

LOCKHART STATE OF THE CITY 2012



POPULATION

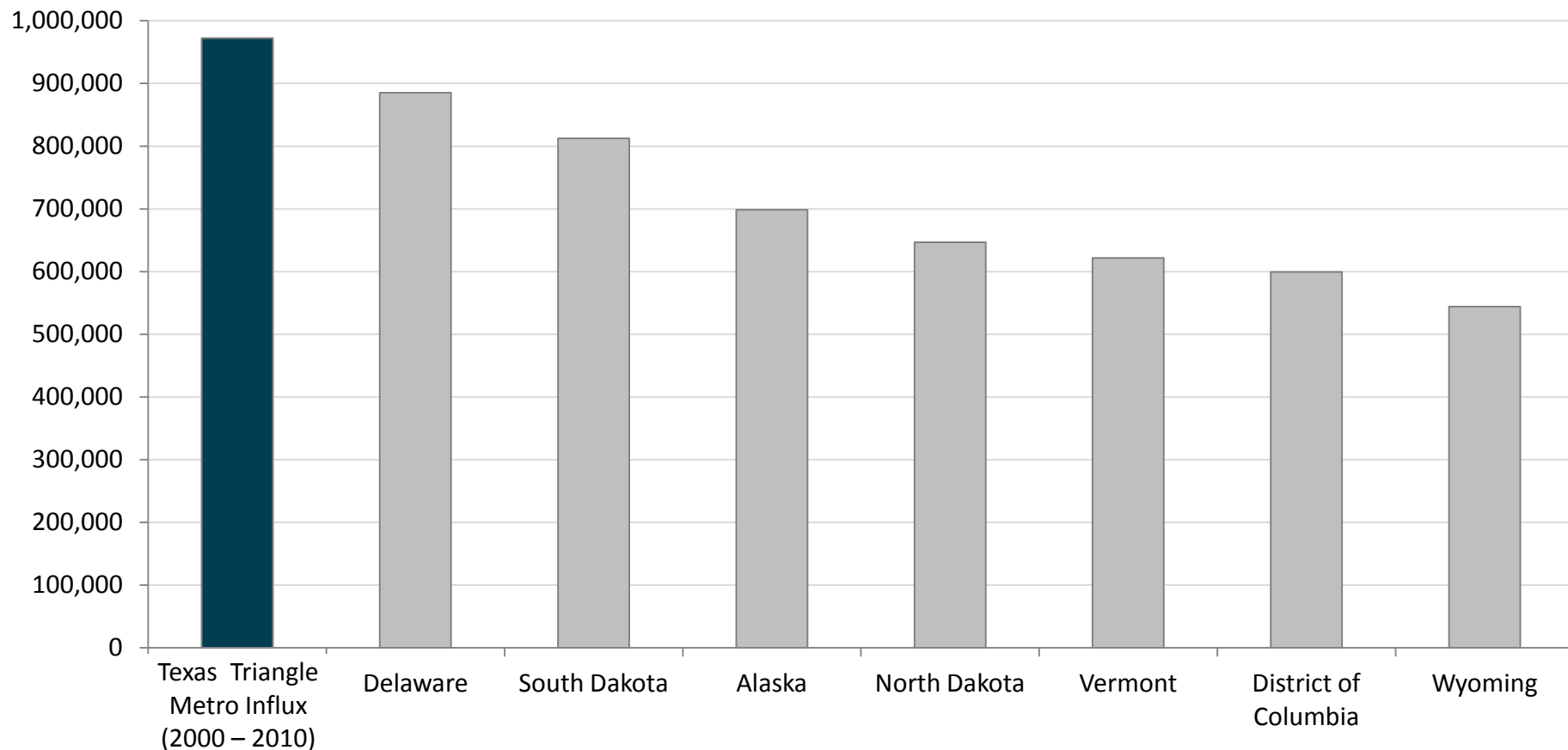


POPULATION – THE RISE OF TEXAS

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

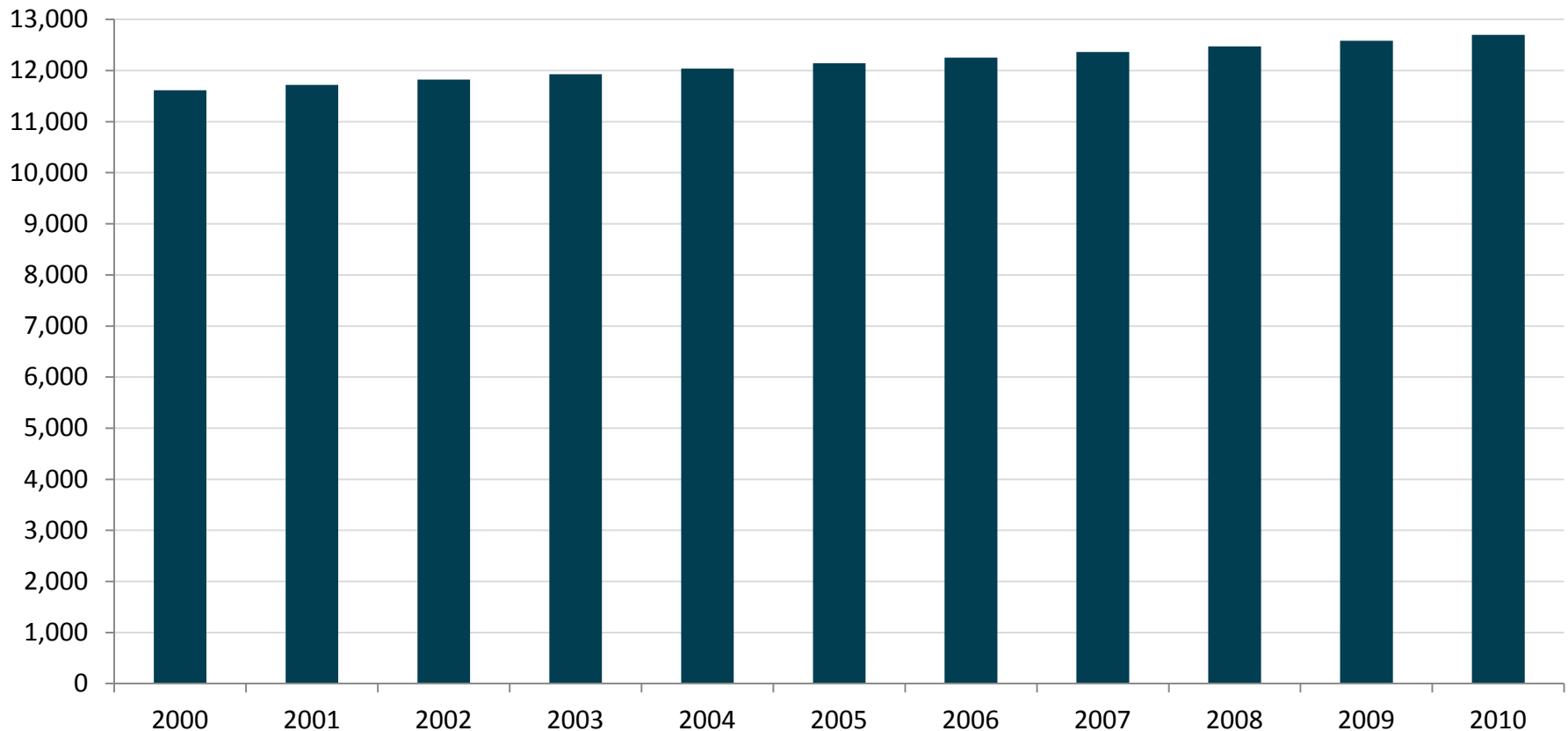


POPULATION – LOCKHART

The City of Lockhart has experienced comparatively modest growth during the past decade. Since 2000, the population has jumped from 11,600 to 12,700—an increase of 9.2 percent. During this same period, the population of the U.S. increased 9.7 percent and the population of Texas increased 18.9 percent.



POPULATION OF LOCKHART

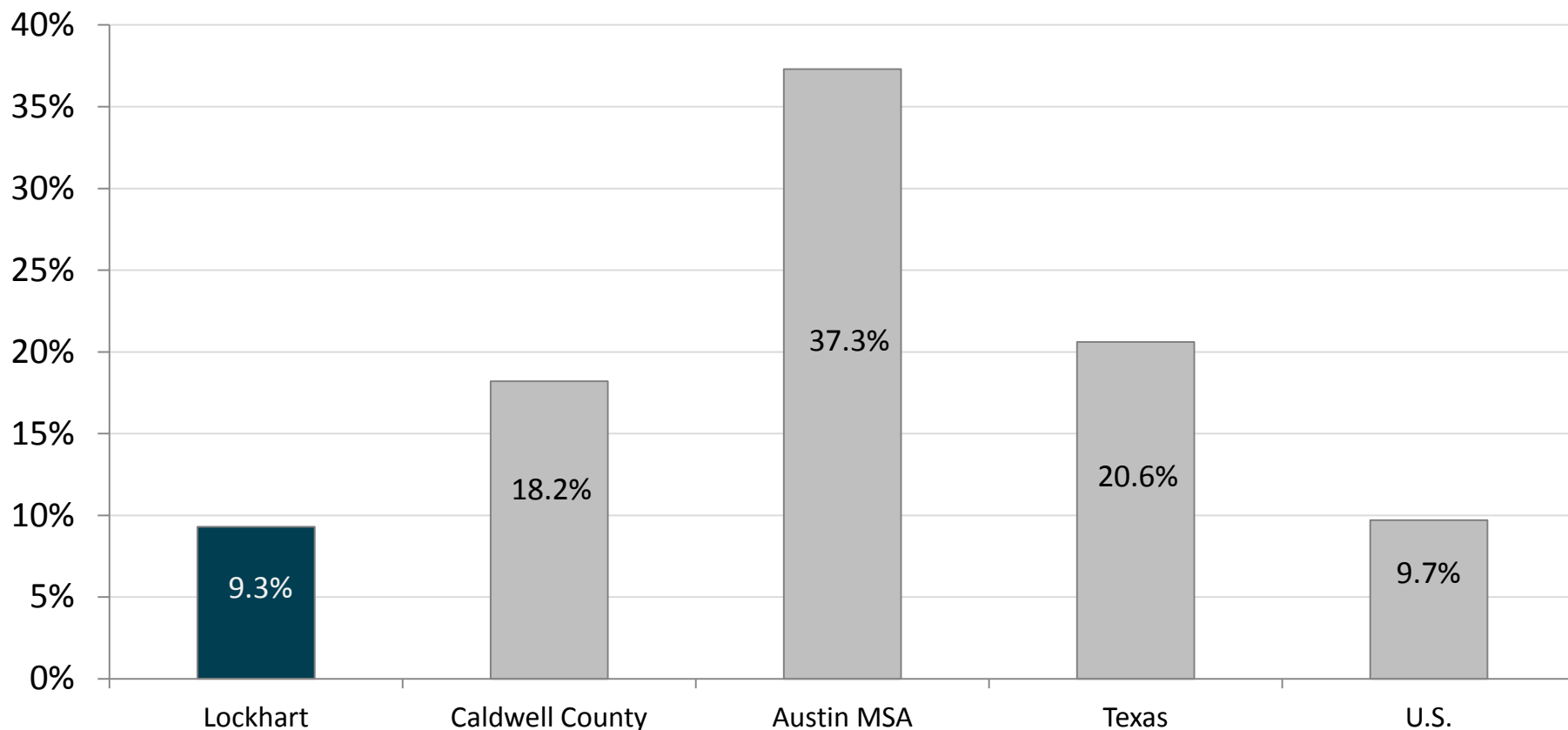


POPULATION – GROWTH (2000 to 2010)

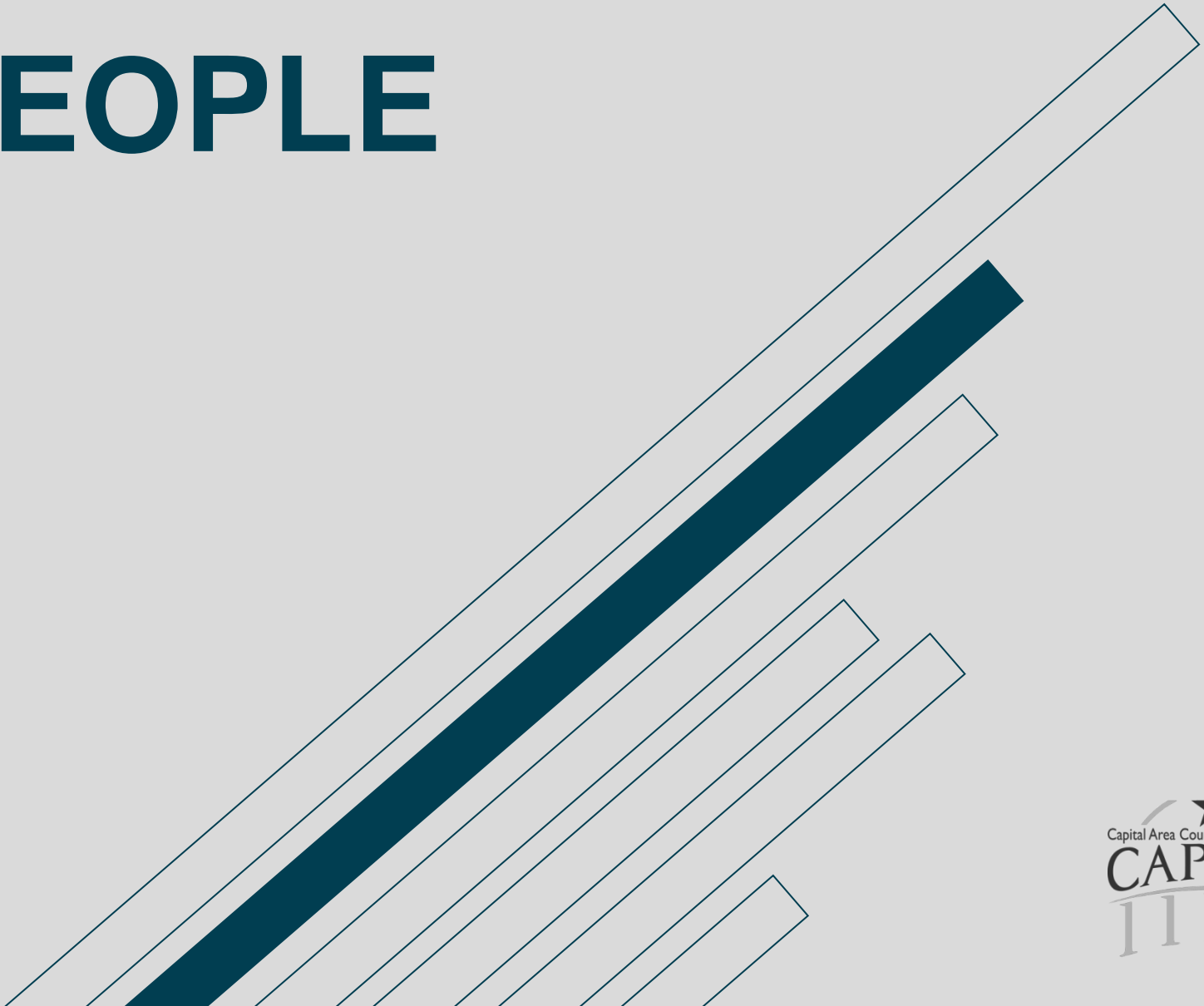
While Texas has experienced significant growth during the past decade, the rate of population increase in the Austin metropolitan region has been even more robust. Since 2000, the population of the Austin metropolitan region has increased by more than 37 percent. Comparatively little of this growth, however, has occurred in either Caldwell County or the City of Lockhart.



POPULATION GROWTH (2000 TO 2010)

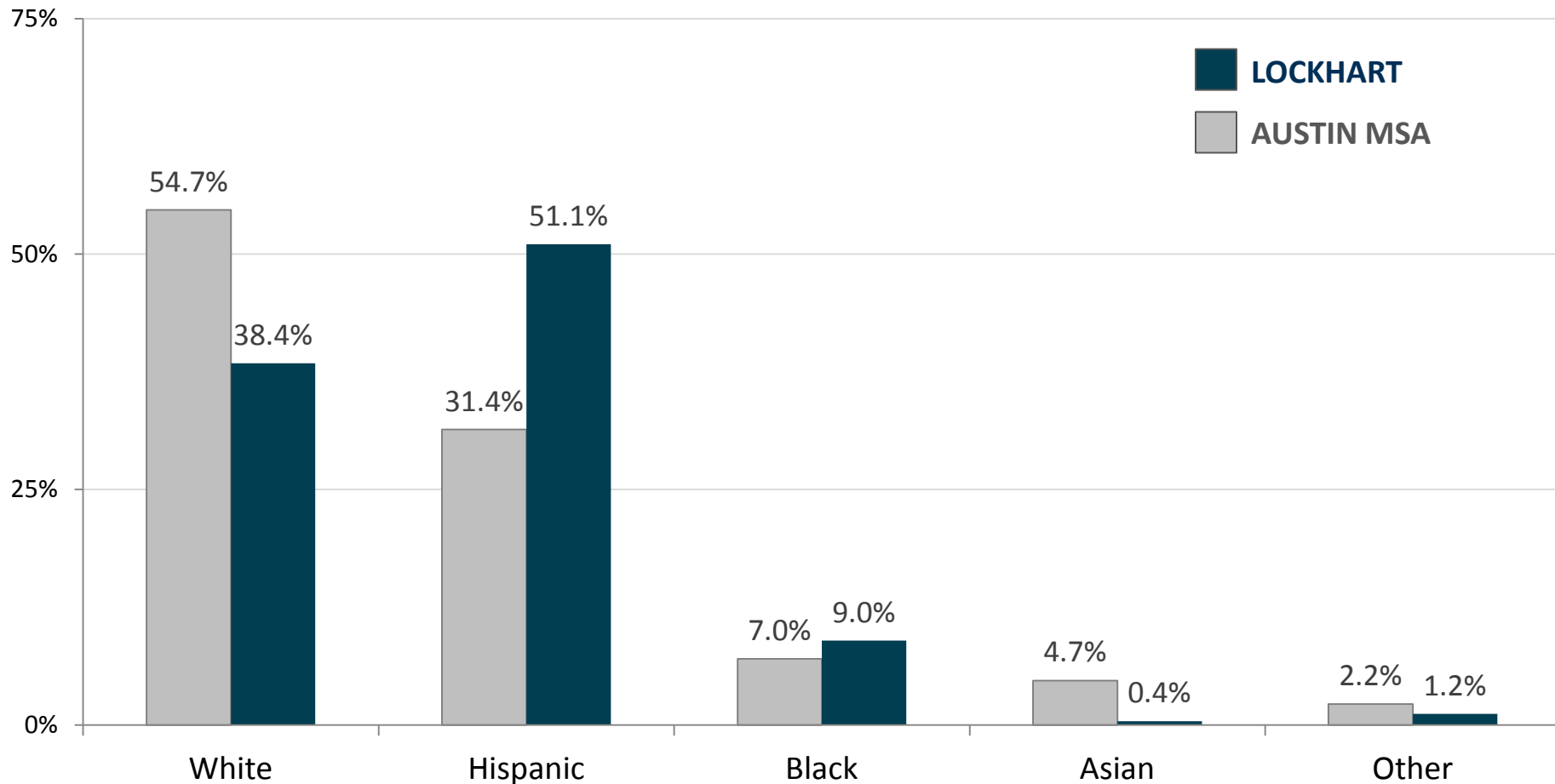


PEOPLE



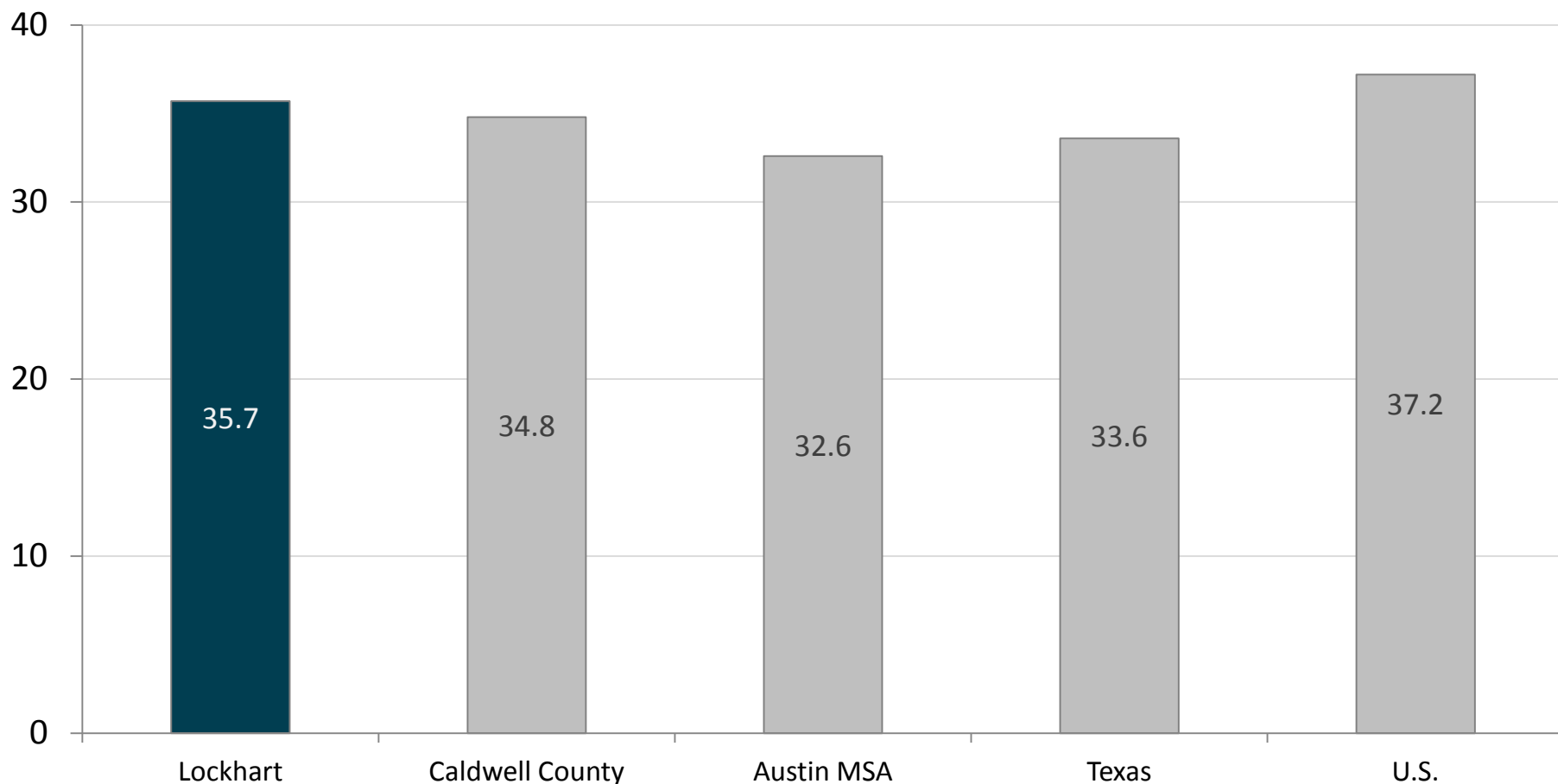
PEOPLE - RACIAL & ETHNIC COMPOSITION - 2010

The racial and ethnic composition of the City of Lockhart differs from the regional average. The proportion of White residents in Lockhart, for example, is more than 16 percentage points lower than the average of the Austin metropolitan region. In contrast, Hispanic residents represent a significantly larger share of Lockhart's population than the regional average. The City of Lockhart also has a higher proportion of Black residents and lower proportion of Asian residents than the metropolitan average.



PEOPLE – MEDIAN AGE (2010)

The Austin metropolitan area is younger than the State of Texas, which itself is younger than the country overall. The City of Lockhart falls somewhere in between the geographies. With a median age of 35.7, the City of Lockhart is older than the Austin metropolitan region and the State of Texas, while it is slightly younger than the U.S.

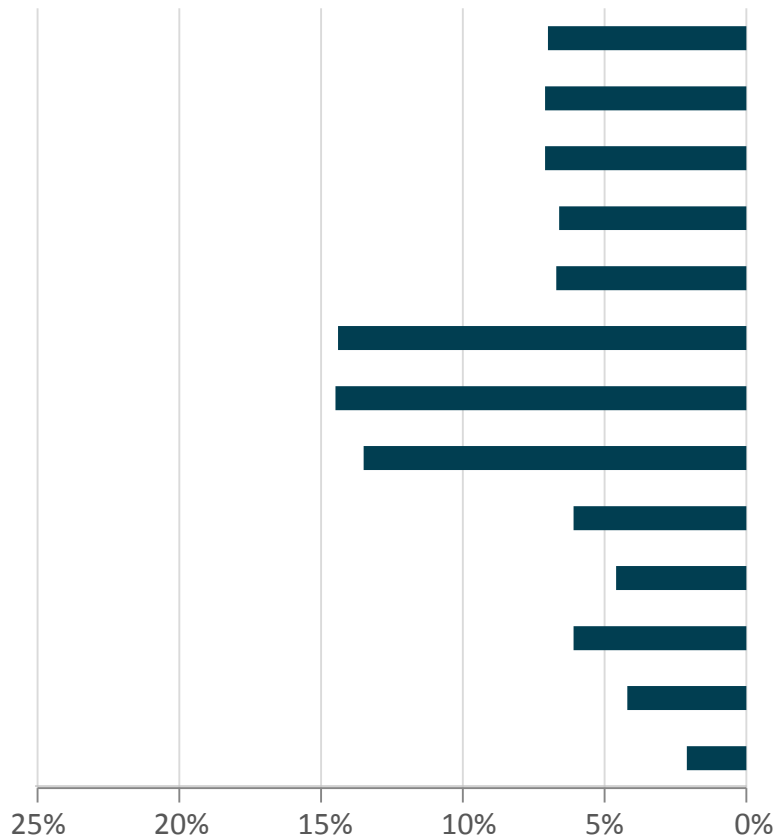


PEOPLE – AGE DISTRIBUTION (2010)

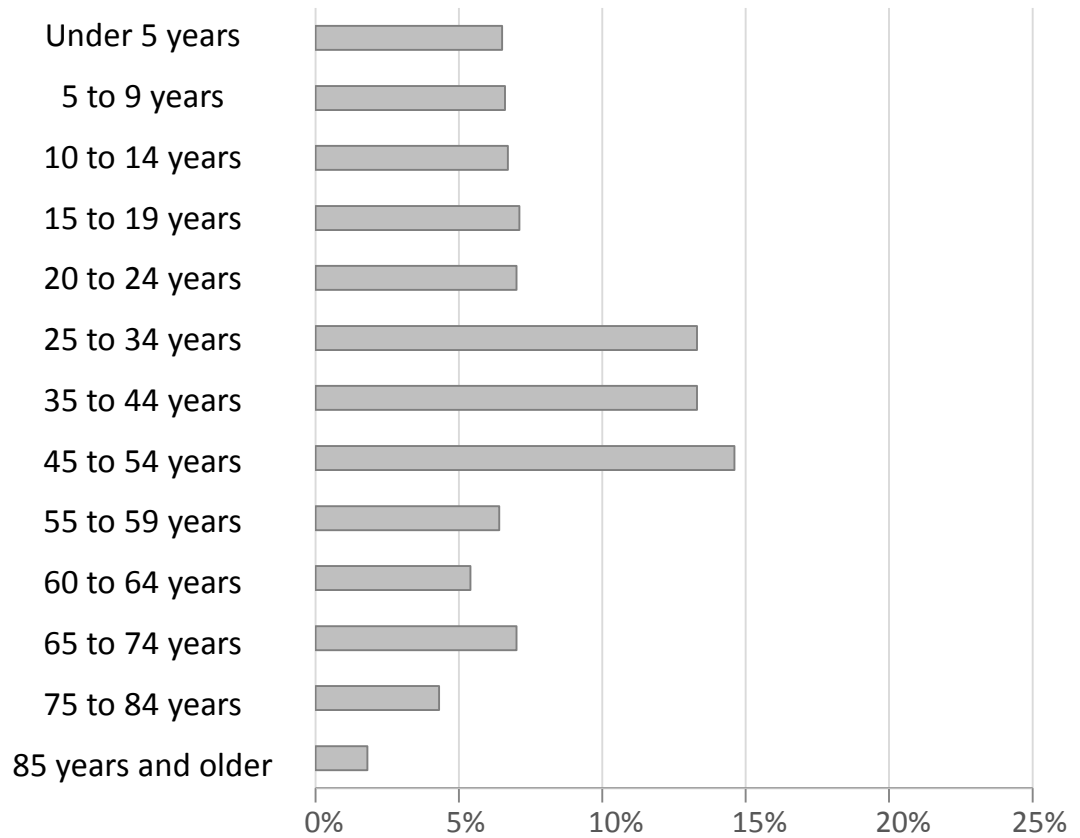
The proportion of Lockhart residents age 24 and younger is almost identical to the national average. On the other hand, the proportion of Lockhart residents age 55 and older is less than the country as a whole (23 percent versus 25 percent). The remaining share of Lockhart residents (those between the ages of 25 and 54) represents approximately 48.5 percent of the population.



CITY OF LOCKHART

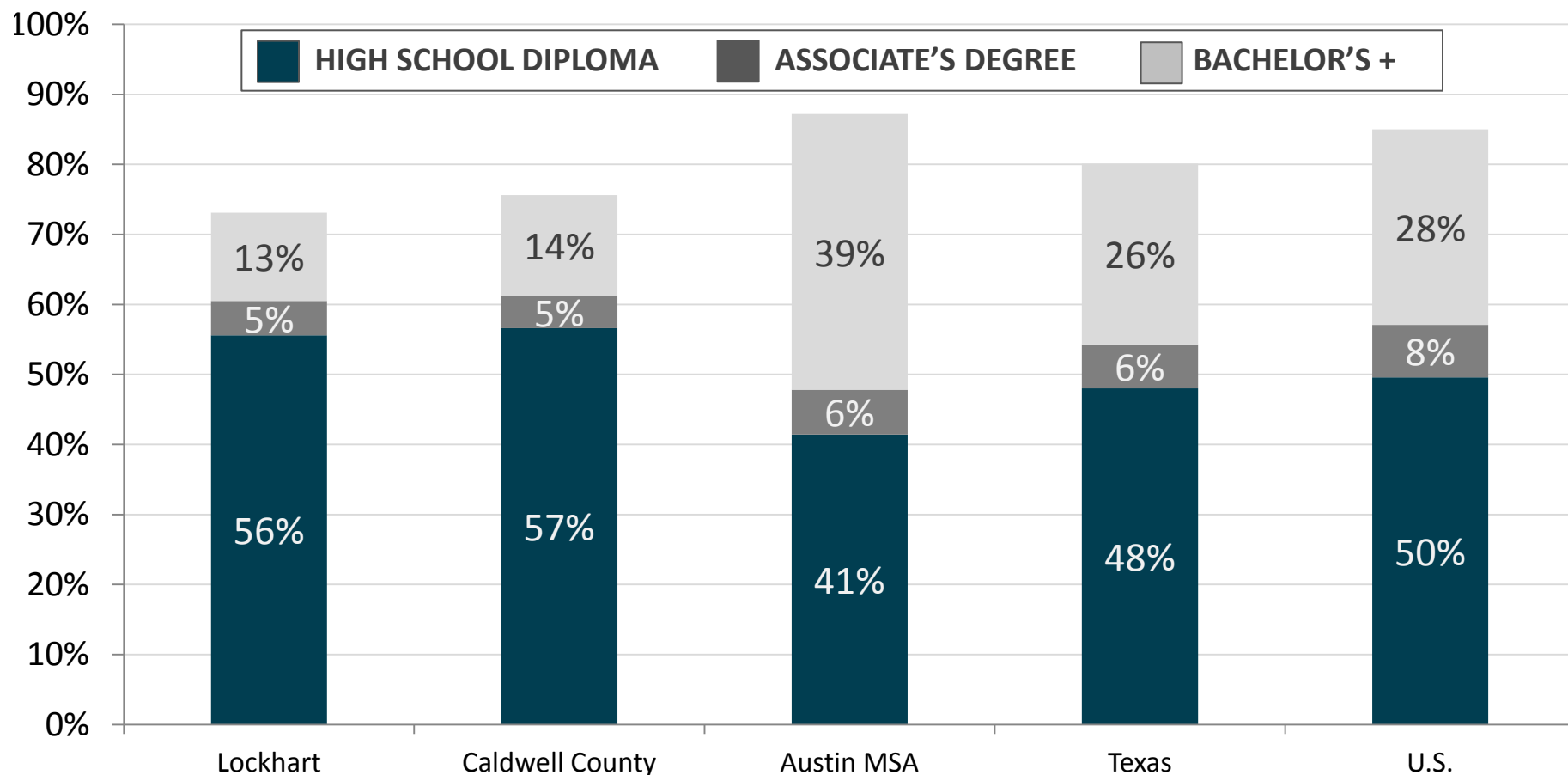


U.S.

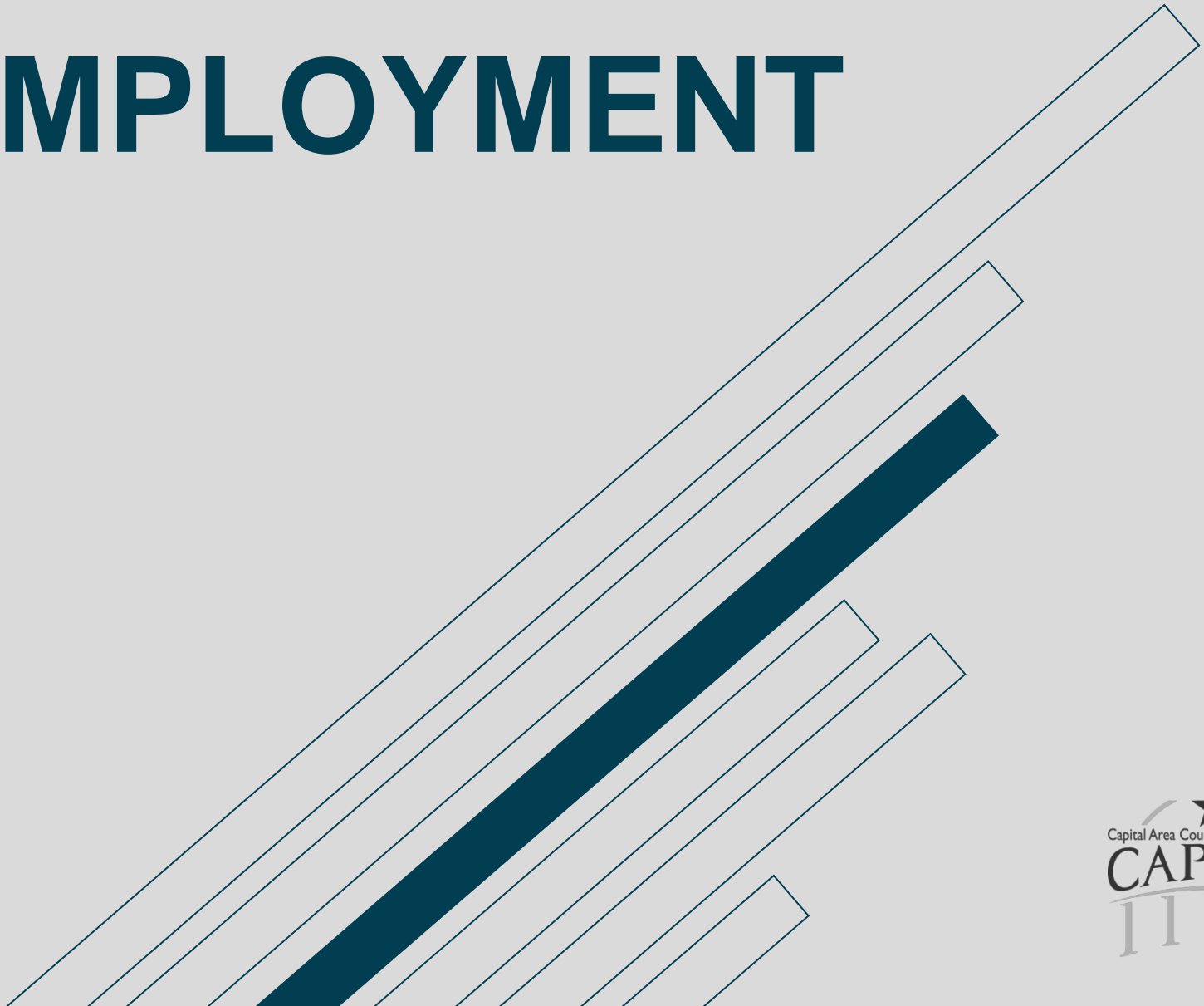


PEOPLE – EDUCATIONAL ATTAINMENT (2010)

Approximately 74 percent of Lockhart residents 25 years and older possess a high school degree or higher. This is slightly lower than Caldwell County, the Austin metropolitan region, the State of Texas and the U.S. average. Approximately 18 percent of Lockhart residents 25 years or older have an Associate's degree or higher.

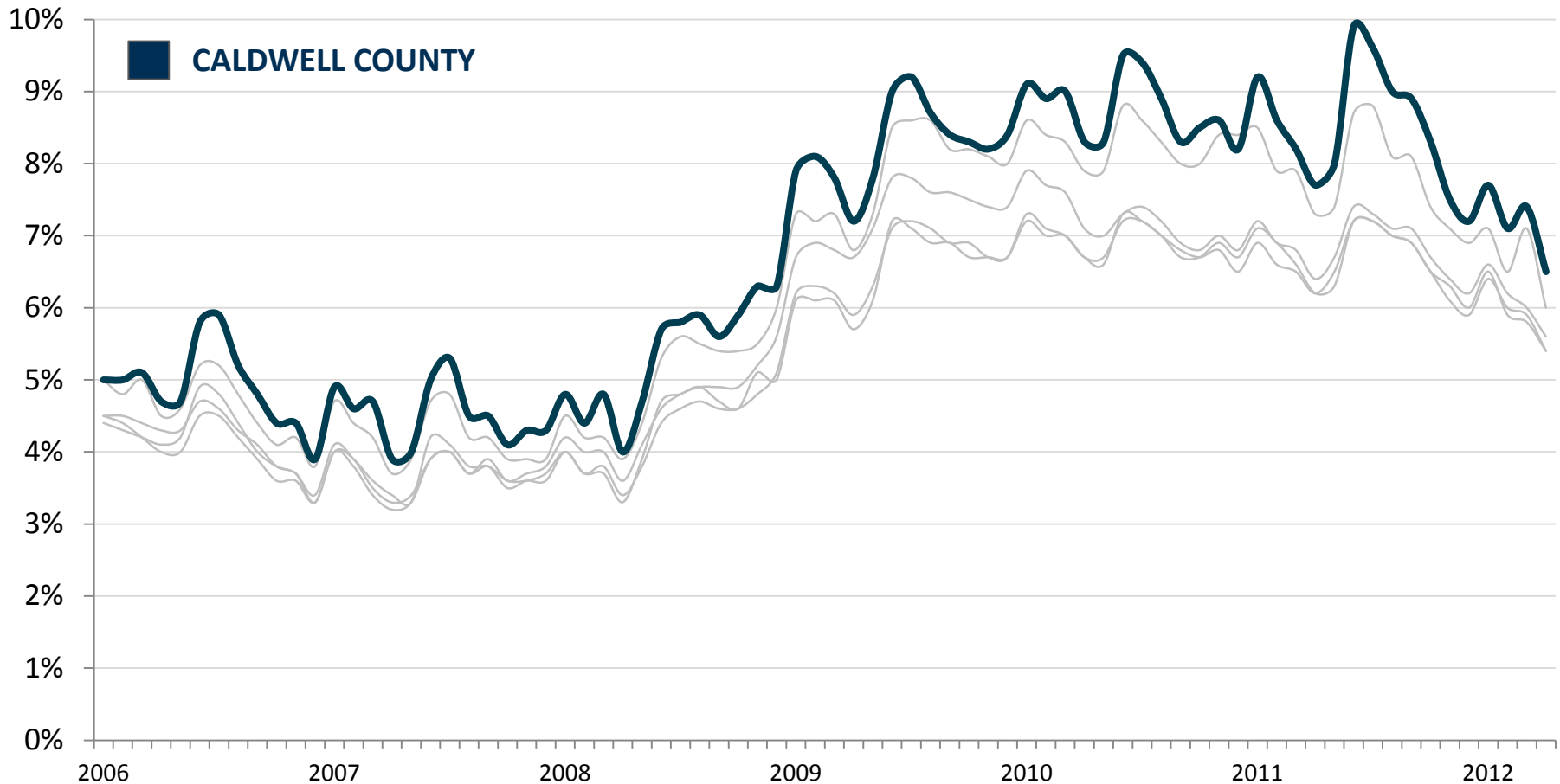


EMPLOYMENT



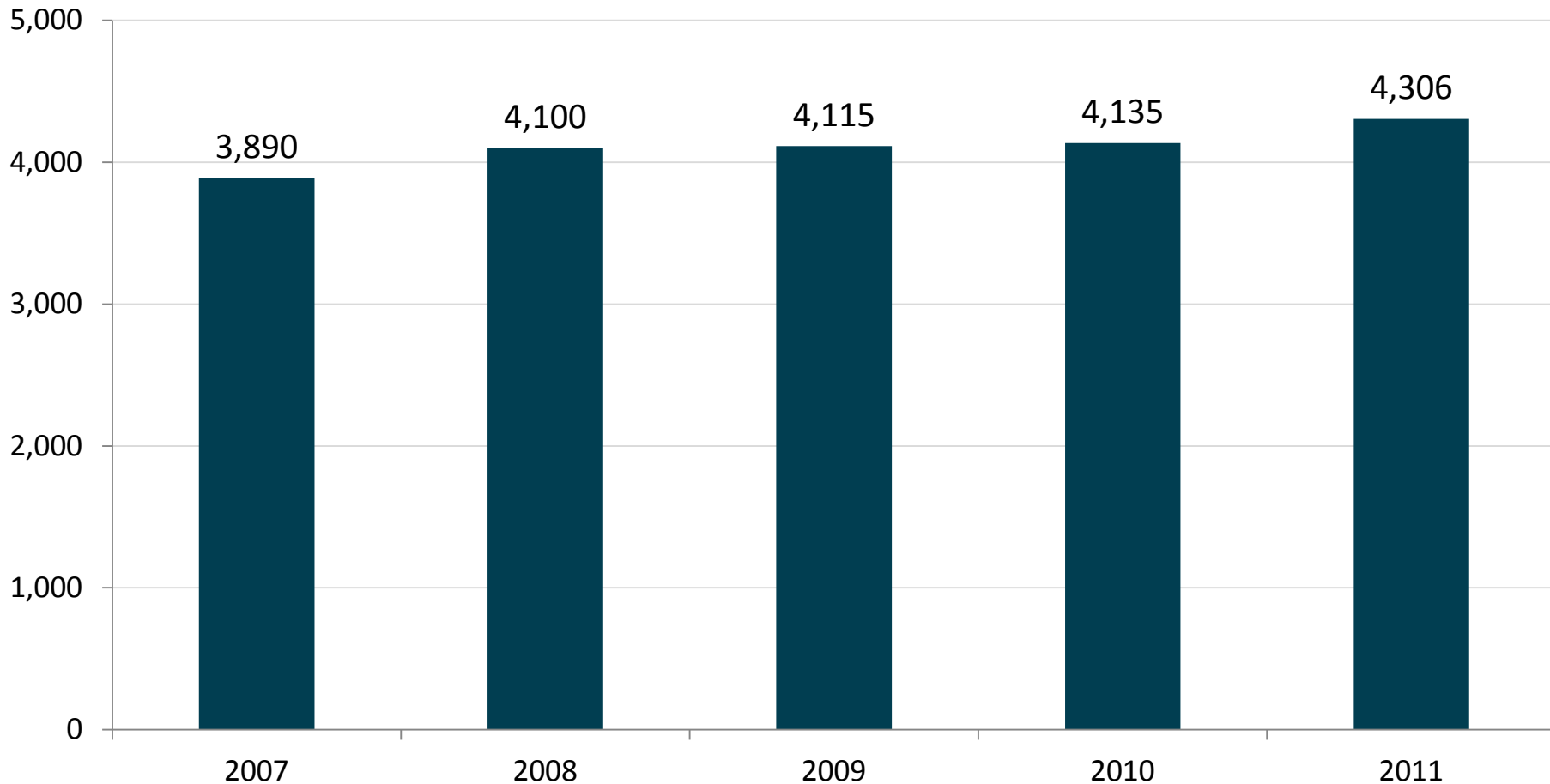
UNEMPLOYMENT – 2006 - 2012

During the past decade, the unemployment rate of Caldwell County has remained among the highest in the five-county Austin metropolitan region. Today, the unemployment rate in Caldwell County is 6.5 percent, higher than the regional average but well below the national unemployment rate. Additionally, the unemployment rate in Caldwell has dropped dramatically in the past year, with most of the decline seemingly attributable to hiring (as opposed to discouraged workers no longer looking for employment).



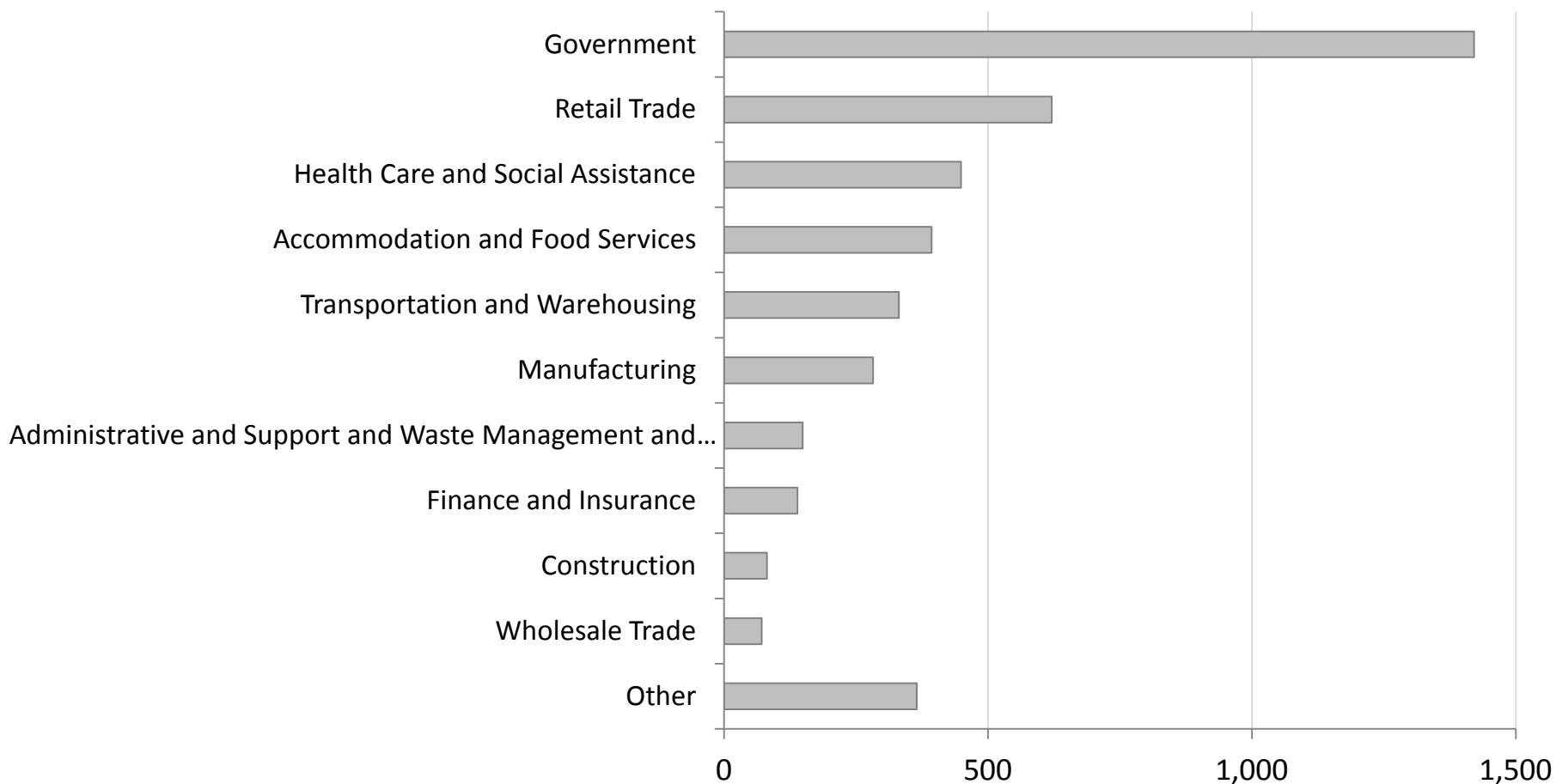
EMPLOYMENT – 2006 - 2011

Since 2007, employment in Lockhart has steadily increased, rising from approximately 3,900 to more than 4,300 jobs—a gain of more than 10 percent. In many other regions within the country, employment levels today remain significantly below their pre-recession high. The City of Lockhart, however, has proven remarkably resilient. Note, the following numbers are based on the 78644 zip code, which encapsulates a larger land area than the City of Lockhart proper.



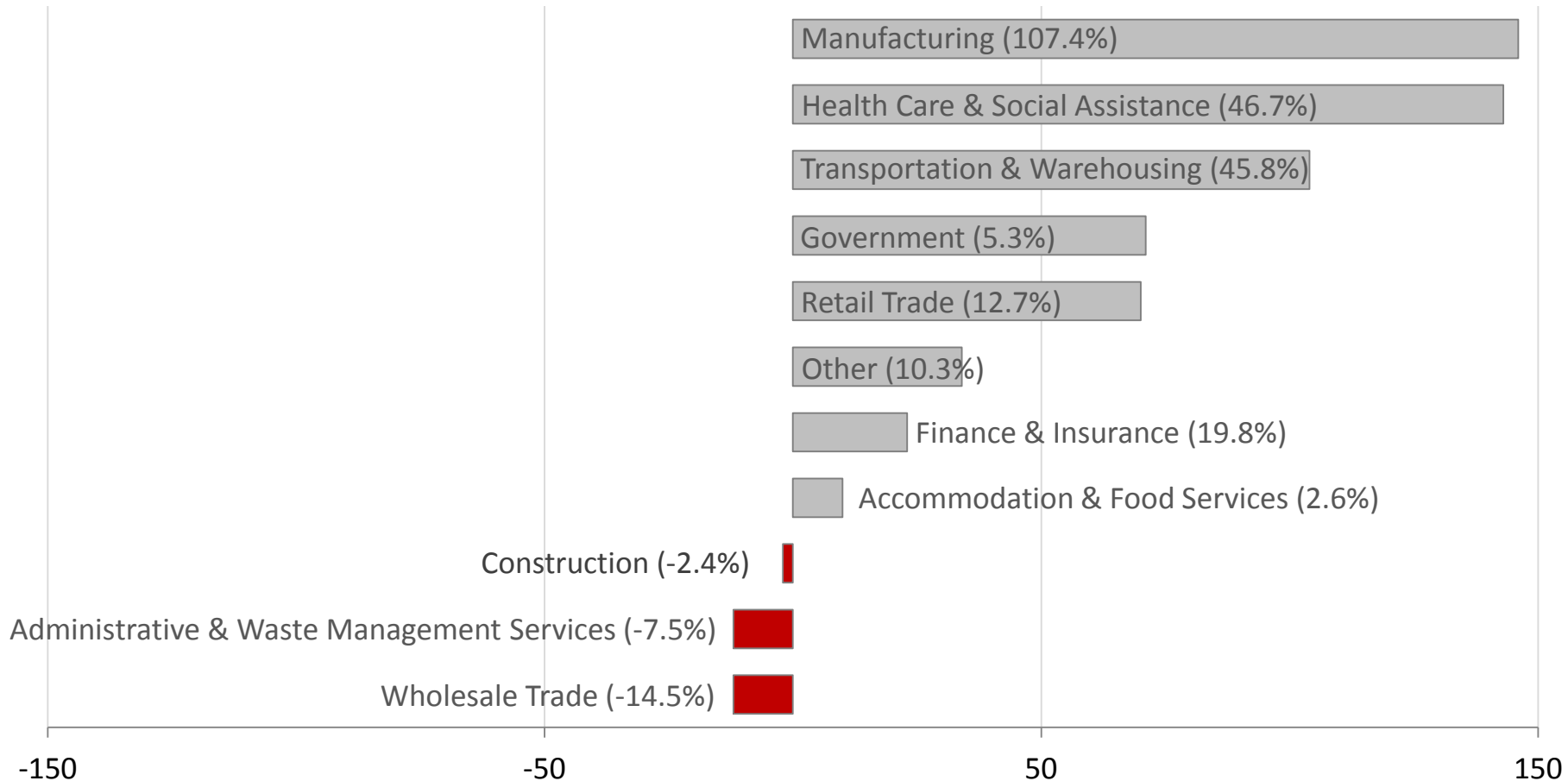
EMPLOYMENT BY INDUSTRY (2011)

Lockhart's employment composition reflects its status as the county seat of Caldwell County. With more than 1,400 workers, government is the largest employment category in Lockhart. Retail trade, with more than 600 workers, is the second-largest employment category. The third-largest employment category in Lockhart, Health Care, employs approximately 450 workers.



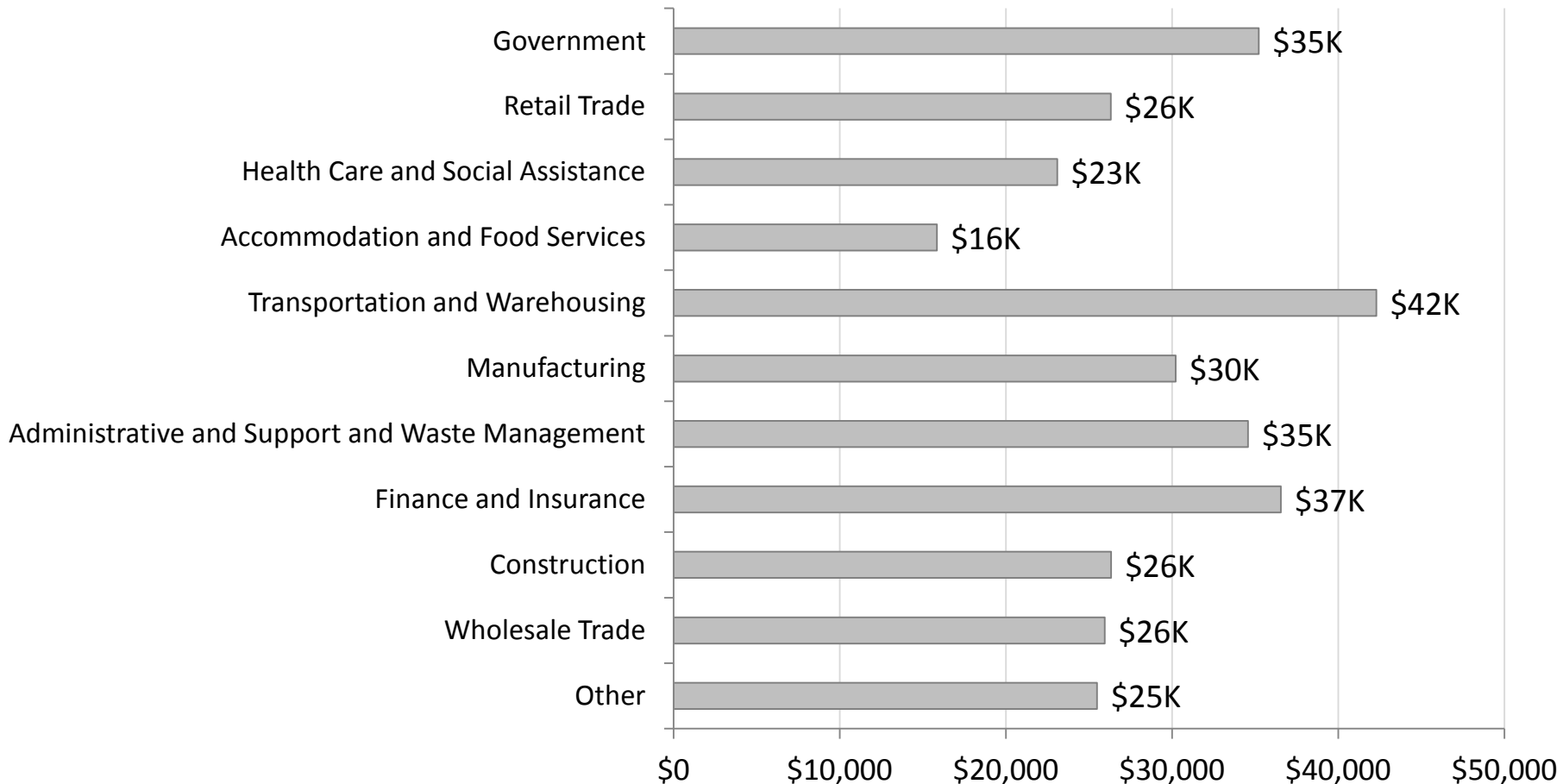
EMPLOYMENT BY INDUSTRY (2006 – 2011)

During the past five years, the manufacturing sector has added the greatest number of jobs within Lockhart (with an increase of nearly 150 positions). Health Care & Social Assistance, with approximately 140 new jobs, added the second-greatest number of jobs during this period. During this period, Construction, Administration & Waste Management Services, and Wholesale Trade experienced employment declines.

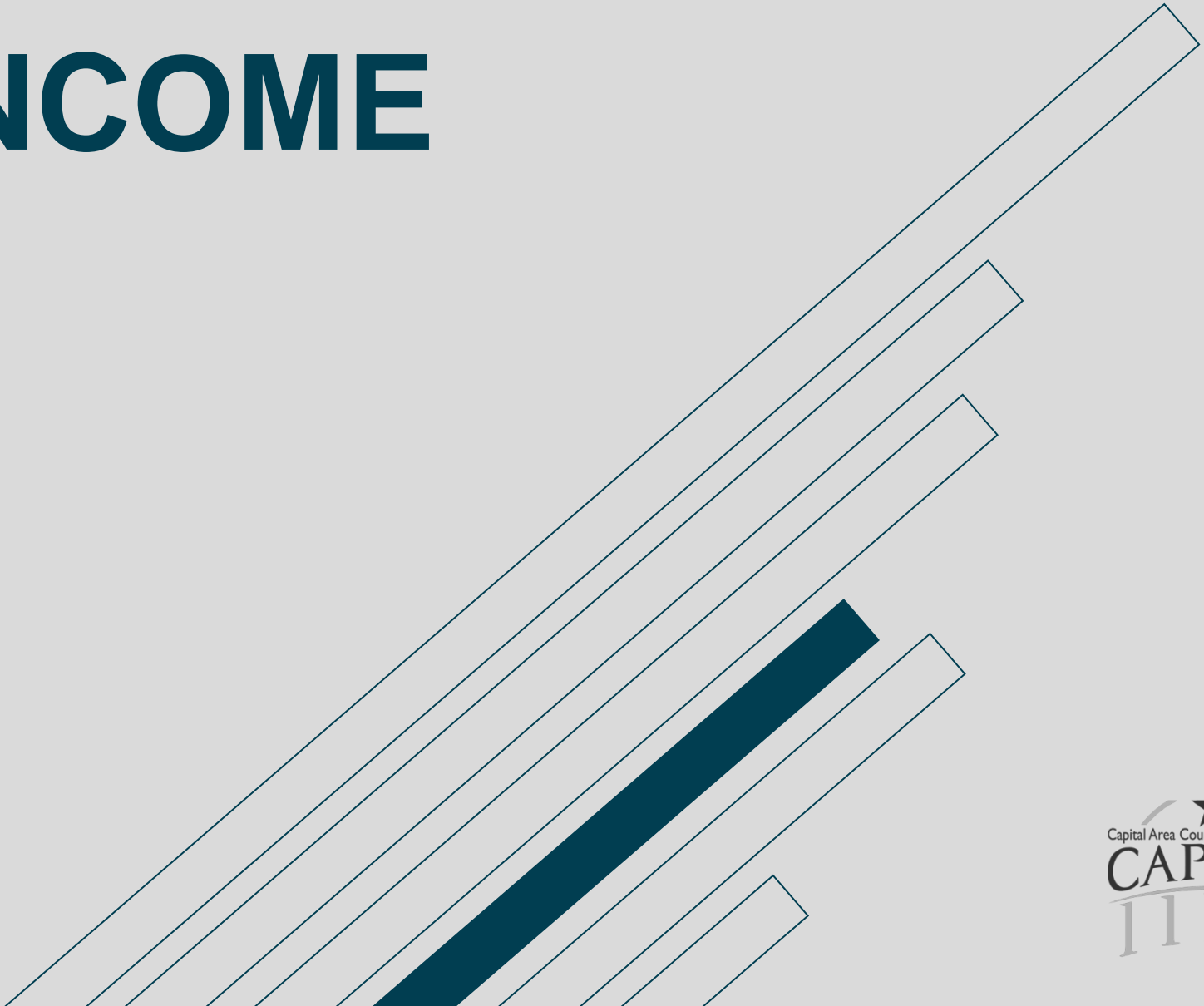


WAGES BY INDUSTRY (2011)

Wages in Lockhart differ significantly between various industries. The average salary for the highest-paying employment sector in Lockhart, Transportation & Warehousing, is approximately \$42,000—more than 2.5 times the average salary of the lowest-paying employment sector within Lockhart, Accommodation & Food Services. Notably, three of the largest employment sectors (Retail Trade, Health Care & Social Assistance, and Accommodation & Food Services) have some of the lowest wages in Lockhart.

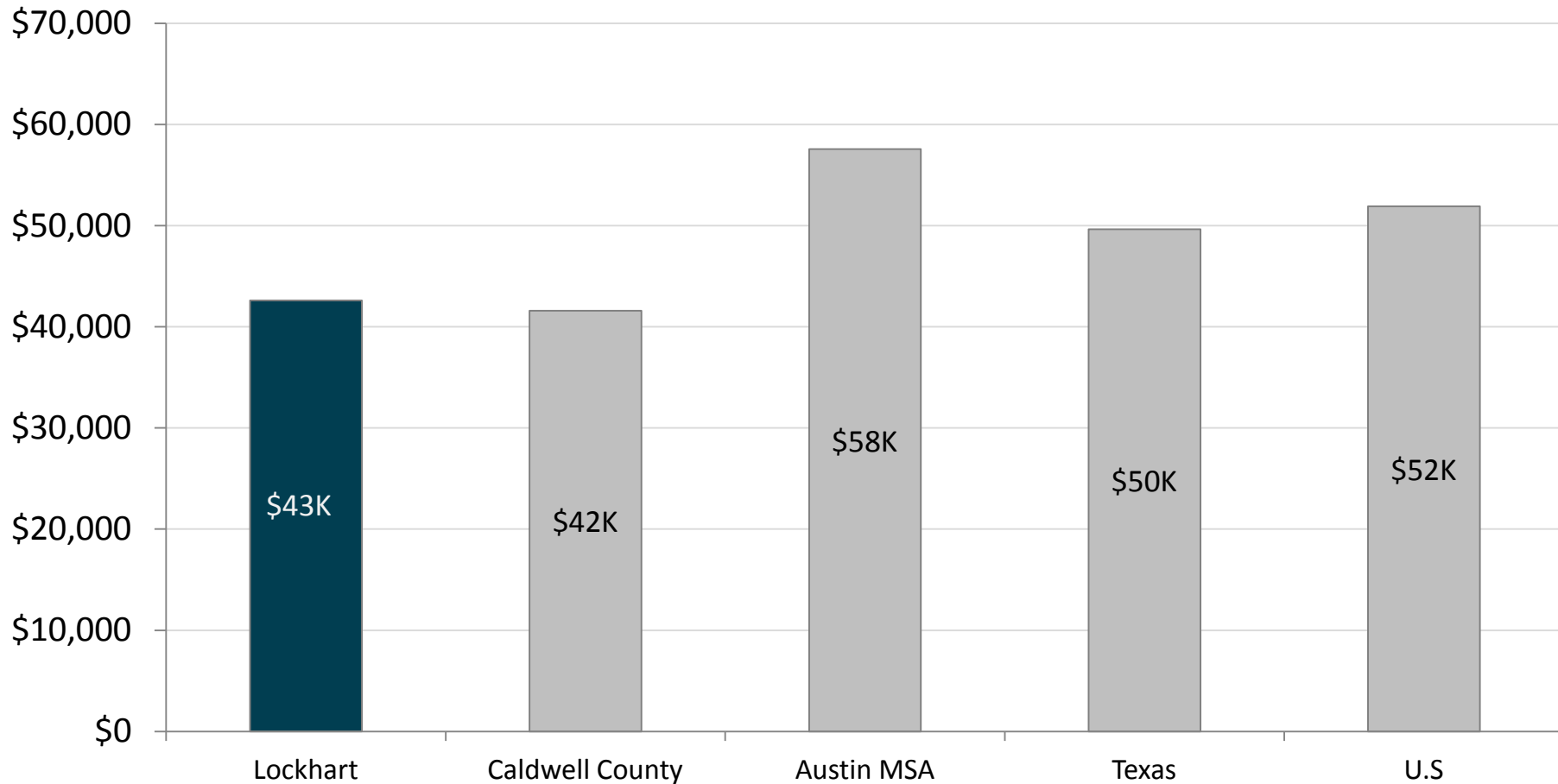


INCOME



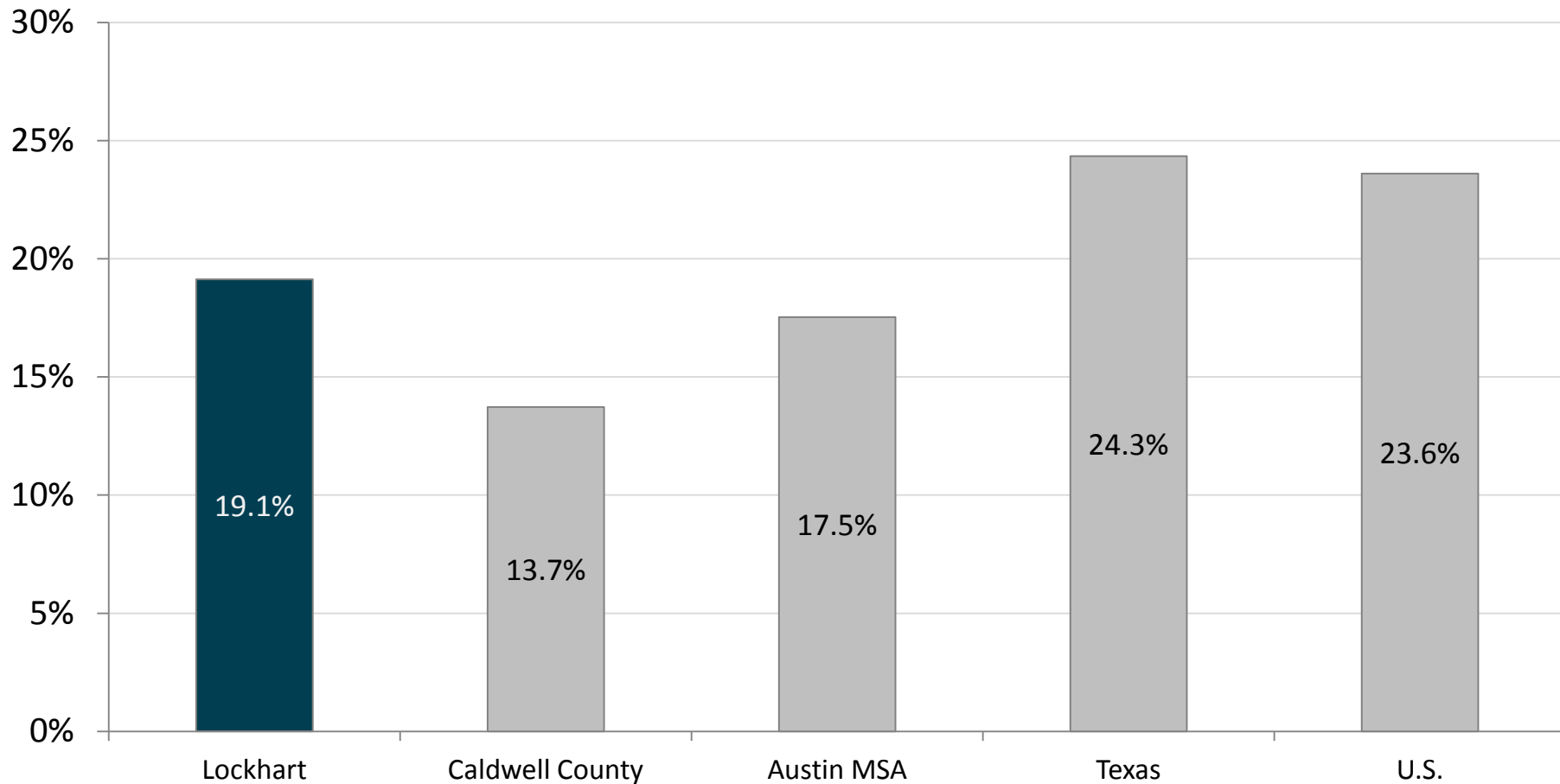
MEDIAN HOUSEHOLD INCOME (2010)

Median household income in Lockhart is approximately \$42,600, significantly lower than the figure for the Austin metropolitan region (\$57,561) but slightly higher than the figure for Caldwell County (\$41,594). Of all counties in the Austin metropolitan region, Caldwell County has the lowest median household income.



CHANGE IN MEDIAN HOUSEHOLD INCOME (2000 vs. 2010)

Median household income in Lockhart has risen by approximately 19 percent during the past decade (on a non-inflation adjusted basis). While such growth in median household income is greater than gains experienced by Caldwell County and the broader Austin metropolitan region, it is less than comparable figures for both the Texas and the U.S.



HOUSING

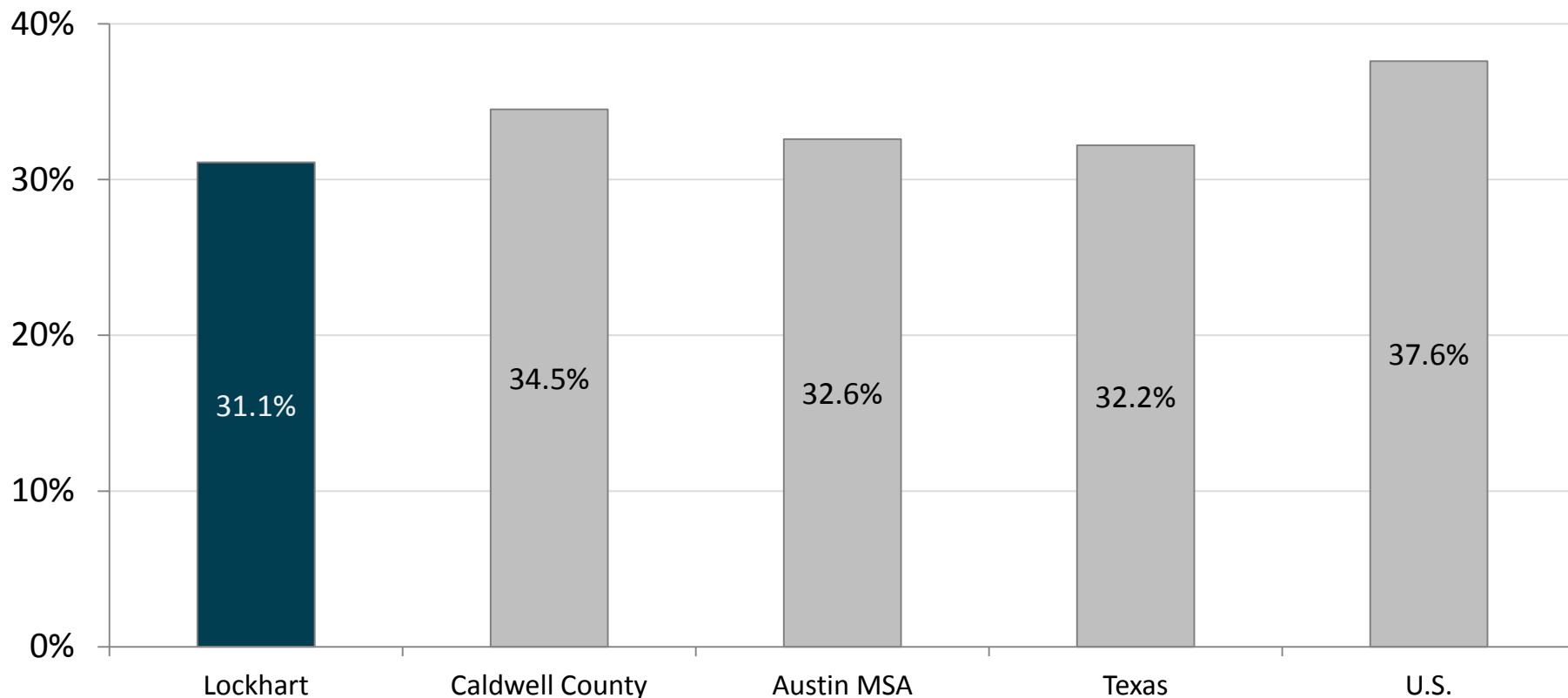


HOUSING AFFORDABILITY (2010)

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, 31.1 percent of homeowners in Lockhart with a mortgage spent more than 30 percent of their income on housing—a slightly lower proportion than Caldwell County as a whole and slightly lower than the Austin metropolitan region average.



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

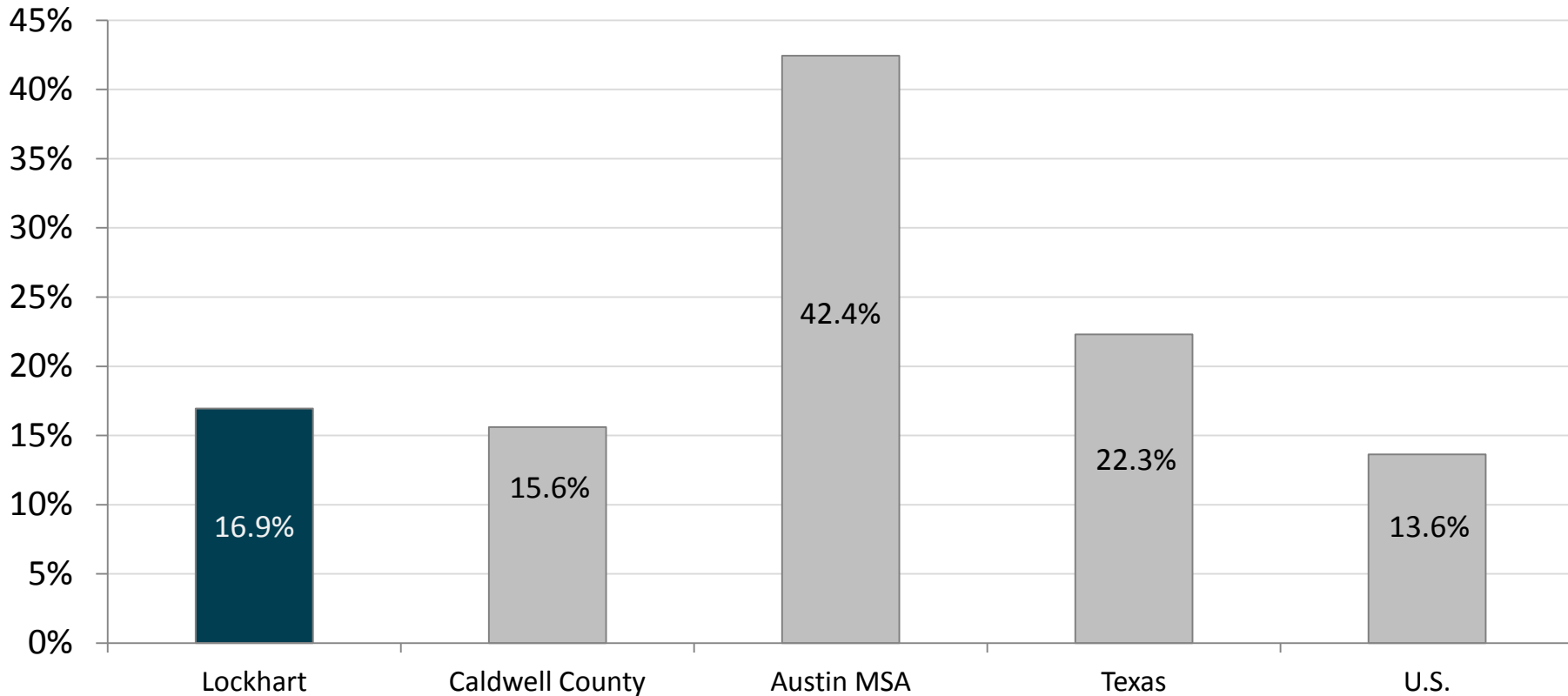


HOUSING GROWTH (2000-2010)

Between 2000 and 2010, the number of housing units in Lockhart increased by nearly 17 percent. While this figure is slightly higher than the average for Caldwell County (as well as the national average), it is less than half the average rate of growth for the Austin metropolitan region (where the number of housing units increased by more than 42 percent).



HOUSING UNIT GROWTH (2000-2010)

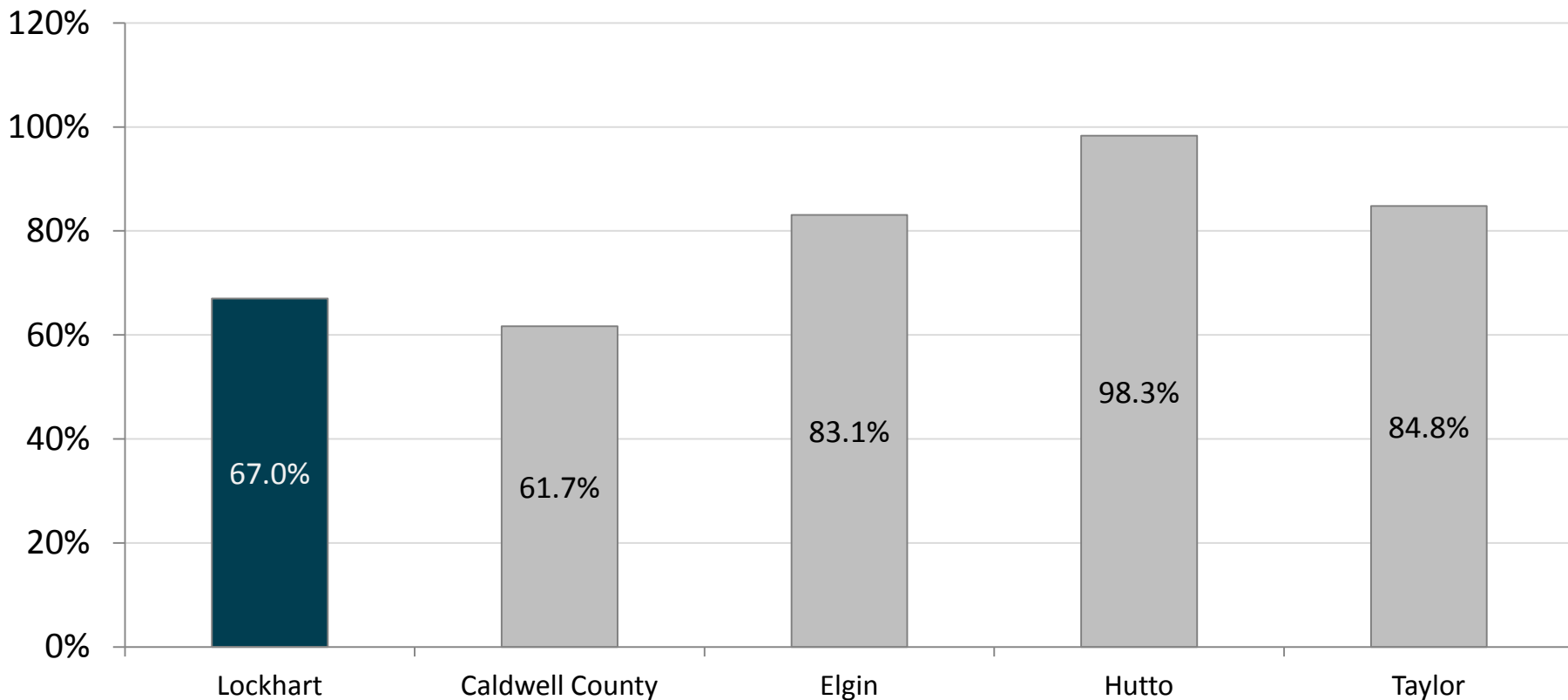


SINGLE FAMILY (2010)

Approximately two-thirds of housing units in Lockhart are single-family detached homes. This figure is slightly higher than either the average for Caldwell County or the Austin metropolitan region, but significantly below other cities in the region of similar size, including Elgin, Hutto, and Taylor.



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

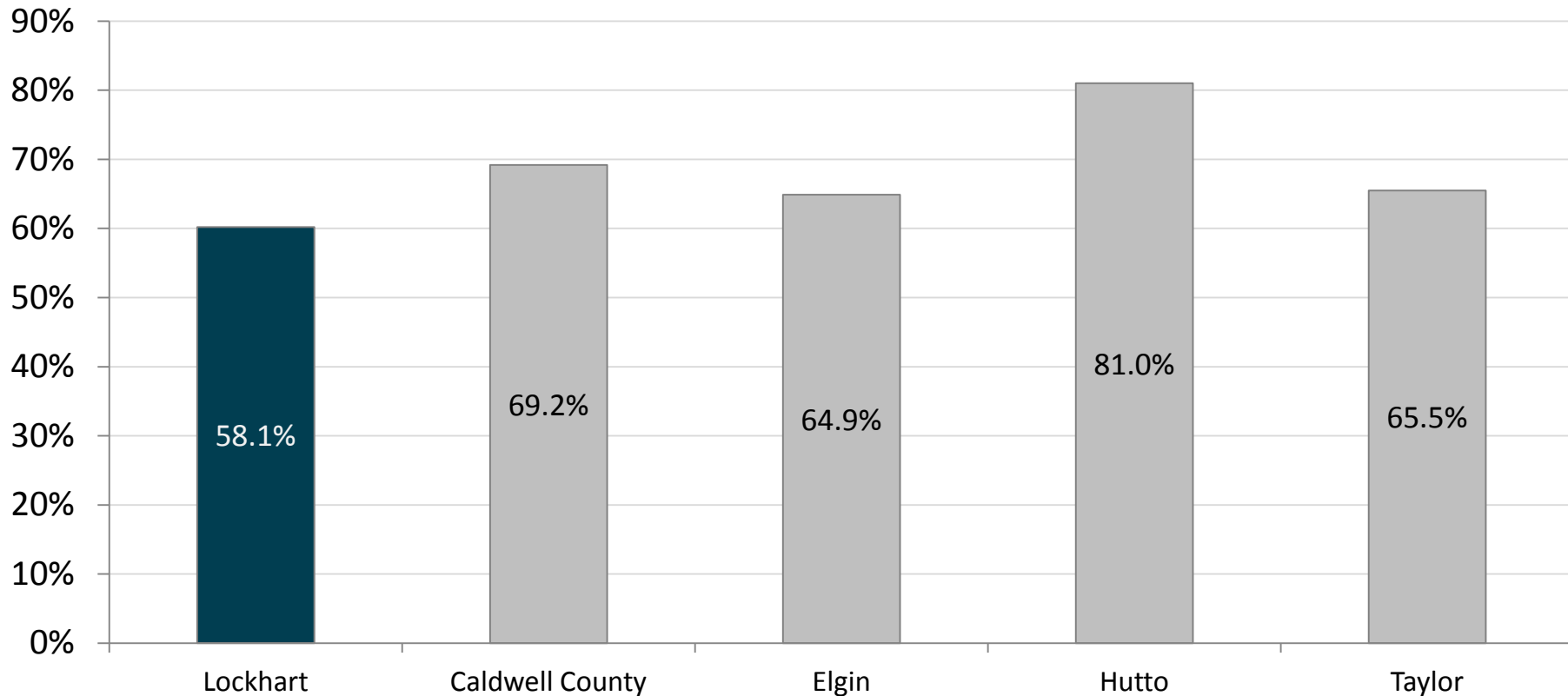


OWNER OCCUPIED HOUSING (2010)

Lockhart has a lower level of owner-occupied housing units than either the average for Caldwell County or the Austin metropolitan region. In 2010, 60 percent of all housing units were owner-occupied. In comparison, approximately 69 percent of housing units in Caldwell County are owner-occupied while less than 60 percent of housing units in the Austin metropolitan region are owner-occupied. The proportion of owner-occupied housing units in Lockhart is also lower than other cities in the region of similar size, including Elgin, Hutto, and Taylor.



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

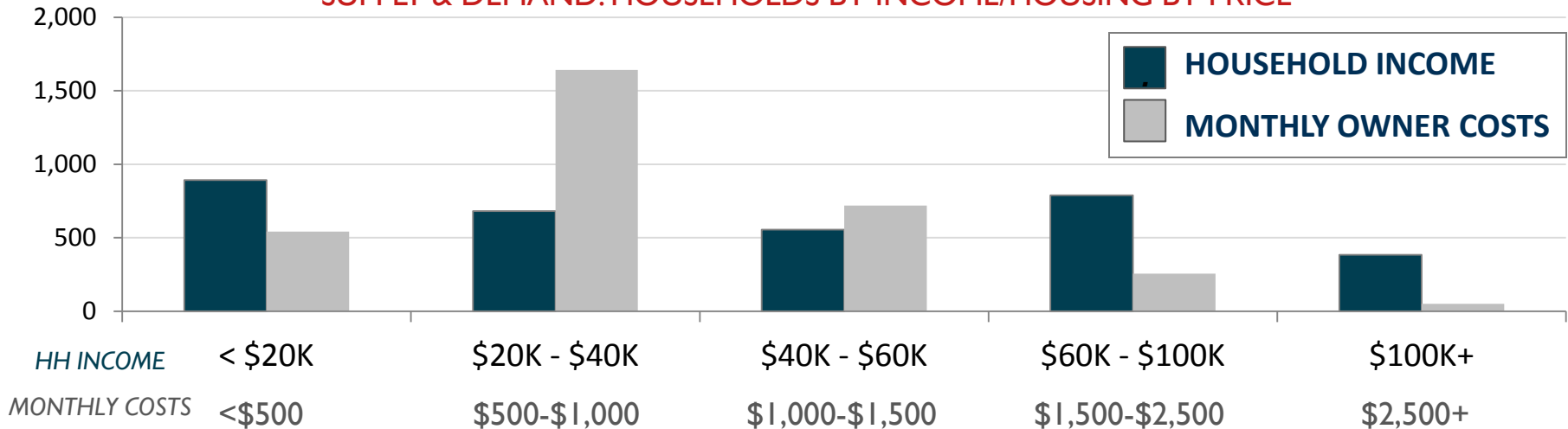


HOUSING: SUPPLY & DEMAND

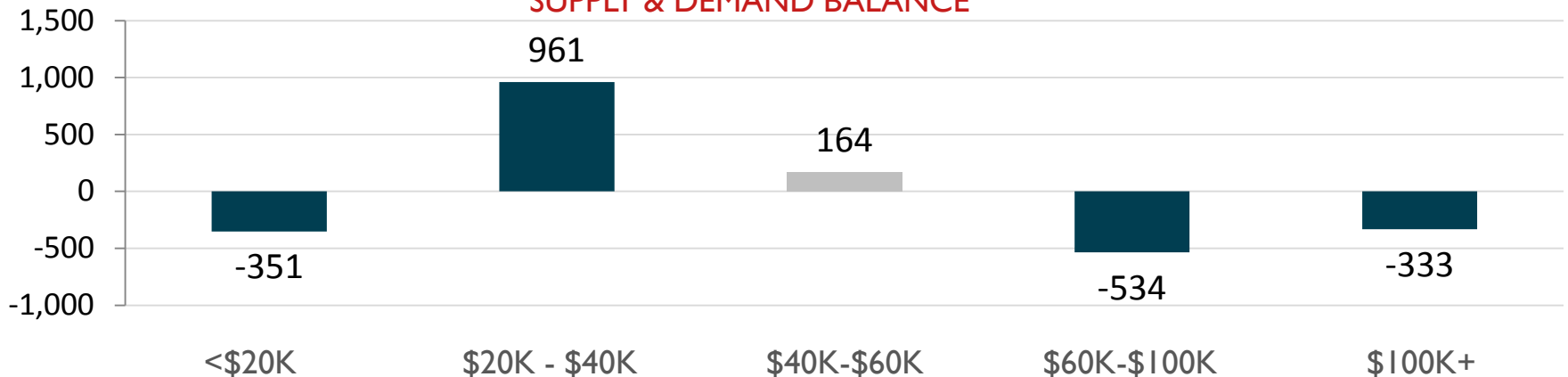
Within Lockhart, there is also a slight mismatch between household income and housing at corresponding price points. For example, while there is sufficient housing within Lockhart for households earning between \$20,000 and \$40,000 annually, household income figures suggest that the city could support additional housing at higher price points, particularly for households making more than \$60,000.



SUPPLY & DEMAND: HOUSEHOLDS BY INCOME/HOUSING BY PRICE



SUPPLY & DEMAND BALANCE



COMMUTING PATTERNS



DAILY COMMUTING PATTERN BALANCE



(A)

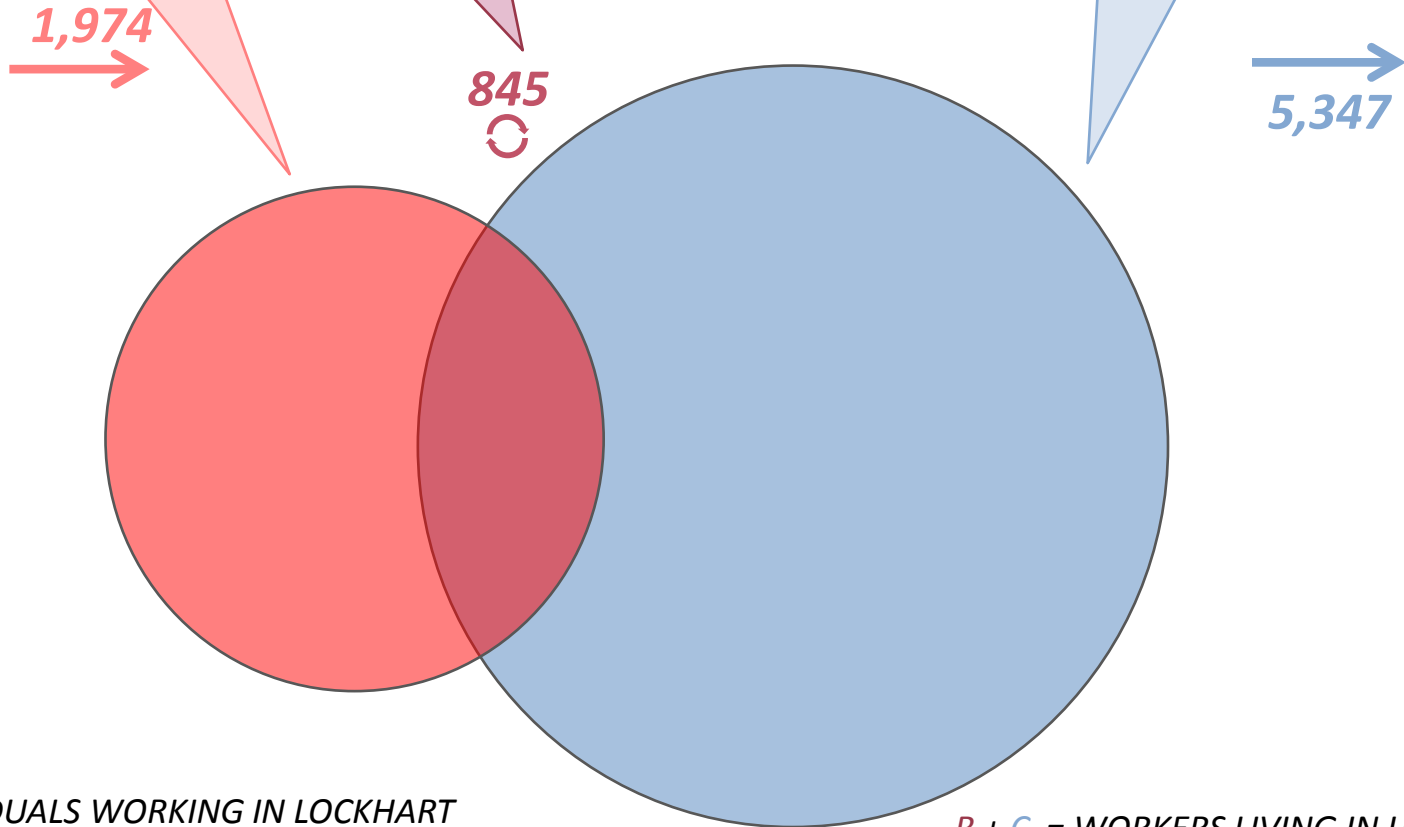
The light red circle depicts outside workers who commute into Lockhart for work.

(B)

Workers both living and working in Lockhart are represented by the overlapping circles.

(C)

The blue circle depicts workers living in Lockhart who commute to another place for employment.

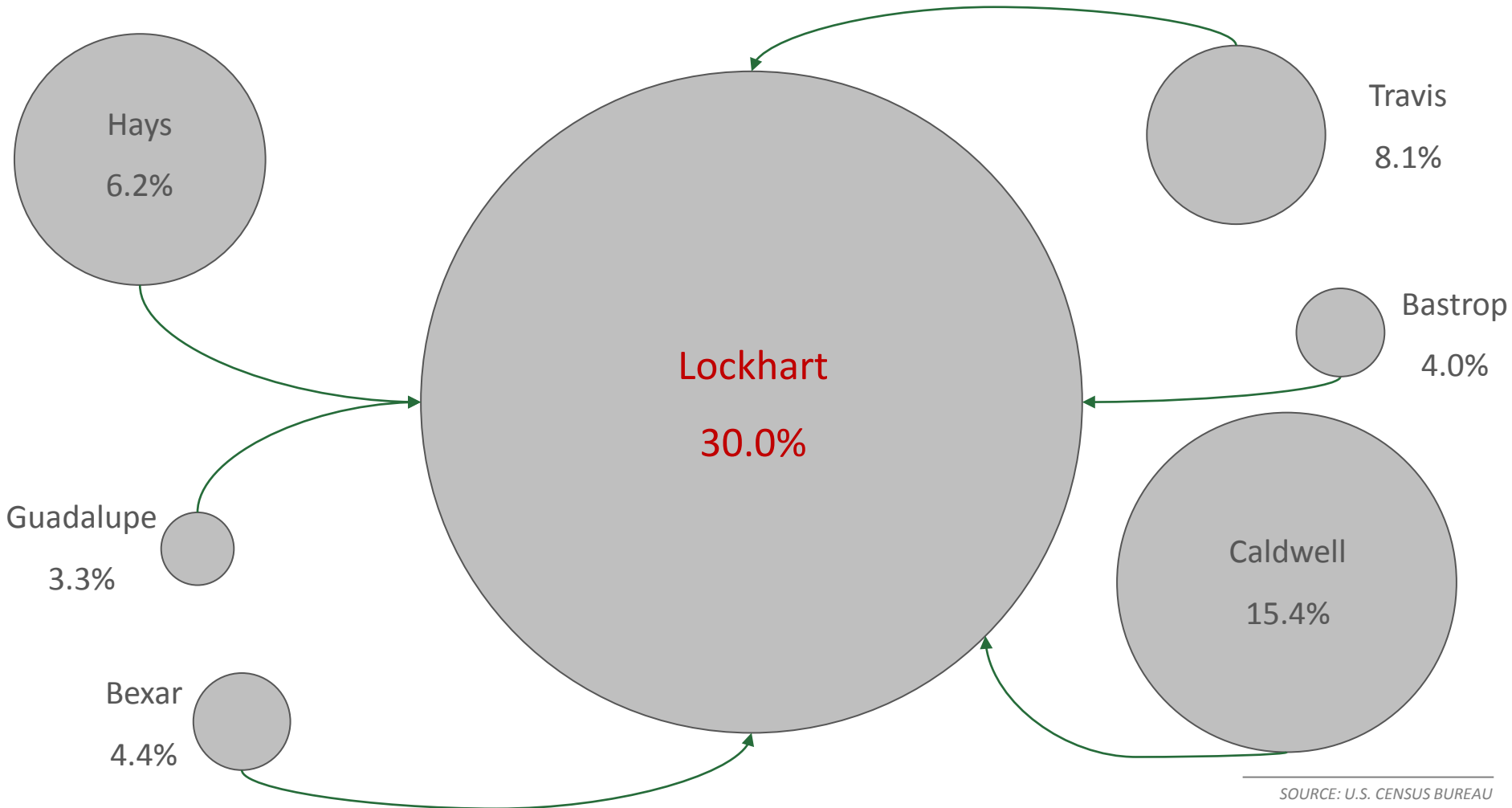


$A + B =$ INDIVIDUALS WORKING IN LOCKHART

$B + C =$ WORKERS LIVING IN LOCKHART

WHERE DO WORKERS LIVE?

Approximately 70 percent of Lockhart's workforce lives outside of the city—just 30 percent are Lockhart residents. Approximately 15 percent of Lockhart's workers commute from other jurisdictions within Caldwell County, with a additional 8 percent commuting from Travis County. Smaller proportions of workers commute from such counties as Bexar, Bastrop, and Guadalupe.



SOURCE: U.S. CENSUS BUREAU

LOCKHART – WHERE RESIDENTS WORK?

Just as many of the workers in Lockhart live in other jurisdictions, a large proportion of Lockhart residents are employed outside of the city. Every day, more than 85 percent of all individuals with a job living in Lockhart commute to another community for employment. The leading work destinations for Lockhart residents are listed below. Travis County is the largest destination for Lockhart workers; nearly 35 percent of workers living in Lockhart work in Travis County.

