unemployment rate dropped 33.9%, from 12.9% in 1990 to 3.9% in 2007. The unemployment rate peaked at 12.5% in 1992.

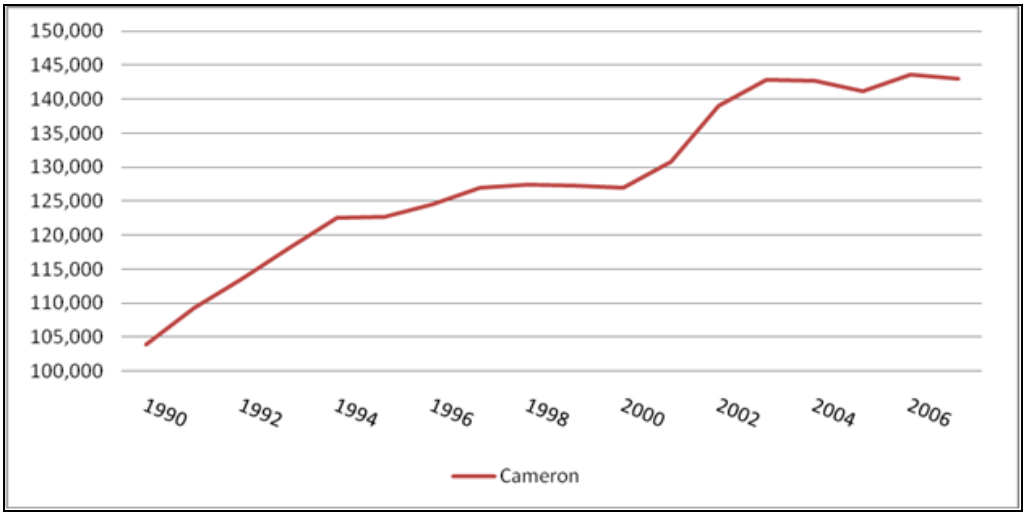

Figure K.21. Total Labor for Cameron County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

The total number of unemployed persons decreased 36%, from 13,415 people in 1990 to 8,579 in 2007, peaking at 16,566 in 1991 (Figures K.22 and K.23). Cameron County's unemployment rate has usually been lower than state unemployment rates; the state of Texas has always had a higher unemployment rate than the United States. From 2006-2007, Cameron County's unemployment rate was lower than the national rate and state rate. Prior to this, Cameron County's unemployment rate has always been higher than the nation. The severe perturbations in manufacturing employment in 2003 correspond with an increase in the number of unemployed in Cameron County; however, the unemployment rate declined.

The Brownsville-Harlingen MSA is adding employment opportunities in spite of large decreases in manufacturing employment. Jobs are being created irrespective of changes in the shipbuilding and manufacturing industries.

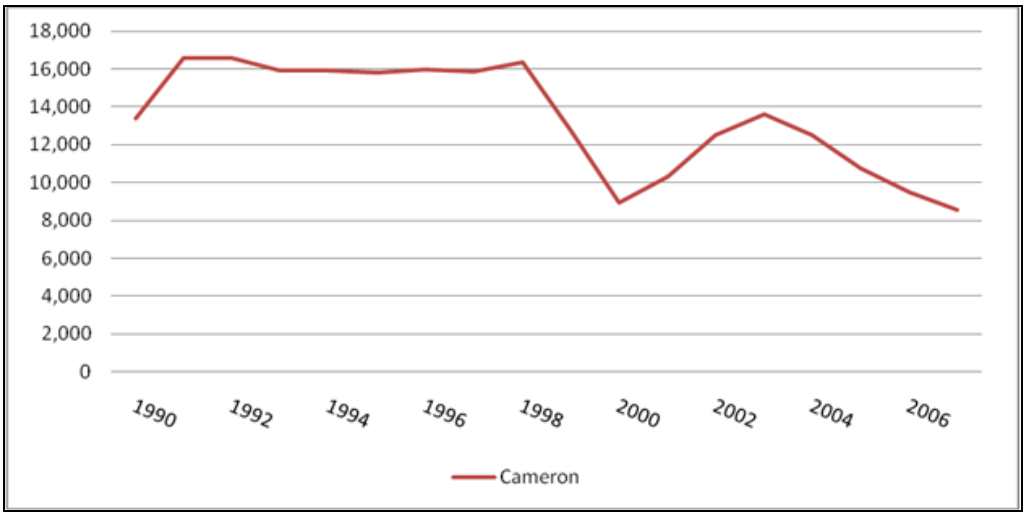

Figure K.22. Total Number Unemployed in Cameron County. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics.

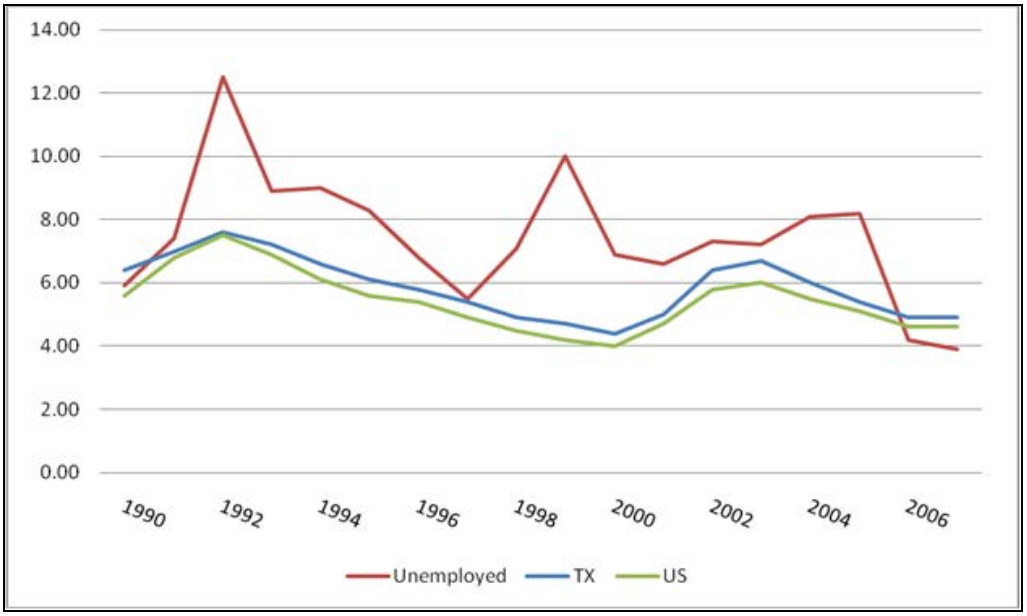

Figure K.23. Percent Unemployed in Cameron County, Texas, and United States. Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics

Figures K.24 and K.25 show data for the shipbuilding and fabrication industry in the Brownsville-Harlingen MSA from 1990 to 2007. The data series for the period of 1990-2007 shows shipbuilding and fabrication employment increasing during the period from 618 to 1,701 average employed workers for the year, peaking at 1,714 in 2006. Declines in employment occurred in 1991-1992, 1999-2000, 2002, 2004-2005, and 2007. Employment growth has been slower in the 1990s than 2000s, but in 2006, an outstanding 59% increase in employment occurred. From 1990 to 2007, the average total number of firms increased from 10 to 19. There are more firms and more employees.

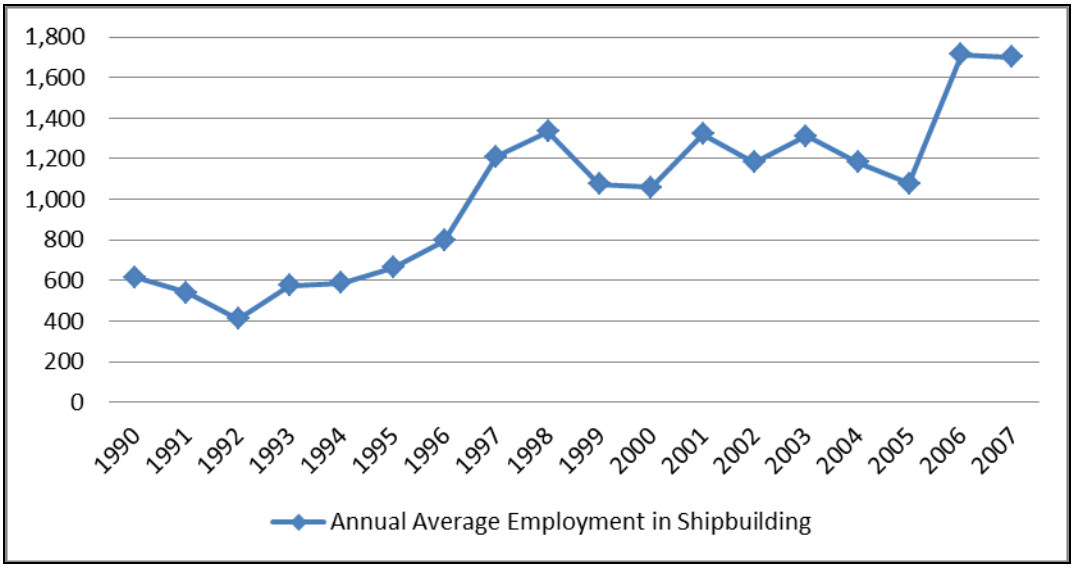

Figure K.24. Annual Average Employment in Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

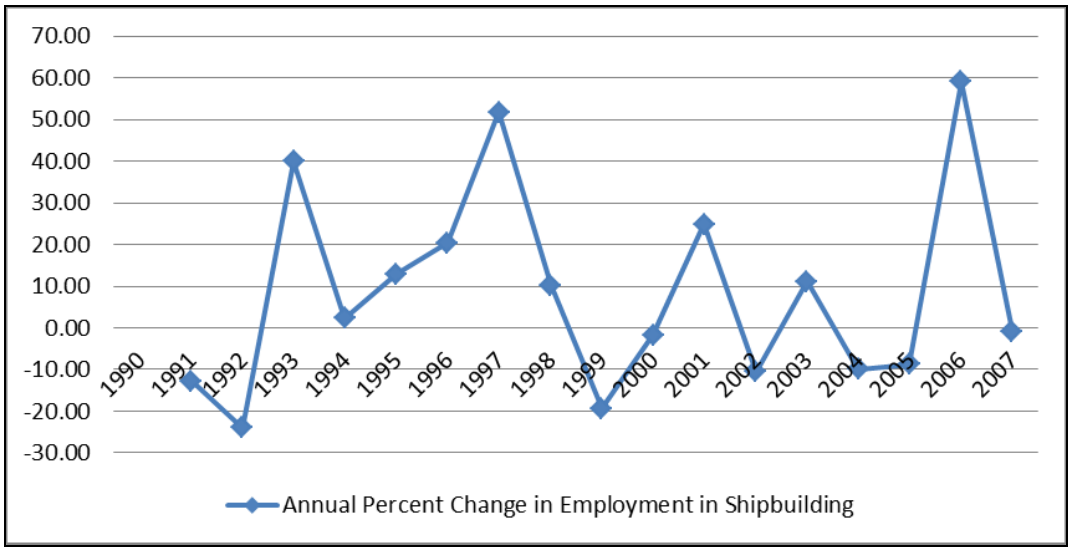

Figure K.25. Percent Change in Annual Employment in Shipbuilding. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

Figures K.26-K.29 also shows the annual average wages paid in shipbuilding and fabrication industry increasing during this period of time as well. In 1990, the annual average wage was $19,532. In 2000, the annual average wage was $41,805, which is a 114% increase. The wage growth from 2000-2007 has exceeded the wage growth of the 1990s. The annual average wage did decrease in 1992, 1996, 2001, and 2003.

The real average annual wages in the shipbuilding industry in 1990 were $5,485. Real annual wages stayed within a relatively narrow range until 1999, when it jumped to $5,849, an increase of 6.80%, and then $6,152 in 2000, an increase of 5.17%. Overall, the annual percentage changes over this period ranged from -5.22% to plus 6.80%. From 2000 to 2006, it stayed in a similarly

narrow band until 2006, when it jumped to $6,526, an increase of 6.61%, and then to $7,486 in 2007, an increase of 14.72%. While not quite as volatile as the overall fabricated metal sector form 1970 to 2006, there were still some significant moves within the study frame 1990 to 2007 for the specific NAICS code 33661, shipbuilding.

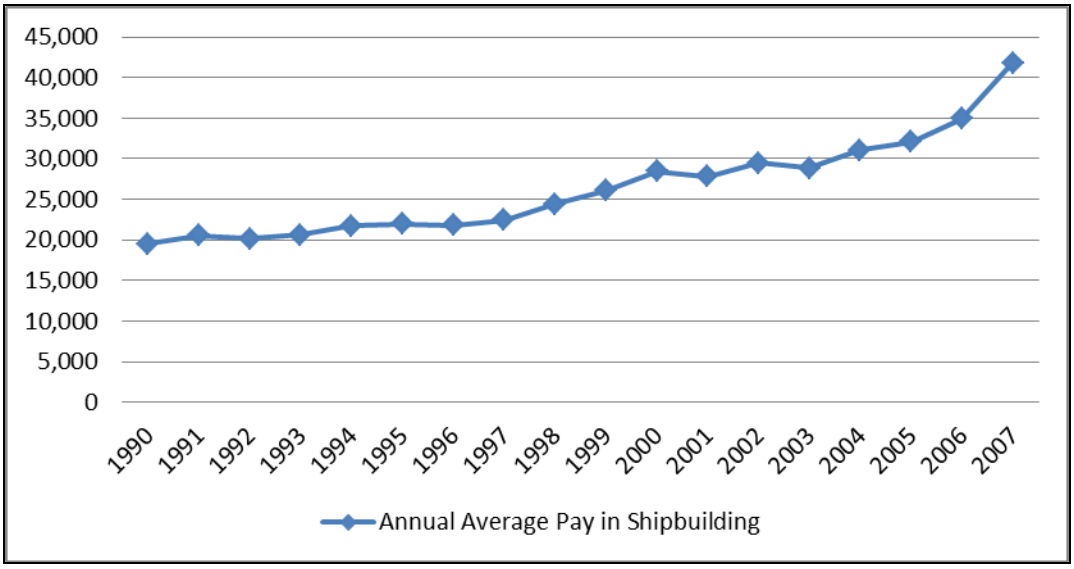

Figure K.26. Annual Average Pay in Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

In 1990, the average wage for shipbuilding ($19,532) was $2,000 higher than the median income for Cameron County ($17,336); in 2007, the average wage for shipbuilding ($41,805) was approximately $12,000 higher than the median income for Cameron County ($29,589). The average wage in shipbuilding and fabrication is well above the median income in Cameron County, indicating a degree of attractiveness in an economically depressed region.

The limited amount of data available for NAICS code 488390 in the Brownsville-Port Isabelle MSA provides some useful information. This industry comprises establishments primarily engaged in providing services to water transportation (except port and harbor operations; marine cargo handling services; and navigational services to shipping). Examples include: cargo checkers, cargo surveyors, floating drydocks (i.e., routine repair and maintenance of ships), marine cargo checkers and surveyors, ship dismantling at floating drydock, ship scaling services not done at a shipyard, vessel supply services. Real annual wages were $3,267 in 1990. By 1994, real annual wages had declined to $2,172. By 1995, it had rebounded to $3,319, and by 1998, it had reached $4,125. In 2000, it declined sharply to $3,527 before bouncing back to $4,085 a year later. The remaining data points, though sporadic, indicate similar levels of volatility within the sector. It is also worth noting that similar volatility was evident for both NAICS codes for the real annual total wages for the subperiod.

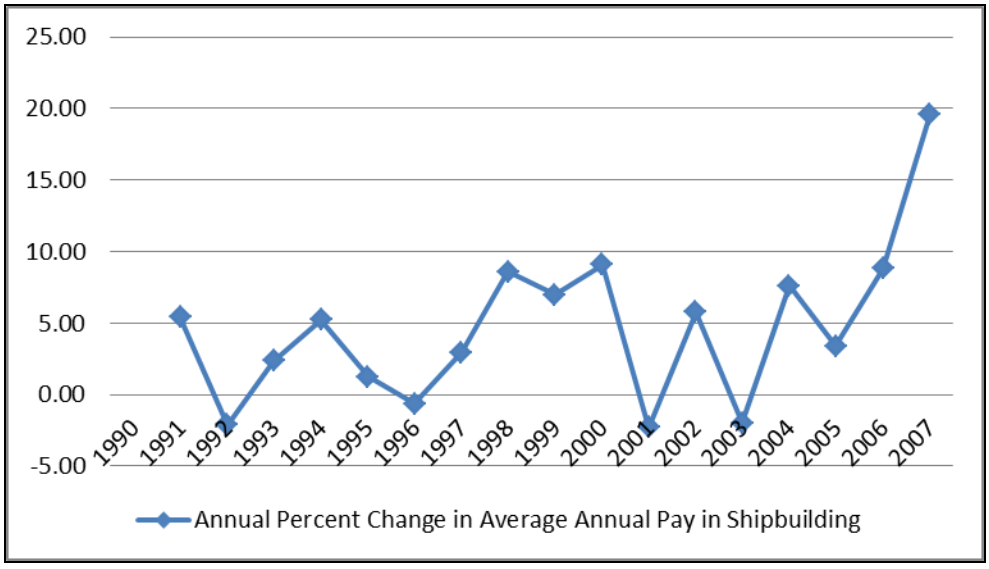

Figure K.27. Percent Change in the Annual Average Pay in Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008.

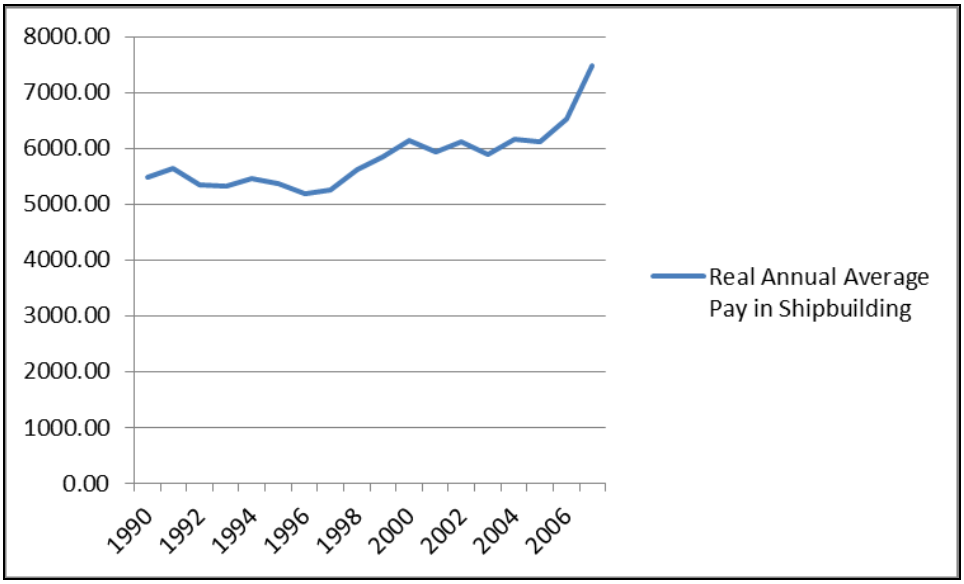

Figure K.28. Real Annual Average Pay in Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

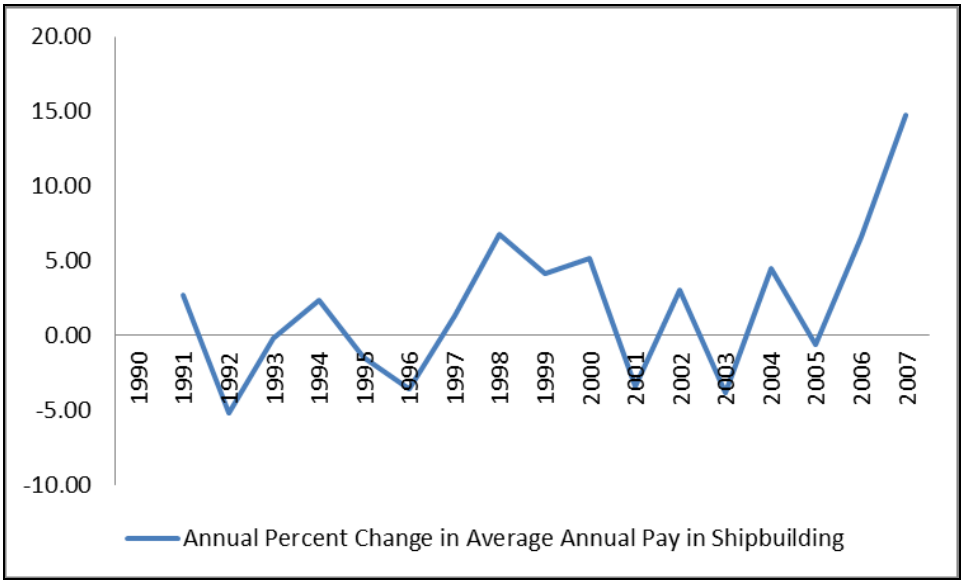

Figure K.29. Percent Change in the Real Average Annual Pay in Shipbuilding Industry. Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1990-2008 and Bureau of Labor Statistics, Consumer Price Index, 2009.

Figures K.30 through K.39 show employment and income data for the manufacturing industry in the Brownsville-Harlingen MSA. The overall number of individuals employed in manufacturing increased 75% from 1970 to 2007, a net increase of 3,592 jobs. Manufacturing employment peaked at 14,147 in 1994. Employment declines have been frequent since 2000. Manufacturing employment decreased 136% in the 1970s, 4.2% in the 1980s, and 8.3% in the 1990s. Manufacturing employment has decreased 36.9% from 2000-2006. Although shipbuilding employment has increased, manufacturing employment has decreased.

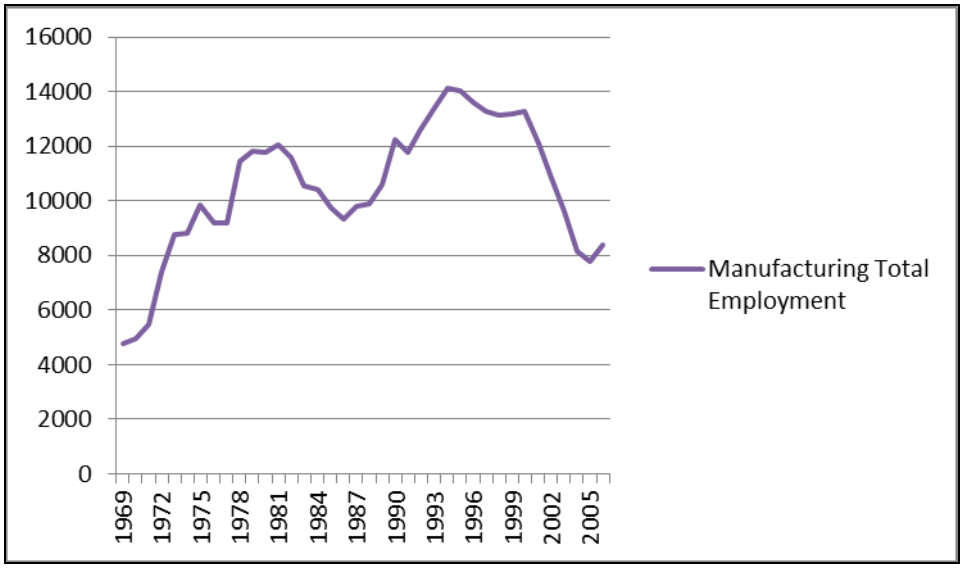

Figure K.30. Manufacturing Total Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

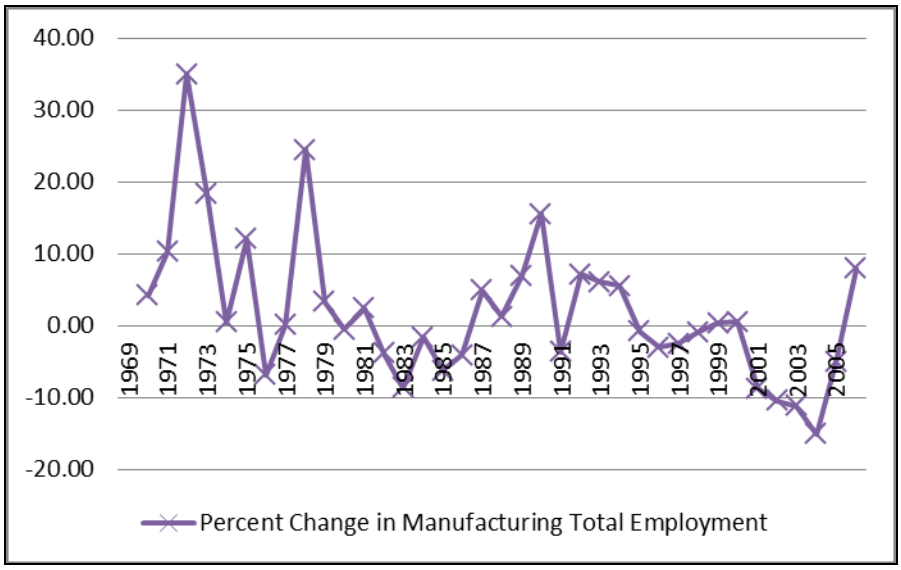

Figure K.31. Percent Change in Manufacturing Employment. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

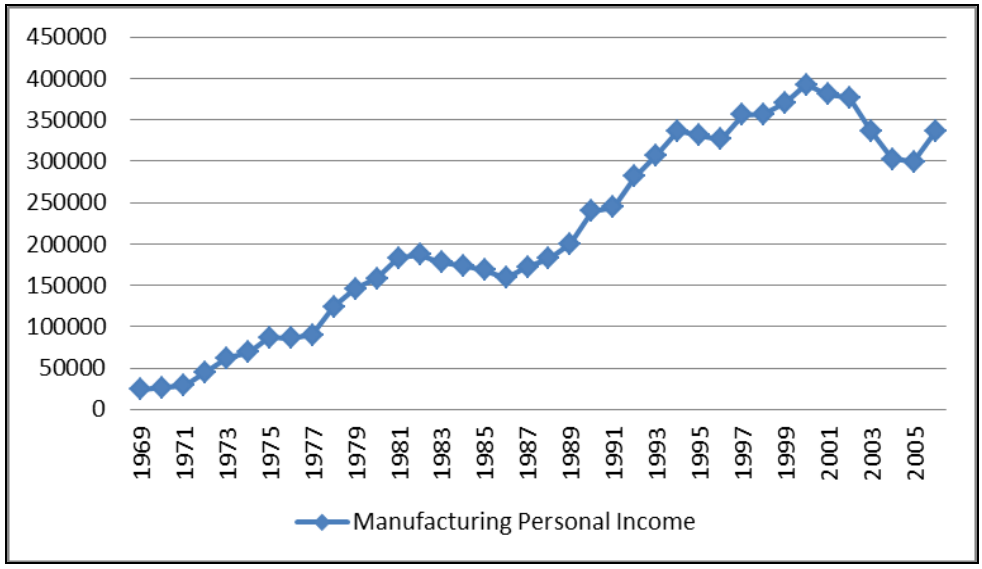

Figure K.32. Manufacturing Personal income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Manufacturing income increased from 1970 to 2006. Manufacturing income grew 502% in the 1970s, 51.5% in the 1980s, and 63.9% in the 1990s. From 2000-2006, manufacturing income decreased 14.5%. Generally speaking, the manufacturing sector is in decline in the Brownsville-Harlingen MSA, and there are fewer jobs and less income. The declines in manufacturing run counter to the gains being made in shipbuilding and fabrication.

In 1970, real income in the fabricated metals sector was $893.71. In 1980, it had increased 114.3% to $1,915.2. By 1990, real personal income in the fabricated metals industry sector was $2,879.65, an increase of 50.36%. This increase is significant given the declining real personal income in other manufacturing sectors. In 2000, real personal income reached $4,628.4, an increase of 60.73% over the 1990 level. By 2006, real personal income in the fabricated metals sector was $5,011.47, an increase of 8.28%.

While the changes over the sub-periods tell an interesting story, within each sub-period, real personal income was quite volatile. From 1970 to 1980, real personal income trended upward, but had several downward moves approximately every other year. From 1980 to 1990, real income fell to $1,504.83 before moving upward towards the $2,879.65 mark hit in 1990. From 1990 to 2000, it reached $3,465.51 before falling back to $2,986. After which, it went up to $4,529 in 1997 before falling to $4,011.68 the very next year. It ended the sub-period at $4,628.40. From 2000 to 2006, the volatility continued, with personal income hitting $6,262.28 in 2002 before dropping to $4,200.81 two years later. It then finished the 2006 year at $5,011.46.

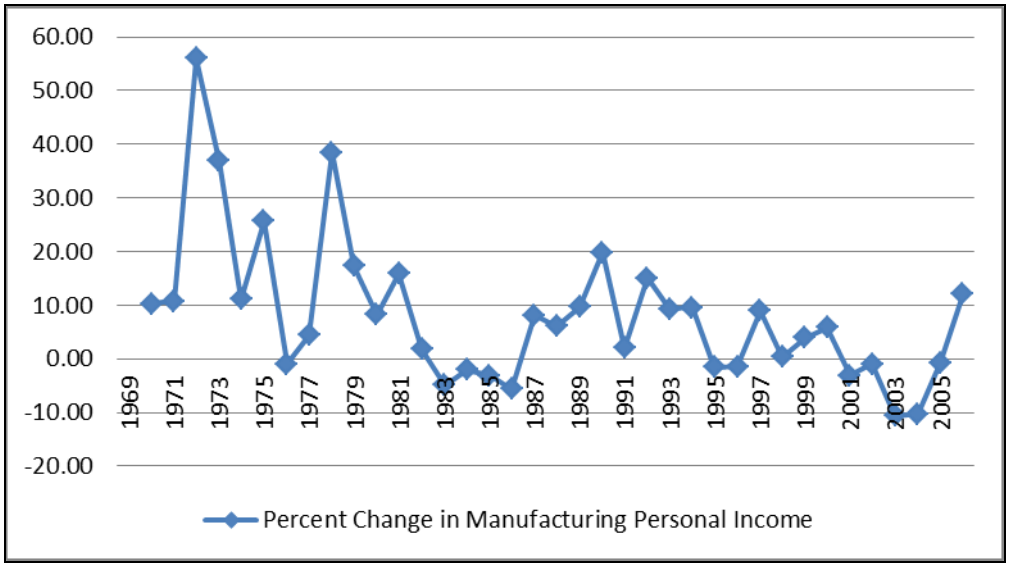

Figure K.33. Percent Change in Manufacturing Personal Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

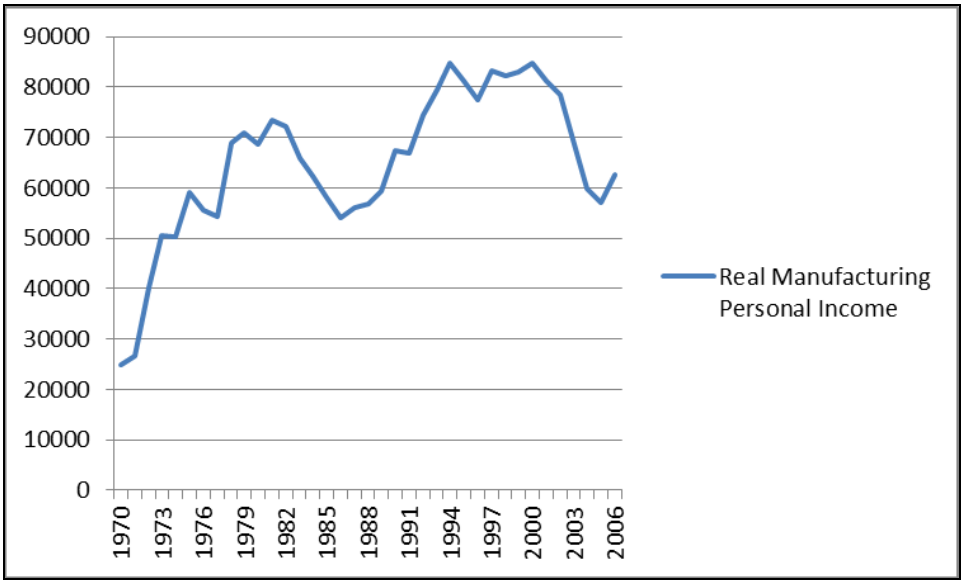

Figure K.34. Real Manufacturing Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

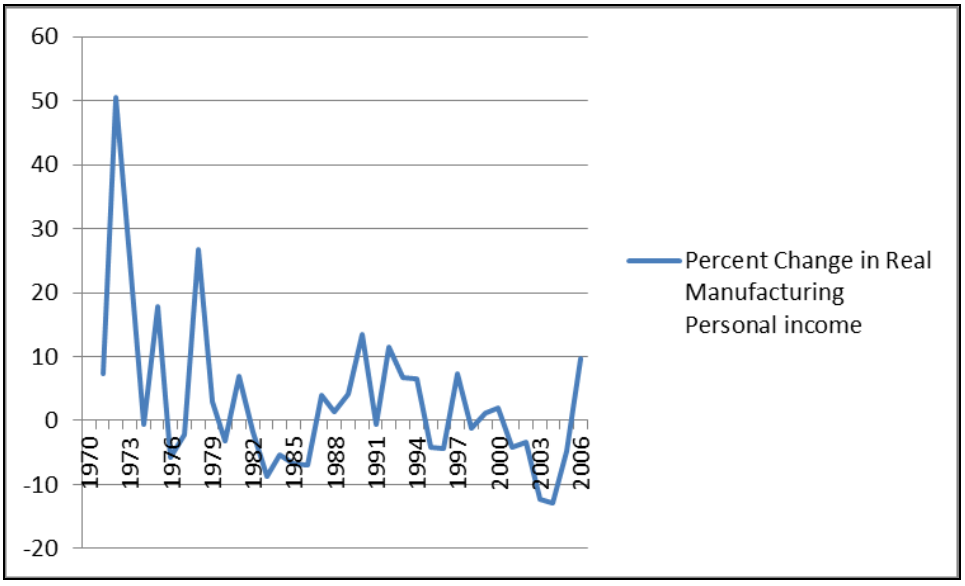

Figure K.35. Percent Change in Real Manufacturing Income. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

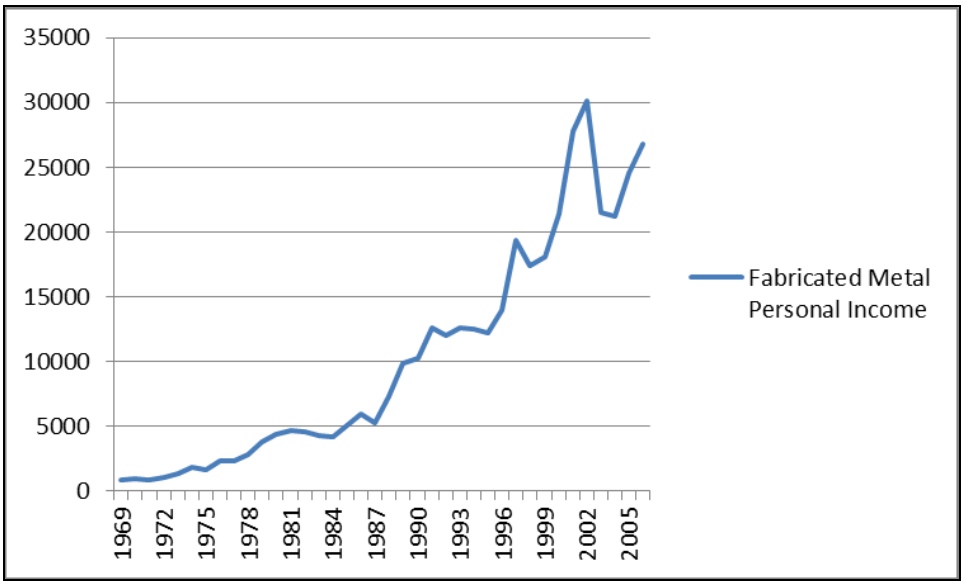

Figure K.36. Fabricated Metal Personal Income-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

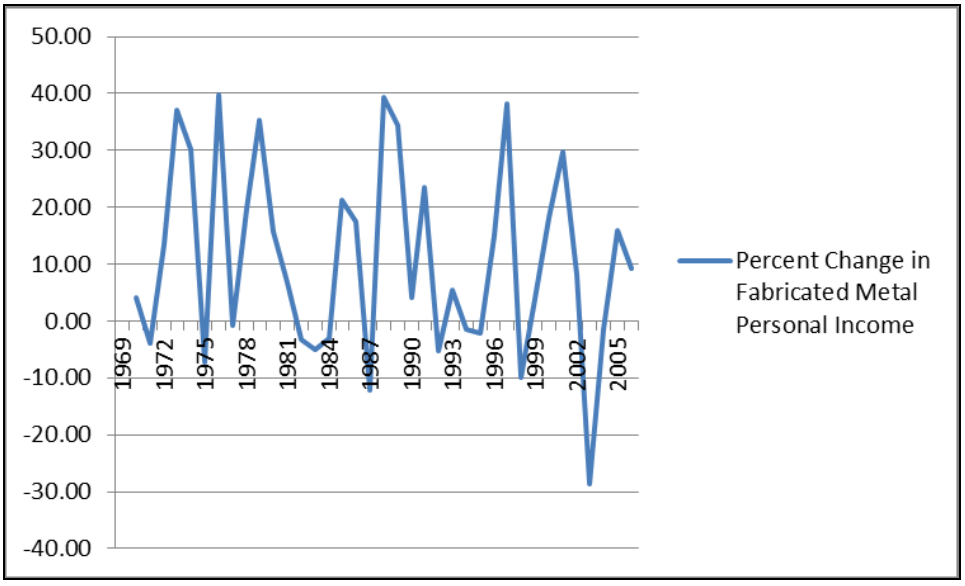

Figure K.37. Percent Change in Fabricated Metal Personal Income-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

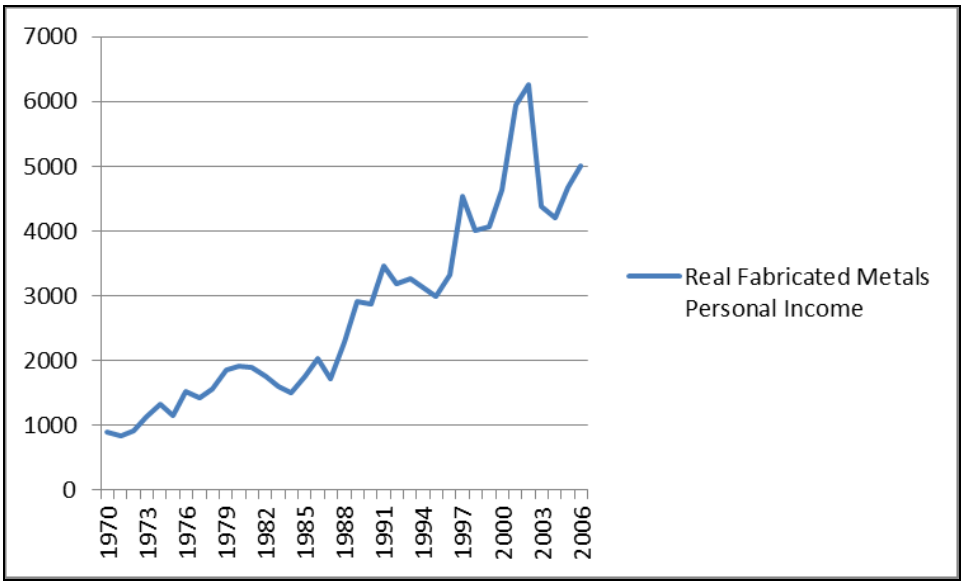

Figure K.38. Fabricated Metals Personal Income-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

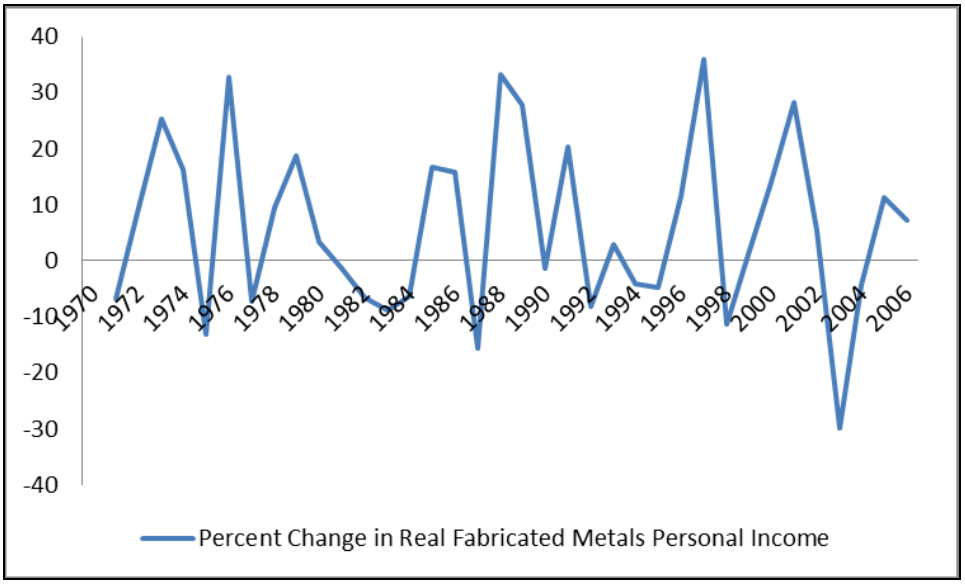

Figure K.39. Percent Change in Fabricated Metals Personal Income-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Generally speaking, the manufacturing sector is in decline in the Brownsville-Harlingen MSA, and there are fewer jobs and less income. The declines in manufacturing run counter to the gains being made in shipbuilding and fabrication.

Total full-time and part-time employment in the Brownsville-Port Isabelle MSA was 48,386 in 1970. Wage and salary workers represented 84.10% or 40,693 workers. Private employment represented 74.97% of the total employment or 36,277 workers. Government and government enterprises represented 17.57% of total employment or 8,502 workers (Figure K.40 and Table K.14).

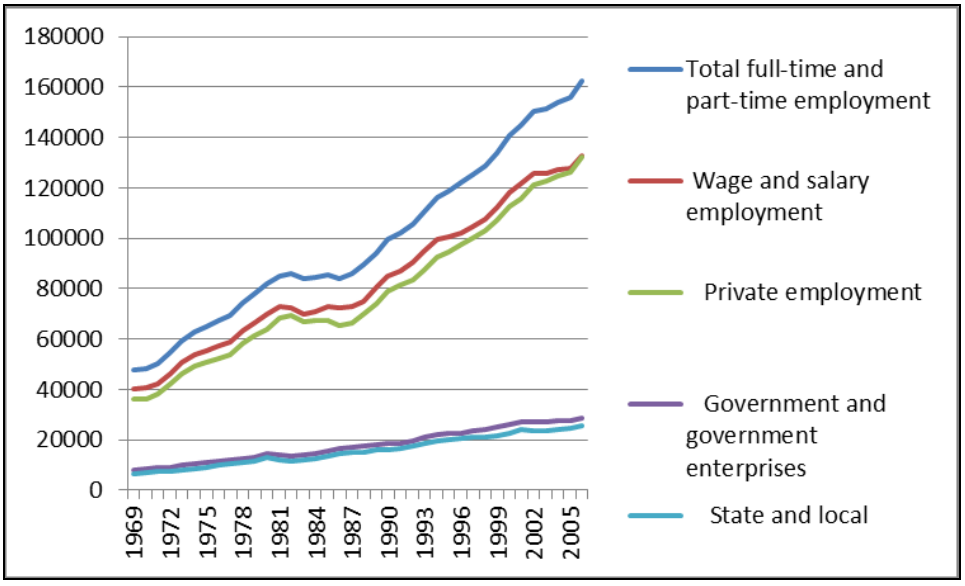

Figure K.40. Total Employment by major area. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table K.14.

Wage and Salary Workers, Private Employment, and Government as a Percentage of total Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	48386	81854	99392	140724	162532
Wage and salary employment	84.10	85.20	85.38	84.01	81.78
Private employment	74.97	78.01	79.40	80.16	81.31
Government and government enterprises	17.57	17.94	18.62	18.58	17.70
State and local	14.33	15.69	16.35	16.25	15.66

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

In 1970, the retail sector accounted for 26.17% of total private employment or 9,495 workers. The service sector accounted for 25.17% of total private employment or 9,131 workers. The manufacturing sector was a distant third, employing 13.72% of private workers or 4,976 workers. The construction sector was fourth, employing 6.67% of total private employed workers, or 2,418 workers. Agricultural services accounted for 6.21% of total employment for a total of 2,253 workers (Figure K.41 and Table K.15).

In 1980, total employment in the Brownsville-Port Isabelle MSA increased to 81,854 workers. Wage and salary workers accounted for 85.20% of the total employment. Total private employment was 78.01% or 63,855. Government and government enterprises accounted for 17.94% of total employment or 14,681workers.

Within the private employment in 1980, the retail sector was still in first place, employing 24.58% of total private employment or 15,697 workers. The service sector employed 23.94% of total private employment of 15,285 workers. The manufacturing sector increased to 18.4% of total private employment or 11,752 workers. The construction industry accounted for 7.23% of private employment with 4,615 workers. Agricultural services accounted for 4.87% of total private employment in 1980.

By 1990, total part-time and full-time employment in the Brownsville-Port Isabelle MSA was 99,392 workers. Wage and salary workers accounted for 85.38% of the total or 84,860 workers. Private employment accounted for 79.4% of total employment with 78,913 workers. Government and government enterprises accounted for 18.62% of total employment with 18,509 workers.

Within the private employment sector, the service sector expanded significantly to 26,712 workers or 33.85% of private employment. The retail sector stayed consistent in percentage terms, employing 19,701 workers or 24.97% of total private employment. Manufacturing accounted for 15.52% of private employment with 12,249 workers. The construction industry employed 3,874 workers or 4.91% of private employment. Agricultural services fell to 3.16% of total private employment with 2,490 workers.

In 2000, total full-time and part-time employment reached 140,724 workers. Wage and salary workers accounted for 118,223 workers or 84.01% of total employment. Private employment was 80.16% of total employment and accounted for 112,801 workers. Government and government enterprises accounted for 18.58% of total employment or 26,150 workers.

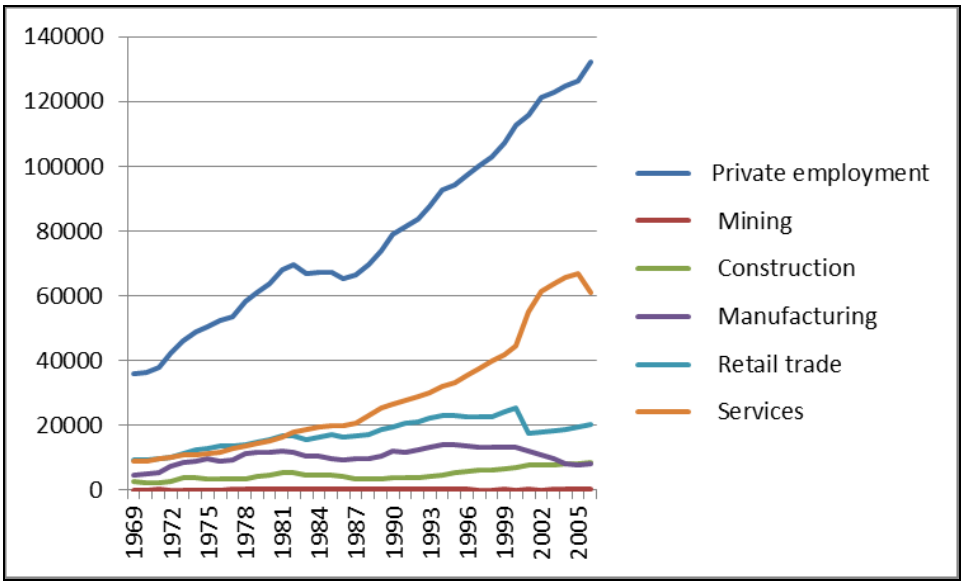

Figure K.41. Private Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table K.15.

Private Employment by Major Sector as a Percentage of Private Employment

	1970	1980	1990	2000	2006
Total full-time and part-time employment	48386	81854	99392	140724	162532
Private employment	36277	63855	78913	112801	132150
Mining	0.43	0.60	0.27	0.16	0.18
Construction	6.67	7.23	4.91	6.24	6.65
Manufacturing	13.72	18.40	15.52	11.76	6.33
Retail trade	26.17	24.58	24.97	22.44	15.25
Services	25.17	23.94	33.85	39.64	46.18

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Within the private employment, the service sector continued to expand, accounting for 39.64% of private employment with 44,716 workers. The retail sector increased employment to 25,311 workers but only accounted for 22.44% of private employment. The manufacturing sector increased the number of workers employed to 13,265 workers but declined as a percentage of total private employment to 11.76%. A similar pattern was found in the agricultural services sector as total employment within the sector increased to 2,679 workers but the percentage of total private employment fell to 2.37%. The construction sector experienced an increase in both total employment, rising to 7,041 workers, and in percentage terms, accounting for 6.24% of private employment. It is also worth noting, that while not listed in the figure/table, the financial service sector expanded significantly over this time period, almost tripling the number of employees.

In 2006, total full-time and part-time employment increased to 162,532 workers. Wage and salary workers accounted for 81.78% of total workers with 132,911 workers. Private employment accounted for 132,150 workers or 81.31% of the total part-time and full-time employment. Government and government enterprises accounted for 17.70% of total employment with 28,771 workers.

Within the private employment, the service sector accounted for 46.18% of total private employment with 61,031 total workers. The retail sector was a very distant second with 20,147 workers, comprising 15.25% of total private employment. Manufacturing continued to decline in percentage terms, falling to 6.33% of total private employment with 8,369 workers. Construction increased slightly, reaching 6.65% of private employment with 8,793 workers.

In summarizing the composition of total employment for the Brownsville-Port Isabelle MSA, agricultural services and manufacturing declined in terms of percentage of total employment over time. Agricultural services stayed relatively stable in terms of employees, while the other sectors expanded the numbers of employees. Manufacturing increased its employee base up until 2000. After 2000, it declined in terms of employees. However, in percentage terms, it has been on the decline since 1980. Construction has seen more ebbs and flows, but has generally trended upward in terms of the number of employees over time. As noted earlier, the service sector has

expanded significantly in terms of both employees working and percentage of total private employment. By 2006, the service sector accounts for almost half of all private employment.

In terms of a percentage change, total part-time and full-time employment increased 235.91%, from 48,386 in 1970 to 162,532 in 2006 (Figure K.42 and Table K.16). From 1970 to 1980, total employment increased from 48,386 to 81,854 or 69.17%. From 1980 to 1990, the increase was 21.43%, from 81,854 to 99,392. From 1990 to 2000, it increased 41.58% to 140,724 workers. From 2000 to 2006, total employment increased 15.5%, from 140,724 to 162,532.

Wage and salary workers increased 226.62%, from 40,693 in 1970 to 132,911 in 2006. From 1970 to 1980, it increased from 40,693 to 69,739 workers or 71.38%. From 1980 to 1990, wage and salary workers increased from 69,739 to 84,860 or 21.68%. From 1990 to 2000, the increase was 39.32%, from 84,860 to 118,223. From 2000 to 2006, wage and salary workers increased 12.42%, from 118,223 to 132,911.

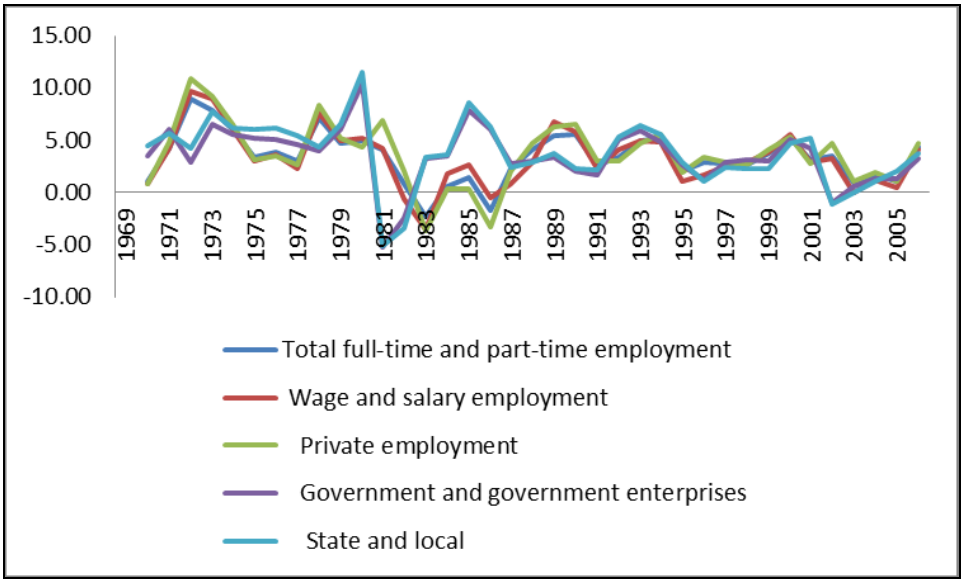

Figure K.42. Percentage change in Total Employment, Wages and Salary Workers, Private Employment, and Government. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table K.16.

Percentage Change in Total Employment, Wage and Salary Workers, Private Employment, and Government Employment by Decade

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	69.17	21.43	41.58	15.50	235.91
Wage and salary employment	71.38	21.68	39.32	12.42	226.62
Private employment	76.02	23.58	42.94	17.15	264.28
Government and government enterprises	72.68	26.07	41.28	10.02	238.40
State and local	85.14	26.55	40.73	11.33	267.06

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Total private employment increased 264.28%, from 36,277 in 1970 to 132,150 in 2006 (Figure K.43 and Table K.17). Total private employment increased 76%, from 36,277 in 1970 to 63,855 in 1980. It increased 23.58%, from 63,855 in 1980 to 78,913 in 1990. From 1990 to 2000, it increased 78,913 to 112,800 or 42.94%. From 2000 to 2006, it increased 17.15%, from 112,801 to 132,150.

Government and government enterprises increased 238.4%, from 8,502 in 1970 to 28,771 in 2006. From 1970 to 1980, it increased 72.68%, from 8,502 to 14,681. From 1980 to 1990, it increased 26.07%, going from 14,681 to 18,509. From 1990 to 2000, the increase from 18,509 to 26,150 was 41.28%. Finally, the increase from 26,150 in 2000 to 28,771 in 2006 was equal to 10.02%.

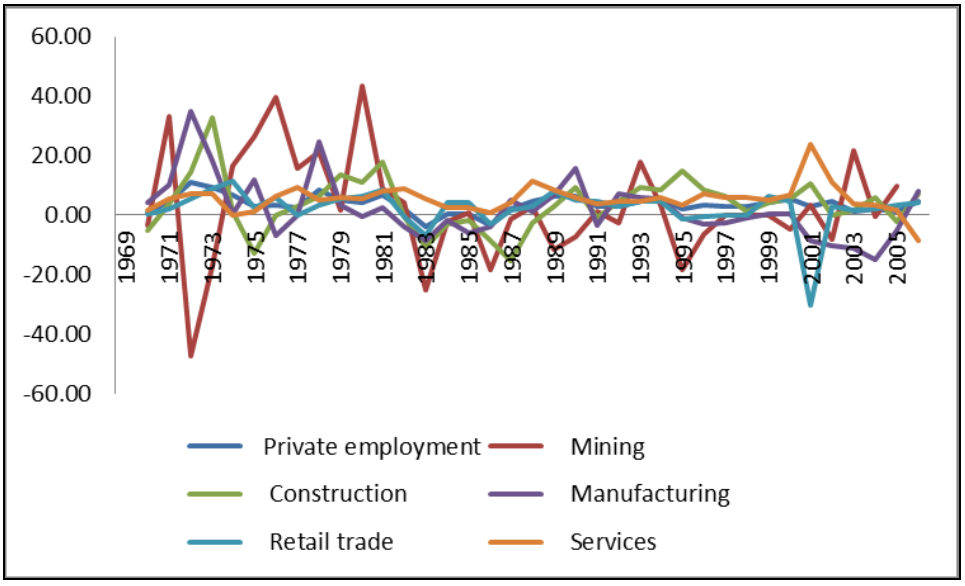

Figure K.43. Percentage Change in Private Employment by Major Sector. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By sector, over the total period 1970 to 2006, manufacturing employment increased a total of 68.18%. However, the growth rate in manufacturing employment was fairly volatile over the period. From 1970 to 1980, manufacturing employment increased 136.17%, growing from 4,976 to 11,752 workers. From 1980 to 1990, the increase was only 4.23%, from 11,752 to 12,249. From 1990 to 2000, the percentage change was 8.29% to 13,265. From 2000 to 2006, manufacturing employment decreased 36.91%, from 13,265 in 2000 to 8,369 in 2006.

Service sector employment increased 568.39%, from 9,131 in 1970 to 61,031 in 2006. An analysis of the sub-periods shows an increase in employment of 67.40%, from 9,131 in 1970 to 15,285 in 1980. From 1980 to 1990, employment increased from 15,285 to 26,712 or 74.76%. From 1990 to 2000, it increased 67.40%, from 26,712 to 44,716. From 2000 to 2006, service employment increased from 44,716 workers to 61,031 workers or 36.49%.

The retail sector increased a total of 112.19% over the period 1970 to 2006. Employment in the retail sector was 9,495 in 1970 and 20,147 in 2006. From 1970 to 1980, it increased from 9,495 to 15,697 for an increase of 65.32%. From 1980 to 1990, it increased 25.51% to 19,701. From 1990 to 2000, retail employment increased 28.48%, from 19,701 to 25,311. From 2000 to 2006, retail employment decreased 20.40%, from 25,311 to 20,147 workers.

Table K.17.

Percentage Change in Private Employment by Major Sector

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Total full-time and part-time employment	69.17	21.43	41.58	15.50	235.91
Private employment	71.38	21.68	39.32	12.42	226.62
Mining	76.02	23.58	42.94	17.15	264.28
Construction	142.68	-43.31	-13.89	26.34	49.68
Manufacturing	90.86	-16.06	81.75	24.88	263.65
Retail trade	136.17	4.23	8.29	-36.91	68.19
Services	65.32	25.51	28.48	-20.40	112.19

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

The construction sector increased 263.65%, from 2,418 in 1970 to 8,793 in 2006. From 1970 to 1980, construction employment increased 90.86%, from 2,418 to 4,615. From 1980 to 1990, it decreased 16.06%, from 4,615 to 3,874. From 1990 to 2000, employment in the construction sector increased 81.75%, from 3,874 to 7,041. From 2000 to 2006, the increase from 7,041 to 8,793 was 24.88%.

Agricultural services and fishing accounted for 6.21% of private employment in 1970. However, by 2006, it accounted for only 2.18% of private employment. Over the period 1970 to 2006, employment in this sector increased from 2,253 to 2,878 workers. While the percentage contribution to total private employment declined over the study period, the number of workers within the industry stayed between 2,253 and 3,111 workers. While the percentage changes may look large for some periods, it is not really reflective of a large change in the number of people employed with in the sector.

Overall, the dominant sector within the Brownsville-Port Isabelle MSA from 1970 to 2006 has been the dramatic increase in employment in the service sector. The manufacturing sector increased from 1970 to 2000, but has declined in the last decade. The retail sector increased from 1970 to 2000, but declined significantly since 2000.

In 1970, total personal income in thousands of dollars measured in nominal terms for the Brownsville-Port Isabelle MSA was $304,475. By 1980, total person income was $1,206,820. In 1990, it reached $2,578,768. In 2000, total personal income was $5,023,149. Finally, in 2006, total personal income was $7,047,061 (Figures K.44 – K.45 and Table K.18).

Private earnings measured in thousands of dollars were $184,314 in 1970 or 60.54% of total personal income. In 1980, total private earnings were $742,368 or 61.51% of total personal income. By 1990, total private earnings were 50.60% of total personal income or $1,304,765. In 2000, total private earnings reached $2,413,379, but fell to 48.05% of total personal income. Finally, in 2006, total private earnings reached $3,342,284. Clearly, while the nominal dollar value of private earnings is increasing, the private industry sector is contributing less as a percentage to total personal income.

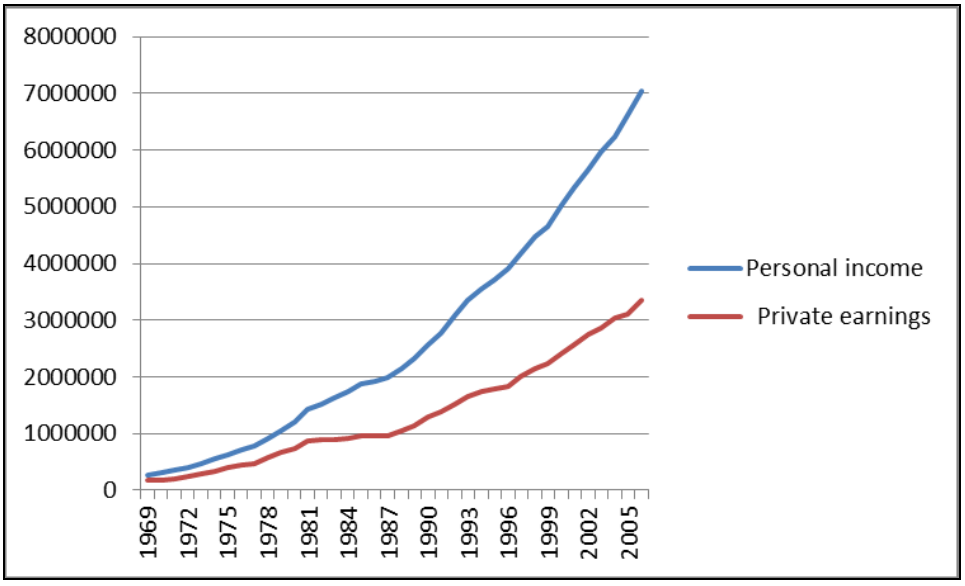

Figure K.44. Total Personal Income and Private Earnings-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

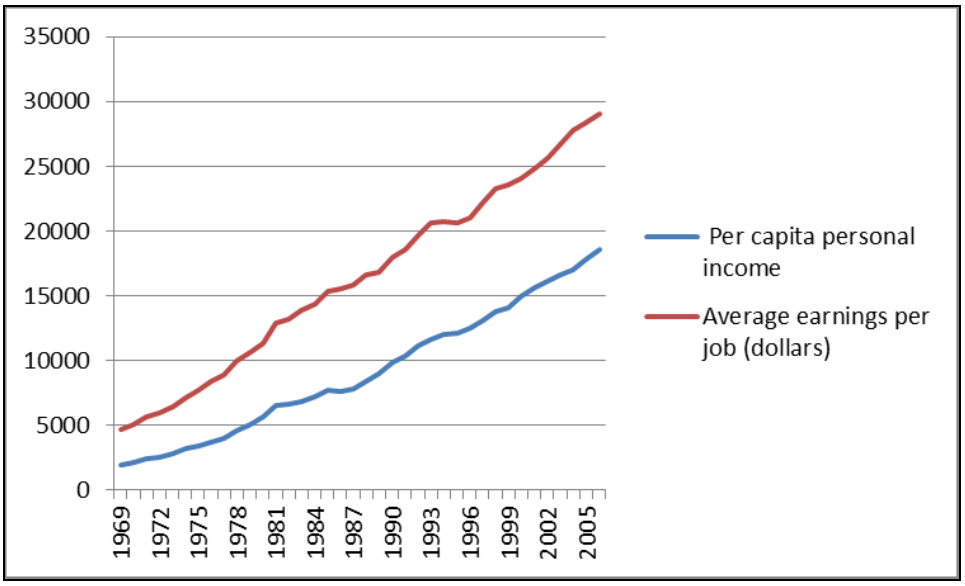

Figure K.45. Per Capita Personal Income and Average Earnings per Job. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table K.18.

Per Capita Personal Income and Average Earnings per Job-Nominal

	1970	1980	1990	2000	2006
Per capita personal income	2156	5694	9853	14925	18559
Average earnings per job (dollars)	5106	11320	17989	24066	29026

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

The government sector accounted for 16.51% of total personal income or $50,267 in 1970. In 1980, the government and governmental enterprises accounted for $180,626 or 14.97% of total personal income. In 1990, the percentage of total personal income attributable to government increased 17.21% or $443,912. In 2000, the government sector contributed 18.30% of total personal income or $919,328. Finally, in 2006, the government sector accounted for 18.94% or $1,335,006. The public sector appears to be increasing in dollars terms as well as percentage contribution to total personal income (Figure K.46 and Tables K.19 – K.20).

Per capita personal income measured in dollars was $2,156 in 1970. This increased to $5,694 in 1980. By 1990, per capita personal income was $9,853. By 2000, per capita personal income had risen to $14,925. In 2006, per capita personal income reached $18,559.

In 1970, total private earnings were $184,314, which accounted for 60.54% of total personal income. Agricultural services accounted for $11,521 or 3.78% of total personal income. Construction accounted for $17,201 or 5.65% of total personal income. Manufacturing accounted for 8.63% of total personal income or $26,290. The retail sector contributed $43,860 or 14.41% of total personal income. The service sector contributed $38,636 towards total personal income or 12.69%.

In 1980, total private earnings accounted for 61.51% of total personal income or $742,368. Agricultural services accounted for $28,996 or 2.40% of personal income. Construction accounted for 5.74% of personal income, $69,321. The manufacturing sector contributed 13.11% of personal income, $158,208. The retail trade sector accounted for 12.07% or $145,662. The service sector contributed 14.97% of personal income at $157,254.

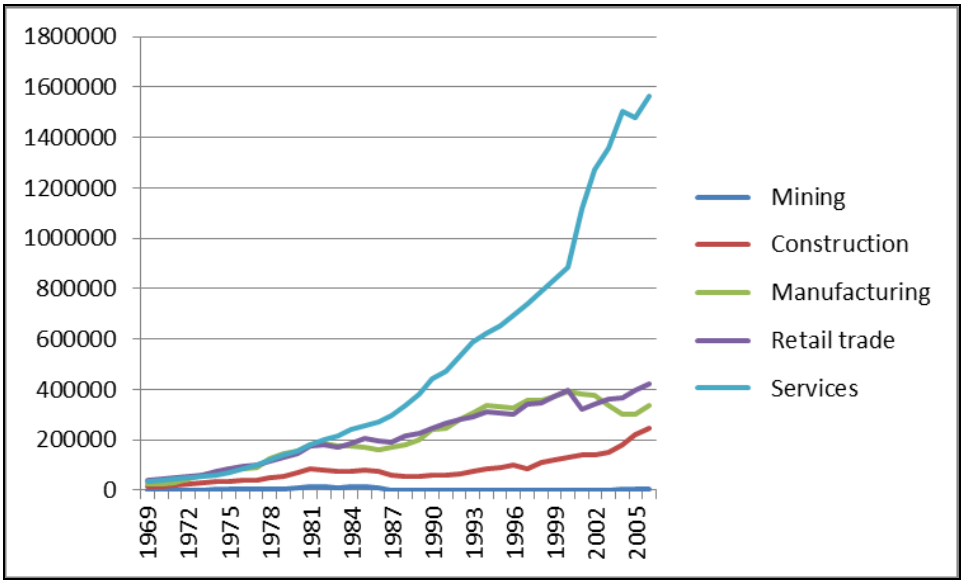

Figure K.46. Total Income by Sector-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In 1990, total private earnings accounted for $1,304,765 or 50.60% of total personal income in the Brownsville-Port Isabelle MSA. Agricultural services accounted for $35,048 or 1.36% of personal income. Construction accounted for $61,792 or 2.4% of personal income. The manufacturing sector contributed 9.29% of personal income at $239,682. Retail contributed 9.63% of personal income at $248,426. The portion of personal income attributable to the service sector increased significantly to 17.21% or $443,912.

Table K.19.

Personal Income, Per Capita Income, Private earnings and Income by Major Sector-Nominal

	1970	1980	1990	2000	2006
Personal income	304475	1206820	2578768	5023149	7047061
Per capita personal income (dollars)	2156	5694	9853	14925	18559
Private earnings	184314	742368	1304765	2413379	3342284
Mining	831	11029	740	2029	5935
Construction	17201	69321	61792	130998	248605
Manufacturing	26290	158208	239682	392748	335787
Retail trade	43860	145662	248426	398550	422296
Services	38636	157254	440961	886736	1564833

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

In 2000, total private earnings were $2,413,379 or 48.05% of total personal income. The percentage of agricultural services to private income declined to .78%, but the dollar value

increased slightly to $39,302. Construction contributed 2.61% or $130,998 to personal income. The contribution from the manufacturing sector increased in dollar terms to $392,748, but declined in terms of the percent contribution to 7.82% of personal income. Retail contributed 7.93% of total personal income with $398,550. The service sectors contribution increased to 18.30% of total personal income and increased in dollar terms to $919,328.

By 2006, total private earnings accounted for $3,342,284 or 47.43% of total personal income. Agricultural services totaled .75% or $52,810. Construction contributed $248,605 or 3.53% of personal income. Manufacturing contributed $335,787 or 4.76% of personal income. The retail sector contributed 5.99% of personal income or $422,296. The service sector contributed 22.21% of total personal income in 2006 or $1,554,581.66.

Table K.20.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Personal Income, and Income by Major Sector as a Percentage of Private Earnings – Nominal

	1970	1980	1990	2000	2006
Personal income	304475	1206820	2578768	5023149	7047061
Per capita personal income (dollars)	2156	5694	9853	14925	18559
Private earnings	60.54	61.51	50.60	48.05	47.43
Mining	0.45	1.49	0.06	0.08	0.18
Construction	9.33	9.34	4.74	5.43	7.44
Manufacturing	14.26	21.31	18.37	16.27	10.05
Retail trade	23.80	19.62	19.04	16.51	12.63
Services	20.96	21.18	33.80	36.74	46.82

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

In terms of a percentage change, total personal income increased 2,214.50% in nominal terms, from $304,475 in 1970 to $7,047,061 in 2006. From 1970 to 1980, it increased 296.4%, from $304,475 to $1,206,820. From 1980 to 1990, it increased 113.7%, from $1,206,820 to $2,578,768. From 1990 to 2000, the increase was 94.8%, from $2,578,768 to $5,023,149. Finally, from 2000 to 2006, the percentage increase was 40.29%, from $5,023,149 to $7,047,061 (Figures K.47 – K.48 and Table K.21).

In terms of a percentage change, per capita personal income increased 760%, from $2,156 in 1970 to $18,559 in 2006. From 1970 to 1980, the increase was 164.10%, from $2,156 to $5,694. From 1980 to 1990, per capita personal income increased 73.04%, from $5,694 to $9,853. From 1990 to 2000, per capita personal income increased 51.48% to $14,925. From 2000 to 2006, the percentage increase was 24.35%, from $14,925 to $18,559.

Average earnings per job increased 468.5%, from $5,106 in 1970 to $29,026 in 2006. From 1970 to 1980, the increase was 121.7%, from $5,106 to $11,320. From 1980 to 1990, the increase was 58.91% up to $17,989. From 1990 to 2000, average earnings per job increased 33.8% to $24,066. From 2000 to 2006, the increase was 20.61% to $29,026.

Private earnings increased 1,713.36% in nominal terms, from $184,314 in 1970 to $3,342,284 in 2006. From 1970 to 1980, the increase was 302.8% to $742,368. From 1980 to

1990, the increase was 75.8% to $1,304,765. From 1990 to 2000, private earnings increased 85% to $2,413,379. From 2000 to 2006, private earnings increased 38.49% to $3,342,284.

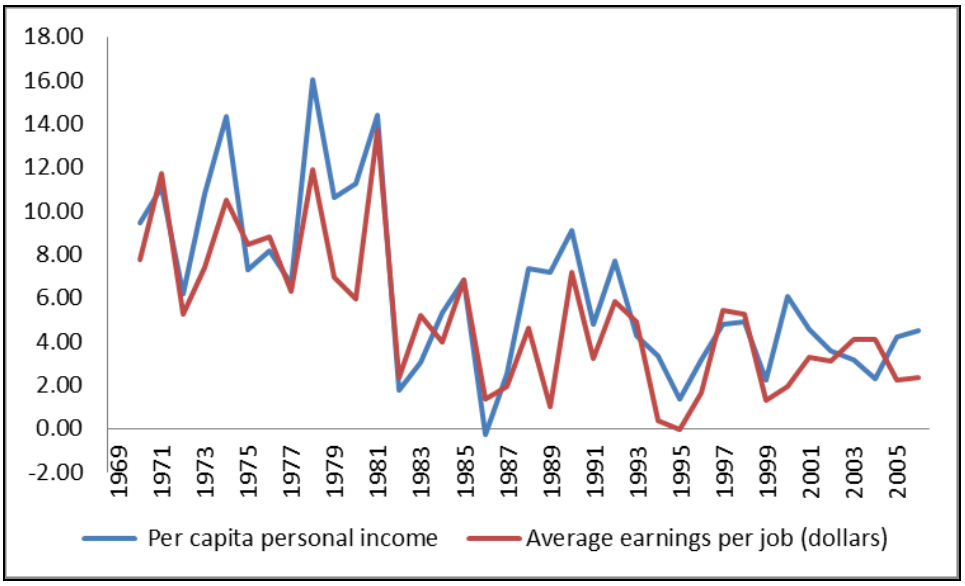

Figure K.47. Percent Change in Personal Per Capita Income and Average Earnings Per Job – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

Table K.21.

Percent Change in Personal per Capita Income and Average Earnings per Job by Decade-Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Per capita personal income	164.10	73.04	51.48	24.35	760.81
Average earnings per job (dollars)	121.70	58.91	33.78	20.61	468.47

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

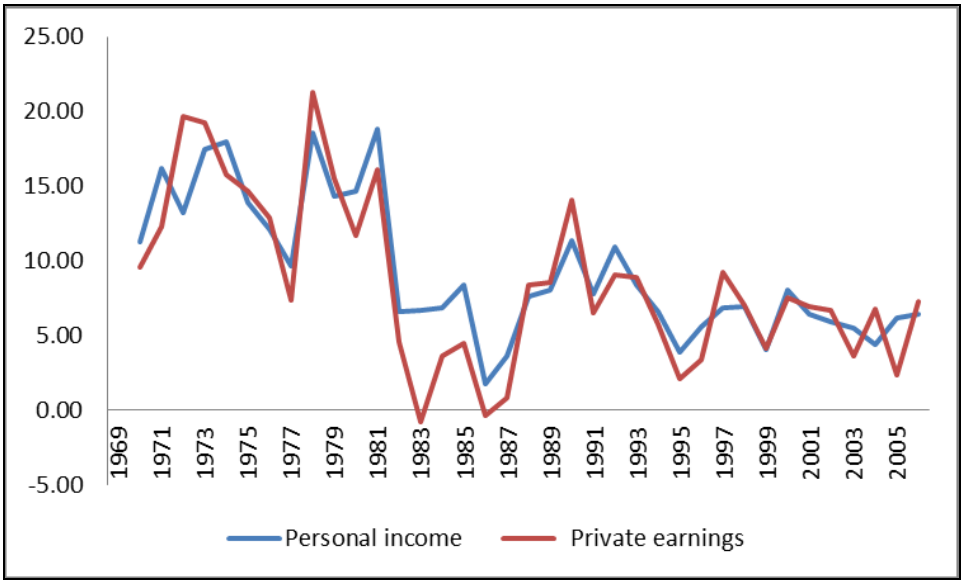

Figure K.48. Percentage Change in Personal Income and Private Earnings-Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

By major sector, personal income increased 1,345.3% in the construction sector from 1970 to 2006 (Figure K.49 and Table K.22). From 1970 to 1980, it increased 303%. From 1980 to 1990, it decreased 10.86%. From 1990 to 2000, personal income in the construction sector increased 112%. From 2000 to 2006, the increase was 89.78%.

In manufacturing, the increase in personal income was 1,177.24% for 1970 to 2006. From 1970 to 1980, personal income increased 501.8%. From 1980 to 1990, the increase was 51.50%. From 1990 to 2000, personal income in construction increased 63.86%. From 2000 to 2006, the personal income in the manufacturing sector decline 14.5%.

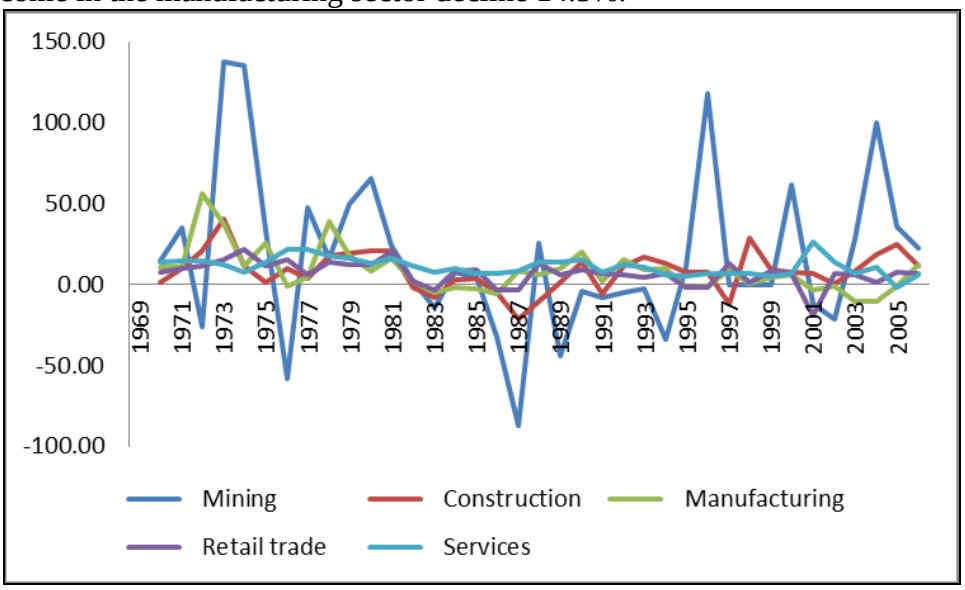

Figure K.49. Percentage Change in Income by Major Sector – Nominal. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006.

In retail, the total increase in personal income was 871.77% over the period 1970 to 2006. From 1970 to 1980, personal income increased 232.11%. From 1980 to 1990, it increased 70.55%. From 1990 to 2000, personal income increased in the retail sector by 60.43%. From 2000 to 2006, the increase was 5.96%.

In services, total personal income increased a total of $3,923.66 in nominal terms over the period 1970 to 2006. From 1970 to 1980, the increase was 307%. From 1980 to 1990, the increase was 180.41%. From 1990 to 2000, personal income in the service sector increased 101.1%. From 2000 to 2006, the increase was 75.32%.

Finally, in the government sector, personal income increased 2,555.83% from 1970 to 2006. From 1970 to 1980, the increase was 259.33%. From 1980 to 1990, personal income increased 145.8%. From 1990 to 2000, personal income increased 107.10%. From 2000 to 2006, personal income increased 45.22%.

Table K.22.

Percentage Change in Personal Income, Per Capita Income, Private Earnings, and Income by Major Sector-Nominal

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	296.36	113.68	94.79	40.29	2214.50
Per capita personal income (dollars)	164.10	73.04	51.48	24.35	760.81
Private earnings	302.77	75.76	84.97	38.49	1713.36
Mining	1227.20	-93.29	174.19	192.51	614.20
Construction	303.01	-10.86	112.00	89.78	1345.29
Manufacturing	501.78	51.50	63.86	-14.50	1177.24
Retail trade	232.11	70.55	60.43	5.96	862.83
Services	307.01	180.41	101.09	76.47	3950.19

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006

Overall, the Brownsville- Port Isabelle MSA has experienced a substantial increase in the nominal average earnings and personal income across a wide array of sectors, in particular, construction, government, and the service sector. Despite the wide variation in growth rates and the significant decline in the percentage contribution of some sectors such as manufacturing and agricultural services to the overall employment, the personal income aspect and average wages have continued to rise in nominal terms.

In terms of income and earnings for workers across different industries, this period of rapid price increases resulted in very large increases of their “nominal or unadjusted” wages, which is clearly shown in the tables and charts for income of workers in total and on a per capita basis. In order to separate the effect of increasing activity within the different industry sectors and the impact of the inflation on wages, “real or inflation adjusted” income and growth rates will be

presented for each study area in addition to the nominal figures. This should provide a clear analysis of the real wage growth in the various industry sectors and study areas over time in terms of constant dollars, a base level of January 1, 1970.

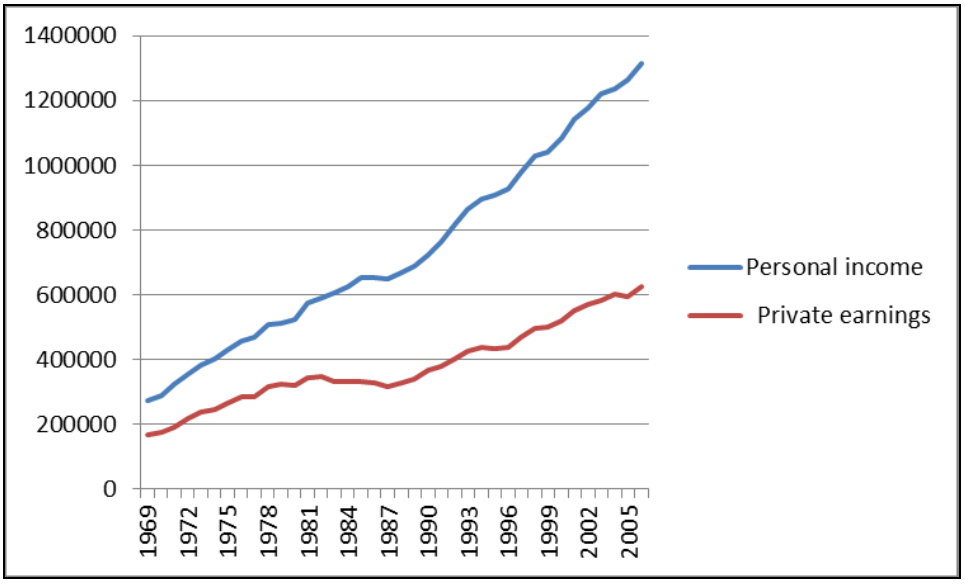

Figure K.50. Total Personal Income and Private Earnings-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In the Brownsville-Port Isabelle MSA, the real total personal income in 1970 was $289,174. In 1980, real personal income was $524,342.5. In 1990, it reached $724,200.8. By 2000, real personal income was $1,084,380.5. Finally, by 2006, real personal income in the Brownsville-Port Isabelle MSA reached $1,315,997.3 (Figures K.50 – K.51).

In terms of real growth, from 1970 to 2006, real total personal income increased 355.1%. From 1970 to 1980, the increase in real personal income was 81.32%. From 1980 to 1990, real personal income increased 38.12%. From 1990 to 2000, the increase was 49.73%. From 2000 to 2006, the increase was 21.36%.

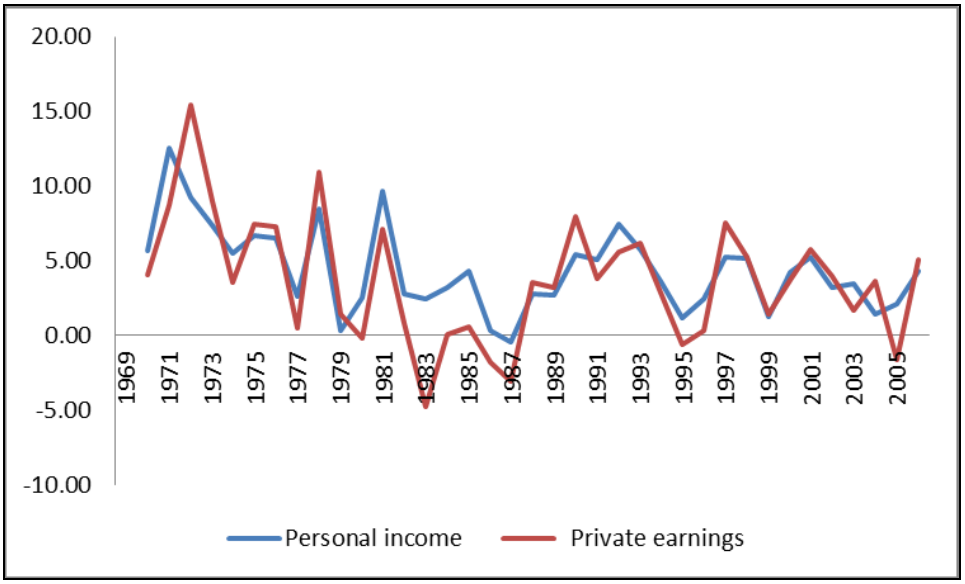

Figure K.51. Percentage Change in Personal Income and Private Earnings – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real personal income in the construction sector increased 184.18%, from $16,336.63 in 1970 to $46,425.53 in 2006 (Figures K.52-K.53 and Tables K.23-K.25). From 1970 to 1980, it increased 84.36%, from $16,336.63 to $30,118.78. From 1980 to 1990, the real income decreased 42.38% in the construction sector, from $30,118.78 to $17,353.18. From 1990 to 2000, real income in the construction sector recovered by increasing 62.96%, from $17,353.18 to $28,279.41. From 2000 to 2006, the real income in construction increased 64.17%, from $28,279.41 to $46,425.53.

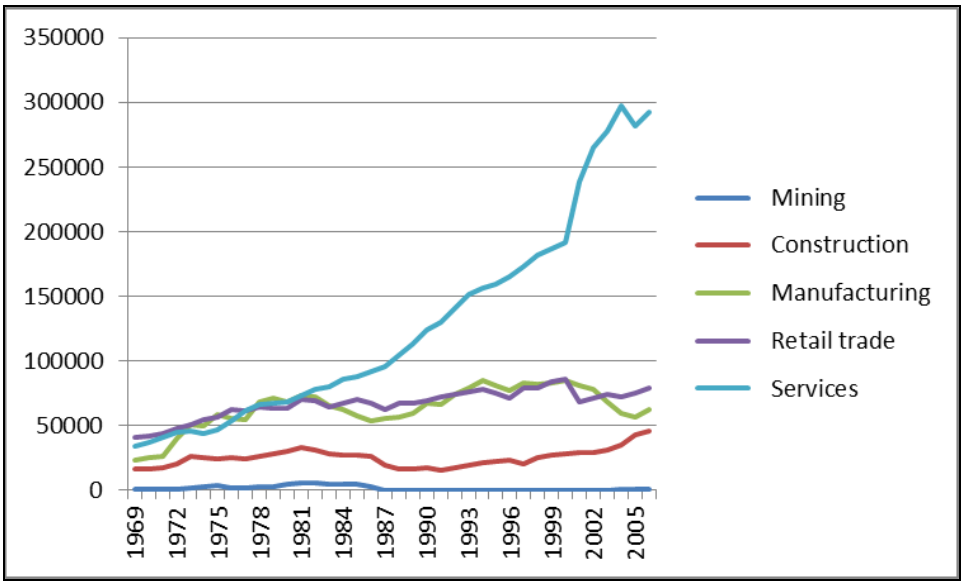

Figure K.52. Total Income by Major Sector – Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real personal income in the manufacturing sector increased 151.14%, from $24,968.89 in 1970 to $62,706.25 in 2006. From 1970 to 1980, it increased 175.3%, from $24,968.89 to $68,738.65. From 1980 to 1990, the real income decreased 2.08% in the manufacturing sector, from $68,738.65 to $67,310.40. From 1990 to 2000, real income in the manufacturing sector increased 25.96%, from $67,310.4 to $84,785.12. From 2000 to 2006, the real income in manufacturing decreased 26.04%, from $84,785.12 to $62,706.25.

The real personal income in the retail sector increased 89.32%, from $41,655.98 in 1970 to $78,861.30 in 2006. From 1970 to 1980, it increased 51.93%, from $41,655.98 to $63,287.63. From 1980 to 1990, the real income increased 10.24% in the retail sector, from $63,287.63 to $69,765.99. From 1990 to 2000, real income in the retail sector increased 23.32%, from $69,765.99 to $86,037.64. From 2000 to 2006, the real income in retail decreased 8.34%, from $86,037.64 to $78,861.30.

The real personal income in the service sector increased 696.34% in real terms, from $36,694.49 in 1970 to $292,213.11 in 2006. From 1970 to 1980, it increased 86.20%, from $36,694.49 to $68,324.15. From 1980 to 1990, the real income increased 81.25% in the service sector, from $68,324.15 to $123,836. From 1990 to 2000, real income in the service sector increased 54.58%, from $123,836 to $191,425.59. From 2000 to 2006, the real income in service sector increased 52.65%, from $191,425.59 to $292,213.11.

Table K.23.

Total Personal Income, Private Earnings, and Total Income by Major Sector – Real

	1970	1980	1990	2000	2006
Personal income	289174.75	524342.48	724200.82	1084380.54	1315997.28
Per capita personal income (dollars)	2047.66	2473.94	2767.04	3221.96	3465.78
Private earnings	175051.99	322546.10	366419.89	520992.15	624151.92
Mining	789.24	4791.91	207.82	438.01	1108.33
Construction	16336.63	30118.78	17353.18	28279.41	46425.52
Manufacturing	24968.89	68738.65	67310.40	84785.12	62706.25
Retail trade	41655.98	63287.63	69765.99	86037.64	78861.30
Services	36694.49	68324.15	123836.00	191425.59	292223.38

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table K.24.

Personal Income, Per Capita Income, Private Earnings as a Percentage of Total Personal Income, and Income by Major Sectors as a Percentage of Private Earnings – Real

	1970	1980	1990	2000	2006
Personal income	289174.75	524342.48	724200.82	1084380.54	1315997.28
Per capita personal income (dollars)	2047.66	2473.94	2767.04	3221.96	3465.78
Private earnings	60.54	61.51	50.60	48.05	47.43
Mining	0.45	1.49	0.06	0.08	0.18
Construction	9.33	9.34	4.74	5.43	7.44
Manufacturing	14.26	21.31	18.37	16.27	10.05
Retail trade	23.80	19.62	19.04	16.51	12.63
Services	20.96	21.18	33.80	36.74	46.82

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In the governmental sector, the real personal increased 422.2% in real terms, from $47,741.02 in 1970 to $249,304.54 in 2006. From 1970 to 1980, it increased 64.38%, from $47,741.02 to $78,478.88. From 1980 to 1990, the real income increased 58.85% in the governmental sector, from $78,478.88 to $124,664.74. From 1990 to 2000, real income in the governmental sector increased 59.20%, from $124,664.74 to $198,461.44. From 2000 to 2006, the real income in governmental sector increased 25.62%, from $198,461.44 to $249,304.54.

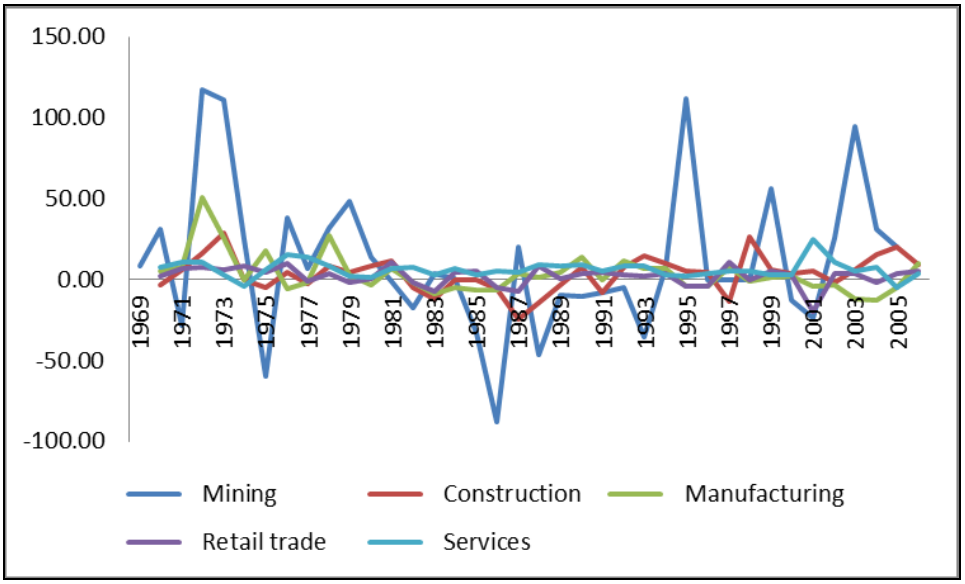

Figure K.53. Percentage Change in Income by Major Sector-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Table K.25.

Percentage Change in Personal Income, Per Capita Income, Private earnings, and Income by Major Sector-Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Personal income	81.32	38.12	49.73	21.36	355.09
Per capita personal income (dollars)	20.82	11.85	16.44	7.57	69.26
Private earnings	84.26	13.60	42.18	19.80	256.55
Mining	507.15	-95.66	110.77	153.03	40.43
Construction	84.36	-42.38	62.96	64.17	184.18
Manufacturing	175.30	-2.08	25.96	-26.04	151.14
Retail trade	51.93	10.24	23.32	-8.34	89.32
Services	86.20	81.25	54.58	52.66	696.37

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

Across the different sectors, there was considerable variation in the growth rates of real income over the study period. Clearly, the governmental and service sectors were the biggest beneficiaries of the shifts in the economic profile of the MSA. While some sectors did contract in real terms during the 1980s, most sectors did outpace inflationary effects for the study period. However, two areas of recent concern are retail and manufacturing. Both of these areas actually contracted in real terms since 2000.

Real per capita personal income was $2,047.7 in 1970. By 1980, it was $2,473.94. In 1990, real per capita personal income was $2,767. In 2000, real per capita income was $3,222. In the last year of the study period, real per capita personal income was $3,465.78 (Figure K.54 and Table K.26).

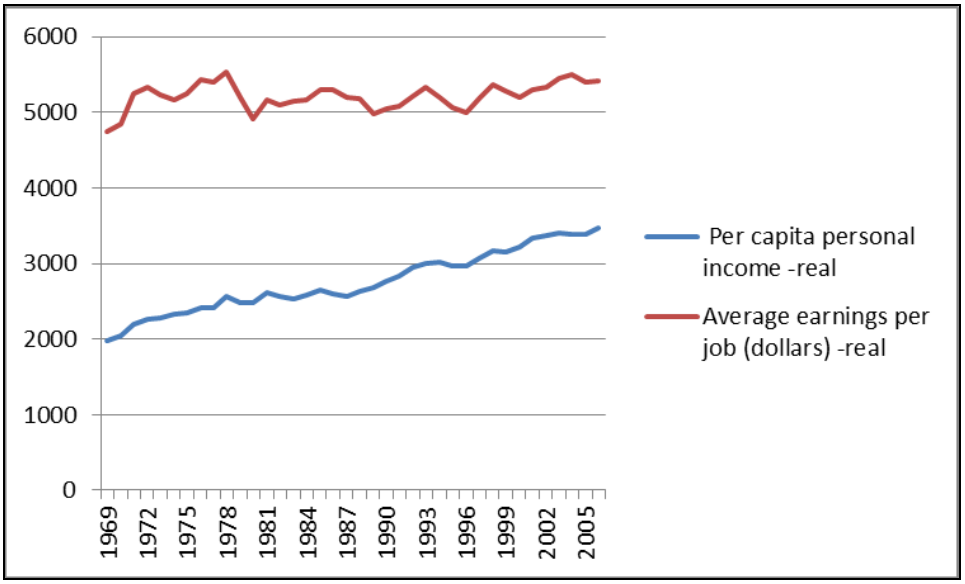

Figure K.54. Per Capita Personal Income and Average Earnings per Job-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of real growth, from 1970 to 2006, real per capita personal income increased 69.26%. From 1970 to 1980, the increase in real per capita personal income was 20.82%. From 1980 to 1990, real per capita personal income increased 11.85%. From 1990 to 2000, the increase was 16.44%. From 2000 to 2006, the increase was 7.57% (Figure K.55 and Table K.27).

Table K.26.

Per Capita Personal Income and Average Earnings Per Job –Real

	1970	1980	1990	2000	2006
Per capita personal income -real	1970.00	2047.66	2202.70	2256.46	2285.03
Average earnings per job (dollars)-real	4738.00	4849.42	5246.93	5328.38	5230.35

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

The real average earnings per job were $4,849.42 in 1970. In 1980, it was $4,918.34. By 1990, the real average earnings per job were $5,051.29. In 2000, real average earnings were $5,195.29. In 2006, real average earnings were $5,420.44 (Figure K.54 and Table K.26).

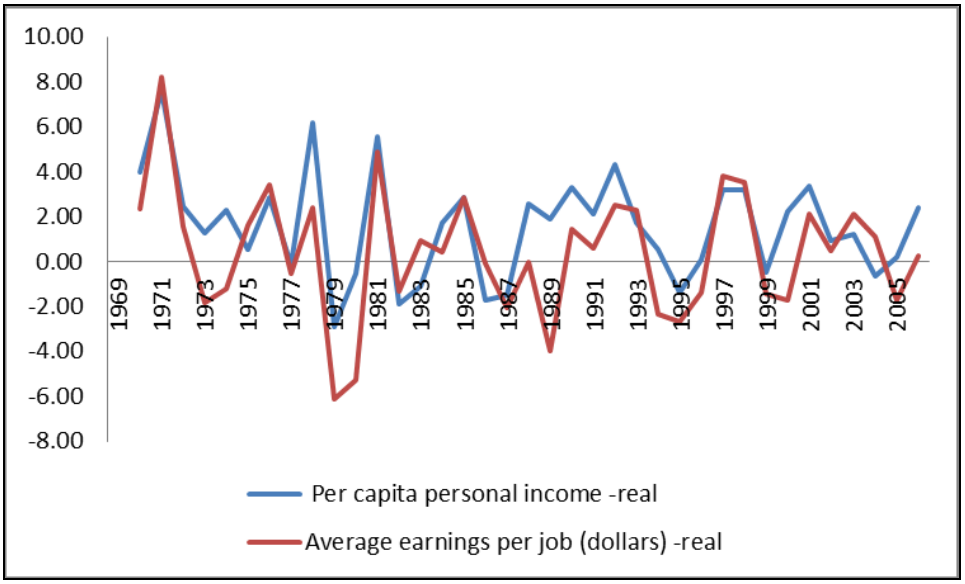

Figure K.55. Percent Change in Personal Per Capita Income and Average Earnings per Job-Real. Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

In terms of real growth, from 1970 to 2006, real average earnings per job increased 11.77% (Figure K.55 and Table K.27). From 1970 to 1980, the increase in real average earnings per job was 1.42%. From 1980 to 1990, real average earnings per job increased 2.72%. From 1990 to 2000, the increase was 2.84%. From 2000 to 2006, the increase was 4.33%. Clearly, the increase in the real earnings on a per job basis is much more modest and telling than any of the other growth rates reported. Basically, on a per job basis in real terms, workers in the Brownsville-Port Isabelle MSA barely out-paced inflation over the study period.

Table K.27.

Percent Change in Personal Per Capita Income and Average Earnings per job by Decade – Real

	Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change by decade 2000-2006	Percent change by decade 1970-2006
Per capita personal income -real	20.82	11.85	16.44	7.57	69.26
Average earnings per job (dollars) -real	1.42	2.72	2.84	4.33	11.77

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Regional Economic Information System, 1969-2006; Bureau of Labor Statistics, Consumer Price Index, 2009.

During the study period 1970-2006, the U.S. economy experienced significant increases in the general price level, inflation, as measured by the Consumer Price Index (CPI) for urban consumers and all goods (Figures K.56- K.57 and Table K.28). Overall, from 1970 to 2006, the

price index increased 339.5% measured in terms of dollars for January 1, 1970 (CPI=100, inflation adjustment is 1.00). The most pronounced episode of inflation occurred during the period 1970-1980, when prices increased 118.59% or an average of 8.13% per year. Several factors were responsible for the rapid increase in prices during this period. Two of the major factors were the impact of the oil embargoes on the U.S. economy and, perhaps more significantly, the extremely accommodative monetary policy pursued by the U.S. Federal Reserve Open Market Committee during this time.

Over the period 1980-1990, the total increase in prices eased somewhat in that the CPI increased a total of 54.7% from the level in 1980. This is an average annual increase of 4.46% per year. It is worth noting that while the average increase was only 4.46%, there were price increases in 1981, 1988, 1989 and 1990 that topped 5% per year.

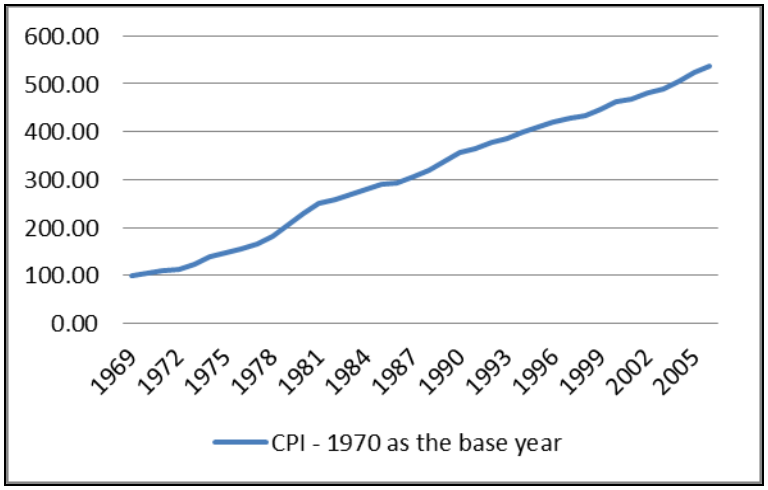

Figure K.56. CPI -January 1, 1970 base year. Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

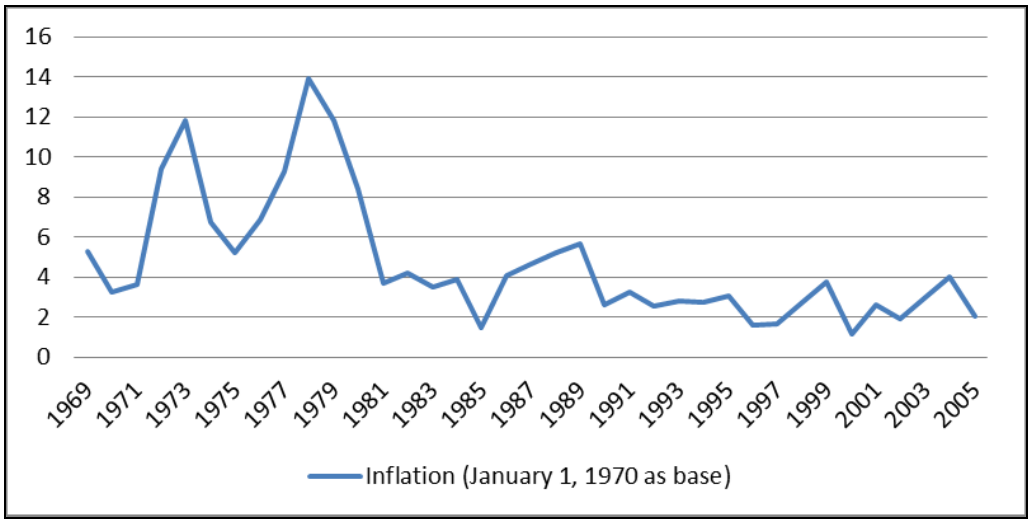

Figure K.57. Percent Change in the CPI (January 1, 1970 base). Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

Table K.28.

Percent Change in the Price Index by Decade

Percent change by decade 1970-1980	Percent change by decade 1980-1990	Percent change by decade 1990-2000	Percent change 2000-2006	Percent change 1970-2006
118.59	54.71	30.09	15.60	408.58

Source: Bureau of Labor Statistics, Consumer Price Index, 2009.

From 1990 to 2000, the CPI increased by 30.9% from the 1990 levels or an average of 2.7% per year. The 2000 to 2006 period has seen an increase in the CPI of 15.6% or an average 2.45% per year.

The Department of the Interior Mission

As the Nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering the sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The Department also has a major responsibility for American Indian reservation communities and for people who live in island communities.

The Bureau of Ocean Energy Management Mission

The Bureau of Ocean Energy Management (BOEM) works to manage the exploration and development of the nation's offshore resources in a way that appropriately balances economic development, energy independence, and environmental protection through oil and gas leases, renewable energy development and environmental reviews and studies.