

**THE UNIVERSITY OF KANSAS  
Policy Research Institute  
ECONOMIC ANALYSIS REPORT**

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**Performance of the Economy  
Lawrence / Douglas County, Kansas  
2000**

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- Kansas Department of Revenue
- Lawrence Convention and Visitors Bureau
- Seven local financial institutions
- Kansas Department of Human Resources
- Lawrence Building Inspection Department
- Douglas County Public Works, Zoning Division
- Lawrence Board of Realtors
- Western Resources (Kansas Power and Light)
- American Chamber of Commerce Researchers Association (ACCRA)
- U.S. Bureau of Economic Analysis
- U.S. Bureau of the Census
- City of Lawrence Planning Department

## **ABOUT THE REPORTS**

The individual report sections follow the same sequence as data tables at the rear of the report. Although the annual tables show a basic graph of the movement of year-end figures, these highlighted sections contain additional data that the tables do not include, yielding a different or more detailed perspective on the specific category. As in previous reports, this year's report also includes comparisons between 2000 data and averages for the past three years, 1997-1999, referred to as the three-year average.

All of the data are subject to revision and may not match the numbers in previous reports.

## ABOUT THE ECONOMY

The year 2000 economy of Lawrence and Douglas county grew in most areas, though for the most part not at the high rates seen in 1999. The rapid pace of personal spending seen in the last few years could not last forever and finally slowed in 2000, causing state and local sales tax collections to decrease or fail to grow at historical rates. Apparently, local consumers decided to allocate more money in 2000 to paying off debts rather than to sustain high rates of consumption.

Employment levels in both Lawrence and Douglas county fell in 2000, but only by about 2 percent. The number of unemployment insurance claims in 2000 was at their highest level since 1993, but as a percent of total jobs the level of unemployed was relatively low. The annual average unemployment rate for Douglas county in 2000 was 4.0, the second lowest value in the last decade.

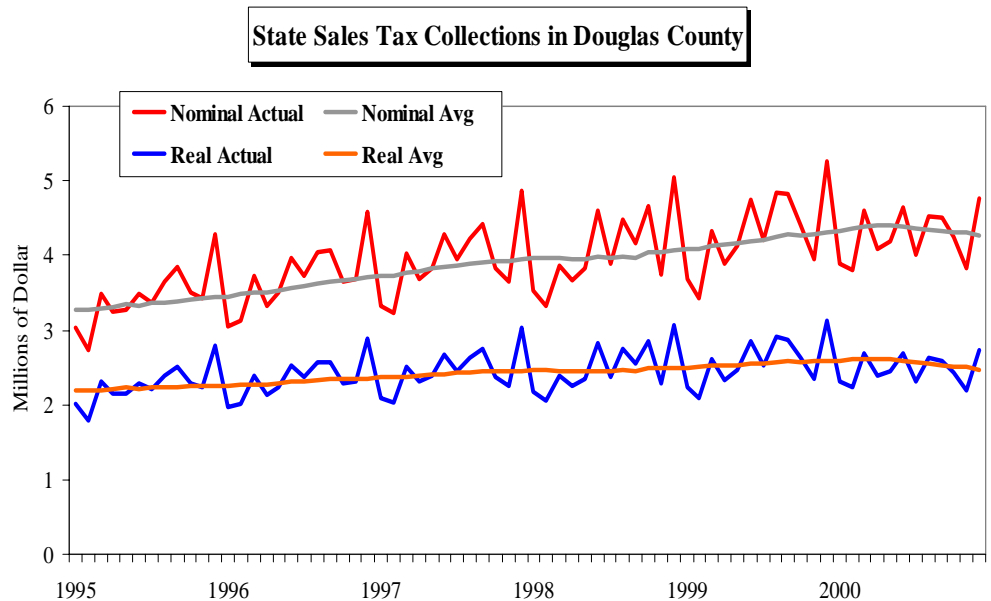
Population growth in Lawrence and Douglas county is one area which hasn't shown any signs of slowing down. Douglas county was the third fastest growing county in the state over the last decade. The official 2000 Census figures put its population at 99,962 in April of 2000; by now, population in Douglas county has certainly topped the 100,000 mark. Population in Lawrence in 2000 stood at 80,098.

Some types of construction activity were at an all-time high in 2000, as three expensive public works projects were undertaken: the renovation to the Lawrence wastewater treatment plant, a new downtown parking garage, and a new arts center also located in downtown Lawrence. However, residential construction and home sales both remained at roughly the same levels as in the last few years.

## STATE SALES TAX REVENUE

(Kansas Department of Revenue)

After rising steadily for many years, state sales tax collections in Douglas county finally tapered off in 2000. Total collections for the year came to \$51,100,000, a 1.2 percent decrease from the 1999 value. The economic slowdown which began in late 2000 explains part of the lackluster performance, but for the first half of 2000 it seems as if local consumers simply decided to spend less or spend elsewhere.



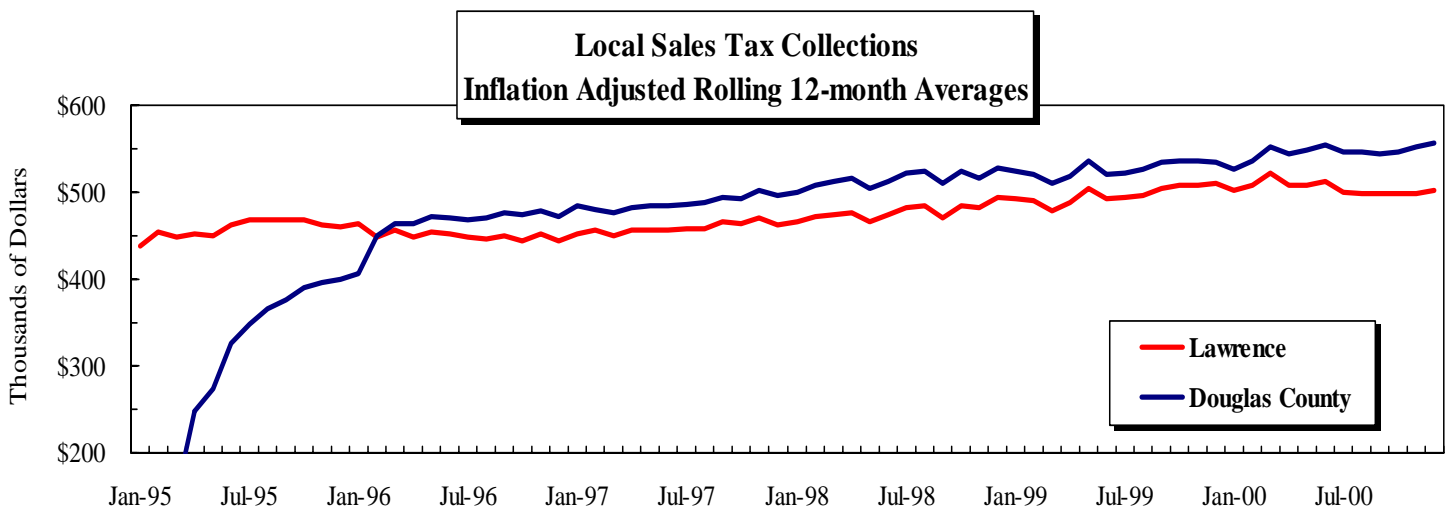
The graph above shows four different measures of the same state sales tax revenues. The red line is the actual monthly value of state sales tax collections in Douglas county. The gray line is a 12-month rolling average, which eliminates seasonal trends. The bottom two lines adjust the sales tax collections by the rate of inflation. These are called 'real' numbers. Again, the blue line is the inflation-adjusted monthly value, and the orange line is the inflation-adjusted 12-month average value.

**LOCAL SALES TAX REVENUE**  
**(Kansas Department of Revenue)**

Despite the much-talked-about wallet tightening by consumers during the 2000 Christmas season, Douglas county sales tax collections in the fourth quarter of 2000 were up 13 percent from their value in 1999. Fourth quarter collections for Lawrence were up as well, though not as much at 5 percent.

The year 2000 as a whole also favored Douglas County over Lawrence: 11.2 million dollars in local sales tax revenues were collected in Douglas county in 2000, a 5 percent increase over 1999 and a 10 percent increase over the average of the previous three years. In fact, it was the largest collection ever since the tax was initiated in 1995.

As for Lawrence, only 7.5 million dollars were collected in 2000, the lowest value since 1993 and a fairly sudden drop from the record high value of 10.2 million in 1999. The recent slow-down in the economy is probably not a good explanation for the sudden decrease, as collections in nearly every month of 2000 were down from historical values, not just figures for the fourth quarter, in which the downturn began. A more plausible explanation is that local consumers did more of their retail shopping outside of Lawrence in 2000 than in previous years, despite the spate of new shops which opened on Massachusetts Street and elsewhere.



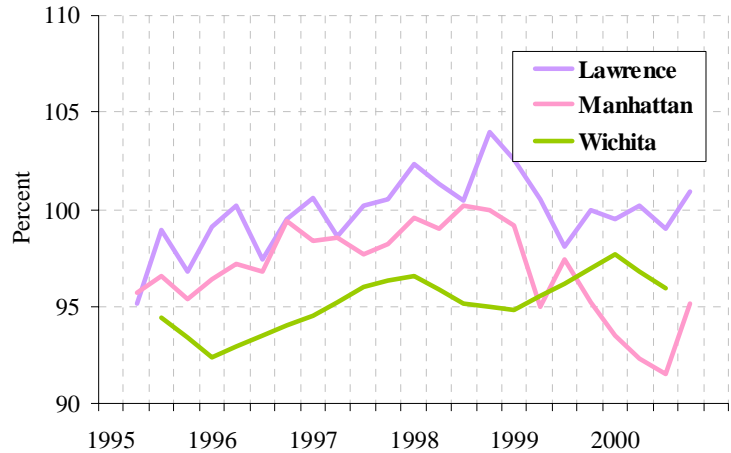
The graph above shows sales tax collections for both the city and county for the last five years. To account for inflation, local sales tax collections were adjusted using the U.S. Consumer Price Index. To take out the effect of seasonal deviations, the 12-month rolling average of collections was used rather than the actual monthly value.

**ACCRA COST OF LIVING INDEX (ACCRA)**

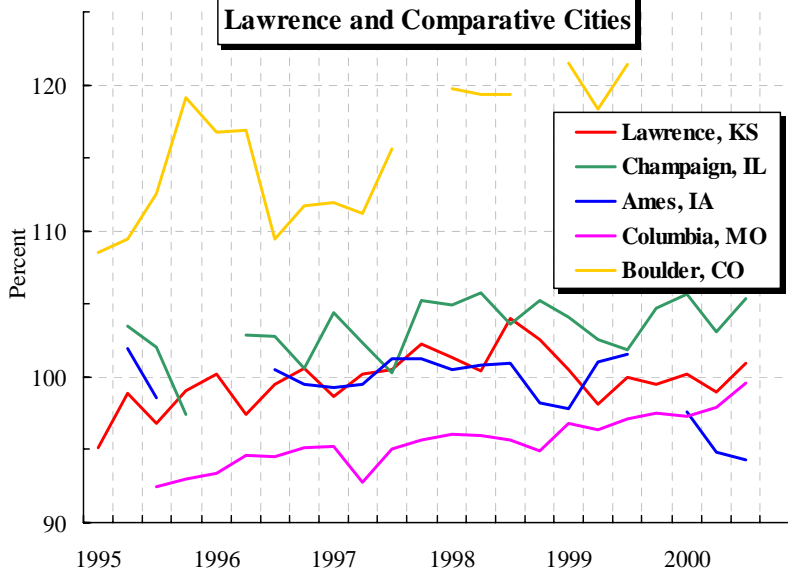
Fourth quarter cost of living indices had not been released by ACCRA as of the time of this report. However, comparing the index in the third quarter of 2000 for Lawrence to the same quarter in 1999 shows an increase from 100 to 100.9 in 2000. An index of 100 indicates a cost of living which is exactly equal to the national average.

The graph at right compares the cost of living indices for three cities in Kansas since 1995. The price of living in Manhattan fell considerably in late 1999 and early 2000, while Lawrence remained the most expensive of the three cities.

**ACCRA Cost of Living Index; Lawrence, Manhattan, Wichita**  
100% = National Average



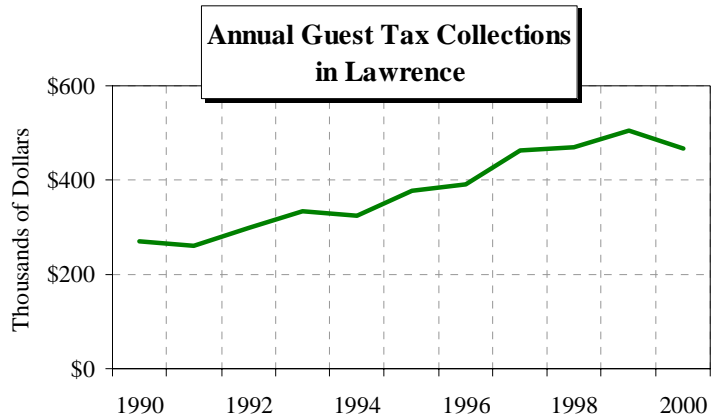
**Cost of Living Index, Lawrence and Comparative Cities**



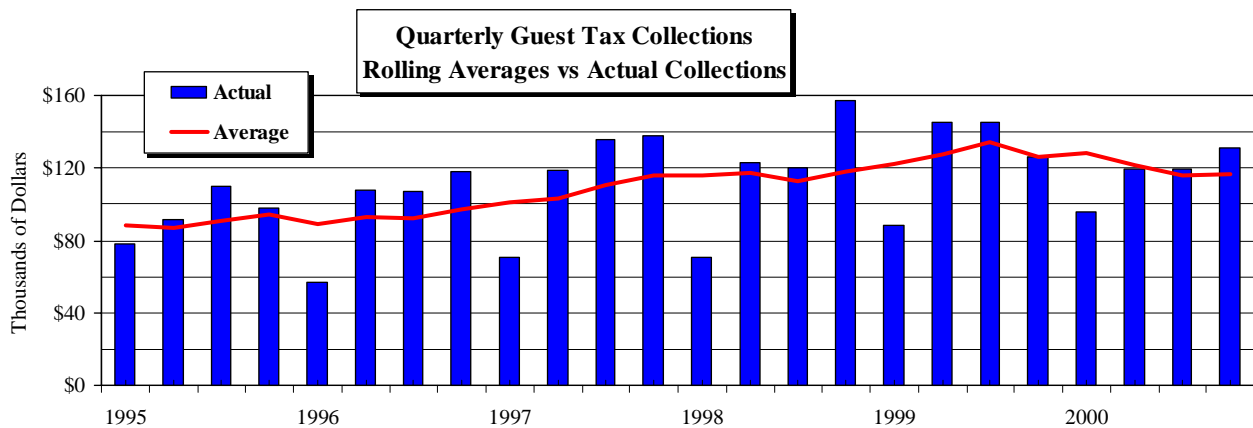
The graph at left compares the cost of living index for Lawrence with that of other similar college towns in the Midwest: the University of Illinois (Champaign), Iowa State University (Ames), University of Missouri (Columbia), and the University of Colorado (Boulder.) Gaps in the graph indicate periods in which no data were available. Not surprisingly, Boulder, Co. has historically been the most expensive place to live of the five, though Boulder has not reported any figures since the third quarter of 1999. In the first three quarters of 2000 the cost of living index for Ames, IA fell sharply at a time when the other cities saw their indices rising.

**TOURISM AND CONVENTIONS**  
**(Lawrence Convention and Visitors Bureau)**

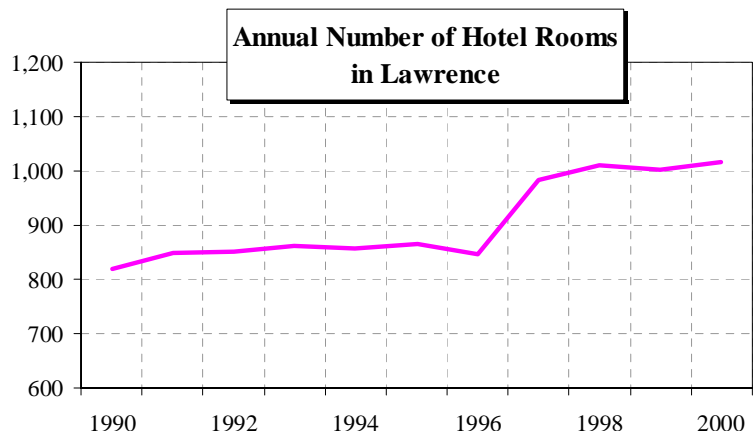
Annual guest tax collections in 2000 for Lawrence were \$466,599, which was a 7.6 percent decrease from the previous year. The second through fourth quarters of 2000 were the ones that did the worst from a historical perspective. Evidently more tourists decided to stay home or go somewhere besides Lawrence last summer and fall. Nevertheless, guest tax collections in 2000 were 73 percent higher than their value ten years ago.



Below is a chart showing guest tax collections by quarter. Time of year obviously has a big impact on how much money is collected. Collections typically drop in the first quarter, rise sharply in the second, and then rise slowly for the rest of the year. The year 2000 wasn't much different in that regard, except the last three quarters increased relatively little compared to previous years.



The number of hotel rooms in Lawrence only increased by 12 in 2000, to a total of 1015. In years when new hotels are not built the number of rooms stay relatively constant, as can be seen in the graph at right.

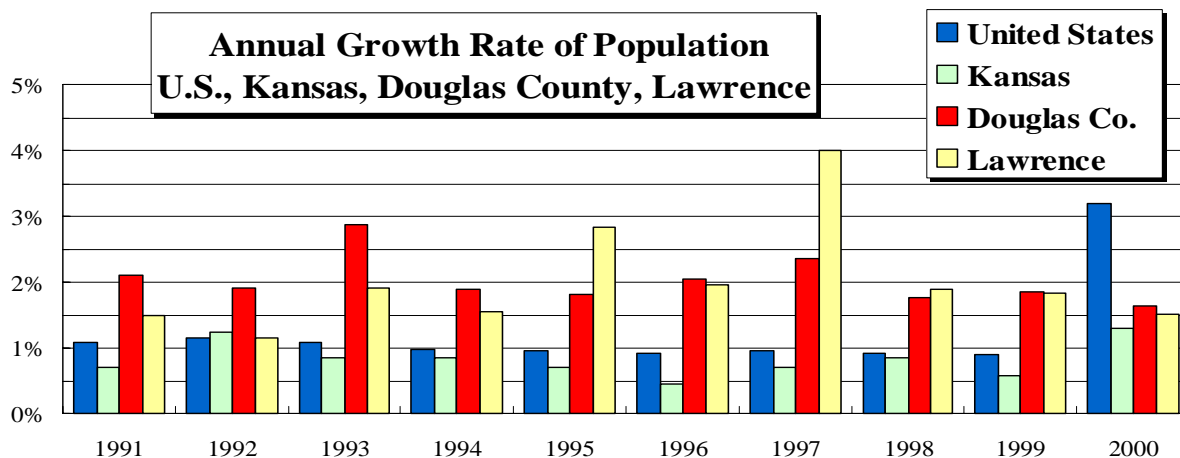


According to the Economic Impact Report provided by the Lawrence Convention and Visitors Bureau, an estimated 798,700 people visited Lawrence in 2000, a decrease of 2 percent from the 817,964 who visited in 1999. The definition of a visitor includes people who come for just a day trip as well as those who stay overnight. The number of people who stayed overnight only in 2000 was 367,402. Those overnight visitors generated \$466,599 in direct transient guest tax revenues to the city. Local businesses also benefited from the overnight visitors, which the CVB estimates spent some \$26 million in lodging, dining and retail purchases while they were here.

## POPULATION

(US Census Bureau)

The population of Douglas county has increased 22 percent since the last decennial census taken in 1990. According to the U.S Bureau of the Census, the total population of Douglas county in 2000 was 99,962, an increase of 18,164 residents since 1990. Population in Lawrence also increased 22 percent for the decade with a 2000 population of 80,098. The decade growth rates for Lawrence and Douglas county were far higher than the 13 percent rate for the nation or the 8.5 percent growth rate for Kansas. And compared to the other counties in the state, Douglas county had the third highest growth rate in population for the decade, after Johnson and Finney counties.



## CIVILIAN LABOR FORCE AND EMPLOYMENT

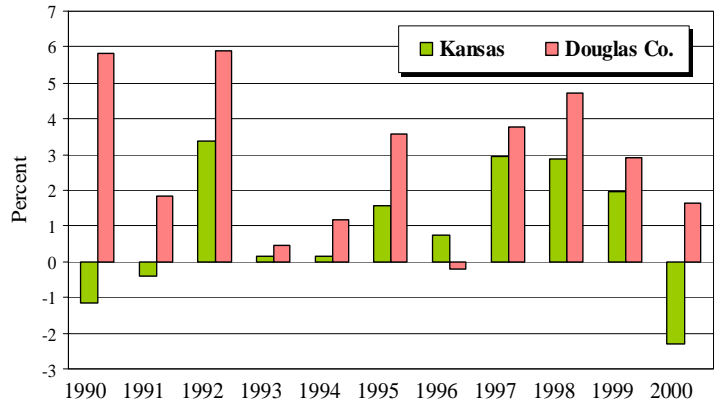
(Kansas Department of Human Resources)

Employment growth in Douglas county was typically higher than in the state of Kansas for most of the nineties. Growth rates for each year are shown in the graph below. From 1990 to 2000 employment grew nearly 29 percent in Douglas county compared to 11.5 percent for the state. The year 2000 itself was a disappointing year for state employment, which fell 2.3 percent. Employment in Douglas county grew 1.7 percent in 2000.

More detail is shown in the table below. Total employment in Douglas county was 54,832 in 2000, an increase of 12,263 jobs since 1990. The labor force grew nearly the same amount at 12,091 jobs for the decade. 1999 was the record low year for unemployment with an average unemployment rate of just 3.2 percent, reflecting the high demand for jobs associated with that year's hot economy. Though the economy cooled somewhat in 2000, the average unemployment

rate for the year was still at a very respectable 3.6 percent, the second lowest rate in the last decade. What is also interesting to note is the decrease in monthly variability in the unemployment rate within the last two years. The graph of monthly unemployment rates in Douglas county below shows quite clearly the seasonal fluctuations in the unemployment rate from 1995 to about 1999. During that time the unemployment rate often peaked early in the year at a level much higher than the end-of-the-year rate. In 1999 and 2000, however, the unemployment rate remained much more steady. This might indicate that more workers are finding permanent rather than seasonal work in Douglas county.

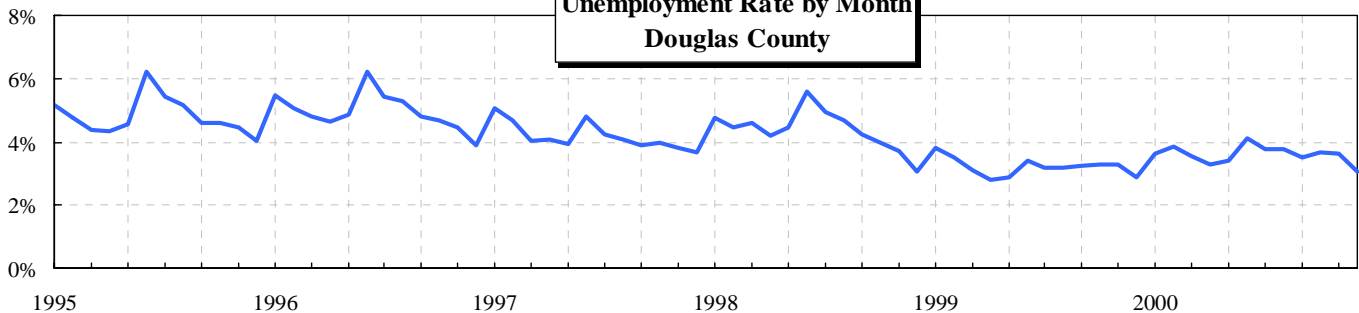
**Employment Growth Percentages:  
Douglas County & Kansas**



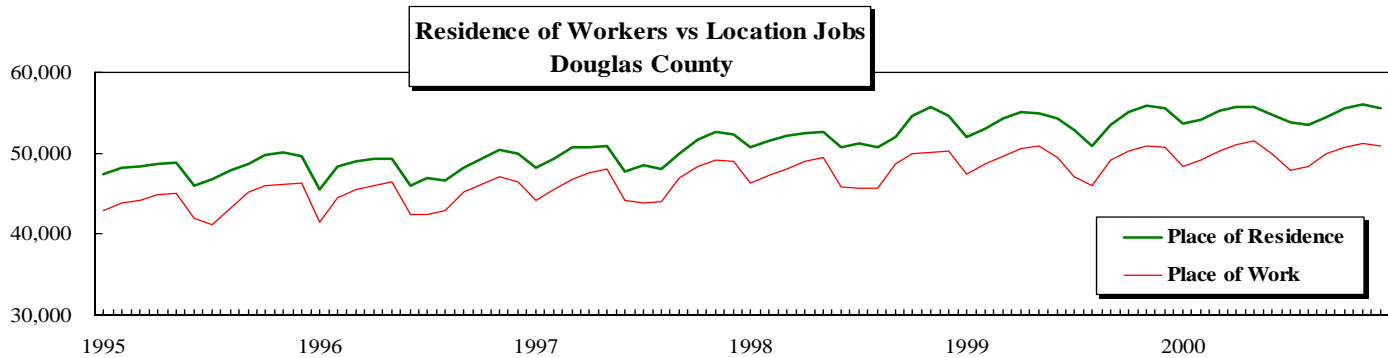
**Employment Data for Douglas County  
Annual Averages, 1990-2000**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<b>Labor Force</b>	44,788	45,405	47,862	48,524	49,234	50,784	50,765	52,257	54,825	55,730	56,879
<b>Employment</b>	42,569	43,348	45,913	46,127	46,672	48,349	48,251	50,072	52,425	53,941	54,832
<b>Unemployment</b>	2,219	2,057	1,949	2,397	2,561	2,435	2,514	2,184	2,401	1,789	2,048
<b>Rate</b>	5.0	4.5	4.1	4.9	5.2	4.8	5.0	4.2	4.4	3.2	3.6

**Unemployment Rate by Month  
Douglas County**



One final analysis on general employment levels compares the number of jobs in Douglas county to the number of people living in Douglas county who claim to be employed. The graph below shows that more employed people live in Douglas county than jobs exist; this means that some workers who live in Douglas county commute to work in another county. In 2000, an average of nearly 4,900 employed residents living in Douglas county worked elsewhere (9 percent of total employed.)

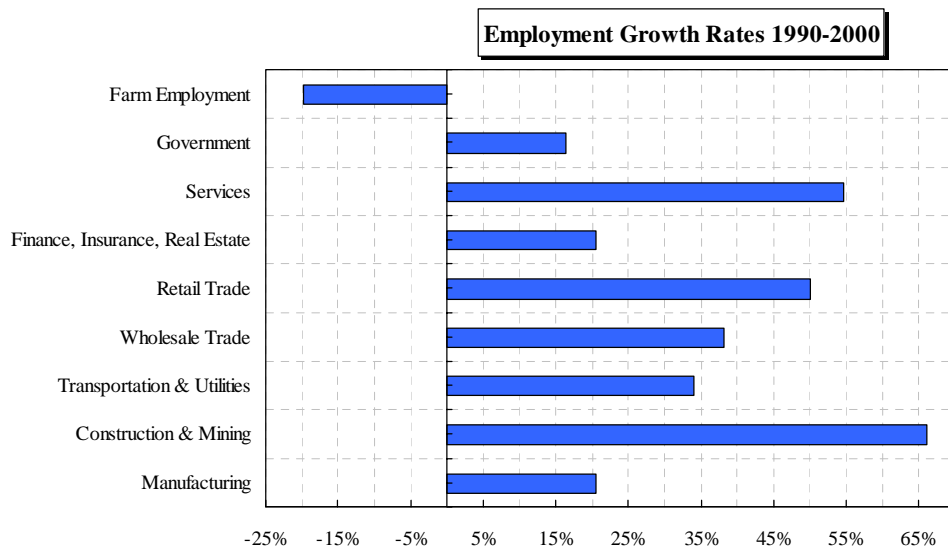


### EMPLOYMENT BY CATEGORIES

(Kansas Department of Human Resources)

The following data is ‘place of work’ information that breaks down the types of jobs in Douglas county. The chart below shows the growth rate for nine industry categories for the last ten years. While showing an increase for the decade, the Wholesale Trade industry in Douglas county has seen consistent declines for each of the last five years. There were 1,533 jobs in the Wholesale industry in 1996, but the average for 2000 was only 1,175. Finance, Insurance and Real Estate jobs have also become scarcer: there were nearly 200 less of them in 2000 than there were in 1998. The final sector which has seen considerable losses is Farming. Though some small increases have been observed in recent years, Farm employment has gone down 19.8 percent since 1990, as ever more farms either close down or substitute machinery for workers.

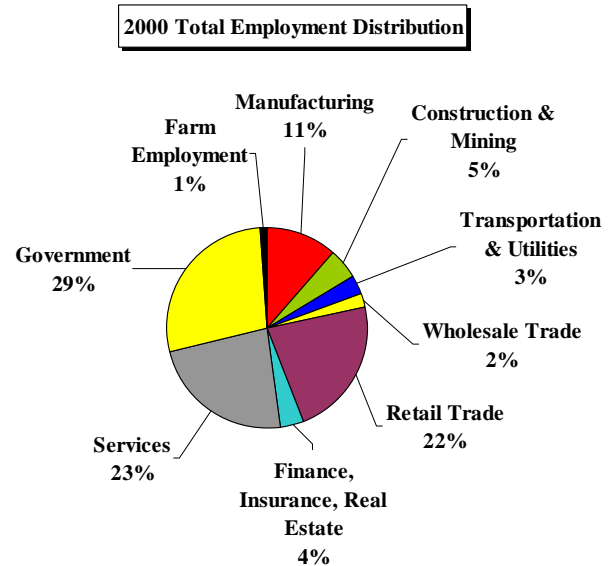
The picture for the other sectors has been more bright. Employment in Construction and Mining has grown the most, increasing 66 percent since 1990. The vast majority of the 2,575 jobs in that sector in 2000 were construction rather than mining jobs, as the demand for housing increased with the rapidly growing population of Douglas county. Other industries which saw high growth in the nineties were the Services (55 percent), Retail (50 percent), and Transportation and Utilities sectors (34 percent.)



In 2000, 250 jobs were added in Douglas county in the Manufacturing sector, 133 in Construction and Mining, 325 in Retail Trade, and 300 in the Government sector. Total new jobs in Douglas county in 2000 came to 775, an increase of 1.6 percent from 1999. A total 12,816 jobs have been created in Douglas county since 1990.

The pie chart below illustrates the percentage that each industry contributes to total employment. Nearly one third of all jobs in 2000 were Government jobs: 13,850 to be exact. The Government sector has been the biggest employer in Douglas county for as long as records have been kept. Most of these jobs can be attributed to the University of Kansas, which employs hundreds of teachers, students and staff members, all of whom are considered employees of the state government.

The next largest employment category in 2000 was the Services industry. The Services industry has added the most jobs since 1990 of any category: 4,125. Employers in the Service sector include such places as hotels, barber shops, theatres, automobile repair shops, health clubs, etc... The high growth in the Douglas county Services sector can be directly attributed to the growing population.



The table below shows employment for each sector as percentage of the total for 1990, 1995, and 2000.

There are two ways a sector can decrease its share of total employment over time: either by being 'crowded out' by another quickly-growing sector, or by actually losing employees. Only Farm employment fell into this latter category. On the other hand, the Manufacturing, Government, and other sectors which saw their share of total employment decline in the last decade, all actually grew in size, but at a slower rate than the rest.

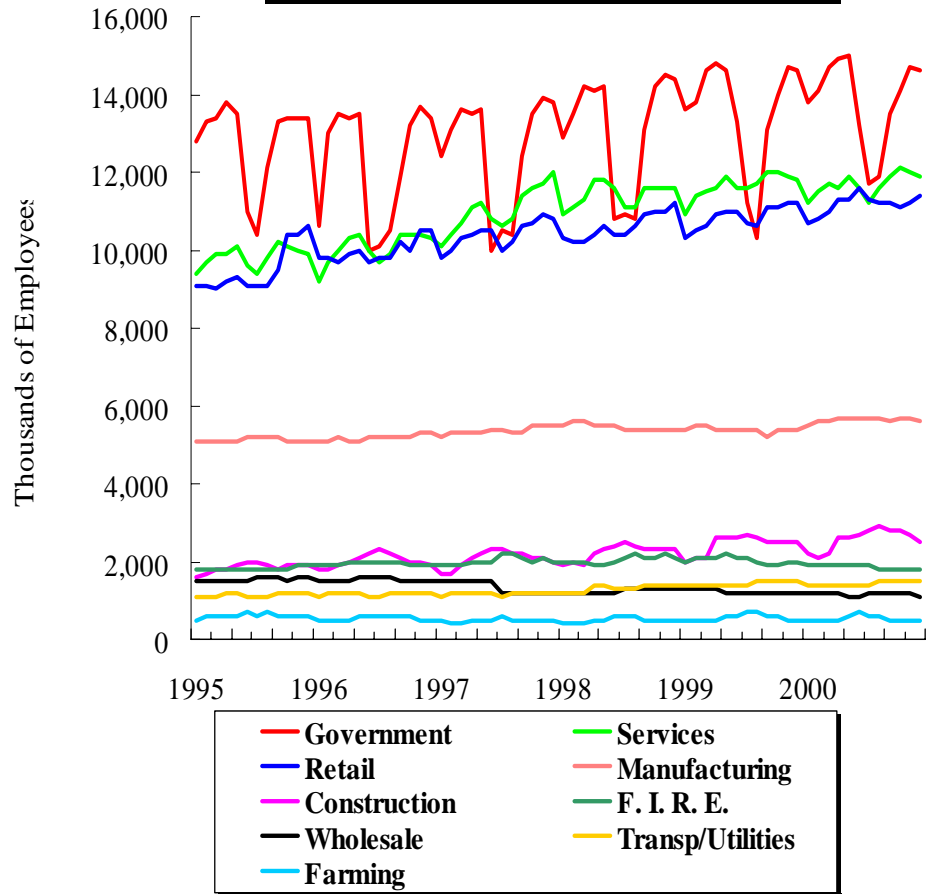
### Employment Categories as Percent of Total Employment in Douglas County: 1990, 1995, 2000

Year	Manufac- turing	Construc- tion & Mining	Transpor- tation & Utilities	Wholesale Trade	Retail Trade	F.I.R.E.	Services	Govern- ment	Farm
1990	12.6%	4.2%	2.9%	2.3%	20.0%	4.1%	20.3%	31.9%	1.8%
1995	11.6%	4.2%	2.6%	3.5%	21.5%	4.1%	22.2%	29.0%	1.4%
2000	11.3%	5.2%	2.9%	2.4%	22.4%	3.7%	23.4%	27.7%	1.1%

Employment levels within a given sector often vary considerably even throughout the course of the year. The Government sector in Douglas county is the best example of this. As the graph at right shows, employment in the Government sector drops dramatically every summer, reaching bottom around July. This is when many University employees are on summer break. In the fall employment quickly rises again and remains fairly high until the next summer, except for a short dip in late December and early January, as once again, University employees take off for the holidays.

Construction is another sector which varies considerably by season, with peak employment coming in the warm summer months. Employment in the Retail sector usually peaks in early winter as stores hire additional help to handle the holiday shopping. The Service sector also shows quite a bit of variability, but usually follows no predictable pattern.

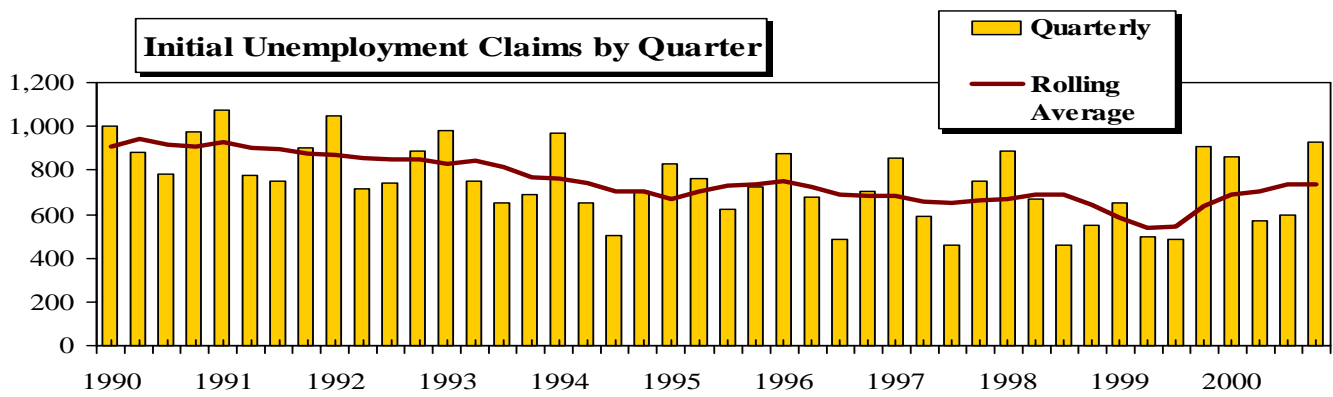
**Monthly Employment Cycles by Category  
1995-2000**



## INITIAL UNEMPLOYMENT CLAIMS

(Kansas Department of Human Resources)

Initial claims for unemployment insurance are recorded for each unemployed person in Douglas county once every year. The number of initial claims represents the actual number of unemployed in the county at a given time. The graph below shows that unemployment varies considerably by season. Total unemployment typically peaks in the first quarter of the year and bottoms out in the third. After four straight years of declines in the annual total number of unemployment claims an increase finally occurred in 2000. The total number of people filing for unemployment insurance in 2000 was 2,953, a 16 percent increase over the 1999 total and the highest level since 1993. Although the decreased demand for workers is unfortunate, unemployment levels in 2000 were not extremely high by any historical measure.



### AVERAGE WAGE PER JOB

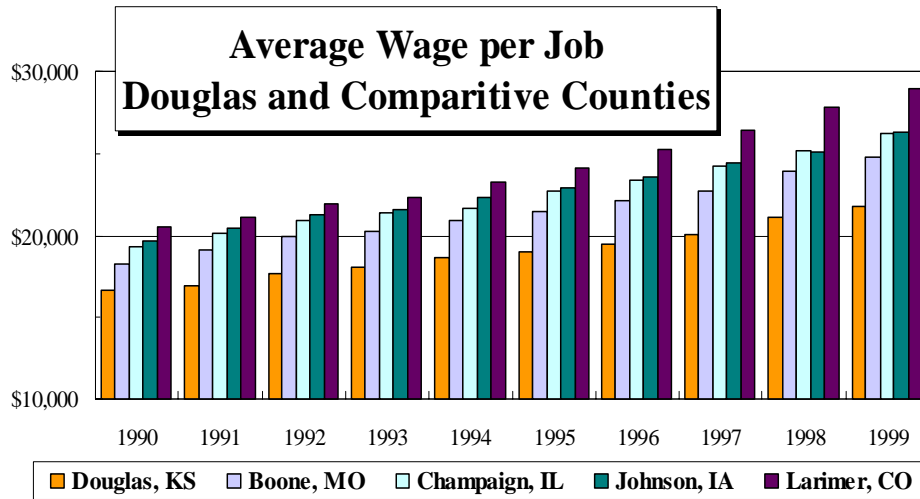
(U.S. Bureau of Economic Analysis)

Average wage per job data were only available through 1999 at the time of printing. The table below shows that Douglas county has historically had a much lower average wage per job than either the state of Kansas as a whole or the United States. One reason the average wage is so low in Douglas county is due to the preponderance of temporary, low paying, student-held jobs in Lawrence. However, not only has Douglas county lagged behind the state, but the gap has been widening. The average wage per job in Douglas county in 1990 was around \$3,000 less than the state average, but nine years later the difference had nearly doubled. The explanation for this is somewhat harder to come at, but quite likely has something to do with the growing percentage of jobs in Lawrence which are in the retail and service sectors. Those jobs tend to be relatively low paying and filled by students. As their number increases relative to the number of high paying jobs, the average wage will not grow as fast as it has been in the state overall, where the number of higher paying jobs has been growing faster than in Douglas county.

**Average Wage per Job  
United States, State of Kansas and Douglas County**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
<b>U.S.</b>	\$23,322	\$24,216	\$25,468	\$25,888	\$26,507	\$27,400	\$28,469	\$29,805	\$31,325	\$32,711
<b>Kansas</b>	19,790	20,493	21,498	21,899	22,486	23,216	24,071	25,129	26,303	27,412
<b>Douglas Co.</b>	16,625	16,915	17,639	18,061	18,660	19,034	19,440	20,009	21,057	21,749

The graph below compares the average wage per job in Douglas county to several other ‘college-town’ counties in other Midwestern states. Douglas county has again had by far the lowest average wage of them all. Since these are all counties with colleges, and presumably all have a plethora of low-wage, student-held jobs, the difference in wages has to be explained from some other source. If the ratio of students to residents in Douglas county was the highest of this group, then the student population could possibly be thought to bring down the average wage, but in this case, Johnson county, Iowa has the highest student ratio. Another possible explanation involves differences in cost of living. Previously in this report data were given that indicated these same counties in Colorado and Illinois had a much higher cost of living than Douglas county, and therefore one would expect wages to be somewhat higher in those places. However, cost of



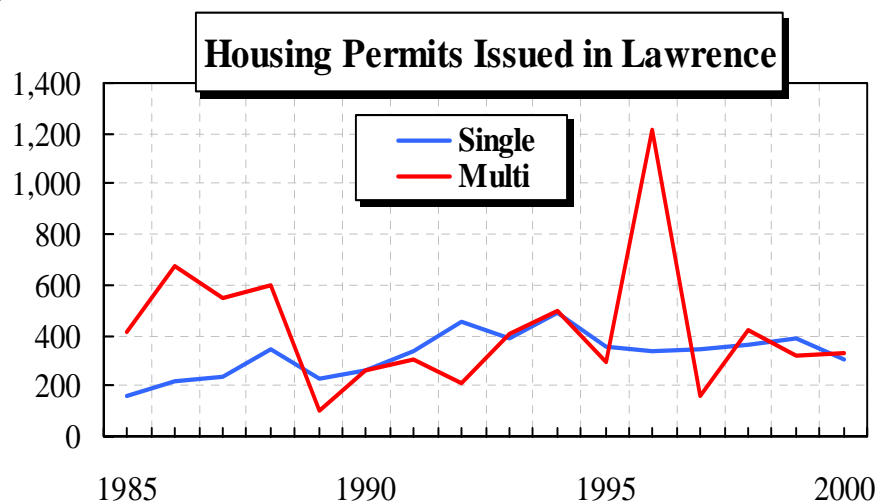
living rates in Boone, Missouri and Johnson, Iowa were lower than Douglas county yet their average wage was higher. One must conclude that, at least from an income perspective, some better employment opportunities exist in these other counties than exist in Douglas county.

### RESIDENTIAL CONSTRUCTION

(City of Lawrence Building Inspection Department)

Housing growth in Lawrence

for 2000 was rather average. Permits for 305 single family and 328 multi-family units were granted in 2000, which was just slightly below the decade average for each. Housing construction in Lawrence was somewhat hampered last year by the lack of available space and several periods of extreme weather.

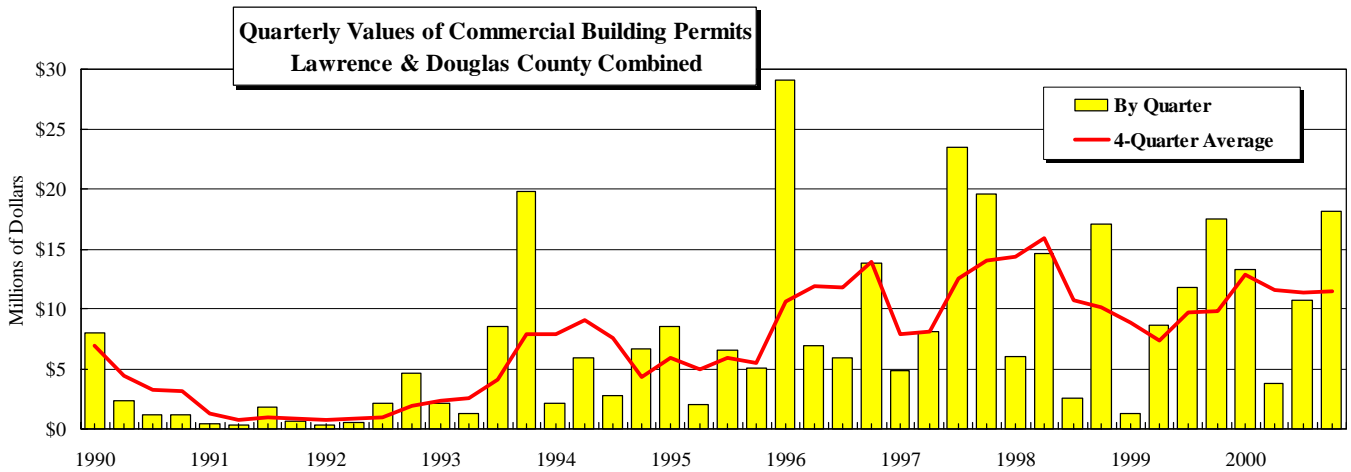


The value of single family permits was an average of \$136,000 per permit in 2000, a 2 percent increase from 1999. The value of multi-family permits was also up by about 2 percent, at \$55,000 per permit on average. These 2 percent increases were well below the 3.4 percent inflation rate in 2000.

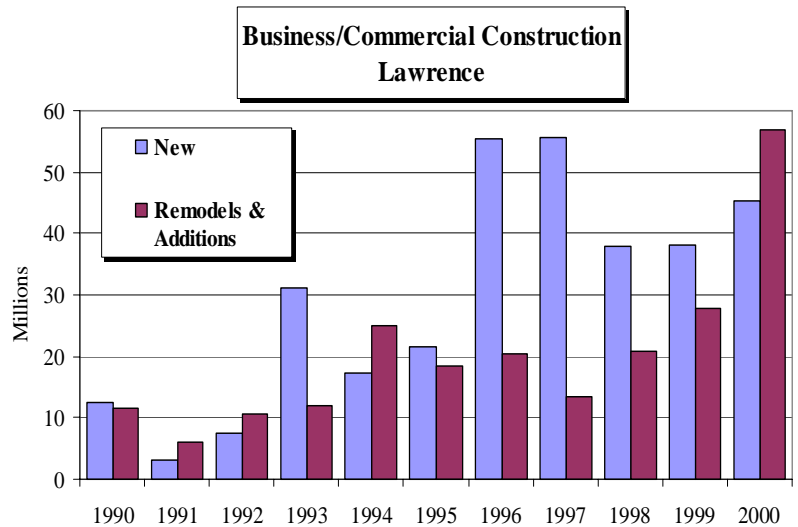
### NEW BUSINESS / COMMERCIAL CONSTRUCTION

(Lawrence Building Inspection Division / Douglas County Zoning and Codes Department)

The number of new business and commercial permits in all of Douglas county (including Lawrence) remained nearly the same in 2000 as 1999. On the other hand, their total value in 2000 increased 17 percent from the 1999 value, to approximately \$45.9 million dollars. The increase was due entirely to commercial construction in Lawrence, however, since the value of permits in the unincorporated areas of Douglas county actually fell 54 percent, from \$996

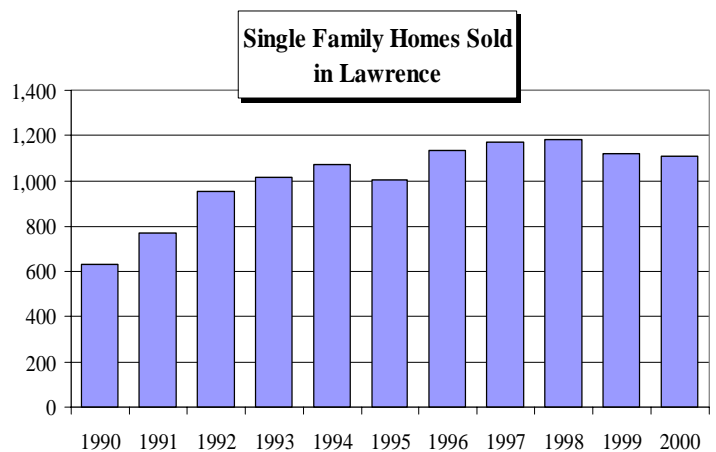


thousand in 1999 to \$458 thousand in 2000. A big portion of the value of construction permits in Lawrence was for city-funded projects, including a \$6.05 million permit for a downtown parking garage and a roughly \$5.5 million permit for the new Arts Center, also downtown. 2000 was also a big year for commercial remodeling in Lawrence. In September a \$38,950,000 permit was issued for the refurbishing of the Lawrence wastewater treatment plant, the most expensive single building permit ever issued in Lawrence. Another project was the Lawrence Memorial Hospital's remodeling of their fourth floor, for which they took out an \$850,000 permit. The total value of business/commercial remodeling permits in 2000 for Lawrence was \$56,766,468, the highest annual total ever.

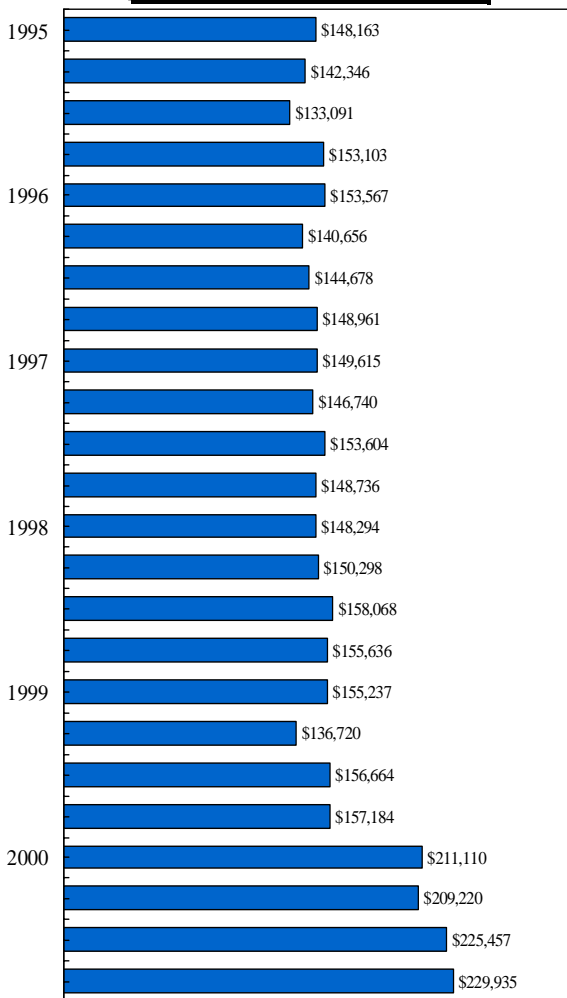


**NEW AND EXISTING HOME SALES**  
(National Association of Realtors)

1,111 single family homes were sold in Lawrence in 2000, a 1 percent decrease from 1999 but still a 77 percent increase from the number of homes sold in 1990. Home sales grew in nearly every year of the past decade, until recently. Part of the decrease can no doubt be blamed on several interest rate hikes in 1999 and 2000 which made homes less affordable from a financing standpoint. Furthermore, a shortage of building sites in 2000 hindered new home sales; that also pulled down the number of total homes sold.



**Price for ACCRA Defined House  
by Quarter**



**ACCRA HOUSE PRICE  
(ACCRA)**

Each quarter the American Chamber of Commerce and Researcher’s Association (ACCRA) gathers information from participating cities around the country on cost of living levels. Part of the quarterly survey looks at the price of an ACCRA-defined home. The definition changed at the beginning of 2000, hence the jump in the average home price on the graph at left. The current definition states the house must be 2,400 square feet, have three or four bedrooms, and be of high quality. The results of the survey are targeted to upper-middle class families, hence the high value of the home.

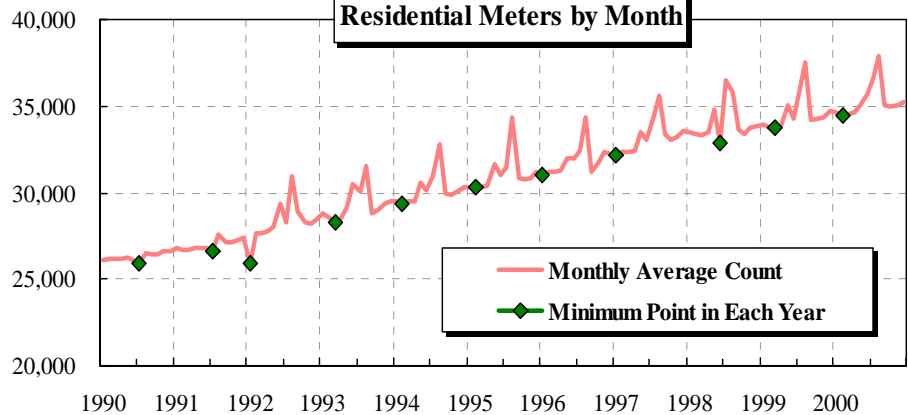
The average price of an ACCRA-defined home in 2000 was \$218,931. In 1999 the average price was \$151,451, but again the two are not comparable because of the definition change which took effect in 2000.

ACCRA has only released detailed data for the first three quarters of 2000. During that period, the ACCRA home price in Lawrence was 9 percent higher than the national average. After taking into account regional differences in mortgage rates, a home in Lawrence was expected to be 7 percent higher than the national average in 2000.

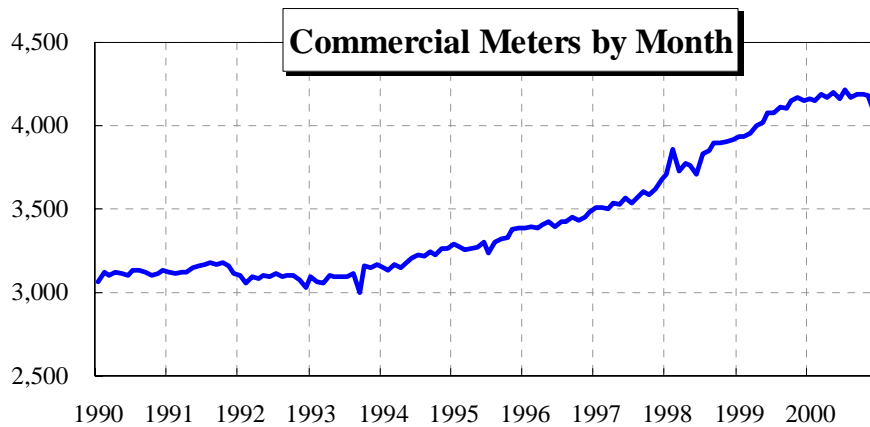
**ELECTRIC UTILITIES  
(KPL)**

The number of residential meters in Lawrence has been steadily increasing at a rate of about 3.5 percent a year for the last ten years. The increase in 2000 was only 2 percent, which is the second smallest increase for the last decade, but still fairly close to the average. The graph at right shows the number of

**Residential Meters by Month**

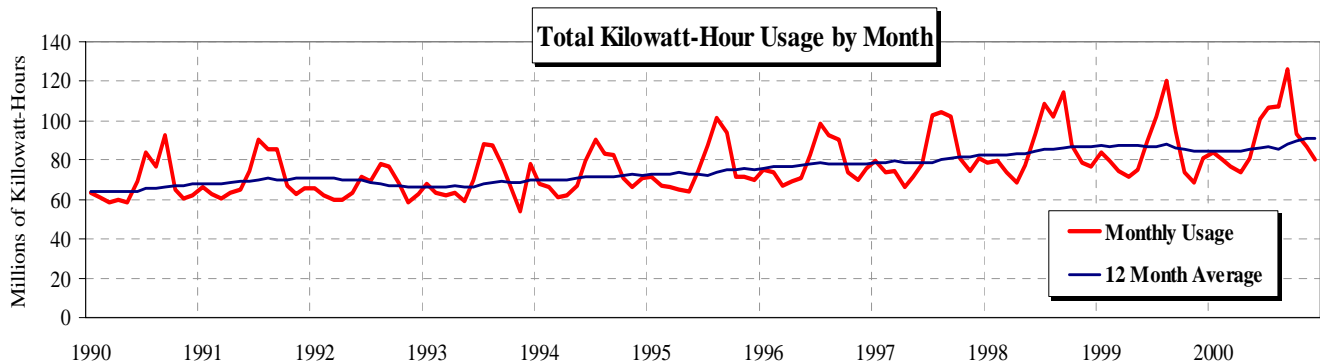


residential meters peaking sharply in the summer. This is primarily because KPL has counted meter turnovers as new meters since around 1992. In the summer a good deal of rental properties change occupants as students leave or move in, hence the annual peaks. Following the trend of the minimum points each year gives a better indication of overall increases.



There were 4,171 commercial electric meters recorded for Lawrence in 2000. That was a 3 percent increase from 1999 and a 34 percent increase for the decade. The graph at right does a good job of showing the growth trend: the high growth seen late in the nineties clearly leveled off in 2000, though a decline is not expected.

Kilowatt-hour usage peaks every summer, as evidenced in the graph below. The year 2000 was no exception, with the highest usage ever recorded in September, as local residents fought to stay cool through a three week streak of 100 plus temperatures. Total usage in 2000 climbed to 1,176,501 kilowatt-hours, an increase of nearly 8 percent from mild-weathered 1999.



**Lawrence/Douglas County Economic Indicators**  
**Annual Report, 2000**

	1997	1998	1999	2000	Graph	Percent Change From:		
						Last Year (1999)	3 Years Ago (1997)	3 Year Average (1997-1999)
<b>SALES TAX REVENUE (thousands)</b>						%	%	%
State Sales Tax Collections in Douglas Co.	\$47,350	\$48,820	\$51,695	\$51,100		-1.2	7.9	3.7
Douglas County Sales Tax Collections	\$9,548	\$10,336	\$10,686	\$11,205		4.9	17.4	10.0
Lawrence Sales Tax Collections	\$8,910	\$9,674	\$10,174	\$7,495		-26.3	-15.9	-21.8
<b>ACCRA COST OF LIVING INDEX (note1)</b>								
National average of urban areas = 100%	100.5%	104.0%	100.0%	100.9%		0.9	0.4	-0.6
<b>TOURISM &amp; CONVENTIONS</b>								
Transient Guest Tax Collections	\$463,147	\$471,136	\$504,983	\$466,599		-7.6	0.7	-2.7
Number of Rooms (annual average)	985	1,010	1,003	1,015		1.2	3.0	1.6
<b>FINANCIAL INSTITUTIONS (thousands) (note2)</b>								
Bank & S&L Net Loans Annual Average	\$745,155	\$797,155	\$817,952	n/a		-100.0	-100.0	-100.0
Bank & S&L Deposits Annual Average	\$820,677	\$879,967	\$920,006	n/a		-100.0	-100.0	-100.0
<b>POPULATION (note 3)</b>								
Douglas County	94,886	96,554	98,343	99,962		1.6	5.3	3.5
Lawrence City	76,055	77,488	78,911	80,098		1.5	5.3	3.4

note 1: Reported indices are from the third quarter of each year.

note 2: Banks, Savings & Loans and Credit Unions have been combined in this category, with 7 local institutions reporting.

note 3: Year 2000 figures are from the decennial census. Previous years are estimates based on the 1990 census.

n/a: not available at time of printing

**Lawrence/Douglas County Economic Indicators**  
**Annual Report, 2000**

	1997	1998	1999	2000	Graph	Percent Change From:			
						Last Year (1999)	3 Years Ago (1997)	3 Year Average (1997-1999)	
<b>CIVILIAN LABOR FORCE (note 4)</b>	Annual Averages						%	%	%
Total Civilian Labor Force	52,257	54,825	55,730	56,879		2.1	8.8	4.8	
Total Employment	50,072	52,425	53,941	54,832		1.7	9.5	5.2	
Unemployed	2,184	2,401	1,789	2,048		14.5	-6.2	-3.6	
Civilian Unemployment Rate	4.2%	4.4%	3.2%	3.6%		12.5	-14.3	-8.5	
<b>EMPLOYMENT (note 5)</b>									
Nonfarm Wage & Salary Employees	45,967	47,483	48,633	49,408		1.6	7.5	4.3	
Manufacturing	5,358	5,467	5,400	5,650		4.6	5.4	4.5	
Construction & Mining	2,067	2,233	2,442	2,575		5.4	24.6	14.6	
Transportation & Public Utilities	1,183	1,325	1,442	1,442		0.0	21.9	9.5	
Wholesale Trade	1,350	1,250	1,233	1,175		-4.7	-13.0	-8.0	
Retail Trade	10,392	10,600	10,850	11,175		3.0	7.5	5.3	
Finance/Insurance/Real Estate	2,025	2,050	2,042	1,858		-9.0	-8.2	-8.9	
Services	11,033	11,425	11,658	11,683		0.2	5.9	2.7	
Government	12,558	13,133	13,550	13,850		2.2	10.3	5.9	
Farm Employment	492	500	567	542		-4.4	10.2	4.3	
<b>JOB SERVICE CENTER</b>									
Initial Unemployment Insurance Claims	2,656	2,571	2,539	2,953		16.3	11.2	14.1	
<b>AVERAGE WAGE PER JOB</b>									
Average Wage per Job (see text)	\$20,009	\$21,057	21,749	n/a		n/a	n/a	n/a	

note 4: Place of Residence figures.

note 5: Place of Work figures. Monthly numbers received from KDHR are rounded off; these calculated annual averages are not.

**Lawrence/Douglas County Economic Indicators**  
**Annual Report, 2000**

	1997	1998	1999	2000	Graph	Percent Change From:		
						Last Year (1999)	3 Years Ago (1997)	3 Year Average (1997-1999)
<b>CONSTRUCTION (Lawrence)</b>						%	%	%
Total # Building Permits	2,442	2,853	2,811	2,989		6.3	22.4	10.6
Single Family	346	360	392	305		-22.2	-11.8	-16.7
Multifamily	55	108	85	70		-17.6	27.3	-15.3
Number of Units	163	424	319	328		2.8	101.2	8.6
New Business/Commercial	46	27	38	37		-2.6	-19.6	0.0
Total Value of Permits (thousands)	\$127,423	\$141,065	\$149,743	\$175,660		17.3	37.9	26.0
Single Family	\$38,808	\$47,692	\$52,525	\$41,631		-20.7	7.3	-10.2
Multifamily	\$8,768	\$24,081	\$17,154	\$18,048		5.2	105.8	8.3
New Business/Commercial	\$55,738	\$37,998	\$38,217	\$45,409		18.8	-18.5	3.2
Business Remodels/Additions	\$13,344	\$20,944	\$27,843	\$56,766		103.9	325.4	174.1
Other (note 6)	\$10,765	\$10,349	\$14,004	\$13,805		-1.4	28.2	17.9
<b>CONSTRUCTION (Douglas County unincorporated)</b>								
Total # Building Permits	226	238	338	475		40.5	110.2	77.7
New Residential	119	90	81	74		-8.6	-37.8	-23.4
New Business/Commercial	3	13	8	11		37.5	266.7	37.5
Total Value of All Permits (thousands)	\$16,403	\$16,631	\$14,494	\$17,748		22.4	8.2	12.0
New Residential	\$13,979	\$10,768	\$9,828	\$13,314		35.5	-4.8	15.5
New Business/Commercial	\$200	\$2,218	\$996	\$458		-54.0	128.9	-59.8

note 6: Includes signs, plumbing, electrical, demolition, etc.

**Lawrence/Douglas County Economic Indicators  
Annual Report, 2000**

	1997	1998	1999	2000	Graph	Percent Change From:		
						Last Year (1999)	3 Years Ago (1997)	3 Year Average (1997-1999)
<b>COUNTY-WIDE NEW RESIDENTIAL BUILDING PERMITS</b>						%	%	%
Number of Housing Permits	520	558	558	449		-19.5	-13.7	-17.7
Number of Housing Units	628	874	792	707		-10.7	12.6	-7.5
Value of Housing Permits (thousands)	\$61,555	\$82,542	\$79,507	\$72,993		-8.2	18.6	-2.1
<b>NEW &amp; EXISTING HOME SALES</b>								
Single Family Numbers (note 7)	1,171	1,185	1,123	1,111		-1.1	-5.1	-4.2
Price of ACCRA Defined Home (see text)	\$149,674	\$153,074	\$151,451	\$218,931		44.6	46.3	44.6
<b>ELECTRIC UTILITIES (Meters)</b>								
Lawrence Residential annual average	33,255	34,017	34,630	35,329		2.0	6.2	4.0
Lawrence Commercial annual average	3,561	3,818	4,051	4,171		3.0	17.1	9.5
Lawrence Industrial annual average	28.2	28.5	28.5	26.3		-7.7	-6.7	-7.4
Total Kilowatt Hours Usage (millions)	1,063	1,121	1,092	1,177		7.7	10.7	7.7

note 7: Home sales through Multiple Listing Service only.

note 8: ACCRA home price in 2000 is not comparable to previous years due to a change in the definition of the building.

**Sources:**

Labor Market Review, Kansas Department of Human Resources  
 Lawrence Convention and Visitor's Bureau  
 Banking information from a survey of 7 local institutions.  
 Building Inspection Department, City of Lawrence  
 American Chamber of Commerce Researchers Association  
 Douglas County Appraiser's Office

U. S. Bureau of the Census  
 Kansas Department of Revenue  
 Kansas Power & Light  
 Lawrence Board of Realtors  
 Office of the Zoning Division, Douglas County Public Works

**Lawrence/Douglas County Economic Indicators**  
**Fourth Quarter, 2000**

	<b>Current Period (4q00)</b>	<b>Previous Period (3q00)</b>	<b>Percent Change %</b>	<b>Year Ago (4q99)</b>	<b>Percent Change %</b>
<b>SALES TAX REVENUE (Thousands of Dollars) (note 1)</b>					
State Sales Tax Collections in Douglas County	\$12,848	\$13,042	-1.5	\$13,613	-5.6
Douglas County Sales Tax Collections	\$3,073	\$2,729	12.6	\$2,721	12.9
Lawrence Sales Tax Collections	\$2,853	\$2,478	15.1	\$2,711	5.2
<b>TOURISM &amp; CONVENTIONS</b>					
Transient Guest Tax	\$131,262	\$119,624	9.7	\$126,252	4.0
Rolling Quarterly Average	\$116,650	\$115,398	1.1	\$126,246	-7.6
<b>FINANCIAL INSTITUTIONS (Thousands of Dollars)</b>					
Bank & S&L Net Loans (note 2)	n/a	\$540,547	n/a	\$793,260	n/a
Bank & S&L Deposits	n/a	\$699,284	n/a	\$931,673	n/a
<b>CIVILIAN LABOR FORCE (note 3)</b>					
Total Civilian Labor Force	57,693	55,945	3.1	57,318	0.7
Total Employment	55,705	53,882	3.4	55,512	0.3
Unemployed	1,988	2,062	-3.6	1,806	10.1
Civilian Unemployment Rate	3.44%	3.69%	-6.8	3.15%	9.2
<b>EMPLOYMENT (note 4) (Monthly averages)</b>					
Nonfarm Wage & Salary Employees	50,500	48,167	4.8	50,067	0.9
Manufacturing	5,667	5,667	0.0	5,400	4.9
Construction & Mining	2,667	2,833	-5.9	2,500	6.7
Transportation & Public Utilities	1,500	1,467	2.2	1,500	0.0
Wholesale Trade	1,167	1,200	-2.8	1,200	-2.8
Retail Trade	11,233	11,233	0.0	11,167	0.6
Finance/Insurance/Real Estate	1,800	1,833	-1.8	1,967	-8.5
Services	12,000	11,567	3.7	11,900	0.8
Government	14,467	12,367	17.0	14,433	0.2
Farm Employment	500	567	-11.8	533	-6.2
<b>JOB SERVICE CENTER (Quarterly totals)</b>					
Initial Unemployment Insurance Claims	928	594	56.2	908	2.2
IU Claims, rolling 4-quarter average	738	733	0.7	635	16.2

note 1: State sales tax collections are unavailable at this time. See text of the report.

County and City sales tax figures reflect the period in which the receipts were issued to the local governments.

note 2: Banks, Savings & Loans and Credit Unions have been combined in this category, with 7 local institutions reporting.

note 3: Place of Residence figures, Douglas County.

note 4: Place of Work figures, Douglas County.

n/a: not available at time of printing

**Lawrence/Douglas County Economic Indicators**  
**Fourth Quarter, 2000**

	<b>Current Period (4q00)</b>	<b>Previous Period (3q00)</b>	<b>Percent Change %</b>	<b>Year Ago (4q99)</b>	<b>Percent Change %</b>
<b>CONSTRUCTION (Lawrence)</b>					
Total Number of Building Permits	663	897	-26.1	782	-15.2
Single Family	44	70	-37.1	107	-58.9
Multifamily	18	25	-28.0	34	-47.1
Number of Units	38	112	-66.1	164	-76.8
New Business/Commercial	10	12	-16.7	12	-16.7
Total Value of All Permits (Thousands of dollars)	\$36,976	\$75,708	-51.2	\$51,636	-28.4
Single Family	\$7,587	\$9,506	-20.2	\$13,275	-42.8
Multifamily	\$3,069	\$5,495	-44.2	\$7,081	-56.7
New Business/Commercial	\$17,759	\$10,771	64.9	\$17,480	1.6
Business Remodels/Additions	\$5,213	\$45,839	-88.6	\$9,352	-44.3
All Other (note 5)	\$3,347	\$4,096	-18.3	\$4,446	-24.7
<b>CONSTRUCTION (Douglas County unincorporated)</b>					
Total Number of Building Permits (all types)	106	131	-19.1	76	39.5
New Residential	10	23	-56.5	23	-56.5
New Business/Commercial	4	2	100.0	0	n/a
Total Value of All Permits (Thousands of dollars)	\$3,158	\$6,815	-53.7	\$3,673	-14.0
New Residential	\$1,749	\$5,598	-68.8	\$2,566	-31.8
New Business/Commercial	\$3.23	\$8.50	-62.0	\$0.00	n/a
<b>NEW &amp; EXISTING HOME SALES</b>					
Single Family Numbers	244	335	-27.2	236	3.4
Price of ACCRA-defined Home (note 6)	\$229,935	\$225,457	2.0	n/a	n/a
<b>ELECTRIC UTILITIES (City of Lawrence)</b>					
Average # Residential Meters	35,097	36,537	-3.9	34,422	2.0
Average # Commercial Meters	4,149	4,193	-1.0	4,158	-0.2
Average # Industrial Meters	22	25	-11.9	30	-25.7
Total Kilowatt Hours Used (Millions)	260.1	339.8	-23.5	222.9	16.7

note 5: Includes the value of permits for signs, plumbing, electrical, mechanical, accessory structures, detached garages, business and residential demolition, and swimming pools.

note 6: Price comparisons can not be made prior to the 4th quarter of 99 due to changes in the ACCRA definition of a house.

**Sources:**

Kansas Department of Revenue  
 Kansas Power & Light  
 Lawrence Board of Realtors  
 Labor Market Information Services, Kansas Department of Human Resources  
 Lawrence Convention and Visitors Bureau  
 Financial information from phone survey of 7 local institutions  
 Office of the Zoning Division, Douglas County Public Works  
 Building Inspection Department, City of Lawrence