

DRIPPING SPRINGS STATE OF THE CITY 2012



POPULATION

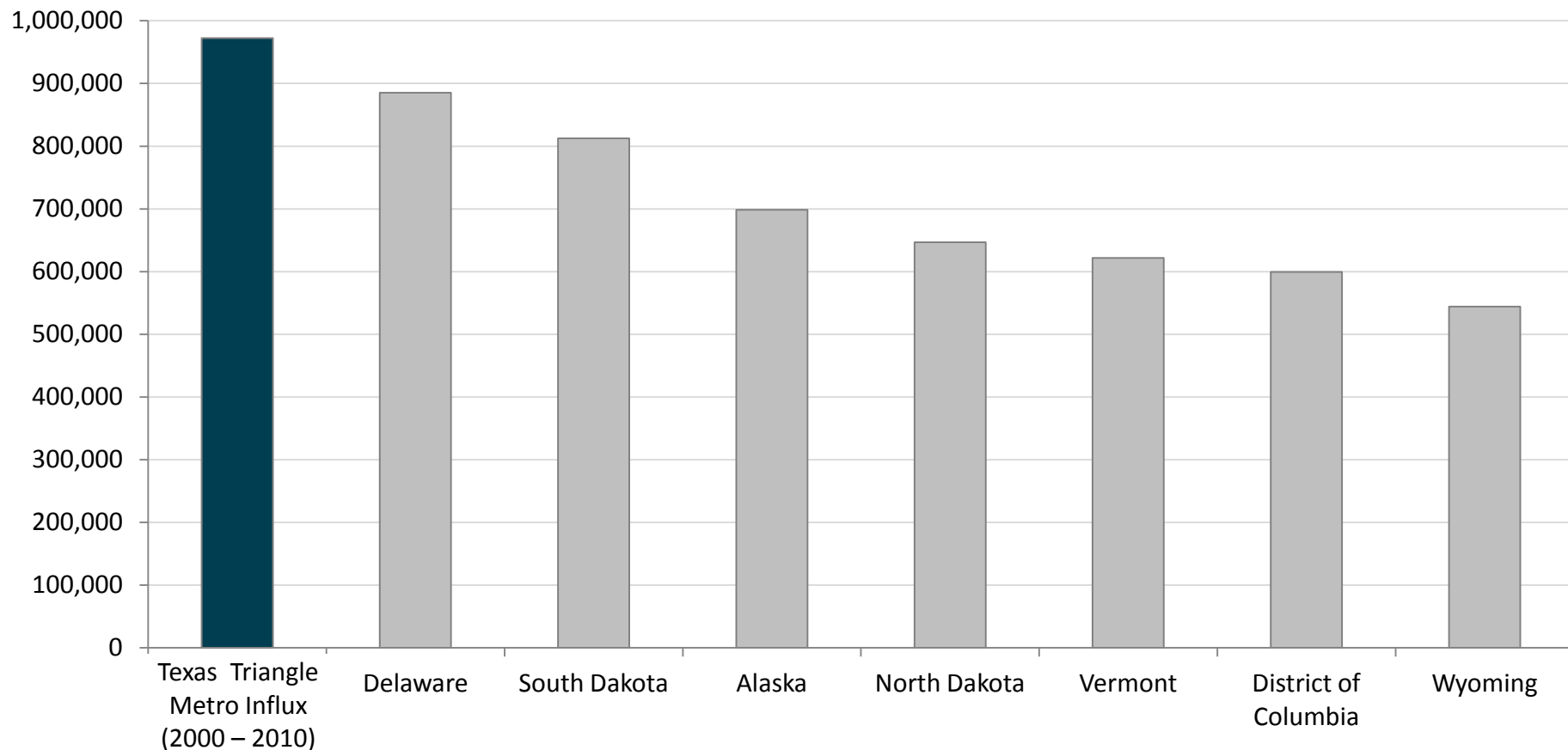


POPULATION – THE RISE OF TEXAS

Between 2000 and 2010, more than 972,000 people moved to the Texas Triangle's four major metropolitan areas—Austin, Dallas, Houston, and San Antonio. To put this number in perspective, the population of Delaware is just 885,000. In fact, the number of new residents that have moved to the Texas Triangle during the past decade is greater than the population of six states and the District of Columbia.



TEXAS MIGRATION SINCE 2000 COMPARED TO STATE POPULATIONS

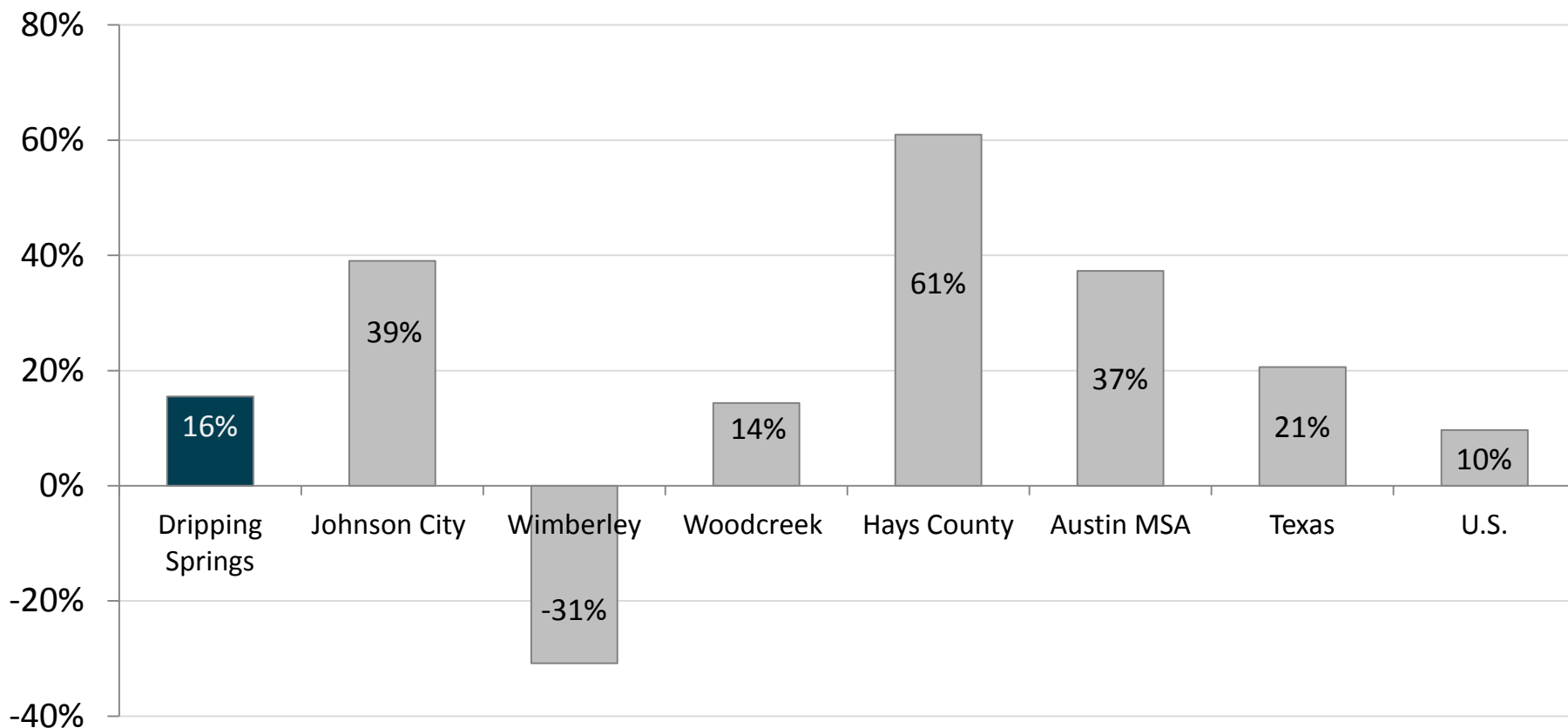


POPULATION – GROWTH (2000 to 2010)

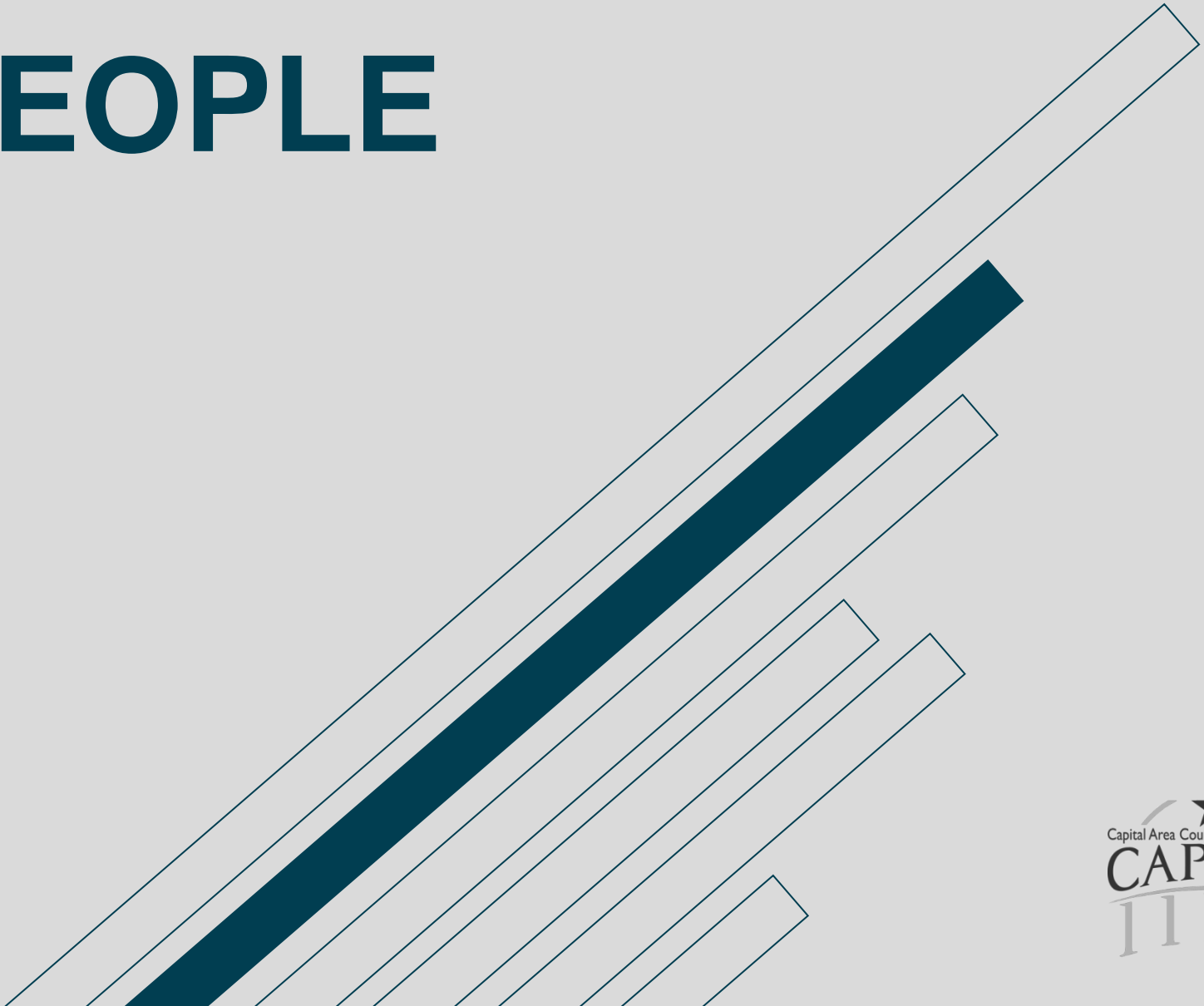
While Texas has experienced significant growth, the Austin MSA had outpaced Texas. Within Central Texas, Hays County experienced some of the highest levels of growth—between 2000 and 2010, the population increased by more than 60 percent. Little of this growth, however, occurred in Dripping Springs. During the past decade, the population of Dripping Springs increased nearly 16 percent. Such a rate of growth is about 60 percent higher than the U.S. average but less than half the regional average.



POPULATION GROWTH (2000 TO 2010)

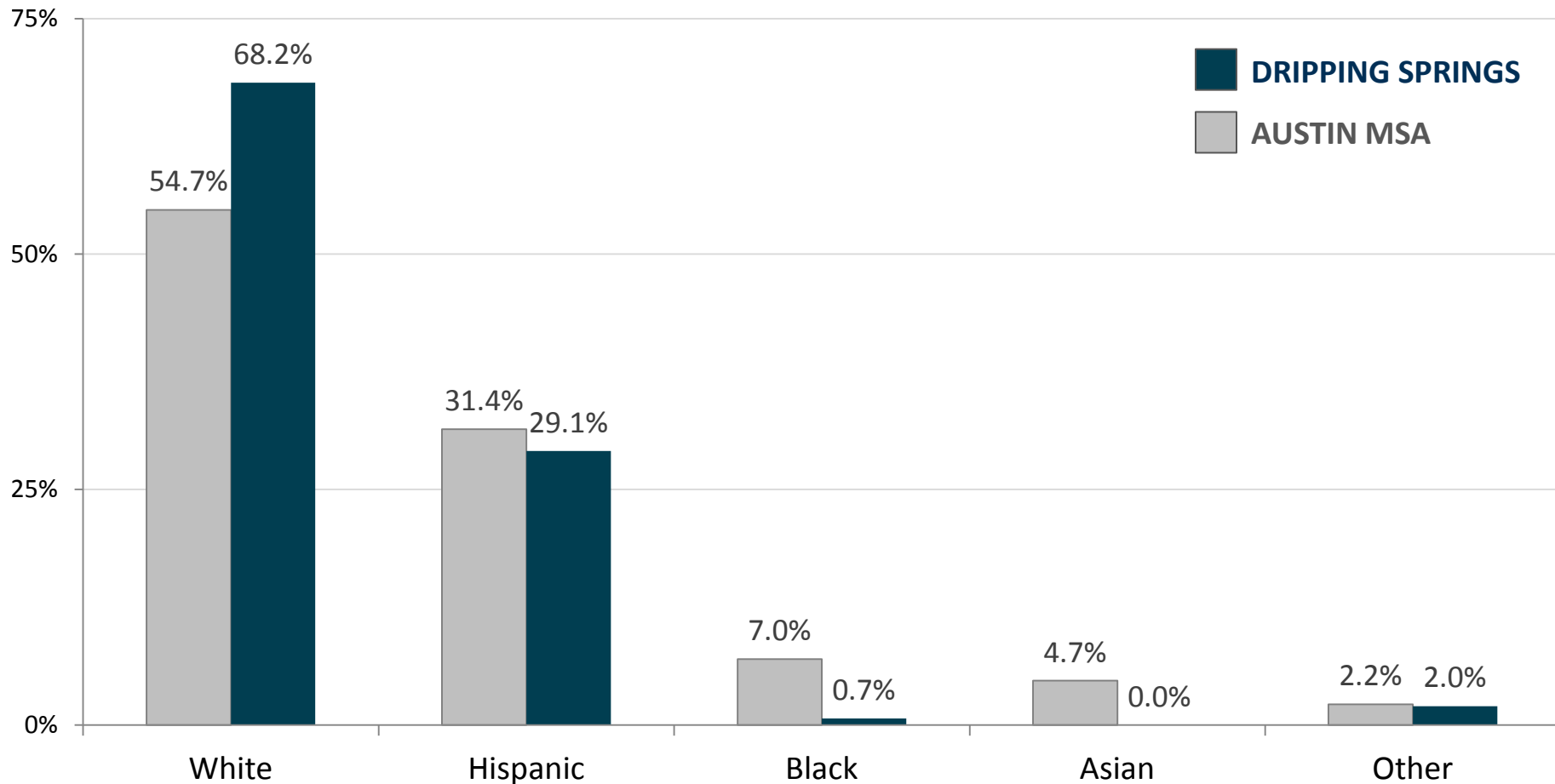


PEOPLE



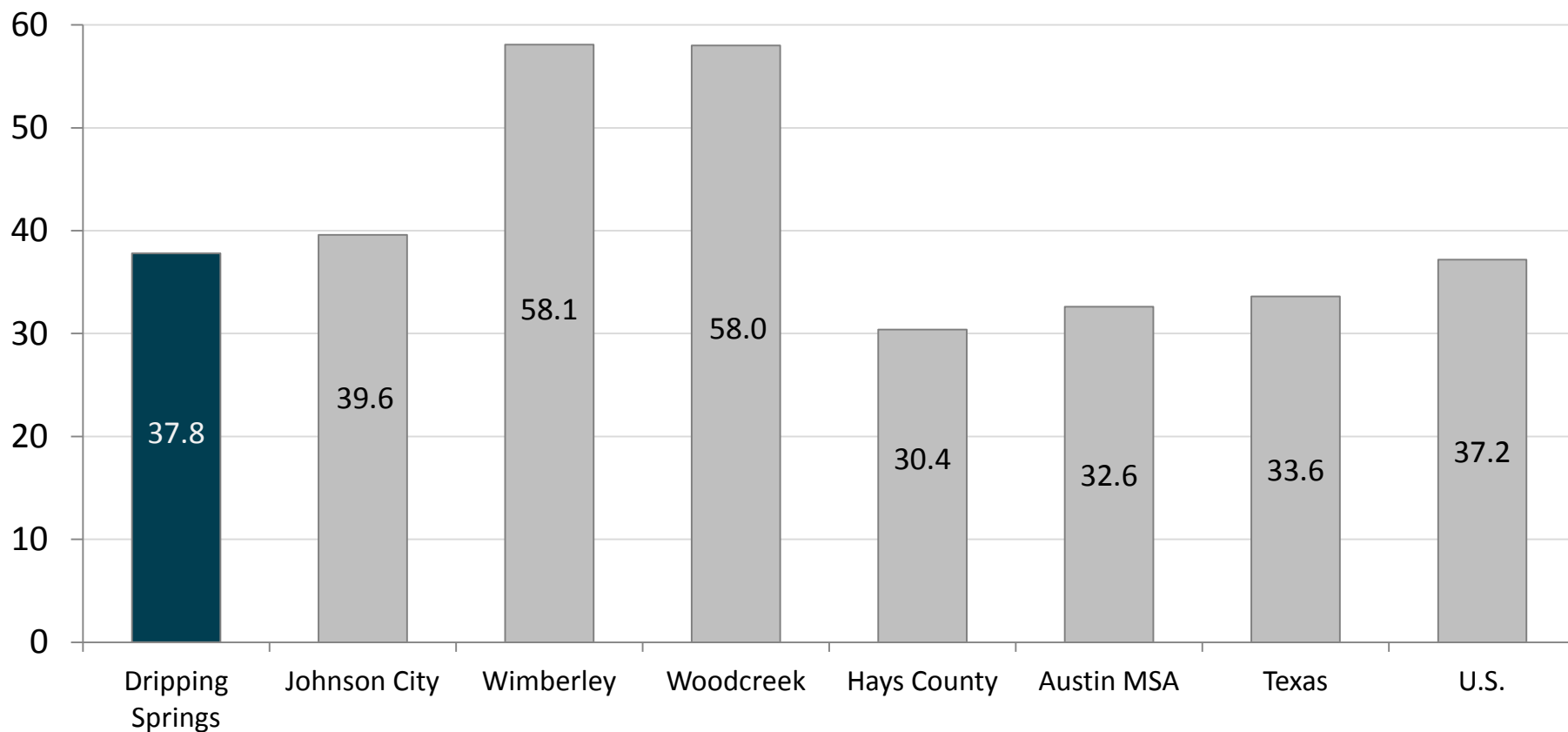
PEOPLE - RACIAL & ETHNIC COMPOSITION - 2010

The racial and ethnic composition of the City of Dripping Springs differs slightly from the regional average. The proportion of White residents in Dripping Springs, for example, is nearly 15 percent points higher than the average of the Austin metropolitan region. While the proportion of Hispanic residents in Dripping Springs is nearly identical to the regional average, Asian and Black residents represent a significantly smaller share of Dripping Springs' population than the regional average.



PEOPLE – MEDIAN AGE (2010)

With a median age of almost 38, the City of Dripping Springs is older than the Austin metropolitan region, the State of Texas and the US. Within the Austin metropolitan region, Hays County is a comparatively young community. The median age in Dripping Springs, however, is more than 7 years higher than the figure for Hays County.

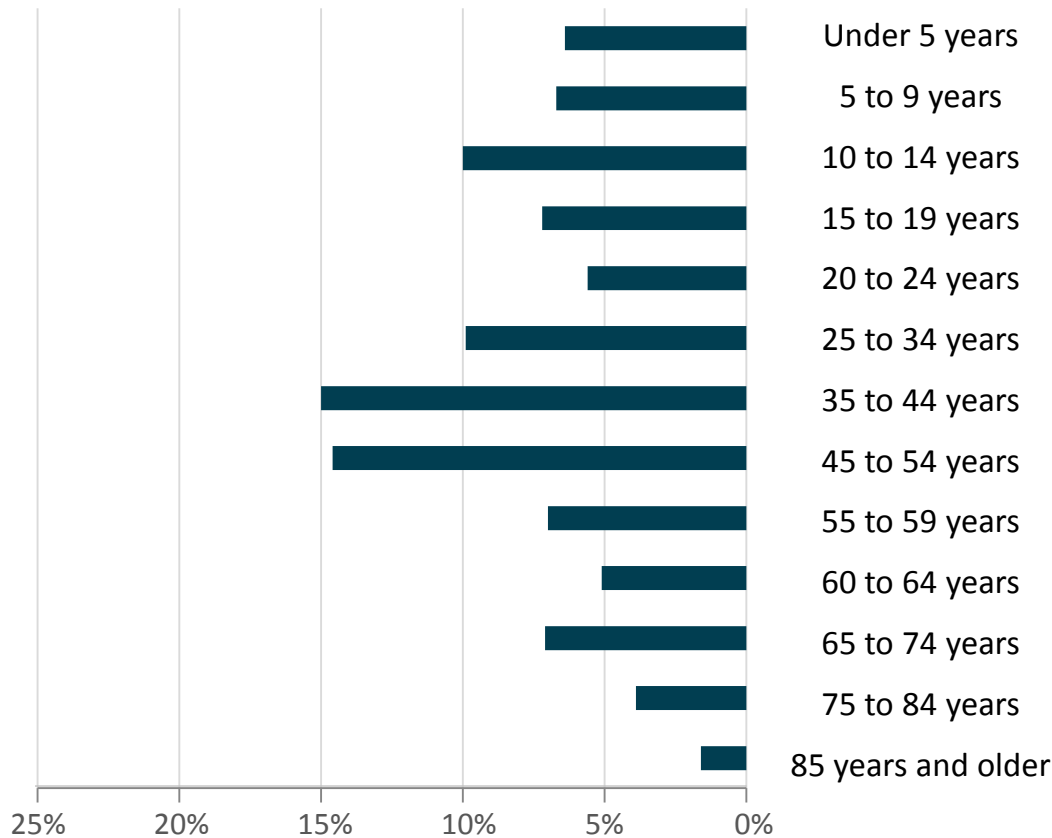


PEOPLE – AGE DISTRIBUTION (2010)

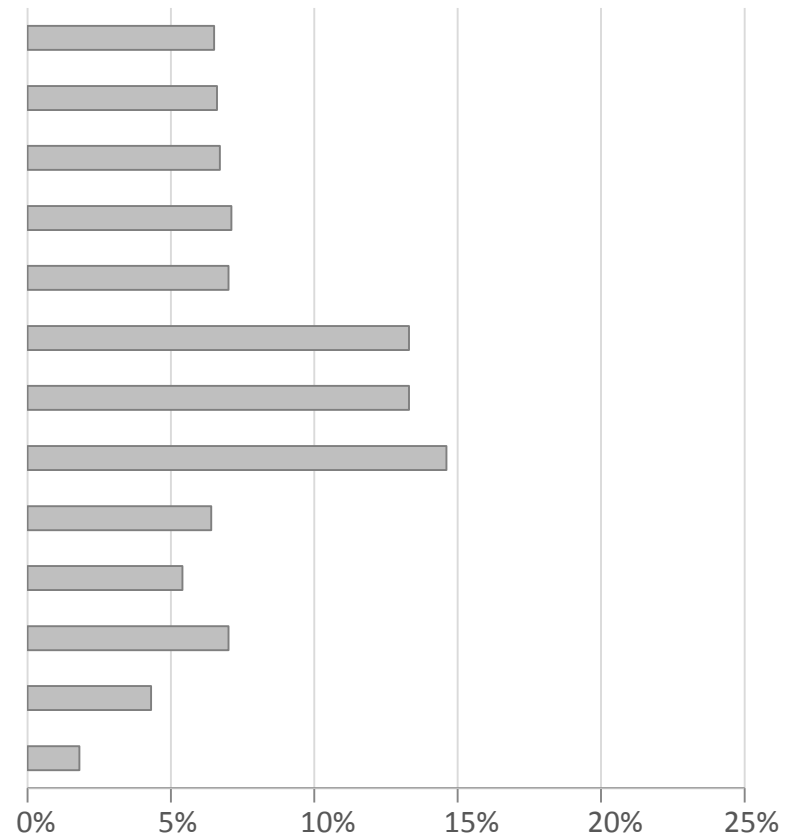
To a rather remarkable extent, the age distribution of Dripping Springs mirrors that of the national overall. In most instances, the proportion of Dripping Spring residents within a specific age bracket differs from the national average by no more than 1 percentage point. Exceptions include people between the ages of 10 and 14 (Drippings Springs has more residents within this category) and individuals age 25 to 34 (Drippings Springs has fewer residents within this category).



CITY OF DRIPPING SPRINGS

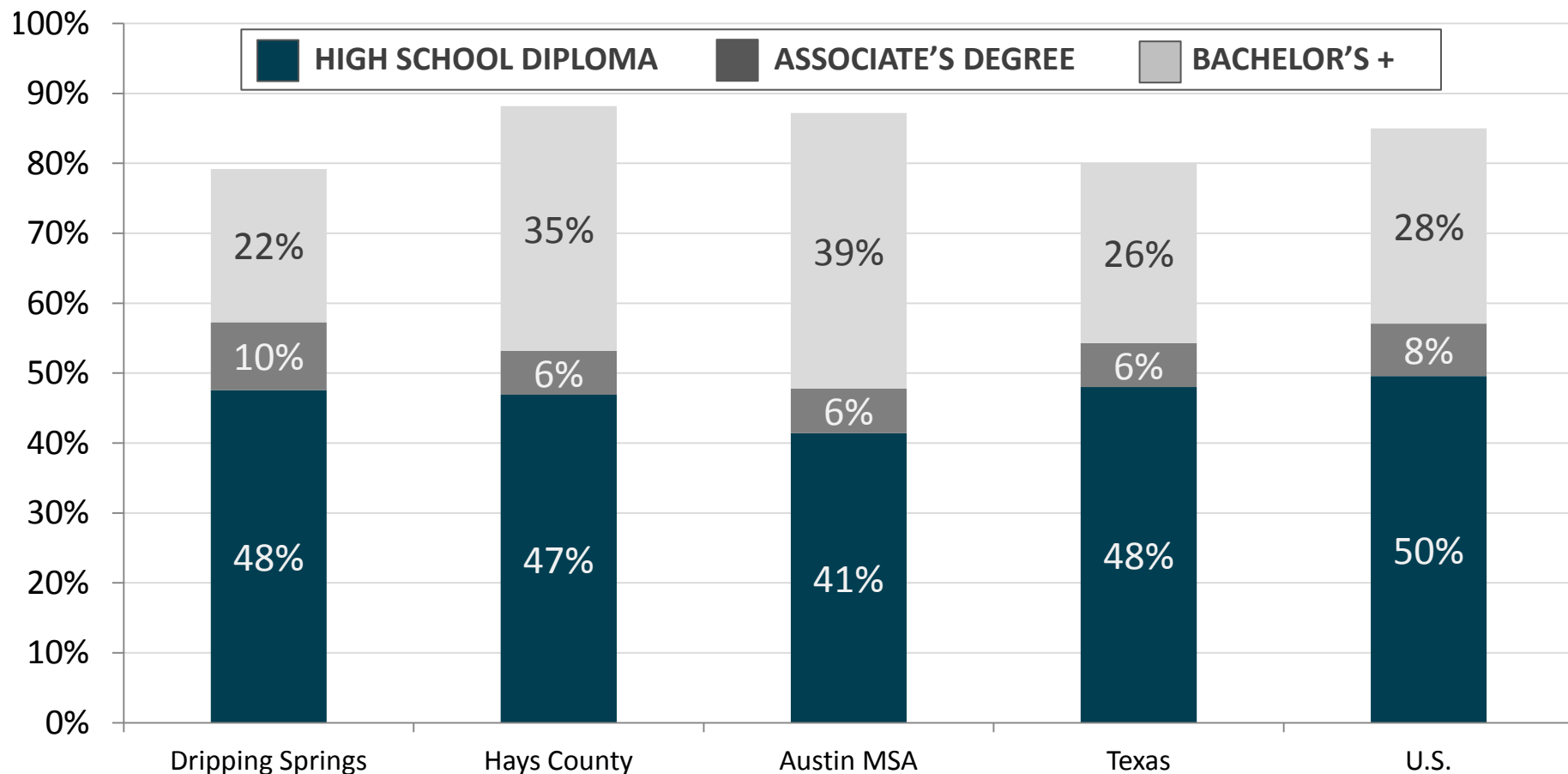


U.S.

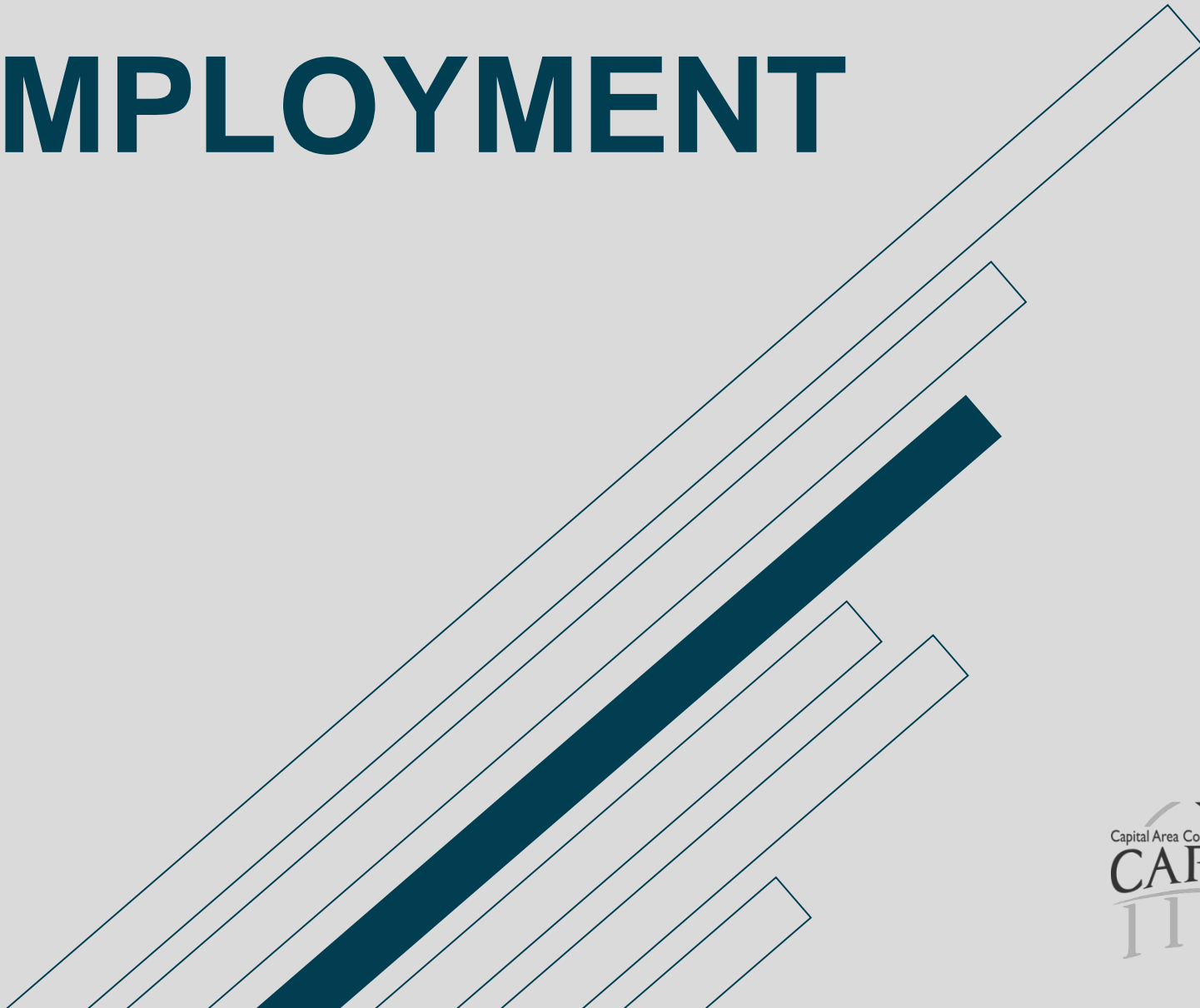


PEOPLE – EDUCATIONAL ATTAINMENT (2010)

Levels of educational attainment within Dripping Springs are typically lower than the regional average, but comparable to national statistics. High school represents the highest level of educational attainment for just under half of Dripping Springs residents, a proportion that is in line with the national average. Approximately 10 percent of Dripping Springs' population possesses a two-year degree. Just under one in four residents in Dripping Springs have a four-year degree, 17 percent points below the average of the entire Austin metropolitan region.

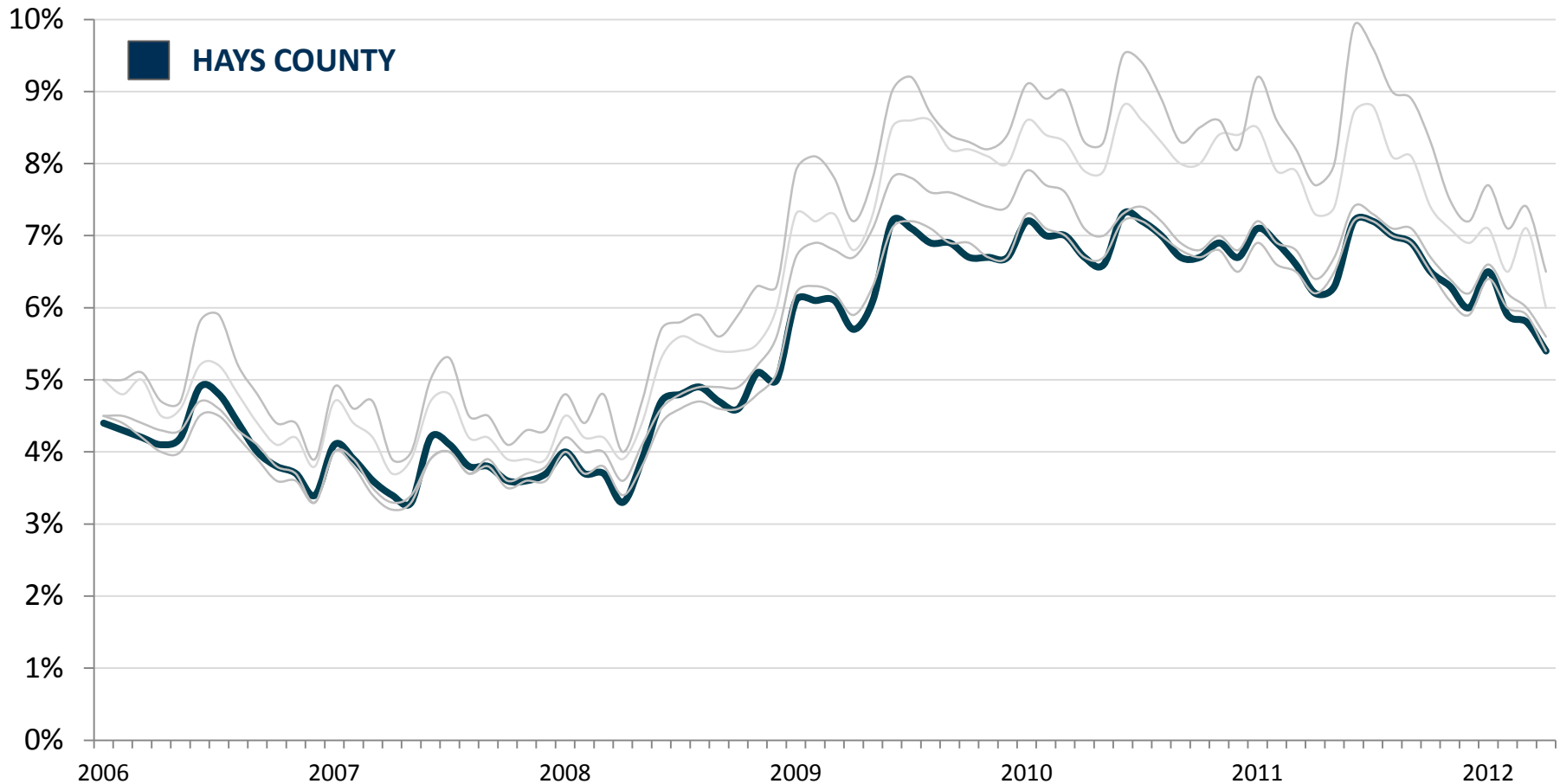


EMPLOYMENT



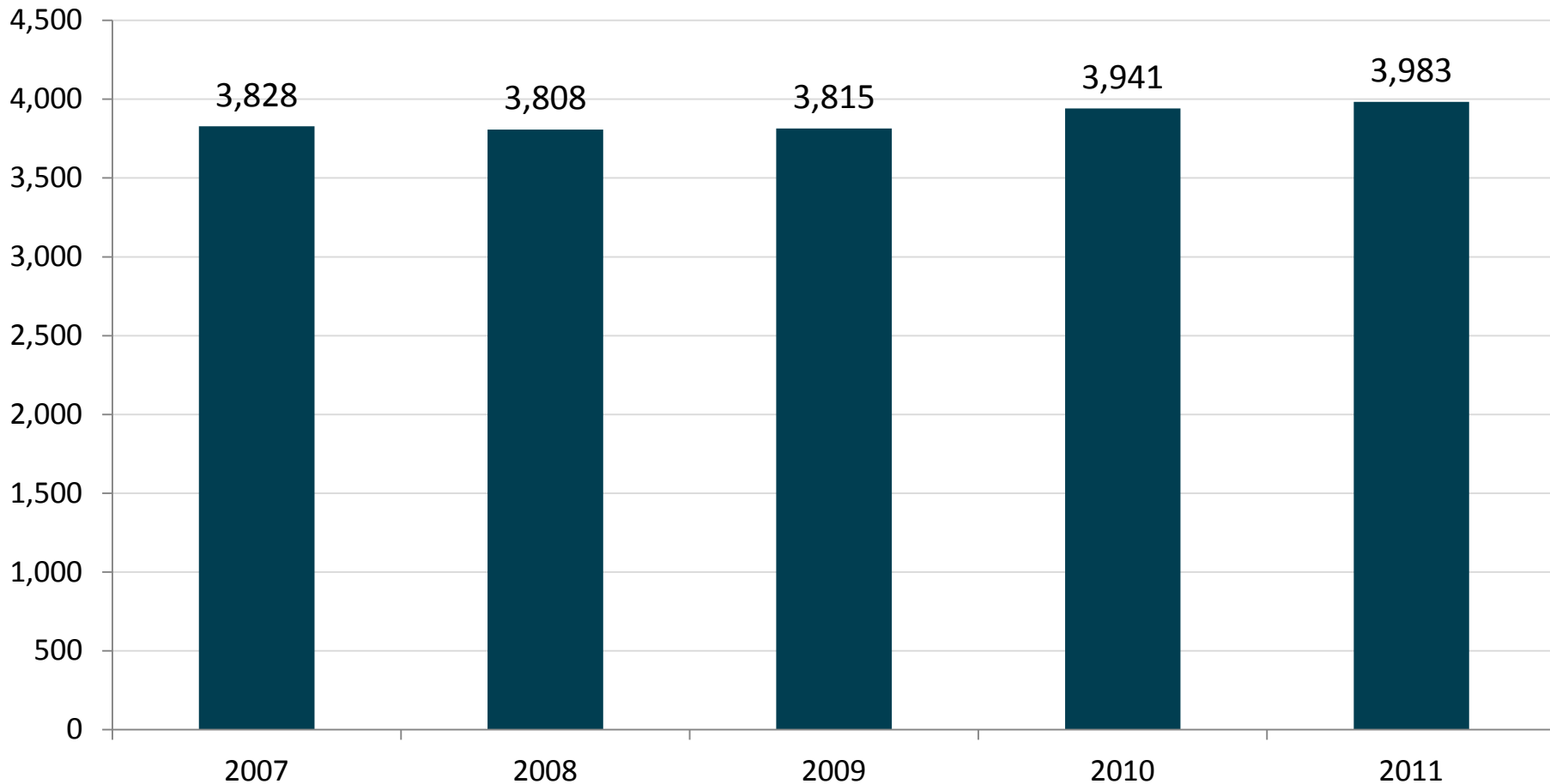
UNEMPLOYMENT – 2006 - 2012

During the past five years, the unemployment rate of Hays County has remained among the lowest in the five-county Austin metropolitan region. Today, the unemployment rate in Hays County is approximately 6 percent, below the national average and regional average.



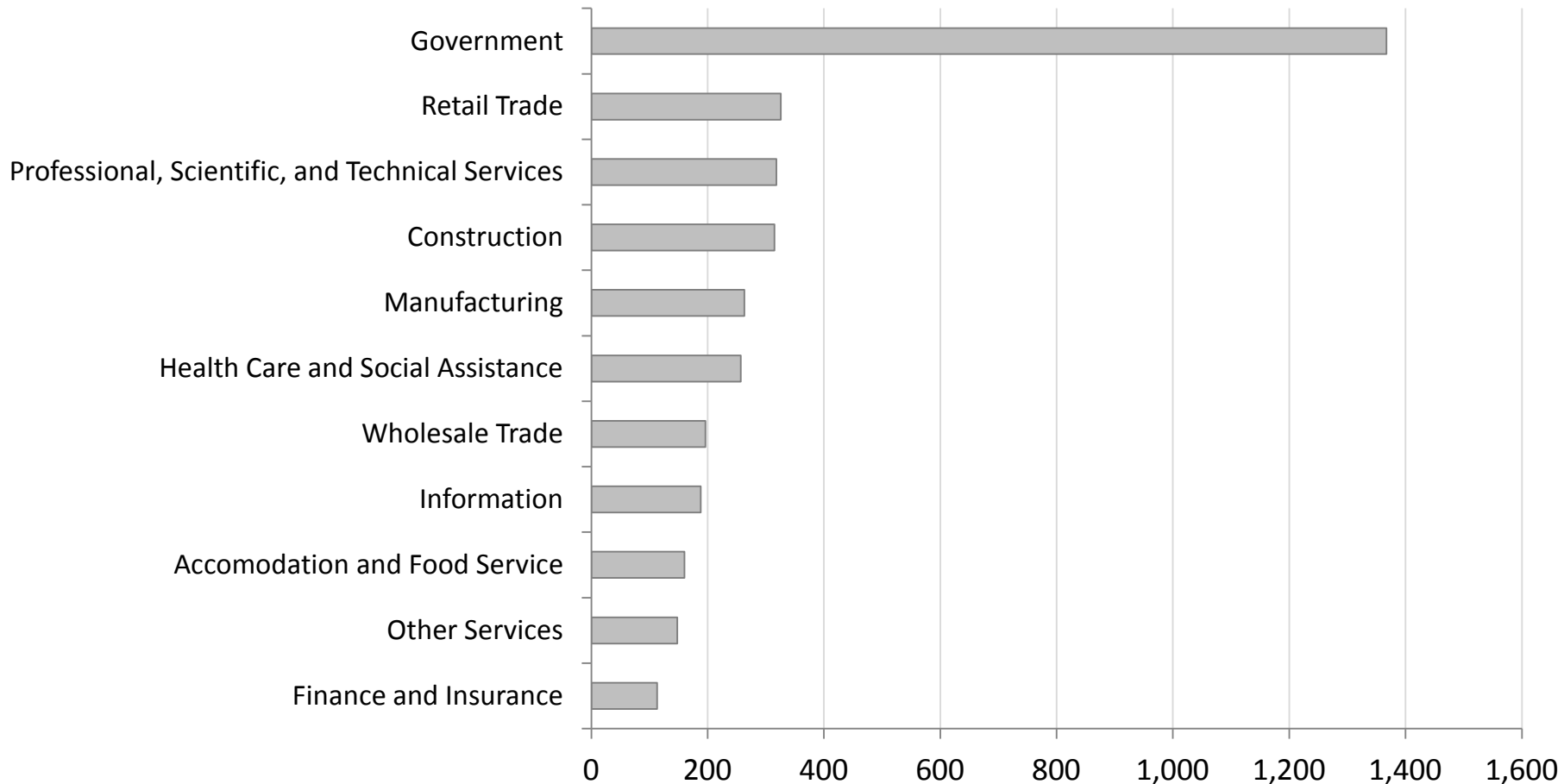
EMPLOYMENT – 2007 - 2011

Since 2007, employment in Dripping Springs (zip code 78620) has remained relatively constant. After a very slight dip in employment in 2008, Dripping Springs has added nearly 200 jobs. In many other regions within the country, employment levels today remain significantly below their pre-recession high. The City of Dripping Springs, however, has proven rather resilient in spite of the economic downturn.



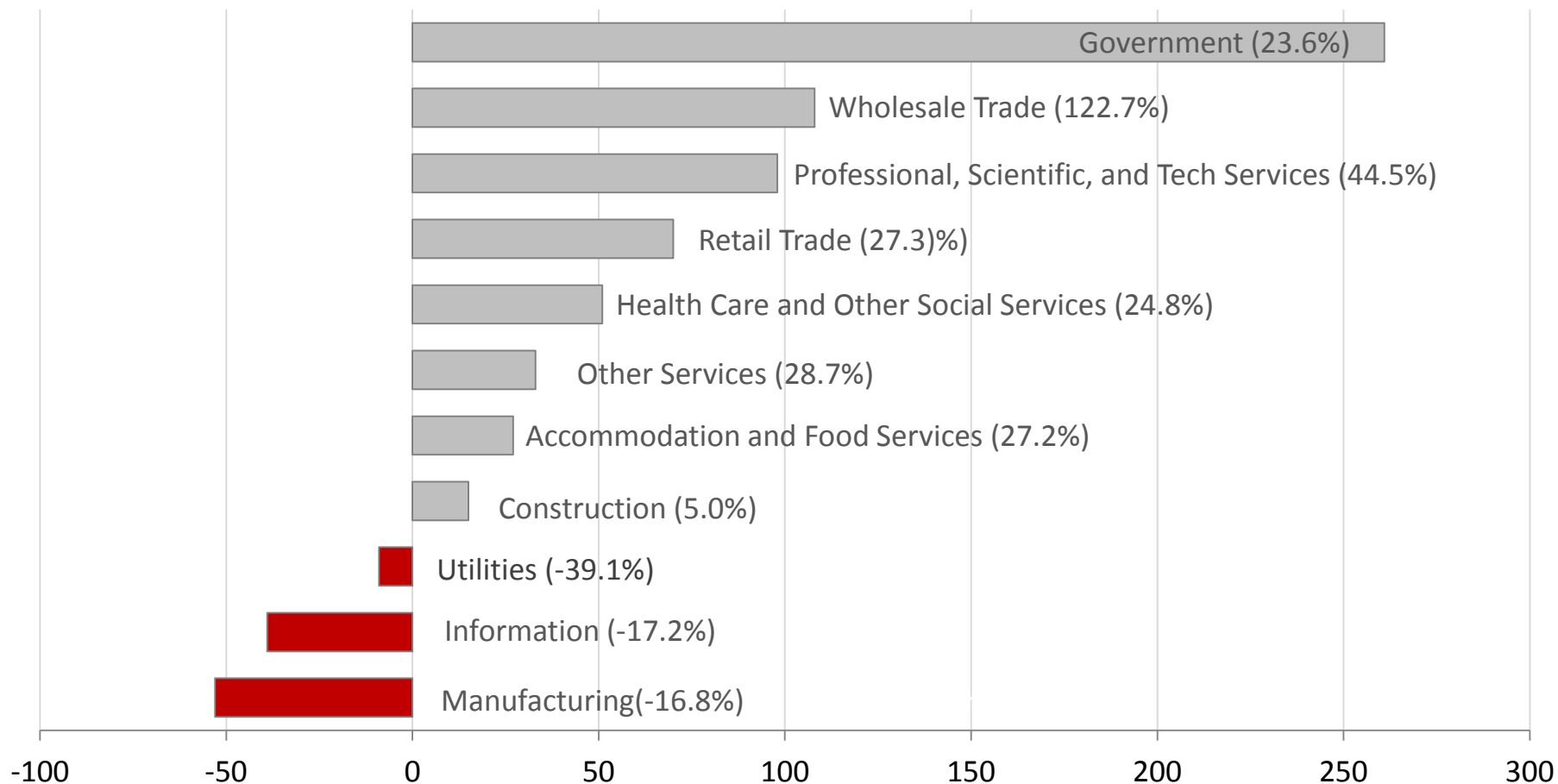
EMPLOYMENT BY INDUSTRY (2011)

Government is the largest single employment sector within Dripping Springs—more than one in three jobs within city are in government. Within the private sector, the largest three employment sectors include retail trade, professional, scientific, and technical services, and construction.



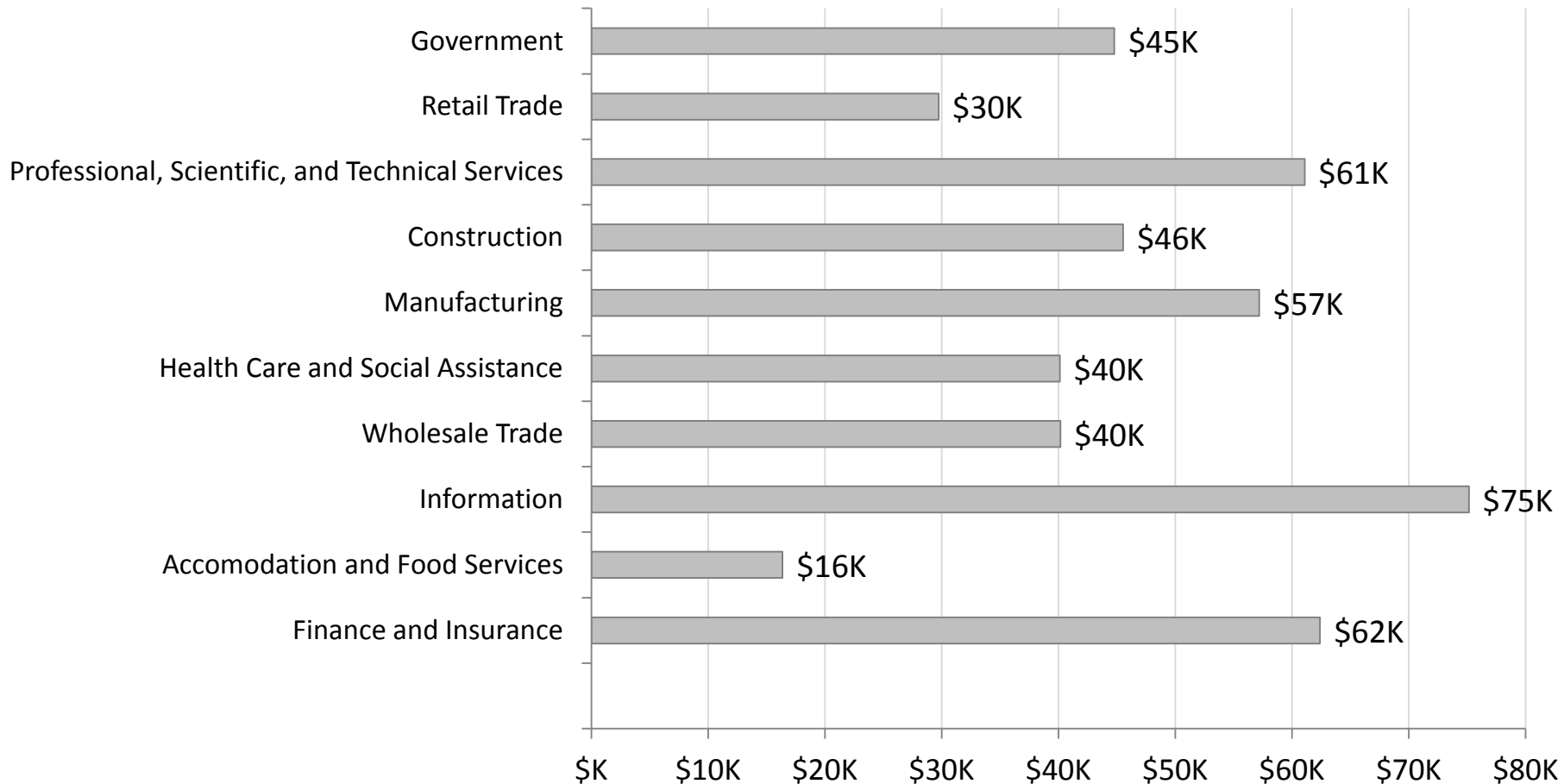
EMPLOYMENT BY INDUSTRY (2006 – 2011)

While the employment in Dripping Spring's government sector has increased by nearly 25 percent in the past five years, in percentage terms the growth of most private sector industries has been even greater. In absolute terms, wholesale trade has enjoyed the largest gains among private sector industries, followed by professional, scientific & technology services and retail trade. During this period, three sectors posted net employment declines—Utilities, Information, and Manufacturing.

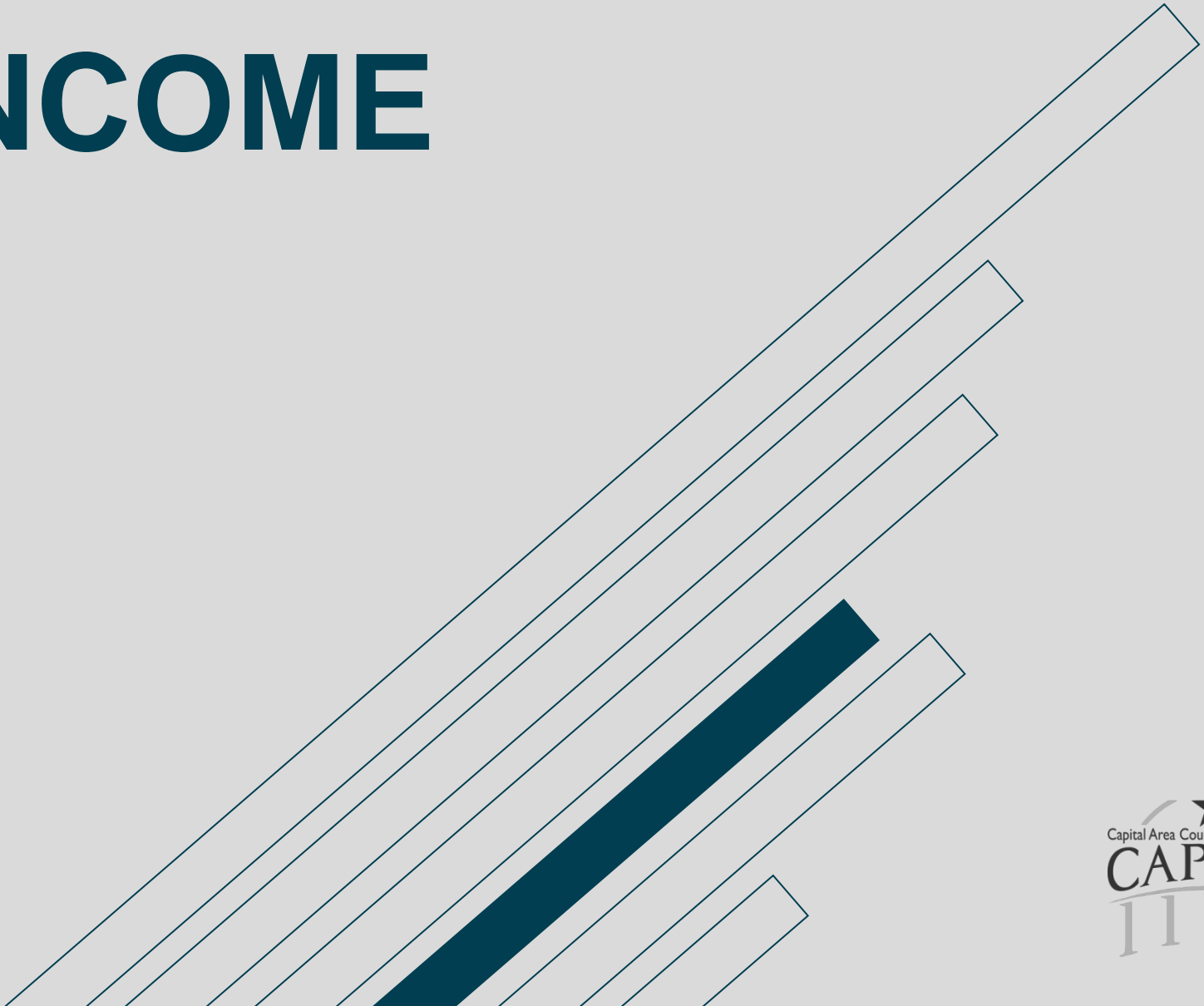


WAGES BY INDUSTRY (2011)

Wages in Lockhart differ significantly between various industries. The average salary for the highest-paying employment sector in Dripping Springs (Information) is approximately \$75,000—nearly 5 times the average salary of the lowest-paying employment sector within Lockhart, Accommodation & Food Services. Notably, the largest private employment sectors (Retail Trade) has the second lowest average wages in Lockhart.

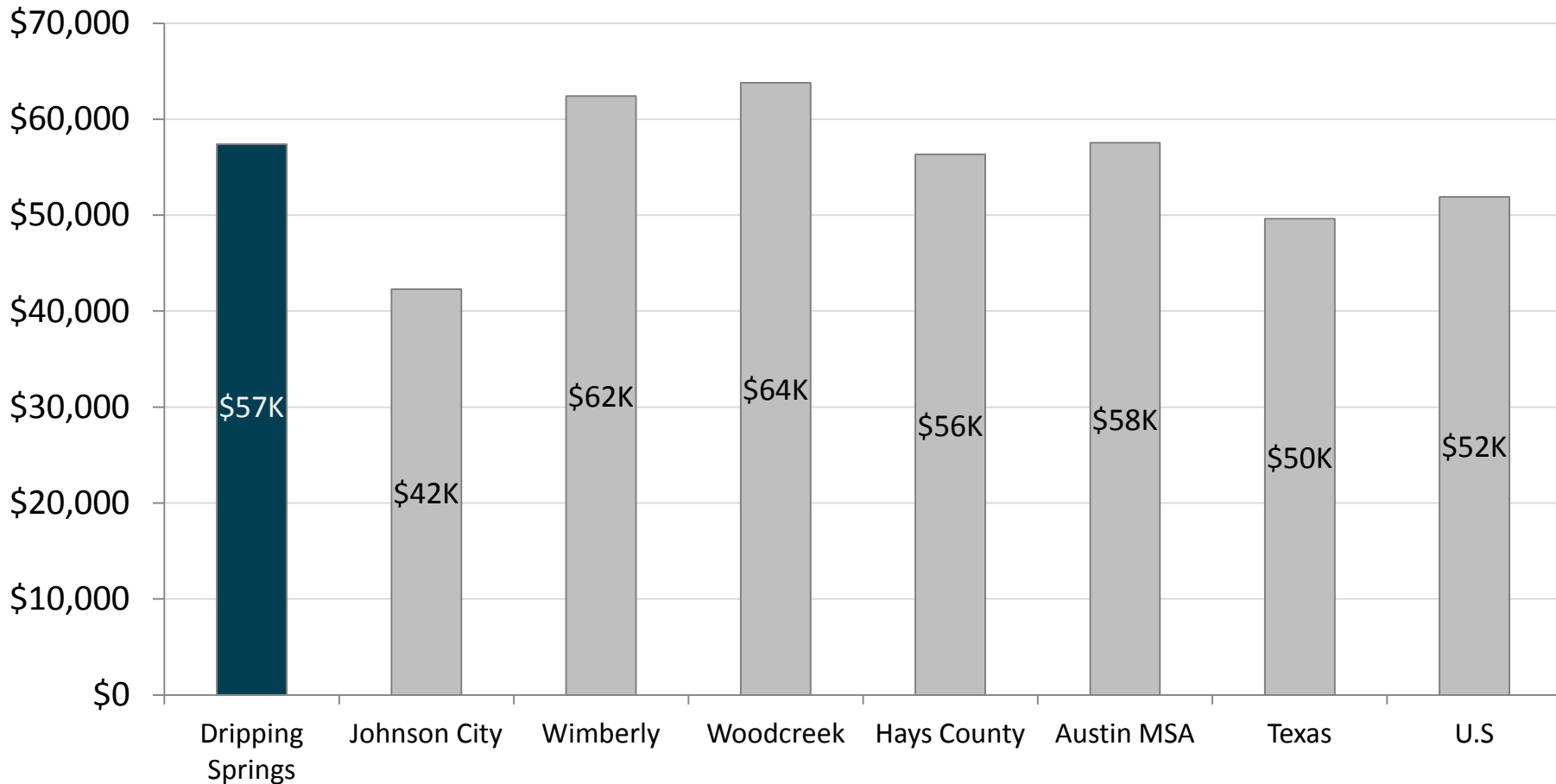


INCOME



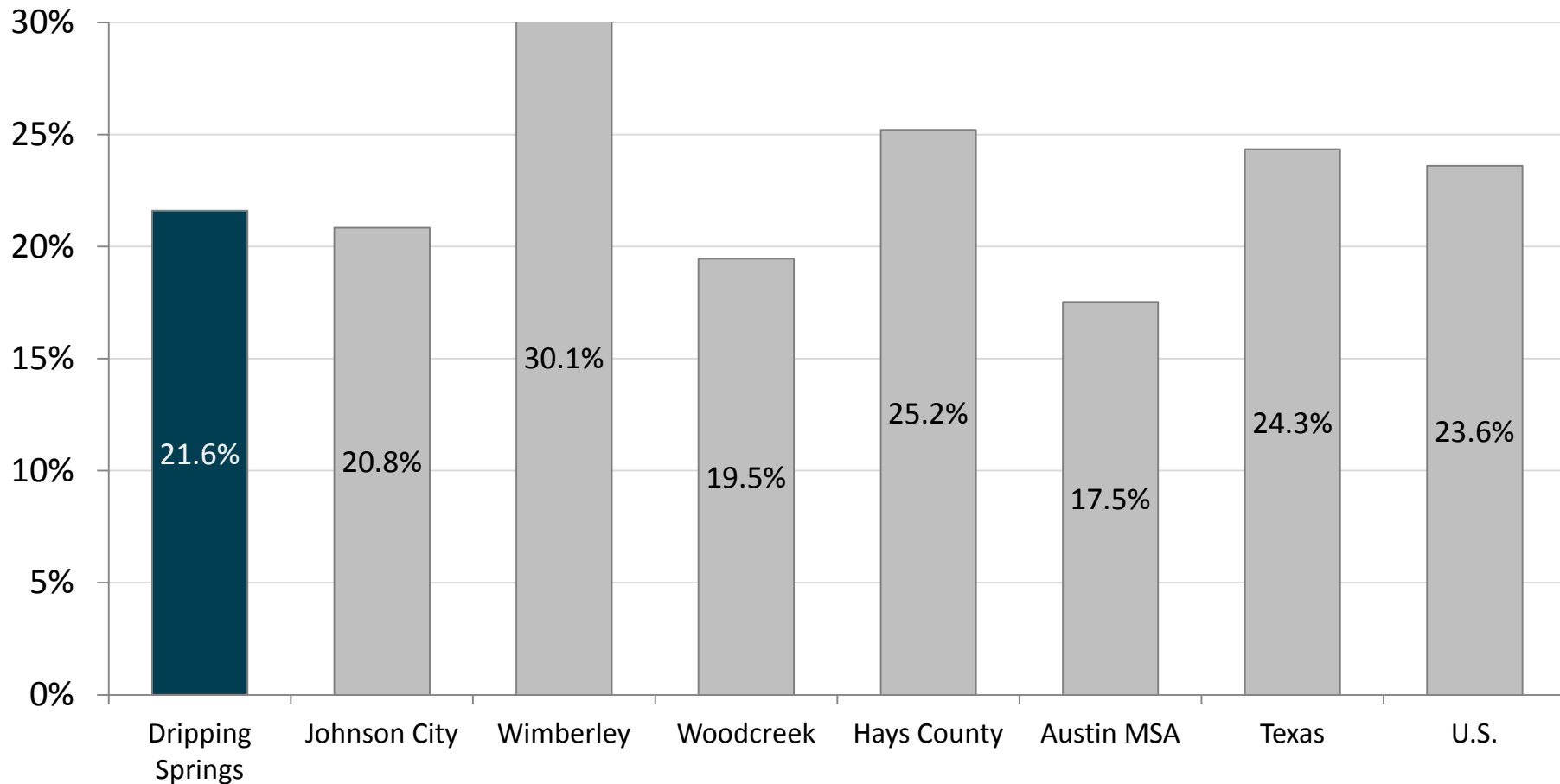
MEDIAN HOUSEHOLD INCOME (2010)

Median household income in Dripping Springs is approximately \$57,000, similar to the figure for the Austin metropolitan region (\$57,561). Median household income in Dripping Springs is higher than comparable figures for both the State of Texas and the US.



CHANGE IN MEDIAN HOUSEHOLD INCOME (2000 vs. 2010)

During the past decade median household income in Dripping Springs has risen faster than the comparable income statistics for the Austin metropolitan region. On a non-adjusted basis, Dripping Springs's median household income increased by approximately 22 percent. While household income rose even faster in Hays County, Texas, and the US during this period, all three benchmark regions have lower median household figures than does Dripping Springs.



HOUSING

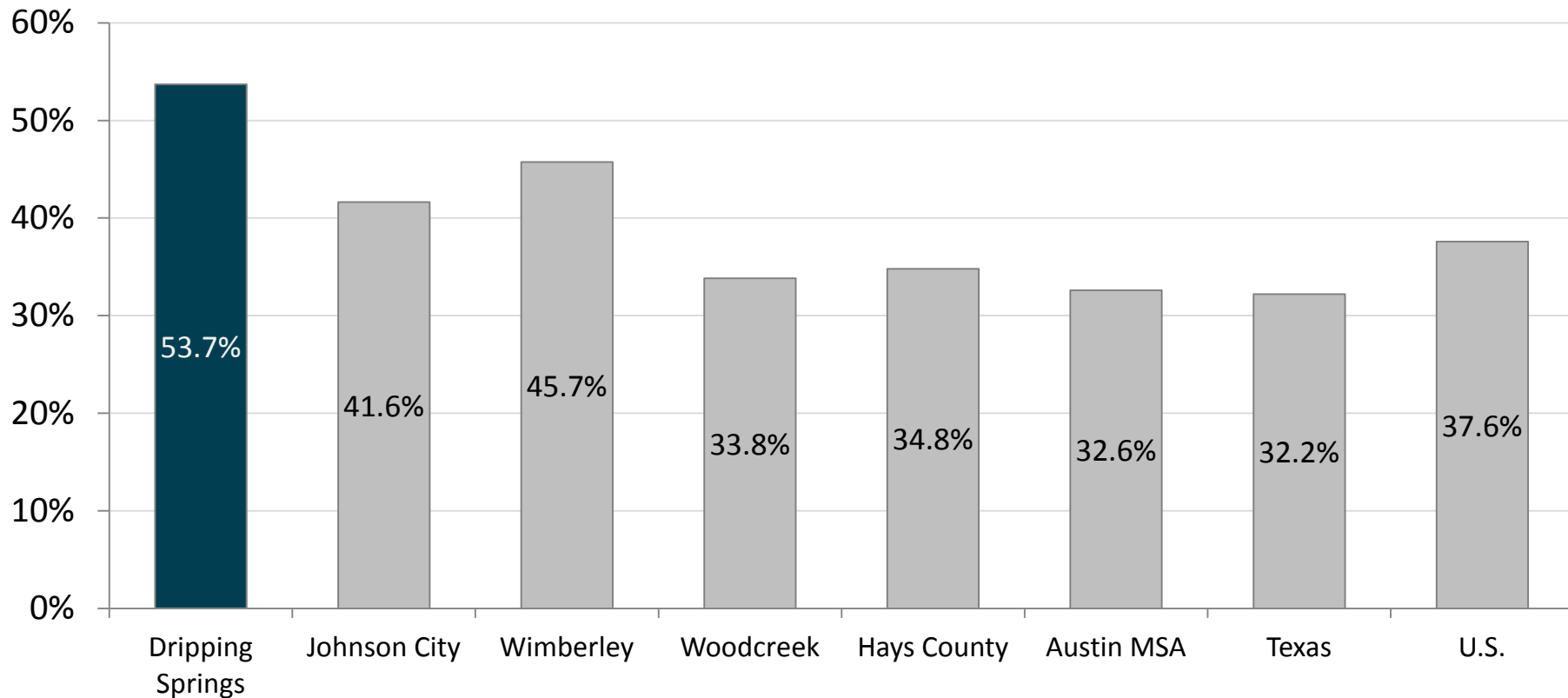


HOUSING AFFORDABILITY (2010)

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families and individuals who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. In 2010, 53.7 percent of homeowners in Dripping Springs with a mortgage spent more than 30 percent of their income on housing—a substantially higher proportion than Hays County as a whole, the Austin metropolitan area, Texas and the US.



— PERCENTAGE OF HOMEOWNERS WITH A MORTGAGE THAT SPEND MORE THAN 30% OF INCOME ON — HOUSING

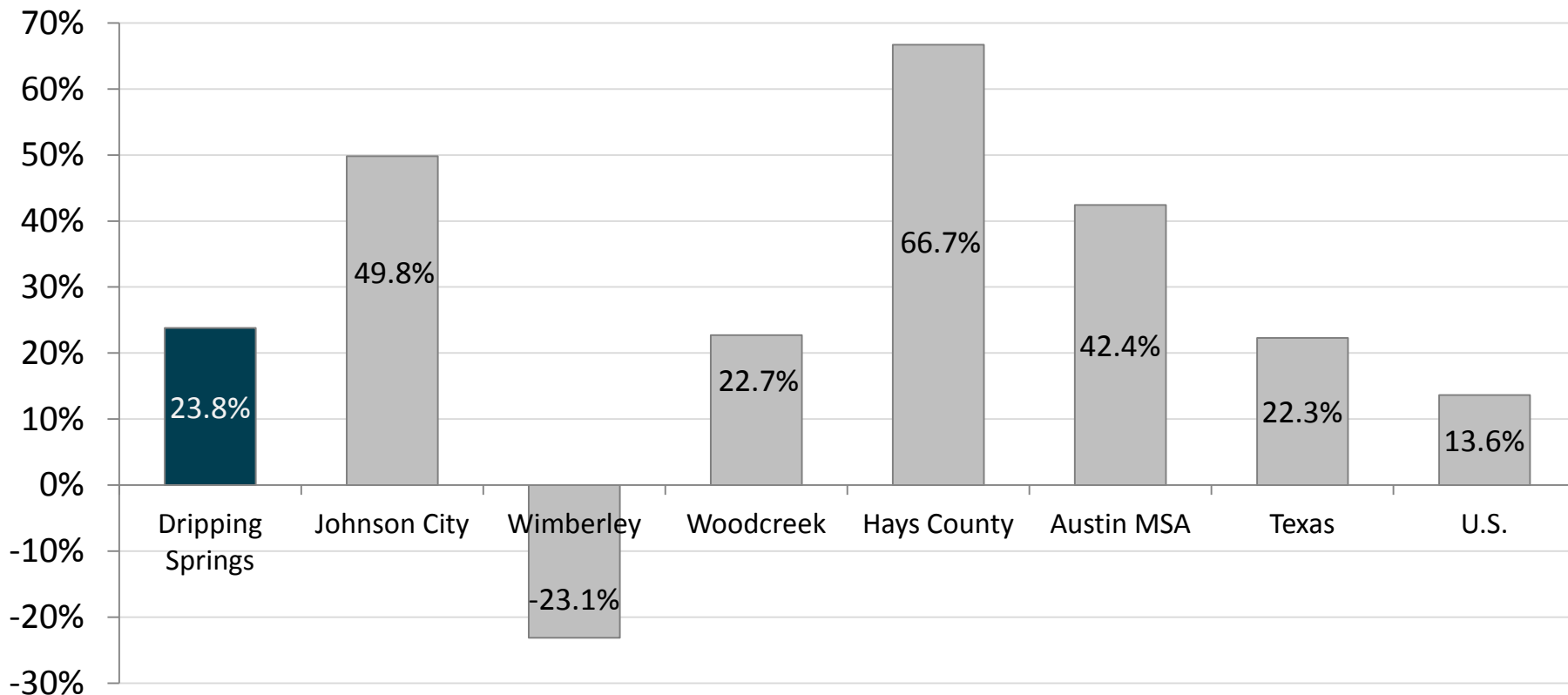


HOUSING GROWTH (2000-2010)

Since 2000, the number of housing units in Dripping Springs grew by approximately 24 percent. This is significantly lower than Hays County as a whole, but similar to Texas. Furthermore, the increase in housing units within Dripping Springs is comparable to the rise in population, suggesting that Dripping Springs is enjoying sustainable growth in its housing stock.



HOUSING UNIT GROWTH (2000-2010)

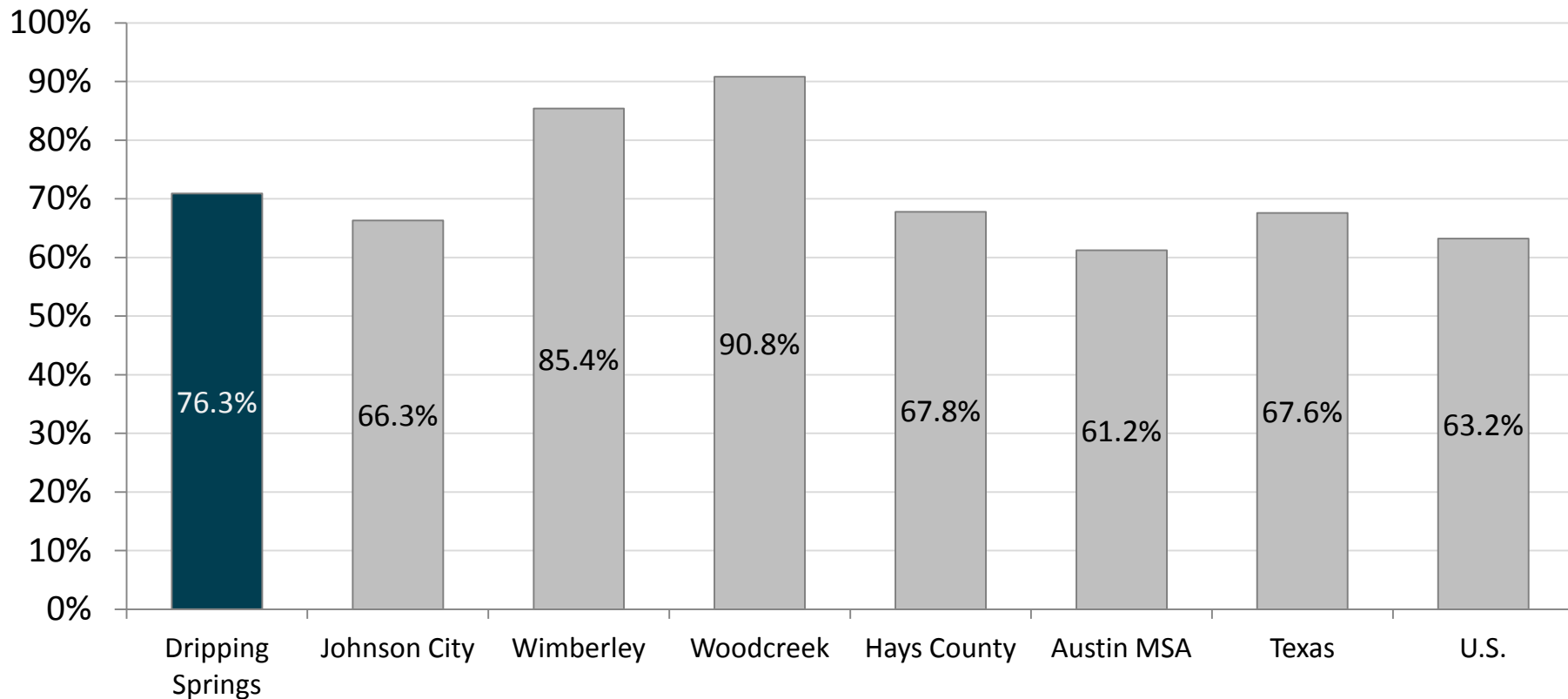


SINGLE FAMILY (2010)

More than 75 percent of housing units in Dripping Springs are single-family detached homes. The figure is higher than in Hays County, although lower than several other cities of similar size, including Lago Vista and the City of Burnet.



PERCENTAGE OF HOUSING UNITS THAT ARE SINGLE FAMILY DETACHED (2010)

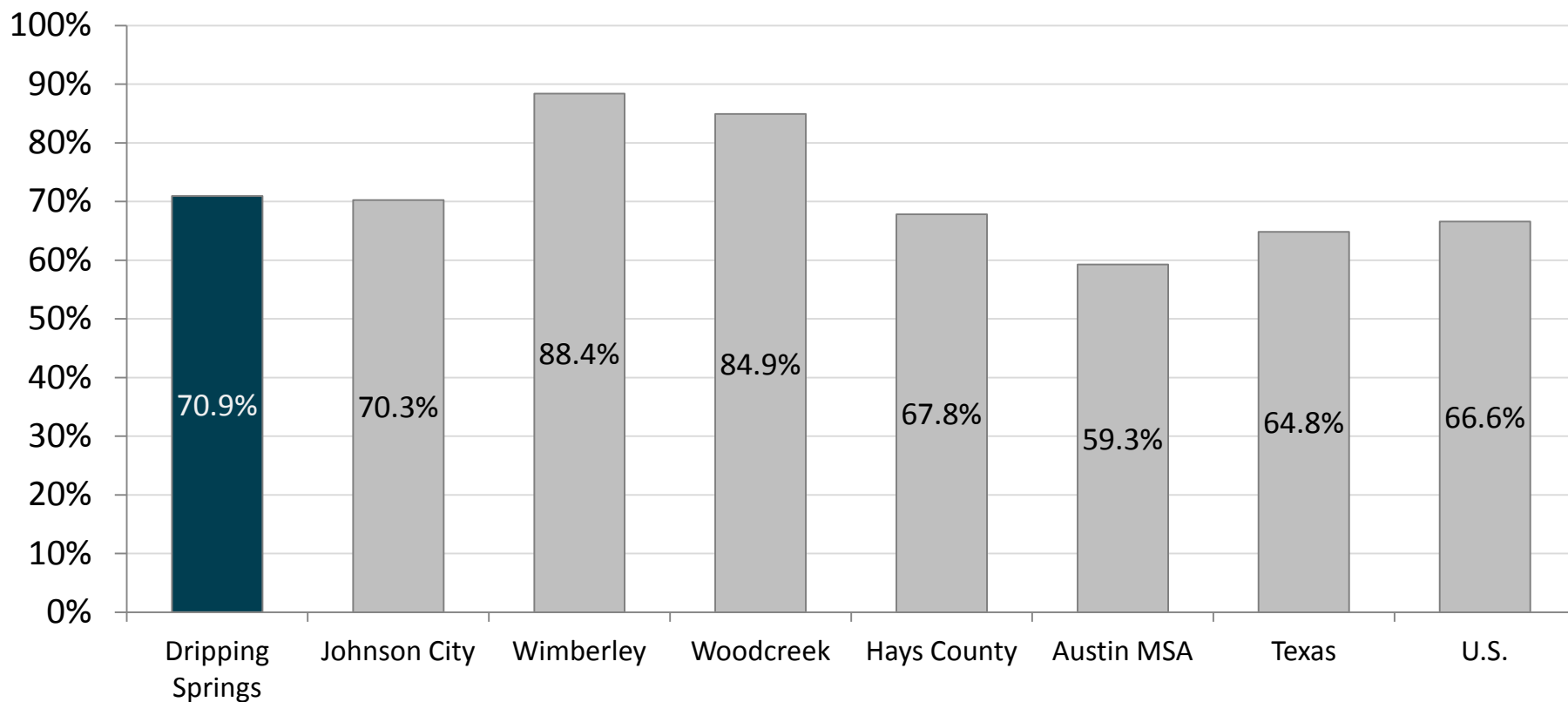


OWNER OCCUPIED HOUSING (2010)

Dripping Springs also has a higher level of owner-occupied housing units than the average for Hays County. With approximately 71 percent of the units owner occupied, the homeownership rate in Dripping Springs is lower than several regional cities of similar size, including Lago Vista and the City of Burnet.



PERCENTAGE OF OCCUPIED HOUSING UNITS THAT ARE OWNER OCCUPIED (2006/2010)

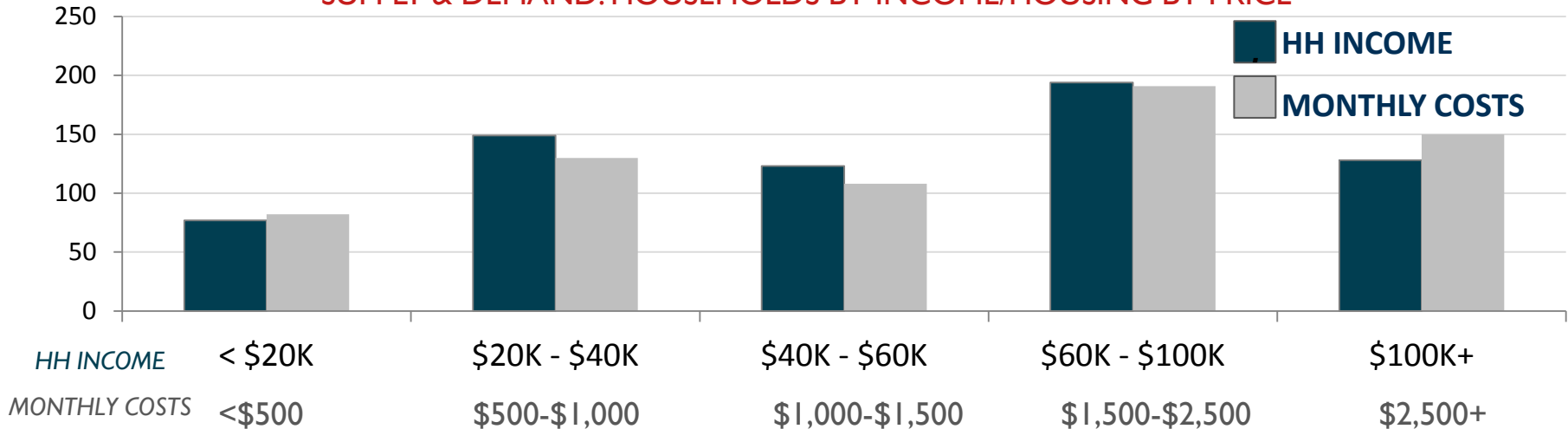


HOUSING: SUPPLY & DEMAND

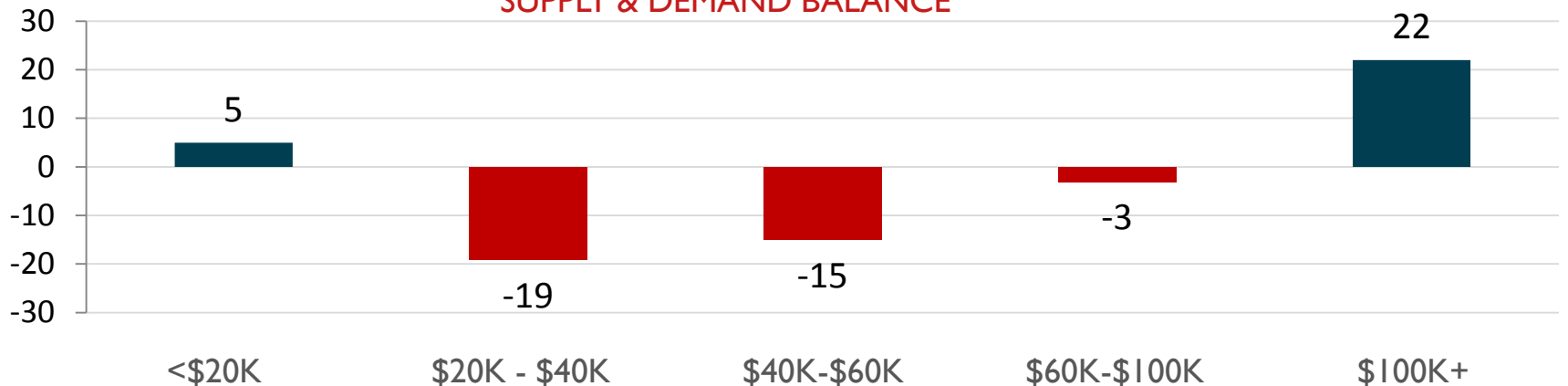
Within Dripping Springs, there is a slight mismatch between household income and housing at corresponding price points. For example, while there appear to be a sufficient number of homes for households within incomes of more than \$100,000 annually, housing figures suggest that the city could support additional homes at price points that are affordable for households with lower levels of income.



SUPPLY & DEMAND: HOUSEHOLDS BY INCOME/HOUSING BY PRICE



SUPPLY & DEMAND BALANCE



COMMUTING PATTERNS

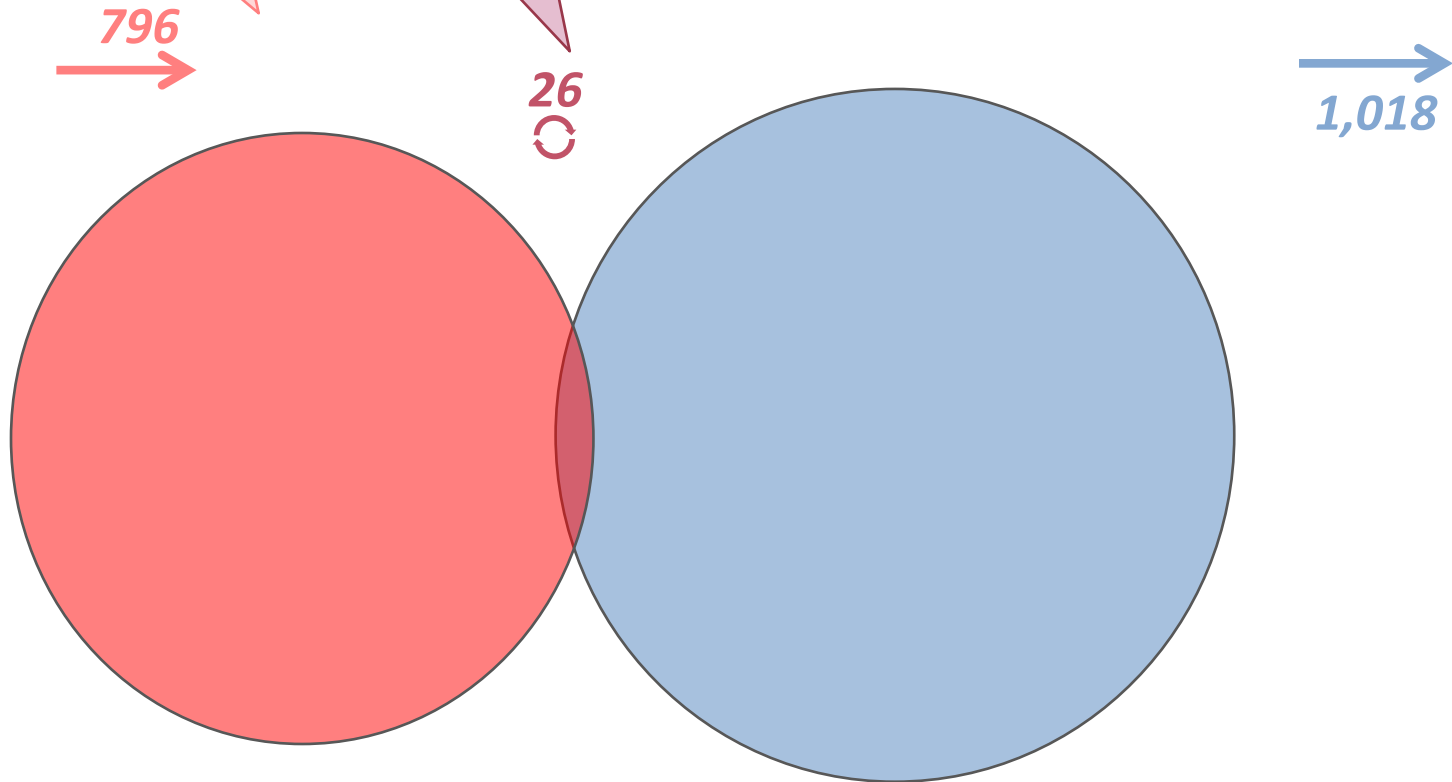


DAILY COMMUTING PATTERN BALANCE

(A) The light red circle depicts outside workers who commute into Dripping Springs for work.

(B) Workers both living and working in Dripping Springs are represented by the overlapping circles.

(C) The blue circle depicts workers living in Dripping Springs who commute to another place for employment.

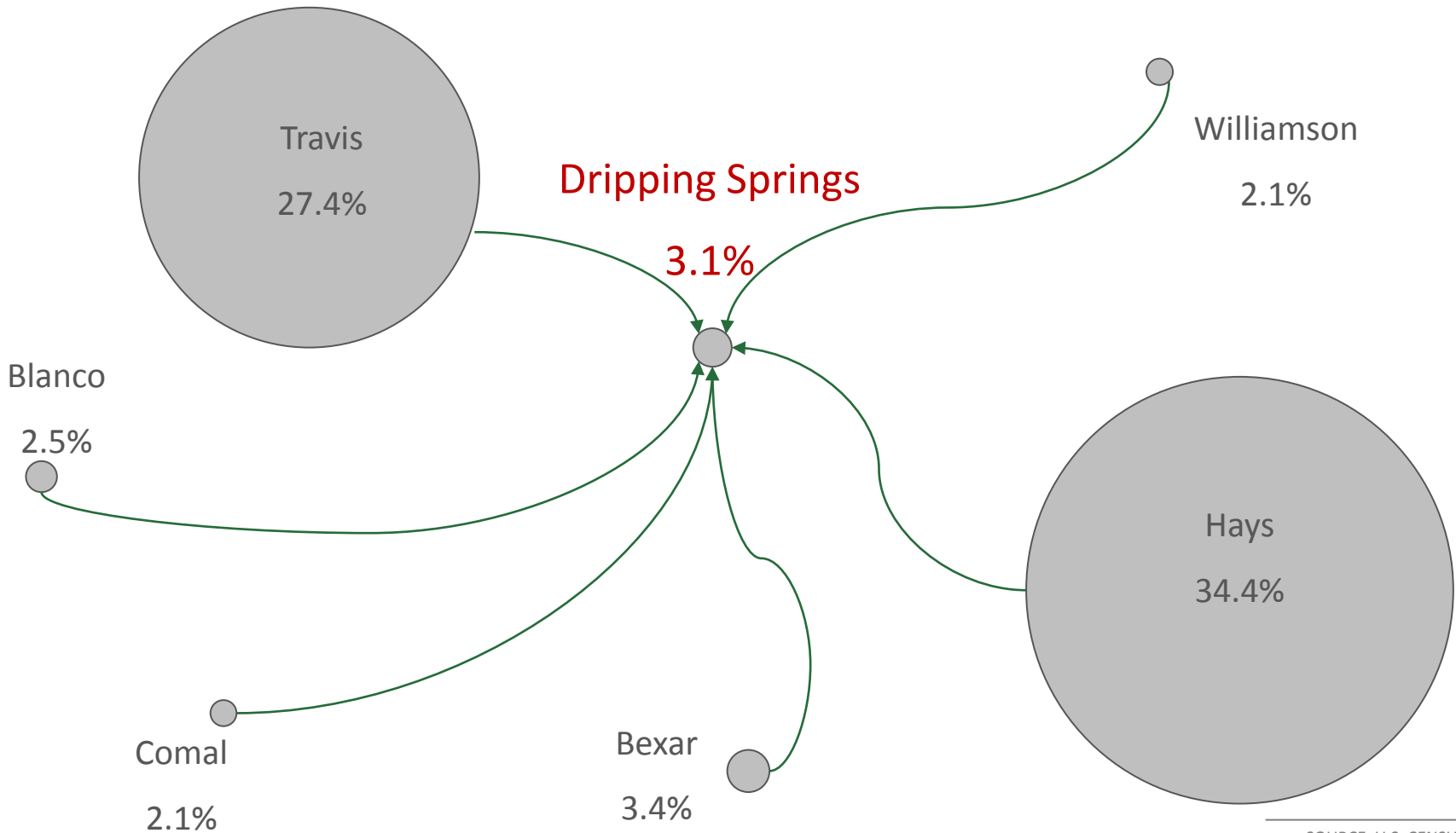


$A + B =$ INDIVIDUALS WORKING IN DRIPPING SPRINGS

$B + C =$ WORKERS LIVING IN DRIPPING SPRINGS

WHERE DO WORKERS LIVE?

Approximately 97 percent of workers in Dripping Springs are residents of outside jurisdictions. A little more than 34 percent of Dripping Spring workers commute from other jurisdictions within Hays County, with another 7 percent commuting from Travis County. Other counties such as Bexar, Blanco, Comal, and Williamson are the source of a smaller percentage of Dripping Spring workers.



WHERE RESIDENTS WORK?

NEED TO EDIT TEXT _ Over 90 percent of all Elgin's working residents are employed outside of the City. The leading work destinations for Elgin's residents are listed below. Travis County is the largest destination for Elgin's workers; more than 42 percent of workers living in Elgin work in Travis County.

