



Former Kemper Military Academy on 3<sup>rd</sup> Street,  
a few blocks west of Downtown

Roslyn Heights, a restored Victorian mansion, is the  
headquarters for the Missouri State Society of the  
Daughters of the American Revolution,  
located at 821 Main Street



Example of Main Street Mansion in Downtown Boonville

Katy Trail State Park trailhead  
in Boonville





LSE Middle School at 700 Main Street



Butternut Bread Bakery at 500 Main Street



Historic Hain House at 412 4<sup>th</sup> Street

### Traffic Arteries

Main Street is also Missouri State Highway 5 or 5<sup>th</sup> Street and runs north and south through Boonville. The highway carries a large amount of traffic and is primarily a two-way, two lane road through Downtown.

### Existing Land Uses

Most of the land use in the DREAM Study Area is commercial, but there is some residential land use on the lower and upper floors of a few buildings off of Main Street and on the upper floors of a few buildings along Main Street.

## **Adjacent Areas**

Land uses adjacent to the DREAM Study Area are predominately residential.

## **Parking**

Downtown has a significant amount of vehicular activity during the weekday. Parking may be limited near some businesses along Main Street.

## **Retail Shopping**

Downtown has a variety of retail businesses including antique stores, gift shops, appliance dealers, clothing stores, bakeries, a hardware store, a jewelry store, a shoe store, a floral shop, a furniture store, and a packaged liquor store.

## **Entertainment**

Thespian Hall at 522 Main Street is a very active entertainment venue operated by the Friends of Historic Boonville. The Isle of Capri Casino is located just a few blocks west of the DREAM Study Area and offers gaming, entertainment, and dining.

## **Dining Establishments**

Downtown has several dining establishments including Café Napoli, Maggie's Bar and Grill, Steinhouse Café and Restaurant, Main Street Pub, Domino's Pizza, Peaches & T's Café, Serenitea House, The Palace, Riverside Diner, and Glenn's Cafe. WJ's and Calypso's are located just outside of the DREAM Study area and several other restaurant options located south of Downtown nearer to Interstate 70.

## **Parks and Recreation**

The City of Boonville boasts 12 parks ranging from one quarter of an acre to seventy acres. Parks located near Downtown include Harley Park, Big Sky Park, Frederick T. Kemper Park, Riverfront Park, and Morgan Street Park.

Harley Park is the oldest park in the City and is located on the bluffs overlooking the Missouri River. The Park consists of thirty-one acres and includes picnic shelters, baseball fields, playgrounds, and restrooms. Also featured are prehistoric Native American Mounds and an overlook of the River. The Park is listed on the National Register of Historic Places.

Big Sky Park is located adjacent to Harley Park. It consists of five acres and no amenities.

Located a couple of blocks west of Downtown is Frederick T. Kemper Park, the newest Park in the City. This Park consists of approximately 46 acres and 10 buildings on what was formerly the Kemper Military School. The Boonslick YMCA occupies a portion of the available building space. Other park amenities include a regulation size football field, soccer fields, baseball diamonds, and a lake.

Riverfront Park is located on Water Street and has a playground and picnic shelter.

Morgan Street Park is located at the intersection of Main and Morgan Streets in Downtown. The Park is the site of the former Holt's Cafe building that was destroyed by fire in the late 1980's. It has been developed into a memorial space that contains a statue of Hannah Cole as the main focal point, with space for busts of six prominent persons in Boonville's history.

Katy Trail State Park also crosses the Boonslick Bridge at Main Street and winds along the riverfront to the west by the Casino and Chamber of Commerce.

### **Schools**

Boonville has four schools in the public education system including two elementary schools, a middle school, and a high school. The LSE Middle School is located at 700 Main Street in Downtown. There are also five private institutions and the Boonslick Technical Education Center located in Boonville.

### **Public Transportation**

Boonville has a public bus system called the Katy Flyer, which operates on a limited route and schedule. It is available on Tuesday through Thursday from 7:30 a.m. until 5:00 p.m. and reservations are required.

## **DOWNTOWN AREA STRENGTHS AND WEAKNESSES**

From a residential market perspective the Downtown Boonville Market Area has many positive attributes, including:

- **Government Center:** Downtown is the center of government for the County and the City. These services generate activity for Downtown businesses from employees and business visitors on a daily basis throughout the work week.
- **Active Commercial District:** Downtown Boonville has a significant amount of vehicular and pedestrian traffic, which is a result of existing businesses and shops. This traffic can be a nuisance, but is critical for the success of businesses and attractions.
- **Existing Residential Market:** Downtown Boonville has some residential units that are occupied by building owners and tenants. The residential market in Downtown does not have to be created; it just needs to be expanded.
- **Potential Development Space:** Downtown has a significant amount of vacant building space that has the potential to be used for residential development. It appears that much of the upper floor space of Downtown commercial buildings is vacant and has the potential to be converted to residential use.
- **Attractions:** Downtown is located on the Missouri River and Katy Trail State Park. These attractions, along with the nearby Isle of Capri Casino, draw visitors to the City year round.
- **Eating Establishments:** Downtown has a large number of local eating establishments that draw people from inside and outside of the community.

- **Neighborhood Amenities:** Grocers are located in close proximity to Downtown. Additionally, Downtown has many neighborhood amenities and services which are important to residents.
- **Momentum:** Overall, Downtown Boonville seems to be stable and improving. Public investment is demonstrated by the streetscape including public benches, planter boxes, trash receptacles, decorative street lighting and wayfinding signage. Recent building purchases and renovations are evidence of private investment. The momentum these activities generate should carry Downtown revitalization efforts into the future to some extent.
- **Historic Resources:** Downtown Boonville may be eligible to be placed on the National Register of Historic Places. If a District cannot be formed, many of the commercial buildings may be eligible individually. Listing on the National Register will make these properties eligible for Federal and State Historic Tax Credits that can be used to finance rehabilitation.
- **Walkable Area:** Main Street provided a concentrated area of businesses, parks, and attractions that combine to create a pedestrian friendly stretch through the heart of Downtown. This walkable area contains shops, offices, employers, gathering spaces, entertainment, and restaurants that provide a unique and vibrant atmosphere.

From a residential market perspective there are some weaknesses of the Downtown Boonville Market Area, including:

- **Limited Rent Potential:** The rental market in Downtown Boonville is very affordable. While depressed rents work to the advantage of tenants, this situation could be a deterrent in terms of development feasibility. Costs to rehabilitate or build residential space may exceed the return on investment that can be amortized through rental income.
- **Available Housing:** Demand for housing in Downtown Boonville must compete with, what appears to be, an ample supply of residential options in other parts of the community.
- **Parking:** Parking appears to be limited in Downtown during weekday business hours.

## SECTION III ECONOMIC PROFILE

### OVERVIEW

The following section includes an analysis of the economy of the market area. The analysis will focus on employment by industry, major employers, area employment, unemployment, and labor force trends. MHDC has obtained economic information from the Missouri Department of Economic Development, Bureau of Labor Statistics, U.S. Census Bureau, and the Boonville, Chamber of Commerce.

### Major Employers

Major Employers - Boonville, Missouri Area		
Employers	Type of Business	Employees
Isle of Capri	Casino	540
Nordyne	Manufacturing	500
Boonville Correctional Center	Correctional Center	381
Wal-Mart	Retail	350
Caterpillar Inc.	Manufacturing	310
Cooper County Memorial Hospital	Hospital	230
Boonville R-I High School	Public School	224
Fuqua Homes	Manufacturing	160
Unlimited Opportunities	Service	158
City of Boonville	Government	148
Glen Martin Engineering Inc.	Manufacturing	126

Source: Boonville Chamber of Commerce

In addition to the jobs within the community, Boonville is located close to the major metropolitan areas of Columbia and Jefferson City, Missouri. Many residents of Boonville commute to those areas for employment.

Recent data compiled by the U.S. Bureau of Labor Statistics indicated that 49 of the 50 United States had a decline in manufacturing jobs from July 2008 to July 2009. During that period the State of Missouri is reported to have had a decline in manufacturing jobs of 28,100. The trend is expected to continue, although communities like Boonville with a diversified economy are not as affected by the manufacturing decline.

The City indicates that an existing company has plans to expand by another 250 jobs in the near future.

**Employment Categories and Wages**

Average Employment and Wages - Cooper County, Missouri								
Industry	2007*		2006		2005		2004	
	Average Employment	Avg. Mthly. Wages	Average Employment	Avg. Mthly. Wages	Average Employment	Avg. Mthly. Wages	Average Employment	Avg. Mthly. Wages
11 - Agriculture, Etc.	26	\$2,913	29	\$2,648	29	\$2,467	24	\$2,535
21 - Mining	N/A	\$4,125	N/A	\$3,410	N/A	\$3,815	N/A	\$3,396
22 - Utilities	42	\$3,706	43	\$3,524	38	\$3,517	38	\$3,555
23 - Construction	254	\$2,618	286	\$2,538	279	\$2,302	273	\$2,212
31 - Manufacturing	1,145	\$2,820	1,134	\$2,829	1,111	\$2,708	1,082	\$2,717
42 - Wholesale trade	180	\$5,087	188	\$4,554	229	\$4,248	189	\$4,159
44 - Retail Trade	632	\$1,802	624	\$1,777	617	\$1,675	634	\$1,596
48 - Transportation and warehousing	186	\$2,800	190	\$2,639	215	\$2,485	216	\$2,396
51 - Information	47	\$2,024	51	\$1,977	57	\$1,770	61	\$1,787
52 - Finance & Ins.	169	\$2,917	168	\$2,689	155	\$2,611	146	\$2,459
53 - Real estate	48	\$1,444	54	\$1,357	50	\$1,279	52	\$1,184
54 - Professional and technical services	88	\$3,456	77	\$3,344	84	\$2,967	75	\$2,946
55 - Mgmt. (companies)	N/A	\$5,509	N/A	\$8,830	N/A	\$3,100	N/A	\$3,269
56 - Administrative, etc.	63	\$1,483	62	\$1,427	51	\$1,369	35	\$1,519
61 - Educational	446	\$2,154	438	\$2,118	441	\$2,030	427	\$1,953
62 - Health care, social	788	\$2,156	746	\$2,054	729	\$1,958	680	\$2,000
71 - Arts, etc.	733	\$2,368	761	\$2,352	801	\$2,347	731	\$2,280
72 - Accommodations & food services	430	\$995	460	\$885	419	\$905	394	\$894
81 - Other services	232	\$1,778	225	\$1,728	213	\$1,727	195	\$1,663
Public Administration	600	\$2,562	608	\$2,472	603	\$2,400	602	\$2,360

\*Information available to date  
Source: U.S. Census Bureau

The largest employment trades in Cooper County are manufacturing, healthcare, and arts, entertainment and recreation. Average monthly wages for those trades in 2007 was \$2,820 for manufacturing, \$2,156 for healthcare, and \$2,368 for arts, entertainment and recreation.

**Labor Force and Unemployment**

Local Area Employment - Cooper County					
Year	Labor Force	Employment	Unemployment	Unemployment Rate	Missouri Unemployment Rate
2003	8,711	8,307	404	4.6%	5.2%
2004	8,797	8,358	439	5.0%	5.6%
2005	9,021	8,597	424	4.7%	5.8%
2006	9,063	8,678	385	4.2%	5.3%
2007	9,177	8,770	407	4.4%	4.8%
2008	9,109	8,590	519	5.7%	5.0%

Source: Department of Economic Development

The unemployment rate for Cooper County has consistently been better than the state as a whole, until 2008.

**Commuting Patterns**

Commuting Patterns						
State/County	Total Workers 16+ in 2000	Workers Commuting Outside Place of Residence 2000	Percent of Total Workers 2000	Percent of Total Workers 1990	Change 1990-2000 Number of Workers	Change 1990-2000 Percent of Workers
Missouri	2,629,296	877,655	33.4%	31.2%	146,250	2.2%
Cooper	7,326	2,787	38.0%	32.9%	701	5.1%
Howard	4,853	2,500	51.5%	39.4%	820	12.1%
Saline	11,203	1,654	14.8%	9.6%	656	5.2%
Pettis	18,286	2,527	13.8%	11.5%	701	2.3%
Morgan	8,081	3,147	38.9%	34.0%	999	4.9%
Boone	71,967	6,615	9.2%	8.0%	2,075	1.2%
Moniteau	6,669	3,100	46.5%	39.1%	905	7.4%

Source: Office of Social and Economic Data Analysis and U.S. Census Data

The table indicates that as of year 2000 approximately 38% of the residents of Cooper County commuted outside of the County for employment. Most commute to the larger, nearby Columbia and Jefferson City job markets.

**This Page Intentionally Left Blank**

## SECTION IV DEMOGRAPHIC PROFILE

### Population

Total Population						
Year	Boonville	Percent Change	Cooper County	Percent Change	Missouri	Annual Percent Change
2000	8,202		16,670		5,595,211	
2009	8,891	8.4%	17,730	6.4%	5,870,906	4.9%
2014	9,272	4.3%	18,371	3.6%	6,053,252	3.1%

Source: Claritas, MHDC

The demographic estimates obtained from Claritas indicate the population of Boonville and Cooper County have been increasing and are expected to continue increasing through 2014. This is a positive indicator of the probable need for additional housing units to serve the growing population.

### Population by Age

Population By Age Group						
Boonville, Missouri						
Age Cohort	2000	Percent	2009	Percent	2014	Percent
1-20	2,319	28%	2,436	27%	2,519	27%
21-24	1,000	12%	1,067	12%	1,160	13%
25-34	1,240	15%	1,414	16%	1,385	15%
35-44	1,004	12%	938	11%	941	10%
45-54	777	10%	1,006	11%	994	11%
55-64	595	7%	748	8%	879	9%
65-74	527	6%	545	6%	618	7%
75-84	499	6%	450	5%	450	5%
85+	241	3%	287	3%	326	4%

Source: Claritas, MHDC

The table above indicates that the segment of the population for the most transient age groups, between the ages of 21 and 34 have been around 27% to 28% of the total population and that trend is expected to continue into the near future. This indicates a population base that is not aging as fast as other communities and one that should continue to generate considerable activity in the real estate and apartment markets in Boonville.

**Average Age of Population**

Total Population Average Age	
Boonville, Missouri	
Year	
2000	36.7
2009	36.9
2014	37.4

Source: Claritas

The table illustrates that the average age of the population increased very slightly between 2000 and 2009 and is expected to continue to increase slightly between 2009 and 2014.

**Average Age Comparison**

Average Age Comparison 2000-2009			
Community	Population		Change (Years)
	2000	2009	
Boonville	36.67	36.92	0.25
Clinton	40.66	40.98	0.32
Fulton	36.68	37.50	0.82
Marshall	37.37	37.36	-0.01
Mexico	40.85	41.62	0.77

Source: Claritas

The average age of the population of Boonville is low in comparison with nearby communities.

**Population by Gender**

Population By Gender						
Boonville, Missouri						
Gender	2000	Percent	2009	Percent	2014	Percent
Male	4,768	58%	5,149	58%	5,360	58%
Female	3,434	42%	3,742	42%	3,912	42%

Source: Claritas, MHDC

The table illustrates that the past population gender distribution that included a majority of females is expected to remain the same through 2014.

**Educational Attainment**

2009 Estimated Population Age 25+ Educational Attainment		
Boonville, Missouri		
Type	Population	Percentage
Less than 9th grade	272	5%
Some High School, no diploma	981	18%
High School Graduate (or GED)	2,272	42%
Some College, no degree	1,007	19%
Associate Degree	147	3%
Bachelor Degree	436	8%
Master Degree	218	4%
Professional School Degree	50	1%
Doctorate Degree	5	0%

Source: Claritas

**Marital Status**

2009 Estimated Population Age 15+ by Marital Status		
Boonville, Missouri		
Type	Population	Percentage
Total, Never Married	2,506	22%
Married, Spouse present	2,853	25%
Married, Spouse absent	645	6%
Widowed	752	7%
Divorced	742	6%
Male, Never Married	1,905	17%
Previously Married	558	5%
Female, Never Married	601	5%
Previously Married	936	8%

Source: Claritas

**Total Households**

Total Households				
Boonville, Missouri				
Year	Boonville	Change %	Cooper County	Change %
2000	2,667		5,932	
2009	2,948	10.5%	6,425	8.3%
2014	3,096	5.0%	6,705	4.4%

Source: Claritas, MHDC

The number of households in Boonville increased between 2000 and 2009 and the trend is expected to continue through 2014. Similar to the growth in population, this is an indicator of future housing needs.

**Average Household Size**

Average Household Size	
Boonville, Missouri	
Year	Average Persons Per Household
2000	2.33
2009	2.31
2014	2.31

Source: Claritas

**Households by Age of Householder**

Households by Age of Householder						
Boonville, Missouri						
Age Cohort	2000	Percent	2009	Percent	2014	Percent
Under 25	133	5%	136	5%	153	5%
25-34	394	15%	454	15%	446	14%
35-44	545	20%	520	18%	526	17%
45-54	467	18%	615	21%	609	20%
55-64	330	12%	430	15%	501	16%
65-74	338	13%	353	12%	399	13%
75-84	335	13%	305	10%	303	10%
85+	125	5%	135	5%	159	5%

Source: Claritas, MHDC

**Households by Size**

Households By Size						
Boonville, Missouri						
Household Size	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
1 Person	832	31.2%	935	31.7%	986	31.8%
2 Persons	894	33.5%	984	33.4%	1,031	33.3%
3 Persons	431	16.2%	477	16.2%	502	16.2%
4 Persons	321	12.0%	351	11.9%	368	11.9%
5 Persons	138	5.2%	148	5.0%	155	5.0%
6 Persons	37	1.4%	41	1.4%	43	1.4%
7+ Persons	14	0.5%	12	0.4%	11	0.4%
Total	2,667	100%	2,948	100%	3,096	100%

Source: Claritas, MHDC

**Household Type and Presence of Own Children**

2009 Estimated Household Type, Presence Own Children		
Boonville, Missouri		
Type	Households	Percentage
Single Male Householder	315	11%
Single Female Householder	620	21%
Married-Couple Family, with children	595	20%
Married-Couple Family, no children	837	28%
Male Householder, with children	59	2%
Male Householder, no children	38	1%
Female Householder, with children	239	8%
Female Householder, no children	110	4%
Nonfamily, Male Householder	75	3%
Nonfamily, Female Householder	60	2%

Source: Claritas

**Hispanic Households**

Hispanic Households	
Boonville, Missouri	
Year	Number
2009	22
2014	27

Source: Claritas

The table indicates that the estimated number of Hispanic households in Boonville is relatively small and is not projected to increase significantly between 2009 and 2014.

**Tenure By Occupancy of Housing Units**

Tenure by Occupancy of Housing Units				
Boonville, Missouri				
Bedrooms	2000	Percentage	2009	Percentage
Owner Occ.	1,715	64%	1,887	64%
Renter Occ.	952	36%	1,061	36%

Source: Claritas

**Tenure by Bedroom Size (Owner Occupied)**

Tenure By Bedrooms (2000), Owner Occupied		
Boonville, Missouri		
Bedrooms	Households	Percentage
Number of Bedrooms	-	0.0%
1	41	2.4%
2	470	27.4%
3	890	51.9%
4	209	12.2%
5 or more	105	6.1%

Source: U.S. Census Bureau

**Tenure by Household Size (Renter Occupied)**

Tenure By Bedrooms (2000), Renter Occupied		
Boonville, Missouri		
Bedrooms	Households	Percentage
Number of Bedrooms	5	0.5%
1	228	23.9%
2	450	47.3%
3	193	20.3%
4	76	8.0%
5 or more	-	0.0%

Source: U.S. Census Bureau

**Households by Income Distribution**

Households by Household Income						
Boonville, Missouri						
Income Cohort	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< than \$15,000	509	19.1%	461	15.6%	443	14.3%
\$15,000-\$24,999	450	16.9%	423	14.3%	394	12.7%
\$25,000-\$34,999	440	16.5%	396	13.4%	392	12.7%
\$35,000-\$49,999	592	22.2%	602	20.4%	582	18.8%
\$50,000-\$74,999	472	17.7%	685	23.2%	740	23.9%
\$75,000-\$99,999	123	4.6%	210	7.1%	293	9.5%
\$100,000-\$149,999	63	2.4%	144	4.9%	200	6.5%
\$150,000-\$249,999	14	0.5%	17	0.6%	39	1.3%
\$250,000-\$499,999	4	0.1%	9	0.3%	10	0.3%
\$500,000 +	0	0.0%	1	0.0%	3	0.1%
Total	2,667	100.0%	2,948	100.0%	3,096	100.0%

Source: Claritas, MHDC

This table indicates approximately 87% of the households in Boonville were estimated to have household incomes of less than \$75,000 in 2009. Approximately 7% of households were estimated to have incomes between \$75,000 and \$100,000, and approximately 6% were estimated to have incomes in excess of \$100,000 in 2009.

**Gross Rent as a Percentage of Monthly Household Income**

Gross Rent as Percentage of Monthly HH Income (2000)		
Boonville, Missouri		
Status	Number	Percentage
Less than 15 percent	235	25%
15 to 19 percent	201	21%
20 to 24 percent	115	12%
25 to 29 percent	75	8%
30 to 34 percent	18	2%
35 percent or more	236	25%
Not computed	73	8%

Source: U.S. Census Bureau

Approximately 27% of renter households in Boonville have a gross rent (rent + utilities) that exceeds 30% of their monthly household income.

**Area Maximum Affordable Housing Income and Rents**

Maximum Income and Rents for HOME and Housing Tax Credit Programs for Cooper County (2008)												
	Income %	Maximum Incomes						Maximum HOME/LIHTC Rents				
		Persons in Household						Bedroom Sizes				
		1	2	3	4	5	6	0Br	1Br	2Br	3Br	4Br
	50%	18,400	21,050	23,650	26,300	28,400	30,500	460	493	591	683	762
	60%	22,080	25,260	28,380	31,560	34,080	36,600	552	591	709	820	915
								HUD Fair Market Rents				
								408	429	558	744	867

Source: HUD, IRS, MHDC

The table above illustrates the maximum income and rents for the HOME and Housing Tax Credit programs for Cooper County.

**Cost Burdened Households**

Cost Burdened Households (2000) - Boonville, Missouri			
	Renter	Owner	Renter & Owner
<b>Total</b>	931	1,692	2,623
Cost Burdened >30%	25.6%	14.0%	18.1%
Severely Cost Burdened >50%	11.9%	5.0%	7.4%
<b>Elderly 1 &amp; 2 Persons</b>	191	637	828
Cost Burdened >30%	46.1%	14.0%	21.4%
Severely Cost Burdened >50%	23.0%	3.6%	8.1%
<b>Single Person Non-Elderly</b>	285	185	470
Cost Burdened >30%	20.0%	11.9%	16.8%
Severely Cost Burdened >50%	11.6%	9.7%	10.9%
<b>Small Fam 2-4 Persons</b>	357	777	1,134
Cost Burdened >30%	26.1%	15.7%	19.0%
Severely Cost Burdened >50%	9.5%	5.1%	6.5%
<b>Large Fam 5+ Persons</b>	98	93	191
Cost Burdened >30%	0.0%	4.3%	2.1%
Severely Cost Burdened >50%	0.0%	4.3%	2.1%

Source: 2000 Chas Data

Cost Burdened Households (2000) - Missouri			
	Renter	Owner	Renter & Owner
<b>Total</b>			
Cost Burdened >30%	30.9%	16.7%	20.9%
Severely Cost Burdened >50%	14.8%	6.2%	8.8%
<b>Elderly 1 &amp; 2 Persons</b>			
Cost Burdened >30%	39.4%	17.4%	22.0%
Severely Cost Burdened >50%	18.4%	7.3%	9.6%
<b>Single Person Non-Elderly</b>			
Cost Burdened >30%	31.5%	26.3%	29.2%
Severely Cost Burdened >50%	15.7%	10.6%	13.4%
<b>Small Fam 2-4 Persons</b>			
Cost Burdened >30%	27.1%	14.0%	17.2%
Severely Cost Burdened >50%	12.7%	4.6%	6.5%
<b>Large Fam 5+ Persons</b>			
Cost Burdened >30%	26.4%	15.7%	18.3%
Severely Cost Burdened >50%	12.6%	5.1%	6.9%

Source: 2000 Chas Data

The Boonville Cost Burdened table indicates that approximately 12% of all renter households in Boonville were severely rent burdened in 2000. The severely rent burdened rate for all renter households in Missouri for the same period was approximately 15%. The most severely cost burdened renter group in Boonville appear to be elderly households at 23%, which is much higher than all elderly renters in the state at 18%.

### Migration Patterns

Following are tables that show the migration patterns into and out of Cooper County and the net migration totals between 2004 and 2007.

Gross Annual Household In-Migration								
Cooper County, Missouri								
County of Origin	2007		2006		2005		2004	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total In-Migration	450	100%	442	100%	434	100%	457	100%
Total In-Migration Same State	344	76%	337	76%	344	79%	349	76%
Total In-Migration Out of State	106	24%	105	24%	90	21%	108	24%
Boone County	103	23%	95	21%	102	24%	100	22%
Howard County	53	12%	56	13%	43	10%	44	10%
Pettis County	30	7%	24	5%	26	6%	45	10%
Moniteau County	17	4%	20	5%	16	4%	24	5%
Saline County	17	4%	20	5%	19	4%	16	4%
Jackson County	15	3%	12	3%	10	2%	13	3%
Cole County	10	2%	11	2%	10	2%	19	4%
Morgan County	10	2%	10	2%	10	2%	10	2%
All Other Counties	195	43%	194	44%	198	46%	186	41%

Source: Internal Revenue Service

Gross Annual Household Out-Migration								
Cooper County, Missouri								
Destination County	2007		2006		2005		2004	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Out-Migration	444	100%	468	100%	388	100%	434	100%
Total Out-Migration Same State	338	76%	356	76%	302	78%	333	77%
Total Out-Migration Out of State	106	24%	112	24%	86	22%	101	23%
Boone County	105	24%	106	23%	86	22%	78	18%
Howard County	36	8%	60	13%	54	14%	50	12%
Pettis County	31	7%	39	8%	31	8%	31	7%
Moniteau County	23	5%	14	3%	15	4%	30	7%
Saline County	21	5%	12	3%	13	3%	15	3%
Jackson County	10	2%	17	4%	12	3%	19	4%
Cole County	12	3%	12	3%	11	3%	15	3%
Morgan County	11	2%	11	2%	10	3%	12	3%
All Other Counties	195	44%	197	42%	156	40%	184	42%

Source: Internal Revenue Service

Net Annual Household Migration				
Cooper County, Missouri				
County	2007 Number	2006 Number	2005 Number	2004 Number
Boone County	-2	-11	16	22
Howard County	17	-4	-11	-6
Pettis County	-1	-15	-5	14
Moniteau County	-6	6	1	-6
Saline County	-4	8	6	1
Jackson County	5	-5	-2	-6
Cole County	-2	-1	-1	4
Morgan County	-1	-1	0	-2
All Other Counties	0	-3	42	2
Net Migration	6	-26	46	23

Source: Internal Revenue Service

The migration tables indicate that from 2004 to 2007 Cooper County attracted around 445 new households annually and had a positive net migration record in three of those years. There was a negative net migration in 2006.

### Units in Structure

Units in Structure (2000)		
Boonville, Missouri		
Type	Number	Percentage
1, detached	1,952	73.2%
1, attached	96	3.6%
2	240	9.0%
3 or 4	182	6.8%
5 to 9	66	2.5%
10 to 19	33	1.2%
20 or more	-	0.0%
Mobile Home	98	3.7%
Total	2,667	100.0%

Source: U.S. Census Bureau

**Year Structure Built**

Year Structure Built (2000)		
Boonville, Missouri		
Year	Number	Percentage
1999 to March 2000	74	2.8%
1995 to 1998	132	4.9%
1990 to 1994	79	3.0%
1980 to 1989	274	10.3%
1970 to 1979	409	15.3%
1960 to 1969	407	15.2%
1950 to 1959	410	15.4%
1949 or earlier	882	33.1%

Source: U.S. Census Bureau

**Building Permits**

Building Permits - Boonville, Missouri				
Units in Bldg.	Units			
	2008	2007	2006	2005
1	13	10	29	13
2	0	0	0	0
3 to 4	0	0	0	0
5 +	0	0	0	0
Total	13	10	29	13

Source: US Census Bureau