



**Resource Report 5**

**Socioeconomics**

**Permian Basin Expansion Project**

**FERC Docket No. CP26-\_\_\_\_-000**

**May 2026**

<b>RESOURCE REPORT 5 - SOCIOECONOMICS</b>	
<b>MINIMUM FILING REQUIREMENTS</b>	
<b>INFORMATION</b>	<b>DATA SOURCE</b>
1. For major aboveground facilities and major pipeline projects that require an environmental impact statement, describe existing socioeconomic conditions within the project area – 18 CFR § 380.12 (g)(1)	Not Applicable
2. For major aboveground facilities, quantify impact on employment, housing, local government services, local tax revenues, transportation, and other relevant factors within the project area – 18 CFR § 380.12 (g)(2-6)	Not Applicable
<b>ADDITIONAL INFORMATION OFTEN MISSING AND RESULTING IN DATA REQUESTS</b>	
Evaluate the impact of any substantial immigration of people on governmental facilities and services and describe plans to reduce the impact on local infrastructure.	Sections 5.1.1, 5.2.1, 5.2.3, and 5.2.4
Describe on-site workforce requirements, including the number of construction personnel who currently reside within the impact area, who would commute daily to the site from outside the impact area, or who would relocate temporarily within the impact area.	Sections 5.1.1 and 5.2.1
Estimate total worker payroll and material purchases during construction and operation.	Section 5.2.5
Estimate project-related ad valorem and local tax revenues.	Sections 5.2.5 and 5.2.7
Determine whether existing housing within the project area is sufficient to meet the needs of the additional population.	Sections 5.1.3 and 5.2.3
Describe the number and types of residences and businesses that would be displaced by the project, procedures to be used to acquire these properties, and types and amounts of relocation assistance payments.	Sections 5.1.1 and 5.2.6
Describe impacts on local traffic due to construction and operation-related traffic and worker commuting. Address impacts on marine traffic where applicable (e.g., LNG import/export facilities).	Sections 5.1.4.4 and 5.2.4
Evaluate the effects of the project on minority and low-income populations in consideration of Executive Order 12898.	Section 5.3
Conduct a fiscal impact analysis evaluating incremental local government expenditures in relation to incremental local government revenues that would result from construction of the project. Incremental expenditures include, but are not limited to, school operating costs, road maintenance and repair, public safety, and public utility costs.	Not Applicable

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## Abbreviations and Acronyms

ACS	American Community Survey
CFR	Code of Federal Regulations
FERC	Federal Energy Regulatory Commission
Northern	Northern Natural Gas Company
Project	Permian Basin Expansion Project

## 5.0 SOCIOECONOMICS

Northern Natural Gas Company (Northern) owns and operates a natural gas transmission pipeline system and associated aboveground facilities in New Mexico and Texas. Northern is seeking a Certificate of Public Convenience and Necessity from the Federal Energy Regulatory Commission (FERC) under Section 7(c) of the Natural Gas Act, as amended, for its Permian Basin Expansion Project (Project).

The Project includes constructing approximately 15.1 miles of 24-inch-diameter and 1.1 miles of new 16-inch-diameter pipelines, a new International Organization for Standardization-rated 7,700 horsepower compressor station, one interconnect with Transwestern Pipeline Company, LLC within the existing Phillips 66 Linam Ranch Plant, one bi-directional receiver within Northern’s existing launcher facility, replacing a recycle valve at Northern’s Plains compressor station, and one new delivery point for the customer at the Gaines County Generating Station.

In accordance with the FERC regulations at 18 Code of Federal Regulations (CFR) 380.12(g), *Resource Report 5 – Socioeconomics* identifies and quantifies the impacts of constructing and operating the proposed project on factors affecting towns and counties in the vicinity of the Project.

### 5.1 LOCAL SETTING

Since a majority of the socioeconomic information provided in Resource Report 5 is described by county, Northern is providing Table 5.1-1, which lists the Project components along with their associated states and counties.

<b>County, State</b>	<b>Facility Description</b>
Lea County, New Mexico	NMB26801 Hobbs to SPS Gaines Co. Lateral (Segment 1) NMB26901 Hobbs to Mark West Lateral (Segment 2) Hobbs Compressor Station Transwestern - Lea County Interconnect Hobbs - Plains Bi-directional Receiver
Gaines County, Texas	TXB92201 Hobbs to SPS Gaines Co. Lateral (Segment 1) Gaines County Generating Station
Yoakum County, Texas	Plains Recycle Valve

The latest socioeconomic data produced by the U.S. Census Bureau American Community Survey (ACS) Tables and were used to assess the existing socioeconomic setting, including population, economy and employment, housing, and public services and infrastructure for the areas impacted by the Project. Population estimates and demographic data were obtained from the 2024 Census estimate data, and information about public services infrastructure and lodging was obtained from publicly available online sources or local government agencies, as described in the following subsections. The statistics in the tables below represent the latest data available. Northern collected demographic information for the three counties affected by the proposed Project: Lea County, New Mexico, and Gaines and Yoakum Counties, Texas.

### 5.1.1 Population

Table 5.1.1-1 provides the population characteristics for the Project area based on 2024 U.S. Bureau of Census data estimates. The total population is presented for the three counties affected by the Project. Population characteristics for the states and counties are provided for comparative purposes.

State/County	Population Estimate	Per Capita Income	Civilian Labor Force	Unemployment Rate	Major Employment Sectors
<b>New Mexico</b>	<b>2,120,246</b>	<b>\$36,218</b>	<b>975,902</b>	<b>6.0</b>	<b>E, P, R</b>
Lea County	73,733	\$31,326	33,375	6.9	E, T, A
<b>Texas</b>	<b>30,188,424</b>	<b>\$40,752</b>	<b>15,233,563</b>	<b>5.3</b>	<b>E, P, R</b>
Gaines County	22,232	\$30,645	9,327	2.4	A, C, E
Yoakum County	7,571	\$36,271	3,162	6.9	A, E, C

Sources: U.S. Bureau of the Census, 2024a; U.S. Bureau of the Census, 2024b.  
 Note: A: Agriculture, forestry, fishing and hunting, and mining; C: Construction; E: Educational services, and health care and social assistance; P: Professional, scientific, and management, and administrative and waste management services; R: Retail Trade; T: Transportation and warehousing, and utilities.

### 5.1.2 Economy and Employment

Table 5.1.1-1 provides economic and employment characteristics of the counties affected by the Project. The 2024 per capita income, civilian labor workforce, and unemployment rates are presented for the three counties affected by the Project. Data for the states of New Mexico and Texas are provided for comparative purposes. A breakdown of major employment sectors also is presented.

The per capita annual income of the counties affected by the Project is \$36,218 in Lea County, New Mexico, and \$30,645 and \$36,271 in Gaines and Yoakum Counties, Texas, respectively. The unemployment rate among the affected counties are 6.9 percent in Lea County, New Mexico, and 2.4 and 6.9 percent in Gaines and Yoakum Counties, Texas, respectively. All counties affected by the Project have lower per capita income than their respective states; however, Lea County and Yoakum County have higher unemployment rates than their respective states.

### 5.1.3 Housing

A summary of housing types and availability in the three counties affected by the Project is provided in Table 5.1.3-1.

Project County <sup>1</sup>	Total Housing Units	Vacant Housing Units	Monthly Median Gross Rent	Seasonal, Recreational, or Occasional Use	Rental Vacancy Rate (%)	Number of Hotels and Motels	Number of Campgrounds
<b>New Mexico</b>							
Lea County	28,403	3,733	\$1,101	330	8.9	22	10
<b>Texas</b>							
Gaines County	7,719	790	\$789	0	10.9	3	0
Yoakum County	3,028	416	\$973	15	0.0	11	4

<b>Table 5.1.3-1 Existing Housing in the Project Area</b>	
<sup>1</sup>	Municipality level data is not available for all municipalities crossed by the Project; therefore, reporting data is at the county level.
Sources:	U.S. Census Bureau, 2024b; Booking, 2026; Yelp, 2026; HipCamp, 2026.

Yoakum County, Texas, has the lowest rental vacancy rate among the Project counties at 0.0 percent, while Lea County, New Mexico, has a rental vacancy rate of 8.9 percent and Gaines County, Texas, has the highest rental vacancy rate at 10.9 percent. A review through various online resources indicates that hotels and motels, as well as campgrounds, are available in Lea County, New Mexico, and Yoakum County, Texas, but there are no known campgrounds in Gaines County, Texas. The Project counties may provide temporary housing options for the anticipated construction workforce.

**5.1.4 Public Services and Infrastructure**

Public services are available in the counties affected by the Project, including law enforcement, fire and rescue departments, public and private schools, and hospitals. The available services within each county in the Project area are provided in Table 5.1.4-1. More information describing how Northern coordinates with local agencies can be found in Resource Report 11.

A summary of the number of public schools in the three counties affected by the Project is provided in Table 5.1.4-1.

<b>Table 5.1.4-1 Public Services in the Project Area</b>						
<b>Project County</b>	<b>2024 Population</b>	<b>Number of Public Schools</b>	<b>Total General Acute Care Hospitals</b>	<b>Number of Hospital Beds</b>	<b>Fire and Rescue Units</b>	<b>Law Enforcement Agencies <sup>1</sup></b>
<b>New Mexico</b>						
Lea County	73,733	37	1	27	7	6
<b>Texas</b>						
Gaines County	7,719	8	0	0	2	4
Yoakum County	3,028	7	0	0	1	2
<sup>1</sup>	Includes police departments and sheriff’s offices.					
Sources:	U.S. Census Bureau, 2024a; American Hospital Directory, 2026; U.S. Fire Administration, 2026; USACOPS, 2026; National Center for Education Statistics, 2026.					

**5.1.4.1 Public Safety in the Project Area**

Each county in the Project area has at least one sheriff’s department/police department and one fire and rescue department.

**5.1.4.2 Health Care in the Project Area**

Lea County, New Mexico, has one general acute care hospital, with 27 beds. However, Gaines and Yoakum Counties, Texas, do not have a general acute care hospital within the county. Due to the density of the Project components located in Lea County, New Mexico, and duration and scale of the Project, there are sufficient health care options in the county. Seminole Hospital District, a chain hospital, is located in the city of Seminole in Gaines County, Texas; this is the closest health care facility that services the county (Seminole Hospital, 2026). Yoakum County Hospital located in the city of Denver in Yoakum County, Texas, provides emergency services in the county

(Yoakum County Hospital, 2026). Due to the limited availability of health care facilities in these counties, the Project will likely have to rely on facilities outside of general area of the Project.

**5.1.4.3 Education in the Project Area**

A summary of the number of public schools in the three counties affected by the Project is provided in Table 5.1.4-1.

**5.1.4.4 Transportation**

The New Mexico and Texas Departments of Transportation provide a viewer of the road mileage of each county in the state, including U.S. interstates; U.S. and state highways; national wildlife roads; state park and forest roads; county and township roads; county and municipal state aid roads; and municipal streets. These mileages and a list of the major roads serving each county affected by the Project are provided in Table 5.1.4-2.

Table 5.1.4-2 Total Road Miles and Major Roads in the Project Area		
Project County	Total Roadway Miles (2025)	Major Roads
<b>New Mexico</b>		
Lea County	24.12	Mc Neil Street; Monument Highway; N. Dal Paso Street; S Bronco Drive; S. Eunice Highway; S. Gasper Street; S. Nave Street; State Highway 8; W. Carlsbad Highway
<b>Texas</b>		
Gaines County	Not available	Nadine Road
Yoakum County	Not available	Not available

Sources: New Mexico Department of Transportation, 2025; Texas Department of Transportation, 2025.

**5.2 IMPACTS OF PROJECT CONSTRUCTION AND OPERATION**

The socioeconomic effects associated with the construction and operational activities of the Project would be short-term and minor. The installation of the pipeline, interconnect, delivery point, and compressor station is estimated to take 5 to 9 months for construction, which will commence in summer 2027, or upon FERC authorization.

Long-term socioeconomic benefits associated with the continued operation of the Project may include periodic purchases of services, materials and supplies from local businesses as well as periodic temporary employment of local workers for various operation and maintenance activities. It is anticipated that no new jobs would be created for the continued operation and maintenance of the pipeline extensions and aboveground facilities.

**5.2.1 Population**

Impacts on the local population will primarily result from the short-term influx of temporary employees during construction activities from the Project.

**5.2.2 Employment**

The construction workforce typically consists of personnel hired from outside the area and includes pipeline facility construction specialists, supervisory personnel, and inspection personnel who temporarily relocate to the area. Northern may draw from the local workforce, where practicable.

Census data in Table 5.1.1-1 show that each county crossed by the Project has agriculture, forestry, fishing and hunting, and mining, as well as educational services, health care social assistance listed as one of the top three employment sectors. Many of the skills needed for employment in the manufacturing sector transfer to the construction industry, which could increase the Project construction employment opportunities. Increased local employment would provide a temporary increase in local spending that would benefit local communities.

### **5.2.3 Housing**

Non-local construction personnel may temporarily occupy rental units in or near the Project. This is not expected to affect the availability of housing because the Project is located in three different counties. Each county crossed by the Project has at least 300 vacant housing units in addition to hotels, motels, and campgrounds near the Project. Due to the short-term duration of the construction activities, most workers are likely to utilize temporary local housing alternatives. The use of vacant housing units, hotel/motel rooms, and RV parks will provide a temporary but substantial increase in rental incomes and local spending that will benefit the local communities. New, permanent staff will have minimum effect on housing availability. No new permanent staff, beyond that already working for Northern will be required to operate the current facilities after completion of modifications of the Project, and no long-term impact on housing from the Project is anticipated.

### **5.2.4 Public Services and Infrastructure**

The workforce will be relatively small compared to the existing local populations in areas impacted by the Project and will not result in major impacts on the availability of local community facilities, commodities, and services. Local fire departments, as well as at least one sheriff's department or police department, and one medical facility can handle emergencies that may arise within each county affected by the Project.

Construction vehicles will generally use county and township roads to access the construction ROW, which may temporarily affect local traffic. However, Northern does not anticipate this will cause an appreciable increase in traffic volume and will take steps to minimize any impacts (see Resource Report 11, Section 11.2.1). Construction vehicles will comply with all seasonal load limits and road restrictions. Construction vehicles, including tanker trucks used to haul hydrostatic test water, will be equipped with safety equipment including a back-up alarm. Truck drivers will be required to have a commercial driver's license. No new public roads will be required for construction or operation of the Project.

Northern anticipates that traffic flow in the Project area is low. Construction vehicles entering the rural roads via the aboveground facilities will encounter few other vehicles in the area. Northern does not anticipate public road closures or traffic detours will be required. Northern's construction contractor will sign the area. Flagmen will be available to stop traffic, as necessary. Construction activities and traffic ingress/egress at the Hobbs compressor station will generally take place Monday through Saturday during daylight hours (7 a.m. to 7 p.m.).

### **5.2.5 Economy and Tax Revenue**

A portion of construction materials and supplies may be purchased locally. These material expenditures will have a positive impact on local economies and could stimulate indirect

expenditures within the region as inventories are restocked. Sales tax also will be paid on all goods and services purchased.

### **5.2.6 Displacement of Residences or Businesses**

No businesses or residences will be displaced because of the Project.

### **5.2.7 Property Values**

Appraisal methods used to value land are based on objective characteristics of the property and improvements. The impact a pipeline may have on the value of a tract of land depends on many factors, including size, the values of adjacent properties, presence of other pipelines, the current value of the land and the current land use. INGAA published a study concluding that natural gas pipeline projects do not cause significant negative impacts on property prices and demand or inhibit development along pipeline rights-of-way in its study area (INGAA, 2016).

The impact that an easement may have on property values is negotiated between Northern and the landowner. The easement acquisition process is designed to provide fair compensation to the landowner for Northern’s right to use the property for construction and operation of the Project.

## **5.3 DEMOGRAPHIC ASSESSMENT**

Table 5.3-1 provides demographic data for the Project. The minority population is defined as people who reported their race as anything other than “white-alone not Hispanic or Latino.” Furthermore, Table 5.3-2 provides the economic data for the Project area, which includes the median household income and households in poverty. A low-income population also may be defined if the percent low-income population in the identified block group is equal to or greater than that of the county.

**Table 5.3-1 Demographic Data in the Project Area**

Area	Total Population	White (%)	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some other race (%)	Two or more races (%)	Hispanic or Latino (of any race) (%)	Total Minority (%)
<b>United States</b>	<b>334,922,499</b>	<b>57.39</b>	<b>11.91</b>	<b>0.51</b>	<b>5.88</b>	<b>0.17</b>	<b>0.56</b>	<b>4.25</b>	<b>19.34</b>	<b>42.61</b>
<b>New Mexico</b>	<b>2,120,246</b>	<b>35.96</b>	<b>1.82</b>	<b>8.49</b>	<b>1.63</b>	<b>0.06</b>	<b>0.49</b>	<b>3.13</b>	<b>48.42</b>	<b>64.04</b>
<b>Lea County</b>	<b>73,733</b>	<b>31.00</b>	<b>3.13</b>	<b>0.42</b>	<b>0.67</b>	<b>0.03</b>	<b>0.18</b>	<b>1.83</b>	<b>62.75</b>	<b>69.00</b>
CT 7.02 – BG 1	782	43.73	0.00	0.00	0.00	0.00	0.00	9.08	47.19	56.27
CT 7.02 – BG 2	4,294	28.81	2.49	3.05	0.72	0.28	0.00	1.30	63.34	71.19
<b>Texas</b>	<b>30,188,424</b>	<b>39.12</b>	<b>11.91</b>	<b>0.14</b>	<b>5.49</b>	<b>0.08</b>	<b>0.41</b>	<b>3.13</b>	<b>39.72</b>	<b>60.88</b>
<b>Gaines County</b>	<b>22,232</b>	<b>56.38</b>	<b>2.07</b>	<b>0.00</b>	<b>0.56</b>	<b>0.00</b>	<b>0.12</b>	<b>0.59</b>	<b>40.28</b>	<b>43.62</b>
CT 9502.02 – BG 3	1,713	90.02	0.00	0.00	0.00	0.00	0.00	0.00	9.98	9.98
<b>Yoakum County</b>	<b>7,571</b>	<b>31.01</b>	<b>0.15</b>	<b>0.00</b>	<b>0.94</b>	<b>0.00</b>	<b>0.00</b>	<b>2.31</b>	<b>65.59</b>	<b>68.99</b>
CT 9502 – BG 5	1,261	27.44	0.87	0.00	0.00	0.00	0.00	0.00	71.69	72.56

Source: U.S. Census Bureau, 2024c.

**Table 5.3-2 Economic Statistics by Block Group in Project Area**

Area	Median Household Income (\$)	Households in Poverty (e)
<b>New Mexico</b>	<b>79,556</b>	<b>17.53</b>
<b>Lea County</b>	<b>80,883</b>	<b>19.11</b>
CT 7.02 – BG 1	Not available	4.29
CT 7.02 – BG 2	Not available	6.05
<b>Texas</b>	<b>94,599</b>	<b>13.40</b>
<b>Gaines County</b>	<b>83,339</b>	<b>8.98</b>
CT 9502.02 – BG 3	Not available	5.37
<b>Yoakum County</b>	<b>86,944</b>	<b>11.45</b>
CT 9502 – BG 5	Not available	14.89

Source: U.S. Census Bureau, 2024d-e.

### 5.3.1 Demographic Summary

For both Projects, Northern identified potential communities that are crossed by or potentially impacted by the Project. The construction area is expected to experience economic benefits during the Projects' construction periods.

Northern is committed to actively engaging stakeholders, informing them throughout the process, and encourages public participation. As described within each Resource Report that comprises the overall Environmental Report for the Projects, environmental impacts have been minimized to the extent practicable, and the locations of the Projects were selected based on existing utility infrastructure.

Regardless of the socioeconomic composition of the Project areas, the Project will not result in disproportionately high and adverse impacts on the health, social or economic conditions of the communities in the vicinity of each location. Northern discusses the various best management practices and other mitigation measures that it will implement during construction and operation to minimize impacts throughout the Resource Reports. Northern has assessed various potential impacts for the Project, such as short-term, localized impacts related to noise and dust during construction (which will be minimized), but none of the identified impacts are expected to be long term or to be disproportionately felt by any particular segment of the population. Refer to Resource Report 11 for a discussion of the Project safety considerations. Construction of the Project will have positive short-term socioeconomic effects on the general local population by promoting economic activity in the region.

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