An Update Assessment of Housing Needs for Scott County, Minnesota

Prepared For:

Scott County Community Development Authority
Shakopee, MN

July 2022

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July 28, 2022

Ms. Julie Siegert
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Ms. Siegert:

Attached is the study *Comprehensive Housing Needs Assessment for Scott County, Minnesota* conducted by Maxfield Research. The study projects housing demand for each community in Scott County from 2022 to 2040. It also provides recommendations on the amount and types of housing that could be built to satisfy demand from current and future residents.

The Comprehensive Housing Needs Assessment finds that household growth and changes in demographic characteristics and housing preferences will create demand for 28,678 total housing units in Scott County from 2022 to 2040. The general occupancy demand includes demand for 19,565 ownership units and 8,755 rental units. Assistance by the Scott County CDA and other government agencies may be necessary to ensure the housing needs of low- and moderate-income households are addressed. Private developers however, continue to be partners in providing a portion of affordable housing. Included in the above demand are 3,690 senior units to 2040. Detailed information regarding housing demand by community and recommended housing types can be found in the *Conclusions and Recommendations* section at the end of the report.

We have enjoyed performing this Market Study for you and are available should you have any questions or need additional information.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING, LLC

Mary C. Bujold
President

Attachment

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Introduction

Maxfield Research and Consulting was engaged by the Scott County Community Development Agency (Scott County CDA) to conduct an update of the comprehensive housing needs assessment for Scott County. The previous housing needs assessment was completed in 2016. Detailed calculations of housing demand are provided from 2022 to 2040. The following are highlights from the updated housing needs assessment.

Key Findings

1. Scott County was the fastest growing county in Minnesota during the 2000s. From 2010 to 2020, Scott County's rank among the core seven Metro Area counties was second, just behind Carver County and remained so in 2020. Scott County's population growth between 2010 and 2020 was 16.2% for the decade and was 16.7% for households. Carver County's growth was estimated at 17.4% for population and 18.2% for households. By 2040, Scott County is projected to have 206,175 people and 75,733 households. These totals include all of New Prague (Scott and Le Sueur Counties). The Scott County 2040 Comprehensive plan projects a 2040 population of 199,520 (2019) and the Metropolitan Council forecasts 211,850. Maxfield Research considered 2020 Decennial Census population figures for each community in addition to previous projections and forecasts and recent growth trends to arrive at the 2040 projections shown in the report.

2. Demand is projected for 24,988 new general occupancy (non-senior) housing units in Scott County (including Le Sueur County portion of New Prague) between 2022 and 2040. The Scott County 2040 Comprehensive Plan projects 18,970 new households between 2020 and 2040 while the Metropolitan Council forecasts 21,800 new households. Demand for new housing units is based on projected growth in the household base as calculated for each community in addition to a portion of demand that would be generated from outside of the county. Maxfield considered 2020 household counts and anticipated growth trends in population to arrive at the 2040 household projections.

3. Total projected general occupancy housing demand by community from 2022 to 2040 is shown on Table A on the following page. Table B presents a breakdown between owner and renter housing units. Renter housing units include general occupancy and senior housing units; owned housing units also include senior ownership units.

4. Between 2022 and 2040, between 75% and 80% of the housing demand is projected to be for owned housing and 20% to 25% for rental housing (excluding senior rental).

5. Table C shows excess senior housing demand by service level in 2022 and 2040. As shown on the table, demand for 2022 represents the amount of excess demand for various service levels of senior housing as of 2022. The 2040 figures show excess

demand for senior housing as of 2040 which assumes projected growth in the senior population and household base between now and 2040 but does not account for any additional senior housing product that would be built during that period. New senior housing developments would have to be subtracted from the 2040 figures.

We note that development of senior housing will be focused primarily in the municipalities because of the infrastructure available to support this type of housing. Senior housing products developed in the cities are likely to draw from the surrounding townships. Therefore, the demand calculations for senior housing include their adjacent townships.

HOUSING STUDY UPDATE FOR SCOTT COUNTY-2022

HOUSING DEMAND 2022-2040 (18 YEARS)

Table A

	GENERAL OCCUPANCY & SENIOR HOUSING DEMAND					
Jurisdiction	General Occupancy	Percent of City Total	Senior Housing	Percent of City Total	Total Demand	Percent of Co. Total
Belle Plaine	1,267	83.9%	243	16.1%	1,510	5.3%
Elko New Market	1,520	92.1%	131	7.9%	1,651	5.8%
Jordan	1,769	90.6%	184	9.4%	1,953	6.8%
New Prague	1,423	77.8%	406	22.2%	1,829	6.4%
Prior Lake	5,077	84.1%	962	15.9%	6,039	21.1%
Credit River	1,041	77.7%	299	22.3%	1,340	4.7%
Savage	4,741	88.8%	597	11.2%	5,338	18.6%
Shakopee	6,871	89.6%	800	10.4%	7,671	26.7%
Townships	1,279	100.0%	68	0.0%	1,347	4.7%
TOTAL	24,988	87.1%	3,690	12.9%	28,678	100.0%

Table B

	OWNER & RENTER HOUSING DEMAND					
Jurisdiction	Owner Demand	Percent of City Total	Renter Demand	Percent of City Total	Total Demand	Percent of Co. Total
Belle Plaine	939	62.2%	571	37.8%	1,510	5.3%
Elko New Market	1,256	76.1%	395	23.9%	1,651	5.8%
Jordan	1,284	65.7%	669	34.3%	1,953	6.8%
New Prague	1,174	64.2%	655	35.8%	1,829	6.4%
Prior Lake	3,935	65.2%	2,104	34.8%	6,039	21.1%
Credit River	967	72.2%	373	27.8%	1,340	4.7%
Savage	3,593	67.3%	1,745	32.7%	5,338	18.6%
Shakopee	5,197	67.7%	2,474	32.3%	7,671	26.7%
Townships	1,220	100.0%	127	0.0%	1,347	4.7%
TOTAL	19,565	68.2%	8,755	30.5%	28,678	100.0%

Note: Renter demand includes senior housing products that would be rental; owner demand includes active adult (sr) ownership products

Source: Maxfield Research and Consulting, LLC

HOUSING STUDY UPDATE FOR SCOTT COUNTY-2022

HOUSING DEMAND 2022-2040 (18 YEARS)

Table C-2022

Jurisdiction	SENIOR HOUSING DEMAND BY SERVICE LEVEL						
	Active Adult Ownership	Active Adult Rental	Independent Living	Assisted Living	Memory Care	Assisted (Subsidy) Shallow	Assisted (Subsidy) Deep
Belle Plaine	20	51	0	4	8	10	36
Elko New Market	14	0	13	13	10	0	8
Jordan	18	0	0	2	5	5	50
New Prague	44	59	14	0	18	12	87
Prior Lake	69	260	57	0	29	0	54
Credit River	27	59	32	11	12	0	6
Savage	99	74	59	0	12	10	74
Shakopee	61	205	73	0	0	45	82
Townships	48	0	0	0	0	0	0
TOTAL	400	708	248	30	94	82	397

Table C-2040

Jurisdiction	SENIOR HOUSING DEMAND BY SERVICE LEVEL						
	Active Adult Ownership	Active Adult Rental	Independent Living	Assisted Living	Memory Care	Assisted (Subsidy) Shallow	Assisted (Subsidy) Deep
Belle Plaine	35	57	11	23	31	20	63
Elko New Market	24	3	28	26	29	0	21
Jordan	22	0	0	38	18	10	96
New Prague	59	141	48	20	38	16	84
Prior Lake	126	439	167	61	96	0	73
Credit River	46	113	61	23	24	6	26
Savage	131	175	118	16	52	14	91
Shakopee	73	271	147	80	60	68	101
Townships	68	0	0	0	0	0	0
TOTAL	584	1,199	580	287	348	134	555

Source: Maxfield Research and Consulting

Study Impetus

Maxfield Research and Consulting, LLC was engaged by the Scott County Community Development Agency (Scott County CDA) to conduct a comprehensive housing needs assessment for Scott County. This assessment updates the previous assessment completed by Maxfield Research for the Scott County CDA in 2016.

The housing needs assessment calculates demand from 2022 to 2040 for various housing products in each city and in the combined townships for the analysis area, which includes all of Scott County and the portion of Le Sueur County that is in New Prague city. Housing demand crossover is expected to occur in the county from the general movement of people and households back and forth within the areas where people are likely to consider searching for housing. Recommendations are provided on the amount and types of housing that could be developed over the next 18 years with an interim projection from 2022 to 2030 to accommodate the housing needs of new and existing households.

Scope of Work

The scope of this study includes:

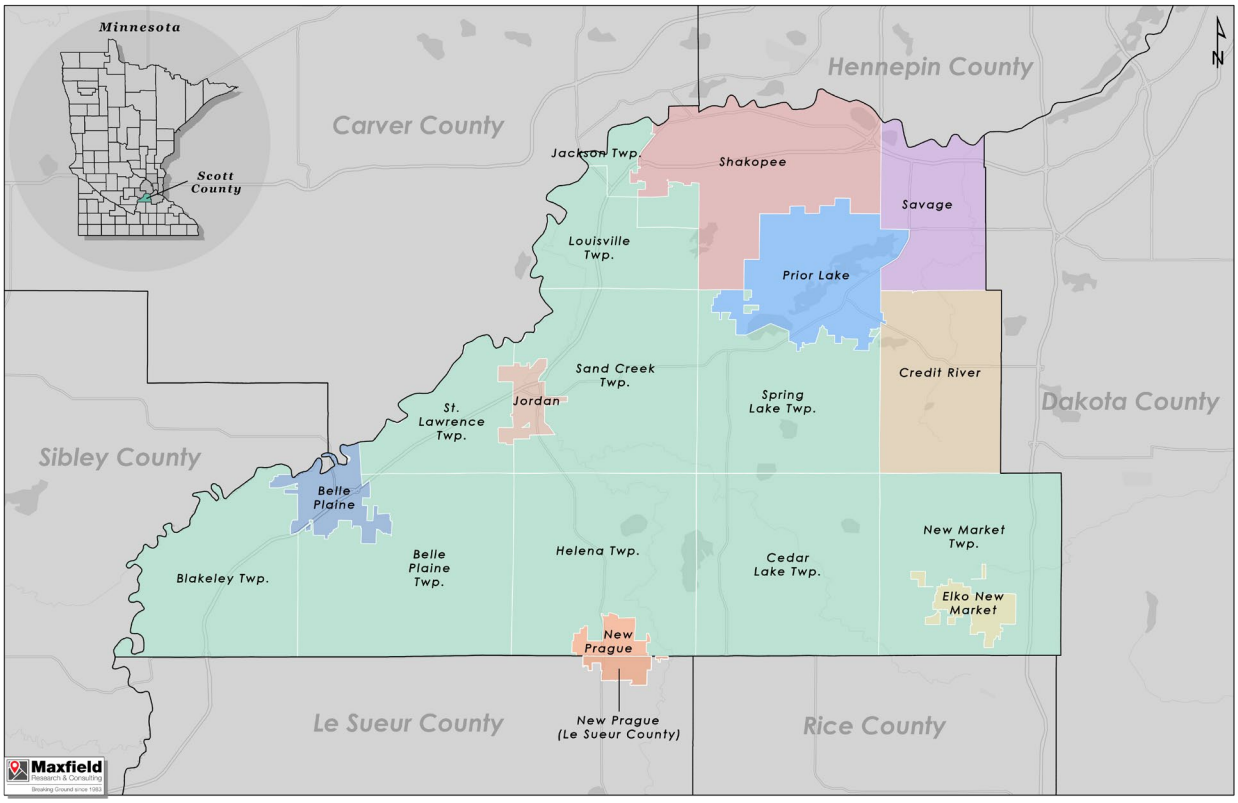
- an analysis of population, household and employment growth trends by city, the townships combined, Scott County and the Scott County Market Area to 2040;
- an analysis of demographic characteristics of the population and household base with five-year or longer-term projections in most cases where available;
- an update assessment of current housing characteristics in the county including age of housing stock to 2021;
- an update analysis of the for-sale housing market in the county;
- an update analysis of the rental housing market in the county;
- an update analysis of the senior housing market in the county;
- discussion of criteria and point totals for qualification to obtain funding through the Qualified Allocation Plan for the LIHTC program by MN Housing;
- affordability calculations and projections;
- demand estimates for various housing product types in the county from 2022 to 2040 with short-term product projections from 2022 to 2030; and
- recommendations of housing price points and products to meet current and future needs of County residents.

The report contains primary and secondary research. Primary research includes interviews with rental property managers/owners, builders/developers, City staff and others involved in the housing market in Scott County. All the market data on existing/pending housing developments was collected by Maxfield Research and is accurate to the best of our

knowledge. Secondary data, such as the U.S. Census Bureau, is credited to the source, and is used as a basis for analysis.

Data was collected and analyzed for each city and for the townships combined. The City of New Prague is included in its entirety. Some data for Le Sueur County is also included. Credit River became a municipality as of May 11, 2021 and is included in the analysis as such. The map on the following page shows the location of the cities and townships in Scott County.

Scott County Cities and Townships



Demographic Analysis

Introduction

This section of the report examines factors related to the current and future demand for housing in Scott County, Minnesota. Included in this section are analyses of:

- Population and household growth trends and projections,
- age distribution of the population,
- income distribution of households,
- household types,
- household tenure (owner/renters),
- net worth,
- employment growth trends and characteristics,
- age of housing stock, and
- residential building permit trends

This section of the report includes totals for each of the communities and townships in the county. Graphs and charts summarize the data presented in the demographic tables. The detailed tables are provided at the end of the section. A review of these characteristics provides insight into the demand for various types of housing in the county. Demographic data for the City of New Prague includes geography in Scott and Le Sueur Counties.

Population and Household Growth Trends and Projections

This section discusses historic and projected population and household growth trends, a comparison of actual versus previously forecast population and household totals for geographies in Scott County and a review of average household size.

Tables A-1 and A-2: Population and Household Growth Trends and Projections

Tables A-1 and A-2 presents the population and household growth for each incorporated city in Scott County and for the unincorporated Townships. Data from 2000, 2010 and 2020 is based on the U.S. Census. Estimates for 2021 and projections to 2040 are based on estimates from the Metropolitan Council benchmarked to the 2020 Census with adjustments by Maxfield Research based on local trends.

Population

- Scott County experienced significant growth from 2000 to 2010 when the population increased by 46%.
- Population during this past decade increased by 16% from 2010 to 2020.
- Population growth is expected to continue to 2040 with forecast growth of 22% from 2020 to 2030 and 14% from 2030 to 2040.
- As of 2020, Shakopee remains the largest city in Scott County with an estimated population of 43,698. Shakopee's projected population for 2040 is 62,600, although this figure may change based on updated forecasts produced by the City of Shakopee and the Metropolitan Council.
- From 2010 to 2020, the largest proportional growth occurred in Savage. The City of Savage grew by 20.6% during the decade. From 2020 to 2030, the largest proportional population growth is expected in Elko New Market, which is projected to increase its population by 33.9%.
- From 2030 to 2040, Belle Plaine, Elko New Market and Jordan are expected to experience the largest proportional increases in population, estimated at 20%, 29% and 35%, respectively, in each city.

TABLE A-1
POPULATION GROWTH TRENDS
SCOTT COUNTY
2000 TO 2040

	Population						Change							
		Census		Estimate	Forecast		2000 - 2010		2010 - 2020		2020 - 2030		2030 - 2040	
	2000	2010	2020	2021	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Belle Plaine city	3,789	6,661	7,388	7,460	8,200	9,800	2,872	75.8%	727	10.9%	812	11.0%	1,600	19.5%
Elko New Market city[1]	804	4,110	4,846	4,920	5,850	7,550	3,306	411.2%	736	17.9%	1,004	20.7%	1,700	29.1%
Jordan city[1]	3,833	5,470	6,656	6,776	7,980	10,800	1,637	42.7%	1,186	21.7%	1,324	19.9%	2,820	35.3%
New Prague city	4,559	7,321	8,162	8,378	9,260	10,950	2,762	60.6%	841	11.5%	1,098	13.5%	1,690	18.3%
Prior Lake city[1]	15,917	22,796	27,617	28,105	32,500	37,600	6,879	43.2%	4,821	21.1%	4,883	17.7%	5,100	15.7%
Credit River city [1 2]	3,895	5,096	5,493	5,545	6,100	6,800	1,201	30.8%	397	7.8%	607	11.1%	700	11.5%
Savage city	21,115	26,911	32,465	33,020	37,400	41,100	5,796	27.4%	5,554	20.6%	4,935	15.2%	3,700	9.9%
Shakopee city	20,568	37,076	43,429	44,950	52,900	62,600	16,508	80.3%	6,353	17.1%	9,471	21.8%	9,700	18.3%
Scott County cities	***74,480***	***115,441***	***136,056***	***139,154***	***160,190***	***187,200***	***40,961***	***55.0%***	**20,615**	**17.9%**	**24,134**	**17.7%**	**27,010**	**16.9%**
Belle Plaine Township	806	878	870	872	865	860	72	8.9%	-8	-0.9%	-5	-0.6%	-5	-0.6%
Blakeley Township	496	418	408	410	390	390	-78	-15.7%	-10	-2.4%	-18	-4.4%	0	0.0%
New Market Township[1]	3,057	3,440	3,525	3,534	3,350	3,340	383	12.5%	85	2.5%	-175	-5.0%	-10	-0.3%
Cedar Lake Township	2,197	2,779	3,050	3,079	3,340	3,610	582	26.5%	271	9.8%	290	9.5%	270	8.1%
St. Lawrence Township[1]	472	483	492	495	530	530	11	2.3%	9	1.9%	38	7.7%	0	0.0%
Sand Creek Township	1,551	1,521	1,497	1,496	1,390	1,360	-30	-1.9%	-24	-1.6%	-107	-7.1%	-30	-2.2%
Helena Township	1,440	1,648	1,795	1,810	1,910	2,005	208	14.4%	147	8.9%	115	6.4%	95	5.0%
Spring Lake Township[1]	3,681	3,631	3,464	3,531	4,130	4,180	-50	-1.4%	-167	-4.6%	666	19.2%	50	1.2%
Jackson Township	1,361	1,464	1,616	1,630	1,440	1,420	103	7.6%	152	10.4%	-176	-10.9%	-20	-1.4%
Louisville Township	1,359	1,266	1,342	1,350	1,270	1,280	-93	-6.8%	76	6.0%	-72	-5.4%	10	0.8%
Scott County Townships	**16,420**	**17,528**	**18,059**	**18,207**	**18,615**	**18,975**	**1,108**	**6.7%**	**531**	**3.0%**	**556**	**3.1%**	**360**	**1.9%**
Scott County MA	**90,900**	**132,969**	**154,115**	**157,361**	**178,805**	**206,175**	***42,069***	***46.3%***	**21,146**	**15.9%**	**24,690**	**16.0%**	**27,370**	**15.3%**
Twin Cities Metro	2,642,062	2,849,567	3,163,104	3,191,894	3,451,000	3,653,000	207,505	7.9%	313,537	11.0%	287,896	9.1%	202,000	5.9%

[1] Boundaries changed after 2010; 2010-2020 differences reflect those transfers in addition to actual change.

[2] Following the 2020 Census, Credit River township (Scott County) incorporated and is now Credit River city.

Sources: Esri, Metropolitan Council, Maxfield Research and Consulting, LLC

Households

- Household growth trends are usually a more accurate indicator of housing needs than population growth since a household is, by definition, an occupied housing unit. Additional housing demand however, can result from changing demographics of the population base, which results in demand for different housing products.

- Scott County added nearly 15,000 households during the 2000s (48%), increasing its household base to 46,201 households as of 2010. Similar to population changes, households did not increase as much in the 2010s as they did in the 2000s. Households grew by 16% (7,498 households) from 2010 to 2020.

- The largest proportional household growth occurred in Jordan from 2010 to 2020, which increased its households by 21.7% during the decade. The largest numerical household increase occurred in Shakopee, which added 6,353 households (17%).

- The household growth rate modestly outpaced the population growth rate in Scott County from 2010 to 2020. Scott County's population increased 15.9% compared to a 16.2% increase in households. The average household size in the county remained stable with most cities exhibiting increases and most townships showing decreases.

- From 2020 to 2030, Scott County's household base is expected to continue growing, increasing by 21% (11,214 households). Population during this time is expected to grow by 16%.

- Cities forecast to have the highest proportional rates of household growth are Elko New Market, Shakopee, Prior Lake and Jordan. The household bases in each of these communities are projected to increase by between 25% and 35% during the decade.

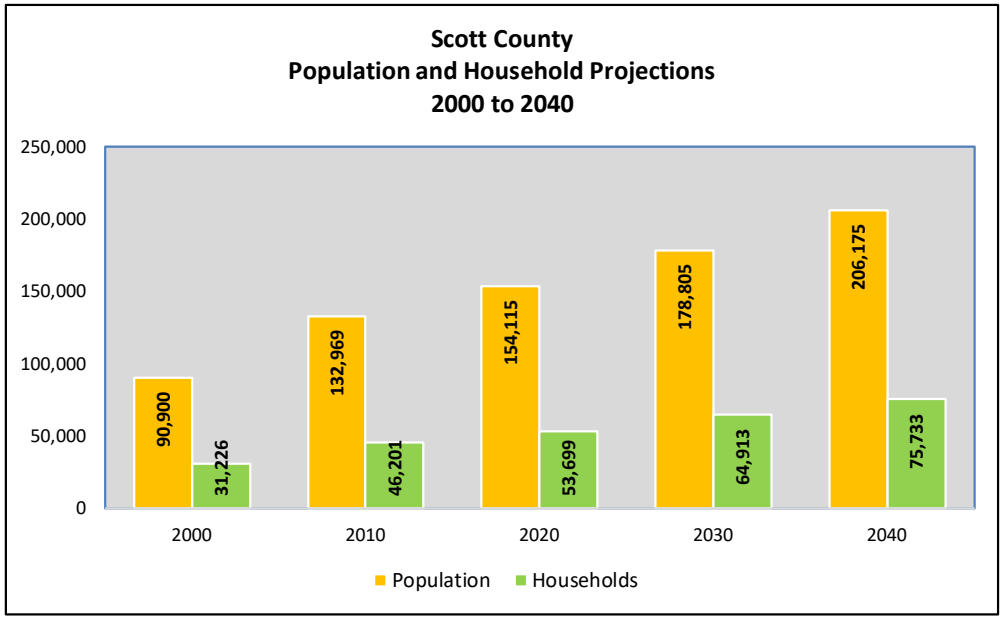


TABLE A-2
HOUSEHOLD GROWTH TRENDS
SCOTT COUNTY
2000 TO 2040

	Households						Change							
		Census		Estimate	Forecast		2000 - 2010		2010 - 2020		2020 - 2030		2030 - 2040	
	2000	2010	2020*	2021	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Belle Plaine city	1,396	2,362	2,627	2,690	3,120	3,800	966	69.2%	265	11.2%	493	18.8%	680	21.8%
Elko New Market city	286	1,259	1,538	1,605	2,080	2,800	973	340.2%	279	22.2%	542	35.2%	720	34.6%
Jordan city	1,349	1,871	2,279	2,420	2,820	3,600	522	38.7%	408	21.8%	541	23.7%	780	27.7%
New Prague city**	1,694	2,711	3,129	3,220	3,580	4,200	1,017	60.0%	418	15.4%	451	14.4%	620	17.3%
Prior Lake city	5,645	8,447	10,165	10,800	12,600	14,700	2,802	49.6%	1,718	20.3%	2,435	24.0%	2,100	16.7%
Credit River city	1,242	1,662	1,815	1,837	2,050	2,550	420	33.8%	153	9.2%	235	12.9%	500	24.4%
Savage city	6,807	9,116	11,181	11,400	13,000	14,300	2,309	33.9%	2,065	22.7%	1,819	16.3%	1,300	10.0%
Shakopee city	7,540	12,772	14,634	15,640	18,800	22,500	5,232	69.4%	1,862	14.6%	4,166	28.5%	3,700	19.7%
Scott County cities	***25,959***	***40,200***	***47,368***	***49,612***	***58,050***	***68,450***	***14,241***	***54.9%***	***7,168***	***17.8%***	***10,682***	***22.6%***	***10,400***	***17.9%***
Belle Plaine Township	266	310	318	322	338	358	44	16.5%	8	2.6%	20	6.3%	20	5.9%
Blakeley Township	166	165	152	156	165	175	-1	-0.6%	-13	-7.9%	13	8.6%	10	6.1%
New Market Township	956	1,146	1,212	1,230	1,300	1,380	190	19.9%	66	5.8%	88	7.3%	80	6.2%
Cedar Lake Township	719	939	1,038	1,072	1,150	1,240	220	30.6%	99	10.5%	112	10.8%	90	7.8%
St. Lawrence Township	144	161	179	185	205	225	17	11.8%	18	11.2%	26	14.5%	20	9.8%
Sand Creek Township	478	554	545	585	600	650	76	15.9%	-9	-1.6%	55	10.1%	50	8.3%
Helena Township	450	548	610	632	685	735	98	21.8%	62	11.3%	75	12.3%	50	7.3%
Spring Lake Township	1,217	1,267	1,278	1,298	1,325	1,380	50	4.1%	11	0.9%	47	3.7%	55	4.2%
Jackson Township	461	486	537	545	585	610	25	5.4%	51	10.5%	48	8.9%	25	4.3%
Louisville Township	410	425	462	462	510	530	15	3.7%	37	8.7%	48	10.4%	20	3.9%
Scott County Townships	***5,267***	***6,001***	***6,331***	***6,487***	***6,863***	***7,283***	***734***	***13.9%***	***330***	***5.5%***	***532***	***8.4%***	***420***	***6.1%***
Scott County	**31,226**	**46,201**	**53,699**	**56,099**	**64,913**	**75,733**	***14,975***	***48.0%***	**7,498**	**16.2%**	**11,214**	**20.9%**	**10,820**	**16.7%**
Twin Cities Metro	1,021,456	1,117,749	1,239,526	1,253,160	1,351,000	1,447,000	96,293	9.4%	121,777	10.9%	111,474	9.0%	96,000	7.1%

* Preliminary 2020 Census; ** New Prague city including Scott and Le Sueur county portions.
Sources: Esri, Metropolitan Council, Maxfield Research and Consulting, LLC

Average Household Size

Table A-3: Average Household Size

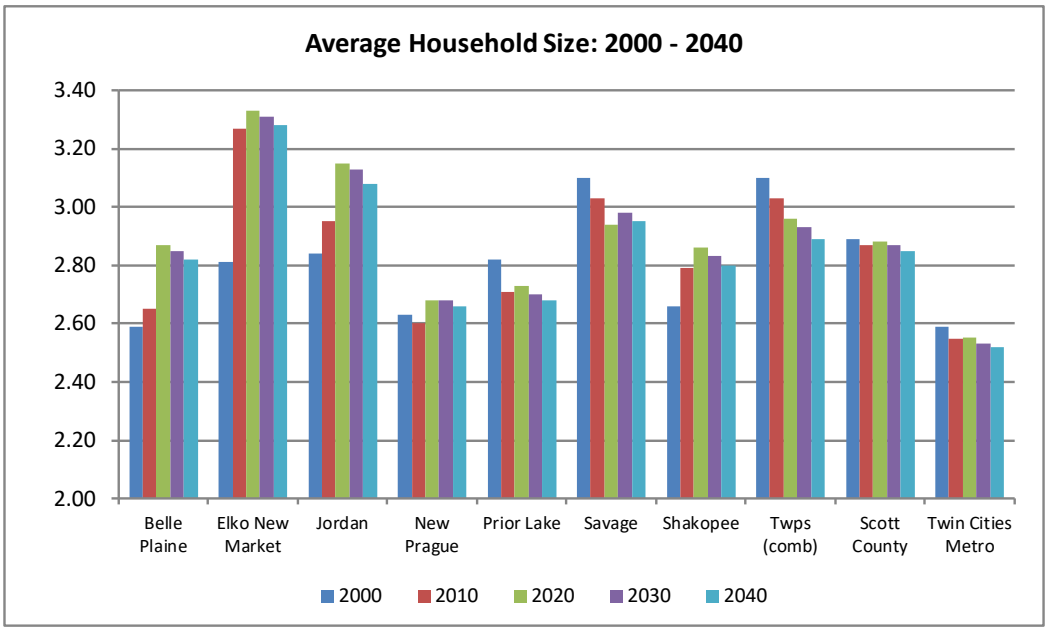
Average household size is calculated by dividing the number of people in households by the number of households, excluding group quarters. Nationally, the average number of people per household has been declining for over a century, with sharp declines starting in the 1960s and 1970s. The number of people per household in the U.S. was about 4.5 in 1916, which declined to 3.2 in the 1960s. Over the past 50 years, it dropped to 2.57 as of the 2000 Census.

The long-term decline in household size (past 50 years) has been caused by many factors, including aging of the total population, higher divorce rates, smaller family sizes, lifestyle trends in marriage, etc. Most of these changes have resulted from shifts in societal values, the economy, and improvements in health care that have influenced how people organize their lives. During the 2010s, many geographies experienced modest increases in household size, due to economic changes and people in their late 20s through 30s choosing to have children.

During and shortly after the economic recession in the late 2000s and early 2010s, the trend of declining average household size was temporarily reversed in many areas as renters and laid-off employees "doubled-up" and the Millennial generation started families, modestly increasing household sizes. In 2010, the average household size in the Twin Cities 7-County Metro Area was 2.55 people. That figure remained the same as of 2020, with average household sizes continuing to decrease in Hennepin and Ramsey Counties while suburban counties experienced increases in average household size. The average household size in Scott County remained stable with most cities increasing and the townships decreasing.

Table A-3 and the following charts show household size for each city and collectively for the Townships in Scott County.

- In 2020, the average household size in Scott County was 2.88 people, the highest of the seven counties in the core Metro Area (7-County). The average household size in Scott County is expected to remain stable to 2030 with young and middle age households in Scott County and households relocating to communities in Scott County having children. By 2040, household sizes are anticipated to decline modestly with overall demographic shifts trending toward fewer children and smaller household sizes with lower growth among the younger population and expected fewer large families. The average household size is anticipated to be 2.87 people as of 2030 and 2.85 people as of 2040.



- Most of the cities in Scott County may see slight increases or no decrease in their household sizes due to attracting more single-family development, which tends to attract more family households.

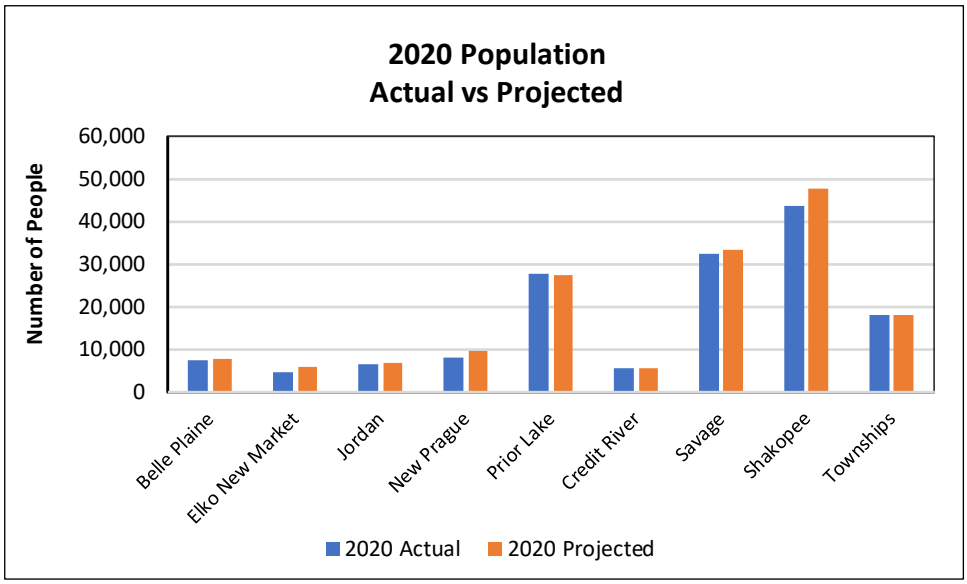
- The townships are expected to experience decreases in average household size due primarily to overall aging populations.

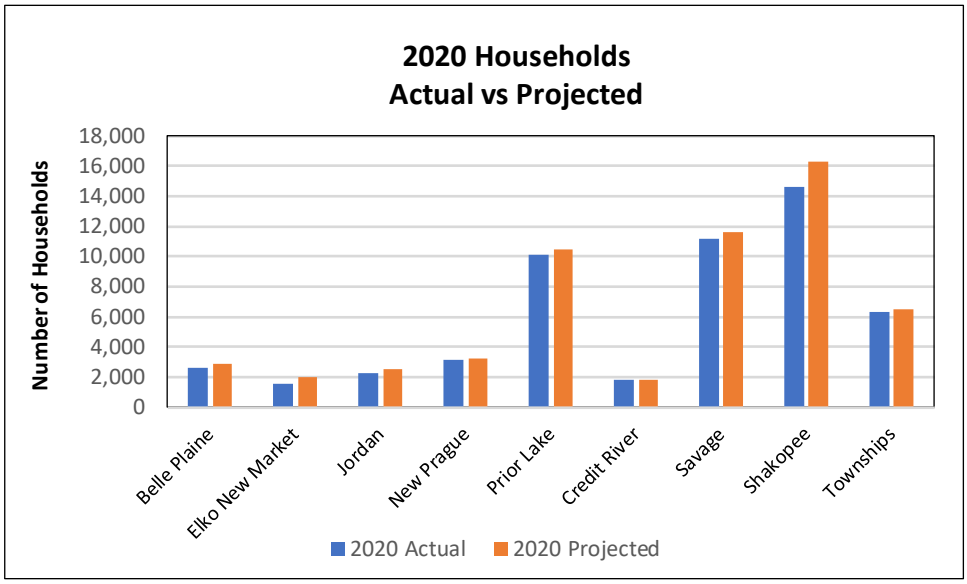
Comparison of Actual Versus Projected Population and Households

Table A-4: Comparison of Actual Vs Projected 2020 Pop/HH

Table A-4 shows a comparison of the 2020 Census actual population and households against the Metropolitan Council's earlier projections from the 2040 Thrive Framework.

For Scott County, the Table shows that all cities except Prior Lake fell short of their forecast population for 2020. In addition, all but Credit River fell short of their forecast households for 2020.





Population Age Distribution Trends

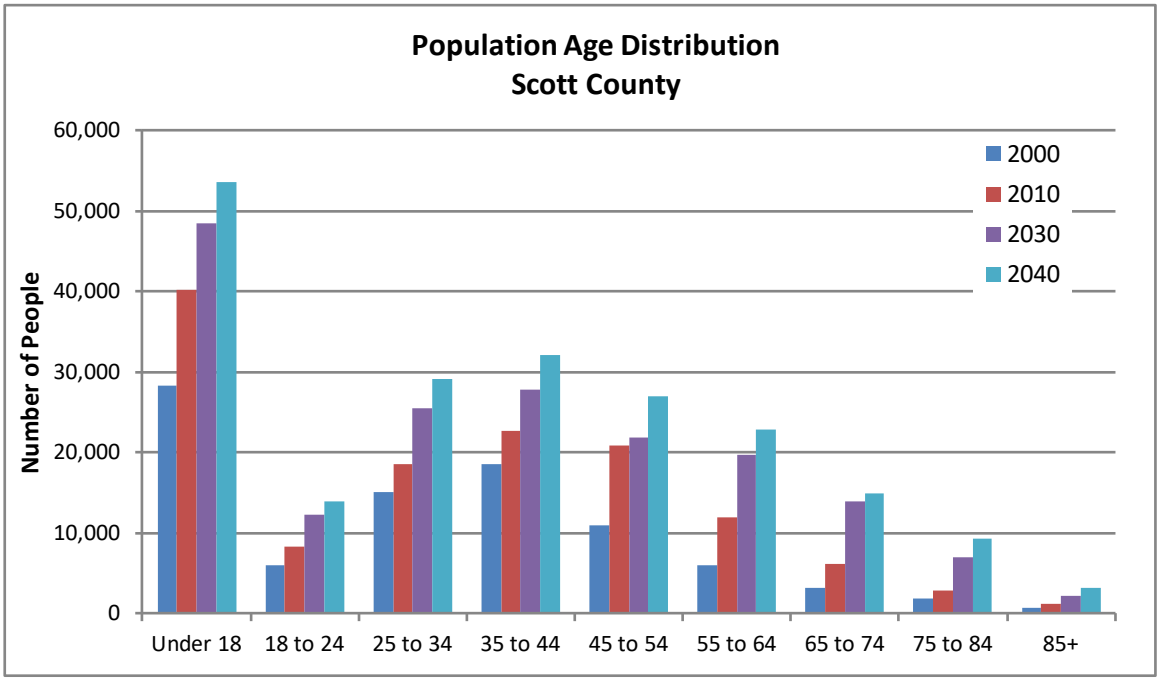
Table A-5: Age Distribution Trends

Table A-5 shows the distribution of persons in nine age cohorts for the cities and combined townships in the Scott County Market Area in 2000 and 2010 with estimates for 2021 and projections for 2030. The 2000 and 2010 age distribution are from the U.S. Census Bureau. Maxfield Research derived the 2021 estimates and 2030 and 2040 projections by adjustments made to data obtained from ESRI, the Metropolitan Council and local trends. The following are key points from the Table.

- In 2010, the largest adult cohort in the Scott County Market Area was 35 to 44, totaling 24,433 people (17% of the total population). The 45 to 54 and 25 to 34 age cohorts accounted for a similar proportion of the Scott County population, 16% and 17% respectively.

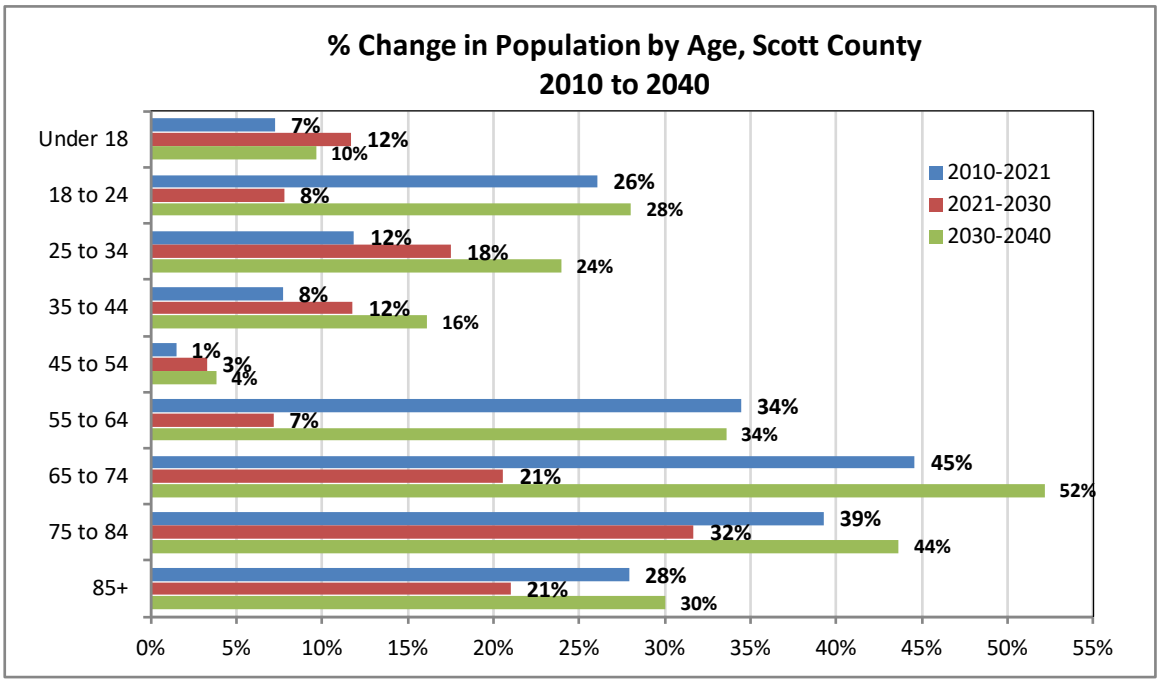
- In 2021, the largest adult age cohort remained those age 45 to 54, accounting for 16% of the population.

- The largest proportional growth occurred in the senior age cohorts from 2010 to 2021. The 55 to 64 age cohort grew by 34%, the 65 to 74 age cohort grew by 45% and the 75 to 84 age cohort increased by 39%. The growth in the older adult and senior cohorts from 2010 to 2021 reflects the aging of the large Baby Boom generation.



- From 2021 to 2026, growth in the age cohorts over age 65 will continue to outpace the younger age cohorts, with the largest growth occurring in the 75 to 84 age cohort (30%).

- During the same period, the 25 to 34 and 35 to 44 age cohorts will also experience increased growth compared to the period from 2010 to 2021.



Race and Ethnicity

The race and ethnicity of the population shows the relative diversity for each city and the townships in the Scott County Market Area. Tables A-6 and A-7 present race and ethnicity data in 2010 and 2021. Estimates for 2021 are based on actual population counts from the Decennial Census by race/ethnicity.

- People who identify their race as White Alone comprise the largest proportion of the population in each geography, ranging from 65% in Shakopee to 93% in New Prague as of 2021.

- In 2021, 78.9% of the population in the Scott County Market Area reported their race as White Alone, a decrease from 85.5% in 2010.

- The population reporting their race as Asian Alone makes up the next largest racial group in the Scott County Market Area, accounting for an estimated 6.6% of the population. The proportion of the population reporting their race as Asian Alone was higher in Shakopee (11.8%) and Savage (9.0%) compared to other communities in the Market Area. The third highest was Prior Lake at 4.7%.

- People identifying their race as Black or African American Alone represented 5.3% of the population of the Scott County Market Area. Again, Savage and Shakopee have a higher proportion of their populations self-reporting as Black or African American Alone, at 9.4% and 8.7%, respectively.

- An estimated 5.9% of the population in the Scott County Market Area reported their ethnicity as Hispanic or Latino in 2021, an increase of 1.5 percentage points from 2010.

- Shakopee reported the largest share of Hispanic or Latino population at 12.5% of their population, followed by Jordan at 9.8%.

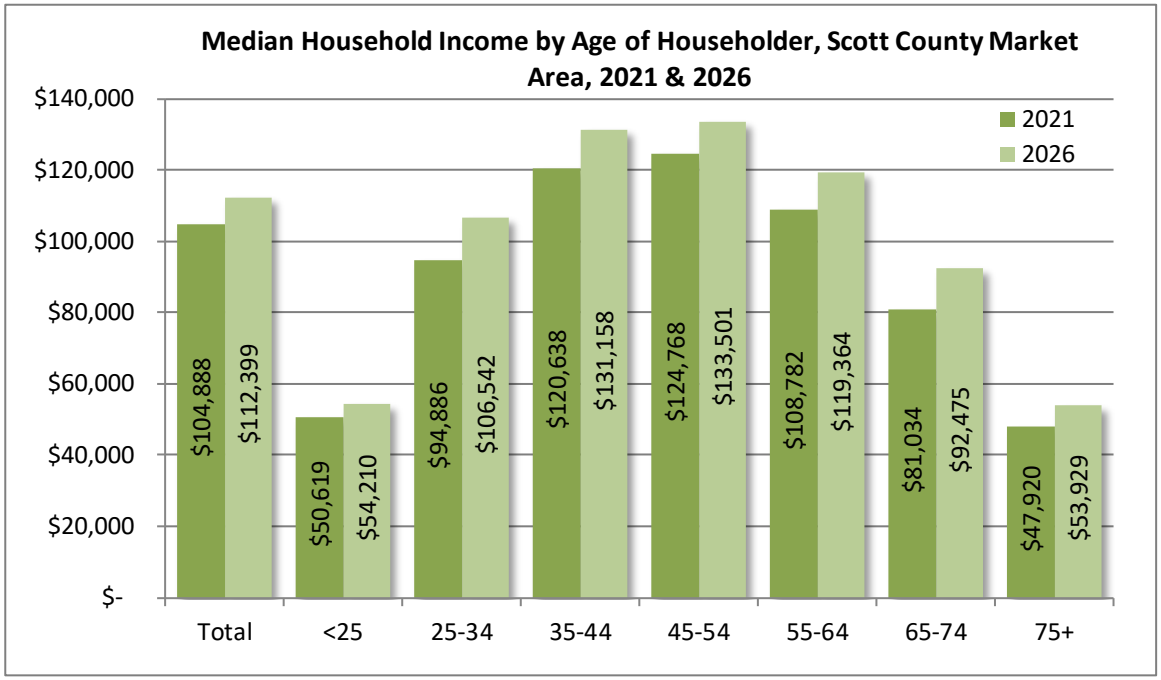
Household Income by Age of Householder

The estimated distribution of household incomes of each of the cities and combined townships in the Scott County Market Area for 2021 and 2026 are shown in Tables A-8. The data was estimated by Maxfield Research based on income trends provided by ESRI. The data helps ascertain the demand for different housing products based on the size of the market at specific cost levels.

The Department of Housing and Urban Development defines affordable housing costs as 30% of a household's adjusted gross income. For example, a household with an income of $50,000 per year would be able to afford a monthly housing cost of about $1,250. Maxfield Research utilizes a figure of 25% to 30% for younger households and 40% or more for seniors, since seniors generally have lower living expenses and can often sell their homes and use the proceeds toward rent payments.

A generally accepted standard for affordable owner-occupied housing is that a typical household can afford to pay 3.0 to 3.5 times their annual income on a single-family home. Thus, a $50,000 income would translate to an affordable single-family home of $150,000 to $175,000. The higher end of this range assumes that the person has adequate funds for down payment and closing costs, but also does not include savings or equity in an existing home which would allow them to purchase a higher priced home.

- In 2021, the median household income in the Scott County Market Area was estimated to be $104,888 and is projected to climb by 7% to $112,399 in 2026.

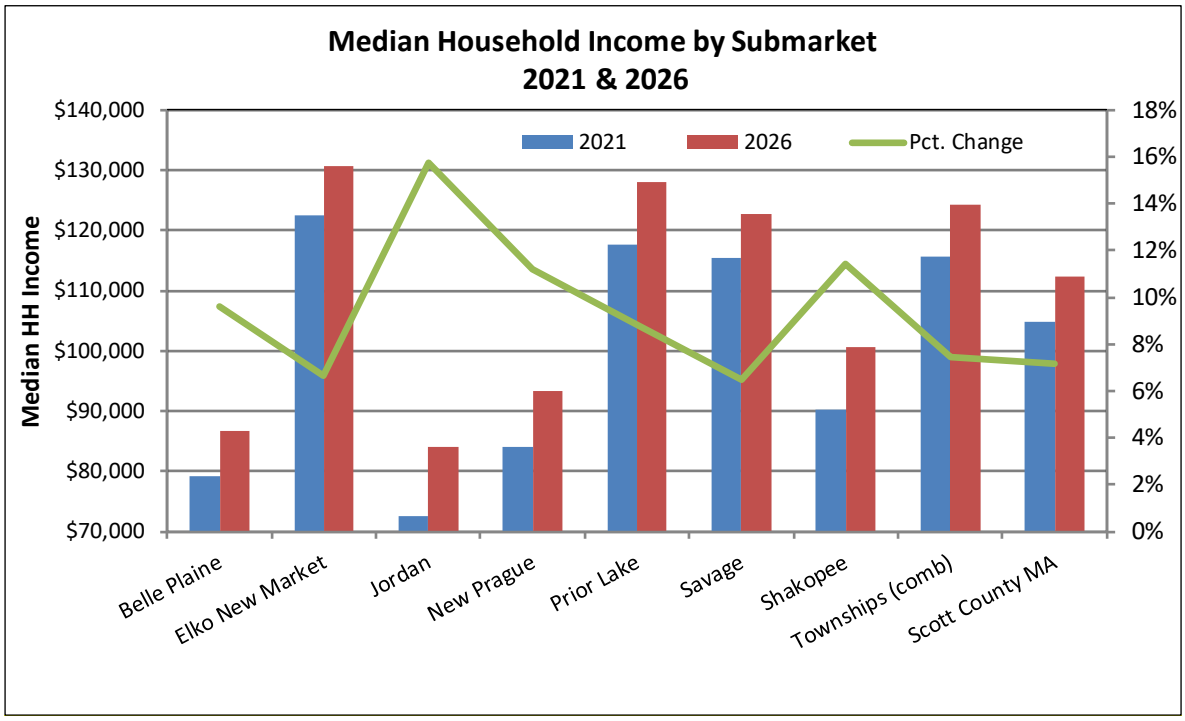


- As households age through the lifecycle, their household incomes tend to peak in their late 40s and early 50s. This trend is apparent in the Scott County Market Area as households in the 45 to 54 age group have the highest median household income of $124,768.

- Communities on the western side of Scott County recorded notably lower median incomes compared to the eastern side. Belle Plaine, Jordan, New Prague and Shakopee reported incomes between $80,843 and $90,513 in 2021. By comparison, Prior Lake, Savage and Elko New Market reported median household incomes between $115,339 and $126,204 in 2021.

- The highest percent median household income growth rates from 2021 to 2026 are forecast for the cities of Jordan, Shakopee, New Prague and Belle Plaine. These cities are estimated to have increases in median household incomes of between 10% and 16%. Despite these increases, short-term inflation rates are likely to temper household purchasing power.

- The remaining cities and the combined townships are project to have percent increases in median household incomes ranging from 5.2% to 8.8% over the same period.



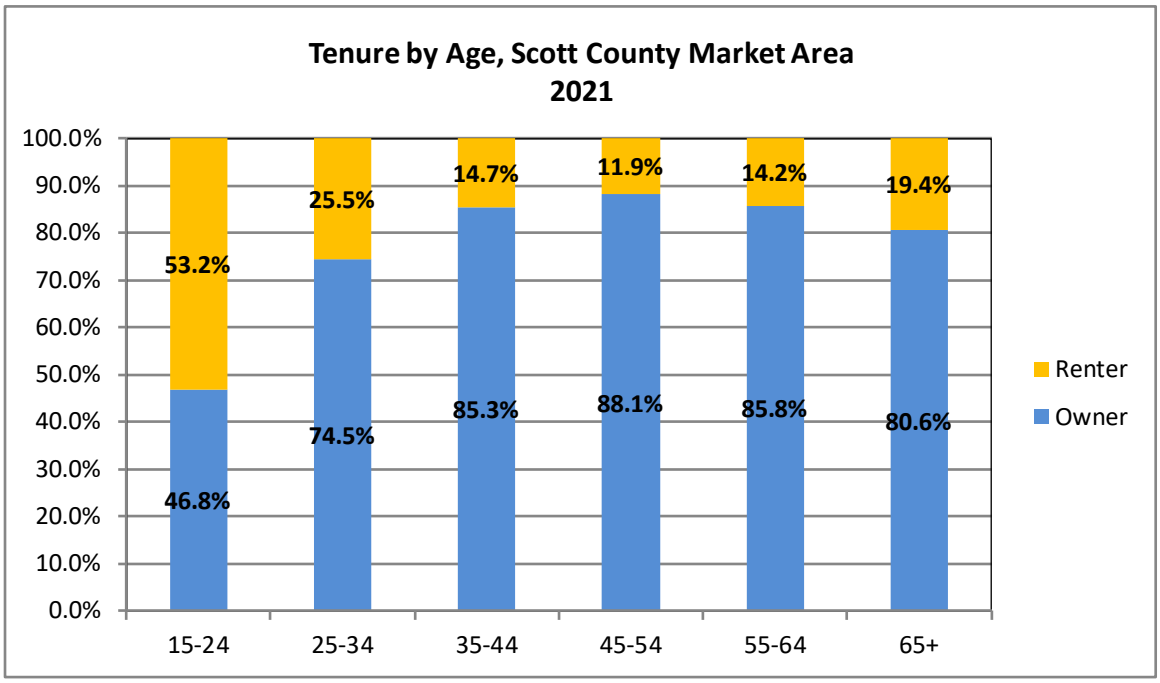
Tenure by Age of Householder

Table A-9 shows estimated 2021 tenure data for each of the cities and the combined townships in the Scott County Market Area from the U.S. Census Bureau. This data is useful in determining demand for certain types of housing since housing preferences change throughout an individual's life cycle. The following are key findings from Table A-9.

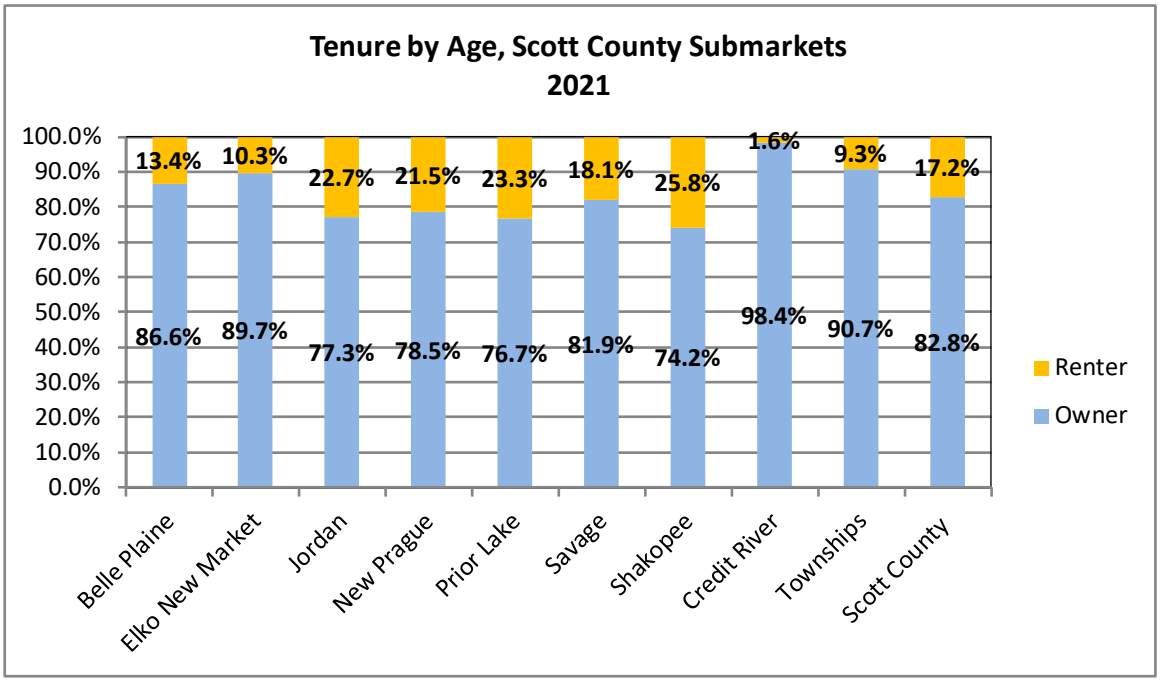
- In 2021, it is estimated that 83% of all households in the Scott County Market Area owned their housing. This compares to 68% for the Twin Cities Metro Area.

- As households progress through their life cycle, housing needs change. Typically, the proportion of renter households decreases as households age. As young adults age, they tend to invest in owned housing versus rental housing. This pattern is apparent in the Scott County Market Area. The highest proportion of renters are households Under age 25 (53.2%). The proportion of renter households declines through the mid-age cohorts, reaching a low of 12% for households age 45 to 54.

- As households age, the proportion of household renting rises again, increasing to 14.2% among households age 55 to 64 and 19.4% among households age 65 and older. The increase in rental households reflects changing lifestyle preferences, as households become empty nesters and older households prefer to or need to reduce their responsibility for upkeep and maintenance most often associated with homeownership.



- Elko New Market reported 4.3% of households as renting in 2021. The lowest proportion of renters is in Credit River at 1.6%. Shakopee had the highest proportion of renter households in 2021, reporting 25.8% of all households, followed by Prior Lake with 23.3%.

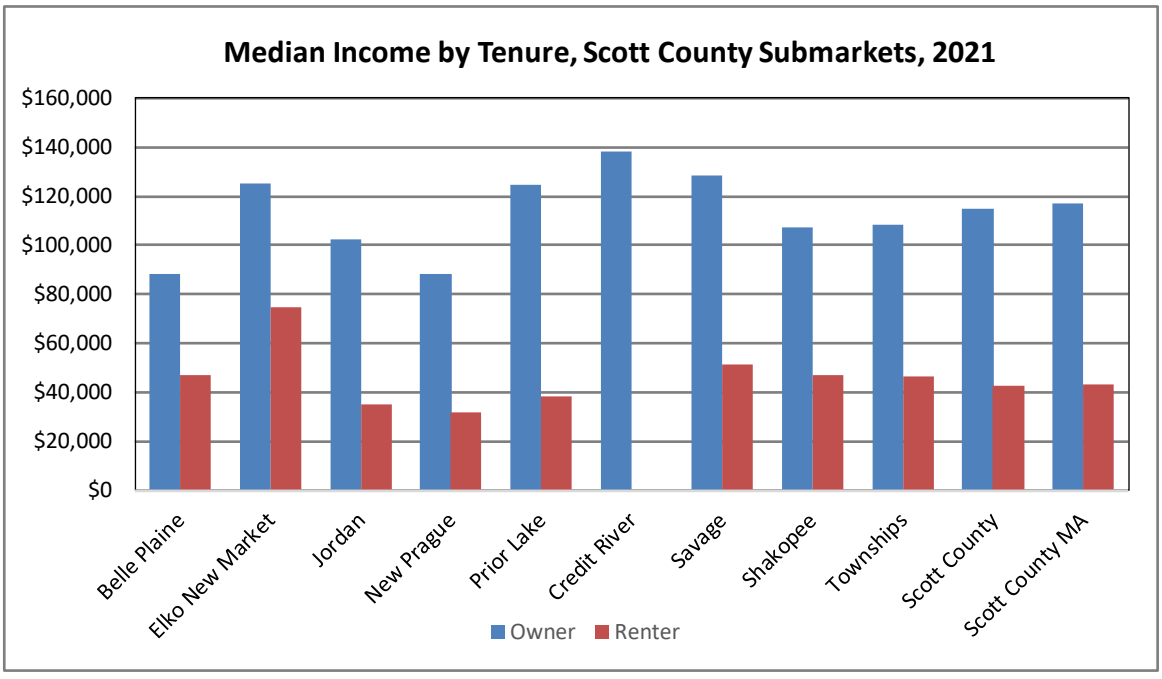


Tenure by Household Income

Table A-10 shows household tenure by income for Scott County Market Area in 2021. Data is an estimate from the American Community Survey. Household tenure information is important to assess the propensity for owner-occupied or renter-occupied housing options based on household affordability. As stated earlier, the Department of Housing and Urban Development determines affordable housing as not exceeding 30% of the household's income. The higher the income, the lower percentage a household typically allocates to housing. Many lower income households, as well as many young and senior households, spend more than 30% of their income, while mid-age households in their prime earning years typically allocate 20% to 25% of their income.

- As income increases, so does the rate of homeownership. This can be seen in the Scott County Market Area, where the homeownership rate increases from 52% of households with incomes below $15,000 to 97.1% of households with incomes above $150,000.

- There is a slight dip in homeownership in the $25,000 to $34,999 income bracket, where owner households represent 44.6% of households in that income group to compared to 49.6% in the $15,000 to $24,999 income bracket. This may be a result of a higher proportion of seniors in these age groups that are on fixed incomes.



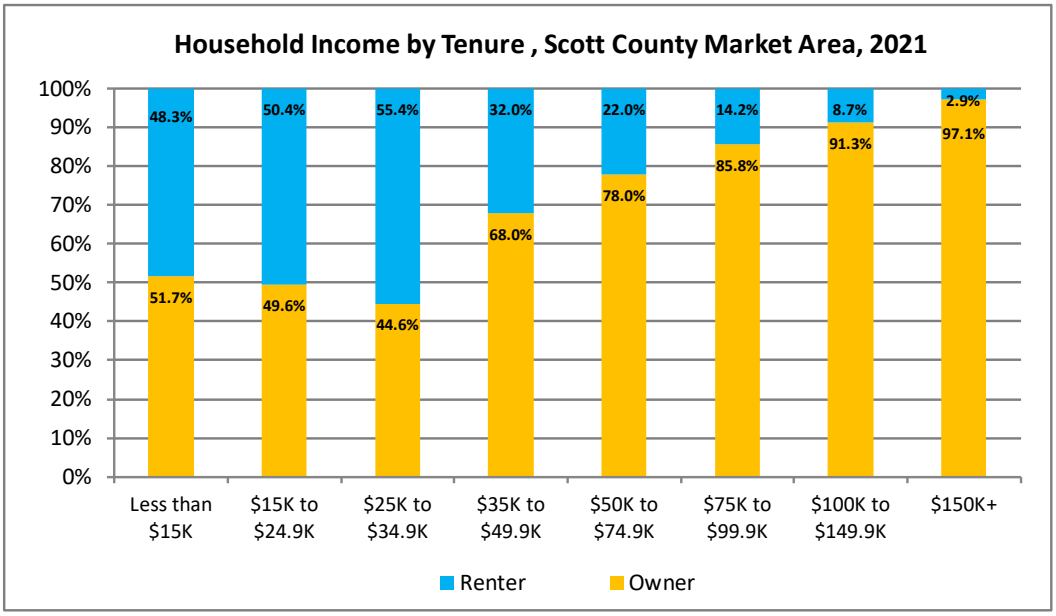
- A portion of renter households that are referred to as "lifestyle" renters, who are financially able to own but choose to rent, have household incomes at or above $50,000 (about 44% of Scott County Market Area renters in 2021). Households with incomes below $15,000 are typically a market for deep subsidy rental housing (12.4% of Scott County Market Area's renters in 2021).

- Median household incomes for owner households were higher in every community compared to renter households. In the Scott County Market Area, the median income of owner households was $116,822 compared to a median income of $43,560 for renter households.

- Prior Lake reported the largest difference in median incomes. Owner households in the City had a median income of $124,829 compared to the median income of renter households of $38,355, a difference of $86,474.

- The difference in median incomes in Belle Plaine was the lowest and less than half the difference of Prior Lake ($41,117). Owner households in Belle Plaine had a median income of $88,200 compared to renter households with $47,083.

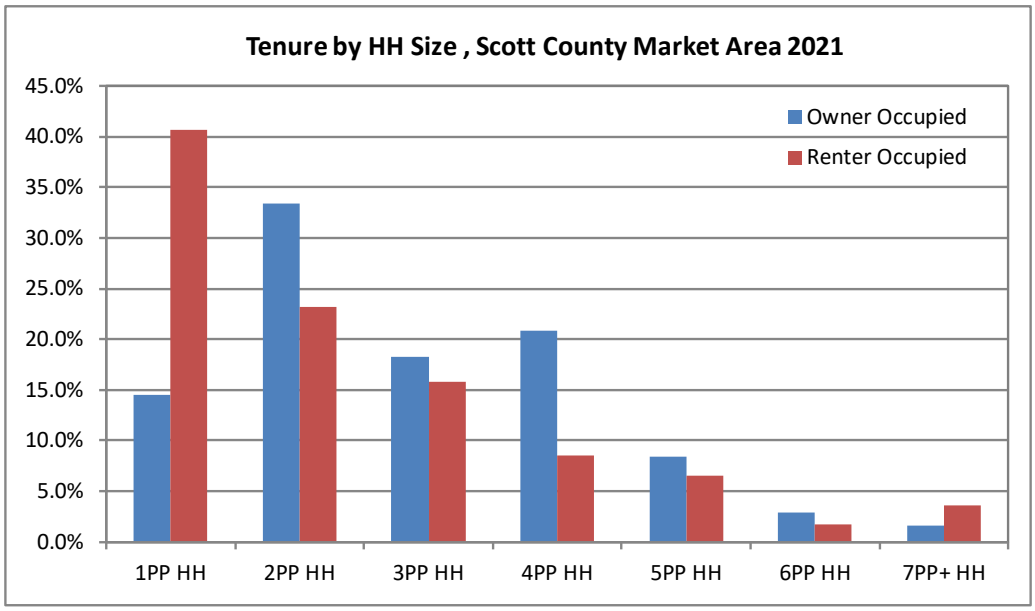
- Credit River reported the highest median income for owner households at $138,380 and Savage reported the highest for renter households at $51,152.



Tenure by Household Size

Table A-11 shows the distribution of households by size and tenure in the Scott County Market Area in 2010 and 2021. This data is useful in that it sheds insight into the number of units by unit type that may be most needed in the Scott County Market Area.

- Household size for renters tends to be smaller than for owners. This trend is a result of the typical market segments for rental housing, including households that are younger and are less likely to be married with children, as well as older adults and seniors who choose to downsize from their single-family homes.



- In 2021, 41% of all renter households in the Scott County Market Area were estimated to have one person compared to only 15% of owner households.

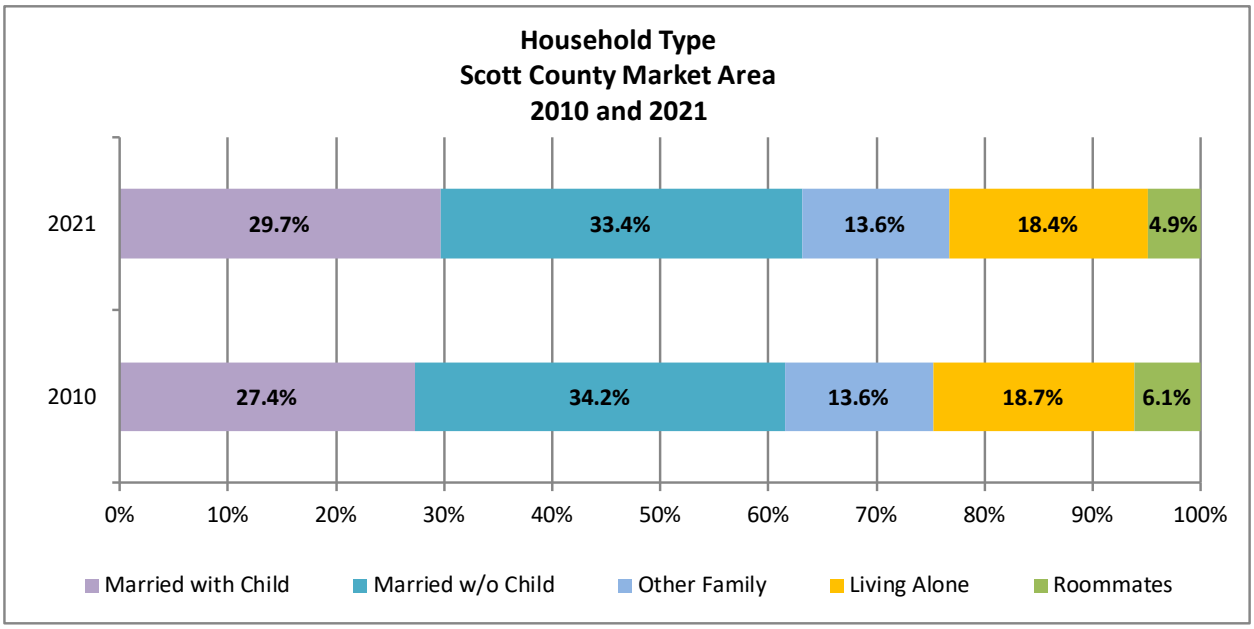
- The largest share of owner households was reported as having two people (33%), followed by four-person households (21%).

Household Type

Table A-12 shows a breakdown of the type of households in the Scott County Market Area in 2010 and 2021. The data is useful in assessing housing demand since the household composition often dictates the type of housing needed and preferred.

- Married couple families without children are generally made up of younger couples that have not had children and older couples with adult children that have moved out of the home. There is also a growing national trend toward married couples choosing to delay childbirth, delaying having children or choosing not to have children as birthrates have noticeably decreased. Older couples with adult children often desire multifamily housing options for convenience reasons but older couples in rural areas typically remain in their single-family homes until they need services. Married couple families with children typically generate demand for single-family detached ownership housing. Other family households, defined as a male or female householder with no spouse present (typically single-parent households), often require affordable housing.

- Family households were the most common type of household in the Scott County Market Area, representing nearly 73% of all households in 2021.



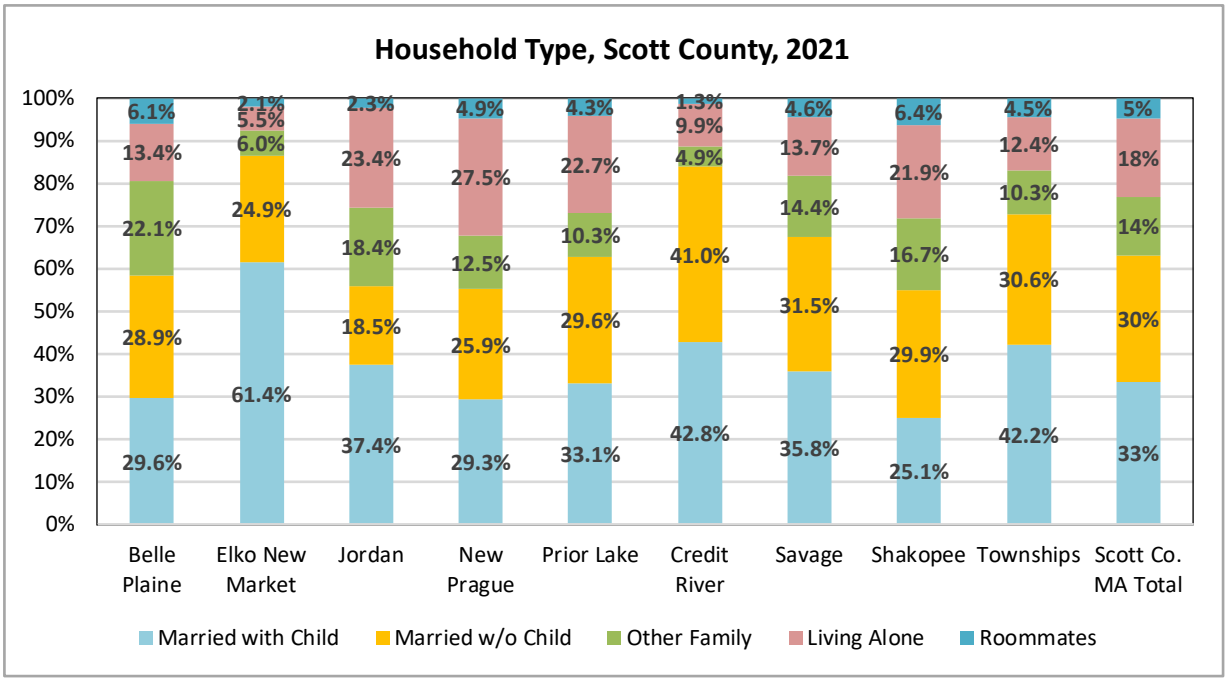
- The proportion of households of each type in the Scott County Market Area remained relatively stable from 2010 to 2021. The largest change occurred among the proportion of Married Couples with Children, which increased by 2.3% during the period. Roommate households increased by 1.2%.

- The proportion of households represented by each household type varied across communities. In Elko New Market, 61% of households were married couples with children, while only 25% of households in Shakopee were married couples with children.

- Other family households include single-parents and unmarried couples with children. If the household has only one income, they are most likely to need or prefer affordable or modest housing, rental and for-sale. In Belle Plaine, an estimated 22% of households were Other family households, compared to 6% of households in the Elko New Market.

- In Jordan, New Prague, Prior Lake and Shakopee, between 22% and 28% of households were single-person.

- According to the 2020 National Association of Realtors (NAR) Home Buyer and Seller Generational Trends for the US, an estimated 61% of all homebuyers were married couples, 26% were singles 9% were unmarried couples and 4% were another designation.



Net Worth

Table A-13 shows household net worth in the Scott County Market Area in 2021. Simply stated, net worth is the difference between assets and liabilities, or the total value of assets after the debt is subtracted. The data was compiled and estimated by ESRI based on the Survey of Consumer Finances and Federal Reserve Board data.

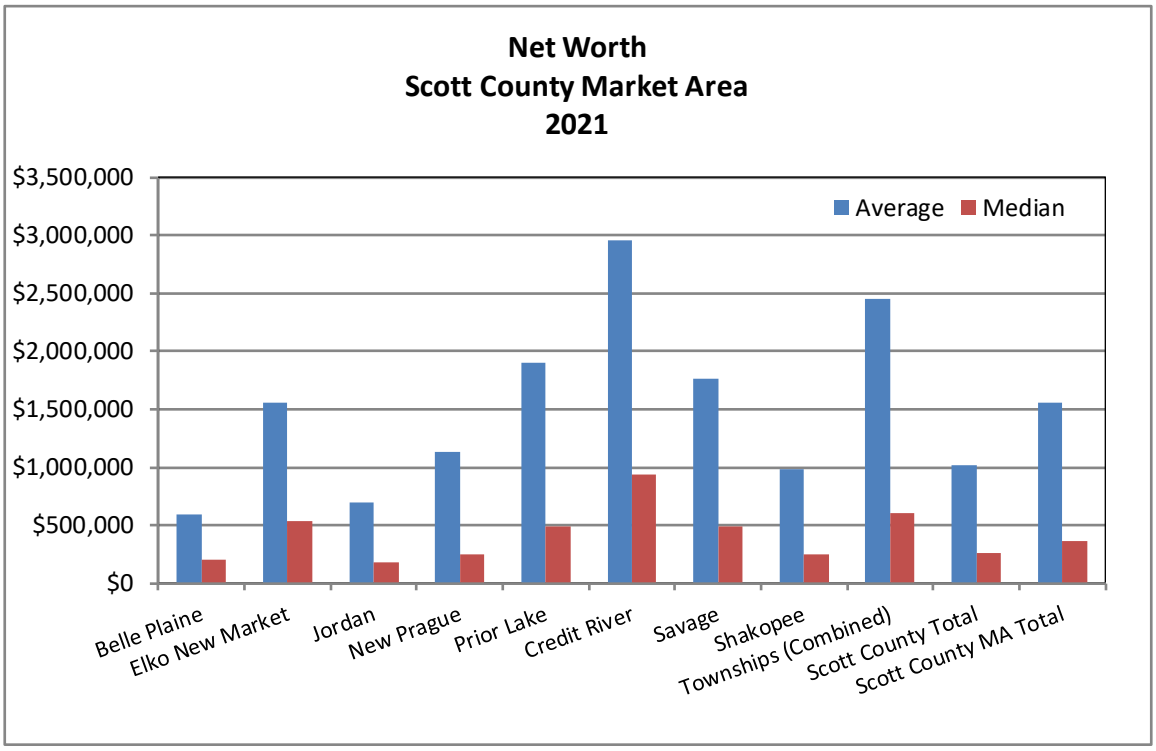
Based on research from the 2019 Federal Reserve Survey of Consumer Finances (the most recent survey, the average American homeowner has a net worth about 40 times greater than that of a renter. Data showed the average net worth of a homeowner was $254,900 (a 10.1% increase since 2016), whereas the average net worth of a renter was $6,300 (a 17.5% decrease from 2016).

- The Scott County Market Area had an average net worth of $1,559,644 in 2021 and a median net worth of $366,642. Median net worth is generally a more accurate depiction of wealth than the average figure. A few households with very large net worth can significantly skew the average. The significant difference between the average and median net worth reflects a smaller number of very high net worth households that would skew the average far above the median.

- Similar to household income, net worth increases as households age and decreases after they pass their peak earning years and move into retirement. Median and average net worth peak in the 55 to 64 age cohort, posting an average net worth of $2,542,507 and a median net worth of $656,442 in the Scott County Market Area.

- In the Scott County Market Area, the Credit River had the highest median net worth at $937,811 followed by the combined Townships at $606,377.

- Conversely, the Jordan had the lowest median net worth at $175,419, followed by Belle Plaine at $207,384.



Demographic Comparisons

Table A-14 provides a demographic summary that compares the Scott County Market Area to the counties in the Metro Area.

- The Scott County Market Area recorded a population of 153,028 in 2021. Only Carver County reported a lower population among Metro Area counties in 2021 (108,510 people).

- Scott County had the highest proportion of children (people under 18) (27.9%), above all other Metro Area counties.

- The median income of the Scott County Market Area was among the highest compared to Metro Area Counties. The Scott County Market Area reported a median income of $103,991, just slightly surpassing Carver County ($103,323).

- An estimated 33.2% of households in the Scott County Market Area were married with children, similar to the proportion in Carver County, but higher than other Metro Area Counties. Anoka, Dakota and Washington Counties reported 24% to 27% of households as Married with Children, while only 19% of households in Hennepin and Ramsey Counties were Married with Children.

- An estimated 18% of households in the Scott County Market Area were single-person households, although this will likely change in the future as more multifamily development occurs. This was the lowest proportion of households among all Metro Area Counties. In Anoka, Carver, Dakota and Washington Counties, 20% to 25% of households were people living alone. Single-person households comprise one-third of all households in Hennepin and Ramsey Counties.

Summary of Demographic Trends

The following points summarize key demographic trends that will impact demand for housing throughout the Scott County Market Area.

- In 2020, Shakopee remained the largest city in Scott County, with an estimated population of 43,698. Shakopee's population is forecast to continue to grow to at least 2040, when it will reach an estimated population of 62,600.

- From 2010 to 2020, Savage's population increased by 21%, the largest percent increase among the geographies. From 2030 to 2040, the most significant percent change in population is expected in Elko New Market, which is projected to increase by 33.9%. Prior Lake, Savage and Shakopee however, will have much higher numerical growth.

- Scott County households are expected to increase by over 20% (11,064 households) this decade. Communities with the highest forecast percent household growth are Belle Plaine, Elko New Market and Jordan.

- In 2021, the largest adult age cohort were those age 45 to 54, accounting for 16% of the population.

- From 2021 to 2026, growth in the age cohorts over age 65 will outpace the younger age cohorts, with the largest percent growth occurring in the 75 to 84 age cohort (30%).

- People who identify their race as White Alone comprise the largest proportion of the population in every community, ranging from 73% in Shakopee to 96% in Elko New Market in 2021.

- The population reporting their race as Asian Alone made up the next largest racial group in the Scott County Market Area, accounting for 6.0% of the population.

- In 2021, the median household income in the Scott County Market Area was estimated to be $104,888 and is projected to climb by 7% to $112,399 in 2026.

- Annual growth in median household income from 2021 to 2026 is projected to be highest for Jordan at 2.97%, followed by Shakopee at 2.18% and New Prague at 2.15%. Credit River is anticipated to have the smallest annual increase at 1.01% but has the highest median income in Scott County. The average annual increase in inflation over the past ten years has been 1.8%, although the current inflation rate is at roughly 8% nationally.

- In 2021, it is estimated that nearly 83% of all households in the Scott County Market Area owned their housing. The proportion of households that own or rent their housing varies significantly between cities and townships. Credit River had only 1.6% of its households as renters and Elko New Market had 4.3% whereas Jordan had the highest proportion of renter households in 2021, at 20.4%. The combined townships reported 9.3%.

- Typically, as income increases, so does the rate of homeownership. In the Scott County Market Area, the homeownership rate increases from 52% of households with incomes below $15,000 to 97% of households with incomes at or above $150,000.

- In 2021, 19% of households renting their housing in the Scott County Market Area were estimated to have only one person while the largest share was reported as two people, (32%).

- Family households were the most common type of household in the Scott County Market Area, representing nearly 77% of all households in 2021.

- In the Scott County Market Area, Credit River had the highest estimated median net worth at $937.8 thousand; Belle Plaine had the lowest at $207.4 thousand. Average net worth is significant higher at $2.95 million in Credit River and $598.7 thousand in Belle Plaine.

Employment Trends

Table A-15: Employment Growth Trends

Since employment growth generally fuels household growth, employment trends are a reliable indicator of housing demand. Typically, households prefer to live near work for convenience. However, housing is often less expensive the greater the distance from the core of the Twin Cities, making commuting from outlying communities to work in larger employment centers attractive for households concerned about housing affordability.

Table A-15 shows the total number of jobs by community from 2000 projected to 2040. The data is from the Metropolitan Council and Minnesota Department of Employment and Economic Development.

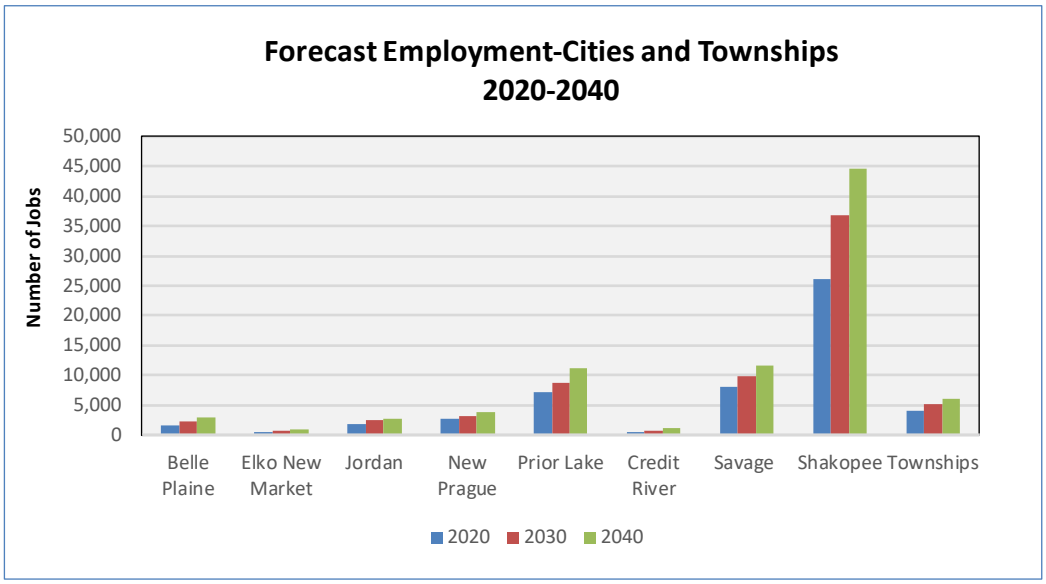
- As of 3rd Quarter 2021, the Scott County Market Area had an estimated 57,216 jobs, an increase of 14,815 jobs since 2010 or 34.9%, an average annual increase of 2.8%. The following communities had the largest employment totals:

  - Shakopee – 28,499 jobs, 49.8% of the county total;
  - Savage – 8,416 jobs, 14.7% of the county
  - Prior Lake – 7,655 jobs, 13.4% of the county

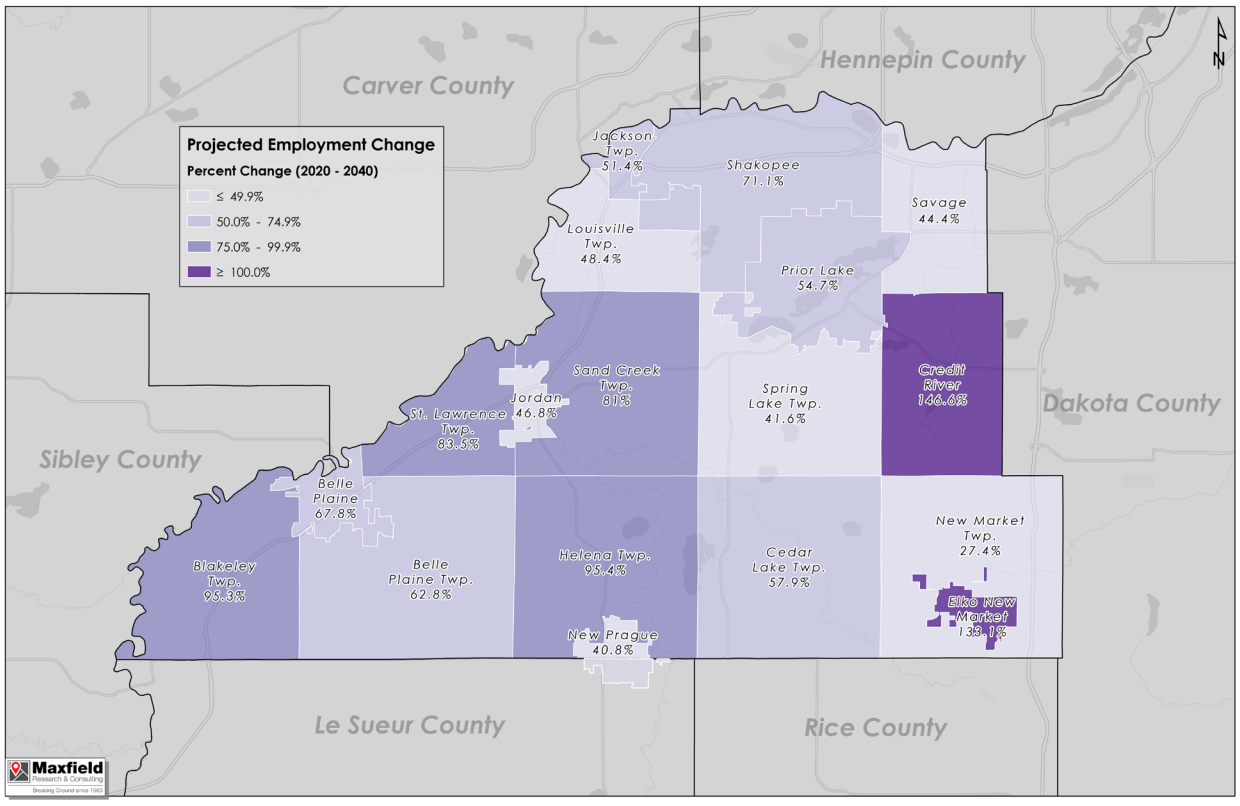
The distribution of jobs across Scott County changed since the previous analysis, with Shakopee having a higher proportion of all jobs, while the proportions in Savage and Prior Lake decreased over the same period. Additional job growth was spread across the county. The townships gained a total of 2,813 jobs, led by New Market Township, which increased its job base by 1,332 jobs since 2010, more than tripling.

- The number of jobs in Scott County is projected to grow by 17,660 jobs from 2020 to 2030 (33.5%). This rate of growth is much higher than the Twin Cities Metro Area, which is projected to experience employment growth of 15.5% during the same period. Job creation is expected to continue gradually increasing with recovery from the pandemic. Employers have significant demand for workers and hiring is continuing to increase. We anticipate that with a larger portion of workers being offered the option of working remotely, that Scott County will benefit from this trend regarding housing and

- Employment growth from 2030 to 2040 is forecast at a slightly slower rate than during the 2020s. According to projections from the Metropolitan Council, the Scott County Market Area is projected to add 14,865 jobs (21.1%) while the Twin Cities Metro Area increases employment by only 6.1%.



Scott County Employment Forecasts (% Change) 2020 - 2040



Covered Employment

Table A-16: Covered Employment

Table A-16 presents covered employment for Scott County from 2012 through 2021. Covered employment data is calculated as an annual average and *reveals the number of jobs in the county*, which are covered by unemployment insurance. Most farm jobs, self-employed people, and some other types of jobs are not covered by unemployment insurance and are not included in the table. The data comes from the Minnesota Department of Employment and Economic Development Department.

- Scott County gained 9,448 jobs between 2015 and 3rd Quarter 2021, an increase of 2.9%. The Trade, Transportation, and Utilities sector gained the greatest amount of jobs (6,771 jobs or 78.5%), followed by Construction with an increase of 2,103 jobs or 30.4%. The TTU sector had highest percent growth rate over the period.

- The average annual wage in the county increased by 20.8% between 2015 and 3rd Quarter 2021 to $1,082 per week or $56,264 (52 weeks). Although dependent on household size, most households with incomes at this level would not generally qualify for housing that is income-restricted unless they had a household comprised of four or more people. The maximum income for a four-person household under the LIHTC income limits is $52,540 at a maximum of 50% of AMI and $62,940 at a maximum of 60% of AMI. Most households with two people earning the average annual wage in Scott County would be able to afford to pay $2,813 per month for housing costs or with an appropriate down payment and good credit would be able to afford a home priced at $337,584. With home prices increasing, two people earning a combined income at that level may be able to afford an older townhome or condominium unit in Scott County, but could not likely afford to purchase a new single-family home or a new townhome.

Resident Employment

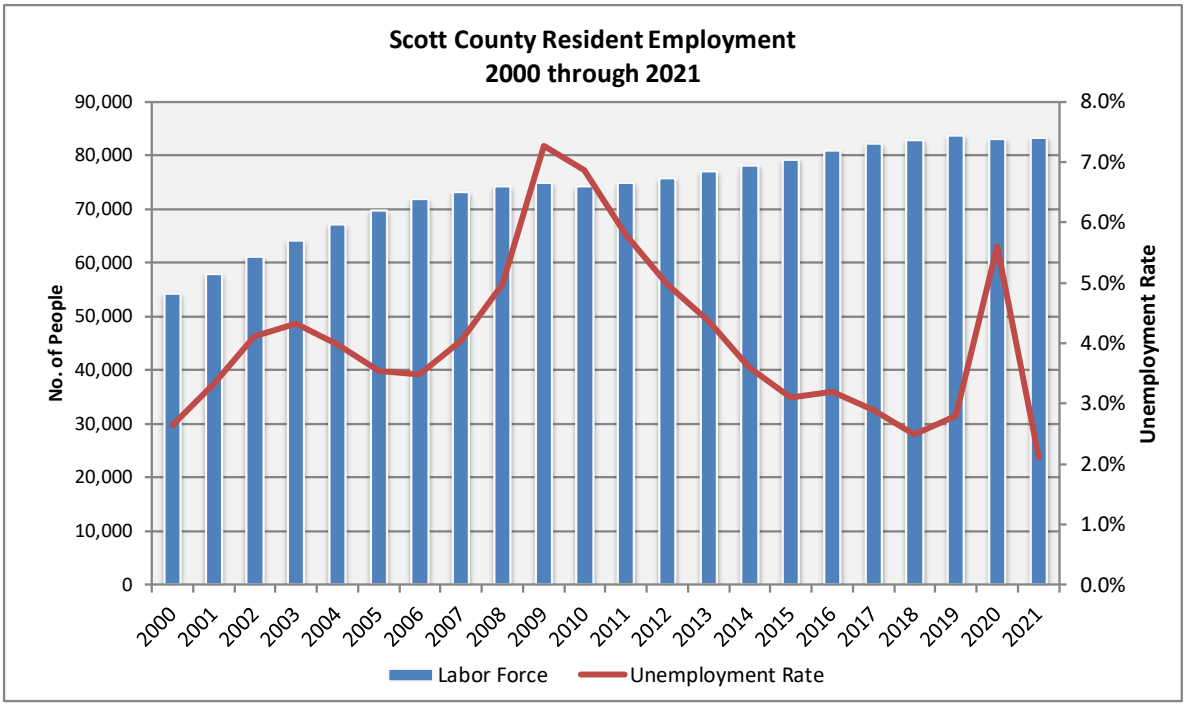
Table A-17 Resident Employment

Table A-17 presents resident employment data for Scott County from 2000 through 2021. Resident employment data is calculated as an annual average and reveals the work force and *number of employed people living in the county*. Not all these individuals necessarily work in the county.

- Table A-17 shows an estimated 54,721 jobs in Scott County as of 3rd Quarter 2021. Table A-20 shows a total of 83,381 employed people in the county. The higher number of employed residents versus jobs in the county demonstrates the significant number of workers commuting out of the county.

- With an increase in telecommuting due to the pandemic and potential shifts in work locations long-term for some worker segments, more people are likely to remain within the county boundaries. It is not clear yet how jobs held by teleworkers will be recorded, either through the company's location or the worker's location. Demand for housing is likely to increase with working from home and households closer to home will impact the need for goods and services in Scott County. Although local job growth will still impact the demand for housing, remote workers may be selecting their residences not entirely based on where their job is headquartered.

- From 2010 through 2021 (3Q), the labor force in Scott County increased by 9,231 people while total number of employed workers increased by 12,886. As a result, the unemployment rate fell from 6.9% in 2010 to 2.9% in 2021, a decline of more than half. The highest unemployment rate was 7.3% in 2009.



- Although the pandemic caused the unemployment rate to rise beginning in April 2020 to 9.2%, by November 2020, it had dropped to 3.5%. In January 2021, it rose modestly and then continued to drop through 2021 as the Metro Area continues its recovery. With the very low unemployment rate, the challenge is now to increase the number of workers at jobs that are available but are going unfilled.

Commuting Patterns

Tables A-19 and A-20: Commuting Patterns

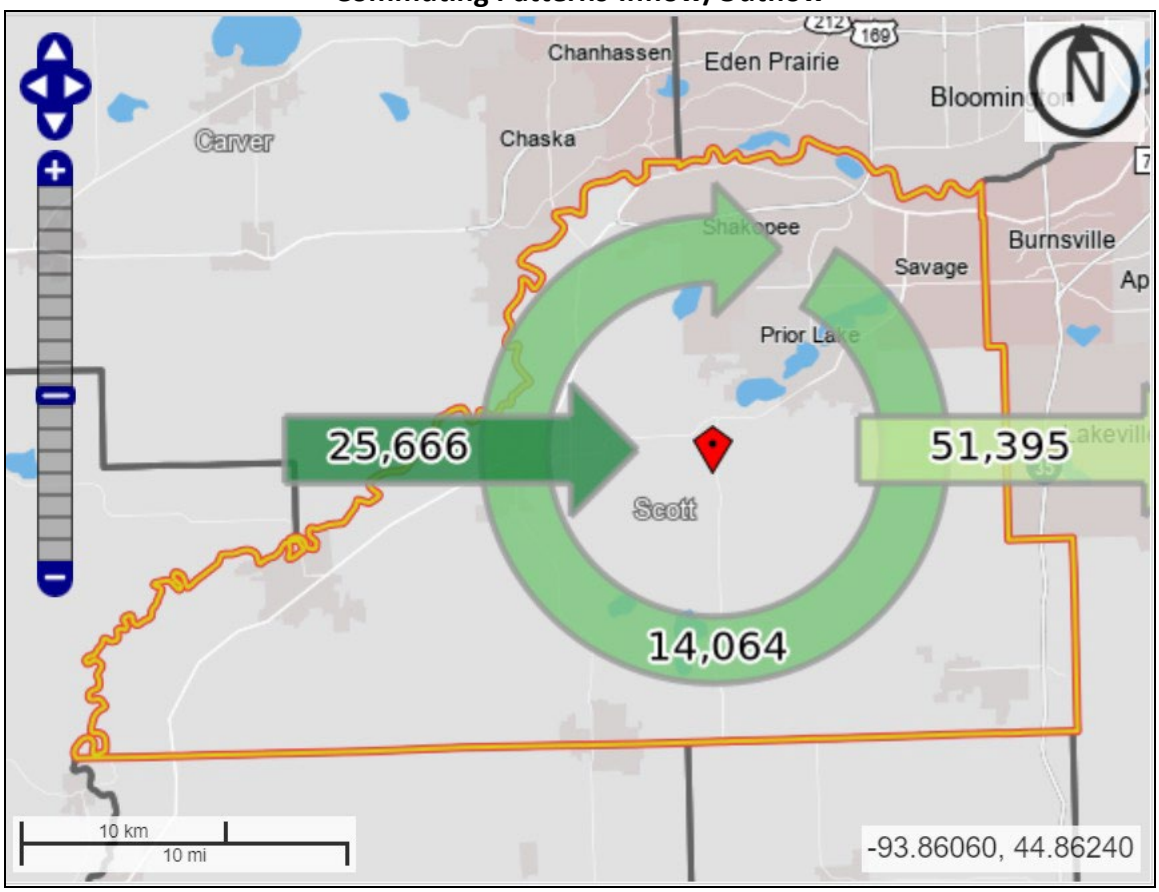
Table A-19 shows commuter patterns to and from Scott County based on data obtained from the 2019 Local Household Employment Dynamics database, published by the Census Bureau (most recent data available). The data shows the work destinations for people who live in the county, as well as where employees live who are employed in the county. Table A-22 shows information on commuters coming into and going out of Scott County for work. Because of data lags, this data does not reflect the shifts that occurred in teleworking, which are discussed in a following section.

- As shown, an estimated 38.5% of Scott County residents worked in the county as of 2019. Of those that commute outside of the county, 39.7% commuted to jobs in Hennepin County, followed by Dakota County (16.3%).

- An estimated 62% of the jobs in Scott County in 2019 were filled by people living outside of the county. Most of these people lived in Hennepin County (16%), Dakota County (15%), Carver (6%) and Le Sueur (4%).

- The following graphic shows Scott County commuter inflow and outflow. An estimated 51,395 workers commute out of the county for employment, while 25,666 commute in. An estimated 14,064 people live and work in Scott County.

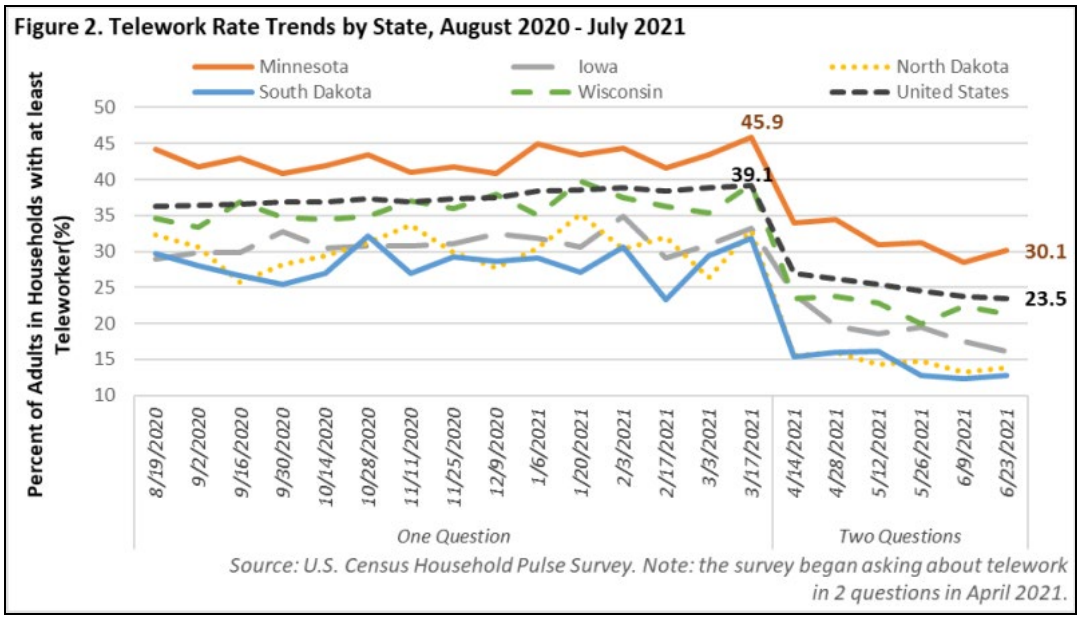
Commuting Patterns-Inflow/Outflow



Teleworking Trends

Table A-20: Teleworking

The chart below shows the percent of adults in households with at least one teleworker. The data shows that Minnesota had the highest proportion of teleworkers among all surrounding states and the US from August 2020 and June 2021, the period for which data was collected. At the peak of the period in March 2021, the percent of adults in households with at least one teleworker was nearly 46% for Minnesota. From August 2020 through mid-March 2021, the Census Bureau asked households one question regarding telework as part of the Census Household Pulse Survey. After March 2021, roughly coinciding with the rise of vaccines and decline of the third wave of the virus in Minnesota, the proportion of households with at least one teleworker began to drop. As of early July 2021, when the Census Bureau stopped asking the telework question, nearly 1.3 million Minnesotans were still living in a household with at least one teleworker.



Household Pulse data, gathered through the Survey, found that households with members that teleworked were more likely to have higher levels of educational attainment, higher incomes, and better health statuses. In 2019, the Bureau of Labor Statistics published a list of workers by characteristics and whether they were more or less likely to work from home. According to the benchmark data, 28.8% of all workers could work from home and 24.8% took advantage of that option at some point.

Workers with a Bachelor's Degree or higher (51.9%) were more than 10 times more likely to be able to work from home than workers with less than a high school degree (4.2%) and four times more likely than works with a high school degree (12.6%). In terms of income, three of every

five workers with earnings in the 75th percentile or above had the option to work from home. Fewer than one of every ten workers earnings below the 25% percentile had that same option.

The highest percent of workers teleworking as of September 2021 were computer and mathematical occupations at (43.5%), followed by Business and Financial Operations (36.9%) and Legal (34.2%).

Applying the estimated percent of teleworking adults by occupation type against the 3rd Quarter employment figures by industry sector for Scott County results in an estimated 9.1% of workers teleworking or 5,126 workers.

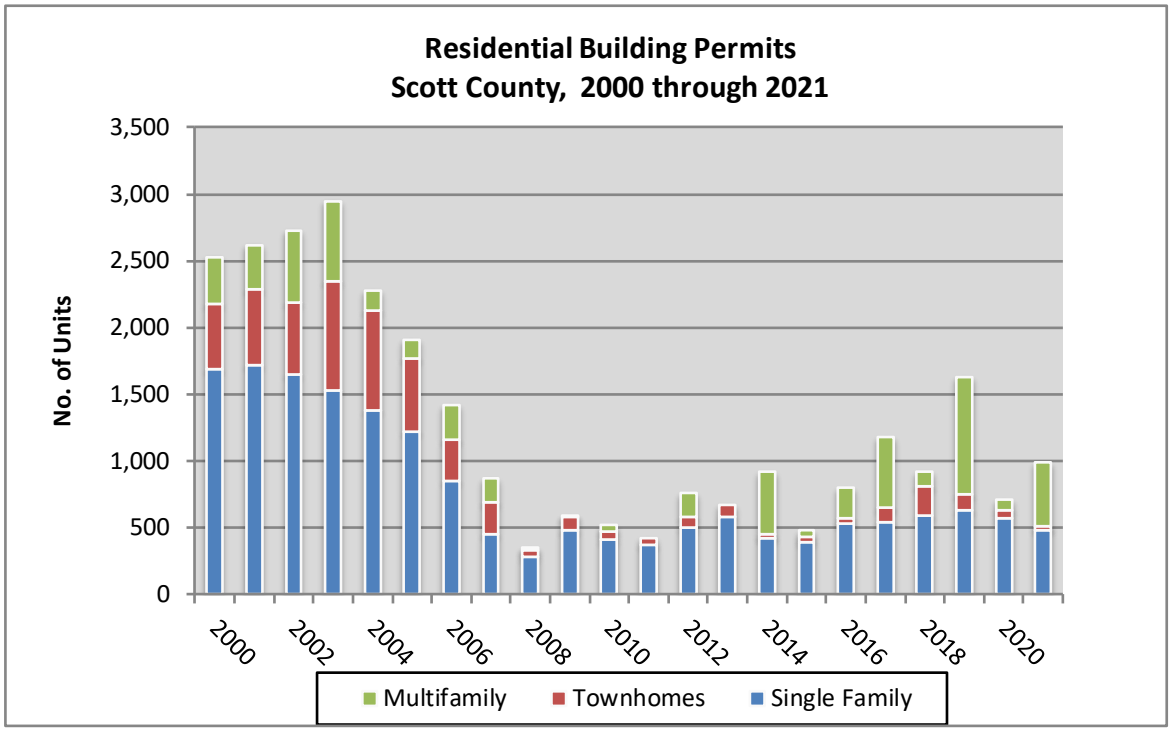
Residential Construction Trends

Table A-20: Residential Construction Trends

Data on the number of housing units constructed through building permits issued for new residential construction were obtained from the Metropolitan Council and city and county planning staffs.

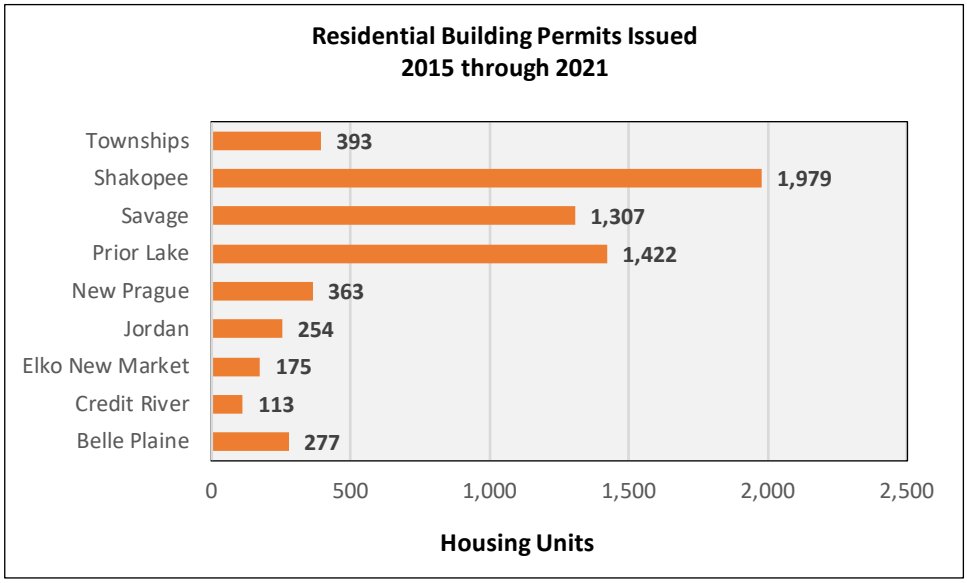
- Permits were issued in Scott County for the construction of 6,367 new residential units from 2015 through 2021, for an average of 910 new units annually. This is less than the average that occurred between 2000 and 2015, but higher than the average that occurred between 2010 and 2015.

- Building permit activity was robust in the first half of the decade, the peak housing development years. Between 2000 and 2006, the county averaged 2,100 building permits annually.



- Shakopee again led the county in new housing construction, issuing permits for 2,128 new housing units from 2015 through 2021, or 33% of the county total. This is equal to the previous analysis where Shakopee's permits issued accounted for one-third of all new housing units. This is due, in part, to increased residential construction in other Scott County communities.

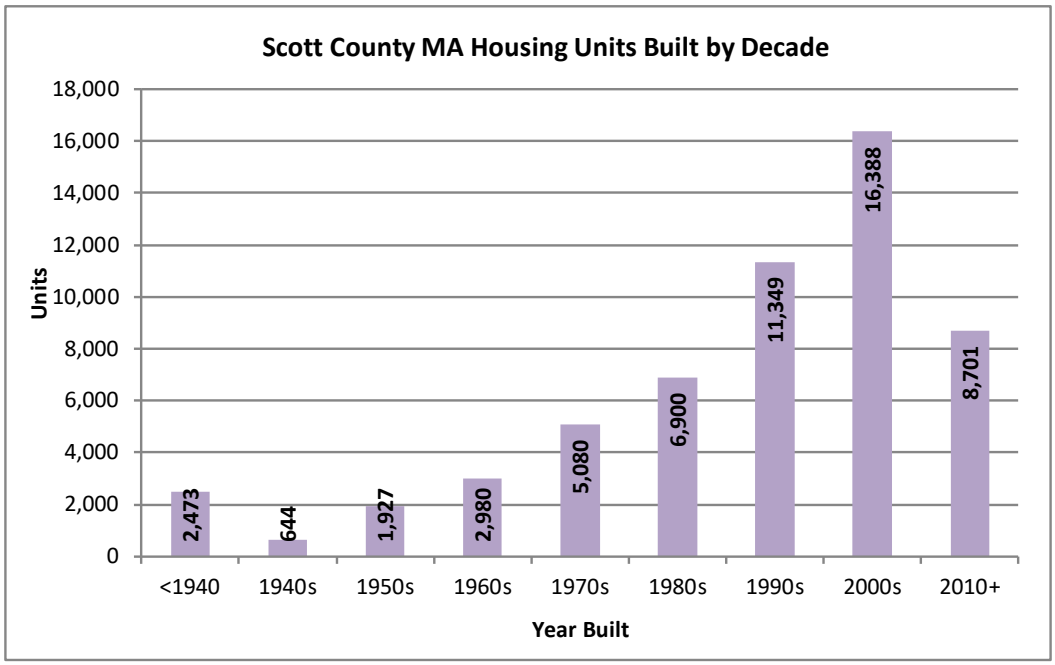
- Single-family homes remain the dominant housing type at 53%, although Shakopee, Savage and Prior Lake increased the number of multifamily units permitted during the period. For-sale townhomes accounted for 1% of new permits, while multifamily units accounted for 36% of new permits. Multifamily units include general-occupancy rental, age-restricted housing and ownership units with five or more units in the building.

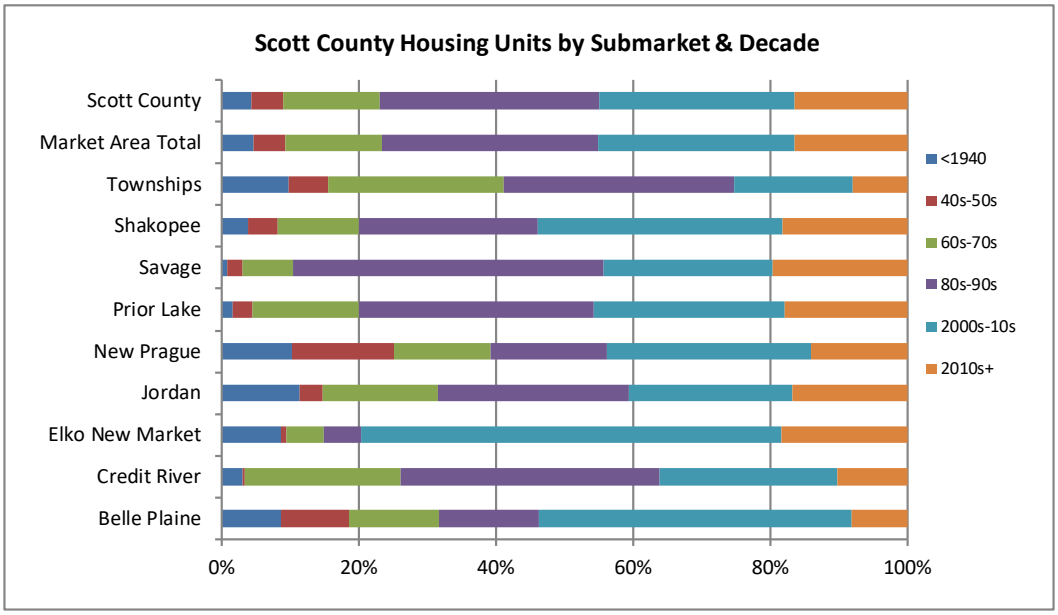


Age Housing Stock

Table A-21: Age of Housing Stock

Table A-21 shows the age of the housing stock in each of the Scott County communities. Data includes housing development through 2021. Data was compiled from the residential construction data from the Metropolitan Council, Scott County and individual cities. A substantial amount of new housing was constructed in the county from 2000 to 2009, reflecting the rapid growth in the area during that period. From 2010 to 2013, the housing market slowdown significantly affected residential development in the county. Housing starts from 2010 or later represent 15.4% of the county's housing stock. From 2016 through 2021, housing production rose, with permits increasing for single-family and owned multifamily and for rental housing in the northern portion of the county. Multifamily rental housing construction increased since the previous analysis with most new units delivered in Shakopee and Savage. Prior Lake also had some new developments. New housing construction, primarily ownership, increased in most jurisdictions from 2016 through 2021. In the short-term however, new housing construction is projected to taper somewhat because of rising home prices and higher mortgage interest rates.



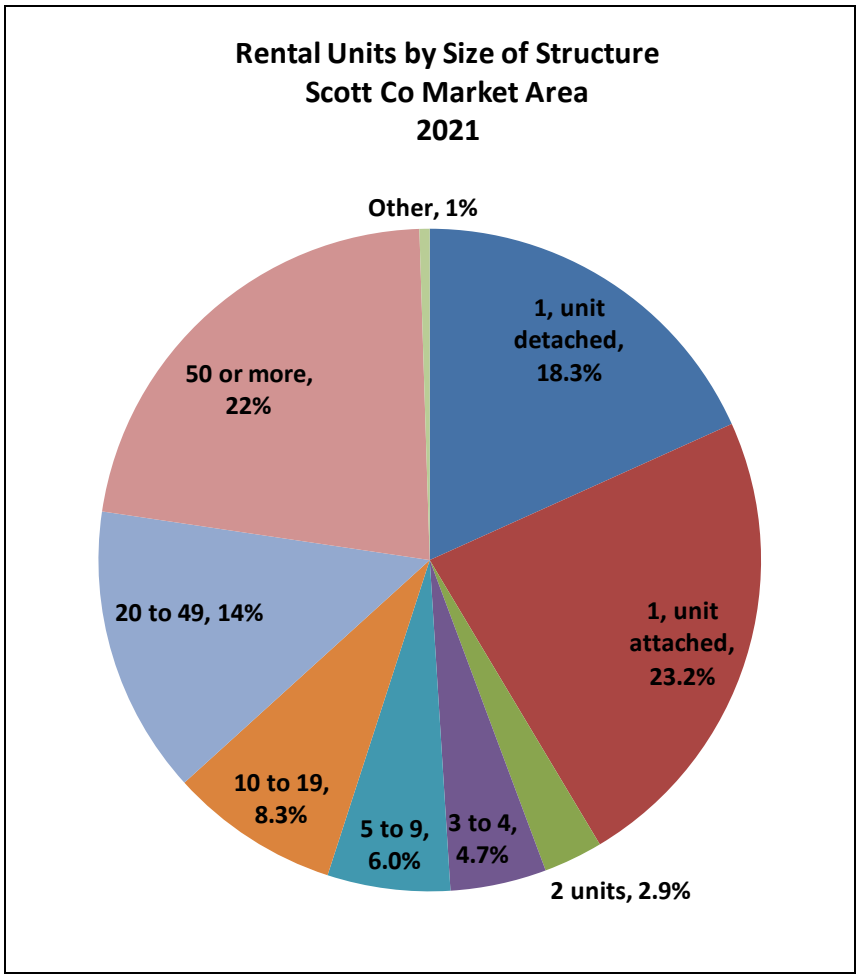


Tenure by Units in Structure

Table A-22: Tenure by Units in Structure

Table A-22 shows the proportion of owner and renter households by the number of units in the building structure, estimated for 2021. The chart on the following page shows the proportion of renter-occupied units by type of structure. An estimated 41.5% of units that are renter-occupied are either single-family homes or townhomes. An estimated 36.3% of renter-occupied units are in buildings of 20 or more units. During the Great Recession, a number of

homes that were foreclosed converted to the rental market. Many of these homes have not converted back to ownership. Typically, older and less expensive homes are often vulnerable to this situation, removing entry-level homes that could be purchased by a first-time homebuyer from the for-sale market and creating a different valuation structure for the property (as an investment property), which makes it more difficulty to revert to ownership.



DEMOGRAPHIC TABLES

TABLE A-3
AVERAGE HOUSEHOLD SIZE
SCOTT COUNTY CITIES AND TOWNSHIPS

	U.S. Census			Estimate	Projection	
Submarket	2000	2010	2020	2021	2030	2040
Belle Plaine	2.59	2.65	2.87	2.87	2.85	2.82
Elko New Market	2.81	3.27	3.33	3.33	3.31	3.28
Jordan	2.84	2.95	3.15	3.15	3.13	3.08
New Prague	2.63	2.60	2.68	2.68	2.68	2.66
Prior Lake	2.82	2.71	2.73	2.73	2.70	2.68
Credit River	3.13	3.09	3.01	3.01	3.00	2.97
Savage	3.10	3.03	2.94	2.94	2.98	2.95
Shakopee	2.66	2.79	2.86	2.86	2.83	2.80
Townships (combined)	3.10	3.03	2.96	2.96	2.93	2.89
Scott County	2.89	2.87	2.88	2.88	2.87	2.85
Twin Cities Metro	2.59	2.55	2.55	2.54	2.53	2.52

Source: Maxfield Research & Consulting, LLC

TABLE A-4
POPULATION AND HOUSEHOLD COMPARISON
2020 ACTUAL VS PROJECTED
Scott County Cities and Townships

	Population				Households			
	2020	2020	Change		2020	2020	Change	
Cities	Actual	Projected	No.	Pct.	Actual	Projected	No.	Pct.
Belle Plaine	7,388	7,800	-412	-5.6%	2,627	2,900	-273	-10.4%
Elko New Market	4,846	6,100	-1,254	-25.9%	1,538	2,000	-462	-30.0%
Jordan	6,656	6,900	-244	-3.7%	2,279	2,500	-221	-9.7%
New Prague	8,162	9,760	-1,598	-19.6%	3,129	3,220	-91	-2.9%
Prior Lake	27,617	27,500	117	0.4%	10,164	10,500	-336	-3.3%
Credit River	5,493	5,650	-157	-2.9%	1,815	1,800	15	0.8%
Savage	32,465	33,400	-935	-2.9%	11,181	11,600	-419	-3.7%
Shakopee	43,698	47,800	-4,102	-9.4%	14,634	16,300	-1,666	-11.4%
Subtotal	**136,325**	**144,910**	**-8,585**	**-6.3%**	**47,367**	**50,820**	**-3,453**	**-7.3%**
Townships								
Belle Plaine	870	860	10	1.1%	318	320	-2	-0.6%
Blakely	408	400	8	2.0%	152	170	-18	-11.8%
Cedar Lake	3,050	3,070	-20	-0.7%	1,038	1,100	-62	-6.0%
Helena	1,795	1,720	75	4.2%	610	610	0	0.0%
Jackson	1,616	1,490	126	7.8%	537	500	37	6.9%
Louisville	1,342	1,270	72	5.4%	462	440	22	4.8%
New Market	3,525	3,420	105	3.0%	1,212	1,200	12	1.0%
St. Lawrence	492	510	-18	-3.7%	179	170	9	5.0%
Sand Creek	1,497	1,440	57	3.8%	545	560	-15	-2.8%
Spring Lake	3,464	3,790	-326	-9.4%	1,278	1,400	-122	-9.5%
Subtotal	**18,059**	**17,970**	**89**	**0.5%**	**6,331**	**6,470**	**-139**	**-13.1%**
Total	**154,384**	**162,880**	**-8,496**	**-5.5%**	**53,698**	**6,487**	**-3,592**	**-6.7%**

Sources: US Census Bureau; Metropolitan Council; Maxfield Research and Consulting LLC

TABLE A-5
POPULATION AGE DISTRIBUTION
SCOTT COUNTY MARKET AREA
2000 to 2040

	Number of People					Change					
	U.S. Census		Estimate	Projection							
	2000	2010	2021	2030	2040	2010-2021		2021-2030		2030-2040	
Belle Plaine	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	1,066	2,001	2,193	2,394	2,646	192	9.6	201	10.1	252	12.6
18 to 24	277	412	574	615	686	162	39.4	41	9.8	71	17.2
25 to 34	554	1,246	888	992	1,176	-358	-28.8	104	8.4	184	14.8
35 to 44	631	1,021	1,268	1,410	1,568	247	24.2	142	13.9	158	15.4
45 to 54	382	787	903	984	1,274	116	14.7	81	10.3	290	36.8
55 to 64	265	465	731	730	980	266	57.2	-1	-0.3	250	53.8
65 to 74	256	315	440	549	588	125	39.7	109	34.7	39	12.3
75 to 84	238	254	283	328	588	29	11.6	45	17.5	260	102.4
85+	120	160	179	197	294	19	11.9	18	11.1	97	60.8
Total	**3,789**	**6,661**	**7,460**	**8,200**	**9,800**	**799**	**12.0**	**740**	**11.1**	**1,600**	**24.0**
Elko New Market	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	245	1,560	1,732	2,030	2,567	172	11.0	298	17.2	537	26.5
18 to 24	52	193	330	369	378	137	70.8	39	11.8	9	2.4
25 to 34	182	779	571	878	1,133	-208	-26.7	307	53.8	255	29.1
35 to 44	157	847	836	878	1,208	-11	-1.3	41	4.9	331	37.7
45 to 54	82	435	704	813	1,133	269	61.7	110	15.6	319	39.3
55 to 64	42	185	458	503	604	273	147.3	46	10.0	101	20.1
65 to 74	21	80	197	252	227	117	146.0	55	27.8	-25	-10.0
75 to 84	15	22	79	105	227	57	257.8	27	33.8	121	115.1
85+	8	9	15	23	76	6	64.0	9	58.5	52	222.6
Total	**804**	**4,110**	**4,920**	**5,850**	**7,550**	**810**	**19.7**	**930**	**18.9**	**1,740**	**42.3**
Jordan	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	1,285	1,861	2,148	2,586	3,348	287	15.4	438	20.4	762	29.5
18 to 24	367	335	610	726	864	275	82.0	116	19.1	138	19.0
25 to 34	646	890	847	1,277	1,836	-43	-4.8	430	50.7	559	43.8
35 to 44	640	912	1,023	998	1,512	111	12.2	-26	-2.5	515	51.6
45 to 54	395	732	888	958	1,404	156	21.3	70	7.9	446	46.6
55 to 64	209	409	705	710	864	296	72.3	6	0.8	154	21.7
65 to 74	140	182	386	479	540	204	112.2	93	24.0	61	12.8
75 to 84	114	98	129	200	324	31	31.4	71	55.0	125	62.4
85+	37	51	41	48	108	-10	-20.3	7	17.8	60	125.6
Total	**3,833**	**5,470**	**6,776**	**7,980**	**10,800**	**1,637**	**29.9**	**1,204**	**17.8**	**2,510**	**31.5**
New Prague	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	1,894	2,309	2,321	2,584	2,957	12	0.5	263	11.3	373	14.4
18 to 24	401	476	653	657	767	177	37.3	4	0.6	109	16.6
25 to 34	725	1,106	1,005	1,167	1,424	-101	-9.1	161	16.1	257	22.0
35 to 44	1,003	1,025	1,139	1,213	1,533	114	11.2	74	6.5	320	26.4
45 to 54	674	909	1,022	1,065	1,314	113	12.4	43	4.2	249	23.4
55 to 64	417	588	888	945	986	300	51.0	56	6.4	41	4.3
65 to 74	362	373	628	722	876	255	68.5	94	14.9	154	21.3
75 to 84	351	303	427	574	657	124	41.0	147	34.4	83	14.4
85+	172	232	293	333	438	61	26.4	40	13.7	105	31.4
Total	**5,999**	**7,321**	**8,378**	**9,260**	**10,950**	**1,057**	**14.4**	**882**	**10.5**	**1,690**	**18.3**

CONTINUED

TABLE A-5 Continued
POPULATION AGE DISTRIBUTION
SCOTT COUNTY MARKET AREA
2020 to 2040

	Number of People					Change					
	U.S. Census		Estimate	Projection							
	2000	2010	2021	2030	2040	2010-2021		2021-2030		2030-2040	
Prior Lake	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	7,188	6,520	6,970	7,865	8,272	450	6.5	895	12.8	407	5.2
18 to 24	1,469	1,318	2,164	2,275	2,632	846	39.1	111	5.1	357	15.7
25 to 34	3,291	2,655	3,401	4,518	5,076	746	21.9	1,117	32.8	559	12.4
35 to 44	5,073	3,927	3,654	4,420	5,264	-273	-7.5	766	21.0	844	19.1
45 to 54	3,449	3,717	4,131	3,965	4,888	414	10.0	-166	-4.0	923	23.3
55 to 64	1,888	2,533	3,878	4,388	5,264	1,345	34.7	509	13.1	877	20.0
65 to 74	712	1,306	2,529	3,120	3,384	1,223	48.4	591	23.3	264	8.5
75 to 84	320	579	1,068	1,560	2,256	489	45.8	492	46.1	696	44.6
85+	103	241	309	390	564	68	22.0	81	26.2	174	44.6
Total	**23,493**	**22,796**	**28,105**	**32,500**	**37,600**	**5,309**	**23.3**	**4,395**	**15.6**	**5,100**	**15.7**
Savage	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	7,521	8,468	9,411	10,397	11,097	943	11.1	987	10.5	700	6.7
18 to 24	949	1,650	2,212	2,394	2,466	562	34.1	181	8.2	72	3.0
25 to 34	4,077	3,498	4,094	4,638	4,932	596	17.1	543	13.3	294	6.3
35 to 44	5,115	4,803	5,712	6,545	6,987	909	18.9	833	14.6	442	6.8
45 to 54	2,071	4,740	4,689	5,049	6,165	-51	-1.1	360	7.7	1,116	22.1
55 to 64	827	2,272	3,863	4,114	4,932	1,591	70.0	251	6.5	818	19.9
65 to 74	379	1,010	2,080	2,880	2,877	1,070	106.0	800	38.4	-3	-0.1
75 to 84	157	384	759	1,122	1,233	375	97.8	363	47.7	111	9.9
85+	19	86	198	262	411	112	130.4	64	32.1	149	57.0
Total	**21,115**	**26,911**	**33,020**	**37,400**	**41,100**	**5,796**	**21.5**	**4,380**	**13.3**	**3,700**	**9.9**
Shakopee	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	5,653	11,183	12,856	15,129	17,215	1,673	15.0	2,274	20.3	2,086	18.6
18 to 24	1,830	2,461	3,012	3,597	4,382	551	22.4	586	23.8	785	31.9
25 to 34	4,366	6,959	7,731	9,363	10,642	772	11.1	1,632	23.5	1,279	18.4
35 to 44	3,607	6,826	8,226	9,205	10,642	1,400	20.5	979	14.3	1,437	21.1
45 to 54	2,250	4,509	5,079	5,766	7,512	570	12.6	687	15.2	1,746	38.7
55 to 64	1,345	2,613	3,866	4,338	5,008	1,253	47.9	472	18.1	670	25.6
65 to 74	820	1,419	2,472	3,121	3,756	1,053	74.2	649	45.7	635	44.7
75 to 84	528	748	1,169	1,693	2,504	421	56.2	524	70.1	811	108.4
85+	169	358	539	688	939	181	50.7	148	41.4	251	70.2
Total	**20,568**	**37,076**	**44,950**	**52,900**	**62,600**	**7,874**	**21.2**	**7,950**	**17.7**	**9,700**	**18.3**
Credit River	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	1,230	1,511	1,237	1,238	1,360	-274	-18.2	2	0.1	123	10.0
18 to 24	233	361	399	360	408	38	10.6	-39	-9.9	9	2.4
25 to 34	325	311	765	756	816	454	146.0	-9	-1.2	51	6.7
35 to 44	883	748	510	854	952	-238	-31.8	344	67.4	442	51.7
45 to 54	725	1,137	771	665	816	-366	-32.2	-106	-13.7	45	6.8
55 to 64	342	689	1,076	1,031	1,156	387	56.1	-45	-4.2	80	7.8
65 to 74	110	253	566	799	816	313	123.6	234	41.3	250	31.3
75 to 84	36	73	189	342	408	116	158.3	153	81.2	219	64.2
85+	11	13	33	55	68	20	155.9	22	65.0	35	63.3
Total	**3,895**	**5,096**	**5,545**	**6,100**	**6,800**	**1,201**	**23.6**	**555**	**10.0**	**700**	**13.7**

CONTINUED

TABLE A-5 Continued
POPULATION AGE DISTRIBUTION
SCOTT COUNTY MARKET AREA
2020 to 2040

	Number of People					Change					
	U.S. Census		Estimate	Projection							
	2000	2010	2021	2030	2040	2010-2021		2021-2030		2030-2040	
Townships (Combined)	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	5,145	4,827	4,534	4,244	4,175	-293	-6.1	-289	-6.4	-70	-1.6
18 to 24	1,017	1,152	1,347	1,266	1,328	135	11.7	-81	-6.0	62	4.9
25 to 34	1,768	1,141	1,784	1,973	2,087	-627	-55.0	189	10.6	114	5.8
35 to 44	3,517	2,565	2,203	2,327	2,467	-952	-37.1	124	5.6	140	6.0
45 to 54	2,454	3,896	2,986	2,625	2,467	1,442	37.0	-361	-12.1	-158	-6.0
55 to 64	1,477	2,212	2,786	2,904	3,131	735	33.2	118	4.2	227	7.8
65 to 74	679	1,192	1,766	2,010	1,898	513	43.0	244	13.8	-113	-5.6
75 to 84	292	429	655	1,042	1,139	137	31.9	387	59.0	96	9.2
85+	71	114	146	223	285	43	37.7	78	53.4	61	27.4
Total	**16,420**	**17,528**	**18,207**	**18,615**	**18,975**	**1,108**	**6.3**	**408**	**2.2**	**360**	**1.9**
Scott County [1]	**No.**	**No.**	**No.**	**No.**	**No.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	28,365	40,240	43,400	48,468	53,636	3,160	7.9	5,067	11.7	5,168	10.7
18 to 24	6,073	8,358	11,302	12,259	13,910	2,944	35.2	957	8.5	3,901	31.8
25 to 34	15,149	18,585	21,087	25,561	29,121	2,502	13.5	4,474	21.2	6,976	27.3
35 to 44	18,628	22,674	24,572	27,849	32,133	1,898	8.4	3,277	13.3	5,175	18.6
45 to 54	10,956	20,862	21,172	21,889	26,972	310	1.5	717	3.4	1,027	4.7
55 to 64	5,980	11,966	18,250	19,662	22,924	6,284	52.5	1,411	7.7	7,696	39.1
65 to 74	3,156	6,130	11,065	13,932	14,961	4,935	80.5	2,867	25.9	7,802	56.0
75 to 84	1,919	2,890	4,758	6,966	9,335	1,868	64.6	2,207	46.4	4,076	58.5
85+	674	1,264	1,753	2,219	3,182	489	38.7	466	26.6	955	43.0
Total	**90,900**	**132,969**	**157,361**	**178,805**	**206,175**	**24,392**	**18.3**	**21,444**	**13.6**	**48,814**	**27.3**

[1] Includes all of New Prague

Sources: U.S. Census Bureau; ESRI; Maxfield Research & Consulting, LLC.

TABLE A-6
RACE BY HOUSEHOLDS
SCOTT COUNTY MARKET AREA
2010 & 2021

	White Alone		Black or African American Alone		American Indian or Alaska Native Alone		Asian Alone		Native Hawaiian or Other Pacific Islander Alone		Some Other Race		Two or More Races Alone	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Number														
Belle Plaine	6,277	6,592	75	153	16	52	93	88	1	2	77	156	34	416
Elko New Market	3,801	4,357	66	75	11	6	129	115	1	2	10	74	92	291
Jordan	5,056	5,641	35	150	45	64	70	100	0	6	134	355	130	460
New Prague	7,066	7,791	38	0	20	118	45	229	0	0	45	41	107	198
Prior Lake	20,735	23,433	341	774	357	589	690	1,326	8	14	113	321	552	1,648
Credit River	4,931	5,127	26	36	15	14	60	72	0	4	13	63	51	229
Savage	22,240	24,276	1,161	2,885	119	167	2,269	2,972	68	25	367	714	687	1,980
Shakopee	28,537	29,166	1,601	4,235	433	670	3,822	5,321	6	14	1,661	2,235	1,016	3,308
Townships	16,498	16,302	52	68	60	89	194	197	13	5	486	565	225	982
Scott County	**112,212**	**118,832**	**3,376**	**8,339**	**1,072**	**1,673**	**7,347**	**10,154**	**97**	**73**	**2,886**	**4,494**	**2,938**	**9,463**
Scott Market Area	**98,643**	**122,686**	**3,343**	**8,309**	**1,016**	**1,680**	**7,178**	**10,222**	**84**	**68**	**2,420**	**3,960**	**2,669**	**8,531**
Percent of Total														
Belle Plaine	95.5%	88.4%	1.1%	2.1%	0.2%	0.7%	1.4%	1.2%	0.0%	0.0%	1.2%	2.1%	0.5%	5.6%
Elko New Market	92.5%	88.5%	1.6%	1.5%	0.3%	0.1%	3.1%	2.3%	0.0%	0.0%	0.2%	1.5%	2.2%	5.9%
Jordan	92.4%	83.2%	0.6%	2.2%	0.8%	0.9%	1.3%	1.5%	0.0%	0.1%	2.4%	5.2%	2.4%	6.8%
New Prague	96.5%	93.0%	0.5%	0.0%	0.3%	1.4%	0.6%	2.7%	0.0%	0.0%	0.6%	0.5%	1.5%	2.4%
Prior Lake	91.0%	83.4%	1.5%	2.8%	1.6%	2.1%	3.0%	4.7%	0.0%	0.1%	0.5%	1.1%	2.4%	5.9%
Credit River	96.8%	92.5%	0.5%	0.7%	0.3%	0.3%	1.2%	1.3%	0.0%	0.1%	0.3%	1.1%	1.0%	4.1%
Savage	82.6%	73.5%	4.3%	8.7%	0.4%	0.5%	8.4%	9.0%	0.3%	0.1%	1.4%	2.2%	2.6%	6.0%
Shakopee	77.0%	64.9%	4.3%	9.4%	1.2%	1.5%	10.3%	11.8%	0.0%	0.0%	4.5%	6.0%	2.7%	7.4%
Townships	94.1%	89.5%	0.3%	0.4%	0.3%	0.5%	1.1%	1.1%	0.1%	0.0%	2.8%	3.2%	1.3%	5.4%
Scott County	**86.4%**	**77.7%**	**2.6%**	**5.4%**	**0.8%**	**1.1%**	**5.7%**	**6.6%**	**0.1%**	**0.0%**	**2.2%**	**2.9%**	**2.3%**	**6.2%**
Scott Market Area	**85.5%**	**78.9%**	**2.9%**	**5.3%**	**0.9%**	**1.1%**	**6.2%**	**6.6%**	**0.1%**	**0.0%**	**2.1%**	**2.5%**	**2.3%**	**5.5%**

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-7
ETHNICITY
SCOTT COUNTY MARKET AREA
2010 & 2021

	Hispanic or Latino		Not Hispanic or Latino	
	2010	2021	2010	2021
Number				
Belle Plaine	142	370	6,519	7,090
Elko New Market	96	199	4,014	4,721
Jordan	354	663	5,116	6,113
New Prague	142	224	7,179	8,154
Prior Lake	482	935	22,314	27,170
Credit River	32	113	5,064	5,432
Savage	918	1,552	25,993	31,468
Shakopee	2,890	4,125	34,186	40,825
Townships	754	1,110	16,774	17,097
Scott County	**5,771**	**9,133**	**124,157**	**143,895**
Scott County Market Area	**5,056**	**9,292**	**110,385**	**148,069**
Percent of Total				
Belle Plaine	2.1%	5.0%	97.9%	95.0%
Elko New Market	2.3%	4.0%	97.7%	96.0%
Jordan	6.5%	9.8%	93.5%	90.2%
New Prague	1.9%	2.7%	98.1%	97.3%
Prior Lake	2.1%	3.3%	97.9%	96.7%
Credit River	0.6%	2.0%	99.4%	98.0%
Savage	3.4%	4.7%	96.6%	95.3%
Shakopee	10.7%	12.5%	92.2%	90.8%
Townships	4.3%	6.1%	95.7%	93.9%
Scott County	**4.4%**	**6.0%**	**95.6%**	**94.0%**
Scott County Market Area	**4.4%**	**5.9%**	**95.6%**	**94.1%**

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
SCOTT COUNTY MARKET AREA
2021 & 2026

		Age of Householder						
	Total	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**65 -74**	**75+**
2021								
Less than $15,000	1,871	112	281	209	240	351	277	403
$15,000 to $24,999	1,588	77	225	207	172	299	275	332
$25,000 to $34,999	2,793	155	504	437	354	426	425	492
$35,000 to $49,999	5,447	284	1,249	812	695	774	726	907
$50,000 to $74,999	7,779	298	1,394	1,321	1,223	1,291	1,328	922
$75,000 to $99,999	6,661	160	1,085	1,379	1,356	1,410	1,010	262
$100,000 to $199,999	20,621	160	3,065	6,063	5,313	3,758	1,796	466
$200,000 or more	9,406	34	1,313	2,427	2,519	1,976	835	301
Total	**56,165**	**1,280**	**9,116**	**12,854**	**11,871**	**10,285**	**6,672**	**4,084**
Median Income	**$104,888**	**$50,619**	**$94,886**	**$120,638**	**$124,768**	**$108,782**	**$81,034**	**$47,920**
2026								
Less than $15,000	1,643	108	262	162	178	259	242	432
$15,000 to $24,999	1,376	70	206	155	125	225	252	343
$25,000 to $34,999	2,495	152	453	336	263	337	409	545
$35,000 to $49,999	5,202	281	1,227	674	560	642	738	1,081
$50,000 to $74,999	7,619	335	1,411	1,133	1,017	1,141	1,376	1,206
$75,000 to $99,999	6,927	185	1,204	1,330	1,275	1,352	1,189	391
$100,000 to $199,999	24,421	211	4,041	7,005	5,605	4,230	2,495	834
$200,000 or more	11,060	45	1,725	2,872	2,569	2,201	1,129	520
Total	**60,744**	**1,388**	**10,529**	**13,667**	**11,591**	**10,388**	**7,830**	**5,351**
Median Income	**$112,399**	**$54,210**	**$106,542**	**$131,158**	**$133,501**	**$119,364**	**$92,475**	**$53,929**
Change 2021 - 2026								
Less than $15,000	-228	-4	-19	-46	-62	-92	-34	29
$15,000 to $24,999	-212	-7	-19	-52	-47	-74	-24	11
$25,000 to $34,999	-297	-4	-51	-101	-91	-88	-16	53
$35,000 to $49,999	-245	-3	-22	-138	-135	-132	11	174
$50,000 to $74,999	-160	37	16	-188	-206	-150	48	284
$75,000 to $99,999	266	26	119	-49	-80	-58	179	129
$100,000 to $199,999	3,800	51	976	942	292	472	699	368
$200,000 or more	1,654	11	412	444	50	224	294	219
Total	**4,579**	**107**	**1,413**	**813**	**-280**	**103**	**1,157**	**1,267**
Median Income	**$7,511**	**$3,591**	**$11,656**	**$10,520**	**$8,733**	**$10,582**	**$11,441**	**$6,009**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
BELLE PLAINE CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	76	6	9	10	13	15	12	9
$15,000 to $24,999	67	7	12	13	5	9	8	11
$25,000 to $34,999	122	5	17	22	14	26	22	16
$35,000 to $49,999	480	34	85	76	66	50	62	106
$50,000 to $74,999	498	26	85	99	102	97	66	24
$75,000 to $99,999	477	22	73	114	134	85	41	8
$100,000 to $199,999	841	14	133	349	178	94	43	30
$200,000 or more	129	0	19	45	27	24	9	5
Total	**2,690**	**114**	**434**	**729**	**539**	**400**	**263**	**210**
Median Income	**$79,093**	**$53,020**	**$76,808**	**$101,977**	**$85,438**	**$75,505**	**$57,843**	**$42,215**
2026								
Less than $15,000	67	5	8	8	10	12	11	11
$15,000 to $24,999	57	6	9	10	4	7	7	12
$25,000 to $34,999	137	6	20	22	15	27	28	20
$35,000 to $49,999	481	31	87	70	61	45	73	113
$50,000 to $74,999	456	26	78	84	87	83	71	28
$75,000 to $99,999	493	26	75	114	135	84	51	8
$100,000 to $199,999	1,092	22	177	438	228	117	67	43
$200,000 or more	147	0	22	51	33	25	12	5
Total	**2,930**	**122**	**476**	**797**	**573**	**399**	**321**	**241**
Median Income	**$86,687**	**$59,441**	**$85,115**	**$105,177**	**$93,710**	**$80,747**	**$61,693**	**$43,078**
Change 2021 - 2026								
Less than $15,000	-9	-1	-1	-2	-3	-3	-1	2
$15,000 to $24,999	-10	-1	-3	-3	-1	-2	-1	1
$25,000 to $34,999	15	1	2	0	1	1	6	3
$35,000 to $49,999	1	-3	1	-6	-5	-5	11	7
$50,000 to $74,999	-42	0	-7	-15	-15	-14	5	4
$75,000 to $99,999	15	4	2	0	1	-2	9	0
$100,000 to $199,999	251	7	45	89	50	23	24	13
$200,000 or more	19	0	3	5	6	1	3	0
Total	**240**	**7**	**42**	**69**	**34**	**-1**	**57**	**31**
Median Income	**$7,594**	**$6,421**	**$8,307**	**$3,200**	**$8,272**	**$5,242**	**$3,850**	**$863**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
ELKO NEW MARKET CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	13	0	1	2	0	2	2	5
$15,000 to $24,999	23	2	4	5	3	3	2	2
$25,000 to $34,999	14	1	2	2	2	2	2	2
$35,000 to $49,999	50	5	13	4	9	9	5	5
$50,000 to $74,999	167	11	50	23	24	19	20	20
$75,000 to $99,999	173	4	39	41	33	34	16	5
$100,000 to $199,999	871	8	117	313	256	125	42	11
$200,000 or more	295	2	46	68	87	65	24	3
Total	**1,605**	**33**	**272**	**458**	**414**	**260**	**114**	**55**
Median Income	**$122,567**	**$66,187**	**$110,045**	**$122,975**	**$139,563**	**$132,058**	**$108,363**	**$61,651**
2026								
Less than $15,000	12	0	1	1	0	1	2	6
$15,000 to $24,999	21	2	5	5	2	2	2	2
$25,000 to $34,999	13	1	2	1	1	2	2	2
$35,000 to $49,999	47	5	15	2	7	7	5	6
$50,000 to $74,999	150	9	54	14	18	14	19	22
$75,000 to $99,999	166	5	49	33	28	29	16	6
$100,000 to $199,999	1,067	9	199	331	304	146	58	20
$200,000 or more	394	4	85	76	107	79	36	6
Total	**1,868**	**35**	**410**	**463**	**467**	**282**	**141**	**70**
Median Income	**$130,725**	**$75,000**	**$121,106**	**$128,546**	**$150,547**	**$146,461**	**$119,739**	**$69,221**
Change 2021 - 2026								
Less than $15,000	-1	0	0	-1	0	-1	0	0
$15,000 to $24,999	-1	0	0	-1	-1	-1	0	0
$25,000 to $34,999	-1	0	0	-1	-1	0	0	0
$35,000 to $49,999	-4	-1	2	-2	-2	-2	-1	0
$50,000 to $74,999	-18	-1	3	-8	-6	-5	-2	2
$75,000 to $99,999	-7	0	10	-8	-5	-5	0	0
$100,000 to $199,999	196	2	82	18	48	21	17	9
$200,000 or more	99	1	39	8	21	14	13	3
Total	**263**	**2**	**138**	**5**	**54**	**21**	**28**	**15**
Median Income	**$8,158**	**$8,813**	**$11,061**	**$5,571**	**$10,984**	**$14,403**	**$11,376**	**$7,570**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
JORDAN CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	212	12	34	22	32	49	26	36
$15,000 to $24,999	76	6	13	8	11	11	14	13
$25,000 to $34,999	185	10	38	39	23	29	24	23
$35,000 to $49,999	426	33	86	56	79	76	53	42
$50,000 to $74,999	334	13	47	72	56	75	58	12
$75,000 to $99,999	335	12	57	85	92	54	32	3
$100,000 to $199,999	666	7	95	231	189	109	34	2
$200,000 or more	185	0	38	45	46	36	20	0
Total	**2,420**	**93**	**408**	**557**	**528**	**439**	**263**	**132**
Median Income	**$72,668**	**$41,514**	**$65,700**	**$98,940**	**$90,257**	**$66,484**	**$53,901**	**$31,420**
2026								
Less than $15,000	182	12	36	15	23	34	23	40
$15,000 to $24,999	65	5	12	5	8	7	15	14
$25,000 to $34,999	162	9	35	26	19	20	25	27
$35,000 to $49,999	395	33	96	38	62	58	58	50
$50,000 to $74,999	345	16	65	59	53	67	69	17
$75,000 to $99,999	394	18	95	79	97	57	42	6
$100,000 to $199,999	860	11	181	248	231	134	52	3
$200,000 or more	238	0	72	45	51	41	28	0
Total	**2,640**	**104**	**593**	**515**	**544**	**416**	**311**	**156**
Median Income	**$84,105**	**$45,631**	**$86,801**	**$107,927**	**$102,385**	**$83,351**	**$60,269**	**$33,887**
Change 2021 - 2026								
Less than $15,000	-30	0	2	-7	-9	-15	-4	3
$15,000 to $24,999	-12	-1	-1	-3	-3	-4	0	0
$25,000 to $34,999	-23	-1	-2	-13	-4	-8	1	4
$35,000 to $49,999	-31	-0	10	-18	-17	-18	5	8
$50,000 to $74,999	11	3	17	-13	-3	-8	11	5
$75,000 to $99,999	58	6	38	-6	6	3	10	2
$100,000 to $199,999	194	5	86	17	42	24	18	1
$200,000 or more	52	0	35	0	5	4	8	0
Total	**220**	**11**	**185**	**-42**	**16**	**-23**	**49**	**24**
Median Income	**$11,437**	**$4,117**	**$21,101**	**$8,987**	**$12,128**	**$16,867**	**$6,368**	**$2,467**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
NEW PRAGUE CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	213	11	16	18	20	32	38	79
$15,000 to $24,999	200	11	21	17	11	24	28	89
$25,000 to $34,999	176	13	28	19	22	27	30	37
$35,000 to $49,999	314	24	71	33	34	38	43	72
$50,000 to $74,999	501	22	85	79	76	85	85	67
$75,000 to $99,999	480	13	58	118	118	90	53	31
$100,000 to $199,999	1,004	12	164	267	261	152	100	48
$200,000 or more	332	5	59	74	65	61	35	33
Total	**3,220**	**110**	**503**	**624**	**607**	**509**	**412**	**455**
Median Income	**$83,947**	**$47,321**	**$86,338**	**$104,250**	**$104,895**	**$86,390**	**$67,769**	**$38,790**
2026								
Less than $15,000	175	8	12	13	14	22	29	77
$15,000 to $24,999	189	11	20	16	9	22	26	85
$25,000 to $34,999	151	9	26	16	16	22	24	37
$35,000 to $49,999	294	22	66	26	27	34	39	79
$50,000 to $74,999	534	25	95	76	68	86	91	93
$75,000 to $99,999	471	14	59	102	105	87	57	46
$100,000 to $199,999	1,206	16	207	302	292	175	134	81
$200,000 or more	401	5	75	84	72	69	45	51
Total	**3,420**	**111**	**560**	**635**	**603**	**518**	**445**	**548**
Median Income	**$93,345**	**$53,145**	**$100,474**	**$110,485**	**$113,982**	**$94,638**	**$79,629**	**$49,067**
Change 2021 - 2026								
Less than $15,000	-38	-2	-4	-5	-6	-10	-8	-2
$15,000 to $24,999	-11	-0	-1	-1	-1	-2	-2	-3
$25,000 to $34,999	-25	-3	-2	-3	-6	-5	-5	-0
$35,000 to $49,999	-20	-2	-4	-6	-6	-4	-4	7
$50,000 to $74,999	33	3	9	-3	-7	1	5	25
$75,000 to $99,999	-9	1	1	-16	-13	-2	4	16
$100,000 to $199,999	202	4	43	35	30	23	34	33
$200,000 or more	69	-0	16	10	6	8	10	18
Total	**200**	**1**	**57**	**11**	**-4**	**9**	**33**	**93**
Median Income	**$9,398**	**$5,824**	**$14,136**	**$6,235**	**$9,087**	**$8,248**	**$11,860**	**$10,277**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
PRIOR LAKE CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	454	24	60	31	59	87	72	122
$15,000 to $24,999	363	14	31	29	47	92	84	66
$25,000 to $34,999	541	23	87	59	69	91	100	112
$35,000 to $49,999	1,153	61	264	127	145	177	153	226
$50,000 to $74,999	1,786	74	262	204	233	316	390	306
$75,000 to $99,999	1,209	23	161	185	193	307	286	55
$100,000 to $199,999	5,259	43	659	1,080	1,354	1,216	740	166
$200,000 or more	3,249	11	344	636	963	852	324	120
Total	**14,014**	**273**	**1,867**	**2,350**	**3,063**	**3,139**	**2,148**	**1,173**
Median Income	**$117,621**	**$53,229**	**$105,538**	**$147,177**	**$148,977**	**$126,703**	**$98,840**	**$53,191**
2026								
Less than $15,000	394	22	60	27	36	63	59	127
$15,000 to $24,999	302	12	31	24	28	68	72	66
$25,000 to $34,999	461	20	82	46	44	64	84	121
$35,000 to $49,999	1,098	58	279	111	102	136	138	274
$50,000 to $74,999	1,707	78	266	178	162	265	367	391
$75,000 to $99,999	1,187	21	164	180	149	268	324	82
$100,000 to $199,999	6,128	47	874	1,352	1,230	1,314	997	314
$200,000 or more	3,790	15	472	812	877	945	449	220
Total	**15,067**	**272**	**2,228**	**2,729**	**2,628**	**3,124**	**2,491**	**1,596**
Median Income	**$127,976**	**$55,162**	**$117,103**	**$157,935**	**$157,836**	**$141,786**	**$109,201**	**$60,610**
Change 2021 - 2026								
Less than $15,000	-60	-2	0	-4	-22	-23	-13	5
$15,000 to $24,999	-61	-2	0	-5	-19	-23	-12	0
$25,000 to $34,999	-80	-3	-5	-13	-26	-26	-16	9
$35,000 to $49,999	-56	-3	15	-16	-44	-42	-15	48
$50,000 to $74,999	-79	4	4	-26	-71	-51	-23	85
$75,000 to $99,999	-22	-2	3	-5	-43	-40	38	27
$100,000 to $199,999	869	3	215	272	-124	97	258	148
$200,000 or more	541	3	129	176	-86	93	125	100
Total	**1,053**	**-2**	**361**	**379**	**-436**	**-15**	**343**	**423**
Median Income	**$10,355**	**$1,933**	**$11,565**	**$10,758**	**$8,859**	**$15,083**	**$10,361**	**$7,419**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
CREDIT RIVER CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	28	0	3	1	5	10	4	6
$15,000 to $24,999	23	0	1	1	4	11	4	3
$25,000 to $34,999	22	0	2	0	2	7	7	5
$35,000 to $49,999	109	3	20	6	9	20	21	30
$50,000 to $74,999	141	2	17	9	8	21	40	44
$75,000 to $99,999	143	1	18	14	14	40	43	13
$100,000 to $199,999	822	3	109	110	168	267	139	26
$200,000 or more	549	2	57	86	172	169	51	13
Total	**1,837**	**11**	**228**	**227**	**380**	**544**	**309**	**139**
Median Income	**$146,895**	**$86,037**	**$136,284**	**$173,455**	**$185,730**	**$155,279**	**$111,034**	**$61,478**
2026								
Less than $15,000	24	0	2	1	2	7	4	9
$15,000 to $24,999	20	0	2	1	3	7	4	4
$25,000 to $34,999	20	0	2	0	1	4	7	7
$35,000 to $49,999	97	2	14	5	4	11	19	42
$50,000 to $74,999	126	2	10	8	3	11	34	58
$75,000 to $99,999	136	1	13	15	9	28	49	21
$100,000 to $199,999	916	3	104	175	135	244	200	55
$200,000 or more	616	2	59	138	143	164	81	29
Total	**1,955**	**10**	**206**	**342**	**299**	**477**	**397**	**224**
Median Income	**$154,494**	**$100,000**	**$152,044**	**$180,141**	**$194,133**	**$164,810**	**$121,723**	**$70,589**
Change 2021 - 2026								
Less than $15,000	-4	0	-1	-0	-3	-3	-0	3
$15,000 to $24,999	-3	0	1	-0	-1	-4	-0	1
$25,000 to $34,999	-2	0	-0	0	-1	-3	-0	2
$35,000 to $49,999	-12	-1	-6	-1	-5	-9	-2	12
$50,000 to $74,999	-15	-0	-8	-1	-5	-10	-5	14
$75,000 to $99,999	-7	-0	-5	1	-5	-12	5	8
$100,000 to $199,999	94	-0	-5	65	-33	-23	61	29
$200,000 or more	67	-0	2	52	-28	-5	30	16
Total	**118**	**-1**	**-21**	**115**	**-81**	**-68**	**89**	**86**
Median Income	**$7,599**	**$13,963**	**$15,760**	**$6,686**	**$8,403**	**$9,531**	**$10,689**	**$9,111**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
SAVAGE CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	253	13	50	46	31	45	33	34
$15,000 to $24,999	214	5	25	33	24	49	39	39
$25,000 to $34,999	514	24	96	86	74	84	74	76
$35,000 to $49,999	983	40	229	215	135	137	121	105
$50,000 to $74,999	1,228	29	223	229	200	206	217	124
$75,000 to $99,999	1,317	20	211	255	242	315	208	67
$100,000 to $199,999	4,555	19	625	1,393	1,226	893	332	67
$200,000 or more	2,336	3	260	735	678	422	188	49
Total	**11,400**	**152**	**1,719**	**2,993**	**2,609**	**2,151**	**1,213**	**562**
Median Income	**$115,339**	**$46,782**	**$101,654**	**$131,102**	**$139,706**	**$116,328**	**$87,738**	**$53,685**
2026								
Less than $15,000	222	12	45	39	26	31	30	41
$15,000 to $24,999	179	5	19	21	18	37	39	39
$25,000 to $34,999	457	22	80	67	56	67	77	88
$35,000 to $49,999	896	41	206	177	107	109	131	126
$50,000 to $74,999	1,195	35	209	199	160	178	249	165
$75,000 to $99,999	1,363	23	218	252	223	292	259	95
$100,000 to $199,999	5,297	21	762	1,609	1,317	962	512	112
$200,000 or more	2,678	5	316	840	750	449	242	76
Total	**12,288**	**165**	**1,856**	**3,204**	**2,658**	**2,125**	**1,538**	**741**
Median Income	**$122,816**	**$50,947**	**$109,581**	**$141,984**	**$150,654**	**$125,643**	**$98,126**	**$59,110**
Change 2021 - 2026								
Less than $15,000	-31	-1	-6	-8	-5	-15	-3	7
$15,000 to $24,999	-35	-0	-5	-11	-5	-13	-0	-0
$25,000 to $34,999	-57	-1	-16	-19	-18	-17	2	12
$35,000 to $49,999	-87	1	-23	-38	-28	-28	9	21
$50,000 to $74,999	-33	6	-14	-30	-39	-28	32	41
$75,000 to $99,999	46	4	7	-3	-18	-23	51	28
$100,000 to $199,999	743	3	138	216	91	69	180	45
$200,000 or more	342	2	56	105	72	27	54	26
Total	**888**	**13**	**137**	**211**	**49**	**-27**	**325**	**179**
Median Income	**$7,477**	**$4,165**	**$7,927**	**$10,882**	**$10,948**	**$9,315**	**$10,388**	**$5,425**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
SHAKOPEE CITY
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	524	43	104	72	68	95	61	81
$15,000 to $24,999	499	29	104	85	49	77	69	87
$25,000 to $34,999	1,069	75	220	199	126	129	138	182
$35,000 to $49,999	1,659	70	447	265	179	222	222	255
$50,000 to $74,999	2,684	109	573	567	446	402	335	252
$75,000 to $99,999	2,057	51	423	477	433	369	234	71
$100,000 to $199,999	5,286	44	1,056	1,970	1,196	663	255	103
$200,000 or more	1,860	10	474	641	331	230	119	56
Total	**15,640**	**431**	**3,400**	**4,275**	**2,828**	**2,187**	**1,433**	**1,087**
Median Income	**$90,302**	**$49,685**	**$88,273**	**$113,445**	**$105,563**	**$84,525**	**$64,430**	**$45,157**
2026								
Less than $15,000	497	46	98	58	58	79	65	92
$15,000 to $24,999	453	27	98	64	42	62	67	93
$25,000 to $34,999	986	81	197	151	104	111	142	200
$35,000 to $49,999	1,672	79	439	224	166	211	244	309
$50,000 to $74,999	2,739	136	605	496	420	391	375	317
$75,000 to $99,999	2,277	66	494	486	451	387	287	107
$100,000 to $199,999	6,478	68	1,403	2,254	1,411	808	358	176
$200,000 or more	2,293	13	606	773	385	264	163	90
Total	**17,395**	**518**	**3,938**	**4,505**	**3,037**	**2,313**	**1,701**	**1,384**
Median Income	**$100,606**	**$52,905**	**$101,496**	**$122,696**	**$113,372**	**$93,152**	**$71,035**	**$49,809**
Change 2021 - 2026								
Less than $15,000	-27	3	-6	-14	-9	-16	4	11
$15,000 to $24,999	-46	-1	-6	-21	-8	-16	-2	7
$25,000 to $34,999	-83	6	-23	-49	-22	-18	4	18
$35,000 to $49,999	13	9	-8	-40	-13	-11	22	54
$50,000 to $74,999	55	27	31	-71	-26	-11	39	65
$75,000 to $99,999	219	15	70	9	18	18	53	36
$100,000 to $199,999	1,192	24	347	284	216	145	103	73
$200,000 or more	433	4	132	132	54	33	44	34
Total	**1,755**	**87**	**537**	**230**	**209**	**126**	**268**	**297**
Median Income	**$10,304**	**$3,220**	**$13,223**	**$9,251**	**$7,809**	**$8,627**	**$6,605**	**$4,652**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-8
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
SCOTT COUNTY TOWNSHIPS (combined)
2021 & 2026

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2021								
Less than $15,000	158	4	11	10	24	37	33	40
$15,000 to $24,999	192	4	19	20	31	48	42	30
$25,000 to $34,999	216	6	23	17	27	48	45	52
$35,000 to $49,999	444	20	66	42	54	73	80	108
$50,000 to $74,999	804	19	92	76	115	124	208	169
$75,000 to $99,999	757	16	80	127	131	189	187	28
$100,000 to $199,999	2,550	14	267	553	752	604	309	52
$200,000 or more	1,366	4	109	244	426	389	142	53
Total	**6,487**	**86**	**668**	**1,088**	**1,559**	**1,511**	**1,045**	**530**
Median Income	**$115,685**	**$59,886**	**$107,527**	**$136,040**	**$141,382**	**$125,947**	**$88,426**	**$53,213**
2026								
Less than $15,000	135	4	10	6	17	26	27	45
$15,000 to $24,999	159	3	18	15	19	33	36	37
$25,000 to $34,999	186	6	21	15	12	31	37	65
$35,000 to $49,999	409	17	59	32	37	53	67	144
$50,000 to $74,999	760	19	78	58	76	91	189	248
$75,000 to $99,999	766	17	80	117	111	183	208	51
$100,000 to $199,999	2,948	20	337	639	724	703	412	113
$200,000 or more	1,565	4	133	282	394	446	194	113
Total	**6,928**	**89**	**736**	**1,163**	**1,389**	**1,566**	**1,169**	**817**
Median Income	**$124,291**	**$67,922**	**$117,038**	**$150,101**	**$151,458**	**$141,791**	**$102,295**	**$58,630**
Change 2021 - 2026								
Less than $15,000	-23	-0	-1	-4	-7	-11	-6	6
$15,000 to $24,999	-33	-1	-1	-5	-12	-15	-6	7
$25,000 to $34,999	-30	-0	-2	-2	-15	-17	-8	14
$35,000 to $49,999	-34	-3	-7	-10	-17	-20	-13	36
$50,000 to $74,999	-44	-0	-14	-18	-39	-33	-19	80
$75,000 to $99,999	9	1	-0	-10	-20	-6	21	24
$100,000 to $199,999	398	6	70	86	-28	99	104	61
$200,000 or more	198	-0	23	38	-32	57	52	60
Total	**441**	**3**	**68**	**75**	**-170**	**54**	**124**	**287**
Median Income	**$8,606**	**$8,036**	**$9,511**	**$14,061**	**$10,076**	**$15,844**	**$13,869**	**$5,417**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-9
TENURE BY AGE OF HOUSEHOLDER
SCOTT COUNTY MARKET AREA
2021

Age		Belle Plaine		Elko New Market		Jordan		New Prague		Prior Lake		Savage		Shakopee		Credit River		Townships		Scott County	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
15-24	Own	105	100.0	0	0.0	0	0.0	15	40.6	78	100.0	0	0.0	64	37.1	0	0.0	56	51.7	560	46.8
	Rent	0	0.0	0	0.0	95	100.0	21	59.4	0	0.0	109	100.0	109	62.9	0	0.0	52	48.3	636	53.2
	Total	**105**	**100.0**	**0**	**100.0**	**95**	**100.0**	**36**	**100.0**	**78**	**100.0**	**109**	**100.0**	**174**	**100.0**	**0**	**100.0**	**108**	**100.0**	**1,196**	**100.0**
25-34	Own	390	69.8	432	90.6	163	47.2	456	78.8	1,508	76.0	827	58.5	1,951	76.2	156	88.3	512	81.9	6,111	74.5
	Rent	169	30.2	45	9.4	182	52.8	123	21.2	477	24.0	587	41.5	611	23.8	21	11.7	113	18.1	2,093	25.5
	Total	**559**	**100.0**	**477**	**100.0**	**345**	**100.0**	**579**	**100.0**	**1,985**	**100.0**	**1,414**	**100.0**	**2,562**	**100.0**	**177**	**100.0**	**625**	**100.0**	**8,204**	**100.0**
35-44	Own	699	90.9	410	85.2	466	72.3	511	82.8	1,659	86.2	1,153	100.0	2,996	86.3	281	100.0	1,096	91.6	10,870	85.3
	Rent	70	9.1	71	14.8	179	27.7	106	17.2	265	13.8	0	0.0	475	13.7	0	0.0	101	8.4	1,867	14.7
	Total	**769**	**100.0**	**481**	**100.0**	**645**	**100.0**	**617**	**100.0**	**1,925**	**100.0**	**1,153**	**100.0**	**3,470**	**100.0**	**281**	**100.0**	**1,196**	**100.0**	**12,737**	**100.0**
45-54	Own	353	95.5	365	100.0	492	78.7	468	85.7	1,744	100.0	2,067	78.5	3,547	92.0	530	98.3	1,663	91.9	11,769	88.1
	Rent	17	4.5	0	0.0	133	21.3	78	14.3	0	0.0	566	21.5	307	8.0	9	1.7	147	8.1	1,585	11.9
	Total	**370**	**100.0**	**365**	**100.0**	**626**	**100.0**	**546**	**100.0**	**1,744**	**100.0**	**2,632**	**100.0**	**3,853**	**100.0**	**539**	**100.0**	**1,809**	**100.0**	**13,354**	**100.0**
55-64	Own	370	80.5	167	100.0	302	83.1	388	73.8	1,128	64.9	2,480	84.4	2,870	84.7	520	100.0	1,423	94.8	9,245	85.8
	Rent	90	19.5	0	0.0	62	16.9	137	26.2	609	35.1	457	15.6	518	15.3	0	0.0	78	5.2	1,531	14.2
	Total	**460**	**100.0**	**167**	**100.0**	**363**	**100.0**	**525**	**100.0**	**1,738**	**100.0**	**2,937**	**100.0**	**3,388**	**100.0**	**520**	**100.0**	**1,501**	**100.0**	**10,776**	**100.0**
65 +	Own	411	96.1	66	57.3	285	82.2	689	75.9	2,166	65.0	2,806	89.0	1,714	78.2	320	100.0	1,138	91.2	7,923	80.6
	Rent	17	3.9	49	42.7	62	17.8	228	25.1	1,164	35.0	348	11.0	479	21.8	0	0.0	109	8.8	1,909	19.4
	Total	**428**	**100.0**	**115**	**100.0**	**346**	**100.0**	**908**	**100.0**	**3,331**	**100.0**	**3,155**	**100.0**	**2,193**	**100.0**	**320**	**100.0**	**1,247**	**100.0**	**9,832**	**100.0**
TOTAL	Own	2,328	86.6	1,440	89.7	1,708	70.6	2,526	78.5	8,284	76.7	9,333	81.9	13,141	84.0	1,807	98.4	5,887	90.7	46,478	82.8
	Rent	362	13.4	165	10.3	712	29.4	694	21.5	2,516	23.3	2,067	18.1	2,499	16.0	30	1.6	600	9.3	9,621	17.2
	Total	**2,690**	**100.0**	**1,605**	**100.0**	**2,420**	**100.0**	**3,220**	**100.0**	**10,800**	**100.0**	**11,400**	**100.0**	**15,640**	**100.0**	**1,837**	**100.0**	**6,487**	**100.0**	**56,099**	**100.0**

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-10
TENURE BY HOUSEHOLD INCOME
SCOTT COUNTY MARKET AREA
2021

	BELLE PLAINE				ELKO NEW MARKET				JORDAN				NEW PRAGUE			
Income	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
Less than $15,000	34	44.6%	43	55.4%	0	0.0%	0	0.0%	123	43.2%	162	56.8%	326	82.6%	68	17.4%
$15,000 to $24,999	113	87.3%	17	12.7%	0	0.0%	0	0.0%	35	36.9%	60	63.1%	67	21.9%	237	78.1%
$25,000 to $34,999	87	84.1%	17	15.9%	0	0.0%	0	0.0%	63	27.5%	165	72.5%	40	26.8%	108	73.2%
$35,000 to $49,999	369	72.6%	139	27.4%	20	100.0%	0	0.0%	155	46.7%	177	53.3%	162	60.0%	108	40.0%
$50,000 to $74,999	365	82.8%	76	17.2%	129	100.0%	0	0.0%	211	75.2%	70	24.8%	410	78.6%	112	21.4%
$75,000 to $99,999	465	92.7%	37	7.3%	247	100.0%	0	0.0%	262	87.1%	39	12.9%	399	100.0%	0	0.0%
$100,000 to $149,999	652	95%	34	5.0%	688	90.8%	69	9.2%	485	95.9%	21	4.1%	536	82.1%	117	17.9%
$150,000+	242	100.0%	0	0.0%	451	100.0%	0	0.0%	374	95.1%	19	4.9%	531	100.0%	0	0.0%
Total	**2,328**	**86.6%**	**362**	**13.4%**	**1,536**	**95.7%**	**69**	**4.3%**	**1,708**	**70.6%**	**712**	**29.4%**	**2,470**	**76.7%**	**750**	**23.3%**
Median Household Income	**$88,200**		**$47,083**		**$125,341**		**$74,760**		**$102,225**		**$35,026**		**$88,014**		**$31,617**	

	PRIOR LAKE				SAVAGE				SHAKOPEE				SCOTT COUNTY			
Income	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
Less than $15,000	205	39.4%	316	60.6%	142	43.8%	182	56.2%	318	44.6%	395	55.4%	1,163	50.3%	1,148	49.7%
$15,000 to $24,999	295	58.3%	211	41.7%	103	43.7%	132	56.3%	236	37.4%	437	62.6%	1,111	53.1%	980	46.9%
$25,000 to $34,999	220	41.2%	314	58.8%	203	42.8%	272	57.2%	460	40.1%	688	59.9%	1,266	45.9%	1,495	54.1%
$35,000 to $49,999	688	78.2%	192	21.8%	650	67.7%	311	32.3%	885	59.3%	609	40.7%	3,316	68.8%	1,501	31.2%
$50,000 to $74,999	1,195	80.7%	286	19.3%	974	74.2%	338	25.8%	1,896	71.3%	764	28.7%	5,714	78%	1,584	21.7%
$75,000 to $99,999	912	90.2%	99	9.8%	1,144	83.0%	234	17.0%	1,677	75.6%	543	24.4%	5,794	85.8%	962	14.2%
$100,000 to $149,999	2,238	89.3%	268	10.7%	2,824	94.1%	176	5.9%	2,818	87.1%	417	12.9%	11,772	92%	1,073	8.4%
$150,000+	3,302	98.2%	62	1.8%	3,539	95.2%	177	4.8%	3,336	95.4%	162	4.6%	14,103	97%	416	2.9%
Total	**9,055**	**83.8%**	**1,745**	**16.2%**	**9,579**	**84.0%**	**1,821**	**16.0%**	**11,625**	**74.3%**	**4,015**	**25.7%**	**44,241**	**82.8%**	**9,158**	**17.2%**
Median Household Income	**$124,829**		**$38,355**		**$128,689**		**$51,152**		**$107,466**		**$47,274**		**$114,756**		**$42,859**	

	CREDIT RIVER				COMBINED TOWNSHIPS				SCOTT COUNTY MARKET AREA			
Income	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
Less than $15,000	24	100.0%	0	0.0%	139	71.0%	57	29.0%	1,310	51.7%	1,223	48.3%
$15,000 to $24,999	25	100.0%	0	0.0%	226	90.4%	24	9.6%	1,100	49.6%	1,118	50.4%
$25,000 to $34,999	40	100.0%	0	0.0%	189	78.4%	52	21.6%	1,302	44.6%	1,615	55.4%
$35,000 to $49,999	115	92.7%	9	7.3%	374	85.5%	64	14.5%	3,417	68.0%	1,608	32.0%
$50,000 to $74,999	151	100.0%	0	0.0%	716	92.0%	62	8.0%	6,048	78.0%	1,707	22.0%
$75,000 to $99,999	158	100.0%	0	0.0%	803	93.3%	58	6.7%	6,067	85.8%	1,008	14.2%
$100,000 to $149,999	532	96.4%	20	3.6%	1,559	97.0%	48	3.0%	12,332	91.3%	1,170	8.7%
$150,000+	763	100.0%	0	0.0%	2,130	99.3%	15	0.7%	14,667	97.1%	435	2.9%
Total	**1,807**	**98.4%**	**29**	**1.6%**	**6,136**	**94.2%**	**380**	**5.8%**	**46,244**	**82.4%**	**9,883**	**17.6%**
Median Household Income	**$138,380**		**n/a**		**$108,334**		**$46,459**		**$116,822**		**$43,360**	

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research & Consulting, LLC

TABLE A-11
TENURE BY HOUSEHOLD SIZE
SCOTT COUNTY MARKET AREA
2010 & 2021

Belle Plaine

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	316	16.5%	209	46.9%	263	11.3%	96	26.5%
2PP Household	627	32.7%	108	24.2%	789	33.9%	169	46.7%
3PP Household	342	17.8%	60	13.5%	522	22.4%	33	9.2%
4PP Household	375	19.6%	36	8.1%	493	21.2%	20	5.6%
5PP Household	169	8.8%	18	4.0%	118	5.1%	44	12.1%
6PP Household	59	3.1%	11	2.5%	30	1.3%	0	0.0%
7PP+ Household	28	1.5%	4	0.9%	113	4.9%	0	0.0%
Total	**1,916**	100.0%	**446**	100.0%	**2,328**	100.0%	**362**	100.0%

Elko New Market

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	106	9.0%	13	14.9%	88	5.7%	0	0.0%
2PP Household	308	26.3%	18	20.7%	327	21.3%	16	23.7%
3PP Household	235	20.1%	13	14.9%	325	21.1%	53	76.3%
4PP Household	323	27.6%	27	31.0%	566	36.9%	0	0.0%
5PP Household	134	11.4%	11	12.6%	149	9.7%	0	0.0%
6PP Household	47	4.0%	3	3.4%	40	2.6%	0	0.0%
7PP+ Household	19	1.6%	2	2.3%	40	2.6%	0	0.0%
Total	**1,172**	100.0%	**87**	100.0%	**1,536**	100.0%	**69**	100.0%

Jordan

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	230	15.2%	115	32.4%	324	18.9%	244	34.2%
2PP Household	463	30.5%	78	22.0%	418	24.5%	96	13.4%
3PP Household	260	17.2%	66	18.6%	277	16.2%	120	16.8%
4PP Household	336	22.2%	47	13.2%	432	25.3%	71	9.9%
5PP Household	154	10.2%	27	7.6%	190	11.1%	40	5.6%
6PP Household	46	3.0%	16	4.5%	67	3.9%	28	4.0%
7PP+ Household	27	1.8%	6	1.7%	0	0.0%	114	16.0%
Total	**1,516**	100.0%	**355**	100.0%	**1,708**	100.0%	**712**	100.0%

New Prague

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	389	18.7%	279	44.5%	441	17.5%	444	63.9%
2PP Household	697	33.4%	143	22.8%	928	36.8%	38	5.5%
3PP Household	329	15.8%	82	13.1%	327	13.0%	41	6.0%
4PP Household	378	18.1%	76	12.1%	425	16.8%	88	12.7%
5PP Household	203	9.7%	34	5.4%	299	11.9%	64	9.2%
6PP Household	63	3.0%	9	1.4%	70	2.8%	19	2.7%
7PP+ Household	25	1.2%	4	0.6%	35	1.4%	0	0.0%
Total	**2,084**	100.0%	**627**	100.0%	**2,526**	100.0%	**694**	100.0%

Prior Lake

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	1233	17.4%	517	38.4%	1603	17.7%	850	48.7%
2PP Household	2,506	35.3%	353	26.2%	2949	32.6%	391	22.4%
3PP Household	1153	16.2%	198	14.7%	1637	18.1%	236	13.5%
4PP Household	1407	19.8%	155	11.5%	1976	21.8%	93	5.3%
5PP Household	609	8.6%	76	5.6%	564	6.2%	146	8.3%
6PP Household	141	2.0%	30	2.2%	190	2.1%	29	1.7%
7PP+ Household	51	0.7%	18	1.3%	136	1.5%	0	0.0%
Total	**7,100**	100.0%	**1,347**	100.0%	**9,055**	100.0%	**1,745**	100.0%

Savage

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	1,038	13.1%	315	26.7%	1152	12.0%	412	22.6%
2PP Household	2568	32.4%	296	25.1%	3283	34.3%	587	32.2%
3PP Household	1494	18.8%	189	16.0%	1996	20.8%	429	23.5%
4PP Household	1789	22.5%	170	14.4%	2014	21.0%	108	5.9%
5PP Household	744	9.4%	117	9.9%	704	7.3%	174	9.5%
6PP Household	203	2.6%	46	3.9%	338	3.5%	8	0.4%
7PP+ Household	100	1.3%	47	4.0%	91	0.9%	104	5.7%
Total	**7,936**	100.0%	**1,180**	100.0%	**9,579**	100.0%	**1,821**	100.0%

Shakopee

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	1,671	17.0%	929	31.5%	1,822	15.7%	1,597	39.8%
2PP Household	3,016	30.7%	741	25.2%	3,728	32.1%	972	24.2%
3PP Household	1,796	18.3%	481	16.3%	1,915	16.5%	618	15.4%
4PP Household	2,103	21.4%	422	14.3%	2,273	19.6%	365	9.1%
5PP Household	798	8.1%	210	7.1%	1,172	10.1%	248	6.2%
6PP Household	261	2.7%	81	2.8%	412	3.5%	73	1.8%
7PP+ Household	182	1.9%	81	2.8%	304	2.6%	142	3.5%
Total	**9,827**	**100.0%**	**2,945**	**100.0%**	**11,625**	**100.0%**	**4,015**	**100.0%**

Credit River

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	140	8.8%	14	17.5%	183	10.1%	0	0.0%
2PP Household	558	35.3%	24	30.0%	624	34.5%	9	31.0%
3PP Household	281	17.8%	20	25.0%	350	19.4%	0	0.0%
4PP Household	364	23.0%	8	10.0%	473	26.2%	0	0.0%
5PP Household	165	10.4%	7	8.8%	105	5.8%	0	0.0%
6PP Household	56	3.5%	6	7.5%	68	3.8%	21	69.0%
7PP+ Household	18	1.1%	1	1.3%	4	0.2%	0	0.0%
Total	**1,582**	**100.0%**	**80**	**100.0%**	**1,807**	**100.0%**	**30**	**100.0%**

Townships

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	624	11.2%	158	36.9%	712	11.6%	89	27.5%
2PP Household	2,119	38.0%	97	22.7%	2,528	41.0%	82	25.1%
3PP Household	961	17.2%	55	12.9%	1,094	17.7%	70	21.6%
4PP Household	1,079	19.4%	63	14.7%	1,136	18.4%	42	12.8%
5PP Household	517	9.3%	33	7.7%	467	7.6%	12	3.6%
6PP Household	179	3.2%	15	3.5%	167	2.7%	19	5.7%
7PP+ Household	94	1.7%	7	1.6%	57	0.9%	12	3.8%
Total	**5,573**	**100.0%**	**428**	**100.0%**	**6,161**	**100.0%**	**326**	**100.0%**

Scott County

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	5,574	14.8%	2,494	34.0%	6,293	14.2%	3,489	38.1%
2PP Household	12,552	33.2%	1,818	24.8%	14,831	33.5%	2,248	24.5%
3PP Household	6,700	17.7%	1,141	15.6%	8,159	18.4%	1,517	16.6%
4PP Household	7,984	21.1%	979	13.4%	9,339	21.1%	738	8.1%
5PP Household	3,409	9.0%	519	7.1%	3,592	8.1%	636	6.9%
6PP Household	1,028	2.7%	213	2.9%	1,298	2.9%	173	1.9%
7PP+ Household	529	1.4%	168	2.3%	730	1.6%	357	3.9%
Total	**37,776**	**100.0%**	**7,332**	**100.0%**	**44,241**	**100.0%**	**9,158**	**100.0%**

Scott County Market Area

	2010				2021			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Size	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.
1PP Household	5,747	14.8%	2,549	34.0%	6,721	14.5%	3,973	40.6%
2PP Household	12,862	33.2%	1,858	24.8%	15,485	33.4%	2,271	23.2%
3PP Household	6,851	17.7%	1,164	15.5%	8,464	18.3%	1,542	15.8%
4PP Household	8,154	21.1%	1,004	13.4%	9,654	20.8%	836	8.5%
5PP Household	3,493	9.0%	533	7.1%	3,902	8.4%	636	6.5%
6PP Household	1,055	2.7%	217	2.9%	1,330	2.9%	173	1.8%
7PP+ Household	544	1.4%	170	2.3%	755	1.6%	357	3.6%
Total	**38,706**	**100.0%**	**7,495**	**100.0%**	**46,312**	**100.0%**	**9,787**	**100.0%**

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-12
HOUSEHOLD TYPE
SCOTT COUNTY MARKET AREA
2010 & 2021

	Total HH's		Family Households						Non-Family Households			
			Married w/o Child		Married w/ Child		Other *		Living Alone		Roommates	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Number of Households												
Belle Plaine	2,362	2,690	619	776	724	795	337	595	525	359	157	164
Elko New Market	1,259	1,605	293	400	638	986	133	96	119	88	76	34
Jordan	1,871	2,420	465	449	656	905	307	444	345	567	98	55
New Prague	2,711	3,220	686	832	825	942	399	403	668	885	133	158
Prior Lake	8,447	10,800	2,585	3,192	2,596	3,577	1,030	1,108	1,750	2,454	486	469
Credit River	1,662	1,837	673	754	657	786	123	90	154	183	55	25
Savage	9,116	11,400	2,644	3,594	3,402	4,083	1,176	1,638	1,353	1,565	541	519
Shakopee	12,772	15,640	3,030	3,924	4,269	4,683	1,976	2,609	2,600	3,418	897	1,006
Townships	6,001	6,487	2,486	2,738	1,963	1,983	535	670	782	802	235	294
Scott Co. Total	**45,108**	**53,399**	**13,193**	**16,002**	**15,356**	**17,855**	**5,872**	**7,151**	**8,068**	**9,782**	**2,619**	**2,610**
Scott Co. MA Total	**40,200**	**56,099**	**10,995**	**16,660**	**13,767**	**18,740**	**5,481**	**7,654**	**7,514**	**10,321**	**2,443**	**2,724**
Percent of Total												
Belle Plaine	100%	100%	26.2%	28.9%	30.7%	29.6%	14.3%	22.1%	22.2%	13.4%	6.6%	6.1%
Elko New Market	100%	100%	23.3%	24.9%	50.7%	61.4%	10.6%	6.0%	9.5%	5.5%	6.0%	2.1%
Jordan	100%	100%	24.9%	18.5%	35.1%	37.4%	16.4%	18.4%	18.4%	23.4%	5.2%	2.3%
New Prague	100%	100%	25.3%	25.9%	30.4%	29.3%	14.7%	12.5%	24.6%	27.5%	4.9%	4.9%
Prior Lake	100%	100%	30.6%	29.6%	30.7%	33.1%	12.2%	10.3%	20.7%	22.7%	5.8%	4.3%
Credit River	100%	100%	40.5%	41.0%	39.5%	42.8%	7.4%	4.9%	9.3%	9.9%	3.3%	1.3%
Savage	100%	100%	29.0%	31.5%	37.3%	35.8%	12.9%	14.4%	14.8%	13.7%	5.9%	4.6%
Shakopee	100%	100%	23.7%	25.1%	33.4%	29.9%	15.5%	16.7%	20.4%	21.9%	7.0%	6.4%
Townships	100%	100%	41.4%	42.2%	32.7%	30.6%	8.9%	10.3%	13.0%	12.4%	3.9%	4.5%
Scott Co. Total	**100.0%**	**100.0%**	**29.2%**	**30.0%**	**34.0%**	**33.4%**	**13.0%**	**13.4%**	**17.9%**	**18.3%**	**5.8%**	**4.9%**
Scott Co. MA Total	**100.0%**	**100.0%**	**27.4%**	**29.7%**	**34.2%**	**33.4%**	**13.6%**	**13.6%**	**18.7%**	**18.4%**	**6.1%**	**4.9%**

* Single-parent families, unmarried couples with children.

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-13
ESTIMATED NET WORTH BY AGE OF HOUSEHOLDER
SCOTT COUNTY MARKET AREA
2021

	Total		Age of Householder													
			15-24		25-34		35-44		45-54		55-64		65-74		75+	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Belle Plaine	$598,690	$207,384	$81,649	$76,003	$146,066	$89,607	$552,375	$224,155	$604,314	$255,454	$965,809	$282,198	$850,404	$304,398	$926,493	$305,429
Elko New Market	$1,554,711	$536,323	$238,695	$150,000	$297,085	$176,239	$1,000,346	$409,948	$1,952,985	$678,830	$2,872,756	$1,000,001	$2,715,281	$1,000,001	$1,406,940	$777,738
Jordan	$696,613	$175,419	$54,365	$31,849	$160,599	$63,656	$626,494	$210,794	$828,798	$230,669	$1,059,406	$215,965	$1,241,018	$300,593	$283,341	$163,318
New Prague	$1,134,854	$253,985	$195,860	$92,837	$227,106	$96,831	$910,177	$248,069	$1,168,781	$306,179	$1,797,681	$383,608	$1,672,550	$409,388	$1,397,615	$274,968
Prior Lake	$1,900,299	$492,521	$123,013	$77,834	$253,943	$98,970	$1,330,619	$502,826	$2,259,215	$628,143	$2,968,970	$829,424	$2,567,675	$725,133	$1,670,577	$378,450
Credit River	$2,954,815	$937,811	$179,190	$100,000	$419,975	$239,858	$1,197,128	$621,571	$3,540,999	$1,000,001	$4,412,424	$1,000,001	$3,266,609	$1,000,001	$2,106,660	$748,441
Savage	$1,760,072	$494,596	$88,449	$33,847	$254,934	$129,045	$1,448,528	$476,688	$2,221,258	$644,172	$2,592,578	$776,283	$2,421,259	$688,772	$1,721,408	$459,757
Shakopee	$978,204	$251,546	$93,217	$32,662	$232,541	$100,268	$1,138,324	$308,526	$1,172,390	$322,770	$1,457,168	$348,175	$1,465,075	$385,644	$916,310	$288,452
Townships	$2,446,781	$606,377	$159,527	$86,446	$294,877	$151,795	$1,496,481	$516,513	$2,851,967	$710,920	$3,606,469	$1,000,001	$2,816,982	$765,859	$2,169,514	$569,144
Scott County Total	**$1,016,157**	**$255,683**	**$94,245**	**$37,834**	**$231,013**	**$101,082**	**$1,128,907**	**$310,421**	**$1,221,832**	**$327,567**	**$1,558,056**	**$363,129**	**$1,547,625**	**$399,014**	**$955,741**	**$295,116**
Scott County MA Total	**$1,559,644**	**$367,642**	**$112,744**	**$61,153**	**$244,640**	**$109,839**	**$1,203,199**	**$368,409**	**$1,922,746**	**$516,872**	**$2,542,507**	**$656,442**	**$2,215,933**	**$607,782**	**$1,451,178**	**$363,452**

Sources: ESRI; Maxfield Research & Consulting, LLC

TABLE A-14
DEMOGRAPHIC SUMMARY
SCOTT COUNTY MARKET AREA COMPARED TO OTHER COUNTIES
2021

Demographic Summary	Anoka		Carver		Dakota		Hennepin		Ramsey		Scott		Washington		Scott MA	
	Num	Pct.	Num	Pct.	Num	Pct.	Num	Pct.	Num	Pct.	Num	Pct.	Num	Pct.	Num	Pct.
Total Population and Households																
Population	367,191		108,510		444,015		1,294,479		556,723		153,028		270,511		157,361	
Households	135,144		42,749		169,602		533,810		233,463		53,399		100,672		56,099	
Metropolitan Council (2020 Census)																
Population	363,887		106,922		439,882		1,281,565		552,352		150,928		267,568		154,115	
Households	133,879		38,863		168,008		528,547		218,077		52,645		99,507		53,699	
Age Distribution																
Under 18	88,098	24.0%	29,278	27.0%	109,005	24.5%	285,467	22.1%	129,904	23.3%	42,635	27.9%	66,659	24.6%	43,864	27.9%
18 to 24	28,946	7.9%	8,667	8.0%	35,352	8.0%	111,102	8.6%	55,490	10.0%	11,763	7.7%	21,467	7.9%	12,201	7.8%
25 to 34	48,284	13.1%	11,745	10.8%	58,168	13.1%	220,353	17.0%	92,611	16.6%	18,622	12.2%	31,385	11.6%	19,210	12.2%
35 to 44	48,790	13.3%	15,557	14.3%	59,007	13.3%	173,960	13.4%	68,179	12.2%	22,691	14.8%	35,430	13.1%	23,186	14.7%
45 to 54	52,626	14.3%	16,605	15.3%	61,828	13.9%	162,494	12.6%	63,750	11.5%	23,305	15.2%	38,991	14.4%	23,672	15.0%
55 to 64	50,750	13.8%	14,282	13.2%	60,156	13.5%	164,032	12.7%	68,320	12.3%	18,067	11.8%	37,568	13.9%	18,368	11.7%
65 to 74	30,617	8.3%	7,325	6.8%	36,504	8.2%	103,434	8.0%	45,299	8.1%	9,846	6.4%	23,444	8.7%	10,151	6.5%
75+	19,080	5.2%	5,051	4.7%	23,995	5.4%	73,638	5.7%	33,170	6.0%	6,099	4.0%	15,568	5.8%	6,710	4.3%
Household Income																
Median Household Income	$83,654		$103,323		$87,585		$79,574		$65,824		$103,991		$98,411		$79,352	
Owner	$93,776		$117,715		$104,432		$106,292		$91,814		$116,822		$111,599		$91,517	
Renter	$47,245		$50,035		$48,507		$47,062		$39,591		$43,630		$51,426		$34,085	
Household Tenure																
Own	108,253	80.1%	35,015	81.9%	125,526	74.0%	332,925	62.4%	138,769	59.4%	44,241	82.8%	81,677	81.1%	46,359	82.6%
Rent	26,891	19.9%	7,734	18.1%	44,076	26.0%	200,885	37.6%	94,694	40.6%	9,158	17.2%	18,995	18.9%	9,740	17.4%
Household Type																
Married with Children	32,539	24.1%	13,803	32.3%	41,111	24.2%	104,258	19.5%	43,735	18.7%	17,855	33.4%	26,763	26.6%	18,644	33.2%
Married without Children	42,946	31.8%	14,045	32.9%	51,673	30.5%	134,054	25.1%	54,719	23.4%	16,002	30.0%	32,810	32.6%	16,700	29.8%
Other	20,658	15.3%	4,215	9.9%	24,666	14.5%	68,201	12.8%	38,091	16.3%	7,151	13.4%	12,931	12.8%	7,489	13.3%
Living Alone	30,865	22.8%	8,607	20.1%	41,579	24.5%	175,995	33.0%	77,076	33.0%	9,782	18.3%	22,900	22.7%	10,524	18.8%
Roommates	8,135	6.0%	2,080	4.9%	10,573	6.2%	51,303	9.6%	19,843	8.5%	2,610	4.9%	5,269	5.2%	2,742	4.9%

Sources: U.S. Census Bureau; ESRI; Maxfield Research & Consulting, LLC

TABLE A-15
EMPLOYMENT GROWTH AND PROJECTIONS
SCOTT COUNTY
2000 - 2040

	Total Employment					Forecast		Change 2000 - 2010		2010 - 2020		2020 - 2021		2021 - 2030		2030 - 2040	
	2000	2010	2015	2020	2021 3Q	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Belle Plaine City	1,428	1,847	1,651	1,728	1,761	2,400	2,900	419	29.3%	-119	-6.4%	33	1.9%	639	36.3%	500	20.8%
Elko New Market City[1]	248	317	379	429	561	750	1,000	69	27.8%	112	35.3%	132	30.8%	189	33.7%	250	33.3%
Jordan City	1,321	1,587	1,859	1,941	2,220	2,500	2,850	266	20.1%	354	22.3%	279	14.4%	280	12.6%	350	14.0%
New Prague City[2]	3,116	3,009	2,941	2,735	2,824	3,260	3,850	-107	-3.4%	-274	-9.1%	89	3.3%	436	15.4%	590	18.1%
Prior Lake City[3]	7,972	7,766	7,984	7,241	7,655	8,800	11,200	-206	-2.6%	-525	-6.8%	414	5.7%	1,145	15.0%	2,400	27.3%
Credit River City	265	397	325	446	573	800	1,100	132	49.8%	49	12.3%	127	28.5%	227	39.6%	300	37.5%
Savage City	5,366	6,753	7,476	8,034	8,416	9,900	11,600	1,387	25.8%	1,281	19.0%	382	4.8%	1,484	17.6%	1,700	17.2%
Shakopee City	13,938	18,831	20,880	26,006	28,499	36,800	44,500	4,893	35.1%	7,175	38.1%	2,493	9.6%	8,301	29.1%	7,700	20.9%
Cities Total	**33,654**	**40,507**	**43,495**	**48,560**	**52,509**	**65,210**	**79,000**	**6,853**	**20.4%**	**8,053**	**19.9%**	**3,949**	**8.1%**	**12,701**	**24.2%**	**13,790**	**21.1%**
Belle Plaine Township	77	69	69	43	45	70	70	-8	-10.4%	-26	-37.7%	2	4.7%	25	55.6%	0	0.0%
Blakeley Township	70	69	82	64	95	100	125	-1	-1.4%	-5	-7.2%	31	48.4%	5	5.3%	25	25.0%
Helena Township	473	147	403	307	311	480	600	-326	-68.9%	160	108.8%	4	1.3%	169	54.3%	120	25.0%
New Market Township	262	325	506	1,491	1,657	1,600	1,900	63	24.0%	1,166	358.8%	166	11.1%	-57	-3.4%	300	18.8%
Cedar Lake Township	91	82	117	209	250	270	330	-9	-9.9%	127	154.9%	41	19.6%	20	8.0%	60	22.2%
St. Lawrence Township	145	48	93	218	288	300	400	-97	-66.9%	170	354.2%	70	32.1%	12	4.2%	100	33.3%
Sand Creek Township	249	298	336	442	530	600	800	49	19.7%	144	48.3%	88	19.9%	70	13.2%	200	33.3%
Spring Lake Township	176	390	479	459	510	550	650	214	121.6%	69	17.7%	51	11.1%	40	7.8%	100	18.2%
Jackson Township	92	168	272	449	496	580	680	76	82.6%	281	167.3%	47	10.5%	84	16.9%	100	17.2%
Louisville Township	476	298	345	438	525	580	650	-178	-37.4%	140	47.0%	87	19.9%	55	10.5%	70	12.1%
Townships Subtotal	**2,111**	**1,894**	**2,702**	**4,120**	**4,707**	**5,130**	**6,205**	**-217**	**-10.3%**	**2,226**	**117.5%**	**587**	**31.0%**	**423**	**9.0%**	**1,075**	**21.0%**
Scott County MA	**35,765**	**42,401**	**46,197**	**52,680**	**57,216**	**70,340**	**85,205**	**6,636**	**18.6%**	**10,279**	**24.2%**	**4,536**	**8.6%**	**13,124**	**22.9%**	**14,865**	**21.1%**
Scott County	**34,980**	**41,545**	**45,273**	**52,024**	**56,601**	**67,080**	**81,355**	**6,565**	**18.8%**	**10,479**	**25.2%**	**4,577**	**8.8%**	**10,479**	**18.5%**	**14,275**	**21.3%**
Twin Cities Metro	*1,607,916*	*1,544,613*	*1,675,292*	*1,644,799*	*1,677,205*	*1,900,000*	*2,016,000*	*-63,303*	*-3.9%*	*100,186*	*6.5%*	*32,406*	*2.0%*	222,795	13.3%	116,000	6.1%

[1] The Cities of Elko and New Market combined in 2007. Historic data has been combined.

[2] Includes all of New Prague

[3] Employment figures include those employed at SMSC, most of whom work at the casino complex (2020 estimate at 2,000).

Sources: Metropolitan Council, MNDEED, Maxfield Research and Consulting, LLC

TABLE A-16
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
INDUSTRY EMPLOYMENT - SCOTT COUNTY
2015 through 2021 (3rd Quarter)

Industry	Average Annual Employment							Change 2015 - 2020		Change 2020 - 2021	
	2015	2016	2017	2018	2019	2020	2021 Q3	#	%	#	%
Belle Plaine											
Total, All Industries	**1,651**	**1,822**	**1,836**	**1,899**	**1,824**	**1,792**	**1,945**	**141**	**8.5%**	**153**	**8.5%**
Natural Resources & Mining	--	--	--	--	--	--	--	--	--	--	--
Construction	17	12	14	38	64	92	107	75	441.2%	15	16.3%
Manufacturing	92	99	236	225	235	232	242	140	152.2%	10	4.3%
Trade, Transportation, Utilities	409	438	458	452	454	424	442	15	3.7%	18	4.2%
Information	--	--	--	--	--	--	14	--	--	--	--
Financial Activities	41	40	--	--	--	--	46	--	--	--	--
Prof. & Business Services	78	74	90	66	60	62	53	-16	-20.5%	-9	-14.5%
Education & Health Services	632	661	636	632	614	595	656	-37	-5.9%	61	10.3%
Leisure & Hospitality	277	223	234	242	239	191	219	-86	-31.0%	28	14.7%
Other Services	--	--	--	55	57	--	45	--	--	--	--
Public Administration	44	44	47	48	48	49	55	5	11.4%	6	12.2%
Elko New Market											
Total, All Industries	**1,002**	**1,670**	**1,921**	**2,142**	**2,238**	**2,129**	**1,961**	**1,127**	**112.5%**	**-168**	**-7.9%**
Natural Resources & Mining	--	13	13	14	16	17	16	--	--	-1	-5.9%
Construction	140	670	874	929	985	923	827	783	559.3%	-96	-10.4%
Manufacturing	--	30	33	43	45	61	25	--	--	-36	-59.0%
Trade, Transportation, Utilities	316	347	395	455	486	458	535	142	44.9%	77	16.8%
Information	--	--	--	1	--	--	--	--	--	--	--
Financial Activities	8	11	11	--	--	--	--	--	--	--	--
Prof. & Business Services	91	132	126	128	133	85	96	-6	-6.6%	11	12.9%
Education & Health Services	41	23	27	118	104	66	78	25	61.0%	12	18.2%
Leisure & Hospitality	175	173	164	164	141	123	163	-52	-29.7%	40	32.5%
Other Services	4	12	20	47	41	20	67	16	400.0%	47	235.0%
Public Administration	21	21	23	32	28	27	28	6	28.6%	1	3.7%
Jordan											
Total, All Industries	**2,288**	**2,432**	**2,416**	**2,466**	**2,578**	**2,601**	**2,930**	**313**	**13.7%**	**329**	**12.6%**
Natural Resources & Mining	20	19	24	25	22	24	27	4	20.0%	3	12.5%
Construction	238	269	283	38	41	361	532	123	51.7%	171	47.4%
Manufacturing	221	217	211	44	46	45	45	-176	-79.6%	0	0.0%
Trade, Transportation, Utilities	548	517	528	551	559	578	607	30	5.5%	29	5.0%
Information	--	--	--	--	1	--	--	--	--	--	--
Financial Activities	63	67	67	70	70	73	79	10	15.9%	6	8.2%
Prof. & Business Services	104	104	16	34	97	118	145	14	13.5%	27	22.9%
Education & Health Services	471	507	519	518	534	533	558	62	13.2%	25	4.7%
Leisure & Hospitality	290	382	353	391	386	349	368	59	20.3%	19	5.4%
Other Services	39	67	46	8	56	--	--	--	--	--	--
Public Administration	84	76	78	78	81	78	80	-6	-7.1%	2	2.6%

TABLE A-16
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
INDUSTRY EMPLOYMENT - SCOTT COUNTY
2015 through 2021 (3rd Quarter)

Industry	Average Annual Employment							Change 2015 - 2020		Change 2020 - 2021	
	2015	2016	2017	2018	2019	2020	2021 Q3	#	%	#	%
New Prague											
Total, All Industries	**3,344**	**3,286**	**3,140**	**3,105**	**3,262**	**3,042**	**3,180**	**-302**	**-9.0%**	**138**	**4.5%**
Natural Resources & Mining	--	--	--	--	--	--	--	--	--	--	--
Construction	50	--	--	--	--	--	--	--	--	--	--
Manufacturing	590	321	328	337	330	287	306	-303	-51.4%	19	6.6%
Trade, Transportation, Utilities	556	518	506	534	544	585	636	29	5.2%	51	8.7%
Information	56	53	49	--	41	35	34	-21	-37.5%	-1	-2.9%
Financial Activities	113	101	106	109	111	107	105	-6	-5.3%	-2	-1.9%
Prof. & Business Services	147	150	140	--	74	75	113	-72	-49.0%	38	50.7%
Education & Health Services	1,081	1,102	947	968	1,040	982	1,039	-99	-9.2%	57	5.8%
Leisure & Hospitality	343	345	350	344	380	280	276	-63	-18.4%	-4	-1.4%
Other Services	163	155	159	138	138	105	114	-58	-35.6%	9	8.6%
Public Administration	73	76	59	48	50	42	29	-31	-42.5%	-13	-31.0%
Prior Lake											
Total, All Industries	**8,788**	**8,897**	**9,052**	**9,166**	**9,352**	**8,146**	**8,800**	**-642**	**-7.3%**	**654**	**8.0%**
Natural Resources & Mining	--	--	--	--	--	--	--	--	--	--	--
Construction	761	768	767	866	891	742	930	-19	-2.5%	188	25.3%
Manufacturing	--	--	--	--	--	--	--	--	--	--	--
Trade, Transportation, Utilities	691	749	739	734	723	739	744	48	6.9%	5	0.7%
Information	--	50	29	23	20	21	23	--	--	2	9.5%
Financial Activities	--	225	236	250	232	212	217	--	--	5	2.4%
Prof. & Business Services	553	566	566	593	604	636	665	83	15.0%	29	4.6%
Education & Health Services	1,119	1,184	1,239	1,255	1,318	1,304	1,428	185	16.5%	124	9.5%
Leisure & Hospitality	3,531	3,432	3,521	3,533	3,605	2,780	3,130	-751	-21.3%	350	12.6%
Other Services	588	627	648	565	546	378	398	-210	-35.7%	20	5.3%
Public Administration	939	952	940	947	956	817	856	-122	-13.0%	39	4.8%
Savage											
Total, All Industries	**7,476**	**7,475**	**8,295**	**8,486**	**8,650**	**8,034**	**8,451**	**558**	**7.5%**	**417**	**5.2%**
Natural Resources & Mining	--	--	--	--	--	--	--	--	--	--	--
Construction	945	945	983	1,016	913	874	933	-71	-7.5%	59	6.8%
Manufacturing	--	--	--	--	--	--	--	--	--	--	--
Trade, Transportation, Utilities	1,869	1,933	2,435	2,490	2,568	2,548	2,650	679	36.3%	102	4.0%
Information	94	93	85	97	104	88	56	-6	-6.4%	-32	-36.4%
Financial Activities	176	203	208	208	203	140	162	-36	-20.5%	22	15.7%
Prof. & Business Services	553	593	619	647	614	562	565	9	1.6%	3	0.5%
Education & Health Services	1,033	1,071	1,306	1,353	1,435	1,374	1,547	341	33.0%	173	12.6%
Leisure & Hospitality	1,266	1,102	1,095	1,109	1,242	1,016	1,061	-250	-19.7%	45	4.4%
Other Services	541	565	576	599	627	516	575	-25	-4.6%	59	11.4%
Public Administration	216	221	226	232	236	231	233	15	6.9%	2	0.9%

TABLE A-16
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
INDUSTRY EMPLOYMENT - SCOTT COUNTY
2015 through 2021 (3rd Quarter)

Industry	Average Annual Employment							Change 2015 - 2020		Change 2020 - 2021	
	2015	2016	2017	2018	2019	2020	2021 Q3	#	%	#	%
Shakopee											
Total, All Industries	**21,497**	**23,629**	**27,422**	**27,545**	**27,532**	**26,893**	**27,991**	**5,396**	**25.1%**	**1,098**	**4.1%**
Natural Resources & Mining	18	43	19	14	13	12	12	-6	-33.3%	0	0.0%
Construction	1,263	1,493	1,651	1,749	1,811	2,105	2,181	842	66.7%	76	3.6%
Manufacturing	3,926	4,201	4,393	4,841	4,646	4,330	4,397	404	10.3%	67	1.5%
Trade, Transportation, Utilities	4,565	6,006	9,088	9,019	8,764	9,748	9,985	5,183	113.5%	237	2.4%
Information	169	176	228	231	221	173	154	4	2.4%	-19	-11.0%
Financial Activities	346	280	297	293	286	291	311	-55	-15.9%	20	6.9%
Prof. & Business Services	2,548	2,503	2,503	2,131	2,210	2,077	1,910	-471	-18.5%	-167	-8.0%
Education & Health Services	3,673	3,841	3,855	3,892	3,991	3,855	3,985	182	5.0%	130	3.4%
Leisure & Hospitality	3,158	3,326	3,277	3,306	3,497	2,174	3,001	-984	-31.2%	827	38.0%
Other Services	458	432	553	498	509	445	513	-13	-2.8%	68	15.3%
Public Administration	1,108	1,145	1,192	1,240	1,263	1,243	1,224	135	12.2%	-19	-1.5%
Credit River											
Total, All Industries	**21,497**	**23,629**	**27,422**	**27,545**	**27,532**	**26,893**	**27,991**	**5,396**	**25.1%**	**1,098**	**4.1%**
Natural Resources & Mining	18	43	19	14	13	12	12	-6	-33.3%	0	0.0%
Construction	1,263	1,493	1,651	1,749	1,811	2,105	2,181	842	66.7%	76	3.6%
Manufacturing	3,926	4,201	4,393	4,841	4,646	4,330	4,397	404	10.3%	67	1.5%
Trade, Transportation, Utilities	4,565	6,006	9,088	9,019	8,764	9,748	9,985	5,183	113.5%	237	2.4%
Information	169	176	228	231	221	173	154	4	2.4%	-19	-11.0%
Financial Activities	346	280	297	293	286	291	311	-55	-15.9%	20	6.9%
Prof. & Business Services	2,548	2,503	2,503	2,131	2,210	2,077	1,910	-471	-18.5%	-167	-8.0%
Education & Health Services	3,673	3,841	3,855	3,892	3,991	3,855	3,985	182	5.0%	130	3.4%
Leisure & Hospitality	3,158	3,326	3,277	3,306	3,497	2,174	3,001	-984	-31.2%	827	38.0%
Other Services	458	432	553	498	509	445	513	-13	-2.8%	68	15.3%
Public Administration	1,108	1,145	1,192	1,240	1,263	1,243	1,224	135	12.2%	-19	-1.5%
Townships											
Total, All Industries	**21,497**	**23,629**	**27,422**	**27,545**	**27,532**	**26,893**	**27,991**	**5,396**	**25.1%**	**1,098**	**4.1%**
Natural Resources & Mining	18	43	19	14	13	12	12	-6	-33.3%	0	0.0%
Construction	1,263	1,493	1,651	1,749	1,811	2,105	2,181	842	66.7%	76	3.6%
Manufacturing	3,926	4,201	4,393	4,841	4,646	4,330	4,397	404	10.3%	67	1.5%
Trade, Transportation, Utilities	4,565	6,006	9,088	9,019	8,764	9,748	9,985	5,183	113.5%	237	2.4%
Information	169	176	228	231	221	173	154	4	2.4%	-19	-11.0%
Financial Activities	346	280	297	293	286	291	311	-55	-15.9%	20	6.9%
Prof. & Business Services	2,548	2,503	2,503	2,131	2,210	2,077	1,910	-471	-18.5%	-167	-8.0%
Education & Health Services	3,673	3,841	3,855	3,892	3,991	3,855	3,985	182	5.0%	130	3.4%
Leisure & Hospitality	3,158	3,326	3,277	3,306	3,497	2,174	3,001	-984	-31.2%	827	38.0%
Other Services	458	432	553	498	509	445	513	-13	-2.8%	68	15.3%
Public Administration	1,108	1,145	1,192	1,240	1,263	1,243	1,224	135	12.2%	-19	-1.5%

TABLE A-16
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
INDUSTRY EMPLOYMENT - SCOTT COUNTY
2015 through 2021 (3rd Quarter)

	Average Annual Employment							Change 2015 - 2020		Change 2020 - 2021	
Industry	2015	2016	2017	2018	2019	2020	2021 Q3	#	%	#	%
Scott County											
Total, All Industries	**45,273**	**48,128**	**53,177**	**54,063**	**54,811**	**52,024**	**54,721**	**6,751**	**14.9%**	**2,697**	**5.2%**
Natural Resources & Mining	172	176	176	179	170	184	195	12	7.0%	11	6.0%
Construction	3,648	4,473	4,879	5,191	5,291	5,598	5,751	1,950	53.5%	153	2.7%
Manufacturing	5,788	5,934	6,385	6,827	6,737	6,364	6,398	576	10.0%	34	0.5%
Trade, Transportation, Utilities	8,622	10,305	13,942	14,025	13,912	14,850	15,393	6,228	72.2%	543	3.7%
Information	371	376	415	409	397	337	283	-34	-9.2%	-54	-16.0%
Financial Activities	971	951	980	993	971	926	998	-45	-4.6%	72	7.8%
Prof. & Business Services	4,091	4,134	4,148	3,829	3,869	3,809	3,553	-282	-6.9%	-256	-6.7%
Education & Health Services	8,151	8,338	8,557	8,863	9,183	8,890	9,430	739	9.1%	540	6.1%
Leisure & Hospitality	9,181	9,024	9,072	9,183	9,673	7,028	8,438	-2,153	-23.5%	1,410	20.1%
Other Services	1,824	1,915	2,073	1,946	1,958	1,564	1,769	-260	-14.3%	205	13.1%
Public Administration	2,454	2,500	2,548	2,614	2,647	2,473	2,508	19	0.8%	35	1.4%
Twin Cities Metro Area											
Total, All Industries	**1,675,292**	**1,706,026**	**1,739,556**	**1,762,825**	**1,776,439**	**1,644,799**	**1,677,205**	**-30,493**	**-1.8%**	**32,406**	**2.0%**
Natural Resources & Mining	3,427	3,525	3,645	3,683	3,606	3,657	4,427	230	6.7%	770	21.1%
Construction	66,709	67,685	70,243	72,102	75,713	73,114	76,629	6,405	9.6%	3,515	4.8%
Manufacturing	168,480	169,434	169,617	171,317	173,061	166,186	166,588	-2,294	-1.4%	402	0.2%
Trade, Transportation, Utilities	313,380	320,297	325,962	325,628	321,968	302,037	303,995	-11,343	-3.6%	1,958	0.6%
Information	38,798	37,326	37,812	37,304	35,222	32,223	30,402	-6,575	-16.9%	-1,821	-5.7%
Financial Activities	137,046	130,885	135,025	137,986	142,525	140,940	138,302	3,894	2.8%	-2,638	-1.9%
Prof. & Business Services	277,443	291,597	294,321	298,823	302,167	283,735	288,155	6,292	2.3%	4,420	1.6%
Education & Health Services	380,336	390,398	401,417	410,344	414,104	398,301	409,926	17,965	4.7%	11,625	2.9%
Leisure & Hospitality	164,825	168,897	173,158	175,900	177,622	125,424	137,839	-39,401	-23.9%	12,415	9.9%
Other Services	56,000	56,582	57,148	57,002	57,345	48,216	50,549	-7,784	-13.9%	2,333	4.8%
Public Administration	68,847	69,398	71,206	72,734	73,105	70,966	70,390	2,119	3.1%	-576	-0.8%

Sources: Minnesota Department of Employment and Economic Development; Maxfield Research & Consulting, LLC

TABLE A-17
RESIDENT EMPLOYMENT
LARGE CITIES IN SCOTT COUNTY
2000 through 2021

	Prior Lake			
Year	Labor Force	Emply.	Unemply.	Unemply Rate
2021	14,843	14,523	320	2.2%
2020	14,987	14,145	842	5.6%
2019	15,013	14,616	397	2.6%
2018	14,891	14,506	385	2.6%
2017	14,342	13,929	413	2.9%
2016	14,068	13,603	465	3.3%
2015	13,896	13,464	432	3.1%
2014	13,878	13,342	536	3.9%
2013	13,613	12,967	646	4.7%
2012	13,334	12,609	725	5.4%
2011	13,143	12,309	834	6.3%
2010	13,038	12,062	976	7.5%
2009	14,311	13,210	1,101	7.7%
2008	14,131	13,397	734	5.2%
2007	13,945	13,365	580	4.2%
2006	12,298	11,865	433	3.5%
2005	12,013	11,582	431	3.6%
2004	11,598	11,146	452	3.9%
2003	11,090	10,628	462	4.2%
2002	10,483	10,065	418	4.0%
2001	10,007	9,690	317	3.2%
2000	9,600	9,351	249	2.6%

	Savage			
	Labor Force	Employ	Unempl.	Unempl. Rate
2021	18,493	18,119	374	2.0%
2020	18,579	17,543	1,036	5.6%
2019	18,694	18,230	464	2.5%
2018	18,592	18,146	446	2.4%
2017	18,091	17,586	505	2.8%
2016	17,685	17,175	510	2.9%
2015	17,511	16,999	512	2.9%
2014	16,922	16,345	577	3.4%
2013	16,656	15,979	677	4.1%
2012	16,286	15,517	769	4.7%
2011	16,001	15,165	836	5.2%
2010	15,926	14,884	1,042	6.5%
2009	16,139	15,060	1,079	6.7%
2008	16,061	15,344	717	4.5%
2007	15,765	15,204	561	3.6%
2006	15,845	15,370	475	3.0%
2005	15,530	15,065	465	3.0%
2004	15,090	14,561	529	3.5%
2003	14,914	14,334	580	3.9%
2002	14,695	14,149	546	3.7%
2001	14,098	13,672	426	3.0%
2000	12,982	12,675	307	2.4%

(continued)

TABLE A-17 Continued
RESIDENT EMPLOYMENT
LARGE CITIES IN SCOTT COUNTY
2000 through 2021

	Shakopee			
	Labor Force	Employ.	Unemploy.	Unemploy. Rate
2021	22,939	22,417	522	2.3%
2020	23,486	22,051	1,435	6.1%
2019	23,574	22,901	673	2.9%
2018	23,595	23,040	555	2.4%
2017	22,964	22,283	681	3.0%
2016	22,496	21,761	735	3.3%
2015	22,222	21,538	684	3.1%
2014	22,203	21,385	818	3.7%
2013	22,025	21,047	978	4.4%
2012	21,810	20,719	1,091	5.0%
2011	21,564	20,291	1,273	5.9%
2010	21,261	19,838	1,423	6.7%
2009	20,384	18,842	1,542	7.6%
2008	20,164	19,116	1,048	5.2%
2007	19,832	19,019	813	4.1%
2006	19,718	19,022	696	3.5%
2005	18,879	18,193	686	3.6%
2004	17,856	17,095	761	4.3%
2003	16,436	15,663	773	4.7%
2002	15,566	14,879	687	4.4%
2001	14,305	13,777	528	3.7%
2000	13,082	12,721	361	2.8%

	Scott County			
	Labor Force	Employ.	Unemploy.	Unemploy. Rate
2021	83,381	81,590	1,791	2.1%
2020	82,977	78,332	4,645	5.6%
2019	83,765	81,419	2,346	2.8%
2018	82,820	80,758	2,062	2.5%
2017	82,142	79,796	2,346	2.9%
2016	80,937	78,337	2,600	3.2%
2015	79,144	76,678	2,466	3.1%
2014	78,161	75,345	2,816	3.6%
2013	76,971	73,598	3,373	4.4%
2012	75,799	72,024	3,775	5.0%
2011	74,896	70,578	4,318	5.8%
2010	74,150	69,064	5,086	6.9%
2009	74,949	69,500	5,449	7.3%
2008	74,340	70,646	3,694	5.0%
2007	73,099	70,143	2,956	4.0%
2006	71,811	69,311	2,500	3.5%
2005	69,821	67,345	2,476	3.5%
2004	67,139	64,460	2,679	4.0%
2003	64,052	61,279	2,773	4.3%
2002	61,168	58,653	2,515	4.1%
2001	57,894	55,967	1,927	3.3%
2000	54,351	52,918	1,433	2.6%

Sources: MNDEED, Maxfield Research and Consulting, LLC

TABLE A-18
COMMUTING PATTERNS
SCOTT COUNTY
2019

Place of Residence		
Place	**Count**	**Share**
Hennepin County, MN	31,961	39.7%
Scott County, MN	20,242	16.3%
Dakota County, MN	11,977	14.9%
Ramsey County, MN	4,396	5.5%
Carver County, MN	4,321	5.4%
Anoka County, MN	964	1.2%
LeSueur County, MN	848	1.1%
Washington County, MN	583	0.7%
St. Louis County, MN	568	0.7%
Rice County, MN	541	0.7%
All Other Locations	4,153	5.2%

Place of Employment		
Place	**Count**	**Share**
Scott County, MN	20,242	38.5%
Hennepin County, MN	8,586	16.3%
Dakota County, MN	7,761	14.8%
Carver County, MN	2,933	5.6%
LeSueur County, MN	2,044	3.9%
Ramsey County, MN	1,505	2.9%
Rice County, MN	1,207	2.3%
Anoka County, MN	1,075	2.0%
Washington County, MN	839	1.6%
Wright County, MN	739	1.4%
All Other Locations	5,586	10.6%

Home Destination		
Distance Traveled	**Count**	**Share**
Total Jobs	80,554	100.0%
Less than 10 miles	32,035	39.8%
10 to 24 miles	36,697	45.6%
25 to 50 miles	8,411	10.4%
Greater than 50 miles	3,411	4.2%

Work Destination		
Distance Traveled	**Count**	**Share**
Total Jobs	52,517	100.0%
Less than 10 miles	24,362	46.4%
10 to 24 miles	17,979	34.2%
25 to 50 miles	6,566	12.5%
Greater than 50 miles	3,610	6.9%

Home Destination = Where workers are employed who live in Scott County
Work Destination = Where workers live who are employed in Scott County

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC

TABLE A-19
COMMUTING INFLOW/OUTFLOW CHARACTERISTICS
SCOTT COUNTY
2019

	Outflow		Inflow		Interior Flow	
All Jobs	**60,312**	**100%**	**32,275**	**100%**	**20,242**	**100%**
By Age						
Workers Aged 29 or younger	12,482	20.7%	7,489	23.2%	5,487	27.1%
Workers Aged 30 to 54	35,139	58.3%	17,382	53.9%	10,002	49.4%
Workers Aged 55 or older	12,691	21.0%	7,404	22.9%	4,753	23.5%
By Monthly Wage						
Workers Earning $1,250/month or less	10,762	17.8%	6,651	20.6%	6,165	30.5%
Workers Earning $1,251 to $3,333/month	11,805	19.6%	7,982	24.7%	5,409	26.7%
Workers Earning More than $3,333/month	37,745	62.6%	17,642	54.7%	8,668	42.8%
By Industry						
"Goods Producing"	10,242	17.0%	9,468	29.3%	3,711	18.3%
"Trade, Transportation, and Utilities"	11,087	18.4%	6,487	20.1%	4,259	21.0%
"All Other Services"*	38,983	64.6%	16,320	50.6%	12,272	60.6%

*Includes the following sectors: Information, Financial Activities, Professional & Business Services, Education & Health Services, Leisure & Hospitality, Other Services, and Public Administration

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC

TABLE A-20
ESTIMATES OF TELEWORKERS
SCOTT COUNTY, TWIN CITIES METRO AND MINNESOTA
3rd Quarter 2021

	Est. Emp	% Teleworking	Est. Teleworkers
Computer/Math	287	43.5%	125
Business/Financial Operations	4,703	36.9%	1,735
Arts, Design, Entertainment	551	22.5%	124
Community/Social Services	1,357	22.4%	304
Office/Admin Support	6,321	14.3%	904
Education, Training & Library	5,734	11.6%	665
Sales and Related	2,813	9.7%	273
Healthcare Practitioners	3,554	9.6%	341
Protective Service	322	5.1%	16
Personal Care/Services	5,794	3.1%	180
Installation/Maint./Repair	202	2.7%	5
Construction/Extraction	6,533	2.2%	144
Production	6,404	2.1%	134
Building/Grounds Maintenance	610	1.8%	11
Transportation/Moving	1,918	1.6%	31
Farming/Fishing/Agriculture	194	1.5%	3
Food Preparation/Serving Related	9,304	1.4%	130
Total	**56,601**		**5,126**

Sources: US Census Bureau; MN DEED; Maxfield Research & Consulting LLC

TABLE A-22
BUILDING PERMITS ISSUED FOR NEW HOUSING UNITS
CITIES
2000 through 2021

Year	Belle Plaine	Elko New Market	Jordan	New Prague	Prior Lake	Credit River	Savage	Shakopee
Single-Family								
2000	133	109	84	25	190	44	277	430
2001	198	158	83	66	172	50	180	442
2002	195	119	91	106	220	51	92	259
2003	139	192	65	48	171	76	103	384
2004	114	126	81	25	108	73	90	393
2005	91	74	86	35	112	70	51	351
2006	52	96	39	30	84	63	35	227
2007	26	24	17	15	80	29	27	138
2008	7	6	5	3	65	22	21	95
2009	0	10	3	3	62	24	15	309
2010	7	19	13	5	94	25	34	160
2011	2	4	10	3	80	13	80	117
2012	6	27	15	10	122	16	120	93
2013	12	40	26	12	149	15	130	67
2014	12	16	23	21	118	19	76	60
2015	22	12	15	21	112	12	68	49
2016	37	22	15	53	108	16	146	44
2017	26	10	19	60	80	19	166	33
2018	17	18	27	23	114	14	189	75
2019	15	6	37	23	144	13	131	140
2020	11	14	28	43	110	9	75	165
2021	6	46	14	23	93	24	72	130
Total	1,128	938	796	653	2,588	697	2,178	3,272
Townhome								
2000	4	0	22	25	85	0	229	152
2001	28	2	6	20	216	0	149	145
2002	12	8	0	27	303	0	84	104
2003	0	17	0	32	345	0	130	259
2004	12	15	10	15	192	0	147	345
2005	26	15	0	8	84	0	198	202
2006	6	45	4	4	82	0	82	65
2007	16	27	36	0	36	0	102	27
2008	0	9	0	0	19	0	21	5
2009	7	0	4	0	0	0	46	35
2010	0	0	0	0	0	0	51	7
2011	0	0	0	0	26	0	23	0
2012	0	0	0	0	52	0	27	4
2013	0	0	0	0	39	0	10	41
2014	6	2	4	0	0	0	6	12
2015	2	2	0	0	10	0	17	10
2016	0	0	0	18	4	0	19	6
2017	2	0	6	18	20	0	38	20
2018	4	13	28	0	84	0	39	45
2019	6	4	6	0	59	0	43	4
2020	2	4	6	0	4	0	31	0
2021	0	24	0	0	0	0	6	0
Total	133	187	132	131	1,660	0	1,239	1,488

TABLE A-22
BUILDING PERMITS ISSUED FOR NEW HOUSING UNITS
CITIES
2000 through 2021

Year	Belle Plaine	Elko New Market	Jordan	New Prague	Prior Lake	Credit River	Savage	Shakopee
Multifamily								
2000	6	0	2	13	0	0	134	162
2001	0	0	0	55	67	0	0	202
2002	17	0	0	0	290	0	0	230
2003	12	0	12	6	0	0	14	444
2004	24	0	0	0	0	0	86	40
2005	0	0	0	3	24	0	6	116
2006	0	0	4	18	208	0	32	13
2007	85	0	4	0	0	0	62	22
2008	0	0	0	0	0	0	0	14
2009	0	0	4	0	0	0	0	0
2010	0	49	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0
2012	0	0	50	0	0	0	48	84
2013	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	381	88
2015	0	0	0	0	0	0	0	51
2016	0	0	0	0	222	0	0	0
2017	0	0	0	97	228	0	0	234
2018	0	0	0	0	0	0	54	59
2019	0	0	59	0	0	0	190	628
2020	0	0	0	0	40	0	40	0
2021	24	0	0	2	0	0	18	435
Total	168	49	135	194	1,079	0	1,065	1,243

Sources: Metropolitan Council; U.S. Census Bureau; Maxfield Research

TABLE A-22
BUILDING PERMITS ISSUED FOR NEW HOUSING UNITS
TOWNSHIPS
2000 through 2021

Year	Belle Plaine Twp.	Blakeley Twp.	Cedar Lake Twp.	Helena Twp.	Jackson Twp.	New Market Twp.	Louisville Twp.	Sand Creek Twp.	Spring Lake Twp.	St. Lawrence Twp.
Single-Family										
2000	12	1	40	22	4	62	10	15	36	13
2001	7	3	43	18	4	48	6	23	37	5
2002	10	1	43	21	6	34	15	11	22	2
2003	13	2	34	17	3	23	8	5	19	2
2004	9	1	41	15	0	23	5	11	19	1
2005	10	2	29	17	1	24	6	7	22	0
2006	5	0	16	9	5	18	8	2	5	1
2007	3	1	11	6	3	4	6	1	3	0
2008	1	1	8	0	0	1	3	1	4	0
2009	3	1	6	1	0	0	0	1	4	0
2010	1	1	7	1	0	1	2	0	2	0
2011	0	1	4	4	1	6	2	0	7	1
2012	1	1	11	10	0	8	1	0	7	0
2013	5	1	19	11	2	9	6	5	10	2
2014	0	0	6	4	2	5	8	3	5	1
2015	4	2	10	8	3	5	1	5	6	0
2016	0	2	13	9	1	11	4	5	10	1
2017	2	0	23	10	4	17	0	1	9	0
2018	6	0	12	6	1	17	3	7	11	0
2019	4	2	12	14	1	6	2	4	23	1
2020	1	3	13	6	0	21	1	3	17	0
2021										0
Total	74	14	278	127	26	238	69	77	173	30

Sources: Metropolitan Council; Scott County; Maxfield Research and Consulting, LLC

TABLE A-23
AGE OF HOUSING STOCK (OCCUPIED HOUSING UNITS)
SCOTT COUNTY MARKET AREA
2021

			Year Structure Built																	
	Total	Med. Yr.	<1940		1940s		1950s		1960s		1970s		1980s		1990s		2000s		2010 or later	
Submarket	Units	Built	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Belle Plaine	2,656	1998	230	8.7%	54	2.0%	209	7.9%	126	4.7%	221	8.3%	78	2.9%	389	14.6%	1,026	38.6%	323	12.2%
Credit River	1,892	1992	57	3.0%	0	0.0%	7	0.4%	121	6.4%	308	16.3%	310	16.4%	405	21.4%	490	25.9%	194	10.3%
Elko New Market	1,780	2004	154	8.7%	15	0.8%	0	0.0%	0	0.0%	96	5.4%	32	1.8%	64	3.6%	1,092	61.3%	327	18.4%
Jordan	2,387	1982	270	11.3%	52	2.2%	29	1.2%	164	6.9%	236	9.9%	233	9.8%	432	18.1%	568	23.8%	403	16.9%
New Prague	3,253	1988	331	10.2%	109	3.4%	377	11.6%	247	7.6%	211	6.5%	289	8.9%	263	8.1%	968	29.8%	458	14.1%
Prior Lake	11,047	1995	168	1.5%	48	0.4%	270	2.4%	608	5.5%	1,118	10.1%	1,620	14.7%	2,160	19.6%	3,071	27.8%	1,984	18.0%
Savage	11,818	1996	99	0.8%	82	0.7%	176	1.5%	527	4.5%	2,104	17.8%	3,248	27.5%	2,738	23.2%	521	4.4%	2,323	19.7%
Shakopee	15,715	1998	613	3.9%	150	1.0%	587	3.7%	880	5.6%	1,080	6.9%	1,323	8.4%	2,974	18.9%	5,237	33.3%	2,871	18.3%
Townships	6,918	1982	670	9.7%	134	1.9%	272	3.9%	484	7.0%	1,283	18.5%	911	13.2%	1,414	20.4%	1,198	17.3%	552	8.0%
Market Area Total	**56,442**	**0**	**2,473**	**4.4%**	**644**	**1.1%**	**1,927**	**3.4%**	**2,980**	**5.3%**	**5,080**	**9.0%**	**6,900**	**12.2%**	**11,349**	**20.1%**	**16,388**	**29.0%**	**8,701**	**15.4%**
Scott County	**55,334**	**0**	**2,267**	**4.1%**	**644**	**1.2%**	**1,835**	**3.3%**	**2,901**	**5.2%**	**5,045**	**9.1%**	**6,847**	**12.4%**	**11,278**	**20.4%**	**15,943**	**28.8%**	**8,574**	**15.5%**

Sources: U.S. Census Bureau - American Community Survey; Scott Co; Scott Co Cities; Maxfield Research & Consulting, LLC

TABLE A-24
HOUSING UNITS BY STRUCTURE & TENURE
SCOTT COUNTY
2021

	BELLE PLAINE				ELKO NEW MARKET				JORDAN				NEW PRAGUE			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	2,238	96.1%	198	54.9%	1,339	90.1%	0	0.0%	145	84.9%	18	25.8%	2,283	90.4%	123	17.7%
1, attached	77	3.3%	41	11.4%	132	8.9%	0	0.0%	14	7.9%	4	5.4%	225	8.9%	174	25.1%
2	0	0.0%	38	10.5%	0	0.0%	53	44.3%	2	1.3%	4	5.0%	0	0.0%	36	5.2%
3 to 4	0	0.0%	33	9.2%	0	0.0%	0	0.0%	0	0.0%	7	9.4%	0	0.0%	57	8.2%
5 to 9	0	0.0%	18	4.9%	0	0.0%	0	0.0%	0	0.0%	8	10.7%	0	0.0%	34	4.8%
10 to 19	0	0.0%	17	4.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	19	0.8%	183	26.4%
20 to 49	0	0.0%	17	4.6%	15	1.0%	16	13.8%	0	0.0%	4	6.1%	0	0.0%	70	10.1%
50 or more	0	0.0%	0	0.0%	0	0.0%	50	41.9%	0	0.0%	6	9.0%	0	0.0%	17	2.4%
Mobile home	14	0.6%	0	0.0%	0	0.0%	0	0.0%	10	5.9%	20	28.6%	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	**2,328**	**100%**	**362**	**100%**	**1,486**	**100%**	**119**	**100%**	**171**	**100%**	**71**	**100%**	**2,526**	**100%**	**694**	**100%**

	PRIOR LAKE				SAVAGE				SHAKOPEE				CREDIT RIVER			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	6,985	77.1%	316	18.1%	7,866	82.1%	157	8.6%	8,656	74.5%	600	14.9%	1,792	99.1%	21	69.0%
1, attached	1,877	20.7%	363	20.8%	1,572	16.4%	625	34.3%	2,818	24.2%	890	22.2%	15	0.9%	9	31.0%
2	0	0.0%	31	1.8%	4	0.0%	16	0.9%	11	0.1%	89	2.2%	0	0.0%	0	0.0%
3 to 4	50	0.6%	24	1.3%	11	0.1%	87	4.8%	25	0.2%	190	4.7%	0	0.0%	0	0.0%
5 to 9	15	0.2%	76	4.4%	31	0.3%	70	3.8%	33	0.3%	344	8.6%	0	0.0%	0	0.0%
10 to 19	0	0.0%	202	11.6%	67	0.7%	217	11.9%	48	0.4%	132	3.3%	0	0.0%	0	0.0%
20 to 49	78	0.9%	268	15.3%	0	0.0%	432	23.7%	23	0.2%	465	11.6%	0	0.0%	0	0.0%
50 or more	35	0.4%	466	26.7%	0	0.0%	216	11.9%	11	0.1%	1,299	32.3%	0	0.0%	0	0.0%
Mobile home	15	0.2%	0	0.0%	28	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	0.2%	0	0.0%	0	0.0%
Total	**9,055**	**100%**	**1,745**	**100%**	**9,579**	**100%**	**1,821**	**100%**	**11,625**	**100%**	**4,015**	**100%**	**1,807**	**100%**	**30**	**100%**

	TOWNSHIPS				SCOTT COUNTY				MARKET AREA TOTAL			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	5,872	95.2%	233	73.4%	36,860	83.3%	1,687	18.4%	37,174	83.1%	1,666	18.2%
1, attached	5	0.1%	9	2.7%	6,480	14.6%	1,969	21.5%	6,734	15.0%	2,115	23.1%
2	3	0.1%	1	0.3%	39	0.1%	283	3.1%	21	0.0%	268	2.9%
3 to 4	0	0.0%	34	10.7%	83	0.2%	452	4.9%	86	0.2%	431	4.7%
5 to 9	0	0.0%	0	0.0%	76	0.2%	572	6.2%	78	0.2%	549	6.0%
10 to 19	0	0.0%	4	1.4%	111	0.3%	731	8.0%	134	0.3%	755	8.2%
20 to 49	0	0.0%	17	5.3%	111	0.3%	1,280	14.0%	117	0.3%	1,289	14.1%
50 or more	5	0.1%	3	1.1%	49	0.1%	1,970	21.5%	51	0.1%	2,057	22.4%
Mobile home	285	4.6%	16	5.2%	433	1.0%	209	2.3%	352	0.8%	37	0.4%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	6	0.1%	0	0.0%	7	0.1%
Total	**6,170**	**100%**	**317**	**100%**	**44,241**	**100%**	**9,158**	**100%**	**44,747**	**100%**	**9,174**	**100%**

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research and Consulting, LLC

Market Conditions General-Occupancy Rental Housing

Introduction

This section summarizes the supply of general occupancy rental housing options in Scott County; age-restricted rental housing targeted to older adults and seniors is summarized in a following section.

This section analyzes the market conditions for general-occupancy (all ages) rental housing in Scott County by examining data on:

- Current rent levels and vacancies in market rate rental developments,
- Current rent levels and vacancies for shallow-subsidy (LIHTC, Rural Development) and Deep Subsidy (HUD Section 8, Section 202, Rural Development rental assistance) rental developments,
- Number of moderately (35% or more) and severely (50% or more) cost-burdened households,
- Number and usage trends of Housing Choice Vouchers in Scott County, and
- New rental developments in the pipeline for Scott County communities from information provided by staff at the various cities.

Rental Market Overview

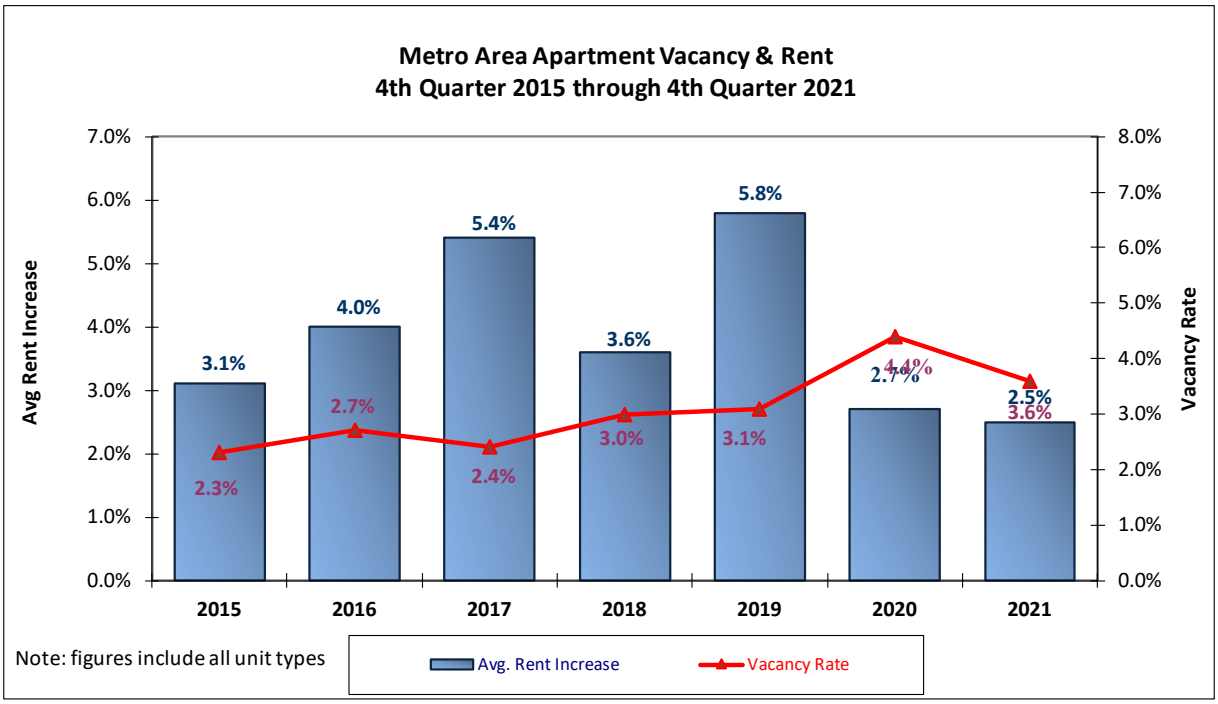
This section of the report includes summary totals for rental housing trends in the county. Detailed information regarding individual rental housing properties is found at the end of this section.

Table B-1: Rental Market Overview

Scott County's growing employment base drives a proportion of its housing demand, but demand for housing in the county is also tied to the economy of the Twin Cities Metro Area as a whole. The following graph displays vacancy rate trends and average rent increases for market rate rental units in the Twin Cities Metropolitan Area. Data is compiled quarterly by Marquette Advisors, Inc.

- The market rate apartment vacancy rate over the period declined significantly beginning with the Great Recession and has continued to the present. Apartment development across the Twin Cities Metro Area has dramatically increased during the decade. In 2021, more than 8,000 rental units were added in one year alone and the overall Metro Area vacancy rate remains below the 5% market equilibrium rate.

- From 2015 through 3rd Quarter 2021, the Twin Cities Metro Area had an increase of 1,913 jobs (0.1%) as the employment market continues to recover from the impacts of the pandemic. Scott County added 3,448 jobs, an increase of 7.6% over the same period. Young and mid-age households who have delayed moving into the ownership market for a number of reasons (high student debt, increased mobility due to job relocations/transfers and being priced out of the for-sale market with the rapid ramp-up in for-sale pricing) continue to support rental demand in the county.



- Mortgage interest rates decreased substantially over the past four years, although mortgage loan qualifications remain relatively strict. Prospective buyers with good credit and cash rushed into the market to purchase, causing demand to escalate. The for-sale market was strong even through the early months of the pandemic. Now, skyrocketing home prices and a slowdown in new construction due to reduced labor and supply chain delays have dampened the ability to deliver owned product to the market to meet demand. As a result, an increasing number of households have been forced to remain in the rental market longer than anticipated. Rental vacancy rates have remained below 4.0% (5.0% market equilibrium) in Scott County for the past five years. Despite fluctuations in vacancy rates in the Twin Cities Metro Area and record apartment deliveries, the 4th Quarter 2021 Metro vacancy rate was 3.6%.

- The average rent increase across the Metro Area was 2.5% between 4th Quarter 2020 and 4th Quarter 2021, down from 5.8% between 2019 and 2020. The slowing of average rent increases demonstrates a modest softening in the market as a record number of multifamily units were delivered (7,900 in 2021 and 7,416 in 2020). Although a tight rental market remains, the increased supply tempered the average rent increase for the year. In addition, legislation was recently passed in Minneapolis and St. Paul to cap rent increases annually. Specifics of rent caps and their implementation have yet to be established.

- Vacancy rates in the Shakopee/Savage/Prior Lake area remained well below market equilibrium from 2015 through 2019, ranging from 1.5% to 2.7%. In 2020, the vacancy rate increased dramatically to 8.5%, reflecting a substantial number of new market rate units delivered simultaneously. The vacancy rate increased again in 2021 to 9.1%, again due to

increased supply, which has yet to be fully absorbed. A vacancy rate below 5% indicates that pent-up demand exists for additional rental units in the market.

- We caution however, that other cities in the county continue to have exceptionally low vacancy rates and remain in need of new market rate rental housing. Nearly all the new rental housing has been developed in Shakopee and Savage.

- Average rents in the Shakopee/Savage/Prior Lake submarket increased in correlation to decreasing vacancy rates. Average rents rose by 5.7% in 2015, 1.7% in 2016 and then by 9.2% in 2017. The average rent increased by 9.1% in 2020 (primarily because of the higher rent levels charged by new construction), but by only 2.8% in 2021, demonstrating some short-term softness in the submarket with the increase in new product delivered.

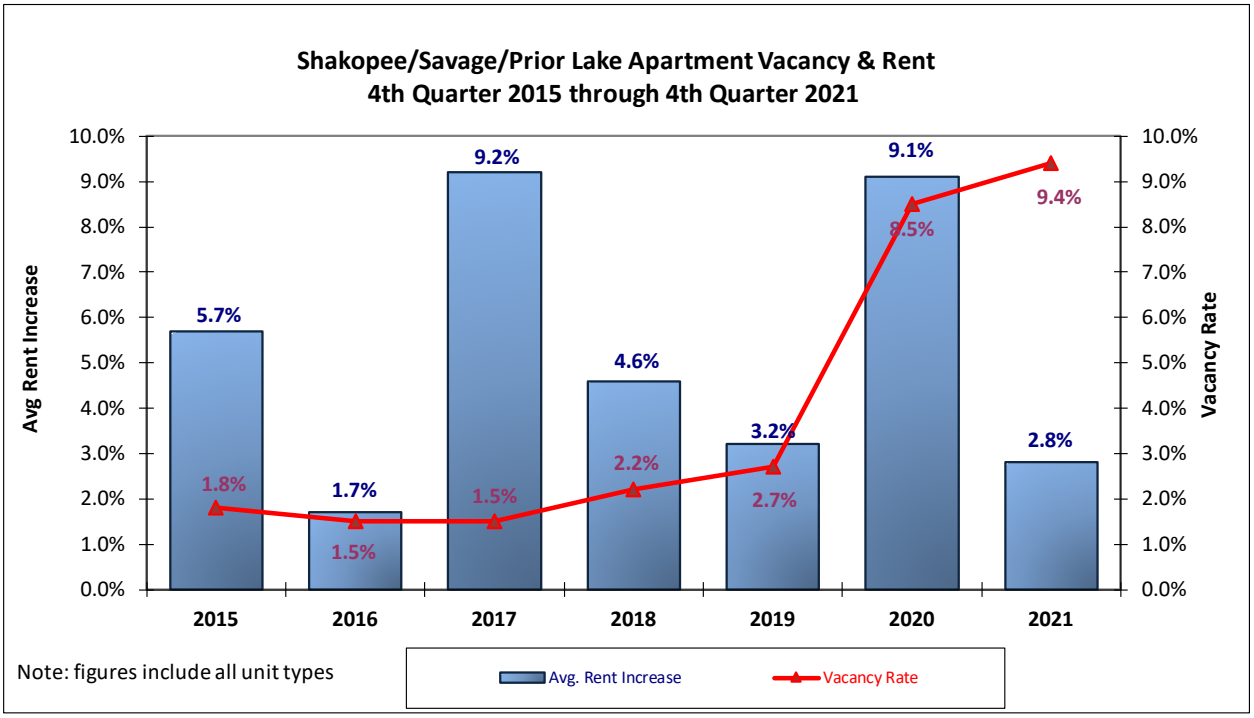
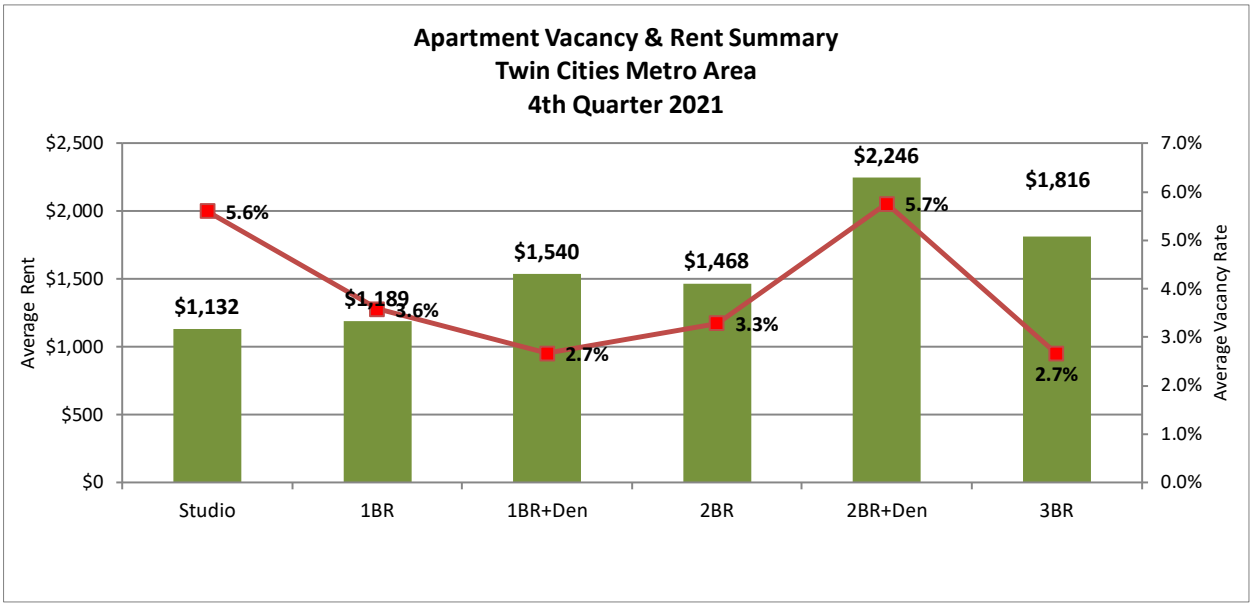


Table B-1 shows average monthly rents and vacancy rates by unit type from 4th Quarter 2015 in the Shakopee/Savage/Prior Lake area and the Twin Cities Metro Area. Information for Belle Plaine, Elko New Market, Jordan and New Prague is not collected for these reports. These cities are covered in the individual property survey, also included in this section.

- The average rent in Shakopee/Savage/Prior Lake as of 4th Quarter 2021 was $1,452, which was 7.2% higher than the Twin Cities Metro Area average of $1,354. The higher average rent reflects the increase in new rental supply in the northern Scott County communities over the past three years.

- Two-bedroom plus den units had the highest vacancy rate at 5.7% in the Metro Area, just above the market equilibrium rate of 5%. This compares to a 16.3% vacancy for one-bedroom units in Scott County and 7.2% vacancy for two-bedroom units, the unit types that have dominated new construction offerings.

- The expansion of the rental supply in Scott County as tracked by the Apartment Trends report now presents data for the full range of unit types, a change from the previous report in 2016.



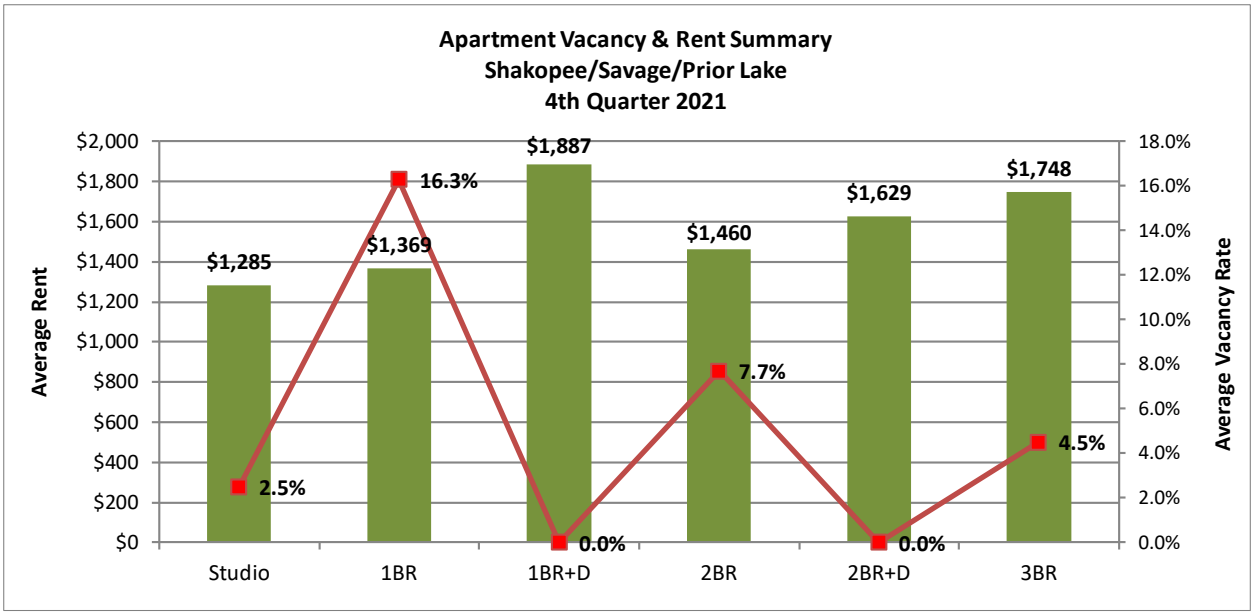


Table B-2: Scott County/Le Sueur County (part) Rental Housing Assessment

Maxfield Research and Consulting surveyed rental properties in Scott County to analyze current market conditions for rental housing in the county. The survey was conducted primarily from October 2021 through December 2021 and included buildings of 8 units or more among all communities. In total, 4,687 rental units were surveyed as a part of the analysis. Excluding single-family and 1-unit attached rental properties (3,781 units) equals 5,343 units remaining in buildings of two or more units. Of these, 4,687 units represents 88% of rental units in duplex or larger structures.

- Among the units surveyed, 3,688 units (79%) are market rate. Market rate housing includes all rental properties without income restrictions, regardless of housing affordability. Older market rate properties often compete with shallow-subsidy (LIHTC, Section 42) rental developments on price; this overlap is discussed later in the analysis.

- The following number of market rate units were surveyed in each of the cities in the county:

  - Shakopee – 2,031 units; 55% of market rate survey
  - Savage - 972 units; 26% of market rate survey
  - Prior Lake - 400 units; 11% of market rate survey
  - New Prague – 116 units; 3% of market rate survey
  - Jordan – 107 units; 3% of market rate survey
  - Belle Plaine – 56 units; 2% of market rate survey
  - Elko New Market – 0 units; 0% of market rate survey
  - Credit River – 0 units; 0% of market rate survey

*Note: Credit River does not have traditional apartment developments; therefore, no rental units were included in the survey.

- According to data provided by the American Community Survey (ACS), an estimated 18% of all rental units in Scott County are single-family homes and another 23% are 1-unit attached (usually townhomes or twin homes). Although we comment on rent levels for single-family homes in this assessment, single-family homes and townhomes that are traditionally owner-occupied, but are being rented are excluded from the rental survey due to the challenges of identifying specific units as rentals and the transitional nature of these units as some may convert back to ownership. An estimated 50% of rental units are in buildings of five units or more. Based on the total of 4,688 units covered in the survey, we covered 47% of all rental units in the county and 88% of units in buildings of two or more units.

- The survey identified a total of 703 general occupancy rental units with income restrictions targeted to moderate income households. These units have a “shallow-subsidy” and are income-restricted typically to households with low to moderate incomes; more specifically, households may qualify for shallow subsidy housing if their income falls between 30% and 60% of the Area Median Income (AMI) for most properties. Depending on the funding

program, households with incomes up to 80% of the AMI may also quality for specific properties that have income requirements up to this level.

- We identified the following shallow-subsidy rental units among the following cities in Scott County:

  - Shakopee - 296 units; 25% of shallow-subsidy survey
  - Savage - 184 units; 23% of shallow-subsidy survey
  - Prior Lake - 155 units; 17% of shallow-subsidy survey
  - New Prague – 0 units; 0% of shallow-subsidy survey
  - Jordan – 44 units; 6% of shallow-subsidy survey
  - Belle Plaine – 24 units; 3% of shallow-subsidy survey
  - Elko New Market – 0 units; 0% of shallow-subsidy survey

- The last category – deep-subsidy housing – provides housing to households with incomes at or less than 50% of AMI. Many households residing in deep-subsidy rental units often have incomes at or less than 30% of AMI. We identified a total of 296 deep-subsidy general occupancy units in Scott County.

- An additional note: a portion of shallow-subsidy units may be occupied by households that are extremely low-income if they have a HUD Housing Voucher and the rent levels are within the required payment structure for the local or regional housing authority that issued the voucher. Minnesota Housing, the primary tax credit allocator for the State, has documented that among its LIHTC properties, an estimated 20% of residents are residing at these properties using Housing Choice Vouchers. In addition to the LIHTC program, Rural Development also provides shallow-subsidy rental housing, but very often increases the subsidy allocation for additional rental assistance. For a number of households, this makes the rental units affordable to extremely low-income households that may otherwise not be able to afford to pay the “basic” rent.

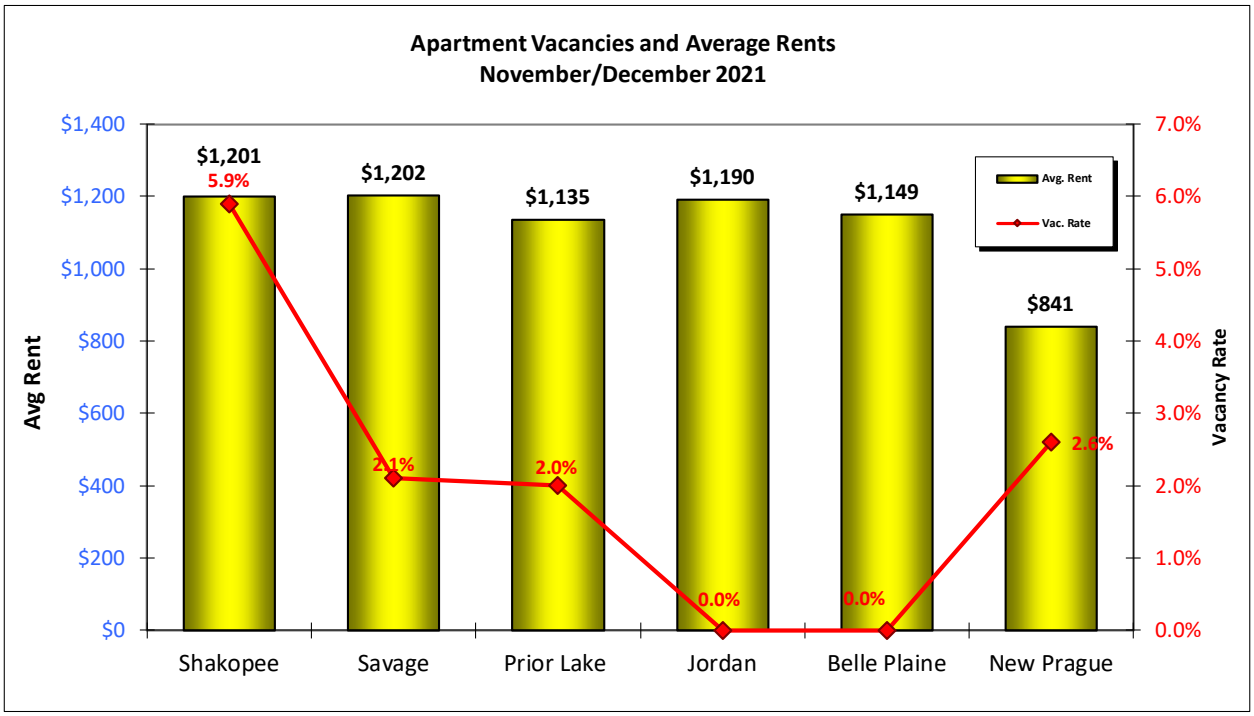
- We identified a total of 296 units in Scott County and part of Le Sueur County that have a project-based subsidy associated with them, where the assistance remains with the rental unit in a specific building. These units are concentrated in:

  - Shakopee - 85 units; 29% of deep-subsidy survey
  - Savage – 23 units; 8% of deep-subsidy survey
  - Belle Plaine - 81 units; 27% of deep-subsidy survey
  - Prior Lake - 46 units; 16% of deep-subsidy survey
  - New Prague – 37 units; 12% of deep-subsidy survey
  - Jordan – 24 units; 8% of deep-subsidy survey
  - Elko New Market – 0 units; 0% of deep-subsidy survey

Table B-3: Performance of Market Rate Rental Housing Developments

- Out of the 3,666 market rate units, 150 units were vacant for a vacancy rate of 4.1%. Most of the vacancies are in new construction developments, a portion of which have not yet been absorbed into the market. The vacancy rate remains below the 5.0% market equilibrium level and for most communities, rental vacancy rates remain very low. Vacancy rates substantially less than 5% indicate a very tight rental market and that pent-up demand exists for additional rental units.

- Average monthly rents for market rate units in Scott County and part of Le Sueur County ranged from a low of $777 for a one-bedroom unit in New Prague to a high of $1,714 for a three-bedroom unit in Shakopee. Average rents for one-, two-, and three-bedroom units among the properties surveyed were $1,263 for one-bedroom units, $1,453 for two-bedroom units and $1,627 for three-bedroom units. Communities with the most affordable rents have historically been Belle Plaine, Jordan, New Prague and Prior Lake. New construction rental properties however, are shifting average rents higher along with existing properties raising rents because of increased demand and still limited supply in most communities.



- Per square foot rents for the cities in Scott County range from a low of $1.41 for three-bedroom units to a high of $2.21 for efficiency units. Below lists the average rent per square foot by community from lowest to highest.

  - New Prague - $1.13
  - Savage - $1.14

- Prior Lake - $1.17
- Jordan - $1.19
- Shakopee - $1.19
- Belle Plaine - $1.25

- To cover developers' costs for new construction, rents in suburban locations are currently averaging between $1.90 to $2.60 per square foot or higher. This is consistent with the newest properties that have come on-line recently in Scott County, Shakopee Flats and The DECO. Buildings that have enclosed parking usually require higher rents than those without. While new rental product has been concentrated in the larger cities, Belle Plaine has recently had two new market rate developments move forward. Belle Court's first building is open and occupied with a wait list, demonstrating pent-up demand for new rental housing in that community.

- Additional detail on the market rate rental properties included in the survey can be found in Tables B-5 through B-10.

- The slowdown in the housing market that occurred during the Recession, caused an increase in home foreclosures. A number of single-family homes and previously owner-occupied townhomes converted to rentals as homeowners and mortgage companies found a ready market for households that needed to or preferred to rent their housing, creating an increase in "shadow rentals." Shadow rentals are generally considered non-traditional rentals that were previously owner-occupied single-family homes, townhomes, or condominiums. The shadow market has been fueled by homeowners who lost their home to foreclosure who opt to not rent in a traditional rental complex. Typically, short sales and foreclosures have resulted in substantial price reductions which have allowed buyers or investors to charge rents below market while still maintaining a profit. Several years post-Recession, we continue to see a portion of households that prefer to rent these non-traditional units rather than owning across all age groups.

Table B-4: Shallow-Subsidy and Deep-Subsidy Rental Housing

Shallow-Subsidy Rental Housing

- A total of 703 general-occupancy rental units in Scott County and part of Le Sueur County were identified as having a shallow-subsidy or restricted to homeowners with low to moderate incomes. These properties enable income-qualified households to pay reduced rents.

- The survey of these properties revealed that there were 8 vacant units for an overall vacancy rate of 1.1%. This vacancy rate is substantially below market equilibrium (5%) and indicates continued strong demand for housing that offers reduced rents and targets households with low- to moderate incomes, generally between 30% and 60% of the Area Median Income.

- Most units with shallow-subsidies have been developed through the Low-Income Housing Tax Credit (LIHTC) program and are restricted to households with incomes at or below 60% of median income. Income limits for Scott County are the same as the Twin Cities Metro Area. Income limits for Le Sueur County are modestly lower than those for Scott County.

SCOTT COUNTY AND LE SUEUR COUNTY
MN HOUSING LIHTC MAXIMUM INCOME/RENTS

Scott County Maximum Income	Percent of Median HH Income			
	30%	50%	60%	80%
1 Person	$22,050	$36,750	$44,100	$58,800
2 Person	$25,200	$42,000	$50,400	$67,200
3 Person	$28,350	$47,250	$56,700	$75,600
4 Person	$31,470	$52,450	$62,940	$83,920
5 Person	$33,990	$56,650	$67,980	$90,640
6 Person	$36,510	$60,850	$73,020	$97,360

Maximum Rents

	0BR	1BR	2BR	3BR	4BR
30%	$551	$590	$708	$818	$912
50%	$918	$984	$1,181	$1,363	$1,521
60%	$1,102	$1,181	$1,417	$1,636	$1,825
80%	$1,470	$1,575	$1,890	$2,182	$2,434

Le Sueur County Maximum Income	Percent of Median HH Income			
	30%	50%	60%	80%
1 Person	$18,210	$30,350	$36,420	$48,560
2 Person	$20,820	$34,700	$41,640	$55,520
3 Person	$23,430	$39,050	$46,860	$62,480
4 Person	$26,010	$43,350	$52,020	$69,360
5 Person	$28,110	$46,850	$56,220	$74,960
6 Person	$30,180	$50,300	$60,360	$80,480

Maximum Rents

	0BR	1BR	2BR	3BR	4BR
30%	$455	$487	$585	$676	$754
50%	$758	$813	$976	$1,127	$1,257
60%	$910	$975	$1,171	$1,353	$1,509
80%	$1,214	$1,301	$1,562	$1,804	$2,012

Sources: MN Housing

- The average monthly rents at shallow-subsidy properties were $976 for one-bedroom units, $1,093 for two-bedroom units, $1,277 for three-bedroom units and $1,326 for four-bedroom units. These rents are about $200 to $250 less than average rents for one-, two- and three-bedroom units at market rate properties.

- Thirteen of the fifteen shallow-subsidy properties are in Shakopee, Savage, and Prior Lake with one each in Jordan and Belle Plaine.

- East Gate Estates in New Prague was converted from a tax credit property to a market rate property about two years ago. Rents remain relatively affordable, but residents must now share the cost of the utilities with the landlord and garage rent has increased to $80 per month.

- All the shallow-subsidy properties in the survey were built in 1994 or later and are relatively new housing product. The oldest property is Kestrel Village (1995) in Prior Lake and the newest is The Willows (2020) in Shakopee.

MN Housing Funding Allocations 2022-2024

Affordable Multifamily Development

To have an application considered for 9% tax credits for affordable multifamily development through MN Housing's funding allocations for 2022, applicants must complete a self-worksheet that demonstrates that the project submitted is eligible for a minimum of 80 points under the criteria designated by MN Housing. Some of these criteria are listed below:

Strategic Priority – All projects must meet at least one of the Housing Tax Credit (HTC) statutory strategic priorities or a strategic objective in Minnesota Housing's Strategic Plan. Applicants must demonstrate how the project meets the plan in the Multifamily Rental Housing Narrative. Residential rental housing projects financed with an allocation of tax-exempt bonds under chapter 474A are the highest strategic priority for tax credits and such projects need not meet a separate strategic priority.

Preference for Eventual Tenant Ownership – All HTC projects are eligible for homeowner conversion and these projects will receive a preference during the selection process in the event of a tie in point totals.

Preference for Innovative Construction Techniques – MN Housing intended to select at least one development that will use innovative construction techniques that 1) reduce total construction costs by at least 10% and/or 2) reduce the time a project is under construction by at least 20%.

Minimum Deeper Rent Targeting – All applicants must meet the minimum deeper rent targeting unit requirements which require at least 2% of the total units or a minimum of one unit must have rent restricted to no more than at or below 30% of AMI or require at least 3% of the units with a minimum of one unit, with rents restricted at or below the Housing Assistance Program (HAP) payment standard as determined by the responsible entity in the jurisdiction evenly distributed across bedroom types.

Minimum Threshold Requirements – All projects must meet one of the following threshold types:

In the Metropolitan Area* (includes all counties in the 7-County Metro Area, but excludes the City of New Prague):

New construction or substantial rehabilitation in which, for the term of the extended use period at least 75% of the total HTC units are single room occupancy, efficiency or one-bedroom units with rents affordable to households with incomes at or less than 30% of AMI;

New construction or substantial rehabilitation family projects not 55+ where at least 75% of the units contain two or more bedrooms and at least one-third of the 75% contain three or more bedrooms

Substantial rehabilitation projects in neighborhoods targeted by the city for revitalization.

Outside the Metropolitan Area:

Projects which meet a locally identified housing need and which are in short supply in the local housing market as evidenced by credible data submitted with the application.

Projects that are not restricted to people of a specific age group and in which, for the term of the extended use period (term of the LURA), a percentage of the units are set aside and rented to people with:

A serious and persistent mental illness according to definition
With a developmental disability according to definition
Who have been assessed as drug dependent persons and are receiving and/or are willing to receive care and treatment services
With a brain injury according to definition
With permanent physical disabilities that substantially limit major life activities, if at least 50% of the units in the project are accessible

Preservation of Existing Subsidized Housing

Projects which preserve existing subsidized housing whether or not restricted to a particular age group whereby the use of HTCs is necessary to 1) prevent conversion to market rate use or 2) to remedy physical deterioration of the project which could result in the loss of federal subsidies;

Rural Development

Projects financed by Rural Development, which meet statewide distribution goals.

Other Criteria:

1) Greatest Need Tenant Targeting
2) Serves Lowest Income for Long Durations
3) Increasing Geographic Choice
4) Supporting Community and Economic Development
5) Efficient Use of Scarce Resources
6) Building Characteristics

According to MN Housing's 2022-2023 Strategic Affordable Housing Plan, the following funding allocations will be provided by the legislature and administered by the agency.

MN HOUSING EXPECTED INVESTMENTS BY ACTIVITY IN 2022-2023

Program Category	2022-2023 (Est. Resources Available)
Homebuyer Financing and Home Refinancing	$2,321,770,000
Homebuyer/Owner Education and Counseling	$6,063,174
Home Improvement Funding	$116,544,000
Rental Production - New Constrution/Rehab	$272,218,000
Rental Assistance Contract Administration	$465,000,000
Housing Stability for Vulnerable Populations	$66,655,679
Multiple Use Resources	$169,440,000
COVID-19 Recovery	$507,831,609
Total	**$3,925,522,462**

Source: MN Housing

Deep-Subsidy Rental Housing

There are 13 properties in Scott County that offer "deep" subsidies in which the monthly rents are based on 30% of a qualified household's Adjusted Gross Income. The maximum income limit for these projects is based on 30% AMI. Rural Development properties also provide additional rental assistance to households with extremely low incomes.

- Properties with units that have deep-subsidy located at project-based Section 8 developments, public housing, or are owned by the Scott County CDA through the Minnesota Housing Opportunity Program (MHOP).

- The 13 properties combine for 267 units. About 60% of the units are in Shakopee, Savage, and Prior Lake and 40% are in New Prague, Belle Plaine and Jordan.

- No vacancies were found among these properties and as such, the overall vacancy rate was 0.0%, indicating pent-up demand for deep-subsidy housing in Scott County.

- Virtually all properties report having waiting lists. Demand for deep-subsidy units is generated from existing residents in the county as well as others from surrounding counties

as well as individuals and families seeking to move from Minneapolis, St. Paul, and other inner-ring suburbs for this type of housing.

- The table below shows the maximum income limits as published by the Department of Housing and Urban Development for properties that are under a project-based Section 8 contract.

SCOTT COUNTY AND LE SUEUR COUNTY
MN HOUSING SECTION 8 AND LIHTC MAXIMUM INCOME/RENTS

Scott County Maximum Income	Percent of Median HH Income			
	30%	50%	60%	80%
1 Person	$22,050	$36,750	$44,100	$58,800
2 Person	$25,200	$42,000	$50,400	$67,200
3 Person	$28,350	$47,250	$56,700	$75,600
4 Person	$31,470	$52,450	$62,940	$83,920
5 Person	$33,990	$56,650	$67,980	$90,640
6 Person	$36,510	$60,850	$73,020	$97,360

Maximum Rents

	0BR	1BR	2BR	3BR	4BR
30%	$551	$590	$708	$818	$912
50%	$918	$984	$1,181	$1,363	$1,521
60%	$1,102	$1,181	$1,417	$1,636	$1,825
80%	$1,470	$1,575	$1,890	$2,182	$2,434

Le Sueur County Maximum Income	Percent of Median HH Income			
	30%	50%	60%	80%
1 Person	$18,210	$30,350	$36,420	$48,560
2 Person	$20,820	$34,700	$41,640	$55,520
3 Person	$23,430	$39,050	$46,860	$62,480
4 Person	$26,010	$43,350	$52,020	$69,360
5 Person	$28,110	$46,850	$56,220	$74,960
6 Person	$30,180	$50,300	$60,360	$80,480

Maximum Rents

	0BR	1BR	2BR	3BR	4BR
30%	$455	$487	$585	$676	$754
50%	$758	$813	$976	$1,127	$1,257
60%	$910	$975	$1,171	$1,353	$1,509
80%	$1,214	$1,301	$1,562	$1,804	$2,012

Sources: MN Housing

Housing Choice Voucher Program

The Housing Choice Voucher Program utilizes housing vouchers that are portable for the income-qualified household and can be used in the private market at market rate or shallow-subsidy properties to provide decent, safe and sanitary housing opportunities for low-income families, elderly, handicapped and disabled persons at an affordable cost. The Scott County CDA administers this federal HUD program for all of Scott County. The Le Sueur County HRA administers the federal HUD program for Le Sueur County. In February 2021 for the first time in 14 years, the Scott County CDA opened applications for the wait list for its HCV program. The program administers 399 vouchers at any given time. The wait list was opened for 500 applications, bringing the total wait list to 548 households. Recipients must use their voucher in Scott County for the first year but may then use it elsewhere. There are an estimated 140 landlords in Scott County that accept the vouchers. The Le Sueur County HRA is assisting an estimated 110 households through the HCV program and their wait list is estimated at 39 families, which is an estimated 6- to 9-month period to obtain a voucher based on recent turnover. Le Sueur HRA's Section 8 wait list is open for the time being and families seeking assistance may submit an application for consideration. An estimated 30% of those on the wait list were families with children and the remainder with other household types.

Recent cutbacks in reimbursement amounts under the Section 8 program have caused some agencies to have to restrict their use of Housing Choice Vouchers to adequately support assistance for those that already have Vouchers. As a result of the Pandemic, many HRAs and counties have been able to receive additional funds through the CARES act to reduce evictions and increase stability for low-income and at-risk households. CARES Act funds help in the short-term, but once those funds are no longer available, there are likely to be longer wait times and limited financial resources for this program. In addition, it has become increasingly difficult to find landlords who are willing to participate in the program.

Program participants pay a minimum of 30% to 40% of their monthly adjusted income toward rent. To be eligible, households must have incomes at or below 50% of median.

The assistance a household is eligible to receive is equal to the difference between 30% to 40% of a household's monthly adjusted income and the units monthly rent, which is capped by the Voucher Payment Standard. Scott County's Voucher Payment Standards as of January 2022 are from $932 for studio units, $1,050 for one-bedroom units, $1,250 for two-bedroom units, $1,700 for three-bedroom units and $2,175 for four-bedroom units.

SCOTT COUNTY PAYMENT STANDARDS 01/01/2022

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	Mfg Home
Scott Cty	$932	$1,050	$1,250	$1,700	$2,175	$2,600	$2,800	$523

Source: Housing Link

Demographics of those that applied for Housing Choice Vouchers in Scott County include:

Head of Household
80% female
20% male

Average Household Size
2.35 people

Average Household Income
$17,884

Race/Ethnicity
64% Black/African American
30% White
5% American Indian
5% Other

Additional preference questions were asked as part of the application process which included:

Participation in Bridges, Housing Trust Fund or Permanent Supportive Housing in Scott County;
Participation in the Family Unification Program-Youth in Scott County;

Community roots in Scott County (i.e. live, work or have been hired to work in Scott County;
Displacement through government action or home extensively destroyed by declared disaster.

Small portion of applicants responded yes to the above additional preference questions. The largest portion 18% had community roots in Scott County.

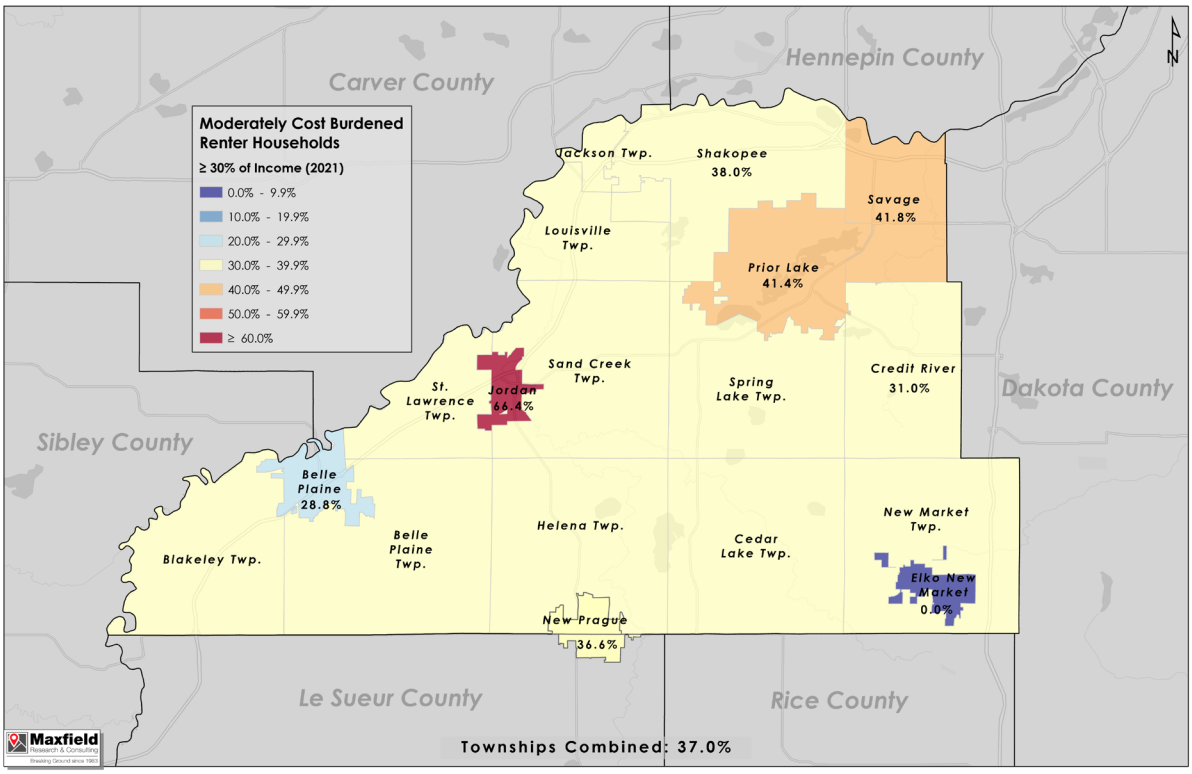
Because Housing Choice Vouchers are mobile, utilization by community may vary from year to year depending on where voucher holders choose to live. Households with Housing Choice Vouchers issued by the Scott County CDA are also free to use their Vouchers in other locations, outside of Scott County or even outside of Minnesota. Total port-ins to Scott County as of year-end 2021 were 268 vouchers, but this figure fluctuates and had been as high as 308 during the year.

Cost-Burdened Renter Households

Table B-11 presents data on renter households in Scott County that are "cost-burdened." A household is considered cost-burdened if they pay more than 30% of their income for housing according to the Department of Housing and Urban Development. For the purposes of this report, Maxfield separates renter households into moderately cost-burdened (paying 35% or more of their income for rent) and severely cost-burdened (paying 50% or more of their income for rent).

The map below and on the following page shows the distribution of cost-burdened households for jurisdictions in Scott County. High percentages of households that are moderately cost-burdened (paying 30% or more for housing costs) are found in Jordan (77%), Savage (41%) and Prior Lake (41%). The townships combined had 37% of households as moderately cost-burdened.

Moderately Cost-Burdened Renter Households



Severely Cost-Burdened Renter Households

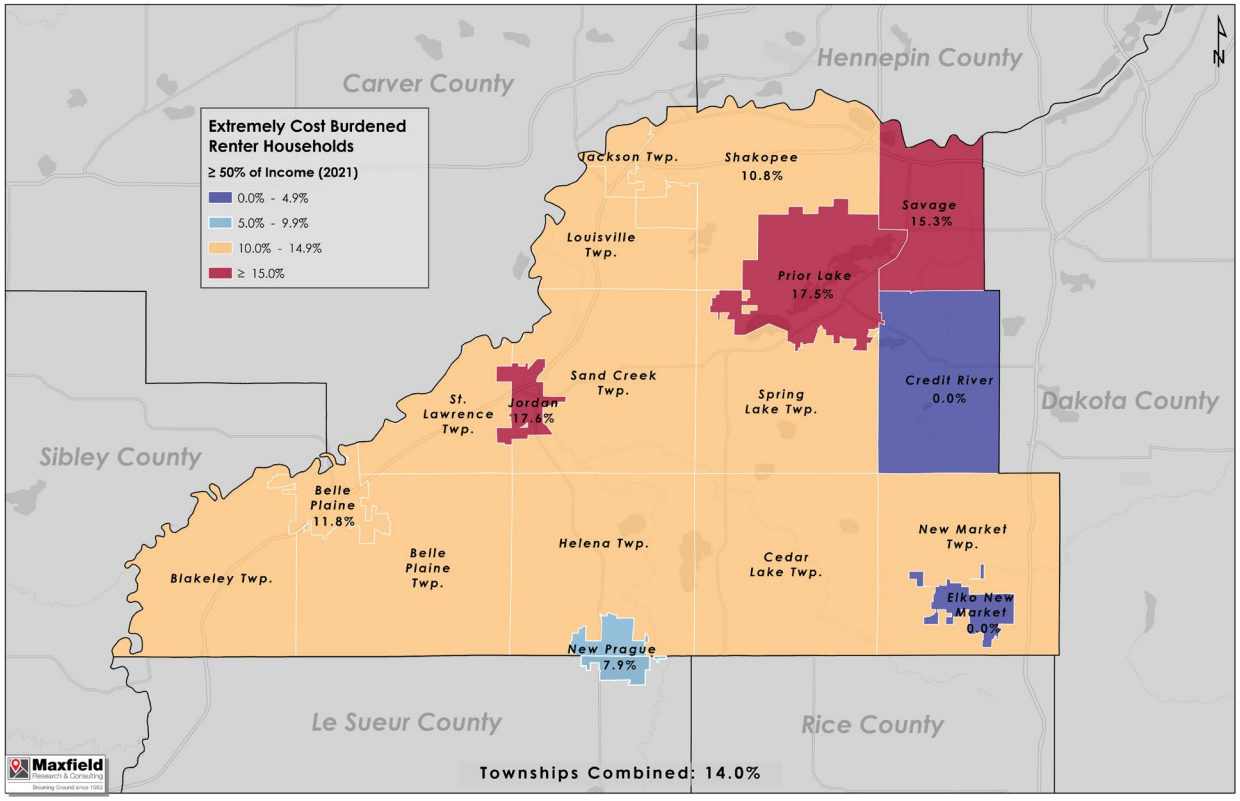


Table B-12: Pending Rental Developments

Table B-12 lists pending rental developments in Scott County from information gathered from City staffs and other published documents.

Shakopee

Core Crossing, an affordable rental property with 60 units has been approved for development and is under construction with a scheduled opening in Fall 2022. Of the 60 units, four will serve long-term homeless households.

Arasan Apartments, by Trident Development, is under construction in western Shakopee at 1620 Lusitano Street. A total of 138 units is scheduled to open April 2022.

Summergate Development is planning 300 units of market rate rental housing in the mixed housing development that includes for-sale single-family and townhomes.

Savage

No pending rental developments currently.

Prior Lake

The Beard Group is proposing to develop 80 market rate rental units on property adjacent to City Hall in Downtown Prior Lake. The development is in the early planning stages and is a redevelopment site.

Jordan

Jordan Apartments LLC has received approval for the development of 75 units of market rate housing and 7,500 square feet of commercial space at 205/251 El Dorado Drive in the southern part of Jordan. The City provided tax abatement to facilitate the development. A 2022 construction start is planned with occupancy planned for late 2023.

Belle Plaine

A second building of Belle Plaine Apartments, 36 units, is under construction at 561 Elk Street S and scheduled to be delivered in 2022.

Selly/Kes has received approval for two rental four-plexes (8 units) that would be developed at 320 Cherry Street. Permit has been issued.

Schrom Construction is planning the development of 40 rental townhomes at East Evergreen Street and CSAH 3. Construction is scheduled to occur during 2022 with units being delivered as soon as completed.

New Prague

No pending rental developments at this time.

Elko New Market

The developer of Dakota Acres has proposed an 88-unit general occupancy apartment development on property originally platted as Dakota Acres, 2nd Addition. An estimated 20% of the units will be affordable. The plat has been approved. The developer has requested TIF from the City to assist with development costs.

RENTAL HOUSING TABLES

TABLE B-1
AVERAGE RENTS/VACANCIES TRENDS
4th Quarter 2020 through 4th Quarter 2021

		Total	Studio	1 BR	1 BR w/ Den	2 BR	2 BR w/ Den	3 BR	3 BR/D or 4BR	Average Increase
SHAKOPEE/SAVAGE/PRIOR LAKE										
12/2020	Units	**2,272**	246	745	34	947	33	267	--	--
	No. Vacant	**192**	10	115	0	61	0	6	--	--
	Avg. Rent	**$1,412**	$1,196	$1,328	$1,856	$1,431	$1,601	$1,672	--	3.1%
	Vacancy	**8.5%**	4.1%	15.4%	0.0%	6.4%	0.0%	2.2%	--	5.8%
12/2021	Units	**2,464**	279	829	34	1,000	33	289	--	--
	No. Vacant	**232**	7	135	0	77	0	13	--	--
	Avg. Rent	**$1,452**	$1,285	$1,369	$1,887	$1,460	$1,629	$1,748	--	2.8%
	Vacancy	**9.4%**	2.5%	16.3%	0.0%	7.7%	0.0%	4.5%	--	0.9%
TWIN CITIES METRO AREA										
12/2020	Units	**160,646**	11,097	70,967	3,646	64,355	2,275	7,939	367	--
	No. Vacant	**7,135**	785	3,134	104	2,698	130	270	14	--
	Avg. Rent	**$1,321**	$1,106	$1,175	$1,535	$1,425	$2,050	$1,707	$2,880	2.7%
	Vacancy	**4.4%**	7.1%	4.4%	2.9%	4.2%	5.7%	3.4%	3.8%	1.3%
12/2021	Units	**165,534**	11,596	73,144	3,643	66,143	2,331	8,295	382	--
	No. Vacant	**5,901**	649	2,616	97	2,172	134	220	13	--
	Avg. Rent	**$1,354**	$1,132	$1,189	$1,540	$1,468	$2,246	$1,816	$2,935	2.5%
	Vacancy	**3.6%**	5.6%	3.6%	2.7%	3.3%	5.7%	2.7%	3.4%	-0.8%

Sources: GVA Marquette Advisors; Maxfield Research & Consulting, LLC

TABLE B-2
RENTAL HOUSING ASSESSMENT
SCOTT COUNTY RENTAL PROPERTIES
November/December 2021

	Market Rate			Shallow-Subsidy			Deep-Subsidy			Total		
	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate
Shakopee	2,031	119	5.9%	296	6	2.0%	85	0	0.0%	2,412	125	5.2%
Savage	972	20	2.1%	184	1	0.5%	23	0	0.0%	1,179	21	1.8%
Prior Lake	400	8	2.0%	155	1	0.6%	46	0	0.0%	601	9	1.5%
Jordan	113	1	0.9%	44	1	2.3%	24	0	0.0%	181	1	0.6%
Belle Plaine	56	0	0.0%	24	0	0.0%	81	0	0.0%	161	2	1.2%
New Prague*	116	3	2.6%	0	0	0.0%	37	0	0.0%	153	3	2.0%
Total	3,688	151	4.1%	703	8	1.1%	296	0	0.0%	4,687	159	3.4%

Note: New Prague also includes properties in Le Sueur County.

Source: Maxfield Research and Consulting, LLC

TABLE B-3
PERFORMANCE OF MARKET RATE RENTAL UNITS
SCOTT COUNTY RENTAL PROPERTIES
November/December 2021

	Vacancy Rates			Average Rent						
City	Total Units	Vacant Units	Vacancy Rate	Studio	1BR	1BR+D	2BR	2BR+D	3BR	4BR
Shakopee	2,031	119	5.9%	$1,235	$1,338	$1,543	$1,472	$1,883	$1,714	---
Savage	972	20	2.1%	$1,323	$1,238	---	$1,547	$1,510	$1,596	$2,407
Prior Lake	400	8	2.0%	$1,063	$1,208	---	$1,392	---	$1,549	---
Jordan	91	0	0.0%	---	$950	---	$1,219	---	$1,450	---
Belle Plaine	56	0	0.0%	---	$875	---	$1,173	---	$1,450	---
New Prague*	116	3	2.6%	---	$777	---	$858	---	$850	---
Subtotal	**3,666**	**150**	**4.1%**	**$1,240**	**$1,263**	**$1,543**	**$1,453**	**$1,762**	**$1,627**	**$2,407**

	Average Size (Sq. Ft.)			Average Rent / Sq. Ft.						
City	1BR	2BR	3BR	Studio	1BR	1BR+D	2BR	2BR+D	3BR	4BR
Shakopee	765	996	1,190	$2.16	$1.77	$1.76	$1.47	$1.58	$1.42	---
Savage	726	984	1,363	$2.41	$1.68	---	$1.58	$1.10	$1.18	$1.69
Prior Lake	713	982	1,103	$1.95	$1.69	---	$1.42	---	$1.14	---
Jordan	751	1,064	1,240	---	$1.29	---	$1.15	---	$1.17	---
Belle Plaine	613	959	1,283	---	$1.41	---	$1.23	---	$1.13	---
New Prague*	558	782	900	---	$1.41	---	$1.10	---	$1.13	---
Subtotal	**740**	**986**	**1,220**	**$2.21**	**$1.71**	**$1.76**	**$1.47**	**$1.42**	**$1.31**	**$1.69**

Note: New Prague includes some properties in Le Sueur County.

Source: Maxfield Research and Consulting, LLC

TABLE B-4
PERFORMANCE OF SHALLOW-SUBSIDY RENTAL UNITS
SCOTT COUNTY RENTAL PROPERTIES
November/December 2021

City	Vacancy Rates: Total Units	Vacancy Rates: Vacant Units	Vacancy Rates: Vacancy Rate	Average Rent: 1BR	Average Rent: 2BR	Average Rent: 3BR	Average Rent: 4BR
Shakopee	296	6	2.0%	$943	$1,130	$1,342	$1,342
Savage	184	0	0.0%	$1,029	$1,138	$1,335	$1,335
Prior Lake	155	0	0.0%	--	$974	$1,101	$1,285
Jordan	44	0	0.0%	--	$1,267	$1,454	---
Belle Plaine	24	0	0.0%	--	$740	$840	---
New Prague*	--	--	--	--	--	--	--
Subtotal	**703**	**6**	**0.9%**	**$976**	**$1,093**	**$1,277**	**$1,326**

City	Average Size (Sq. Ft.): 1BR	Average Size (Sq. Ft.): 2BR	Average Size (Sq. Ft.): 3BR	Average Rent / Sq. Ft.: 1BR	Average Rent / Sq. Ft.: 2BR	Average Rent / Sq. Ft.: 3BR	Average Rent / Sq. Ft.: 4BR
Shakopee	640	1,077	1,368	$1.46	$1.20	$1.12	---
Savage	776	1,101	1,303	$1.41	$1.14	$1.07	$0.79
Prior Lake	662	892	1,130	$1.24	$1.20	$1.08	---
Jordan	--	1,314	1,600	--	$0.96	$0.91	---
Belle Plaine	--	1,153	1,370	--	$0.64	$0.61	---
New Prague	--	--	--	--	--	--	--
Subtotal	**685**	**1,060**	**1,313**	**$1.08**	**$1.15**	**$1.07**	**$0.79**

Note: New Prague includes some properties that are in Le Sueur County.

Source: Maxfield Research and Consulting, LLC

TABLE B-5
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SHAKOPEE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
MARKET RATE						
Shakopee Flats	June	170	70 - Studio	424 - 614	$1,070 - $1,353	Under Construction; In-unit W/D, walk-in closets, quartz countertops, kitchen island (some), SS
126 Atwood St N	2022	n/a	80 - 1BR	575 - 751	$1,405 - $1,510	appliances, vinyl plank flooring, tile backsplash, central A/C, balconies, clubroom, rooftop patio,
		n/a	20 - 2BR	886 - 1,082	$1,757 - $1,892	bike storage/workspace, heated enclosed parking ($75), complementary coffee/espresso bar, grilling station & fire pit, pet spa, and secure package storage. Tenant pays all utilities. Residents receive reduced membership to on-site fitness center.
The DECO	March	89	37 - Alcove	475 - 625	$1,115 - $1,325	2 months free rent on select units. In-unit W/D, walk-in closets, quartz countertops, kitchen
129 Holmes Street S	2021	10	28 - 1BR	670 - 805	$1,375 - $1,565	island (some), SS appliances, wood inspired flooring, tile backsplash, central A/C, balconies,
		11.2%	33 - 2BR	955 - 1,100	$1,615 - $1,870	clubroom, rooftop patio, fitness studio, bike storage/workspace, heated enclosed parking ($50), compimentary coffee/espresso bar, grilling station & fire pit, pet spa, and secure package storage. Tenant pays all utilities except gas.
The Triple Crown Residence	June	321	40 - Studio	579 - 604	$1,405 - $1,415	2 months free rent on select units. Central A/C, granite countertops, SS appliances, 9-ft
840 Shenandoah Drive	2020	83	41 - Alcove	668	$1,495	ceilings, wood-finish flooring, fireplaces (some), walk-in closets, in-unit W/D, balconies, terrace
		25.9%	155 - 1BR	733 - 940	$1,570 - $1,700	w/outdoor heated pool/spa, grilling stations, lawn games, entertainment suite w/kitchen,
			73 - 2BR	1,122 - 1,435	$2,295 - $3,050	clubroom, game room w/golf/sprots simulator, all-season spa/sauna, indoor and outdoor pool,
			4 - 2BR+D	1,459	$3,125	outdoor yoga lawn, business lounge, conferance room, WiFi in common areas, complimentary
			8 - 3BR	1,649	$3,295	coffee bar, fitness gym w/kid zone, concierge, enclosed heated garage ($50/mo.), storage lockesr ($40-$100/mo.), 24-hour package retrieval, and pet spa.
Trio @ Southbridge	2018	100	47 - 1BR	705 - 745	$1,500 - $1,520	Amenities include custom cabinets, granite counter tops, tile back spash, wood look plank
1331 Crossings Boulevard		8	14 - 1BR+D	824 - 890	$1,675 - $1,725	flooring throughout, SS appliances, in-unit w/d, balconies, 9' ceilings, fitness center, yoga
		8.0%	32 - 2BR	1,119 - 1,132	$1,815 - $1,875	studio, outdoor heated pool, pool deck w/fire pit, bar, and grilling stations, clubhouse, package
			7 - 3BR	1,444	$2,485	system, community and co-working area, entertainment rooms, coffee bar, bike racks, business room, storage lockers ($30), and underground parking ($75). All utilities paid by tenant. Sewer and water included onto rent based on usage.
The Sixton	2018	133	14 - Studio	431 - 581	$1,100 - $1,200	Central A/C, quartz qountertops, SS appliances, balcony, walk-in closets, in-unit W/D, club
1601 Harvest Lane		0	69 - 1BR	718 - 798	$1,350 - $1,400	room, rooftop deck, pet spa, game room, heated parking garage ($50/mo.), storage lockers ($20-
		0.0%	3 - 1BR+D	923 - 1,052	$1,450 - $1,500	$40/mo.), fitness center, conference room, yoga studio, package receiving room, community
			37 - 2BR	1,057 - 1,243	$1,650 - $1,850	room, and bike storage.
			2 - 2BR+D	1,345	$2,250	
			7 - 3BR	1,358	$2,250 - $2,300	
Avana Addison	2004/	290	67 - 1BR	725 - 817	$1,400 - $1,445	Formerly the Shenandoah. Cent. A/C, in-unit W/D, walk-in closet, balcony, fitness center, com.
935 Alysheba Rd.	2015	15	29 1BR/D	875	$1,475	room, business center, walking trails, dog park, basic cable, and outdoor pool. Garage stall for
		5.2%	74 - 2BR	975 - 1,235	$1,600 - $1,800	$125/month. Residents pay for electric and gas. Some units undergoing renovation upgrades.
			12 - 2BR/D	1,213 - 1,235	$1,600 - $1,800	Roughly 6-8 units at the time of survey were under renovations. All buildings/units are being
			20 - 3BR	1,235 - 1,382	$2,000 - $2,100	upgraded.
Garden Lane Apts.	2003	74	22 - Studio	500 - 600	$700	Wall-unit A/C, com. coin-op laundry, storage lockers. Underground parking for $65/month.
700 Garden Lane		0	40 - 1BR	750 - 750	$955	Residents pay for electric.
		0.0%	6 - 2BR	1,000 - 1,000	$1,210	
			6 - 3BR	1,100 - 1,100	$1,220 - $1,240	
Whispering Heights	2002	52	6 - 1BR	716	$1,150	Cent. A/C, walk-in closet, fireplace, balcony, fitness center, community room, and com. coin-op
700 Roundhouse St.		0	43 - 2BR	972 - 1,480	$1,250 - $1,400	laundry. Garage stall for $50/month. Residents pay for electric.
		0.0%	3 - 3BR	1,181	$1,500	

TABLE B-5
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SHAKOPEE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
Arbor Landing	1999	60	9 - 1BR	760	$1,100 - $1,125	Cent. A/C, walk-in closets, balcony, club house, fitness center, playground, picnic area, coin-op
560 Gorman St.		1	48 - 2BR	936	$1,225 - $1,260	laundry. Garages for $55/month. Residents pay for electricity and water.
formerly Timberland Valley		1.7%	3 - 3BR	1,200	$1,450 - $1,495	
White Pines	1999	123	25 - 1BR	800 - 950	$1,400 - $1,600	Central A/C, SS appliances (in select homes), granite countertops)in select homes), walk-in
1364 Eagle Creek Blvd.		0	92 - 2BR	950	$1,290 - $1,600	closets, balcony/patio, dishwasher, club house, fitness center, grilling area, package lockers,
		0.0%	6 - 3BR	1,300	$1,770	coin-op laundry, and storage space. Garage stall $75/month. Residents pay for all utilities.
Eagle Creek TH	1999	152	60 - 2BR	990	$1,380 - $1,565	2-Story TH style units, private entry, in-unit W/D, patio, fitness center, club house, community
700 Sarazin St.		0	92 - 3BR	1,135	$1,550 - $1,715	room, playground (2), sport court, dog park (2), outdoor pool w/sun deck. Attached garage stall
		0.0%				included. Residents pay for electric and heat.
Arlington Ridge	1996	48	2 - 1BR	640	$986	Units have been remodeled. Two 3-story bldgs. Wall unit A/C, balcony, coin-op laundry, dog
1219 Taylor St.		0	34 - 2BR	840 - 940	$1,250 - $1,280	park, playground. Garages available for $55/month. Residents pay for electric. Converted to
		0.0%	12 - 3BR	1,050 - 1,250	$1,600 - $1,750	market from LIHTC.
Taylor Ridge TH	1996	64	32 - 2BR	1,063	$1,275	2-story TH-style units, prirvate entry, wall-unit A/C, in-unit W/D hookups, picnic area. Residents
1259-1299 Taylor St.		0	32 - 3BR	1,238	$1,375 - $1,375	pay for electricity. Detached garage included in rent. Property is registered as condominium
		0.0%				units; multiple unit owners; units are leased on the private market.
Country Village	1988	113	1 - Studio	490	$805	Wall-unit A/C, walk-in closet, balcony, party room, fitness center, game room, library, sauna,
1265 Marschall Rd.		2	77 - 1BR	640 - 1,100	$935 - $1,050	com. coin-op laundry. UG heated parking w/carwash ($40 per month). Residents pay for
		1.8%	35 - 2BR	1,075 - 1,250	$1,120 - $1,130	electric. Applications in for vacant units.

TABLE B-5
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SHAKOPEE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
MARKET RATE (Continued)						
Riva Ridge 1224 Shakopee Ave. E	1986	93 0 0.0%	34 - 1BR 57 - 2BR 2 - 3BR	714 - 831 955 - 1,124 1,055	$1,270 - $1,405 $1,380 - $1,650 $1,640	Wall-unit A/C, balcony, some units have bay windows & some have walk-in closets. Community room, outdoor pool, b-ball and v-ball courts, BBQ grilling area, playground, coin-op laundry, UG parking included . Residents pay for electric. Units that become available undergo upgrades. Higher rents reflect upgrades.
Scattered Site various addresses	1985	5 0 0.0%	4 - 2BR 1 - 3BR	n.a. n.a.	$948 $1,312	Two-story TH style units. Off-street parking or attached two-car garage. Residents pay for heat and electric.
Hunter's Ridge 628 Gorman St.	1978	122 0 0.0%	39 - 1BR 77 - 2BR 6 - 2BR/D	650 750 825	$975 $1,100 $1,300	Two 2.5-story bldgs. Wall-unit A/C, storage lockers, dishwasher, garbage disposal, coin-op laundry, outdoor pool, picnic area, playground, assigned off-street parking. Tenants pay gas and water.
Garden Lane Apartments 712-722 Garden Ln.	1978	24 0 0.0%	6 - 2BR 18 - 3BR	900 1,100	$1,080 $1,200	Six 2-story, 4-plexes. Some units recently remodeled. Coin-op. laundry, patio/balconies, tot lot, 12 two-car detached gar. ($80/month).
Huntington Park 1245/1246 Shakopee Ave. E	1964/ 1974	125 0 0.0%	8 - 0BR 39 - 1BR 72 - 2BR 6 - 3BR	425 640 - 675 800 - 925 1,057 - 1,057	$965 - $800 $1,030 - $1,100 $1,175 - $1,250 $1,500 - $1,550	Three 3-story bldgs. Wall-unit A/C, balcony/patio, club room, guest suite, fitness center, party room, library, storage lockers, playground, picnic area, coin-op laundry. Garages for $65 month. Residents pay for electric and utility fee ranging from $25-$40 based on unit size
4th Avenue Apartments 1240 4th Ave. E	1973	24 0 0.0%	1 - 1BR 23 - 2BR	700 950	$895 $1,050	2.5-story bldg. Wall-unit A/C, disposals, balconies, storage rooms, security entry, coin-op laundry on ea. flr., 24 detached garages, $50/mo additional.
Huntington Park Apts 850-852 Marshall Rd (formerly Shakopee Hillside)	1964	24 0 0.0%	24 - 2BR	825 - 845	$1,170 - $1,195	Three-story building; Wall-unit A/C, disposals, balconies/patios, storage rooms, security entry, coin-op laundry on ea. flr., 24 detached garages-$60/mo extra. Heat included; water, sewer and trash - $30/mo additional.
Subtotal (excludes initial lease-up)		**2,031** **119**	**Vacancy Rate** **5.9%**			

TABLE B-5
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SHAKOPEE
November/December 2021
(continued)

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
SHALLOW-SUBSIDY						
Scattered Townhomes	2005	9	4 - 2BR	1,195	$1,034 - $1,179	NSP units. 2-Story TH-style units. Additional owner-occupied TH onsite. Central A/C, W/D
Various addressess		0	5 - 3BR	n.a.	$1,138 - $1,581	hookups, attached garage included, playground. Income restricted to 50% up to 120% AMI
		0.0%				
River Bend Townhomes	2002	16	12 - 2BR	1,157 - 1,392	$1,095	MHFA tax-credit financed. 2-story TH-style units in 8 bldgs. Central A/C, patio/deck, W/D for
1200 4th Ave. W		0	4 - 3BR	1,349	$1,190	rent, attached single garage included, playground. Residents pay for electric and gas.
		0.0%				
Boulder Ridge Townhomes	2000/	52	50 - 3BR	1,351	$1,454	MHFA tax-credit financed. 2-story TH-style units. Central A/C, in-unit coin-op laundry, attached
1100 Kennsington Dr.	2003	0	2 - 4BR	1,865 - 2,125	$1,551	single garage included, playground. Residents pay for electric and gas. Accepts Section 8.
		0.0%				
Evergreen Heights	2000	54	25 - 2BR	1,070	$1,095	MHFA tax-credit financed affordable at 60%. 2-Story TH-style units. Central A/C, W/D hookups,
3031 Pine Tree Ln.		1	27 - 3BR	1,260	$1,190	attached single garage included, com. coin-op laundry, playground. Residents pay for electric
		1.9%	2 - 4BR	1,584	$1,255	and gas. Application was in process for vacant unit.
The Willows	Dec.	60	- 1BR	577 - 588	$1,080	MHFA tax-credit financed affordable at 50%. Four long-term homeless units and seven units
1655 Willow Circle	2020	2	- 2BR	790 - 820	$1,125	w/permanent services. Three-story building with off-street parking. Community room with
		3.3%	- 3BR	947 - 947	$1,250	kitchen, children's play area, computer lab, laundry facilities.
Sarazin Flats I and II	Sept.	105	24 - 1BR	696	$874 - $874	MHFA tax-credit financed affordable at 60%. In-home W/D, walk-in closets, vinyl plank flooring,
1575/1595 Sarazin Street	2019	3	57 - 2BR	941 - 957	$1,041 - $1,273	fitness center, community room, and heated underground parking (included). Tenants pay
		2.9%	24 - 3BR	1,040 - 1,227	$1,267 - $1,462	electric and gas.
Subtotal		**296**	**Vacancy Rate**			
		6	**2.0%**			

TABLE B-5
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SHAKOPEE
November/December 2021
(continued)

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
DEEP-SUBSIDY						
River Bend Townhomes	2002	4	2 - 2BR	1,320	$1,000	Scott County CDA owned MHOP units. 2-story TH-style units. Central A/C, W/D hook ups,
1200 4th Ave. W		0	2 - 3BR	1,510	$1,265	attached single garage included, playground. Residents pay for electric and gas.
		0.0%			30% of AGI	
Evergreen Heights	2000	18	6 - 2BR	1,070	$1,000	Scott County CDA owned project based units. 2-story TH-style units. Central A/C, W/D hook
3031 Pine Tree Ln.		0	10 - 3BR	1,260	$1,265	ups, attached single garage included, playground. Residents pay for electric and gas.
		0.0%	2 - 4BR	1,547	$1,530	
					30% of AGI	
The Willows	2020	7	3 - 1BR	577 - 588	$644	MHFA tax-credit financed affordable at 50%. Four long-term homeless units and seven units
1655 Willow Circle		0	4 - 2BR	790 - 820	$1,085	w/permanent services. Three-story building with off-street parking. Community room with
		0.0%	3 - 3BR	947 - 947	$1,231	kitchen, children's play area, computer lab, laundry facilities.
Clifton Townhomes	1979	56	3 - 1BR	n.a.	Market $907	3 one-level hdcp units and the rest two-story units. Private entrance, wall A/C , walk-in closets,
551 Dakota St. S		0	36 - 2BR	n.a.	Market $1,068	lndry hook-ups in 3BR's, community lndry, tot lot, 25 detached garages ($25/mo.). Residents
		0.0%	17 - 3BR	n.a.	Market $1,139	pay for electric and heat. Waiting List closed.
					30% of AGI	
Subtotal		**85**	**Vacancy Rate**			
		0	**0.0%**			

Source: Maxfield Research and Consulting, LLC

TABLE B-6
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SAVAGE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
MARKET RATE						
Reside Apartments	April	190	33 - Alcove	580 - 622	$1,369 - $1,369	One Month Rent Free w/12-month lease. Amenities include secure package storage, private outdoor pool, outdoor patio w/grill station, clubroom w/entertainment center, kitchen, pool table, fitness stuio, petspa, lounge w/firelplace, community WiFi, bike rack, 9' ceilings, quartz countertops, tile backspolash, in-unit w/d, SS appliances, wood-inspired flooring, walk-in closets,
13958 Edgewood Avenue	2021	9	82 - 1BR	718 - 842	$1,435 - $1,495	
		4.7%	55 - 2BR	1,049 - 1,202	$1,915 - $2,255	
			20 - 3BR	1,338 - 1,454	$2,285 - $2,395	
14521 Virginia	May	16	8 - 2BR	1,034	$1,806	Central air, private entry, in-unit w/dryer, center kitchen island, tile backsplash, double-car attached garage; private deck, SS Appliances, vinyl plank flooring, walk-in closets, double vanity, 10 ft. ceilings, window treatments.
14521 Virginia Avenue S	2021	0	8 - 4BR	1,426	$2,407	
		0.0%				
The Villas of Savage	2016	14	14 - 2BR	1,162 - 1,237	$1,690 - $1,800	Single-level townhomes w/private entrance and attached garages. One, eight unit townhome building and one, six unit tonwhome building. Townhome amenities include SS appliances, kitchen island w/breakfast bar, maple cabinets, marble vanities, woodgrain LVT flooring, upgraded millwork, three-panel doors full-size w/d.
14205 Alabama Avenue S		0				
		0.0%				
Springs at Egan Drive	2015	288	38 - Studio	525 - 623	$1,283 - $1,656	2-story Townhome style bldgs. Central A/C, balcony/patio, walk-in closet, storage room, resort styl pool, in-unit w/d, clubhouse. Attached & detached garage incl. in rent. Residents pay for all utilities.
14125 Louisiana Avenue		11	76 - 1BR	760 - 909	$1,500 - $2,103	
		3.8%	140 - 2BR	1,062 - 1,185	$1,775 - $2,536	
			34 - 3BR	1,334 - 1,430	$2,118 - $3,321	
Hamilton's Edge	2006	6	6 - 3BR	1,859	$1,473	Two-story TH style units. Attached two-car garage. Residents pay for heat and electric.
124th St.		0				
		0.0%				
Winfield Townhomes	2000	134	37 - 2BR/D	1,370 - 1,380	$1,510 - $1,605	1-and 2-story TH-style units. 2BR + D units are technically 3BRs but are markted as dens. Amennities include central A/C, balcony, in-unit W/D, attached garage, outdoor pool, sundeck, playground. Residents pay for electric and gas.
3950 141st St. W		0	97 - 3BR	1,370 - 1,400	$1,510 - $1,705	
		0.0%				

TABLE B-6
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SAVAGE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
MARKET RATE (continued)						
Villas by Mary T. 6941 140th St. W	1999	46 0 0.0%	8 - 1BR 35 - 2BR 3 - 3BR	728 - 894 939 - 1,082 1,196	$1,075 - $1,085 $1,150 - $1,220 $1,375	One-level, attached garage, sunroom in select units, W/D hookups, club house, walking paths. Residents pay water/sewer, gas and electric; runs about $120 to $180 for gas and electric per month. Market rate and income-restricted. Income-restricted under Tax-Credit section.
Savage Townhomes 4260 West 124th Street	1980	28 0 0.0%	28 - 3BR	1,254	$1,750	Kitchen appliance pkg; central air; in-unit w/dryer; partially finished bsmt; attached garage.
Hidden Valley Estates 4421 W. 137th St.	1987	92 0 0.0%	20 - 1BR 72 - 2BR	700 950 - 1,000	$1,300 - $1,820 $1,395 - $2,265	Five 2-story bldgs. Wall-unit A/C, balcony/patio, walk-in closet, storage room, outdoor pool, common coin-op laundry, picnic area, playground. Detached garage incl. in rent. Residents pay for electric.
Valley Manor Apartments 4747 124th Street	1983	10 0 0.0%	10 - 1BR	685 - 685	$925 - $925	One, two-story building; Wall-unit A/C; coin laundry; detached garage - $50/mo.; tenant pays electric.
Brakemeier Apartments 7520/7522 Egan Drive	1968	9 0 0.0%	4 - 1BR 5 - 2BR	680 - 680 885 - 885	$730 - $780 $950 - $1,050	Wall unit air; kitchen appliance package; no dishwasher or microwave; detached garage No elevator; coin-op laundry; off-street parking
Dan Patch Apartments 12359 Lynn Avenue	1960	11 0 0.0%	5 - 1BR 6 - 2BR	700 880	$800 $980	Wall-unit air; detached garages - $50/mo extra; kitchen appliance pkg; no dishwashers No elevator; coin-op laundry; off-street parking
Carriage Manor 4142 W. 126th St.	1971	35 0 0.0%	23 - 1BR 12 - 2BR	635 - 700 800	$980 $1,085	3-story bldg. wall-unit A/C, common coin-op. laundry. No patio/balcony. Detached garage included in rent. Residents pay for electric.
Countryview Apts. 4010/4106 W. 126th St.	1968	58 0 0.0%	34 - 1BR 24 - 2BR	650 800	$965 - $985 $1,085	Two 2.5-story bldgs. Wall-unit A/C, outdoor pool, storage lockers, common coin-op. laundry, picnic area. Detached garage $50/month. Residents pay for electric. Some units remodeled with granite counters and black appliances; microwaves installed. Vinyl plank flooring in kitchen. Updated tile tub surround in bathrooms.
Meadowview Apts. 3904-3950 W. 126th St.	1961	35 0 0.0%	25 - 1BR 10 - 2BR	450 600	$625 $725	Two 2.5-story bldgs (12 units and 23 units); Wall-unit A/C, storage rooms, coin-op laundry; window treatments; limited detached garage at extra chg ($45/mo).
Subtotal		**972** **20**	**Vacancy Rate** **2.1%**			

TABLE B-6
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF SAVAGE
November/December 2021
(continued)

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
TAX-CREDIT						
Louisiana Lofts	April	54	12 - 1BR	706 - 953	$920	MHFA Tax-Credit financed affordable at 30% (4 units) and 60% (50 units). Amenities include dishwasher, in-unit w/d, fitness center, playground, underground parking (included). Resident pays electric and gas.
14977 Louisiana Avenue	2019	0	28 - 2BR	965 - 1,004	$1,068	
		0.0%	14 - 3BR	1,207 - 1,324	$1,267	
Villas by Mary T.	1999	43	32 - 2BR	939	$960	One-level, attached garage, W/D hookups, club house, walking paths. Residents pay for electric.
6941 140th Street W		0	11 - 3BR	1,196	$1,025	
		0.0%				
Marshview Townhomes	1999	32	14 - 2BR	1,136	$1,095	MHFA Tax-Credit financed. 2-story TH-style units, attached garage, dishwasher, W/D hookups, playground. Residents pay for gas and electric.
7401 W. 144th St.		0	17 - 3BR	1,320	$1,190	
		0.0%	1 - 4BR	1,584	$1,255	
Evergreen Pointe	1998	43	15 - 2BR	1,050	$1,244	MHFA Tax-Credit financed affordable at 60%. Two-story TH-style units, central A/C, common coin-op laundry. Garage parking ($55). Tenants pay gas and electric.
4148 McColl Drive		1	28 - 3BR	1,226	$1,433	
		2.3%				
Village Commons	2012	66	12 - 1BR	748 - 804	$1,137	MHFA Tax-Credit affordable at 60%. Long wait list. One 42-unit building and 18 townhomes. Unit features include in-unit w/d, walk-in closets, balconies, attached double garge (TH), patio (H) laminated counter tops and center island in kitchens. Community amenities include community room, fitness center, patio w/grilling stations, basketball, playground and heated enclosed pkg stall (included in rent).
14125 Virginia Avenue		0	30 - 2BR	1,002 - 1,561	$1,360	
		0.0%	18 - 3BR	1,267 - 1,679	$1,560	
Subtotal		**184**	**Vacancy Rate**			
		1	**0.5%**			
DEEP-SUBSIDY						
Marshview Townhomes	1999	6	4 - 3BR	1,320	$1,265	Scott County CDA owned project based units. 2-story TH-style units. Central A/C, W/D hook ups, attached single garage included, playground. Residents pay for electric and gas.
7401 W. 144th St.		0	2 - 4BR	1,584	$1,530	
		0.0%			30% of AGI	
Evergreen Pointe	1998	5	1 - 2BR	960	$1,000	Scott County CDA owned project based units. 2-story TH-style units. Central A/C, on-site laundry, detached single garage included, playground. Residents pay for electric and gas.
4148 McColl Drive		0	4 - 3BR	1,226	$1,265	
		0.0%			30% of AGI	
Savage Townhomes	1980	12	12 - 3BR	1,270	$837	Scott County CDA owned project based units. 2-story TH-style units. Central A/C, W/D hook-ups, detached single garage included, playground. Residents pay for electric and gas.
13700-13722 Inglewood Ave		0			30 % of AGI	
		0.0%				
Subtotal		**23**	**Vacancy Rate**			
		0	**0.0%**			

AGI = Adjusted Gross Income

Source: Maxfield Research and Consulting, LLC

TABLE B-7
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF PRIOR LAKE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
MARKET RATE						
Lake Ridge	Feb.	150	18 - Studio	571	$1,130 - $1,385	Amenities include outdoor plaza w/grilling, package lockers, 24-hour fitness
13854 McKenna Rd. NW	2019	8	86 - 1BR	718 - 827	$1,430 - $1,605	room, community garden, conference room, outdoor fireplace/fire table, bike
		5.3%	46 - 2BR	1,150 - 1,257	$1,795 - $1,850	racks, community play area, storage lockers, and underground heated garage. In-unit amenities include dishwasher, central heating/air, balconies, SS appliances, quartz countertops, LVT flooring, and in-unit w/d.
Courtwood Village 2	2017	54	24 - 1BR	777	$1,199	Amenities include central heating/air, in-unit w/d, internet (included), luxury
17088 Adelmann St. SE		0	27 - 2BR	941 - 956	$1,399 - $1,449	plank wood floor, granite countertops, maple woodwork, excersise room,
		0.0%	3 - 3BR	1,103	$1,549	party room, and underground parking (included).
Scattered Site	1997	3	3 - 4BR	n.a.	$1,500	Two-story TH style units. Attached two-car garage. Residents pay for heat and
various addresses		0				electric.
		0.0%				
Hearthwood Apts.	1986	24	16 - 1BR	650	$1,150	Renovating units as they become available. Roughly half of thee units have
16516 Franklin Trl.		0	8 - 2BR	918	$1,295	been renovated to some degree. Wall-unit A/C, garbage disposal, dishwasher,
		0.0%				balcony/patio, fireplace, storage room, coin-op laundry. Detached garages included in rent. Residents pay for electric.
Village at Five Hawks	1984	48	12 - 1BR	700	$1,150	Townhome-style units; Detached garage-one stall included; balcony/patio; in-
16611-16635 Five Hawks		0	24 - 2BR	752 - 874	$1,295 - $1,350	unit w/dryer; fully renovated; common laundry; vaulted ceiling; SS appliances;
		0.0%	12 - 3BR	1,124 - 1,340	$1,595 - $1,695	vinyl plank flooring in kitchen; granite counters; ceiling fans; residents pay all utilities.
Brooksville Apts.	1971	36	24 - 1BR	700 - 575	$875	Wall-unit A/C, balcony, com. coin-op laundry. Detached garage $50/month.
16829 Toronto Ave. SE		0	12 - 2BR	1,200 - 675	$1,150	Residents pay for electric.
		0.0%				
Tower Hills West	1970	51	6 - 0BR	465	$860	Wall-unit A/C, balcony/patio, dishwasher, walk-in closets, coin-op laundry. UG
4671 Tower St.		0	21 - 1BR	700	$960	heated parking ($). Heat, water, sewer and trash removal included. Residents
		0.0%	24 - 2BR	986 - 1,056	$1,060 - $1,100	pay for electric.
Parkwood Apts.	1960	34	10 - 1BR	700	$800 - $820	Two 2.5-story bldgs. Wall-unit A/C, balcony, Off-st. pkg. Have been full the
5160 -5200 160th St. SE		0	24 - 2BR	850	$860	past few years.
		0.0%				
Subtotal		**400**	**Vacancy Rate**			
		8	**2.0%**			

TABLE B-7
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF PRIOR LAKE
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rent	Comments/Amenities/Features
TAX-CREDIT						
Pike Lake Marsh	2018	68	15 - 1BR	833 - 844	$984 - $990	MHFA Tax Credit affordable at 50% to 60% of AMI; Units feature central air, in-unit w/dryer, large closets, patio/balcony, enclosed htd parking, center kitchen island, high quality composite counters, vinyl plank flooring in kitchen. Amenities include business ctr., playground, fitness ctr, community rm with serving kitchen, outdoor patio, walking trail.
4489 Marsh Drive NE		0	33 - 2BR	1,013 - 1,300	$1,171 - $1,196	
		0.0%	20 - 3BR	1,309 - 1,389	$1,395 - $1,402	
Bluff Heights	2003	39	3 - 1BR	593	$910	MHFA tax-credit financed affrordable at 60%. Central A/C, deck/patio, in-unit w/d dryer lease program ($45), on-site laundry, playground, basketball court, free WiFi, excersize room, game room, guest suite, library w/fireplace, and commnity room w/fireplace. Tuck under garage stall included in rent. Residents pay for electric. 10 CDA units.
16638 Franklin Trl.		0	2 - 1BR+D	707	$925	
		0.0%	24 - 2BR	790 - 910	$990 - $1,025	
			10 - 3BR	1,048 - 1,180	$1,125	
Kestrel Village Apts.	1995/	48	32 - 2BR	915	$1,085	MHFA tax-credit financed affordable at 60%. Four 2-story bldgs. Wall-unit A/C, balcony/patio, com. coin-op. laundry, playground. Garages for $40/month. 10 residents receive rental assistance. Residents pay for electric.
16650 Brunswick Ave.	1996	1	12 - 3BR	1,120	$1,230	
		2.1%				
Subtotal		**155**	**Vacancy Rate**			
		1	**0.6%**			
DEEP-SUBSIDY						
Bluff Heights	2003	10	7 - 2BR	846	$1,000	Scott County CDA owned project based units. Window A/C, deck/patio, w/d dryer lease program ($), on-site laundry, playground, Tuck under garage stall included in rent.
16638 Franklin Trl.		0	3 - 3BR	1,048	$1,265	
		0.0%			30% of AMI	
Highwood Townhomes	1980	36	24 - 2BR	900	$826	HUD subsidized. 2-story TH-style units, A/C sleeves, W/D hook-ups, com. coin-op laundry.
4716 Tower St.		0	10 - 3BR	1,200	$961	
		0.0%	2 - 4BR	1,230	$1,031	
					30% of AMI	
Subtotal		**46**	**Vacancy Rate**			
		0	**0.0%**			

Source: Maxfield Research and Consulting, LLC

TABLE B-8
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF JORDAN
November/December 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rents	Comments/Amenities/Features
MARKET RATE						
Pineview Townhomes	Aug.	28	14 - 2BR	1,240	$1,450	Two-story side-by-side townhomes. Amenities include full size w/d/,
300 Bradbury Way	2019	0	14 - 3BR	1,240	$1,450	attached garages, patios, LVT flooring, and playground. Residents pay
		0.0%				gas and electric. Some units are TIF funded and residents need to income qualify.
Jordan Center	2004	8	6 - 1BR	680	$975	Second floor units above commercial/retail space. New apartments.
115 South Broadway		0	2 - 2BR	900	$1,150	
		0.0%				
415 South Broadway	2015	5	3 - 1BR	1,300	$1,400	Rental apartments in historic building; high ceilings; loft-style
415 South Broadway		0	2 - 2BR	1,200	$1,650	
		0.0%				
Scattered Site	2009	9	9 - 3BR	n.a.	$1,366 - $1,444	Duplex, TH style and SFH units. Attached garage. Residents pay for heat
Various Addresses		0				and electric.
		0.0%				
Greenleaf Townhomes	2000	19	19 - 2BR	1,050	$1,100	4 Units converted to rental from owner occupied
915 7th Street		0				Single-car detached garage.
		0.0%				
Brandel Apts.	1973/	22	12 - 1BR	650	$825	Project consists of two 1.5-story 8-plexes and a four-plex. Wall-unit
425 Hillside Dr.	1978	0	10 - 2BR	850	$1,050	A/C, com. coin-op laundry. 17 detached garages (incl. in rent).
481,485 Sunset Dr.		0.0%				
Subtotal		**91**	**Vacancy Rate**			
		0	**0.0%**			
TAX-CREDIT						
Jordan Valley Townhomes	2008	44	3 - 2BR	1,314	$1,267	MHFA financed. 1- and 2-story TH style units. Central A/C, in-unit W/D,
375 Augusta Court		1	41 - 3BR	1,600	$1,454	walk-in closets, attached double garge included. Residents pay for
		2.3%				electric and gas.
Subtotal		**44**	**Vacancy Rate**			
		1	**2.3%**			
DEEP-SUBSIDY						
Britland Apts.	1981	24	3 - 1BR	594	$733	Scott County CDA owned Rural Development financed. Three 2-story
129 Chad Circle		0	15 - 2BR	748	$785	bldgs. Unit A/C, com. laundry room, playground, off-street parking.
		0.0%	6 - 3BR	902	$810	Residents pay for electric.
					30% of AGI	
Subtotal		**24**	**Vacancy Rate**			
		0	**0.0%**			

Source: Maxfield Research and Consulting, LLC

TABLE B-9
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF BELLE PLAINE
November/Decemeber 2021

Project Name/Location	Year Built	Units/ Vacant	Unit Mix/ Sizes		Monthly Rents	Comments/Amenities/Features
MARKET RATE						
Belle Court Apartments	Nov.	36	6 - 1BR	648	$975 - $1,075	Three-story building. Amenities include in-unit
561 Elk Street South	2020	0	30 - 2BR	918 - 1,146	$1,075 - $1,275	washer/dryer, playground and underground heated
		0.0%				parking ($75). Wait List. Additional 36 units under construction.
Greysons Place	2016	12	6 - 2BR	1,283	$1,375	Split entry townhomes w/attached single stall garage.
708 East Church Street		0	6 - 3BR	1,283	$1,450	Amenities include eat-in kitchen and in-unit
		0.0%				washer/dryer. Tenants pays gas and electric.
Knight Apartments	1960	8	4 - 1BR	560	$650	Two-story building; walk-up; wall-unit air; off-street
302 Elm Street S		0	4 - 2BR	780	$850	parking;
		0.0%				
Subtotal		**56**	**Vacancy Rate**			
		0	**0.0%**			
TAX-CREDIT						
Orchard Street THs	2000	24	8 - 2BR	1,088 - 1,218	$740	MHFA Financed . Central A/C, in-unit W/D, attached 1-
300-444 Orchard St. E		0	16 - 3BR	1,370	$840	car garage, patio. Residents pay for gas and electric;
		0.0%				water/sewer and trash included.
Subtotal		**24**	**Vacancy Rate**			
		0	**0.0%**			
DEEP-SUBSIDY						
Belle Haven	1977/	56	1 - 0BR	350	$733	Scott County CDA owned Rural Development financed.
415 S. Meridian St.	1980	0	24 - 1BR	650 - 700	$785	Two 2-story bldgs. Unit A/C, com. laundry room, off-
400 S. Chestnut St		0.0%	25 - 2BR	800 - 900	$810	street parking. Residents pay for electric. Fifty-one of
			6 - 3BR		30% of AGI	56 units has rental assistance.
Belle Plaine Apts.	1974	25	3 - 1BR	700	$772	HUD Section 8. 19-unit, 2-story bldg. and six TH's. Wall-
222 Commerce Drive E		0	16 - 2BR	800	$835	unit A/C, com. coin-op. laundry, and detached garages
		0.0%	6 - 2BR TH	1,000	$1,097	at $45/mo. TH's have cent. A/C, lndry. hook-ups, and
					30% of AGI	detached garage included in rent..
Subtotal		**81**	**Vacancy Rate**			
		0	**0.0%**			

Note: Rents have been adjusted to include heat, water, and sewer but exclude garage, when applicable.

Source: Maxfield Research & Consulting, LLC

TABLE B-10
GENERAL OCCUPANCY RENTAL PROPERTIES
CITY OF NEW PRAGUE
November/December 2021

Project Name/Location	Year Built	No. of Units	Unit Mix/ Sizes		Monthly Rents	Comments/Amenities/Features
MARKET RATE						
Northview Apts.	1977	36	3 - 1BR	650	$700	Three 2.5-story bldgs. Wall-unit A/C, common coin-op laundry,
507/509/511 Columbus Ave N		0	33 - 2BR	800	$850	12 detached garages ($50/mo.). Also off-street parking. All
New Prague		0.0%				utilities paid by property.
Maple Acres	1972	12	1 - 2BR	750	$700	3 story bldg. Coin-op laundry. 2 detached garage included in
255 Maple Ln. SE		0	11 - 3BR	900	$850	rent.
New Prague, LeSueur Cnty.		0.0%				
Parkside Apts.	1986	20	10 - 1BR	530	$800	2-story bldg. Wall-unit A/C, common coin-op. laundry, off-st.
310 6th Ave. NW		0	10 - 2BR	725	$900	parking. Residents pay for electric.
New Prague		0.0%				
East Gate Estates	1994	48	36 - 2BR	800 - 960	$1,095 - $1,218	Market Rate. Exited the LIHTC program. 2-story bldgs. Wall-
1200 4th Street NE		0	12 - 3BR	1,132	$1,319	unit A/C, private entrance, walk-in closets, com. coin-op.
New Prague		0.0%				laundry, playground. Detached garages for $80/month. Residents pay all utilities. Utility costs are shared between tenant and landlord. Resident receives a bill every two months for respective share of their utilities.
Subtotal		**116**	**Vacancy Rate**			
		3	**2.6%**			
TAX-CREDIT						
None						
Subtotal		**0**	**Vacancy Rate**			
		0				
SUBSIDIZED						
Westgate Townhomes	1981	37	30 - 2BR	1,350	Market - $1,140	2-story TH units. Wall-unit A/C, private entrances and
601 1st St. NW		0	1 - 2BR/H.C.	957	Market - $1,095	basements, laundry hook-ups, com. coin-op laundry, 13
New Prague			6 - 3BR	1,746	Market - $1,360	detached garages ($50/mo.). All but 3 tenants receive rental
					30% of AGI	assistance. Large closed waitlist.
Subtotal		**37**	**Vacancy Rate**			
		0	**0.0%**			

Source: Maxfield Research and Consulting, LLC

TABLE B-11
HOUSING COST BURDEN
SCOTT COUNTY CITIES/TOWNSHIPS, TWIN CITIES METRO, MINNESOTA
2021

	Belle Plaine		Elko New Market		Jordan		New Prague	
Community	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Owner Households								
All Owner Households	2,328		1,536		1,708		2,526	
Cost Burden 30% or greater	431	18.5%	132	8.6%	408	23.9%	600	23.8%
Cost Burden 50% or greater	146	6.3%	0	0.0%	155	9.1%	294	11.6%
Owner Households w/ incomes <$50,000	604		20		376		565	
Cost Burden 30% or greater	282	46.8%	0	0.0%	280	74.5%	392	69.4%
Cost Burden 50% or greater	146	24.3%	0	0.0%	155	41.2%	283	50.0%
Renter Households								
All Renter Households	362		69		712		694	
Cost Burden 30% or greater	104	28.8%	0	0.0%	553	77.6%	254	36.6%
Cost Burden 50% or greater	43	11.8%	0	0.0%	205	28.8%	55	7.9%
Renter Households w/ incomes <$35,000	76		0		387		356	
Cost Burden 30% or greater	43	56.3%	0	0.0%	354	91.5%	221	62.1%
Cost Burden 50% or greater	43	56.3%	0	0.0%	177	45.6%	55	15.4%
Median Contract Rent[1]	$773		n/a		$927		$847	

TABLE B-11
HOUSING COST BURDEN
SCOTT COUNTY CITIES/TOWNSHIPS, TWIN CITIES METRO, MINNESOTA
2021

	Prior Lake		Credit River		Savage		Shakopee	
Community	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Owner Households								
All Owner Households	8,284		1,807		9,333		13,141	
Cost Burden 30% or greater	1,695	20.5%	203	11.3%	1,332	14.3%	2,592	19.7%
Cost Burden 50% or greater	383	4.6%	192	10.6%	442	4.7%	763	5.8%
Owner Households w/ incomes <$50,000	1,287		203		1,070		2,147	
Cost Burden 30% or greater	773	60.0%	114	55.8%	689	64.4%	1,368	63.7%
Cost Burden 50% or greater	350	27.1%	75	37.1%	401	37.5%	722	33.6%
Renter Households								
All Renter Households	2,516		30		2,067		2,499	
Cost Burden 30% or greater	1,042	41.4%	9	31.0%	864	41.8%	950	38.0%
Cost Burden 50% or greater	439	17.5%	0	0.0%	316	15.3%	269	10.8%
Renter Households w/ incomes <$35,000	1,211		0		665		946	
Cost Burden 30% or greater	841	69.5%	0	0.0%	406	61.1%	601	63.6%
Cost Burden 50% or greater	418	34.5%	0	0.0%	220	33.1%	248	26.2%
Median Contract Rent[1]	$1,215		n/a		$1,328		$1,211	

TABLE B-11
HOUSING COST BURDEN
SCOTT COUNTY CITIES/TOWNSHIPS, TWIN CITIES METRO, MINNESOTA
2021

	Townships		Scott County		Twin Cities Metro		Minnesota	
Community	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households								
All Owner Households	5,887		46,478		855,908		1,619,950	
Cost Burden 30% or greater	1,183	20.1%	8,669	18.7%	152,507	17.8%	295,557	18.2%
Cost Burden 50% or greater	514	8.7%	2,833	6.1%	56,677	6.6%	106,116	6.6%
Owner Households w/ incomes <$50,000	1,020		7,203		163,173		397,228	
Cost Burden 30% or greater	595	58.3%	4,442	61.7%	90,218	55.3%	197,419	49.7%
Cost Burden 50% or greater	373	36.6%	2,463	34.2%	49,714	30.5%	95,631	24.1%
Renter Households								
All Renter Households	600		9,621		397,252		642,550	
Cost Burden 30% or greater	222	37.0%	3,897	40.5%	151,778	38.2%	211,149	32.9%
Cost Burden 50% or greater	84	14.0%	1,258	13.1%	57,001	14.3%	140,519	21.9%
Renter Households w/ incomes <$35,000	205		3,806		156,329		390,532	
Cost Burden 30% or greater	84	41.0%	2,453	64.5%	98,937	63.3%	211,149	54.1%
Cost Burden 50% or greater	0	0.0%	1,094	28.7%	50,106	32.1%	126,001	32.3%
Median Contract Rent[1]	$1,170		$1,163		$1,136		$986	

[1] Median Contract Rent 2021 (estimated using local inflation rates)
Note: Calculations exclude households not computed.

Sources: American Community Survey; Maxfield Research and Consulting LLC

TABLE B-12
PENDING GENERAL OCCUPANCY RENTAL DEVELOPMENTS
February 2022

City	No. of Units	Format	Developer	Status
Shakopee				
Core Crossings	60	Affordable	Sand Companies	Under Construction; scheduled
1360 Stagecoach Road	4-LTH			to open Fall 2022;
Arasan Apts	138	Market Rate	Trident Development	Under Construction; scheduled
1620 Luistano St				to open April 2022.
Summerland Place	300	Market Rate	Summergate Develop.	Proposed; Mixed products
1600 Philipp Drive				For-sale and Rental
Savage				
None				
Prior Lake				
Main Street Apts	80	Market Rate	Beard Group	Proposed Redevelopment to
Main Street				Mixed Use - Apts/Commercial
Belle Plaine				
Belle Court Apts	36	Market Rate	Schrom Construction	Under Construction; scheduled
561 Elk St S				to open Spring 2022
320 Cherry	8	Market Rate	Selly/Kes	Under Construction
320 Cherry St				
Brecken Place TH	40	Market Rate	Schrom Construction	Under Construction; Build out
East Evergreen/CSAH 3				planned for 2022.
Elko New Market				
Dakota Acres-2nd Add	70	Market Rate	Black Stone Estates LLC	Plat approved; TIF application;
	18	Affordable		Construction start 2022.
Jordan				
Whispering Meadows	75	Market Rate	Jordan Apartments LLC	Approved; scheduled to
201/251 El Dorado Drive				start construction 2022. Also
				will include 7,500 SF retail.
New Prague				
Deutsche Apts	43	Market Rate	Deutsch Construction	Approved; Scheduled to start
1st Street SE				construction in 2023.
Totals	**868**			
Market Rate	789			
Affordable	78			

Source: Maxfield Research and Consulting LLC

Market Conditions
Senior Housing

Introduction

This section evaluates the market conditions for senior housing in Scott County by examining data on:

- The performance of market rate, shallow-subsidy and deep-subsidy senior properties in Scott County collected by Maxfield Research and Consulting, LLC,
- planned and proposed senior housing developments in the county from information provided by City staff, and
- interviews with housing professionals in Scott County familiar with senior housing trends.

This section of the report includes summary data of the current market conditions. More detailed information regarding the supply of each communities' senior housing is found at the end of the section.

Senior Housing Defined

The term "senior housing" refers to any housing development that is restricted to people age 55 years or older. Today, senior housing includes a spectrum of housing alternatives, which occasionally overlap, thus making the differences somewhat ambiguous. They are best described by the level of support services offered. Maxfield Research classifies senior housing properties into four categories based on the level of support services offered.

The senior housing products available today, when combined with long-term care facilities form a full continuum of care, extending from virtually a purely residential model to a medically intensive one. Often the services available at these properties overlap with another making these definitions somewhat ambiguous. In general, active adult properties tend to attract younger active seniors, who merely wish to rid themselves of home maintenance; independent living properties serve independent seniors that desire support services (i.e., meals, housekeeping, transportation, etc.) while assisted living properties tend to attract older, frail seniors who need assistance with daily activities, but not the skilled medical care available only in a nursing facility.

Senior housing definitions and housing product types continue to evolve. Since its inception in Minnesota in the early 1980s, the senior housing market has continued to expand. Early products were highly service-intensive incorporating a wide array of services from full dining and housekeeping to in-home care agencies. This model has changed significantly over the decades to become much more independent. Although the average age at which many seniors relocate to a continuum of care has increased now to the early 80s, the service component in independent living has decreased and is now offered primarily as "optional" rather than inclusive in the monthly fees. Active adult housing (55+) depending on the format (owned/rented) attracts households primarily age 65 years or older.

CONTINUUM OF HOUSING AND SERVICES FOR SENIORS

Single-Family Home	Townhome or Apartment	Independent Living w/ Optional Services		Assisted Living/Enhanced Assisted Living	Nursing Facilities
	Age-Restricted Independent Single-Family, Townhomes, Apartments, Condominiums, Cooperatives		Independent Living w/ Intensive Services	Memory Care (Alzheimer's and Dementia Units)	

Fully Independent Lifestyle — *Fully or Highly Dependent*

Senior Housing Product Type

Source: Maxfield Research & Consulting, LLC

Active Adult/Few Services
Active Adult properties (or independent living without services available) are similar to a general-occupancy building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Residents are generally age 70 or older if in an apartment-style building. Organized entertainment, activities and occasionally a transportation program represent the extent of services typically available at these properties. Because of the lack of services, active adult properties generally do not command the rent premiums of more service-enriched senior housing. Active adult properties can have a rental or owner-occupied (condominium or cooperative) format.
Independent Living
Independent Living properties (independent living with services available) offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties often dedicate a larger share of the building to common areas, because the units are smaller than in adult housing and also to encourage socialization among residents. Independent living properties attract a slightly older target market than adult housing (i.e. seniors age 75 or older). Rents are also above those of active adult buildings. Sponsorship by a nursing home, hospital or health care organization is common.
Assisted Living
Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their health situation), who need extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have staff on duty 24 hours per day or at least 24-hour emergency response.
Memory Care
Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which addresses housing needs almost exclusively for widows or widowers, a higher proportion of persons afflicted with Alzheimer's disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver's concern of incurring the costs of health care at a special facility while continuing to maintain their home.
Skilled Nursing Care
Skilled Nursing Care, or long-term care, provides a living arrangement that integrates shelter and food with medical, nursing, psychosocial and rehabilitation services for persons who require 24-hour nursing supervision. Residents in skilled nursing homes can be funded under Medicare, Medicaid, Veterans, HMOs, insurance as well as use of private funds.

Table C-1: Distribution of Senior Housing in Scott County

The survey of senior properties conducted by Maxfield Research includes all age-restricted developments the county. A total of 2,593 senior housing units was identified in properties of more than 10 units. Another 67 beds were identified in small residential homes that offer assisted living services. These beds are in Savage, Shakopee, Prior Lake and Elko New Market.

Senior housing is classified into seven categories ranging from active adult/no services housing to very service-intensive housing products. The following is a distribution of units by product type in the county. (Vacancies represent stabilized properties and exclude properties in initial lease-up).

- Market Rate
  - Active Adult Rental – 666 units
  - Active Adult Ownership – 167 units
  - Limited-services/Independent Living – 440 units
  - Service-Intensive/Assisted Living – 533 units
  - Service Intensive/Memory Care – 250 units

- Shallow-Subsidy
  - Active Adult Rental – 168 units

- Deep-Subsidy
  - Active Adult Rental – 369 units

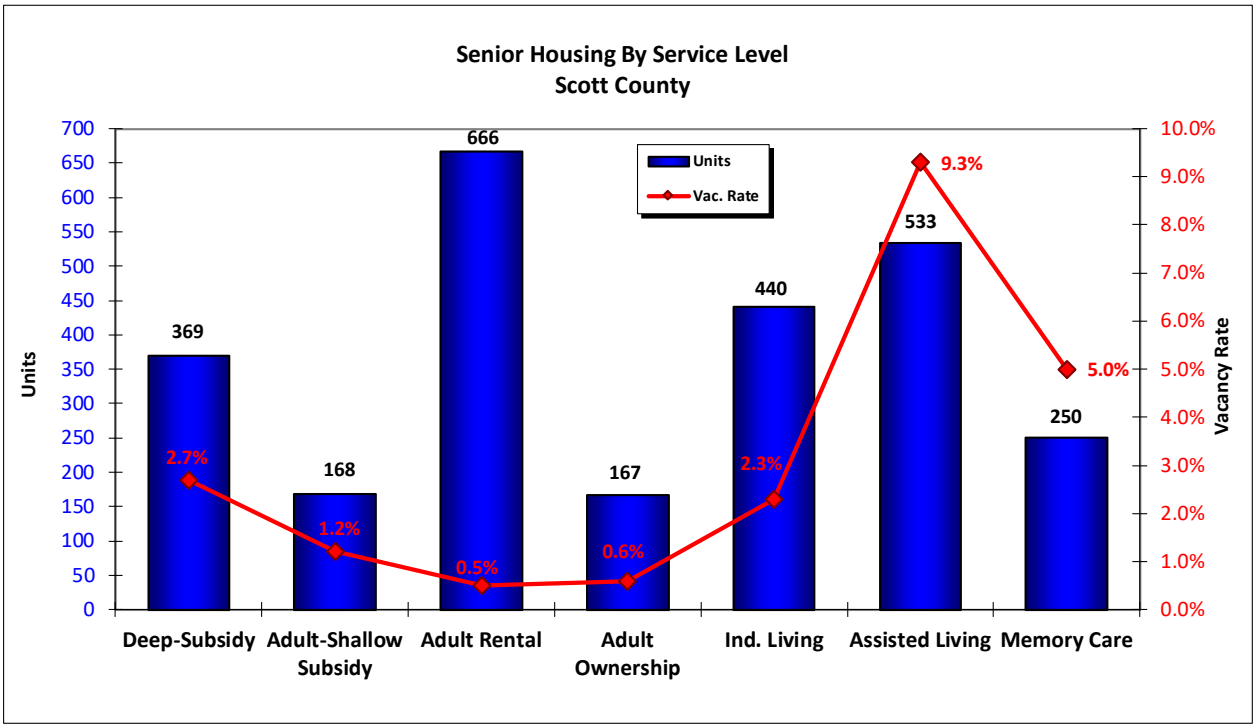


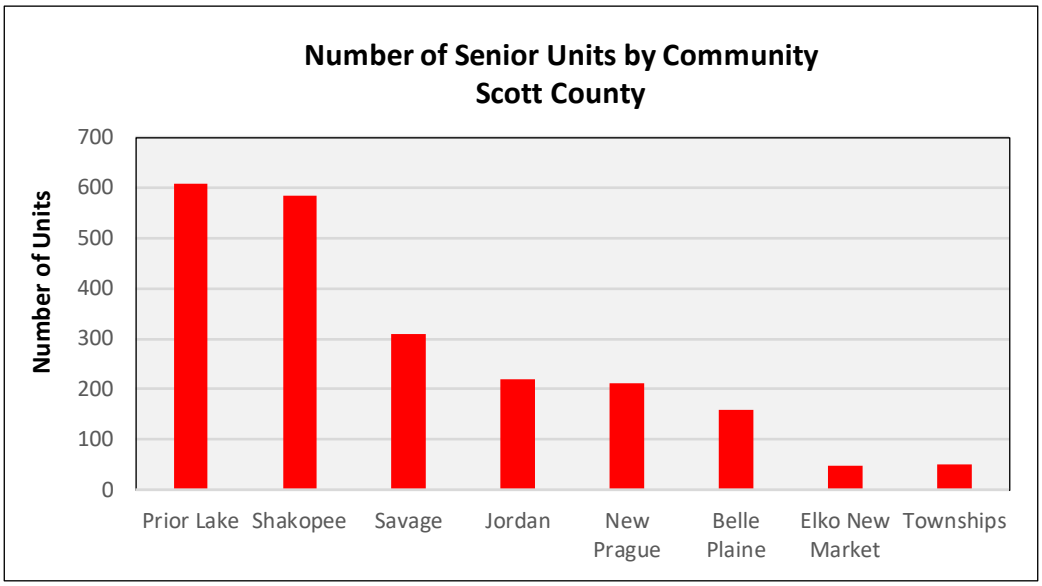
Table C-2 through C-7: Market Rate Age-Restricted Developments in Scott County

Maxfield surveyed age-restricted housing developments in Scott County to analyze current market conditions. The developments surveyed are listed in Table C-3 through C-7 by service level, along with information on location, year built, total units, vacant units, base monthly rent, and amenities.

- Almost all market rate, age-restricted properties in the county are in the municipalities. The exception is Valleyview of Jordan. Prior Lake and Shakopee have the largest older adult and senior populations in the county and have the greatest number of age-restricted units, accounting for 54% of all units in the county.

- Prior Lake has the most senior housing units with five existing properties of various services-levels and one shallow-subsidy property. These include *Creekside Commons* (adult rental), *Lakefront Plaza* (adult ownership), *McKenna Crossing, New Perspective-Prior Lake and Norbella Senior Living* which are service-enriched (independent living, assisted living and memory care). *The Grainwood* is the only income-restricted, moderate-income senior property in Scott County and was funded under the LIHTC program.

- Of the more than 2,000 market rate senior units in Scott County as of 2021, 37% were active adult units (owner and renter). As of December 2021, there are 2,224 market rate, age-restricted units, an increase of 57% over the past five years.



- Adult senior housing includes rental developments as well as ownership products such as townhomes, condominiums, and cooperatives. In Scott County, 13 of the adult developments are rental, one is a condominium and four are single-level for-sale townhomes. Of note, is that five of the 18 adult developments were added this decade. The development of these active adult communities is likely to continue as the county's younger senior age group continues to grow at a rapid pace over the next ten years and as active adult products continue to increase in popularity.

- Strong performing markets are those with vacancy rates at or below the following levels: 5% for active adult rental housing; 2% for active adult owner housing; 5% for independent living housing, 7% for assisted housing and 7% for memory care housing. Assessed together, these rates typically equate to an overall vacancy rate of less than 6%. Most of the age-restricted properties in Scott County are performing well in the various housing product types and for the vacancy overall. Below are the overall vacancy rates for each service type:

  - Active Adult Rental – 0.5% vacancy
  - Active Adult Ownership – 0.6% vacancy
  - Independent Living – 2.3% vacancy
  - Assisted Living – 9.3% vacancy
  - Memory Care – 5.0% vacancy

- As highlighted in Table C-2, the average monthly rents among market rate age-restricted properties in the county reflect the level of services offered at the buildings. For one-bedroom units, the average monthly rent increases from $911 in adult buildings to $2,204 in independent living units to $3,533 in assisted living to $4,965 for memory care units. These average rents are between 9% and 68% higher than from the previous study in 2016. The greatest increase occurred in independent living.

- To afford average one-bedroom rents at market rate properties in the county, older adults would need estimated household incomes of $27,000 or higher for active adult rental units, $35,000 or more for independent living units and $40,000 or more for assisted living units. This assumes that older adult and senior households would allocate 40% of their incomes for active adult units, 60% for independent living and 80% to 95% for assisted living and memory care. Most seniors use some or all the equity from their single-family home and other savings to pay for senior housing with services. Therefore, seniors with lower incomes can often afford market rate senior housing.

- Annual costs for rental senior housing with services can range from $1,442 per month for independent living to more than $7,000 per month for memory care. These costs have been rising by an annual rate of 3.5%, on average, although the pandemic had an impact on recent rental rate increases because of the pandemic. The annual rate of increase of housing and services costs continues to rise and, in most cases, is above 3.5%.

- The pandemic had a significant impact on Twin Cities' senior facilities, primarily nursing homes as facilities offering in-person care to frail seniors were some of the first to experience deaths from COVID. Fear of disease transmittal caused wide-spread lockdowns and many facilities experienced and are continuing to experience severe labor shortages. Although mask mandates for vaccinated residents and guests have largely been lifted, staff are still required to wear masks. Labor shortages have impacted the ability to hire for assisted living and memory care components. Active adult and independent living have bounced back more rapidly and have been most popular with seniors, especially units that have not yet been lived in. Demand for assisted living and memory care is expected to return with memory care leading the way because of the significant need for specialized care services to assist this population.

- Households with incomes at the minimum level of affordability may have difficulty maintaining adequate funds to meet their care needs if they reside at properties for a long time. Many older adults and seniors are delaying relocating to assisted living housing until their early to mid-80s, in part, to ensure that they will have sufficient funds to pay for their housing and care. Market rate housing facilities rarely accept households on Elderly Waivers at initial entry. Therefore, households are required to have at least two to three years of income sufficient to pay for their care prior to moving over to an Elderly Waiver situation.

- Senior housing continues to proliferate in the Twin Cities Metro Area. By 2010, market penetration of senior housing in the Metro Area had climbed to 18% of the age 65+ household market. Prior to 1996, only two market rate senior housing properties existed in Scott County. There are now more than 54,500 age-restricted housing units in the Twin Cities Metro Area, 2,224 of which are in Scott County. The market penetration rate for senior housing in the Twin Cities remains at 18% as of 2021, just keeping pace with the increase in 65+ households. We anticipate that as the senior population continues to increase that developers will have an interest in providing more senior housing options for Scott County residents and those that may relocate to the county to be near friends and relatives.

- All the assisted living and memory care units in Scott County were added since 2001. Prior to that, housing options for frail seniors needing support services included moving to a nursing home, staying in their home and receiving home health care, or moving to a facility located outside the county.

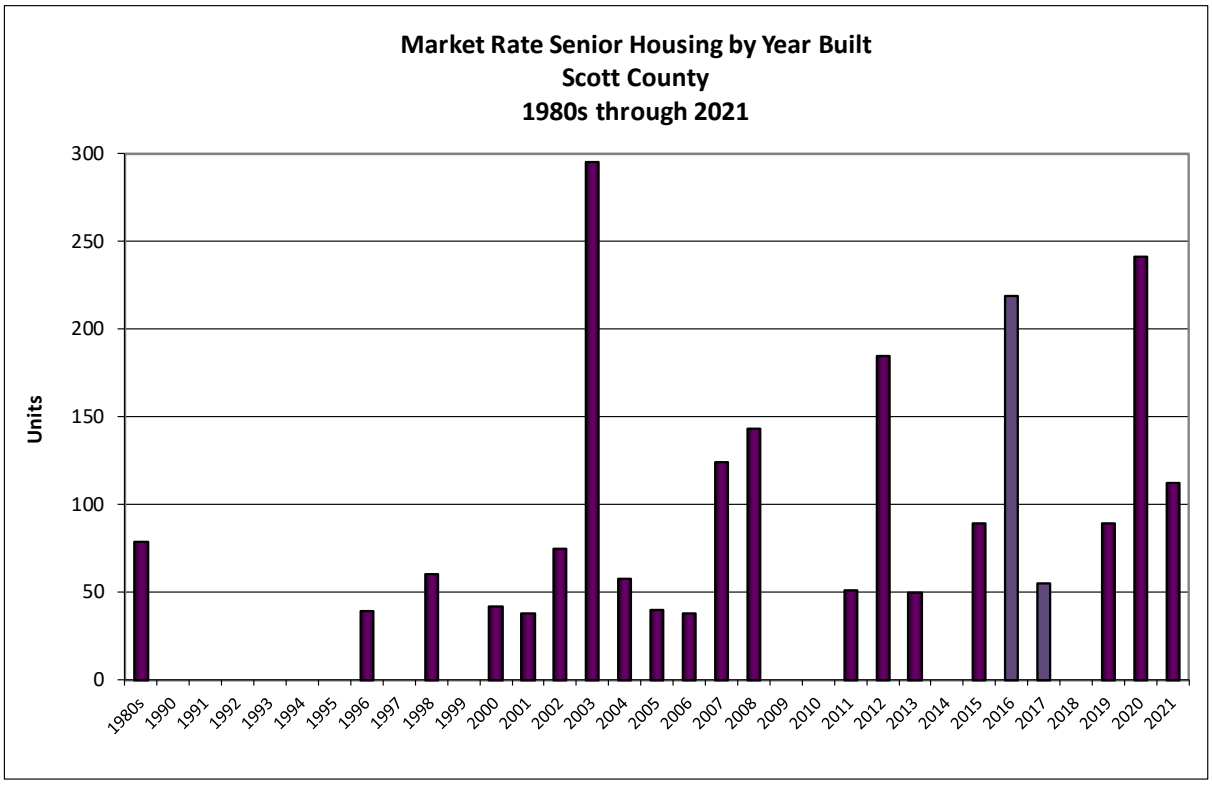


Table C-8: Deep-Subsidy Senior Housing

- Maxfield identified a total of 369 deep-subsidy senior housing units in eight properties across Scott County and part of Le Sueur County.

- All the communities in Scott County and part of Le Sueur County contain at least one deep-subsidy senior rental property, except for Savage and Elko New Market. Overall, the deep-subsidy senior properties are older than the market rate senior properties. Except for *Boessling Apartments* and *Cardinal Ridge* in Belle Plaine, all the deep-subsidy projects were built between 1973 and 1982. These properties are comprised almost entirely of one-bedroom units and attract single seniors.

- Residents of the deep-subsidy age-restricted (62+) developments pay monthly rents based solely on 30% of their Adjusted Gross Income (AGI). Most residents are very low-income and could not afford monthly rents at market rate or reduced rent (moderate rent) age-restricted rental properties. All the deep-subsidy properties require the resident to be age 62 years or older to reside in properties that are under a project-based Section 8 program.

- A total of three units in the deep-subsidy age-restricted (62+) properties were identified as vacant or 0.8%. *Village Apartments* in Shakopee (converted from general occupancy to age-restricted) and *Millpond Apartments* in New Prague were the only properties that had vacancies.

Pending Senior Housing Developments

Savage

Savage Senior Living at Fen Pointe is adding 28 additional independent and assisted living units to its existing campus. These units are scheduled to be completed by spring 2022.

Southview Senior Living is constructing a 154-unit senior continuum of care development called Meadows Senior Living at Dakota Avenue and Co Rd 42. The development will feature independent and assisted living and memory care. Construction is slated to be complete in late 2022.

Shakopee

TE Miller Development is planning construction of 147 units of active adult (55+) housing in the Canterbury Southwest PUD at Winner's Circle and Eagle Creek Boulevard. Construction is slated to begin in 2022 with delivery of the building by 2023.

Lifestyle Communities LLC has received approval for the development of a 57-unit senior cooperative, Artessa of Canterbury, north of Eagle Creek Boulevard. Pending pre-sales, construction would begin late 2022 with occupancy in late 2023 or early 2024.

We are not aware of any other senior developments currently pending at this time.

SENIOR TABLES

TABLE C-1
SENIOR HOUSING UNITS BY LOCATION AND TYPE
SCOTT COUNTY
December 2021

	Deep Subsidy Rental	Shallow Subsidy Rental	Active Adult Rental	Active Adult Owner	Independent Living	Assisted Living	Memory Care	Total
Belle Plaine	59	0	55	8	45	36	14	**217**
Elko New Market	0	0	49	0	0	0	0	**49**
Jordan	52	0	109	0	42	51	17	**271**
New Prague	91	0	89	0	58	83	16	**337**
Prior Lake	39	168	54	80	139	106	60	**646**
Savage	0	0	149	0	40	61	60	**310**
Shakopee	128	0	161	79	116	145	83	**712**
Townships	0	0	0	0	0	51	0	**51**
Total	**369**	**168**	**666**	**167**	**440**	**533**	**250**	**2,593**

Source: Maxfield Research and Consulting, LLC

TABLE C-2
RENT SUMMARY
MARKET RATE SENIOR RENTAL HOUSING
SCOTT COUNTY
December 2021

	Average Rents				
City	Studio	1BR	1BR/D	2BR	2BR/D or 3BR
Active Adult Rental	$730	$911	$1,139	$1,275	$1,553
Independent Living	$1,601	$2,204	$3,014	$3,273	$4,073
Assisted Living	$3,092	$3,533	$4,331	$4,584	--
Memory Care	$4,941	$4,965	--	$5,827	--

Source: Maxfield Research and Consulting, LLC

TABLE C-3
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-ACTIVE ADULT RENTAL
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	*Sale Price/* Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	**Comments/Amenities/Features**
ACTIVE ADULT RENTAL								
Brentwood Terrace	Dec.	59	8 - Studio	510 - 538	$729	$1.36 - $1.43	Age 55+	Amenities include community room, club room,
405 Seville Drive	2020	0	25 - 1BR	698	$937	$1.34	Avg. Age = 71-75	activity room, excersize room, salon, indoor
Jordan		0.0%	12 - 1BR+D	899	$1,171	$1.30		parking garage ($40), storage lockers, balconies,
			14 - 2BR	1,002 - 1,071	$1,307 - $1,353	$1.30 - $1.35		dishwasher, and in-unit w/d. Rent include
								heat, water, sewer, and trash.
Spero Belle Plaine	2017	55	51 - 1BR	650 - 685	$1,019 - $1,195	$1.49 - $1.57	Age 55+	Under new mgmt. Still owned by Spero Senior
125 Commerce Drive W		0	6 - 2BR	950 - 980	$1,350 - $1,385	$1.42 - $1.46	Avg. Age = 78	Living; managed by Koru Health. Hskpg
Belle Plaine		0.0%						available at extra chg. Residents can have
								home health care come in. Amenities include
								balconies, comm. rm, lounge w/fireplace,
								outdoor patio, wellness & fitness ctr, chapel,
								beauty salon and UG pkg ($55). Wait list for
								2BR units. Connected to Ridgeview Medical
								Clinic. Rent includes heat, water, sewer, and
The Henderson	2016	51	5 - Studio	551	$826 - $845	$1.50 - $1.53	Age 55+	Central A/C, in-unit w/d, community room,
500 Sommerville Street S		0	26 - 1BR	698	$1,092 - $1,108	$1.56 - $1.59	Avg. Age = 76-80	exercise room, beauty salon, library, craft room,
Shakopee		0.0%	11 - 1BR/D	825 - 902	$1,239 - $1,285	$1.42 - $1.50		guest suite; underground garage ($40/mo.).
			6 - 2BR	1,071	$1,430 - $1,447	$1.34 - $1.35		Tenants pay electric. Significant waiting list (59
			3 - 2BR/D	1,332	$1,792 - $1,801	$1.35 - $1.35		people).
Brentwood Court	2013	50	3 - Studio	515	$652 - $679	$1.27	Age 55+	Central A/C; in-unit w/d/, microwave,
285 Creek Lane South		0	21 - 1BR	693 - 793	$893 - $1,038	$1.29 - $1.31	Avg. age = 81-85	dishwasher, comm. Rm., club room, library,
Jordan		0.0%	16 - 1BR+Den	892 - 942	$1,160 - $1,198	$1.30 - $1.27		guest suite, balcony, storage lockers, tub rm.,
			7 - 2BR	948 - 1,070	$1,248 - $1,292	$1.32 - $1.36		hair salon, exercise rm., UG pkg ($40/mo.).
			3 - 2BR+Den	1,339	$1,531 - $1,547	$1.14		Tenants pay electric. Small wait list (14
Market Village	2012	49	3 - Studio	533	$690	$1.29	Age 55+	Central A/C; in-unit w/d, microwave,
100 J Roberts Way		0	14 - 1BR	700	$939	$1.34	Avg. Age = 71-75	dishwasher, community room, library, guest
Elko/New Market		0.0%	10 - 1BR+Den	904 - 1,029	$1,183 - $1,318	$1.31 - $1.28		suite, storage lockers, beauty shop, club room,
			8 - 2BR	1,092 - 1,125	$1,368 - $1,394	$1.25 - $1.28		exercise room, hobby shop, and underground
			8 - 2BR+Den	1,374	$1,602	$1.17		parking ($40/mo.). Tenants pay electric.
								Significant waiting list (70 people).
Glendale Place	2008	62	18 - 1BR	704 - 790	$996 - $1,028	$1.41 - $1.30	Age 55+	Central A/C, in-unit w/d, community room,
4615 West 123rd St.		1	23 - 1BR/D	942 - 987	$1,175 - $1,237	$1.25 - $1.25	Avg. Age = 71-75	exercise room, beauty salon, library, craft room,
Savage		1.6%	18 - 2BR	1,028 - 1,100	$1,367 - $1,433	$1.33 - $1.30		guest suite; underground garage ($40/mo.).
			3 - 2BR/D	1,361	$1,588	$1.17		Tenants pay electric. Waiting list (29 people).
Northridge Court	2004	58	12 - 1BR	687 - 777	$945 - $1,074	$1.38 - $1.38	Age 55+	Central A/C, in-unit w/d, microwave,
101 Fuller Street		0	32 - 1BR/D	875 - 960	$1,146 - $1,286	$1.31 - $1.34	Avg. Age = 71-75	dishwasher balcony, firplace (select units),
Shakopee		0.0%	10 - 2BR	988	$1,360 - $1,383	$1.38 - $1.40		storage lockers, community room, exercise
			4 - 2BR/D	1,405	$1,758	$1.25		room, library, guest suite, underground garage
								($40/mo.). Waiting list (34 people).

TABLE C-3
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-ACTIVE ADULT RENTAL
SCOTT COUNTY
November/December 2021

			Unit Mix/Sizes/Pricing					
Project Name/Location	Occp. Date	Units/ Vacant	No./Type	Size (Sq. Ft.)	*Sale Price/* Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	**Comments/Amenities/Features**
ACTIVE ADULT RENTAL								
Creekside Commons	2003	54	11 - 1BR AFF	763	$880	$1.15	Age 55+	Wall-unit A/C, in-unit w/d, walk-in closets,
16535 Tranquility Court		0	7 - 1BR	770	$1,180	$1.53	Avg. Age = 78	dishwasher, disposal, WiFi (included),
Prior Lake		0.0%	32 - 2BR	962 - 1,030	$1,256 - $1,389	$1.31 - $1.35		clubhouse, fitness center, library. Underground
			4 - 3BR	1,211	$1,540	$1.27		garage (included). Tenants pay electric.
								Affordable unit convert to market rate at the
Phillip Square	2002	55	20 - 1BR	763	$964	$1.26	Age 55+	Central A/C, in-unit w/d, microwave, disposal,
116 First Ave		0	16 - 1BR/D	979 - 1,036	$1,092 - $1,138	$1.12 - $1.10	Avg. Age = 81-85	dishwasher, individual desks, storage lockers,
New Prague		0.0%	12 - 2BR	1,113 - 1,193	$1,177 - $1,242	$1.06 - $1.04		community room, library, guest suite,
			7 - 2BR/D	1,154 - 1,431	$1,314 - $1,458	$1.14 - $1.26		underground garage ($40/mo.). Tenants pay
								electric. Waiting list (33 people).
The Hamilton	2000	42	16 - 1BR	729 - 776	$953 - $969	$1.31 - $1.25	Age 55+	Central A/C, in-unit w/d, microwave,
4735 W. 123rd St.		0	10 - 1BR/D	940 - 986	$1,103 - $1,126	$1.17 - $1.14	Avg. Age = 81-85	dishwasher, community room, exercise room,
Savage		0.0%	16 - 2BR	965 - 1,043	$1,205 - $1,299	$1.25 - $1.35		library, guest suite; underground garage
								($40/mo.). Tenant pays electic. Significant
River City Apts.	1998	52	18 - 1BR	679 - 760	$904 - $1,030	$1.33 - $1.36	Age 55+	Central A/C, in-unit w/d,microwave,
205 First Ave. E		0	18 - 1BR/D	850 - 870	$1,068 - $1,078	$1.26 - $1.24	Avg. age = 71-75	dishwasher, bay windows, community room,
Shakopee		0.0%	16 - 2BR	953 - 1,138	$1,170 - $1,313	$1.23 - $1.38		library, guest suite, storage lockers,
								underground garage ($40/mo.). Tenants pay
								electric. Waiting list (28 people).
Lynn Court	1987	45	40 - 1BR	656 - 710	$930 - $965	$1.31 - $1.42	Age 55+	Wall-unit A/C, walk-in closets, community
4350 W. 124th St.		0	2 - 2BR	830	$1,090	$1.31	Avg. age = 70	room, library, com. coin-op laundry. Garages
Savage		0.0%	3 - 2BR/D	916	$1,210	$1.32		available for $70/month. $25 to $35 utility fee.
Queens Court	1986	34	12 - 1BR	575	$695	$1.21	Avg. age = 75	Full kitchen, W/D hookups. Community room,
311 Columbus Ave. N		0	19 - 1BR/D	750	$800	$1.07		library, storage, beauty salon.
New Prague		0.0%	3 - 2BR	830	$895	$1.08		
Subtotal-Stabilized Properties		**666**	**Vacancy Rate**					
		3	**0.5%**					
SHALLOW-SUBSIDY								
The Grainwood Senior Living	2016	168	112 - 1BR	800 - 813	$1,105	$1.36 - $1.38	Age 55+	LIHTC affordable at 60% AMI. Amenities incl
5119 Gateway Street E		2	21 - 2BR	994	$1,338	$1.35	Avg. Age = n.a.	full kitchen pkg w/microwave, dishwshr, 9"
Prior Lake		1.2%	35 - 3BR	1,297	$1,543	$1.19		ceilings, walk-in closets, patio/balcony, comm.
								rm. w/lounge area & fireplace and kitchen, hair
								salon, theater rm, cards/crafts rm, library,
								business ctr, fitness ctr, outdor patio w/fire pit
								and grilling area, UG pkg ($70). Water, sewer,
Subtotal-Stabilized Properties		**168**	**Vacancy Rate**					
		2	**1.2%**					

TABLE C-4
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-ACTIVE ADULT OWNERSHIP
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing: Units Sold*	Size (Sq. Ft.)	Most Recent Purchase Price*	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
ACTIVE ADULT OWNERSHIP								
Lakefront Plaza	2003	80	11 - 1BR	785 - 850	$157,500 - $149,900	n.a. - n.a.	Age 55+	Central A/C, balcony, W/D hookups, community room, guest suites, storage lockers. 1 underground garage stall included. Residents pay all utilities.
16154 Main Ave S.E.		0	1 - 1BR+D	994 - 1,109	$172,500	n.a. - n.a.		
Prior Lake		0.0%	1 - 2BR	1,277 - 1,525	$293,500	n.a. - n.a.		
				Assoc. Fee	$290 - $407			
Eagle Point	2003	20	5 - 2BR	1,334 - 1,617	$240,000 - $311,000	n.a. - n.a.	n.a.	Cottages with attached garage, central A/C, patio, in-unit w/d, walk-in closets; residents pay all utilities.
834 Roundhouse St		1		Assoc. Fee	$255			
Shakopee		5.0%						
Riverplace	2002	20	2 - 2BR	1,334	$230,000 - $260,000	n/a - n/a	n.a.	Cottages with attached garage, central A/C, patio, W/D hookups, walk-in closets; residents pay all utilities.
1901-2111 10th Ave		0		Assoc. Fee	$265			
Shakopee		0.0%						
Lutheran Home THs	1998/	8	1 - 2BR	1,240 - 1,534	$195,450	n/a - n/a	Age 65+	Patio homes with attached garage, central A/C, patio, walk-in closets. Located on Lutheran Home Campus.
611 W. Main St.	1999	0		Assoc. Fee	$125			
Belle Plaine		0.0%						
Canterbury Pointe	1996/	39	3 - 2BR	1,154 - 1,372	$228,000 - $259,900	n/a - n/a	Age 65+	Cottages with attached garage. Central A/C, patio, W/D hookups, community room; residents pay all utilities.
4th Ave. & Sarazin St.	1997	0		Assoc. Fee	$210			
Shakopee		0.0%						
Subtotal-Stabilized Properties		**167**	**Vacancy Rate**					
		1	**0.6%**					

* Recent sales from 2020 to November 2021.

TABLE C-5
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS - INDEPENDENT LIVING
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
INDEPENDENT LIVING								
Praha Village	Jan.	24	4 - Studio	434	$1,442	$3.32	Avg. age = 83	Full Kitchens w/microwave; central air; optional meal program; hksp every other week; walk-in closets; family lounge; dining rm; movie thtr; hair salon; outdoor patio; creative arts rm; makers studio; library; bistro, Wi-fi in common areas; UG pkg - $50/mo.; club rm; fitness rm; van transp.
1100 1st Street SE	2019	0	12 - 1BR	627 - 755	$1,600 - $2,010	$2.55 - $2.66		
New Prague		0.0%	8 - 2BR	976 - 1,229	$2,705 - $2,885	$2.77 - $2.35		
Benedictine Living Community	Nov.	116	30 - 1BR	774 - 1,140	$2,125 - $3,025	$2.75 - $2.65	Avg. age = 81	Full kitchen; ctr island; white appliances; vinyl plank flrg kitchen/entry; granite ctrs; balcony/patio; heat, water, sewer, trash incl; daily pastries, mo. hskpg; daily check; bistro; dining (optional); club rm, salon, chapel, storage lockers, guest suite, outdoor living/dining area. UG - $75/mo.
Windmere Way	2020	8	23 - 1BR+Den	1,116 - 1,576	$3,375 - $4,825	$3.02 - $3.06		
1705 Windmere Way		6.9%	26 - 2BR	1,140 - 1,576	$3,375 - $5,025	$2.96 - $3.19		
Shakopee								
Savage Senior Living at Fen Pointe	2015	40	1 - Studio	545	$1,760	$3.23	Avg. age = 82	New West End wing to open Spring 2022 w/14 IL units
5950 W. 130th Lane		0	19 - 1BR	748 - 779	$1,945 - $2,435	$2.60 - $3.13		
Savage		0.0%	6 - 1BR+Den	955 - 962	$2,735 - $3,100	$2.86 - $3.22		
			23 - 2BR	1,158 - 1,214	$3,220 - $3,310	$2.78		
Oak Terrace	2012	42	30 - 1BR	853	$1,970 - $2,070	$2.31 - $2.43	Avg. age = 82	All utilities included in rent; meals avalable at an extra charge. Full kitchens, deck or fireplace, w/dryer hook-ups. UG Parking - $55/mo.
622 Aberdeen Avenue		2	12 - 2BR	1,188	$2,625 - $2,775	$2.21 - $2.34		
Jordan		4.8%						
Kingsway	2008	45	16 - 1BR	710 - 756	$1,776 - $2,086	$2.50 - $2.76	Avg age = 78	Full kitchen, some units with fireplaces and built-in bookcases. Community room, fitness room, ratzkeller, garden plots, on-campus clinic.
611 West Main Street		0	12 - 1BR/D	959 - 981	$2,482 - $2,482	$2.59 - $2.53		
Belle Plaine		0.0%	13 - 2BR	1,140 - 1,400	$2,482 - $3,321	$2.18 - $2.37		
			4 - 2BR/D	1,598	$3,821	$2.39		
McKenna Crossing - The Terrace	2007	79	16 - 1BR AFF	722 - 809	$1,136	$1.57	Avg age = 82	Full kitchen, in-unit W/D. Community room, library, movie theater, chapel, beauty salon. Entry fee reduces deposit and is 100% refundable. Option available for mo. Fee w/o deposit.
13810 Shepherds Path		0	20 - 1BR	874 - 936	$1,935 - $2,075	$2.21 - $2.22		
Prior Lake		0.0%	19 - 1BR/D	1,146 - 1,170	$2,535 - $2,575	$2.21 - $2.20		
			16 - 2BR	1,336 - 1,567	$2,945 - $3,435	$2.20 - $2.19		
			8 - 2BR/D	1,983	$4,325	$2.18		
New Perspective Senior Living	2003	60	27 - 1BR	721 - 793	$2,613 - $3,192	$3.62 - $4.03	Avg. age = 85	Full kitches, some units have balcony, community room, library, internet café, chapel, guest suite.
4685 Park Nicollet Ave		0	33 - 2BR	919 - 1,136	$3,341 - $4,377	$3.64 - $3.85		
Prior Lake		0.0%						
Subtotal-Stabilized Properties		**440**	**Vacancy Rate**					
		10	**2.3%**					

TABLE C-6
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-ASSISTED LIVING
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
ASSISTED LIVING								
Norbella Senior Living	June	24	24 - Studio	380	$2,900	$7.63	Avg age = 82	Kitchenettes, quartz countertops, soft close
4585 Fountain Hills Drive	2021	18			Base Rate			drawers, satellite TV and WiFI Internet
Prior Lake		75.0%						Included. Personal care starts at $1,000.
Norbella Senior Living	Nov.	24	24 - Studio	380	$2,900	$7.63	Avg age = 82	Kitchenettes, quartz countertops, soft close
14275 Joppa Lane	2021	12			Base Rate			drawers, satellite TV and WiFI Internet
Savage		50.0%						Included. Personal care starts at $1,000.
Rivers of Life (Enhanced AL)	March	12	12 - Studio	389	$6,800 - $7,400	$17.48 - $19.02	Avg age = 86	Intentional "sensory" designed bldg; therapy
6700 Egan Drive	2021	4						kitchens; fitness rm; secure outdoor wlkg path;
Savage		33.3%						fish tank; library; movie theater; hair/nail salon;
								natural light in hallways; on-site physicians,
								podiatrists, therapists; spa w/walk-in tub
Praha Village	Jan.	49	29 - Studio	420 - 458	$3,225 - $3,265	$7.68 - $7.13	Avg. age = 84	Community fee of $1,000; three meals/day;
1100 1st Street SE	2019	5	18 - 1BR	627 - 755	$3,775 - $3,890	$6.02 - $5.15		scheduled transp.; weekly hskp/linen service;
New Prague		10.2%	2 - 2BR	976 - 1,229	$4,690 - $4,895	$4.81 - $3.98		pendant alert system; personal care services
								available at additional chg.
Benedictine Living Community	Nov.	42	10 - Studio	431 - 459	$3,175	$7.37	Avg. age = 83	Full kitchens; weekly hskp; daily trash removal;
Windmere Way	2020	6	20 - 1BR	618 - 632	$3,500 - $3,700	$5.66 - $5.85		meals 3x day; personalized grocery shp; two
1705 Windmere Way		14.3%	2 - 2BR	1,126	$4,500	$4.00		loads of personal laundry/wk; linens/wk;
Shakopee								Catholic mass; outdoor garden and walking
								area; utilities incl; hair salon; personal care pkgs
Savage Senior Living at Fen Pointe	2015	25	1 - 0BR	545	$3,815	$7.00	Avg Age = 82	All utilities included; 2-meals/day plus snacks,
5950 W. 130th Street		0	9 - 1BR	748 - 779	$4,000 - $4,490	$5.35 - $5.76		3rd meal option, weekly housekeeping,
Savage		0.0%	6 - 1BR+Den	955 - 962	$4,790 - $5,155	$5.02 - $5.36		scheduled transportation, & a-la-carte care.
			8 - 2BR	1,158 - 1,214	$5,275 - $5,365	$4.56 - $4.42		Expansion of 14 AL units opening Spring 2022.
Oak Terrace	2012	51	25 - 0BR	580	$3,025	$5.22	Avg Age = 80	All utiliities included in monthly fee; three
622 Aberdeen Avenue		3	20 - 1BR	730	$3,650	$5.00		meals per day; weekly hskp., linen, laundry,
Jordan		5.9%	6 - 2BR	1,200	$4,350	$3.63		Med admin., scheduled transp, addtl service
								pkgs for higher levels of care.

TABLE C-6
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-ASSISTED LIVING
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
ASSISTED LIVING (continued)								
All Saints Senior Living	2012	63	53 - 1BR	589 - 756	$3,225 - $3,775	$5.48 - $4.99	Avg age = 82	All utilities incl. base satellite package
1880 Independence Drive		3	10 - 1BR+	915 - 939	$3,775 - $5,025	$4.13 - $5.49		Meal program available; in-unit w/d
Shakopee		4.8%	10 - 2BR	806 - 1,229	$3,525 - $4,425	$4.37 - $5.49		in 1BR/2BR; emer. Response; coffee shop; spa services; home care services wellness/fitness; chapel; library; fireplace
Kingsway	2008	36	14 - 1BR	719	$5,160	$7.18	Avg age = 80	Community Fee-$1,500; Kitchenette, walk-in
611 West Main Street		0	8 - 2BR	826	$5,716	$6.92		closets. Community room, fitness room,
Belle Plaine		0.0%						ratzkeller, garden plots, on-campus clinic.
McKenna Crossing - The Commons	2007	38	6 - OBR	362 - 529	$2,605 - $2,915	$7.20	Avg. age = 83	Kitchenette, in-unit W/D in some units.
13810 Shepherds Path		0	25 - 1BR	575 - 638	$3,095 - $3,740	$5.38 - $5.86		Community rm, library, movie theater, chapel,
Prior Lake		0.0%	3 - 2BR	940 - 947	$4,390	$4.67 - $4.64		beauty salon. Personal care fee of $335
			6 - 2BR	1,039	$4,795	$4.62		required;
McKenna Crossing - The Hearth	2007	17	7 - 0BR	362 - 529	$3,655 - $4,015	$10.10 - $7.59	Avg. age = 83	Enhanced Assisted Living.
13180 Shepherds Path NW		1	7 - 1BR	575 - 809	$4,130 - $5,030	$7.18 - $6.22		Residents select from three optional
Prior Lake		5.9%	3 - 2BR	940 - 1,039	$5,550 - $6,115	$5.90 - $5.89		care plans in addition to mo. Fee.
Benedictine Living Community	2005	40	2 - 0BR	360	$2,908	$8.08	Avg. Age = 86	Kitchenette. Community room, chapel, beauty
Benedictine Gardens		3	23 - 1BR	505 - 565	$3,240 - $3,454	$6.42 - $6.11		salon, therapy room. Connected to St. Gertrude
1810 Sarazin Street		7.5%	11 - 1BR/D	600 - 644	$3,561 - $3,679	$5.94 - $5.71		Nursing Home.
Shakopee			4 - 2BR	800 - 920	$3,894 - $4,215	$4.87 - $4.58		
New Perspective Senior Living	2003	27	26 - 1BR	634 - 726	$2,878 - $3,648	$4.54 - $5.02	Avg. age = 81	Full kitchen. Community room, library, internet
4685 Park Nicollet Ave		10	1 - 2BR	886	$3,605 - $4,377	$4.07 - $4.94		café, chapel, guest suite.
Prior Lake		37.0%						
Mala Strana	2003	34	6 - 0BR	386 - 405	$2,330 - $2,385	$6.04	Avg. Age = 86	Full kitchen, walk-in closets. Community room,
999 Columbus Ave. N.		2	26 - 1BR	462 - 611	$2,505 - $2,920	$5.42		beauty salon. Connected to Health Care Center.
New Prague		5.9%	2 - 2BR	810	$3,300	$4.07		
Valleyview of Jordan	2011	51	51 - Studio	250	$954	$3.50	Avg age = 55	Monthly fee reflects base housing cost,
4061 173rd St.		8			Base Rate			personal care fees start at $1,600. Nearly all
Sand Creek Township		15.7%						residents are on CADI or EW waiver.
Subtotal-Stabilized Properties		**485**	**Vacancy Rate**					
		45	**9.3%**					
Subtotal-All Properties		**533**	**Vacancy Rate**					
		75	**14.1%**					

Note: Savage Senior Living at Fen Pointe is catered living; residents may receive services in their apt units; split between independent living and assisted living based on interview with leasing staff.

TABLE C-7
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-MEMORY CARE
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
MEMORY CARE								
Norbella Senior Living 4285 Fountain Hills Drive Prior Lake	June 2021	16 2 12.5%	16 - Studio	380	$3,900 Base Rate	$10.26	Avg age = 82	Kitchenettes, quartz countertops, soft close drawers, satellite TV and WiFI Internet Included. Personal care starts at $2,000.
Norbella Senior Living 14275 Joppa Lane Savage	Nov. 2021	16 12 75.0%	16 - Studio	380	$3,900 Base Rate	$10.26	Avg age = 82	Kitchenettes, quartz countertops, soft close drawers, satellite TV and WiFI Internet Included. Personal care starts at $2,000.
Rivers of Life 6700 Egan Drive Savage	March 2021	20 0 0.0%	20 - Studio	389	$7,500 - $10,900	$19.28	Avg age = 81	Intentional "sensory" designed bldg; therapy kitchens; fitness rm; secure outdoor wlkg path; fish tank; library; movie theater; hair/nail salon; natural light in hallways; on-site physicians, podiatrists, therapists; spa w/walk-in tub Also care for Parkinson's, Traumatic Brain Inj.
Praha Village 1100 1st Street SE New Prague	Jan. 2019	16 2 12.5%	10 - Studio 6 - 1BR	399 - 462 748 - 807	$6,265 - $6,465 $6,720 - $6,820	$15.70 - $13.99 $8.98 - $9.12	Avg. Age=80	Community Fee $1,000; Pvt. Lounge, secure outdoor courtyard/patio/garden; dining rm; living rm. Area; specialized memory care programs; addtle fees for high level care.
Benedictine Living Community **Windmere Way** 1705 Windmere Way Shakopee	Nov. 2020	24 1 4.2%	10 - Studio 5 - 1BR 1 - 2BR	362 - 380 568 - 570 1,125	$6,200 - $6,300 $6,550 - $6,700 $7,500	$17.13 - $16.58 $11.53 - $11.75 $6.67	Avg Age = 79	Community Fee $1,000; Pvt lounge, secure outdoor courtyard/patio/garden; dining room; living room area; specialized memory care programs; addtl fees for high level care.
Savage Senior Living at Fen Pointe 5950 W. 130th Lane Savage	2015	24 0 0.0%	20 - Studio 2 - 1BR 2 - 2BR	444 575 806	$4,380 $4,490 $5,330	$9.86 $7.81 $6.61	Avg. Age=82	Secure memory wing within campus. 3-meals /day plus snacks, emergency pendant, $2,000 refundable security deposit. Personal care packages range from $3,710 to $5,170.
McKenna Crossing - Arbor Ponds 13810 Shepherds Path Prior Lake	2013	6 0 0.0%	4 - Suite 2 - Dlx. Suite	646 690	$3,935 $4,290	$6.09 $6.22	Avg. age=83	Small memory care wing with four pvt. Suites and two prvt. Deluxe suites; mild to moderate dementia;

TABLE C-7
UNIT MIX/SIZE/COST & OCCUPANCY COMPARISON
MARKET RATE SENIOR HOUSING DEVELOPMENTS-MEMORY CARE
SCOTT COUNTY
November/December 2021

Project Name/Location	Occp. Date	Units/ Vacant	Unit Mix/Sizes/Pricing No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Monthly Fee Per Sq. Ft.	Resident Profile	Comments/Amenities/Features
MEMORY CARE (continued)								
All Saints Senior Living 1880 Independence Drive Shakopee	2012	21 2 9.5%	21 - Studio	361 - 387	$5,025 - $5,225	$13.92	Avg. Age=83	Secured memory care wing within assisted included and all utilities; $1,000 move-in fee; Weekly linens and laundry included in fee; Scheduled transportation to outings and shopping.
Oak Terrace-Autumn Lane 622 Aberdeen Ave. Jordan	2012	17 0 0.0%	17 - Studio	450	$4,500 - $4,600	$10.00 - $10.22	Avg. Age=82	Secure memory wing within continuum of care facility; three meals per day all utilities included.
Kingsway 611 West Main Street Belle Plaine	2008	14 0 0.0%	14 - Studio	428 - 468	$6,963 - $7,040	$16.27 - $15.04	Avg age = 80	Community fee-$1,500. Kitchenette. Secured courtyard, community room. Weekly hskp. Weekly linen/laundry; three meals/day; scheduled transp to shopping/medical
McKenna Crossing - Arbors 13810 Sheperds Path Prior Lake	2007	18 0 0.0%	6 - Studio 10 - 1BR 2 - 2BR	274 - 393 463 - 575 833	$3,025 - $3,620 $3,990 - $4,260 $4,650	$11.04 - $9.21 $8.62 - $7.41 $5.58	Avg. Age = 84	Three additional care package options all utilities included;
New Perspective Senior Living-Willows 4685 Park Nicollet Ave Prior Lake	2003	20 2 10.0%	12 - Studio 6 - 1BR 2 - 2BR	351 379 504	$2,769 + $2,990 + Double Ocupancy EW	$7.89 $7.89	Avg. age = 83	No kitchenette, private bathroom. Community room. Prices are for the base rate. Personal care added.
Emerald Crest 1855 10th Ave. W Shakopee	2001/ 2003	38 4 10.5%	24 - Suite	270 - 450	$3,820 - $4,560	$14.15 - $10.13	Avg. Age = 78	Stand alone memory care facility. No kitchenette, private bathroom. Care packages range from $2,730 to $4,580.
Subtotal-Stabilized Properties		**218** **11**	**Vacancy Rate** **5.0%**					
Subtotal - All Properties		**250** **25**	**Vacancy Rate** **10.0%**					

Source: Maxfield Research and Consulting, LLC

TABLE C-8
DEEP SUBSIDY AND SHALLOW SUBSIDY SENIOR PROPERTIES
SCOTT COUNTY
December 2021

Project	City	Subsidy Type	Year Built	Total Units	Vacant
DEEP SUBSIDY					
Boessling Apartments	Belle Plaine	Section 202	1999	24	3
Cardinal Ridge	Belle Plaine	Rural Development	1994	35	2
Prior Manor	Prior Lake	Section 8	1982	39	0
Millpond Apartments	New Prague	Section 8	1981	44	0
Schule Haus	Jordan	Rural Development	1980	52	0
Levee Drive Apartments	Shakopee	Public Housing	1980	66	4
Liberty Park	New Prague	Section 8	1976	47	0
Village Apartments	Shakopee	Section 8	1972	62	1
Total				**369**	**10**
SHALLOW SUBSIDY					
Grainwood	Prior Lake	Section 42	2016	168	2

Source: Maxfield Research and Consulting, LLC

TABLE C-9
PENDING SENIOR DEVELOPMENTS
December 2021

City	No. of Units	Format	Developer	Status
Shakopee				
Artessa Canterbury Eagle Creek Blvd	58	Cooperative	Lifestyle Communities LLC	Approved; Scheduled to start construction 2022.
Canterbury Sr. Living Winner's Circle Dr.	147	Active Adult (55+)	TE Miller Development	Approved; Scheduled to start
Savage				
Savage Sr. Lvg. At Fen Pointe	28	IL and AL	Dougherty & Co.	Under Construction; Scheduled
Totals	**233**			
Active Adult	*205*			
Independent Living	*14*			
Assisted Living	*14*			

Source: Maxfield Research and Consulting LLC

Market Conditions For-Sale Housing

Introduction

This section of the report summarizes recent trends and the current supply of for-sale housing in Scott County, including single-family detached, single-family attached, townhomes and condominiums.

This section examines the market conditions for for-sale housing in Scott County by examining data on:

- Home resale value trends from 2010 through 2021 from the Minneapolis Area Association of Realtors,
- distribution and price of residential sales by traditional, short-sale, and foreclosure transaction types,
- statistics on new construction activity from 2010 through 2021,
- review and analysis of actively marketing subdivisions, and
- planned and proposed for-sale housing developments in the county.

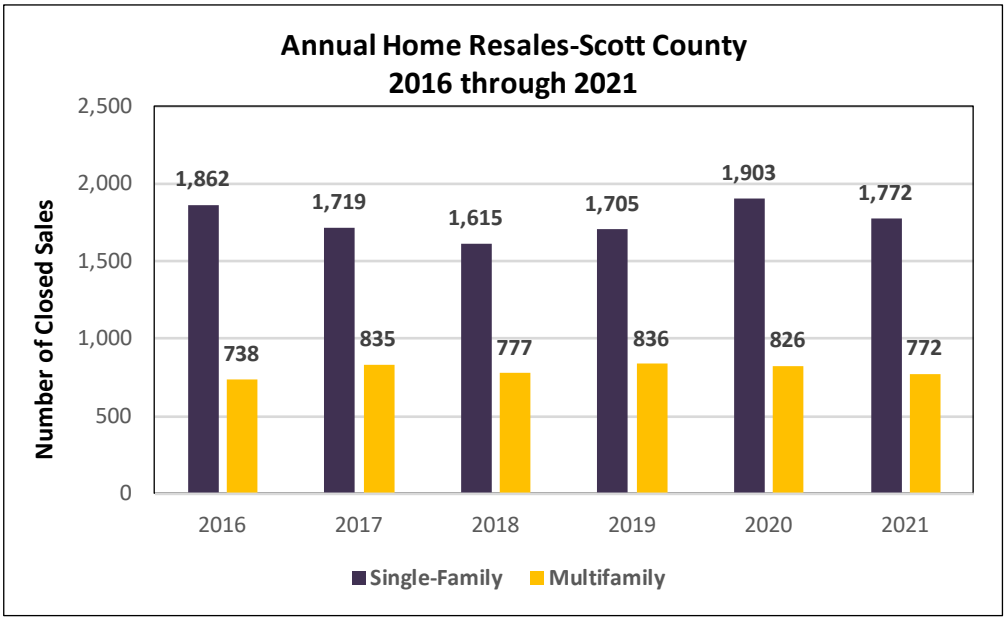
Detailed information on home resale trends and actively marketing single-family and multifamily subdivisions is presented at the end of this section.

Table D-1 through D-4: Single-Family and Condominium/Townhome Resale Values

Table D-1 through D-4 show trends in average resale price of single-family homes and townhome/condominiums in the county from 2016 through 2021. The resale data is compiled by the Minneapolis Area Association of Realtors. The following are key findings about the resale housing market.

- The total sales activity in Scott County including the Le Sueur portion of New Prague fluctuated between 2016 and 2021, decreasing in 2017 and 2018, but then increasing in 2019 and again in 2020 to a total of 2,729 sales. Total resales as of year-end 2021 was 2,544 sales.

- Over the past six years, 69% of home sales have been single-family with the remaining 31% owned multifamily (primarily twin homes and townhomes). Multifamily construction post-Recession experienced a dearth of activity until mid-decade when resales increased. The highest percentage of owned multifamily sales were in Shakopee (41%), Savage (24%) and Prior Lake (23%).



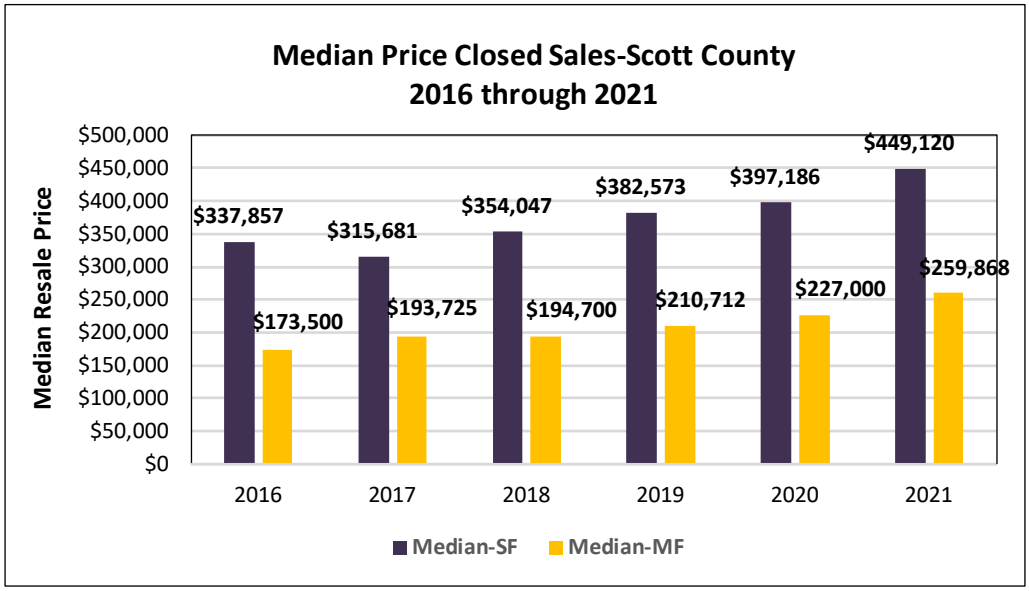
- As of year-end 2021, the following communities had the highest single-family resales activity:

  - Shakopee – 421 resales
  - Prior Lake – 414 resales
  - Savage – 399 resales
  - New Prague – 176 resales
  - Belle Plaine – 131 resales
  - Jordan – 104 resales

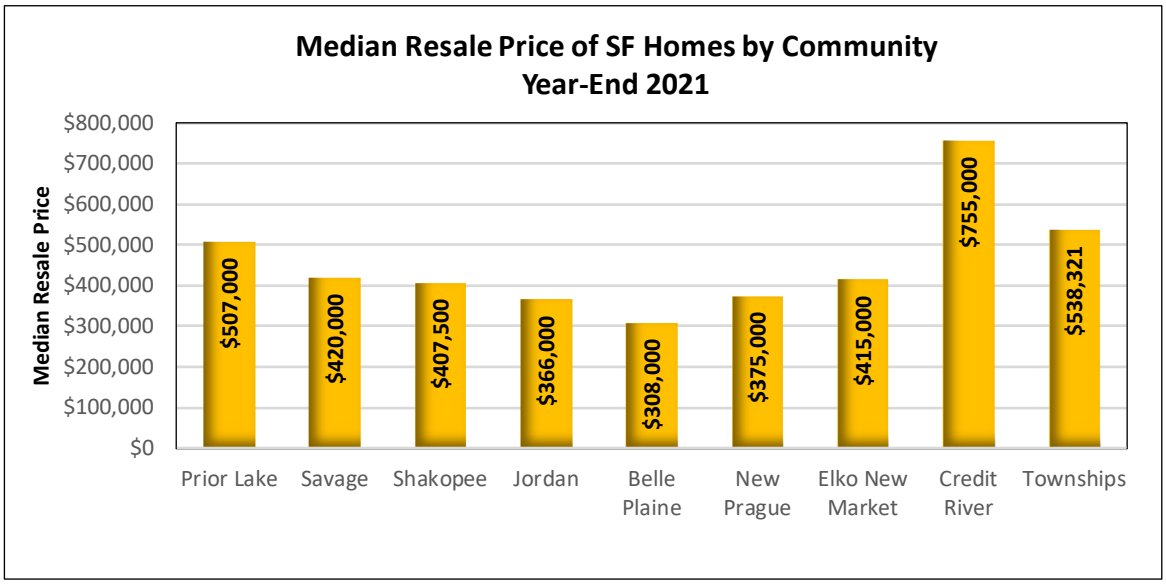
- The median resale price of single-family homes in Scott County and part of Le Sueur County as of year-end was $449,120, an increase of 58% since the previous report in 2016. The median resale price of owned multifamily homes in Scott County and part of Le Sueur County was $259,868, an increase of 49% since the previous report. The chart below shows median resale prices for all of Scott County.

- Owned multifamily construction has increased over the past two years, but most of the product is detached villas, which pricing is usually above $400,000. Some builders are bringing on new construction rowhomes in Shakopee and Savage and while pricing for these units is less than single-family homes, the average price is still above $300,000.

- The median resale price of single-family homes in Scott County and part of Le Sueur County increased by $$112,263 (33%) from year-end 2016 through 2021. Over the same period, the median multifamily resale price increased by $86,368 or 50%.



- Entry-level homes that are more affordable tend to be concentrated in the core areas of the smaller cities such as Belle Plaine, Jordan and New Prague. Despite their affordability, home prices across Scott County and across the Twin Cities Metro area rapidly becoming unaffordable for many buyers, those seeking to purchase a first home and those that want to move up. Many people are simply remaining in their single-family homes, because the cost to purchase a move-up or new construction home is high. With the significant low supply of homes available for resale, bidding wars have been common among buyers of existing homes over the past 24 months. Spurring on the demand had been low mortgage interest rates, generally below 4% for creditworthy buyers.



- The median resale price of owned multifamily homes as of the end of 2021 was $110,200 less than for single-family homes. In general, townhomes provide an affordable owned housing option in the county. Assuming households can generally afford to purchase a home priced at 3.5 times their income (not considering savings or debt that households may have), an income of $81,400 would be needed to afford a median priced single-family home while an income of $49,900 would be needed to afford a median priced townhome.

- There were no resales of owned multifamily units identified in the Townships.

- Of the 686 multifamily home resales in Scott County and part of Le Sueur County as of year-end 2015, 90% were in Shakopee, Savage, and Prior Lake. Shakopee alone accounted for 317 of the sales, or about 46% of multifamily owned resales in the area surveyed. Demand for owned multifamily housing is greater in these larger communities, since they usually have a larger number of households seeking ownership housing. These may be younger households looking to enter the ownership market or older households that want more convenience and want to "right size" their living arrangements. As single-family home prices decreased during the Recession, a higher proportion of young households turned to the single-family market because those homes had become more affordable. Even though town home prices plummeted, therefore becoming more affordable than ever before, many households shunned this product in favor of the traditional single-family home.

D-5: Months of Supply

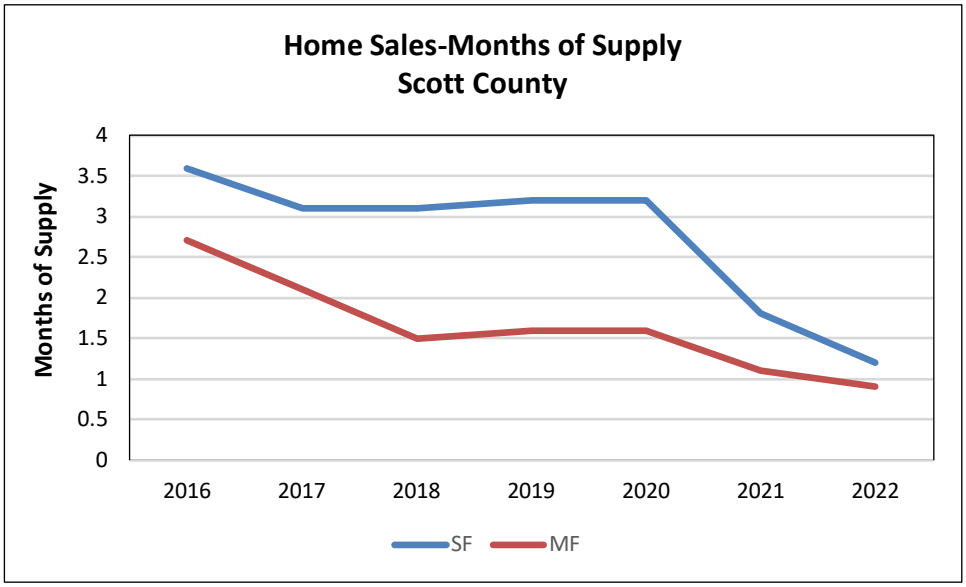
The chart on the following page shows the months of supply for single-family and owned multifamily homes in Scott County from 2016 through 2021.

- Months of supply of homes are tracked to assess the availability of homes for purchase and the overall balance in the market between supply and demand. A six-month supply of

homes is usually considered to be a balanced market in the Twin Cities Metro Area, according the Greater Minneapolis Area Association of Realtors. Months of supply significantly less than six months indicates a tight housing market with pent-up demand.

- As shown on the chart, the supply of single-family homes was at an estimated 3.6 months in 2016, but then dropped to 3.1 months and remained relatively the same through 2020 after which the months of supply dropped significantly. In 2021, months of supply had dipped to less than two and by early 2022, it had dropped even further. From March through September is usually the period of greatest sales activity and the highest number of homes available on the market. With the impacts of the pandemic, a recent uptick in mortgage interest rates and shortages for new home construction, we do not anticipate that the months of supply will increase significantly over the next 24 to 48 months.

- A similar situation is shown for owned multifamily homes, but the months of supply for this product type is even lower. The supply of owned multifamily homes was 2.8 months in 2016 but dropped rapidly to 1.5 months by 2018 and then hovered around 1.5 months until decreasing again from 2019 through 2021, to now less than 1 month.



D-6 and D-7: New Construction Housing Activity

Maxfield Research obtained subdivision data from Zenda Marketing (formerly Metrostudy), a real estate research company that maintains a database of all subdivision activity in the Metro Area. Zonda compiled information on new construction home closings from 2017 through 2021 including lot availability, base home prices, vacant developed lots and future additions in actively marketing subdivisions. In addition, Maxfield Research obtained construction permit data for individual new home permits from the Keystone Reports to cross reference data provided by Zonda. Additional information on actively marketing subdivisions was provided by most of the cities.

- The following terms are used in the actively marketing subdivision tables:
  - Vacant Developed lot (VDL): The subdivision is considered active after subdivision streets are paved and vehicles can physically drive in front of the lot.
  - Closing: A home closing is recorded after the housing unit is occupied.
  - Home Inventory: A vacant developed lot is included in inventory after the housing slab or foundation has been poured. It remains in the home inventory until a closing has been recorded.
  - Future Lots Inventory: Future lots are recorded after a preliminary plat or site plan has been submitted for consideration by the community. Future lots are converted to vacant developed lots once infrastructure is in place. Some future lot inventories may be listed, but the development never proceeded. This occurred with several developments that were submitted during the Recession years but were then stalled due to unfavorable market conditions.
  - Total Lots: A summation of all lots platted in a subdivision, including those closed, under construction, and vacant.
- From 2017 through 2021, an average of 217 newly constructed homes closed annually in Scott County. The housing market acceleration is evident in these figures as activity in 2017 (146 units) was 40% of the activity in 2021 (336 units).
- Annual average new construction home closings vary among Scott County communities from a low of 13 units in Jordan to 84 units in Shakopee from 2017 through 2021. As of the end of 2021, Shakopee accounted for 34% all home closings among the communities listed.
- The chart below visually displays the percent market share of annual average home closings in the communities from 2017 through 2021.

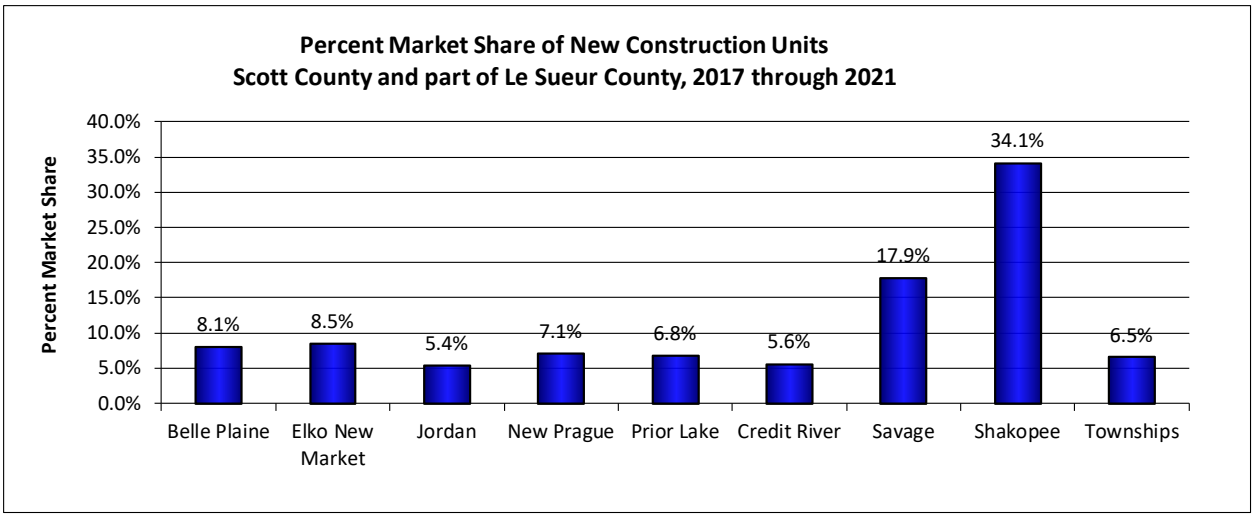


Table D-8 and D-9: Actively Marketing Subdivisions

- Platting of new single-family subdivisions is generally keeping pace with demand, but a recent rapid acceleration in demand has resulted in somewhat low lot inventory across most of the county. Limited land availability, high cost of land and development costs and other factors are limiting the number of new subdivisions that are being platted.

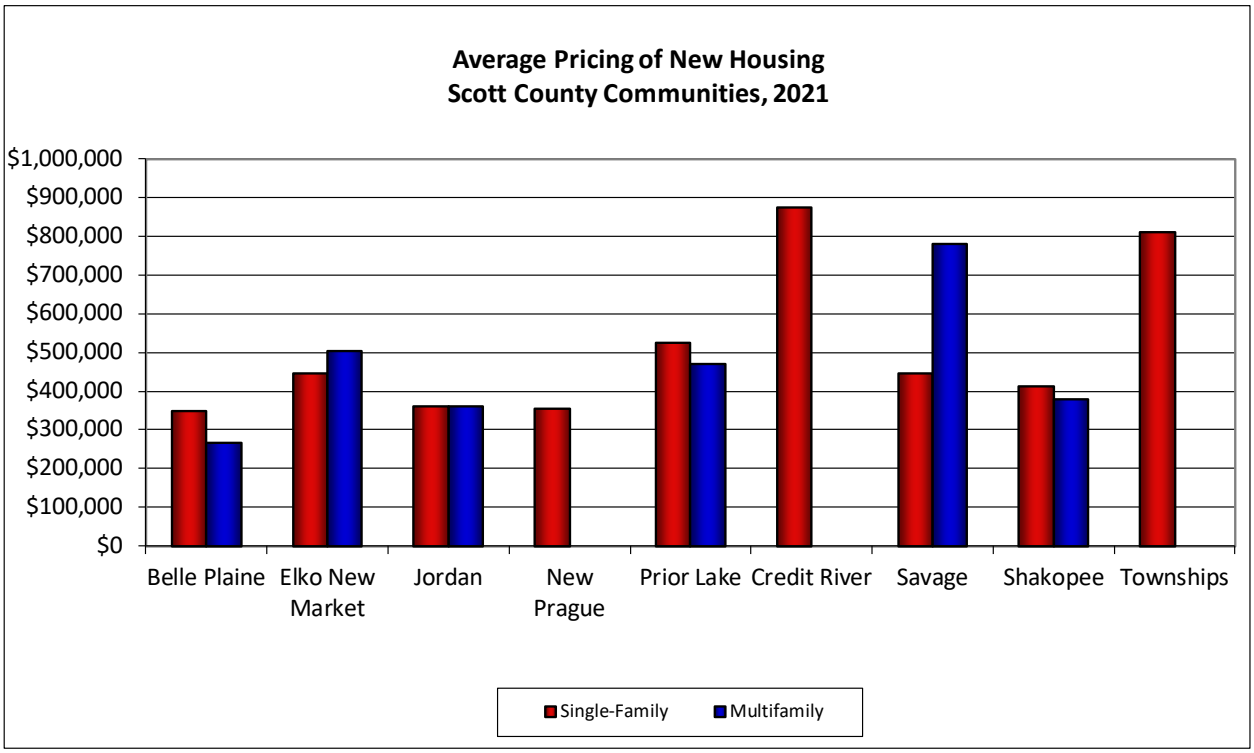
- In Scott County overall, we estimate a total of 955 vacant developed single-family lots. The following communities have the largest single-family lot inventories:

  - Shakopee – 341 lots
  - Prior Lake – 125 lots
  - Savage - 111 lots
  - Credit River – 95 lots
  - Belle Plaine – 74 lots

- For owned multifamily housing, we estimate a total of 301 vacant developed lots were identified with the largest inventories located in the following communities:

  - Shakopee – 260 lots
  - Belle Plaine – 65 lots

- The chart below highlights the average price for new single-family and owned multifamily homes by community in Scott County. The townships have the highest single-family home prices, as they are generally executive homes on large lots. This includes Credit River but Credit River recently became a municipality. Prices in Prior Lake, Savage, and Shakopee are higher than in the smaller communities, which reflect their proximity to the core of the Twin Cities.



- New home prices have increased dramatically due to higher land and construction costs. As sales prices have increased in the resale market, the gap between new construction pricing and resale pricing has narrowed. Potential buyers are now looking more closely at new construction but there are other challenges with new construction due to the Pandemic. As of 4th Quarter 2021, the average new single-family home price was $475,894.

- One factor leading to increased prices for new single-family homes are lot costs. Considering that lots comprise 20% to 25% of a home's overall price, the average new single-family home in Scott County in 2021 ($476,000) will have a lot price of $95,200 to $119,000.

- A three- to five-year supply of lots is an appropriate balance between providing adequate consumer choice and minimizing developers' carrying costs. With an annual average absorption of 335 lots (based on the recent average annual number of closings), Scott County would need a supply of at least 1,000 to 1,675 platted lots. As of 4th Quarter 2021, we identified an estimated 955 vacant single-family developed lots and an estimated 3,000 future lots. Vacant developed single-family lots reflect an average overall lot supply for the county of about three years. Shakopee's lot absorption has increased dramatically as did Savage and Prior Lake between 2020 and 2021. Vacant lot distribution is uneven across the county. New subdivision supply in Shakopee is increasing and new subdivision activity is occurring in most of the communities. The Townships appear to have an adequate supply of vacant lots given the recent sales pace in the more rural areas. Therefore, each individual community must consider how rapidly they are absorbing platted lots as to when

they need to create additional lots. For some communities, their current supply of platted lots will be sufficient to support new residential development in the short-term (next three years), but some communities are in need of additional platted lots in the short-term.

FOR-SALE HOUSING TABLES

TABLE D-1
SINGLE-FAMILY HOME RESALES
SCOTT COUNTY MARKET AREA
2016 THROUGH 2021

Year	No. Sold	Avg. Sold Price	Median Sold Price	Time on Market
Scott County				
2016	1,862	$351,237	$337,857	79
2017	1,719	$358,183	$315,681	87
2018	1,615	$382,589	$354,047	75
2019	1,705	$407,890	$382,573	51
2020	1,903	$419,881	$397,186	78
2021	1,772	$476,091	$449,120	33

Sources: Greater Mpls Area Assoc. of Realtors; Maxfield Research and Consulting LLC

TABLE D-2
OWNED MULTIFAMILY HOME RESALES
SCOTT COUNTY MARKET AREA
2016 THROUGH 2021

Year	No. Sold	Avg. Sold Price	Median Sold Price	Time on Market
Scott County				
2016	738	$188,332	$337,857	65
2017	835	$199,631	$315,681	67
2018	777	$214,605	$354,047	42
2019	836	$221,190	$382,573	59
2020	826	$229,850	$397,186	49
2021	772	$271,781	$449,120	38

Sources: Greater Mpls Area Assoc. of Realtors; Maxfield Research and Consulting LLC

TABLE D-3
SINGLE-FAMILY HOME RESALES
SCOTT COUNTY MARKET AREA
2016 through 2021

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Belle Plaine				
2016	161	$215,161	$205,000	50
2017	145	$224,772	$223,400	40
2018	123	$257,608	$242,300	38
2019	132	$263,609	$254,450	39
2020	150	$304,835	$279,250	37
2021	131	$329,333	$308,000	19
New Prague				
2016	141	$253,791	$250,000	48
2017	139	$265,010	$249,900	51
2018	137	$280,700	$270,000	34
2019	180	$289,234	$279,950	40
2020	167	$343,667	$315,000	38
2021	176	$386,314	$375,000	19
Savage				
2016	433	$298,282	$278,700	54
2017	383	$308,730	$299,300	42
2018	342	$332,039	$312,750	43
2019	355	$344,543	$325,000	37
2020	441	$374,521	$360,000	22
2021	399	$440,415	$420,000	16
Scott County				
2016	1,862	$351,237	$337,857	79
2017	1,719	$358,183	$315,681	87
2018	1,615	$382,589	$354,047	75
2019	1,705	$407,890	$382,573	51
2020	1,903	$419,881	$397,186	78
2021	1,772	$476,091	$449,120	33

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Elko New Market				
2016	82	$303,782	$302,500	59
2017	82	$314,835	$302,950	69
2018	90	$332,858	$338,950	52
2019	97	$336,000	$330,271	42
2020	103	$384,183	$375,000	43
2021	99	$446,693	$415,000	16
Prior Lake				
2016	390	$383,806	$317,250	80
2017	361	$397,312	$341,500	64
2018	347	$431,990	$365,000	75
2019	363	$462,762	$394,500	75
2020	442	$497,685	$432,575	58
2021	414	$579,942	$507,000	31
Shakopee				
2016	461	$291,415	$273,000	61
2017	413	$309,272	$296,000	52
2018	389	$330,395	$315,000	47
2019	359	$346,160	$339,500	41
2020	432	$367,495	$350,000	27
2021	421	$429,289	$407,500	26

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Jordan				
2016	99	$271,272	$255,222	61
2017	87	$298,941	$180,000	38
2018	94	$300,275	$215,000	45
2019	94	$319,616	$206,000	43
2020	115	$358,782	$249,900	38
2021	104	$407,010	$366,000	20
Credit River				
2016	33	$494,795	$440,000	124
2017	40	$634,512	$555,000	90
2018	28	$658,021	$580,000	87
2019	60	$600,628	$585,000	54
2020	15	$662,067	$625,000	100
2021	2	$755,000	$755,000	16
Townships				
2016	62	$384,302	$348,000	90
2017	70	$369,391	$328,563	112
2018	60	$399,692	$420,000	98
2019	83	$437,948	$432,500	54
2020	38	$428,107	$433,600	111
2021	26	$487,670	$538,321	66

Sources: Greater Minneapolis Area Association of Realtors; Maxfield Research and Consulting, LLC

TABLE D-4
MULTIFAMILY HOME RESALES
SCOTT COUNTY MARKET AREA
2011 through 2021

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Belle Plaine				
2016	7	$166,218	$147,500	39
2017	13	$193,731	$205,000	100
2018	13	$190,585	$180,000	26
2019	17	$174,535	$145,000	37
2020	10	$220,440	$217,725	81
2021	8	$264,844	$274,900	174
New Prague				
2016	20	$167,055	$173,500	53
2017	52	$199,409	$152,150	43
2018	36	$195,605	$183,750	33
2019	37	$218,880	$175,000	86
2020	53	$205,501	$178,000	50
2021	42	$223,839	$210,000	37
Savage				
2016	172	$213,447	$195,750	45
2017	175	$235,455	$220,000	45
2018	171	$253,036	$235,000	41
2019	196	$262,685	$244,000	76
2020	197	$286,315	$264,650	24
2021	188	$308,663	$290,000	17
Scott County				
2016	738	$188,332	$173,500	65
2017	835	$199,631	$193,725	67
2018	777	$214,605	$194,700	42
2019	836	$221,190	$210,712	59
2020	826	$229,850	$227,000	49
2021	772	$271,781	$259,868	38

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Elko New Market				
2016	8	$206,938	$186,250	125
2017	15	$232,823	$224,900	78
2018	15	$262,941	$230,000	68
2019	22	$249,277	$229,900	32
2020	20	$241,230	$230,500	39
2021	26	$294,503	$259,868	27
Prior Lake				
2016	188	$239,706	$207,250	56
2017	191	$232,212	$221,000	45
2018	183	$243,799	$239,000	32
2019	189	$268,054	$255,000	44
2020	202	$279,033	$284,000	31
2021	179	$304,366	$287,300	23
Shakopee				
2016	333	$176,768	$171,500	53
2017	374	$190,441	$182,450	40
2018	341	$201,143	$196,000	31
2019	363	$220,030	$215,000	38
2020	317	$227,598	$228,000	28
2021	320	$255,951	$250,000	18

Year	No. Sold	Avg. Sold Price	Median Sold Price	Avg. Time on Market
Jordan				
2016	10	$154,500	$154,500	83
2017	14	$176,500	$176,500	49
2018	15	$193,400	$193,400	60
2019	10	$206,424	$206,424	58
2020	20	$210,900	$210,900	63
2021	9	$250,300	$236,000	11
Credit River				
2016	0	$0	$0	0
2017	0	$0	$0	0
2018	0	$0	$0	0
2019	0	$0	$0	0
2020	1	$132,000	$132,000	73
2021	0	$0	$0	0
Townships				
2016	0	$0	$0	0
2017	1	$134,500	$134,500	206
2018	3	$171,900	$169,000	86
2019	2	$160,000	$160,000	163
2020	7	$170,559	$226,000	125
2021	0	$0	$0	0

Sources: Greater Minneapolis Area Association of Realtors; Maxfield Research and Consulting, LLC

TABLE D-5
NEW CONSTRUCTION HOUSING STARTS AND CLOSINGS
SCOTT COUNTY
2017 THROUGH 2021

	2017		2018		2019		2020		2021	
	Starts	Closings	Starts	Closings	Starts	Closings	Starts	Closings	Starts	Closings
Scott County-Detached	179	146	180	159	204	179	251	267	381	336
Scott County-Attached	2	1	58	20	78	79	49	68	67	32

Sources: Zonda Housing Data; Cities; Maxfield Research and Consulting, LLC

TABLE D-6
NEW CONSTRUCTION HOUSING ACTIVITY STATISTICS
SINGLE-FAMILY
2017 through 2021

	Annual Statistics					Annual Average	Avg. Market Share
	2017	2018	2019	2020	2021	2017-2021	2017-2021
Annual Closings (1st-4th Quarter)							
Belle Plaine	28	25	15	15	17	20	8.1%
Elko New Market	17	17	16	10	45	21	8.5%
Jordan	15	16	12	7	17	13	5.4%
New Prague	30	22	12	11	13	18	7.1%
Prior Lake	7	9	13	15	40	17	6.8%
Credit River	20	16	13	6	14	14	5.6%
Savage	32	30	51	45	63	44	17.9%
Shakopee	13	28	62	151	168	84	34.1%
Townships	17	18	15	13	18	16	6.5%
Scott County Total	**179**	**181**	**209**	**273**	**395**	**247**	**100.0%**

Sources: Zonda Marketing; Maxfield Research and Consulting, LLC

Homeless and Specialized Housing

Introduction

This section of the report provides data and information on the estimated homeless population in Scott County (combined with Carver County), identifies facilities and resources available to the homeless and identifies key barriers to securing and maintaining affordable housing in the county. In addition, facilities that offer or provide specialized housing such as housing for those with particular living needs is also presented. This may include those that have physical challenges, developmental challenges, austism, brain trauma, Parkinsons disease, or other special requirements that require support services or barrier-free housing. Data on homeless populations was obtained through studies and reports from the Wilder Foundation, which conducts on-going analyses of homeless populations in the Twin Cities Metro and throughout Minnesota.

Homeless Populations

Table E-1 and E-2: Number of Homeless People and Unaccompanied Children

Tables E-1 and E-2 show the estimated number of homeless in Scott and Carver Counties and the number of minors and adults (18+). Totals are shown for those in shelters, transitional housing, Rapid ReHousing or Unsheltered. Data is from the Wilder Fountain 2018 statewide analysis. The highest totals are those identified as unsheltered. Since 2015, there has been a rapid increase in the number of people that are homeless and unsheltered totals rose dramatically in the Twin Cities and across Minnesota in this category. Once the 2022 study is released, we anticipate that sheltered and unsheltered homeless totals will have increased again due to impacts from the pandemic and the rapid increase in housing costs.

TABLE E-1
NUMBER OF HOMELESS PEOPLE
SCOTT/CARVER COUNTIES AND TWIN CITIES METRO AREA
2018

	Total number of people in temporary housing programs, informal housing or unsheltered		Total number of minors and adults* age 18+ in temporary housing programs, informal housing or unsheltered	
Housing Situation	**Scott/Carver Cos**	**Twin Cities**	**Scott/Carver Cos**	**Twin Cities**
Emergency shelter	25	3,019	16	2,052
Domestic violence shelters	0	395	3	179
Transitional housing	13	1,518	13	850
Rapid ReHousing	4	359	0	137
Unsheltered	92	1,472	71	1,268
TOTAL	**134**	**6,763**	**103**	**4,486**

Most Rapid Re-Housing (RRH) programs in MN were not included in the 2018 MN Homeless Study. Some programs were included that had maintained the same model of services and supports. These figures are included in transitional housing.
*Homeless people age 18 and older, excluding children with parents, but including unaccompanied youth

Sources: Wilder Research, "2018 Minnesota Homeless Study"; Maxfield Research & Consulting, LLC

TABLE E-2
NUMBER OF HOMELESS PEOPLE AND UNACCOMPANIED CHILDREN
WASHINGTON COUNTY AND TWIN CITIES METRO AREA
2018

	Total number of people in temporary housing programs, informal housing or unsheltered		Total number of accompanied children** age 18 or younger in temporary housing programs, informal housing or unsheltered	
Housing Situation	**Scott/Carver Cos**	**Twin Cities**	**Scott/Carver Cos**	**Twin Cities**
Emergency shelter	25	3,019	9	930
Domestic violence shelters	0	395	0	216
Transitional housing	13	1,518	0	634
Rapid ReHousing	4	359	1	222
Unsheltered	92	1,472	21	158
TOTAL	**134**	**6,763**	**31**	**2,160**

Most Rapid Re-Housing (RRH) programs in MN were not included in the 2018 MN Homeless Study. Some programs were included that had maintained the same model of services and supports. These figures are included in transitional housing.
**Homeless people age 18 or younger, accompanied by adult, parent or guardian

Sources: Wilder Research, "2018 Minnesota Homeless Study"; Maxfield Research & Consulting, LLC

Table E-3: Comparison of Homeless, 2012 – 2018

Table E-3 shows a comparison of data from the Wilder Homeless Reports for Scott and Carver Counties in 2012, 2015 and 2018. Of note is that there was an increase in the number of people in transitional housing in 2015 and a decrease in the number of unsheltered people in 2015. These numbers had reversed by the 2018 report, which showed a decrease in people in transitional housing and a significant increase in those unsheltered.

TABLE E-3
NUMBER OF HOMELESS PEOPLE AND UNACCOMPANIED MINORS
SCOTT/CARVER COUNTIES AND TWIN CITIES METRO AREA
2012, 2015, 2018

	Total number of people in temporary housing programs, informal housing or unsheltered		Total number of people in temporary housing programs, informal housing or unsheltered		Total number of people in temporary housing programs, informal housing or unsheltered	
	2012		2015		2018	
Housing Situation	Scott/Carver Cos	Twin Cities	Scott/Carver Cos	Twin Cities	Scott/Carver Cos	Twin Cities
Emergency shelter	---	2,538	20	2,240	25	3,019
Domestic violence shelters	---	452	0	491	0	395
Transitional housing	26	2,927	59	2,206	13	1,518
Rapid ReHousing	---	---	5	503	4	359
Unsheltered	75	794	55	762	92	1,472
TOTAL	**101**	**6,711**	**139**	**6,202**	**134**	**6,763**

Most Rapid Re-Housing (RRH) programs in MN were not included in earlier studies.
Some programs were included that had maintained the same model of services and supports. These figures are included in transitional housing.

Sources: Wilder Research, "2012-2018 Minnesota Homeless Study"; Maxfield Research & Consulting, LLC

Emergency Shelter in Scott/Carver Counties

Beacon Interfaith, a Twin Cities Metro Area non-profit housing and services provider, operates the only emergency shelter in the Scott/Carver County area through their program "Families Moving Forward." Families Moving Forward is a program whereby families with children are provided with emergency shelter and services to assist them to secure permanent housing, employment, education and other important needs. During the day, families are sheltered at a facility affiliated with a local church. Prior to the pandemic, families were sheltered in the evening at various church congregations. Since the pandemic, families have been sheltered in the evening at local hotels. This is anticipated to continue through at least the end of 2022 before returning to the "evening congregational" format. Evening meals for the families are still provided by local church congregations through volunteer efforts. This program does not serve singles or unaccompanied youth.

Southern Valley Alliance (SVA) in Belle Plaine assists all those impacted by domestic violence in Scott and Carver Counties including victims, families, organizations and communities. SVA's services include referrals for legal and court advocacy, safety planning, support groups, housing, human services, culturally specific services, and more. The focus of the organization is to help survivors make informed decisions as they move forward in their lives without abuse. Southern Valley Alliance connects with Crisis Nursery (local providers), Sexual Violence Center, Scott County Mental Health Center (outpatient in Shakopee), Suicide Prevention Line, CAP Agency (Emergency Services – Housing and Fuel Bills). The nearest domestic violence emergency shelters are in Bloomington (Cornerstone), Eagan (Lewis House) and in Hopkins (Sojourner). We did not identify any domestic violence safe houses in Scott County.

Agencies in Scott County also work with Day One Crisis Line to assist individuals and families with emergency shelter needs.

Unaccompanied Youth

Scott County's Youth Services Network assists unaccompanied youth to access available shelter options across the Twin Cities Metro Area. Shelter openings outline the gender/age of bed availability and respective contact information for bed openings. The Link's suburban rapid rehousing program assists youth in the five suburban counties to access housing in market rate apartments with The Link providing housing subsidy to landlords. In addition, The Link provides case management, assistance with education and employment, connections to mental health and chemical dependency treatment, connections to health care services and leadership development opportunities.

Oasis for Youth in Bloomington serves youth including pregnant women ages 18 to 24 and has a scattered site housing program that assists in providing rental subsidy and case management to make progress toward self-sufficient living. Oasis for Youth serves Richfield, Bloomington and Edina and surrounding suburbs. Youth are referred to the Oasis for Youth scattered site housing program through the Coordinated Entry System in Hennepin County. More cities in the Metro Area are developing facilities specifically dedicated to homeless youth. Facilities such as 66 West (Edina), Bridge for Youth (Minneapolis) and Youth Link (Minneapolis) provide emergency shelter and supportive housing to people age 16 to 24 and are homeless.

Coordinated Entry

Coordinated Entry System (CES) is a centralized and coordinated system that coordinates intake, assessment and referrals for people experiencing homelessness to access housing that is dedicated to those that are homeless. Persons must be 16 years of age or older to access the system. A system is in place to track the availability of beds (housing) to assist those that are homeless find stable and affordable housing.

In order to be considered for CES, a person must not be in jail, treatment, couch-hopping or in a transitional setting. They must have been in an emergency shelter for 14 days, a place not meant for human habitation or fleeing or attempting to flee a domestic violence situation. Assessment for CES and placement on the waiting list does not guarantee housing, but placements for housing units dedicated specifically for the homeless are filled from the wait list of the CES through the designated priority placement. CES assessments cover housing history, disability status, vulnerability measurement and housing preferences. Those in the CES pool that have had assessments typically pass out of CES in one of three ways: through self-resolve, whereby they access benefits and/or increase their income and secured market rate housing, through a CE Housing Referral (short- and long-term supportive housing) or through self-resolve whereby they utilize their support system of family, friends and/or relatives to secure housing. Community Action Partnership (CAP) of Scott County is the primary organization that conducts

housing assessments for entry to the CE system for placement. CAP also works with people at risk of becoming homeless to provide assessments for prevention services and assistance.

Scott County – Homework Starts with Home Initiative

Scott County CDA, in partnership with the Shakopee School District, applied for and was awarded a planning grant through MN Housing's Homework Starts with Home program. The goal of the planning grant was to establish a Student-Focused Stabilization Program in the Shakopee School District first because it has the highest population of homeless students among all school districts in the county. Once piloted, the program will be expanded to the other five Scott County School Districts. The Scott County Police Departments, CAP, The Link, and Scott County Department of Health and Human Services provide a limited number of vouchers to families and individuals for emergency situations.

The CDA worked with their consultant The Improve Group, which brought together partners from The Link, Beacon Interfaith, Launch Ministries, Scott, Carver, Dakota County CAP agencies, law enforcement, Southern Valley Alliance, The Haven, Shakopee School District and rental property owners to better understand the issue and how to address it. Launch Ministries is the primary organization in Scott County that provides assessments to unaccompanied youth to access the Coordinated Entry system, although Safe Passage can also conduct CE assessments. Hearth Connection is the organization that maintains and monitors the CE system for Scott, Carver, Anoka, Dakota and Washington counties, the suburban counties of the core Twin Cities Metro Area. Hearth Connection is contacted by the CDA, CAP or the Link when they have affordable housing openings to identify the next priority households on the wait list.

Local community public and non-profit agencies have come together to provide a diverse group of referral sources and networks to assist individuals, families and youth with crisis and support services.

There remains however, a need for additional shelter beds for families and there are no shelter beds in Scott County specifically designated for unaccompanied youth or singles. With rental rates rising and vacancies continuing to remain very low, there is still a need for deep-subsidy affordable housing and housing that would provide on-going support services in the county.

Additional Supportive Living Facilities

Abria Recovery is an organization that provides chemical and substance abuse treatment programs using evidence-based modalities. Abria takes a holistic approach to clients' individual needs through the recovery process. Abria has board and lodging homes, one in Dakota County and one in Scott County for men who are enrolled in Abria's high intensity recovery program. Abria also provides out-patient treatment programs at its facility in Burnsville.

Hope Residence in Belle Plaine provides housing and supportive services in two residences on the Lutheran Home campus to individuals with disabilities including autism, down syndrome, cerebral palsy, ataxia and epilepsy. They provide person-centered care including social and recreational programs, and other support services that enhance self-sufficiency for the individual. Residents have access to fitness center, vocational opportunities, outdoor amenities, occupational, speech and physical therapies, health care and other amenities. The facilities are licensed for up to 52 beds.

Conclusions and Recommendations

Introduction

This section of the report presents calculations of demand for various types of housing in Scott County from 2022 to 2040 and provides recommendations for types of housing that should be supported in the short-term from 2022 to 2027. The demand calculations and housing recommendations were made based on the analysis of data presented in this report, including the following:

- demographic growth trends and projections as well as characteristics of the population and household base,
- employment growth trends and characteristics,
- housing stock characteristics,
- general-occupancy rental market conditions,
- senior housing market conditions, and
- for-sale housing market conditions.

Demographic Profile and Housing Demand

The demographic profiles in Scott County will affect housing demand and the types of housing that are needed. These profiles are also applicable to the Le Sueur County portion. Maxfield defines the housing lifecycle categories as follows:

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 to late 20s
   - Will often "double-up" with roommates in apartment setting

2. *First-time homebuyers and move-up renters*
   - May purchase modestly-priced single-family and townhomes or rent more upscale apartments
   - Usually married or cohabiting couples, some with children, in their late 20s to mid-30s, an increasing portion that prefers to rent

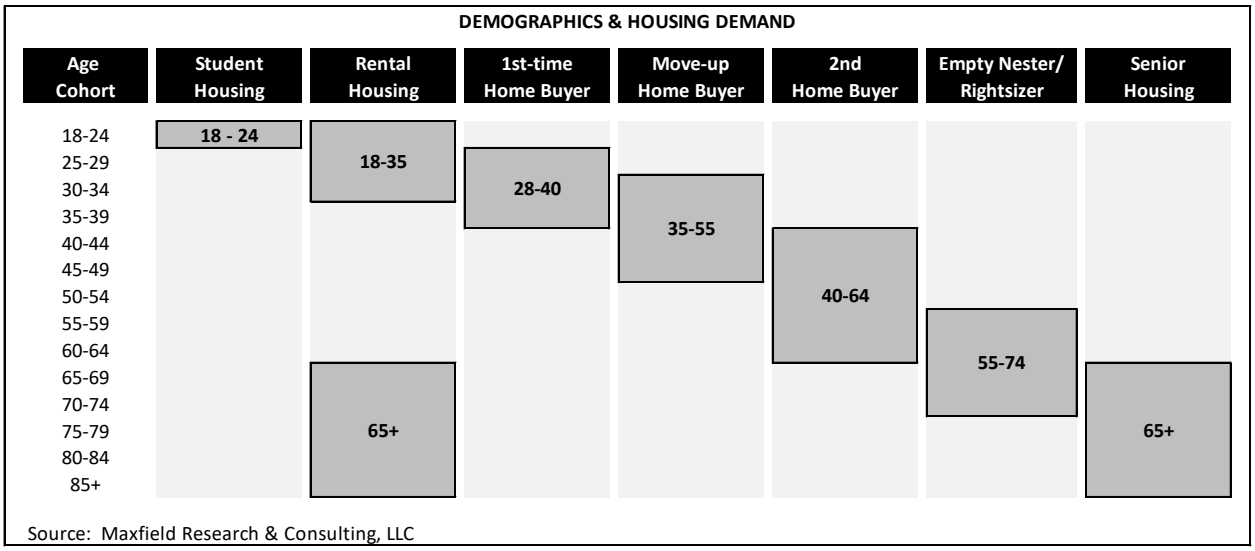
3. *Move-up homebuyers*
   - Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
   - Typically, families with children where householders are in their mid-30s to late 40's or early 50s

4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
   - Prefer owning, but an increasing proportion seek lower-maintenance housing products, ownership and rental
   - Generally, couples in their late 50s to early 70s

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 mid to late 70s or older

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, people in their early 80s or older

The figure below graphically displays the general age ranges that are included in each lifecycle housing segment. These age ranges have shifted recently and will continue to shift modestly due to increasing home prices and changes in consumer lifestyles.



Source: Maxfield Research & Consulting, LLC

Demand for housing comes from several sources including: household growth, changes in housing preferences, household relocations and replacement needs. Household growth necessitates building new housing unless there is enough desirable vacant housing available to absorb the increase in households. Demand is also affected by shifting demographic factors such as the aging of the population, which dictates the type of housing preferred. New housing to meet replacement needs is required, even in the absence of household growth, when existing units no longer meet the needs of the population and when renovation is not feasible because the structure is physically or functionally obsolete. The relatively young age of the county's housing stock and the fact that redevelopment has not taken a significant number of homes out of the market, demand for housing in Scott County will be driven almost exclusively by household growth.

Scott County is projected to add 11,214 households between 2020 and 2030 and another 10,820 households between 2030 and 2040. Since each household equates to an occupied housing unit, the county is estimated to need at least an equal number of new housing units to support the projected growth.

General Occupancy Housing Demand

Table F-1 on the following page shows the summary of demand for cities and townships for general occupancy housing in Scott County and Le Sueur County (part) between 2022 and 2040. The following details the demand methodology used to derive these figures.

- The primary source of housing demand for communities in Scott County is derived from projected household growth. An allocation is also made for some demand coming from outside of the Scott County Market Area (i.e. Scott Co. and portion of Le Sueur Co.) from households that are attracted to communities, employment opportunities and specific housing products that are available. This is factored into the demand calculations.

- A portion of total household growth will occur among senior households, age 65 years or older. Market penetration of senior housing products among those age 65 years or older is anticipated to rise as this group becomes more familiar with the broad variety of housing options available. Demand calculations for age-restricted housing targeted to households age 55 years or age 62 years or older are presented in Table F-2 and growth between now and 2040 is identified separately from the demand for general occupancy housing. Not all households age 55 years or older or 65 years or older that are able to qualify to reside in age-restricted housing will elect to do so. Many older adults and seniors will remain in their single-family homes and never relocate. Others may simply choose products that require less maintenance, such as townhomes or condominiums. Some may relocate to a cabin up north or a residence out of state. The market penetration rate for senior housing among households 65 years or older in the Twin Cities Metro Area remains at 18% but is anticipated to increase slightly as more senior housing is developed, particularly active adult products without services.

Definitions of For-Sale Pricing Levels – Table F-1

For-Sale Housing – Single-Family	***For-Sale Housing - Multifamily***
Modest - $400,000 or less	Modest – $380,000 or less
Move-Up - $401,000 to $699,000	Move-Up – Above $380,000
Executive – $700,000 or higher	

TABLE F-1
HOUSING DEMAND BY SUBMARKET
SCOTT COUNTY
2022-2040

2022-2040	FOR-SALE HOUSING					RENTAL HOUSING		
	Single-Family			Multifamily				
	Modest	Move-up	Executive	Modest	Move-up	Market	Shallow Shallow-	Deep Subsidy
Belle Plaine	66	397	199	145	97	170	150	43
Elko New Market	91	646	184	124	187	144	101	43
Jordan	130	608	131	236	157	279	177	51
New Prague	131	615	133	189	47	169	108	31
Prior Lake	284	1,705	852	387	581	824	317	127
Credit River	78	469	235	42	97	78	30	12
Savage	276	1,655	827	282	422	827	323	129
Shakopee	392	2,744	784	662	542	1,138	498	111
Townships	0	548	548	0	56	127	0	0
SCOTT COUNTY	**1,448**	**9,387**	**3,893**	**2,067**	**2,186**	**3,756**	**1,704**	**547**

Source: Maxfield Research and Consulting, LLC

Rental Housing Demand

All rental calculations have been made for individual communities. Individual communities are likely to draw from a larger geographic area than just their community boundaries. In addition, a portion of demand may be fluid between cities. Demand for rental housing in the townships, if not satisfied by rental single-family homes, is projected to shift over to units that would be developed in the municipalities. Different market segments may be willing to seek out various housing products in adjacent communities, or even outside the county. Therefore, the demand figures in Table F1 may experience fluctuations between communities.

Definitions for Pricing Levels – Rental Housing
(please refer to page 92 for income limits at AMI levels for Scott County)

Market Rate – No income restrictions; rents may be set at varying levels depending on market conditions;

Shallow-Subsidy – Set rent based on income levels; max income typically 50% to 60% of AMI;

Deep-Subsidy – Rent based on adjusted gross income; max income typically 50% or less of AMI.

- Based on homeownership and rental housing trends in 2021 in Scott County and specifically among non-senior households, we estimate that an estimated 25% of the new housing units added will need to be rental to satisfy renter demand. The proportion of rental housing however, among each community varies depending on the characteristics and demographic patterns of each community.

- Demand is calculated for deep-subsidy (less than 50% AMI), shallow-subsidy (50% to 80% AMI) and market rate housing products (80% or more AMI). Percentages are calculated based on current income limits for the various housing products and household incomes in each community as of 2021. Some adjustments were made by Maxfield Research to account for utilization of Housing Choice Vouchers (Section 8) at market rate properties and the older age of existing market rate properties, which increases the affordability of existing developments and therefore, indirectly satisfies some deep-subsidy and shallow-subsidy housing demand.

- Demand is calculated for a total of 4,393 rental units between 2022 and 2040 with an estimated breakdown of 3,756 market rate units, 1,704 shallow-subsidy (50% to 80% of AMI) and 547 deep-subsidy units (50% or less of AMI). Of the total demand to 2040, demand between 2022 and 2030 is estimated at 1,690 market rate units (63%), 767 shallow-subsidy units (28%) and 246 deep-subsidy units (9%).

- As employment has increased in the county, there has been a corresponding increased need for rental housing across all income categories and specifically for households with moderate incomes. Current rental vacancy rates in Scott County, except for Shakopee, remain exceptionally low and additional rental housing is needed to support continued job growth. While most rental demand has been concentrated in the larger cities, smaller communities continue to need additional rental housing as evidenced by the sustained very low vacancy rates and generally older age of most rental housing in the smaller cities. A limited amount of new rental housing has been developed in some of the smaller cities, but more is needed.

For-Sale Housing Demand

As with rental housing, to the extent that households are mobile, different market segments may be willing to seek out various housing products in adjacent communities, or even outside the county. Therefore, the demand for for-sale housing may experience fluctuations between communities.

- Based on current tenure rates, between 75% and 80% of the housing demand in Scott County between 2022 and 2040 will be for ownership housing, although this proportion is estimated to decrease modestly over time as higher proportions of the youngest and oldest households elect to rent their housing. From 2022 to 2040, we anticipate that tenure rates will decrease for ownership housing to about 75% of housing in the larger and smaller cities, with demand for rental increasing to 25% or perhaps higher in some communities. Townships are expected to remain predominantly owner-occupied with a potential for the development of upscale single-family rentals in a cluster format which may be association-maintained. These products are being developed in the Twin Cities Metro Area in Woodbury, Plymouth, Maple Grove and other cities.

- For-sale housing demand is calculated by product type (single-family and owned multifamily) and price point. From 2010 through 2021, residential construction increased coming out of the Great Recession. Current availability of resale homes is very low, now less than three months supply available in most communities in Scott County and throughout the Twin Cities Metro Area. New home closings increased with very low mortgage interest rates prior to the pandemic but are expected to taper off in the short-term until supply change disruptions and labor shortages are brought back in line. Owned multifamily housing demand is increasing with a focus primarily on products for older adults such as detached villas and twin homes, but demand is likely to increase for more traditional townhome products due to the rising cost of single-family homes and increased mortgage rates.

- Considering the new construction single-family market, we classify this product into three general price categories: modest/entry-level homes, which include housing at less than $400,000 or below; move-up homes ($400,001 to $699,999) and executive homes ($700,000+). Builder/developers may classify homes differently based on the range of product that they develop or their experience in the market. Based on a review of household incomes and trends among actively marketing subdivisions, percentages are assigned to each price category for each community. Total demand is calculated for 15,302 single-family homes with a breakdown of 1,814 modest single-family homes (12%), 9,547 move-up single-family homes (62%), and 3,941 executive single-family homes (26%) to 2040. Between 2022 and 2030, demand is calculated for an estimated 6,345 homes with 1,269 modest homes (30%), 3,807 move-up homes (60%) and 1,269 (20%) executive homes.

- Similarly, we classified owned multifamily housing into two categories: modest homes ($380,000 or less) and move-up homes (more than $380,000). Pricing for these housing products is quoted in 2022 dollars. Based on a review of household incomes and trends among actively marketing subdivisions, percentages are assigned to each price category for each community. Total demand for owned multifamily housing is calculated for 4,253 owned multifamily homes with demand for 2,067 modest homes (49%) and 2,186 move-up homes (51%). From 2022 to 2030, demand is calculated for 1,956 owned multifamily homes with 958 modest homes and 998 move-up homes. As the older adult demographic ages, this proportion is estimated to increase in favor of a greater number of move-up multifamily properties. Multifamily owned housing includes twin homes, townhomes, detached villas and condominiums. Age-restricted ownership housing demand is calculated and presented separately with senior housing demand.

- Demand for multifamily units in the townships is limited due to infrastructure availability and to some degree due to the lifestyle characteristics of multifamily buyers. There is demand however, for single-level living for independent seniors that still prefer the rural environment, but would desire a low-maintenance housing product, such as a detached villa or twin home.

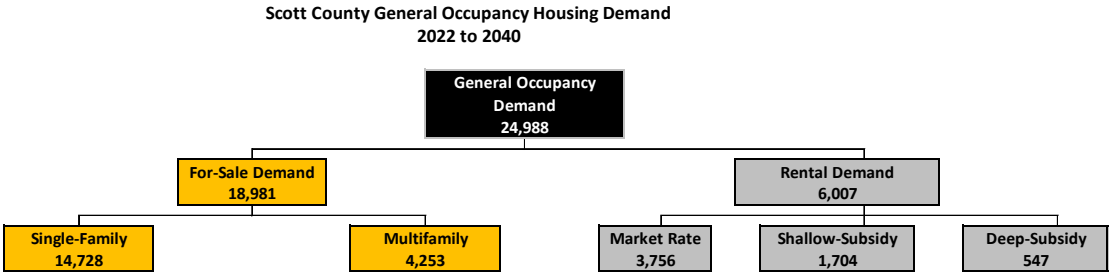
Demand calculations were compiled for owner-occupied single-family and multifamily housing. In each of the townships, there is little or no owned multifamily housing and we do not anticipate significant development of this product type in the townships due to their rural configuration and lower level of infrastructure.

Each of the townships has a small percentage of units that are rented. Most often these are single-family homes that have converted over to rental due to various types of circumstances. Because most townships do not have the type of infrastructure that will support owned multifamily development, the amount of rental demand is assumed to either be satisfied through rental single-family homes from conversion or rental demand that will be captured by the municipality that is in closest proximity to the township and where an orderly annexation agreement is in place.

Demand for Credit River for housing products other than single-family is not estimated to be fulfilled or considered until at least 2030 or later because of infrastructure improvements that must be implemented.

The chart below displays a summary of general occupancy demand between 2022 and 2040, which includes the cities and townships. Separate flow charts for each of the cities and the townships are presented later in this section.

Scott/Le Sueur County (part) General Occupancy Housing Demand Summary – 2022 to 2040



Senior Housing Demand

Demand methodology employed by Maxfield Research for senior housing utilizes capture and penetration rates that blend national senior housing trends with local market characteristics, preferences and patterns. Our demand calculations consider the following target market segments for each product type. The demand calculations for senior housing shows the number of units that could be supported at that point in time. Therefore, demand as of 2040 reflects current excess demand to 2040 assuming no new senior housing would be constructed over the 24-year period. Although Maxfield allocated some demand to each city for households

that would relocate to senior housing from the nearby townships, actual demand for new construction products may be somewhat higher than what is shown in this report.

Shallow-Subsidy/Deep-Subsidy Active Adult Rental Housing: Target market base includes age 55+ older adults and seniors who do not exceed income restrictions (80% AMI for shallow-subsidy and 30% AMI for deep-subsidy). Excludes seniors who would exceed income restrictions after the proceeds from a home sale are considered.

Market Rate Active Adult Rental and Ownership Housing: Target market base includes age 55+ older adult and senior households who generally exceed income restrictions for shallow-subsidy housing products and would be able to pay market rent/sales price. There is likely to be some overlap between the potential demand for shallow-subsidy age-restricted products and market rate senior housing. This accounts for older adults with lower incomes who would income-qualify after the proceeds from a home sale are considered.

Independent Living Housing: Target market base includes primarily age 75+ seniors (and a small portion of age 65 to 74 households) who would be financially able to pay for housing and service costs associated with independent housing. Income-ranges considered capable of paying for congregate housing are the same as for active adult housing.

Assisted Living Housing: Target market base includes older seniors (age 75+) who would be financially able to pay for private pay assisted living housing. Additional demand for deep-subsidy assisted living is not included in this demand but would result in greater demand for assisted living housing if considered. Most private pay facilities limit the proportion of older adult households they will accept using Elderly Waivers and almost no facility accepts Elderly Waivers at entry. The proportion allowed for Elderly Waivers is typically capped at 15% to 20% and existing residents may be placed on a waiting list at their residence to utilize Elderly Waivers.

Memory Care Housing: Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with memory care housing. Income ranges considered capable of paying for memory care housing are higher than other service levels due to the increased cost of care. A proportion of residents of memory care housing are also likely to utilize Elderly Waivers. Similar percentages apply as for assisted living above regarding the utilization of Elderly Waivers in private pay facilities.

In addition to demand being generated from each community, we also account for a portion of demand (estimated 25% to 35%) that results from the positive net movement of seniors currently residing outside of each community. The locations of adult caregivers, quality and accessibility of healthcare services and retail, community orientation patterns, personal preferences, and quality and availability of senior housing alternatives aid in attracting seniors to relocate to senior housing in Scott County.

Finally, existing senior housing units are subtracted from overall demand for each product type, but do not include developments that have not received final City approvals or where the construction timeframe is uncertain.

Again, demand is anticipated to be somewhat fluid between the cities and development activity in nearby areas, including communities along the Scott County border, will have an impact on demand in the county. Demand given for each community may be lower or higher if proposed and/or planned developments move forward. For example, if a senior housing project moves ahead in Savage, Savage may also capture a portion of Shakopee's and Prior Lake's potential demand. Consequently, Shakopee and Prior Lake may capture demand somewhat lower than what is shown in Table F-2.

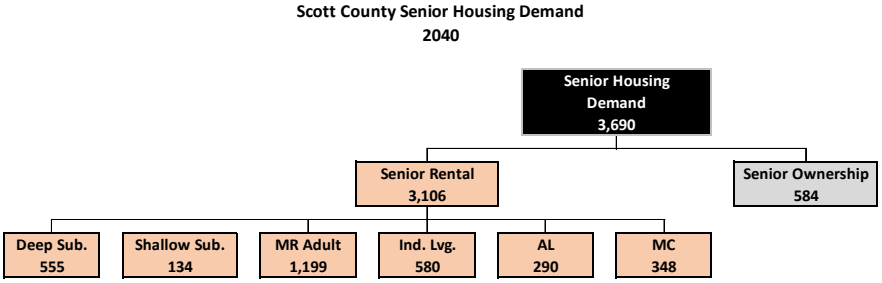
TABLE F-2
SENIOR HOUSING DEMAND BY SUBMARKET
SCOTT COUNTY
DEMAND BY 2040

2040 SENIOR HOUSING	Active Adult				Service-Enhanced		
	Deep Subsidy	Shallow Subsidy	Adult Ownership	Adult Rental	Independent Living	Assisted Living	Memory Care
Belle Plaine	63	20	35	57	11	26	31
Elko New Market	21	0	24	18	28	26	29
Jordan	96	10	22	-30	-14	38	18
New Prague	84	16	59	141	48	20	38
Prior Lake	73	0	126	439	157	61	96
Credit River	26	6	46	113	61	23	24
Savage	91	14	131	175	118	16	52
Shakopee	101	68	103	271	147	80	60
Townships	0	0	68	0	0	0	0
SCOTT COUNTY	**555**	**134**	**614**	**1,184**	**556**	**290**	**348**

Source: Maxfield Research and Consulting, LLC

The figure below displays a summary of demand calculations for various senior housing products in Scott County to 2040.

Scott County/Le Sueur County (part) Senior Housing Demand Summary – 2022 to 2040



Scott County Housing Recommendations

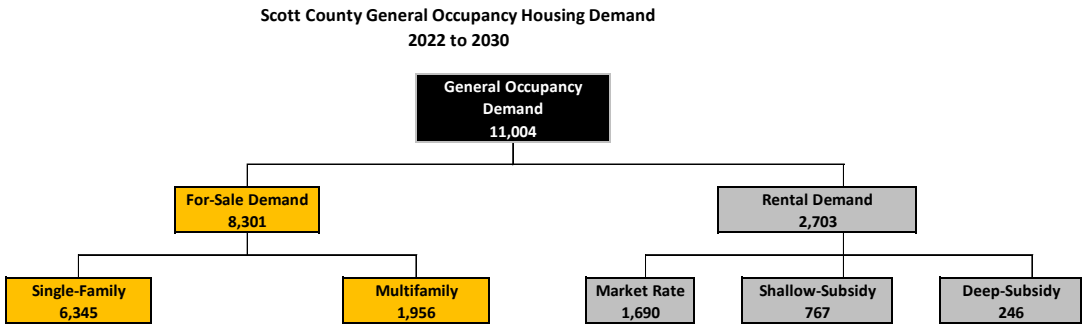
The housing demand calculations indicate that between 2022 and 2040, a total of 18,981 for-sale units (14,728 single-family and 4,253 multifamily), 6,007 rental units and 3,690 senior units will be needed in the communities presented here to satisfy the housing demand of current and future residents. Although the largest share of demand is anticipated for market rate units; substantial demand exists also for shallow-subsidy and/or workforce rental housing and units that target the lowest income households.

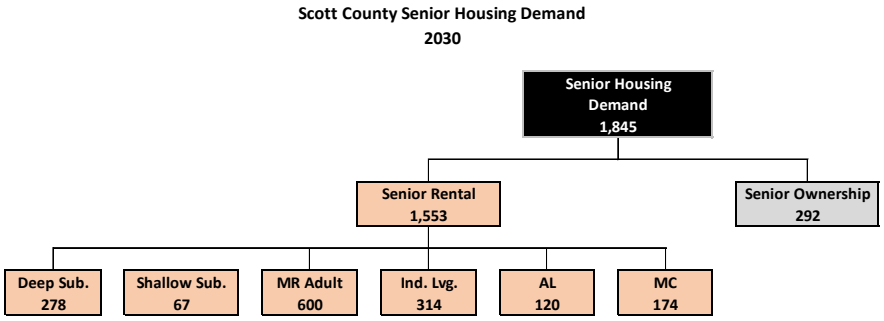
Programs available to meet the needs of low- and moderate-income households are highly competitive and/or have experienced substantial funding cuts. Additional short-term funding for affordable housing is available through funds distributed from the CARES Act, signed into law by the Federal Government. While these funds are available to relieve some of the current pressure for affordable housing, longer term solutions must be sought to provide sufficient housing for low- and moderate-income households.

Households looking for deep-subsidy housing or those that have made an application for a Housing Choice Voucher must wait for several years before their name may move to the top of the list. Private developers are likely to meet the demand for market rate housing from Scott County buyers/renters with new products. For shallow-subsidy rental housing, there are fewer private developers that build these types of units and the criteria continues to become more stringent due to the increased levels of applications, scarce funding resources and a need to target high priority households. Most deep-subsidy construction is coordinated and handled by CDAs, HRAs, EDAs, and other public agencies such as MN Housing with local assistance from non-profit organizations as developer/managers.

Short-Term Demand (2022-2030)

Between 2022 and 2030, we estimate demand for 6,345 single-family homes, 1,956 for-sale multifamily units, 2,703 rental units and 1,845 age-restricted units (owned and rented).





We recommend maintaining a minimum supply of three years of single-family lots at today's current absorption rates to provide adequate consumer choice but not prolonged developer carrying costs. From 2016 through 2021, there was an average of 559 new single-family homes constructed annually. Over the past three years, the average was 564. Using the most recent three-year average results in nearly 1,700 lots needed in reserve to accommodate growth. For-sale development accelerated in Scott County over the past two years, a response to low mortgage interest rates, households deciding to move up and available lot supply from previous years. Even with an anticipated moderation of for-sale single-family demand over the next 24 to 36 months, demand for vacant developed lots in the county is estimated at 1,500 or above. Currently, there are an estimated 1,151 vacant developed lots in the county. This figure however, does not account for individual assessments of lot demand/need for individual jurisdictions.

Overall, the rental market has been strong in Scott County within the past two years with vacancies well below the stabilized rate of 5%. The entire Metro Area has a low vacancy rate of 3.6%. With a strong rental market, we find that new units will need to be added in the short-term to satisfy potential household growth. While most of the smaller communities can support some rental units, most of the demand will be in Shakopee, Savage, and Prior Lake, or where most jobs as well as shopping and services, are located.

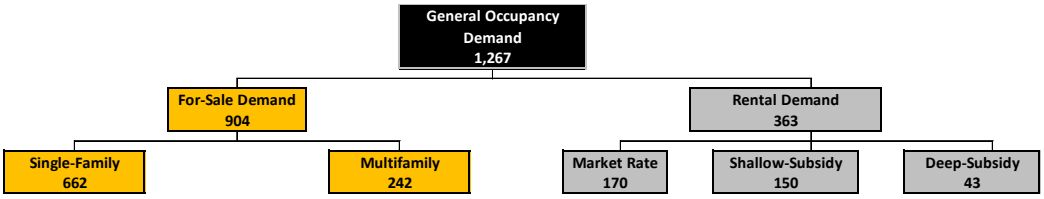
Existing senior projects built within the past couple of years in Scott/Le Sueur County (part) are performing well despite the recent impacts of the Pandemic on occupancy rates and labor shortages for service-enriched properties. Additional senior housing is needed to continue to meet demand from the growing senior population although there is a short-term trend toward independent living (with no services and optional services). Independent rental properties developed by the Scott County CDA continued to have waiting lists, although there is mobility among a portion of potential tenants to relocate within the county to obtain this housing.

The following pages outline specific recommendations for each community.

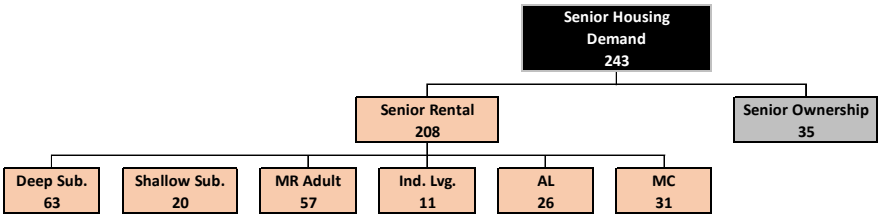
Belle Plaine Recommendations

The housing characteristics summary shows that housing is relatively affordable in Belle Plaine compared to the county, overall, although recent new housing developments are increasing home and multifamily values in the community. Belle Plaine fell short of its projected 2020 population and households and growth has resumed, but at a more modest pace. Belle Plaine is anticipated to increase its household base to 3,800 by 2040.

Belle Plaine General Occupancy Housing Demand, 2022-2040



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.

For-Sale Housing: Belle Plaine currently has 74 vacant developed single-family lots (44 future lots) and 74 vacant developed and 45 future lots in owned multifamily subdivisions. Based on an annual average of 36 owned units developed annually over the past five years, Belle Plaine has an estimated five-year supply of lots. If demand however, accelerates, additional lots may be needed.

Rental Housing: Demand was calculated for 363 general-occupancy rental units by 2040 (excluding units that have been approved or are under construction), of which market rate accounts for 170 units, shallow-subsidy accounts for 150 units and deep-subsidy accounts for 43 units. Smaller size buildings are under development currently.

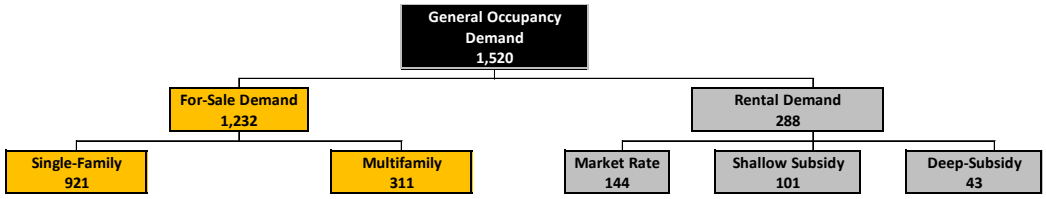
The City is working to preserve affordable rental housing in the community and especially in its historic Downtown to ensure that current affordable units are not lost to demolition or to value-add conversions. Preserving these affordable units is an efficient use of limited financial resources considering the substantial gap to fund new construction.

Senior Housing: Spero Senior Living was developed in 2017 and provides independent living with limited services. Residents that require additional care may connect with private home health care for their needs, coordinated by Spero. Additional senior demand is shown for 243 senior units by 2040 with some demand for all senior product types.

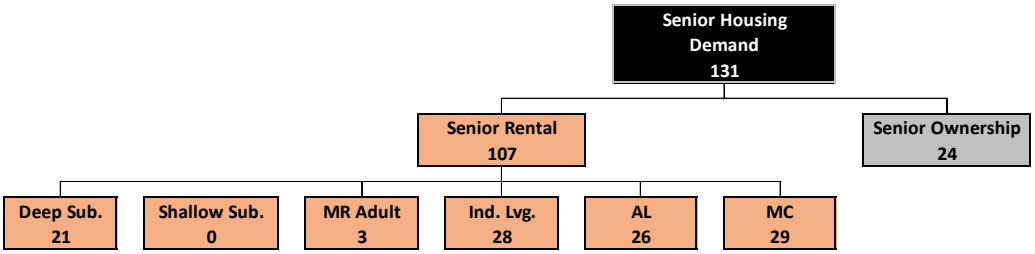
Elko New Market Recommendations

Elko New Market has ample land available to accommodate new housing. By 2040, Elko New Market is projected to add 1,195 households. Demographically, Elko New Market is a younger community with 80% of the population under age 45 (the highest percentage among the communities). In addition, Elko New Market has limited employment and instead serves as a residential area for workers commuting to nearby concentrations of employment. As a result, most new housing development is anticipated to be single-family homes or owned multifamily, along with targeted new rental development to support growth.

Elko New Market General Occupancy Demand, 2022 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.

For-Sale Housing: To meet the projected single-family housing demand, Elko New Market will need to maintain a supply of a minimum of 120 vacant developed lots to allow for adequate consumer choice. Currently, the supply is 94 vacant single-family lots and 24 vacant townhome lots. Another subdivision of 29 single-family lots is pending. Over the past seven years, single-family development has averaged 25 homes per year, but lot demand is anticipated to increase in the short-term. At this time, supply is likely to meet short-term demand, but additional lots are likely to be needed by later mid-decade to maintain a sufficient supply.

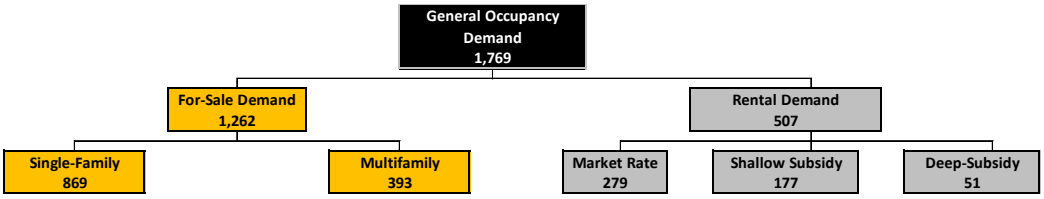
Rental Housing: There is one pending market rate development under consideration currently in Elko New Market for 85 rental units. We find demand for While we find demand for an estimated 288 rental units between 2022 and 2040 with pent-up demand for rental housing in the short-term. Given employment growth in the area, rental housing is likely to satisfy some demand from local workers.

Senior Housing: At this time, demand for service-enriched and market rate adult senior housing is limited. The senior market base needs to increase to adequately support a feasible level of development in the community. There is demand for 131 units of senior housing. We anticipate that the City may be able to draw older adult households to the community and may be able to support additional active adult or service-enriched housing later this decade.

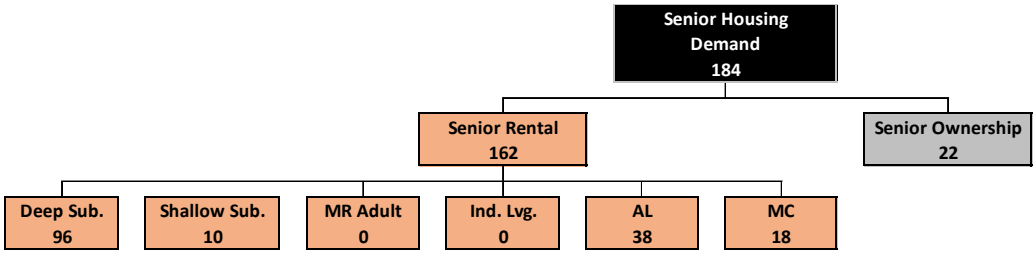
Jordan Recommendations

Jordan is projected to increase its household base to 3,600 households as of 2040. The demographic profile of Jordan has tended toward a younger household base but gradually this is anticipated to change as households age. New construction in Jordan has been primarily single-family homes and we anticipate this to continue although owned multifamily product is also likely to increase modestly.

Jordan Projected General Occupancy Housing Demand, 2022 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.

For-Sale Housing: Owner-occupied construction in Jordan over the past seven years has averaged 36 units per year. Jordan has an estimated 95 vacant developed single-family lots with another 165 future lots in an existing subdivision. Recently, JMH Land Development revealed plans for a new mixed product residential subdivision, Beaumont Bluffs, which land would be annexed to the City from St. Lawrence Township. A final plat went before the Planning Commission in April 2022 with 381 single-family lots to include 72 twin homes, 128 villas and 128 single-family homes. This new subdivision will satisfy several of the City's current objectives as outlined in their 2040 Comprehensive Plan.

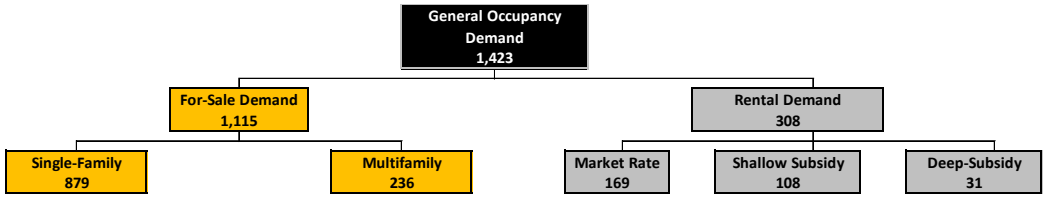
Rental Housing: The analysis finds demand for 507 units between now and 2040. A new market rate rental development with some commercial space is planned for the south side of the City. A total of 75 new units would likely come on-line over the next 16 months. The City provided tax abatement assistance for the Whispering Meadows development. Jordan's overall rental vacancy rate was identified at 0.0%, indicating pent-up demand for additional rental housing in the City.

Senior Housing: Excess demand for senior housing was calculated at 184 units between now and 2040 with the greatest demand for additional assisted living and memory care. Recently, the CDA developed Brentwood II, an active adult rental building, which is opened and is fully occupied.

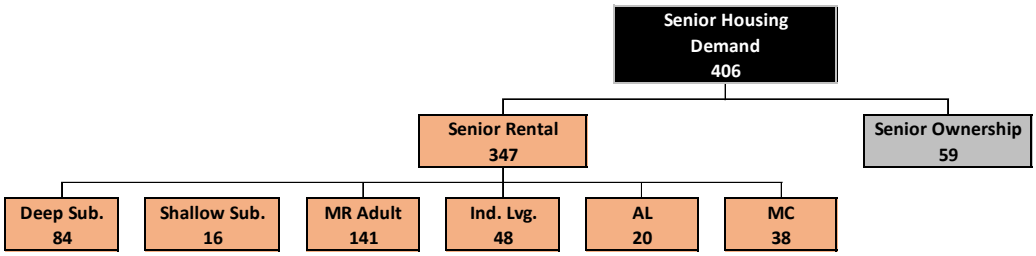
New Prague Recommendations

New Prague is projected to increase its household base to 4,200 households by 2040. Although New Prague has had one of the more affordable housing supplies in the county, development costs are increasing as well as housing prices. Because more households are now able to work remotely, New Prague may see some increase in demand from households that prefer to live in a community that has more of a small-town environment, but through additional construction can find new housing options.

New Prague Projected General Occupancy Housing Demand, 2022 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.

For-Sale Housing: New Prague currently has 55 vacant developed single-family lots and 6 owned multifamily lots. Based on an average of 38 owned building permits per year over the past seven years, New Prague's current lot supply is limited and new lots are needed. With current growth projections, New Prague will need additional housing to meet historic and projected ownership demand.

Rental Housing: Demand is calculated for 308 general occupancy rental units to 2040 including 169 market rate, 108 shallow-subsidy and 31 deep-subsidy general-occupancy rental units to 2040. Additional rental units are needed in the community to satisfy pent-up demand and demand projected for growth. New Prague can support new rental housing immediately.

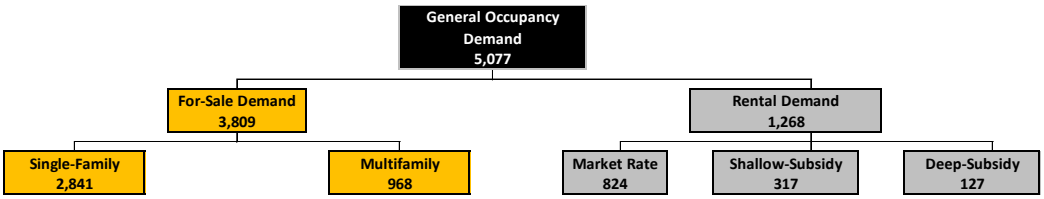
East Gate Apartments, a shallow-subsidy development converted two years ago to the private market but remains affordable.

Senior Housing: Praha Village, a continuum of care senior development, opened in New Prague in 2019, satisfying some demand for service-enriched housing. We estimate demand for another 406 units by 2040, but additional development should be considered mid- to late this decade, depending on current occupancies.

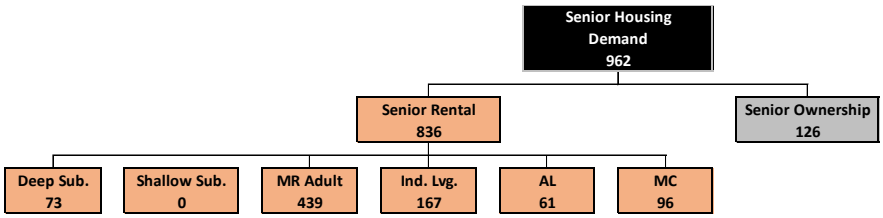
Prior Lake Recommendations

With a projected household base of 14,700 households by 2030, Prior Lake would be the second largest city in Scott County, essentially on par with Savage. Prior Lake is projected to increase its household base to 14,700 households by 2040 with the addition of 4,200 housing units from 2020 to 2040. Demand for housing is high in Prior Lake, as it is close to employment centers in Shakopee, as well as in Dakota and Hennepin Counties and its topography also creates high-amenity housing locations. Home values in Prior Lake are among the highest in the county, with the average starting price of a new single-family home at an estimated $450,000.

Prior Lake Projected General Occupancy Housing Demand, 2021 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.

For-Sale Demand: To meet the projected single-family home demand, Prior Lake will need to maintain a supply of about 400 lots over the next three years. Currently, the lot supply in Prior Lake is 125 vacant developed and 155 future single-family lots along with 21 multifamily owned lots. Based on an average of 60 owned units per year over the past seven years, the current supply of lots would likely last four years, or less if demand escalates.

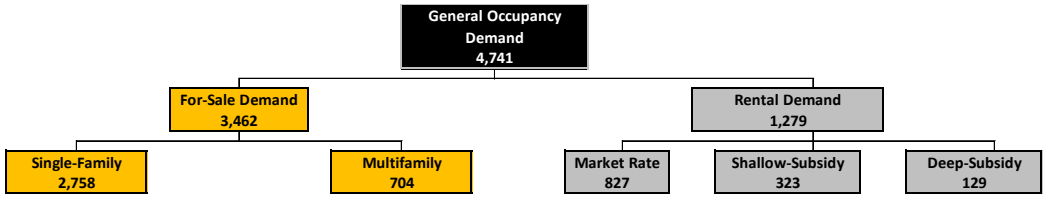
Rental Housing: Demand was calculated for a total of 1,268 general occupancy rental units by 2040. With existing rental housing performing at 2.0% vacancy and a very strong rental market, we recommend prioritizing additional market rate and shallow-subsidy rental development in the short-term. Given the proximity to jobs in several employment centers north of and near Prior Lake, we recommend a market rate development with higher rents to accommodate modern in-unit features and greater community amenities. In addition, a second workforce rental development of 50 units with modest rents can also be supported.

Senior Housing: New assisted living and memory care senior housing recently opened in Prior Lake, Norbella Senior Living. Absorption is somewhat slow, but we anticipate that the property will lease up as the market continues to recover. Demand for additional units will continue to grow, however, as the local population ages. The Grainwood, 168 units of senior housing targeted to households with incomes at or less than 60% of the AMI, has been very successful, drawing seniors from across Scott County and beyond.

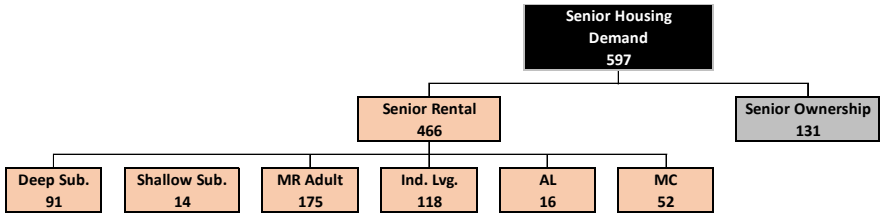
Savage Recommendations

Savage is Scott County's second largest community and its housing supply is primarily for-sale housing (a homeownership rate of 82% in 2021). With its proximity to jobs and shopping, there is strong demand for all housing products. Savage is projected to add 3,119 households by 2040, increasing its household base to 14,300 households. Housing demand in Savage is high because of its proximity to job centers in Burnsville city and Hennepin County as well as in Scott County.

Savage Projected General Occupancy Housing Demand, 2022 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.

For-Sale Housing: Savage added an average of 186 housing units per year over the past seven years, a portion of which was multifamily rental. The current supply of vacant lots in platted subdivisions is estimated at 111 single-family and 13 owned multifamily. Additional subdivisions will be needed in the short-term to maintain a consistent supply of lots to meet projected demand.

Rental Housing: Demand is calculated for 1,279 general-occupancy rental units between 2022 and 2040, of which market rate accounts for 827 units, 323 shallow-subsidy units and 129 deep-subsidy units. The Enclave, a market rate rental property, recently opened in Savage and is leasing rapidly. With an overall vacancy rate of 2.0%, additional rental housing is needed in the community among all incomes to satisfy demand. Additional market rate rental townhomes have opened in Savage and are fully leased.

Senior Housing: Additional independent living and assisted living units (28) are being added at Savage Senior Living at Fen Pointe. Savage Senior Living, a new 147-unit continuum of care development is also scheduled to open in the coming months. Norbella Sr. Living recently opened a new assisted living and memory care facility, which is in lease-up. Excluding Savage Senior Living, demand for senior units is projected to total 450 units by 2040.

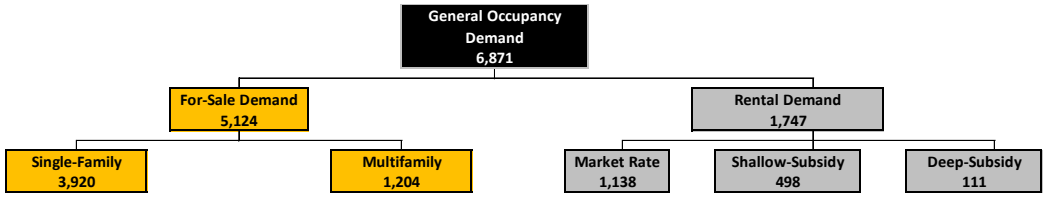
Shakopee Recommendations

Shakopee is Scott County's largest community. It experienced the strongest population growth last decade and the second largest household growth. It is forecast to remain the growth leader in the county to 2040. By 2040, Shakopee is projected to add 8,066 new households for a total of 22,500 households. A rapidly expanding job base within the community as well as its proximity to jobs in Hennepin and Dakota Counties continues make Shakopee a desirable housing location over the next decade.

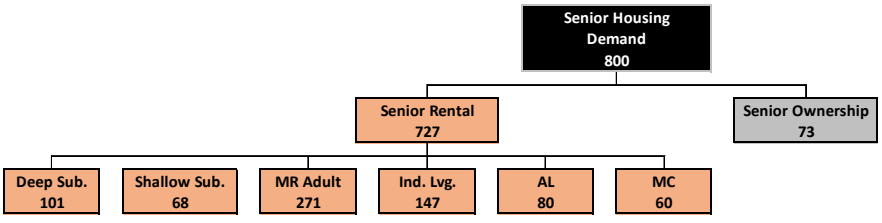
Because of Shakopee's proximity to jobs, shopping, services and transit compared to most of the remainder of Scott County, it is expected to be an attractive location for households seeking convenient access to employment and goods and services. As such, the greatest demand for market rate rental housing is anticipated to be focused in Shakopee.

The guiding housing priority in Shakopee will be to develop a variety of housing products across the product and point spectrum so that housing supply will meet demand from the growing, diverse household base. While housing of all product types is needed, additional market rate and shallow-subsidy rental housing is needed to support the growing workforce.

Shakopee Projected General Occupancy Housing Demand, 2022 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.

For-Sale Housing: Currently, Shakopee has an estimated 341 vacant developed single-family lots. The City is working on a master expansion plan for the west side which will accommodate a total of 1,793 units, a mix of owned and rental units at various densities. The master plan expansion concept is proposed to allow for 1,365 owned housing units, including single-family

and single-family attached units. The projected household growth rate for Shakopee indicates that the City would add 4,942 households between now and 2040. All these households may not be able to be accommodated in the current land supply and it is expected that additional land will be annexed to the City to accommodate future growth.

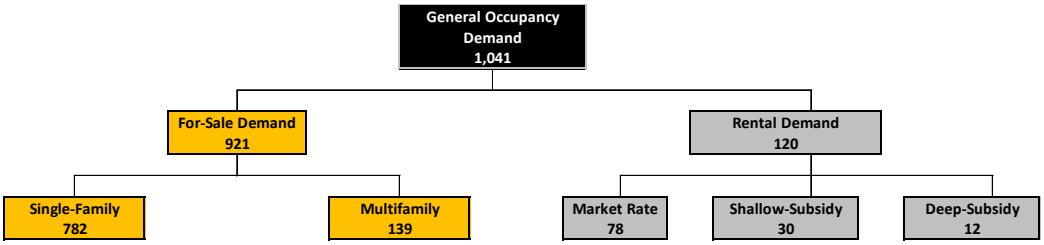
Rental Housing: We calculated demand for 1,138 market rate, 498 shallow-subsidy and 111 deep-subsidy general-occupancy rental units in Shakopee from 2022 to 2040. These figures exclude properties under construction or in the pipeline. The overall vacancy rate is elevated due to properties in initial lease-up with new deliveries scheduled for 2022 and 2023. Most new rental properties are performing at or slightly above market equilibrium due to the significant number of new market rate units added over the past three years. As the market stabilizes, additional market rate and shallow subsidy rentals may be added to support employment and household growth.

Senior Housing: Additional service enriched senior housing was recently developed at Benedictine Windemere community. This is satisfying demand in the short-term for service-enriched housing. Active adult housing is being developed in the Canterbury Park area with a new rental property and a new cooperative property. Excess demand is found for 800 senior units between now and 2040.

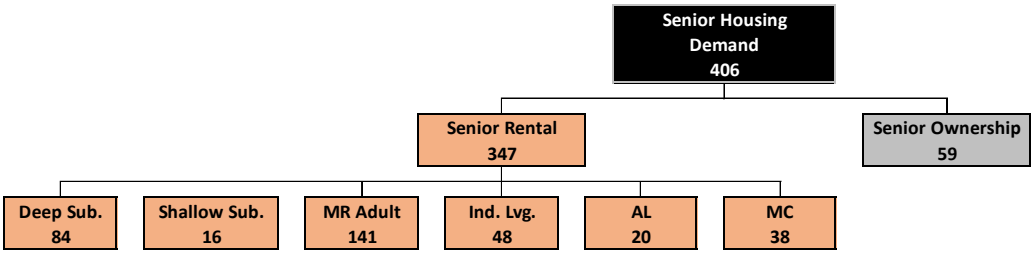
Credit River Recommendations

Credit River is projected to increase its household base to 2,550 households by 2040. Through 2030, development is expected to consist primarily of large lot single-family homes, until new infrastructure can be established to support higher densities. Prior to becoming a municipality, there was development pressure in Credit River to accommodate new housing development from demand spilling over from Savage and Prior Lake. We expect this pressure to continue although management of growth and new development will be critical in the next ten to 15 years.

Credit River Projected General Occupancy Housing Demand, 2022 to 2040



Credit River 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.

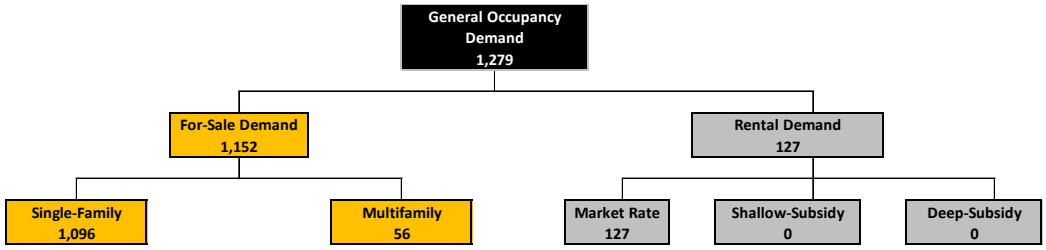
For-Sale Housing: Credit River currently has an estimated 95 vacant developed and 323 future single-family lots and no owned multifamily lots. Based on an average of 16 single-family permits per year over the past seven years, Credit River has a sufficient lot supply to meet projected demand. If densities shift however and development accelerates, then additional lots may be needed.

Rental and Senior Housing: Although demand is calculated for these land uses, we do not anticipate any development of these product types until after 2030 at the earliest.

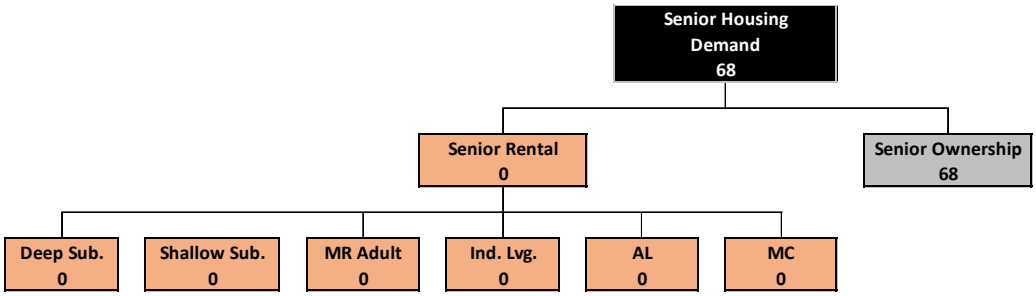
Townships Recommendations

The combined townships are projected to add 768 people and 796 households between 2021 and 2040. Combined growth 2010 to 2020 was off slightly for population (0.5%) and modestly for households (13.1%) according to 2020 Census data as compared to forecasts prepared by the Metropolitan Council. When considering individual townships, growth was mixed, with 70% of townships exceeding population forecasts, but only 40% exceeding household forecasts. Demand in the townships between 2020 and 2030 is expected to increase modestly as these areas gain interest from households have additional flexibility with teleworking and there may be a renewed preference to relocate out of the core Metro Area again over the next decade because of increased urban congestion.

Townships Projected General Occupancy Housing Demand, 2022 to 2040



Townships 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.

For-Sale Housing: The combined townships are estimated to have 228 vacant developed and zero future single-family lots. Based on an average of 54 owned building permits per year over the past seven years, township lot supplies are currently sufficient to accommodate another four years of development overall at the recent historic pace. Townships however, should monitor their individual lot supply as development has varied among them.

Rental and Senior Housing: Demand for rental and senior housing is contemplated to be in small cluster developments of single-family detached or association-maintained detached villas,

all independent living. These are product types growing in popularity and could be considered for some areas in the townships.

Acronyms and Definitions

Active adult ownership – Refers to age-restricted (55+) for-sale housing developments. Most commonly, these types of projects are senior cooperatives or condominiums; however, they could also include one-level living villas, manufactured homes or other for-sale concepts that are age-restricted to older adult and senior households.

Activities of Daily Living "ADL" – These activities are considered an everyday part of normal life and may include personal care, dressing, bathing, toileting, cooking, eating, etc.

Adjusted Gross Income "AGI" – Income from taxable sources (including wages, interest, capital gains, income from retirement accounts, etc.) adjusted to account for specific deductions (i.e. contributions to retirement accounts, unreimbursed business and medical expenses, alimony, etc.).

Area Median Income "AMI" – AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. The U.S. Department of Housing and Urban Development (HUD) calculates AMI annually and adjustments are made for family size.

Deep-Subsidy Housing – Housing that is income-restricted to households earning at or below 30% AMI. Rent is generally based on income, with the household contributing 30% of their adjusted gross income toward rent. Also referred to as extremely low-income housing.

Fair market rent - The amount needed to pay gross monthly rent at modest rental housing in a given area. This figure is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families on at financially assisted housing. The following are fair market rents in Scott County as defined by the Minnesota Housing Finance Agency (MHFA):

Household – All persons who occupy a housing unit, including occupants of a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Income-qualifications – Incomes required by households to qualify for various housing products.

Market rate rental housing – Housing that does not have any income-restrictions. Some properties will have income guidelines, which are minimum annual incomes required to reside at the property.

Maximum gross rent – The maximum gross rent that affordable housing properties can charge based on income-restrictions.

Shallow-Subsidy Housing – Housing that is income-restricted to households earning at or below 80% AMI, though individual properties can have income-restrictions set at 40%, 50%, 60% or 80% AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment.

Vacant Developed lot (VDL) – The subdivision is considered developed after subdivision streets are paved and vehicles can physically drive in front of the lot.

Workforce housing – Housing that is income-restricted to households earning between 50% and 80% AMI. Also referred to as moderate-income housing.