

Compilation of Labor Statistics and Housing Information for Scott County Communities



As Presented during the Life-Cycle
Housing Presentations

Spring 2017



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Terminology

Maxfield Study – Rental Terms

Market Rate

All rental projects that do not have income restrictions, regardless of housing affordability. Renters pay flat/full rent amount.



Shallow Subsidy

Units targeted to moderate income households, typically restricted to 60% of the Area Median Income (AMI) or below. Renters pay flat/full rent amount.

Deep Subsidy

Units targeted to extremely low income households (30% of AMI). The renter pays 30% of their income towards rent and the housing provider receives a Federal subsidy.



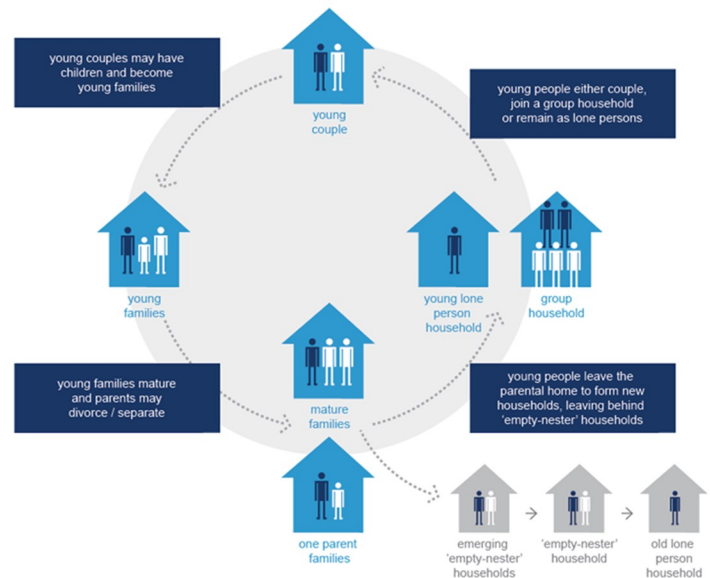
** As a “rule of thumb”, housing is affordable if a household is spending no more than 30% of their income on housing expenses (mortgage, taxes & insurance).

Terminology

What is Life-Cycle Housing??

1 - Entry-level householders

- ◆ Often prefer to rent basic, inexpensive apartments
- ◆ May need low or moderate income rental housing if incomes are low
- ◆ Usually singles or couples without children in their early 20's
- ◆ Will often "double-up" with roommates in apartment setting



2 - First-time Homebuyer and Move-up Renter

- ◆ May purchase modestly-priced single-family and townhomes or rent more upscale apartments
- ◆ Usually married or cohabiting couples, some with children, in their mid-20's to mid-30's, growing group that prefers to rent

3 - Move-up Homebuyers

- ◆ Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
- ◆ Typically families with children where householders are in their late 30's to late 40's or early 50's

4 - Empty-Nesters & Never-Nesters

- ◆ Prefer owning, but an increasing proportion seek lower maintenance housing products, ownership and rental
- ◆ Generally couples in their late 50's to late 60's

5 - Younger Independent Seniors

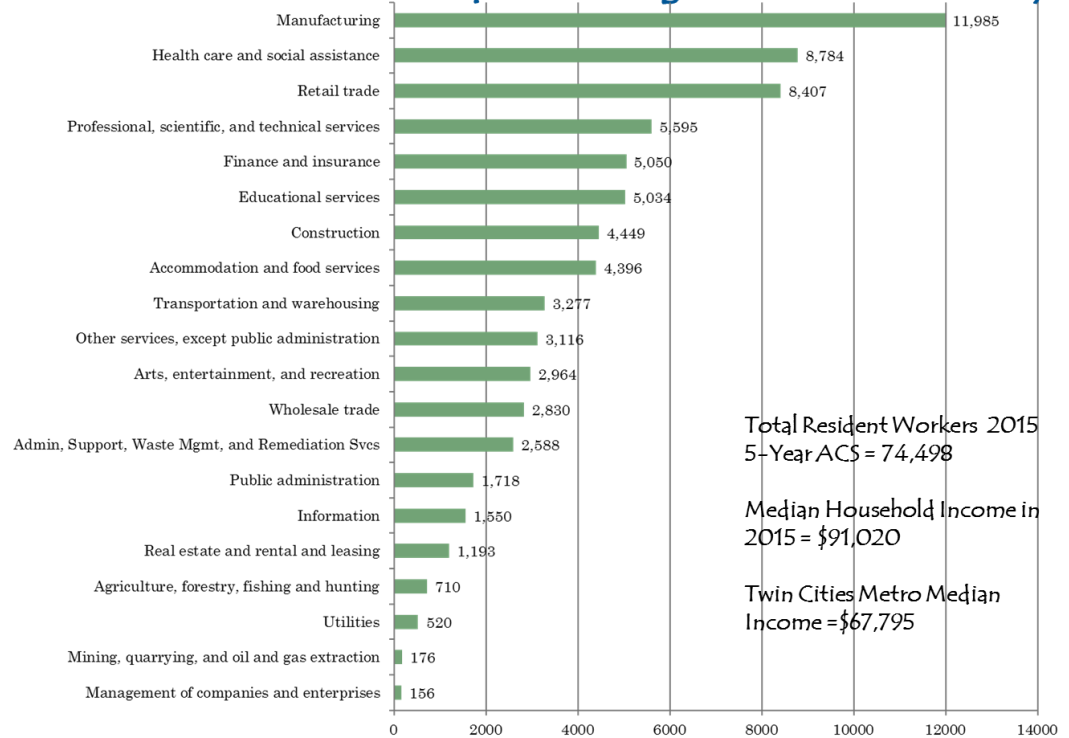
- ◆ Had preferred owning, but growing group that wants to rent
- ◆ Increasing proportion moving to lower-maintenance housing
- ◆ Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce their responsibilities for upkeep and maintenance
- ◆ Generally in their early 70's to early 80's

6 - Older Seniors

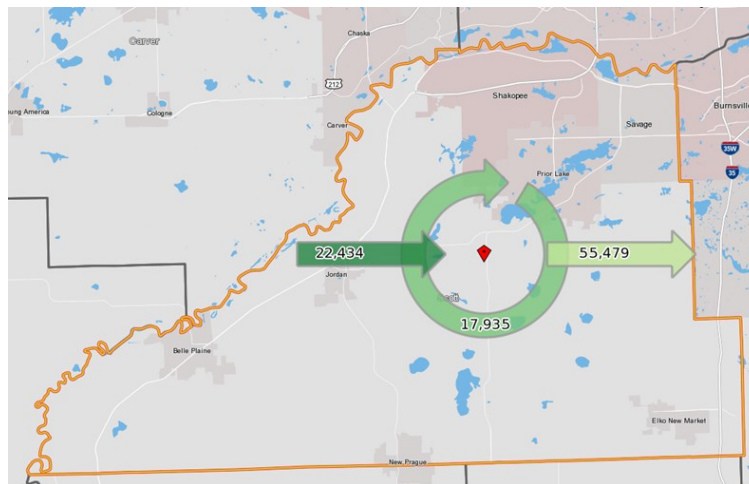
- ◆ May need to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
- ◆ Generally single females (widows) in their early 80's or older

Scott County

Labor Force – People Living in Scott County



Source: DEED – Compiled from American Community Survey (ACS)



2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Scott County	40,369	100.0%
Employed in Scott County but Living Outside	22,434	55.6%
Employed and Living in Scott County	17,935	44.4%
Workers Living in Scott County	73,414	100.0%
Living in Scott County but Employed Outside	55,479	75.6%
Living and Employed in Scott County	17,935	24.4%

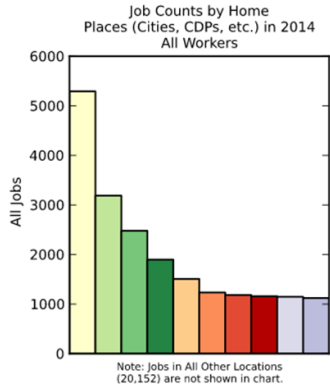
Scott County

Labor Force

Source: <https://onthemap.ces.census.gov/>

Jobs Located In Scott County

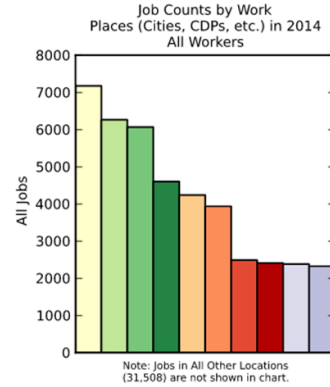
Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	40,369	100.0%
Shakopee city, MN	5,292	13.1%
Prior Lake city, MN	3,189	7.9%
Savage city, MN	2,479	6.1%
Burnsville city, MN	1,899	4.7%
Belle Plaine city, MN	1,509	3.7%
Lakeville city, MN	1,236	3.1%
Jordan city, MN	1,185	2.9%
Bloomington city, MN	1,159	2.9%
New Prague city, MN	1,147	2.8%
Minneapolis city, MN	1,122	2.8%
All Other Locations	20,152	49.9%

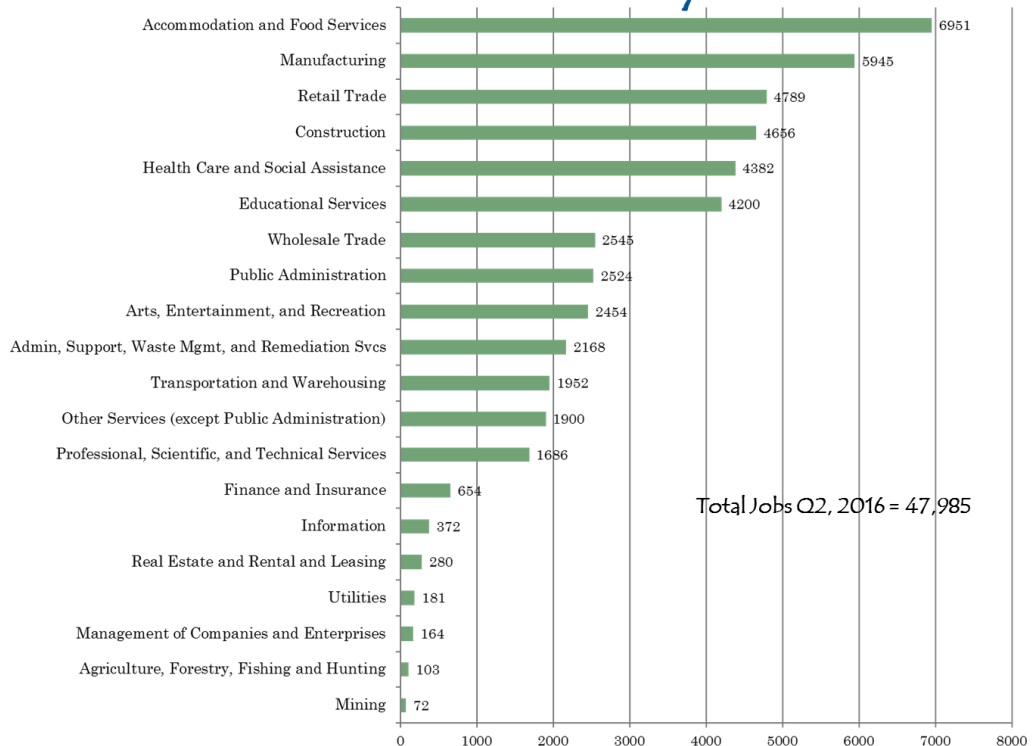
People Who Live in Scott County

Where Do They Work?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	73,414	100.0%
Shakopee city, MN	7,176	9.8%
Minneapolis city, MN	6,267	8.5%
Bloomington city, MN	6,070	8.3%
Burnsville city, MN	4,604	6.3%
Eden Prairie city, MN	4,239	5.8%
Prior Lake city, MN	3,939	5.4%
Savage city, MN	2,490	3.4%
St. Paul city, MN	2,411	3.3%
Edina city, MN	2,385	3.2%
Minnetonka city, MN	2,325	3.2%
All Other Locations	31,508	42.9%

Jobs in Scott County (2016)



Source: DEED, Quarterly Census of Employment and Wages (QCEW), 2016 - Q2

Scott County

Jobs in Scott County - Wages

Source: DEED, Quarterly Census of Employment and Wages (QCEW), 2016 - Q2

In 2016, HUD's AMI for a household (HH) of four (4) in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area is \$85,800.

Industry	Average Wages
Arts, Entertainment, and Recreation	\$21,320
Other Services (except Public Administration)	\$27,612
Accommodation and Food Services	\$27,716
Retail Trade	\$28,496
Agriculture, Forestry, Fishing and Hunting	\$33,176
Admin, Support, Waste Mgmt, and Remediation Svcs	\$36,348
Real Estate and Rental and Leasing	\$38,844
Transportation and Warehousing	\$38,896
Health Care and Social Assistance	\$43,732
Public Administration	\$50,180
Information	\$50,804
Educational Services	\$53,248
Finance and Insurance	\$54,132
Professional, Scientific, and Technical Services	\$56,940
Wholesale Trade	\$61,724
Construction	\$66,092
Management of Companies and Enterprises	\$73,788
Mining	\$74,516
Manufacturing	\$77,688
Utilities	\$88,920

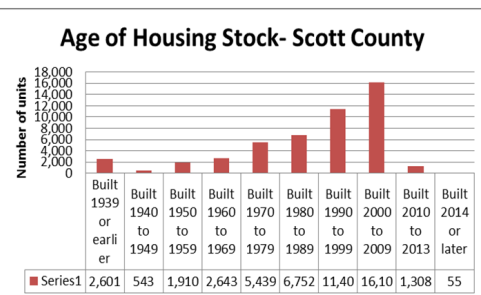
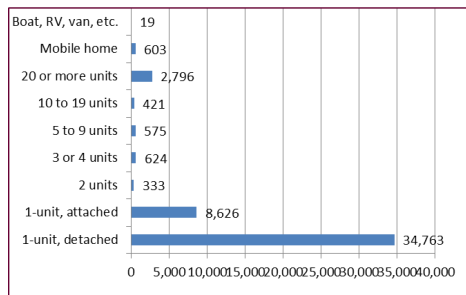
60% or less AMI for a family of 4

Levels of Affordability Twin Cities Region, 2016, HUD

% of Area Median Income (AMI)	Income limit Family of 4	30% Housing per month	Income limit Single Person HH	30% Housing per month
30%	\$25,750 (\$12.38 per hour)	\$644	\$18,050 (\$8.68 per hour)	\$451
60%	\$51,480 (\$24.75 per hour)	\$1,287	\$36,060 (\$17.34 per hour)	\$902
80%	\$65,700 (\$31.58 per hour)	\$1,643	\$46,000 (\$22.12 per hour)	\$1,150
120%	\$102,950 (\$49.50 per hour)	\$2,574	\$72,050 (\$34.64 per hour)	\$1801

Scott County's Existing Housing

Housing Category	Minnesota		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	1,772,414	75%	43,389	89%
2 to 9 unit (medium density)	157,691	7%	1,532	3%
10+ units (high density)	361,638	15%	3,217	7%
Manufactured Homes, etc.	81,301	3%	622	1%
Total	2,373,884	100%	48,760	100%

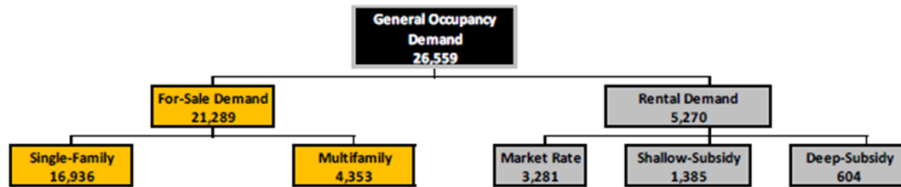


Source: US Census Bureau, American Community Survey 2011-2015 5 Year Estimates

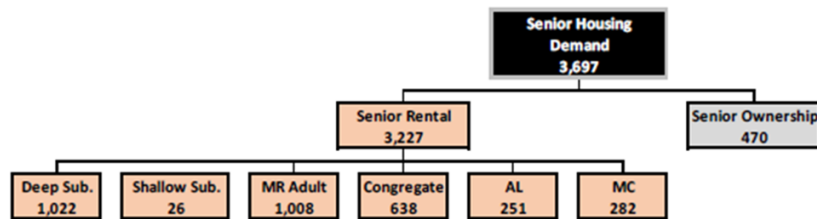
Scott County

Maxfield Study - Housing Demand

Scott/Le Sueur County (part) General Occupancy Housing Demand Summary – 2017 to 2040



Scott County/Le Sueur County (part) Senior Housing Demand Summary – 2017 to 2040



Meeting Met Council Requirements

Number of affordable units allocated for Scott County per Met Council 2017 Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 1,423
31 to 50% AMI = 696

Subtotal (Deep Subsidy) = 2,119

Shallow Subsidy

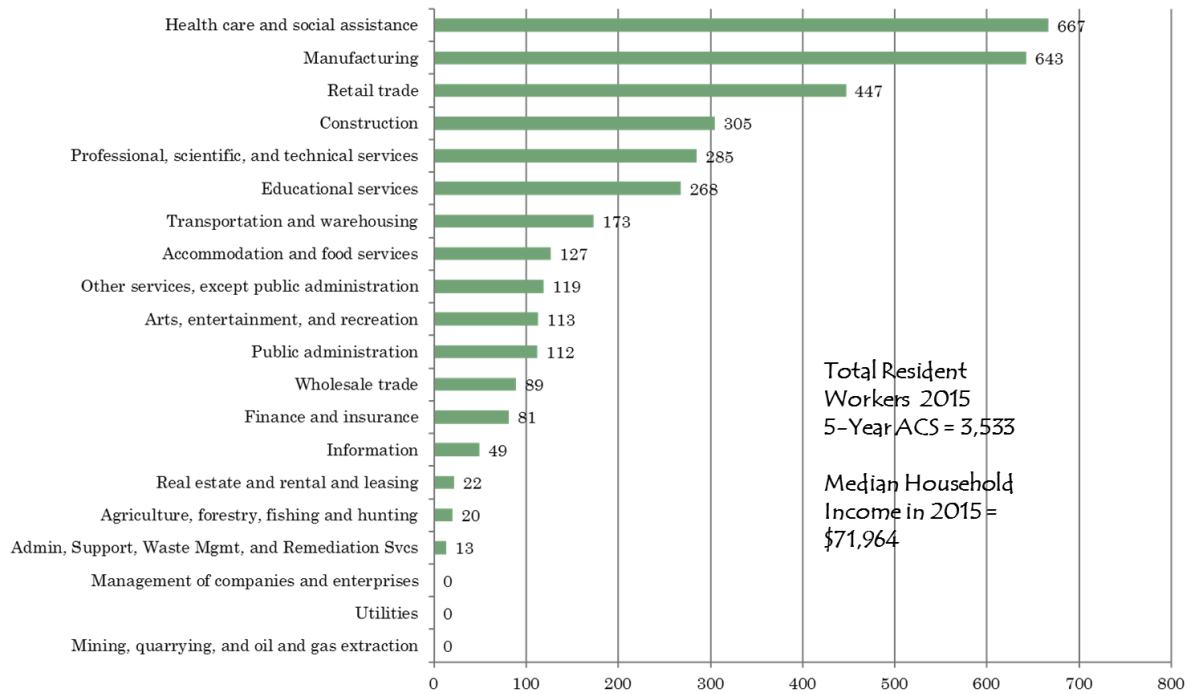
51 to 80% AMI = 462

Subtotal (Shallow Subsidy) = 462

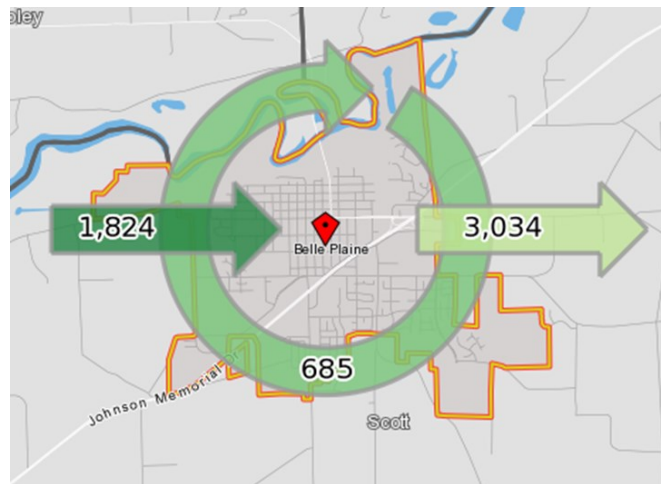
**Total Affordable Units
Allocated = 2,581**

Belle Plaine

Labor Force – People Living in Belle Plaine



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



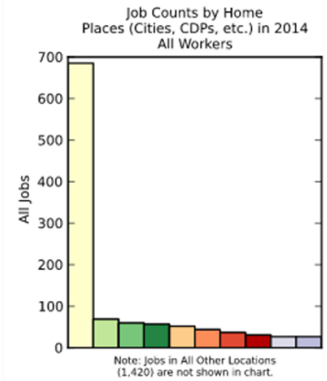
2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Belle Plaine	2,509	100.0%
Employed in Belle Plaine but Living Outside	1,824	72.7%
Employed and Living in Belle Plaine	685	27.3%
Workers Living in Belle Plaine	3,719	100.0%
Living in Belle Plaine but Employed Outside	3,034	81.6%
Living and Employed in Belle Plaine	685	18.4%

Belle Plaine

Source: <https://onthemap.ces.census.gov/>

Labor Force

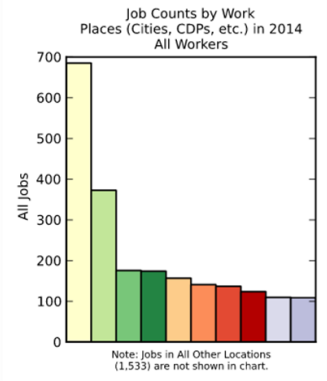
Jobs Located In Belle Plaine Where Are The Workers Coming From?



**Jobs Counts by Places (Cities, CDPs, etc.)
Where Workers Live - All Jobs
2014**

Place	Count	Share
All Places (Cities, CDPs, etc.)	2,509	100.0%
Belle Plaine city, MN	685	27.3%
New Prague city, MN	69	2.8%
St. Paul city, MN	60	2.4%
Jordan city, MN	57	2.3%
Shakopee city, MN	52	2.1%
Minneapolis city, MN	44	1.8%
Le Sueur city, MN	37	1.5%
Bloomington city, MN	31	1.2%
Prior Lake city, MN	27	1.1%
Savage city, MN	27	1.1%
All Other Locations	1,420	56.6%

People Who Live in Belle Plaine Where Do They Work?

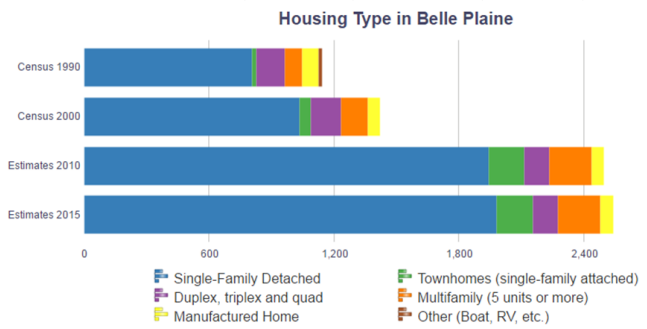


**Jobs Counts by Places (Cities, CDPs, etc.)
Where Workers are Employed - All Jobs
2014**

Place	Count	Share
All Places (Cities, CDPs, etc.)	3,719	100.0%
Belle Plaine city, MN	685	18.4%
Shakopee city, MN	373	10.0%
Eden Prairie city, MN	176	4.7%
Chaska city, MN	174	4.7%
Bloomington city, MN	157	4.2%
Burnsville city, MN	141	3.8%
Minneapolis city, MN	137	3.7%
Le Sueur city, MN	124	3.3%
Jordan city, MN	110	3.0%
Chanhassen city, MN	109	2.9%
All Other Locations	1,533	41.2%

Belle Plaine's Existing Housing

Housing Category	Belle Plaine		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	2,158	83.60%	43,389	89%
2 to 9 unit (medium density)	200	7.80%	1,532	3%
10+ units (high density)	172	6.70%	3,217	7%
Manufactured Homes, etc.	50	1.90%	622	1%
Total	2,580	100%	48,760	100%

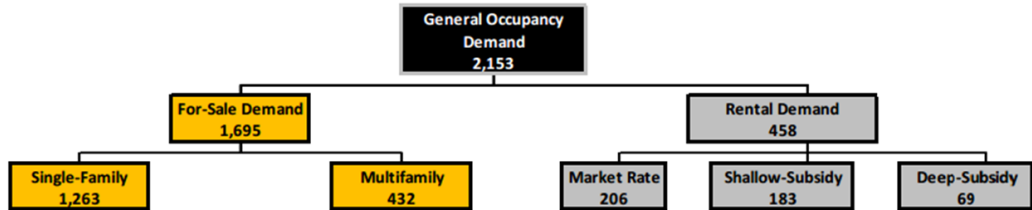


Source: U.S. Census Bureau Decennial Census and Metropolitan Council Housing Stock Estimates.

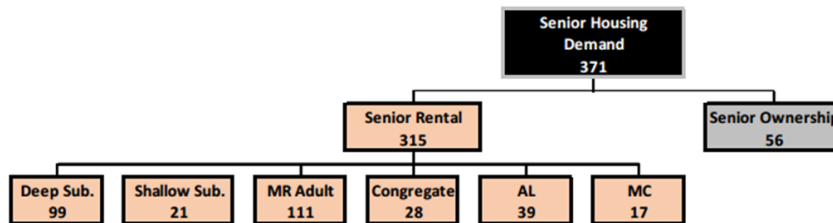
Belle Plaine

Maxfield Study – Housing Demand

Belle Plaine General Occupancy Housing Demand, 2017-2040



Belle Plaine Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Allocations

Number of affordable units allocated for Belle Plaine per Met Council 2017 Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 126
31 to 50% AMI = 46

Subtotal (Deep Subsidy) = 172

Shallow Subsidy

51 to 80% AMI = 72

Subtotal (Shallow Subsidy) = 72

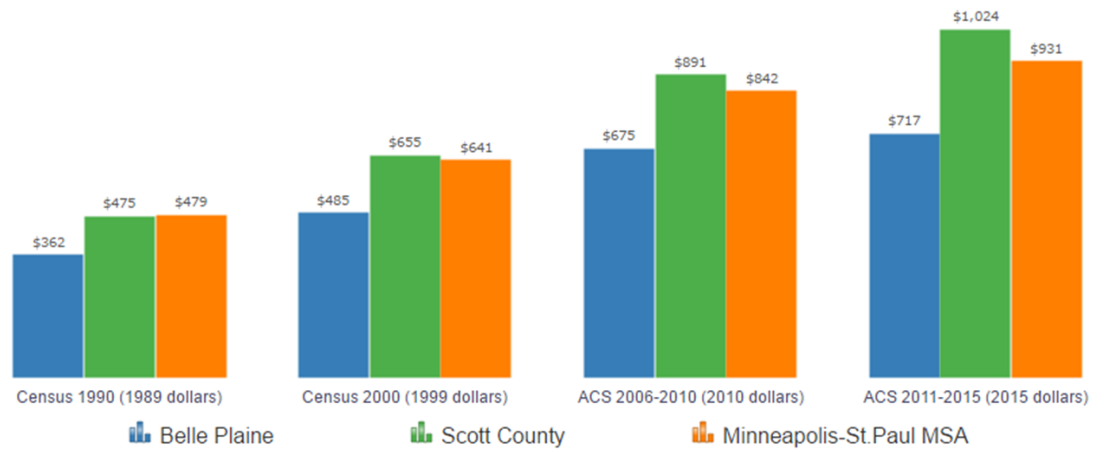
**Plan to provide areas to accommodate
244 Affordable Units by 2030**

Note: 94% of units are now considered affordable.

Belle Plaine

Housing Cost Comparison

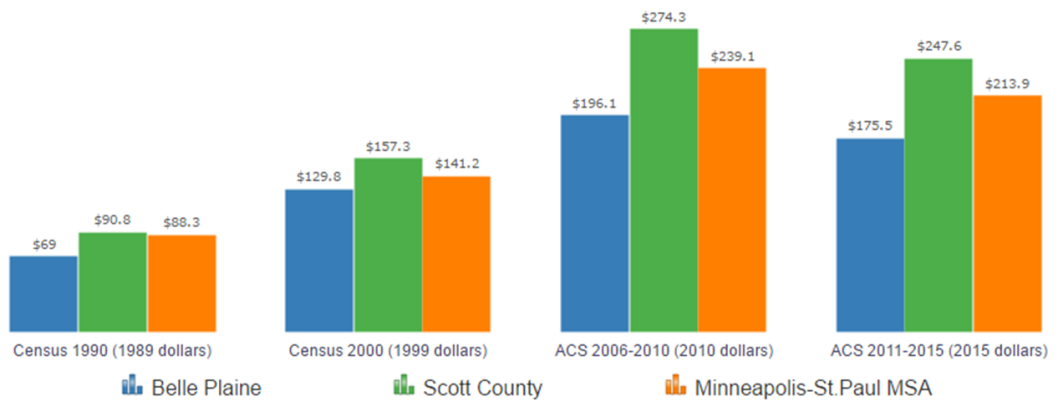
Median Gross Rent in Belle Plaine



Source: U.S. Census Bureau Decennial Census and American Community Survey.

Housing Cost Comparison

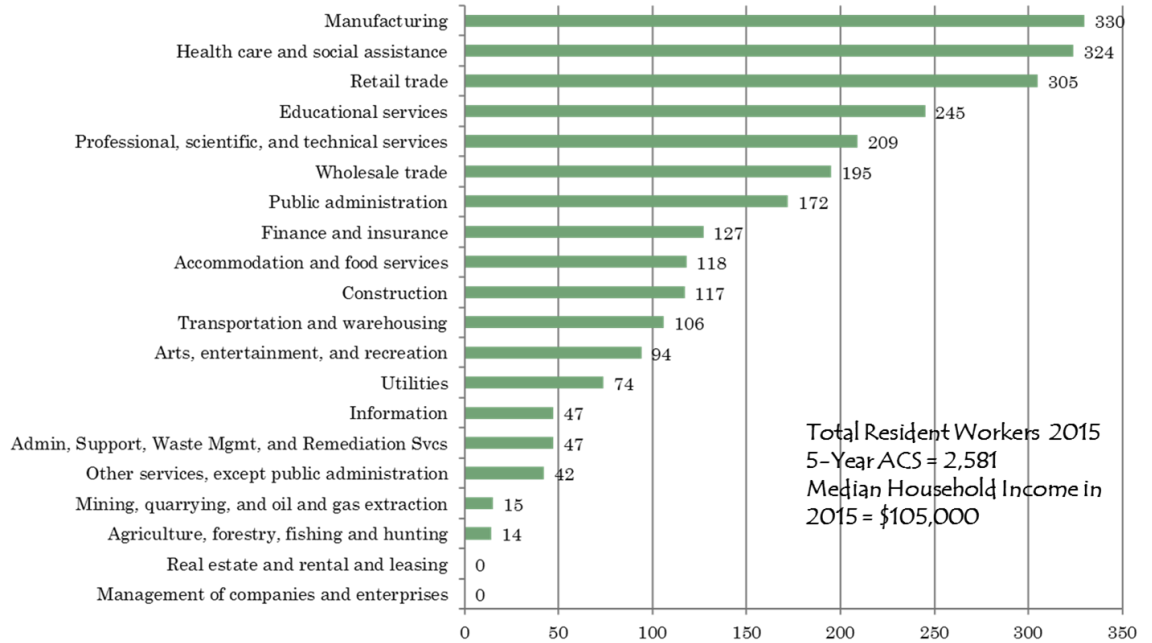
Median Housing Value in Belle Plaine
(in \$000s)



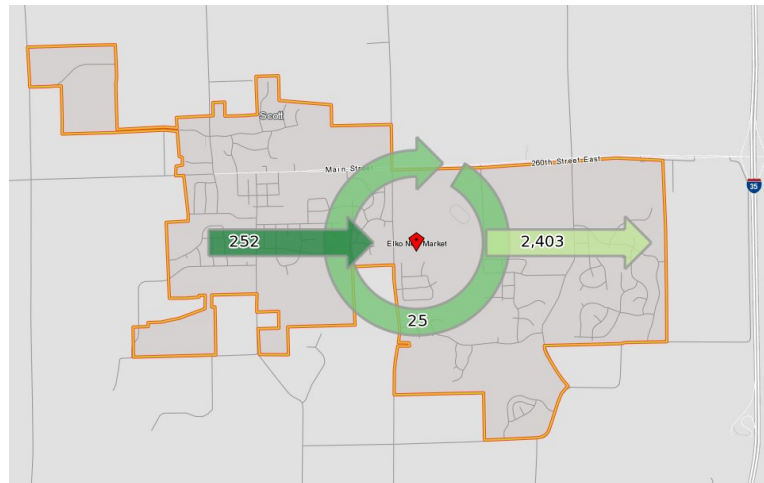
Source: U.S. Census Bureau Decennial Census and American Community Survey.

Elko New Market

Labor Force – People Living in Elko New Market



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



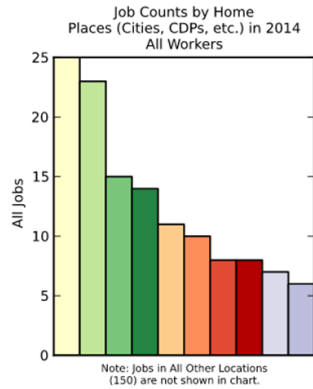
2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Elko New Market	277	100.0%
Employed in Elko New Market but Living Outside	252	91.0%
Employed and Living in Elko New Market	25	9.0%
Workers Living in Elko New Market	2,428	100.0%
Living in Elko New Market but Employed Outside	2,403	99.0%
Living and Employed in Elko New Market	25	1.0%

Elko New Market

Source: <https://onthemap.ces.census.gov/>

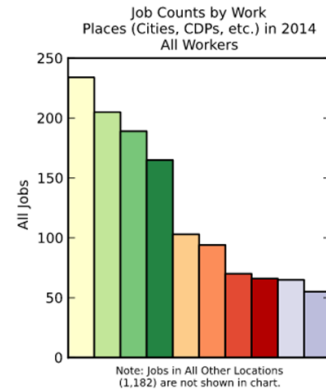
Labor Force

Jobs Located In Elko New Market Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs		
	2014	
	Count	Share
All Places (Cities, CDPs, etc.)	277	100.0%
Elko New Market city, MN	25	9.0%
Lakeville city, MN	23	8.3%
Burnsville city, MN	15	5.4%
Prior Lake city, MN	14	5.1%
Farmington city, MN	11	4.0%
New Prague city, MN	10	3.6%
Apple Valley city, MN	8	2.9%
Savage city, MN	8	2.9%
Lonsdale city, MN	7	2.5%
Minneapolis city, MN	6	2.2%
All Other Locations	150	54.2%

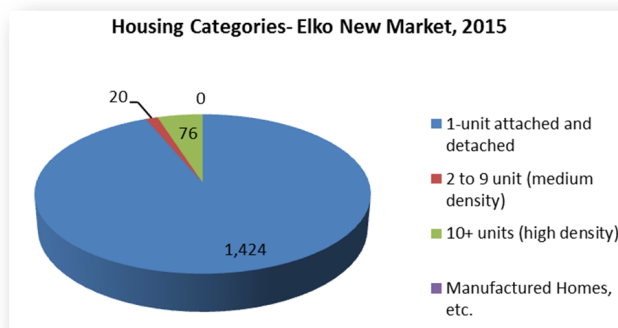
People Who Live in Elko New Market Where Do They Work?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs		
	2014	
	Count	Share
All Places (Cities, CDPs, etc.)	2,428	100.0%
Lakeville city, MN	234	9.6%
Burnsville city, MN	205	8.4%
Minneapolis city, MN	189	7.8%
Bloomington city, MN	165	6.8%
Eagan city, MN	103	4.2%
St. Paul city, MN	94	3.9%
Prior Lake city, MN	70	2.9%
Eden Prairie city, MN	66	2.7%
Shakopee city, MN	65	2.7%
Edina city, MN	55	2.3%
All Other Locations	1,182	48.7%

Elko New Market's Existing Housing

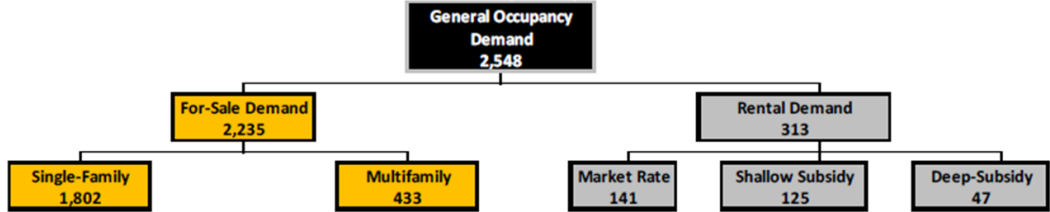
Housing Category	Elko New Market		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	1,424	93.7%	43,389	89%
2 to 9 unit (medium density)	20	1.3%	1,532	3%
10+ units (high density)	76	5.0%	3,217	7%
Manufactured Homes, etc.	0	0	622	1%
Total	1,520	100%	48,760	100%



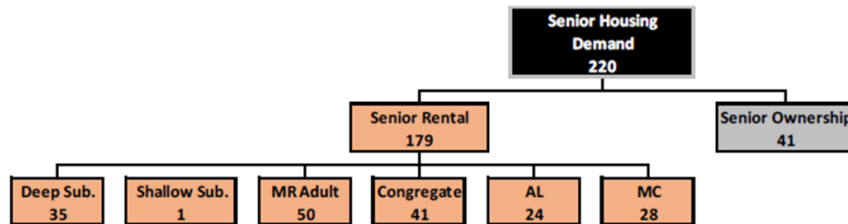
Elko New Market

Maxfield Study - Housing Demand

Elko New Market General Occupancy Demand, 2016 to 2040



Elko New Market Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Requirements

Number of affordable units allocated for Elko New Market per Met Council 2017 Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 195
31 to 50% AMI = 121

Subtotal (Deep Subsidy) = 316

Shallow Subsidy

51 to 80% AMI = 10

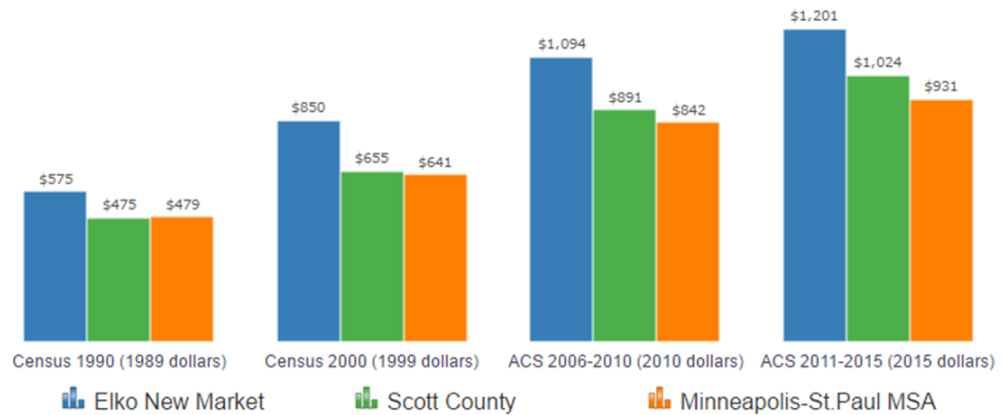
Subtotal (Shallow Subsidy) = 10

**Total Affordable Units
Allocated = 326**

Elko New Market

Housing Cost Comparison

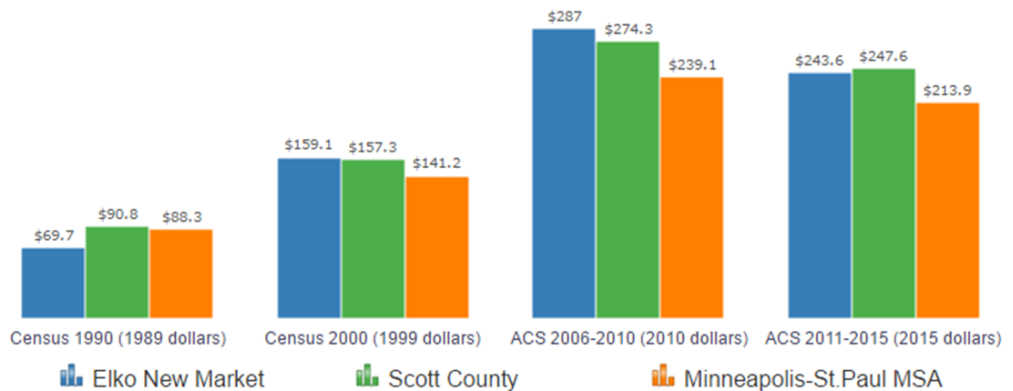
Median Gross Rent in Elko New Market



Source: U.S. Census Bureau Decennial Census and American Community Survey.

Housing Cost Comparison

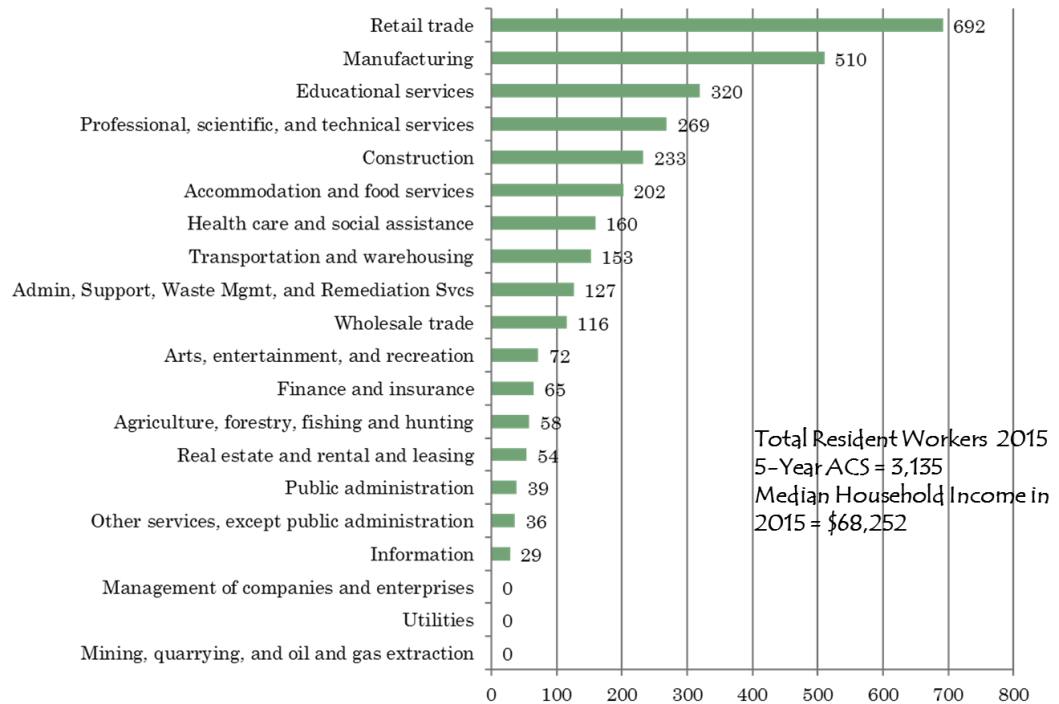
Median Housing Value in Elko New Market
(in \$000s)



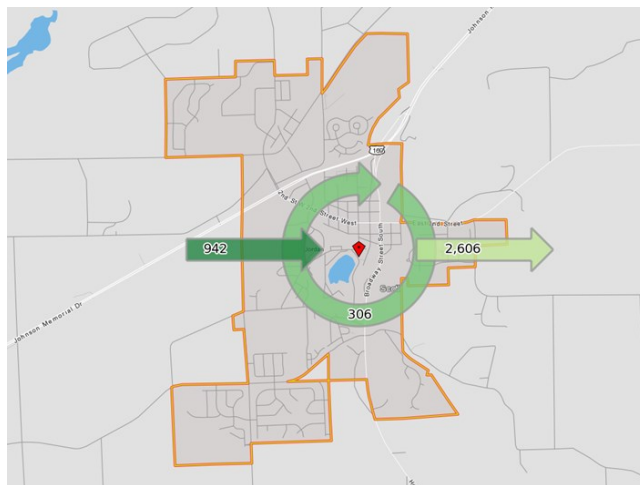
Source: U.S. Census Bureau Decennial Census and American Community Survey.

Jordan

Labor Force – People Living in Jordan



Source: US Census, Compiled from American Community Survey (ACS) 2011–2015



2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Jordan	1,248	100.0%
Employed in Jordan but Living Outside	942	75.5%
Employed and Living in Jordan	306	24.5%
Workers Living in Jordan	2,912	100.0%
Living in Jordan but Employed Outside	2,606	89.5%
Living and Employed in Jordan	306	10.5%

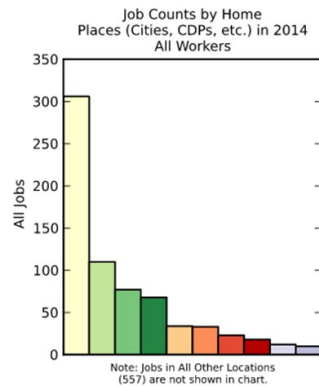
Jordan

Source: <https://onthemap.ces.census.gov/>

Labor Force

Jobs Located In Jordan

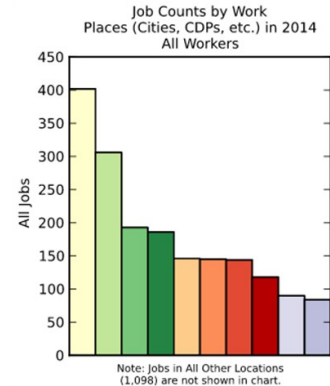
Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	1,248	100.0%
Jordan city, MN	306	24.5%
Belle Plaine city, MN	110	8.8%
New Prague city, MN	77	6.2%
Shakopee city, MN	68	5.4%
Prior Lake city, MN	34	2.7%
Chaska city, MN	33	2.6%
Savage city, MN	23	1.8%
Montgomery city, MN	18	1.4%
Burnsville city, MN	12	1.0%
Le Sueur city, MN	10	0.8%
All Other Locations	557	44.6%

People Who Live in Jordan

Where Do They Work?

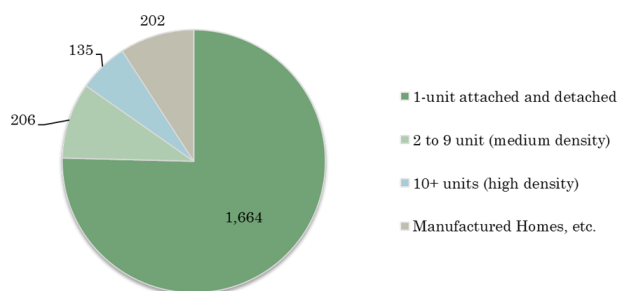


Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	2,912	100.0%
Shakopee city, MN	402	13.8%
Jordan city, MN	306	10.5%
Bloomington city, MN	193	6.6%
Eden Prairie city, MN	186	6.4%
Chaska city, MN	146	5.0%
Prior Lake city, MN	145	5.0%
Minneapolis city, MN	144	4.9%
Burnsville city, MN	118	4.1%
Chanhausen city, MN	90	3.1%
Minnetonka city, MN	84	2.9%
All Other Locations	1,098	37.7%

Jordan's Existing Housing

Housing Category	Jordan		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	1,664	75.4%	43,389	89%
2 to 9 unit (medium density)	206	9.3%	1,532	3%
10+ units (high density)	135	6.1%	3,217	7%
Manufactured Homes, etc.	202	9.2%	622	1%
Total	2,207	100%	48,760	100%

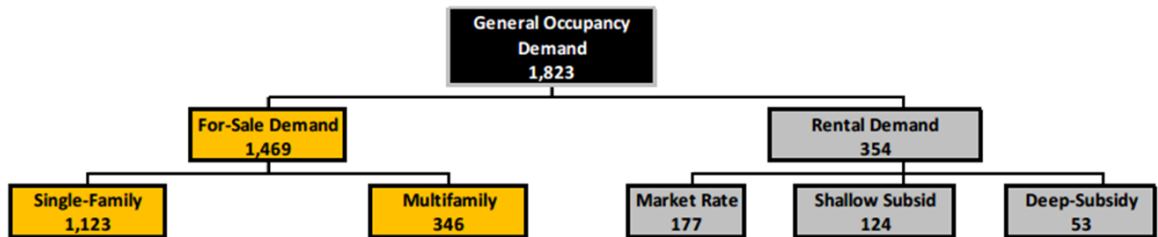
City of Jordan Housing Composition, 2015



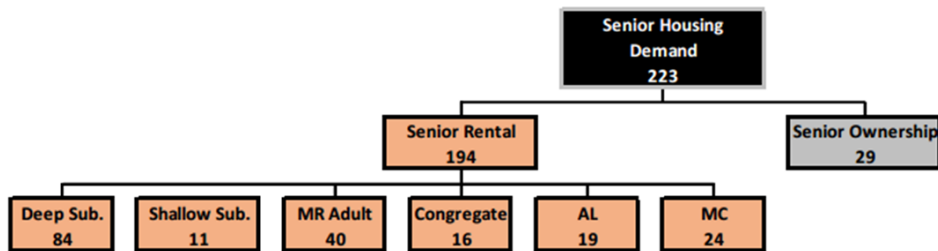
Jordan

Maxfield Study - Housing Demand

Jordan Projected General Occupancy Housing Demand, 2017 to 2040



Jordan Projected Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Requirements

Number of affordable units allocated for Jordan per Met Council – Jordan Community Page

September 17, 2015 to 2030

Deep Subsidy

At or below 30% AMI = 64
31 to 50% AMI = 38

Subtotal (Deep Subsidy) = 102

Shallow Subsidy

51 to 80% AMI = 74

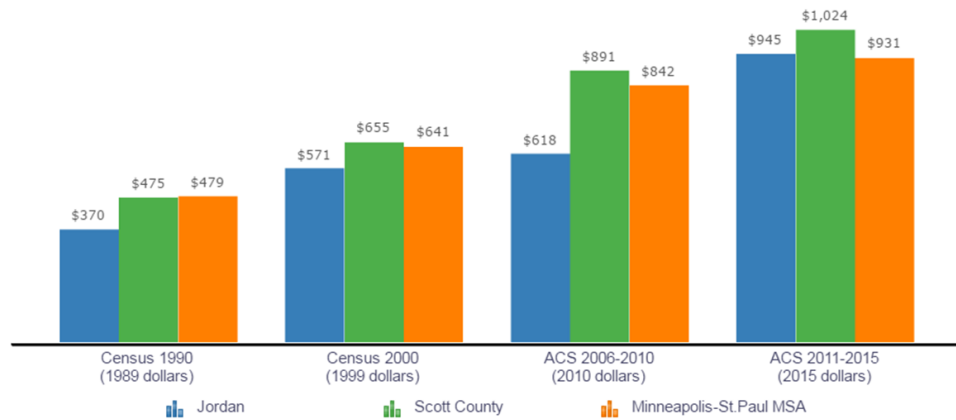
Subtotal (Shallow Subsidy) = 74

Total Affordable Units Allocated = 176

Jordan

Housing Cost Comparison

Median Gross Rent in Jordan

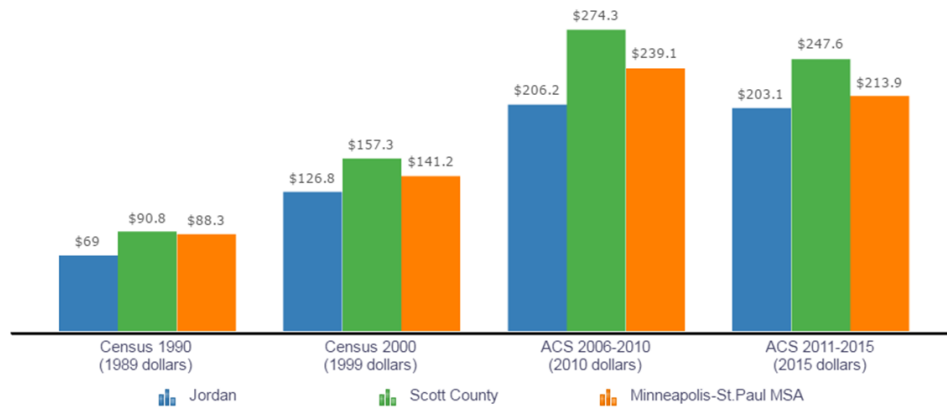


Source: U.S. Census Bureau Decennial Census and American Community Survey.

[Download chart data](#)
[Link to inflation calculator](#)
[Back to top](#)

Housing Cost Comparison

Median Housing Value in Jordan (in \$000s)

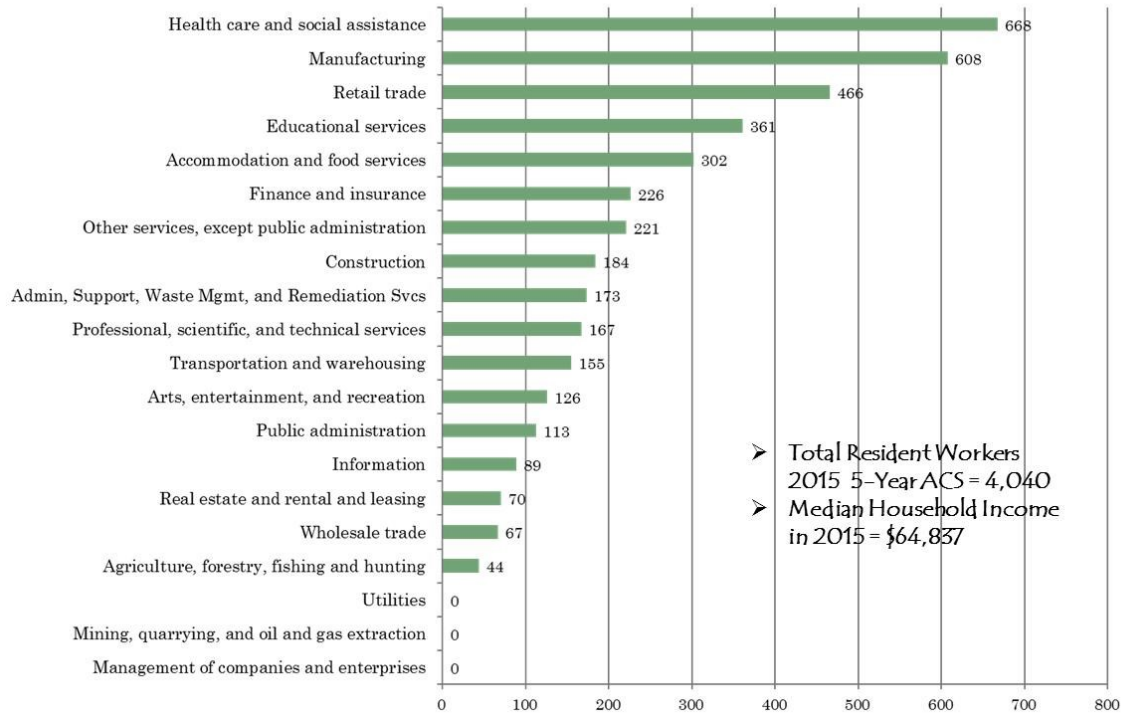


Source: U.S. Census Bureau Decennial Census and American Community Survey.

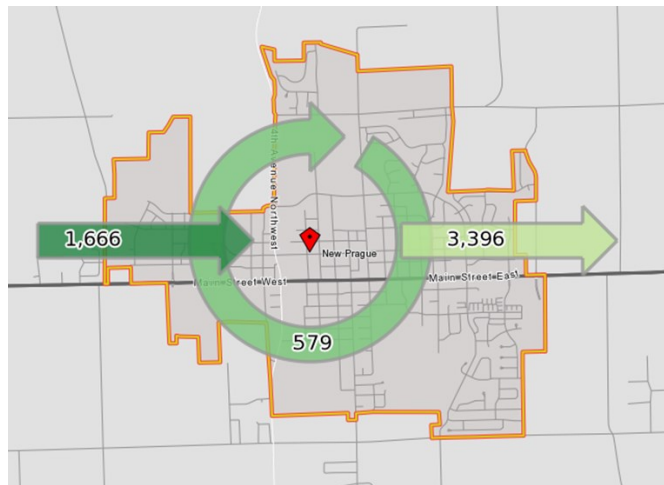
[Download chart data](#)
[Link to inflation calculator](#)
[Back to top](#)

New Prague

Labor Force – People Living in New Prague



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



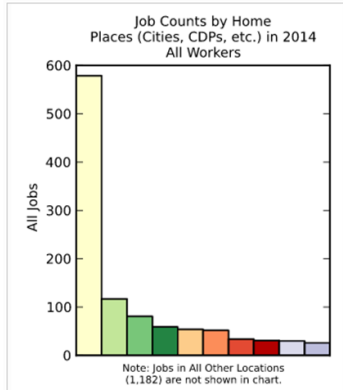
2014 – All Jobs Data	Count	Share
Total Employed in New Prague	2,245	100.0%
Employed in New Prague but Living Outside	1,666	74.2%
Employed and Living in New Prague	579	25.8%
Living in New Prague	3,975	100.0%
Living in New Prague but Employed Outside	3,396	85.4%
Living and Employed in New Prague	579	14.6%

New Prague

Source: <https://onthemap.ces.census.gov/>

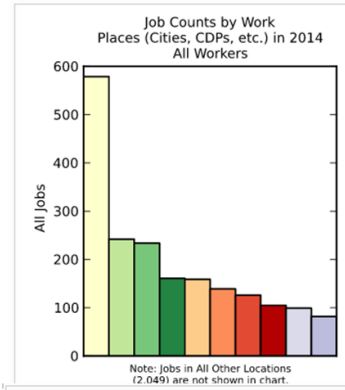
Jobs in New Prague and Labor Force

Jobs Located In New Prague Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	2,245	100.0%
New Prague city, MN	579	25.8%
Montgomery city, MN	117	5.2%
Lonsdale city, MN	81	3.6%
Lakeville city, MN	59	2.6%
Belle Plaine city, MN	54	2.4%
Elko New Market city, MN	52	2.3%
Shakopee city, MN	34	1.5%
Jordan city, MN	31	1.4%
Savage city, MN	30	1.3%
Prior Lake city, MN	26	1.2%
All Other Locations	1,182	52.7%

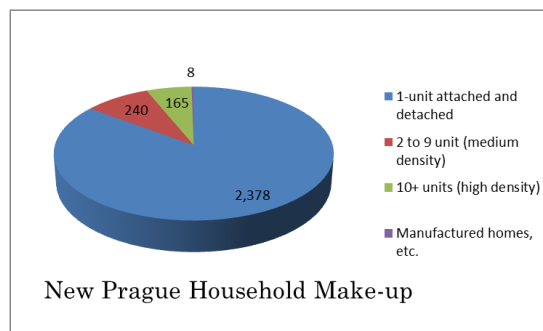
People Who Live in New Prague Where Do They Work?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	3,975	100.0%
New Prague city, MN	579	14.6%
Shakopee city, MN	242	6.1%
Burnsville city, MN	234	5.9%
Bloomington city, MN	161	4.1%
Minneapolis city, MN	159	4.0%
Prior Lake city, MN	139	3.5%
Le Sueur city, MN	126	3.2%
Lakeville city, MN	105	2.6%
Eden Prairie city, MN	99	2.5%
St. Paul city, MN	82	2.1%
All Other Locations	2,049	51.5%

New Prague's Existing Housing

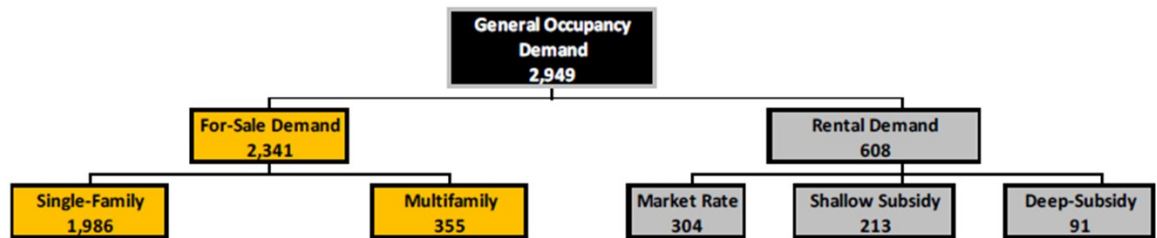
Housing Category	New Prague		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	2,378	85.2%	43,389	89%
2 to 9 unit (medium density)	240	8.6%	1,532	3%
10+ units (high density)	165	5.9%	3,217	7%
Manufactured Homes, etc.	8	0.3%	622	1%
Total	2,791	100%	48,760	100%



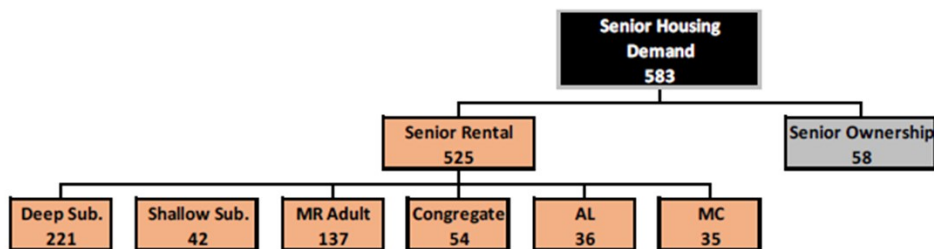
New Prague

Maxfield Study - Housing Demand

New Prague Projected General Occupancy Housing Demand, 2017 to 2040



New Prague Projected Senior Housing Demand, 2040



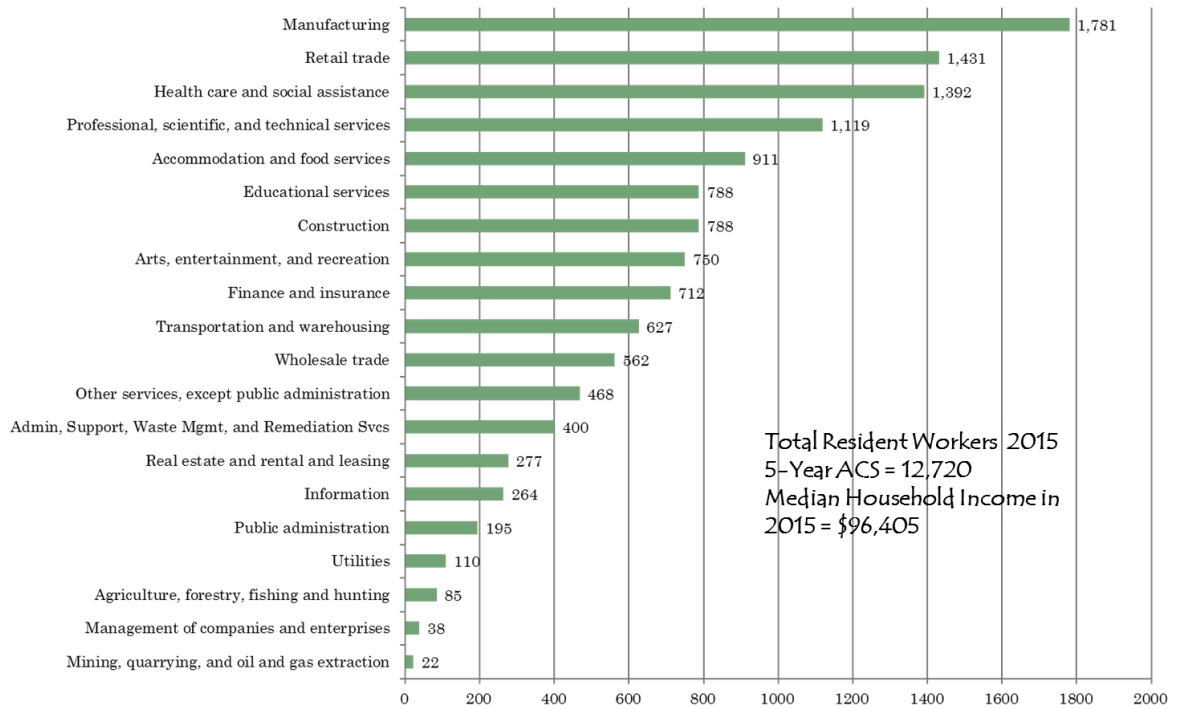
Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Average New Home Construction Value

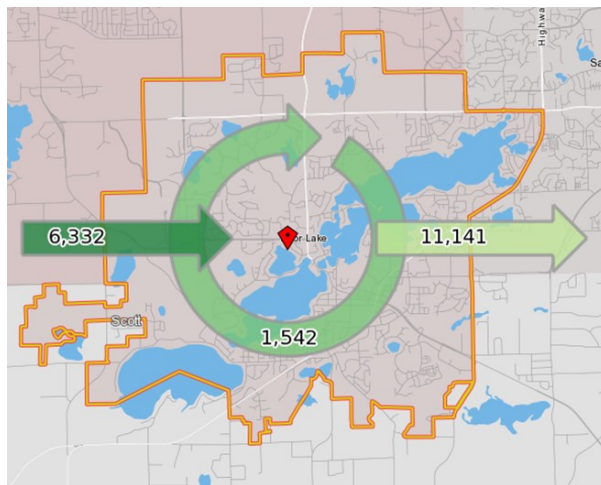
- 2016 - \$187,002 (for 33 single family homes)
- 2015 - \$195,984 (for 21 single family homes)
- 2014 - \$184,408 (for 30 single family homes)
- 2013 - \$198,439 (for 17 single family homes)
- 2012 - \$199,668 (for 21 single family homes)

Prior Lake

Labor Force – People Living in Prior Lake



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Prior Lake	7,874	100.0%
Employed in Prior Lake but Living Outside	6,332	80.4%
Employed and Living in Prior Lake	1,542	19.6%
Workers Living in Prior Lake	12,683	100.0%
Living in Prior Lake but Employed Outside	11,141	87.8%
Living and Employed in Prior Lake	1,542	12.2%

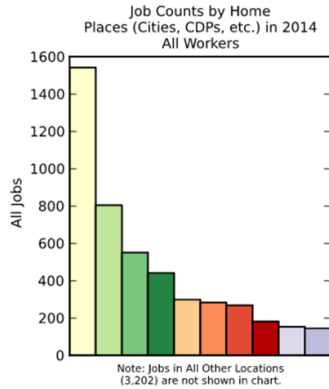
Prior Lake

Source: <https://onthemap.ces.census.gov/>

Labor Force

Jobs Located In Prior Lake

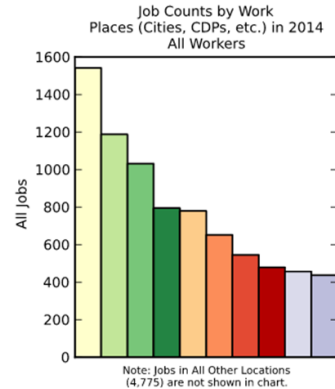
Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	7,874	100.0%
Prior Lake city, MN	1,542	19.6%
Shakopee city, MN	805	10.2%
Savage city, MN	551	7.0%
Burnsville city, MN	442	5.6%
Lakeville city, MN	299	3.8%
Minneapolis city, MN	283	3.6%
Bloomington city, MN	269	3.4%
Apple Valley city, MN	182	2.3%
St. Paul city, MN	154	2.0%
Jordan city, MN	145	1.8%
All Other Locations	3,202	40.7%

People Who Live in Prior Lake

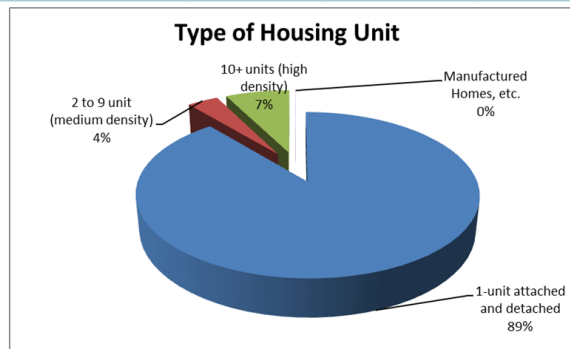
Where Do They Work?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs 2014		
	Count	Share
All Places (Cities, CDPs, etc.)	12,683	100.0%
Prior Lake city, MN	1,542	12.2%
Minneapolis city, MN	1,188	9.4%
Bloomington city, MN	1,032	8.1%
Burnsville city, MN	795	6.3%
Shakopee city, MN	780	6.1%
Eden Prairie city, MN	652	5.1%
Savage city, MN	546	4.3%
Edina city, MN	479	3.8%
Minnetonka city, MN	457	3.6%
Eagan city, MN	437	3.4%
All Other Locations	4,775	37.6%

Prior Lake's Existing Housing

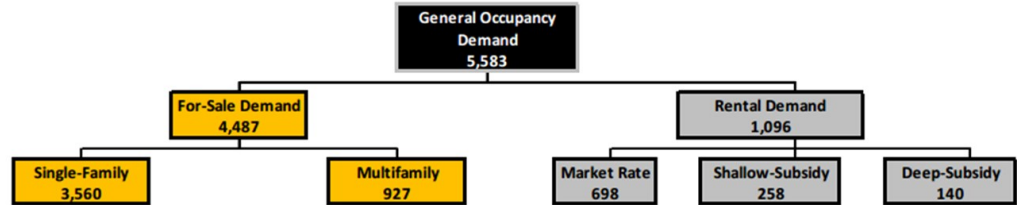
Housing Category	Prior Lake		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	8,281	89%	43,389	89%
2 to 9 unit (medium density)	332	3.6%	1,532	3%
10+ units (high density)	690	7.4%	3,217	7%
Manufactured Homes, etc.	2	0%	622	1%
Total	9,305	100%	48,760	100%



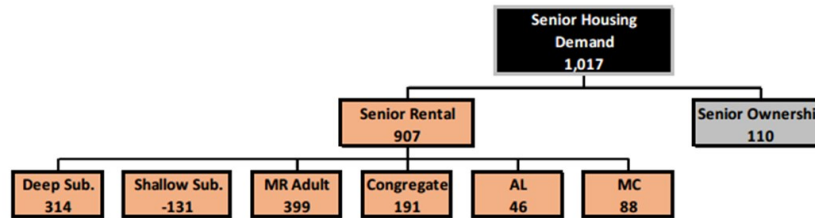
Prior Lake

Maxfield Study – Housing Demand

Prior Lake Projected General Occupancy Housing Demand, 2017 to 2040



Prior Lake Projected Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Allocations

Number of affordable units allocated for Prior Lake per Met Council 2017 Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 411
31 to 50% AMI = 212

Subtotal (Deep Subsidy) = 623

Shallow Subsidy

51 to 80% AMI = 131

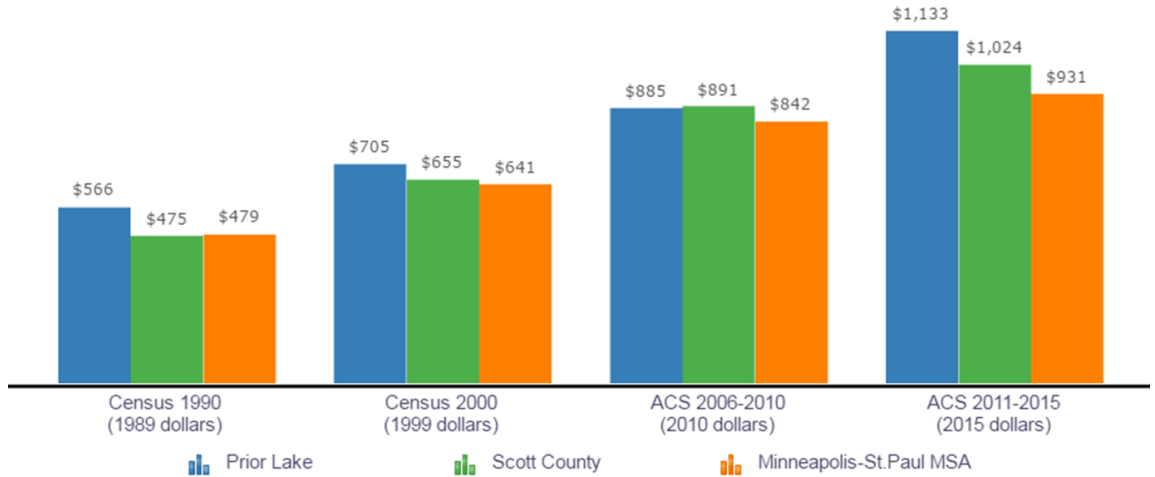
Subtotal (Shallow Subsidy) = 131

Total Affordable Units Allocated = 754

Prior Lake

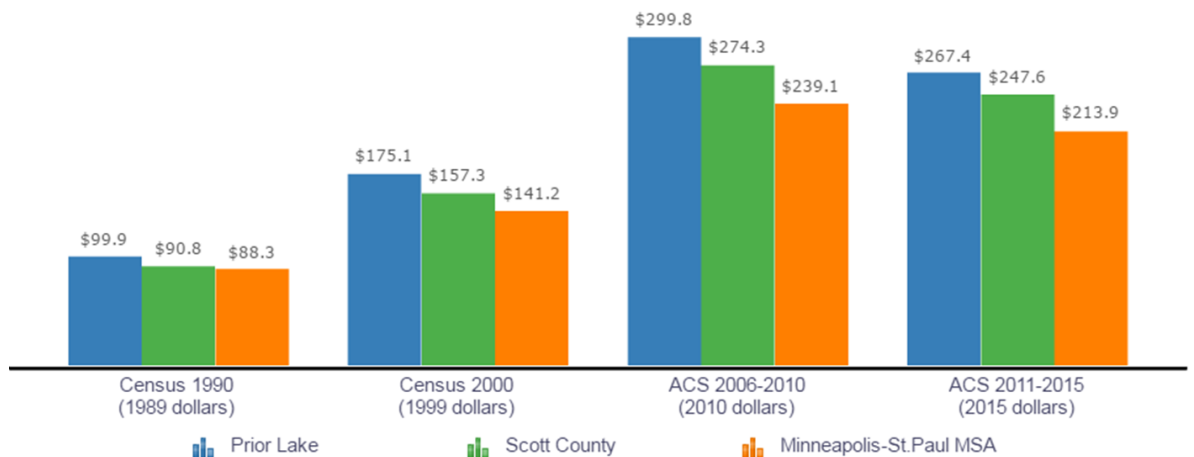
Housing Cost Comparison

Median Gross Rent in Prior Lake



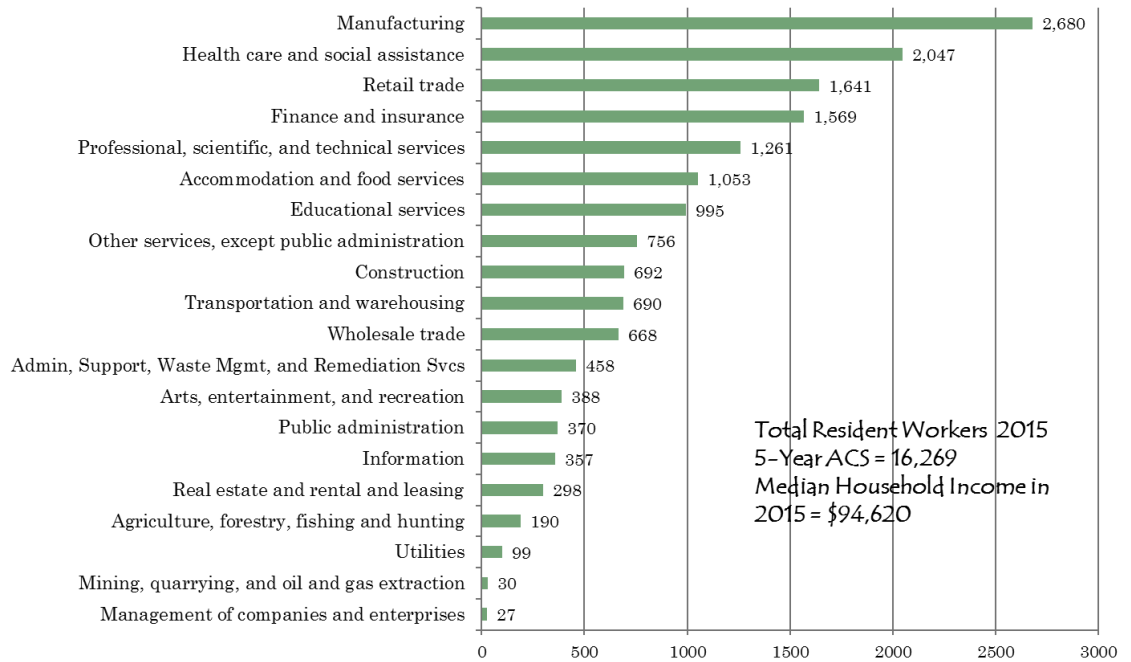
Housing Cost Comparison

Median Housing Value in Prior Lake (in \$000s)

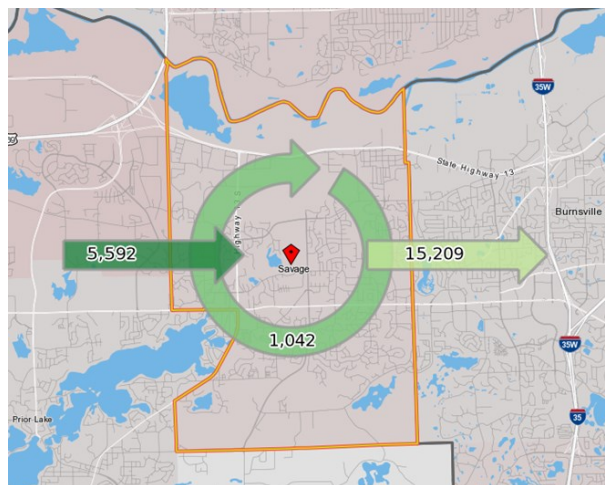


Savage

Labor Force – People Living in Savage



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



2014 – All Jobs Data	Count	Share
Total Employed (Jobs) in Savage	6,634	100.0%
Employed in Savage but Living Outside	5,592	84.3%
Employed and Living in Savage	1,042	15.7%
Workers Living in Savage	16,251	100.0%
Living in Savage but Employed Outside	15,209	93.6%
Living and Employed in Savage	1,042	6.4%

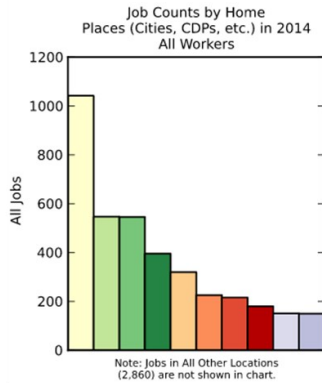
Savage

Source: <https://onthemap.ces.census.gov/>

Labor Force

Jobs Located In Savage

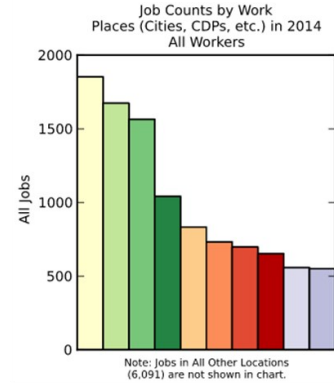
Where Are The Workers Coming From?



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs	2014 Count	Share
All Places (Cities, CDPs, etc.)	6,634	100.0%
Savage city, MN	1,042	15.7%
Burnsville city, MN	547	8.2%
Prior Lake city, MN	546	8.2%
Shakopee city, MN	396	6.0%
Lakeville city, MN	320	4.8%
Minneapolis city, MN	226	3.4%
Bloomington city, MN	216	3.3%
Eagan city, MN	180	2.7%
Apple Valley city, MN	151	2.3%
Chaska city, MN	150	2.3%
All Other Locations	2,860	43.1%

People Who Live in Savage

Where Do They Work?

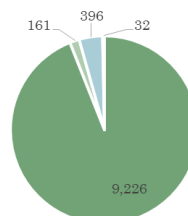


Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs	2014 Count	Share
All Places (Cities, CDPs, etc.)	16,251	100.0%
Minneapolis city, MN	1,853	11.4%
Bloomington city, MN	1,674	10.3%
Burnsville city, MN	1,565	9.6%
Savage city, MN	1,042	6.4%
Eden Prairie city, MN	833	5.1%
Shakopee city, MN	733	4.5%
St. Paul city, MN	698	4.3%
Eagan city, MN	653	4.0%
Edina city, MN	558	3.4%
Prior Lake city, MN	551	3.4%
All Other Locations	6,091	37.5%

Savage's Existing Housing

Housing Category	Savage		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	9,226	94.0%	43,389	89%
2 to 9 unit (medium density)	161	1.7%	1,532	3%
10+ units (high density)	396	4.0%	3,217	7%
Manufactured Homes, etc.	32	0.3%	622	1%
Total	13,606	100%	48,760	100%

City of Savage Housing Composition, 2015

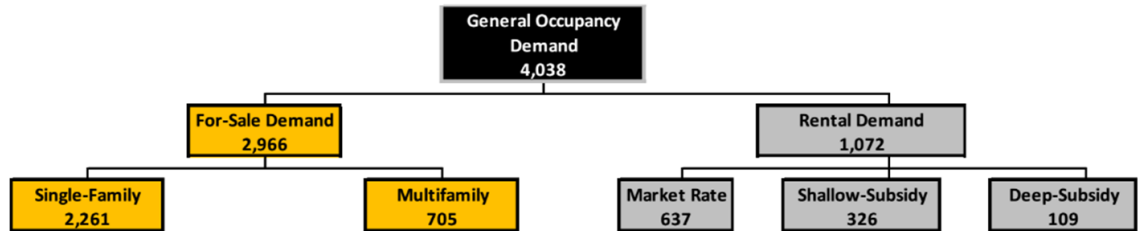


- 1-unit attached and detached
- 2 to 9 unit (medium density)
- 10+ units (high density)
- Manufactured Homes, etc.

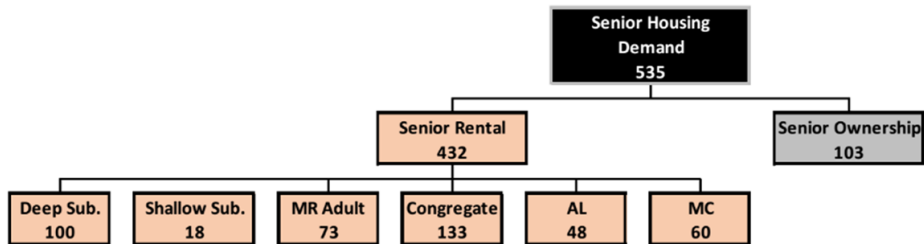
Savage

Maxfield Study - Housing Demand

Savage Projected General Occupancy Housing Demand, 2017 to 2040



Savage Projected Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Allocations

Number of affordable units allocated for Savage
per Met Council Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 291
31 to 50% AMI = 190

Subtotal (Deep Subsidy) = 481

Shallow Subsidy

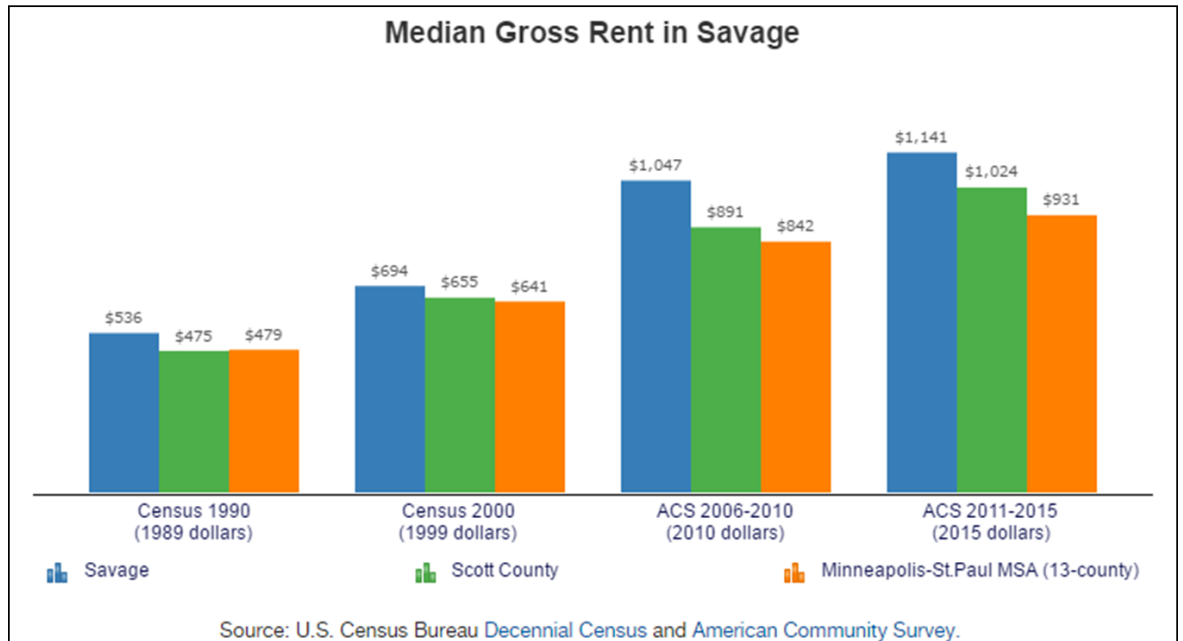
51 to 80% AMI = 2

Subtotal (Shallow Subsidy) = 2

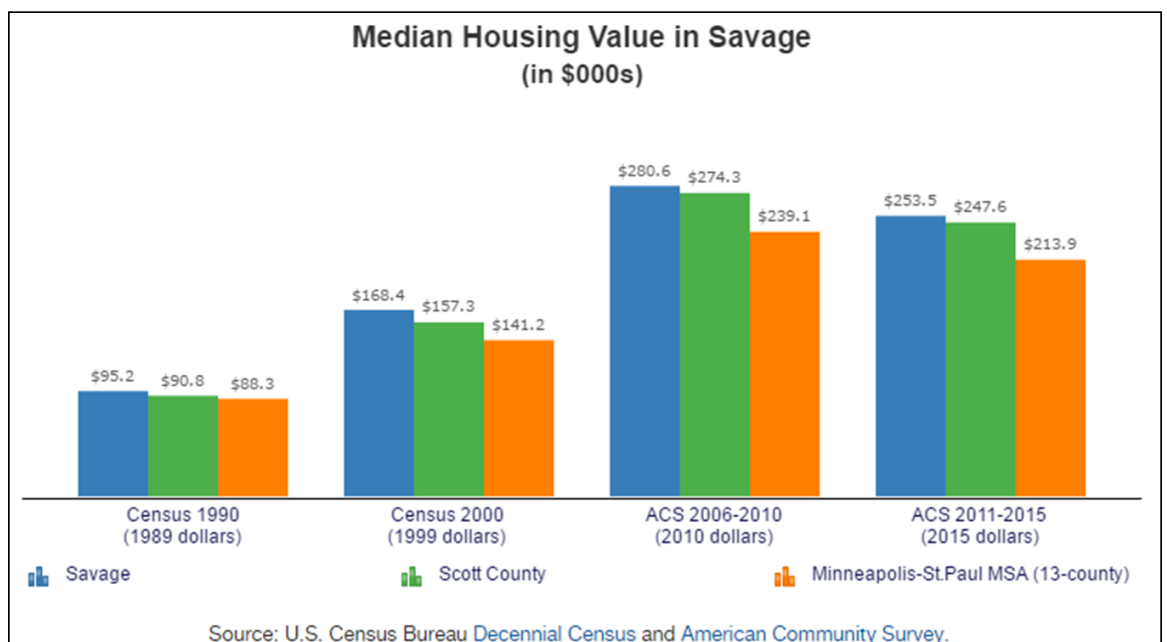
Total Affordable Units Allocated = 483

Savage

Housing Cost Comparison

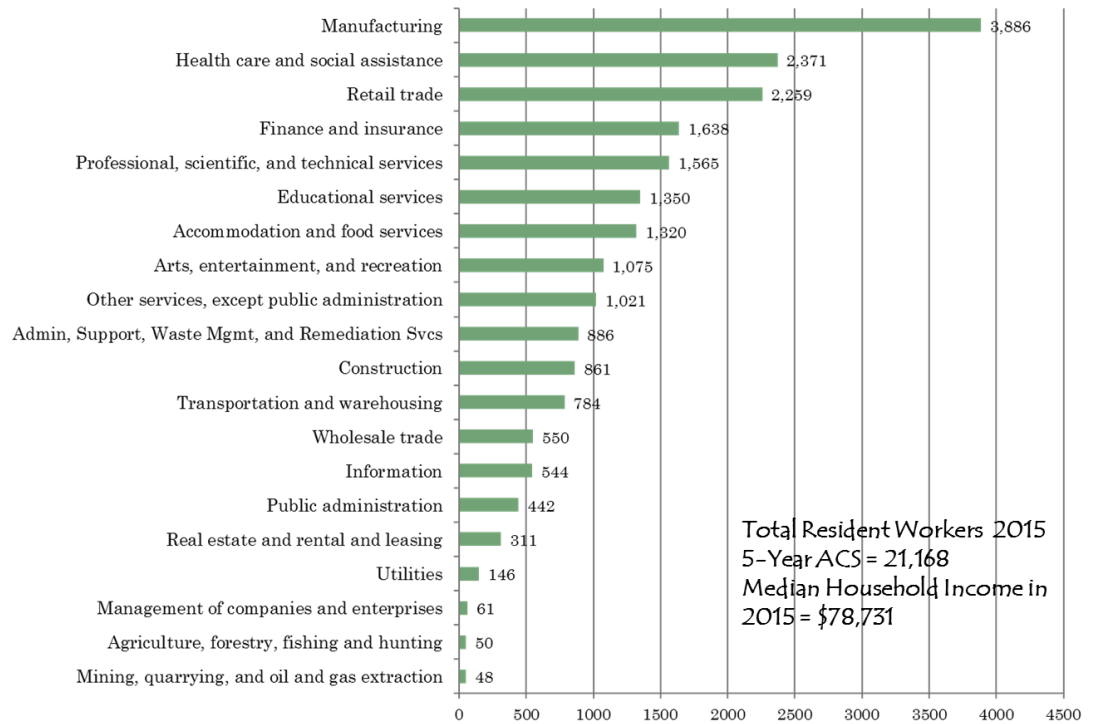


Housing Cost Comparison

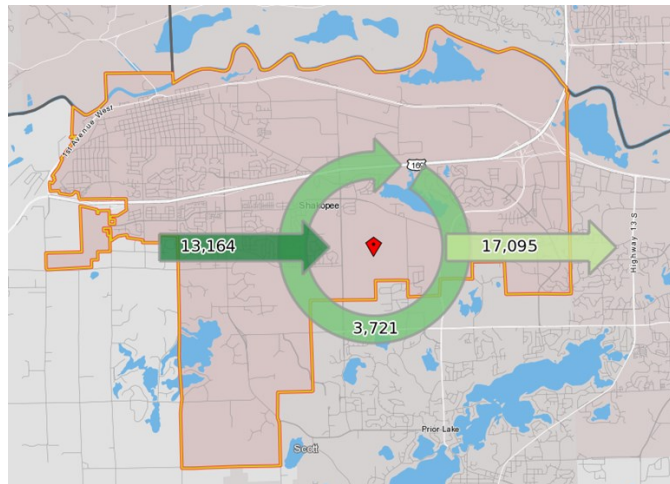


Shakopee

Labor Force – People Living in Shakopee



Source: US Census, Compiled from American Community Survey (ACS) 2011-2015



2014 – All Jobs Data	Count	Share
Total Employed in Shakopee	16,885	100.0%
Employed in Shakopee but Living Outside	13,164	78.0%
Employed and Living in Shakopee	3,721	22.0%
Living in Shakopee	20,816	100.0%
Living in Shakopee but Employed Outside	17,095	82.1%
Living and Employed in Shakopee	3,721	17.9%

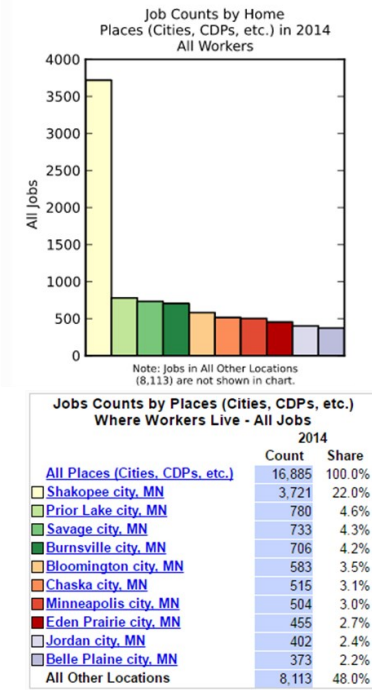
Shakopee

Source: <https://onthemap.ces.census.gov/>

Labor Force

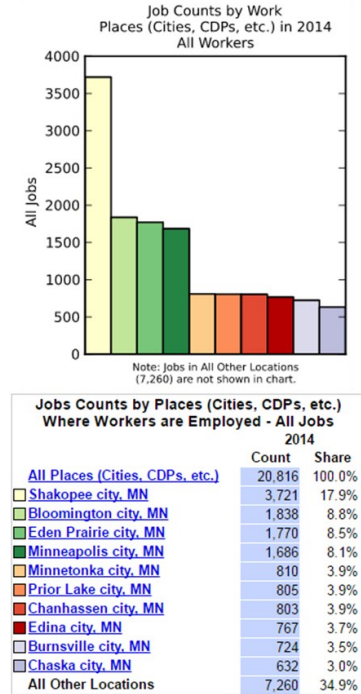
Jobs Located In Shakopee

Where Are The Workers Coming From?



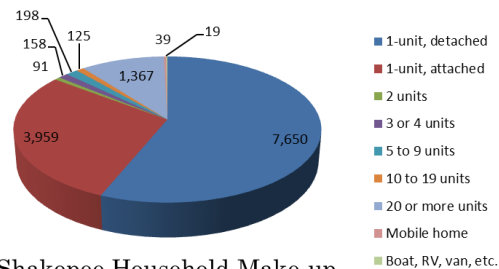
People Who Live in Shakopee

Where Do They Work?



Shakopee's Existing Housing

Housing Category	Shakopee		Scott County	
	Number	Percentage	Number	Percentage
1-unit attached and detached	11,609	85.3%	43,389	89%
2 to 9 unit (medium density)	447	3.3%	1,532	3%
10+ units (high density)	1,492	11.0%	3,217	7%
Manufactured Homes, etc.	58	0.4%	622	1%
Total	13,606	100%	48,760	100%

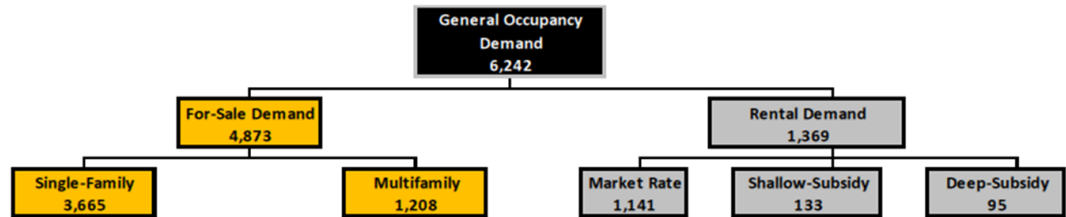


Shakopee Household Make-up

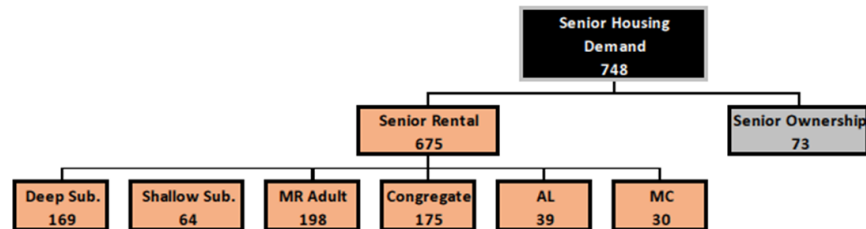
Shakopee

Maxfield Study - Housing Demand

Shakopee Projected General Occupancy Housing Demand, 2016 to 2040



Shakopee Projected Senior Housing Demand, 2040



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

Meeting Met Council Allocations

Number of affordable units allocated for Shakopee per Met Council Community Page

March 28, 2017 (2021 to 2030)

Deep Subsidy

At or below 30% AMI = 336
31 to 50% AMI = 89

Subtotal (Deep Subsidy) = 425

Shallow Subsidy

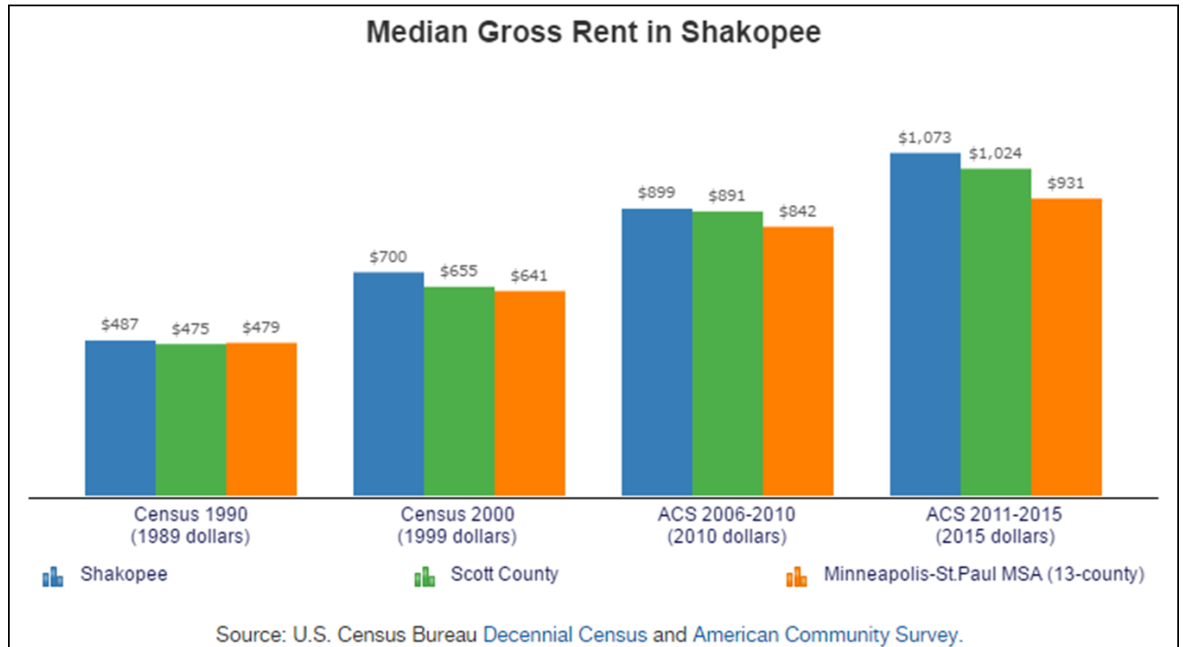
51 to 80% AMI = 173

Subtotal (Shallow Subsidy) = 173

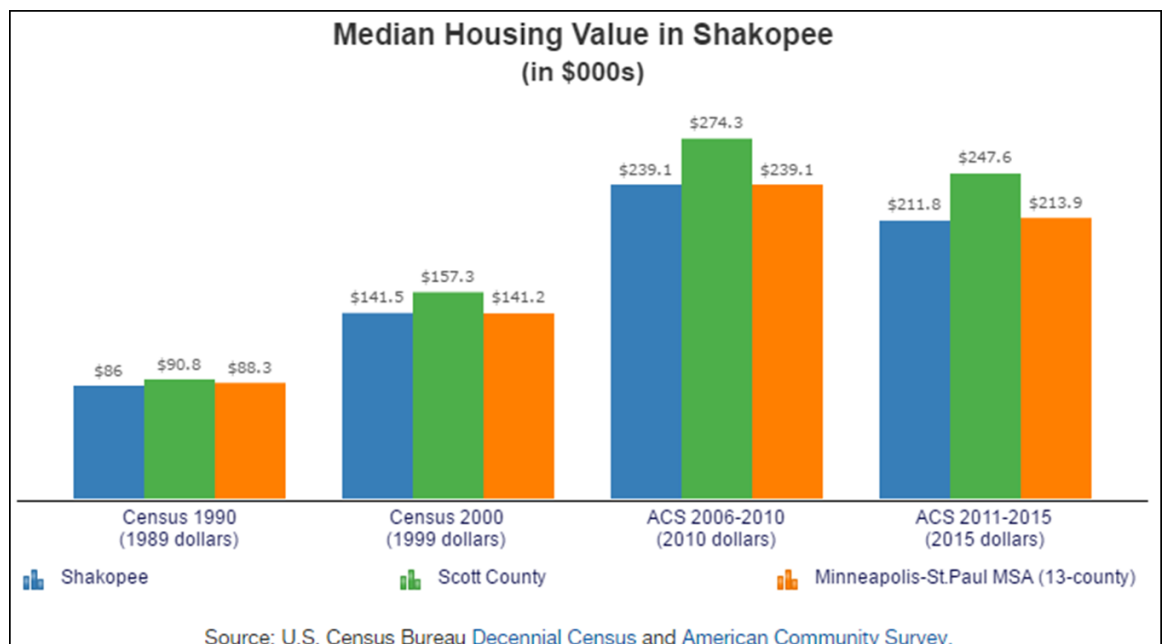
Total Affordable Units Allocated = 598

Shakopee

Housing Cost Comparison



Housing Cost Comparison



Housing Summary

	Belle Plaine	Elko New Market	Jordan	New Prague	Prior Lake	Savage	Shakopee
Estimated Population 2015	6,838	4,529	5,900	7,500	24,400	29,000	42,000
Estimated Occupied Housing Units 2015	2,240	1,475	2,159	2,430	8,840	9,625	15,000
Median Home Sale Price 2016	\$207K	\$305K	\$255K	\$250K	\$294K	\$265K	\$222K
Number of Home Sales in 2016	180	101	115	185	639	645	817
Income							
% of Households earning > \$75,000	47.10%	74%	42.80%	43.50%	62%	65.5%	52%
% of households over \$75K spending > 30% on housing	1.30%	12.70%	9.10%	3.20%	10.90%	5.60%	6.50%
% of households earning < \$35,000	18.30%	5.70%	22.20%	26.20%	15.10%	11.20%	17.50%
% of households under \$35K spending > 30% on housing	58.20%	100%	65.30%	66.90%	81.0%	74.10%	79.20%
Median Household Income (2015)	\$71,964	\$105,000	\$68,252	\$64,837	\$96,405	\$94,620	\$78,731
Ownership/Renter							
% Owner-occupied units	85.50%	86.30%	71.00%	76.80%	82.30%	87.20%	76.30%
% Renter-occupied units	14.50%	13.70%	29.00%	23.2%	17.70%	12.80%	23.70%
% of renter-occupied units with 65+ yr	21.50%	5.70%	16.30%	40%	23%	14.40%	16%
1-unit attached and detached	2,158	1,424	1,664	2,378	8,281	9,226	11,609
2-9 unit (medium density)	200	20	206	240	332	161	447
10+ units (high density)	172	76	135	165	690	396	1,492
Manufactured homes, etc.	50	0	202	8	2	32	58
Housing Needs							
# of Affordable Units needed by 2030 (per Met Council)	244	326	176	NA	754	483	598
# of Additional General Occupancy Housing units needed by 2040 (Maxfield Research)	2,153	2,548	1,823	2,950	5,580	4,038	6,242
# of Additional Senior Housing Units needed by 2040 (Maxfield Research)	371	220	223	580	1,017	535	748

Contact Information



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