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## Population growth slows in N. Texas- Cities blame recession, mortgage crisis for - 2nd straight decline

Dallas Morning News, The (TX) - Friday, April 24, 2009

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North **Texas** ' growth slowed for the second consecutive year in 2008 as the region's number of new residents fell below the 100,000 mark for the first time in 13 years.

The area added more than 92,000 people last year, to reach more than 6.6 million for the 16-county area tracked by the North Central **Texas** Council of Governments. But cities across the region saw much smaller increases than they became accustomed to during the dramatic **population** booms earlier this decade.

The **population** estimates were detailed Thursday in a report released by the agency.

Regional and city officials attributed much of the slowdown in growth to a deepening recession and national mortgage crisis. The number of new single-family homes in the area, for instance, fell 30 percent last year. More than 27,000 new single-family homes were added in 2008 compared with 39,000 in 2007. Last year saw the lowest number of new homes since 1995.

"We just don't have as many people coming in to the region," said Duane Dankesreiter, the council's research manager. "Our job growth has slowed. It's definitely based on the economic conditions."

The council of governments bases its estimates on housing statistics, and its research reflects market conditions.

**Population** and growth estimates play a major role in how regional planners plot out and seek financing for major projects such as highway construction and renovations. But Dankesreiter said the second consecutive slowdown in growth shouldn't affect long-term planning.

"It goes in cycles," he said. "You know we're going to continue to grow. We had the boom times in 2006. We knew that we were just growing at a pretty large rate. Now things are coming back down to normal. It's the ebb and flow of growth."

According to U.S. Census Bureau estimates released earlier this year, the Dallas-Fort Worth area added more people from July 2007 to July 2008 than any other metropolitan area in the nation. The region saw an increase of 146,532 people during that period, according to the bureau's estimates. But the time period reflected conditions present before **Texas** experienced the job losses and economic woes that have worsened in the first part of this year.

In the Council of Governments report, Fort Worth claimed the most new residents among North **Texas** cities. About 17,400 people moved to Cowtown last year. Dallas came in second with an increase of 6,000 people. Collin County suburbs McKinney, Frisco and Plano rounded out the top five cities for gains in the number of new residents.

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Fort Worth Mayor Mike Moncrief said several factors draw people to his city, including the recent boom in natural gas production.

"Obviously, some of that growth is due to the Barnett Shale activity and all of the jobs and the ripple effect caused by that industry," Moncrief said. "It has, to a degree, insulated our city through the new wealth that has been created for thousands of our residents with the income from that gas."

Multi-family housing played a role in both increases and decreases in some cities.

In 2008, more than 13,200 units were added compared with 11,600 the year before. Officials in Garland and Addison, the only cities to see **population** decreases, attributed their loss in residents to the destruction of apartment complexes.

In Addison, a developer demolished nine apartment complexes along Brookhaven Club drive to make way for a new luxury development, Vitruvian Park. Officials expect that project to more than make up for the 1,900 people lost last year.

"This is an intentional kind of reduction that is temporary," said City Manager Ron Whitehead.

Garland officials saw a decline of 100 people, which they attribute to the destruction of an apartment complex. That demolition will make room for the connection of the Bush Turnpike and Interstate 30.

Farmers Branch, meanwhile, had the biggest increase in growth from 2007 to 2008, according to data provided by the Council of Governments. City officials attributed the 8.17 percent increase in **population** to the construction of new high-end, multi-family housing units.

"They seem to be popular with urban professionals who have been attracted to this area because of the new housing inventory," said Andy Gillies, the city's planning director.

Dankesreiter said several of the apartment units had been in the construction pipeline for awhile.

According to the report, Frisco is now the region's 12th city with more than 100,000 residents. The Collin County suburb had less than 34,000 in 2000. Last year, it had the highest growth among larger cities. But among that same group, Frisco also had the biggest decline in growth from 2007 to 2008.

"When you get used to the exponential growth rate and then you just look at a single-digit growth rate, it sort of shocks people," said Jeff Witt, the city's comprehensive and environmental administrator. "But I think it needs to be pointed out that the growth rate here in Frisco has been astronomical over the last 10 years."

On the other end of the spectrum, Denton saw the largest increase in growth rate change among larger North **Texas** cities. In 2007, that city grew by 0.47 percent. But last year it grew by 1.13 percent for a total estimated **population** of 107,250 people.

SEE **POPULATION** ESTIMATES for the entire 16-county region.

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### **Population** estimates

Here are the latest **population** estimates released Thursday and the rates of growth for the past two years for North **Texas** cities between 10,000 and 100,000 **population** .

City 2009

estimate Change, '07-08 Change, '08-09

Addison 13,400 {TriUp} 0.33% {TriDown} 12.42%

Allen 80,400 {TriUp} 2.94% {TriUp} 1.97%

Azle 10,950 {TriUp} 3.30% 0.00%

Balch Springs 23,250 {TriUp} 18.37% {TriUp} 0.22%

Bedford 49,700 {TriUp} 0.82% {TriUp} 0.51%

Benbrook 23,900 {TriUp} 2.63% {TriUp} 1.92%

Burleson 34,350 {TriUp} 5.06% {TriUp} 3.31%

Cedar Hill 45,600 {TriUp} 2.16% {TriUp} 1.56%

Colleyville 22,550 {TriUp} 1.58% {TriUp} 0.22%

Coppell 39,550 {TriUp} 0.51% 0.00%

Corinth 19,700 {TriUp} 1.03% {TriUp} 0.25%

Crowley 12,200 {TriUp} 4.44% {TriUp} 3.83%

DeSoto 48,700 {TriUp} 1.05% {TriUp} 1.25%

Duncanville 38,850 {TriUp} 1.05% {TriUp} 1.17%

Ennis 19,100 {TriUp} 1.07% {TriUp} 1.06%

Eules 54,200 {TriUp} 1.12% {TriUp} 0.37%

Farmers Branch 31,100 {TriUp} 0.88% {TriUp} 8.17%

Flower Mound 62,800 {TriUp} 0.16% {TriUp} 0.56%

Forest Hill 11,950 0.00% 0.00%

Forney 12,850 {TriUp} 8.30% {TriUp} 3.63%

Glenn Heights 12,100 {TriUp} 1.75% {TriUp} 3.86%

Grapevine 47,950 {TriUp} 3.51% {TriUp} 1.70%

Haltom City 39,550 {TriUp} 0.25% {TriUp} 0.13%

Highland Village 15,200 {TriUp} 3.07% {TriUp} 0.66%

Hurst 38,750 {TriUp} 0.65% 0.00%

Keller 39,450 {TriUp} 1.86% {TriUp} 2.73%

Lancaster 36,200 {TriUp} 2.14% {TriUp} 1.12%

Lewisville 95,250 {TriUp} 1.42% {TriUp} 2.58%

Little Elm 23,350 {TriUp} 5.96% {TriUp} 1.08%

Mansfield 55,950 {TriUp} 3.70% {TriUp} 5.17%

Midlothian 16,250 {TriUp} 5.82% {TriUp} 11.68%

Murphy 13,500 {TriUp} 3.61% {TriUp} 4.65%

North Richland Hills 66,100 {TriUp} 2.65% {TriUp} 0.53%

Richardson 99,700 {TriUp} 0.41% {TriUp} 1.63%

Rockwall 32,100 {TriUp} 2.11% {TriUp} 2.23%

Rowlett 54,250 {TriUp} 0.74% {TriUp} 0.18%

Royse City 10,150 {TriUp} 8.60% {TriUp} 0.50%

Sachse 18,750 {TriUp} 2.27% {TriUp} 3.88%

Saginaw 19,350 {TriUp} 1.58% {TriUp} 0.52%

Seagoville 13,850 {TriUp} 0.38% {TriUp} 4.14%

Southlake 26,650 {TriUp} 1.56% {TriUp} 2.11%

Terrell 15,500 {TriDown} 1.59% 0.00%

The Colony 40,100 {TriUp} 1.40% {TriUp} 0.63%

University Park 23,350 {TriDown} 1.30% {TriUp} 2.19%

Watauga 24,350 {TriUp} 0.41% {TriUp} 0.41%

Waxahachie 29,900 {TriUp} 1.07% {TriUp} 5.65%

Weatherford 26,650 {TriUp} 3.80% {TriUp} 2.70%

White Settlement 16,150 {TriUp} 1.57% 0.00%

Wylie 38,300 {TriUp} 4.52% {TriUp} 3.51%

SOURCE: North Central **Texas** Council of Governments

**County populations**

Here are the latest **population** estimates for North **Texas** counties.

County 2009 estimate Change, '07-08 Change, '08-09

Collin 764,500 {TriUp} 3.19% {TriUp} 2.19%

Dallas 2,471,000 {TriUp} 1.59% {TriUp} 0.61%

Denton 628,300 {TriUp} 2.69% {TriUp} 1.88%

Ellis 152,750 {TriUp} 2.32% {TriUp} 3.29%

Kaufman 104,850 {TriUp} 3.97% {TriUp} 2.55%

Rockwall 77,950 {TriUp} 3.40% {TriUp} 2.55%

Tarrant 1,807,750 {TriUp} 2.01% {TriUp} 1.54%

SOURCE: North Central **Texas** Council of Governments

**Caption:** CHART(S): 1. DigitalEXTRA 2. **Population** estimates 3. County **populations** (4. BETSY BOCK/Staff Artist) City snapshots (5. TOM SETZER/Staff Artist) Regional trends

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