



CITY OF SOUTH ST. PAUL MEETING AGENDA

WORK SESSION

Training Room
125 3rd Avenue North
South St. Paul, MN 55075

Monday, May 12, 2025
7:00 PM

1. CALL TO ORDER

2. DISCUSSION ITEMS

- A. Dakota County Housing Needs Assessment
- B. Pool Feasibility Study Update
- C. Preliminary Budget Discussion
- D. Marie Avenue Reconstruction Project – Phase II
- E. City Administrator's Update

3. COUNCIL COMMENTS & QUESTIONS

4. ADJOURNMENT



WORK SESSION AGENDA REPORT

DATE: May 12, 2025
DEPARTMENT: Housing
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 2.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Dakota County Housing Needs Assessment

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Representatives from Bowen National Research will attend virtually to provide an informational presentation summarizing their recently completed Housing Needs Assessment for Dakota County, with a focus on data of particular relevance to South St. Paul.

OVERVIEW

In early 2024, the Dakota County Community Development Agency retained Bowen National Research to prepare a Housing Needs Assessment for Dakota County and the municipalities within Dakota County. In early 2025, a report was provided to CDA Staff, and in turn shared with City Staff, to provide insights into the dynamics of the local and regional housing market. Bowen National Research will be present (virtually) to discuss their findings and answer Council questions about the Assessment. This important research is helpful as the City continues in its efforts to assure continued access to housing within our community to a diverse range of household types. Addendum M (pages 525 - 553 of the PDF document) provides a comprehensive assessment for South St. Paul. While rich with Data, the Assessment identifies a high level of demand for additional housing across a variety of affordability levels for both for-rent and for-sale housing in the next five - ten years.

SOURCE OF FUNDS

This study was funded by the Dakota County Community Development Agency.

ATTACHMENTS

1. Dakota County Housing Needs Assessment

HOUSING NEEDS ASSESSMENT

Dakota County,
Minnesota



BOWEN
NATIONAL
RESEARCH

2024

TABLE OF CONTENTS

I. Introduction

A. Purpose I-1

B. Geographic Scope..... I-1

II. Executive Summary

Geographic Study Areas..... II-1

Demographics..... II-3

Economy and Workforce.....II-7

Housing Supply.....II-7

Housing Gap Estimates.....II-12

Recommended Housing Strategies..... II-16

III. County Overview and Study Areas

A. Dakota County, Minnesota..... III-1

B. Study Area Delineations..... III-2

IV. Demographic Analysis

A. Introduction..... IV-1

B. Population Characteristics.....IV-2

Total Population.....IV-2

Population Density..... IV-4

Population By Age..... IV-5

Population Traits (Married, Education, Poverty, etc.).....IV-9

Migration Patterns..... IV-11

C. Household Characteristics.....IV-16

Total Households..... IV-16

Households By Age..... IV-18

Households By Tenure.....IV-21

Households By Size.....IV-24

Households By Income.....IV-29

Senior Households By Income..... IV-37

D. Demographic Theme Maps..... IV-44

V. Economic Analysis

A. Introduction..... V-1

B. Workforce Analysis.....V-1

Employment By Industry.....V-2

Typical Wages by Occupation.....V-5

Wages and Housing Affordability.....V-7

Total Employment.....V-9

Unemployment..... V-10

At-Place Employment.....V-12

V. Economic Analysis (Continued)

C. Employment Outlook.....	V-13
WARN Notices.....	V-13
Top Employers.....	V-14
Economic Development.....	V-16
D. Personal Mobility.....	V-18
Commuting Mode and Time.....	V-19
Commuting Inflow/Outflow.....	V-23
E. Projected Job Growth & Impact on Household Creation....	V-27
F. Conclusions.....	V-28

VI. Housing Supply Analysis

A. Overall Housing Supply.....	VI-2
Housing By Tenure.....	VI-2
Housing Age and Conditions.....	VI-3
Housing Costs and Affordability.....	VI-5
Housing by Units in Structure.....	VI-7
B. Rental Housing Supply Analysis.....	VI-9
Multifamily Rental Housing.....	VI-9
Non-Conventional Rental Housing.....	VI-26
C. For-Sale Housing Supply.....	VI-32
Historical For-Sale Analysis.....	VI-33
Available For-Sale Analysis.....	VI-38
D. Senior Care Housing.....	VI-44
E. Planned and Proposed.....	VI-49

VII. Housing Gap Estimates

A. Housing Gap Demand Components.....	VII-2
B. Rental Housing Gap Estimates.....	VII-5
C. For-Sale Housing Gap Estimates.....	VII-7
D. Individual Submarket Housing Gap Estimates.....	VII-9

Addendum A – Field Survey of Conventional Rentals

Addendum B – Non-Conventional Rental Survey

Addendum C – Senior Care Housing Survey

Addendum D – Community Overview: Apple Valley

Addendum E – Community Overview: Burnsville

Addendum F – Community Overview: Eagan

Addendum G – Community Overview: Farmington

Addendum H – Community Overview: Hastings

Addendum I – Community Overview: Inver Grove Heights

Addendum J – Community Overview: Lakeville

Addendum K – Community Overview: Mendota Heights

Addendum L – Community Overview: Rosemount

Addendum M – Community Overview: South St. Paul

Addendum N – Community Overview: West St. Paul

Addendum O – Methodology and Limitations

Addendum P – Qualifications

Addendum Q – Glossary

Note: For-sale housing data provided upon request.

I. INTRODUCTION

A. PURPOSE

The Dakota County Community Development Agency retained Bowen National Research in March of 2024 for the purpose of conducting a Housing Needs Assessment of Dakota County, Minnesota and its municipalities.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for the local government, stakeholders and its citizens to understand the current market conditions and projected changes that are anticipated to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day Dakota County.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of major housing components within the market (for-sale/ownership and rental housing alternatives).
- Provide housing gap estimates by tenure (renter and owner) and income segment.
- Provide an overview of 11 individual municipalities within the county which includes select demographic, economic and housing data.

By accomplishing the study's objectives, government officials, area stakeholders, and area housing advocates can: (1) better understand the county's evolving housing market, (2) establish housing priorities, (3) modify, expand, or introduce local government housing policies, and (4) enhance and/or expand the county's housing market to meet current and future housing needs.

B. GEOGRAPHIC SCOPE

Study Area Delineation

The primary geographic scope of this study is Dakota County, Minnesota. Additionally, supplemental data and analysis are provided for 11 select cities within Dakota County. A full description of the market areas and corresponding maps are included in Section III.

II. EXECUTIVE SUMMARY

The purpose of this report is to evaluate the housing needs of Dakota County, Minnesota and to recommend priorities and strategies to address such housing needs. To that end, we have conducted a comprehensive Housing Needs Assessment that considered the following:

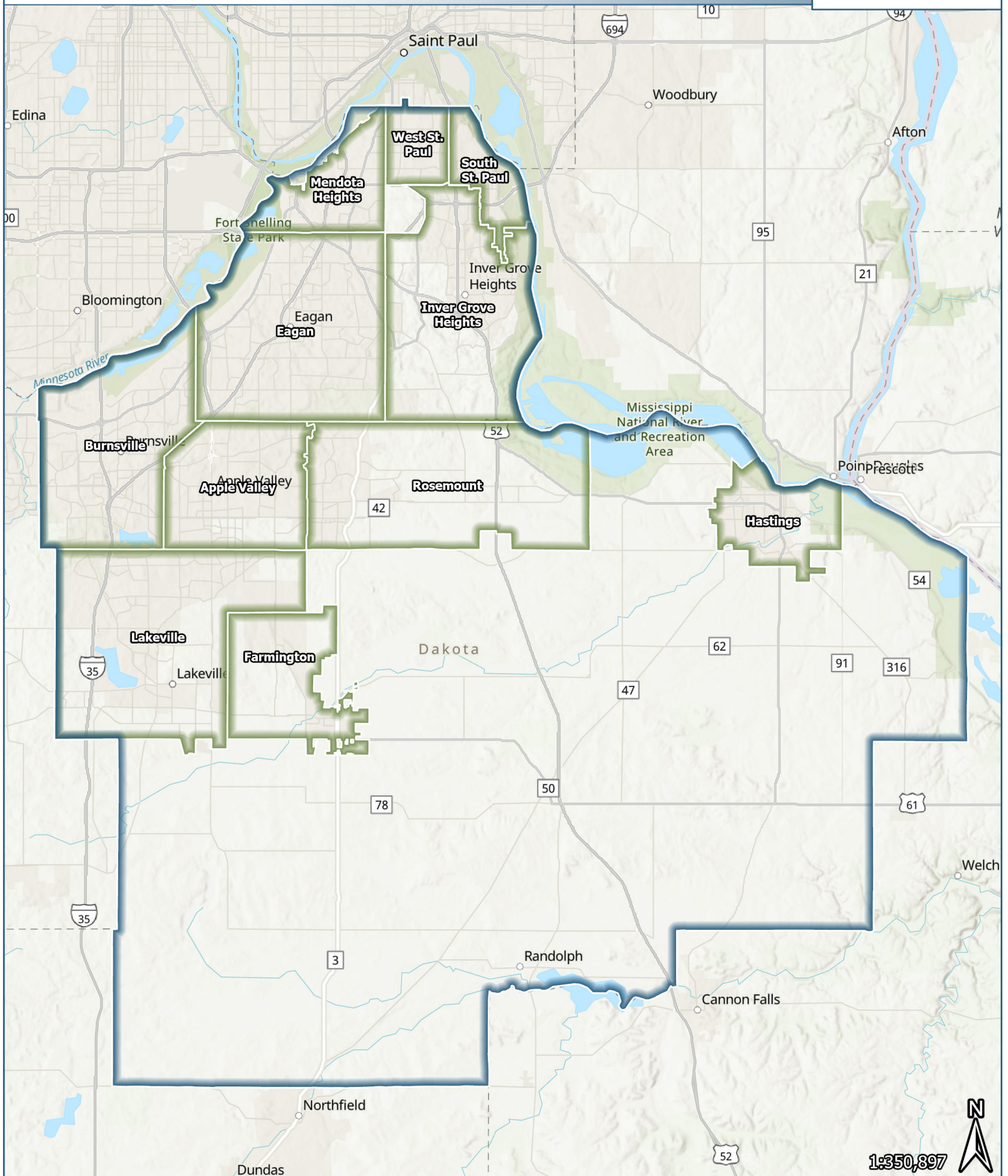
- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Housing Stock Costs, Performance, Conditions and Features
- Submarket Analysis for 11 cities within Dakota County (Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, and West St. Paul)

Based on these metrics and input, we were able to identify housing gaps by affordability and tenure (rental vs. ownership). Using these findings, we developed an outline of possible strategies that could be considered for implementation. This Executive Summary provides key findings and recommended strategies. Detailed data analysis is presented within the individual sections of this Housing Needs Assessment. Individual submarket analysis is included in the Addendums to this report.

Geographic Study Areas

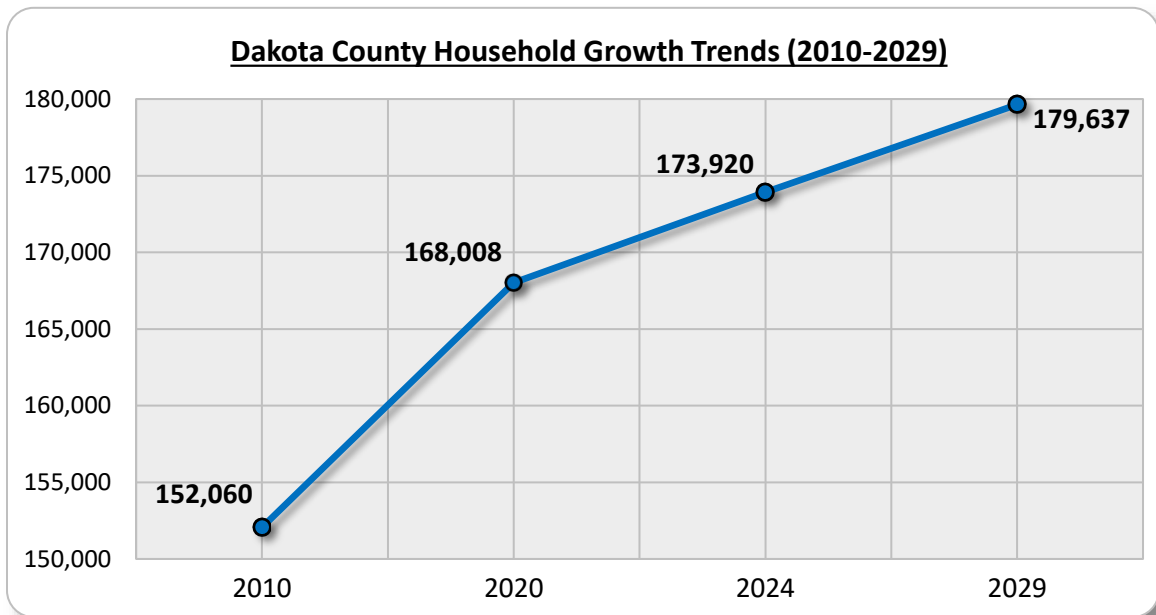
This report focuses on the Primary Study Area (PSA), which consists of Dakota County, Minnesota. *Note that the terms “PSA” and “Dakota County” represent the same area and are used interchangeably throughout this report.* Additionally, supplemental data and analysis are provided for 11 select submarkets within the county. Separate individual analyses for each submarket are included in Addendums D through N of this report.

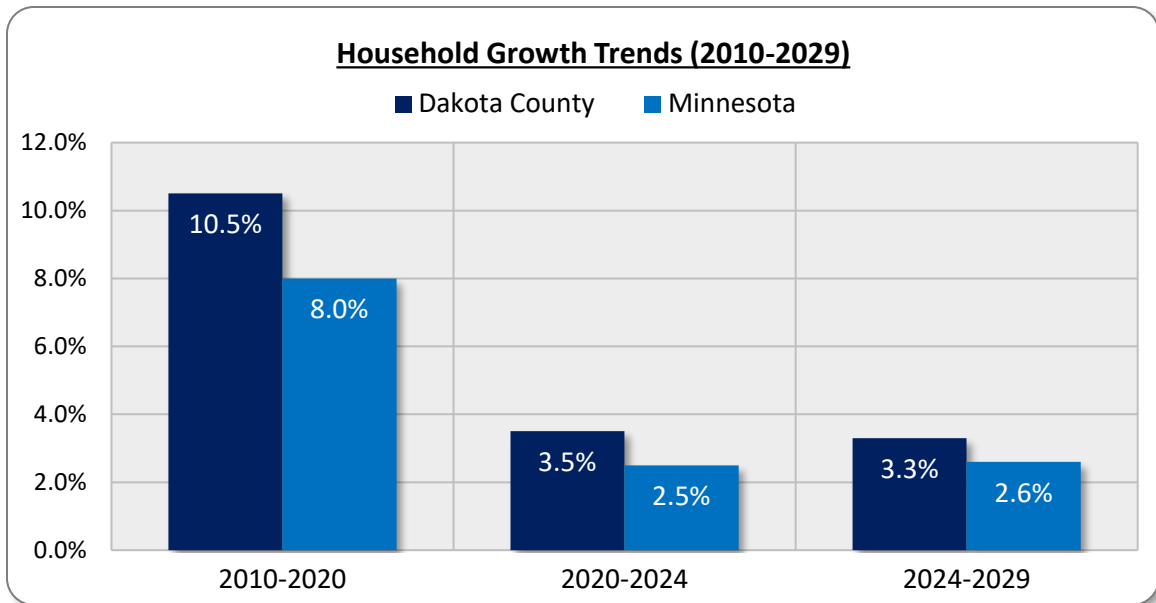
A map of the PSA and the various submarket areas is shown on the following page.



Demographics

The PSA (Dakota County) household base has increased substantially since 2010, a trend which is projected to continue through 2029. The PSA experienced an increase of 21,860 households between 2020 and 2024, an increase of 14.4%. Household growth in the county is projected to increase by 3.3% between 2024 and 2029, adding 5,717 households. Note that household growth in the county has outpaced statewide household growth between 2010 and 2024, and projections indicate that household growth in the county will continue to outpace statewide household growth during the next five years. All 11 PSA submarkets experienced an increase in households between 2010 and 2020, with Lakeville (24.5%) and Rosemount (17.8%) recording the largest percentage increases in household growth during this period. Between 2020 and 2024, 10 of the 11 submarkets experienced positive household growth, with South St. Paul being the lone exception. During this period, Lakeville (11.3%) and Rosemount (10.3%) again experienced the largest percentage increase in household growth. While Apple Valley is projected to experience a slight decrease in households over the next five years, households are projected to increase within the 10 remaining submarkets of the PSA. Individual projected increases among these submarkets range from 0.4% (Inver Grove Heights) to 14.5% (Rosemount).

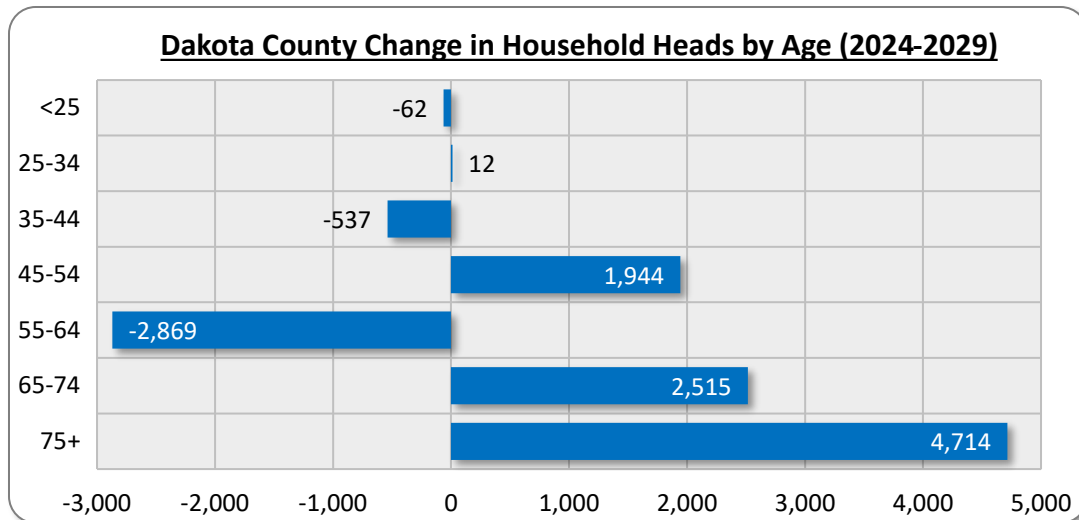




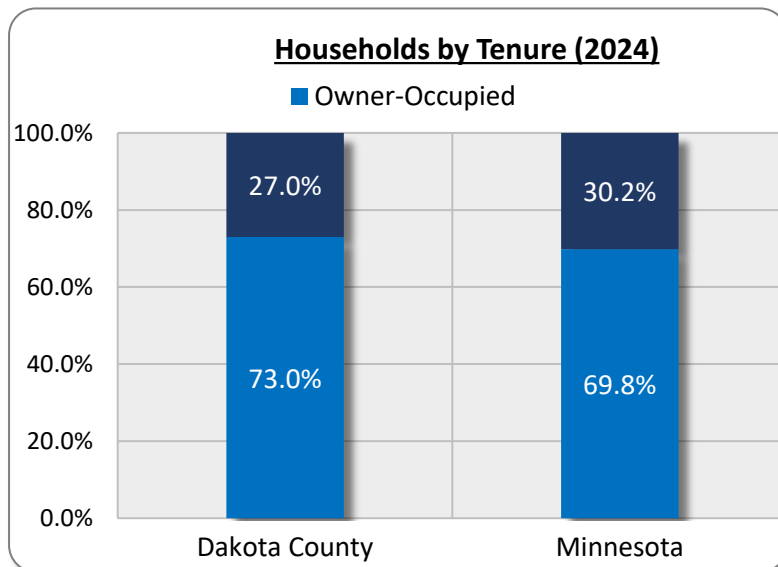
While households are projected to increase within Dakota County between 2024 and 2029, household growth or decline alone does not dictate the total housing needs of a market. Other factors that influence housing needs, which are addressed throughout this report, include: households living in substandard or cost-burdened housing, commuting patterns, pent-up demand (e.g., wait lists), availability of existing housing, and product in the development pipeline.

Household growth concentrated among households between the ages of 45 and 54 and those aged 65 and older will contribute to ongoing demand for family and senior-oriented housing alternatives within Dakota County. Household heads aged 35 to 44 comprise the largest share (20.3%) of the overall household base within the PSA (Dakota County) in 2024, while household heads aged 55 to 64 represent the next largest share (18.7%). Although these age cohorts represent the two largest shares of households in the county, households within both of these age cohorts are projected to decrease between 2024 and 2029. By comparison, households aged 45 to 54 and those aged 65 and older are projected to increase by 6.1% and 15.8%, respectively. The notable projected growth among these household age cohorts in the PSA is consistent with projected statewide household growth trends over the next five years.

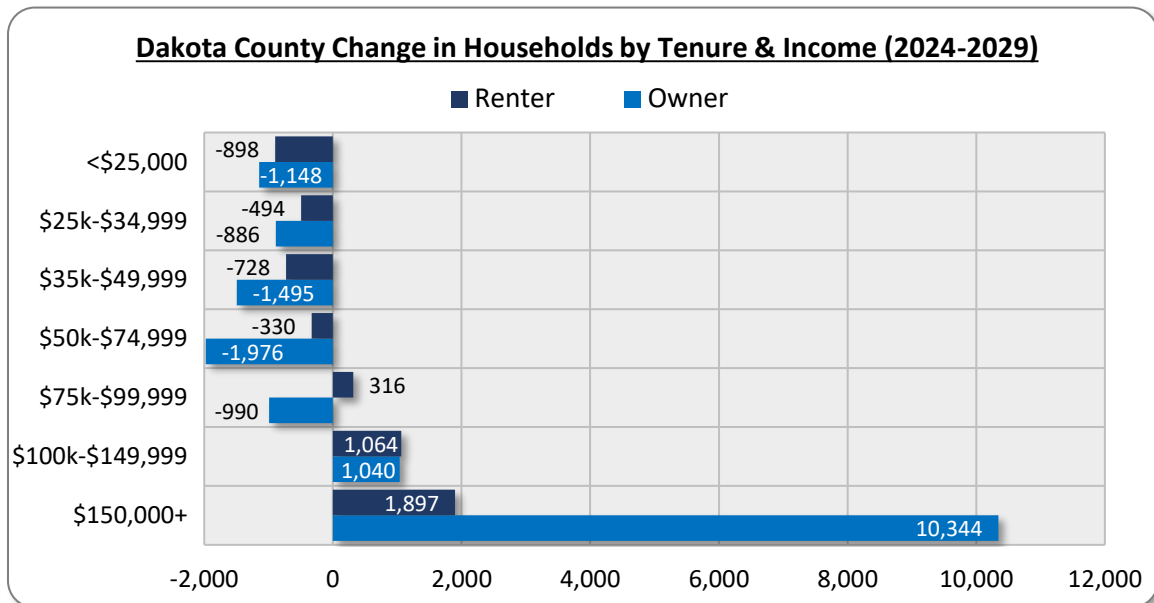
Household heads aged 35 to 44 also represent the largest share of households in six of the 11 PSA submarkets. Although this household age cohort will remain a significant share (between 12.5% and 21.7%) of the total households in each submarket by 2029, the most substantial growth is projected to occur among households aged 65 and older. This senior cohort is projected to increase by 9.5% (Mendota Heights) to 28.3% (Lakeville) over the next five years, with Farmington, Rosemount, and Lakeville all projected to have increases of 22.4% or higher. While demand will remain strong for housing that targets a range of household ages, senior-oriented housing alternatives will likely have the greatest increase in demand over the next five years.



While owner households comprise the vast majority of the total households in the PSA (Dakota County) in 2024, *both renter and owner households are projected to increase within the county over the next five years.* In 2024, owner households comprise nearly three-quarters (73.0%) of all households within the PSA, with the remaining 27.0% being *renter* households. This represents a larger share of owner households as compared to the state of Minnesota (69.8%). Although owner households also comprise the majority of households within each of the 11 submarkets, note that West St. Paul (45.1%) and Burnsville (38.3%) have shares of renter households that are well above the county's share of 27.0%. Overall, the county's owner households are projected to increase in each of the 11 submarkets over the next five years, while renter households are projected to increase in seven submarkets (declines are projected in the communities of Apple Valley, Burnsville, Farmington, and Inver Grove Heights). It is important to note that factors such as home mortgage interest rates, residential development costs, available land, and utility availability and capacity will affect the type of housing that gets built and the housing needs and preferences (rentals vs. home ownership) of commuters.



Despite growth projections among higher-income households (renter and owner), demand will continue to exist for affordable housing alternatives within Dakota County. Between 2024 and 2029, *renter* household growth is projected to be concentrated among households earning \$75,000 or more, while *owner* household growth is projected to be among households earning \$100,000 or more. While this growth will likely contribute to demand for moderate to higher-priced rental and for-sale product, it is notable that over one-third (36.9%) of all renter households within the county are projected to earn less than \$35,000 in 2029. Thus, it will be important to also give consideration to affordable housing alternatives, particularly rental product, when determining future housing development needs within the county.



Between 2024 and 2029, growth among senior *renter* households (aged 62 and older) is projected to occur across a variety of income levels in Dakota County, while growth among senior *owner* households is projected to occur primarily among households earning \$60,000 or more. Over the next five years, senior *renter* households are projected to increase among a variety of income cohorts in the PSA (Dakota County), with the most substantial growth (46.5%) projected for renters earning over \$60,000 per year. Noteworthy household increases are also projected among senior renters earning between \$40,000 and \$59,999 (487 households, or 13.4%) and those earning below \$10,000 (132 households, or 9.7%). Between 2024 and 2029, senior *owner* households earning \$60,000 or more are projected to increase by 6,032 (23.9%) in the PSA, while senior owner households earning less than \$50,000 are projected to decrease by 1,268 (11.6%) during the same period. As a result, approximately two-thirds (66.6%) of senior owner households in the PSA will earn at least \$60,000 by 2029. These changes will likely have an influence on the demand for senior oriented housing in the county.

Additional demographic data and analysis are included in Section IV of this report.

Economy & Workforce

The Dakota County economy has experienced steady growth in terms of total employment and at-place employment, the unemployment rate has been historically lower than the rate for the state of Minnesota, and continued job growth is projected through 2032. Over the past 10 years, the county's total employment has increased 5.6%, at-place employment (actual jobs in the county, regardless of place of residence) has increased 5.8%, and excluding 2020, the annual unemployment rate in the county has averaged 3.1%. The economy in Dakota County is heavily influenced by the retail trade, manufacturing, healthcare/social assistance, educational, and accommodation/food service sectors, which collectively account for approximately one-half (50.9%) of the employment by sector. Some of the largest employers within the county are engaged in these industry sectors. Although the overall wages in the area result in a median household income that is 17.9% higher than that for the state, individuals working among some of the most common occupations in the county and surrounding MSA (Metropolitan Statistical Area) encounter housing affordability issues. This is particularly true for single wage earning households and those seeking home ownership in the county.

Economic development activity totaling over \$1 billion has been recently completed, currently underway or is planned in the county. These investments and the projected 4.9% growth in employment for the economic planning area between 2022 and 2032 will contribute to the demand for housing within the PSA and the surrounding region. In addition, nearly 100,000 individuals commute into the county daily for employment, of which nearly 13,000 commute more than 50 miles one way. These commuters, particularly those commuting long distances, represent a notable base of potential support for future housing development.

Additional economic data and analysis is included in Section V of this report.

Housing Supply

Despite a median household income of \$102,310 in the PSA (Dakota County), approximately 41,000 households within the county remain housing cost burdened. The median home value (\$413,686) and average gross rent (\$1,410) levels reported for Dakota County are approximately 15% and 20% higher than those reported for the state of Minnesota. This contributes to higher shares of households being housing cost burdened (paying more than 30% of their income toward housing costs) within the county. Specifically, 47.0% of renter households and 17.0% of owner households are housing cost burdened within Dakota County. As such, approximately 19,200 renter households and nearly 21,900 owner households within the county are housing cost burdened. Of these, approximately 8,940 renter households and 7,329 owner households are *severe* housing cost burdened (paying 50% or more of their income toward housing costs). Overall, this data illustrates the importance of affordable rental and for-sale housing for the residents of Dakota County.

The overall multifamily rental supply is operating at a healthy 95.7% occupancy rate, yet affordable rentals (Tax Credit and government subsidized) are operating at limited availability levels and maintain long wait lists. Among the 27,211 multifamily units included in the county’s survey of 229 apartments, 1,161 are vacant. This results in an overall vacancy rate of 4.3%, which is within the 4% to 6% range that is typically considered healthy for multifamily product. While only 2.3% of Tax Credit units are vacant within the county, there are no vacancies among the government-subsidized units. In addition, wait lists comprising up to 3,074 households for Tax Credit units and 3,838 households for subsidized units exist within the PSA, with an additional 5,277 households on wait lists for affordable housing maintained by the Dakota County CDA. This illustrates the very high level of demand for affordable rentals in the county. The market-rate multifamily units in the PSA have an overall vacancy rate of 4.8% (95.2% occupancy rate), which is reflective of a healthy, well-balanced market. However, it should be noted that nearly half of the vacant market-rate units are within recently opened properties that are still in their initial lease-up period. Overall, the low vacancy rates and noteworthy wait lists for multifamily rentals in Dakota County indicate there is strong and pent-up demand for this type of housing product. As a result, development opportunities for multifamily rentals targeting various income levels likely exist within the county. The following table summarizes the surveyed multifamily properties within the county (Note: Some properties operate under mixed-income programs, such as “Market-Rate/Tax Credit” or “Market-Rate/Government Subsidized”). Additional details of the surveyed multifamily properties are included in this report starting on page VI-9.

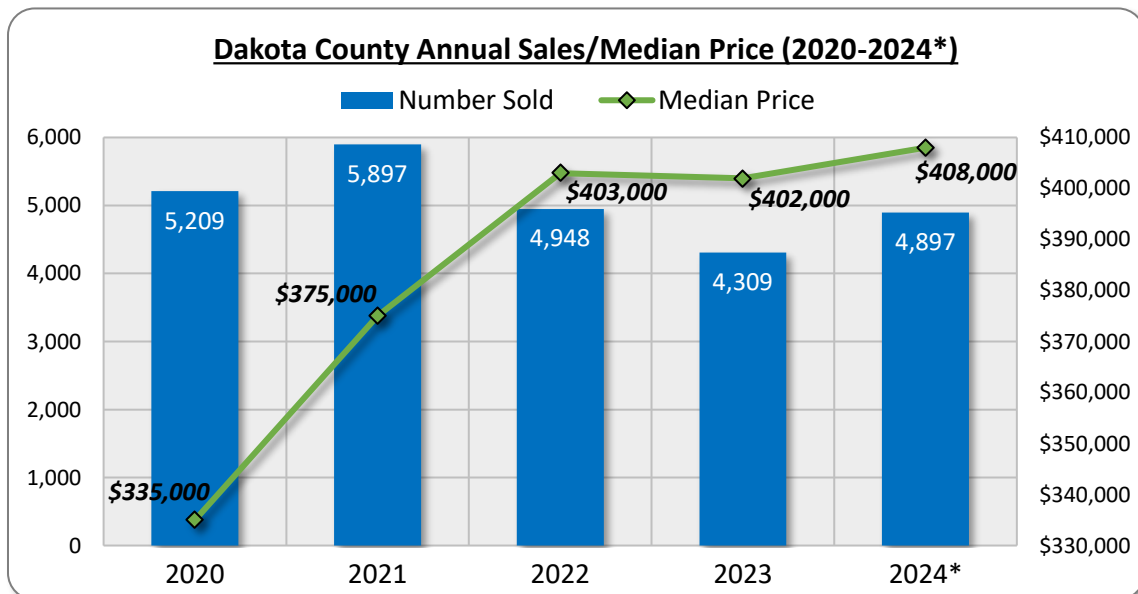
Surveyed Multifamily Rental Housing – Dakota County, MN				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-Rate	139	21,662	1,050	95.2%
Market-Rate/Tax Credit	4	704	74	89.5%
Market-Rate/Government-Subsidized	1	172	4	97.7%
Tax Credit	65	3,625	33	99.1%
Tax Credit/Government-Subsidized	12	709	0	100.0%
Market-Rate/Tax Credit/Government-Subsidized	1	104	0	100.0%
Government-Subsidized	7	235	0	100.0%
Total	229	27,211	1,161	95.7%

Source: Bowen National Research

Non-conventional rental units, such as houses, duplexes and mobile homes, comprise approximately one-third of all rental units in the PSA (Dakota County) but also have limited availability. Non-conventional rentals with four or fewer units per structure and mobile homes comprise 34.7% of rental units in Dakota County. While this represents a significantly smaller share of the overall rental supply compared to multifamily rentals, these units account for more than 14,000 rental units in the county. During August and September 2024, Bowen National Research identified 83 non-conventional rentals in Dakota County that were listed as *available* for rent. When compared to the overall non-conventional inventory of the PSA, these available units represent an overall vacancy rate of

0.6%, which is considered very low. Within four submarkets of the county (Farmington, Lakeville, Rosemount, and South St. Paul), non-conventional rentals comprise over 50% of the total rental supply. The vacancy rates in these submarkets range from 0.2% (South St. Paul) to 1.2% (Farmington). As such, limited availability is a prevalent issue throughout Dakota County. While these rentals offer an alternative to home ownership, the median rents for the non-conventional units in the PSA are notably higher than the corresponding Tax Credit rents. As a result, it is unlikely that most low-income households in the area could afford a non-conventional rental, even if such a unit were readily available.

Annual home sales volume has declined in Dakota County since 2021, while the median sales price appears to have recently stabilized following notable increases in both 2021 and 2022. The number of homes sold (sales volume) within the PSA (Dakota County) increased by 13.2% between 2020 and 2021 but then declined by 16.1% in 2022 and 12.9% in 2023. Based on sales transactions through July 2024, sales volume in the PSA is projected to increase by 13.6% through year end 2024; however, this is solely based on sales year-to-date, and recent trends indicate a slowing in sales volume. Although the median sales price of homes sold in the PSA increased nearly 22.0% between 2020 and 2024, it is important to point out that nearly all of this increase occurred in 2021 and 2022. Since 2022, the median sales price increased only 1.2% through July 2024, indicating that pricing may be stabilizing in the market, which is mirroring many U.S. markets. Overall, 58.8% of home sales between January 2020 and July 2024 in the PSA were in the Lakeville (22.6%), Burnsville (12.7%), Eagan (12.5%), and Apple Valley (11.1%) submarkets. Four of the PSA submarkets report median sales prices which are higher than that reported for the PSA (\$380,000), with the highest median sales price (\$530,000) reported within the Mendota Heights Submarket. Conversely, the lowest median sales price reported among the various PSA submarkets (\$270,000) is within the South St. Paul Submarket.



*2024 full year projection

Available for-sale housing is limited throughout Dakota County, and nearly one-half of this inventory is priced at \$400,000 or higher. There are two inventory metrics most often used to evaluate the health of a for-sale housing market. These metrics include *Months Supply of Inventory* (MSI) and *availability rate*. Based on recent monthly absorption rates in the county, the homes listed as available for purchase in the PSA represent approximately 1.4 months of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). Therefore, the PSA inventory is considered relatively low and indicative of limited available supply. When comparing the available 579 units with the overall inventory of owner-occupied units (128,582), the PSA has a vacancy/availability rate of 0.5%. This availability rate is below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market and is reflective of a limited supply of available for-sale housing.

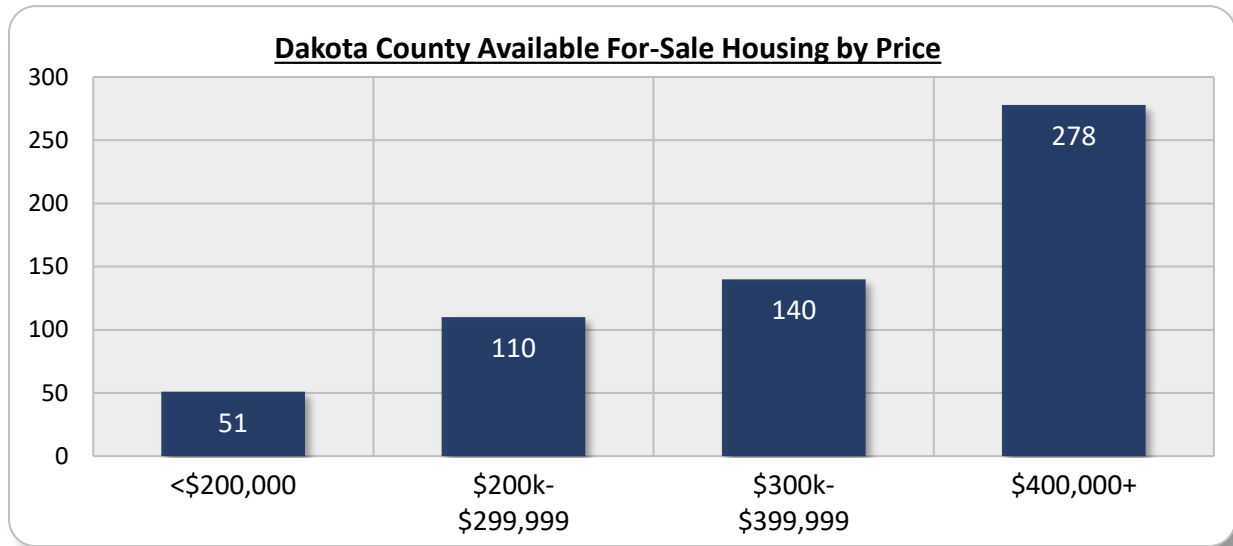
The following table summarizes key metrics for the available for-sale residential units in the PSA (Dakota County) and the PSA submarkets as of July 31, 2024.

Available For-Sale Housing – Dakota County, MN (As of July 31, 2024)							
	Total Units	% Share of County	Availability Rate / MSI	Average List Price	Median List Price	Average Days on Market	Average Year Built
Apple Valley	80	13.8%	0.5% / 1.7	\$372,169	\$367,500	42	1991
Burnsville	97	16.8%	0.6% / 1.8	\$344,839	\$340,000	34	1983
Eagan	62	10.7%	0.3% / 1.3	\$402,942	\$339,839	34	1988
Farmington	36	6.2%	0.5% / 1.2	\$397,881	\$378,530	63	2005
Hastings	17	2.9%	0.3% / 0.9	\$383,594	\$345,000	29	1976
Inver Grove Heights	37	6.4%	0.3% / 1.4	\$434,633	\$340,000	31	1994
Lakeville	121	20.9%	0.6% / 1.3	\$533,830	\$494,797	47	2006
Mendota Heights	17	2.9%	0.5% / 1.7	\$978,459	\$615,000	91	1985
Rosemount	50	8.6%	0.6% / 1.4	\$414,086	\$382,450	44	2009
South St. Paul	14	2.4%	0.2% / 0.7	\$268,964	\$277,450	69	1941
West St. Paul	26	4.5%	0.5% / 1.4	\$400,487	\$284,900	27	1970
Balance of County	22	3.8%	-	\$805,064	\$579,450	48	1984
Dakota County	579	100.0%	0.5% / 1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research
MSI – Months Supply of Inventory

As the preceding illustrates, availability rates among the individual submarkets range from 0.2% (South St. Paul) to 0.6% (Burnsville, Lakeville, and Rosemount). Months Supply Inventory for the submarkets ranges from 0.7 months (South St. Paul) to 1.8 months (Burnsville). As such, for-sale housing availability is a challenge throughout Dakota County. In total, 10 submarkets (including the Balance of County) have a median list price of \$339,839 or higher, with Mendota Heights (\$615,000) having the highest median list price in the PSA. Overall, 278 (48.0%) of the available for-sale homes in the PSA have a list price of \$400,000 or higher, while only 51 (8.8%) are priced under \$200,000.

The following graph illustrates available for-sale housing by price point for the PSA (Dakota County).



Occupancy rates among existing senior care facilities demonstrate very strong demand for senior care housing, particularly independent and assisted living product. A total of 60 senior care facilities comprising 3,946 units were surveyed within Dakota County. The county is reporting an overall occupancy rate of 92.8% for the surveyed senior care facilities. Within individual project types, independent living facilities within the PSA have an overall occupancy rate of 95.9%, while assisted living and nursing care facilities report overall occupancy rates of 94.2% and 81.7%, respectively. Notably, the occupancy rates reported for independent and assisted living facilities are well above the national median occupancy rates reported for such facility types. While the overall occupancy rate for skilled nursing facilities (81.7%) is lower than those reported for independent and assisted living facilities, it is very similar to the national median occupancy rate (82.0%) for similar product. Lower than typical occupancy rates are not uncommon among skilled nursing care facilities due to the higher than typical turnover rates associated with this type of care. Within the individual PSA submarkets, occupancy rates among the senior care facilities surveyed are also generally similar to, if not higher than, national median occupancy rates for similar product. This indicates that demand is strong for various senior care housing types throughout the Dakota County area. In addition, demographic projections over the next five years indicate that senior households, age 65 and older, are expected to increase by 7,229 households (15.8% increase) in Dakota County. These demographic projections suggest that demand for senior-oriented housing alternatives, including senior care facilities could increase in the coming years. Nonetheless, the occupancy rates among existing senior care facilities should continue to be monitored to ensure adequate demand exists for such product when considering future senior care development within Dakota County.

Additional housing supply information is included in Section VI.

Housing Gap Estimates

Dakota County has an overall five-year (2024 to 2029) housing gap of 28,452 units for rental and for-sale product at a variety of affordability levels. It is projected that Dakota County has a five-year **rental housing gap of 8,339 units** and a **for-sale housing gap of 20,113 units**. While there are housing gaps among all affordability levels of both rental and for-sale product, the *rental* housing gap is heavily concentrated for product with rents less than \$931, though significant rental demand also exists for rents between \$932 and \$2,484. The *for-sale* housing gap is primarily for product priced \$248,401 or higher, with the majority of demand for this segment being for product priced between \$331,201 and \$476,100. Details of this analysis, including methodology and assumptions, are included in Section VII.

The following tables summarize the approximate housing gap estimates in the PSA (Dakota County) over the next five and 10 years.

Dakota County, Minnesota					
Rental Housing Gap Estimates					
Percent of Median Income	≤ 30%	31%-60%	61%-80%	81%-115%	116%+
Household Income Range	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+
Monthly Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+
Overall Rental Units Needed (2024-2029)	3,276	1,625	1,557	1,085	796
Five-Year (2024-2029) Projection Total					8,339
Overall Rental Units Needed (2024-2034)	6,560	3,929	3,713	3,362	1,779
10-Year (2024-2034) Projection Total					19,343

Dakota County, Minnesota					
For-Sale Housing Gap Estimates					
Percent of Median Income	≤ 30%	31%-60%	61%-80%	81%-115%	116%+
Household Income Range	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+
Price Point	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+
Overall For-Sale Units Needed (2024-2029)	0	1,730	4,305	10,253	3,825
Five-Year (2024-2029) Projection Total					20,113
Overall For-Sale Units Needed (2024-2034)	0	3,460	8,695	21,881	8,305
10-Year (2024-2034) Projection Total					42,341

* Based on Bowen National Research's survey of area rentals and MLS inventory of available homes

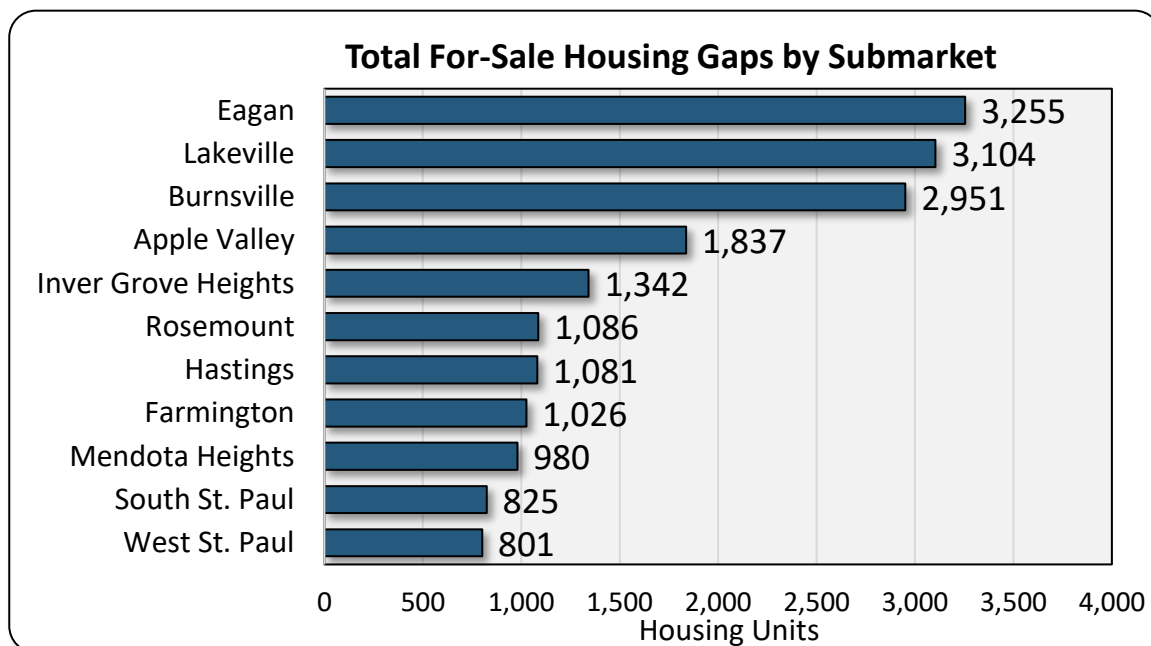
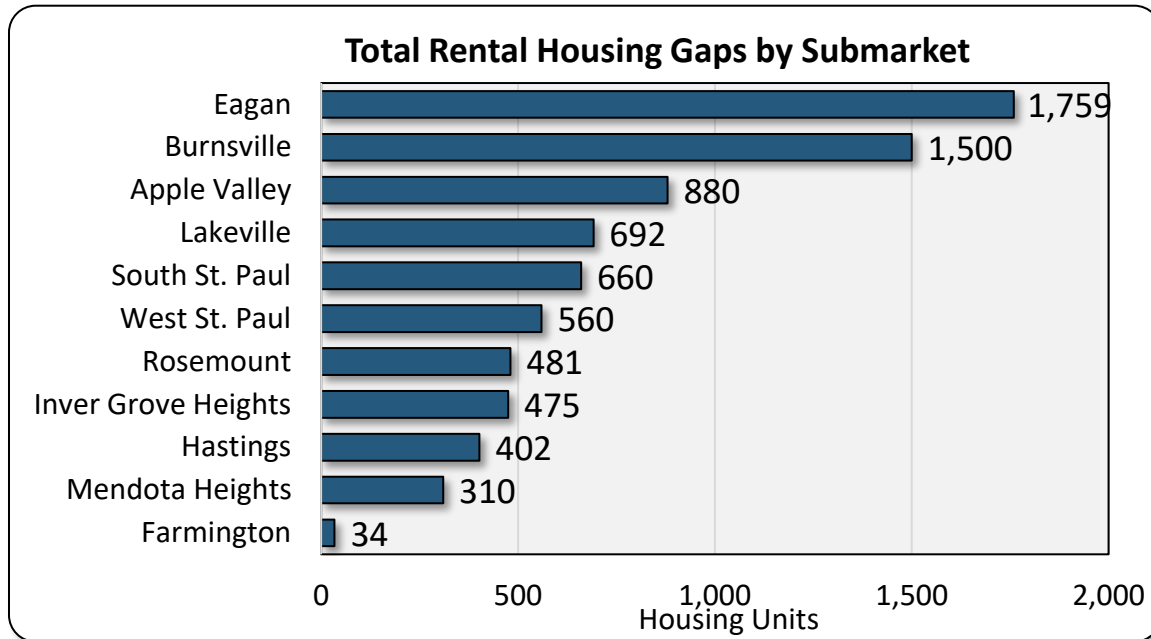
**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Dakota County

^^Based on ESRI/ACS estimates of households paying 50% or more of income toward housing

Overall, there is potential support for a variety of residential development alternatives in the PSA (Dakota County). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize.

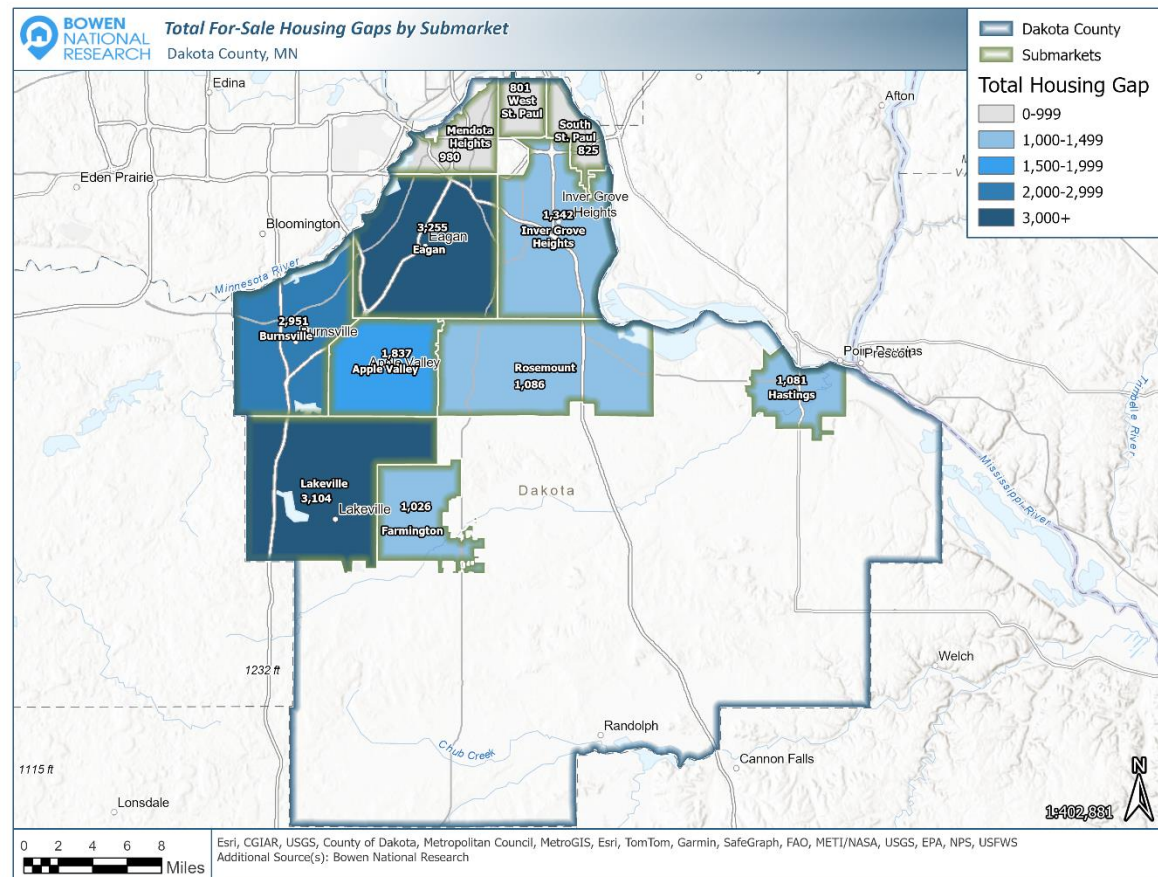
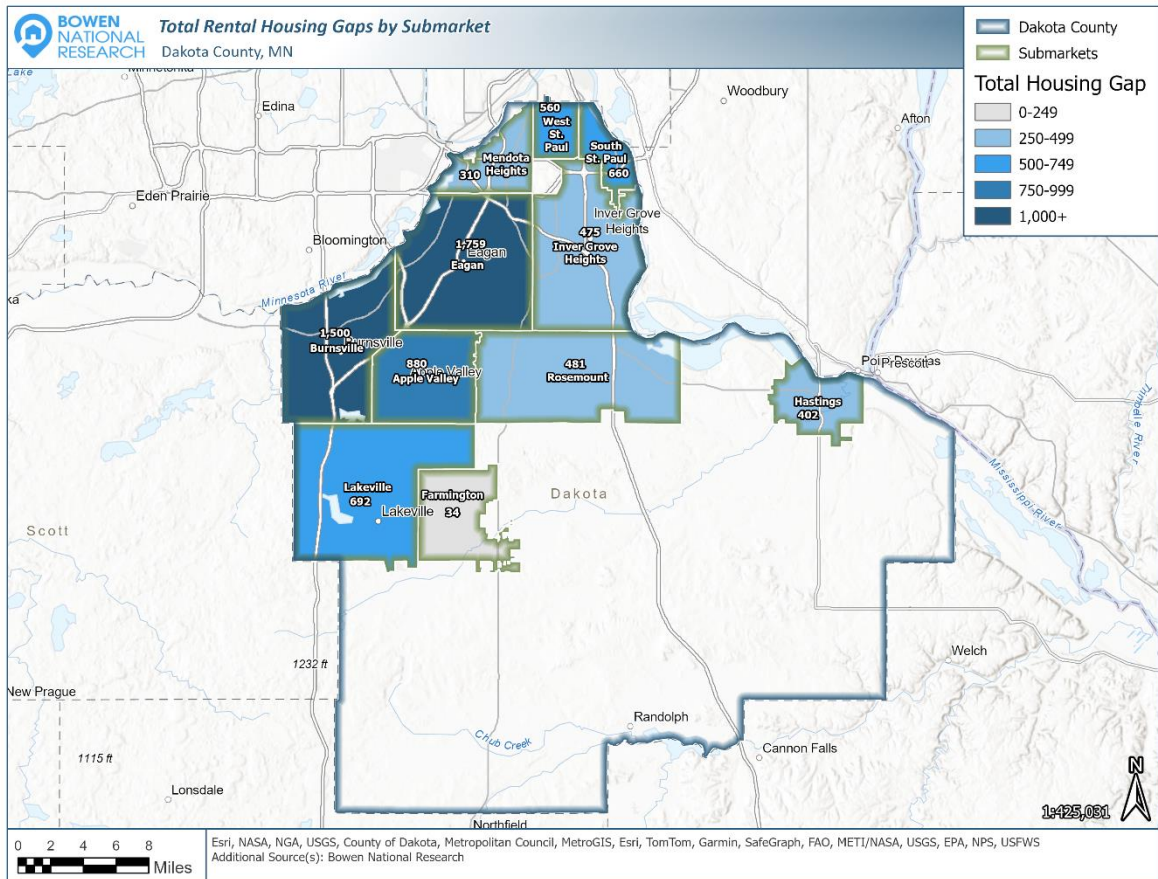
The following graphs illustrate the overall five-year (2024-2029) rental and for-sale housing gaps for each of the 11 submarkets evaluated in this report. Note that the tables only show gaps for individual communities and exclude gaps for the balance of the county (586 rental units and 1,825 for-sale units).



As the preceding graphs illustrate, the Eagan, Burnsville, and Apple Valley submarkets have the largest *rental* housing gaps, while the communities of Eagan, Lakeville and Burnsville have the largest *for-sale* housing gaps within the county.

It is critical to understand that the estimates provided in this report (both rental and for-sale) represent potential units of demand by targeted income level. The actual number of units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e., pricing, amenities/features, bedroom type, unit mix, square footage, etc.), product quality, design (i.e., townhouse, single-family homes, or traditional rental units), management and marketing efforts. As such, each targeted segment outlined in the preceding tables included in this section may be able to support more or less than the number of units shown in the table. The potential number of units needed should be considered a general guideline to residential development planning.

Maps illustrating the overall rental and for-sale housing gaps are shown on the following page. Individual submarket housing gap estimates by *household income level* are provided starting on page VII-9 and Addendums D through N.



Recommended Housing Strategies

The following summarizes key strategies for Dakota County that should be considered to address housing issues and needs of the market. These strategies do not need to be done concurrently, nor do all strategies need to be implemented to create an impact. Instead, the following housing strategies should be used as a guide by the local government, stakeholders, developers and residents to help inform housing decisions.

Consider Capacity Building that will Expand the Base of Participants and Resources that can be Utilized to Address Housing Issues and Consider Identifying a “Housing Champion” – While having a Housing Needs Assessment completed for the area is a fundamental first step in understanding and quantifying housing needs and opportunities, local stakeholders and advocates should explore the level of interest of community leaders and local housing advocates on creating either a volunteer-based housing coalition or a more formal commission/task force. Such a group would serve as the “housing champion” that would investigate and discuss housing issues and devise possible solutions and advise local government on possible housing initiatives. Consideration should also be given to hiring or retaining a housing specialist/professional that would be responsible for research or facilitating housing initiatives on a regular basis. This can be an individual already working for a municipality or county government, someone that works for a nonprofit group, or an existing housing advocacy group.

Set Realistic and Attainable Short-Term Housing Goals, Outline Long-Term Objectives, and Monitor Progress – Using the housing needs estimates and recommendations provided in this report as a guide, as well as the 10-year housing goals established by the Metropolitan Council (<https://metro council.org/Housing/Planning.aspx>), the county and/or individual communities could set realistic short-term (two to three years) housing development goals along with long-term (five years or longer) objectives to support housing. Short-term goals could focus on establishing an Action Plan that outlines priorities, such as broad housing policies, initiatives, and incentives that support the preservation and development of residential units. The recommendations included in this section could serve as a guide for developing an Action Plan. Long-term objectives could include establishing a goal for the number of housing units that could be built or repaired and broadly outline the types of housing that could be considered, such as rentals and for-sale housing, as well as geographical locations (e.g., within areas near established community services, selected neighborhoods, etc.). The goals could also broadly outline affordability (e.g., income levels) objectives and market segments (e.g., families, seniors, etc.) that could be served. From such goals, the county could periodically collect key metrics (e.g., vacancy rates, changes in rents/prices, reassess cost burdened and substandard housing, evaluate housing cost increases relative to income/wage growth, etc.) so that they can monitor progress and adjust efforts to support stated goals.

The Dakota County Community Development Agency (CDA) and Individual Communities Should Continue to Work Collaboratively to Address Housing Issues

– It is clear from this report that the various communities share many similar attributes and challenges, along with an interdependence, with overall Dakota County. It will be important that the Dakota County CDA continue to work together with local municipalities to address mutual housing issues whenever possible. This may be in the form of formally establishing a housing commission or task force, pursuing joint grant applications, encouraging agreements over infrastructure, holding joint strategic housing planning sessions and/or work groups, supporting capacity building through the pairing of community and county resources, and increasing the impact of development incentives through the use of complementary policy tools. Additional discussion and examples of such strategies can be found on the Local Housing Solutions website at:

www.Localhousingsolutions.org

Consider Implementing or Modifying Policies to Encourage and Support the Development of New Housing and the Preservation of Existing Housing

– One of the key findings from this report is that there is *limited availability* among the existing housing stock in the county. While there is notable residential development currently in the development pipeline for many areas of the county, there are still considerable housing gaps that exist for both rental and for-sale product. The lack of available housing likely limits the full potential for demographic and economic growth within the county. Many residents that seek new housing, as well as persons/households looking to relocate to the area, have very few options from which to choose, particularly among the more affordable housing alternatives. Although the Dakota County Community Development Agency (CDA) offers a variety of programs, assistance, and incentives that support local housing efforts, it is possible such initiatives could be expanded and/or implemented on a local municipal level. While this study did not include an evaluation of existing building codes, zoning, programs or incentives, local government could consider supporting housing policies such as promoting development in currently underdeveloped portions of the county (e.g., expansion of public utilities), modifying unit size requirements (allowing for smaller units), supporting or leveraging developer incentives (e.g., Qualified Opportunity Zones, TIF districts, tax abatements, etc.), waiving/deferring/lowering government fees, supporting rehabilitation and renovation efforts through the existing Home Improvements Area (HIA) program, and exploring other measures specifically targeted to the types of housing (e.g., affordable, senior, etc.) that lead to meeting local housing goals. In an effort to support more affordable housing alternatives, the county should consider supporting projects being developed with affordable housing development programs (e.g., Tax Credit and HUD programs), providing or expanding pre-development financial assistance, supporting and expanding the existing Housing Trust Fund, supporting and expanding the existing land bank, and supporting or expanding low-interest or forgivable loans and grants to lower income households that can be used to cover costs directly associated with the repairs and maintenance of the existing housing stock. Overall, consideration should be given to focusing efforts on programs that

support low-income households (seniors and families), workforce households, and lower income first-time homebuyers, all of which appear to face some of the greatest housing challenges in the county. While housing programs such as those offered by/through the Dakota County Community Development Agency could be expanded within the county, local municipalities could explore creating or expanding housing programs and policies to support local housing goals. Given the variety and complexity of many housing initiatives, area housing advocates may want to learn more about such initiatives at: www.Localhousingolutions.org

Explore Efforts to Encourage the Development of Senior-Oriented Housing to Enable Seniors to Transition into More Maintenance-Free Housing – Dakota County has a large and growing base of seniors. Currently, there is a limited inventory of *available* housing in the market, and senior care facilities are operating at high occupancy rates, specifically independent living (95.9%) and assisted living (94.2%) projects. While one senior care facility is currently under construction, and another facility is currently in the planning phase (at the time of this study), senior households (aged 65 and older) in Dakota County are projected to increase by 7,229 households between 2024 and 2029. As a result, seniors in the county who wish to downsize into smaller, more maintenance-free independent rental housing or senior care housing will have difficulty finding housing that meets their needs, allowing them to age in place. It is recommended that the additional development of senior-oriented housing be supported, with possible incentives to encourage such development.

Support Efforts to Encourage the Development and Preservation of Workforce Housing - As this study shows, there is a large base (42.1%) of lower-income households earning less than \$50,000 annually, particularly renter households. The survey of affordable rental alternatives such as Tax Credit and government-subsidized rentals reveals very few vacancies and long wait lists, while affordable for-sale housing alternatives priced under \$200,000 have limited availability. Given the financial challenges developers often experience in developing affordable housing, local housing supporters and advocates may want to explore creating or offering housing assistance (e.g., gap financing, low-interest loans, donating or selling land at a discount, infrastructure assistance, etc.) to increase the likelihood that affordable housing is developed and preserved.

Support and Expand Education and Outreach Campaign to Help Support Housing Initiatives - Educating the public (e.g. elected officials, housing advocates, lenders, property owners, employers, citizens, etc.) on the importance of and need for different housing types should be areas of focus in Dakota County. Using any existing and newly created housing education initiatives, local stakeholders could develop an education/outreach program with a focused objective that ultimately supports local housing efforts. The program could, for example, include continued support of Dakota County CDA's educating landlords on the Housing Choice Voucher program and informing potential homebuyers about homebuying requirements and assistance (credit repair, down payments, etc.), and advising existing homeowners on home repair assistance and home maintenance. Additional outreach efforts should involve both informing and engaging area residents, elected officials, area employers and other stakeholders on the benefits of developing affordable housing for the workforce and seniors. Such efforts could help to mitigate stigmas associated with affordable housing, illustrate the benefits such housing has on the local economy, and help to get the community to "buy in" on housing initiatives. Annual or other periodic housing forums, or workshops, preparing annual reports or marketing material could be used to help communicate housing advocate messaging. Ideas on community engagement and outreach can be found at:

<https://localhousingolutions.org/plan/engaging-the-community-in-the-development-of-a-local-housing-strategy/>

OR

<https://housingtoolkit.ca-ilq.org/how-engage-your-community-tiers-public-engagement-framework>

Explore and Encourage Development Partnerships – Government entities within the county may want to establish relationships with other entities to support housing development efforts. This may include relationships with nonprofit groups such as the Community Action Partnership (CAPSCD) that serves Dakota County, Habitat for Humanity, local businesses and private sector developers. Assistance, input, and collaboration among these entities with an emphasis on complementing the existing Economic Development Strategy and other economic and housing related programs provided by/through the Dakota County Community Development Agency could also contribute substantially to future housing development opportunities within the county. The consolidation of the public and private sector's efforts for certain housing initiatives can lead to improved efficiencies, larger financial capacities, and more cohesive residential development efforts. For example, this could include a large employer providing financial benefits (e.g., down payment assistance) to its qualified employees (possibly those earning below a certain income level) to reside at a residential development in which the county is providing tax abatements or other incentives for the developer/property owner. There are numerous examples around the country of public-private sector partnerships that could be explored further for potential replication in Dakota County.

Market Dakota County's Housing Needs and Opportunities to Potential Residential Development Partners and Promote Existing Housing Resource Center – Using a variety of sources, the county should attempt to identify and market itself to the residential developers (both for-profit and nonprofit), real estate investors, housing advocacy groups and others active in the region. Identification could be through trade associations, published lists of developers, real estate agents or brokers, and other real estate entities in the region. Marketing of the county through trade publications, direct solicitation or public venues (e.g., housing and economic conferences) should be considered. The promotion of market data (including this Housing Needs Assessment), development opportunities, housing programs and incentives should be the focus of such efforts. While many economic and housing resources are already available on the Dakota County Community Development Agency website, it is important that area stakeholders are educated on these resources in order to maximize the impact of the information that is currently accessible. Some of the most commonly included resources on similar websites include:

- Potential Residential Sites
- Building & Zoning Regulations
- Development Incentives
- Demographic & Economic Data
- Local Housing Assistance Programs
- Local Housing Supply Data
- Government & Advocate Contacts
- Infrastructure & Public Works Information

Consider Implementing a Marketing Plan and Developing Housing that Will Attract Some of the Nearly 100,000 Commuters that Travel into the County to Become Permanent Residents – Nearly 100,000 people commute to Dakota County for employment, with more than 12,800 of these commuters traveling more than 50 miles each way. These commuters represent a large base of potential household growth for Dakota County should housing that meets their needs become available within the area. It is recommended that local housing advocates consider developing a marketing plan to encourage people commuting into Dakota County to *move to the county*. This could include working collaboratively with the local chamber of commerce, area employers and developers to identify and promote key assets of the community and housing opportunities that exist in the market (assuming more housing is added to the market in the near future). The marketing plan should include a realistic timeline, strategies to be implemented, responsible parties, and ultimate goals and outcomes of the marketing efforts.

III. COUNTY OVERVIEW AND STUDY AREAS

A. DAKOTA COUNTY, MINNESOTA

This report focuses on the housing needs of Dakota County, Minnesota. Founded in 1849 as one of Minnesota's original nine counties, Dakota County is comprised of approximately 562 square miles of land area and is located along the southeastern border of the state. Dakota County is bordered by Ramsey County to the north, Washington County to the northeast, the state of Wisconsin to the east, Goodhue County to the southeast, Rice County to the southwest, Scott County to the west, and Hennepin County to the northwest.

Dakota County has a total of 22 cities, which includes two cities that are partially located within adjacent counties. The city of Hastings, which serves as the county seat, is approximately 21 miles southeast of downtown St. Paul and approximately 30 miles southeast of downtown Minneapolis. Dakota County is served by several main throughfares which include, but are not limited to, Interstates 35 and 494, U.S. Highways 52 and 61, and State Routes 3, 56, 62 and 77.

Dakota County has an estimated population of 453,908 in 2024, an increase of 14,026, or 3.2%, since 2020. The county's estimated population density is 806.9 persons per square mile in 2024, which is significantly higher than the state of Minnesota (73.2 persons per square mile). Notable recreational and entertainment attractions within the county include a zoo, ski resort, water park, sports center and arena, and community centers. Dakota County also includes numerous local, county, and regional parks as well as greenway trails along the Mississippi and Minnesota rivers.

Based on 2024 estimates, 75.9% of the county's households are owner households and the remaining share (24.1%) of households are renter households. Nearly 35% of rental units are within structures of four or fewer units (including mobile homes), while 96.5% of the owner-occupied units are within these smaller structures (primarily single-family homes) and mobile homes. As shown in the Housing Supply Analysis section (Section VI) of this report, the market offers a variety of housing units in terms of price point. Additional information regarding the county's demographic characteristics and trends, economic conditions, and housing supply are included throughout this report.

B. STUDY AREA DELINEATIONS

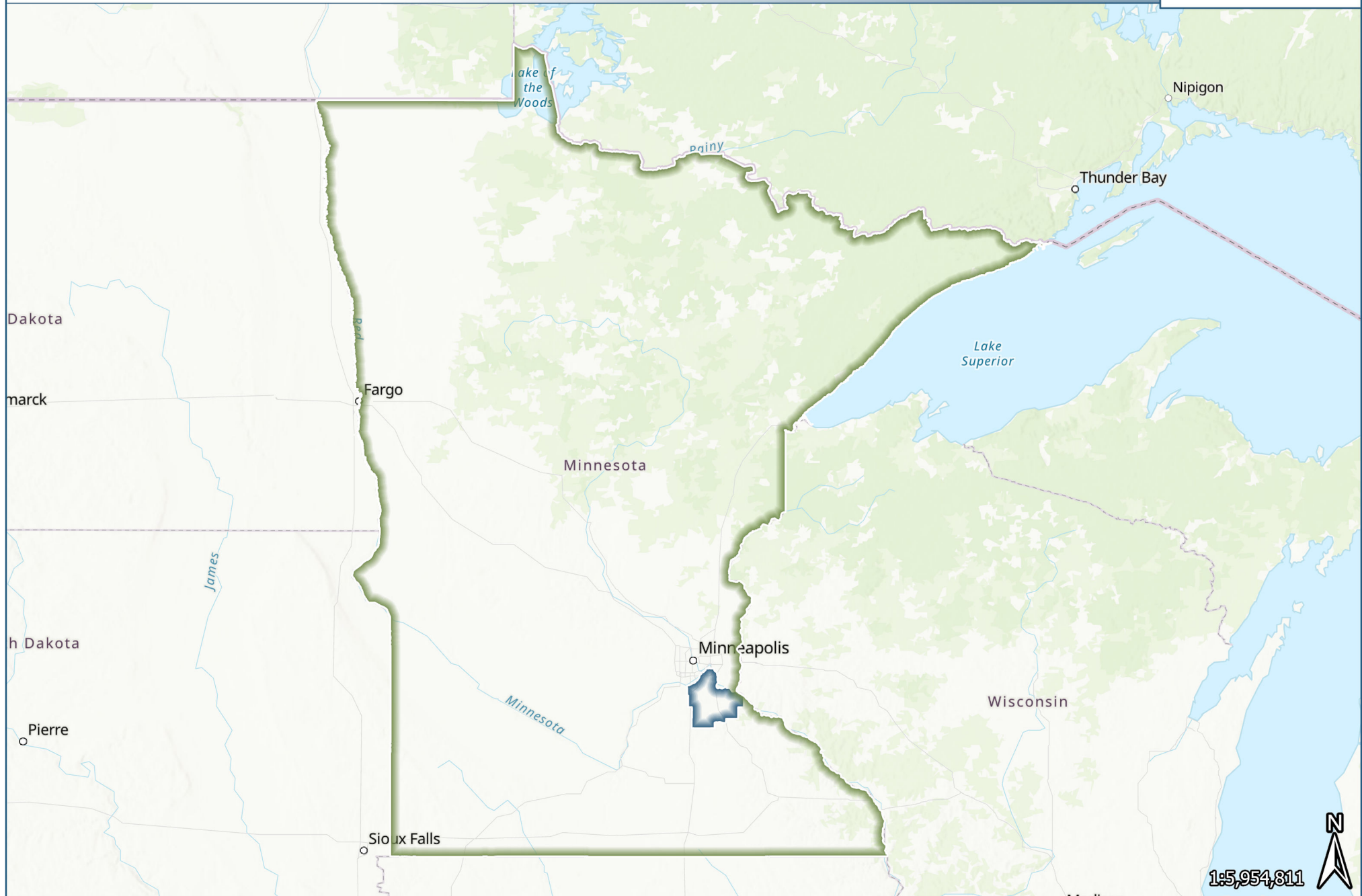
This report addresses the housing needs of Dakota County, Minnesota. To this end, the evaluation is focused on the demographic and economic characteristics, as well as the existing housing stock, of areas within Dakota County. Additional analysis is provided for 11 select municipalities within the county to understand trends and attributes that affect these designated areas. The following summarizes the various study areas used in this analysis.

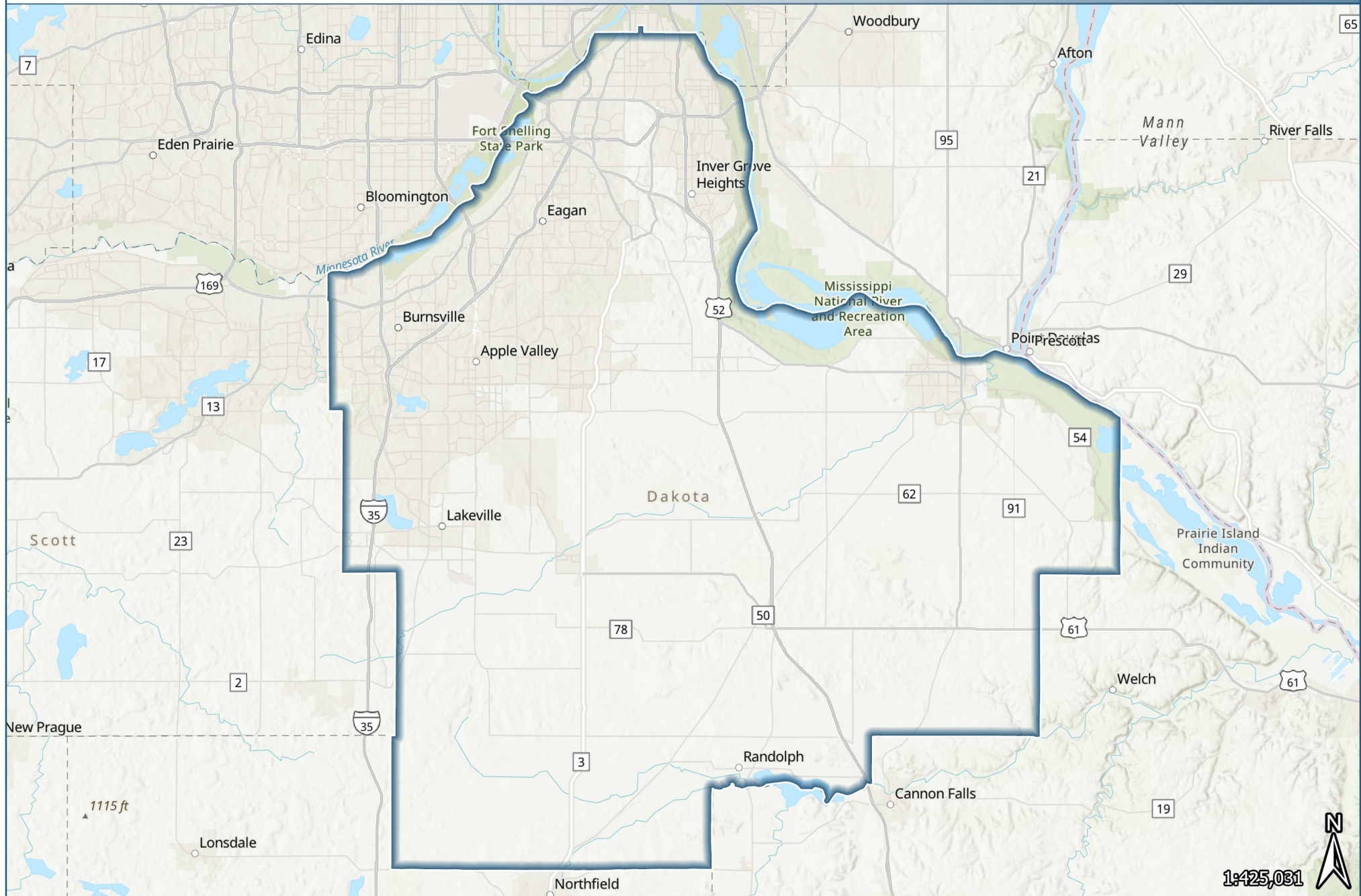
Primary Study Area – The Primary Study Area (PSA) includes the entirety of Dakota County, Minnesota.

Submarkets – The submarkets are comprised of 11 select municipalities within Dakota County and are delineated by the city limits of each respective city. Note that an overview analysis of each submarket, which includes various demographic, economic and housing metrics is included in this study as an addendum (Addendum D through Addendum N). The submarkets are as follows:

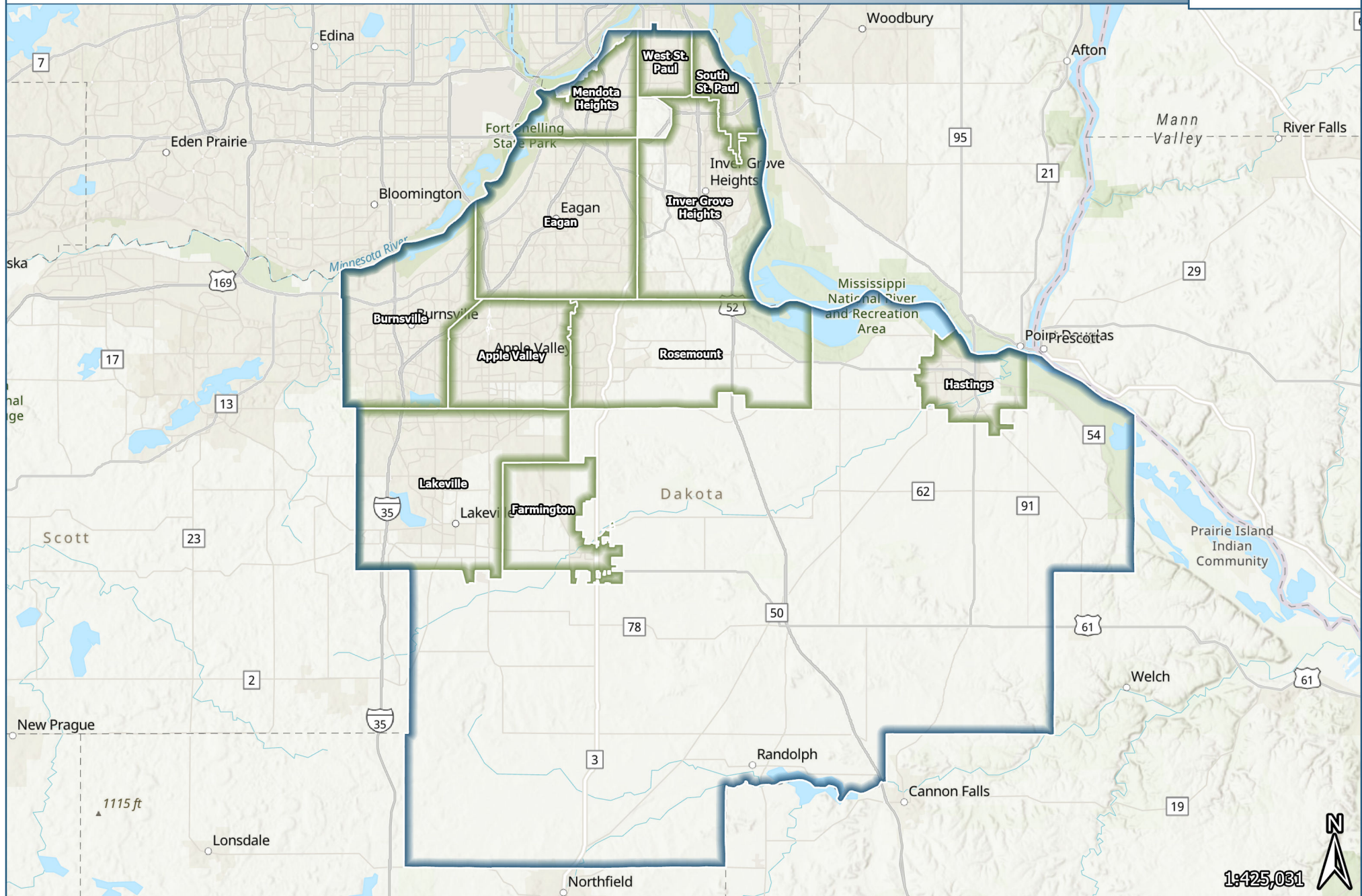
- Apple Valley
- Burnsville
- Eagan
- Farmington
- Hastings
- Inver Grove Heights
- Lakeville
- Mendota Heights
- Rosemount
- South St. Paul
- West St. Paul

Maps illustrating the boundaries of the various study areas are shown on the following pages.





Esri, CGIAR, USGS, County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS
Additional Source(s): Bowen National Research



IV. DEMOGRAPHIC ANALYSIS

A. INTRODUCTION

This section of the report evaluates key demographic characteristics for the Primary Study Area (PSA, Dakota County) and 11 submarkets within the PSA. These submarkets are the municipalities of Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, and West St. Paul. Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons between these geographies and the state of Minnesota provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Dakota County and what are these people like?
- In what kinds of household groupings do Dakota County residents live?
- What share of people rent or own their Dakota County residence?
- Are the number of people and households living in Dakota County increasing or decreasing over time?
- How has migration contributed to the population changes within Dakota County in recent years, and what are these in-migrants like?
- How do Dakota County residents, submarket residents and residents of the state compare with each other?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Demographic theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region.

It is important to note that 2010 and 2020 demographics are based on U.S. Census data (actual count), while 2024 and 2029 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize.
- Governmental policies with respect to residential development remain consistent.
- Availability and general terms of financing for residential development (i.e., mortgages, commercial loans, subsidies, Tax Credits, etc.) remain consistent.
- Sufficient housing and infrastructure are provided to support projected population and household growth.

Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic estimates and projections.

B. POPULATION CHARACTERISTICS

Population by numbers and percentage change (growth or decline) for selected years is shown in the following table. It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding. Positive changes between time periods in the following table are illustrated in **green**, while negative changes are illustrated in **red**.

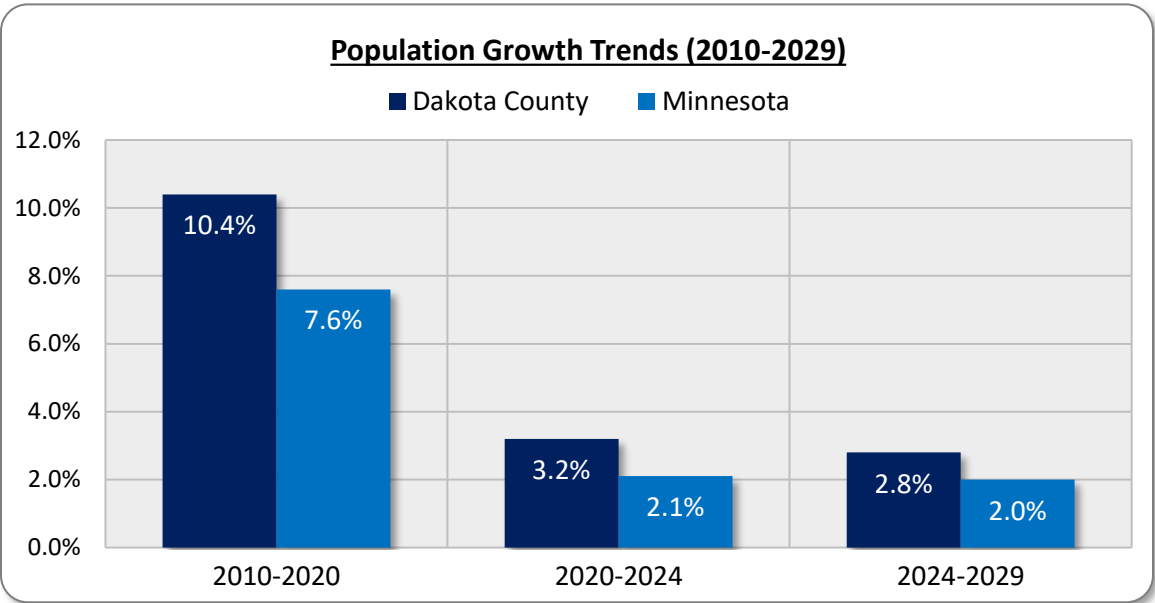
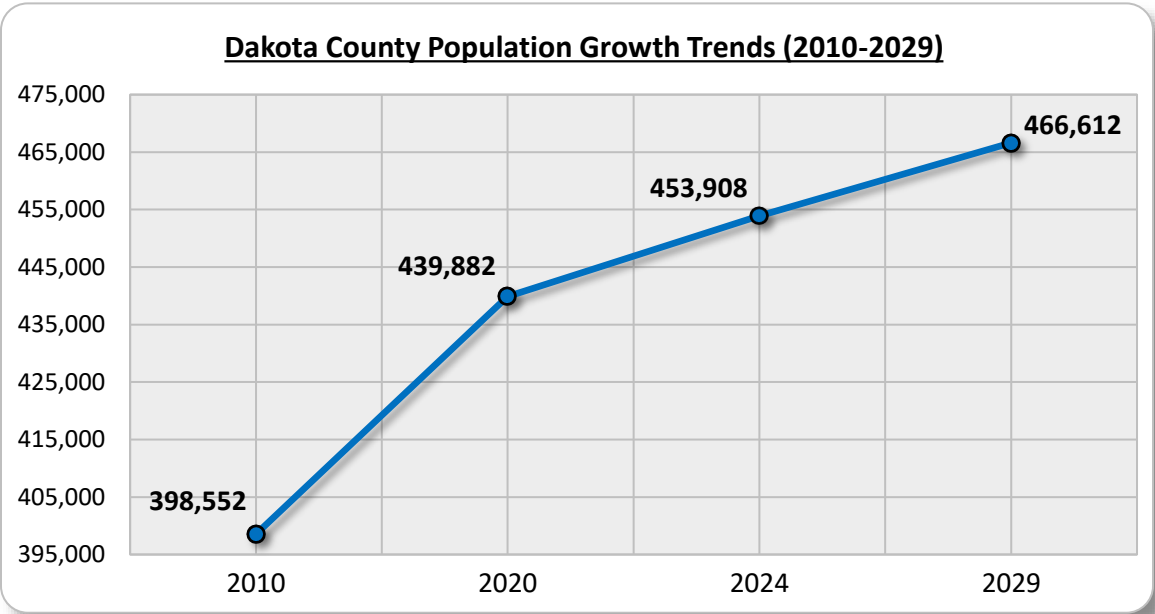
	Total Population				Population Change					
	2010	2020	2024	2029	2010-2020		2020-2024		2024-2029	
	Census	Census	Estimated	Projected	Number	Percent	Number	Percent	Number	Percent
Apple Valley	49,101	56,374	57,219	56,686	7,273	14.8%	845	1.5%	-533	-0.9%
Burnsville	60,322	64,347	65,211	64,935	4,025	6.7%	864	1.3%	-276	-0.4%
Eagan	64,133	68,825	69,269	69,299	4,692	7.3%	444	0.6%	30	0.0%
Farmington	21,148	23,632	24,315	25,257	2,484	11.7%	683	2.9%	942	3.9%
Hastings	22,261	22,152	22,475	23,186	-109	-0.5%	323	1.5%	711	3.2%
Inver Grove Heights	33,965	35,801	36,596	36,595	1,836	5.4%	795	2.2%	-1	0.0%
Lakeville	55,969	69,490	76,476	83,427	13,521	24.2%	6,986	10.1%	6,951	9.1%
Mendota Heights	10,936	11,744	11,622	11,887	808	7.4%	-122	-1.0%	265	2.3%
Rosemount	21,855	25,650	28,495	32,748	3,795	17.4%	2,845	11.1%	4,253	14.9%
South St. Paul	20,118	20,759	20,486	20,844	641	3.2%	-273	-1.3%	358	1.7%
West St. Paul	19,540	20,615	21,559	21,898	1,075	5.5%	944	4.6%	339	1.6%
Dakota County	398,552	439,882	453,908	466,612	41,330	10.4%	14,026	3.2%	12,704	2.8%
Minnesota	5,303,925	5,706,494	5,826,205	5,942,546	402,569	7.6%	119,711	2.1%	116,341	2.0%

Source: 2010, 2020 Census; ESRI; Bowen National Research

The population within the PSA (Dakota County) has steadily increased since 2010, a trend which is projected to continue through 2029. Between 2010 and 2024, the Dakota County population increased by 13.9%, a higher increase compared to the state of Minnesota (9.8%). The PSA population is projected to increase by 2.8% through 2029, which is higher than the state increase of 2.0%. In 2010, Eagan was the largest city by population (64,133) in the county. By 2020, Lakeville had overtaken Eagan as the largest city in the county by population (69,490). As of 2024, Lakeville is presently the most populated city in Dakota County (76,476), and projections through 2029 indicate that Lakeville will remain the most populated city in the county (83,427). Among all submarkets, the city of Rosemount's population is projected to have the highest increase (14.9%) between 2024 and 2029. By comparison, three of the 11 submarkets are projected to decrease in population during the next five years: Apple Valley, Burnsville, and Inver Grove Heights. All three submarkets are projected to decrease in population by less than 1.0% between 2024 and 2029. Overall, most submarkets in the PSA will continue to experience population growth.

It is critical to point out that *household* changes, as opposed to population, are more material in assessing housing needs and opportunities. Historical and projected household changes for the PSA and various submarkets are covered later in this section starting on page IV-16.

The following graphs illustrate the change in the county’s population since 2010 and projected through 2029.



Population densities for selected years are shown in the following table. Note that the population density for each submarket in 2024 is highlighted from highest (green) to lowest (red).

	Population Density								
	Population				Area (Sq. Mi.)	Persons per Square Mile			
	2010	2020	2024	2029		2010	2020	2024	2029
Apple Valley	49,101	56,374	57,219	56,686	16.9	2,910.5	3,341.6	3,391.6	3,360.1
Burnsville	60,322	64,347	65,211	64,935	24.9	2,419.0	2,580.4	2,615.0	2,603.9
Eagan	64,133	68,825	69,269	69,299	31.2	2,056.9	2,207.4	2,221.6	2,222.6
Farmington	21,148	23,632	24,315	25,257	15.5	1,363.3	1,523.4	1,567.4	1,628.2
Hastings	22,261	22,152	22,475	23,186	10.1	2,204.4	2,193.6	2,225.6	2,296.0
Inver Grove Heights	33,965	35,801	36,596	36,595	27.9	1,219.4	1,285.3	1,313.8	1,313.8
Lakeville	55,969	69,490	76,476	83,427	36.9	1,516.2	1,882.4	2,071.7	2,260.0
Mendota Heights	10,936	11,744	11,622	11,887	9.1	1,205.1	1,294.1	1,280.7	1,309.9
Rosemount	21,855	25,650	28,495	32,748	33.3	657.2	771.3	856.9	984.8
South St. Paul	20,118	20,759	20,486	20,844	5.6	3,576.7	3,690.7	3,642.1	3,705.8
West St. Paul	19,540	20,615	21,559	21,898	4.9	3,981.2	4,200.2	4,392.5	4,461.6
Dakota County	398,552	439,882	453,908	466,612	562.5	708.5	782.0	806.9	829.5
Minnesota	5,303,925	5,706,494	5,826,205	5,942,546	79,626.7	66.6	71.7	73.2	74.6

Source: 2010, 2020 Census; ESRI; Bowen National Research

The PSA (Dakota County) has an estimated population density of 806.9 persons per square mile in 2024, which is a considerably higher population density compared to the state of Minnesota (73.2 persons per square mile). Among the 11 submarkets in the PSA, West St. Paul has the highest population density (4,392.5 persons per square mile) while Rosemount has the lowest population density (856.9 persons per square mile). Note that the population density in Rosemount is projected to increase to 984.8 persons per square mile in 2029, reflecting a 14.9% increase in population density during this period. Lakeville is also projected to experience a notable increase (9.1%) in population density between 2024 and 2029. In addition to the Rosemount and Lakeville submarkets, the Farmington and Hastings submarkets are projected to have population density increases (3.9% and 3.2%, respectively) that exceed the 2.8% increase projected for Dakota County during the time period. Conversely, the Apple Valley and Burnsville submarkets are projected to experience slight decreases (0.9% and 0.4%, respectively) in population density during the next five years.

Population by age cohort for selected years is shown in the following table. Note that five-year projected declines for each age cohort are in **red**, while increases are illustrated in **green**:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
Apple Valley	2020	17,714 (31.4%)	6,855 (12.2%)	7,881 (14.0%)	7,034 (12.5%)	7,544 (13.4%)	5,621 (10.0%)	3,725 (6.6%)	39.4
	2024	17,789 (31.1%)	6,736 (11.8%)	8,522 (14.9%)	6,996 (12.2%)	6,853 (12.0%)	5,855 (10.2%)	4,468 (7.8%)	39.8
	2029	16,954 (29.9%)	6,825 (12.0%)	7,982 (14.1%)	7,394 (13.0%)	6,210 (11.0%)	5,926 (10.5%)	5,395 (9.5%)	40.9
	Change 2024-2029	-835 (-4.7%)	89 (1.3%)	-540 (-6.3%)	398 (5.7%)	-643 (-9.4%)	71 (1.2%)	927 (20.7%)	N/A
Burnsville	2020	20,125 (31.3%)	9,917 (15.4%)	8,474 (13.2%)	7,354 (11.4%)	8,383 (13.0%)	5,822 (9.0%)	4,267 (6.6%)	37.3
	2024	19,920 (30.5%)	9,979 (15.3%)	9,278 (14.2%)	7,222 (11.1%)	7,606 (11.7%)	6,332 (9.7%)	4,868 (7.5%)	37.8
	2029	19,299 (29.7%)	9,163 (14.1%)	9,613 (14.8%)	7,561 (11.6%)	6,801 (10.5%)	6,706 (10.3%)	5,787 (8.9%)	39.0
	Change 2024-2029	-621 (-3.1%)	-816 (-8.2%)	335 (3.6%)	339 (4.7%)	-805 (-10.6%)	374 (5.9%)	919 (18.9%)	N/A
Eagan	2020	20,477 (29.8%)	9,823 (14.3%)	9,450 (13.7%)	8,658 (12.6%)	10,595 (15.4%)	6,550 (9.5%)	3,277 (4.8%)	39.2
	2024	20,350 (29.4%)	9,599 (13.9%)	10,184 (14.7%)	8,444 (12.2%)	9,305 (13.4%)	7,545 (10.9%)	3,848 (5.6%)	39.6
	2029	19,963 (28.8%)	8,815 (12.7%)	10,229 (14.8%)	8,923 (12.9%)	7,939 (11.5%)	8,282 (12.0%)	5,153 (7.4%)	40.7
	Change 2024-2029	-387 (-1.9%)	-784 (-8.2%)	45 (0.4%)	479 (5.7%)	-1,366 (-14.7%)	737 (9.8%)	1,305 (33.9%)	N/A
Farmington	2020	8,791 (37.2%)	2,838 (12.0%)	3,857 (16.3%)	3,600 (15.2%)	2,477 (10.5%)	1,183 (5.0%)	887 (3.8%)	35.5
	2024	9,023 (37.1%)	2,677 (11.0%)	3,803 (15.6%)	3,696 (15.2%)	2,721 (11.2%)	1,388 (5.7%)	1,008 (4.1%)	36.3
	2029	8,749 (34.6%)	3,193 (12.6%)	3,627 (14.4%)	3,689 (14.6%)	3,047 (12.1%)	1,774 (7.0%)	1,173 (4.6%)	37.0
	Change 2024-2029	-274 (-3.0%)	516 (19.3%)	-176 (-4.6%)	-7 (-0.2%)	326 (12.0%)	386 (27.8%)	165 (16.4%)	N/A
Hastings	2020	6,430 (29.0%)	2,813 (12.7%)	2,907 (13.1%)	2,687 (12.1%)	3,131 (14.1%)	2,348 (10.6%)	1,835 (8.3%)	41.1
	2024	6,606 (29.4%)	2,629 (11.7%)	3,115 (13.9%)	2,674 (11.9%)	2,938 (13.1%)	2,532 (11.3%)	1,983 (8.8%)	41.4
	2029	6,594 (28.4%)	2,731 (11.8%)	3,152 (13.6%)	2,910 (12.6%)	2,710 (11.7%)	2,748 (11.9%)	2,341 (10.1%)	42.3
	Change 2024-2029	-12 (-0.2%)	102 (3.9%)	37 (1.2%)	236 (8.8%)	-228 (-7.8%)	216 (8.5%)	358 (18.1%)	N/A

Source: 2020 Census; ESRI; Bowen National Research
N/A – Not Applicable

		Population by Age (CONTINUED)							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
Inver Grove Heights	2020	10,745 (30.0%)	4,507 (12.6%)	4,468 (12.5%)	4,626 (12.9%)	5,411 (15.1%)	3,587 (10.0%)	2,455 (6.9%)	40.7
	2024	10,743 (29.4%)	4,507 (12.3%)	4,902 (13.4%)	4,525 (12.4%)	5,015 (13.7%)	3,978 (10.9%)	2,927 (8.0%)	41.2
	2029	10,239 (28.0%)	4,604 (12.6%)	4,704 (12.9%)	4,592 (12.5%)	4,468 (12.2%)	4,354 (11.9%)	3,636 (9.9%)	42.4
	Change 2024-2029	-504 (-4.7%)	97 (2.2%)	-198 (-4.0%)	67 (1.5%)	-547 (-10.9%)	376 (9.5%)	709 (24.2%)	N/A
Lakeville	2020	25,504 (36.7%)	7,339 (10.6%)	10,583 (15.2%)	9,973 (14.4%)	9,018 (13.0%)	4,598 (6.6%)	2,475 (3.6%)	36.7
	2024	27,565 (36.0%)	7,980 (10.4%)	12,266 (16.0%)	10,301 (13.5%)	9,361 (12.2%)	5,701 (7.5%)	3,302 (4.3%)	37.3
	2029	28,644 (34.3%)	9,772 (11.7%)	12,403 (14.9%)	11,739 (14.1%)	9,162 (11.0%)	7,198 (8.6%)	4,509 (5.4%)	37.8
	Change 2024-2029	1,079 (3.9%)	1,792 (22.5%)	137 (1.1%)	1,438 (14.0%)	-199 (-2.1%)	1,497 (26.3%)	1,207 (36.6%)	N/A
Mendota Heights	2020	3,108 (26.5%)	919 (7.8%)	1,309 (11.1%)	1,343 (11.4%)	1,930 (16.4%)	1,830 (15.6%)	1,306 (11.1%)	49.5
	2024	2,997 (25.8%)	957 (8.2%)	1,319 (11.3%)	1,268 (10.9%)	1,667 (14.3%)	1,938 (16.7%)	1,477 (12.7%)	49.7
	2029	2,922 (24.6%)	1,101 (9.3%)	1,250 (10.5%)	1,346 (11.3%)	1,507 (12.7%)	1,945 (16.4%)	1,815 (15.3%)	50.0
	Change 2024-2029	-75 (-2.5%)	144 (15.0%)	-69 (-5.2%)	78 (6.2%)	-160 (-9.6%)	7 (0.4%)	338 (22.9%)	N/A
Rosemount	2020	9,135 (35.6%)	2,624 (10.2%)	3,838 (15.0%)	3,712 (14.5%)	3,186 (12.4%)	1,895 (7.4%)	1,260 (4.9%)	37.9
	2024	10,116 (35.5%)	2,776 (9.7%)	4,204 (14.8%)	4,220 (14.8%)	3,349 (11.8%)	2,263 (7.9%)	1,567 (5.5%)	38.6
	2029	11,115 (33.9%)	3,626 (11.1%)	4,387 (13.4%)	4,955 (15.1%)	3,702 (11.3%)	2,892 (8.8%)	2,071 (6.3%)	39.1
	Change 2024-2029	999 (9.9%)	850 (30.6%)	183 (4.4%)	735 (17.4%)	353 (10.5%)	629 (27.8%)	504 (32.2%)	N/A
South St. Paul	2020	6,438 (31.0%)	3,259 (15.7%)	2,977 (14.3%)	2,408 (11.6%)	2,845 (13.7%)	1,768 (8.5%)	1,065 (5.1%)	37.0
	2024	6,362 (31.1%)	2,892 (14.1%)	3,179 (15.5%)	2,347 (11.5%)	2,527 (12.3%)	2,000 (9.8%)	1,178 (5.8%)	38.0
	2029	6,175 (29.6%)	2,769 (13.3%)	3,215 (15.4%)	2,644 (12.7%)	2,223 (10.7%)	2,306 (11.1%)	1,512 (7.3%)	39.6
	Change 2024-2029	-187 (-2.9%)	-123 (-4.3%)	36 (1.1%)	297 (12.7%)	-304 (-12.0%)	306 (15.3%)	334 (28.4%)	N/A

Source: 2020 Census; ESRI; Bowen National Research
N/A – Not Applicable

		Population by Age (CONTINUED)							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
West St. Paul	2020	6,074 (29.5%)	2,988 (14.5%)	2,675 (13.0%)	2,349 (11.4%)	2,764 (13.4%)	2,128 (10.3%)	1,637 (7.9%)	39.4
	2024	6,298 (29.2%)	2,961 (13.7%)	2,944 (13.7%)	2,419 (11.2%)	2,648 (12.3%)	2,411 (11.2%)	1,878 (8.7%)	40.0
	2029	6,202 (28.3%)	2,789 (12.7%)	3,027 (13.8%)	2,608 (11.9%)	2,366 (10.8%)	2,546 (11.6%)	2,360 (10.8%)	41.4
	Change 2024-2029	-96 (-1.5%)	-172 (-5.8%)	83 (2.8%)	189 (7.8%)	-282 (-10.6%)	135 (5.6%)	482 (25.7%)	N/A
Dakota County	2020	140,735 (32.0%)	55,848 (12.7%)	61,089 (13.9%)	56,428 (12.8%)	60,576 (13.8%)	39,642 (9.0%)	25,564 (5.8%)	38.6
	2024	143,770 (31.7%)	55,585 (12.2%)	66,394 (14.6%)	56,714 (12.5%)	56,900 (12.5%)	44,433 (9.8%)	30,112 (6.6%)	39.2
	2029	142,442 (30.5%)	57,447 (12.3%)	66,038 (14.2%)	60,981 (13.1%)	52,627 (11.3%)	49,320 (10.6%)	37,757 (8.1%)	40.2
	Change 2024-2029	-1,328 (-0.9%)	1,862 (3.3%)	-356 (-0.5%)	4,267 (7.5%)	-4,273 (-7.5%)	4,887 (11.0%)	7,645 (25.4%)	N/A
Minnesota	2020	1,823,237 (32.0%)	756,149 (13.3%)	742,823 (13.0%)	670,229 (11.7%)	764,763 (13.4%)	557,198 (9.8%)	392,095 (6.9%)	38.5
	2024	1,837,484 (31.5%)	754,241 (12.9%)	797,849 (13.7%)	673,397 (11.6%)	713,024 (12.2%)	604,485 (10.4%)	445,725 (7.7%)	39.0
	2029	1,801,655 (30.3%)	760,851 (12.8%)	805,086 (13.5%)	719,802 (12.1%)	657,959 (11.1%)	652,876 (11.0%)	544,317 (9.2%)	40.0
	Change 2024-2029	-35,829 (-1.9%)	6,610 (0.9%)	7,237 (0.9%)	46,405 (6.9%)	-55,065 (-7.7%)	48,391 (8.0%)	98,592 (22.1%)	N/A

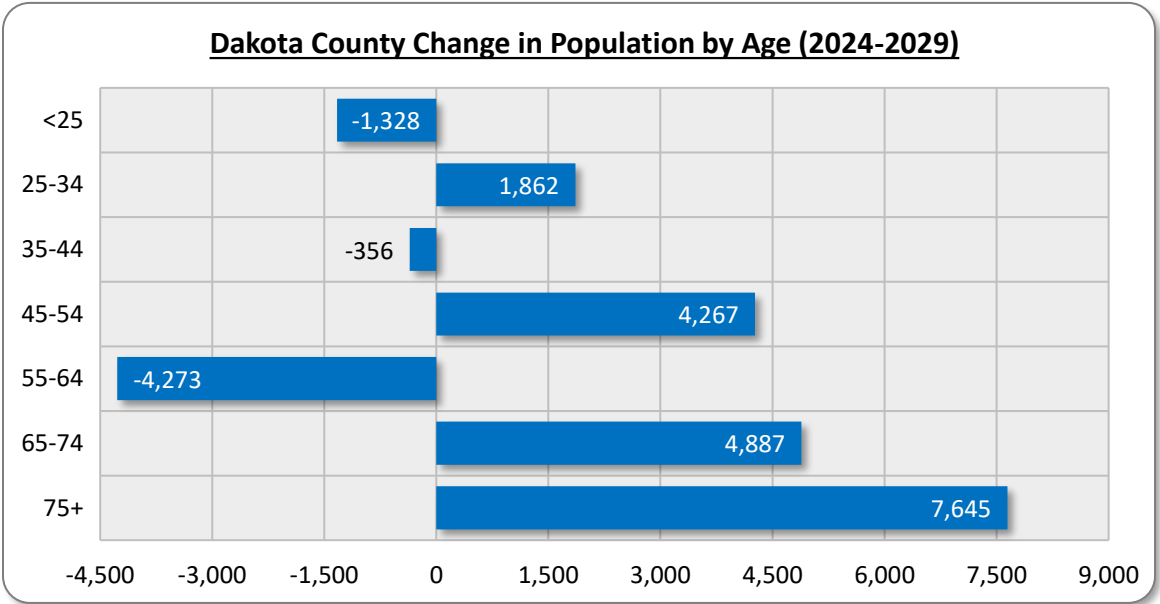
Source: 2020 Census; ESRI; Bowen National Research
N/A – Not Applicable

The median age of the PSA (Dakota County) population is 39.2 years in 2024, which is similar to the median age for the statewide population (39.0 years). Among the individual submarkets, the median age of each respective population ranges from 36.3 years (Farmington) to 49.7 years (Mendota Heights). More than one-quarter (28.9%) of the PSA population is 55 years of age or older, which represents a slightly smaller share when compared to the state (30.3%). By comparison, 43.9% of the PSA population is less than 35 years of age, and 27.1% is between the ages of 35 and 54.

Over the next five years, the most significant growth of the PSA population by age is expected to occur among individuals 65 years of age and older, which are projected to increase by 16.8% between 2024 and 2029. Growth among the population ages 65 and older is also projected for each submarket and the state of Minnesota during this time period. While this senior cohort is projected to increase by 14.0% within the state over the next five years, growth among the individual submarkets ranges from 9.7% (Apple Valley) to 30.0% (Lakeville). In total, four submarkets (Farmington, Lakeville, Rosemount, and South St. Paul) are projected to have growth of over 20.0% among seniors aged 65 and older. Dakota County is also projected to experience population growth among individuals between the ages of 25 and 34 and those between the ages of 45 and

54, albeit at lower percentages. Overall, Dakota County’s projected changes among various age groups are generally similar to the changes expected in Minnesota and in the United States. Detailed data for senior households (aged 62 and older), which includes tenure (renter and owner) and income distributions is included later in this section, starting on page IV-38.

The following graph illustrates the projected change in the county’s population by age cohort between 2024 and 2029.



Noteworthy population characteristics for each area are illustrated in the following table. Note that data included within this table is derived from multiple sources (2020 Census, ESRI, American Community Survey) and is provided for the most recent time period available for the given source.

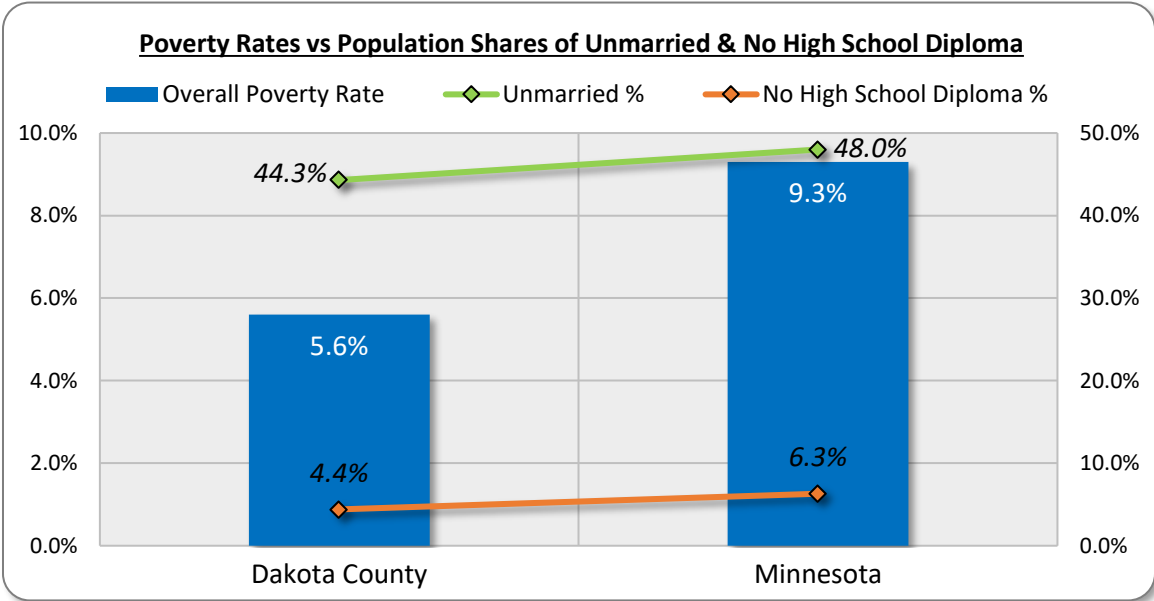
	Select Population Characteristics						
	Minority Population (2020)	Unmarried Population (2022)	No High School Diploma (2022)	College Degree (2022)	< 18 Years Below Poverty Level (2022)	Overall Below Poverty Level (2022)	Movership Rate (2022)
Apple Valley	15,805 (28.4%)	19,728 (45.3%)	1,571 (4.2%)	21,173 (57.2%)	1,283 (9.0%)	3,261 (5.9%)	2,335 (4.2%)
Burnsville	23,882 (37.3%)	25,792 (49.0%)	2,845 (6.4%)	22,597 (50.8%)	1,706 (12.5%)	5,091 (8.0%)	3,338 (5.3%)
Eagan	19,792 (29.0%)	24,382 (43.9%)	1,400 (3.0%)	30,085 (63.6%)	1,266 (8.3%)	3,969 (5.9%)	3,533 (5.2%)
Farmington	4,053 (17.2%)	7,781 (44.2%)	905 (6.1%)	7,660 (51.8%)	271 (3.7%)	758 (3.3%)	495 (2.1%)
Hastings	2,440 (11.1%)	8,484 (46.4%)	707 (4.5%)	6,400 (41.0%)	186 (4.1%)	1,312 (6.1%)	475 (2.2%)
Inver Grove Heights	9,086 (25.5%)	12,951 (44.0%)	1,167 (4.6%)	13,491 (53.3%)	696 (9.2%)	2,031 (5.7%)	731 (2.1%)
Lakeville	13,944 (19.7%)	20,662 (38.1%)	1,398 (3.1%)	28,685 (63.1%)	754 (3.9%)	2,677 (3.8%)	2,972 (4.2%)
Mendota Heights	1,307 (11.3%)	3,921 (39.9%)	132 (1.6%)	6,352 (75.8%)	74 (3.0%)	371 (3.2%)	277 (2.4%)
Rosemount	5,115 (19.7%)	7,462 (36.6%)	390 (2.3%)	10,714 (63.0%)	79 (1.1%)	504 (1.9%)	898 (3.5%)
South St. Paul	5,640 (27.2%)	9,412 (55.3%)	1,046 (7.4%)	5,926 (42.2%)	431 (9.4%)	1,998 (9.7%)	722 (3.5%)
West St. Paul	6,647 (31.9%)	9,901 (56.3%)	1,142 (7.6%)	6,835 (45.4%)	436 (11.2%)	1,977 (9.6%)	1,399 (6.8%)
Dakota County	109,400 (24.9%)	156,039 (44.3%)	13,187 (4.4%)	166,823 (55.9%)	7,318 (7.0%)	24,600 (5.6%)	17,558 (4.0%)
Minnesota	1,283,348 (22.5%)	2,216,539 (48.0%)	243,225 (6.3%)	1,931,872 (49.9%)	139,955 (10.9%)	516,284 (9.3%)	234,594 (4.2%)

Source: U.S. Census Bureau; 2020 Census; 2018-2022 American Community Survey; ESRI; Bowen National Research

The minority population in the PSA (Dakota County) comprises a slightly larger share (24.9%) of the overall population as compared to the state of Minnesota (22.5%). In addition, Dakota County has a smaller share (44.3%) of unmarried persons compared to the state share (48.0%). The PSA has a smaller share (4.4%) of adults that lack a high school diploma and a larger share (55.9%) of college graduates compared to statewide shares. Poverty rates within the PSA are lower than those reported for the state of Minnesota, with 7.0% of the PSA population under the age of 18 and 5.6% of the overall population with incomes below poverty level. The movership rate (the share of the population moving within or to a given area year over year) for the PSA is 4.0%, which is slightly lower than the 4.2% rate reported within the state.

Within the PSA submarkets, Burnsville (37.3%) and West St. Paul (31.9%) have the highest shares of the minority population in the county. The South St. Paul and West St. Paul submarkets are the only two submarkets where a majority of the population is unmarried (55.3% and 56.3%, respectively). Both submarkets also have the highest shares of adults without a high school diploma, while Mendota Heights has the highest share (75.8%) of the adult population with a college degree. Burnsville (12.5%) and West St. Paul (11.2%) each have higher shares of childhood poverty compared to the state of Minnesota, while South St. Paul and West St. Paul have higher overall poverty rates (9.7% and 9.6%, respectively) compared to the state. As marital status and educational attainment typically affect household income, these factors can play an important role in the overall housing affordability of an area.

The following graph compares the county’s and state’s overall poverty rates and the shares of each population that is unmarried and that lacks a high school diploma.



Migration Patterns

While the analysis on the preceding pages illustrates recent population changes, future population projections, and population characteristics such as age, marital status, and educational attainment, the following addresses where people *move* to and from, referred to as migration patterns. For the purposes of this analysis, the Census Bureau's Population Estimates Program (PEP) is considered the most reliable source for the total *volume* of domestic migration. To evaluate migration *flows* between counties and mobility patterns by age and income at the county level, we use the U.S. Census Bureau's migration estimates published by the American Community Survey (ACS) for 2022 (latest year available). It is important to note that while county administrative boundaries are likely imperfect reflections of commuter sheds, moving across a county boundary is often an acceptable distance to make a meaningful difference in a person's local housing and labor market environment. The data provided by the PEP is intended to provide general insight regarding the contributing factors of population change (natural change, domestic migration, and international migration), and as such, gross population changes within this data should not be compared to other tables which may be derived from alternate data sources such as the Decennial Census or American Community Survey.

The following table illustrates the estimated components of population change for the PSA (Dakota County) between April 2010 and July 2023.

Estimated Components of Population Change for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population increase within Dakota County from 2010 to 2023 can be primarily attributed to natural increase (more births than deaths). While international migration also contributed to population growth within the PSA during this time, net domestic migration was a negative influence on population growth for Dakota County between 2010 and 2023. According to the Migration Policy Institute, Dakota County ranks third in the state for total foreign-born population (42,300). In order for Dakota County to sustain positive natural change and international migration and improve upon net domestic migration, it is important that an adequate supply of income-appropriate rental and for-sale housing is available to retain young adults and families in the area. Other factors such as job availability, wage competitiveness, and housing conditions can also substantially impact population change.

The following table details the *shares* of domestic in-migration by three select age cohorts for the PSA (Dakota County) from 2013 to 2022.

Dakota County, Minnesota In-Migrants by Age, 2013 to 2022		
Domestic Migration		
Age	2013-2017	2018-2022
1 to 34	68.1%	66.2%
35 to 54	19.6%	20.3%
55+	12.3%	13.5%
Median Age (In-state migrants)	28.1	28.2
Median Age (Out-of-state migrants)	28.3	29.0
Median Age (Dakota County)	38.1	38.8
International Migration		
Age	2013-2017	2018-2022
1 to 34	64.1%	58.8%
35 to 54	22.3%	19.3%
55+	13.6%	21.9%
Median Age (International migrants)	30.2	31.9

Source: U.S. Census Bureau, 2017 & 2022 5-Year ACS Estimates (S0701); Bowen National Research

According to American Community Survey estimates between 2013 and 2017, over two-thirds (68.1%) of domestic in-migrants to Dakota County were under 35 years of age while approximately 20% were between the ages of 35 and 54. Between 2018 and 2022, the share of domestic in-migrants under 35 years of age decreased slightly (to 66.2%), while the shares of in-migrants between the ages of 35 and 54 and those age 55 and older both increased slightly. The median ages of in-state migrants (originating from a different county in Minnesota) and out-of-state migrants are both lower than the median ages of the overall county population during the two periods depicted in the table. Note that the majority of *international* migrants to the PSA (Dakota County) are also under the age of 35. However, the PSA has experienced a notable increase in the overall share of older international migrants (aged 55 and older) between the years 2013-2017 and 2018-2022. Overall, the data suggests that the majority of in-migrants to Dakota County in recent years are under the age of 35, and in-migrants are, on average, typically younger than the existing PSA population, regardless of place of origin.

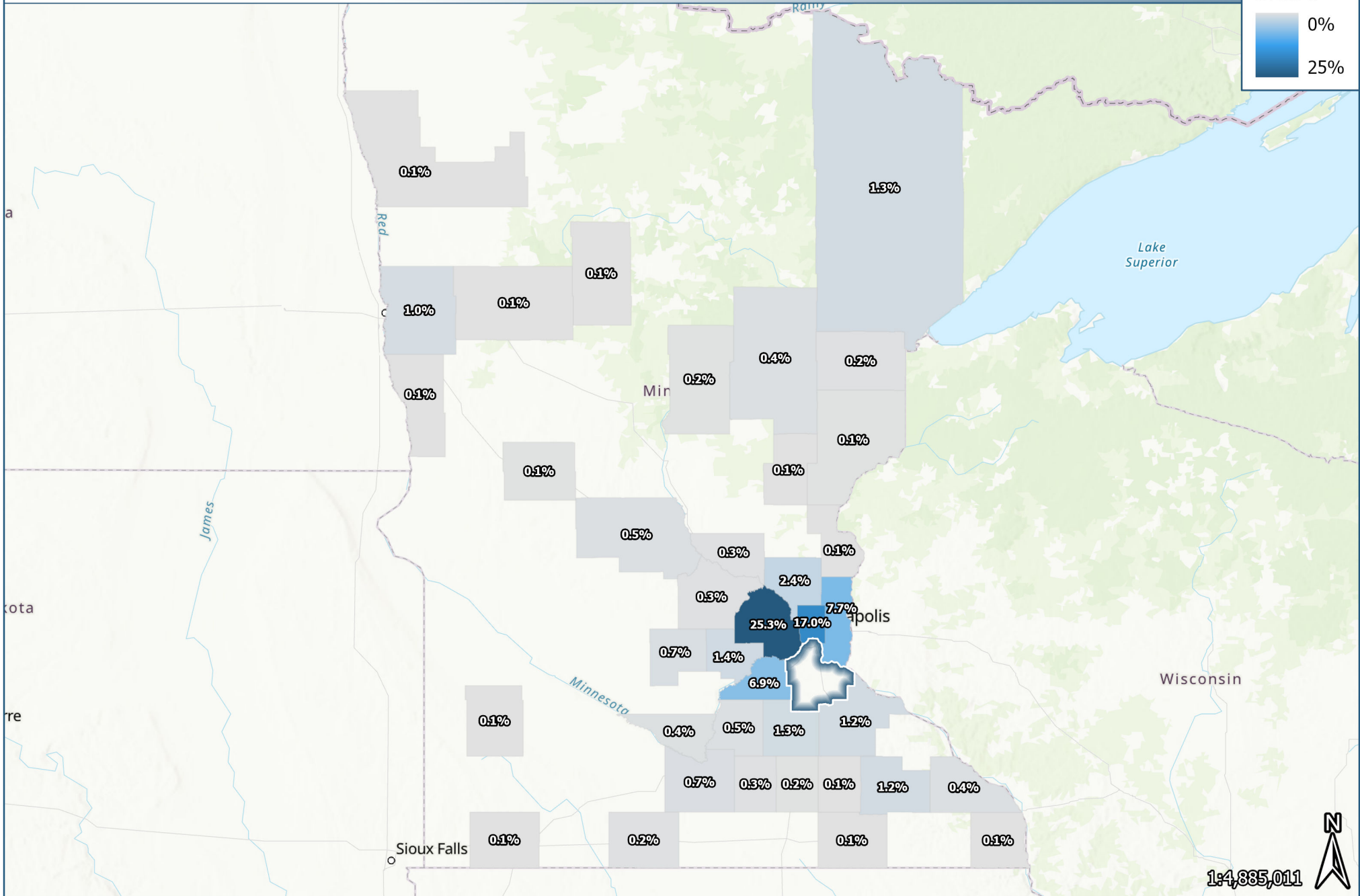
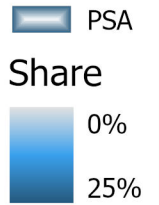
To further illustrate migration patterns for the PSA (Dakota County), the following table summarizes the top 10 counties from which the PSA attracts residents (inflow) and to which the PSA exports (outflow) residents. The table only includes regional counties contained within Minnesota and bordering states. Counties which directly border the PSA are illustrated in **red** text.

County-to-County Migration (2016-2020) Top 10 Migration Counties			
Inflow Counties		Outflow Counties	
County	Percent	County	Percent
Hennepin County, MN	25.3%	Hennepin County, MN	22.5%
Ramsey County, MN	17.0%	Ramsey County, MN	14.0%
Washington County, MN	7.7%	Scott County, MN	5.8%
Scott County, MN	6.9%	Washington County, MN	5.0%
Anoka County, MN	2.4%	Anoka County, MN	3.3%
Carver County, MN	1.4%	Stearns County, MN	2.9%
Rice County, MN	1.3%	Rice County, MN	2.8%
St. Louis County, MN	1.3%	St. Louis County, MN	1.6%
Goodhue County, MN	1.2%	Pierce County, WI	1.4%
Olmsted County, MN	1.2%	Beltrami County, MN	1.3%
All Other Counties	34.3%	All Other Counties	39.3%

Source: U.S. Census Bureau, 2020 5-Year American Community Survey; Bowen National Research

As the preceding table illustrates, the top 10 inflow counties account for 65.7% of the total inflow for Dakota County, while the top 10 outflow counties comprise 60.6% of the total outflow. Note that six of the top 10 inflow and outflow counties border the PSA (Dakota County). Hennepin and Ramsey counties, which are the principal counties in the Minneapolis-St. Paul MSA as well as the largest counties by population in the state of Minnesota, represent the top two inflow and outflow counties within the PSA. This data suggests that a large share of the migration for Dakota County is based within the Minneapolis-St. Paul area.

A map illustrating the shares of migration inflow for Dakota County for 2020 is shown on the following page.



While the data contained in the previous pages illustrates the recent migration trends for the PSA (Dakota County) and gives perspective about the age profile and place of origin of in-migrants, it is also equally important to understand the income levels of these individuals as they directly relate to affordability of housing. The following table illustrates the *per-person* income distribution by geographic mobility status for Dakota County in-migrants. Note that this data is provided for the county *population*, not households, ages 15 and above:

Dakota County: Income Distribution by Mobility Status for Population Age 15+ Years*								
2022 Inflation Adjusted Individual Income	Moved Within Same County		Moved From Different County, Same State		Moved From Different State		Moved From Abroad	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$10,000	1,769	10.9%	1,932	12.0%	506	10.2%	79	15.7%
\$10,000 to \$14,999	1,113	6.8%	934	5.8%	402	8.1%	32	6.3%
\$15,000 to \$24,999	1,560	9.6%	1,831	11.3%	690	13.9%	30	6.0%
\$25,000 to \$34,999	1,742	10.7%	1,832	11.3%	549	11.1%	21	4.2%
\$35,000 to \$49,999	2,877	17.7%	2,708	16.8%	813	16.4%	130	25.8%
\$50,000 to \$64,999	2,148	13.2%	2,302	14.3%	570	11.5%	112	22.2%
\$65,000 to \$74,999	1,007	6.2%	1,252	7.8%	240	4.8%	12	2.4%
\$75,000+	4,063	25.0%	3,351	20.8%	1,186	23.9%	88	17.5%
Total	16,279	100.0%	16,142	100.0%	4,956	100.0%	504	100.0%

Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

According to data provided by the 2022 American Community Survey, 57.2% of the population that moved to Dakota County from a different county within Minnesota earned less than \$50,000 annually. This is a slightly smaller share of individuals when compared to the share (59.7%) of individuals migrating from outside the state that earn less than \$50,000. Although it is likely that a significant share of the population earning less than \$50,000 per year consists of children over the age of 15 and young adults considered to be dependents within a larger family, this suggests that affordable housing options are likely important for a significant portion of in-migrants to Dakota County. However, it is critical to note that 21.4% of all in-migrants to the county earn \$75,000 or more annually. As such, housing alternatives targeting a wide range of income levels should be made available to accommodate individuals relocating to, or within, the PSA.

Based on our evaluation of the components of population change between 2010 and 2023, the population increase during this time in Dakota County was primarily due to natural increase (more births than deaths). While international migration positively influenced population change, domestic migration to the county was negative between 2010 and 2023. Approximately two-thirds of recent in-migrants to Dakota County were less than 35 years of age, and a slight majority of in-migrants earned less than \$50,000 annually. In order for the PSA to maximize migration potential, it is important that an adequate supply of income-appropriate housing is readily available in the future.

C. HOUSEHOLD CHARACTERISTICS

Households by numbers and percentage change (growth or decline) for selected years are shown in the following table. Note that decreases are illustrated in **red** text, while increases are illustrated in **green** text:

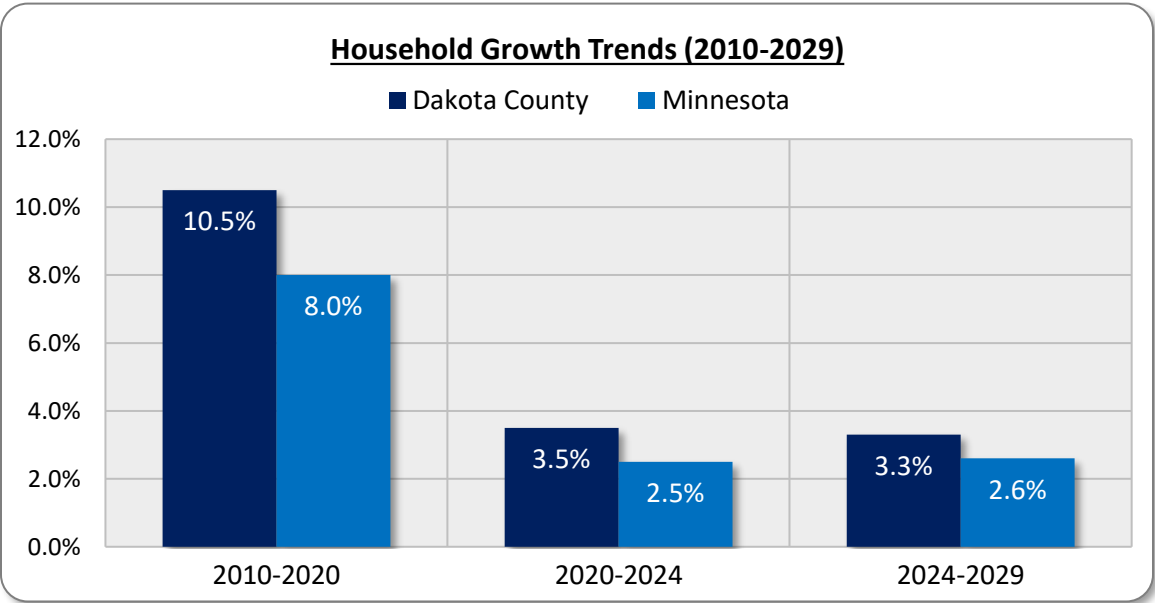
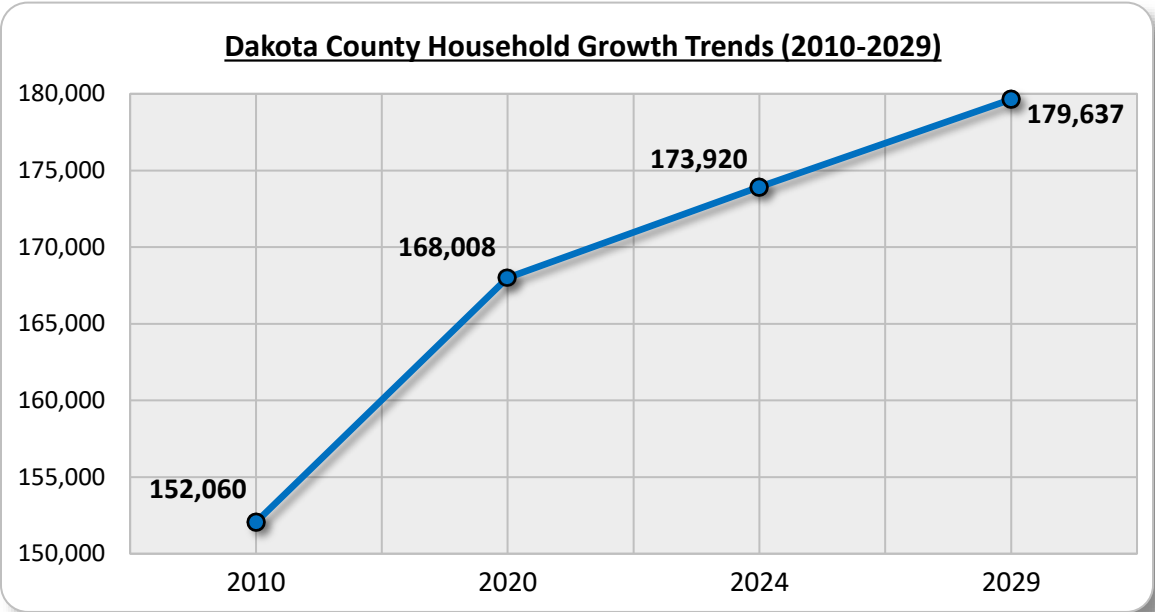
	Total Households				Household Change					
	2010	2020	2024	2029	2010-2020		2020-2024		2024-2029	
	Census	Census	Estimated	Projected	Number	Percent	Number	Percent	Number	Percent
Apple Valley	18,882	21,464	21,768	21,724	2,582	13.7%	304	1.4%	-44	-0.2%
Burnsville	24,283	25,483	25,994	26,120	1,200	4.9%	511	2.0%	126	0.5%
Eagan	25,232	27,606	28,098	28,343	2,374	9.4%	492	1.8%	245	0.9%
Farmington	7,109	7,906	8,125	8,512	797	11.2%	219	2.8%	387	4.8%
Hastings	8,813	9,128	9,259	9,591	315	3.6%	131	1.4%	332	3.6%
Inver Grove Heights	13,508	14,338	14,646	14,711	830	6.1%	308	2.1%	65	0.4%
Lakeville	18,687	23,265	25,885	28,441	4,578	24.5%	2,620	11.3%	2,556	9.9%
Mendota Heights	4,284	4,787	4,879	5,043	503	11.7%	92	1.9%	164	3.4%
Rosemount	7,580	8,931	9,848	11,278	1,351	17.8%	917	10.3%	1,430	14.5%
South St. Paul	8,172	8,432	8,371	8,639	260	3.2%	-61	-0.7%	268	3.2%
West St. Paul	8,529	8,996	9,444	9,666	467	5.5%	448	5.0%	222	2.4%
Dakota County	152,060	168,008	173,920	179,637	15,948	10.5%	5,912	3.5%	5,717	3.3%
Minnesota	2,087,227	2,253,990	2,309,848	2,370,399	166,763	8.0%	55,858	2.5%	60,551	2.6%

Source: 2010, 2020 Census; ESRI; Bowen National Research

The PSA (Dakota County) experienced a 10.5% increase in households between 2010 and 2020 and a 3.5% increase in households between 2020 and 2024. Household growth in the county is projected to increase by 3.3% through 2029. Note that household growth in the county has outpaced statewide household growth between 2010 and 2024, and projections indicate that household growth in the county will continue to outpace statewide household growth during the next five years. All 11 PSA submarkets experienced an increase in households between 2010 and 2020, with Lakeville (24.5%) and Rosemount (17.8%) recording the largest percentage increases in household growth among all submarkets during this period. Between 2020 and 2024, 10 of the 11 submarkets experienced positive household growth, with South St. Paul being the lone exception. During this period, Lakeville (11.3%) and Rosemount (10.3%) again experienced the largest percentage increase in household growth. While Apple Valley is projected to experience a slight decrease in households over the next five years, households are projected to increase within the 10 remaining submarkets of the PSA. Individual projected increases among these submarkets range from 0.4% (Inver Grove Heights) to 14.5% (Rosemount).

While the projected increase in households within Dakota County will have some effect on demand for housing in the market, household growth or decline alone does not dictate the total housing needs of a market. Other factors that influence housing needs, which are addressed throughout this report, include: households living in substandard or cost-burdened housing, commuting patterns, pent-up demand, availability of existing housing, and product in the development pipeline.

The following graphs compare household growth between 2010 and 2029:



Household heads by age cohorts for selected years are shown in the following table. Note that five-year projected declines are in **red**, while increases are in **green**:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Apple Valley	2020	467 (2.2%)	2,967 (13.8%)	4,255 (19.8%)	3,994 (18.6%)	4,388 (20.4%)	3,390 (15.8%)	2,003 (9.3%)
	2024	468 (2.2%)	2,928 (13.5%)	4,547 (20.9%)	3,938 (18.1%)	3,978 (18.3%)	3,494 (16.1%)	2,411 (11.1%)
	2029	440 (2.0%)	2,890 (13.3%)	4,230 (19.5%)	4,095 (18.9%)	3,590 (16.5%)	3,515 (16.2%)	2,960 (13.6%)
	Change 2024-2029	-28 (-6.0%)	-38 (-1.3%)	-317 (-7.0%)	157 (4.0%)	-388 (-9.8%)	21 (0.6%)	549 (22.8%)
Burnsville	2020	996 (3.9%)	4,431 (17.4%)	4,621 (18.1%)	4,219 (16.6%)	4,953 (19.4%)	3,514 (13.8%)	2,748 (10.8%)
	2024	957 (3.7%)	4,470 (17.2%)	5,056 (19.5%)	4,139 (15.9%)	4,467 (17.2%)	3,803 (14.6%)	3,101 (11.9%)
	2029	912 (3.5%)	4,056 (15.5%)	5,246 (20.1%)	4,301 (16.5%)	3,957 (15.2%)	3,997 (15.3%)	3,649 (14.0%)
	Change 2024-2029	-45 (-4.7%)	-414 (-9.3%)	190 (3.8%)	162 (3.9%)	-510 (-11.4%)	194 (5.1%)	548 (17.7%)
Eagan	2020	730 (2.6%)	4,471 (16.2%)	5,166 (18.7%)	5,030 (18.2%)	6,032 (21.8%)	4,068 (14.7%)	2,110 (7.6%)
	2024	753 (2.7%)	4,362 (15.5%)	5,595 (19.9%)	4,938 (17.6%)	5,293 (18.8%)	4,673 (16.6%)	2,482 (8.8%)
	2029	799 (2.8%)	3,846 (13.6%)	5,631 (19.9%)	5,216 (18.4%)	4,485 (15.8%)	5,052 (17.8%)	3,313 (11.7%)
	Change 2024-2029	46 (6.1%)	-516 (-11.8%)	36 (0.6%)	278 (5.6%)	-808 (-15.3%)	379 (8.1%)	831 (33.5%)
Farmington	2020	112 (1.4%)	1,196 (15.1%)	2,006 (25.4%)	2,016 (25.5%)	1,409 (17.8%)	703 (8.9%)	464 (5.9%)
	2024	119 (1.5%)	1,120 (13.8%)	1,962 (24.1%)	2,046 (25.2%)	1,523 (18.7%)	825 (10.2%)	531 (6.5%)
	2029	113 (1.3%)	1,293 (15.2%)	1,819 (21.4%)	1,987 (23.3%)	1,641 (19.3%)	1,043 (12.3%)	617 (7.2%)
	Change 2024-2029	-6 (-5.0%)	173 (15.4%)	-143 (-7.3%)	-59 (-2.9%)	118 (7.7%)	218 (26.4%)	86 (16.2%)
Hastings	2020	190 (2.1%)	1,256 (13.8%)	1,583 (17.3%)	1,530 (16.8%)	1,800 (19.7%)	1,466 (16.1%)	1,303 (14.3%)
	2024	216 (2.3%)	1,170 (12.6%)	1,691 (18.3%)	1,525 (16.5%)	1,678 (18.1%)	1,579 (17.1%)	1,401 (15.1%)
	2029	209 (2.2%)	1,184 (12.3%)	1,693 (17.6%)	1,647 (17.2%)	1,524 (15.9%)	1,705 (17.8%)	1,631 (17.0%)
	Change 2024-2029	-7 (-3.2%)	14 (1.2%)	2 (0.1%)	122 (8.0%)	-154 (-9.2%)	126 (8.0%)	230 (16.4%)

Source: 2020 Census; ESRI; Bowen National Research

		Household Heads by Age (CONTINUED)						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Inver Grove Heights	2020	362 (2.5%)	1,949 (13.6%)	2,450 (17.1%)	2,627 (18.3%)	3,108 (21.7%)	2,230 (15.6%)	1,612 (11.2%)
	2024	353 (2.4%)	1,928 (13.2%)	2,659 (18.2%)	2,537 (17.3%)	2,834 (19.4%)	2,446 (16.7%)	1,885 (12.9%)
	2029	340 (2.3%)	1,861 (12.7%)	2,539 (17.3%)	2,538 (17.3%)	2,477 (16.8%)	2,626 (17.9%)	2,326 (15.8%)
	Change 2024-2029	-13 (-3.7%)	-67 (-3.5%)	-120 (-4.5%)	1 (0.0%)	-357 (-12.6%)	180 (7.4%)	441 (23.4%)
Lakeville	2020	308 (1.3%)	2,916 (12.5%)	5,472 (23.5%)	5,421 (23.3%)	4,952 (21.3%)	2,636 (11.3%)	1,560 (6.7%)
	2024	370 (1.4%)	3,173 (12.3%)	6,275 (24.3%)	5,646 (21.8%)	5,108 (19.7%)	3,253 (12.6%)	2,050 (7.9%)
	2029	394 (1.4%)	3,788 (13.3%)	6,178 (21.7%)	6,354 (22.3%)	4,911 (17.3%)	4,021 (14.1%)	2,785 (9.8%)
	Change 2024-2029	24 (6.5%)	615 (19.4%)	-97 (-1.5%)	708 (12.5%)	-197 (-3.9%)	768 (23.6%)	735 (35.9%)
Mendota Heights	2020	76 (1.6%)	395 (8.2%)	638 (13.3%)	720 (15.0%)	1,047 (21.9%)	1,082 (22.6%)	830 (17.3%)
	2024	81 (1.7%)	421 (8.6%)	660 (13.5%)	698 (14.3%)	917 (18.8%)	1,159 (23.8%)	942 (19.3%)
	2029	76 (1.5%)	483 (9.6%)	630 (12.5%)	735 (14.6%)	818 (16.2%)	1,152 (22.8%)	1,149 (22.8%)
	Change 2024-2029	-5 (-6.2%)	62 (14.7%)	-30 (-4.5%)	37 (5.3%)	-99 (-10.8%)	-7 (-0.6%)	207 (22.0%)
Rosemount	2020	108 (1.2%)	1,030 (11.5%)	2,016 (22.6%)	2,051 (23.0%)	1,851 (20.7%)	1,111 (12.4%)	764 (8.6%)
	2024	123 (1.2%)	1,079 (11.0%)	2,189 (22.2%)	2,294 (23.3%)	1,915 (19.4%)	1,306 (13.3%)	941 (9.6%)
	2029	121 (1.1%)	1,370 (12.1%)	2,243 (19.9%)	2,618 (23.2%)	2,070 (18.4%)	1,616 (14.3%)	1,239 (11.0%)
	Change 2024-2029	-2 (-1.6%)	291 (27.0%)	54 (2.5%)	324 (14.1%)	155 (8.1%)	310 (23.7%)	298 (31.7%)
South St. Paul	2020	211 (2.5%)	1,490 (17.7%)	1,651 (19.6%)	1,354 (16.1%)	1,756 (20.8%)	1,219 (14.5%)	750 (8.9%)
	2024	217 (2.6%)	1,328 (15.9%)	1,760 (21.0%)	1,313 (15.7%)	1,545 (18.5%)	1,378 (16.5%)	828 (9.9%)
	2029	201 (2.3%)	1,263 (14.6%)	1,753 (20.3%)	1,454 (16.8%)	1,343 (15.6%)	1,565 (18.1%)	1,056 (12.2%)
	Change 2024-2029	-16 (-7.4%)	-65 (-4.9%)	-7 (-0.4%)	141 (10.7%)	-202 (-13.1%)	187 (13.6%)	228 (27.5%)
West St. Paul	2020	307 (3.4%)	1,405 (15.6%)	1,472 (16.4%)	1,472 (16.4%)	1,787 (19.9%)	1,434 (15.9%)	1,119 (12.4%)
	2024	335 (3.5%)	1,392 (14.7%)	1,611 (17.1%)	1,497 (15.9%)	1,719 (18.2%)	1,603 (17.0%)	1,287 (13.6%)
	2029	343 (3.5%)	1,291 (13.4%)	1,634 (16.9%)	1,582 (16.4%)	1,530 (15.8%)	1,675 (17.3%)	1,611 (16.7%)
	Change 2024-2029	8 (2.4%)	-101 (-7.3%)	23 (1.4%)	85 (5.7%)	-189 (-11.0%)	72 (4.5%)	324 (25.2%)

Source: 2020 Census; ESRI; Bowen National Research

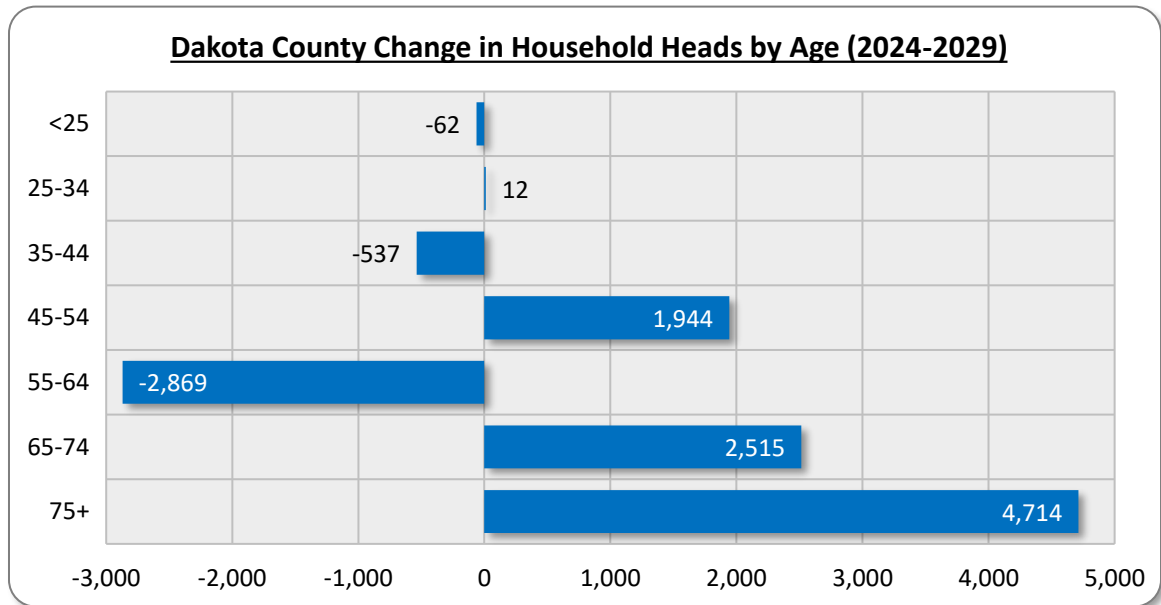
		Household Heads by Age (CONTINUED)						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Dakota County	2020	4,008 (2.4%)	24,329 (14.5%)	32,636 (19.4%)	31,868 (19.0%)	34,887 (20.8%)	24,154 (14.4%)	16,126 (9.6%)
	2024	4,134 (2.4%)	24,163 (13.9%)	35,309 (20.3%)	31,959 (18.4%)	32,568 (18.7%)	26,911 (15.5%)	18,853 (10.8%)
	2029	4,072 (2.3%)	24,175 (13.5%)	34,772 (19.4%)	33,903 (18.9%)	29,699 (16.5%)	29,426 (16.4%)	23,567 (13.1%)
	Change 2024-2029	-62 (-1.5%)	12 (0.0%)	-537 (-1.5%)	1,944 (6.1%)	-2,869 (-8.8%)	2,515 (9.3%)	4,714 (25.0%)
Minnesota	2020	87,878 (3.9%)	352,167 (15.6%)	398,723 (17.7%)	377,260 (16.7%)	446,162 (19.8%)	341,035 (15.1%)	250,765 (11.1%)
	2024	86,155 (3.7%)	352,854 (15.3%)	427,344 (18.5%)	378,351 (16.4%)	413,609 (17.9%)	367,917 (15.9%)	283,510 (12.3%)
	2029	83,064 (3.5%)	349,325 (14.7%)	427,347 (18.0%)	399,701 (16.9%)	376,154 (15.9%)	391,813 (16.5%)	342,887 (14.5%)
	Change 2024-2029	-3,091 (-3.6%)	-3,529 (-1.0%)	3 (0.0%)	21,350 (5.6%)	-37,455 (-9.1%)	23,896 (6.5%)	59,377 (20.9%)

Source: 2020 Census; ESRI; Bowen National Research

Household heads aged 35 to 44 comprise the largest share (20.3%) of the overall household base within the PSA (Dakota County) in 2024, while household heads aged 55 to 64 represent the next largest share (18.7%). Although these age cohorts represent the two largest shares of households in the county, households within both of these age cohorts are projected to decrease between 2024 and 2029. By comparison, households aged 65 and older are projected to increase by 15.8% in the PSA during this period. The notable projected growth among households aged 65 and older in the PSA is consistent with projected statewide household growth trends over the next five years.

Household heads aged 35 to 44 also represent the largest share of households in six of the 11 PSA submarkets. Although this household age cohort will remain a significant share (between 12.5% and 21.7%) of the total households in each submarket by 2029, the most substantial growth is projected to occur among households aged 65 and older. This cohort is projected to increase by 9.5% (Mendota Heights) to 28.3% (Lakeville) over the next five years, with Farmington, Rosemount, and Lakeville all projected to have increases of 22.4% or higher. While demand will remain strong for housing that targets a range of household ages, senior-oriented housing alternatives will likely have the greatest increase in demand over the next five years.

The following graph illustrates the projected change in households by age.



Households by tenure (renters and owners) for selected years are shown in the following table. Note that 2029 projections which represent a decrease from 2024 are illustrated in **red** text, while increases are illustrated in **green** text.

		Households by Tenure							
		2020		2024		2029		Change 2024-2029	
	Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Apple Valley	Owner-Occupied	16,068	74.9%	15,987	73.4%	16,122	74.2%	135	0.8%
	Renter-Occupied	5,396	25.1%	5,781	26.6%	5,602	25.8%	-179	-3.1%
	Total	21,464	100.0%	21,768	100.0%	21,724	100.0%	-44	-0.2%
Burnsville	Owner-Occupied	16,131	63.3%	16,035	61.7%	16,352	62.6%	317	2.0%
	Renter-Occupied	9,352	36.7%	9,959	38.3%	9,768	37.4%	-191	-1.9%
	Total	25,483	100.0%	25,994	100.0%	26,120	100.0%	126	0.5%
Eagan	Owner-Occupied	19,125	69.3%	18,908	67.3%	19,026	67.1%	118	0.6%
	Renter-Occupied	8,481	30.7%	9,190	32.7%	9,317	32.9%	127	1.4%
	Total	27,606	100.0%	28,098	100.0%	28,343	100.0%	245	0.9%
Farmington	Owner-Occupied	6,773	85.7%	6,988	86.0%	7,377	86.7%	389	5.6%
	Renter-Occupied	1,133	14.3%	1,137	14.0%	1,135	13.3%	-2	-0.2%
	Total	7,906	100.0%	8,125	100.0%	8,512	100.0%	387	4.8%
Hastings	Owner-Occupied	6,646	72.8%	6,687	72.2%	6,953	72.5%	266	4.0%
	Renter-Occupied	2,482	27.2%	2,572	27.8%	2,638	27.5%	66	2.6%
	Total	9,128	100.0%	9,259	100.0%	9,591	100.0%	332	3.6%
Inver Grove Heights	Owner-Occupied	10,419	72.7%	10,547	72.0%	10,692	72.7%	145	1.4%
	Renter-Occupied	3,919	27.3%	4,099	28.0%	4,019	27.3%	-80	-2.0%
	Total	14,338	100.0%	14,646	100.0%	14,711	100.0%	65	0.4%
Lakeville	Owner-Occupied	19,975	85.9%	21,931	84.7%	24,078	84.7%	2,147	9.8%
	Renter-Occupied	3,290	14.1%	3,954	15.3%	4,363	15.3%	409	10.3%
	Total	23,265	100.0%	25,885	100.0%	28,441	100.0%	2,556	9.9%

Source: 2020 Census; ESRI; Bowen National Research

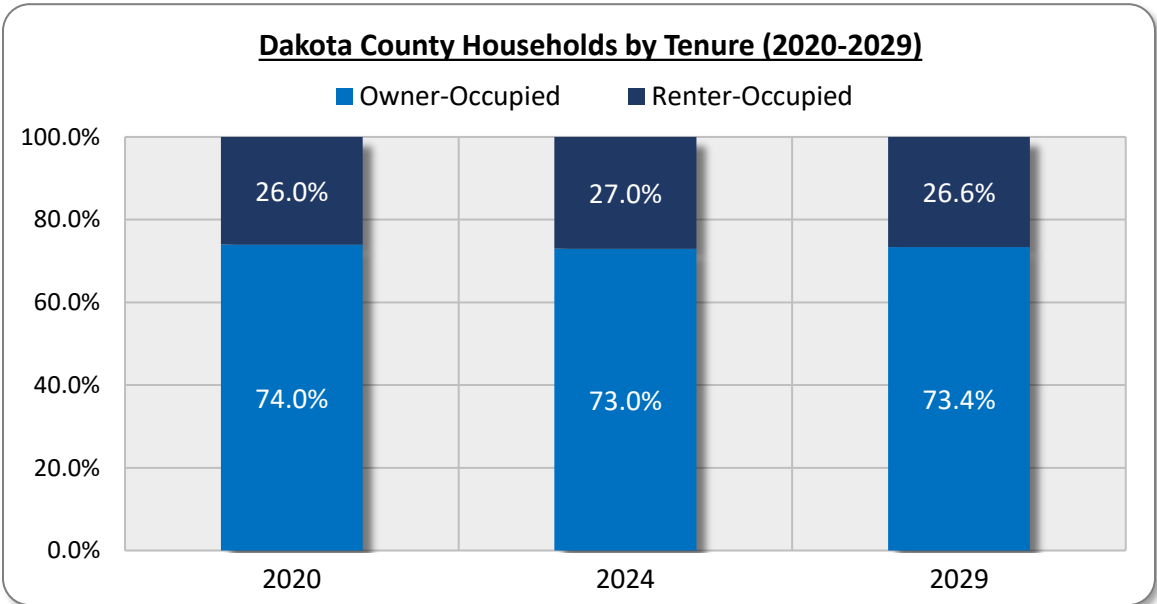
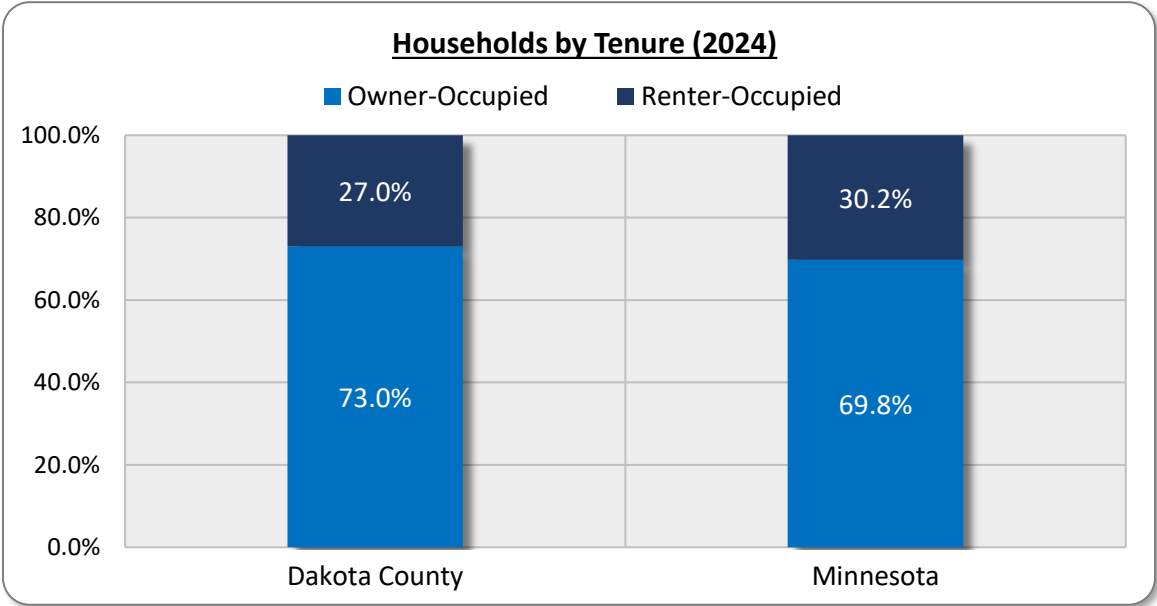
	Households by Tenure (CONTINUED)								
	Household Type	2020		2024		2029		Change 2024-2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mendota Heights	Owner-Occupied	3,925	82.0%	3,897	79.9%	3,966	78.6%	69	1.8%
	Renter-Occupied	862	18.0%	982	20.1%	1,077	21.4%	95	9.7%
	Total	4,787	100.0%	4,879	100.0%	5,043	100.0%	164	3.4%
Rosemount	Owner-Occupied	7,712	86.4%	8,509	86.4%	9,550	84.7%	1,041	12.2%
	Renter-Occupied	1,219	13.6%	1,339	13.6%	1,728	15.3%	389	29.1%
	Total	8,931	100.0%	9,848	100.0%	11,278	100.0%	1,430	14.5%
South St. Paul	Owner-Occupied	5,740	68.1%	5,635	67.3%	5,692	65.9%	57	1.0%
	Renter-Occupied	2,692	31.9%	2,736	32.7%	2,947	34.1%	211	7.7%
	Total	8,432	100.0%	8,371	100.0%	8,639	100.0%	268	3.2%
West St. Paul	Owner-Occupied	5,076	56.4%	5,183	54.9%	5,399	55.9%	216	4.2%
	Renter-Occupied	3,920	43.6%	4,261	45.1%	4,267	44.1%	6	0.1%
	Total	8,996	100.0%	9,444	100.0%	9,666	100.0%	222	2.4%
Dakota County	Owner-Occupied	124,266	74.0%	126,899	73.0%	131,789	73.4%	4,890	3.9%
	Renter-Occupied	43,742	26.0%	47,021	27.0%	47,848	26.6%	827	1.8%
	Total	168,008	100.0%	173,920	100.0%	179,637	100.0%	5,717	3.3%
Minnesota	Owner-Occupied	1,590,421	70.6%	1,612,394	69.8%	1,664,813	70.2%	52,419	3.3%
	Renter-Occupied	663,569	29.4%	697,454	30.2%	705,586	29.8%	8,132	1.2%
	Total	2,253,990	100.0%	2,309,848	100.0%	2,370,399	100.0%	60,551	2.6%

Source: 2020 Census; ESRI; Bowen National Research

In 2024, *owner* households comprise nearly three-quarters (73.0%) of all households within the PSA (Dakota County), with the remaining 27.0% being *renter* households. This represents a larger share of owner households as compared to the state of Minnesota (69.8%). While owner households also comprise the majority of households within each of the 11 submarkets, note that West St. Paul (45.1%) and Burnsville (38.3%) have shares of renter households that are well above the county's share of 27.0%.

Owner households are projected to continue to comprise the majority of households throughout Dakota County through 2029. Overall, owner households are projected to increase in each of the 11 submarkets over the next five years. Renter households are also projected to increase by 1.8% in Dakota County during the next five years. However, projections indicate that renter households will decrease in four of the 11 county submarkets (Apple Valley, Burnsville, Farmington, and Inver Grove Heights) between 2024 and 2029. It is important to note that factors such as home mortgage interest rates, residential development costs, available land, and utility availability and capacity will affect the type of housing that gets built and the housing needs and preferences (rentals vs. home ownership) of commuters.

The following graphs illustrate households by tenure for Dakota County and the state of Minnesota for 2024 and the households by tenure for the entirety of Dakota County from 2010 and projected to 2029:



Renter households by size for selected years are shown in the following table for each study area and the state of Minnesota.

		Persons Per Renter Household					
		1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Apple Valley	2020	1,956 (36.3%)	1,571 (29.1%)	770 (14.3%)	599 (11.1%)	498 (9.2%)	5,394 (100.0%)
	2024	2,037 (35.2%)	1,805 (31.2%)	769 (13.3%)	665 (11.5%)	505 (8.7%)	5,781 (100.0%)
	2029	1,946 (34.7%)	1,808 (32.3%)	718 (12.8%)	655 (11.7%)	475 (8.5%)	5,602 (100.0%)
Burnsville	2020	3,400 (36.4%)	2,737 (29.3%)	1,327 (14.2%)	930 (9.9%)	955 (10.2%)	9,349 (100.0%)
	2024	3,642 (36.6%)	3,149 (31.6%)	1,445 (14.5%)	841 (8.4%)	882 (8.9%)	9,959 (100.0%)
	2029	3,582 (36.7%)	3,203 (32.8%)	1,433 (14.7%)	751 (7.7%)	799 (8.2%)	9,768 (100.0%)
Eagan	2020	3,221 (38.0%)	2,761 (32.6%)	1,192 (14.1%)	785 (9.3%)	522 (6.2%)	8,481 (100.0%)
	2024	3,566 (38.8%)	2,941 (32.0%)	1,170 (12.7%)	829 (9.0%)	684 (7.4%)	9,190 (100.0%)
	2029	3,654 (39.2%)	2,956 (31.7%)	1,124 (12.1%)	830 (8.9%)	753 (8.1%)	9,317 (100.0%)
Farmington	2020	420 (37.0%)	301 (26.5%)	164 (14.5%)	145 (12.8%)	104 (9.2%)	1,134 (100.0%)
	2024	423 (37.2%)	242 (21.3%)	107 (9.4%)	163 (14.3%)	202 (17.8%)	1,137 (100.0%)
	2029	422 (37.2%)	213 (18.8%)	77 (6.8%)	171 (15.1%)	252 (22.2%)	1,135 (100.0%)
Hastings	2020	1,197 (48.2%)	622 (25.1%)	314 (12.6%)	193 (7.8%)	157 (6.3%)	2,483 (100.0%)
	2024	1,356 (52.7%)	561 (21.8%)	306 (11.9%)	208 (8.1%)	141 (5.5%)	2,572 (100.0%)
	2029	1,450 (55.0%)	533 (20.2%)	305 (11.6%)	217 (8.2%)	133 (5.0%)	2,638 (100.0%)
Inver Grove Heights	2020	1,543 (39.4%)	1,162 (29.7%)	562 (14.3%)	409 (10.4%)	241 (6.2%)	3,917 (100.0%)
	2024	1,840 (44.9%)	1,153 (28.1%)	424 (10.3%)	341 (8.3%)	341 (8.3%)	4,099 (100.0%)
	2029	1,914 (47.6%)	1,101 (27.4%)	335 (8.3%)	292 (7.3%)	377 (9.4%)	4,019 (100.0%)
Lakeville	2020	1,089 (33.1%)	851 (25.8%)	533 (16.2%)	428 (13.0%)	392 (11.9%)	3,293 (100.0%)
	2024	1,469 (37.2%)	916 (23.2%)	558 (14.1%)	449 (11.4%)	562 (14.2%)	3,954 (100.0%)
	2029	1,710 (39.2%)	953 (21.8%)	570 (13.1%)	460 (10.5%)	670 (15.4%)	4,363 (100.0%)

Source: 2020 Census; ESRI; Bowen National Research

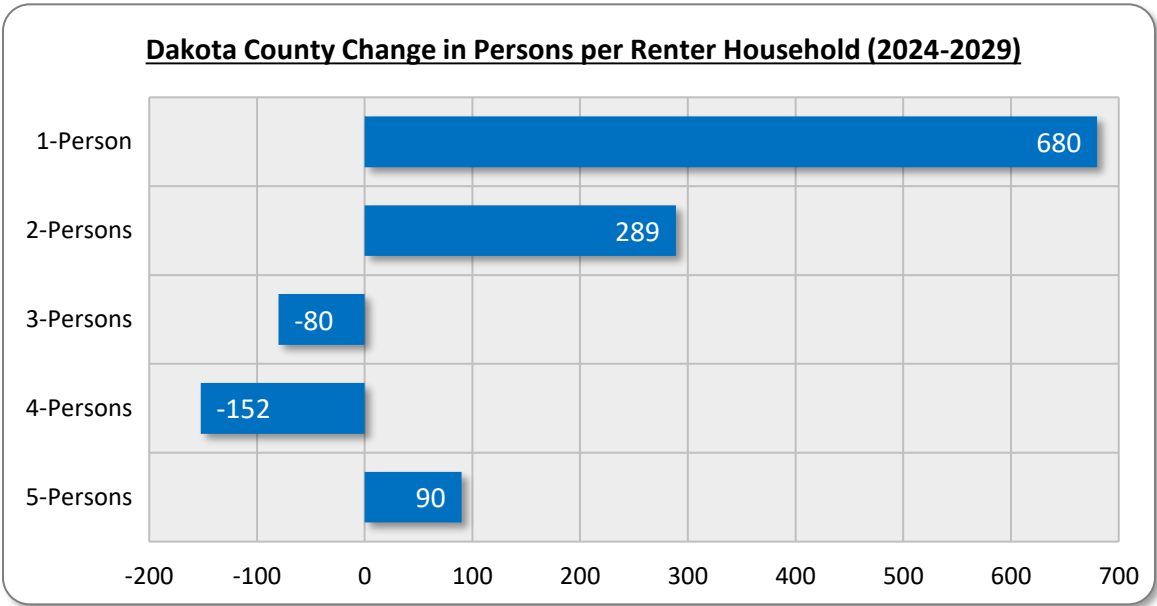
		Persons Per Renter Household (CONTINUED)					
		1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Mendota Heights	2020	490 (57.0%)	251 (29.2%)	47 (5.5%)	37 (4.3%)	35 (4.1%)	860 (100.0%)
	2024	546 (55.6%)	216 (22.0%)	30 (3.1%)	101 (10.3%)	89 (9.1%)	982 (100.0%)
	2029	591 (54.9%)	197 (18.3%)	21 (1.9%)	143 (13.3%)	125 (11.6%)	1,077 (100.0%)
Rosemount	2020	398 (32.6%)	324 (26.6%)	215 (17.6%)	161 (13.2%)	121 (9.9%)	1,219 (100.0%)
	2024	371 (27.7%)	446 (33.3%)	281 (21.0%)	111 (8.3%)	130 (9.7%)	1,339 (100.0%)
	2029	436 (25.2%)	635 (36.7%)	390 (22.6%)	101 (5.8%)	166 (9.6%)	1,728 (100.0%)
South St. Paul	2020	1,255 (46.6%)	625 (23.2%)	353 (13.1%)	260 (9.7%)	199 (7.4%)	2,692 (100.0%)
	2024	1,375 (50.3%)	690 (25.2%)	289 (10.6%)	187 (6.8%)	195 (7.1%)	2,736 (100.0%)
	2029	1,535 (52.1%)	773 (26.2%)	274 (9.3%)	159 (5.4%)	206 (7.0%)	2,947 (100.0%)
West St. Paul	2020	2,014 (51.4%)	1,002 (25.6%)	365 (9.3%)	320 (8.2%)	219 (5.6%)	3,920 (100.0%)
	2024	2,316 (54.4%)	1,105 (25.9%)	510 (12.0%)	234 (5.5%)	96 (2.3%)	4,261 (100.0%)
	2029	2,382 (55.8%)	1,114 (26.1%)	568 (13.3%)	177 (4.1%)	26 (0.6%)	4,267 (100.0%)
Dakota County	2020	17,375 (39.7%)	12,472 (28.5%)	5,965 (13.6%)	4,364 (10.0%)	3,570 (8.2%)	43,746 (100.0%)
	2024	19,343 (41.1%)	13,506 (28.7%)	6,045 (12.9%)	4,245 (9.0%)	3,882 (8.3%)	47,021 (100.0%)
	2029	20,023 (41.8%)	13,795 (28.8%)	5,965 (12.5%)	4,093 (8.6%)	3,972 (8.3%)	47,848 (100.0%)
Minnesota	2020	302,368 (45.6%)	178,468 (26.9%)	76,464 (11.5%)	54,208 (8.2%)	52,064 (7.8%)	663,572 (100.0%)
	2024	323,560 (46.4%)	189,089 (27.1%)	79,026 (11.3%)	55,725 (8.0%)	50,054 (7.2%)	697,454 (100.0%)
	2029	330,242 (46.8%)	192,056 (27.2%)	79,269 (11.2%)	55,742 (7.9%)	48,277 (6.8%)	705,586 (100.0%)

Source: 2020 Census; ESRI; Bowen National Research

In 2024, one- and two-person renter households represent a combined 69.8% of renter households in Dakota County, which is slightly smaller than the statewide share (73.5%) of one- and two-person renter households. Between 2024 and 2029, the number of one- and two-person renter households is projected to increase by 2.9% (969 households), resulting in a combined share of 70.6% in the PSA. In addition to the increase in one- and two-person renter households, five-person or larger renter households are projected to increase by 2.3%, or 90 households. The projected changes in renter households by size will likely have an effect on demand for certain rental unit configurations.

The distribution of renter households by size varies significantly among the individual submarkets. The combined share of one- and two-person renter households in each submarket ranges from 58.5% (Farmington) to 80.3% (West St. Paul), while the respective combined shares of three- and four-person renter households range from 13.4% (Mendota Heights) to 29.3% (Rosemount). Although smaller in share, five-person or larger renter households in the submarkets range from 2.3% (West St. Paul) to 17.8% (Farmington). Over the next five years, the most notable growth of renter households in terms of percentage is projected to occur among two- and three-person renter households in Rosemount (42.4% and 38.8, respectively), four-person and five-person or larger renter households in Mendota Heights (41.6% and 40.1%, respectively), and five-person or larger renter households in Farmington (24.8%). The current distribution of renter households by size and respective projected changes should be a consideration in future housing developments.

The following graph shows the projected change in persons per *renter* household within Dakota County between 2024 and 2029:



Owner households by size for each study area and the state of Minnesota for selected years are shown in the following table.

		Persons Per Owner Household					
		1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Apple Valley	2020	3,399 21.2%	5,885 36.6%	2,516 15.7%	2,647 16.5%	1,623 10.1%	16,070 100.0%
	2024	3,405 21.3%	5,960 37.3%	2,529 15.8%	2,403 15.0%	1,690 10.6%	15,987 100.0%
	2029	3,445 21.4%	6,064 37.6%	2,563 15.9%	2,307 14.3%	1,743 10.8%	16,122 100.0%
Burnsville	2020	3,746 23.2%	6,183 38.3%	2,513 15.6%	2,153 13.3%	1,536 9.5%	16,131 100.0%
	2024	3,927 24.5%	6,180 38.5%	2,290 14.3%	2,127 13.3%	1,511 9.4%	16,035 100.0%
	2029	4,108 25.1%	6,319 38.6%	2,230 13.6%	2,163 13.2%	1,532 9.4%	16,352 100.0%
Eagan	2020	4,091 21.4%	6,931 36.2%	3,298 17.2%	3,164 16.5%	1,641 8.6%	19,125 100.0%
	2024	4,028 21.3%	7,204 38.1%	3,169 16.8%	3,062 16.2%	1,445 7.6%	18,908 100.0%
	2029	4,046 21.3%	7,427 39.0%	3,141 16.5%	3,047 16.0%	1,365 7.2%	19,026 100.0%
Farmington	2020	993 14.7%	1,989 29.4%	1,218 18.0%	1,564 23.1%	1,009 14.9%	6,773 100.0%
	2024	891 12.8%	2,075 29.7%	1,397 20.0%	1,563 22.4%	1,062 15.2%	6,988 100.0%
	2029	871 11.8%	2,202 29.8%	1,548 21.0%	1,623 22.0%	1,133 15.4%	7,377 100.0%
Hastings	2020	1,544 23.2%	2,519 37.9%	1,050 15.8%	915 13.8%	618 9.3%	6,646 100.0%
	2024	1,738 26.0%	2,338 35.0%	1,093 16.3%	880 13.2%	638 9.5%	6,687 100.0%
	2029	1,903 27.4%	2,329 33.5%	1,156 16.6%	893 12.8%	672 9.7%	6,953 100.0%
Inver Grove Heights	2020	2,319 22.3%	3,933 37.7%	1,664 16.0%	1,489 14.3%	1,016 9.7%	10,421 100.0%
	2024	2,044 19.4%	4,505 42.7%	1,545 14.6%	1,616 15.3%	837 7.9%	10,547 100.0%
	2029	1,918 17.9%	4,833 45.2%	1,496 14.0%	1,693 15.8%	752 7.0%	10,692 100.0%
Lakeville	2020	2,348 11.8%	6,357 31.8%	3,767 18.9%	4,598 23.0%	2,906 14.5%	19,976 100.0%
	2024	2,891 13.2%	7,045 32.1%	4,203 19.2%	4,798 21.9%	2,994 13.7%	21,931 100.0%
	2029	3,345 13.9%	7,772 32.3%	4,651 19.3%	5,131 21.3%	3,179 13.2%	24,078 100.0%

Source: 2020 Census; ESRI; Bowen National Research

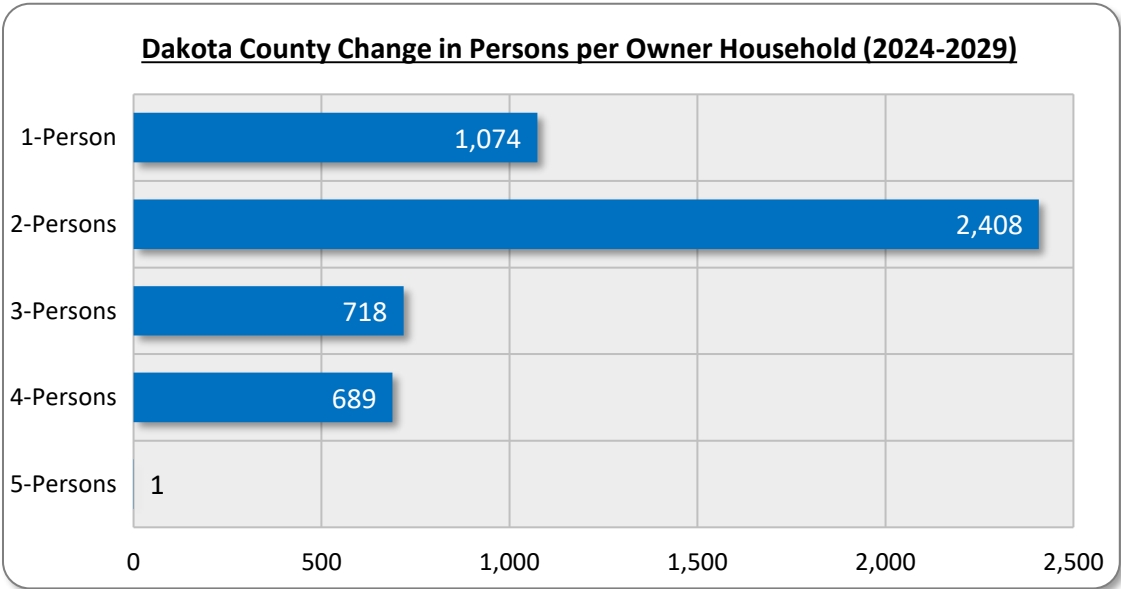
		Persons Per Owner Household (CONTINUED)					
		1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Mendota Heights	2020	838 21.4%	1,605 40.9%	557 14.2%	542 13.8%	381 9.7%	3,923 100.0%
	2024	847 21.7%	1,700 43.6%	455 11.7%	599 15.4%	296 7.6%	3,897 100.0%
	2029	869 21.9%	1,784 45.0%	413 10.4%	641 16.2%	259 6.5%	3,966 100.0%
Rosemount	2020	1,232 16.0%	2,442 31.7%	1,295 16.8%	1,696 22.0%	1,046 13.6%	7,711 100.0%
	2024	1,244 14.6%	3,059 36.0%	1,420 16.7%	1,858 21.8%	928 10.9%	8,509 100.0%
	2029	1,331 13.9%	3,638 38.1%	1,588 16.6%	2,078 21.8%	915 9.6%	9,550 100.0%
South St. Paul	2020	1,382 24.1%	2,033 35.4%	960 16.7%	759 13.2%	606 10.6%	5,740 100.0%
	2024	1,268 22.5%	2,057 36.5%	967 17.2%	726 12.9%	617 10.9%	5,635 100.0%
	2029	1,236 21.7%	2,109 37.1%	989 17.4%	724 12.7%	634 11.1%	5,692 100.0%
West St. Paul	2020	1,350 26.6%	1,841 36.3%	724 14.3%	617 12.2%	542 10.7%	5,074 100.0%
	2024	1,531 29.5%	1,643 31.7%	748 14.4%	788 15.2%	474 9.1%	5,184 100.0%
	2029	1,674 31.0%	1,587 29.4%	783 14.5%	903 16.7%	452 8.4%	5,399 100.0%
Dakota County	2020	24,208 19.5%	44,358 35.7%	20,538 16.5%	21,321 17.2%	13,838 11.1%	124,263 100.0%
	2024	24,938 19.7%	46,487 36.6%	20,813 16.4%	21,504 16.9%	13,157 10.4%	126,899 100.0%
	2029	26,012 19.7%	48,895 37.1%	21,531 16.3%	22,193 16.8%	13,158 10.0%	131,789 100.0%
Minnesota	2020	347,271 21.8%	607,978 38.2%	232,905 14.6%	231,671 14.6%	170,596 10.7%	1,590,421 100.0%
	2024	353,275 21.9%	622,037 38.6%	237,734 14.7%	232,970 14.4%	166,378 10.3%	1,612,394 100.0%
	2029	365,383 21.9%	645,181 38.8%	246,294 14.8%	239,562 14.4%	168,393 10.1%	1,664,813 100.0%

Source: 2020 Census; ESRI; Bowen National Research

The largest share (36.6%) of owner households in the PSA (Dakota County) consists of two persons, while the next largest share (19.7%) are one-person owner households. Combined, one- and two-person owner households represent 56.3% of all owner households within the county. This is a smaller share of one- and two-person owner households compared to the state of Minnesota (60.5%). Although each owner household size cohort in the PSA is projected to increase, or at a minimum remain stable, over the next five years, the most significant growth in terms of *number* and *share* is projected to occur among two-person owner households. This size cohort is projected to increase by 5.2%, or 2,408 households. Conversely, the number of five-person or larger owner households in the PSA will remain essentially unchanged.

Among the individual submarkets, Mendota Heights has the largest combined share of one- and two-person owner households (65.3%), while Farmington has the largest combined share of three- and four-person (42.4%) and five-person or larger (15.2%) owner households. Between 2024 and 2029, the most notable growth in terms of percentage is projected for one-person owner households in Lakeville (15.7%), two-person owner households in Rosemount (18.9%), and four-person owner households in West St. Paul (14.6%). Regardless, the overall growth of owner households in each submarket over the next five years will likely result in increased demand within the for-sale housing market throughout the county.

The following graph illustrates the projected change in persons per *owner* household within Dakota County between 2024 and 2029:



Median household income for selected years is shown in the following table:

	Median Household Income				
	2020 (Census)	2024 (Estimated)	% Change 2020-2024	2029 (Projected)	% Change 2024-2029
Apple Valley	\$91,312	\$100,703	10.3%	\$111,298	10.5%
Burnsville	\$76,393	\$86,847	13.7%	\$98,138	13.0%
Eagan	\$93,425	\$104,731	12.1%	\$116,872	11.6%
Farmington	\$114,366	\$111,136	-2.8%	\$123,955	11.5%
Hastings	\$71,514	\$88,159	23.3%	\$101,979	15.7%
Inver Grove Heights	\$82,328	\$97,846	18.8%	\$109,448	11.9%
Lakeville	\$113,723	\$127,558	12.2%	\$145,399	14.0%
Mendota Heights	\$112,112	\$128,891	15.0%	\$144,477	12.1%
Rosemount	\$109,761	\$128,537	17.1%	\$145,693	13.3%
South St. Paul	\$65,012	\$78,465	20.7%	\$85,687	9.2%
West St. Paul	\$59,968	\$68,406	14.1%	\$76,958	12.5%
Dakota County	\$88,904	\$102,310	15.1%	\$113,606	11.0%
Minnesota	\$74,093	\$86,801	17.2%	\$100,422	15.7%

Source: 2020 Census; ESRI; Bowen National Research

In 2024, the median household income for Dakota County (\$102,310) is 17.9% higher than that reported for the state of Minnesota (\$86,801). Although the 11.0% projected increase in the median household income for the PSA is less than the projected increase for the state over the next five years, the median household income in Dakota County will remain well above the statewide median income through 2029.

The 11 PSA submarkets have median household incomes that range from \$68,406 (West St. Paul) to \$128,891 (Mendota Heights) in 2024. In total, six of the PSA submarkets have median household incomes that exceed \$100,000 in 2024. Between 2024 and 2029, Hastings is projected to experience the largest percentage increase (15.7%) in median household income, while South St. Paul is projected to have the smallest increase (9.2%). By 2029, the submarkets of Lakeville, Mendota Heights, and Rosemount are projected to have median incomes of roughly \$145,000, which would represent the three highest median incomes among the 11 PSA submarkets. Conversely, the submarkets of Burnsville (\$98,138), South St. Paul (\$85,687), and West St. Paul (\$76,958) are projected to be the only three submarkets in the PSA with median household incomes that will remain below \$100,000.

The distribution of *renter* households by income is illustrated in the following table. Note that declines between 2023 and 2028 are in **red**, while increases are in **green**:

		Renter Households by Income							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Apple Valley	2020	455 (8.4%)	638 (11.8%)	465 (8.6%)	901 (16.7%)	1,208 (22.4%)	527 (9.8%)	809 (15.0%)	391 (7.2%)
	2024	330 (5.7%)	593 (10.3%)	483 (8.4%)	851 (14.7%)	1,167 (20.2%)	801 (13.9%)	902 (15.6%)	654 (11.3%)
	2029	322 (5.7%)	485 (8.7%)	419 (7.5%)	703 (12.6%)	1,075 (19.2%)	794 (14.2%)	966 (17.2%)	837 (14.9%)
	Change 2024-2029	-8 (-2.4%)	-108 (-18.2%)	-64 (-13.3%)	-148 (-17.4%)	-92 (-7.9%)	-7 (-0.9%)	64 (7.1%)	183 (28.0%)
Burnsville	2020	1,052 (11.3%)	883 (9.4%)	836 (8.9%)	1,853 (19.8%)	1,989 (21.3%)	1,197 (12.8%)	981 (10.5%)	558 (6.0%)
	2024	782 (7.9%)	798 (8.0%)	750 (7.5%)	1,352 (13.6%)	2,572 (25.8%)	1,205 (12.1%)	1,746 (17.5%)	754 (7.6%)
	2029	736 (7.5%)	645 (6.6%)	642 (6.6%)	1,155 (11.8%)	2,447 (25.1%)	1,241 (12.7%)	1,904 (19.5%)	997 (10.2%)
	Change 2024-2029	-46 (-5.9%)	-153 (-19.2%)	-108 (-14.4%)	-197 (-14.6%)	-125 (-4.9%)	36 (3.0%)	158 (9.0%)	243 (32.2%)

Source: 2020 Census; ESRI; Bowen National Research

		Renter Households by Income (CONTINUED)							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Eagan	2020	709 (8.4%)	918 (10.8%)	616 (7.3%)	1,386 (16.3%)	1,852 (21.8%)	1,328 (15.7%)	1,099 (13.0%)	573 (6.8%)
	2024	783 (8.5%)	582 (6.3%)	653 (7.1%)	1,014 (11.0%)	1,788 (19.5%)	1,842 (20.0%)	1,390 (15.1%)	1,138 (12.4%)
	2029	770 (8.3%)	472 (5.1%)	588 (6.3%)	891 (9.6%)	1,679 (18.0%)	1,851 (19.9%)	1,535 (16.5%)	1,531 (16.4%)
	Change 2024-2029	-13 (-1.7%)	-110 (-18.9%)	-65 (-10.0%)	-123 (-12.1%)	-109 (-6.1%)	9 (0.5%)	145 (10.4%)	393 (34.5%)
Farmington	2020	18 (1.6%)	154 (13.6%)	103 (9.1%)	83 (7.3%)	101 (8.9%)	160 (14.1%)	381 (33.6%)	134 (11.8%)
	2024	35 (3.1%)	155 (13.7%)	26 (2.3%)	324 (28.5%)	107 (9.4%)	102 (9.0%)	263 (23.2%)	124 (10.9%)
	2029	34 (3.0%)	114 (10.0%)	23 (2.0%)	285 (25.1%)	101 (8.9%)	102 (9.0%)	302 (26.6%)	175 (15.4%)
	Change 2024-2029	-1 (-2.9%)	-41 (-26.4%)	-3 (-11.4%)	-39 (-12.0%)	-6 (-5.6%)	0 (0.0%)	39 (14.8%)	51 (41.3%)
Hastings	2020	445 (17.9%)	469 (18.9%)	278 (11.2%)	206 (8.3%)	557 (22.4%)	184 (7.4%)	265 (10.7%)	79 (3.2%)
	2024	389 (15.1%)	293 (11.4%)	265 (10.3%)	306 (11.9%)	433 (16.8%)	514 (20.0%)	168 (6.5%)	205 (8.0%)
	2029	360 (13.6%)	223 (8.5%)	223 (8.5%)	268 (10.2%)	432 (16.4%)	566 (21.5%)	236 (9.0%)	329 (12.5%)
	Change 2024-2029	-29 (-7.5%)	-70 (-23.9%)	-42 (-15.8%)	-38 (-12.4%)	-1 (-0.2%)	52 (10.1%)	68 (40.5%)	124 (60.5%)
Inver Grove Heights	2020	395 (10.1%)	420 (10.7%)	670 (17.1%)	663 (16.9%)	927 (23.7%)	517 (13.2%)	227 (5.8%)	98 (2.5%)
	2024	385 (9.4%)	421 (10.3%)	495 (12.1%)	620 (15.1%)	758 (18.5%)	629 (15.3%)	425 (10.4%)	368 (9.0%)
	2029	362 (9.0%)	327 (8.1%)	423 (10.5%)	532 (13.2%)	716 (17.8%)	650 (16.2%)	497 (12.4%)	513 (12.8%)
	Change 2024-2029	-23 (-6.0%)	-94 (-22.3%)	-72 (-14.5%)	-88 (-14.2%)	-42 (-5.5%)	21 (3.3%)	72 (16.9%)	145 (39.4%)
Lakeville	2020	368 (11.2%)	268 (8.1%)	461 (14.0%)	421 (12.8%)	535 (16.2%)	497 (15.1%)	327 (9.9%)	416 (12.6%)
	2024	342 (8.6%)	338 (8.5%)	676 (17.1%)	547 (13.8%)	427 (10.8%)	663 (16.8%)	479 (12.1%)	482 (12.2%)
	2029	344 (7.9%)	312 (7.2%)	609 (14.0%)	511 (11.7%)	441 (10.1%)	727 (16.7%)	632 (14.5%)	786 (18.0%)
	Change 2024-2029	2 (0.6%)	-26 (-7.7%)	-67 (-9.9%)	-36 (-6.6%)	14 (3.3%)	64 (9.7%)	153 (31.9%)	304 (63.1%)
Mendota Heights	2020	97 (11.3%)	63 (7.3%)	68 (7.9%)	185 (21.5%)	262 (30.5%)	91 (10.6%)	55 (6.4%)	39 (4.5%)
	2024	116 (11.8%)	75 (7.6%)	66 (6.7%)	185 (18.9%)	233 (23.7%)	93 (9.5%)	142 (14.5%)	71 (7.2%)
	2029	117 (10.9%)	66 (6.1%)	66 (6.1%)	183 (17.0%)	235 (21.8%)	106 (9.8%)	172 (16.0%)	133 (12.3%)
	Change 2024-2029	1 (0.9%)	-9 (-12.0%)	0 (0.0%)	-2 (-1.1%)	2 (0.9%)	13 (14.0%)	30 (21.1%)	62 (87.1%)

Source: 2020 Census; ESRI; Bowen National Research

		Renter Households by Income (CONTINUED)							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Rosemount	2020	84 (6.9%)	135 (11.1%)	55 (4.5%)	174 (14.3%)	285 (23.4%)	256 (21.0%)	180 (14.8%)	50 (4.1%)
	2024	109 (8.1%)	81 (6.0%)	143 (10.7%)	113 (8.4%)	217 (16.2%)	265 (19.8%)	303 (22.6%)	108 (8.1%)
	2029	124 (7.2%)	76 (4.4%)	135 (7.8%)	122 (7.1%)	249 (14.4%)	345 (20.0%)	428 (24.8%)	247 (14.3%)
	Change 2024-2029	15 (13.8%)	-5 (-6.2%)	-8 (-5.6%)	9 (8.0%)	32 (14.7%)	80 (30.2%)	125 (41.3%)	139 (128.7%)
South St. Paul	2020	554 (20.6%)	440 (16.3%)	345 (12.8%)	424 (15.8%)	427 (15.9%)	298 (11.1%)	151 (5.6%)	53 (2.0%)
	2024	532 (19.4%)	346 (12.6%)	292 (10.7%)	300 (11.0%)	567 (20.7%)	385 (14.1%)	227 (8.3%)	88 (3.2%)
	2029	539 (18.3%)	317 (10.8%)	305 (10.3%)	278 (9.4%)	578 (19.6%)	453 (15.4%)	314 (10.7%)	163 (5.5%)
	Change 2024-2029	7 (1.3%)	-29 (-8.4%)	13 (4.5%)	-22 (-7.3%)	11 (1.9%)	68 (17.7%)	87 (38.3%)	75 (85.2%)
West St. Paul	2020	668 (17.0%)	772 (19.7%)	576 (14.7%)	625 (15.9%)	668 (17.0%)	268 (6.8%)	310 (7.9%)	33 (0.8%)
	2024	628 (14.7%)	744 (17.5%)	562 (13.2%)	627 (14.7%)	804 (18.9%)	320 (7.5%)	397 (9.3%)	179 (4.2%)
	2029	624 (14.6%)	632 (14.8%)	525 (12.3%)	611 (14.3%)	828 (19.4%)	336 (7.9%)	449 (10.5%)	262 (6.1%)
	Change 2024-2029	-4 (-0.6%)	-112 (-15.1%)	-37 (-6.6%)	-16 (-2.6%)	24 (3.0%)	16 (5.0%)	52 (13.1%)	83 (46.4%)
Dakota County	2020	4,871 (11.1%)	5,194 (11.9%)	4,584 (10.5%)	7,320 (16.7%)	9,061 (20.7%)	5,567 (12.7%)	4,783 (10.9%)	2,366 (5.4%)
	2024	4,507 (9.6%)	4,507 (9.6%)	4,473 (9.5%)	6,280 (13.4%)	9,325 (19.8%)	6,938 (14.8%)	6,644 (14.1%)	4,347 (9.2%)
	2029	4,391 (9.2%)	3,725 (7.8%)	3,979 (8.3%)	5,552 (11.6%)	8,995 (18.8%)	7,254 (15.2%)	7,708 (16.1%)	6,244 (13.0%)
	Change 2024-2029	-116 (-2.6%)	-782 (-17.4%)	-494 (-11.0%)	-728 (-11.6%)	-330 (-3.5%)	316 (4.6%)	1,064 (16.0%)	1,897 (43.6%)
Minnesota	2020	110,376 (16.6%)	86,431 (13.0%)	79,048 (11.9%)	105,411 (15.9%)	121,857 (18.4%)	69,782 (10.5%)	59,283 (8.9%)	31,384 (4.7%)
	2024	110,599 (15.9%)	72,553 (10.4%)	69,854 (10.0%)	94,780 (13.6%)	126,211 (18.1%)	84,940 (12.2%)	81,248 (11.6%)	57,268 (8.2%)
	2029	106,350 (15.1%)	60,659 (8.6%)	63,038 (8.9%)	85,065 (12.1%)	122,416 (17.3%)	90,411 (12.8%)	96,538 (13.7%)	81,108 (11.5%)
	Change 2024-2029	-4,249 (-3.8%)	-11,894 (-16.4%)	-6,816 (-9.8%)	-9,715 (-10.3%)	-3,795 (-3.0%)	5,471 (6.4%)	15,290 (18.8%)	23,840 (41.6%)

Source: 2020 Census; ESRI; Bowen National Research

In 2024, 42.1% of all *renter* households within the PSA (Dakota County) earn less than \$50,000 annually. This is a lower share of such households when compared to the state of Minnesota (49.9%). As such, the PSA has higher shares of renter households earning between \$50,000 and \$99,999 (34.6%) and \$100,000 or higher (23.3%) when compared to the state. Between 2024 and 2029, it is projected that renter household growth within Dakota County will be confined to households earning \$75,000 or more, with most of this growth projected to be among high-income renter households (\$150,000 and higher). Although renter households earning less than \$50,000 are projected to decrease by 2,120 (10.7%) during this time, it should be noted that 36.9% of all renter households in the county will continue earning less than \$50,000 in 2029.

Among the individual submarkets, the shares of renter households earning less than \$50,000 range from 32.9% (Eagan) to 60.1% (West St. Paul), while the shares of renter households earning \$100,000 or more range from 11.5% (South St. Paul) to 34.1% (Farmington). Between 2024 and 2029, the most significant growth is generally projected to occur among renter households earning \$100,000 or more, while most submarkets are projected to also have notable growth among renter households earning between \$75,000 and \$99,999. However, there are certain submarkets that are projecting renter household growth within lower income cohorts. For example, renter households earning less than \$15,000 are projected to increase in four of the 11 submarkets during the next five years, with individual increases ranging between 0.6% and 13.8%. While growth projections for Dakota County suggest that demand may increase for higher-priced rental alternatives, it is important to understand that nearly 18,000 renter households in the county are projected to earn less than \$50,000 in 2029. Despite the projected decrease in low-income renter households during the next five years, a substantial base of low-income renters will remain in the county. Thus, the need for affordable rental alternatives will likely persist within Dakota County for the foreseeable future.

The following table shows the distribution of *owner* households by income. Note that declines between 2024 and 2029 are in **red**, while increases are in **green**:

		Owner Households by Income							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Apple Valley	2020	430 (2.7%)	324 (2.0%)	585 (3.6%)	1,084 (6.7%)	2,734 (17.0%)	2,394 (14.9%)	3,998 (24.9%)	4,521 (28.1%)
	2024	444 (2.8%)	238 (1.5%)	483 (3.0%)	886 (5.5%)	2,132 (13.3%)	2,382 (14.9%)	3,440 (21.5%)	5,982 (37.4%)
	2029	405 (2.5%)	173 (1.1%)	390 (2.4%)	680 (4.2%)	1,841 (11.4%)	2,214 (13.7%)	3,442 (21.3%)	6,978 (43.3%)
	Change 2024-2029	-39 (-8.8%)	-65 (-27.3%)	-93 (-19.3%)	-206 (-23.3%)	-291 (-13.6%)	-168 (-7.1%)	2 (0.1%)	996 (16.6%)
Burnsville	2020	401 (2.5%)	538 (3.3%)	693 (4.3%)	1,754 (10.9%)	2,536 (15.7%)	2,492 (15.4%)	4,440 (27.5%)	3,277 (20.3%)
	2024	472 (2.9%)	363 (2.3%)	642 (4.0%)	1,293 (8.1%)	1,890 (11.8%)	2,610 (16.3%)	4,037 (25.2%)	4,729 (29.5%)
	2029	408 (2.5%)	265 (1.6%)	511 (3.1%)	1,031 (6.3%)	1,664 (10.2%)	2,532 (15.5%)	4,146 (25.4%)	5,796 (35.4%)
	Change 2024-2029	-64 (-13.6%)	-98 (-27.0%)	-131 (-20.4%)	-262 (-20.3%)	-226 (-12.0%)	-78 (-3.0%)	109 (2.7%)	1,067 (22.6%)
Eagan	2020	521 (2.7%)	430 (2.2%)	840 (4.4%)	1,348 (7.0%)	2,526 (13.2%)	2,277 (11.9%)	4,648 (24.3%)	6,535 (34.2%)
	2024	424 (2.2%)	389 (2.1%)	679 (3.6%)	1,134 (6.0%)	2,158 (11.4%)	1,862 (9.8%)	3,978 (21.0%)	8,284 (43.8%)
	2029	359 (1.9%)	275 (1.4%)	546 (2.9%)	892 (4.7%)	1,816 (9.5%)	1,667 (8.8%)	3,934 (20.7%)	9,537 (50.1%)
	Change 2024-2029	-65 (-15.3%)	-114 (-29.3%)	-133 (-19.6%)	-242 (-21.3%)	-342 (-15.8%)	-195 (-10.5%)	-44 (-1.1%)	1,253 (15.1%)
Farmington	2020	54 (0.8%)	147 (2.2%)	178 (2.6%)	489 (7.2%)	815 (12.0%)	938 (13.8%)	2,104 (31.1%)	2,048 (30.2%)
	2024	123 (1.8%)	88 (1.3%)	244 (3.5%)	303 (4.3%)	860 (12.3%)	979 (14.0%)	1,951 (27.9%)	2,440 (34.9%)
	2029	105 (1.4%)	64 (0.9%)	196 (2.7%)	221 (3.0%)	740 (10.0%)	891 (12.1%)	2,020 (27.4%)	3,141 (42.6%)
	Change 2024-2029	-18 (-14.7%)	-24 (-27.3%)	-48 (-19.7%)	-82 (-27.0%)	-120 (-14.0%)	-88 (-9.0%)	69 (3.5%)	701 (28.7%)
Hastings	2020	121 (1.8%)	620 (9.3%)	405 (6.1%)	736 (11.1%)	935 (14.1%)	1,169 (17.6%)	1,301 (19.6%)	1,359 (20.4%)
	2024	77 (1.2%)	287 (4.3%)	304 (4.5%)	571 (8.5%)	801 (12.0%)	991 (14.8%)	1,721 (25.7%)	1,934 (28.9%)
	2029	52 (0.7%)	193 (2.8%)	226 (3.3%)	444 (6.4%)	708 (10.2%)	967 (13.9%)	1,899 (27.3%)	2,464 (35.4%)
	Change 2024-2029	-25 (-32.5%)	-94 (-32.7%)	-78 (-25.7%)	-127 (-22.2%)	-93 (-11.6%)	-24 (-2.4%)	178 (10.3%)	530 (27.4%)

Source: 2020 Census; ESRI; Bowen National Research

		Owner Households by Income (CONTINUED)							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Inver Grove Heights	2020	272 (2.6%)	404 (3.9%)	676 (6.5%)	824 (7.9%)	1,252 (12.0%)	1,755 (16.8%)	2,510 (24.1%)	2,728 (26.2%)
	2024	240 (2.3%)	219 (2.1%)	410 (3.9%)	500 (4.7%)	1,369 (13.0%)	1,417 (13.4%)	2,502 (23.7%)	3,891 (36.9%)
	2029	197 (1.8%)	147 (1.4%)	311 (2.9%)	380 (3.6%)	1,171 (11.0%)	1,325 (12.4%)	2,581 (24.1%)	4,581 (42.8%)
	Change 2024-2029	-43 (-17.9%)	-72 (-32.9%)	-99 (-24.1%)	-120 (-24.0%)	-198 (-14.5%)	-92 (-6.5%)	79 (3.2%)	690 (17.7%)
Lakeville	2020	424 (2.1%)	278 (1.4%)	618 (3.1%)	1,230 (6.2%)	2,312 (11.6%)	2,604 (13.0%)	5,581 (27.9%)	6,929 (34.7%)
	2024	413 (1.9%)	186 (0.8%)	284 (1.3%)	809 (3.7%)	2,195 (10.0%)	2,348 (10.7%)	5,236 (23.9%)	10,459 (47.7%)
	2029	339 (1.4%)	126 (0.5%)	174 (0.7%)	627 (2.6%)	1,924 (8.0%)	2,191 (9.1%)	5,668 (23.5%)	13,030 (54.1%)
	Change 2024-2029	-74 (-17.9%)	-60 (-32.3%)	-110 (-38.7%)	-182 (-22.5%)	-271 (-12.3%)	-157 (-6.7%)	432 (8.3%)	2,571 (24.6%)
Mendota Heights	2020	127 (3.2%)	120 (3.1%)	115 (2.9%)	268 (6.8%)	336 (8.6%)	417 (10.6%)	944 (24.1%)	1,596 (40.7%)
	2024	61 (1.6%)	57 (1.5%)	111 (2.8%)	135 (3.5%)	272 (7.0%)	436 (11.2%)	757 (19.4%)	2,068 (53.1%)
	2029	45 (1.1%)	39 (1.0%)	92 (2.3%)	103 (2.6%)	223 (5.6%)	405 (10.2%)	743 (18.7%)	2,316 (58.4%)
	Change 2024-2029	-16 (-26.2%)	-18 (-31.6%)	-19 (-17.1%)	-32 (-23.7%)	-49 (-18.0%)	-31 (-7.1%)	-14 (-1.8%)	248 (12.0%)
Rosemount	2020	96 (1.2%)	277 (3.6%)	248 (3.2%)	533 (6.9%)	876 (11.4%)	1,064 (13.8%)	1,769 (22.9%)	2,848 (36.9%)
	2024	92 (1.1%)	176 (2.1%)	213 (2.5%)	417 (4.9%)	790 (9.3%)	994 (11.7%)	1,677 (19.7%)	4,150 (48.8%)
	2029	75 (0.8%)	130 (1.4%)	155 (1.6%)	355 (3.7%)	716 (7.5%)	1,020 (10.7%)	1,847 (19.3%)	5,253 (55.0%)
	Change 2024-2029	-17 (-18.5%)	-46 (-26.1%)	-58 (-27.2%)	-62 (-14.9%)	-74 (-9.4%)	26 (2.6%)	170 (10.1%)	1,103 (26.6%)
South St. Paul	2020	193 (3.4%)	340 (5.9%)	251 (4.4%)	558 (9.7%)	1,423 (24.8%)	1,138 (19.8%)	1,305 (22.7%)	532 (9.3%)
	2024	218 (3.9%)	139 (2.5%)	205 (3.6%)	347 (6.2%)	960 (17.0%)	1,132 (20.1%)	1,571 (27.9%)	1,064 (18.9%)
	2029	162 (2.8%)	93 (1.6%)	171 (3.0%)	266 (4.7%)	818 (14.4%)	1,106 (19.4%)	1,687 (29.6%)	1,390 (24.4%)
	Change 2024-2029	-56 (-25.7%)	-46 (-33.1%)	-34 (-16.6%)	-81 (-23.3%)	-142 (-14.8%)	-26 (-2.3%)	116 (7.4%)	326 (30.6%)
West St. Paul	2020	200 (3.9%)	278 (5.5%)	314 (6.2%)	392 (7.7%)	1,015 (20.0%)	855 (16.9%)	1,036 (20.4%)	984 (19.4%)
	2024	95 (1.8%)	106 (2.0%)	330 (6.4%)	318 (6.1%)	836 (16.1%)	1,004 (19.4%)	1,123 (21.7%)	1,371 (26.5%)
	2029	70 (1.3%)	66 (1.2%)	278 (5.1%)	276 (5.1%)	789 (14.6%)	971 (18.0%)	1,169 (21.7%)	1,780 (33.0%)
	Change 2024-2029	-25 (-26.3%)	-40 (-37.7%)	-52 (-15.8%)	-42 (-13.2%)	-47 (-5.6%)	-33 (-3.3%)	46 (4.1%)	409 (29.8%)

Source: 2020 Census; ESRI; Bowen National Research

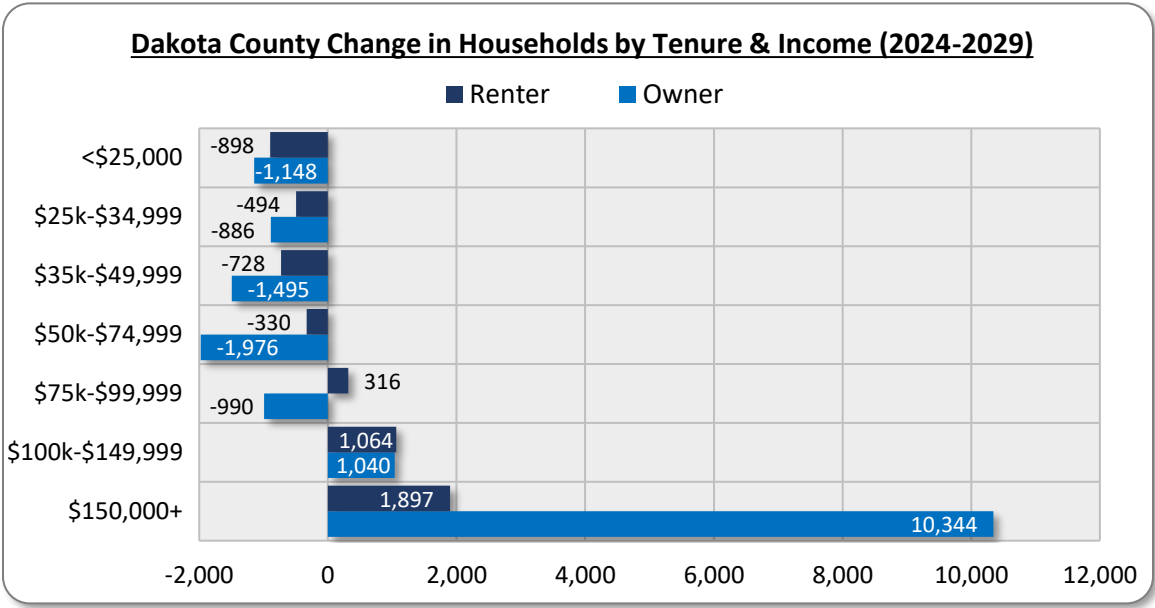
		Owner Households by Income (CONTINUED)							
		Less Than \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 & Higher
Dakota County	2020	2,979 (2.4%)	3,733 (3.0%)	5,315 (4.3%)	9,789 (7.9%)	17,843 (14.4%)	18,372 (14.8%)	31,477 (25.3%)	34,755 (28.0%)
	2024	2,788 (2.2%)	2,327 (1.8%)	4,141 (3.3%)	7,031 (5.5%)	14,860 (11.7%)	17,192 (13.5%)	29,745 (23.4%)	48,816 (38.5%)
	2029	2,339 (1.8%)	1,628 (1.2%)	3,255 (2.5%)	5,536 (4.2%)	12,884 (9.8%)	16,202 (12.3%)	30,785 (23.4%)	59,160 (44.9%)
	Change 2024-2029	-449 (-16.1%)	-699 (-30.0%)	-886 (-21.4%)	-1,495 (-21.3%)	-1,976 (-13.3%)	-990 (-5.8%)	1,040 (3.5%)	10,344 (21.2%)
Minnesota	2020	56,714 (3.6%)	70,013 (4.4%)	86,968 (5.5%)	153,544 (9.7%)	270,868 (17.0%)	248,998 (15.7%)	357,851 (22.5%)	345,465 (21.7%)
	2024	54,914 (3.4%)	48,688 (3.0%)	67,246 (4.2%)	112,625 (7.0%)	227,701 (14.1%)	228,477 (14.2%)	374,052 (23.2%)	498,691 (30.9%)
	2029	45,688 (2.7%)	36,006 (2.2%)	54,606 (3.3%)	91,541 (5.5%)	201,292 (12.1%)	221,469 (13.3%)	399,959 (24.0%)	614,252 (36.9%)
	Change 2024-2029	-9,226 (-16.8%)	-12,682 (-26.0%)	-12,640 (-18.8%)	-21,084 (-18.7%)	-26,409 (-11.6%)	-7,008 (-3.1%)	25,907 (6.9%)	115,561 (23.2%)

Source: 2020 Census; ESRI; Bowen National Research

In 2024, 61.9% of all *owner* households in the PSA (Dakota County) earn \$100,000 or more annually. This is a higher share of such households than that reported for the state of Minnesota (54.1%). By comparison, only 12.8% of owner households in the PSA earn less than \$50,000, which is a lower share of such households compared to the state (17.6%). Note that nine of the 11 PSA submarkets are also comprised of at least one-half of owner households earning \$100,000 or more, with Mendota Heights (72.5%), Lakeville (71.5%), and Rosemount (68.5%) having the highest shares of such households. West St. Paul (48.2%) and South St. Paul (46.8%) each have less than one-half of all owner households earning \$100,000 or more.

Between 2024 and 2029, owner household growth in Dakota County is projected to be predominantly concentrated among households earning \$150,000 or more, which is consistent with projections for all 11 submarkets and the state. In total, seven submarkets are projected to have over 20% growth in owner households earning \$150,000 or more over the next five years. While owner household growth will generally be concentrated among high-income households, it should be noted that nearly 10% of all owner households are projected to continue to earn less than \$50,000 and 22.1% will continue to earn between \$50,000 and \$100,000 through 2029. As such, it is important that for-sale housing products that are affordable to a range of household incomes are readily available within the county and each submarket.

The following graph illustrates household income growth by tenure for Dakota County between 2024 and 2029.



The distribution of senior (age 62 and older) *renter* households by income are shown on the following page. Note that declines between 2024 and 2029 are in **red**, while increases are in **green**.

		Age 62+ Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Apple Valley	2020	102 (7.3%)	196 (14.1%)	136 (9.8%)	242 (17.4%)	279 (20.1%)	178 (12.8%)	166 (11.9%)	92 (6.6%)
	2024	108 (7.5%)	181 (12.5%)	131 (9.1%)	225 (15.5%)	280 (19.4%)	191 (13.2%)	192 (13.3%)	139 (9.6%)
	2029	112 (7.5%)	157 (10.6%)	122 (8.2%)	199 (13.4%)	276 (18.6%)	204 (13.7%)	221 (14.9%)	196 (13.2%)
	Change 2024-2029	4 (3.7%)	-24 (-13.3%)	-9 (-6.9%)	-26 (-11.6%)	-4 (-1.4%)	13 (6.8%)	29 (15.1%)	57 (41.0%)
Burnsville	2020	137 (10.5%)	151 (11.6%)	120 (9.2%)	212 (16.3%)	333 (25.6%)	139 (10.7%)	167 (12.8%)	44 (3.4%)
	2024	157 (10.0%)	151 (9.6%)	128 (8.1%)	223 (14.2%)	392 (25.0%)	181 (11.5%)	239 (15.2%)	100 (6.4%)
	2029	180 (9.6%)	149 (7.9%)	134 (7.1%)	233 (12.4%)	459 (24.4%)	230 (12.2%)	326 (17.3%)	168 (8.9%)
	Change 2024-2029	23 (14.6%)	-2 (-1.3%)	6 (4.7%)	10 (4.5%)	67 (17.1%)	49 (27.1%)	87 (36.4%)	68 (68.0%)
Eagan	2020	164 (11.1%)	134 (9.1%)	125 (8.5%)	191 (13.0%)	295 (20.0%)	283 (19.2%)	174 (11.8%)	106 (7.2%)
	2024	182 (10.9%)	127 (7.6%)	128 (7.7%)	192 (11.5%)	313 (18.8%)	321 (19.2%)	219 (13.1%)	187 (11.2%)
	2029	202 (10.7%)	116 (6.1%)	131 (6.9%)	190 (10.0%)	331 (17.5%)	363 (19.2%)	272 (14.4%)	287 (15.2%)
	Change 2024-2029	20 (11.0%)	-11 (-8.7%)	3 (2.3%)	-2 (-1.0%)	18 (5.8%)	42 (13.1%)	53 (24.2%)	100 (53.5%)
Farmington	2020	8 (4.3%)	42 (22.7%)	5 (2.7%)	64 (34.6%)	17 (9.2%)	15 (8.1%)	27 (14.6%)	7 (3.8%)
	2024	10 (4.5%)	41 (18.3%)	6 (2.7%)	71 (31.7%)	20 (8.9%)	19 (8.5%)	39 (17.4%)	18 (8.0%)
	2029	13 (4.7%)	40 (14.4%)	7 (2.5%)	81 (29.2%)	25 (9.0%)	24 (8.7%)	55 (19.9%)	32 (11.6%)
	Change 2024-2029	3 (30.0%)	-1 (-2.4%)	1 (16.7%)	10 (14.1%)	5 (25.0%)	5 (26.3%)	16 (41.0%)	14 (77.8%)
Hastings	2020	139 (20.4%)	113 (16.6%)	86 (12.6%)	91 (13.4%)	106 (15.6%)	111 (16.3%)	21 (3.1%)	14 (2.1%)
	2024	142 (18.6%)	101 (13.2%)	82 (10.7%)	89 (11.6%)	117 (15.3%)	138 (18.1%)	39 (5.1%)	56 (7.3%)
	2029	149 (16.8%)	87 (9.8%)	79 (8.9%)	89 (10.0%)	134 (15.1%)	175 (19.8%)	63 (7.1%)	110 (12.4%)
	Change 2024-2029	7 (4.9%)	-14 (-13.9%)	-3 (-3.7%)	0 (0.0%)	17 (14.5%)	37 (26.8%)	24 (61.5%)	54 (96.4%)
Inver Grove Heights	2020	123 (12.3%)	147 (14.6%)	143 (14.2%)	173 (17.2%)	178 (17.7%)	132 (13.1%)	68 (6.8%)	40 (4.0%)
	2024	136 (11.9%)	139 (12.2%)	146 (12.8%)	176 (15.4%)	198 (17.3%)	163 (14.2%)	98 (8.6%)	88 (7.7%)
	2029	149 (11.5%)	127 (9.8%)	147 (11.4%)	175 (13.5%)	219 (16.9%)	198 (15.3%)	133 (10.3%)	146 (11.3%)
	Change 2024-2029	13 (9.6%)	-12 (-8.6%)	1 (0.7%)	-1 (-0.6%)	21 (10.6%)	35 (21.5%)	35 (35.7%)	58 (65.9%)

Source: 2020 Census; ESRI; Bowen National Research

		Age 62+ Renter Households by Income (CONTINUED)							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Lakeville	2020	116 (12.4%)	114 (12.2%)	201 (21.5%)	158 (16.9%)	100 (10.7%)	142 (15.2%)	69 (7.4%)	33 (3.5%)
	2024	127 (11.6%)	116 (10.6%)	202 (18.5%)	161 (14.7%)	112 (10.2%)	170 (15.6%)	104 (9.5%)	101 (9.2%)
	2029	137 (10.8%)	116 (9.2%)	197 (15.6%)	160 (12.7%)	124 (9.8%)	199 (15.7%)	147 (11.6%)	184 (14.6%)
	Change 2024-2029	10 (7.9%)	0 (0.0%)	-5 (-2.5%)	-1 (-0.6%)	12 (10.7%)	29 (17.1%)	43 (41.3%)	83 (82.2%)
Mendota Heights	2020	66 (16.0%)	45 (10.9%)	31 (7.5%)	83 (20.1%)	97 (23.5%)	35 (8.5%)	44 (10.7%)	11 (2.7%)
	2024	64 (15.6%)	39 (9.5%)	30 (7.3%)	78 (19.1%)	90 (22.0%)	36 (8.8%)	45 (11.0%)	27 (6.6%)
	2029	62 (15.1%)	32 (7.8%)	28 (6.8%)	73 (17.8%)	84 (20.5%)	38 (9.3%)	47 (11.5%)	46 (11.2%)
	Change 2024-2029	-2 (-3.1%)	-7 (-17.9%)	-2 (-6.7%)	-5 (-6.4%)	-6 (-6.7%)	2 (5.6%)	2 (4.4%)	19 (70.4%)
Rosemount	2020	34 (11.6%)	27 (9.2%)	43 (14.7%)	30 (10.2%)	52 (17.7%)	54 (18.4%)	50 (17.1%)	3 (1.0%)
	2024	33 (10.2%)	23 (7.1%)	37 (11.5%)	29 (9.0%)	52 (16.1%)	62 (19.2%)	66 (20.4%)	21 (6.5%)
	2029	33 (8.9%)	19 (5.1%)	32 (8.6%)	28 (7.5%)	54 (14.6%)	73 (19.7%)	88 (23.7%)	44 (11.9%)
	Change 2024-2029	0 (0.0%)	-4 (-17.4%)	-5 (-13.5%)	-1 (-3.4%)	2 (3.8%)	11 (17.7%)	22 (33.3%)	23 (109.5%)
South St. Paul	2020	150 (25.1%)	101 (16.9%)	66 (11.1%)	74 (12.4%)	117 (19.6%)	64 (10.7%)	24 (4.0%)	1 (0.2%)
	2024	163 (23.5%)	100 (14.4%)	75 (10.8%)	74 (10.7%)	130 (18.8%)	87 (12.6%)	46 (6.6%)	18 (2.6%)
	2029	185 (22.1%)	103 (12.3%)	90 (10.7%)	78 (9.3%)	151 (18.0%)	118 (14.1%)	73 (8.7%)	40 (4.8%)
	Change 2024-2029	22 (13.5%)	3 (3.0%)	15 (20.0%)	4 (5.4%)	21 (16.2%)	31 (35.6%)	27 (58.7%)	22 (122.2%)
West St. Paul	2020	223 (17.5%)	282 (22.2%)	181 (14.2%)	185 (14.6%)	210 (16.5%)	82 (6.5%)	85 (6.7%)	23 (1.8%)
	2024	244 (17.2%)	273 (19.3%)	190 (13.4%)	200 (14.1%)	244 (17.2%)	97 (6.8%)	112 (7.9%)	57 (4.0%)
	2029	261 (16.8%)	251 (16.2%)	195 (12.6%)	213 (13.7%)	279 (18.0%)	113 (7.3%)	143 (9.2%)	98 (6.3%)
	Change 2024-2029	17 (7.0%)	-22 (-8.1%)	5 (2.6%)	13 (6.5%)	35 (14.3%)	16 (16.5%)	31 (27.7%)	41 (71.9%)

Source: 2020 Census; ESRI; Bowen National Research

		Age 62+ Renter Households by Income (CONTINUED)							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Dakota County	2020	1,240 (12.7%)	1,332 (13.6%)	1,115 (11.4%)	1,524 (15.6%)	1,919 (19.6%)	1,298 (13.2%)	971 (9.9%)	401 (4.1%)
	2024	1,357 (12.2%)	1,274 (11.4%)	1,132 (10.2%)	1,531 (13.8%)	2,092 (18.8%)	1,540 (13.8%)	1,318 (11.8%)	884 (7.9%)
	2029	1,489 (11.7%)	1,189 (9.4%)	1,142 (9.0%)	1,525 (12.0%)	2,290 (18.0%)	1,829 (14.4%)	1,742 (13.7%)	1,483 (11.7%)
	Change 2024-2029	132 (9.7%)	-85 (-6.7%)	10 (0.9%)	-6 (-0.4%)	198 (9.5%)	289 (18.8%)	424 (32.2%)	599 (67.8%)
Minnesota	2020	28,438 (19.9%)	19,189 (13.4%)	16,275 (11.4%)	21,212 (14.9%)	24,844 (17.4%)	14,394 (10.1%)	11,663 (8.2%)	6,657 (4.7%)
	2024	29,536 (19.2%)	17,929 (11.6%)	16,072 (10.4%)	20,864 (13.5%)	26,093 (16.9%)	16,571 (10.7%)	15,352 (10.0%)	11,737 (7.6%)
	2029	30,792 (18.3%)	16,275 (9.7%)	15,752 (9.4%)	20,343 (12.1%)	27,553 (16.4%)	19,233 (11.5%)	19,915 (11.9%)	18,060 (10.8%)
	Change 2024-2029	1,256 (4.3%)	-1,654 (-9.2%)	-320 (-2.0%)	-521 (-2.5%)	1,460 (5.6%)	2,662 (16.1%)	4,563 (29.7%)	6,323 (53.9%)

Source: 2020 Census; ESRI; Bowen National Research

In 2024, 33.8% of senior renter households in the PSA (Dakota County) earn less than \$30,000 per year, 46.4% earn between \$30,000 and \$59,999, and 19.7% earn \$60,000 or more per year. Over the next five years, senior renter households are projected to increase among a variety of income cohorts in the PSA, with the most substantial growth (46.5%) projected for those earning over \$60,000 per year. Noteworthy household increases are also projected among senior renters earning between \$40,000 and \$59,999 (487 households, or 13.4%) and those earning below \$10,000 (132 households, or 9.7%).

Among the individual submarkets of the PSA, the highest shares of senior renter households earning less than \$30,000 are within the West St. Paul (49.9%) and South St. Paul (48.7%) submarkets. Conversely, the share of senior renter households earning \$60,000 or more is highest within the Rosemount (26.9%) and Farmington (25.4%) submarkets. It is noteworthy that senior renter households earning below \$10,000 are projected to increase in nine of the 11 PSA submarkets. As household growth is projected among low-, moderate-, and high-income senior renters in the county between 2024 and 2029, there may be development opportunities in the county for senior-oriented rental housing that is affordable to a range of income levels.

The distribution of *senior (age 62 and older)* owner households by income are below. Note that declines between 2024 and 2029 are in **red**, while increases are in **green**:

		Age 62+ Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Apple Valley	2020	171 (3.4%)	103 (2.1%)	190 (3.8%)	352 (7.0%)	788 (15.7%)	816 (16.2%)	1,057 (21.0%)	1,547 (30.8%)
	2024	168 (3.1%)	88 (1.6%)	173 (3.2%)	309 (5.8%)	745 (13.9%)	817 (15.2%)	1,127 (21.0%)	1,933 (36.1%)
	2029	162 (2.9%)	67 (1.2%)	147 (2.6%)	248 (4.4%)	676 (11.9%)	803 (14.1%)	1,195 (21.0%)	2,386 (42.0%)
	Change 2024-2029	-6 (-3.6%)	-21 (-23.9%)	-26 (-15.0%)	-61 (-19.7%)	-69 (-9.3%)	-14 (-1.7%)	68 (6.0%)	453 (23.4%)
Burnsville	2020	219 (3.7%)	182 (3.1%)	298 (5.1%)	587 (10.0%)	806 (13.8%)	1,012 (17.3%)	1,417 (24.2%)	1,339 (22.8%)
	2024	209 (3.3%)	156 (2.5%)	268 (4.2%)	527 (8.3%)	774 (12.2%)	1,053 (16.6%)	1,557 (24.6%)	1,798 (28.4%)
	2029	192 (2.8%)	121 (1.8%)	225 (3.3%)	441 (6.5%)	719 (10.5%)	1,084 (15.9%)	1,703 (24.9%)	2,345 (34.3%)
	Change 2024-2029	-17 (-8.1%)	-35 (-22.4%)	-43 (-16.0%)	-86 (-16.3%)	-55 (-7.1%)	31 (2.9%)	146 (9.4%)	547 (30.4%)
Eagan	2020	176 (2.9%)	176 (2.9%)	275 (4.6%)	458 (7.6%)	835 (13.8%)	673 (11.1%)	1,260 (20.9%)	2,185 (36.2%)
	2024	169 (2.5%)	152 (2.3%)	256 (3.8%)	417 (6.2%)	797 (11.9%)	676 (10.1%)	1,382 (20.7%)	2,839 (42.4%)
	2029	159 (2.1%)	119 (1.6%)	227 (3.1%)	359 (4.8%)	738 (10.0%)	670 (9.0%)	1,518 (20.5%)	3,627 (48.9%)
	Change 2024-2029	-10 (-5.9%)	-33 (-21.7%)	-29 (-11.3%)	-58 (-13.9%)	-59 (-7.4%)	-6 (-0.9%)	136 (9.8%)	788 (27.8%)
Farmington	2020	31 (2.5%)	25 (2.0%)	61 (4.8%)	79 (6.2%)	197 (15.6%)	207 (16.4%)	349 (27.6%)	316 (25.0%)
	2024	30 (2.0%)	21 (1.4%)	56 (3.8%)	69 (4.7%)	192 (13.0%)	211 (14.3%)	402 (27.2%)	497 (33.6%)
	2029	29 (1.6%)	17 (1.0%)	51 (2.9%)	57 (3.2%)	187 (10.6%)	218 (12.4%)	473 (26.9%)	727 (41.3%)
	Change 2024-2029	-1 (-3.3%)	-4 (-19.0%)	-5 (-8.9%)	-12 (-17.4%)	-5 (-2.6%)	7 (3.3%)	71 (17.7%)	230 (46.3%)
Hastings	2020	43 (1.8%)	153 (6.3%)	149 (6.1%)	267 (10.9%)	345 (14.1%)	388 (15.9%)	571 (23.4%)	526 (21.5%)
	2024	34 (1.3%)	123 (4.7%)	125 (4.8%)	229 (8.8%)	321 (12.4%)	391 (15.1%)	651 (25.1%)	720 (27.8%)
	2029	24 (0.8%)	87 (3.1%)	98 (3.5%)	185 (6.5%)	298 (10.5%)	403 (14.3%)	761 (26.9%)	972 (34.4%)
	Change 2024-2029	-10 (-29.4%)	-36 (-29.3%)	-27 (-21.6%)	-44 (-19.2%)	-23 (-7.2%)	12 (3.1%)	110 (16.9%)	252 (35.0%)

Source: 2020 Census; ESRI; Bowen National Research

		Age 62+ Owner Households by Income (CONTINUED)							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Inver Grove Heights	2020	104 (3.0%)	103 (3.0%)	177 (5.1%)	211 (6.1%)	538 (15.6%)	509 (14.7%)	784 (22.7%)	1,032 (29.8%)
	2024	97 (2.5%)	86 (2.2%)	157 (4.1%)	189 (4.9%)	519 (13.6%)	527 (13.8%)	889 (23.2%)	1,365 (35.6%)
	2029	86 (2.0%)	63 (1.5%)	129 (3.1%)	156 (3.7%)	483 (11.5%)	539 (12.8%)	1,003 (23.8%)	1,758 (41.7%)
	Change 2024-2029	-11 (-11.3%)	-23 (-26.7%)	-28 (-17.8%)	-33 (-17.5%)	-36 (-6.9%)	12 (2.3%)	114 (12.8%)	393 (28.8%)
Lakeville	2020	123 (2.8%)	60 (1.4%)	94 (2.2%)	232 (5.3%)	571 (13.1%)	562 (12.9%)	1,032 (23.7%)	1,686 (38.7%)
	2024	117 (2.2%)	51 (0.9%)	76 (1.4%)	212 (3.9%)	570 (10.6%)	593 (11.0%)	1,262 (23.5%)	2,489 (46.4%)
	2029	107 (1.6%)	39 (0.6%)	52 (0.8%)	180 (2.8%)	552 (8.5%)	614 (9.4%)	1,519 (23.4%)	3,440 (52.9%)
	Change 2024-2029	-10 (-8.5%)	-12 (-23.5%)	-24 (-31.6%)	-32 (-15.1%)	-18 (-3.2%)	21 (3.5%)	257 (20.4%)	951 (38.2%)
Mendota Heights	2020	39 (2.1%)	38 (2.1%)	63 (3.5%)	79 (4.4%)	155 (8.5%)	227 (12.5%)	361 (19.9%)	853 (47.0%)
	2024	33 (1.7%)	30 (1.6%)	56 (3.0%)	67 (3.5%)	137 (7.2%)	220 (11.6%)	367 (19.3%)	988 (52.1%)
	2029	26 (1.3%)	21 (1.0%)	49 (2.4%)	53 (2.6%)	118 (5.8%)	214 (10.6%)	379 (18.7%)	1,166 (57.6%)
	Change 2024-2029	-7 (-21.2%)	-9 (-30.0%)	-7 (-12.5%)	-14 (-20.9%)	-19 (-13.9%)	-6 (-2.7%)	12 (3.3%)	178 (18.0%)
Rosemount	2020	32 (1.6%)	64 (3.3%)	77 (3.9%)	133 (6.8%)	237 (12.1%)	260 (13.3%)	384 (19.6%)	773 (39.4%)
	2024	29 (1.2%)	55 (2.3%)	64 (2.7%)	123 (5.2%)	231 (9.8%)	284 (12.0%)	456 (19.3%)	1,116 (47.3%)
	2029	27 (0.9%)	44 (1.5%)	51 (1.7%)	115 (3.9%)	232 (7.9%)	323 (11.1%)	559 (19.2%)	1,568 (53.7%)
	Change 2024-2029	-2 (-6.9%)	-11 (-20.0%)	-13 (-20.3%)	-8 (-6.5%)	1 (0.4%)	39 (13.7%)	103 (22.6%)	452 (40.5%)
South St. Paul	2020	93 (5.5%)	62 (3.7%)	76 (4.5%)	136 (8.0%)	347 (20.5%)	353 (20.8%)	421 (24.8%)	207 (12.2%)
	2024	81 (4.4%)	50 (2.7%)	71 (3.8%)	119 (6.4%)	328 (17.6%)	378 (20.3%)	500 (26.9%)	334 (17.9%)
	2029	69 (3.2%)	38 (1.8%)	69 (3.2%)	104 (4.9%)	319 (14.9%)	423 (19.8%)	616 (28.8%)	501 (23.4%)
	Change 2024-2029	-12 (-14.8%)	-12 (-24.0%)	-2 (-2.8%)	-15 (-12.6%)	-9 (-2.7%)	45 (11.9%)	116 (23.2%)	167 (50.0%)
West St. Paul	2020	44 (2.6%)	53 (3.1%)	133 (7.9%)	123 (7.3%)	304 (18.1%)	351 (20.8%)	352 (20.9%)	324 (19.2%)
	2024	39 (2.1%)	42 (2.3%)	126 (6.8%)	117 (6.3%)	309 (16.6%)	365 (19.6%)	392 (21.1%)	470 (25.3%)
	2029	30 (1.5%)	28 (1.4%)	111 (5.5%)	105 (5.2%)	304 (15.1%)	370 (18.4%)	428 (21.2%)	640 (31.7%)
	Change 2024-2029	-9 (-23.1%)	-14 (-33.3%)	-15 (-11.9%)	-12 (-10.3%)	-5 (-1.6%)	5 (1.4%)	36 (9.2%)	170 (36.2%)

Source: 2020 Census; ESRI; Bowen National Research

		Age 62+ Owner Households by Income (CONTINUED)							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Dakota County	2020	1,118 (3.0%)	1,012 (2.7%)	1,637 (4.3%)	2,722 (7.2%)	5,383 (14.2%)	5,699 (15.1%)	8,632 (22.8%)	11,614 (30.7%)
	2024	1,049 (2.5%)	853 (2.0%)	1,469 (3.5%)	2,436 (5.8%)	5,147 (12.2%)	5,832 (13.9%)	9,637 (22.9%)	15,597 (37.1%)
	2029	951 (2.0%)	644 (1.4%)	1,241 (2.6%)	2,051 (4.4%)	4,799 (10.2%)	5,941 (12.7%)	10,807 (23.0%)	20,459 (43.6%)
	Change 2024-2029	-98 (-9.3%)	-209 (-24.5%)	-228 (-15.5%)	-385 (-15.8%)	-348 (-6.8%)	109 (1.9%)	1,170 (12.1%)	4,862 (31.2%)
Minnesota	2020	24,692 (4.4%)	22,962 (4.1%)	29,420 (5.3%)	48,573 (8.7%)	91,330 (16.3%)	82,844 (14.8%)	121,438 (21.7%)	138,109 (24.7%)
	2024	22,636 (3.7%)	19,641 (3.2%)	26,542 (4.4%)	43,820 (7.2%)	87,172 (14.4%)	85,030 (14.1%)	136,506 (22.6%)	183,550 (30.3%)
	2029	19,965 (3.0%)	15,395 (2.3%)	22,822 (3.5%)	37,679 (5.7%)	81,600 (12.4%)	87,421 (13.3%)	154,840 (23.5%)	239,784 (36.4%)
	Change 2024-2029	-2,671 (-11.8%)	-4,246 (-21.6%)	-3,720 (-14.0%)	-6,141 (-14.0%)	-5,572 (-6.4%)	2,391 (2.8%)	18,334 (13.4%)	56,234 (30.6%)

Source: 2020 Census; ESRI; Bowen National Research

In 2024, only 8.0% of senior owner households in Dakota County earn less than \$30,000 per year, 31.9% earn between \$30,000 and \$59,999, and 60.0% earn \$60,000 or more. Between 2024 and 2029, senior households earning \$60,000 or more are projected to increase by 6,032 (23.9%) in the PSA, while senior owner households earning less than \$50,000 are projected to decrease by 1,268 (11.6%) during the same period. As a result, approximately two-thirds (66.6%) of senior owner households in the PSA will earn at least \$60,000 by 2029.

Among the individual PSA submarkets, the highest shares of senior owner households earning less than \$30,000 are within the West St. Paul (11.2%), South St. Paul (10.9%), and Hastings (10.8%) submarkets, while the highest shares of senior owner households earning \$60,000 or more are within the Mendota Heights (71.4%), Lakeville (69.9%), and Rosemount (66.6%) submarkets. Note that all 11 PSA submarkets are projected to experience increases in senior owner households earning \$60,000 or more during the next five years. This projected increase in higher earning senior owner households in Dakota County will likely influence the type of for-sale housing developed for the senior population in future years.

D. DEMOGRAPHIC THEME MAPS

The following demographic theme maps for the study area are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 years and older)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on U.S. Census, American Community Survey (ACS) and ESRI data sets.

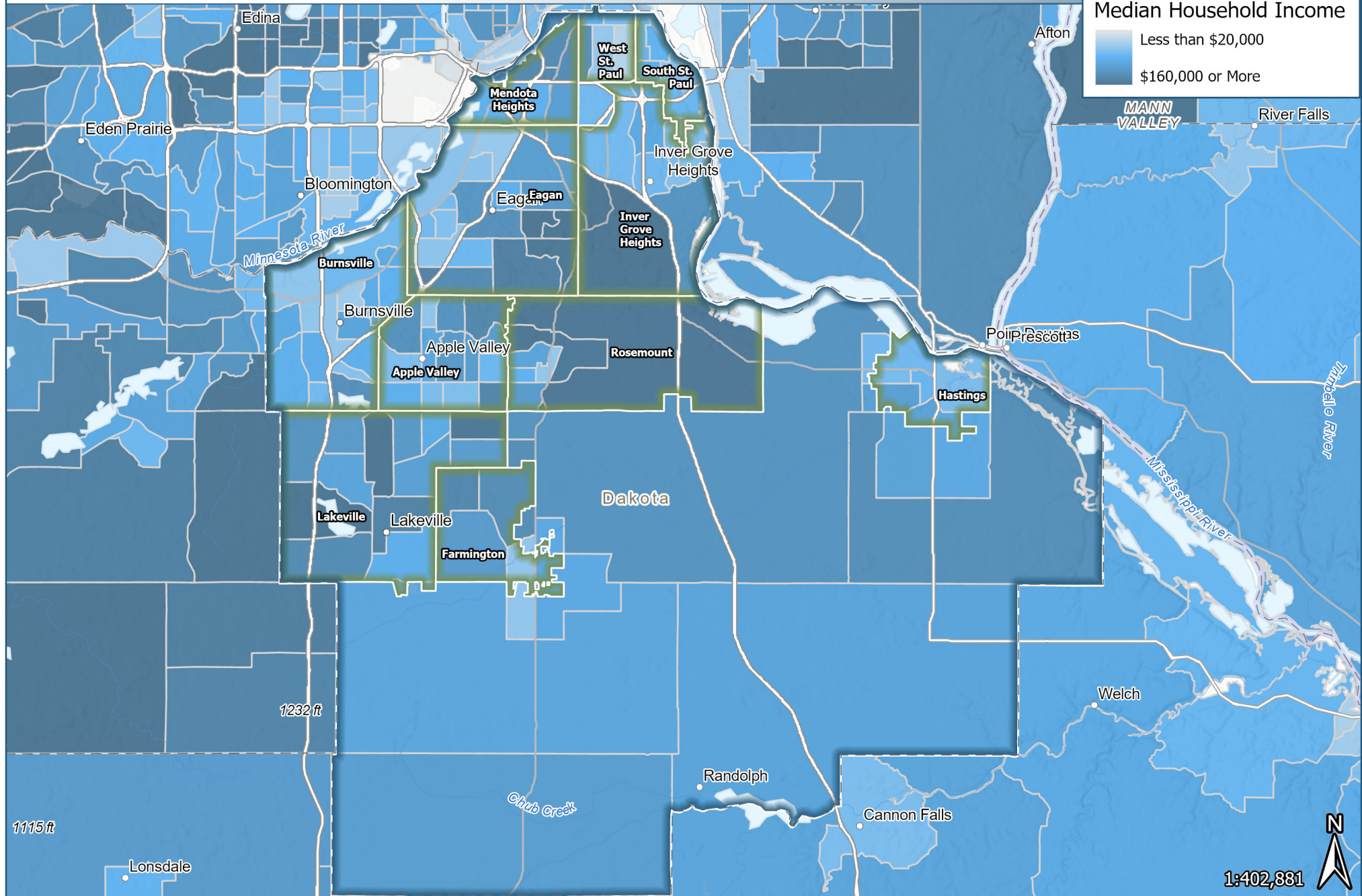
PSA

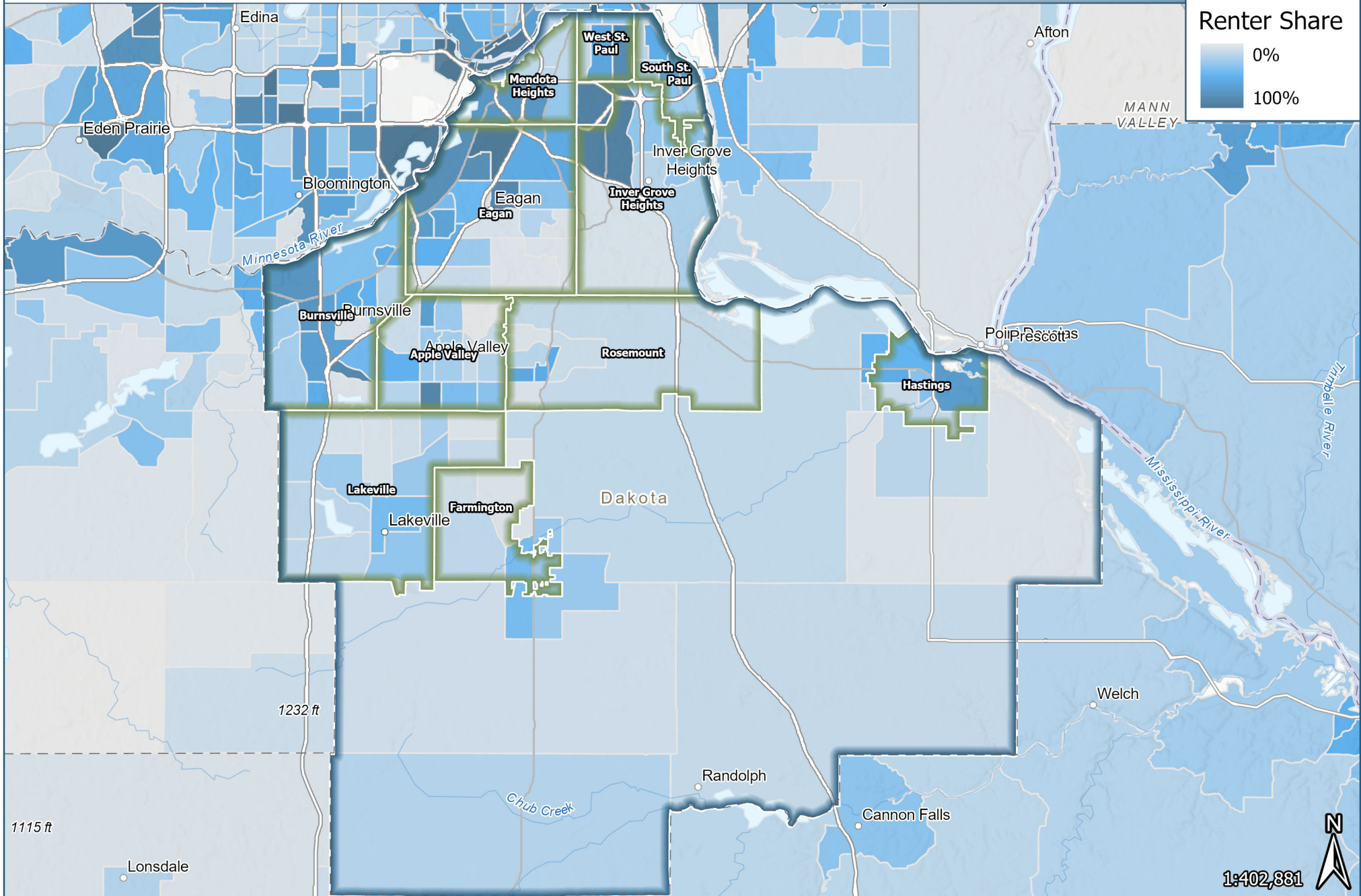
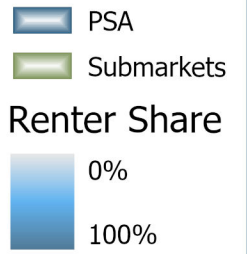
Submarkets

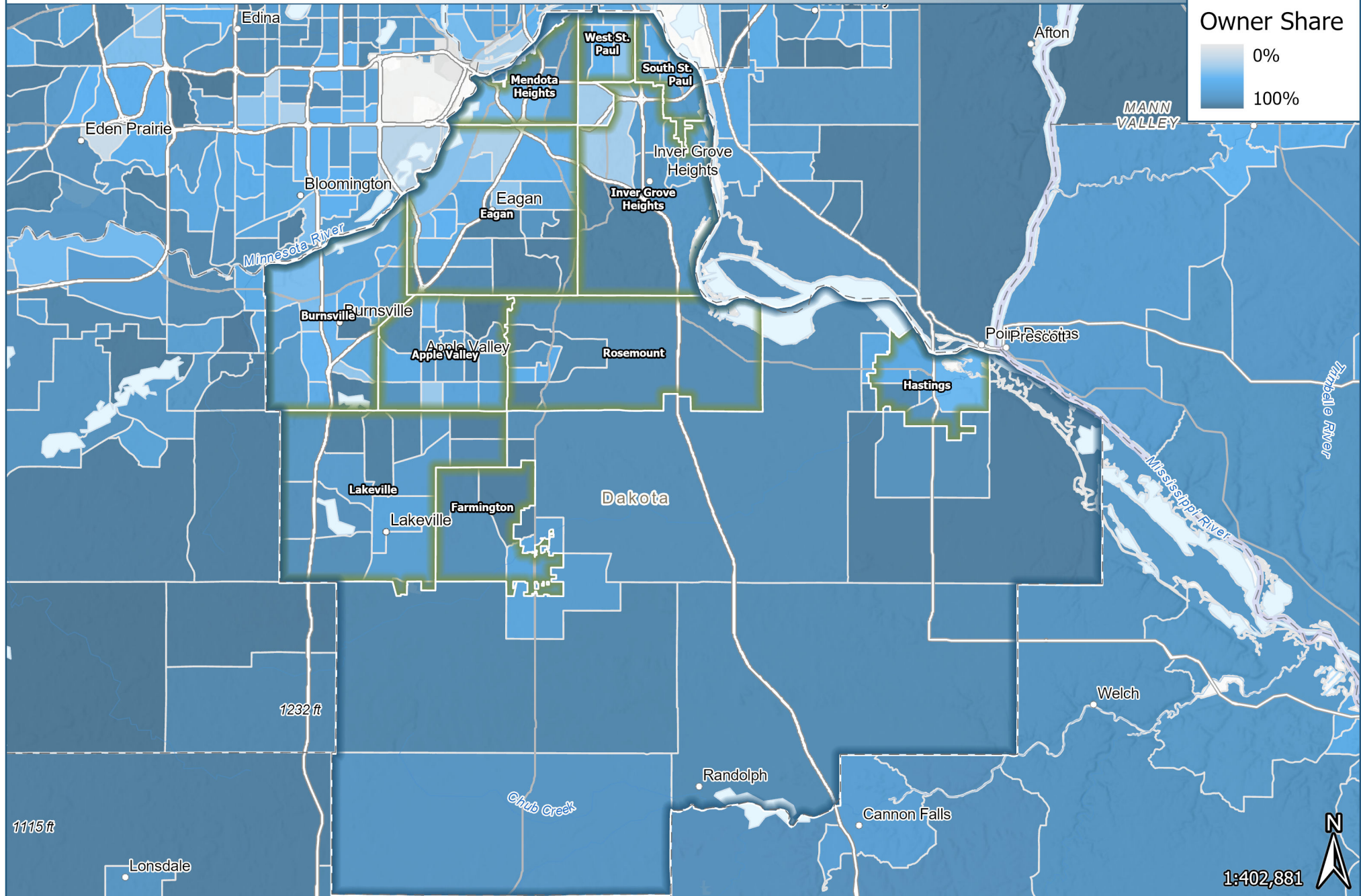
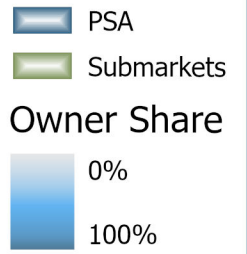
Median Household Income

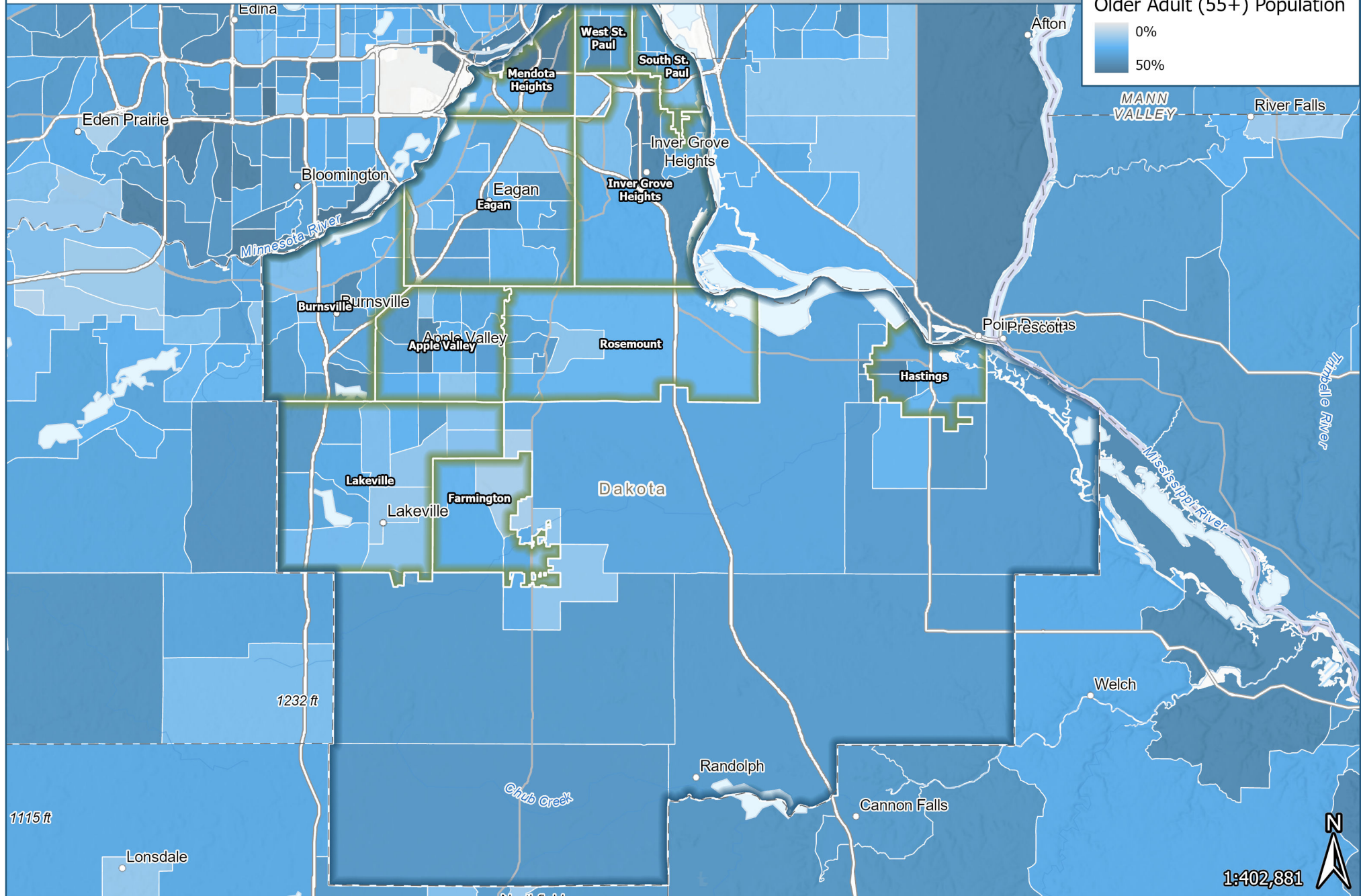
Less than \$20,000

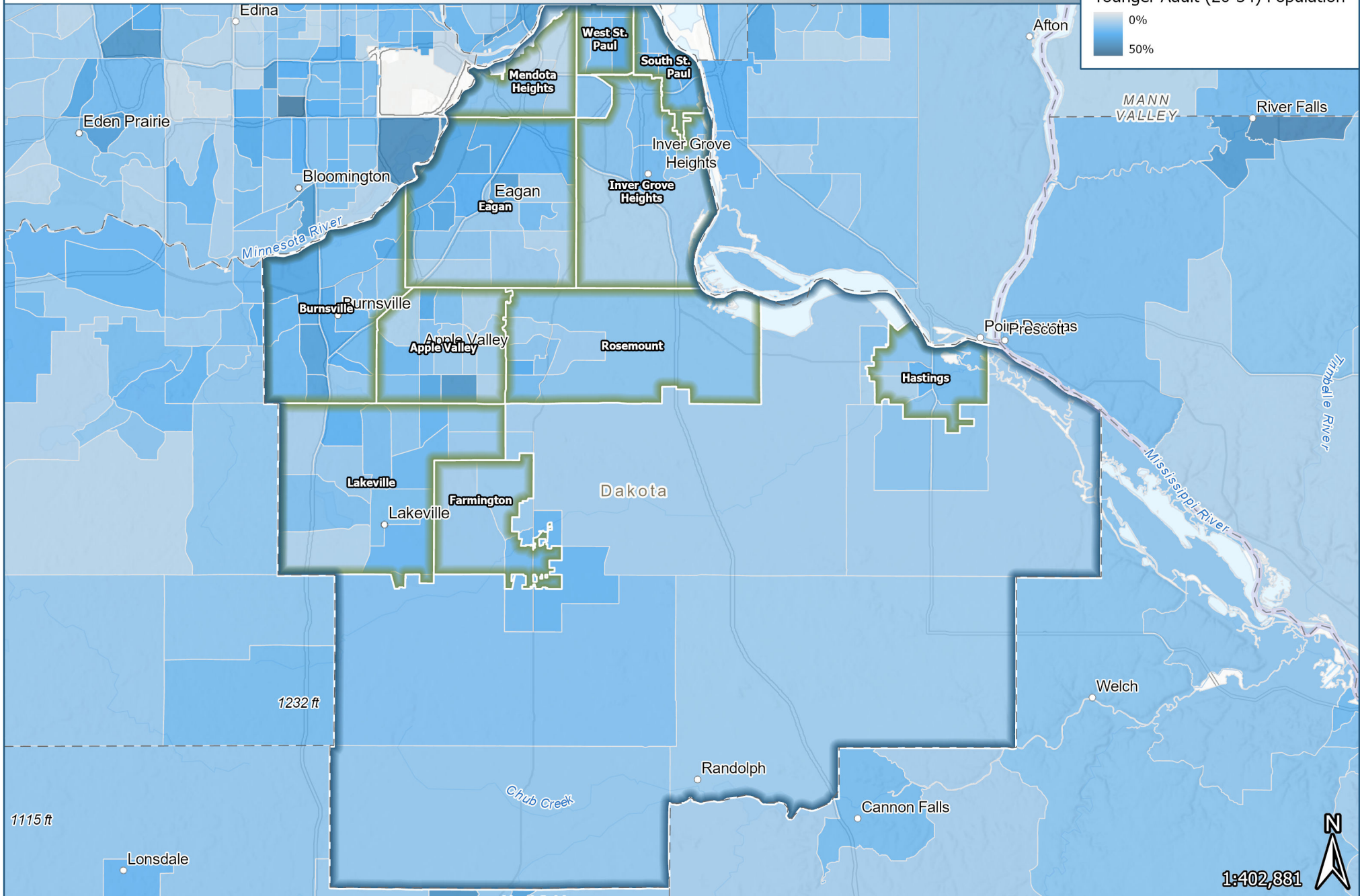
\$160,000 or More

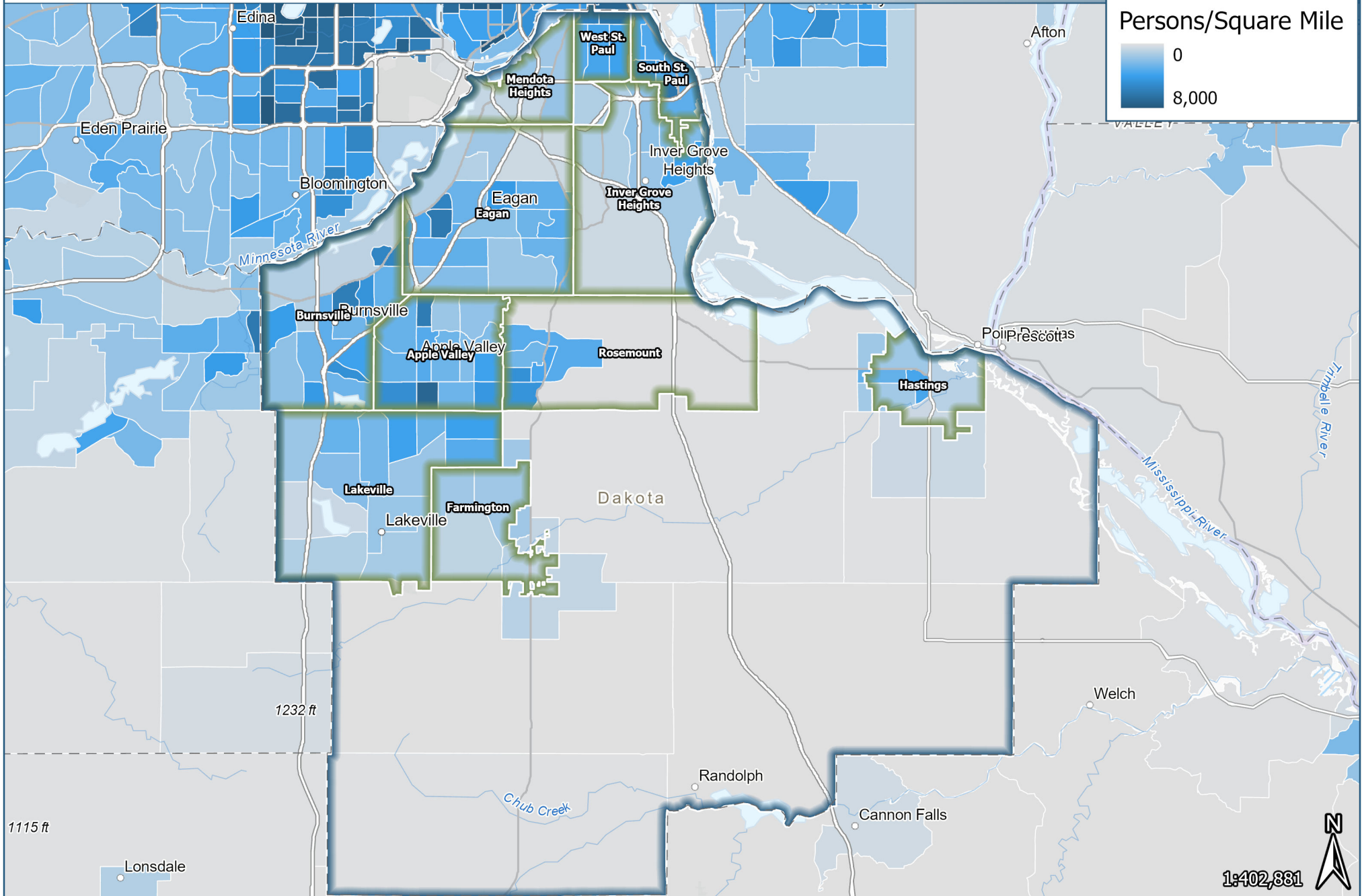
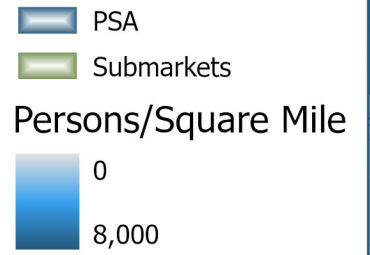












V. ECONOMIC ANALYSIS

A. INTRODUCTION

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households in the subject area at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the workforce and employment trends that affect the PSA (Dakota County) and the select submarkets are examined and compared to the state of Minnesota and the United States.

An overview of the Dakota County workforce is provided through several overall metrics: employment by industry, wages by occupation, total employment, unemployment rates and at-place employment trends. We also evaluated the area's largest employers, economic and infrastructure developments, and the potential for significant closures or layoffs in the area (WARN notices). In addition, commuting patterns for the PSA, which include commuting modes, times, and county-to-county commuter flows are analyzed.

It is critical to note that the region is expected to experience notable job growth over the next several years due to private and public sector investment, including the creation of large-scale businesses. We utilized 10-year job projections provided by the Minnesota Department of Employment and Economic Development to determine its potential impact on new household growth. These projections were then used to estimate the number of households that are expected to be added to the county, in terms of households by tenure (renter versus owner). This information is provided at the end of this section.

B. WORKFORCE ANALYSIS

The PSA has an employment base comprised of individuals within a broad range of employment sectors. The primary industries of significance within the PSA include retail trade, manufacturing, health care, educational services, and accommodation and food services. Each industry within the PSA requires employees of varying skills and education levels, and there is a broad range of typical wages within the PSA based on occupation. The following evaluates key economic metrics within Dakota County. It should be noted that based on the availability of various economic data metrics, some information is presented only for select geographic areas, which may include the PSA (Dakota County), the select submarkets, the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area (MSA), and/or the state of Minnesota.

Employment by Industry

The following tables illustrate the distribution of employment by industry sector for the various study areas (note that the top five industry groups by employment for each area are illustrated in **red** text).

NAICS Group	Employment by Industry						
	Apple Valley	Burnsville	Eagan	Farmington	Hastings	Inver Grove Heights	Lakeville
Agriculture, Forestry, Fishing & Hunting	7	35	59	0	0	39	25
Mining	0	56	2	0	4	0	0
Utilities	0	0	118	104	0	8	12
Construction	462	2,292	2,189	197	378	702	1,029
Manufacturing	308	5,311	4,860	494	1,595	1,911	2,593
Wholesale Trade	288	1,947	1,881	80	112	804	872
Retail Trade	4,507	5,150	6,492	303	1,266	2,301	3,490
Transportation & Warehousing	285	1,059	4,213	289	377	297	478
Information	301	624	7,913	31	63	121	307
Finance & Insurance	834	1,388	4,474	73	237	314	893
Real Estate & Rental & Leasing	624	1,391	1,095	22	209	247	582
Professional, Scientific & Technical Services	1,221	2,134	4,456	118	593	443	1,316
Management of Companies & Enterprises	0	6	18	2	0	17	14
Administrative, Support, Waste Management & Remediation Services	432	1,416	948	63	240	350	944
Educational Services	2,475	1,987	1,997	1,886	1,088	976	2,421
Health Care & Social Assistance	2,190	5,475	3,977	552	1,605	1,366	1,447
Arts, Entertainment & Recreation	780	668	580	45	207	313	451
Accommodation & Food Services	2,053	3,494	3,875	520	934	789	2,040
Other Services (Except Public Administration)	1,005	2,403	2,820	340	675	697	1,300
Public Administration	1,984	947	1,645	182	2,324	377	545
Non-classifiable	58	396	147	7	22	23	57
Total	19,814	38,179	53,759	5,308	11,929	12,095	20,816

Source: 2020 Census; ESRI; Bowen National Research

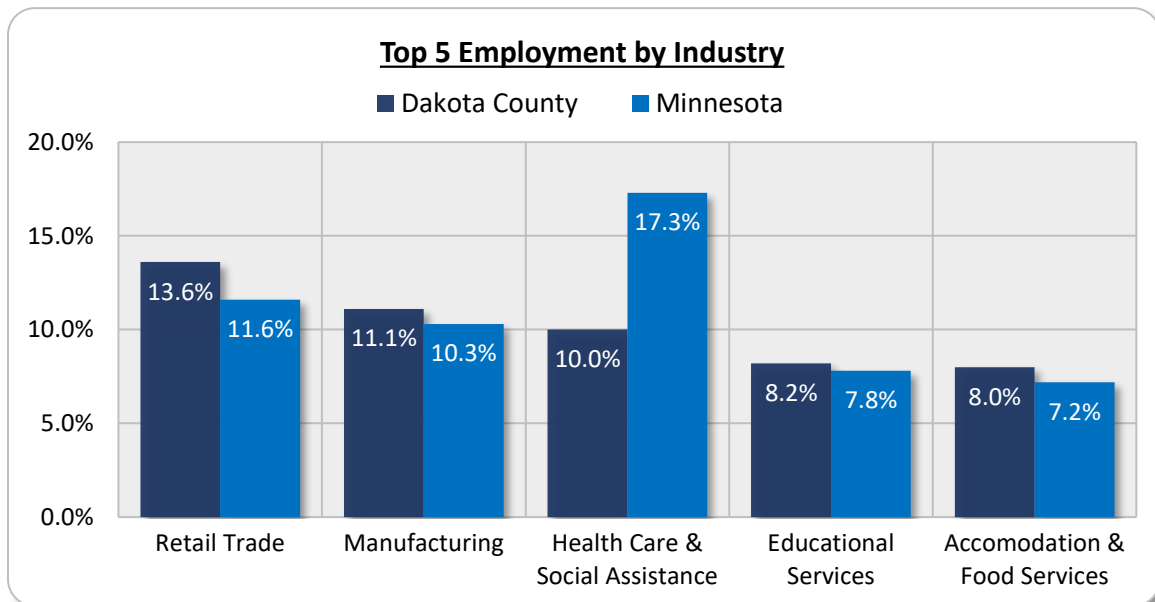
NAICS Group	Employment by Industry					
	Mendota Heights	Rosemount	South St. Paul	West St. Paul	Dakota County	Minnesota
Agriculture, Forestry, Fishing & Hunting	0	0	100	1	387	17,215
Mining	0	0	0	11	73	4,549
Utilities	0	103	100	0	568	12,777
Construction	1,132	418	516	316	10,298	137,789
Manufacturing	1,366	1,725	1,235	585	22,907	342,911
Wholesale Trade	799	244	612	139	8,221	134,193
Retail Trade	726	461	1,038	1,787	27,952	385,870
Transportation & Warehousing	425	552	330	68	8,741	83,429
Information	163	95	37	132	9,796	88,304
Finance & Insurance	379	86	546	288	9,626	146,490
Real Estate & Rental & Leasing	244	81	116	159	4,877	68,105
Professional, Scientific & Technical Services	1,606	1,023	865	993	14,887	245,551
Management of Companies & Enterprises	10	5	0	0	87	6,945
Administrative, Support, Waste Management & Remediation Services	616	239	265	104	5,954	74,747
Educational Services	979	1,203	812	609	16,900	259,542
Health Care & Social Assistance	1,185	343	299	1,376	20,621	574,150
Arts, Entertainment & Recreation	126	76	186	130	3,924	89,508
Accommodation & Food Services	333	575	294	1,131	16,542	240,661
Other Services (Except Public Administration)	869	395	500	784	12,232	204,837
Public Administration	180	392	214	1,416	10,454	184,476
Non-classifiable	54	7	12	29	852	17,626
Total	11,192	8,023	8,077	10,058	205,899	3,319,675

Source: 2020 Census; ESRI; Bowen National Research

The labor force within the PSA (Dakota County) is based primarily in five sectors: Retail Trade (13.6%), Manufacturing (11.1%), Health Care & Social Assistance (10.0%), Educational Services (8.2%), and Accommodation & Food Services (8.0%). Combined, these five job sectors represent 50.9% of the PSA employment base. This represents a lesser concentration of employment within the top five sectors compared to the top five sectors in the state (54.4%). Areas with a heavy concentration of employment within a limited number of industries can be more vulnerable to economic downturns with greater fluctuations in unemployment rates and total employment. With a reduced concentration of employment, the economy within Dakota County is likely more insulated from economic fluctuations as compared to the state. It is also important to note that many occupations within the top industries of the PSA typically have competitive wages, which can contribute to housing affordability in the area. Despite this, many occupations in the retail trade and accommodation and food services sectors, as well as support occupations in a variety of other industries, have significantly lower wages. This often results in demand for affordable housing options in the county.

Among the individual submarkets, Eagan (26.1%), Burnsville (18.5%), and Lakeville (10.1%) account for the largest shares of the total employment within Dakota County. With respect to concentration of employment, Farmington (71.4%), Apple Valley (66.7%), and West St. Paul (66.7%) have the greatest concentrations of employment among their respective top five sectors, while Eagan (52.4%), Mendota Heights (55.9%), and South St. Paul (56.6%) have the lowest concentrations. The largest *individual* industry sector concentrations are within educational services in Farmington (35.5%), retail trade in Apple Valley (22.7%), and manufacturing in Rosemount (21.5%). While many of the submarkets share common top industries, each submarket has a unique distribution of employment and typical corresponding wages. As such, future housing development should include a variety of product types across a range of affordability levels that align with the housing needs of each submarket and the county as a whole.

The following graph illustrates the distribution of employment by industry for the five largest employment sectors in the PSA (Dakota County) compared to the same employment sectors for the state of Minnesota:



Employment Characteristics and Trends

Dakota County is in the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area (MSA). Typical wages by job category for the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area are compared with those for the state of Minnesota in the following table:

Typical Wage by Occupation Type		
Occupation Type	MSA	Minnesota
Management Occupations	\$92,813	\$85,801
Business and Financial Occupations	\$81,663	\$75,854
Computer and Mathematical Occupations	\$100,574	\$92,481
Architecture and Engineering Occupations	\$92,173	\$86,726
Community and Social Service Occupations	\$53,281	\$52,323
Art, Design, Entertainment, Sports, and Media Occupations	\$52,524	\$47,167
Healthcare Practitioners and Technical Occupations	\$71,104	\$68,673
Healthcare Support Occupations	\$30,100	\$27,550
Protective Service Occupations	\$69,231	\$59,618
Food Preparation and Serving Related Occupations	\$15,889	\$16,181
Building and Grounds Cleaning and Maintenance Occupations	\$30,252	\$27,533
Personal Care and Service Occupations	\$22,885	\$21,765
Sales and Related Occupations	\$50,813	\$43,213
Office and Administrative Support Occupations	\$46,704	\$42,405
Construction and Extraction Occupations	\$62,504	\$56,513
Installation, Maintenance and Repair Occupations	\$64,654	\$56,686
Production Occupations	\$47,188	\$43,412
Transportation Occupations	\$53,128	\$46,950
Material Moving Occupations	\$25,284	\$29,332

Source: U.S. Department of Labor, Bureau of Statistics

Blue-collar annual salaries range from \$15,889 to \$69,231 within the Minneapolis-St. Paul-Bloomington, MN-WI MSA. White-collar jobs, such as those related to professional positions, management and medicine, within the MSA have an average salary of \$87,665. Average wages within the area are typically 8.4% higher than the overall average state wages. White-collar professions in the study area typically earn 7.0% more than those within Minnesota, while blue-collar wages are typically 9.4% more than the average state wages. Within the MSA, wages by occupation vary widely and are reflective of a diverse job base that covers a wide range of industry sectors and job skills, as well as diverse levels of education and experience. Because employment is distributed among a variety of professions with diverse income levels, there are likely a variety of housing needs by affordability level.

As a significant share of the labor force within Dakota County is contained within retail trade, manufacturing, health care, education, and accommodation and food services, many workers in the area have typical wages ranging between approximately \$15,000 and \$50,000 annually. This likely contributes to the need for lower and moderately priced housing product in the county. It is important to point out that the wages cited in the preceding table are reflective of those for a

single occupation. Multiple wage-earning *households* often have a greater capacity to spend earnings toward housing than single wage earners. Households by income data is included starting on page IV-29.

In an effort to better understand how area wages by occupation affect housing affordability, wages for the top 35 occupations by share of total employment within the Minneapolis-St. Paul-Bloomington, MN-WI MSA were analyzed. This data does not include every possible occupation and wage within each sector and is not specific to just Dakota County. While the MSA comprises a total of 15 counties and includes the adjacent counties of Scott, Hennepin, Ramsey, Washington and Pierce, the employment by occupation and the corresponding wages in Dakota County are likely very similar to those within the MSA. As such, the following provides a general overview of housing affordability for some of the most common occupations in the region. Based on the annual wages at the lower quartile (bottom 25%) and median levels, the maximum affordable monthly rent and home price (at 30% of income) for each occupation was calculated. It is important to note that calculations based on the median annual wage mean that half of the individuals employed in this occupation earn less than the stated amount. It is equally important to understand that the supplied data is based on *individual* income. As such, affordability levels will proportionally increase for households with multiple income sources at a rate dependent on the additional income. Affordable rents and home prices for each occupation presented in this analysis that are **below** the two-bedroom Fair Market Rent (\$1,622) or the overall median list price (\$395,000) of the available for-sale inventory in the PSA (Dakota County) as of July 31, 2024, are shown in **red** text, indicating that certain lower-wage earning occupations cannot reasonably afford a typical housing unit in the market.

The following table illustrates the wages (lower quartile and median) and housing affordability levels for the top 35 occupations in the Minneapolis-St. Paul-Bloomington, MN-WI MSA.

Wages and Housing Affordability for Top 35 Occupations by Share of Labor Force (Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area)								
Occupation Sector, Title & Wages*					Housing Affordability**			
Sector Group (Code)	Labor Force Share	Occupation Title	Annual Wages		Max. Monthly Rent		Max. Purchase Price	
			Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Sales and Related (41)	2.4%	Retail Salespersons	\$30,700	\$35,130	\$768	\$878	\$102,333	\$117,100
	1.8%	Cashiers	\$29,800	\$33,750	\$745	\$844	\$99,333	\$112,500
	1.1%	Sales Representatives, Wholesale	\$59,820	\$77,710	\$1,496	\$1,943	\$199,400	\$259,033
	0.8%	Sales Representatives, Services	\$51,500	\$72,430	\$1,288	\$1,811	\$171,667	\$241,433
Food Preparation/ Serving (35)	1.9%	Fast Food/Counter Workers	\$28,770	\$30,900	\$719	\$773	\$95,900	\$103,000
	1.4%	Waiters and Waitresses	\$23,400	\$24,210	\$585	\$605	\$78,000	\$80,700
	1.0%	Cooks, Restaurant	\$35,840	\$38,380	\$896	\$960	\$119,467	\$127,933
	0.6%	Food Preparation Workers	\$29,750	\$34,990	\$744	\$875	\$99,167	\$116,633
Office and Administrative Support (43)	2.3%	Customer Service Representatives	\$39,300	\$47,790	\$983	\$1,195	\$131,000	\$159,300
	1.9%	Office Clerks, General	\$39,170	\$47,210	\$979	\$1,180	\$130,567	\$157,367
	1.0%	Secretaries/Admin Assistants	\$44,590	\$49,460	\$1,115	\$1,237	\$148,633	\$164,867
	0.9%	Bookkeeping/Accounting Clerks	\$45,850	\$52,270	\$1,146	\$1,307	\$152,833	\$174,233
	0.8%	First-Line Supervisors, Office	\$60,860	\$74,570	\$1,522	\$1,864	\$202,867	\$248,567
Production (51)	1.6%	Misc. Assemblers/Fabricators	\$37,850	\$43,930	\$946	\$1,098	\$126,167	\$146,433
Transportation Material Moving (53)	1.9%	Laborers/Freight/Material Movers	\$38,420	\$45,410	\$961	\$1,135	\$128,067	\$151,367
	1.4%	Stockers and Order Fillers	\$34,810	\$37,940	\$870	\$949	\$116,033	\$126,467
	1.2%	Heavy/Tractor-Trailer Drivers	\$51,800	\$61,060	\$1,295	\$1,527	\$172,667	\$203,533
Education, Training, and Library (25)	1.1%	Teaching Assistants	\$36,560	\$40,180	\$914	\$1,005	\$121,867	\$133,933
	0.8%	Elementary School Teachers	\$50,030	\$63,600	\$1,251	\$1,590	\$166,767	\$212,000
Healthcare (29, 31)	4.2%	Home Health/Personal Care Aides	\$30,950	\$34,450	\$774	\$861	\$103,167	\$114,833
	2.1%	Registered Nurses	\$83,710	\$100,800	\$2,093	\$2,520	\$279,033	\$336,000
	0.7%	Nursing Assistants	\$40,080	\$44,560	\$1,002	\$1,114	\$133,600	\$148,533
Management and Business Operations (11, 13)	2.5%	General/Operations Managers	\$66,990	\$102,460	\$1,675	\$2,562	\$223,300	\$341,533
	1.2%	Accountants/Auditors	\$63,800	\$79,750	\$1,595	\$1,994	\$212,667	\$265,833
	0.9%	Management Analysts	\$76,220	\$97,520	\$1,906	\$2,438	\$254,067	\$325,067
	0.9%	Market Analysts/Specialists	\$61,890	\$81,490	\$1,547	\$2,037	\$206,300	\$271,633
	0.7%	Financial Managers	\$124,370	\$161,380	\$3,109	\$4,035	\$414,567	\$537,933
	0.7%	Project Management Specialists	\$77,120	\$98,990	\$1,928	\$2,475	\$257,067	\$329,967
	0.6%	Business Operations Specialists	\$58,080	\$73,790	\$1,452	\$1,845	\$193,600	\$245,967
	0.6%	Human Resources Specialists	\$60,720	\$77,580	\$1,518	\$1,940	\$202,400	\$258,600
Computers/ Engineering (15, 17)	1.6%	Software Developers	\$99,220	\$127,720	\$2,481	\$3,193	\$330,733	\$425,733
	0.8%	Industrial Engineers	\$81,410	\$100,700	\$2,035	\$2,518	\$271,367	\$335,667
Installation/ Repair (47, 49)	0.9%	Maintenance and Repair Workers	\$46,120	\$56,210	\$1,153	\$1,405	\$153,733	\$187,367
	0.7%	Construction Laborers	\$47,520	\$59,920	\$1,188	\$1,498	\$158,400	\$199,733
Bldg./Grounds (37)	1.5%	Janitors and Cleaners	\$34,690	\$38,080	\$867	\$952	\$115,633	\$126,933

Source: U.S. Bureau of Labor Statistics, May 2023 Occupational Employment and Wage Statistics (OEWS)

*Annual wages listed are at the lower 25th percentile (quartile) and median level for each occupation

**Housing Affordability is the maximum monthly rent or total for-sale home price a household can reasonably afford based on stated wages.

In order to reasonably afford a two-bedroom rental at the Fair Market Rent of \$1,622, an individual would need to earn at least \$64,880 per year. As such, the *lower quartile* of wage earners within 28 of the 35 occupations listed in the previous table do not have sufficient wages to afford a typical rental. Many of these occupations, particularly those within the food services and retail industries and support positions within various sectors, earn significantly less than the amount required to afford a typical rental in the market. When wages for each occupation are increased to their respective *median* levels, 21 occupations still do not have the income necessary to afford a typical rental. While a share of these individuals likely lives in multiple-income households, it is reasonable to conclude that a significant portion of single-income households in a variety of occupations in the PSA are likely housing cost burdened.

Housing affordability issues among the listed occupations are even more prevalent when home ownership is considered. In order to afford the purchase of a typical home in the PSA at the median list price of \$395,000, an individual would have to earn at least \$118,500 per year. As such, only *two* of the occupations with wages up to the median wage among the top 35 occupations have sufficient income to afford the purchase of a typical home in the PSA. Although it is likely that many of these individuals are part of multiple-income households, approximately one-half of the occupations, or 18 of the 35 listed, could still not afford the typical for-sale home in the area even if the median wage for their respective occupation were doubled. This illustrates that home ownership is not affordable for a notable share of workers in the most common occupations in the PSA.

A full analysis of the area housing supply, which includes multifamily apartments, current and historical for-sale product, and non-conventional rentals (typically four units or less within a structure), is included in Section VI of this report. As shown in Section VI, Dakota County has very limited availability among both its rental and for-sale housing stock, particularly among the more affordable housing alternatives. A lack of affordable workforce housing in a market can limit the ability of employers to retain and attract new employees, which can affect the performance of specific industries, the local economy, and household growth within an area.

Employment Base and Unemployment Rates

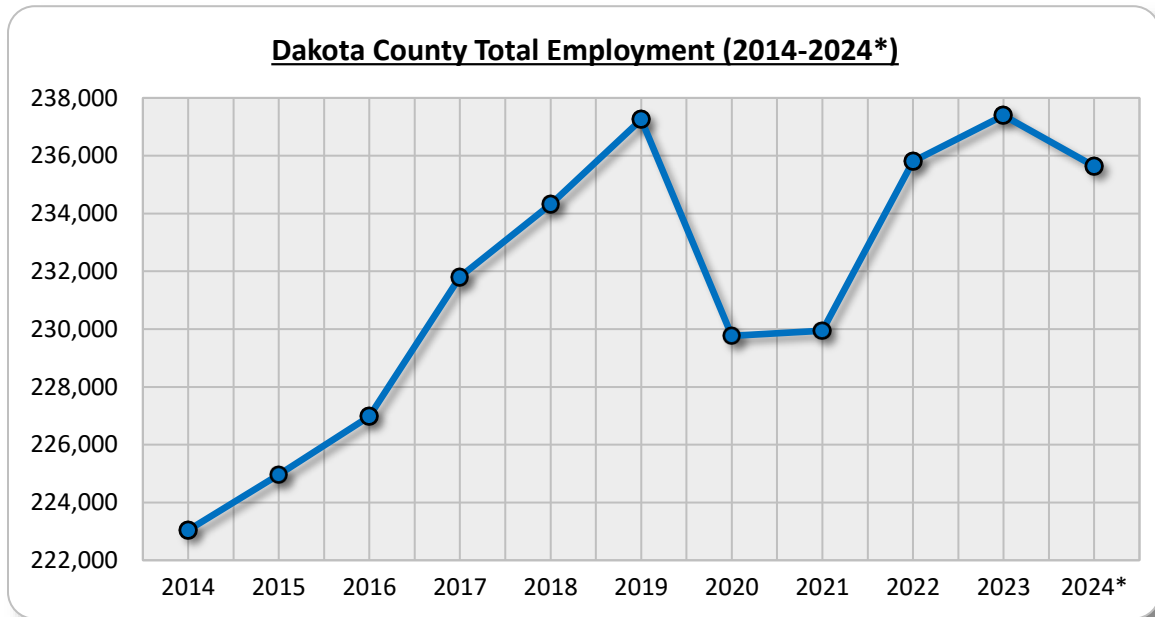
Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the total employment base for Dakota County, the state of Minnesota, and the United States.

Year	Total Employment					
	Dakota County		Minnesota		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2014	223,040	-	2,852,488	-	146,305,000	-
2015	224,956	0.9%	2,891,673	1.4%	148,833,000	1.7%
2016	226,978	0.9%	2,906,348	0.5%	151,436,000	1.7%
2017	231,802	2.1%	2,963,830	2.0%	153,337,000	1.3%
2018	234,323	1.1%	2,982,658	0.6%	155,761,000	1.6%
2019	237,248	1.2%	3,009,672	0.9%	157,538,000	1.1%
2020	229,771	-3.2%	2,926,644	-2.8%	147,795,000	-6.2%
2021	229,944	0.1%	2,935,653	0.3%	152,581,000	3.2%
2022	235,800	2.5%	2,992,787	1.9%	158,291,000	3.7%
2023	237,392	0.7%	3,012,707	0.7%	161,037,000	1.7%
2024	235,638*	-0.7%	2,995,386*	-0.6%	161,177,000**	0.1%

Source: Bureau of Labor Statistics

*Through July 2024

**Through August 2024



*Through July

From 2014 to 2019, total employment in the PSA (Dakota County) increased by 6.4%, or 14,208 employees. This represents a larger increase than that of the state (5.5%), yet lower than that of the nation (7.7%), during this time period. In 2020, total employment in the PSA decreased by 3.2%, which reflects a slightly higher rate of *reduction* than that for the state (2.8%), but well below that of the nation (6.2%). This reduction in total employment during 2020 is primarily attributed to the economic impacts related to the COVID-19 pandemic. Following the end of many of the restrictions associated with the pandemic, total employment in the PSA increased for three consecutive years between 2021 and 2023. Through year-end 2023, total employment in the PSA is at 100.1% of the 2019 level, generally similar to the increase in total employment of the state and nation since the impact of the pandemic. In 2024, total employment has declined by 0.7% (through July 2024). Considering the consistent growth in employment over the past three years, it is likely this recent employment decline will reverse/stabilize within the near future.

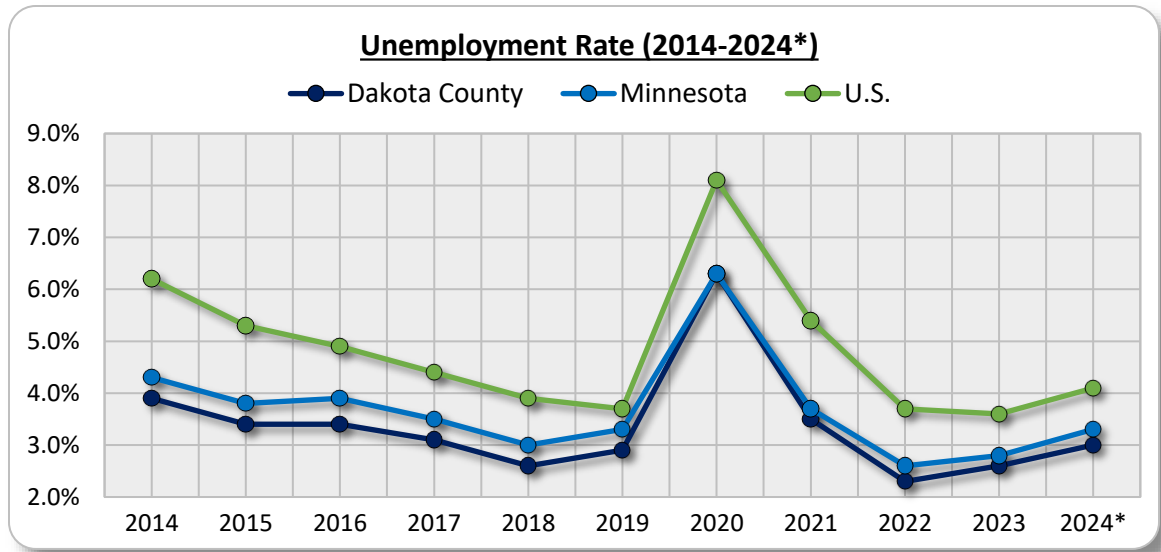
Unemployment rates for Dakota County, the state of Minnesota and the United States are illustrated as follows:

Year	Total Unemployment					
	Dakota County		Minnesota		United States	
	Total Number	Percent of Workforce	Total Number	Percent of Workforce	Total Number	Percent of Workforce
2014	8,973	3.9%	127,310	4.3%	9,616,000	6.2%
2015	7,854	3.4%	113,741	3.8%	8,296,000	5.3%
2016	7,963	3.4%	116,762	3.9%	7,751,000	4.9%
2017	7,324	3.1%	107,176	3.5%	6,982,000	4.4%
2018	6,308	2.6%	92,432	3.0%	6,314,000	3.9%
2019	7,137	2.9%	102,002	3.3%	6,001,000	3.7%
2020	15,331	6.3%	195,372	6.3%	12,948,000	8.1%
2021	8,225	3.5%	113,384	3.7%	8,623,000	5.4%
2022	5,505	2.3%	78,663	2.6%	5,996,000	3.7%
2023	6,215	2.6%	87,216	2.8%	6,080,000	3.6%
2024	7,200*	3.0%	102,036*	3.3%	6,852,000**	4.1%

Source: Department of Labor, Bureau of Labor Statistics

*Through July 2024

**Through August 2024



*Dakota County and Minnesota through July 2024; United States through August 2024

Between 2014 and 2019, unemployment rates in the county generally decreased year over year from a high of 3.9% in 2014 to 2.9% in 2019. It is noteworthy that the unemployment rates in the PSA were lower than those of the state and nation during this time. In 2020, the county's unemployment rate increased to 6.3%, largely due to the impacts of the pandemic. While this rate was equivalent to that of the state, both were well below that of the nation (8.1%) at this time. The unemployment rate within the county has generally declined since and is averaging 3.0% through July 2024, which is very similar to the pre-pandemic level, and remains below the unemployment rates of the state (3.3%) and nation (4.1%). This is a positive economic indicator for the PSA and illustrates a thriving local economy.

The following table illustrates the monthly unemployment rates from January of 2023 through July of 2024 for Dakota County:

Monthly Unemployment Rate – Dakota County			
Month	Unemployment Rate	Month	Unemployment Rate
January 2023	2.8%	January 2024	2.8%
February 2023	2.9%	February 2024	3.1%
March 2023	2.8%	March 2024	2.7%
April 2023	2.4%	April 2024	2.4%
May 2023	2.5%	May 2024	2.4%
June 2023	3.1%	June 2024	3.6%
July 2023	2.8%	July 2024	3.7%
August 2023	3.0%		
September 2023	2.3%		
October 2023	2.2%		
November 2023	1.7%		
December 2023	2.2%		

Source: Department of Labor, Bureau of Labor Statistics

As the preceding illustrates, the monthly unemployment rate for Dakota County from January 2023 to July 2024 ranged from 1.7% to 3.7%. While the monthly unemployment rate has fluctuated slightly at different points during this time period, it is noteworthy that the monthly unemployment rate has remained below 3.0% in 14 of the previous 19 months. However, it should be noted that the unemployment rate increased from 2.4% in May 2024 to 3.6% in June 2024, which was the largest one-month increase since January 2023. Although this is a substantial increase in unemployment, it is not uncommon for monthly unemployment rates to temporarily increase in this manner. This can be caused by seasonality, temporary layoffs, and other short-term employment factors. While six layoff notices were identified within the county within the past 12 months (see page V-13), these will result in the loss of only 70 jobs, or less than 0.1% of the county's total employment base. Additionally, the recent growth in total employment and the decrease in the *yearly* unemployment rate between 2020 and 2023 are positive signs of a healthy local economy.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total at-place employment base for Dakota County:

At-Place Employment Dakota County			
Year	Employment	Change	Percent Change
2013	177,735	-	-
2014	180,335	2,600	1.5%
2015	183,943	3,608	2.0%
2016	186,981	3,038	1.7%
2017	188,304	1,323	0.7%
2018	189,606	1,302	0.7%
2019	191,192	1,586	0.8%
2020	177,825	-13,367	-7.0%
2021	181,203	3,378	1.9%
2022	185,620	4,417	2.4%
2023	188,030	2,410	1.3%

Source: Department of Labor, Bureau of Labor Statistics

The preceding table illustrates at-place employment (people working within Dakota County) increased by 7.6%, or nearly 13,500 jobs, from 2013 to 2019. Prior to the COVID-19 related decrease (7.0%) in 2020, at-place employment increased in Dakota County for six consecutive years. Through year-end 2023, at-place employment in Dakota County is at 98.3% of the 2019 level, indicating that jobs within the area have nearly fully recovered from the economic effects of COVID-19 and notable growth has occurred over the past few years.

Data for 2023 indicates at-place employment in Dakota County to be 79.2% of the total Dakota County employment. This means that there are more employed residents of the county than there are jobs located within the county. A significant number of residents seeking employment outside a subject area, particularly those with lengthy commutes, can increase the likelihood of residents relocating outside the county. Detailed commuting data, which includes modes, times, and an inflow/outflow analysis, is included later in this section.

Based on the preceding analysis, it appears that the economy within Dakota County experienced a significant expansion in recent years. Job growth in Dakota County has remained positive in recent years while at the same time the county’s annual unemployment rate has remained 3.0% or lower. Overall, the economic metrics evaluated in this section are indicative of a healthy local economy, and it is reasonable to conclude that this expansion will continue for the foreseeable future based on these factors and the notable economic and infrastructure investments detailed later in this section.

C. **EMPLOYMENT OUTLOOK**

WARN (layoff notices):

The Worker Adjustment and Retraining Notification (WARN) Act requires advance notice of qualified plant closings and mass layoffs. WARN notices were reviewed in September 2024. According to the Minnesota Department of Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices are summarized in the following table by submarket:

WARN Notices				
Company	Location	Jobs	Notice Date	Effective Date
Eagan Submarket				
Starbucks Eagan Outlet	Eagan	1	7/2024	N/A
Noodles & Company	Eagan	1	7/2024	N/A
Masu Sushi and Robata	Eagan	2	7/2024	N/A
Mendota Heights Submarket				
EQ	Mendota Heights	55	7/2024	9/2024
West St. Paul Submarket				
Cardinal Corner, Incorporated	West St. Paul	11	12/2023	N/A
Beirut Restaurant & Catering	West St. Paul	11	9/2024	N/A

Source: Minnesota Department of Employment and Economic Development
N/A – Not Available

The WARN notices illustrated in the preceding table impact a combined total of 70 jobs, which is relatively minor considering the overall employment base in the county. Additionally, at-place employment within Dakota County increased by 5.7% since 2020. With notable job growth expected from the announced economic investments, job growth creation will likely be strong for the foreseeable future.

The 10 largest employers within Dakota County are summarized in the following table (Note: Data shown is from 2022, latest data available, and may have changed since then).

Employer Name	Business Type	Total Employed
Independent School District 196	Education	4,500
Thomson West (Formerly Thomson Reuters)	Technology	4,200
Blue Cross-Blue Shield	Insurance	3,000
Burnsville Center*	Retail	3,000
Independent School District 194	Education	2,268
U.S. Postal Service (Eagan)	Government	2,100
Dakota County	Government	1,870
Collins Aerospace (Formerly UTC Aerospace Systems)	Technology	1,800
CHS, Incorporated	Agriculture	1,600
Independent School District 191	Education	1,300
Total		25,638

Source: Department of Employment and Economic Development (2022)

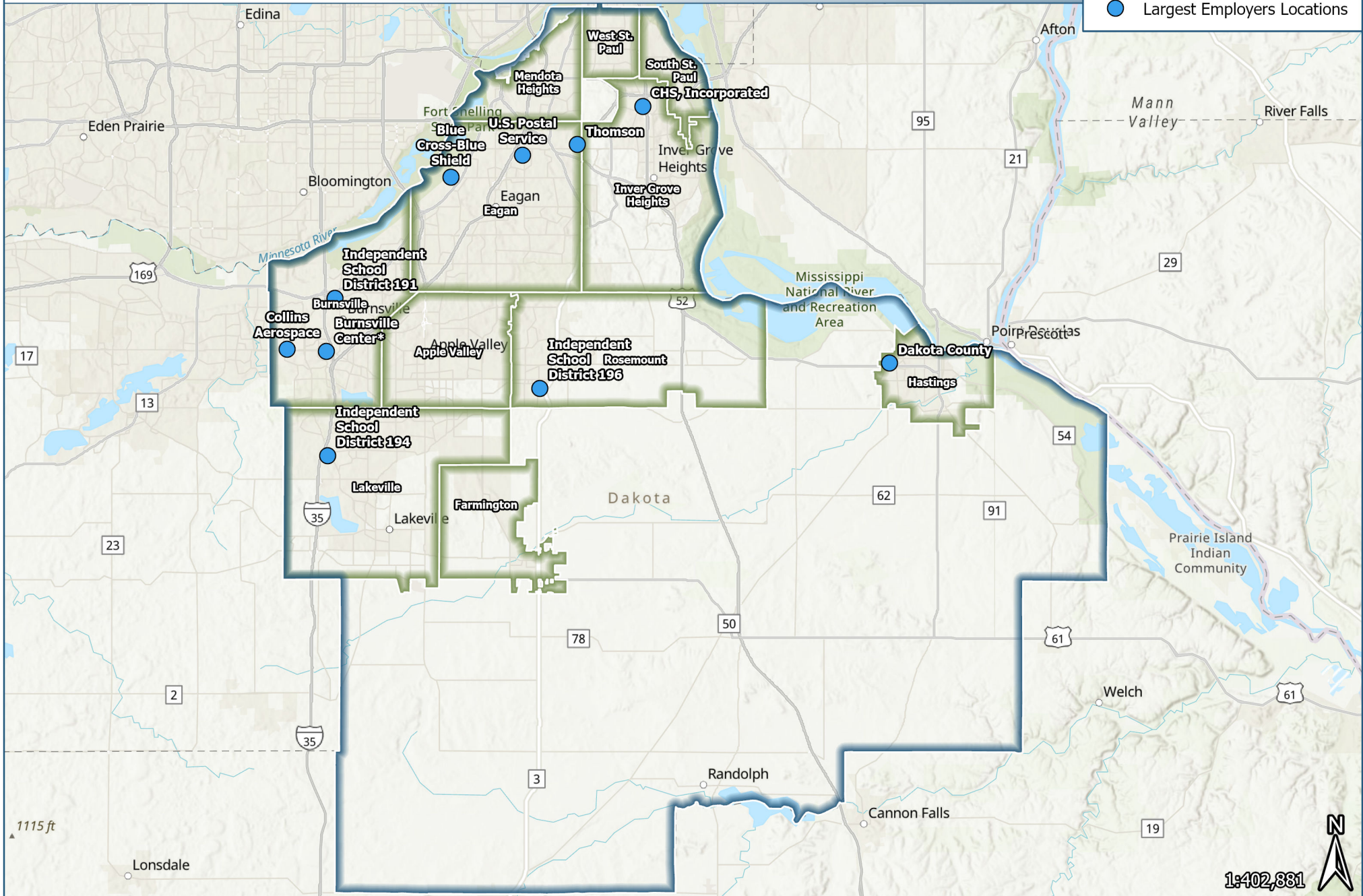
*Includes part-time employees

Major employers in the PSA (Dakota County) are primarily engaged in education, technology, government, insurance and retail services. As five of the 10 largest employers are involved in government or education, this helps to partially insulate the PSA from economic fluctuations as these sectors are generally less vulnerable to economic downturns. However, it is also important to note that two of the top 10 employers in Dakota County are engaged in either the retail or agriculture industries, which typically have a notable share of occupations with lower wages and are more susceptible to economic downturns. This contributes to the demand for affordable housing in the area. Regardless, major employers in the area are engaged in an array of business activities, which accommodates a variety of education and skill levels and is a positive attribute for the PSA.

A map illustrating the location of the area's largest employers is included on the following page.



- PSA
- Submarkets
- Largest Employers Locations



Economic Development

Economic development can improve the economic well-being and quality of life for a region or community by building local wealth, diversifying the economy, and creating and retaining jobs. Local perspective on the economy as well as notable developments in the area are summarized in this section.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes some recent and/or ongoing economic development projects identified by submarket within Dakota County as of the time of this analysis:

Economic Development Activity			
Project Name	Investment	Job Creation	Scope of Work/Details
Apple Valley Submarket			
HealthPartners	\$29 million	N/A	Completed: A 56,776 square-foot facility that includes family medicine, pediatrics, radiology, cardiology, lab, urgent care and other services.
Fischer Mining and Apple Valley Redi-mix Site	N/A	N/A	Proposed: Rockport, LLC proposed a development at the former mining and redi-mix site. Plans include a technology campus, retail, residential, medical, hotel and greenspace.
Eagan Submarket			
Viking Lakes	N/A	N/A	Under Construction: Portions of the 200-acre mixed-use development have been completed. In 2018, the Minnesota Vikings headquarters was completed. In 2023, the Vikings Training Camp generated \$5.6 million in economic activity for Eagan. Other completed portions include a hotel, apartments, retail, and more. The third phase of the development is expected to begin in 2025 and will add residential units. CliftonLarsonAllen, an accounting firm, has signed a \$10 million 16-year lease that will be used to train their employees. Expected completion date in 2025.
Lebanon Hills Maintenance Facility	\$27 million	N/A	Under Construction: A new facility is being constructed and will include a maintenance shop and greenhouse. Construction is expected to be complete in spring 2025.
Thomas Reuters Campus Site	N/A	N/A	Planned: In November 2024, Eagan City Council approved Ryan Cos. proposal to redevelop 179 acres at 610 Opperman Drive (former Thomas Reuters campus). The development will include town homes, single-family homes and 3.6 million square feet of industrial space. Ryan Cos. purchased the campus for \$41 million.
Former Blue Cross Blue Shield Site	\$209 million	1,000	Planned: Solventum plans to purchase the former Blue Cross Blue Shield campus. Approximately 1,100 workers will relocate from the Maplewood location (Ramsey County) and jobs will be high paying.
Farmington Submarket			
Data Center	N/A	N/A	Planned: In December 2024, Farmington City Council approved a contract for a new 2.5 million square-foot data center; If built, the center could potentially generate billions in investments.

N/A – Not Available

Economic Development Activity (Continued)			
Project Name	Investment	Job Creation	Scope of Work/Details
Hastings Submarket			
The Confluence	Multi-million	55	Completed: In 2023, The Confluence opened in a former manufacturing building that was redeveloped into a boutique hotel, apartments, office space, and a restaurant.
Minnesota Veterans Home Hastings Campus	\$221 million	N/A	Proposed: Plans include the demolition of five buildings, which will be replaced with one building that will consolidate veterans' housing and services. All phases, including predesign to construction, could take up to 42 months.
Lakeville Submarket			
RL Cold	N/A	95	Under Construction: Construction began in 2024 on a 292,000 square-foot cold storage facility at the Airlake Industrial Park. The facility is expected to be complete in spring 2025.
Midwest Ear, Nose and Throat Specialists	N/A	N/A	Under Construction: A 14,000 square-foot facility that is expected to be complete in early 2025.
Lakeville Logistics Center	N/A	N/A	Completed: A 360,000 square-foot facility was completed in 2024.
Rosemount Submarket			
Meta	\$800 million	100	Under Construction: The 700,000 square-foot data center is expected to open in 2026. Will create 1,000 construction jobs.
Life Time	N/A	N/A	Under Construction: The 92,000 square-foot facility is expected to be complete in 2025.
Sustainable Aviation Fuel Facility	N/A	N/A	Planned: Flint Hills Resources and Delta are in the early stages of developing a facility that will blend jet fuel. The project is expected to be complete at the end of 2025.
FedEx Warehouse	N/A	400 to 600	Completed: In 2023, construction of the new FedEx warehouse was completed at the former Rich Valley Golf Course.
Home Depot	N/A	61	Completed: In 2023, completed a 417,000 square-foot distribution center.
Frana Companies	\$10 million	N/A	Completed: In 2023, completed a 56,220 square-foot floor manufacturing plant.
Rosemount Police and Public Works	\$58 million	N/A	Completed: In late 2024, employees were able to move into the new 160,000 square-foot campus.

N/A – Not Available

As the preceding table illustrates, economic development activity totaling over a billion dollars has either been recently completed, underway or planned. Overall, these projects have an estimated initial job creation potential for more than 1,000 new jobs within Dakota County. These new jobs will likely have an impact on housing demand.

Infrastructure

The following table summarizes major infrastructure projects identified within Dakota County as of the time of this analysis:

Infrastructure Activity	
Project Name	Scope of Work, Status, Investment
Infrastructure Overhaul	In 2024, the county announced that nearly \$96 million will be used to upgrade/expand roadways and add roundabouts along with improvements to parks and trails.
Veterans Memorial Greenway (Formally known as Rich Valley Greenway)	In 2024, a \$23 million bicycle/pedestrian corridor broke ground that will include eight memorials dedicated to the county's veterans. The project is expected to be complete in 2027.

The projects listed in the preceding table have a total estimated investment of \$119 million. These projects, specifically the large-scale infrastructure overhaul, will likely have a positive impact on both economic and residential development within Dakota County.

D. PERSONAL MOBILITY

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. If traffic congestion creates long commuting times or public transit service is not available for people without access to a personal vehicle, their quality of life is diminished. Factors that lower resident satisfaction weaken housing markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) for recreational purposes.

Commuting Mode and Time

The following tables show commuting pattern attributes for each study area:

		Commuting Mode						
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Apple Valley	Number	20,274	2,206	834	301	370	4,770	28,755
	Percent	70.5%	7.7%	2.9%	1.0%	1.3%	16.6%	100.0%
Burnsville	Number	24,469	3,910	1,030	275	282	4,432	34,398
	Percent	71.1%	11.4%	3.0%	0.8%	0.8%	12.9%	100.0%
Eagan	Number	27,217	2,884	1,016	555	251	6,699	38,622
	Percent	70.5%	7.5%	2.6%	1.4%	0.6%	17.3%	100.0%
Farmington	Number	10,162	596	66	107	114	1,774	12,819
	Percent	79.3%	4.6%	0.5%	0.8%	0.9%	13.8%	100.0%
Hastings	Number	9,338	536	56	362	61	1,066	11,419
	Percent	81.8%	4.7%	0.5%	3.2%	0.5%	9.3%	100.0%
Inver Grove Heights	Number	13,317	1,088	484	304	279	3,681	19,153
	Percent	69.5%	5.7%	2.5%	1.6%	1.5%	19.2%	100.0%
Lakeville	Number	27,088	2,922	934	256	285	6,664	38,149
	Percent	71.0%	7.7%	2.4%	0.7%	0.7%	17.5%	100.0%
Mendota Heights	Number	4,169	209	92	38	19	1,331	5,858
	Percent	71.2%	3.6%	1.6%	0.6%	0.3%	22.7%	100.0%
Rosemount	Number	10,167	945	259	193	123	2,566	14,253
	Percent	71.3%	6.6%	1.8%	1.4%	0.9%	18.0%	100.0%
South St. Paul	Number	8,490	1,148	231	160	162	1,106	11,297
	Percent	75.2%	10.2%	2.0%	1.4%	1.4%	9.8%	100.0%
West St. Paul	Number	7,476	698	552	307	74	1,595	10,702
	Percent	69.9%	6.5%	5.2%	2.9%	0.7%	14.9%	100.0%
Dakota County	Number	170,215	17,701	5,675	3,063	2,090	37,211	235,955
	Percent	72.1%	7.5%	2.4%	1.3%	0.9%	15.8%	100.0%
Minnesota	Number	2,111,728	228,139	76,891	76,224	41,169	400,430	2,934,581
	Percent	72.0%	7.8%	2.6%	2.6%	1.4%	13.6%	100.0%

Source: Bowen National Research, ESRI

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Apple Valley	Number	5,209	9,747	5,849	2,083	1,097	4,770	28,755
	Percent	18.1%	33.9%	20.3%	7.2%	3.8%	16.6%	100.0%
Burnsville	Number	7,487	12,853	6,557	2,102	966	4,432	34,397
	Percent	21.8%	37.4%	19.1%	6.1%	2.8%	12.9%	100.0%
Eagan	Number	8,581	13,249	7,360	1,588	1,146	6,699	38,623
	Percent	22.2%	34.3%	19.1%	4.1%	3.0%	17.3%	100.0%
Farmington	Number	2,607	3,667	3,010	1,135	626	1,774	12,819
	Percent	20.3%	28.6%	23.5%	8.9%	4.9%	13.8%	100.0%
Hastings	Number	3,454	2,901	2,682	920	396	1,066	11,419
	Percent	30.2%	25.4%	23.5%	8.1%	3.5%	9.3%	100.0%
Inver Grove Heights	Number	3,958	6,564	3,525	876	549	3,681	19,153
	Percent	20.7%	34.3%	18.4%	4.6%	2.9%	19.2%	100.0%
Lakeville	Number	7,213	11,669	8,649	2,848	1,106	6,664	38,149
	Percent	18.9%	30.6%	22.7%	7.5%	2.9%	17.5%	100.0%
Mendota Heights	Number	1,178	2,445	683	140	79	1,331	5,856
	Percent	20.1%	41.8%	11.7%	2.4%	1.3%	22.7%	100.0%
Rosemount	Number	2,579	4,105	3,498	819	686	2,566	14,253
	Percent	18.1%	28.8%	24.5%	5.7%	4.8%	18.0%	100.0%
South St. Paul	Number	2,992	4,708	1,837	481	173	1,106	11,297
	Percent	26.5%	41.7%	16.3%	4.3%	1.5%	9.8%	100.0%
West St. Paul	Number	2,121	4,025	2,191	233	537	1,595	10,702
	Percent	19.8%	37.6%	20.5%	2.2%	5.0%	14.9%	100.0%
Dakota County	Number	49,577	79,075	48,050	14,068	7,974	37,211	235,955
	Percent	21.0%	33.5%	20.4%	6.0%	3.4%	15.8%	100.0%
Minnesota	Number	790,688	966,389	486,276	157,164	133,634	400,430	2,934,581
	Percent	26.9%	32.9%	16.6%	5.4%	4.6%	13.6%	100.0%

Source: Bowen National Research, ESRI

Noteworthy observations from the preceding tables follow:

- Within the PSA (Dakota County), 79.6% of commuters either drive alone or carpool to work. This represents a similar share of such commuting modes when compared to the state of Minnesota (79.8%). While the PSA has a lower share of commuters who walk to work (1.3% versus 2.6% of the state), it has a slightly higher share of workers who work from home (15.8% versus 13.6% of the state). While the shares of commuting modes among the various submarkets vary when compared to the overall PSA, there is a noteworthy share (22.7%) of individuals within Mendota Heights that work from home. In addition, West St. Paul has significant shares of commuters that utilize public transit (5.2%) and walk to work (2.9%).

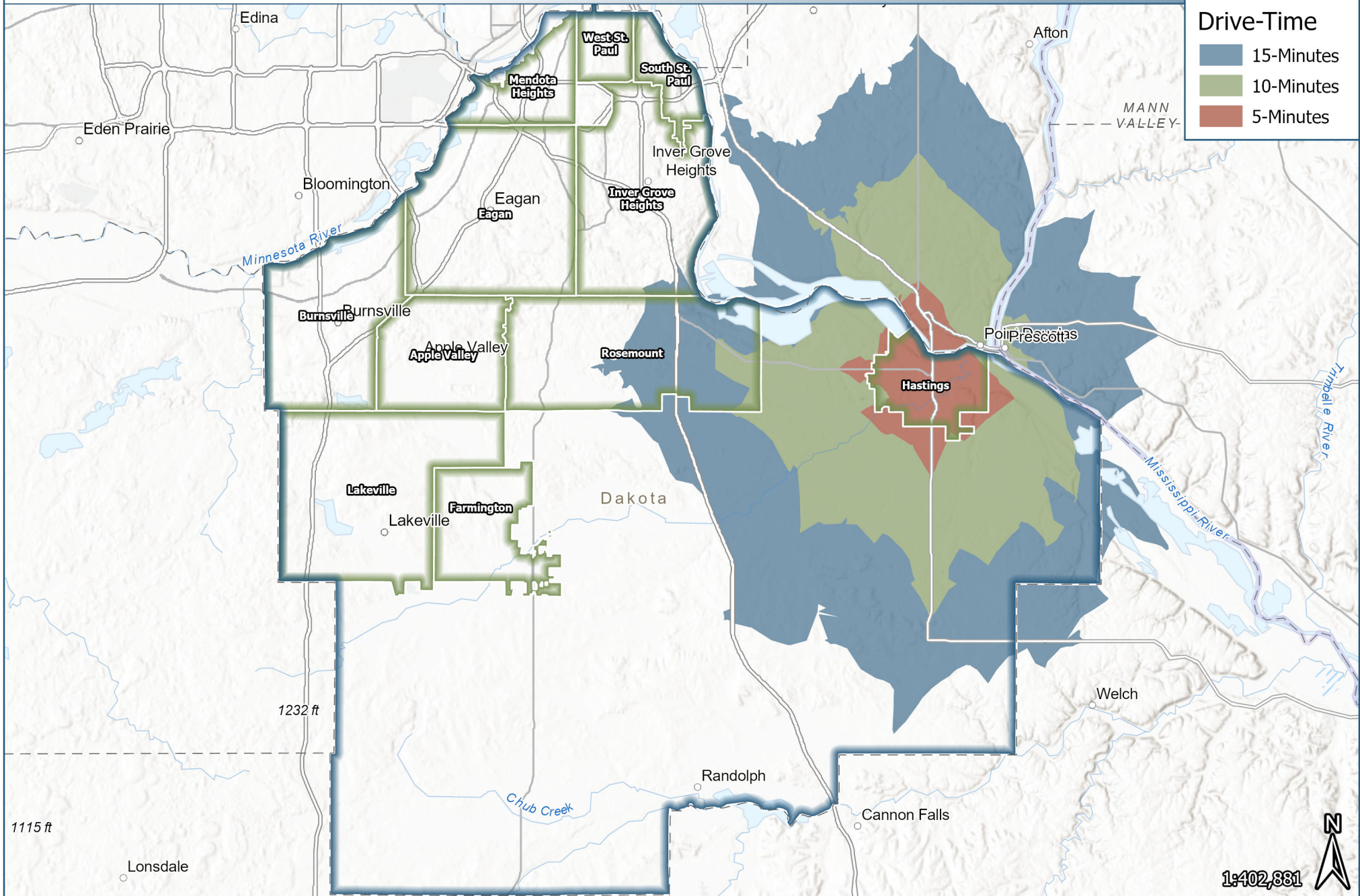
- Nearly half (54.5%) of commuters in Dakota County have commute times of less than 30 minutes, representing a smaller share of relatively short commute times than that of the state (59.8%). This results in a slightly higher share of commuters in the county having commute times greater than 30 minutes (29.8% versus 26.6% of the state). While the Hastings Submarket has the largest share of commuters with commute times of less than 15 minutes (30.2%) compared to the remaining submarkets of the PSA, the South St. Paul Submarket has the highest overall share of individuals commuting less than 30 minutes (68.2%) among the various submarkets. Conversely, the Farmington Submarket has the largest share of commuters traveling 45 minutes or more (13.8%) than any other submarket within the PSA. Communities with longer average commute times are more vulnerable to people leaving their communities in an effort to live closer to work.

Based on the preceding analysis, the vast majority of PSA and submarket commuters utilize their own vehicles or carpool to work. Overall, commute times in the PSA and each submarket are, on average, slightly longer than commute times for the state of Minnesota. The commuting data reflects people *living* in each study area and is not reflective of people commuting *into* the county for work. In-commuter data is included later in this section, starting on page V-22.

A drive-time map illustrating travel times from the center of Hastings, which is the county seat within Dakota County, is included on the following page.

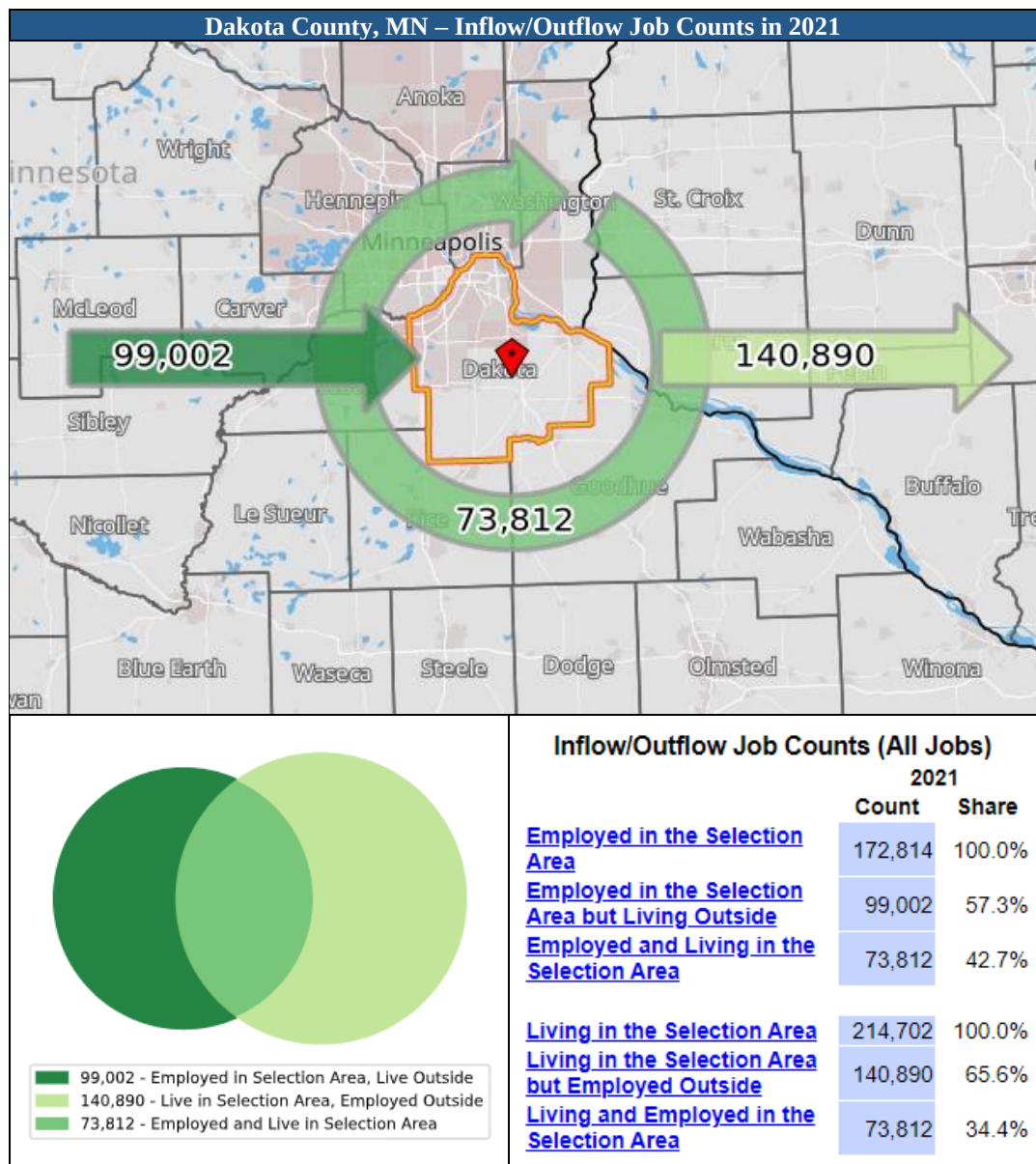
Drive-Time

- 15-Minutes
- 10-Minutes
- 5-Minutes



Commuting Inflow/Outflow

According to 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 214,702 employed residents of Dakota County, 140,890 (65.6%) are employed outside the county, while the remaining 73,812 (34.4%) are employed within Dakota County. In addition, 99,002 people commute into Dakota County from surrounding areas for employment. These 99,002 non-residents account for 57.3% of the people employed in the county. This represents a notable base of potential support for future residential development, as some commuters would likely consider relocating to Dakota County to be closer to their place of employment if housing that met their needs was available. The following illustrates the number of jobs filled by in-commuters and residents, as well as the number of resident out-commuters.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Characteristics of the Dakota County commuting flow in 2021 are illustrated in the following table.

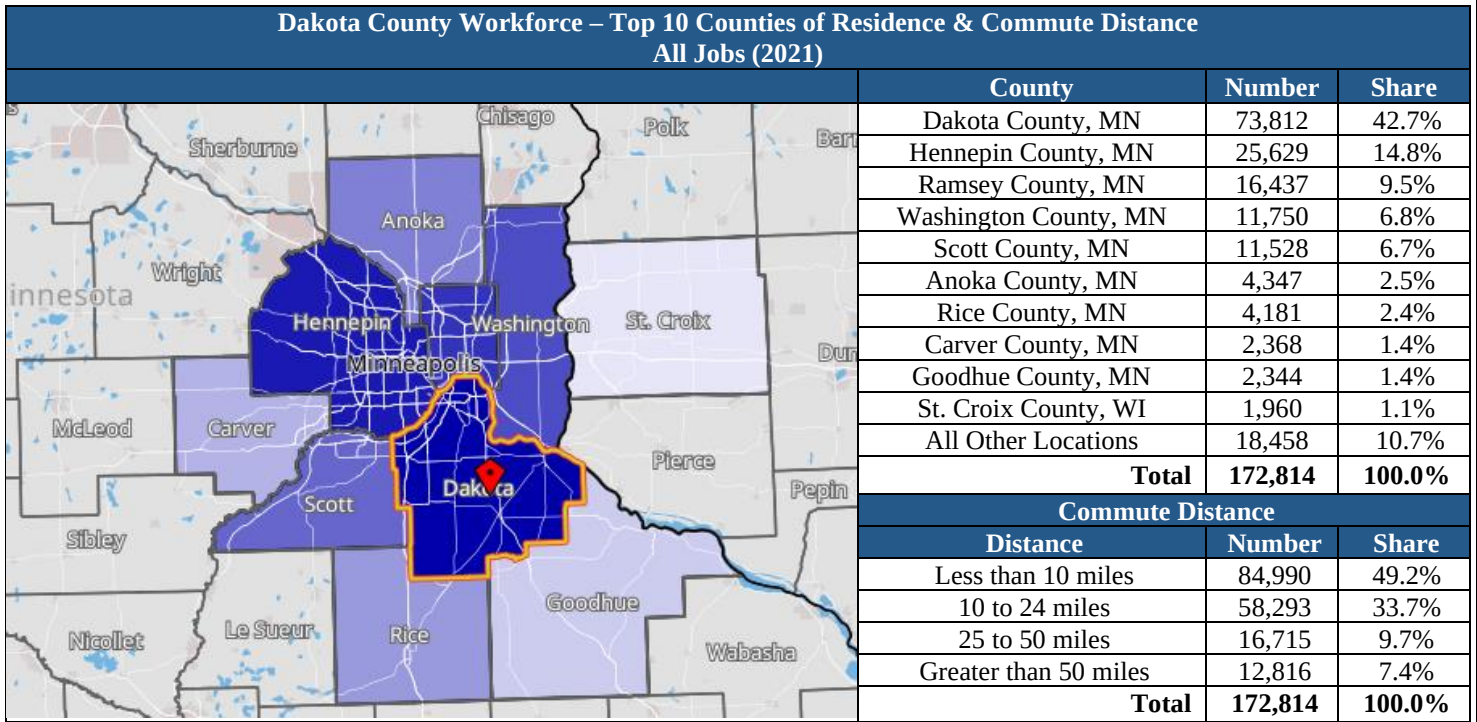
Dakota County, MN: Commuting Flow Analysis by Earnings, Age and Industry Group (2021, All Jobs)						
Worker Characteristics	Resident Outflow		Workers Inflow		Resident Workers	
	Number	Share	Number	Share	Number	Share
Ages 29 or younger	29,407	20.9%	23,134	23.4%	17,786	24.1%
Ages 30 to 54	78,732	55.9%	53,594	54.1%	37,471	50.8%
Ages 55 or older	32,751	23.2%	22,274	22.5%	18,555	25.1%
Earning <\$1,250 per month	21,281	15.1%	16,549	16.7%	16,033	21.7%
Earning \$1,251 to \$3,333	25,910	18.4%	22,325	22.6%	18,246	24.7%
Earning \$3,333+ per month	93,699	66.5%	60,128	60.7%	39,533	53.6%
Total Worker Flow	140,890	100.0%	99,002	100.0%	73,812	100.0%

Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Note: Figures do not include contract employees and self-employed workers

Of the county's 99,002 in-commuters, over half (54.1%) are between the ages of 30 and 54 years and 60.7% earn \$3,333 or more per month (\$40,000 or more annually). Outflow workers, by comparison, tend to be slightly older and earn higher incomes than inflow workers. Regardless, given the diversity of incomes and ages of the approximately 99,000 people commuting into the area for work each day, a variety of housing product types could be developed to potentially attract these commuters to live in Dakota County. As shown later in this report, Dakota County has very limited availability among both its rental and for-sale housing stock, which limits its ability to attract non-resident commuters. A detailed analysis of the area housing market, which includes availability, costs, and product mixture is included in Section VI of this report. It is important to understand that the overall health of the local housing market can influence the probability of in-commuters relocating to the area.

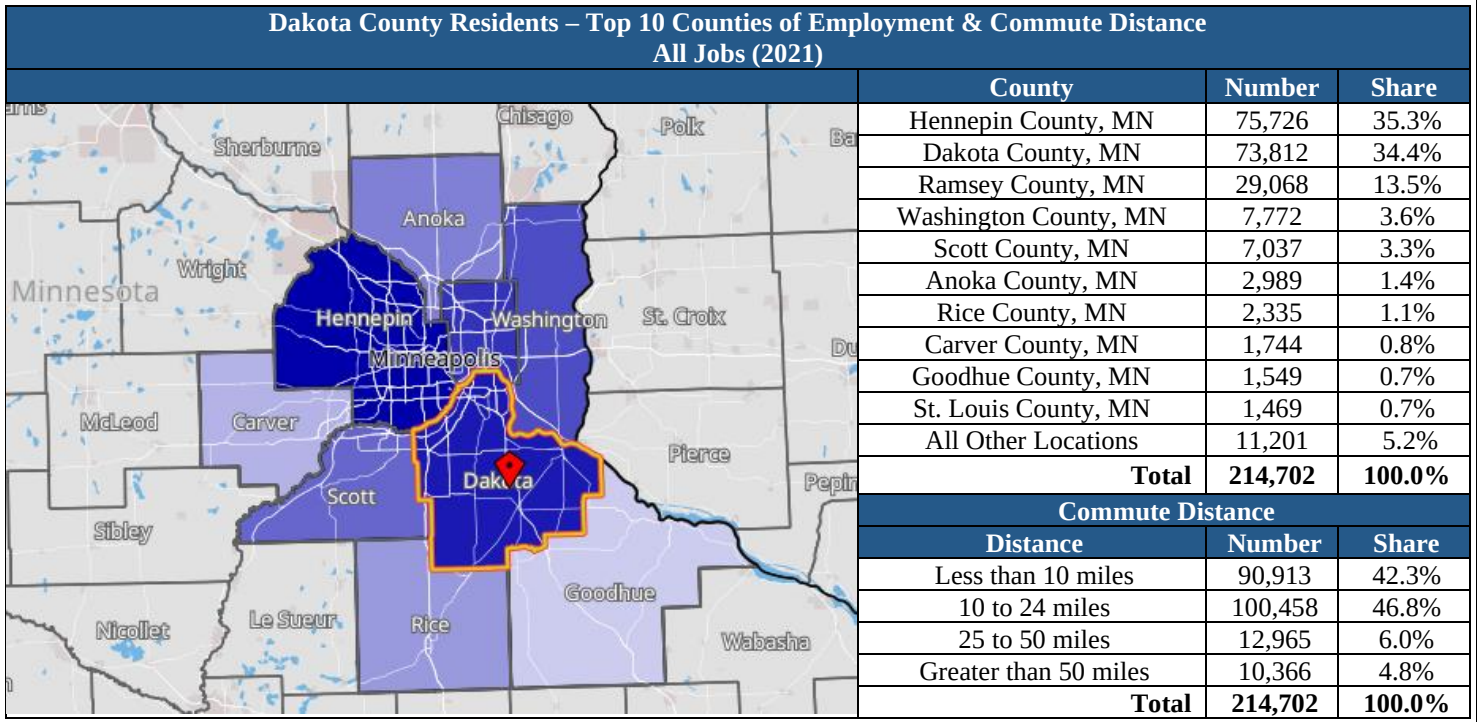
The following map and corresponding tables illustrate the physical *home* location (county) of people *working in* Dakota County, as well as the distribution of commute distances for the Dakota County workforce.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Statistics provided by LODES indicate that 42.7% of the Dakota County workforce are residents of the county. The counties of Hennepin (14.8%), Ramsey (9.5%), Washington (6.8%) and Scott (6.7%) contribute the next largest shares of people that work in Dakota County. In total, over 84.0% of the Dakota County workforce originates from either within the county or from an adjacent county, and only 10.7% of the labor force originates from outside of the top 10 counties listed. As such, most of the Dakota County workforce is regionally based with 82.9% of individuals commuting less than 25 miles. Inflow workers with commute distances of more than 50 miles comprise 7.4% of the total Dakota County workforce. These 12,816 inflow workers with notably lengthy commutes, as well as those with shorter commutes from outside the county, represent a base of potential support for future residential development in Dakota County.

The following map and corresponding tables illustrate the physical *work* location (county) of Dakota County residents, as well as the commute distances for these workers.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Of the 214,702 employed residents of Dakota County, 34.4% are employed within Dakota County. The largest share (35.3%) of Dakota County residents employed outside the county are employed in Hennepin County. A notable share (13.5%) of Dakota County residents are also employed in Ramsey County. This is not surprising since these two counties include the larger cities of Minneapolis and St. Paul, respectively. Overall, this data illustrates that many residents of Dakota County seek employment in the larger metropolitan areas of the region and 89.1% of resident commuters have commute distances less than 25 miles. Regardless, over 10,000 Dakota County residents have commutes of greater than 50 miles. Although a number of factors contribute to where an individual chooses to reside, lengthy commute times can increase the likelihood of relocation if adequate housing options are present closer to an individual's place of employment.

E. PROJECTED JOB GROWTH AND IMPACT ON NEW HOUSEHOLD CREATION

Dakota County is located in the Seven County Minneapolis-St. Paul Planning Area, which also includes the counties of Anoka, Carver, Hennepin, Ramsey, Scott, and Washington. Based on projections provided by the Minnesota Department of Employment and Economic Development, employment within this planning area is expected to increase by 4.9% (94,877) between 2022 and 2032. Because job growth often has a significant impact on housing market demand, we have incorporated job growth projections to estimate the number of new households that may result from this factor.

In order to estimate the job creation specific to Dakota County, the respective shares of the current at-place employment for each of the seven counties was obtained from the Bureau of Labor Statistics for the most recent full-year period available (2023). The resulting share of at-place employment for Dakota County was then applied to the overall job growth for the planning area to derive the projected number of new jobs in Dakota County.

The following table illustrates the projected job growth for Dakota County and the Seven County Minneapolis-St. Paul Planning Area for the most recent 10-year period for which data is currently available (2022-2032).

Projected Job Growth Dakota County/Seven County Minneapolis-St. Paul Planning Area			
Area	2023 At-Place Employment	Share At-Place Employment	Job Growth 2022-2032
Dakota County	188,030	10.7%	10,163
Seven County Planning Area	1,755,287	100.0%	94,877

Source: Minnesota Department of Employment and Economic Development; U.S. Department of Labor, Bureau of Labor Statistics; Bowen National Research

As the preceding illustrates, job growth of approximately 94,877 jobs is projected to occur in the Seven County Minneapolis-St. Paul Planning Area. Using the 10.7% share of at-place employment for Dakota County, this would result in 10,163 new jobs within Dakota County between 2022 and 2032. As previously discussed, job growth often has a significant impact on housing market demand. As such, we have estimated the number of new households by tenure (renters and owners) that may result from job growth. Note that many factors ultimately determine where households choose to reside, and not all new jobs will result in an additional household. Examples of these factors include jobs filled by unemployed persons already in the market and jobs filled by commuters that will continue to reside outside of the county where the new job is created.

The following table illustrates the potential household growth by tenure resulting from new job creation for Dakota County between 2024 and 2029. Note that the time period has been adjusted to align with the time period utilized in demographic projections provided by ESRI.

Projected Household Growth Resulting from Job Creation Dakota County (2024-2029)			
Factor	Projected Renter Households	Projected Owner Households	Projected Total Households
Total New Jobs Created (2024-2029)*	5,082	5,082	5,082
Jobs-to-Households Multiplier**	x0.2	x0.2	x0.2
Projected Households from New Jobs	1,016	1,016	1,016
Household Tenure Ratio (2024)	27.0%	73.0%	100.0%
Projected New Households by Tenure	274	742	1,016

Source: Minnesota Department of Employment and Economic Development; Bureau of Labor Statistics; ESRI; Bowen National Research

*Represents 50% of the total new jobs created during the 10-year projection period from 2022 to 2032

**Multiplier based on Bowen National Research's prior studies of the relationship between new jobs and household growth

As the preceding illustrates, the estimated new job creation from 2024 to 2029 combined with the jobs-to-households multiplier of 0.2, which is based on Bowen National Research industry knowledge and previously conducted resident/commuter surveys, is projected to have a household growth impact of approximately 1,016 new households in Dakota County over the next five years. Given the current distribution of renter and owner households within the county, this will result in 274 new renter households and 742 new owner households over the next five years. While the actual numbers can be influenced heavily by housing availability and affordability within the market, it is also important to understand that job growth in nearby counties can also positively influence household growth. In addition, future large-scale economic investments which have yet to be announced can significantly increase these estimates. Regardless, it is apparent that the forecasted job growth in Dakota County combined with an existing 3.3% projected increase in households over the next five years will have a significant impact on housing demand in the local market.

F. CONCLUSIONS

The economy in the PSA (Dakota County) is well diversified, as 50.9% of its employment base is heavily influenced by the retail, manufacturing, healthcare and social assistance, educational service, and accommodation and food service sectors. This likely helped to insulate the county from being more severely impacted by the COVID-19 pandemic as compared to the nation, as its employment base declined by 3.2% in 2020. This is nearly half of the decline experienced by the country overall (6.2%) in 2020. Similarly, the PSA's unemployment rate increased by 3.4 percentage points between 2019 and 2020, whereas the national unemployment rate increased by 4.4 percentage points. In addition, at-place employment (the number of persons employed in the county, regardless of their place of work) for Dakota County through the end of 2023 is at 98.3% of the 2019 level, which has been increasing at an average annual rate

of nearly 2.0% since 2020. Through July 2024, the Dakota County economy appears to have fully recovered from the initial impact of the pandemic, as employment base and unemployment rate trends are generally similar to those preceding the pandemic.

Dakota County is part of the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area (MSA), which encompasses a 15-county region. While total employment within Dakota County represents only 9.8% of total employment within the MSA in 2023, the county is generally similar to the MSA in terms of top employment sectors and will provide a general overview of housing affordability for some of the most common occupations in the region. While typical wages within the MSA are generally higher than those of the state, the cost of housing, particularly home ownership, still appears to be unattainable for many individuals. In fact, only two of the top 35 occupations within the MSA provide sufficient wages to median-income workers to afford to purchase a home within the county. Although it is likely that many of these individuals are part of multiple-income households, more than half of the occupations listed could still not afford to purchase a typical home in the area even if the median wage for their respective occupation were doubled. This illustrates that home ownership is not affordable for a notable share of workers in the most common occupations in the PSA.

The PSA appears to be vehicle dependent, as most commuters utilize their own vehicle or carpool to work. Given the county's proximity to Hennepin and Ramsey counties, which include the larger cities of Minneapolis and St. Paul, respectively, average commute times are slightly longer than commute times for the state of Minnesota; however, over 89.0% of county resident commuters travel less than 25 miles to work. Regardless, over 10,000 Dakota County residents have commutes of greater than 50 miles, which could increase the likelihood of such individuals relocating outside of the county if adequate housing options are present near their place of employment. Conversely, there are nearly 13,000 non-resident individuals employed within the county that commute more than 50 miles and represent a base of potential support for future residential development in Dakota County.

Overall, there are many positive attributes impacting the local economy, which will contribute to ongoing demand for housing in Dakota County. It is important that an adequate supply of income-appropriate housing is available to capture new residents and retain existing residents, particularly those with lengthy commutes.

VI. HOUSING SUPPLY ANALYSIS

This housing supply analysis includes a variety of housing alternatives. Understanding the historical trends, market performance, characteristics, composition, and current housing choices provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information, and data provided by various government entities and real estate professionals.

While there are a variety of housing options offered in the Primary Study Area (PSA, Dakota County), we focused our analysis on the most common housing alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with five or more units within a structure) were identified and surveyed. An analysis of non-conventional rentals (typically with four or less units within a structure) was also conducted.
- **For-Sale Housing** – For-sale housing alternatives, both recent sales activity and currently available supply, were inventoried. This data includes single-family homes, condominiums, mobile homes, and other traditional housing alternatives. It includes stand-alone product as well as homes within planned developments or projects.
- **Senior Care Housing** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g., dressing, bathing, medical reminders, etc.) and medical care. This includes independent living, assisted living, and nursing homes.

For the purposes of this analysis, the housing supply information is presented for the Primary Study Area (PSA, Dakota County), the 11 PSA submarkets, and the state of Minnesota, when available.

Maps illustrating the location of various housing types are included throughout this section.

A. OVERALL HOUSING SUPPLY (SECONDARY DATA)

This section of analysis on the area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the PSA (Dakota County), various PSA submarkets, and the state of Minnesota, when applicable. Note that some small variation of total numbers and percentages within tables may exist due to rounding.

Housing Characteristics

The estimated distribution of the area housing stock by tenure (renter and owner) within the study areas is summarized in the following table.

		Occupied and Vacant Housing Units by Tenure				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
Apple Valley	Number	21,311	16,101	5,210	479	21,790
	Percent	97.8%	75.6%	24.4%	2.2%	100.0%
Burnsville	Number	25,362	17,307	8,055	805	26,167
	Percent	96.9%	68.2%	31.8%	3.1%	100.0%
Eagan	Number	27,625	19,414	8,211	630	28,255
	Percent	97.8%	70.3%	29.7%	2.2%	100.0%
Farmington	Number	8,146	7,044	1,102	218	8,364
	Percent	97.4%	86.5%	13.5%	2.6%	100.0%
Hastings	Number	8,968	6,586	2,382	348	9,316
	Percent	96.3%	73.4%	26.6%	3.7%	100.0%
Inver Grove Heights	Number	14,666	10,894	3,772	348	15,014
	Percent	97.7%	74.3%	25.7%	2.3%	100.0%
Lakeville	Number	24,252	21,186	3,066	568	24,820
	Percent	97.7%	87.4%	12.6%	2.3%	100.0%
Mendota Heights	Number	4,722	3,776	946	157	4,879
	Percent	96.8%	80.0%	20.0%	3.2%	100.0%
Rosemount	Number	9,229	7,998	1,231	234	9,463
	Percent	97.5%	86.7%	13.3%	2.5%	100.0%
South St. Paul	Number	8,313	5,944	2,369	154	8,467
	Percent	98.2%	71.5%	28.5%	1.8%	100.0%
West St. Paul	Number	9,302	5,713	3,589	444	9,746
	Percent	95.4%	61.4%	38.6%	4.6%	100.0%
Dakota County	Number	169,404	128,582	40,822	4,760	174,164
	Percent	97.3%	75.9%	24.1%	2.7%	100.0%
Minnesota	Number	2,256,126	1,631,701	624,425	237,830	2,493,956
	Percent	90.5%	72.3%	27.7%	9.5%	100.0%

Source: ACS 2018-2022; ESRI; Bowen National Research

In total, there are an estimated 174,164 housing units within the PSA (Dakota County), based on American Community Survey (ACS) 2018-2022 estimates. Of the 169,404 total *occupied* housing units in the PSA, 75.9% are owner occupied, while 24.1% are renter occupied. This distribution of product by tenure within the PSA is slightly more heavily weighted toward owner-occupied housing (75.9%) than the state of Minnesota (72.3%). Overall, 2.7% of the total housing units within the PSA are classified as vacant, which is a notably lower share of such units compared to the statewide share (9.5%). Vacant units are comprised of a variety of units including abandoned properties, rentals, for-sale, and seasonal housing units.

With the exception of the Farmington, Lakeville, Mendota Heights, and Rosemount submarkets, the PSA submarkets report higher shares of renter-occupied housing units as compared to the county. The highest share of renter-occupied housing units among the PSA submarkets is found within the West St. Paul Submarket (38.6%) while the highest share of owner-occupied housing units is within the Lakeville Submarket (87.4%). The share of vacant housing units within the various PSA submarkets is generally similar to that reported countywide though it is of note that both the Hastings and West St. Paul submarkets report vacancy rates which are at least one full percentage point higher than the PSA vacancy rate of 2.7%.

The following table compares key housing age and conditions for each of the study areas and the state based on 2018-2022 American Community Survey (ACS) data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete kitchens or bathroom plumbing are illustrated for each area by tenure (renter or owner). It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Apple Valley	482	9.3%	2,064	12.8%	242	4.6%	247	1.5%	129	2.5%	58	0.4%
Burnsville	1,301	16.2%	3,965	22.9%	408	5.1%	259	1.5%	266	3.3%	9	0.1%
Eagan	568	6.9%	1,991	10.3%	493	6.0%	96	0.5%	22	0.3%	43	0.2%
Farmington	60	17.0%	122	2.4%	0	0.0%	73	1.5%	0	0.0%	0	0.0%
Hastings	515	24.4%	1,873	42.4%	64	3.0%	12	0.3%	79	3.7%	4	0.1%
Inver Grove Heights	433	11.1%	2,327	21.1%	196	5.0%	46	0.4%	0	0.0%	48	0.4%
Lakeville	340	11.1%	1,702	8.0%	212	6.9%	93	0.4%	203	6.6%	0	0.0%
Mendota Heights	69	6.3%	1,423	33.8%	0	0.0%	7	0.2%	2	0.2%	16	0.4%
Rosemount	108	8.8%	708	8.9%	106	8.6%	14	0.2%	36	2.9%	10	0.1%
South St. Paul	1,305	55.5%	4,497	76.6%	14	0.6%	77	1.3%	49	2.1%	38	0.6%
West St. Paul	1,478	41.2%	3,566	62.4%	117	3.3%	121	2.1%	164	4.6%	24	0.4%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: ACS 2018-2022; ESRI; Bowen National Research

Within the PSA (Dakota County), approximately 17.5% of renter-occupied housing and 20.7% of owner-occupied housing was built prior to 1970. Both represent considerably lower shares of such units compared to the corresponding shares for the state of Minnesota (35.9% and 38.2%, respectively). Within the PSA, 4.6% of renter households and 0.9% of owner households are overcrowded, which are both slightly lower than statewide shares (4.7% and 1.3%, respectively). The shares of renter households (2.4%) and owner households (0.2%) in the PSA with incomplete plumbing or kitchens are relatively low and similar to statewide shares.

Based on the preceding factors, it appears that the existing housing stock within the PSA is newer than the overall state and that overcrowding among renter households is the most prevalent housing condition issue in the PSA. Although the shares of overcrowded households and households with incomplete plumbing or kitchen facilities are relatively low, approximately 4,221 households (2,834 renter households and 1,387 owner households) in Dakota County are living in substandard housing conditions.

Among the PSA submarkets, the South St. Paul and West St. Paul areas comprise the oldest housing stock. Within these two submarkets, the respective shares of pre-1970 rental product are 55.5% and 41.2%, while the shares of owner-occupied housing units that were built prior to 1970 are 76.6% and 62.4%. Overcrowded housing conditions are most prevalent among renter households within the Rosemount Submarket (8.6%) and owner households within the West St. Paul Submarket (2.1%). While incomplete plumbing or kitchen facilities are most prominent within the Lakeville Submarket (6.6%), none of the submarkets experience notable shares of owner-occupied housing units with incomplete plumbing or kitchen facilities as less than 1.0% of all such units experience this issue within each submarket.

The following table compares key household income, housing cost, and housing affordability metrics of the various study areas. Cost burdened households are defined as those paying over 30% of their income toward housing costs, while severe cost burdened households pay over 50% of their income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	Median Household Income	Median Home Value	Median Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
					Renter	Owner	Renter	Owner
Apple Valley	21,768	\$100,703	\$406,938	\$1,607	49.2%	17.2%	24.4%	5.7%
Burnsville	25,994	\$86,847	\$363,527	\$1,443	50.6%	20.7%	20.6%	8.0%
Eagan	28,098	\$104,731	\$433,589	\$1,490	41.7%	16.0%	18.1%	5.2%
Farmington	8,125	\$111,136	\$390,820	\$1,214	40.6%	16.0%	23.3%	4.2%
Hastings	9,259	\$88,159	\$349,101	\$1,146	42.0%	19.2%	21.0%	6.9%
Inver Grove Heights	14,646	\$97,846	\$402,929	\$1,324	47.5%	17.9%	20.8%	5.6%
Lakeville	25,885	\$127,558	\$467,695	\$1,623	48.2%	13.4%	31.0%	3.4%
Mendota Heights	4,879	\$128,891	\$564,867	\$1,268	41.8%	14.2%	21.4%	6.1%
Rosemount	9,848	\$128,537	\$432,979	\$1,521	38.3%	14.1%	15.4%	3.9%
South St. Paul	8,371	\$78,465	\$289,841	\$1,094	48.9%	18.6%	20.8%	5.4%
West St. Paul	9,444	\$68,406	\$337,491	\$1,204	56.4%	23.3%	28.8%	10.3%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: ACS 2018-2022; ESRI; Bowen National Research

*Paying more than 30% of income toward housing costs

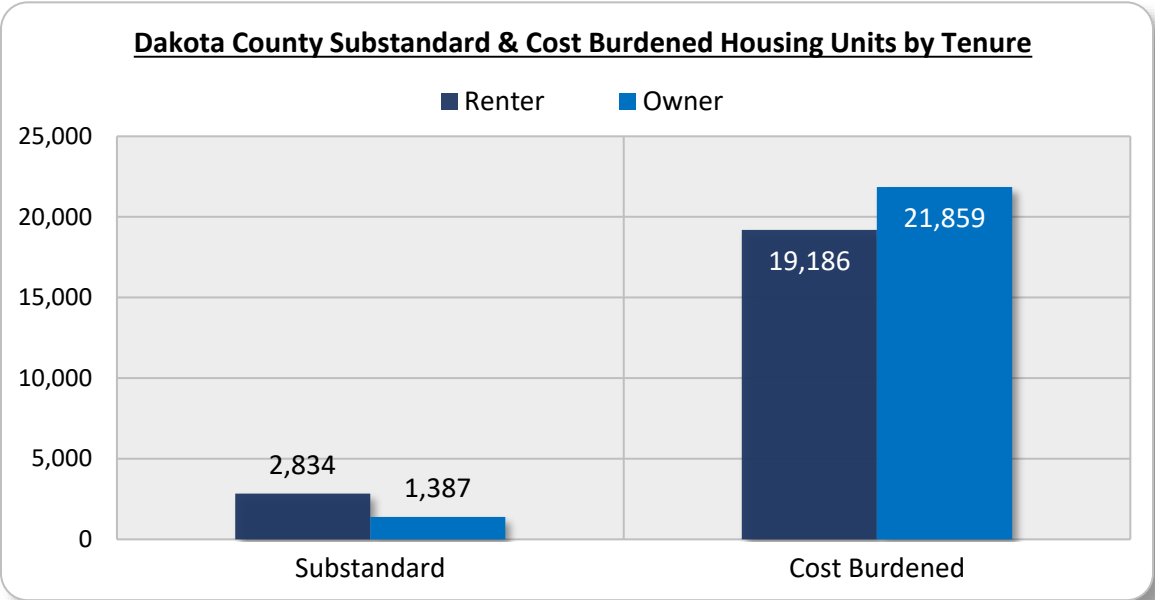
**Paying more than 50% of income toward housing costs

The estimated median home value of \$413,686 within the PSA (Dakota County) is 14.9% higher than the state's estimated median home value of \$360,089, while the median gross rent of \$1,410 in the PSA is nearly 20.0% higher than the state's median gross rent of \$1,178. The median household income for the PSA (\$102,310) is 17.9% higher than that for the state. Despite the considerably higher median household income level, the shares of cost burdened (47.0%) and severe cost burdened (21.9%) renter households are higher than statewide shares (44.0% and 21.4%, respectively). Conversely, the shares of cost burdened (17.0%) and severe cost burdened (5.7%) owner households within the PSA are lower than statewide shares (18.2% and 6.7%, respectively).

Based on the data presented in the preceding table, there are approximately 19,186 renter households and 21,859 owner households in the PSA that are housing cost burdened. Of these, approximately 8,940 renter households and 7,329 owner households are *severe* housing cost burdened (paying 50% or more of their income toward housing costs). This data illustrates the importance of affordable rental and for-sale housing alternatives for the residents of Dakota County.

Specific to the PSA submarkets, it is notable that the Eagan, Farmington, Lakeville, Mendota Heights, and Rosemount submarkets report higher median household income levels than the county. Subsequently, four of these five aforementioned submarkets (Eagan, Lakeville, Mendota Heights, and Rosemount) report higher median home values than the county. Median gross rent levels within five of the submarkets (Apple Valley, Burnsville, Eagan, Lakeville, and Rosemount) are higher than that reported for the county. The share of cost burdened and severe cost burdened households (renter and owner) within most submarkets are relatively similar to countywide shares. It is notable, however, that more than 50.0% of all renter households and 20.0% of all owner households within the Burnsville and West St. Paul submarkets are cost burdened while 31.0% of renter households in the Lakeville Submarket and more than 10.0% of owner households within the West St. Paul Submarket are severe cost burdened.

The following graph illustrates substandard housing and cost burdened households by tenure (renter or owner) within the PSA (Dakota County).



Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by units in structure by tenure (renter or owner) for the various study areas.

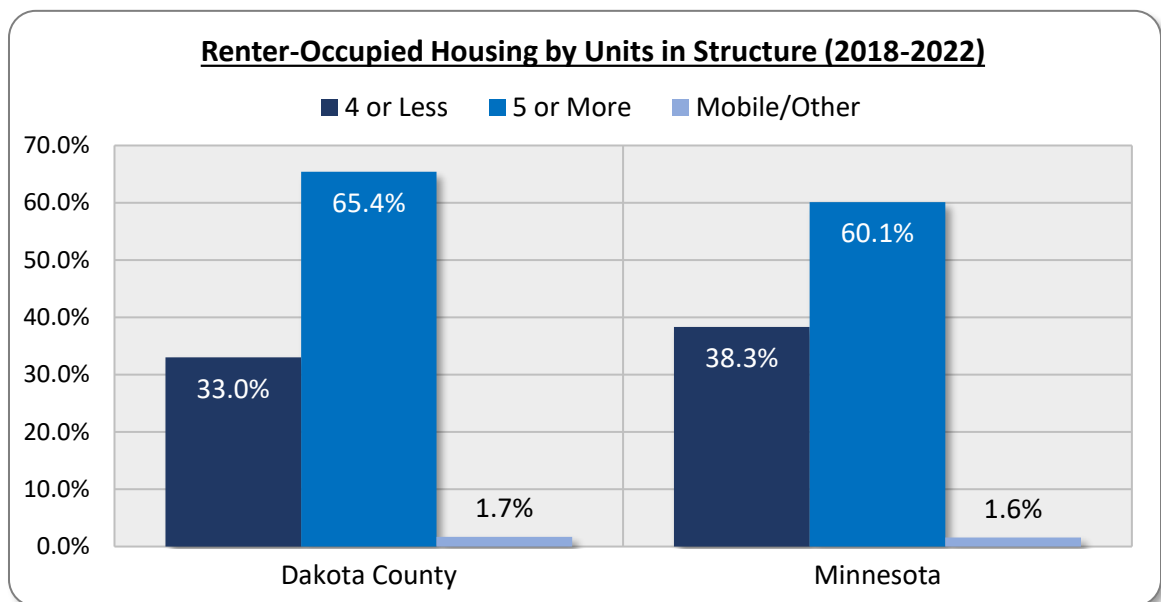
		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Apple Valley	Number	2,019	3,062	129	5,210	15,306	468	327	16,101
	Percent	38.8%	58.8%	2.5%	100.0%	95.1%	2.9%	2.0%	100.0%
Burnsville	Number	1,784	6,174	97	8,055	15,669	1,212	426	17,307
	Percent	22.1%	76.6%	1.2%	100.0%	90.5%	7.0%	2.5%	100.0%
Eagan	Number	2,250	5,923	38	8,211	18,450	964	0	19,414
	Percent	27.4%	72.1%	0.5%	100.0%	95.0%	5.0%	0.0%	100.0%
Farmington	Number	920	182	0	1,102	6,972	71	0	7,044
	Percent	83.5%	16.5%	0.0%	100.0%	99.0%	1.0%	0.0%	100.0%
Hastings	Number	908	1,474	0	2,382	6,380	185	21	6,586
	Percent	38.1%	61.9%	0.0%	100.0%	96.9%	2.8%	0.3%	100.0%
Inver Grove Heights	Number	1,080	2,532	160	3,772	10,162	208	524	10,894
	Percent	28.6%	67.1%	4.2%	100.0%	93.3%	1.9%	4.8%	100.0%
Lakeville	Number	1,448	1,433	185	3,066	20,452	182	552	21,186
	Percent	47.2%	46.7%	6.0%	100.0%	96.5%	0.9%	2.6%	100.0%
Mendota Heights	Number	333	613	0	946	3,444	325	6	3,776
	Percent	35.2%	64.8%	0.0%	100.0%	91.2%	8.6%	0.2%	100.0%
Rosemount	Number	627	582	22	1,231	7,608	193	197	7,998
	Percent	50.9%	47.3%	1.8%	100.0%	95.1%	2.4%	2.5%	100.0%
South St. Paul	Number	1,210	1,159	0	2,369	5,692	133	120	5,944
	Percent	51.1%	48.9%	0.0%	100.0%	95.8%	2.2%	2.0%	100.0%
West St. Paul	Number	481	3,108	0	3,589	5,372	341	0	5,713
	Percent	13.4%	86.6%	0.0%	100.0%	94.0%	6.0%	0.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

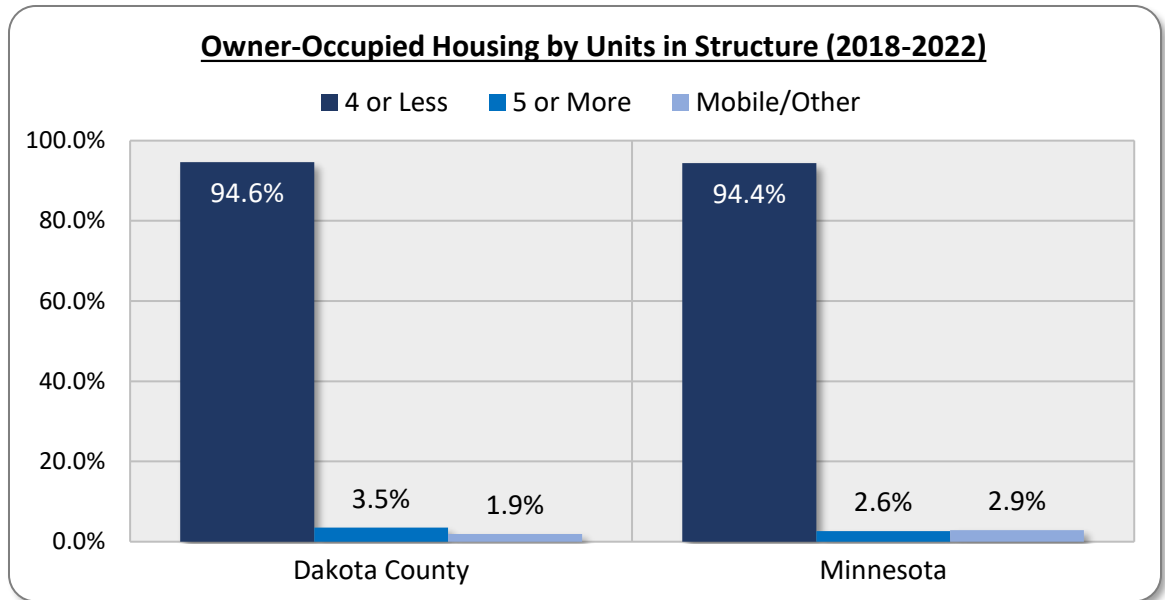
Source: ACS 2018-2022; ESRI; Bowen National Research

Approximately 65.4% of the *rental* units in the PSA (Dakota County) are within structures of five units or more, which represents a higher share of multifamily apartments as compared to the state (60.1%). This indicates that the majority of rental units in the county are within multifamily structures. Nonetheless, as nearly 35.0% of rental units within the PSA are within structures of four or fewer units or mobile homes, non-conventional rentals are also prevalent within the county. Similar to most markets throughout the country, the vast majority (94.6%) of *owner*-occupied housing units within the county are within structures of four or fewer units. However, the share of owner-occupied housing units within structures containing five or more units (3.5%) is slightly higher than that reported statewide (2.6%), indicating that attached condominium and/or townhome style units may be more common within Dakota County as compared to the state. Conversely, mobile home units are less common among owner-occupied housing units within the county (1.9%) as compared to the state (2.9%).

Generally, renter-occupied housing units within the various PSA submarkets are concentrated within structures containing five or more units, similar to such units throughout the county. It is of note, however, that more than half (50.9% or higher) of all renter-occupied housing units within the Farmington, Rosemount, and South St. Paul submarkets are among structures containing four or fewer units. This suggests that non-conventional rentals such as single-family homes, duplex-style structures, units above storefronts, etc. are likely more common within these submarkets as compared to other areas throughout the county. Conversely, more than three-quarters (76.6% or higher) renter-occupied units within the Burnsville and West St. Paul submarkets are within structures containing five or more units. Thus, multifamily rental product is likely more prevalent within these submarkets as compared to others throughout the county. Similar to countywide trends, the vast majority (90.5% or higher) of owner-occupied housing units within each of the PSA submarkets is among structures comprised of four or fewer units. It is notable that at least 5.0% of owner-occupied housing units within the Burnsville, Eagan, Mendota Heights, and West St. Paul submarkets are within structures comprised of five or more units, which are higher shares than the countywide share of 3.5%. This suggests that attached for-sale product (i.e., condominiums, townhomes, rowhouses, etc.) are more common within these areas as compared to other submarkets throughout the county.

The following graphs compare the shares of renter- and owner-occupied housing units by units in structure for each study area.





B. RENTAL HOUSING SUPPLY ANALYSIS (BOWEN NATIONAL SURVEY)

1. Introduction

Bowen National Research conducted research and analysis of various rental housing alternatives within the PSA (Dakota County). This analysis includes multifamily and non-conventional rental housing.

2. Multifamily Apartments

From June to September of 2024, Bowen National Research surveyed (both by telephone and in-person) a total of 229 multifamily rental housing properties within Dakota County. While this survey does not include all properties in the county, it does include the majority of the larger properties. The overall survey is considered representative of the performance, conditions and trends of multifamily rental housing in the market. Projects identified, inventoried, and surveyed operate as market-rate (non-government assisted or restricted properties) and under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC) program (generally serving households earning between 51% and 80% of Area Median Household Income) and various government-subsidized or HUD programs (generally serving households earning 50% or less of Area Median Household Income). Definitions of each housing program are included in *Addendum Q: Glossary*.

The distribution of the surveyed multifamily rental housing supply by program type is illustrated in the following table.

Surveyed Multifamily Rental Housing – Dakota County, MN				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-Rate	139	21,662	1,050	95.2%
Market-Rate/Tax Credit	4	704	74	89.5%
Market-Rate/Government-Subsidized	1	172	4	97.7%
Tax Credit	65	3,625	33	99.1%
Tax Credit/Government-Subsidized	12	709	0	100.0%
Market-Rate/Tax Credit/Government-Subsidized	1	104	0	100.0%
Government-Subsidized	7	235	0	100.0%
Total	229	27,211	1,161	95.7%

Source: Bowen National Research

Typically, in healthy and well-balanced markets, multifamily rentals operate at an overall 94% to 96% occupancy rate. As the preceding table illustrates, the 229 properties surveyed in the PSA (Dakota County) have an overall occupancy rate of 95.7%. Notably, the majority (90.4%) of the 1,161 vacancies in the PSA are concentrated among market-rate properties, as non-subsidized Tax Credit units surveyed in the market report an overall occupancy rate of 97.7% while the government-subsidized rental units surveyed are 100.0% occupied. This demonstrates strong demand for affordable (i.e., Tax Credit and/or government-subsidized) multifamily rental product in the county. It is also notable that nearly half (48.2%) of the vacant market-rate units are concentrated within properties which have recently opened and are still within their initial lease-up periods. When excluding these properties, the established market-rate properties surveyed are 97.5% occupied. Considering the preceding factors, strong demand exists for multifamily rental product of various affordability levels within Dakota County.

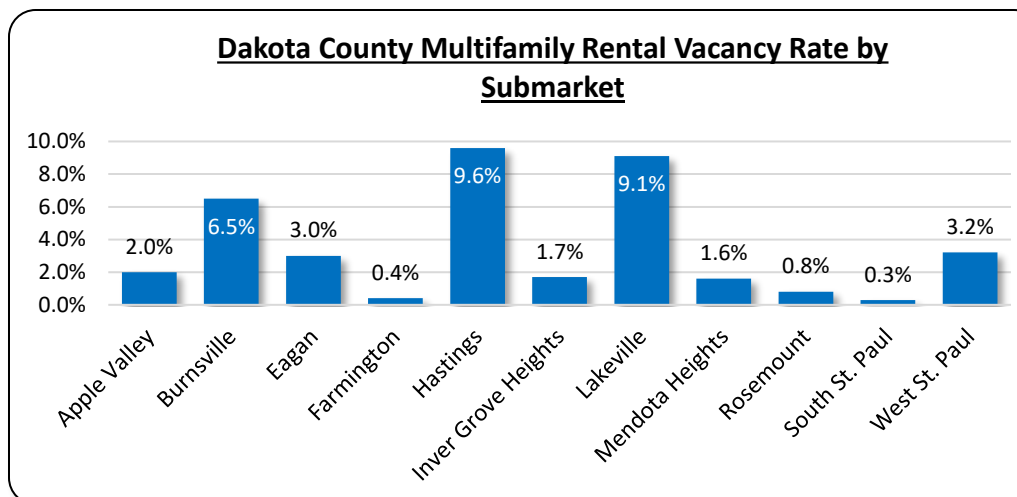
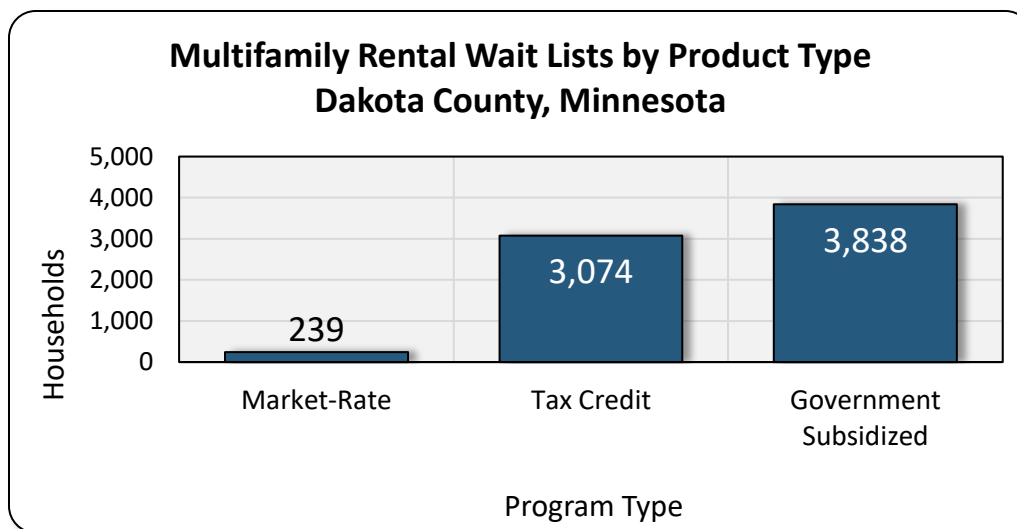
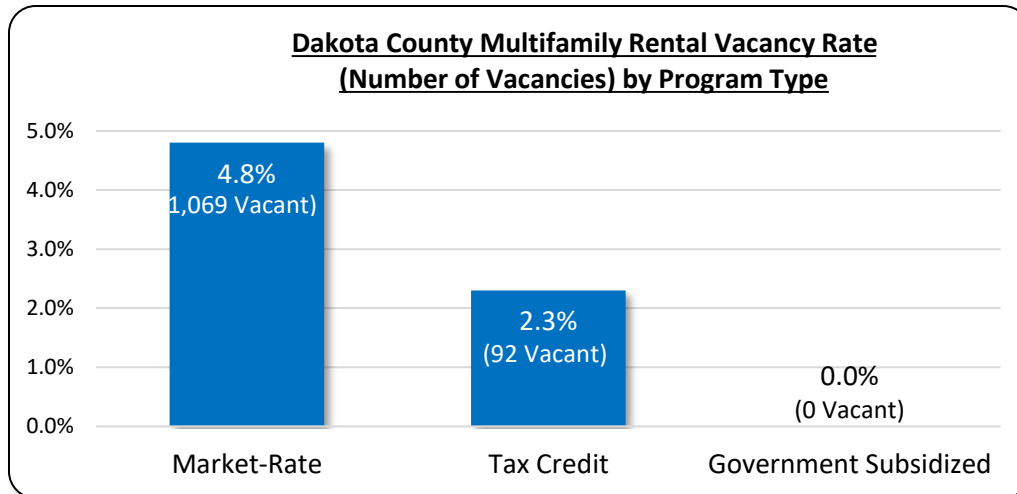
The following table summarizes the distribution of surveyed rental housing within the county and the various PSA submarkets. The data includes the vacancy rates by product type for each submarket and the county as a whole. Note that vacancy rates below 1% are illustrated in **red** text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Type		
					Market- Rate	Tax Credit	Government Subsidized
Apple Valley	27	3,217	64	2.0%	2.2%	1.3%	0.0%
Burnsville	43	6,681	432	6.5%	6.2%	15.8%	0.0%
Eagan	42	6,326	191	3.0%	3.4%	0.0%	0.0%
Farmington	7	285	1	0.4%	2.8%	0.0%	0.0%
Hastings	17	1,269	122	9.6%	14.0%	0.7%	0.0%
Inver Grove Heights	16	1,994	33	1.7%	2.1%	0.0%	0.0%
Lakeville	22	2,309	209	9.1%	11.6%	0.0%	0.0%
Mendota Heights	9	832	13	1.6%	1.9%	0.0%	0.0%
Rosemount	12	906	7	0.8%	1.1%	0.0%	0.0%
South St. Paul	10	675	2	0.3%	0.4%	0.0%	0.0%
West St. Paul	24	2,717	87	3.2%	3.2%	3.7%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

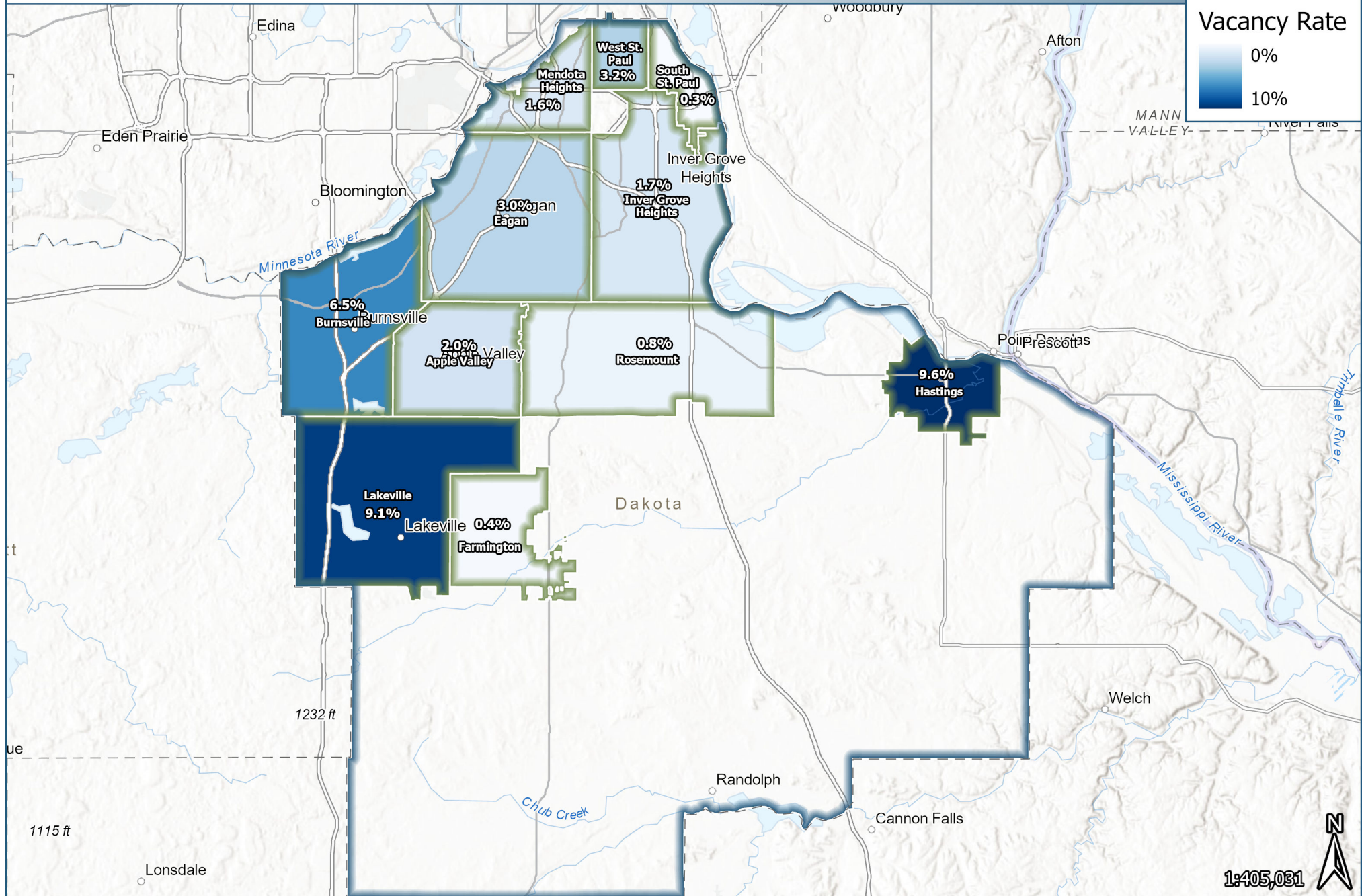
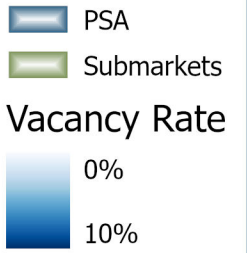
Source: Bowen National Research

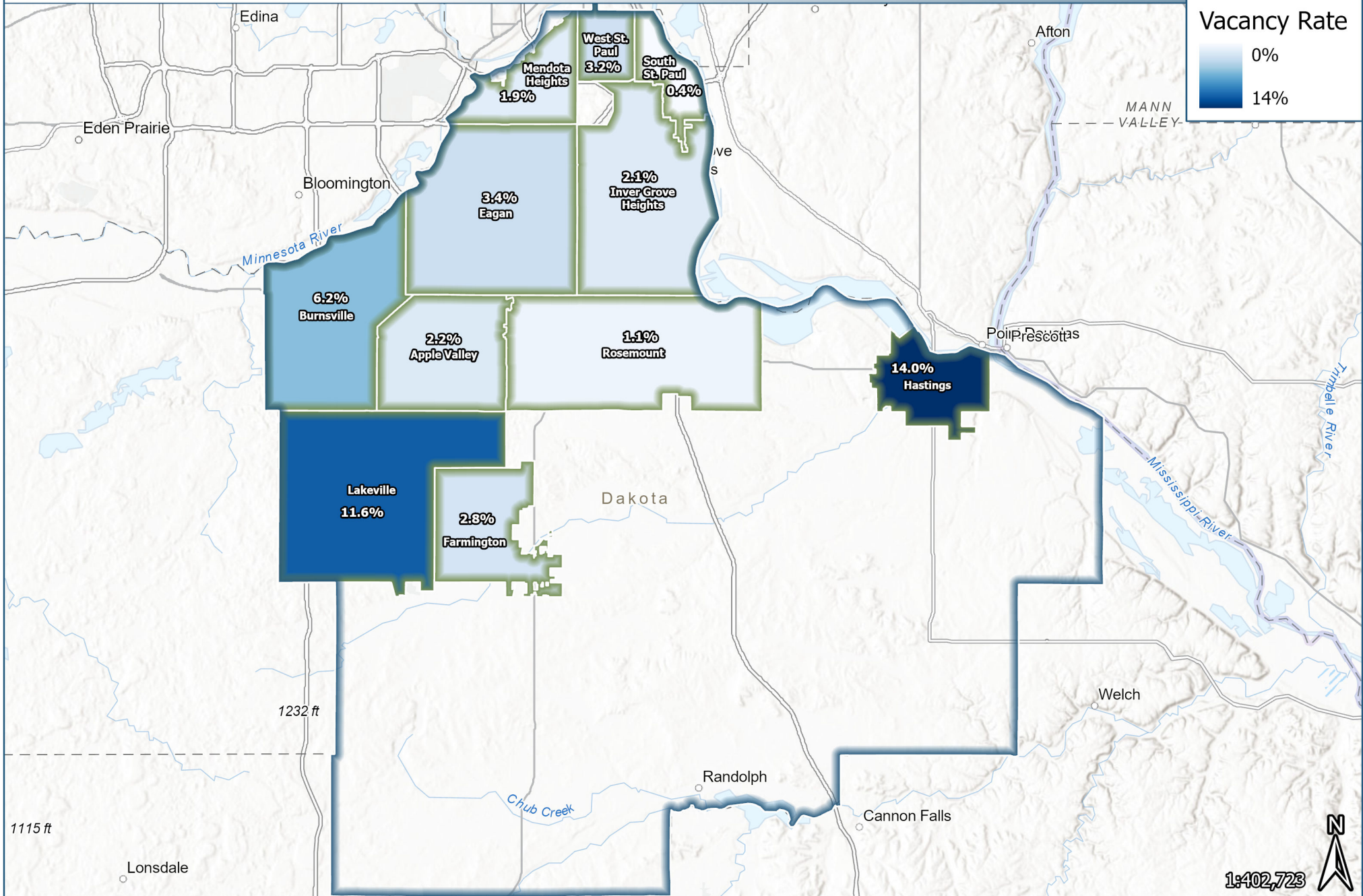
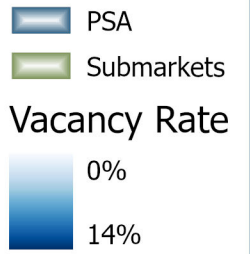
As the preceding illustrates, eight of the 11 submarkets report overall vacancy rates which are lower than the countywide vacancy rate of 4.3%, with three submarkets reporting overall vacancy rates of less than 1.0%. The lowest overall vacancy rate by submarket is 0.3% within the South St. Paul Submarket while the highest (9.6%) is within the Hastings Submarket. While market-rate vacancy rates exceed 11.0% in both the Hastings and Lakeville submarkets, this is attributed to multiple newer market-rate properties still being within their initial lease-up periods within these areas. Similarly, the high 15.8% vacancy rate reported for the Tax Credit units within the Burnsville Submarket is attributed to a recently built senior Tax Credit property that is also still within its initial lease-up period. All other non-subsidized Tax Credit properties in this submarket are 100.0% occupied (0.0% vacancy rate). Typical of most markets, government-subsidized properties surveyed within Dakota County are fully occupied (0.0% vacancy rate). In addition to the high occupancy rates reported, it is also of note that wait lists are maintained among all property types within the county, though the most extensive are among affordable (i.e., Tax Credit and government-subsidized) properties. Overall, there are at least 7,151 households on surveyed property wait lists, with an additional 5,277 households on wait lists maintained by the Dakota County CDA. A graph illustrating the overall county's distribution of households on wait lists by project type is on the following page. The preceding factors are good indications of strong and pent-up demand for multifamily rental product throughout the county, particularly for affordable rental product.

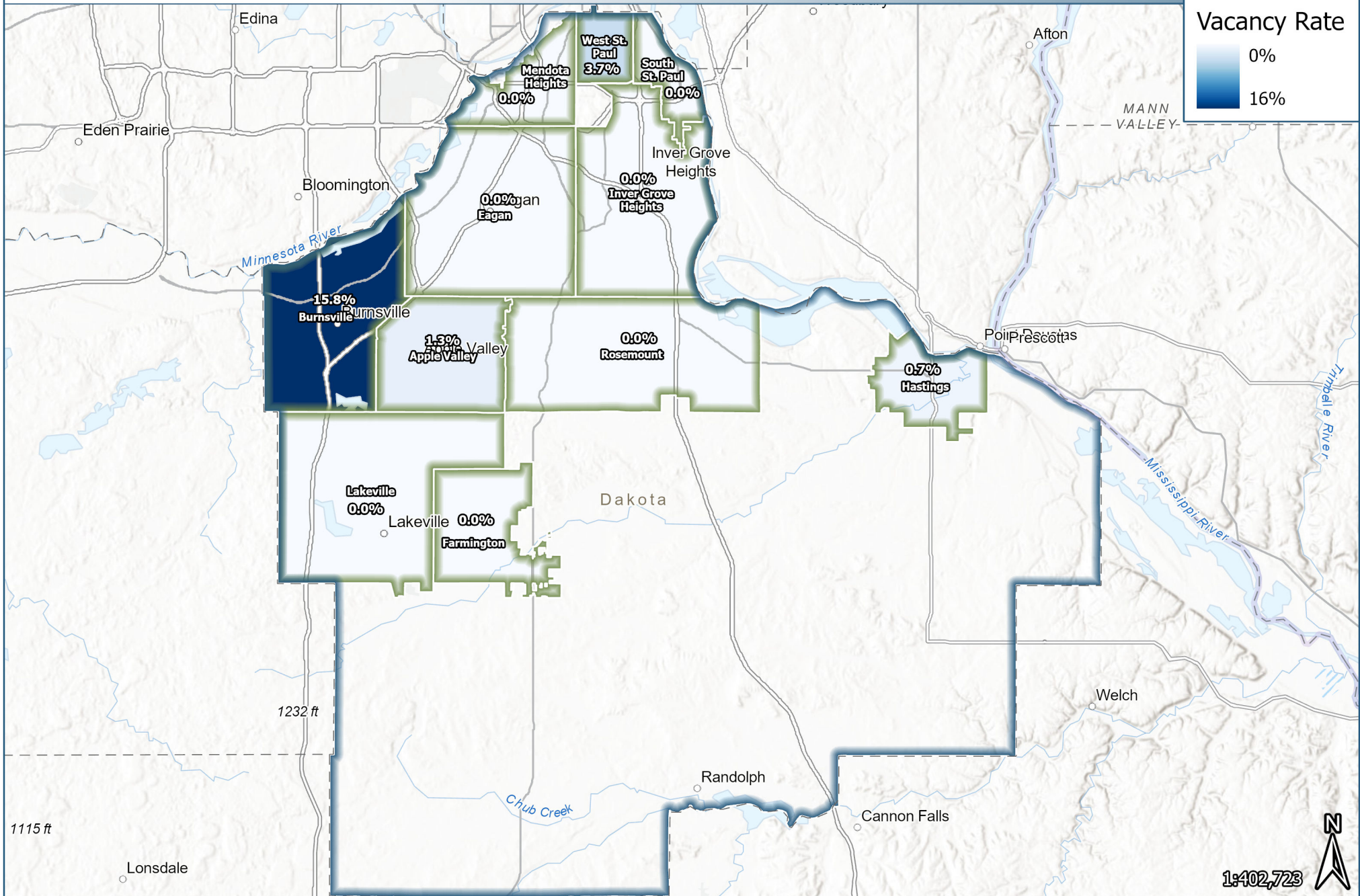
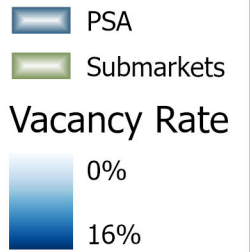
The overall multifamily vacancy rates and wait lists by program type for the PSA (Dakota County) and overall multifamily vacancy rates for each PSA submarket are shown in the following graphs.

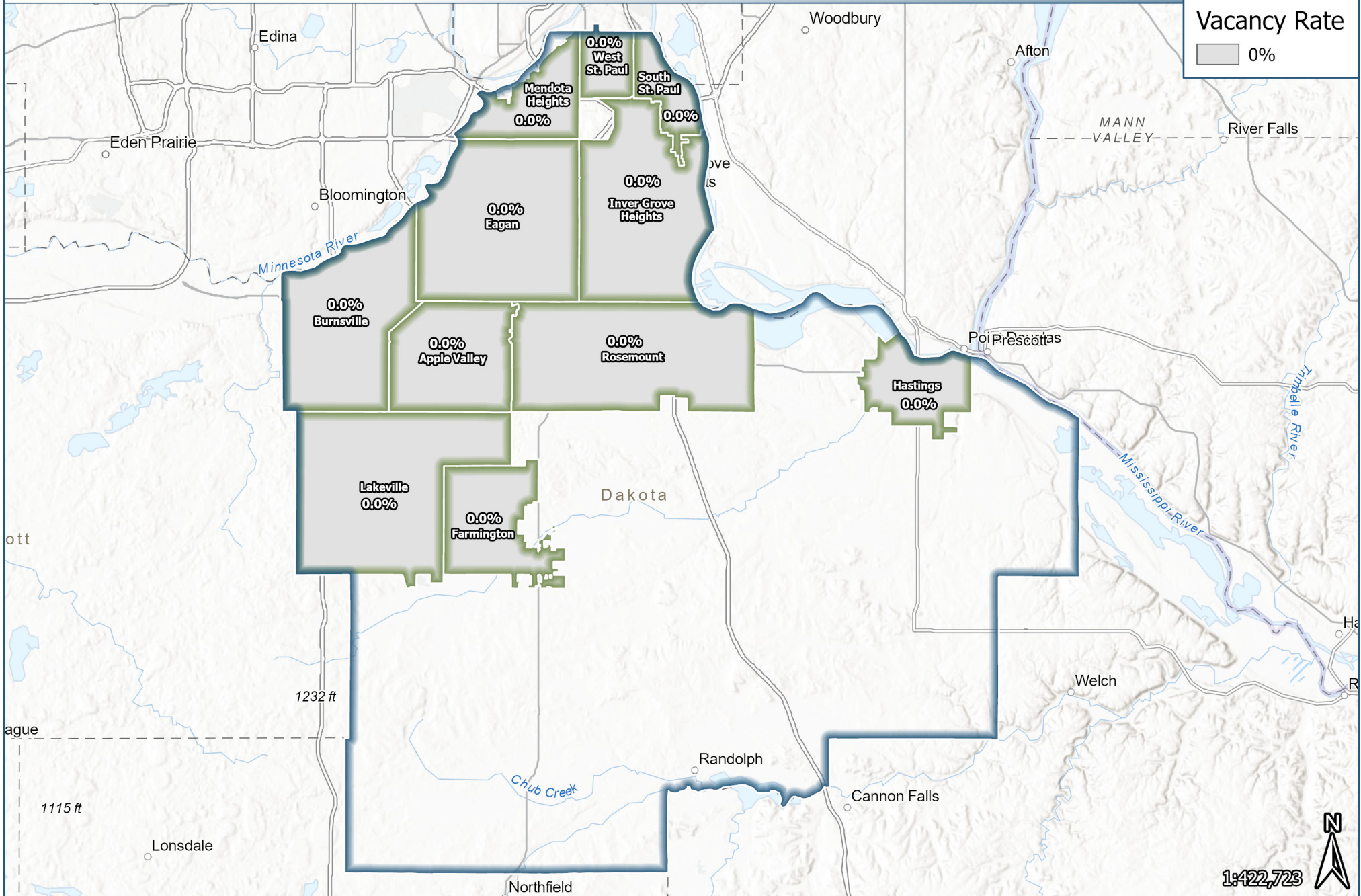
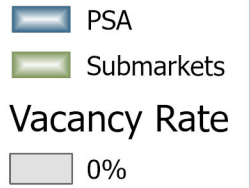


The following maps illustrate the multifamily rental vacancy rates by program type for each of the PSA counties.









Market-Rate Apartments

The following table summarizes the distribution of surveyed market-rate units by submarket within the county. Submarket vacancy rates which are lower than the countywide vacancy rate are shown in **red** text.

Surveyed Market-Rate Multifamily Rental Housing Supply Dakota County, MN				
	Projects Surveyed	Total Units	Vacant Units	Vacancy Rate
Apple Valley	19	2,666	58	2.2%
Burnsville	33	5,984	373	6.2%
Eagan	31	5,619	191	3.4%
Farmington	1	36	1	2.8%
Hastings	9	857	120	14.0%
Inver Grove Heights	8	1,583	33	2.1%
Lakeville	11	1,797	209	11.6%
Mendota Heights	5	680	13	1.9%
Rosemount	6	639	7	1.1%
South St. Paul	6	461	2	0.4%
West St. Paul	16	1,954	62	3.2%
Dakota County	145	22,276	1,069	4.8%

Source: Bowen National Research

A total of 145 market-rate properties comprising 22,276 units were surveyed within Dakota County. Notably, approximately 64.0% of all market-rate units surveyed are concentrated in the Apple Valley, Burnsville, and Eagan submarkets. Overall, the surveyed market-rate properties report a vacancy rate of 4.8%, which is considered a healthy vacancy rate for multifamily product. It is important to reiterate that nearly half (48.2%) of the 1,069 vacant market-rate units are within properties which have recently opened and are still within their initial lease-up period. When excluding these properties, the established market-rate properties surveyed in the PSA have an overall vacancy rate of 2.5%. Further, most submarkets report market-rate vacancy rates which are lower than the countywide vacancy rate of 4.8%. The only exceptions are the Burnsville, Hastings, and Lakeville submarkets, all of which are known to contain recently completed market-rate properties which are still within their initial lease-up periods. Considering the preceding factors, market-rate multifamily product appears to be in strong demand within Dakota County and each of the submarkets. However, the Farmington Submarket contains a very limited number of market-rate units (36) as only one such property was surveyed within this submarket.

As part of the survey of multifamily market-rate apartments, Bowen National Research identified rents by both bedroom and bathroom type. From this survey we established median rents for each of the bedroom/bathroom combinations. For the purposes of this analysis, we used the median collected (tenant-paid) rents of the *most common bedroom and bathroom configurations* in the table that follows.

	Median Market-Rate Rents by Bedroom/Bathroom Type			
	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Apple Valley	\$1,361	\$1,550	\$1,785	\$2,019
Burnsville	\$1,307	\$1,585	\$1,786	\$1,950
Eagan	\$1,470	\$1,565	\$1,690	\$2,177
Farmington	\$1,150	\$1,250	-	-
Hastings	\$974	\$1,275	\$1,650	\$2,235
Inver Grove Heights	\$1,300	\$1,500	\$1,799	\$1,735
Lakeville	\$1,520	\$1,895	\$1,880	\$2,271
Mendota Heights	\$1,695	\$2,280	\$2,350	\$5,625
Rosemount	\$1,448	\$1,650	\$1,908	\$2,245
South St. Paul	\$1,099	\$2,020	\$1,520	\$1,699
West St. Paul	\$1,250	\$1,495	\$1,595	\$2,330
Dakota County (Ranges)	\$1,385 (\$974-\$1,695)	\$1,585 (\$1,250-\$2,280)	\$1,785 (\$1,520-\$2,350)	\$2,177 (\$1,699-\$5,625)

Source: Bowen National Research

Overall median rents for the market-rate units in the PSA (Dakota County) range from \$1,385 (one-bedroom/one-bathroom unit) to \$2,177 (three-bedroom/ two-bathroom unit). However, there is notable variation in the median rent within each unit configuration when comparing the individual submarkets. The submarket median rent for a one-bedroom/one-bathroom unit ranges between \$974 (Hastings) and \$1,695 (Mendota Heights), while the median rent for a two-bedroom/two-bathroom unit ranges between \$1,520 (South St. Paul) and \$2,350 (Mendota Heights). Median rents for three-bedroom/two-bathroom units range from \$1,699 (South St. Paul) to \$5,625 (Mendota Heights), though it is notable that the highest reported median three-bedroom rent is reflective of just one property which offers three-bedroom units within the Mendota Heights Submarket. With the exception of the Mendota Heights Submarket, three-bedroom median rents do not exceed \$2,330. Generally, the lowest median market-rate rents are concentrated within the Farmington, Hastings, and South St. Paul submarkets while the highest are found within the Mendota Heights Submarket. While the wide range in median rents among the submarkets can be largely attributed to the difference in market sizes and median household incomes, the low vacancy rates for most of the submarkets illustrate the high level of demand that exists for market-rate multifamily apartments throughout the county.

Tax Credit Apartments

Projects developed in Dakota County under the Low-Income Housing Tax Credit (LIHTC) program, hereinafter referred to as Tax Credit, are generally restricted to households earning up to 60% of Area Median Household Income (AMHI), though some higher incomes, typically up to 70% AMHI, is allowed when all of the Tax Credit unit incomes in a project average at or below 60% AMHI. Such product typically serves households with greater incomes than those that reside in government-subsidized housing, though there can be some household income overlap between Tax Credit housing and government-subsidized housing. A listing of all surveyed properties, including mixed-income projects, is provided in Addendum A for this report.

Within the PSA (Dakota County), we surveyed 69 projects with a total of 3,927 units that operate as Tax Credit (or within mixed-income projects offering some Tax Credit units). The following table summarizes key performance metrics of the surveyed Tax Credit rental housing supply by submarket in Dakota County.

	Surveyed Tax Credit (Non-Subsidized) Multifamily Rental Housing Supply - Dakota County, MN			
	Projects Surveyed	Total Units	Vacant Units	Vacancy Rate
Apple Valley	8	470	6	1.3%
Burnsville	6	374	59	15.8%
Eagan	9	594	0	0.0%
Farmington	4	165	0	0.0%
Hastings	7	303	2	0.7%
Inver Grove Heights	7	331	0	0.0%
Lakeville	10	488	0	0.0%
Mendota Heights	3	149	0	0.0%
Rosemount	5	200	0	0.0%
South St. Paul	3	170	0	0.0%
West St. Paul	7	683	25	3.7%
Dakota County	69	3,927	92	2.3%

Source: Bowen National Research

A total of 69 properties containing 3,927 Tax Credit units were surveyed within Dakota County. This represents less than 15.0% of the 27,211 total multifamily rental units surveyed in the county. Overall, Tax Credit units surveyed have a vacancy rate of 2.3%, with nine of the 11 submarkets reporting vacancy rates below the countywide rate. In fact, seven submarkets report vacancy rates of 0.0% among the Tax Credit units surveyed. As indicated earlier, the high 15.8% vacancy rate for Tax Credit units within the Burnsville Submarket is attributed to a recently opened property that is still within its initial lease-up period. All other Tax Credit properties surveyed in this submarket are fully occupied (0.0% vacancy rates). It is also important to note there are extensive wait lists maintained among the Tax Credit properties surveyed. These wait lists along with the strong occupancy rates are clear indications of significant and pent-up demand for non-subsidized Tax Credit product which is limited in supply within Dakota County.

Bowen National Research gathered information on collected rents by both bedroom and bathroom type for units that operate under the Tax Credit program. From this survey we established median rents for each of the bedroom/bathroom combinations. The following table illustrates the median rents for the most common bedroom/bathroom unit configurations for Dakota County and each of the submarkets. The reported rents are collected rents, meaning these are the tenant-paid rents and do not account for any tenant-paid utilities that would be part of their total housing costs. It is important to note these rents include all levels of income restrictions implemented at these properties (e.g., 30%, 40%, 50%, 60%, etc. of Area Median Household Incomes).

	Median Tax Credit (Non-Subsidized) Rents by Bedroom/Bathroom Type			
	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Apple Valley	\$858	\$920	\$1,596	\$1,815
Burnsville	\$903	\$1,143	\$1,555	\$1,500
Eagan	\$765	\$920	\$1,578	\$1,820
Farmington	\$765	\$937	-	-
Hastings	\$504	\$920	\$1,472	-
Inver Grove Heights	\$504	\$746	\$1,565	\$1,540
Lakeville	\$765	\$937	\$1,341	\$1,545
Mendota Heights	\$504	\$746	-	-
Rosemount	\$765	\$920	\$1,336	\$1,545
South St. Paul	\$504	\$746	-	-
West St. Paul	\$879	\$746	\$1,523	\$1,689
Dakota County (Ranges)	\$765 (\$504-\$903)	\$920 (\$746-\$1,143)	\$1,555 (\$1,336-\$1,596)	\$1,604 (\$1,500-\$1,820)

Source: Bowen National Research

Median rents for the Tax Credit units in the overall county range from \$765 for a one-bedroom/one-bathroom unit to \$1,604 for a three-bedroom/two-bathroom unit. By submarket, median collected Tax Credit rents for a one-bedroom/one-bathroom unit range from \$504 to \$903, two-bedroom/two-bathroom units range from \$1,336 to \$1,596, and three-bedroom/two-bathroom units range from \$1,500 to \$1,820. Relative to median collected rents for similar market-rate unit types, median Tax Credit rents within Dakota County are 12.9% to 44.8% lower, depending on unit type. These notably lower median rents along with the low 2.3% vacancy rate and extensive wait lists are clear indications of the value non-subsidized Tax Credit product represents within the PSA (Dakota County).

Rents for projects operating under any federal programs or the Low-Income Housing Tax Credit (LIHTC) program are limited to the percent of Area Median Household Income (AMHI) to which the units are specifically restricted. For the purposes of this analysis, we have illustrated programmatic rent limits for Dakota County at 50% of AMHI (typical federal program restrictions) and 80% of AMHI (maximum LIHTC program restrictions), as well as 60% of AMHI (generally the most common LIHTC set-aside). It should be noted that all rents are shown as *gross rents*, meaning they include tenant-paid rents and tenant-paid utilities.

Maximum Allowable AMHI Gross Rents (2024) Dakota County, Minnesota					
Percent of AMHI	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
50%	\$1,087	\$1,165	\$1,397	\$1,615	\$1,801
60%	\$1,305	\$1,398	\$1,677	\$1,938	\$2,161
80%	\$1,740	\$1,864	\$2,236	\$2,584	\$2,882

Source: Novogradac & Company LLP; Bowen National Research

Maximum allowable rents are subject to change on an annual basis and are only *achievable* if the project with such rents is marketable. Regardless, the preceding rent table should be used as a guide for setting maximum rents under the Tax Credit program. Individual market data from this report or a site-specific market feasibility study can help to further assess achievable rents.

Projects can also be developed under federal programs that use Fair Market Rents or HOME Program rents. The following table illustrates the 2024 Fair Market Rents and Low HOME and High HOME rents for Dakota County, Minnesota.

Fair Market Rents and Low/High HOME Rents Dakota County, Minnesota				
Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents (2024)				
\$1,174	\$1,327	\$1,622	\$2,188	\$2,478
Low/High HOME Rent (2024)				
\$1,087/\$1,174	\$1,165/\$1,327	\$1,397/\$1,622	\$1,615/\$2,066	\$1,801/\$2,285

Source: HUD Office of Policy Development and Research (huduser.gov)

The preceding rents, which are updated annually, can be used by developers as a guide for the possible rent structures incorporated at their projects within Dakota County.

Government-Subsidized Apartments

The following table summarizes the distribution of surveyed subsidized rental housing within the PSA (Dakota County).

	Surveyed Subsidized Multifamily Rental Housing Supply Dakota County, MN			
	Projects Surveyed	Total Units	Vacant Units	Vacancy Rate
Apple Valley	2	81	0	0.0%
Burnsville	5	323	0	0.0%
Eagan	3	113	0	0.0%
Farmington	2	84	0	0.0%
Hastings	1	109	0	0.0%
Inver Grove Heights	2	80	0	0.0%
Lakeville	1	24	0	0.0%
Mendota Heights	1	3	0	0.0%
Rosemount	2	67	0	0.0%
South St. Paul	1	44	0	0.0%
West St. Paul	1	80	0	0.0%
Dakota County	21	1,008	0	0.0%

Source: Bowen National Research

A total of 21 properties containing 1,008 government-subsidized units were surveyed within Dakota County. Typical of many markets, the government-subsidized rental units surveyed within Dakota County are fully occupied (0.0% vacancy rate) and maintain extensive wait lists for their next available units. Thus, there is clearly significant pent-up demand for multifamily product which is affordable to extremely low-income (30% AMHI and lower) households within the county. This is also true of each individual submarket, as each of the submarkets evaluated offers at least one government-subsidized property. Of the three multifamily rental product types surveyed (i.e., market-rate, Tax Credit, and government-subsidized), government-subsidized product represents the lowest share (3.7%) of the 27,211 total multifamily units surveyed within Dakota County. Considering this and the lack of availability among such existing properties, government-subsidized multifamily product is very limited within Dakota County.

We also evaluated the potential number of existing subsidized housing units that are at risk of losing their affordability status. A total of 20 properties in the county operate as subsidized projects under a current HUD contract. Because these contracts have a designated renewal date, it is important to understand if these projects are at risk of an expiring contract in the near future that could result in the reduction of affordable rental housing stock (Note: HUD contract renewal or expiration dates within five years are shown in red).

Expiring HUD Contracts Dakota County, Minnesota					
Property Name	Total Units	Assisted Units	Expiration Date	Program Type	Target Population
Apple Grove Court	17	16	11/1/2024	PRAC/811	Disabled
Apple Valley Villa	208	72	3/31/2037	LMSA	Senior
Camber Hills Townhomes	44	44	4/30/2025	Sec 8 NC	General Occupancy
Chancellor Manor	200	196	6/30/2029	LMSA/Preservation	General Occupancy
Chowen Bend Townhomes	32	32	9/21/2026	Sec 8 NC	General Occupancy
Cliff Hill Townhomes	32	32	8/26/2031	HFDA/8 NC	General Occupancy
Ebenezer Ridge Point Apts.	42	42	11/30/2028	PRAC/202	Senior
Fairfield Terrace	24	24	12/31/2032	202/8 NC	Senior
Grande Market Place Apts.	113	11	3/31/2044	Sec 8 NC	General Occupancy
Horizon Heights	25	25	5/31/2029	Sec 8 NC	General Occupancy
Leah's Apts.	17	17	1/30/2025	PRAC/811	Disabled
Mount Carmel Manor Housing Corp.	60	60	2/28/2038	202/8 NC	Senior
Oak Ridge Manor	109	109	9/30/2039	202/8 NC	General Occupancy
Prairie Estates	40	40	4/30/2040	HFDA/8 NC	General Occupancy
Prairie View Heights/Good Samaritan IGH	40	39	5/31/2029	PRAC/202	Senior
Rosemount Townhouses	28	28	10/31/2040	Sec 8 NC	General Occupancy
Rosemount Plaza	39	39	1/31/2028	HFDA/8 NC	Senior
Spruce Place	61	60	10/31/2038	HFDA/8 NC	Senior
West Apts.	24	24	4/25/2025	PRAC/811	Disabled
Whitney Grove Townhomes	56	56	3/31/2037	HFDA/8 NC	General Occupancy

Source: HUDUser.gov Assistance & Section 8 Contracts Database (Updated 7.2.24); Bowen National Research

While all HUD supported projects are subject to annual appropriations by the federal government, it appears that nine of the 20 such projects in Dakota County have an expiration date within the next five years and are at a *potential* risk of losing their government assistance in the near future. Given the high occupancy rates and wait lists among the market's surveyed subsidized properties, it will be important for the area's low-income residents that the projects with pending expiring HUD contracts be preserved in order to continue to house some of the market's most economically vulnerable residents.

In addition to project-based government assistance, Housing Choice Vouchers are tenant-based (held by a single person/household) vouchers administered by the local housing authority which effectively subsidize a tenant's rent to be equivalent to 30% of their income. Notably, these vouchers can be utilized at non-subsidized properties to increase rental housing options for lower-income households.

According to a representative with the Dakota County Community Development Agency, there are approximately 2,817 Housing Choice Vouchers issued within the housing authority's jurisdiction. However, it was also noted by housing authority representatives that approximately 75, or 2.7%, of the issued vouchers are currently going unused, likely due to holders of these vouchers being unable to obtain a quality affordable rental housing unit that will accept the voucher. There is a total of 11,144 households currently on the waiting list for additional vouchers. The waiting list is open. Annual turnover within the voucher program is estimated at 275. This reflects the continuing need for affordable housing alternatives and Housing Choice Voucher assistance within Dakota County.

A map illustrating the location of all multifamily apartments surveyed within the PSA (Dakota County) is included on the following page. Maps illustrating the surveyed multifamily apartments for each submarket are included in *Addendum A: Field Survey*.

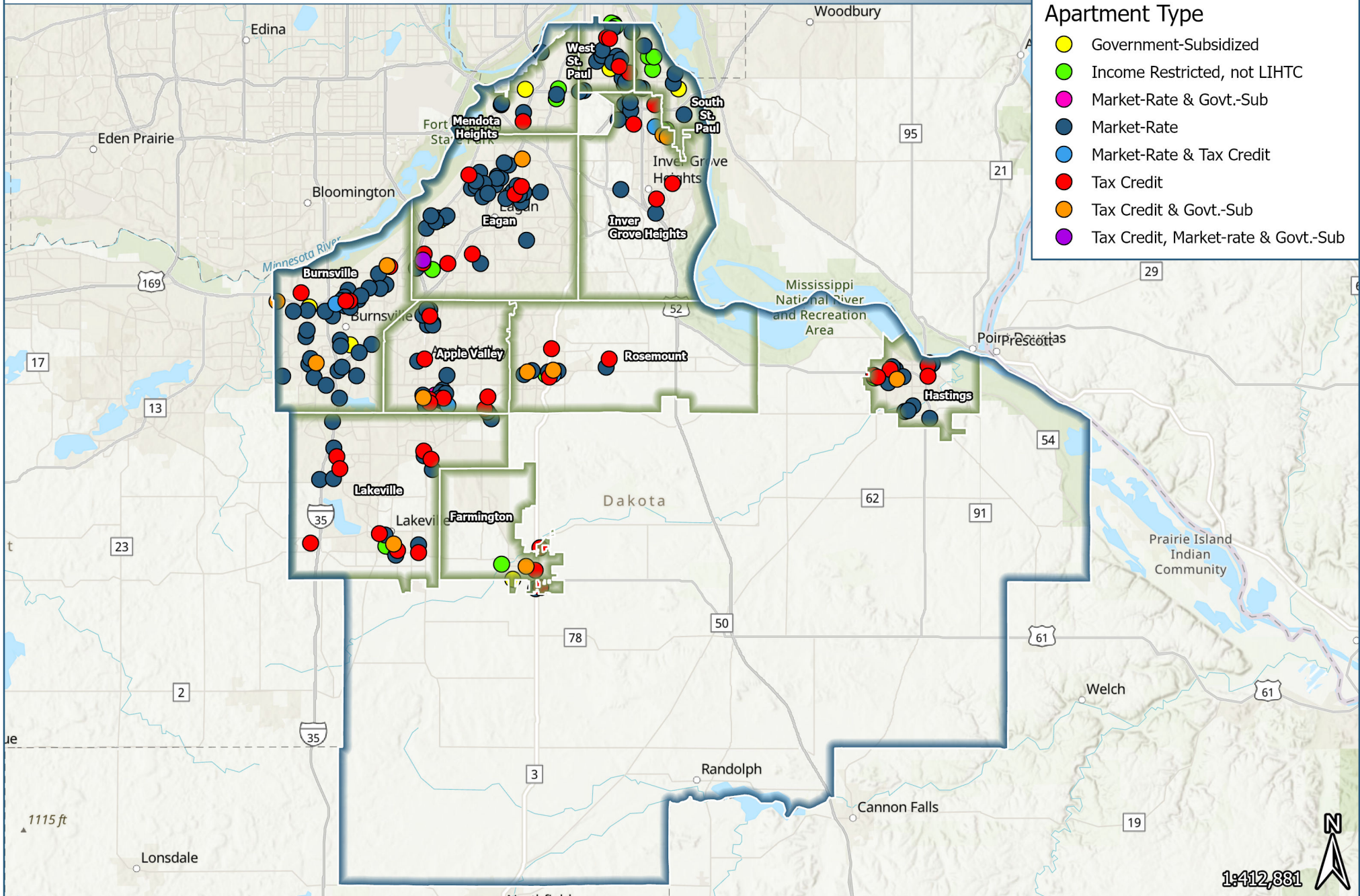


PSA

Submarkets

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub
- Tax Credit, Market-rate & Govt.-Sub



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Miles

Esri, CGIAR, USGS, County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS
Additional Source(s): Bowen National Research

1:412,831



3. Non-Conventional Rental Housing

Non-conventional rentals are generally considered rental units consisting of single-family homes, duplexes, units over store fronts, and mobile homes, etc. Typically, these rentals are older, offer few amenities, and lack on-site management and maintenance. For the purposes of this analysis, we have assumed that rental properties consisting of four or less units within a structure and mobile homes are non-conventional rentals. Based on data from the American Community Survey, the number and share of units within renter-occupied structures is summarized in the following table:

		Renter-Occupied Housing by Units in Structure (2022)			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total
Apple Valley	Number	2,019	3,062	129	5,210
	Percent	38.8%	58.8%	2.5%	100.0%
Burnsville	Number	1,784	6,174	97	8,055
	Percent	22.1%	76.6%	1.2%	100.0%
Eagan	Number	2,250	5,923	38	8,211
	Percent	27.4%	72.1%	0.5%	100.0%
Farmington	Number	920	182	0	1,102
	Percent	83.5%	16.5%	0.0%	100.0%
Hastings	Number	908	1,474	0	2,382
	Percent	38.1%	61.9%	0.0%	100.0%
Inver Grove Heights	Number	1,080	2,532	160	3,772
	Percent	28.6%	67.1%	4.2%	100.0%
Lakeville	Number	1,448	1,433	185	3,066
	Percent	47.2%	46.7%	6.0%	100.0%
Mendota Heights	Number	333	613	0	946
	Percent	35.2%	64.8%	0.0%	100.0%
Rosemount	Number	627	582	22	1,231
	Percent	50.9%	47.3%	1.8%	100.0%
South St. Paul	Number	1,210	1,159	0	2,369
	Percent	51.1%	48.9%	0.0%	100.0%
West St. Paul	Number	481	3,108	0	3,589
	Percent	13.4%	86.6%	0.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822
	Percent	33.0%	65.4%	1.7%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425
	Percent	38.3%	60.1%	1.6%	100.0%

Source: ACS 2018-2022; ESRI; Bowen National Research

Non-conventional rentals with four or fewer units per structure and mobile homes comprise nearly 35.0% of rental units in the PSA (Dakota County). This is slightly lower than the statewide share of 39.9%. The majority (95.1%) of non-conventional rentals within the county are within structures containing four units or less, while the remaining 4.9% are mobile homes. Notably, more than half of all rental units within four of the PSA submarkets (Farmington, Lakeville, Rosemount, and South St. Paul) are comprised of non-conventional rentals, with Farmington reporting the highest share (83.5%) of such units among the submarkets.

The following table summarizes monthly gross rents (per unit) for area rental alternatives within the various study areas based on American Community Survey data. While this data encompasses all rental units, which includes multifamily apartments, nearly 35.0% of PSA rental units and at least 23.4% of rental units within most submarkets (excluding West St. Paul) consist of non-conventional rentals. Therefore, it is reasonable to conclude that the following also provides insight into the overall distribution of rents among the non-conventional rental housing units within the study areas. It should be noted, gross rents include tenant-paid rents and tenant-paid utilities.

		Estimated Monthly Gross Rents by Market (2022)								
		<\$300	\$300 - \$500	\$500 - \$750	\$750 - \$1,000	\$1,000 - \$1,500	\$1,500 - \$2,000	\$2,000+	No Cash Rent	Total
Apple Valley	Number	25	137	105	418	1,456	1,939	1,030	100	5,210
	Percent	0.5%	2.6%	2.0%	8.0%	27.9%	37.2%	19.8%	1.9%	100.00%
Burnsville	Number	66	196	253	555	3,389	2,769	722	105	8,055
	Percent	0.8%	2.4%	3.1%	6.9%	42.1%	34.4%	9.0%	1.3%	100.00%
Eagan	Number	14	67	191	505	3,341	2,775	1,191	127	8,211
	Percent	0.2%	0.8%	2.3%	6.2%	40.7%	33.8%	14.5%	1.5%	100.00%
Farmington	Number	24	34	115	179	291	218	151	91	1,102
	Percent	2.1%	3.1%	10.5%	16.3%	26.4%	19.7%	13.7%	8.2%	100.00%
Hastings	Number	20	51	174	607	872	466	133	59	2,382
	Percent	0.8%	2.1%	7.3%	25.5%	36.6%	19.5%	5.6%	2.5%	100.00%
Inver Grove Heights	Number	99	76	191	428	1,446	1,058	374	100	3,772
	Percent	2.6%	2.0%	5.1%	11.3%	38.3%	28.0%	9.9%	2.7%	100.00%
Lakeville	Number	29	174	140	145	745	896	779	158	3,066
	Percent	0.9%	5.7%	4.6%	4.7%	24.3%	29.2%	25.4%	5.2%	100.00%
Mendota Heights	Number	0	38	65	357	71	355	44	16	946
	Percent	0.0%	4.0%	6.9%	37.8%	7.5%	37.5%	4.7%	1.7%	100.00%
Rosemount	Number	10	41	21	136	360	422	181	60	1,231
	Percent	0.8%	3.3%	1.7%	11.0%	29.2%	34.3%	14.7%	4.9%	100.00%
South St. Paul	Number	9	244	308	380	952	350	83	42	2,369
	Percent	0.4%	10.3%	13.0%	16.1%	40.2%	14.8%	3.5%	1.8%	100.00%
West St. Paul	Number	105	251	126	507	1,725	633	189	53	3,589
	Percent	2.9%	7.0%	3.5%	14.1%	48.1%	17.6%	5.3%	1.5%	100.00%
Dakota County	Number	404	1,319	1,731	4,308	14,887	12,022	5,161	990	40,822
	Percent	1.0%	3.2%	4.2%	10.6%	36.5%	29.4%	12.6%	2.4%	100.00%
Minnesota	Number	23,054	33,355	58,044	99,970	205,198	112,653	66,453	25,698	624,425
	Percent	3.7%	5.3%	9.3%	16.0%	32.9%	18.0%	10.6%	4.1%	100.00%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

As the preceding table illustrates, the largest share (36.5%) of PSA (Dakota County) rental units have rents between \$1,000 and \$1,500, followed by units with rents between \$1,500 and \$2,000 (29.4%). Collectively, units with gross rents below \$1,000 account for less than 20.0% of all PSA rentals, while units with rents of \$1,000 or higher comprise nearly 79% of PSA rentals. This is a considerably higher share of units with rents of \$1,000 or higher when compared to the statewide share of 61.5%.

Similar to the county, rental units priced between \$1,000 and \$1,500 also represent the largest share of rentals within seven of the PSA submarkets. However, it is of note that units with rents priced between \$1,500 and \$2,000 represent the largest share of rentals by price point within the Apple Valley, Lakeville, Mendota Heights, and Rosemount submarkets. Among all submarkets, the highest respective shares of units with rents of \$1,000 or more are within Eagan (89.0%), Burnsville (85.5%), and Apple Valley (84.9%). Given the relatively high median household incomes within the submarkets of Dakota County, it is not surprising that shares of gross rents are concentrated among the middle to higher rent cohorts.

Between August 2024 and September 2024, Bowen National Research identified 83 non-conventional rentals in the PSA (Dakota County) that were listed as *available* for rent. These properties were identified through a variety of online sources. Through this extensive research, we believe that we have identified most vacant non-conventional rentals in the PSA. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the area. As a result, these available rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other features of non-conventional rentals. When compared to the overall non-conventional inventory of the PSA (14,142 units), these 83 units represent an overall vacancy rate of 0.6%, which is below the optimal range of 4% to 6% for rentals.

The following table summarizes the *available* non-conventional rentals identified in the PSA by submarket.

Available Surveyed Non-Conventional Rental Supply (August & September 2024)				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Apple Valley				
Two-Bedroom	2	\$1,490 - \$1,949	\$1,720	\$1.21
Three-Bedroom	6	\$1,825 - \$2,695	\$2,405	\$1.40
Four-Bedroom	2	\$2,525 - \$2,815	\$2,670	\$1.46
Total	10			
Burnsville				
Two-Bedroom	1	\$1,595	\$1,595	\$1.10
Three-Bedroom	1	\$2,095	\$2,095	\$1.20
Four-Bedroom	1	\$3,000	\$3,000	\$1.47
Total	3			
Eagan				
Two-Bedroom	5	\$1,595 - \$2,100	\$1,750	\$1.58
Three-Bedroom	7	\$2,200 - \$3,750	\$2,640	\$1.43
Total	12			

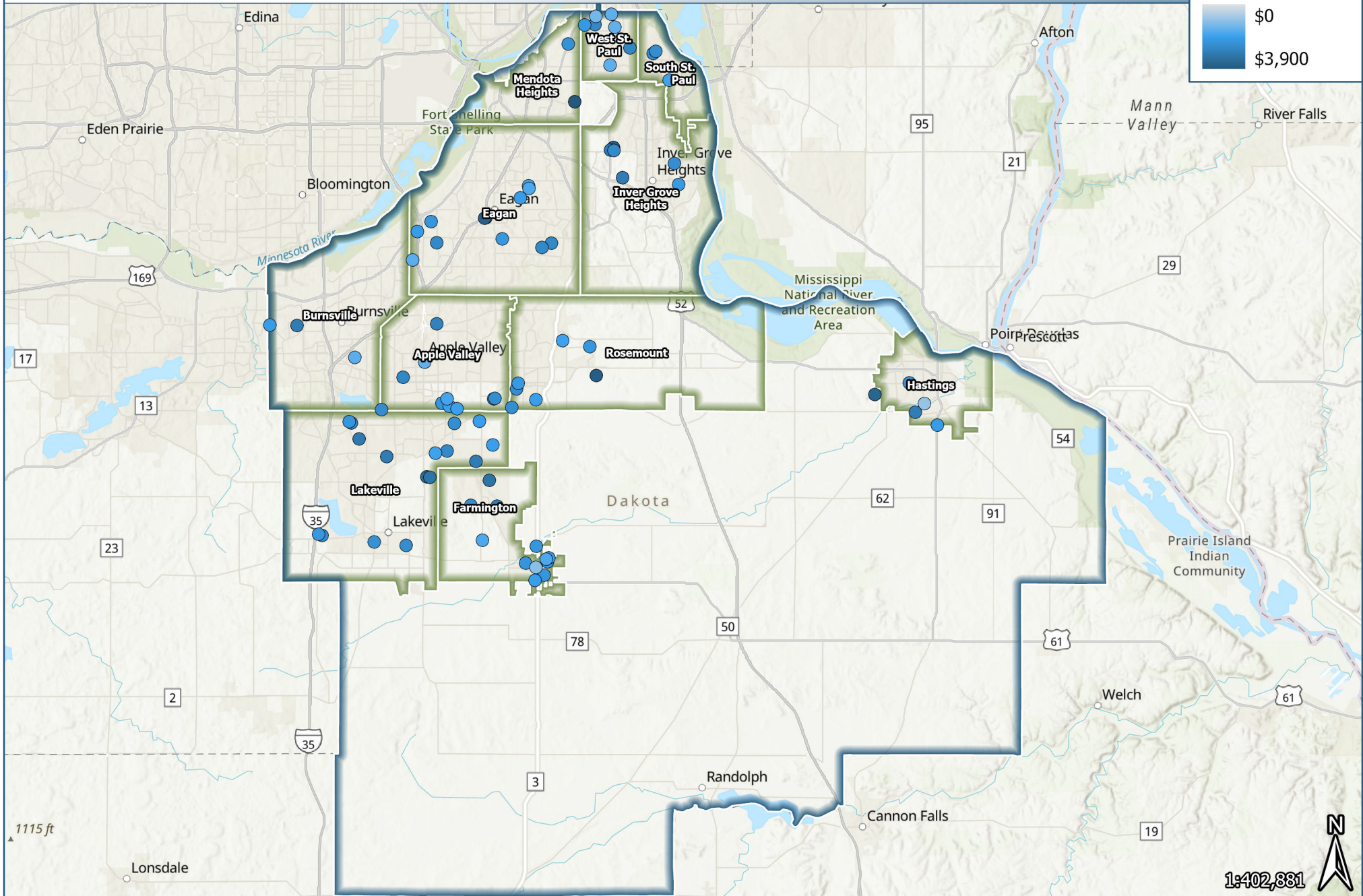
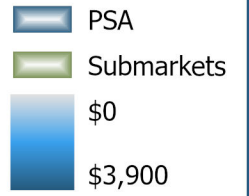
Source: Zillow, Rent.com, Homes.com

Available Surveyed Non-Conventional Rental Supply (August & September 2024)				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Farmington				
One-Bedroom	1	\$1,050	\$1,050	\$1.75
Two-Bedroom	2	\$1,725 - \$1,750	\$1,738	\$1.38
Three-Bedroom	4	\$2,050 - \$3,240	\$2,248	\$1.47
Four-Bedroom	4	\$2,000 - \$2,895	\$2,375	\$1.19
Total	11			
Hastings				
Two-Bedroom	1	\$910	\$910	\$1.01
Three-Bedroom	2	\$2,075 - \$2,950	\$2,513	\$1.60
Four-Bedroom	1	\$2,400	\$2,400	\$0.90
Total	4			
Inver Grove Heights				
Two-Bedroom	1	\$2,585	\$2,585	\$3.07
Three-Bedroom	3	\$2,149 - \$3,030	\$2,995	\$1.87
Four-Bedroom	2	\$2,500 - \$3,695	\$3,098	\$1.65
Total	6			
Lakeville				
Two-Bedroom	2	\$1,900 - \$2,000	\$1,950	\$1.33
Three-Bedroom	9	\$2,000 - \$3,400	\$2,500	\$1.47
Four-Bedroom	5	\$2,395 - \$3,200	\$2,599	\$1.22
Total	16			
Mendota Heights				
Three-Bedroom	1	\$2,375	\$2,375	\$1.34
Four-Bedroom	1	\$3,945	\$3,945	\$1.23
Total	2			
Rosemount				
Two-Bedroom	1	\$1,900	\$1,900	\$1.43
Three-Bedroom	5	\$1,995 - \$2,500	\$2,278	\$1.34
Four-Bedroom	1	\$3,800	\$3,800	\$1.21
Total	7			
South St. Paul				
Three-Bedroom	2	\$1,895 - \$2,500	\$2,198	\$1.57
Four-Bedroom	1	\$2,600	\$2,600	\$1.36
Total	3			
West St. Paul				
One-Bedroom	1	\$1,300	\$1,300	\$1.44
Two-Bedroom	3	\$1,499 - \$1,550	\$1,545	\$1.49
Three-Bedroom	2	\$2,175 - \$2,700	\$2,438	\$1.31
Four-Bedroom	1	\$2,600	\$2,600	\$1.37
Total	7			
Balance of County				
Three-Bedroom	2	\$2,250 - \$3,600	\$2,925	\$1.98
Total	2			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The available non-conventional rentals identified in the PSA (Dakota County) have overall rents ranging from \$910 to \$3,945. Three-bedroom units, which comprise the largest share (53.0%) of the available units in the PSA, have a median rent of \$2,500. It is also important to note that the rental rates detailed in the preceding table are reflective of the *collected* rent levels, which likely do not include the cost of utilities. When considering additional utility expenses, rental rates of many non-conventional rentals in the area effectively would be higher than those reported in the preceding table. Nonetheless, the median non-conventional rents ranging from \$1,175 for a one-bedroom unit to \$2,600 for a four-bedroom unit are generally higher than typical rents reported for similar traditional multifamily market-rate and Tax Credit rental properties surveyed in the county. Specifically, the median rents among surveyed market-rate properties range from \$1,385 to \$2,177 while median rents for non-subsidized Tax Credit properties range from \$765 to \$1,604. As such, it is unlikely that many renters in the market, particularly lower-income renters, would be able to afford non-conventional rental housing in the area.

A map illustrating the location of identified non-conventional rentals currently available to rent in the PSA (Dakota County) is included on the following page.



C. FOR-SALE HOUSING SUPPLY

1. Introduction

Bowen National Research obtained for-sale housing data from a Multiple Listing Service provider for all of Dakota County. This included historical for-sale residential data and currently available for-sale housing stock. While this sales data does not include all for-sale residential transactions or available supply in the county, it does consist of the majority of such product and therefore, it is representative of market norms for for-sale housing product. The for-sale supply does not include foreclosures, auctions, or for-sale by owner housing.

The following table summarizes the available and recently sold homes for the PSA (Dakota County).

Dakota County, MN - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

Within the PSA (Dakota County), 23,271 homes were sold between January 2020 and July 2024 at a median sales price of \$380,000. This equates to an average of approximately 423 homes sold per month, or an annualized average of around 5,077 homes sold during this time. The for-sale housing stock *available* as of July 31, 2024 within the PSA consists of 579 homes with a median list price of \$395,000, which is nearly 4.0% higher than the median sales price reported for homes sold between January 2020 and July 2024.

2. Historical Home Sales

The following table illustrates the annual sales activity from January 2020 to July 2024 for the PSA (Dakota County).

Sales History by Year - Dakota County, MN (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	5,209	-	\$335,000	-
2021	5,897	13.2%	\$375,000	11.9%
2022	4,948	-16.1%	\$403,000	7.5%
2023	4,309	-12.9%	\$402,000	-0.2%
2024*	2,908 (4,897)	13.6%	\$408,000	1.5%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

Projections through the remainder of 2024 (in parenthesis)

As the preceding illustrates, the number of homes sold within the PSA (Dakota County) increased by 13.2% between 2020 and 2021 but then declined by 16.1% in 2022 and 12.9% in 2023. However, based on sales transactions through July 2024, sales volume in the PSA is projected to increase by 13.6% through year end 2024. While the significant increase in 2021 was likely the result of pent-up demand remaining from 2020, the notable decreases that occurred in 2022 and 2023 are likely due, at least in part, to a combination of rising interest rates, limited supply, and increased pricing. It should also be noted that the accuracy of full year projections can be affected by when sales typically peak within an area in relation to when the projections are calculated. Regardless, sales volume since 2020 is indicative of a for-sale market with substantial activity and strong demand.

With the exception of a slight decline in 2023, the median sales price of homes sold in the PSA has steadily increased since 2020, resulting in a cumulative increase of nearly 22.0% in median sales price between 2020 and 2024. However, it is important to point out that while the median sales price has increased through July in 2024, the median sales price reported (\$408,000) is just 1.2% to 1.5% higher than 2022 and 2023 levels. This suggests that for-sale home pricing is stabilizing within Dakota County, relative to pricing reported prior to 2022.

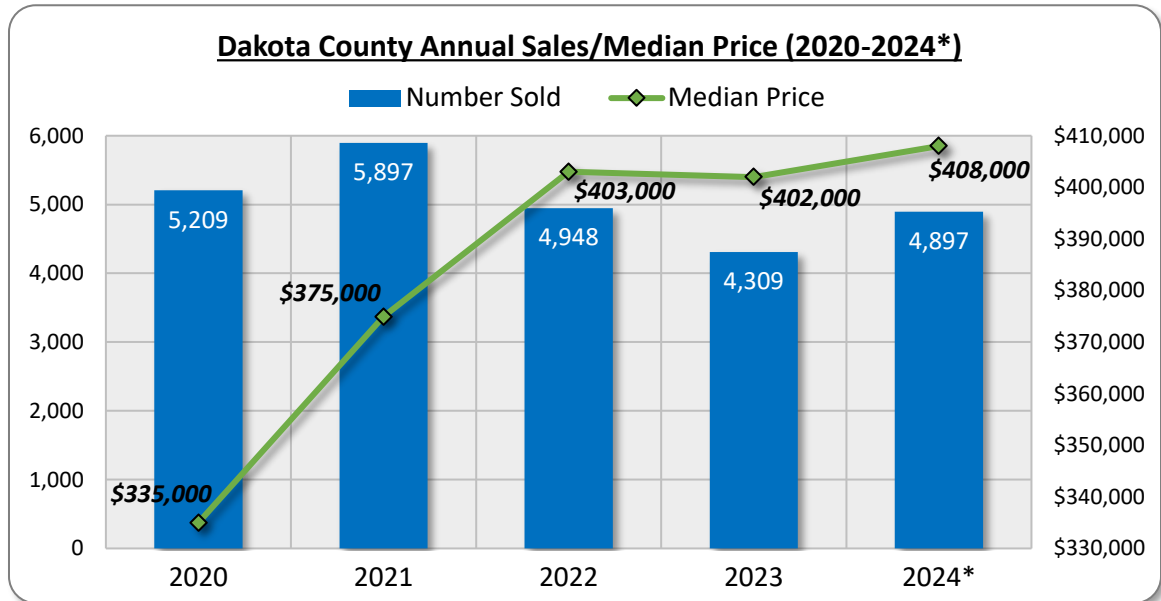
The following table summarizes the total number of homes sold and the median sales price for the PSA (Dakota County) and each of the PSA submarkets between January 2020 and July 2024. We have also provided sales data for product located outside the submarkets for the area referred to as Balance of County. Median sales prices by submarket which are higher than that reported for the PSA (Dakota County) are illustrated in **red** text.

Historical Sales – Dakota County, MN (January 1, 2020 to July 31, 2024)			
Study Area	Homes Sold	Share	Median Sales Price
Apple Valley	2,586	11.1%	\$372,500
Burnsville	2,946	12.7%	\$355,000
Eagan	2,902	12.5%	\$385,000
Farmington	1,696	7.3%	\$369,445
Hastings	1,114	4.8%	\$302,000
Inver Grove Heights	1,456	6.3%	\$380,000
Lakeville	5,252	22.6%	\$457,950
Mendota Heights	538	2.3%	\$530,000
Rosemount	1,914	8.2%	\$423,750
South St. Paul	1,138	4.9%	\$270,000
West St. Paul	967	4.2%	\$295,000
Balance of County	762	3.3%	\$435,000
Dakota County	23,271	100.0%	\$380,000

Source: Redfin.com & Bowen National Research

As the preceding table illustrates, 58.8% of home sales between January 1, 2020 and July 31, 2024 in the PSA (Dakota County) were in the Lakeville (22.6%), Burnsville (12.7%), Eagan (12.5%), and Apple Valley (11.1%) submarkets. Four of the PSA submarkets report median sales prices which are higher than that reported for the PSA (\$380,000), with the highest median sales price (\$530,000) reported within the Mendota Heights Submarket. Conversely, the lowest median sales price reported among the various PSA submarkets (\$270,000) is within the South St. Paul Submarket.

The following graph illustrates the annual sales activity for the PSA (Dakota County) from January 1, 2020 to July 31, 2024.



*Full-year projected sales based on number of homes sold through July 31, 2024.

The following table summarizes the distribution of homes sold by price point within the PSA (Dakota County) and the various PSA submarkets (the highest share of homes sold by price point in each study area is shown in **red** text).

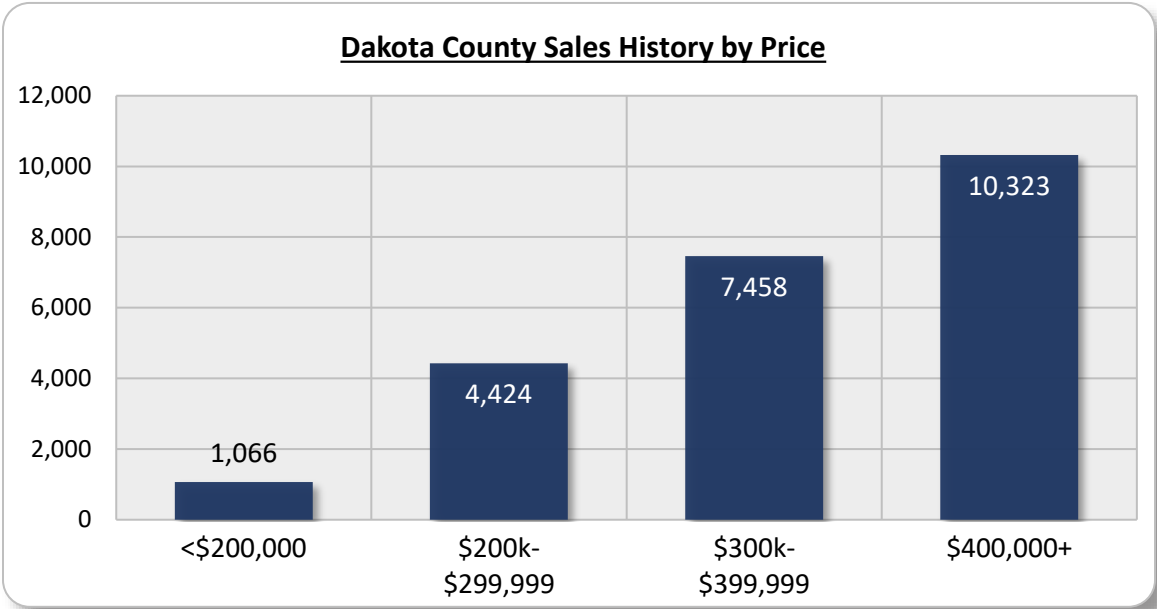
	Sales History by Price – Dakota County, MN (January 1, 2020 to July 31, 2024)							
	<\$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000+	
	Number	Share	Number	Share	Number	Share	Number	Share
Apple Valley	122	4.7%	479	18.5%	947	36.6%	1,038	40.1%
Burnsville	288	9.8%	547	18.6%	1,264	42.9%	847	28.8%
Eagan	247	8.5%	408	14.1%	913	31.5%	1,334	46.0%
Farmington	27	1.6%	304	17.9%	736	43.4%	629	37.1%
Hastings	106	9.5%	434	39.0%	392	35.2%	182	16.3%
Inver Grove Heights	48	3.3%	312	21.4%	453	31.1%	643	44.2%
Lakeville	9	0.2%	425	8.1%	1,256	23.9%	3,562	67.8%
Mendota Heights	7	1.3%	40	7.4%	94	17.5%	397	73.8%
Rosemount	20	1.0%	236	12.3%	599	31.3%	1,059	55.3%
South St. Paul	79	6.9%	734	64.5%	295	25.9%	30	2.6%
West St. Paul	99	10.2%	401	41.5%	327	33.8%	140	14.5%
Balance of County	14	1.8%	104	13.7%	182	23.9%	462	60.6%
Dakota County	1,066	4.6%	4,424	19.0%	7,458	32.0%	10,323	44.4%

Source: Redfin.com & Bowen National Research

Nearly half (44.4%) of all home sales between January 2020 and July 2024 in the PSA (Dakota County) were priced \$400,000 or higher. The next largest share of home sales were homes priced between \$300,000 and \$399,999 (32.0%), followed by homes priced between \$200,000 and \$299,999 (19.0%). Less than 5.0% of all home sales within the county during this time period were priced below \$200,000.

Among the individual submarkets, the largest share of home sales by price point was among homes sold for \$400,000 or more in six of the 11 submarkets. Homes priced between \$300,000 and \$399,999 represent the largest share of home sales within the Burnsville and Farmington submarkets while those priced between \$200,000 and \$299,999 represent the largest shares among the Hastings, South St. Paul, and West St. Paul submarkets. While the overall distribution of recent home sales in the region is distributed among various price points, the majority of recent home sales were priced at \$300,000 or higher within most of the PSA submarkets.

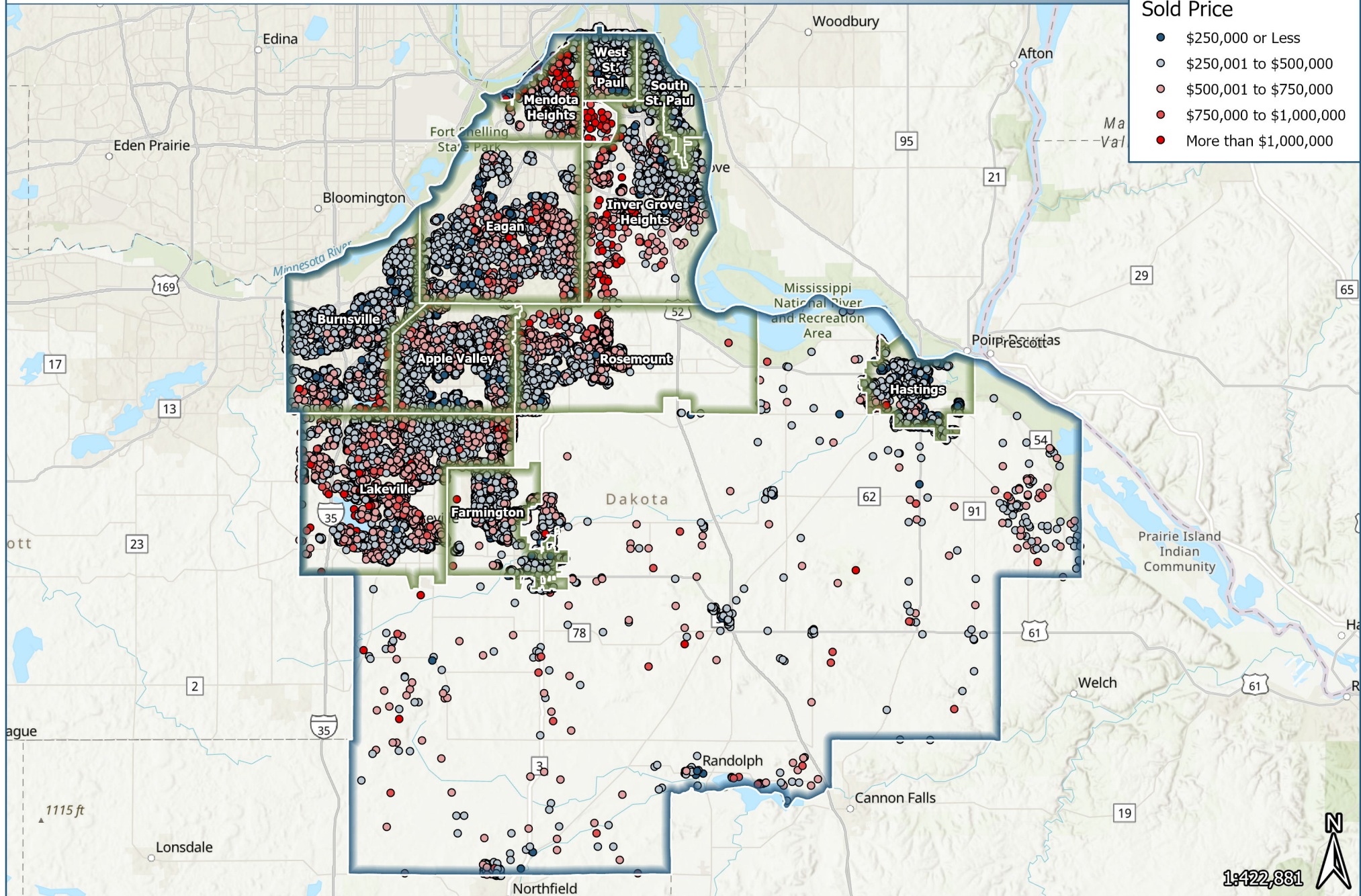
The following graph illustrates home sales by price point for the PSA (Dakota County) between January 2020 through July of 2024.



A map illustrating the location of all homes sold between January 2020 and July 2024 within the PSA (Dakota County) is included on the following page.

Sold Price

- \$250,000 or Less
- \$250,001 to \$500,000
- \$500,001 to \$750,000
- \$750,000 to \$1,000,000
- More than \$1,000,000



3. Available For-Sale Housing Supply

Based on information provided by a Multiple Listing Service provider for the PSA (Dakota County), we identified 579 housing units within the PSA that were listed as *available* for purchase as of July 31, 2024. While there are likely additional for-sale residential units available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in Dakota County.

There are two inventory metrics most often used to evaluate the health of a for-sale housing market. These metrics include *Months Supply of Inventory* (MSI) and availability rate. The MSI for the PSA was calculated based on sales history occurring between January 2020 and July 2024. This equates to an overall absorption rate of approximately 423 homes per month in the PSA. Based on this monthly absorption rate, the homes listed as available for purchase in the PSA represent approximately 1.4 months of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). Therefore, the PSA inventory is considered relatively low and indicative of limited available supply. When comparing the available units with the overall inventory of owner-occupied units (128,582 in the PSA), the PSA has a vacancy/availability rate of 0.5%. This availability rate is below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market. As such, the PSA has limited availability of for-sale homes, which can contribute to a rapid increase in home prices and impede household growth in an area. To gain a better understanding of housing availability in the PSA, we have conducted a more refined analysis of available supply within Dakota County.

The following table summarizes key metrics for the available for-sale residential units in the PSA (Dakota County) and the PSA submarkets as of July 31, 2024.

Available For-Sale Housing – Dakota County, MN (As of July 31, 2024)							
	Total Units	% Share of County	Availability Rate / MSI	Average List Price	Median List Price	Average Days on Market	Average Year Built
Apple Valley	80	13.8%	0.5% / 1.7	\$372,169	\$367,500	42	1991
Burnsville	97	16.8%	0.6% / 1.8	\$344,839	\$340,000	34	1983
Eagan	62	10.7%	0.3% / 1.3	\$402,942	\$339,839	34	1988
Farmington	36	6.2%	0.5% / 1.2	\$397,881	\$378,530	63	2005
Hastings	17	2.9%	0.3% / 0.9	\$383,594	\$345,000	29	1976
Inver Grove Heights	37	6.4%	0.3% / 1.4	\$434,633	\$340,000	31	1994
Lakeville	121	20.9%	0.6% / 1.3	\$533,830	\$494,797	47	2006
Mendota Heights	17	2.9%	0.5% / 1.7	\$978,459	\$615,000	91	1985
Rosemount	50	8.6%	0.6% / 1.4	\$414,086	\$382,450	44	2009
South St. Paul	14	2.4%	0.2% / 0.7	\$268,964	\$277,450	69	1941
West St. Paul	26	4.5%	0.5% / 1.4	\$400,487	\$284,900	27	1970
Balance of County	22	3.8%	-	\$805,064	\$579,450	48	1984
Dakota County	579	100.0%	0.5% / 1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

Overall, 62.2% of the available for-sale homes in the PSA (Dakota County) are within the Lakeville (20.9%), Burnsville (16.8%), Apple Valley (13.8%) and Eagan (10.7%) submarkets. Each of the submarkets report availability rates below 1.0% and Months Supply of Inventory (MSI) levels of less than 2.0 months, demonstrating limited availability among for-sale product within each of the submarkets. The available homes within Dakota County have an average list price of \$447,241 and a median list price of \$395,000. With the exception of available homes within the balance of Dakota County, only the Lakeville and Mendota Heights submarkets report average and median list prices which are higher than those reported countywide. The average number of days on market for available homes in the PSA (Dakota County) is 43 days, and ranges from 27 days on market in the West St. Paul Submarket to 91 days on market in the Mendota Heights Submarket. The generally low number of days on market for Dakota County and the various submarkets indicate that for-sale product is selling at a fairly rapid rate throughout the county. On average, available homes in the county were built in 1992. The submarkets with the oldest average available for-sale homes include South St. Paul (1941), West St. Paul (1970), and Hastings (1976) while the Farmington (2005), Lakeville (2006), and Rosemount (2009) submarkets have the newest average year built among the inventory of available homes.

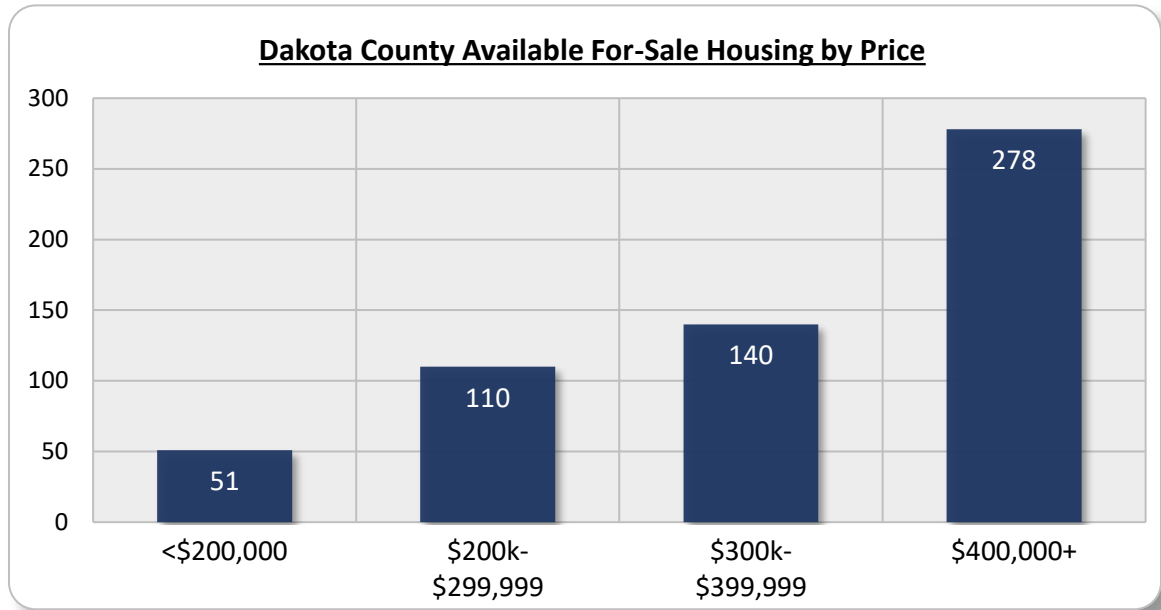
The following table summarizes the distribution of available for-sale units by study area and price point (the highest share of available homes by price point in each study area is shown in **red** text).

Available For-Sale Housing Units by List Price – Dakota County, MN (As of July 31, 2024)								
	<\$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000+	
	Number	Share	Number	Share	Number	Share	Number	Share
Apple Valley	12	15.0%	14	17.5%	22	27.5%	32	40.0%
Burnsville	16	16.5%	25	25.8%	24	24.7%	32	33.0%
Eagan	11	17.7%	16	25.8%	6	9.7%	29	46.8%
Farmington	1	2.8%	4	11.1%	16	44.4%	15	41.7%
Hastings	1	5.9%	5	29.4%	4	23.5%	7	41.2%
Inver Grove Heights	1	2.7%	12	32.4%	13	35.1%	11	29.7%
Lakeville	1	0.8%	10	8.3%	21	17.4%	89	73.6%
Mendota Heights	0	0.0%	0	0.0%	1	5.9%	16	94.1%
Rosemount	1	2.0%	7	14.0%	21	42.0%	21	42.0%
South St. Paul	1	7.1%	8	57.1%	4	28.6%	1	7.1%
West St. Paul	6	23.1%	8	30.8%	3	11.5%	9	34.6%
Balance of County	0	0.0%	1	4.6%	5	22.7%	16	72.7%
Dakota County	51	8.8%	110	19.0%	140	24.2%	278	48.0%

Source: Redfin.com & Bowen National Research

Nearly one-half (48.0%) of the available supply in the PSA (Dakota County) is priced \$400,000 or more. This pricing segment also represents the largest share of available homes by price point within eight of the 11 submarkets, as well as among homes outside of the submarkets in the balance of Dakota County. Homes priced between \$300,000 and \$399,999 represent the largest shares of available homes within the Farmington, Inver Grove Heights, and Rosemount submarkets. However, it is of note that more than half (57.1%) of available homes within the South St. Paul Submarket are priced between \$200,000 and \$299,999. While available for-sale housing units are offered among a variety of price points throughout the county and the individual submarkets, the majority (72.2%) of available homes within the PSA (Dakota County) are priced at or above \$300,000. This likely results in limited for-sale housing options for lower-income and/or first-time homebuyers within the Dakota County area.

The following graph illustrates available for-sale housing by price point for the PSA (Dakota County).



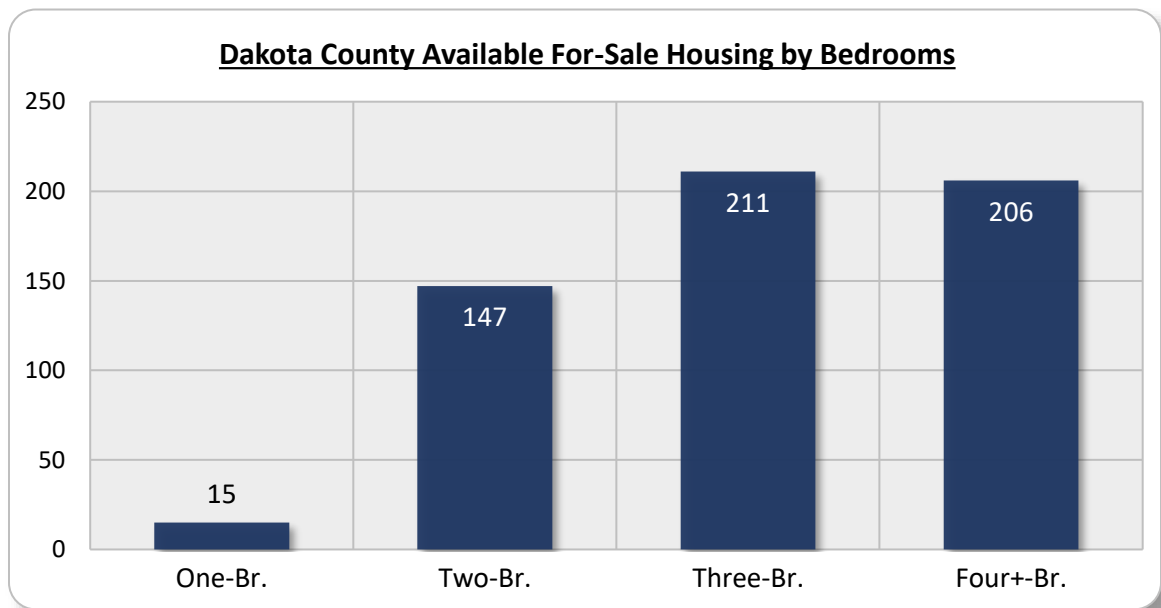
The following table summarizes the distribution of available for-sale units by study area and bedroom type (highest bedroom type share for each study area is shown in **red**).

Available For-Sale Housing Units by Bedroom Type – Dakota County, MN (As of July 31, 2024)								
	One-Bedroom		Two-Bedroom		Three-Bedroom		Four-Bedroom+	
	Number (Share)	Median List Price	Number (Share)	Median List Price	Number (Share)	Median List Price	Number (Share)	Median List Price
Apple Valley	5 (6.3%)	\$145,000	21 (26.3%)	\$265,000	35 (43.8%)	\$390,000	19 (23.8%)	\$450,000
Burnsville	5 (5.2%)	\$80,000	32 (33.0%)	\$222,450	28 (28.9%)	\$358,950	32 (33.0%)	\$449,500
Eagan	1 (1.6%)	\$104,900	27 (43.6%)	\$255,000	12 (19.4%)	\$364,500	22 (35.5%)	\$602,450
Farmington	0 (0.0%)	-	9 (25.0%)	\$300,000	16 (44.4%)	\$360,000	11 (30.6%)	\$466,000
Hastings	0 (0.0%)	-	2 (11.8%)	\$195,000	8 (47.1%)	\$334,950	7 (41.2%)	\$419,900
Inver Grove Heights	0 (0.0%)	-	16 (43.2%)	\$270,000	10 (27.0%)	\$387,233	11 (29.7%)	\$574,900
Lakeville	0 (0.0%)	-	9 (7.4%)	\$305,000	55 (45.5%)	\$424,900	57 (47.1%)	\$599,999
Mendota Heights	0 (0.0%)	-	1 (5.9%)	\$548,500	6 (35.3%)	\$609,900	10 (58.8%)	\$682,500
Rosemount	1 (2.0%)	\$139,900	11 (22.0%)	\$315,000	21 (42.0%)	\$369,850	17 (34.0%)	\$525,000
South St. Paul	1 (7.1%)	\$97,000	5 (35.7%)	\$217,000	3 (21.4%)	\$299,000	5 (35.7%)	\$315,000
West St. Paul	2 (7.7%)	\$132,500	7 (26.9%)	\$199,900	13 (50.0%)	\$399,000	4 (15.4%)	\$1,035,000
Balance of County	0 (0.0%)	-	7 (31.8%)	\$369,000	4 (18.2%)	\$684,500	11 (50.0%)	\$845,000
Dakota County	15 (2.6%)	\$104,900	147 (25.4%)	\$259,000	211 (36.4%)	\$389,700	206 (35.6%)	\$525,000

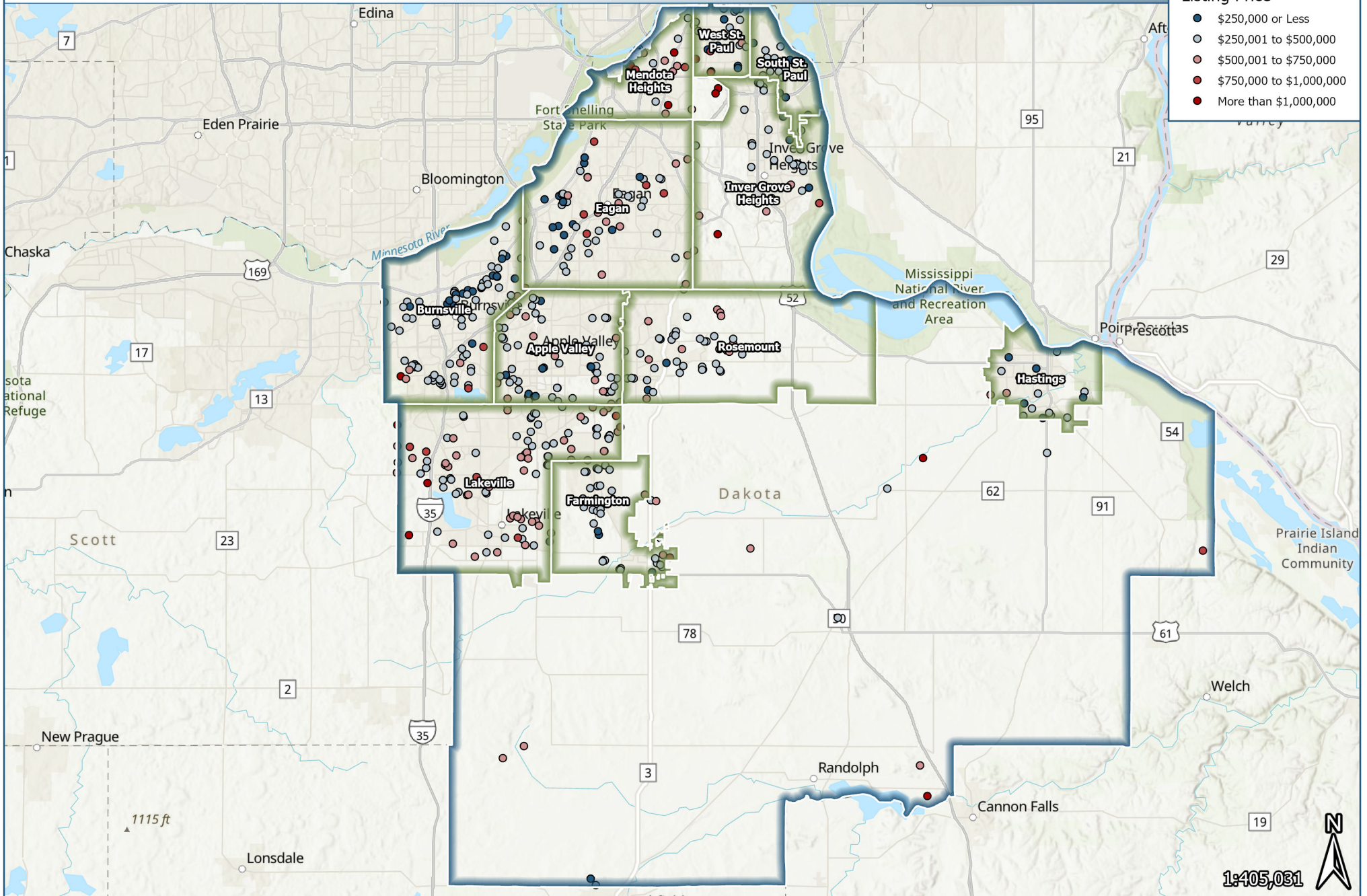
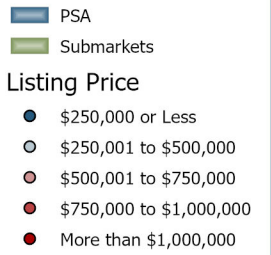
Source: Redfin.com & Bowen National Research

Within the PSA (Dakota County), three-bedroom units (36.4%) comprise the largest share of available for-sale units though four-bedroom and larger units comprise a very similar share (35.6%). Similarly, one of these two aforementioned unit types also represent the largest shares of available for-sale homes within eight of the 11 submarkets and among homes available for purchase outside of these areas but within the balance of Dakota County. Despite three- and four-bedroom and larger homes representing the majority of available for-sale product in the area, Dakota County and most of the individual submarkets offer a variety of unit types among the homes available for purchase, in terms of bedroom type. The most common unit type (three-bedroom) available for purchase in the PSA has a median list price of \$389,700, though the median list price for this bedroom type ranges from \$299,000 (South St. Paul) to \$609,900 (Mendota Heights) among the individual PSA submarkets (excludes balance of county). It will be important for a variety of for-sale housing product to be available, in terms of bedroom type, to potential buyers throughout Dakota County to ensure the for-sale housing stock in the area can accommodate households of various sizes.

The following graph illustrates available for-sale housing by bedroom type within the PSA (Dakota County).



A map illustrating the location of all available for-sale housing within the PSA (Dakota County) is included on the following page.



D. SENIOR CARE HOUSING

Dakota County, like areas throughout the country, has a large senior population that requires a variety of senior housing alternatives to meet its diverse needs. Seniors that are generally aged 65 or older may seek a more leisurely lifestyle or need assistance with Activities of Daily Living (ADLs). As part of this analysis, we evaluated three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. These housing types, from least assisted to most assisted, are summarized below.

Independent Living is a housing alternative that includes a residential unit, typically an apartment or cottage that offers an individual living area, kitchen, and sleeping room. The fees generally include the cost of the rental unit, some utilities, and services such as laundry, housekeeping, transportation, meals, etc. This housing type is also often referred to as congregate care. Physical assistance and medical treatment are not offered at such facilities.

Assisted Living Facilities are state licensed residences for aged and disabled adults who may require 24-hour supervision and assistance with personal care needs. People in adult care homes typically need a place to live, with some help with personal care (such as dressing, grooming and keeping up with medications), and some limited supervision. Medical care may be provided on occasion but is not routinely needed. Medication may be given by designated, trained staff. These facilities generally offer limited care that is designed for seniors who need some assistance with daily activities but do not require nursing care.

Nursing Homes provide nursing care and related services for people who need nursing, medical, rehabilitation or other special services. These facilities are licensed by the state and may be certified to participate in the Medicaid and/or Medicare programs. Certain nursing homes may also meet specific standards for sub-acute care or dementia care.

We referenced Medicare.com and the websites for each of the departments previously discussed to identify all licensed and certified senior care facilities and cross referenced this list with other senior care facility resources. As such, we identified and surveyed all licensed facilities in the county.

A total of 60 senior care facilities, containing a total of 3,946 marketed beds/units, were identified and surveyed within the PSA (Dakota County). The following table summarizes the surveyed facilities by property type for Dakota County and the PSA submarkets individually. Note that no such facilities were surveyed within the Mendota Heights Submarket, thus this submarket is not included in the following table.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate*	Base Monthly Rates
Apple Valley						
Independent Living	1	52	0	100.0%	86.8%	\$2,045-\$4,335
Assisted Living	3	221	12	94.6%	85.4%	\$2,045-\$5,100
Nursing Homes	1	72	12	83.3%	82.0%	\$13,688-\$21,292
Total	5	345	24	93.0%	-	\$2,045-\$21,292
Burnsville						
Independent Living	4	346	18	94.8%	86.8%	\$775-\$4,495
Assisted Living	9	527	19	96.4%	85.4%	\$1,840-\$9,500
Nursing Homes	-	-	-	-	82.0%	-
Total	13	873	37	95.8%	-	\$775-\$9,500
Eagan						
Independent Living	4	236	10	94.9%	86.8%	\$2,105-\$4,245
Assisted Living	5	310	17	94.5%	85.4%	\$2,000-\$6,857
Nursing Homes	-	-	-	-	82.0%	-
Total	9	546	27	95.1%	-	\$2,000-\$6,857
Farmington						
Independent Living	1	26	3	88.5%	86.8%	\$1,745-\$2,670
Assisted Living	1	37	9	75.7%	85.4%	\$2,395-\$2,940
Nursing Homes	1	70	5	92.9%	82.0%	\$6,894
Total	3	133	17	87.2%	-	\$1,745-\$6,894
Hastings						
Independent Living	1	47	0	100.0%	86.8%	\$1,506-\$2,500
Assisted Living	2	99	0	100.0%	85.4%	\$1,506-\$3,735
Nursing Homes	2	129	9	93.0%	82.0%	\$11,832-\$12,167
Total	5	275	9	96.7%	-	\$1,506-\$12,167
Inver Grove Heights						
Independent Living	2	202	0	100.0%	86.8%	\$2,089-\$3,830
Assisted Living	2	162	11	93.2%	85.4%	\$3,515-\$6,300
Nursing Homes	2	125	10	92.0%	82.0%	\$7,800-\$14,162
Total	6	489	21	95.7%	-	\$2,089-\$14,162
Lakeville						
Independent Living	3	230	10	95.7%	86.8%	\$1,557-\$4,613
Assisted Living	4	239	10	95.8%	85.4%	\$2,250-\$12,100
Nursing Homes	-	-	-	-	82.0%	-
Total	7	469	20	95.7%	-	\$1,557-\$12,100
Rosemount						
Independent Living	1	40	0	100.0%	86.8%	\$1,970-\$3,490
Assisted Living	1	52	6	88.5%	85.4%	\$2,940-\$5,650
Nursing Homes	-	-	-	-	82.0%	-
Total	2	92	6	93.5%	-	\$1,970-\$5,650
South St. Paul						
Independent Living	-	-	-	-	86.8%	-
Assisted Living	1	33	5	84.8%	85.4%	\$2,350-\$3,200
Nursing Homes	-	-	-	-	82.0%	-
Total	1	33	5	84.8%	-	\$2,350-\$3,200

*Source: 2023 State of Seniors Housing

Note: In some cases, daily rates were converted to monthly rates

Surveyed Senior Care Facilities (CONTINUED)						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate*	Base Monthly Rates
West St. Paul						
Independent Living	2	111	11	90.1%	86.8%	\$2,044-\$2,899
Assisted Living	2	105	15	85.7%	85.4%	\$2,925-\$8,175
Nursing Homes	1	220	77	65.0%	82.0%	\$7,604-\$18,250
Total	5	436	103	76.4%	-	\$2,044-\$18,250
Balance of County**						
Independent Living	2	65	4	93.8%	86.8%	\$2,345-\$4,742
Assisted Living	2	190	11	94.2%	85.4%	\$3,545-\$6,570
Nursing Homes	-	-	-	-	82.0%	-
Total	4	255	15	94.1%	-	\$2,345-\$6,570
Dakota County (PSA)						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

*Source: 2023 State of Seniors Housing

**Located in cities/towns outside of the designated submarkets

Note: In some cases, daily rates were converted to monthly rates

The county is reporting an overall occupancy rate of 92.8% for the surveyed senior care facilities. Within individual project types, independent living facilities within the PSA have an overall occupancy rate of 95.9%, while the assisted living and nursing care facilities report overall occupancy rates of 94.2% and 81.7%, respectively. Notably, the occupancy rates reported for independent and assisted living facilities are well above the national median occupancy rates reported for such facility types. While the overall occupancy rate for the skilled nursing facilities (81.7%) surveyed is lower than those reported for independent and assisted living facilities, it is very similar to the national median occupancy rate (82.0%) for similar product. Lower than typical occupancy rates are not uncommon among skilled nursing care facilities due to the higher than typical turnover rates among such properties caused by resident deaths and residents needing to be moved to other facilities due to the level of care needed.

Within the individual PSA submarkets, occupancy rates among the senior care facilities surveyed are also generally similar to, if not higher than, national median occupancy rates for similar product. This indicates that demand is strong for various senior care housing types throughout the Dakota County area.

Demographic projections over the next five years indicate that senior households, age 65 and older, are expected to increase by 7,229 households (15.8% increase) in Dakota County. These demographic projections suggest that demand for senior-oriented housing alternatives, including senior care facilities could increase in the coming years. Nonetheless, the occupancy rates among existing senior care facilities should continue to be monitored to ensure adequate demand exists for such product when considering future senior care development within Dakota County.

The monthly fees for senior care housing in the previous table should be considered as a base of comparison for the future projects considered in the county. It is important to note that some senior care facilities with services accept Medicaid payments from eligible residents, reducing their costs. A summary of the individual senior care facilities surveyed in Dakota County is included in Addendum C.

A map illustrating the location of surveyed senior care facilities in Dakota County is included on the following page.

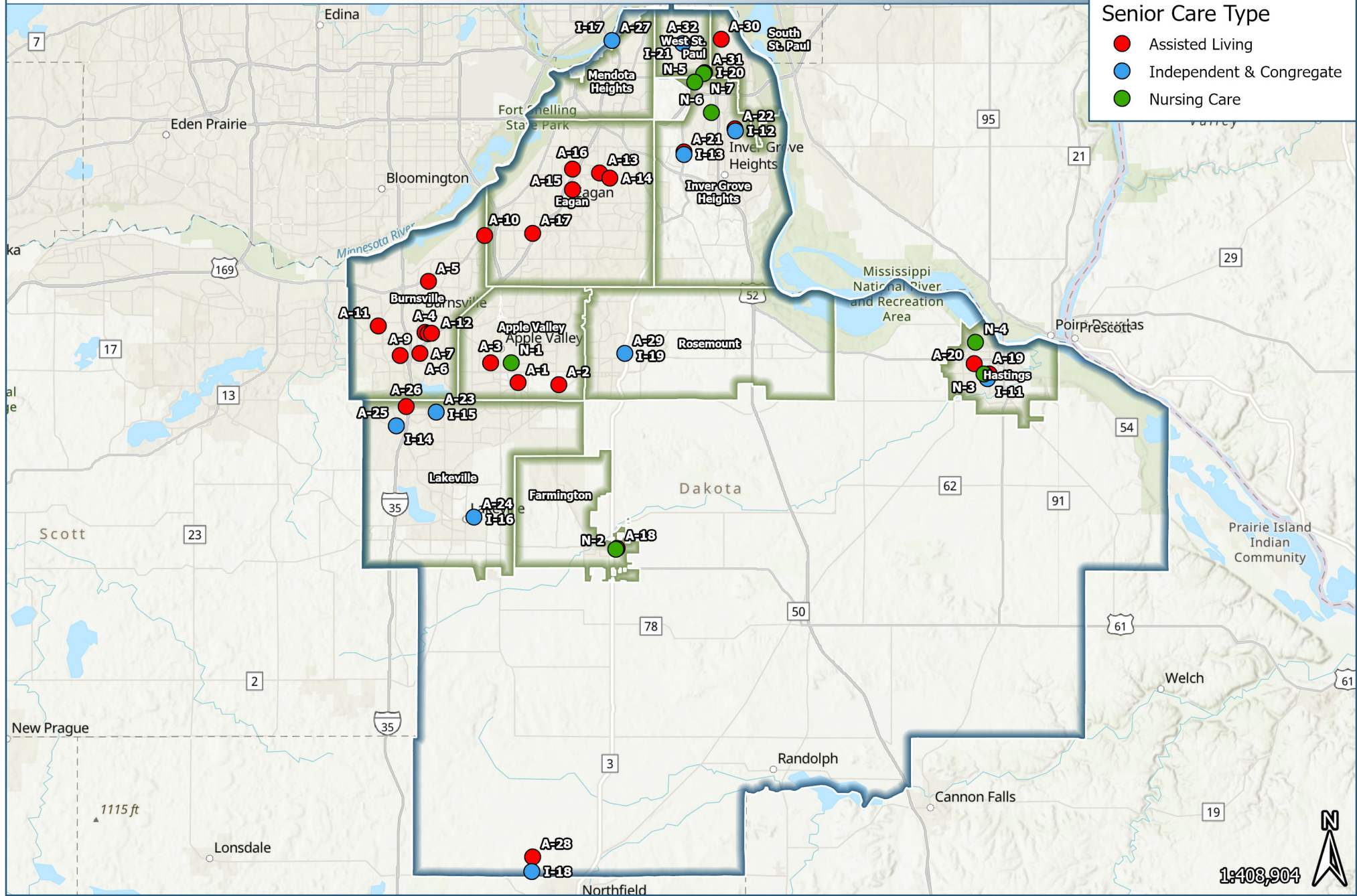


PSA

Submarkets

Senior Care Type

- Assisted Living
- Independent & Congregate
- Nursing Care



Esri, NASA, NGA, USGS, County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS
Additional Source(s): Bowen National Research

1:408,904



E. PLANNED & PROPOSED

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline within the PSA (Dakota County). Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the market.

The following table illustrates single-family and multifamily building permits issued within Dakota County for the most recent 10-year period available (2014-2023):

Housing Unit Building Permits for Dakota County, MN:										
Permits	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Multifamily Permits	472	366	212	977	1,005	1,132	953	2,066	1,139	1,551
Single-Family Permits	944	940	1,130	1,175	1,052	1,090	1,212	1,418	1,161	1,167
Total Permits	1,416	1,306	1,342	2,152	2,057	2,222	2,165	3,484	2,300	2,718

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

A total of 21,162 residential building permits were issued in the PSA (Dakota County) between 2014 and 2023. Of these, 53.3% (11,289 permits) were single-family building permits while the remaining 46.7% (9,873 permits) were for multifamily development. Thus, building permit distribution within the county has been relatively balanced between single-family and multifamily permits over the past decade. It is worth pointing out that residential building permit activity has exceeded 2,300 units over each of the past three years (2021 to 2023), higher than any other individual years since 2014. Despite this increase in new residential units in the county, housing availability remains low among both rental and for-sale housing.

Planned and Proposed Residential Housing Development

We conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within each submarket of the PSA (Dakota County). Note that additional projects may have been introduced into the pipeline and/or the status of existing projects may have changed since the time interviews and research were completed.

Multifamily Rental Housing

The following summarizes the known details for the multifamily rental housing projects that are planned, proposed, or under construction within the PSA, separated by individual PSA submarkets.

Multifamily Rental Housing Development				
Project Name & Address	Type	Units	Developer	Status/ Details
Apple Valley				
None				
Burnsville				
Villas at Pleasant Ave. II 305 Concorde Pl.	Tax Credit Senior 55+	110	MWF Properties	Under Construction: Allocated Tax Credits in 2022; 30%, 50%, 60%, & 70% AMHI; Scheduled to open fall 2024.
Pillsbury Flats 200 Burnsville Pkwy.	Subsidized Tax Credit	48	MWF Properties	Planned: Allocated Tax Credits in 2024; 50% & 60% AMHI; Five units with Housing Support Subsidy; ECD 2026.
Roers Parkway Plat Apts. 175 Burnsville Pkwy. W.	Market-Rate	170	Roers Companies Two	Planned: Mix of one-, two-, and three-bedroom units. ECD 2025 to 2026.
Vincent Development Apts. SW of 14501 Grand Ave. S.	Market-Rate	130	Vincent Development	Proposed: Plans submitted for a Planned Unit Development Amendment to construct a new four-story building; ECD unknown.
Eagan				
Haven at Eagandale 3040 Eagandale Pl.	Market-Rate	71	N/A	Under Construction: Conversion of former hotel into apartments. 49 units were complete at time of this analysis; 71 units remain under construction. Rents range from \$995 to \$1,599; ECD 2025.
Nichols Pointe 4225 Nichols Rd.	Income Restricted Senior 55+/ Veteran	24	Dakota Co. CDA	Under Construction: Received ARP funding; Income-restricted at 60% AMHI; Scheduled to open fall 2024.
Viking Lakes Residences Phase III 710 Vikings Pkwy.	Market-Rate	327	MV Ventures	Planned: Construction to begin in 2025; Development will have 814 units total once complete.
Enclave Apts. (Metcalf Park) Diffley Rd. & Hwy. 77	Market-Rate	318	Enclave Companies	Proposed: Part of Metcalfe Park mixed-use project; Additional details not yet defined; Potential construction 2028-2029.
Lifestyle Senior Cooperative (Metcalf Park) Diffley Rd. & Hwy. 77	Market-Rate Senior 62+	66	Lifestyle Communities	Proposed: Senior cooperative living; Part of Metcalfe Park mixed-use project; Additional details not yet defined. Potential construction 2028-2029.

ECD – Estimated Completion Date

N/A – Not Available

Multifamily Rental Housing Development (CONTINUED)				
Project Name & Address	Type	Units	Developer	Status/ Details
Farmington				
Emery 310 3 rd St.	Market-Rate	74	Ebert Co.	Under Construction: Studio, one- and two-bedroom units; Rents will range from \$1,400 to \$2,500; Scheduled to open fall 2024.
Farmington Apts./Yellow Tree Apts. 21401 Dushane Pkwy.	Market-Rate	168	Yellow Tree	Under Construction: Studio, one- and two-bedroom units. ECD September 2025.
Denmark Trail Townhomes 22100 Denmark Ave.	Tax Credit	60	Dakota Co. CDA	Under Construction: Allocated Tax Credits in 2024; one- through four-bedroom units at 60% AMHI; Workforce housing. Construction started summer 2024. ECD unknown.
Hastings				
Tyler Street Landing 315 3 rd St.	Market-Rate	32	Star Realty	Planned: Additional details unavailable at the time of this analysis.
Inver Grove Heights				
Avalon Apts. and Townhomes Diffley/S. Robert Trl.	Market-Rate	244	Vincent Companies	Under Construction: 54 for-rent townhomes and 190 apartments.
TBD 6050 Cahill Ave.	Tax Credit	220	Lupe Development Partners	Proposed: Early proposal stages; has not been allocated LIHTC; 60% AMHI if approved.
TBD 6570 & 6680 S. Robert Trl. & 1401 70th St. E.	Market-Rate	524 Apartments 145 Townhomes	National Land Holdings	Proposed: Mix of one-, two-, and three-bedroom apartments and townhomes for rent.
TBD SW Corner of 70th St. W. & Argenta Trl.	Market-Rate	159	Stuart Development	Proposed: Mix of one-, two-, and three-bedroom townhomes for rent.
Yellow Tree/Peltier Reserve Apts. 70 th St. W. and Agate/Argenta Trl.	Market-Rate	242	Yellow Tree	Proposed: Mix of studio through three-bedroom units. ECD September 2026.
Lakeville				
179 th Street Apts. SW of 179 th St. W. & Glacier Way	Market-Rate	243	TE Miller Development	Planned: Approved winter 2022; Received extension through December 2024; Studio-, one- and two-bedroom units.
Kenyon Green 18430 Kenyon Ave.	Tax Credit	49	Ron Clark Construction and Design	Planned: Funded through Dakota County CDA; 60% AMHI; Construction to start 2025; ECD 2026.
Sundance Lakeville North of 162 nd St. between Kendale Dr. & Buck Hill Rd.	Market-Rate	167	Timberland Partners	Planned: Townhome units with rents ranging from \$1,421 for a one-bedroom to \$2,970 for three-bedroom units; Development will include nine for-sale single-family homes; ECD unknown.
Mendota Heights				
None				

TBD – To Be Determined

ECD – Estimated Completion Date

Multifamily Rental Housing Development (CONTINUED)				
Project Name & Address	Type	Units	Developer	Status/ Details
Rosemount				
Landing at Amber Fields 14504 Abbeyfield Ave.	Tax Credit	160	Real Estate Equities	Under Construction: Units to target households earning up to 50%, 60%, and 70% AMHI; Starting rents will range from \$1,343 for a one-bedroom to \$1,855 for a three-bedroom; ECD December 2024. Unit mix unknown.
Croft at Rosecott 14203 Adalyn Ave.	Affordable	164	Schafer Richardson	Under Construction: Unit mix of one-, two-, and three-bedroom units; 25 units at 50% AMHI, with the remaining units at 60% AMHI; Funding source is HOPE Funds; Construction started spring 2024. ECD summer 2025.
South St. Paul				
None				
West St. Paul				
TBD 33 Wentworth Ave. E.	Tax Credit	157	Roers Companies	Planned: Plans include commercial space and one-, two-, and three-bedroom rental units; ECD 2026.
TBD 150 Thompson Ave. E.	Market-Rate	457	Greco Properties	Planned: Former YMCA site to become mixed-use development that will include apartments (441 units), rental townhomes (16), and commercial space; Phase I construction to start in 2026 and Phase II in 2028; Unit mix and ECD unknown.
Thompson Apts. 212 Thompson Ave. E.	Tax Credit	65	Reuter Walton	Proposed: Applied for Tax Credits in 2024; No allocations at the time of this report; 60% AMHI; one-, two-, and three-bedroom units; ECD 2026.

TBD – To Be Determined

ECD – Estimated Completion Date

For-Sale Housing

The following summarizes the known details for the for-sale housing projects that are planned, proposed, or under construction within the PSA submarkets.

For-Sale Housing Development				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Apple Valley				
None				
Burnsville				
None				
Eagan				
Parkside Circle NE of 120 St. W. & Dodd Rd.	Single-Family	24	Thorson Homes	Planned: Large lots across from Lebanon Hills Park Reserve. Home/lot packages start at \$800,000. Construction is likely to start late 2024 or early 2025.
Farmington				
Meadowview Preserve Everfield Ave. and 195 th St. W.	Single-Family	63	Pulte Construction	Under Construction: 60 of 63 lots still available at time of study; 2,390 to 3,290 sq. ft.
Sapphire Lake 213th St. W. & Cambodia Ave.	Single-Family	131	Keyland Homes	Under Construction: 29 of 131 lots still available at time of study; \$469,000 to \$679,900 and 1,274 to 3,294 sq. ft.
Fairhill Estate at North Creek of 190th St. W. & Trunk Hwy. 3	Single-Family	246	M/I Homes	Under Construction: 54 of 246 lots still available at time of study; \$435,750 to \$659,613 and 1,945 to 2,874 sq. ft.
Vermillion Commons Denmark Ave. & 220th St. W.	Townhomes and Single-Family	144	Lennar	Under Construction: 77 townhome lots and 67 single-family lots still available at time of study; Townhomes from \$328,990 to \$389,760 and 1,769 to 1,906 sq. ft. Single-family details unavailable at the time of this analysis.
Vita Attiva at South Creek Eaton Ave. & CSAH 50	Single-Family and Townhomes Age 55+	42	N/A	Under Construction: 34 single-family homes and eight (8) townhomes still available at time of study; \$593,420 for an 1,820 sq. ft. single-family and \$365,000 for a 1,178 sq. ft. townhome.
Whispering Fields 209th St. W & Flagstaff Ave.	Single-Family	58	D.R. Horton	Under Construction: 58 of 116 lots still available at time of study; \$412,990 to \$530,990 and 1,485 to 2,449 sq. ft.
Hastings				
Villas at Pleasant Pleasant Dr. & Northridge Dr.	Villas	32	Epcon	Under Construction: Approximately one-quarter complete at time of study. Homes from \$494,900 to \$640,990 and 1,418 sq. ft. to 2,832 sq. ft.
Heritage Ridge 4 th Addition West of General Sieben Dr. & Northridge Dr.	Single-Family	36	Creative Homes	Approved: Some lots still available from previous additions which will likely need sold before the 4 th addition becomes available. Homes from \$391,900 to \$584,900 and 1,296 sq. ft. to 3,354 sq. ft.
Inver Grove Heights				
None				

N/A – Not Available

For-Sale Housing Development (CONTINUED)				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Lakeville				
Cedar Hills (5 th , 6 th , and preliminary platted phases) NE corner of Cedar & 200th St.	Single-Family & Townhome	331	Lennar	Planned: Phase V (36 single-family lots and 34 townhomes) and Phase VI (41 townhomes) approved in the last two years and additional approved preliminary platted phase (78 single-family lots and 142 townhomes). Homes to range from \$431,990 to \$660,205 with 1,557 to 2,786 sq. ft. for single-family.
Berres Ridge (9 th and preliminary platted phases) N of 202 St. & W of Hamburg Ave.	Single-Family	84	OneTenTen	Planned: Phase nine approved in 2023 (34 lots) and additional approved preliminary platted phase (50 lots). Homes to range from \$579,900 to \$897,616 with 2,735 to 4,243 sq. ft.
Brookshire (2 nd , 3 rd , and preliminary platted Phases) S. of 170 St. & E. of Eagleview Dr.	Single-Family & Townhome	730	D.R. Horton	Planned: Phase II (81 lots) and Phase III (58 single-family lots and 36 townhomes) approved in the last two years and additional approved preliminary platted phase (429 single-family lots and 126 townhomes). Homes to range from \$547,000 to \$663,000 with 1,721 to 3,448 sq. ft. for single-family; \$389,990 to \$428,805 with 1,894 to 1,965 sq. ft. for townhomes.
Caslano (2 nd Phase and preliminary platted phases) S of Dodd Blvd. & W of Hwy. Ave.	Single-Family	211	Lennar	Planned: Phase II (60 lots) approved in the last two years and additional approved preliminary platted phase (151 single-family lots). Homes to range from \$583,990 to \$688,990 with 2,692 to 3,328 sq. ft.
Preserve of Lakeville (3 rd and preliminary platted phases) NE of Kenwood Trl. & S. of 185 St.	Single-Family	46	Country Joe Homes	Planned: Phase III (20 lots) approved in the last two years and additional approved preliminary platted phase (26 lots). Homes to range from \$774,994 to \$1,050,000 with 3,538 to 4,811 sq. ft.
Cedar Creek Villas (2 nd and preliminary platted phases) NW of 202 nd St. & Cedar Ave.	Townhome	88	Summergeate Companies	Planned: Phase II (29 townhomes) approved in the last two years and additional approved preliminary platted phase (59 townhomes). Home size and price not found.
Cordelia (2 nd and preliminary platted phases) S. of 179 th & E. of Glacier	Townhome	188	Pulte Homes	Planned: Phase II (91 townhomes) approved in the last two years and additional approved preliminary platted phase (97 townhomes). Homes to range from \$364,990 to \$419,990 with 1,883 to 1,996 sq. ft.
Ritter Meadows (1 st and preliminary platted phases)	Single-Family & Detached Townhome	354	Twin Cities Land Development and Robert Thomas Homes	Planned: Phase I (99 townhomes) approved in the last two years and additional approved preliminary platted phase (29 single-family lots and 226 townhomes).
Voyageur Farms (2 nd , 3 rd , and preliminary platted phases) 7376 183 rd St. W.	Detached Townhome	243	U.S. Home, LLC and Lennar	Planned: Phase II (31 townhomes) and Phase III (90 townhomes) approved in the last two years and additional approved preliminary platted phase (122 townhomes). Homes to range from \$458,990 to \$520,990 with 1,830 to 2,553 sq. ft.

For-Sale Housing Development (CONTINUED)				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Lakeville (CONTINUED)				
Glacier Creek E. of Cedar Ave. & S. of 179 St.	Single-Family	36	CNC Development V, LLC and OneTenTen	Planned: In approved preliminary platted phase. Homes start at approximately \$780,000 with 3,921 sq. ft.
Highview Ridge S. of Dodd & E of Highview Ave.	Single-Family	27	Youngfield Homes	Planned: In approved preliminary platted phase. Homes to range from \$563,600 to \$717,300 with 2,016 to 4,027 sq. ft.
Pheasant Run of Lakeville N. of 179 St. & E. of Pilot Knob Rd.	Single-Family & Detached Townhome	85	KJ Walk	Planned: Phase I (57 single-family) approved in the last two years and additional approved preliminary townhome platted phase VIII (28 townhomes). Homes to range from \$470,200 to \$612,100 with 1,385 to 3,559 sq. ft. for single-family; \$735,500 and 2,957 sq. ft. for townhomes.
Summers Creek S. of Dodd Blvd., E of Highview Ave. & W. of Cedar Ave.	Single-Family & Detached Townhome	76	Summergate Companies	Planned: 43 single-family and 33 townhome lots in early approved preliminary phase. Homes to range from \$470,900 to \$528,900 with 1,517 to 3,563 sq. ft.
Mendota Heights				
None				
Rosemount				
Amber Fields Artaine Trail & 150 th St.	Single-Family and Townhomes	861	Pulte Homes	Under Construction: Development divided into three collections known as Expressions and Inspiration (265 single-family homes) and Freedom (596 townhomes); Homes to range from \$413,900 to \$604,990 with 1,565 to 3,290 sq. ft.; Townhomes to range from \$360,990 to \$364,990 with 1,883 to 2,020 sq. ft.
Ardan Place 13872 Kaylemore Trl.	Single-Family & Townhomes	215	D.R. Horton	Under Construction: 136 townhomes ranging from \$360,990 to \$394,990 with 1,894 to 1,965 sq. ft.; 79 homes ranging from \$504,990 to \$555,850 with 2,242 to 2,513 sq. ft.
Bray Hill Akron Ave. & Bonaire Path East	Single-Family	49	Distinctive Design Build, LLC	Under Construction: From \$629,900.
Caramore Crossing 1283 Bonaire Path West	Single-Family	177	D.R. Horton	Under Construction: 177 single-family homes ranging from \$535,990 to \$699,990 with 1,721 to 3,003 sq. ft.; 82 detached townhomes sold out at time of this analysis.
Dunmore of Rosemount Ph III 132 St. W. & S. Robert Trail	Single-Family	32	Copper Creek Development	Under Construction: Starting prices are approximately \$549,000 for 2,500 sq. ft.; 19 available at time of study.
Emerald Isle SE corner of Aspen Ave. & 143 rd St.	Single-Family	151	CNC Development IV, LLC and OneTenTen	Under Construction: Prices range from \$579,900 to \$799,900 for 2,700 to 3,953 sq. ft.

For-Sale Housing Development (CONTINUED)				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Rosemount (CONTINUED)				
Talamore 14384 Allerton Way	Single-Family and Townhomes	171	Pulte Homes	Under Construction: Development divided into three collections known as Discovery and Venture (101 single-family lots) and Liberty (70 multifamily lots). Homes to range from \$440,990 to \$604,990 with 1,830 to 3,078 sq. ft.; Townhomes to range from \$369,990 to \$406,990 with 1,719 to 1,831 sq. ft.
Enclave Townhomes SW Corner of Abbeyfield Ave. & 145 th St. W.	Townhomes	132	Enclave Companies	Proposed: Submitted as an amendment to the Amber Fields Planned Unit Development in spring 2024.
South St. Paul				
None				
West St. Paul				
Thompson Square SW Corner of Oakdale Ave. & Schletty Ln.	Townhomes	58	M/I Homes	Under Construction: Three-bedroom homes ranging from \$408,000 to \$524,017 with 2,091 to 2,268 sq. ft.; ECD end of 2024.
Thompson Square East SE Corner of Oakdale Ave. & Schletty Ln.	Townhomes	44	M/I Homes	Under Construction: Two- and three-bedroom townhomes with 1,667 to 1,898 sq. ft.; ECD 2026.

ECD – Estimated Completion Date

Senior Care Housing

The following summarizes the known details for the senior care housing projects that are planned, proposed, or under construction within the PSA submarkets. Note that the only senior care facilities identified within the development pipeline in Dakota County are within the Hastings Submarket. Thus, the remaining PSA submarkets are not illustrated in the following table.

Senior Care Housing Development				
Project Name & Address	Type	Units	Developer	Status/ Details
Hastings				
Vermillion Acres Senior Housing. 1190 County Rd. 47	Assisted Living & Memory Care	75	Real Estate Equities	Under Construction: This community will include both assisted living and memory care. ECD unknown.
Suite Living, Memory Care Facility SE Corner 33rd St. & Vermillion St.	Assisted Living & Memory Care	32	Suite Living Senior Care	Planned: Construction to start spring 2025; Unit mix and ECD unknown.

ECD – Estimated Completion Date

Based on the preceding tables, there are nearly 60 housing projects (rental and for-sale) and two senior care facilities within some level of planning or development within the PSA (Dakota County). We have considered these projects in the housing gap estimates included in Section VII of this report.

VII. HOUSING GAP ESTIMATES

INTRODUCTION

This section of our report provides five- and 10-year housing gap estimates for both rental and for-sale housing within the PSA (Dakota County), as well as for each of the 11 submarkets. The assessment includes demand from a variety of sources and focuses on the housing demand potential of Dakota County, though consideration is given to potential support that may originate from outside the county. Note that the five-year housing gap projections align with the demographic estimates and projections provided in Section IV. As 10-year demographic projections are not available/provided in Section IV, the 10-year housing gap estimates provided in this section of the report are based on linear projections over the 10-year period, stemming from the five-year projections provided within our demographic analysis (Section IV). It is important to understand that changes to housing market conditions, economic development activity, or other unforeseen changes to the local, regional, or national economy could result in housing gap estimates which vary from those provided within this analysis.

Housing to meet the needs of both current and future households in the market will most likely involve multifamily, duplex, and single-family housing alternatives. There are a variety of financing mechanisms that can support the development of housing alternatives such as federal and state government programs, as well as conventional financing through private lending institutions. These different financing alternatives often have specific income and rent/price restrictions, which affect the market they target and serve.

We evaluated the market's ability to support rental and for-sale housing based on five levels of income/affordability. While there may be overlap among these levels due to program targeting and rent/price levels charged, we have established specific income stratifications that are exclusive of each other in order to eliminate double counting demand. We used HUD's published income limits for Dakota County at various levels of Area Median Household Income (AMHI).

The following table summarizes the income and housing affordability segments used in this analysis to estimate potential housing demand.

Household Income/Wage & Affordability Levels				
Percent AMHI	Income Range*	Hourly Wage**	Affordable Rents***	Affordable Prices^
≤ 30%	≤ \$37,260	≤ \$17.91	≤ \$931	≤ \$124,200
31%-60%	\$37,261-\$74,520	\$17.92-\$35.83	\$932-\$1,863	\$124,201-\$248,400
61%-80%	\$74,521-\$99,360	\$35.84-\$47.77	\$1,864-\$2,484	\$248,401-\$331,200
81%-115%	\$99,361-\$142,830	\$47.78-\$68.67	\$2,485-\$3,570	\$331,201-\$476,100
116%+	\$142,831+	\$68.68+	\$3,571+	\$476,101+

AMHI – Area Median Household Income

*Based on HUD limits for Dakota County, Minnesota (4-person limit)

**Assumes full-time employment 2,080 hours/year (Assumes one wage earner household)

***Based on assumption tenants pay up to 30% of income toward rent

^Based on assumption homebuyer can afford to purchase home priced three times annual income after 10% down payment

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types. As such, while a household may prefer a certain product, ownership/management qualifying procedures (i.e., review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available to households.

Regardless, we have used the preceding income segmentations as the ranges that a typical project or lending institution would use to qualify residents, based on their household income. Ultimately, any new product added to the market will be influenced by many decisions made by the developer and management. This includes eligibility requirements, design type, location, rents/prices, amenities, and other features. As such, our estimates assume that the rents/prices, quality, location, design, and features of new housing product are marketable and will appeal to most renters and homebuyers.

A. HOUSING GAP DEMAND COMPONENTS

The primary sources of demand for new housing (rental and for-sale) include the following:

- Household Growth
- Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside Dakota County) Commuter Support
- Severe Cost Burdened Households
- Step-Down Support

Since the focus of this report is on the specific housing needs of the PSA (Dakota County), we have focused the housing demand estimates on the metrics that only impact this area.

New Household Growth

In this report, household growth projections from 2024 to 2029 are based on ESRI estimates. This projected growth was evaluated for each of the targeted income segments. It should be noted that changes in the number of households within a specific income segment do not necessarily mean that households are coming to or leaving the market, but instead, many of these households are likely to experience income growth or loss that would move them into a higher or lower income segment. Furthermore, should additional housing become available, either through new construction or conversion of existing units, demand for new housing could increase.

Units Required for a Balanced Market

The second demand component considers the number of units a market requires to offer balanced market conditions, including some level of vacancies. A healthy **rental** market requires approximately 4% to 6% of the rental market to be vacant while a healthy **for-sale** housing market should have approximately 2% to 3% of its inventory available. Such vacancies allow for inner-market mobility, such as households upsizing or downsizing due to changes in family composition or income, and for people to move into the market. When markets have too few vacancies, rental rates and housing prices often escalate at an abnormal rate, homes can get neglected, and potential renters and/or homebuyers can leave the market. Conversely, an excess of rental units and/or for-sale homes can lead to stagnant or declining rental rates and home prices, property neglect, or existing properties being converted to rentals or for-sale housing. Generally, markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of housing. For the purposes of this analysis, we have utilized a vacancy rate of **5% for rental** product and **3% for for-sale** product to establish balanced market conditions.

Replacement of Substandard Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing and/or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on demographic data included in this report, approximately 4.6% of **renter** households and 0.9% of **owner** households in the PSA (Dakota County) are living in substandard housing (e.g., lacking complete plumbing or are overcrowded). Lower income households live in substandard housing conditions more often than higher income households, which we have accounted for in our gap estimates. While we recognize that households living in substandard housing units are housed, such households have been considered in our demand estimates as our estimates are reflective of all housing needs and deficiencies within the county.

External Commuter Support

Market support can originate from households not currently living in the market. This is particularly true for people who work in Dakota County but commute from outside of the county and would consider moving to Dakota County, if adequate and affordable housing that met residents' specific needs was offered. Currently, there are limited *available* housing options in the market. As such, external market support will likely be created if new housing product is developed in Dakota County.

Based on our experience in evaluating housing markets throughout the country, it is not uncommon for new product to attract as much as 50% of its support from outside of county limits. As a result, we have assumed that a portion of the demand for new housing will originate from the 99,002 commuters traveling into the PSA (Dakota County) from areas outside of county limits. For the purposes of this analysis, we have primarily used a conservative demand ratio of up to 20% for the PSA to estimate the demand that could originate from outside of Dakota County.

Severe Cost Burdened Households

HUD defines severe cost burdened households as those paying 50% or more of their household income toward housing costs. While such households are housed, the disproportionately high share of their income being utilized for housing costs is considered excessive and often leaves little money for impacted households to pay for other essentials such as healthy foods, transportation, healthcare, and education. Therefore, households meeting these criteria were included in our estimates.

Step-Down Support

It is not uncommon for households of a certain income level (typically higher income households) to rent or purchase a unit at a lower price point despite the fact they can afford a higher priced unit/home. Using housing cost and income data reported by American Community Survey (ACS), we have applied a portion of this step-down support to lower income demand estimates. In some instances, step-down support constitutes a large portion of potential/total demand as upwards of 90% of households with moderate and higher incomes within the county pay less than 30% of their income toward housing costs.

Note: In terms of the development pipeline, we only include residential units (rental and for-sale) currently in the development pipeline that are planned or under construction and do not have a confirmed buyer/lessee. Projects that have not secured financing, are under preliminary review, or have not established a specific project concept (e.g., number of units, pricing, target market, etc.) have been excluded. Likewise, single-family home lots that may have been platted or are being developed (e.g., adding infrastructure) have also been excluded as such lots do not represent actual housing units which are available for purchase. Any existing vacant units from our inventory of housing are accounted for in the “Balanced Market” portion of our demand estimates.

It is also important to understand that the housing gap estimates contained within this report are representative of the needs to cure all housing deficiencies within the county. Specifically, these estimates demonstrate the total number of new housing units needed over five- and 10-year projection

periods to meet the demands of the market based on the demand components detailed on the preceding pages. These estimates also assume that a wide variety of product (both rental and for-sale) is developed within each income segment, in terms of unit designs, bedroom type, amenities offered, etc. throughout all portions of the county. We recognize it is unlikely the number of units needed as calculated by our demand estimates will be developed during the projection period due to infrastructure limitations, regulatory/governmental policies, funding availability, etc. As such, the following housing gap estimates should be utilized as a guide for future development to determine the greatest need by affordability level within the rental and for-sale segments within the county's housing market.

B. RENTAL HOUSING GAP ESTIMATES

The following table summarizes the rental housing gaps for Dakota County by affordability level.

Dakota County, Minnesota					
Rental Housing Gap Estimates					
Percent of Median Income	≤ 30%	31%-60%	61%-80%	81%-115%	116%+
Household Income Range	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+
Monthly Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+
Household Growth	-1,501	-942	302	920	2,048
Balanced Market*	722	58	-14	117	257
Replacement Housing**	1,328	999	319	135	0
External Market Support^	1,231	1,235	789	167	151
Severe Cost Burdened^^	1,073	805	536	268	0
Step-Down Support	431	149	224	670	-1,473
Less Pipeline Units	-8	-679	-599	-1,192	-187
Overall Rental Units Needed (2024-2029)	3,276	1,625	1,557	1,085	796
Five-Year (2024-2029) Projection Total					8,339
Overall Rental Units Needed (2024-2034)	6,560	3,929	3,713	3,362	1,779
10-Year (2024-2034) Projection Total					19,343

*Based on Bowen National Research's survey of area rentals

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Dakota County

^^Based on ESRI/ACS estimates of households paying 50% or more of income toward housing

Based on the preceding demand estimates, there is a significant level of rental housing demand among all household income levels within Dakota County over the *five-year* projection period. Overall, there is a housing need for 8,339 additional rental units in the county over the next five years. The housing gaps range from a low of 796 units needed that have rents of \$3,571 or higher to a high of 3,276 units needed with rents at or below \$931. Without the addition of new rental product similar to the numbers cited in the preceding table, the area will not meet the growing and changing housing needs of the market.

Based on the demographics of the market, including projected household growth estimates and changes in household compositions (e.g., household size, ages, etc.), it appears that approximately 35.0% of the demand for new rental housing could be specifically targeted to meet the needs of area seniors, though a project could be built to meet the housing needs of both seniors and families concurrently. For general-occupancy projects, a unit mix of around 45% to 55% one-bedroom units, 30% to 40% two-bedroom units, and 10% to 20% three-bedroom units should be the general goal for future rental housing. Senior-oriented projects should consider unit mixes closer to 50% for both one- and two-bedroom units each. Additional details of the area's rental housing supply are included in Section VI and may serve as a guide for future rental housing development design decisions.

While available land, along with topographical challenges and access to infrastructure (e.g., water and sewer) may limit where and how much housing product can be added to the market, we believe high-density multifamily product would do well in many areas of the county, particularly on sites closer to some of the more walkable and/or densely populated areas of the county. However, such multifamily product would also likely do well in areas outside of such areas, provided the site(s) have convenient access to primary thoroughfares and community services. Some lower density, single-story duplexes, four-plexes, etc., could also be well received, particularly among seniors seeking to downsize from larger units, as well as homeowners seeking a more maintenance-free rental residence.

C. FOR-SALE HOUSING GAP ESTIMATES

The following table summarizes the for-sale housing gaps for Dakota County by affordability level.

Dakota County, Minnesota					
For-Sale Housing Gap Estimates					
Percent of Median Income	≤ 30%	31%-60%	61%-80%	81%-115%	116%+
Household Income Range	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+
Price Point	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+
Household Growth	-2,259	-3,207	-1,003	865	10,493
Balanced Market*	296	544	401	568	1,418
Replacement Housing**	186	277	153	117	0
External Market Support^	587	2,574	2,911	2,214	3,023
Severe Cost Burdened^^	586	440	293	147	0
Step-Down Support	0	1,102	1,635	7,717	-10,454
Less Pipeline Units	0	0	-85	-1,375	-655
Overall For-Sale Units Needed (2024-2029)	0	1,730	4,305	10,253	3,825
Five-Year (2024-2029) Projection Total					20,113
Overall For-Sale Units Needed (2024-2034)	0	3,460	8,695	21,881	8,305
10-Year (2024-2034) Projection Total					42,341

*Based on MLS inventory of available homes

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Dakota County

^^Based on ESRI/ACS estimates of households paying 50% or more of income toward housing

The overall for-sale housing gap in the county is approximately 20,113 units over the *five-year* projection period. While most home price segments and affordability levels have some level of need, the greatest gap appears to be for housing priced between \$331,201 and \$476,100 (10,253 units) with the next greatest gap for housing priced between \$248,401 and \$331,200 (4,305 units). Thus, for-sale product is most in need among moderate to higher-income households, which is typical of most markets. The relatively limited supply of product at most price levels will increase demand for lower priced units, as many buyers may “step down” to a lower price point. This will place greater pressure on the market’s lower priced product and create greater challenges for lower income households and first-time homebuyers who already have limited housing alternatives that are affordable to them.

In most markets, if there is support for new housing at a particular price point or concept and such product is not offered in a specific area, households may leave the area to seek this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocation to the PSA (Dakota County) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, and/or location. As such, the PSA housing stock may not be able to meet current or future demand, which may limit the market’s ability to serve many of the households seeking to purchase a home in the

PSA, particularly lower-income households. Regardless, we believe opportunities exist to develop a variety of product types at a variety of price points. The addition of such housing will better enable the PSA to attract and retain residents (including local employees), as well as seniors, families, and younger adults.

In terms of product design, we believe a variety of for-sale product could be successful in Dakota County. Based on current and projected demographics, as well as the available inventory of for-sale housing, we believe a combination of one- and two-bedroom condominium units could be successful, particularly if located in or near more walkable areas. Such product could be in the form of townhome or rowhouse product. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, could be successful in attracting/serving area seniors, particularly those seeking to downsize from their single-family homes. Smaller detached units or duplexes may be a product to develop in some of the smaller infill lots within the various municipalities. Larger, traditional detached single-family homes catering to families could be successful in this market, particularly product serving moderate- and higher-income households, though affordable for-sale housing product for lower income and first-time homebuyer households would also do well in this market. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom or larger units. The for-sale housing supply of Dakota County is summarized in Section VI and can provide additional details of project concept considerations for future for-sale product in the county.

Overall, there is potential support for a variety of residential development alternatives in the PSA (Dakota County). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize. As such, our demand estimates should be considered conservative and serve as a baseline for development potential. Should new product be developed, it is reasonable to believe that people will consider moving to Dakota County, assuming the housing product is aggressively marketed throughout the region.

It is critical to understand that the estimates provided in this report (both rental and for-sale) represent potential units of demand by targeted income level. The actual number of units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e., pricing, amenities/features, bedroom type, unit mix, square footage, etc.), product quality, design (i.e., townhouse, single-family homes, or traditional rental units), management and marketing efforts. As such, each targeted segment outlined in the tables included in this section may be able to support more or less than the number of units shown in the table. The potential number of supportable units should be considered a general guideline to residential development planning.

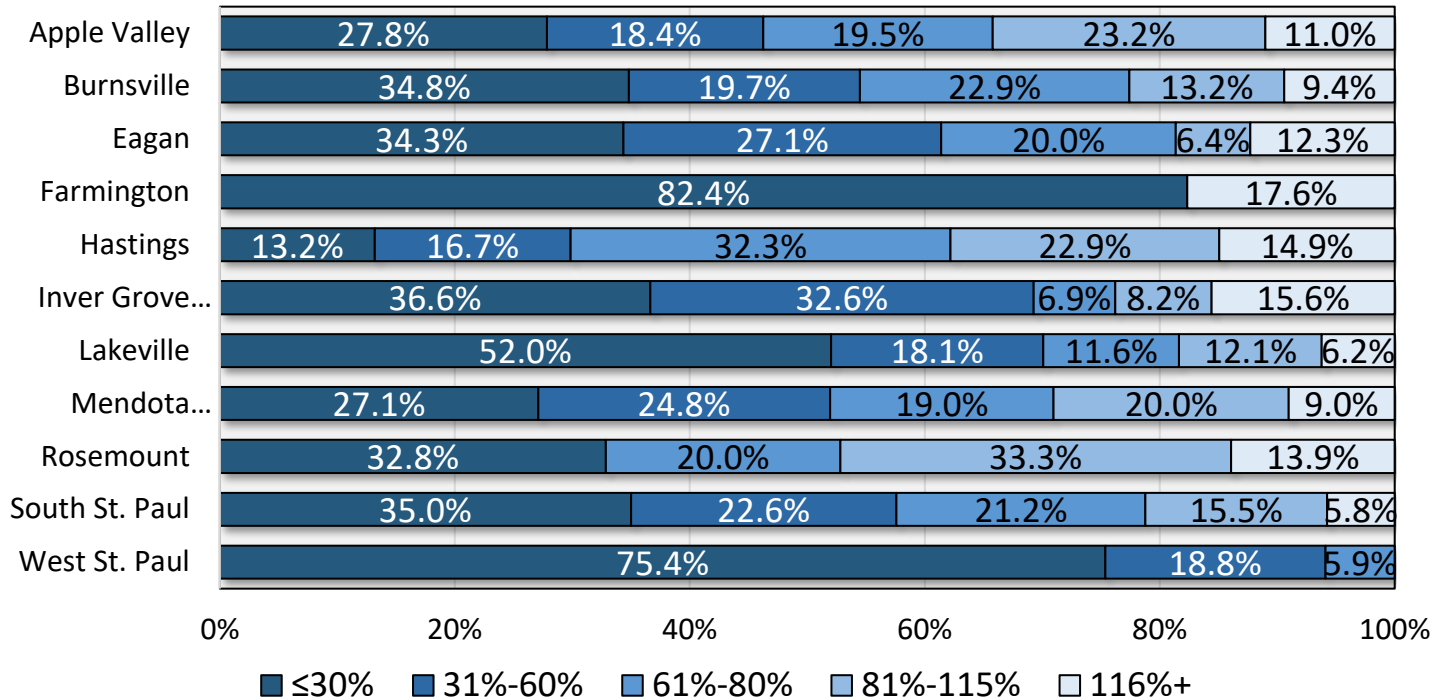
D. INDIVIDUAL SUBMARKET HOUSING GAP ESTIMATES

The following table summarizes the five-year (2024-2029) housing gap estimates for each of the 11 submarkets within the PSA (Dakota County). The gap estimates are illustrated for both rental and for-sale housing gaps (number of units needed) by the various household income segments.

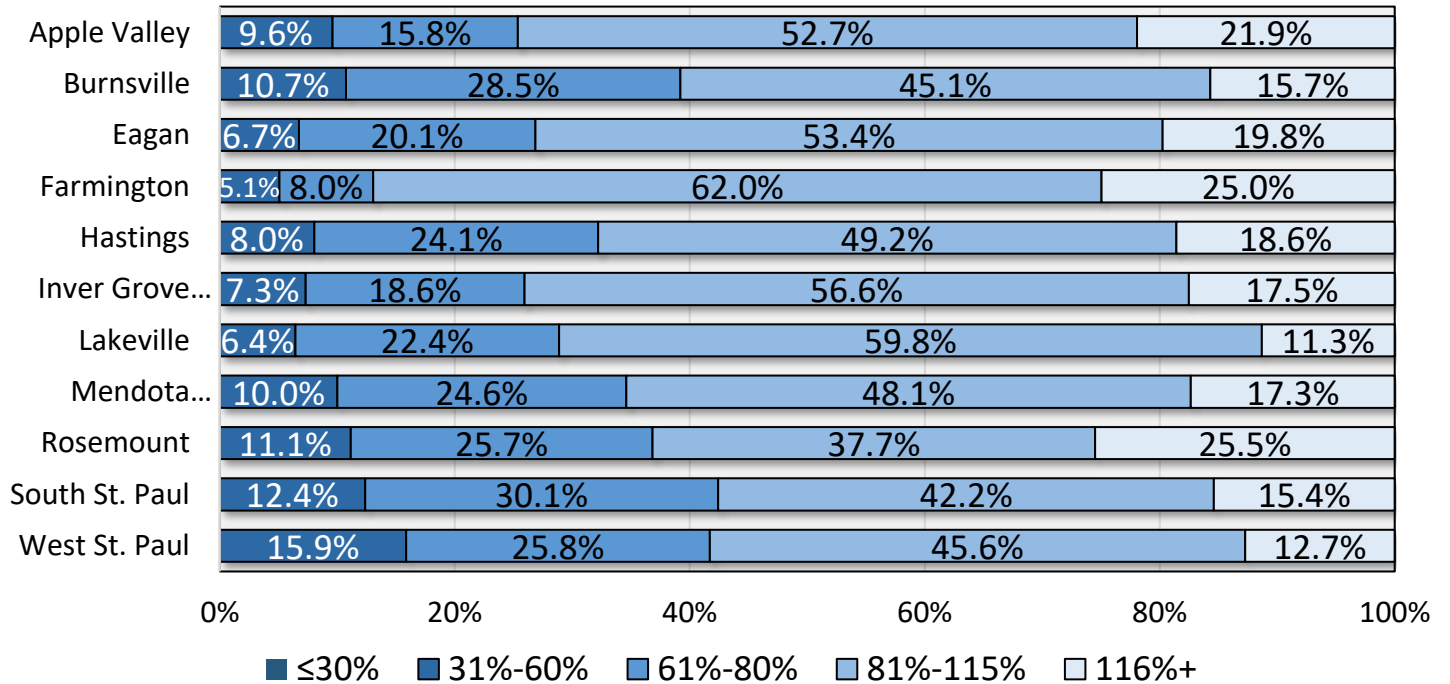
	Dakota County Submarket Housing Gap Estimates (2024-2029)					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Rental Housing Gap Estimates						
Apple Valley	245	162	172	204	97	880
Burnsville	522	295	344	198	141	1,500
Eagan	604	476	351	112	216	1,759
Farmington	28	0	0	0	6	34
Hastings	53	67	130	92	60	402
Inver Grove Heights	174	155	33	39	74	475
Lakeville	360	125	80	84	43	692
Mendota Heights	84	77	59	62	28	310
Rosemount	158	0	96	160	67	481
South St. Paul	231	149	140	102	38	660
West St. Paul	422	105	33	0	0	560
Dakota County	3,276	1,625	1,557	1,085	796	8,339
For-Sale Housing Gap Estimates						
Apple Valley	0	176	290	968	403	1,837
Burnsville	0	317	840	1,331	463	2,951
Eagan	0	219	655	1,738	643	3,255
Farmington	0	52	82	636	256	1,026
Hastings	0	87	261	532	201	1,081
Inver Grove Heights	0	98	250	759	235	1,342
Lakeville	0	200	696	1,857	351	3,104
Mendota Heights	0	98	241	471	170	980
Rosemount	0	121	279	409	277	1,086
South St. Paul	0	102	248	348	127	825
West St. Paul	0	127	207	365	102	801
Dakota County	0	1,730	4,305	10,253	3,825	20,113

As the preceding table illustrates, the largest *rental* housing gaps for most counties are for the lowest income households (earning at or below \$37,260 that can afford rents no higher than \$931/month), while the largest *for-sale* housing gaps for all counties are for households earning between \$99,361 and \$142,830 (that can afford housing priced between \$331,201 and \$476,100).

Rental Housing Gap AMHI Distribution by Submarket

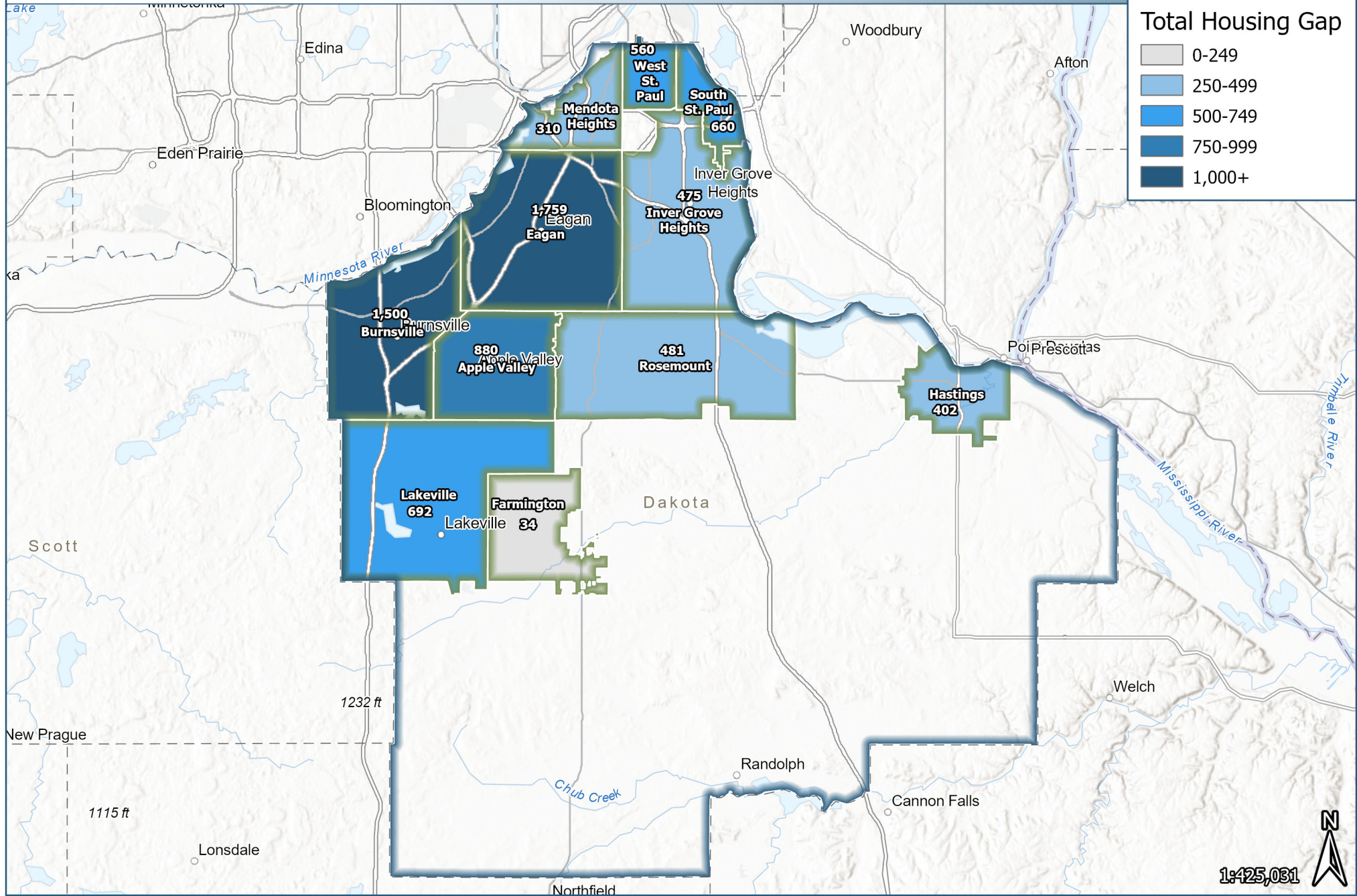
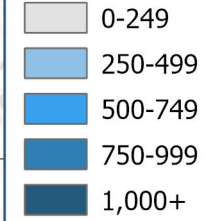


Total For-Sale Housing Gap AMHI Distribution by Submarket

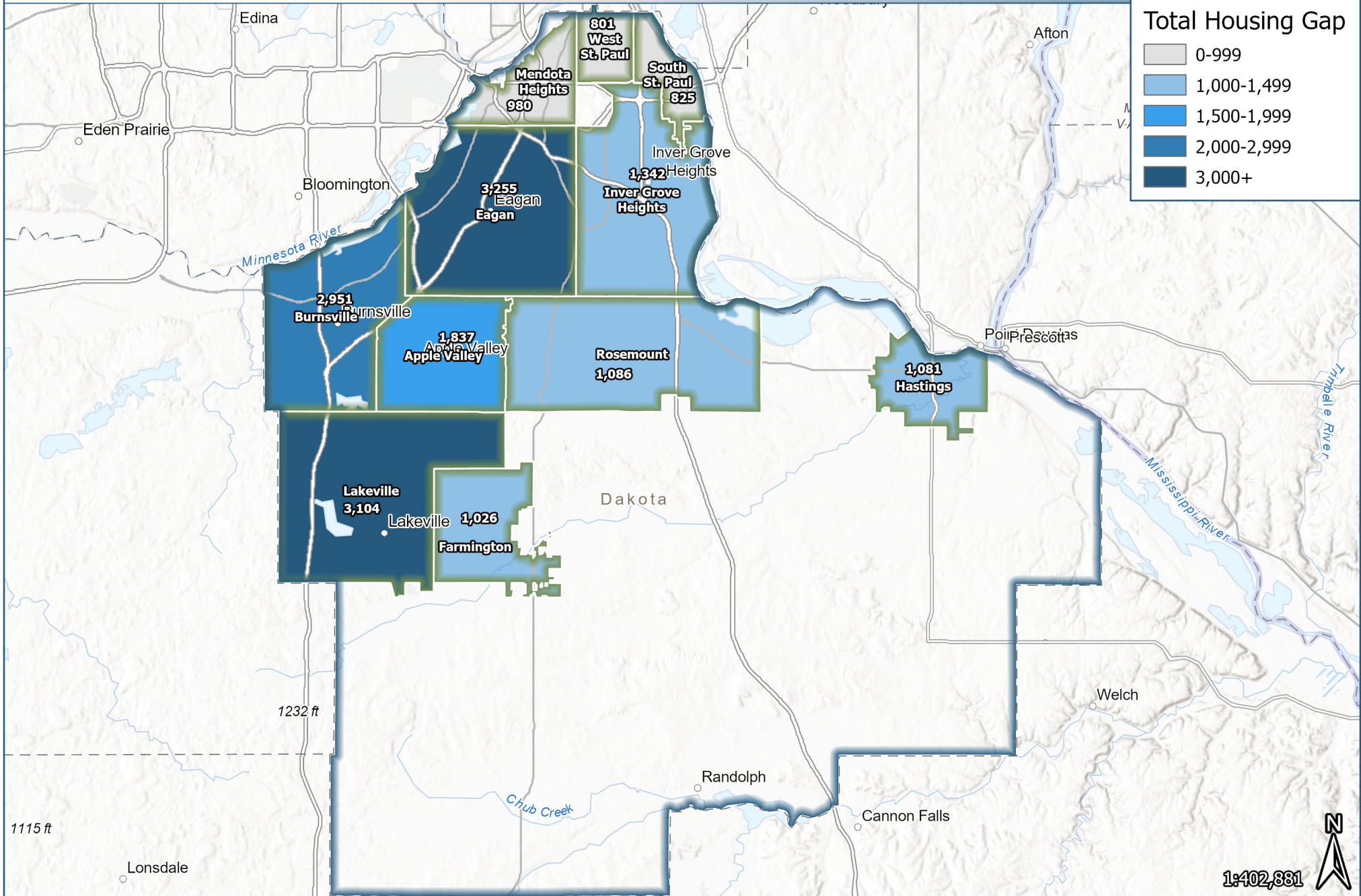
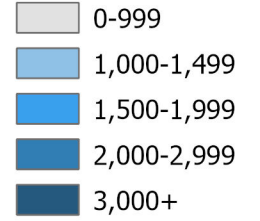


The following maps illustrate the overall rental and for-sale housing gaps for each submarket within the PSA (Dakota County).

Total Housing Gap



Total Housing Gap



ADDENDUM A:

SURVEY OF
CONVENTIONAL RENTALS

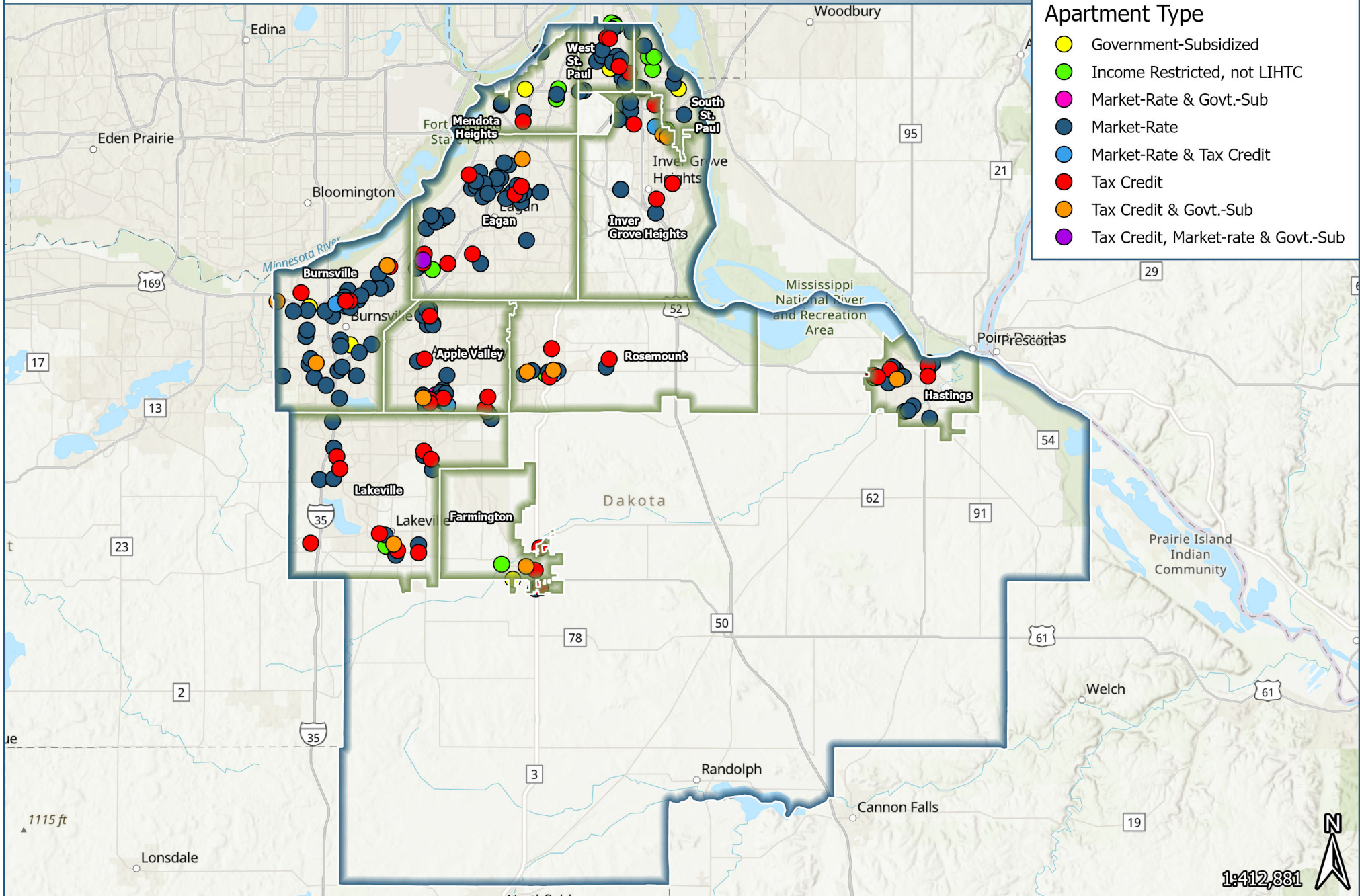


PSA

Submarkets

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub
- Tax Credit, Market-rate & Govt.-Sub



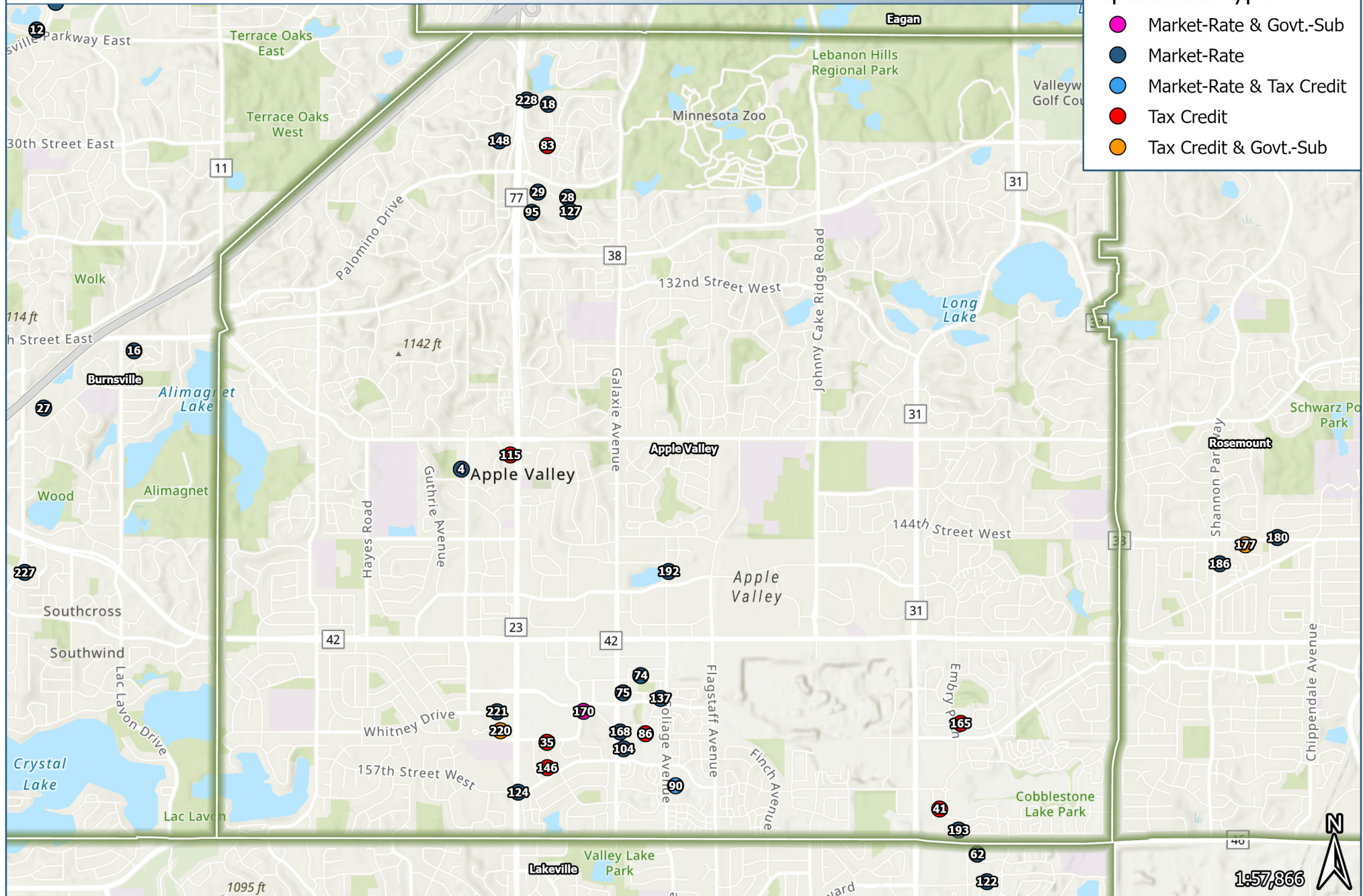
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Additional Source(s): Bowen National Research

1:412,831



Apartment Type

- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub



0 0.25 0.5 0.75 1



Miles

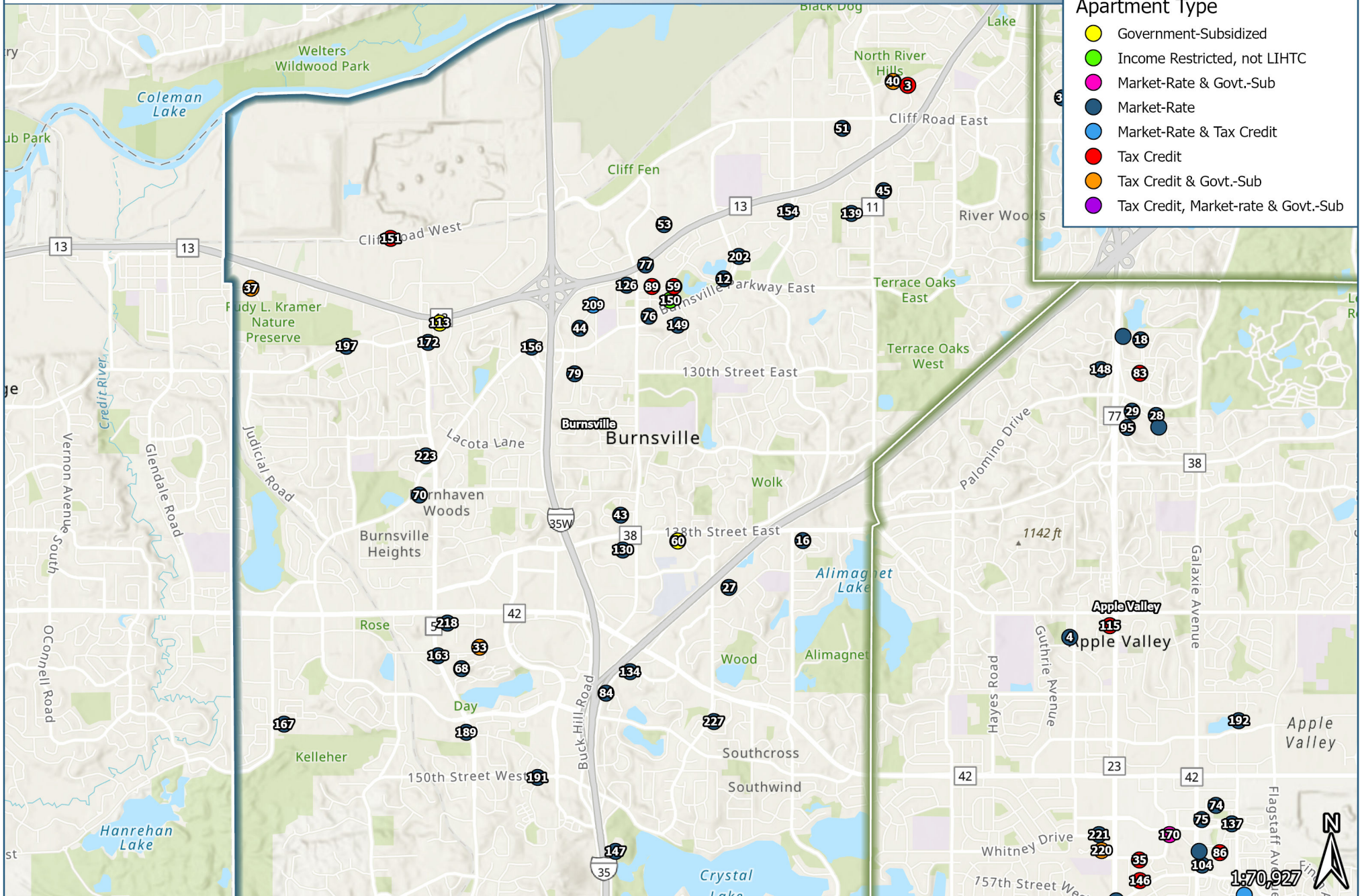
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NASA, USGS, EPA, NPS, USDA, USFWS
Additional Source(s): Bowen National Research

PSA

Submarkets

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub
- Tax Credit, Market-rate & Govt.-Sub



0 0.35 0.7 1.05 1.4
Miles

Esri, NASA, NGA, USGS, FEMA, County of Dakota, Metropolitan Council, MetroGIS, Three Rivers Park District, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/
NASA, USGS, EPA, NPS, USDA, USFWS
Additional Source(s): Bowen National Research

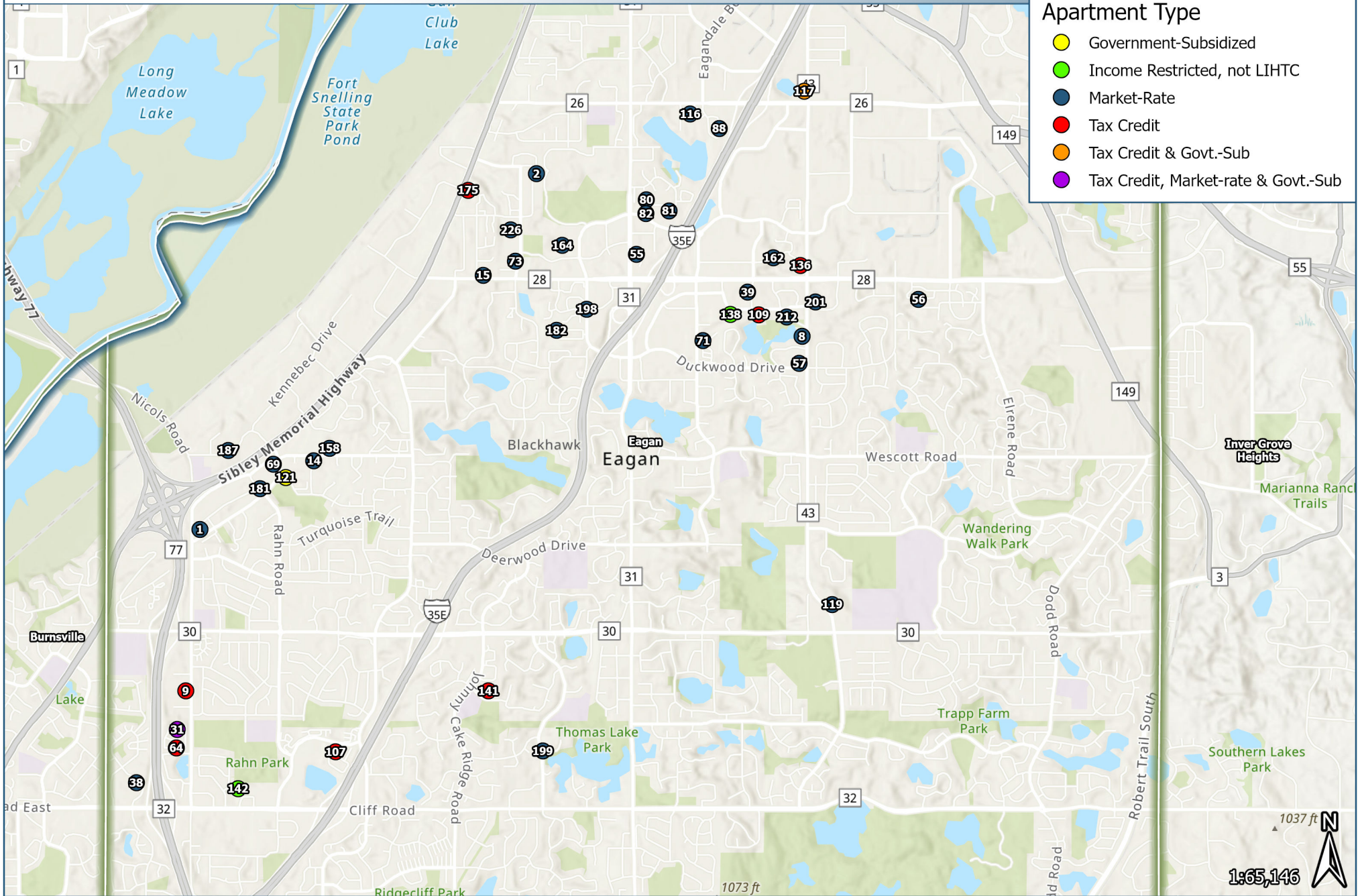


PSA

Submarkets

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub
- Tax Credit, Market-rate & Govt.-Sub



0 0.3 0.6 0.9 1.2

Miles

County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS

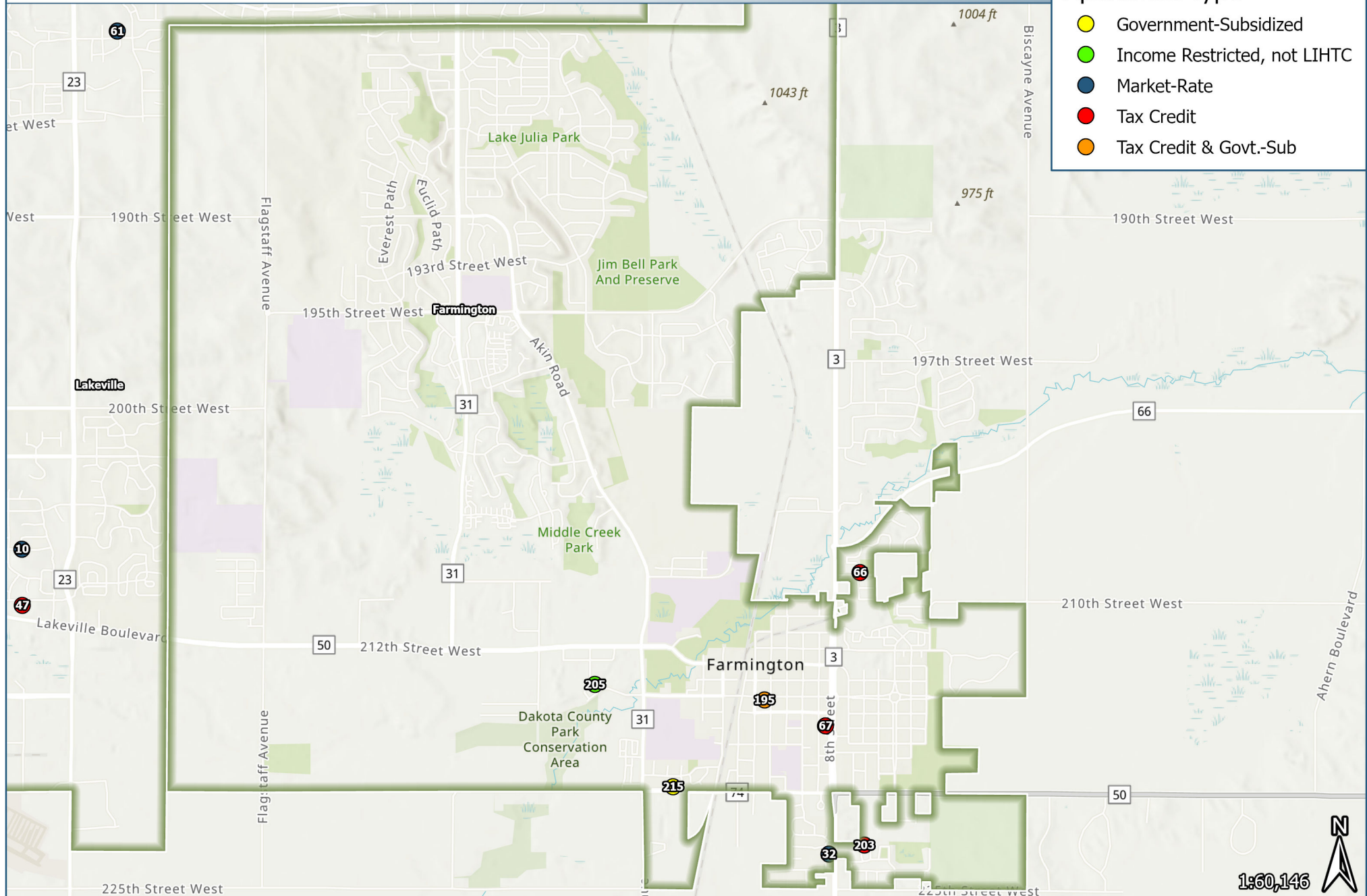
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1:65,146



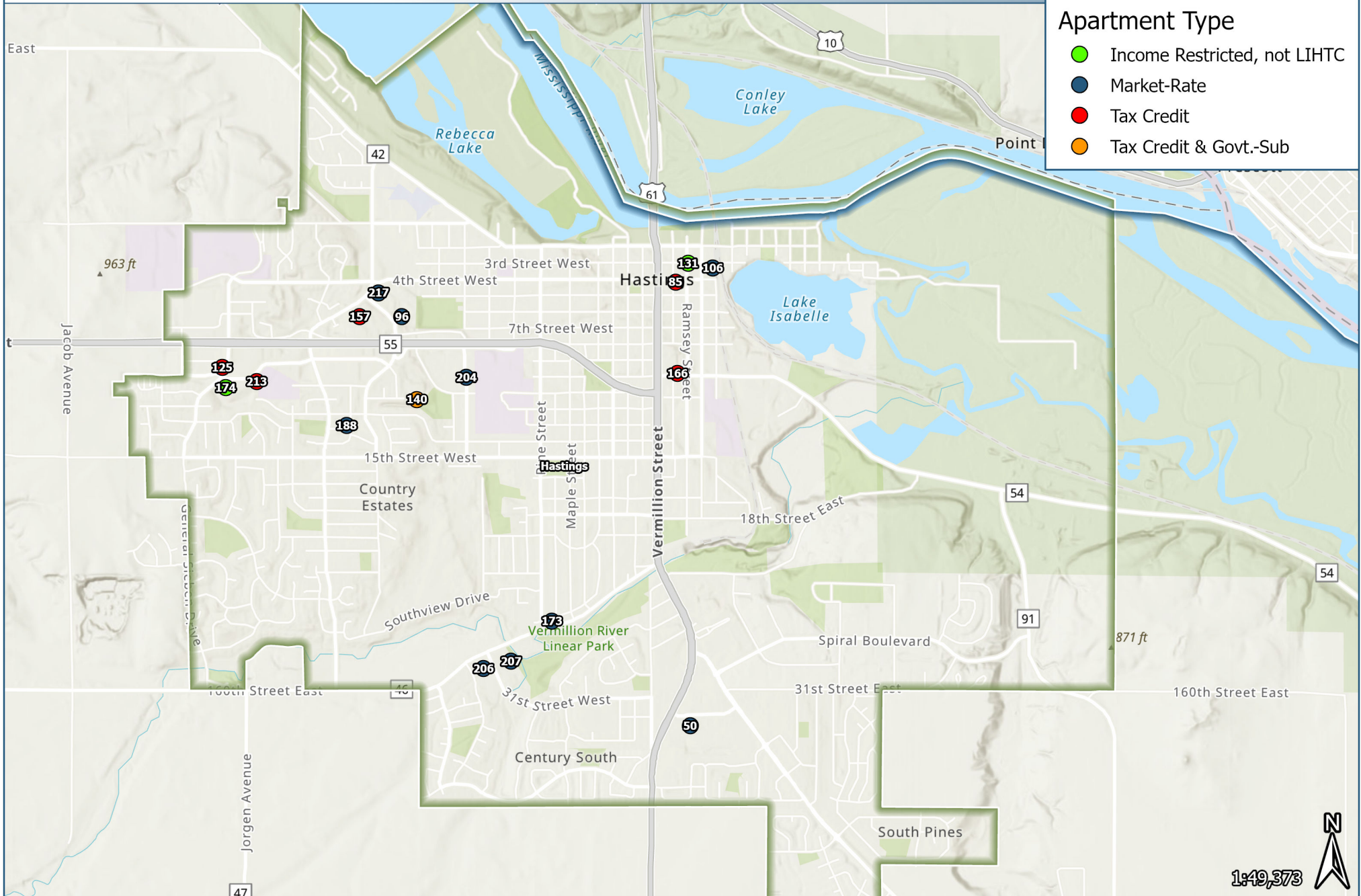
Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub



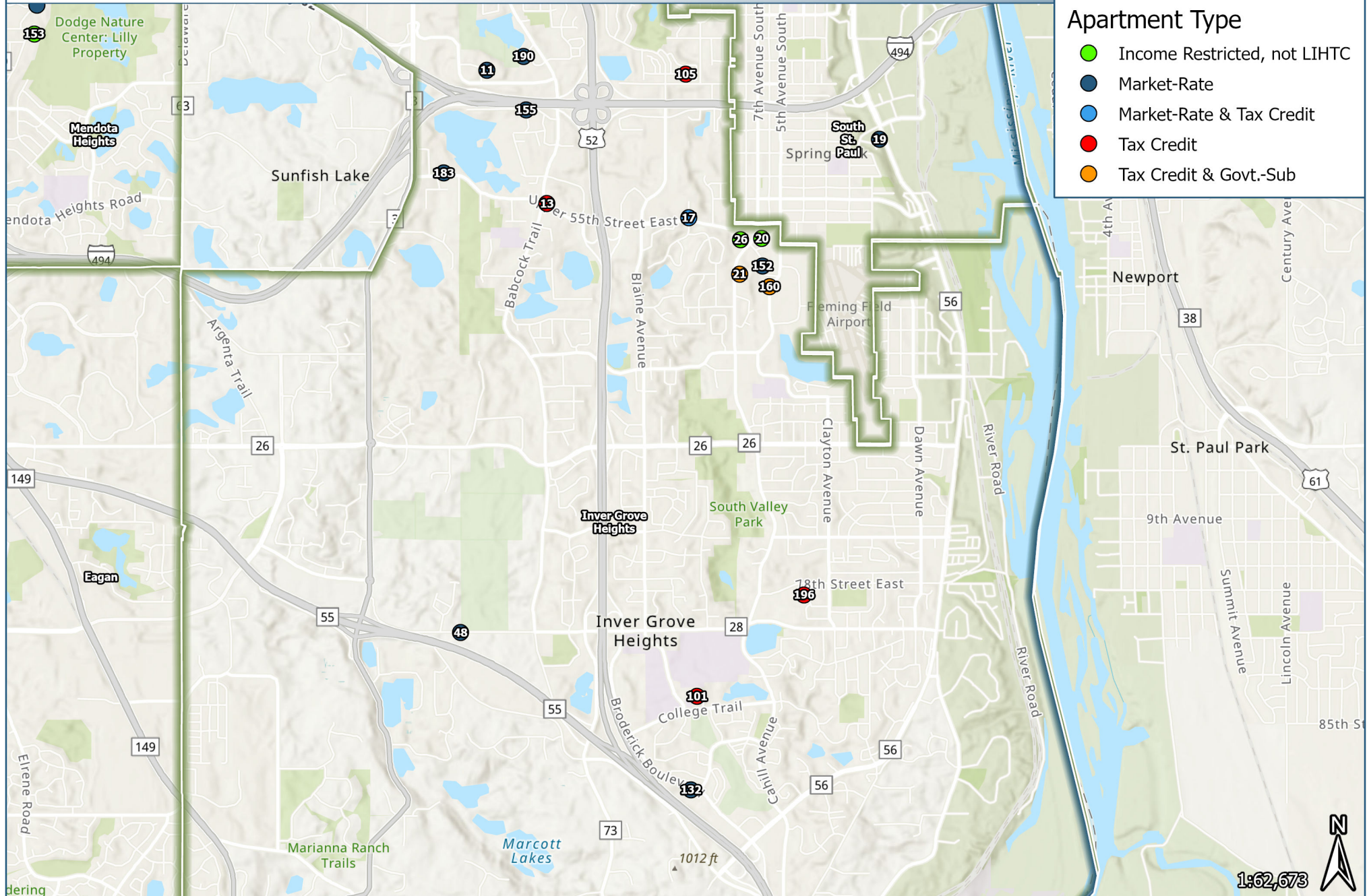
Apartment Type

- Income Restricted, not LIHTC
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub



Apartment Type

- Income Restricted, not LIHTC
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub



0 0.3 0.6 0.9 1.2

Miles

Esri, NASA, NGA, USGS, FEMA, City of Inver Grove Heights, County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
Additional Source(s): Bowen National Research

1:62,673

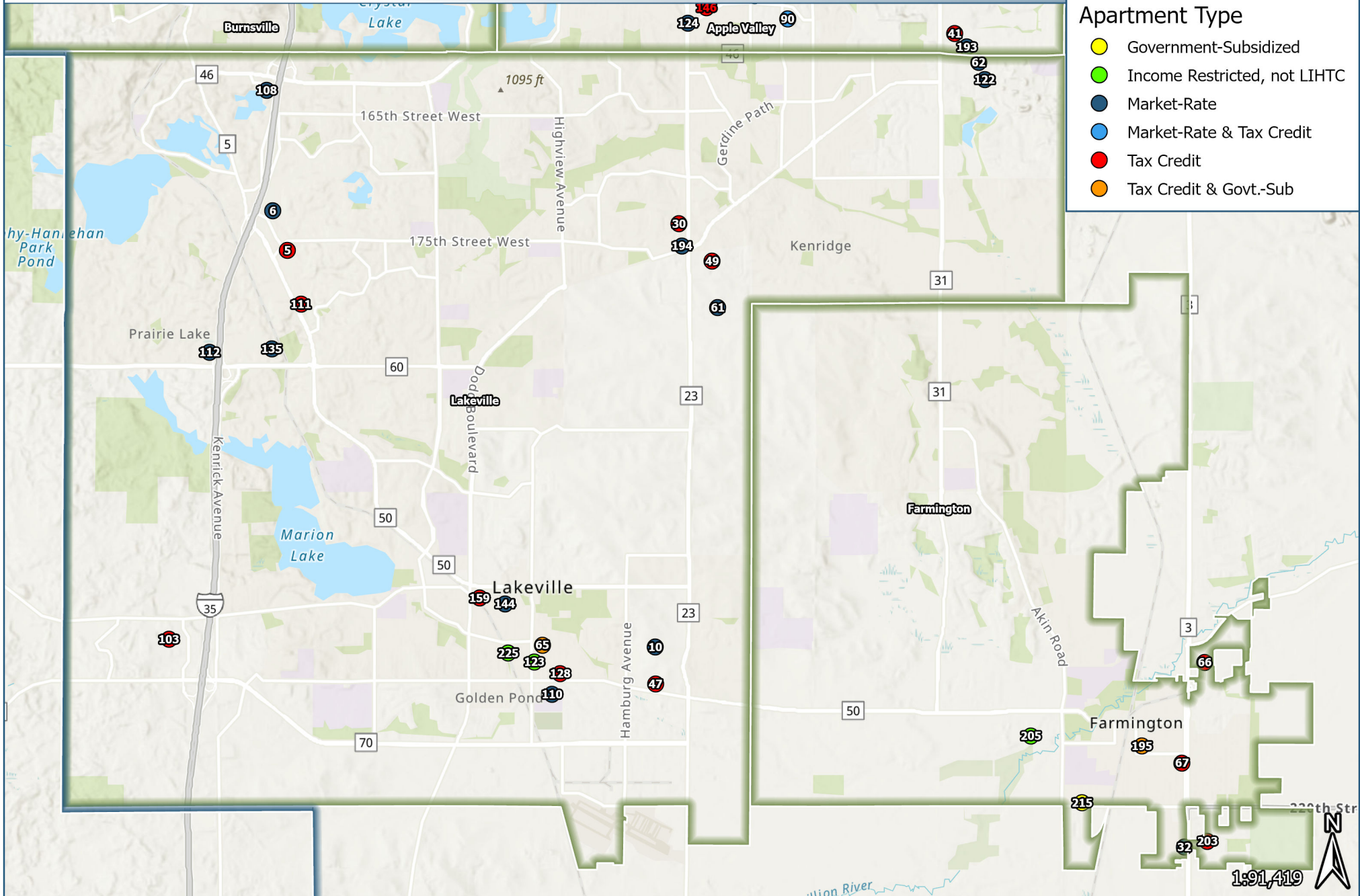




- PSA
- Submarkets

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub

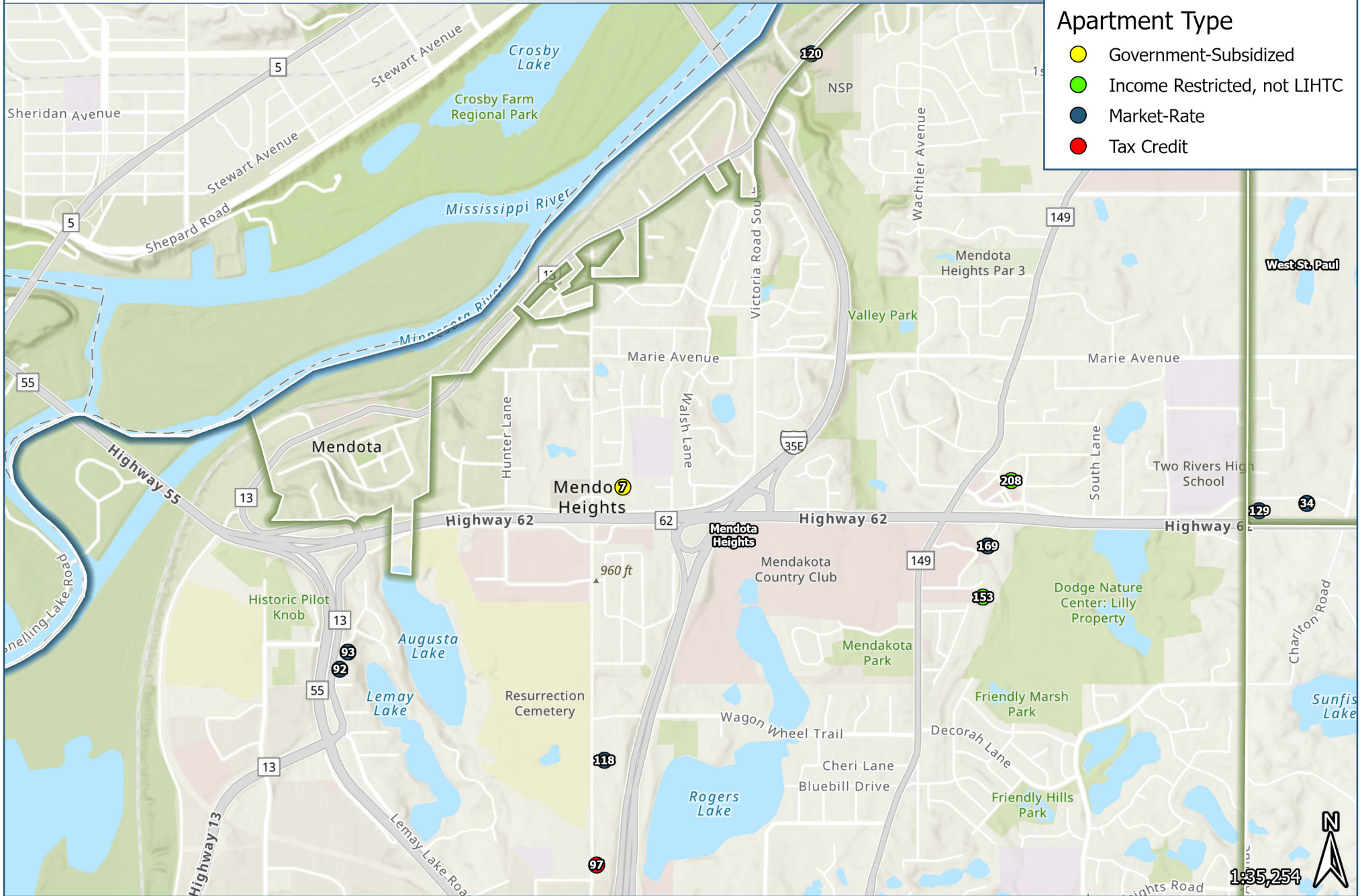


0 0.45 0.9 1.35 1.8
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Additional Source(s): Bowen National Research

Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Tax Credit

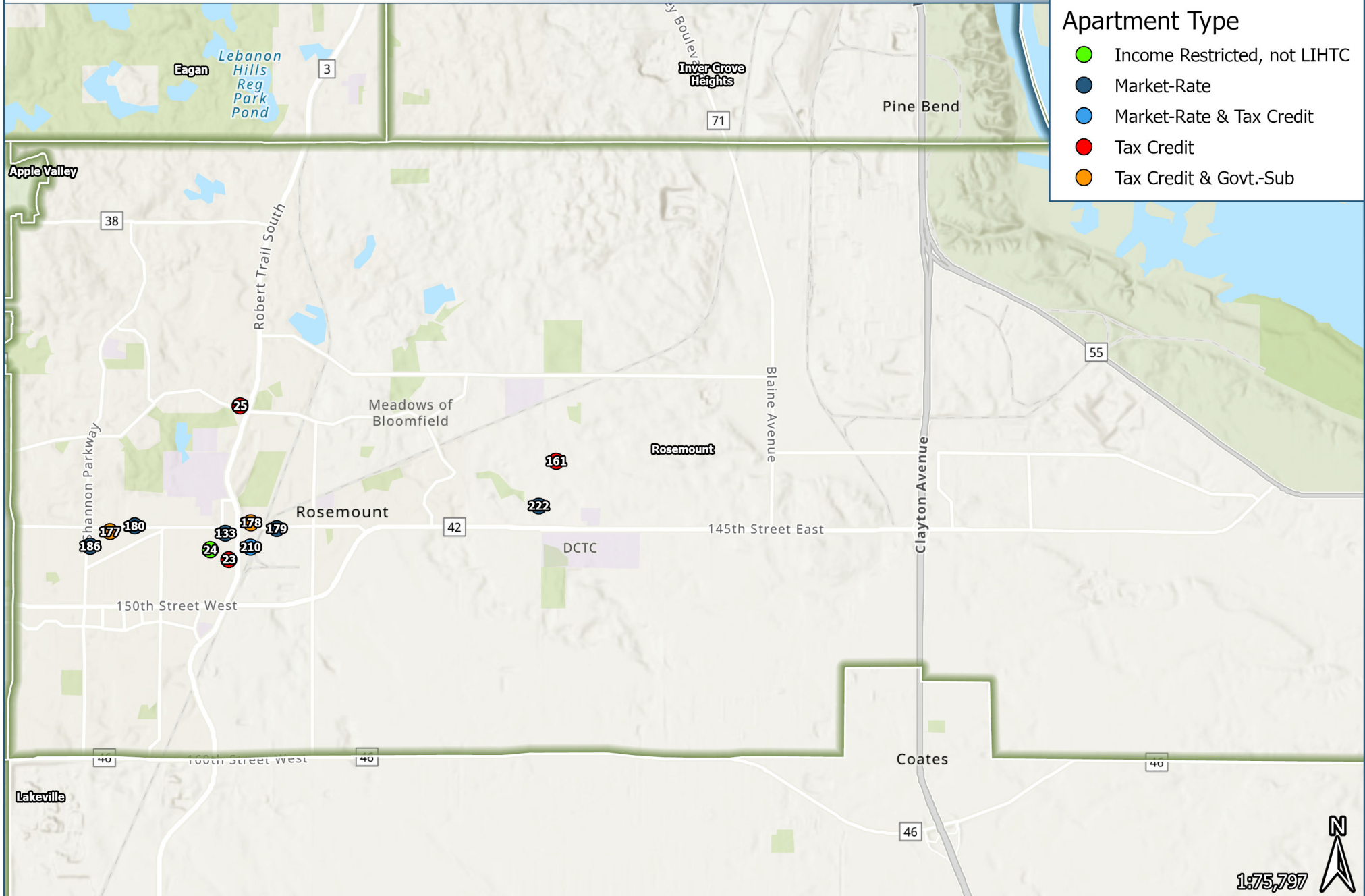




- PSA
- Submarkets

Apartment Type

- Income Restricted, not LIHTC
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub



0 0.35 0.7 1.05 1.4

Miles

County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

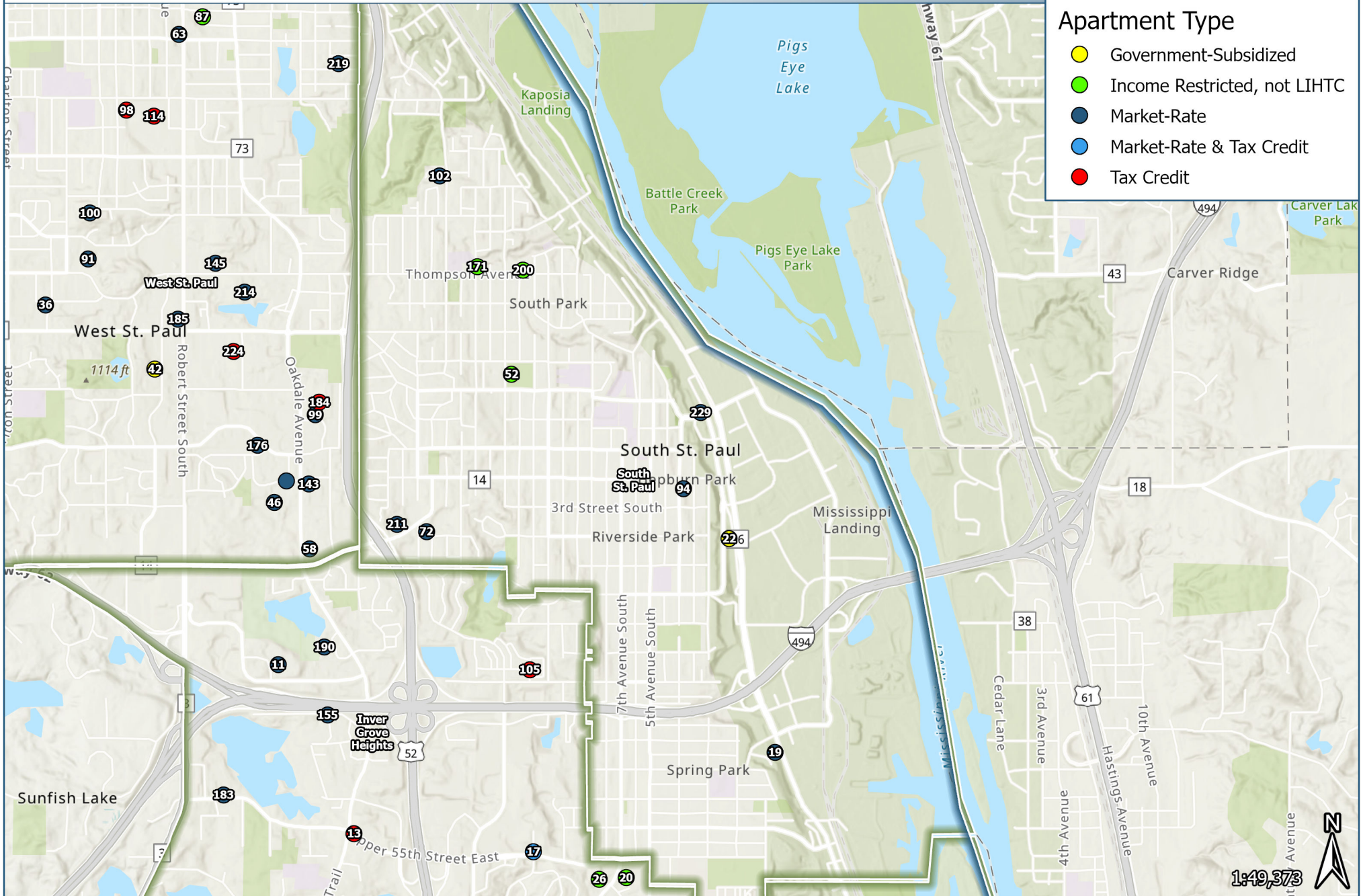
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1:75,797



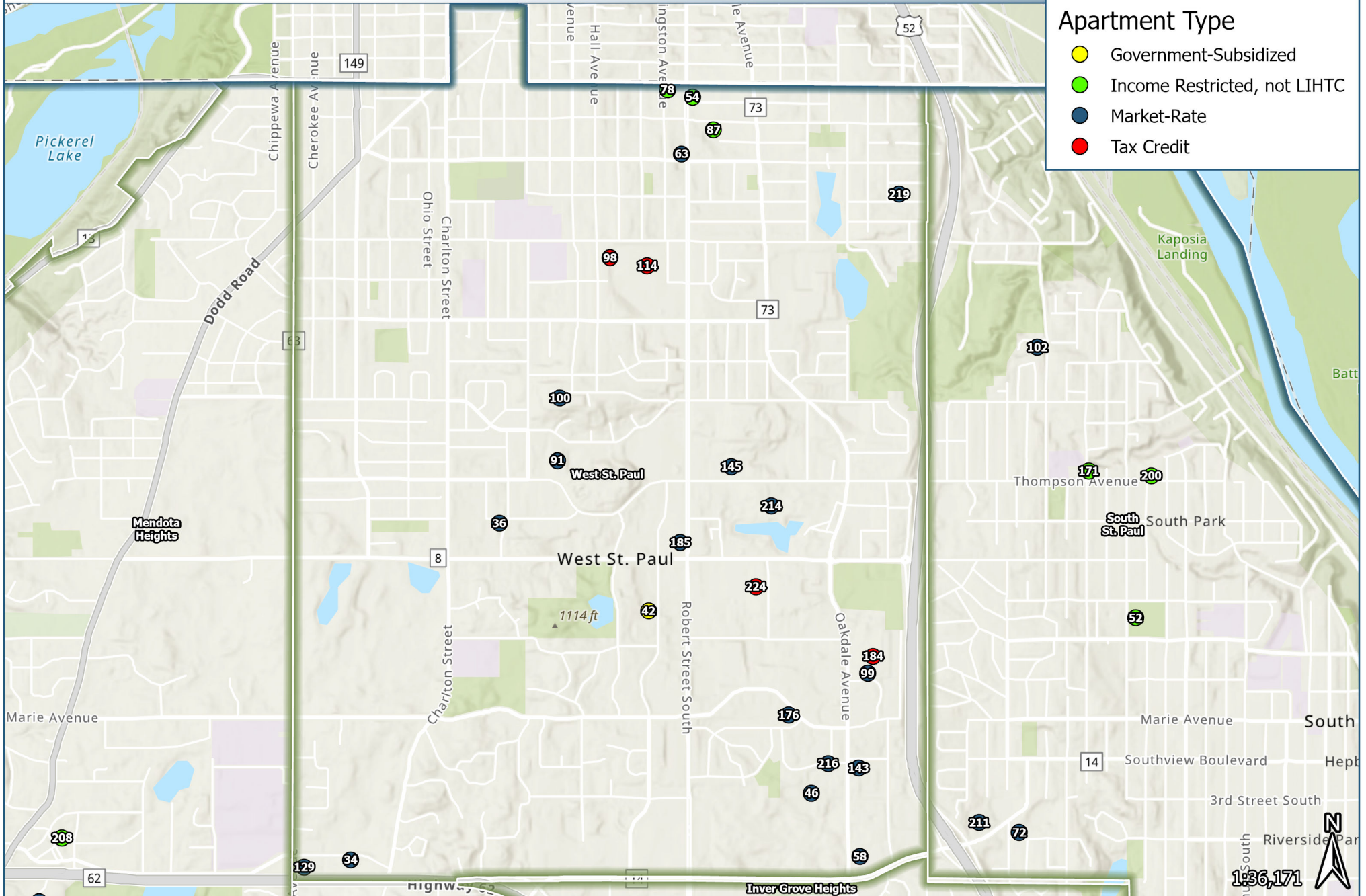
Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit



Apartment Type

- Government-Subsidized
- Income Restricted, not LIHTC
- Market-Rate
- Tax Credit



0 0.15 0.3 0.45 0.6

Miles

County of Dakota, Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

Additional Source(s): Bowen National Research

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
1	Affinity at Eagan Senior Apts.	MRR	A	2018	174	31	82.2%	N/A
2	Alden Ponds Townhomes	MRR		1989	213	3	98.6%	N/A
3	Andrew's Pointe I & II	TAX	B	1993	57	0	100.0%	N/A
4	Applewoods Apts.	MRR	B	1986	51	3	94.1%	N/A
5	Argonne Hills	TAX		2017	62	0	100.0%	N/A
6	Arris Apts.	MRR		2022	197	11	94.4%	N/A
7	Aspen House	GSS		2000	3	0	100.0%	N/A
8	Aspenwood Apts.	MRR		1987	162	15	90.7%	N/A
9	Aster House Apts.	TAX	B+	2022	204	0	100.0%	N/A
10	Authentix Lakeville	MRR		2023	252	141	44.0%	N/A
11	Avana Southview	MRR	B	1987	424	26	93.9%	N/A
12	Avana West Park	MRR	B	1988	240	5	97.9%	N/A
13	Babcock Crossing	TAX	B-	2022	49	0	100.0%	N/A
14	Ballantrae	MRR	B+	1973	314	19	93.9%	N/A
15	Bayberry Place	MRR		1969	120	0	100.0%	N/A
16	Berkshire of Burnsville	MRR		1987	206	2	99.0%	N/A
17	Blackberry Pointe Apts.	MRT	B+	2004	218	4	98.2%	N/A
18	Briar Oak	MRR		1970	36	2	94.4%	N/A
19	Buron Lane Apts.	MRR	C+	1964	43	1	97.7%	N/A
20	Cahill Commons	INR	B+	2002	60	0	100.0%	N/A
21	Cahill Place	TGS	B+	2020	40	0	100.0%	N/A
22	Camber Hills Townhomes	GSS	C-	1978	44	0	100.0%	N/A
23	Cambrian Commons	TAX		2016	60	0	100.0%	N/A
24	Cameo Place	INR		1997	44	0	100.0%	N/A
25	Carbury Hills Townhomes	TAX	B+	2008	32	0	100.0%	N/A
26	Carmen Court	INR	B+	1994	51	0	100.0%	N/A
27	Carrington Court	MRR		1993	192	0	100.0%	N/A
28	Cedar Ridge Apts.	MRR		1972	73	0	100.0%	N/A
29	Cedar Valley Apts.	MRR		1975	119	0	100.0%	N/A
30	Cedar Valley Townhomes	TAX	B+	1998	30	0	100.0%	N/A
31	Cedar Villas Townhomes	TMG	B+	2004	104	0	100.0%	N/A
32	Centennial & Heritage Apts.	MRR		1971	36	1	97.2%	N/A
33	Chancellor Manor	TGS	B+	1972	200	0	100.0%	N/A
34	Charlton West	MRR		1972	77	9	88.3%	N/A
35	Chasewood Family Townhomes	TAX	B+	1999	27	0	100.0%	N/A
36	Chateau Carmel	MRR		1970	38	1	97.4%	N/A

Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
37	Chowen Bend Townhomes	TGS	B	1981	32	0	100.0%	N/A
38	Cinnamon Ridge Apts.	MRR	B	1985	264	0	100.0%	N/A
39	CityVue Apts. I & II	MRR	B+	2015	232	0	100.0%	N/A
40	Cliff Hill Townhomes	TGS	B	1981	32	0	100.0%	N/A
41	Cobblestone Square	TAX		2010	60	0	100.0%	N/A
42	Colleen Looney Manor	GSS		1981	80	0	100.0%	N/A
43	Colonial Terrace	MRR		1969	58	0	100.0%	N/A
44	Concorde Flats	MRR	A	2023	162	0	100.0%	N/A
45	Connelly On Eleven	MRR		1973	240	9	96.3%	N/A
46	Country Club Manor Apts.	MRR		1970	105	1	99.0%	N/A
47	Country Lane Townhomes	TAX	B	2001	29	0	100.0%	N/A
48	Crossings at Inver Woods Apts. & Townhomes	MRR	A-	2022	176	1	99.4%	N/A
49	Crossroads Commons	TAX		2009	87	0	100.0%	N/A
50	Current33 I	MRR		2024	106	52	50.9%	N/A
51	Dahcotah View Apts.	MRR		1979	168	0	100.0%	N/A
52	Dakota Heights	INR	A	2007	56	0	100.0%	N/A
53	Dakota Station	MRR		2000	150	1	99.3%	N/A
54	Dakotah	INR		2004	59	0	100.0%	N/A
55	Eagan Heights	MRR		2022	162	0	100.0%	N/A
56	Eagan Hills	MRR	C+	1984	120	3	97.5%	N/A
57	Eagan Place	MRR		1981	162	10	93.8%	N/A
58	Eagle Pointe	MRR		1972	216	0	100.0%	N/A
59	Eagle Ridge Place	TAX		1991	60	0	100.0%	N/A
60	Ebenezer Ridge Pointe	GSS		1995	42	0	100.0%	N/A
61	Edison at Avonlea	MRR	A	2018	146	0	100.0%	N/A
62	Edison at Spirit	MRR	A	2020	160	0	100.0%	N/A
63	Emerson Hills Apts.	MRR	B+	2006	36	0	100.0%	N/A
64	Erin Place Townhomes	TAX	B	2004	34	0	100.0%	N/A
65	Fairfield Terrace	TGS	B-	1980	24	0	100.0%	N/A
66	Farmington Family Townhomes	TAX		2001	32	0	100.0%	N/A
67	Farmington Townhomes	TAX		2000	16	0	100.0%	N/A
68	Felix Apartment Homes	MRR	B+	1985	347	36	89.6%	N/A
69	Flats at Cedar Grove	MRR	A	2015	192	5	97.4%	N/A
70	Flats at Neill Park	MRR	A	2022	120	3	97.5%	N/A
71	Forest Ridge Apts.	MRR		1986	252	5	98.0%	N/A
72	Fourth Street Apts.	MRR		1976	24	0	100.0%	N/A

Not Applicable

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
■ (MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
■ (MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
■ (MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
73	Foxridge Estates	MRR		1972	144	3	97.9%	N/A
74	Gabella at Parkside	MRR		2015	196	0	100.0%	N/A
75	Galante at Parkside	MRR	A	2018	134	0	100.0%	N/A
76	Gallery Apts	MRR	A	2020	110	7	93.6%	N/A
77	Gallery on Nicollet	MRR	A	2022	171	6	96.5%	N/A
78	Gateway Place	INR		2021	54	0	100.0%	N/A
79	Glen at Burnsville	MRR	B	1972	304	29	90.5%	N/A
80	Glen Pond Apts. I	MRR		1971	300	4	98.7%	N/A
81	Glen Pond Apts. II	MRR		2003	114	2	98.2%	N/A
82	Glen Pond Apts. III	MRR		2020	114	9	92.1%	N/A
83	Glenbrook Townhomes	TAX		1994	39	0	100.0%	N/A
84	Grand35 Apts.	MRR	A	2024	130	122	6.2%	N/A
85	Guardian Angels Apts. & THs	TAX		1950	33	0	100.0%	N/A
86	Haralson Apts.	TAX		2009	36	0	100.0%	N/A
87	Haskell Court	INR		1991	42	0	100.0%	N/A
88	Haven at Eagandale	MRR		1987	49	29	40.8%	N/A
89	Heart of the City Townhomes	TAX	B	2004	34	0	100.0%	N/A
90	Hearthstone Apts. & Townhomes	MRT	B+	2004	229	8	96.5%	N/A
91	Heatherwood Apts.	MRR		1970	108	6	94.4%	N/A
92	Heights of Mendota (Family)	MRR	A	2019	70	0	100.0%	N/A
93	Heights of Mendota - 55+	MRR		2020	62	1	98.4%	N/A
94	Heritage Crest	MRR		1916	53	0	100.0%	N/A
95	Hidden Ponds	MRR		2002	84	4	95.2%	N/A
96	Hidden Valley Apts.	MRR		1978	137	0	100.0%	N/A
97	Hillside Gables Townhomes	TAX	B+	2001	24	0	100.0%	N/A
98	Hilltop at Signal Hills	TAX	A-	2022	96	3	96.9%	N/A
99	Holiday Acres	MRR		1968	188	3	98.4%	N/A
100	Imperial Heights	MRR		1963	43	0	100.0%	N/A
101	Inver Hills Townhomes	TAX	B+	2014	24	0	100.0%	N/A
102	Kaposia Valley Apts.	MRR	B	1988	33	1	97.0%	N/A
103	Keystone Crossings Townhomes	TAX	B+	2017	36	0	100.0%	N/A
104	Kingston Green Apts.	MRR	B	2000	343	0	100.0%	N/A
105	Lafayette East	TAX	B+	2006	30	0	100.0%	N/A
106	Lake Isabel Flats	MRR		2024	89	68	23.6%	N/A
107	Lakeshore Townhomes	TAX	B+	2015	50	0	100.0%	N/A
108	Lakeside Flats	MRR	A	2018	120	20	83.3%	N/A



 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
109	Lakeside Pointe	TAX		2004	60	0	100.0%	N/A
110	Lakevillage Apts.	MRR		1991	70	0	100.0%	N/A
111	Lakeville Pointe	TAX	B+	2017	49	0	100.0%	N/A
112	Lakeville Woods	MRR		2008	77	1	98.7%	N/A
113	Leah's Apts.	GSS	B	2000	17	0	100.0%	N/A
114	Legacy Commons at Signal Hills	TAX	A-	2022	96	4	95.8%	N/A
115	Legends of Apple Valley	TAX	A	2018	163	6	96.3%	N/A
116	Lemay Lake Apts.	MRR	B	1986	285	4	98.6%	N/A
117	Lexington Flats	TGS		2021	50	0	100.0%	N/A
118	Lexington Heights	MRR		1985	225	2	99.1%	N/A
119	Lexington Hills	MRR	B	1988	156	3	98.1%	N/A
120	Lilia	MRR	A	2024	126	10	92.1%	N/A
121	Lincoln Place	GSS		2010	25	0	100.0%	N/A
122	Livery Modern Apts.	MRR		2022	204	15	92.6%	N/A
123	Main Street Manor	INR		2001	51	0	100.0%	N/A
124	Majestic Cove Apts.	MRR	B	1994	192	0	100.0%	N/A
125	Marketplace Townhomes	TAX		2002	28	0	100.0%	N/A
126	Maven Apts.	MRR	A	2020	137	2	98.5%	N/A
127	Mayfield Place I	MRR		1974	90	1	98.9%	N/A
128	Meadowlark Townhomes	TAX	B+	2010	40	0	100.0%	N/A
129	Mendota	MRR		1970	55	4	92.7%	N/A
130	Meridian Pointe	MRR		1988	339	8	97.6%	N/A
131	Mississippi Terrace	INR		1993	40	0	100.0%	N/A
132	Monument Ridge Apts.	MRR	B	2004	136	0	100.0%	N/A
133	Morrison	MRR		2021	124	4	96.8%	N/A
134	NEON Burnsville	MRR	A	2021	275	10	96.4%	N/A
135	Northlake Lofts	MRR		2021	208	0	100.0%	N/A
136	Northwood Townhomes	TAX	B+	2013	47	0	100.0%	N/A
137	Nuvelo at Parkside	MRR		2020	175	6	96.6%	N/A
138	O'Leary Manor	INR		1998	65	0	100.0%	N/A
139	Oak Leaf	MRR		1987	150	8	94.7%	N/A
140	Oak Ridge Manor Apts.	TGS		1989	109	0	100.0%	N/A
141	Oak Ridge Townhomes	TAX	B+	1996	42	0	100.0%	N/A
142	Oak Woods of Eagan	INR		1991	65	0	100.0%	N/A
143	Oakdale Apts.	MRR		1970	170	4	97.6%	N/A
144	Oaks of Lakeville Apts.	MRR		1971	103	1	99.0%	N/A

 Not Applicable

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
145	Oaks of West St. Paul	MRR	C+	1966	131	6	95.4%	N/A
146	Orchard Square	TAX		1995	50	0	100.0%	N/A
147	Overlook at Crystal Lake	MRR	A	2022	110	5	95.5%	N/A
148	Palomino East Apts.	MRR		2004	72	0	100.0%	N/A
149	Park Place	MRR		1987	169	5	97.0%	N/A
150	Park Ridge Place	INR	B	1999	66	0	100.0%	N/A
151	Parkside Townhomes	TAX		1992	22	0	100.0%	N/A
152	Parkview Manor Townhomes	MRR	C+	1993	108	0	100.0%	N/A
153	Parkview Plaza Apts	INR	A	1997	65	0	100.0%	N/A
154	Parkwood Pointe	MRR		1968	127	4	96.9%	N/A
155	Pearlwood Estates	MRR	B	1991	240	0	100.0%	N/A
156	Pines of Burnsville	MRR	B	1969	216	7	96.8%	N/A
157	Pleasant Ridge Townhomes	TAX		1997	31	0	100.0%	N/A
158	Pointe at Cedar Grove	MRR		1972	188	1	99.5%	N/A
159	Prairie Crossing Family Townhomes	TAX	B	2004	40	0	100.0%	N/A
160	Prairie Estates Townhomes	TGS	B-	1980	40	0	100.0%	N/A
161	Prestwick Place	TAX		2019	40	0	100.0%	N/A
162	Promenade Oaks	MRR		1997	282	0	100.0%	N/A
163	Provence Luxury Apts.	MRR	B+	2001	151	3	98.0%	N/A
164	Quarry at Central Park	MRR	A	2019	183	2	98.9%	N/A
165	Quarry View Townhomes	TAX	B+	2011	45	0	100.0%	N/A
166	Quill	TAX		2022	90	2	97.8%	N/A
167	Rambush Estates	MRR	C+	2000	55	0	100.0%	N/A
168	Remington Cove Apts. I & II	MRR	A	2015	196	0	100.0%	N/A
169	Reserve at Mendota Village - Phase I & II	MRR	A	2018	197	0	100.0%	N/A
170	Risor of Apple Valley	MRG		2021	172	4	97.7%	N/A
171	River Heights Terrace	INR	B+	1997	54	0	100.0%	N/A
172	River Ridge Apts. (Burnsville)	MRR		1969	119	5	95.8%	N/A
173	River Ridge Apts. (Hastings)	MRR		1964	18	0	100.0%	N/A
174	Rivertown Court	INR		2005	63	0	100.0%	N/A
175	Riverview Ridge Townhomes	TAX		2014	27	0	100.0%	N/A
176	Rooftop 252	MRR	A-	2019	56	1	98.2%	N/A
177	Rosemount Greens	TGS		1979	28	0	100.0%	N/A
178	Rosemount Plaza	TGS		1982	39	0	100.0%	N/A
179	Rosewood Crossing	MRR		2019	96	0	100.0%	N/A
180	Rosewood Manor Apts.	MRR		1966	23	0	100.0%	N/A

Not Applicable

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
■ (MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
■ (MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
■ (MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

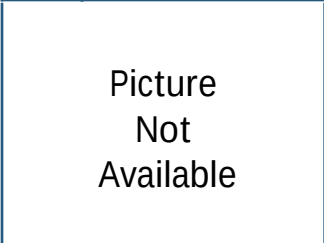
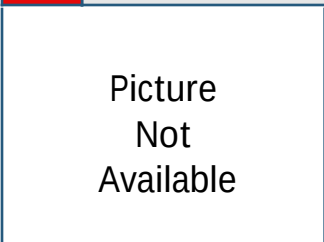
Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
181	Rowan Apts.	MRR	A	2022	172	5	97.1%	N/A
182	Royal Oaks of Eagan	MRR		1987	229	9	96.1%	N/A
183	Salem Green Apts.	MRR	B	1972	320	0	100.0%	N/A
184	Sanctuary at West St Paul (AL)	TAX		2017	164	3	98.2%	N/A
185	Savor Apts.	MRR	A-	2022	200	6	97.0%	N/A
186	Shannon Glen Townhomes	MRR		1989	98	0	100.0%	N/A
187	Silver Bell Apts.	MRR		1973	96	2	97.9%	N/A
188	Soulard Market Loft Apts.	MRR		1889	132	0	100.0%	N/A
189	Southcross Village Townhomes	MRR		1986	60	0	100.0%	N/A
190	Southview Green	MRR	B	1988	54	2	96.3%	N/A
191	Southwind Village Apts.	MRR	B	1989	320	40	87.5%	N/A
192	Springs at Apple Valley	MRR	B+	2017	280	18	93.6%	N/A
193	Springs at Cobblestone Lake	MRR	A	2019	198	12	93.9%	N/A
194	Springs at Lakeville	MRR	A	2020	260	20	92.3%	N/A
195	Spruce Place	TGS		1985	60	0	100.0%	N/A
196	Spruce Pointe	TAX	A	1995	24	0	100.0%	N/A
197	Stone Grove Apts.	MRR	B+	1973	228	8	96.5%	N/A
198	Surrey Gardens Apts.	MRR		1985	88	1	98.9%	N/A
199	Thomas Lake Pointe	MRR		1987	216	14	93.5%	N/A
200	Thompson Heights	INR	A	2011	60	0	100.0%	N/A
201	Town Centre Apartment Homes	MRR	B	1987	248	8	96.8%	N/A
202	Twelve 501	MRR		1986	336	21	93.8%	N/A
203	Twin Ponds Townhomes	TAX		2009	51	0	100.0%	N/A
204	Valley Manor Apts.	MRR		1969	171	0	100.0%	N/A
205	Vermillion River Crossing	INR		2011	66	0	100.0%	N/A
206	Vermillion Shores I	MRR		2008	36	0	100.0%	N/A
207	Vermillion Shores II	MRR		2020	60	0	100.0%	N/A
208	Village Commons	INR		2003	60	0	100.0%	N/A
209	Villas at Pleasant Avenue I	MRT	A	2023	149	59	60.4%	N/A
210	Waterford Commons	MRT	B+	2009	108	3	97.2%	N/A
211	Waterford Green	MRR	B	1990	154	0	100.0%	N/A
212	Waterford Place	MRR		1991	122	0	100.0%	N/A
213	West Village Townhomes	TAX		2007	18	0	100.0%	N/A
214	Westlyn	MRR	A	2021	153	0	100.0%	N/A
215	Westview Apts.	GSS		1983	24	0	100.0%	N/A
216	Westview Park Community	MRR		1965	298	21	93.0%	N/A

Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIM) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
217	Westview Village Apts.	MRR		1974	108	0	100.0%	N/A
218	Whispering Oaks Apts.	MRR		1981	72	0	100.0%	N/A
219	White Oaks Apts.	MRR		1972	80	0	100.0%	N/A
220	Whitney Grove Townhomes	TGS	B	1981	55	0	100.0%	N/A
221	Whitney Pines	MRR		1986	72	0	100.0%	N/A
222	Wicklows Apts.	MRR		2024	214	0	100.0%	N/A
223	Willoway	MRR		1972	108	6	94.4%	N/A
224	Winslow	TAX		2019	172	15	91.3%	N/A
225	Winsor Plaza	INR		1990	64	0	100.0%	N/A
226	Woodridge Apts.	MRR		1986	200	4	98.0%	N/A
227	Woods of Burnsville	MRR		1984	400	21	94.8%	N/A
228	WW Apts.	MRR		1971	30	0	100.0%	N/A
229	Yards & Back Yards	MRR	A-	2022	154	0	100.0%	N/A

Not Applicable

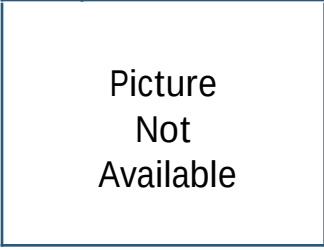
✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
■ (MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
■ (MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
■ (MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

1	Affinity at Eagan Senior Apts. 4000 Eagan Outlets Pkwy, Eagan, MN 55122	Contact: Jonathan Phone: (651) 413-9196
	Total Units: 174 UC: 0 Occupancy: 82.2% Stories: 5 w/Elevator Year Built: 2018 BR: 0, 1, 2 Vacant Units: 31 Waitlist: None AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Opened 1/2018; Does not keep a WL;	
2	Alden Ponds Townhomes 3100 Alden Pond Ln, Eagan, MN 55121	Contact: Melanie Phone: (651) 452-6804
	Total Units: 213 UC: 0 Occupancy: 98.6% Stories: 2 Year Built: 1989 BR: 2, 3 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to renovations; Does not keep a WL;	
3	Andrew's Pointe I & II 2136 E 117th St, Burnsville, MN 55337	Contact: Nygia Phone: (952) 890-6292
	Total Units: 57 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1993 BR: 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; 25 HOME units; Does not keep a WL;	
4	Applewoods Apts. 14191 Pennock Ave, Apple Valley, MN 55124	Contact: Anne Phone: (651) 455-1188
	Total Units: 51 UC: 0 Occupancy: 94.1% Stories: 3 w/Elevator Year Built: 1986 BR: 1, 2 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
5	Argonne Hills 17600 Junelle Path, Lakeville, MN 55044	Contact: Phone:
	Total Units: 62 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2017 BR: 1, 2 Vacant Units: 0 Waitlist: Shared; 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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6	Arris Apts. 10805 173rd St W, Lakeville, MN 55044	Contact: Tyler Phone: (952) 444-6055
Picture Not Available	Total Units: 197 UC: 0 Occupancy: 94.4% Stories: 4 w/Elevator Year Built: 2022 BR: 0, 1, 2, 3 Vacant Units: 11 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
7	Aspen House 2031 Victoria Rd S, Mendota Heights, MN 55118	Contact: Lamari Phone:
Picture Not Available	Total Units: 3 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2000 BR: 4 Vacant Units: 0 Waitlist: 4 HH AR Year: Target Population: Other Yr Renovated: Rent Special: None Notes:	
8	Aspenwood Apts. 1105 Duckwood Trail, Eagan, MN 55123	Contact: Emma Phone: (763) 452-3489
Picture Not Available	Total Units: 162 UC: 0 Occupancy: 90.7% Stories: 3 w/Elevator Year Built: 1987 BR: 1, 2 Vacant Units: 15 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to floor plan and how long a unit has been vacant	
9	Aster House Apts. 4265 Nicols Rd, Eagan, MN 55122	Contact: Alliah Phone: (651) 964-3441
	Total Units: 204 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2022 BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: 41 1-br HOME Units; Does not keep a WL;	
10	Authentix Lakeville 11540 207th St W, Lakeville, MN 55044	Contact: Vanessa Phone: (952) 900-7727
Picture Not Available	Total Units: 252 UC: 0 Occupancy: 44.0% Stories: 2,3 Year Built: 2023 BR: 0, 1, 2, 3 Vacant Units: 141 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	

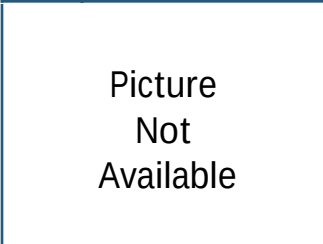
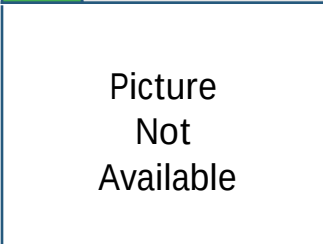
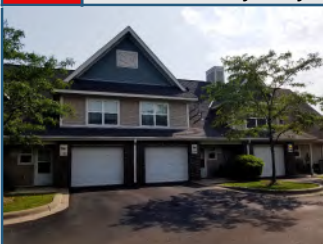
 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

11	Avana Southview 4930 Ashley Ln, Inver Grove Heights, MN 55077	Contact: Diane Phone:
	Total Units: 424 UC: 0 Occupancy: 93.9% Stories: 3 Year Built: 1987 BR: 0, 1, 2 Vacant Units: 26 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: 1/2 off rent after 30 days of occupancy Notes:	
12	Avana West Park 429 E. Travelers Trail, Burnsville, MN 55337	Contact: Heidi Phone: (952) 521-0021
	Total Units: 240 UC: 0 Occupancy: 97.9% Stories: 3 w/Elevator Year Built: 1988 BR: 1, 2, 3 Vacant Units: 5 Waitlist: None AR Year: Target Population: Family Yr Renovated: 2023 Rent Special: None Notes: Does not keep a WL;	
13	Babcock Crossing 2021 Upper 55th St East, Inver Grove Heights, MN 55077	Contact: John Phone: (651) 356-7300
	Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2022 BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	
14	Ballantrae 3800 Ballantrae Rd, Eagan, MN 55122	Contact: Kalyna Phone: (651) 454-1612
	Total Units: 314 UC: 0 Occupancy: 93.9% Stories: 3 w/Elevator Year Built: 1973 BR: 0, 1, 2, 3 Vacant Units: 19 Waitlist: None AR Year: Target Population: Family Yr Renovated: 2020 Rent Special: None Notes: Rent range due to renovations, floorplan & view; Does not keep a WL;	
15	Bayberry Place 3395 Yankee Doodle Ln, Eagan, MN 55121	Contact: Angela Phone: (651) 204-3290
	Total Units: 120 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1969 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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16	Berkshire of Burnsville 13901 Echo Park Cir, Burnsville, MN 55337		Contact: Sydney Phone: (952) 431-2499		
Picture Not Available		Total Units: 206 UC: 0 Occupancy: 99.0% Stories: 3 Year Built: 1987 BR: 0, 1, 2, 3 Vacant Units: 2 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;			
17	Blackberry Pointe Apts. 5470 Blackberry Trail E, Inver Grove Heights, MN 55076		Contact: Angie Phone: (651) 554-8080		
		Total Units: 218 UC: 0 Occupancy: 98.2% Stories: 3,4 w/Elevator Year Built: 2004 BR: 1, 2, 3 Vacant Units: 4 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Market-rate (125 units); Tax Credit (93 units)			
18	Briar Oak 7405 123rd St W, Apple Valley, MN 55124		Contact: Melanie Phone: (952) 926-1541		
Picture Not Available		Total Units: 36 UC: 0 Occupancy: 94.4% Stories: 3 Year Built: 1970 BR: 1, 2, 3 Vacant Units: 2 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
19	Buron Lane Apts. 221 Buron Ln., South St. Paul, MN 55075		Contact: Anne Phone: (651) 455-1188		
		Total Units: 43 UC: 0 Occupancy: 97.7% Stories: 2.5 Year Built: 1964 BR: 1, 2 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;			
20	Cahill Commons 5840 Cahill Ave., Inver Grove Heights, MN 55076		Contact: Phone: (651) 675-4440		
		Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2002 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:			

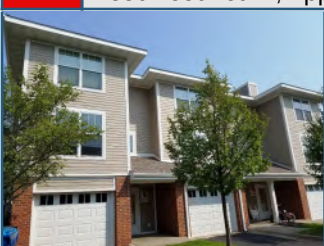
✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

21	Cahill Place 6020 Cahill Ave, Inver Grove Heights, MN 55076		Contact: Kyra Phone: (651) 756-7222	
	Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 4 Year Built: 2020 BR: 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Homeless Yr Renovated: Rent Special: None Notes: 4 HOME Fund units; Does not keep a WL			
22	Camber Hills Townhomes 404 Camber Ave., South St. Paul, MN 55075		Contact: Ashley Phone: (651) 451-1487	
	Total Units: 44 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1978 BR: 2, 3 Vacant Units: 0 Waitlist: 138 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: HUD Section 8			
23	Cambrian Commons 14736 Cambrian Ave, Rosemount, MN 55068		Contact: Phone:	
	Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2016 BR: 1, 2 Vacant Units: 0 Waitlist: Shared; 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:			
24	Cameo Place 3101 Lower 147th St W, Rosemount, MN 55068		Contact: Phone:	
	Total Units: 44 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1997 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:			
25	Carbury Hills Townhomes 13560 Carbury Way, Rosemount, MN 55068		Contact: Doug Phone: (651) 675-4504	
	Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2008 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; Does not accept HCV			

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

26	Carmen Court 5825 Carmen Ave., Inver Grove Heights, MN 55076	Contact: Phone: (651) 675-4504
	Total Units: 51 UC: 0 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 1994 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:	
27	Carrington Court 720 Evergreen Dr, Burnsville, MN 55337	Contact: Danielle Phone: (952) 208-4502
Picture Not Available	Total Units: 192 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1993 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 3-br; 5 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to floor level and location on property;	
28	Cedar Ridge Apts. 12790 Germane Ave, Apple Valley, MN 55124	Contact: Louise Phone: (952) 890-7071
Picture Not Available	Total Units: 73 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1972 BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
29	Cedar Valley Apts. 7430 128th St W, Apple Valley, MN 55124	Contact: Peri Phone: (952) 431-5838
Picture Not Available	Total Units: 119 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1975 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
30	Cedar Valley Townhomes 17326 Glacier Way, Lakeville, MN 55044	Contact: Amy Phone: (651) 675-4400
	Total Units: 30 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1998 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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31	Cedar Villas Townhomes 4542 Villa Pkwy, Eagan, MN 55122	Contact: Scott Phone: (651) 365-1291
	Total Units: 104 UC: 0 Occupancy: 100.0% Stories: 1,2,3 w/Elevator Year Built: 2004 BR: 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Market-rate (83 units); Tax Credit & HUD Section 8 (21 units)	
32	Centennial & Heritage Apts. 1321 Centennial Dr, Farmington, MN 55024	Contact: Charity Phone: (763) 363-7345
Picture Not Available	Total Units: 36 UC: 0 Occupancy: 97.2% Stories: 3 Year Built: 1971 BR: 0, 1, 2 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
33	Chancellor Manor 14250 Irving Ave. S, Burnsville, MN 55306	Contact: Beth Phone: (952) 435-7111
	Total Units: 200 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1972 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: 2000 Rent Special: None Notes: Tax Credit; HUD Section 8	
34	Charlton West 430 W Mendota Rd, Saint Paul, MN 55118	Contact: Chris Phone: (763) 363-7119
Picture Not Available	Total Units: 77 UC: 0 Occupancy: 88.3% Stories: 3 w/Elevator Year Built: 1972 BR: 1, 2, 3 Vacant Units: 9 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;	
35	Chasewood Family Townhomes 7330 155th St W, Apple Valley, MN 55124	Contact: Doug Phone: (655) 675-4400
	Total Units: 27 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1999 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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36	Chateau Carmel 1555 Bellows St, West Saint Paul, MN 55118		Contact: Ryan Phone: (651) 455-3571	
Picture Not Available		Total Units: 38 UC: 1 Occupancy: 97.4% Stories: 3 w/Elevator Year Built: 1970 BR: 1, 2 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL;		
37	Chowen Bend Townhomes 12641 Chowen Bend, Burnsville, MN 55337		Contact: Shannon Phone: (952) 882-8619	
		Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1981 BR: 2, 3 Vacant Units: 0 Waitlist: 2br 80, 3br 60; 140 HH AR Year: Target Population: Family Yr Renovated: 2007 Rent Special: None Notes: Tax Credit; HUD Section 8		
38	Cinnamon Ridge Apts. 4598 Slater Rd, Eagan, MN 55122		Contact: Christina Phone: (763) 445-2256	
		Total Units: 264 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1985 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: No WL;		
39	CityVue Apts. I & II 3435 Promenade Ave, Eagan, MN 55123		Contact: Margot Phone: (651) 564-9727	
		Total Units: 232 UC: 0 Occupancy: 100.0% Stories: 11 w/Elevator Year Built: 2015 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV; Rent range based on floor plan, floor level & view; Ph II opened 2018 (120 units); Does not keep a WL;		
40	Cliff Hill Townhomes 2064 E 117th St, Burnsville, MN 55337		Contact: Scott Phone: (952) 890-0212	
		Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1981 BR: 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: 2007 Rent Special: None Notes: Tax Credit; HUD Section 8		

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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41	Cobblestone Square 15848 Emperor Ave, Apple Valley, MN 55124				Contact: Phone:	
Picture Not Available	Total Units: 60	UC: 0	Occupancy: 100.0%	Stories: 3	w/Elevator	Year Built: 2010
	BR: 1, 2		Vacant Units: 0	Waitlist: Shared; 1032 HH		AR Year:
	Target Population: Senior 62+					Yr Renovated:
	Rent Special: None					
	Notes:					
42	Colleen Looney Manor 1675 Livingston Ave, Saint Paul, MN 55118				Contact: Phone: (651) 455-6746	
Picture Not Available	Total Units: 80	UC: 0	Occupancy: 100.0%	Stories: 4	w/Elevator	Year Built: 1981
	BR: 1, 2		Vacant Units: 0	Waitlist: 2726 HH		AR Year:
	Target Population: Senior 62+					Yr Renovated:
	Rent Special: None					
	Notes:					
43	Colonial Terrace 13701 Wentworth Ave, Burnsville, MN 55337				Contact: Kelly Phone: (952) 894-7242	
Picture Not Available	Total Units: 58	UC: 0	Occupancy: 100.0%	Stories: 3		Year Built: 1969
	BR: 0, 1, 2		Vacant Units: 0	Waitlist: None		AR Year:
	Target Population: Family					Yr Renovated:
	Rent Special: None					
	Notes: Does not keep a WL;					
44	Concorde Flats 501 Gateway Blvd, Burnsville, MN 55337				Contact: Angela Phone: (952) 649-5204	
	Total Units: 162	UC: 0	Occupancy: 100.0%	Stories: 4	w/Elevator	Year Built: 2023
	BR: 0, 1, 2		Vacant Units: 0	Waitlist: None		AR Year:
	Target Population: Family					Yr Renovated:
	Rent Special: None					
	Notes: Pre-leasing April 2023, First units opened June 30, 2023; Does not keep a WL;					
45	Connelly On Eleven 2003 E 121st St, Burnsville, MN 55337				Contact: Alli Phone: (651) 204-0881	
Picture Not Available	Total Units: 240	UC: 0	Occupancy: 96.3%	Stories: 3		Year Built: 1973
	BR: 0, 1, 2		Vacant Units: 9	Waitlist: None		AR Year:
	Target Population: Family					Yr Renovated:
	Rent Special: None					
	Notes:					

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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46	Country Club Manor Apts. 1955 Oakdale Ave, West Saint Paul, MN 55118				Contact: Margie Phone: (651) 451-2633		
Picture Not Available		Total Units: 105	UC: 0	Occupancy: 99.0%	Stories: 3	w/Elevator	Year Built: 1970
		BR: 1, 2, 3		Vacant Units: 1	Waitlist: Yes		AR Year:
		Target Population: Senior 55+					Yr Renovated:
		Rent Special: None					
		Notes:					
47	Country Lane Townhomes 7754 210th St W, Lakeville, MN 55044				Contact: Angela Phone: (651) 675-4504		
		Total Units: 29	UC: 0	Occupancy: 100.0%	Stories: 2		Year Built: 2001
		BR: 1, 2, 3		Vacant Units: 0	Waitlist: 4245 HH		AR Year:
		Target Population: Family					Yr Renovated:
		Rent Special: None					
		Notes: Tax Credit					
48	Crossings at Inver Woods Apts. & Townhomes 1462 80th St E, Inver Grove Heights, MN 55077				Contact: Camille Phone: (651) 455-1234		
Picture Not Available		Total Units: 176	UC: 0	Occupancy: 99.4%	Stories: 3,4	w/Elevator	Year Built: 2022
		BR: 0, 1, 2, 3		Vacant Units: 1	Waitlist: None		AR Year:
		Target Population: Family					Yr Renovated:
		Rent Special: None					
		Notes:					
49	Crossroads Commons 17725 Glasgow Ave, Lakeville, MN 55044				Contact: Phone:		
Picture Not Available		Total Units: 87	UC: 0	Occupancy: 100.0%	Stories: 3	w/Elevator	Year Built: 2009
		BR: 1, 2		Vacant Units: 0	Waitlist: Shared; 4245 HH		AR Year:
		Target Population: Senior 62+					Yr Renovated:
		Rent Special: None					
		Notes:					
50	Current33 I 325 33rd St W, Hastings, MN 55033				Contact: Ty Phone:		
Picture Not Available		Total Units: 106	UC: 0	Occupancy: 50.9%	Stories: 3	w/Elevator	Year Built: 2024
		BR: 0, 1, 2, 3		Vacant Units: 52	Waitlist: None		AR Year:
		Target Population: Family					Yr Renovated:
		Rent Special: None					
		Notes: Unit mix estimated; Does not keep a w/					

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

51	Dahcotah View Apts. 1605 Cliff Rd E, Burnsville, MN 55337		Contact: Dina Phone: (952) 890-7120	
Picture Not Available		Total Units: 168 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1979 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL		
52	Dakota Heights 337 15th Ave. N, South St. Paul, MN 55075		Contact: Phone: (651) 675-4440	
		Total Units: 56 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2007 BR: 1, 2 Vacant Units: 0 Waitlist: 4245 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:		
53	Dakota Station 124 State Hwy 13, Burnsville, MN 55337		Contact: Mary Phone: (952) 846-0450	
Picture Not Available		Total Units: 150 UC: 0 Occupancy: 99.3% Stories: 3 w/Elevator Year Built: 2000 BR: 1, 2, 3 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a wl; Unit mix estimated		
54	Dakotah 900 S Robert St, West Saint Paul, MN 55118		Contact: Phone:	
Picture Not Available		Total Units: 59 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 2004 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:		
55	Eagan Heights 3340 Pilot Knob Rd, Eagan, MN 55121		Contact: Alisha Phone:	
Picture Not Available		Total Units: 162 UC: 0 Occupancy: 100.0% Stories: 4 Year Built: 2022 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:		

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

56	Eagan Hills 906 Wescott Trail, Eagan, MN 55123	Contact: Jeff Phone: (651) 303-6317
	Total Units: 120 UC: 0 Occupancy: 97.5% Stories: 3 Year Built: 1984 BR: 3 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV; Scattered Sites; Does not keep a wl, RR due to renovated units	
57	Eagan Place 3575 Lexington Ave S, Eagan, MN 55123	Contact: Anna Phone: (763) 452-9625
Picture Not Available	Total Units: 162 UC: 0 Occupancy: 93.8% Stories: 5 w/Elevator Year Built: 1981 BR: 1, 2, 3 Vacant Units: 10 Waitlist: None AR Year: Target Population: Family Yr Renovated: 2019 Rent Special: None Notes: Does not keep a WL	
58	Eagle Pointe 2044 Oakdale Ave, West Saint Paul, MN 55118	Contact: Mahad Phone: (651) 409-6287
Picture Not Available	Total Units: 216 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1972 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a wl; Unit mix estimated	
59	Eagle Ridge Place 12600 Eagle Ridge Dr, Burnsville, MN 55337	Contact: Phone:
Picture Not Available	Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1991 BR: 1, 2 Vacant Units: 0 Waitlist: Shared; 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:	
60	Ebenezer Ridge Pointe 13800 Community Dr, Burnsville, MN 55337	Contact: Denise Phone: (952) 898-1989
Picture Not Available	Total Units: 42 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1995 BR: 1 Vacant Units: 0 Waitlist: 34 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes: Section202/Sec 8	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

61	Edison at Avonlea 7255 181st St W, Lakeville, MN 55044	Contact: Mike Phone: (952) 683-9700
	Total Units: 146 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2018 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes; 13 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
62	Edison at Spirit 5181 W 161st St, Brook Park, OH 44142	Contact: Maddie Phone: (952) 693-0035
	Total Units: 160 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2020 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes; 29 HH; 1-12 mos AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
63	Emerson Hills Apts. 993 S Robert St, West Saint Paul, MN 55118	Contact: Garrett Phone: (763) 280-6307
	Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2006 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL	
64	Erin Place Townhomes 2180 Cedar Ln, Eagan, MN 55122	Contact: Angela Neilsen Phone: (651) 675-4520
	Total Units: 34 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2004 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	
65	Fairfield Terrace 20720 Holt Ave, Lakeville, MN 55044	Contact: Mackenzie Phone: (952) 469-1414
	Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1980 BR: 1, 2 Vacant Units: 0 Waitlist: Yes; 99 HH AR Year: Target Population: Senior 62+ Yr Renovated: 2006 Rent Special: None Notes:	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

66	Farmington Family Townhomes 959 Catalina Way, Farmington, MN 55024				Contact: Michelle Phone: (651) 460-3686	
Picture Not Available		Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2001 BR: 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL				
67	Farmington Townhomes 700 8th St, Farmington, MN 55024				Contact: Robin Phone: (952) 592-9383	
Picture Not Available		Total Units: 16 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2000 BR: 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL				
68	Felix Apartment Homes 1311 W. 143rd St., Burnsville, MN 55306				Contact: Amanda Phone: (952) 679-7173	
		Total Units: 347 UC: 1 Occupancy: 89.6% Stories: 3 w/Elevator Year Built: 1985 BR: 0, 1, 2 Vacant Units: 36 Waitlist: None AR Year: Target Population: Family Yr Renovated: 2014 Rent Special: None Notes:				
69	Flats at Cedar Grove 3825 Cedar Grove Pkwy, Eagan, MN 55122				Contact: Shay Phone: (651) 300-4085	
		Total Units: 192 UC: 0 Occupancy: 97.4% Stories: 4 w/Elevator Year Built: 2015 BR: 1, 2, 3 Vacant Units: 5 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rents change daily; Does not keep a wl				
70	Flats at Neill Park 1995 W 136th St, Burnsville, MN 55337				Contact: Nicole Phone: (651) 760-7368	
		Total Units: 120 UC: 0 Occupancy: 97.5% Stories: 4 w/Elevator Year Built: 2022 BR: 0, 1, 2 Vacant Units: 3 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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71	Forest Ridge Apts. 1272 Birch Point, Eagan, MN 55123				Contact: Jessica Phone: (651) 454-3352						
Picture Not Available	Total Units:	252	UC:	0	Occupancy:	98.0%	Stories:	3	Year Built:	1986	
	BR:	1, 2		Vacant Units:	5	Waitlist:	None		AR Year:		
	Target Population:	Family								Yr Renovated:	
	Rent Special:	None									
	Notes:	RR due to some bedrooms have dens; Does not keep a wl									
72	Fourth Street Apts. 2008 4th St S, South Saint Paul, MN 55075				Contact: Colette Phone: (612) 298-6519						
Picture Not Available	Total Units:	24	UC:	0	Occupancy:	100.0%	Stories:	2	Year Built:	1976	
	BR:	0, 1, 2		Vacant Units:	0	Waitlist:	None		AR Year:		
	Target Population:	Family								Yr Renovated:	
	Rent Special:	None									
	Notes:	Does not keep a WL									
73	Foxridge Estates 3367 Coachman Rd, Saint Paul, MN 55121				Contact: Layla Phone: (651) 454-5765						
Picture Not Available	Total Units:	144	UC:	0	Occupancy:	97.9%	Stories:	3	Year Built:	1972	
	BR:	1, 2		Vacant Units:	3	Waitlist:	yes		AR Year:		
	Target Population:	Family								Yr Renovated:	
	Rent Special:	None									
	Notes:	Keeps a WL- 0 HH									
74	Gabella at Parkside 6859 152nd St W, Apple Valley, MN 55124				Contact: Kurt Phone: (952) 923-7120						
Picture Not Available	Total Units:	196	UC:	0	Occupancy:	100.0%	Stories:	4	w/Elevator	Year Built:	2015
	BR:	1, 2, 3		Vacant Units:	0	Waitlist:	None		AR Year:		
	Target Population:	Family								Yr Renovated:	
	Rent Special:	None									
	Notes:	Does not keep a wl									
75	Galante at Parkside 15283 Galante Ln, Apple Valley, MN 55124				Contact: Maya Phone: (952) 777-3550						
	Total Units:	134	UC:	0	Occupancy:	100.0%	Stories:	4	w/Elevator	Year Built:	2018
	BR:	0, 1, 2		Vacant Units:	0	Waitlist:	None		AR Year:		
	Target Population:	Family								Yr Renovated:	
	Rent Special:	None									
	Notes:	Does not provide WL info									

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

76	Gallery Apts 200 E Burnsville Pkwy, Burnsville, MN 55337	Contact: Tonnie Phone: (952) 800-2010
	Total Units: 110 UC: 0 Occupancy: 93.6% Stories: 4 w/Elevator Year Built: 2020 BR: 1, 2 Vacant Units: 7 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Preleasing 4/2020; Opened 7/2020	
77	Gallery on Nicollet 12301 Nicollet Ave, Burnsville, MN 55337	Contact: Tonnie Phone: (952) 800-2010
	Total Units: 171 UC: 0 Occupancy: 96.5% Stories: 4 w/Elevator Year Built: 2022 BR: 1, 2, 3 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Pre-leasing 3/2022, opened 7/2022, 93% occupancy 3/2023	
78	Gateway Place 895 S Robert St, West Saint Paul, MN 55118	Contact: Phone:
Picture Not Available	Total Units: 54 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2021 BR: 0, 1 Vacant Units: 0 Waitlist: Shared; 2169 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
79	Glen at Burnsville 13000 Harriet Ave S, Burnsville, MN 55337	Contact: Roxanne Phone: (952) 890-9123
	Total Units: 304 UC: 0 Occupancy: 90.5% Stories: 3 w/Elevator Year Built: 1972 BR: 0, 1, 2 Vacant Units: 29 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range based on amenities, floor level & unit location; Does not keep a wl	
80	Glen Pond Apts. I 1364 High Site Dr, Eagan, MN 55121	Contact: Camille Phone: (651) 615-9128
Picture Not Available	Total Units: 300 UC: 0 Occupancy: 98.7% Stories: 3 w/Elevator Year Built: 1971 BR: 0, 1, 2 Vacant Units: 4 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to floorplan, upgrades, lease length; Does not keep a WL	

✓ Comparable Property ♦ Senior Restricted ■ (MRR) Market-Rate ■ (MRT) Market-Rate & Tax Credit ■ (MRG) Market-Rate & Government-Subsidized ■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (TAX) Tax Credit ■ (TGS) Tax Credit & Government-Subsidized ■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) ■ (TIN) Tax Credit & Income-Restricted (not LIHTC) ■ (TMG) Tax Credit, Market-Rate & Government-Subsidized	■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (INR) Income-Restricted (not LIHTC) ■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized ■ (GSS) Government-Subsidized ■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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81	Glen Pond Apts. II 1340 High Site Dr, Eagan, MN 55121	Contact: Camille Phone: (651) 615-9128
Picture Not Available	Total Units: 114 UC: 0 Occupancy: 98.2% Stories: 3 w/Elevator Year Built: 2003 BR: 0, 1, 2, 3 Vacant Units: 2 Waitlist: 3-br; 20 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to upgrades, lease length & floorplan	
82	Glen Pond Apts. III 1320 High Site Dr, Eagan, MN 55121	Contact: Camille Phone: (651) 615-9128
Picture Not Available	Total Units: 114 UC: 0 Occupancy: 92.1% Stories: 3 w/Elevator Year Built: 2020 BR: 0, 1, 2 Vacant Units: 9 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Preleasing & opened 8/2020; Rent range due to floorplan, unit location, time on the market & length of lease; Does not keep a WL	
83	Glenbrook Townhomes 12525 Glenbrook Way, Saint Paul, MN 55124	Contact: Phone:
Picture Not Available	Total Units: 39 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1994 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
84	Grand35 Apts. 14545 Grand Ave, Burnsville, MN 55306	Contact: Taylor Phone: (612) 584-3737
	Total Units: 130 UC: 0 Occupancy: 6.2% Stories: 4 w/Elevator Year Built: 2024 BR: 1, 2 Vacant Units: 122 Waitlist: None AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes:	
85	Guardian Angels Apts. & THs 208 4th St E, Hastings, MN 55033	Contact: Scott Phone: (651) 438-3740
Picture Not Available	Total Units: 33 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1950 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: 10 HH AR Year: 2002 Target Population: Family Yr Renovated: Rent Special: None Notes:	

✓ Comparable Property ◆ Senior Restricted ■ (MRR) Market-Rate ■ (MRT) Market-Rate & Tax Credit ■ (MRG) Market-Rate & Government-Subsidized ■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (TAX) Tax Credit ■ (TGS) Tax Credit & Government-Subsidized ■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) ■ (TIN) Tax Credit & Income-Restricted (not LIHTC) ■ (TMG) Tax Credit, Market-Rate & Government-Subsidized	■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (INR) Income-Restricted (not LIHTC) ■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized ■ (GSS) Government-Subsidized ■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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86	Haralson Apts. 15420 Founders Ln, Apple Valley, MN 55124		Contact: Beth, Carla Phone: (952) 431-5216	
Picture Not Available	Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 4 Year Built: 2009			
	BR: 1 Vacant Units: 0 Waitlist: None AR Year:			
	Target Population: Family, Special Needs, Disabled Yr Renovated:			
	Rent Special: None			
	Notes: Does not keep a WL			
87	Haskell Court 140 Haskell St E, Saint Paul, MN 55118		Contact: Phone:	
Picture Not Available	Total Units: 42 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1991			
	BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year:			
	Target Population: Senior 62+ Yr Renovated:			
	Rent Special: None			
	Notes:			
88	Haven at Eagandale 3040 Eagandale Pl, Eagan, MN 55121		Contact: Patricia Phone: (651) 968-8337	
Picture Not Available	Total Units: 49 UC: 71 Occupancy: 40.8% Stories: 2 Year Built: 1987			
	BR: 0, 1, 2 Vacant Units: 29 Waitlist: None AR Year:			
	Target Population: Family Yr Renovated: 2024			
	Rent Special: None			
	Notes:			
89	Heart of the City Townhomes 129 E Travelers Trail, Burnsville, MN 55337		Contact: Angela Nielsen Phone: (651) 675-4520	
	Total Units: 34 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 2004			
	BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year:			
	Target Population: Family Yr Renovated:			
	Rent Special: None			
	Notes: Tax Credit			
90	Hearthstone Apts. & Townhomes 15734 Foliage Ave, Apple Valley, MN 55124		Contact: Lindsey, Sidney Phone: (952) 891-4300	
	Total Units: 229 UC: 0 Occupancy: 96.5% Stories: 3 Year Built: 2004			
	BR: 1, 2, 3, 4 Vacant Units: 8 Waitlist: None AR Year:			
	Target Population: Family Yr Renovated:			
	Rent Special: None			
	Notes: Market-rate (173 units); Tax Credit (56 units); Does not keep a WL			

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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91	Heatherwood Apts. 96 Emerson Ave W, West Saint Paul, MN 55118			Contact: Brendon Phone: (651) 457-3524		
Picture Not Available		Total Units: 108 UC: 0 Occupancy: 94.4% Stories: 3 w/Elevator Year Built: 1970 BR: 1, 2 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: 2023 Rent Special: None Notes: Does not keep a WL				
92	Heights of Mendota (Family) 2180 State Hwy 13, Mendota Heights, MN 55120			Contact: Julianna Phone: (651) 452-1390		
		Total Units: 70 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2019 BR: 1, 2 Vacant Units: 0 Waitlist: 22 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to floorplan & 1-br units with a den				
93	Heights of Mendota - 55+ 2160 State Hwy 13, Mendota Heights, MN 55120			Contact: Julianna Phone: (651) 452-1390		
Picture Not Available		Total Units: 62 UC: 0 Occupancy: 98.4% Stories: 3 w/Elevator Year Built: 2020 BR: 1, 2 Vacant Units: 1 Waitlist: Yes AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Rent range due to floorplan & floor level				
94	Heritage Crest 219 3rd Ave S, South Saint Paul, MN 55075			Contact: Kari Phone: (612) 778-4814		
Picture Not Available		Total Units: 53 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1916 BR: 0, 1, 2 Vacant Units: 0 Waitlist: 2 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range depends on unit size and renovations				
95	Hidden Ponds 12733 Germane Ave, Apple Valley, MN 55124			Contact: Nygia Phone: (952) 953-6347		
Picture Not Available		Total Units: 84 UC: 0 Occupancy: 95.2% Stories: 2 Year Built: 2002 BR: 1, 2, 3 Vacant Units: 4 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL				

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

96	Hidden Valley Apts. 561 Westview Dr, Hastings, MN 55033		Contact: Angel Phone: (651) 437-6565		
Picture Not Available		Total Units: 137 UC: 1 Occupancy: 100.0% Stories: 3 Year Built: 1978 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
97	Hillside Gables Townhomes 2400 Lexington Ave S, Mendota Heights, MN 55120		Contact: Sara Phone: (651) 675-4433		
		Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2001 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 3000 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit			
98	Hilltop at Signal Hills 15 Butler Ave E, West Saint Paul, MN 55118		Contact: Phone: (844) 617-5666		
		Total Units: 96 UC: 0 Occupancy: 96.9% Stories: 4 w/Elevator Year Built: 2022 BR: 1, 2, 3 Vacant Units: 3 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit			
99	Holiday Acres 1762 Oakdale Ave, West Saint Paul, MN 55118		Contact: Kimberly Phone: (612) 778-3873		
Picture Not Available		Total Units: 188 UC: 0 Occupancy: 98.4% Stories: 3 Year Built: 1968 BR: 0, 1, 2 Vacant Units: 3 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
100	Imperial Heights 90 Imperial Dr W, West Saint Paul, MN 55118		Contact: Yasmine Phone: (651) 770-6029		
Picture Not Available		Total Units: 43 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1963 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes; 2 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			

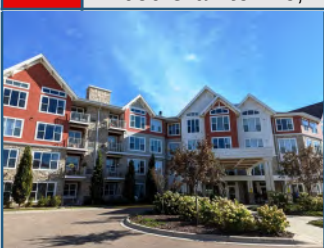
✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
■ (MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
■ (MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
■ (MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

101	Inver Hills Townhomes 8350 Bravo Way, Inver Grove Heights, MN 55076	Contact: Angie Phone: (651) 675-4520
	Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2014 BR: 2, 3 Vacant Units: 0 Waitlist: 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; HCV (2 unit); Workforce Housing; COVID-19 impact N/A	
102	Kaposia Valley Apts. 1905 Parkwood Dr, South Saint Paul, MN 55075	Contact: Ryan Phone: (763) 710-1365
	Total Units: 33 UC: 0 Occupancy: 97.0% Stories: 2 Year Built: 1988 BR: 1, 2, 3 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
103	Keystone Crossings Townhomes 20696 Keystone Ave, Lakeville, MN 55044	Contact: Angela Phone: (651) 675-4400
	Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 2017 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	
104	Kingston Green Apts. 15600 Galaxie Ave, Apple Valley, MN 55124	Contact: Kallie Phone: (952) 891-5700
	Total Units: 343 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2000 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes; 7 HH; 4 mos AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to unit location & amenities	
105	Lafayette East 4889 Bongard Way, Inver Grove Heights, MN 55076	Contact: Angie Phone: (651) 675-4520
	Total Units: 30 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2006 BR: 2, 3 Vacant Units: 0 Waitlist: 12-36 mos AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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106	Lake Isabel Flats 412 3rd St E, Hastings, MN 55033	Contact: Katie Phone: (866) 621-2732
Picture Not Available	Total Units: 89 UC: 0 Occupancy: 23.6% Stories: 5 w/Elevator Year Built: 2024	
	BR: 0, 1, 2 Vacant Units: 68 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: Does not keep a WL	
107	Lakeshore Townhomes 4491 Lakeshore Terr, Eagan, MN 55122	Contact: Angela Nielsen Phone: (651) 675-4520
	Total Units: 50 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 2015	
	BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: Tax Credit	
108	Lakeside Flats 16255 Kenyon Ave, Lakeville, MN 55044	Contact: Carrie Phone: (651) 400-7608
	Total Units: 120 UC: 0 Occupancy: 83.3% Stories: 3 w/Elevator Year Built: 2018	
	BR: 0, 1, 2, 3 Vacant Units: 20 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes:	
109	Lakeside Pointe 1200 Town Centre Dr, Eagan, MN 55123	Contact: Phone: (651) 452-0751
Picture Not Available	Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2004	
	BR: 1, 2 Vacant Units: 0 Waitlist: Shared; 1032 HH AR Year:	
	Target Population: Senior 62+ Yr Renovated:	
	Rent Special: None	
	Notes:	
110	Lakevillage Apts. 8510 210th St W, Lakeville, MN 55044	Contact: Sarah Phone: (952) 234-7896
Picture Not Available	Total Units: 70 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1991	
	BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: Does not keep a WL	

✓ Comparable Property ◆ Senior Restricted ■ (MRR) Market-Rate ■ (MRT) Market-Rate & Tax Credit ■ (MRG) Market-Rate & Government-Subsidized ■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (TAX) Tax Credit ■ (TGS) Tax Credit & Government-Subsidized ■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) ■ (TIN) Tax Credit & Income-Restricted (not LIHTC) ■ (TMG) Tax Credit, Market-Rate & Government-Subsidized	■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (INR) Income-Restricted (not LIHTC) ■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized ■ (GSS) Government-Subsidized ■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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111	Lakeville Pointe 18010 Kenwood Trl, Lakeville, MN 55044	Contact: Charrell Phone: (952) 923-5847
	Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2017 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Keeps WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; Preleasing 6/2017, opened 8/2017, stabilized occupancy 9/2017	
112	Lakeville Woods 18351 Kenyon Ave, Lakeville, MN 55044	Contact: Barb Phone: (952) 892-5500
Picture Not Available	Total Units: 77 UC: 0 Occupancy: 98.7% Stories: 3 Year Built: 2008 BR: 0, 1, 2, 3 Vacant Units: 1 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
113	Leah's Apts. 12721 Greenwood Dr., Burnsville, MN 55337	Contact: Casey Phone: (651) 645-7271
	Total Units: 17 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2000 BR: 1, 2 Vacant Units: 0 Waitlist: Keeps WL; 500 HH; 12 mos AR Year: Target Population: Disabled Yr Renovated: Rent Special: None Notes: HUD Section 8; 100% disabled persons	
114	Legacy Commons at Signal Hills 45 Butler Ave E, West Saint Paul, MN 55118	Contact: Phone: (833) 517-2484
	Total Units: 96 UC: 0 Occupancy: 95.8% Stories: 4 w/Elevator Year Built: 2022 BR: 1, 2, 3 Vacant Units: 4 Waitlist: None AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit	
115	Legends of Apple Valley 14050 Granite Ave, Apple Valley, MN 55124	Contact: John Phone: (833) 380-8647
	Total Units: 163 UC: 0 Occupancy: 96.3% Stories: 4.5 w/Elevator Year Built: 2018 BR: 1, 2, 3 Vacant Units: 6 Waitlist: Keeps WL; 64 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes: Tax Credit @ 60% AMHI, Keeps WL (64HH), Accepts HCV (22)	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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116	Lemay Lake Apts. 3015 Eagandale Pl, Eagan, MN 55121	Contact: Kim Phone: (651) 454-5383
	Total Units: 285 UC: 0 Occupancy: 98.6% Stories: 3 Year Built: 1986 BR: 0, 1, 2 Vacant Units: 4 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV; Rents change daily	
117	Lexington Flats 2985 Lexington Ave S, Eagan, MN 55121	Contact: Mike Phone: (651) 867-4700
Picture Not Available	Total Units: 50 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2021 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Keeps WL; 5 HH AR Year: Target Population: Family, Homeless Yr Renovated: Rent Special: None Notes:	
118	Lexington Heights 2300 Lexington Ave S, Mendota Heights, MN 55120	Contact: Jannell Phone: (651) 452-8826
Picture Not Available	Total Units: 225 UC: 0 Occupancy: 99.1% Stories: 3 w/Elevator Year Built: 1985 BR: 1, 2 Vacant Units: 2 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
119	Lexington Hills 4130 Lexington Ave S, Eagan, MN 55123	Contact: Victoria Phone: (651) 452-0313
	Total Units: 156 UC: 12 Occupancy: 98.1% Stories: 2 w/Elevator Year Built: 1988 BR: 0, 1, 2 Vacant Units: 3 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV	
120	Lilia 871 Sibley Memorial Hwy, Lilydale, MN 55118	Contact: Phone: (651) 728-9292
	Total Units: 126 UC: 0 Occupancy: 92.1% Stories: 5 w/Elevator Year Built: 2024 BR: 0, 1, 2, 3 Vacant Units: 10 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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121	Lincoln Place 1997 Gold Trail, Eagan, MN 55122	Contact: Phone: (651) 209-1681
Picture Not Available	Total Units: 25 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 2010 BR: 0, 1 Vacant Units: 0 Waitlist: None AR Year: Target Population: Permanent Supportive Housing Yr Renovated: Rent Special: None Notes:	
122	Livery Modern Apts. 5076 161st St W, Lakeville, MN 55044	Contact: Ethan Phone: (612) 284-0479
	Total Units: 204 UC: 0 Occupancy: 92.6% Stories: 2 Year Built: 2022 BR: 1, 2, 3 Vacant Units: 15 Waitlist: Keeps WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
123	Main Street Manor 8725 209th St W, Lakeville, MN 55044	Contact: Phone:
Picture Not Available	Total Units: 51 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 2001 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:	
124	Majestic Cove Apts. 7472 157th St W, Apple Valley, MN 55124	Contact: Jocelynn Phone: (952) 953-0100
	Total Units: 192 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1994 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range based on unit location	
125	Marketplace Townhomes 1602 S Frontage Rd, Hastings, MN 55033	Contact: Phone:
Picture Not Available	Total Units: 28 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2002 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

126	Maven Apts. 7 W Travelers Trail, Burnsville, MN 55337	Contact: Tina Phone: (952) 649-6543
	Total Units: 137 UC: 0 BR: 0, 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 98.5% Vacant Units: 2 Stories: 4 Waitlist: Does not keep WL Year Built: 2020 AR Year: Yr Renovated:
127	Mayfield Place I 12800 Germane Ave, Apple Valley, MN 55124	Contact: Jackie Phone: (952) 997-3794
Picture Not Available	Total Units: 90 UC: 0 BR: 0, 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 98.9% Vacant Units: 1 Stories: 3 Waitlist: Does not keep WL Year Built: 1974 AR Year: Yr Renovated:
128	Meadowlark Townhomes 20904 Holiday Ave, Lakeville, MN 55044	Contact: Angela Phone: (651) 675-4504
	Total Units: 40 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes: Tax Credit	Occupancy: 100.0% Vacant Units: 0 Stories: 1,2 Waitlist: Shared; 4245 HH Year Built: 2010 AR Year: Yr Renovated:
129	Mendota 2050 Delaware Ave, West Saint Paul, MN 55118	Contact: Marsha Phone: (651) 600-5680
Picture Not Available	Total Units: 55 UC: 0 BR: 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 92.7% Vacant Units: 4 Stories: 3 Waitlist: Does not keep WL Year Built: 1970 AR Year: Yr Renovated:
130	Meridian Pointe 51 McAndrews Rd W, Burnsville, MN 55337	Contact: Sandy Phone: (877) 558-1320
Picture Not Available	Total Units: 339 UC: 0 BR: 0, 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 97.6% Vacant Units: 8 Stories: 3 Waitlist: Does not keep WL Year Built: 1988 AR Year: Yr Renovated:

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

131	Mississippi Terrace 301 Ramsey St., Hastings, MN 55033		Contact: Phone: (651) 437-3181	
	Picture Not Available	Total Units: 40 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 3 Waitlist: 1032 HH	Year Built: 1993 AR Year: Yr Renovated:
132	Monument Ridge Apts. 8851 Broderick Blvd, Inver Grove Heights, MN 55076		Contact: Benjamin Phone: (651) 356-6424	
		Total Units: 136 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 3,4 w/Elevator Waitlist: Does not keep WL; 6 HH	Year Built: 2004 AR Year: Yr Renovated:
133	Morrison 14589 S Robert Trail, Rosemount, MN 55068		Contact: Crystal Phone: (651) 461-3400	
	Picture Not Available	Total Units: 124 UC: 0 BR: 0, 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 96.8% Vacant Units: 4 Stories: 4 Waitlist: Keeps WL if needed	Year Built: 2021 AR Year: Yr Renovated:
134	NEON Burnsville 14501 Grand Ave, Burnsville, MN 55306		Contact: Sidney Phone: (952) 649-6370	
		Total Units: 275 UC: 0 BR: 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 96.4% Vacant Units: 10 Stories: 5 w/Elevator Waitlist: Does not keep WL	Year Built: 2021 AR Year: Yr Renovated:
135	Northlake Lofts 18400 Orchard Trail, Lakeville, MN 55044		Contact: Ashley Phone: (952) 395-1360	
	Picture Not Available	Total Units: 208 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 4 w/Elevator Waitlist: Keeps WL - 3Br (7)	Year Built: 2021 AR Year: Yr Renovated:

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

136	Northwood Townhomes 1140 Northwood Dr, Eagan, MN 55121				Contact: Sara Phone: (651) 675-4433	
		Total Units: 47 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2013 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; HCV (6 units)				
137	Nuvelo at Parkside 6780 Fortino St, Apple Valley, MN 55124				Contact: Kim Phone: (833) 408-9391	
Picture Not Available		Total Units: 175 UC: 0 Occupancy: 96.6% Stories: 4 w/Elevator Year Built: 2020 BR: 1, 2 Vacant Units: 6 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
138	O'Leary Manor 1220 Town Centre Dr, Eagan, MN 55123				Contact: Phone: (651) 905-1637	
Picture Not Available		Total Units: 65 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1998 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:				
139	Oak Leaf 12213 17th Ave S, Burnsville, MN 55337				Contact: Linda Phone:	
Picture Not Available		Total Units: 150 UC: 0 Occupancy: 94.7% Stories: 2 Year Built: 1987 BR: 1, 2, 3 Vacant Units: 8 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
140	Oak Ridge Manor Apts. 1199 Bahls Dr., Hastings, MN 55033				Contact: Linda Phone: (651) 437-1367	
Picture Not Available		Total Units: 109 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1989 BR: 1 Vacant Units: 0 Waitlist: Keeps WL; 20 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:				

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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141	Oak Ridge Townhomes 1613 Oak Ridge Cir, Eagan, MN 55122		Contact: Angela Nielsen Phone: (651) 675-4520	
	Total Units: 42 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1996 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit			
142	Oak Woods of Eagan 2065 Park Center Dr, Eagan, MN 55122		Contact: Phone:	
Picture Not Available	Total Units: 65 UC: 0 Occupancy: 100.0% Stories: 4 Year Built: 1991 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior Yr Renovated: Rent Special: None Notes:			
143	Oakdale Apts. 1926 Oakdale Ave, West Saint Paul, MN 55118		Contact: Katia Phone: (763) 452-9683	
Picture Not Available	Total Units: 170 UC: 0 Occupancy: 97.6% Stories: 3 Year Built: 1970 BR: 1, 2 Vacant Units: 4 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Accepts HCV (10)			
144	Oaks of Lakeville Apts. 20452 Iberia Ave, Lakeville, MN 55044		Contact: Jennifer Phone: (952) 469-3646	
Picture Not Available	Total Units: 103 UC: 2 Occupancy: 99.0% Stories: 3 Year Built: 1971 BR: 1, 2 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not keep a WL; Two units under renovation			
145	Oaks of West St. Paul 177 Thompson Ave E, West Saint Paul, MN 55118		Contact: Brenden Phone: (651) 565-9721	
Picture Not Available	Total Units: 131 UC: 0 Occupancy: 95.4% Stories: 2.5 Year Built: 1966 BR: 1, 2 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: 1 Month free rent on a unrenovated unit Notes:			

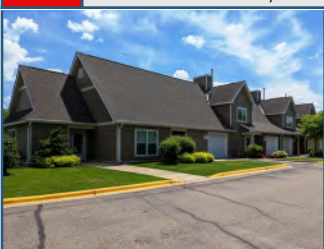
 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

146	Orchard Square 7375 157th St W, Apple Valley, MN 55124		Contact: Phone:	
	Picture Not Available	Total Units: 50 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: Shared; 1032 HH	Stories: 2 w/Elevator Year Built: 1995 AR Year: Yr Renovated:
147	Overlook at Crystal Lake 15315 Maple Island Rd, Burnsville, MN 55306		Contact: Ben Phone: (956) 496-652	
		Total Units: 110 UC: 0 BR: 0, 1, 2, 3 Target Population: Family Rent Special: None Notes: Rent range due to unit location & floorplan; Rents change daily; Does not keep a WL; Preleasing 3/2022, opened 6/2022, stabilized occupancy 6/2023	Occupancy: 95.5% Vacant Units: 5 Waitlist: None	Stories: 4 w/Elevator Year Built: 2022 AR Year: Yr Renovated:
148	Palomino East Apts. 12555 Pennock Ave, Apple Valley, MN 55124		Contact: Laura Phone: (952) 686-0800	
	Picture Not Available	Total Units: 72 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: Does not keep WL	Stories: 3 w/Elevator Year Built: 2004 AR Year: Yr Renovated:
149	Park Place 301 E Burnsville Pkwy, Burnsville, MN 55337		Contact: Shelly Phone: (952) 894-7737	
	Picture Not Available	Total Units: 169 UC: 4 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 97.0% Vacant Units: 5 Waitlist: Does not keep WL	Stories: 3 w/Elevator Year Built: 1987 AR Year: Yr Renovated:
150	Park Ridge Place 330 E Burnsville Pkwy, Burnsville, MN 55337		Contact: Phone:	
	Picture Not Available	Total Units: 66 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: 1032 HH	Stories: 3 Year Built: 1999 AR Year: Yr Renovated:

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

151	Parkside Townhomes 1401 W 122nd St, Burnsville, MN 55337				Contact: Phone:
Picture Not Available		Total Units: 22 UC: 0 BR: 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: Shared; 4245 HH	Year Built: 1992 AR Year: Yr Renovated:
152	Parkview Manor Townhomes 6043 Candace Ave., Inver Grove Heights, MN 55076				Contact: Leslie Phone: (651) 457-6233
		Total Units: 108 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes: Rent range based on floorplan & location	Occupancy: 100.0% Vacant Units: 0	Stories: 2 Waitlist: Keeps WL - 6 HH; 6 HH	Year Built: 1993 AR Year: Yr Renovated:
153	Parkview Plaza Apts 730 S Plaza Dr, Mendota Heights, MN 55120				Contact: Carla Phone: (651) 675-4504
		Total Units: 65 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0	Stories: 3 Waitlist: 1032 HH	Year Built: 1997 AR Year: Yr Renovated:
154	Parkwood Pointe 12312 Parkwood Dr, Burnsville, MN 55337				Contact: Denise Phone: (952) 890-2629
Picture Not Available		Total Units: 127 UC: 0 BR: 0, 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 96.9% Vacant Units: 4	Stories: 3 Waitlist: Does not keep WL	Year Built: 1968 AR Year: Yr Renovated:
155	Pearlwood Estates 1860 52nd St. E, Inver Grove Heights, MN 55077				Contact: Cheryl Phone: (651) 457-2023
		Total Units: 240 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes: Rent range based on amenities & floor level	Occupancy: 100.0% Vacant Units: 0	Stories: 3 Waitlist: 4 HH	w/Elevator Year Built: 1991 AR Year: Yr Renovated:

✓ Comparable Property ♦ Senior Restricted (MRR) Market-Rate (MRT) Market-Rate & Tax Credit (MRG) Market-Rate & Government-Subsidized (MIN) Market-Rate & Income-Restricted (not LIHTC)	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized (TAX) Tax Credit (TGS) Tax Credit & Government-Subsidized (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) (TIN) Tax Credit & Income-Restricted (not LIHTC) (TMG) Tax Credit, Market-Rate & Government-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized (INR) Income-Restricted (not LIHTC) (ING) Income-Restricted (not LIHTC) & Government-Subsidized (GSS) Government-Subsidized (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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156	Pines of Burnsville 1024 W. Burnsville Pkwy., Burnsville, MN 55306	Contact: Veronica Phone: (612) 395-5874
	Total Units: 216 UC: 0 Occupancy: 96.8% Stories: 3 Year Built: 1969 BR: 1, 2, 3 Vacant Units: 7 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Accepts HCV; Rent range based on floor level & view; 21 units UC due to fire, completion date 9/2017	
157	Pleasant Ridge Townhomes 1324 N Frontage Rd, Hastings, MN 55033	Contact: Phone:
Picture Not Available	Total Units: 31 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1997 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
158	Pointe at Cedar Grove 1919 Silver Bell Rd, Eagan, MN 55122	Contact: Justin Phone: (651) 454-7036
Picture Not Available	Total Units: 188 UC: 0 Occupancy: 99.5% Stories: 3 Year Built: 1972 BR: 1, 2 Vacant Units: 1 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
159	Prairie Crossing Family Townhomes 20464 Icefall Trl, Lakeville, MN 55044	Contact: Angela Phone: (651) 675-4400
	Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2004 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	
160	Prairie Estates Townhomes 6153 1/2 Carmen Ave. E, Inver Grove Heights, MN 55076	Contact: Shawna Phone: (651) 451-2662
	Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1980 BR: 2, 3, 4 Vacant Units: 0 Waitlist: Keeps WL - Length Unknown AR Year: Target Population: Family Yr Renovated: 2022 Rent Special: None Notes: Tax Credit; HUD Section 8	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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161	Prestwick Place 14101 Addison Way, Rosemount, MN 55068		Contact: Phone:	
	Picture Not Available		Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2019 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
162	Promenade Oaks 1160 Northwood Dr, Eagan, MN 55121		Contact: Megan (PM) Phone: (651) 686-8600	
	Picture Not Available		Total Units: 282 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1997 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Keeps WL - 10 HH; 10 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
163	Provence Luxury Apts. 1711 W. 143rd St., Burnsville, MN 55306		Contact: Shannon Phone: (952) 892-6100	
			Total Units: 151 UC: 6 Occupancy: 98.0% Stories: 4 w/Elevator Year Built: 2001 BR: 0, 1, 2 Vacant Units: 3 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
164	Quarry at Central Park 1555 Quarry Rd, Eagan, MN 55122		Contact: Kelly Phone: (651) 424-4757	
			Total Units: 183 UC: 0 Occupancy: 98.9% Stories: 4,5 w/Elevator Year Built: 2019 BR: 0, 1, 2 Vacant Units: 2 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV; Began preleasing 2/2019, opened 4/2019, still in lease-up	
165	Quarry View Townhomes 15482 Emblem Way, Apple Valley, MN 55124		Contact: Doug Phone: (651) 675-4400	
			Total Units: 45 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 2011 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; Does not accept HCV	

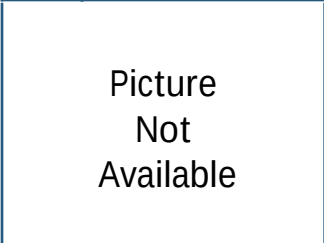
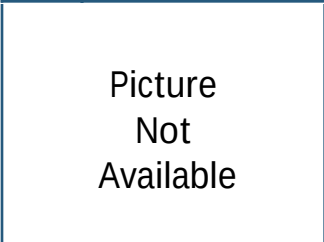
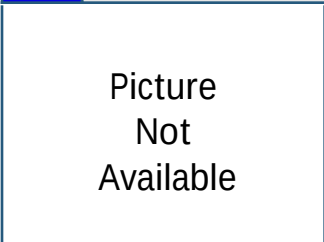
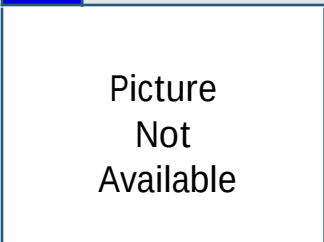
✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
■ (MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
■ (MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
■ (MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

◆ 166	Quill 211 10th St E, Hastings, MN 55033		Contact: Jamie Phone: (651) 564-9908	
	Picture Not Available	Total Units: 90 UC: 0 BR: 1, 2 Target Population: Senior 55+ Rent Special: None Notes:	Occupancy: 97.8% Vacant Units: 2 Stories: 4 Waitlist: Does not keep WL	w/Elevator Year Built: 2022 AR Year: Yr Renovated:
167	Rambush Estates 14709 W. Burnsville Pkwy., Burnsville, MN 55306		Contact: Donna Phone: (952) 890-8440	
		Total Units: 55 UC: 0 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 1 Waitlist: Keeps WL - 10 HH; 10 HH	Year Built: 2000 AR Year: Yr Renovated:
168	Remington Cove Apts. I & II 15464 Galaxie Ave, Apple Valley, MN 55124		Contact: Alley (Mgmt) Phone: (612) 504-6635	
		Total Units: 196 UC: 0 BR: 0, 1, 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 3 Waitlist: Keeps WL - Studios (8); 3Br (8);	w/Elevator Year Built: 2015 AR Year: Yr Renovated:
169	Reserve at Mendota Village - Phase I & II 720 & 725 S Plaza Dr, Mendota Heights, MN 55120		Contact: Sara Phone: (651) 412-3529	
		Total Units: 197 UC: 0 BR: 1, 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Stories: 4 Waitlist: 15 HH	w/Elevator Year Built: 2018 AR Year: Yr Renovated:
◆ 170	Risor of Apple Valley 15380 Garrett Ave, Apple Valley, MN 55124		Contact: Deana Phone:	
	Picture Not Available	Total Units: 172 UC: 0 BR: 1, 2 Target Population: Senior 55+ Rent Special: None Notes:	Occupancy: 97.7% Vacant Units: 4 Stories: 4 Waitlist: Does not keep WL	w/Elevator Year Built: 2021 AR Year: Yr Renovated:

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

171	River Heights Terrace 1720 Thompson Ave., South St. Paul, MN 55075		Contact: Phone: (651) 453-9686	
		Total Units: 54 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: 1032 HH	Stories: 3 w/Elevator Year Built: 1997 AR Year: Yr Renovated:
172	River Ridge Apts. (Burnsville) 12901 Co Rd 5, Burnsville, MN 55337		Contact: Paige (PM) Phone: (952) 890-7603	
	Picture Not Available	Total Units: 119 UC: 0 BR: 0, 1, 2, 3 Target Population: Family Rent Special: None Notes: Rent range due to unit location; Does not keep a WL	Occupancy: 95.8% Vacant Units: 5 Waitlist: None	Stories: 2 Year Built: 1969 AR Year: Yr Renovated:
173	River Ridge Apts. (Hastings) 2300 Oak St, Hastings, MN 55033		Contact: James Phone: (651) 273-1860	
	Picture Not Available	Total Units: 18 UC: 0 BR: 2 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: 6 HH	Stories: 1.5 Year Built: 1964 AR Year: Yr Renovated:
174	Rivertown Court 1791 S Frontage Rd, Hastings, MN 55033		Contact: Phone:	
	Picture Not Available	Total Units: 63 UC: 0 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: 1032 HH	Stories: 3 Year Built: 2005 AR Year: Yr Renovated:
175	Riverview Ridge Townhomes 3160 Riverview Ave, Eagan, MN 55121		Contact: Phone:	
	Picture Not Available	Total Units: 27 UC: 0 BR: 2, 3 Target Population: Family Rent Special: None Notes:	Occupancy: 100.0% Vacant Units: 0 Waitlist: Shared; 4245 HH	Stories: 2 Year Built: 2014 AR Year: Yr Renovated:

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

176	Rooftop 252 252 Marie Ave E, West Saint Paul, MN 55118	Contact: Phone: (651) 451-2998
	Total Units: 56 UC: 0 Occupancy: 98.2% Stories: 5 w/Elevator Year Built: 2019 BR: 0, 1, 2, 3 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
177	Rosemount Greens 3762 145th St W, Rosemount, MN 55068	Contact: Phone: (651) 423-4636
	Total Units: 28 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1979 BR: 2, 3, 4 Vacant Units: 0 Waitlist: Keeps WL - Length Unknown AR Year: Target Population: Family Yr Renovated: 2007 Rent Special: None Notes:	
178	Rosemount Plaza 2900 145th St W, Rosemount, MN 55068	Contact: Deb Phone: (651) 505-8630
	Total Units: 39 UC: 0 Occupancy: 100.0% Stories: 5 w/Elevator Year Built: 1982 BR: 1, 2 Vacant Units: 0 Waitlist: Keeps WL - 1Br (50) & 2Br (40); AR Year: Target Population: Senior 62+ Yr Renovated: 2005 Rent Special: None Notes:	
179	Rosewood Crossing 2800 145th St W, Rosemount, MN 55068	Contact: Lexi Phone: (651) 686-0344
	Total Units: 96 UC: 32 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 2019 BR: 1, 2 Vacant Units: 0 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
180	Rosewood Manor Apts. 14595 Cimarron Ave W, Rosemount, MN 55068	Contact: Sandy (Mgmt) Phone:
	Total Units: 23 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1966 BR: 0, 1, 2 Vacant Units: 0 Waitlist: Keeps WL - Length Unknown AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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181	Rowan Apts. 3925 Rahn Rd, Eagan, MN 55122	Contact: Devon Phone: (651) 460-9066
	Total Units: 172 UC: 0 Occupancy: 97.1% Stories: 5 w/Elevator Year Built: 2022 BR: 0, 1, 2, 3 Vacant Units: 5 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Preleaisng 1/2022, opened 5/2022, 93% occupancy 1/2023	
182	Royal Oaks of Eagan 3515 Federal Dr, Eagan, MN 55122	Contact: Carly Phone: (612) 778-4676
Picture Not Available	Total Units: 229 UC: 0 Occupancy: 96.1% Stories: 3 Year Built: 1987 BR: 1, 2 Vacant Units: 9 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
183	Salem Green Apts. 1455 Upper 55th St. E, Inver Grove Heights, MN 55077	Contact: Val Phone: (651) 455-2277
	Total Units: 320 UC: 0 Occupancy: 100.0% Stories: 3,5 w/Elevator Year Built: 1972 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Does not keep WL AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Does not accept HCV	
184	Sanctuary at West St Paul (AL) 1746 Oakdale Ave, Saint Paul, MN 55118	Contact: Teresa Phone: (612) 915-0553
Picture Not Available	Total Units: 164 UC: 0 Occupancy: 98.2% Stories: 4 w/Elevator Year Built: 2017 BR: 0, 1 Vacant Units: 3 Waitlist: None AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes:	
185	Savor Apts. 1571 S Robert St, Saint Paul, MN 55118	Contact: Amber Phone: (952) 334-7972
	Total Units: 200 UC: 0 Occupancy: 97.0% Stories: 5 w/Elevator Year Built: 2022 BR: 1, 2 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes:	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

186	Shannon Glen Townhomes 14600 Shannon Pkwy, Rosemount, MN 55068				Contact: Ashley Phone: (651) 454-2505						
Picture Not Available	Total Units:	98	UC:	0	Occupancy:	100.0%	Stories:	2	Year Built:	1989	
	BR:	1, 2, 3		Vacant Units:	0		Waitlist:	None			
	Target Population:				Family			Yr Renovated:			
	Rent Special:				None						
	Notes:										
187	Silver Bell Apts. 2091 Silver Bell Rd, Eagan, MN 55122				Contact: Sid Phone: (651) 505-5403						
Picture Not Available	Total Units:	96	UC:	0	Occupancy:	97.9%	Stories:	3	Year Built:	1973	
	BR:	1, 2		Vacant Units:	2		Waitlist:	None			
	Target Population:				Family			Yr Renovated:			
	Rent Special:				1/2 OFF 1ST MONTH'S RENT						
	Notes:										
188	Soulard Market Loft Apts. 1531 S. 8th Street, Hastings, MN 55033				Contact: Debbie Phone: (314) 588-9990						
Picture Not Available	Total Units:	132	UC:	0	Occupancy:	100.0%	Stories:	5	Year Built:	1889	
	BR:	0, 2		Vacant Units:	0		Waitlist:	None			
	Target Population:				Family			Yr Renovated:			
	Rent Special:				None						
	Notes:										
189	Southcross Village Townhomes 14800 Co Rd 5, Burnsville, MN 55306				Contact: Kevin Phone: (952) 435-2119						
Picture Not Available	Total Units:	60	UC:	0	Occupancy:	100.0%	Stories:	2	Year Built:	1986	
	BR:	1, 2		Vacant Units:	0		Waitlist:	8 HH			
	Target Population:				Family			Yr Renovated:			
	Rent Special:				None						
	Notes:										
190	Southview Green 4835 Babcock Trail, Inver Grove Heights, MN 55077				Contact: Shantel Phone: (950) 679-7359						
	Total Units:	54	UC:	0	Occupancy:	96.3%	Stories:	3	w/Elevator	Year Built:	1988
	BR:	1, 2		Vacant Units:	2		Waitlist:	None			AR Year:
	Target Population:				Family			Yr Renovated:			
	Rent Special:				None						
	Notes:										

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

191	Southwind Village Apts. 15025 Greenhaven Dr., Burnsville, MN 55306	Contact: Lisa Phone: (952) 892-1500
	Total Units: 320 UC: 0 Occupancy: 87.5% Stories: 3 w/Elevator Year Built: 1989 BR: 0, 1, 2, 3 Vacant Units: 40 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: Refer someone get \$500 Notes:	
192	Springs at Apple Valley 14650 Foliage Ave, Apple Valley, MN 55124	Contact: Jen Phone: (952) 234-6756
	Total Units: 280 UC: 0 Occupancy: 93.6% Stories: 2 Year Built: 2017 BR: 0, 1, 2, 3 Vacant Units: 18 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes: Rent range based on floorplan & location; Rents change daily	
193	Springs at Cobblestone Lake 15899 Elmhurst Ln, Apple Valley, MN 55124	Contact: Chasity Phone: (952) 234-9821
	Total Units: 198 UC: 0 Occupancy: 93.9% Stories: 2 Year Built: 2019 BR: 0, 1, 2, 3 Vacant Units: 12 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes: Rent range based on floorplan & location	
194	Springs at Lakeville 17400 Glacier Way, Lakeville, MN 55044	Contact: Jess Phone: (952) 800-1536
	Total Units: 260 UC: 0 Occupancy: 92.3% Stories: 2 Year Built: 2020 BR: 0, 1, 2, 3 Vacant Units: 20 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes: Preleasing 5/2020, opened 7/2020, still in lease-up; Rent range based on floorplan, floor level & location	
195	Spruce Place 300 Spruce St, FarmingtonCommon Bond, MN 55024	Contact: Kensie Phone: (651) 463-2511
Picture Not Available	Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1985 BR: 1, 2 Vacant Units: 0 Waitlist: 26 HH AR Year: Target Population: Senior 62+ Yr Renovated: 2007 Rent Special: None Notes:	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

196	Spruce Pointe 801 Chandler Ln, Inver Grove Heights, MN 55076		Contact: Phone:	
	Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1995 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit; HCV (6 units); Waitlist shared with sister properties			
197	Stone Grove Apts. 2525 Williams Dr., Burnsville, MN 55306		Contact: Mary Phone: (763) 703-7160	
	Total Units: 228 UC: 0 Occupancy: 96.5% Stories: 2,3 w/Elevator Year Built: 1973 BR: 1, 2, 3 Vacant Units: 8 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: 1-Month free rent on 3 beds Notes: Does not accept HCV; 2 & 3-br has den; Rent range on 1-br based on floor level, 2-br based on den; Unit mix estimated			
198	Surrey Gardens Apts. 3415 Federal Dr, Eagan, MN 55122		Contact: Dawn Phone:	
Picture Not Available	Total Units: 88 UC: 0 Occupancy: 98.9% Stories: 2 Year Built: 1985 BR: 1, 2 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: 1--3bed unit look n lease get \$500 the 1 months rent Notes:			
199	Thomas Lake Pointe 1500 Thomas Lake Pointe Rd, Saint Paul, MN 55122		Contact: Haley Phone:	
Picture Not Available	Total Units: 216 UC: 0 Occupancy: 93.5% Stories: 3 Year Built: 1987 BR: 1, 2, 3 Vacant Units: 14 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
200	Thompson Heights 1350 Thompson Ave., South St. Paul, MN 55075		Contact: Phone: (651) 675-4400	
	Total Units: 60 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 2011 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 55+ Yr Renovated: Rent Special: None Notes:			

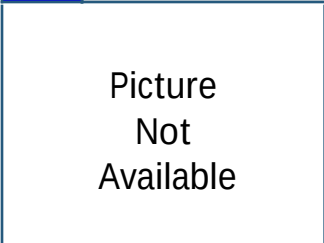
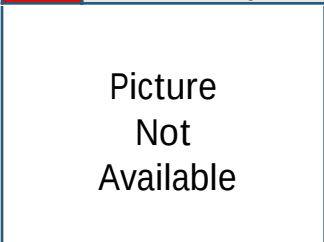
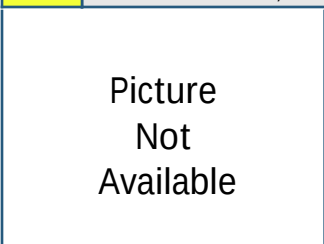
✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

201	Town Centre Apartment Homes 3475 Golfview Dr, Eagan, MN 55123	Contact: Zaro Phone: (651) 967-7893
	Total Units: 248 UC: 0 Occupancy: 96.8% Stories: 3.5 w/Elevator Year Built: 1987 BR: 1, 2, 3 Vacant Units: 8 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rents change daily; Rent range due to floorplan; Does not keep a WL	
202	Twelve 501 12501 Portland Ave, Burnsville, MN 55337	Contact: Alex Phone: (
Picture Not Available	Total Units: 336 UC: 0 Occupancy: 93.8% Stories: 4 Year Built: 1986 BR: 1, 2, 3 Vacant Units: 21 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: \$500 off 1st months rent Notes:	
203	Twin Ponds Townhomes 22246 Twin Ponds Cir, Farmington, MN 55024	Contact: Phone:
Picture Not Available	Total Units: 51 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2009 BR: 2, 3 Vacant Units: 0 Waitlist: 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
204	Valley Manor Apts. 1000 Lyn Way, Hastings, MN 55033	Contact: Traci Phone: (651) 437-1290
Picture Not Available	Total Units: 171 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1969 BR: 0, 1, 2 Vacant Units: 0 Waitlist: 5 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
205	Vermillion River Crossing 21400 Dushane Pkwy, Farmington, MN 55024	Contact: Phone:
Picture Not Available	Total Units: 66 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2011 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

206	Vermillion Shores I 955 31st St W, Hastings, MN 55033					Contact: Sue Phone:	
Picture Not Available		Total Units: 36 BR: 1, 2 Target Population: Family Rent Special: None Notes:	UC: 0	Occupancy: 100.0% Vacant Units: 0	Stories: 4 Waitlist: None	w/Elevator Year Built: 2008 AR Year: Yr Renovated:	
207	Vermillion Shores II 950 31st W, Hastings, MN 55033					Contact: Sue Phone: (651) 437-5335	
Picture Not Available		Total Units: 60 BR: 1, 2 Target Population: Family Rent Special: None Notes: Preleasing & opened 6/2020	UC: 0	Occupancy: 100.0% Vacant Units: 0	Stories: 4 Waitlist: None	w/Elevator Year Built: 2020 AR Year: Yr Renovated:	
208	Village Commons 720 Linden St, Mendota Heights, MN 55118					Contact: Phone:	
Picture Not Available		Total Units: 60 BR: 1, 2 Target Population: Senior 62+ Rent Special: None Notes:	UC: 0	Occupancy: 100.0% Vacant Units: 0	Stories: 3 Waitlist: 1032 HH	Year Built: 2003 AR Year: Yr Renovated:	
209	Villas at Pleasant Avenue I 12650 Pleasant Avenue, Burnsville, MN 55337					Contact: Teddy Phone: (952) 988-2499	
		Total Units: 149 BR: 0, 1, 2 Target Population: Senior 55+ Rent Special: None Notes: Market-rate (14 units); Tax Credit (135 units); HOME Funds (4 units); Preleasing 7/2023, opened 10/2023, still in lease-up	UC: 0	Occupancy: 60.4% Vacant Units: 59	Stories: 4 Waitlist: None	w/Elevator Year Built: 2023 AR Year: Yr Renovated:	
210	Waterford Commons 2930 146th St W, Rosemount, MN 55068					Contact: Kim Phone: (651) 322-1117	
		Total Units: 108 BR: 1, 2, 3 Target Population: Family Rent Special: None Notes: Market-rate (84 units); Tax Credit (24 units); HCV (24 units)	UC: 0	Occupancy: 97.2% Vacant Units: 3	Stories: 3 Waitlist: None	w/Elevator Year Built: 2009 AR Year: Yr Renovated:	

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

211	Waterford Green 2200 Southview Blvd, South Saint Paul, MN 55075				Contact: Glenda Phone:	
		Total Units: 154 UC: 0 Occupancy: 100.0% Stories: 2,4 w/Elevator Year Built: 1990 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: 20 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
212	Waterford Place 1130 Town Centre Dr, Eagan, MN 55123				Contact: Phone:	
		Total Units: 122 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1991 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
213	West Village Townhomes 1725 S Frontage Rd, Hastings, MN 55033				Contact: Phone:	
		Total Units: 18 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2007 BR: 2, 3 Vacant Units: 0 Waitlist: 4245 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
214	Westlyn 240 Thompson Ave E, West Saint Paul, MN 55118				Contact: Phone: (855) 960-4185	
		Total Units: 153 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2021 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: 8 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
215	Westview Apts. 4345 220th St W, Farmington, MN 55024				Contact: Julie Phone:	
		Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1983 BR: 1, 2 Vacant Units: 0 Waitlist: Yes , she was driving AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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216	Westview Park Community 285 Westview Dr, West Saint Paul, MN 55118			Contact: Leia Phone: (651) 451-2998	
Picture Not Available		Total Units: 298 UC: 0 Occupancy: 93.0% Stories: 3 Year Built: 1965 BR: 1, 2 Vacant Units: 21 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes:			
217	Westview Village Apts. 501 Westview Dr, Hastings, MN 55033			Contact: Acacia Phone: (651) 437-7805	
		Total Units: 108 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1974 BR: 1, 2 Vacant Units: 0 Waitlist: 2 AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: HCV (2 units); Rent range based on floor level, floor plan; Square footage estimated			
218	Whispering Oaks Apts. 1600 143rd St W, Burnsville, MN 55306			Contact: Nancy Phone: (952) 892-0075	
Picture Not Available		Total Units: 72 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1981 BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
219	White Oaks Apts. 425 Arion St E, West Saint Paul, MN 55118			Contact: Lovette Phone: (651) 292-3872	
Picture Not Available		Total Units: 80 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1972 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:			
220	Whitney Grove Townhomes 7710 Whitney Dr, Apple Valley, MN 55124			Contact: Brandon Phone: (952) 432-4644	
		Total Units: 55 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1981 BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 56 HH AR Year: Target Population: Family Yr Renovated: 2017 Rent Special: None Notes: Tax Credit; HUD Section 8			

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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221	Whitney Pines 7750 Whitney Dr, Apple Valley, MN 55124				Contact: Hedi Phone:	
Picture Not Available		Total Units: 72 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1986 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
222	Wicklows Apts. 14211 Akron Ave, Rosemount, MN 55068				Contact: Daniel Phone: (651) 565-6386	
Picture Not Available		Total Units: 214 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2024 BR: 0, 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:				
223	Willoway 13401 Morgan Ave S, Burnsville, MN 55337				Contact: Steve Phone: (952) 894-5982	
Picture Not Available		Total Units: 108 UC: 0 Occupancy: 94.4% Stories: 3 w/Elevator Year Built: 1972 BR: 1, 2 Vacant Units: 6 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: 1st month free rent Notes:				
224	Winslow 1635 Marthaler Ln, West Saint Paul, MN 55118				Contact: Lisa Phone: (651) 360-2262	
Picture Not Available		Total Units: 172 UC: 0 Occupancy: 91.3% Stories: 4 w/Elevator Year Built: 2019 BR: 1, 2 Vacant Units: 15 Waitlist: None AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: No Notes:				
225	Winsor Plaza 20827 Howland Ave W, Lakeville, MN 55044				Contact: Phone:	
Picture Not Available		Total Units: 64 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1990 BR: 1, 2 Vacant Units: 0 Waitlist: 1032 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes:				

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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226	Woodridge Apts. 3255 Coachman Rd, Eagan, MN 55121	Contact: Josh Phone:
Picture Not Available	Total Units: 200 UC: 0 Occupancy: 98.0% Stories: 3.5 Year Built: 1986 BR: 1, 2, 3 Vacant Units: 4 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
227	Woods of Burnsville 14701 Portland Ave, Burnsville, MN 55306	Contact: LeAnn Phone:
Picture Not Available	Total Units: 400 UC: 0 Occupancy: 94.8% Stories: 3 Year Built: 1984 BR: 0, 1, 2, 3 Vacant Units: 21 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: No Notes:	
228	WW Apts. 7475 123rd St W, Apple Valley, MN 55124	Contact: Chelsea Phone:
Picture Not Available	Total Units: 30 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1971 BR: 0, 1 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	
229	Yards & Back Yards 205 Concord Exchange N, South Saint Paul, MN 55075	Contact: Daries Phone: (651) 376-3160
	Total Units: 154 UC: 111 Occupancy: 100.0% Stories: 6 w/Elevator Year Built: 2022 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: 111 units under construction, unknown ECD	

✓ Comparable Property ◆ Senior Restricted ■ (MRR) Market-Rate ■ (MRT) Market-Rate & Tax Credit ■ (MRG) Market-Rate & Government-Subsidized ■ (MIN) Market-Rate & Income-Restricted (not LIHTC)	■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (TAX) Tax Credit ■ (TGS) Tax Credit & Government-Subsidized ■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) ■ (TIN) Tax Credit & Income-Restricted (not LIHTC) ■ (TMG) Tax Credit, Market-Rate & Government-Subsidized	■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized ■ (INR) Income-Restricted (not LIHTC) ■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized ■ (GSS) Government-Subsidized ■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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ADDENDUM B:

SURVEY OF
NON-CONVENTIONAL RENTALS
FOR 11 CITIES & BALANCE OF COUNTY
IN DAKOTA COUNTY, MINNESOTA

- *Apple Valley*
- *Burnsville*
- *Eagan*
- *Farmington*
- *Hastings*
- *Inver Grove Heights*
- *Lakeville*
- *Mendota Heights*
- *Rosemount*
- *South St. Paul*
- *West St. Paul*
- *Balance of County*

Address	Type	Price	Square Feet	Price Per Square Foot	Bed	Bath
Apple Valley						
14819 Haven Drive	Single-family	\$2,695	1,858	\$1.45	3	2
7033 130th Street West	Single-family	\$2,815	1,805	\$1.56	4	2
15951 Hyland Pointe Court	Single-family	\$2,525	1,850	\$1.36	4	2
15550 Foghorn Lane	Condominium	\$1,825	1,228	\$1.49	3	1
15924 Fjord Avenue	Townhome	\$1,949	1,519	\$1.28	2	1.5
15739 France Way	Townhome	\$2,300	1,671	\$1.38	3	2
15628 Eagle Bay Drive	Townhome	\$2,650	1,920	\$1.38	3	2.5
15583 Early Bird Circle	Townhome	\$2,510	1,794	\$1.40	3	1.5
158th Street West	Townhome	\$1,950	1,398	\$1.39	3	1.5
7415 143rd Street West	Townhome	\$1,490	1,300	\$1.15	2	1
Burnsville						
13428 Morgan Avenue South	Single-family	\$3,000	2,038	\$1.47	4	3
13318 Court Place	Townhome	\$2,095	1,748	\$1.19	3	2
659 East 143rd Street	Townhome	\$1,595	1,450	\$1.10	2	1
Eagan						
979 Pointe Way	Single-family	\$2,640	1,579	\$1.67	3	2
2151 Cedar Grove Trail	Townhome	\$2,300	1,763	\$1.30	3	3
3623 Saint Francis Way	Townhome	\$2,100	1,256	\$1.67	2	3
4265 Rahn Road	Single-family	\$2,600	1,816	\$1.43	3	2
14XX Kings Crest	Single-family	\$3,750	2,478	\$1.51	3	3
1317 Easter Lane	Single-family	\$2,200	1,800	\$1.22	3	2
1471 Kings Crest	Single-family	\$3,750	2,478	\$1.51	3	3
4280 Trenton Trail	Single-family	\$2,645	1,948	\$1.36	3	2
3440 Golfview Drive	Condominium	\$1,750	-	-	2	2
4518 Cinnamon Ridge Trail	Townhome	\$1,595	1,200	\$1.33	2	1
3563 Blue Jay Way	Condominium	\$1,750	1,160	\$1.51	2	2
2197 Rocky Rapids Way	Townhome	\$2,100	1,265	\$1.66	2	1.5

Source: Zillow, Homes.com, Rent.com

Address	Type	Price	Square Feet	Price Per Square Foot	Bed	Bath
<i>Farmington</i>						
1131 Pine Street	Townhome	\$1,750	1,376	\$1.27	2	2
1001 7th Street	Single-family	\$2,000	1,600	\$1.25	4	2
1293 Prairie View Trail	Single-family	\$2,050	1,701	\$1.21	3	3
5849 193rd Street West	Single-family	\$2,450	2,168	\$1.13	4	2
3768 Golden Hill Terrace	Single-family	\$2,300	1,675	\$1.37	3	2
19385 Elkridge Trail	Single-family	\$2,895	2,500	\$1.16	4	3
18468 Eldorado Way	Single-family	\$3,240	1,670	\$1.94	3	2
1100 Larch Street	Single-family	\$2,300	1,877	\$1.23	4	2
1201 Aspen Court	Single-family	\$2,195	1,408	\$1.56	3	2
20573 Erin Court	Townhome	\$1,725	1,164	\$1.48	2	1.5
709 Spruce Street	Condominium	\$1,050	600	\$1.75	1	1
<i>Hastings</i>						
599 Kendall Drive	Single-family	\$2,075	1,750	\$1.19	3	2
1170 15th Street West	Single-family	\$2,400	2,676	\$0.90	4	3
3111 Riverwood Drive	Single-family	\$2,950	1,462	\$2.02	3	1
2300 Oak Street	Condominium	\$910	900	\$1.01	2	1
<i>Inver Grove Heights</i>						
7842X Adler Trail	Single-family	\$2,995	1,593	\$1.88	3	2
7426 Carmen Avenue	Single-family	\$2,500	1,732	\$1.44	4	2
8190 Casper Way	Single-family	\$2,149	2,100	\$1.02	3	1
6897 Angela Trail	Single-family	\$3,030	1,617	\$1.87	3	2.5
6989 Angela Trail	Single-family	\$2,585	842	\$3.07	2	2
6839 Aqua Trail	Single-family	\$3,695	1,981	\$1.87	4	2.5

Source: Zillow, Homes.com, Rent.com

Address	Type	Price	Square Feet	Price Per Square Foot	Bed	Bath
Lakeville						
16336 Jatos Circle	Single-family	\$2,250	1,656	\$1.36	3	3.0
7345 183rd Street West	Single-family	\$3,400	2,000	\$1.70	3	3.0
16356 Jamison Path	Single-family	\$2,595	1,705	\$1.52	3	3.0
16468 Fishing Avenue West	Single-family	\$2,495	2,130	\$1.17	4	3.0
17753 Everest Avenue	Single-family	\$2,995	1,722	\$1.74	3	2.0
17162 Eastwood Avenue	Townhome	\$2,000	1,518	\$1.32	2	2.0
20612 Dodd Boulevard	Single-family	\$2,395	1,956	\$1.22	4	2.0
9740 170th Street West	Single-family	\$3,070	2,556	\$1.20	4	3.0
11187 204th Street West	Single-family	\$2,200	1,698	\$1.30	3	3.0
7280 183rd Street West	Single-family	\$3,200	2,049	\$1.56	4	3.0
17574 Hyde Park Avenue	Single-family	\$2,995	-	-	3	3.0
17425 Fontana Path	Single-family	\$2,599	2,028	\$1.28	4	2.0
20623 Hampshire Way	Townhome	\$2,495	2,600	\$0.96	3	4.0
17562 Gillette Way	Townhome	\$1,900	1,409	\$1.35	2	1.5
16420 Elm Creek Lane	Townhome	\$2,000	1,420	\$1.41	3	2.5
20637 Kensfield Trail	Townhome	\$2,500	1,380	\$1.81	3	1.5
Mendota Heights						
2266 Copperfield Drive	Single-family	\$3,945	3,215	\$1.23	4	4
1441 Dodd Road	Single-family	\$2,375	1,776	\$1.34	3	2
Rosemount						
13641 Brick Path	Townhome	\$1,900	1,330	\$1.43	2	2
13775 Atwood Avenue	Single-family	\$2,245	1,703	\$1.32	3	3
4317 158th Court West	Single-family	\$2,500	2,000	\$1.25	3	2
14894 Artaine Trail	Single-family	\$3,800	3,140	\$1.21	4	3
15199 Danville Avenue West	Single-family	\$2,500	2,000	\$1.25	3	3
15055 December Way	Townhome	\$2,150	1,701	\$1.26	3	2
3540 156th Street West	Townhome	\$1,995	1,248	\$1.60	3	2
South St. Paul						
428 7th Avenue South	Single-family	\$1,895	1,035	\$1.83	3	1
443 16th Avenue North	Single-family	\$2,600	1,912	\$1.36	4	2
520 15th Avenue North	Single-family	\$2,500	1,910	\$1.31	3	2

Source: Zillow, Homes.com, Rent.com

Address	Type	Price	Square Feet	Price Per Square Foot	Bed	Bath
<i>West St. Paul</i>						
1140 Ottawa Avenue	Single-family	\$2,175	1,813	\$1.20	3	2.0
1518 Timberwood Lane	Townhome	\$2,700	1,900	\$1.42	3	3.0
242 Butler Avenue West	Single-family	\$2,600	1,896	\$1.37	4	2.0
85 Orme Street East	Townhome	\$1,499	1,000	\$1.50	2	1.0
1808 Humboldt Avenue	Townhome	\$1,545	1,200	\$1.29	2	1.0
233 Bernard Street West	Townhome	\$1,300	900	\$1.44	1	1.0
963 Gorman Avenue	Townhome	\$1,550	1,040	\$1.49	2	1.0
<i>Balance of County</i>						
2132 Westpointe Drive	Single-family	\$3,600	1,535	\$2.35	3	2.5
20735 Chippendale Avenue West	Condominium	\$2,250	1,400	\$1.61	3	2

Source: Zillow, Homes.com, Rent.com

ADDENDUM C:
SENIOR CARE HOUSING SURVEY

Independent Living

Map ID	Facility Name	City	Year Built/ Renovated	Total Units	Occupied Beds	Occ. Rate	Base Monthly Rates
I-1	Ecumen Seasons at Apple Valley	Apple Valley	2011	52	51	98.1%	\$2,045-\$4,335
I-2	Regent At Burnsville	Burnsville	2005	80	75	93.8%	\$2,395-\$4,200
I-3	Rivers	Burnsville	2000	106	101	95.3%	\$1,675-\$3,900
I-4	Valley Ridge	Burnsville	2012	80	74	92.5%	\$775-\$1,194
I-5	Havenwood Of Burnsville	Burnsville	2020	80	78	97.5%	\$2,185-\$4,495
I-6	Lexington Pointe Senior Living	Eagan	2020	86	82	95.3%	\$2,313-\$3,780
I-7	Stonehaven Of Eagan Senior Living	Eagan	2018	45	45	100.0%	\$2,300-\$4,000
I-8	Commons On Marice	Eagan	1999	45	39	86.7%	\$2,105-\$4,245
I-9	Eagan Pointe Senior Living	Eagan	2015	60	58	96.7%	\$2,399-\$3,940
I-10	Trinty Terrace	Farmington	2014	26	23	88.5%	\$1,745-\$2,670
I-11	Hastings Senior Health & Living	Hastings	2002	47	47	100.0%	\$1,506-\$2,500
I-12	Timber Hills	Inver Grove Heights	2002	157	157	100.0%	\$2,089-\$3,830
I-13	Inver Glen Senior Living	Inver Grove Heights	2009	45	45	100.0%	\$2,230-\$3,200
I-14	Kinglsey Shores	Lakeville	2021	89	83	93.3%	\$1,557-\$4,613
I-15	Fountains At Hosanna	Lakeville	2012	34	30	88.2%	\$2,300-\$4,300
I-16	Highview Hills	Lakeville	2009	107	107	100.0%	\$2,250-\$2,295
I-17	Lilydale Senior Living	Lilydale	2012	28	28	100.0%	\$2,476-\$4,742
I-18	Benedictine Living Community Northfield	Northfield	2019	37	33	89.2%	\$2,345-\$4,235
I-19	Rosemount	Rosemount	2016	40	40	100.0%	\$1,970-\$3,490
I-20	Southview Senior Living	West St. Paul	2005	48	39	81.3%	\$2,044-\$2,899
I-21	Walker Westwood Ridge	West St. Paul	1985	63	61	96.8%	\$2,357-\$2,875

Assisted Living

Map ID	Facility Name	City	Year Built/ Renovated	Lic. Beds	Marketed Beds	Occupied Beds	Occ. Rate	Base Monthly Rates
A-1	Ecumen Seasons at Apple Valley	Apple Valley	2011	160	80	78	97.5%	\$2,045-\$4,335
A-2	Boden Senior Living	Apple Valley	2022	64	62	58	93.5%	\$3,600-\$5,100
A-3	Centennial House of Apple	Apple Valley	1997	80	79	69	87.3%	\$3,610-\$4,255
A-4	Arbor Lane	Burnsville	2009	50	44	44	100.0%	\$1,860-\$2,740
A-5	Emerald Crest of Burnsville	Burnsville	1998	70	68	65	95.6%	\$8,500-\$9,500
A-6	Havenwood of Burnsville	Burnsville	2020	160	38	38	100.0%	\$2,735-\$5,050
A-7	Havenwood of Burnsville	Burnsville	2020	17	17	17	100.0%	\$2,185-\$4,450
A-8	Arbors At Ridges Assisted Living	Burnsville	2009	70	59	59	100.0%	\$2,365-\$4,500
A-9	Regent At Burnsville	Burnsville	2005	170	80	75	93.8%	\$3,500-\$5,300
A-10	Rivers	Burnsville	2000	182	76	73	96.1%	\$1,840-\$3,820
A-11	Valley Ridge	Burnsville	2012	67	60	56	93.3%	\$2,575-\$3,170
A-12	Burnsville Carefree Living	Burnsville	1982	94	85	81	95.3%	\$2,123-\$2,578
A-13	Lexington Pointe Senior Living	Eagan	2020	195	86	83	96.5%	\$4,291-\$6,857
A-14	Stonehaven of Eagan Senior Living	Eagan	2018	125	60	60	100.0%	\$2,000 - \$4,000
A-15	Brookdale Eagan	Eagan	1999	52	52	50	96.2%	\$6,500
A-16	Commons On Marice	Eagan	1999	160	70	64	91.4%	\$2,645-\$4,245
A-17	Eagan Pointe Senior Living	Eagan	2015	170	42	37	88.1%	\$4,289-\$6,632
A-18	Trinty Terrace	Farmington	2014	55	37	28	75.7%	\$2,395-\$2,940
A-19	Hastings Senior Health & Living	Hastings	2014	90	32	32	100.0%	\$1,506-\$2,500
A-20	Oak Ridge Assisted Living of Hastings	Hastings	2002	70	67	67	100.0%	\$3,375-\$3,735
A-21	Inver Glen Senior Living	Inver Grove Heights	2009	120	78	67	85.9%	\$4,367-\$6,300
A-22	Timber Hills	Inver Grove Heights	2002	91	84	84	100.0%	\$3,515-\$5,755
A-23	Fountains At Hosanna	Lakeville	2012	108	58	55	94.8%	\$2,300-\$4,300
A-24	Highview Hills	Lakeville	2009	175	22	22	100.0%	\$2,250-\$4,150
A-25	Kinglsey Shores	Lakeville	2014	116	67	61	91.0%	\$2,515-\$5,164
A-26	Moments of Lakeville	Lakeville	2015	101	92	91	98.9%	\$8,100-\$12,100
A-27	Lilydale Senior Living	Lilydale	2012	137	92	92	100.0%	\$4,343-\$6,570
A-28	Benedictine Living Community Northfield	Northfield	2019	135	98	89	90.8%	\$3,545-\$4,665
A-29	Rosemount	Rosemount	2016	115	52	46	88.5%	\$2,940-\$5,650
A-30	Walker Methodist River Heights	South St. Paul	1985	66	33	28	84.8%	\$2,350-\$3,200
A-31	Southview Senior Living	West St. Paul	2005	100	42	29	69.0%	\$4,214-\$5,469
A-32	Walker Westwood Ridge	West St. Paul	1985	140	63	61	96.8%	\$2,925-\$8,175

Nursing Homes

Map ID	Facility Name	City	Year Built/ Renovated	Lic. Beds	Marketed Beds	Occupied Beds	Occ. Rate	Base Monthly Rates
N-1	Apple Valley Village Health Care Center	Apple Valley	1980 Est.	162	72	60	83.3%	\$13,688-\$21,292
N-2	Trinity Care Center	Farmington	1967	70	70	65	92.9%	\$6,894
N-3	Hastings Senior Health & Living	Hastings	2002	72	72	63	87.5%	\$12,167
N-4	Regina Senior Living	Hastings	1975 Est.	57	57	57	100.0%	\$11,832
N-5	Good Sam Inver Grove Heights	Inver Grove Heights	2000 Est.	46	46	44	95.7%	\$12,684-\$14,162
N-6	Woodlyn Heights Healthcare Center	Inver Grove Heights	1990 Est.	79	79	71	89.9%	\$7,800
N-7	Southview Acres Healthcare Center	West St. Paul	1975 Est.	220	220	143	65.0%	\$7,604-\$18,250

ADDENDUM D: CITY OF APPLE VALLEY OVERVIEW

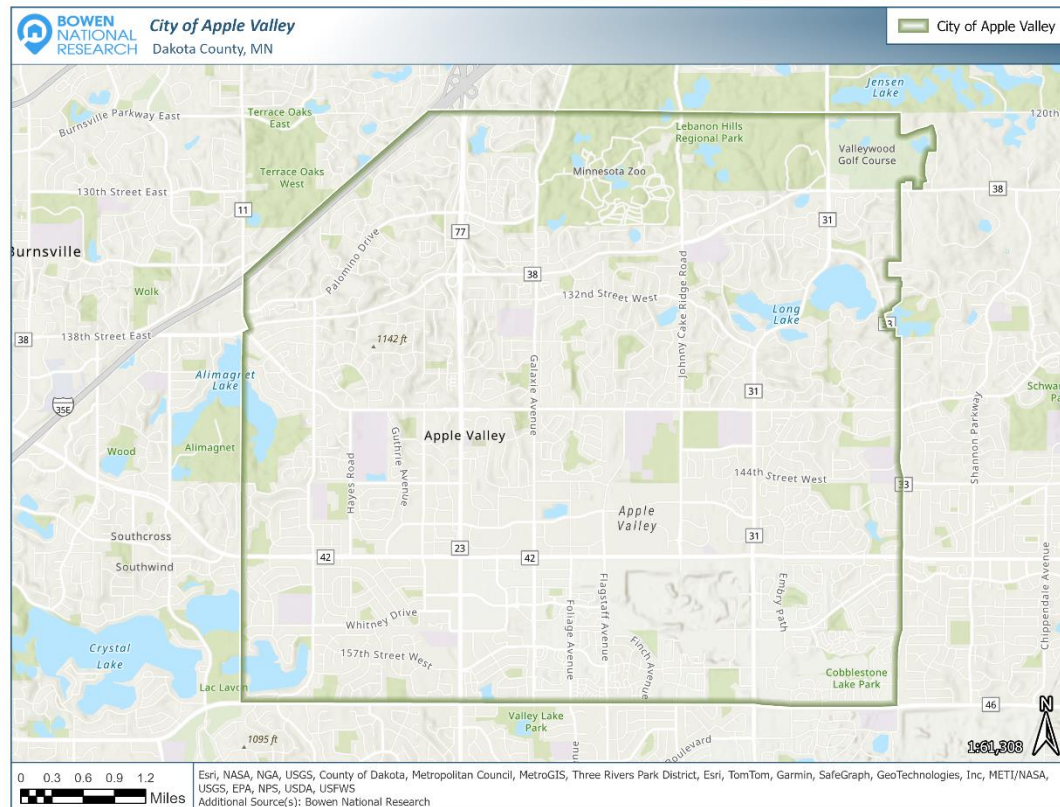
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Apple Valley. To provide a base of comparison, various metrics of Apple Valley were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Apple Valley is located in the northwestern portion of Dakota County, approximately 25 miles south of Minneapolis. Apple Valley contains approximately 17 square miles and has an estimated population of 57,219 in 2024. Interstate 35 runs directly along the northwest border of the city and provides access to nearby metropolitan centers.

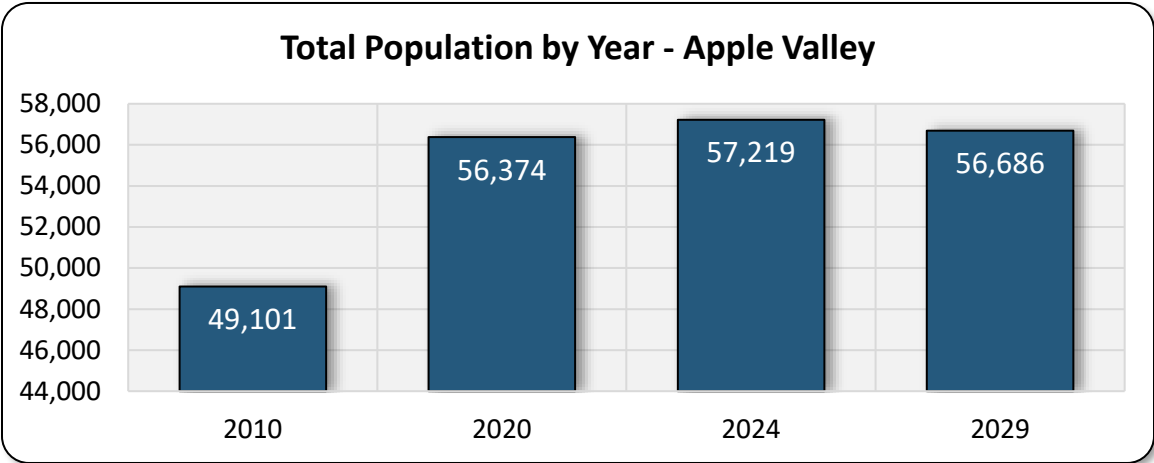
The following map illustrates the city of Apple Valley.



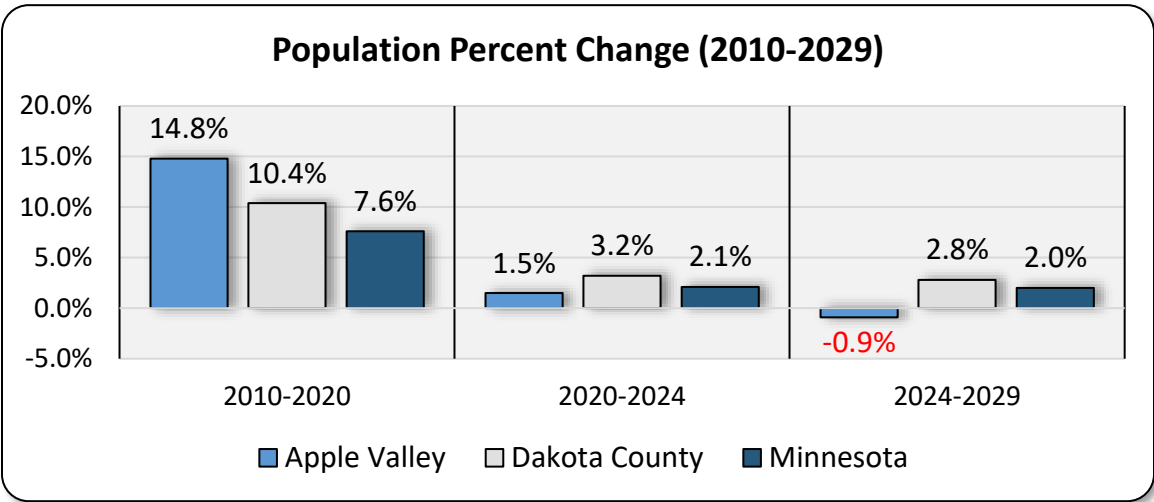
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Apple Valley. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Apple Valley and the projected population changes between 2024 and 2029 for each of the study areas.



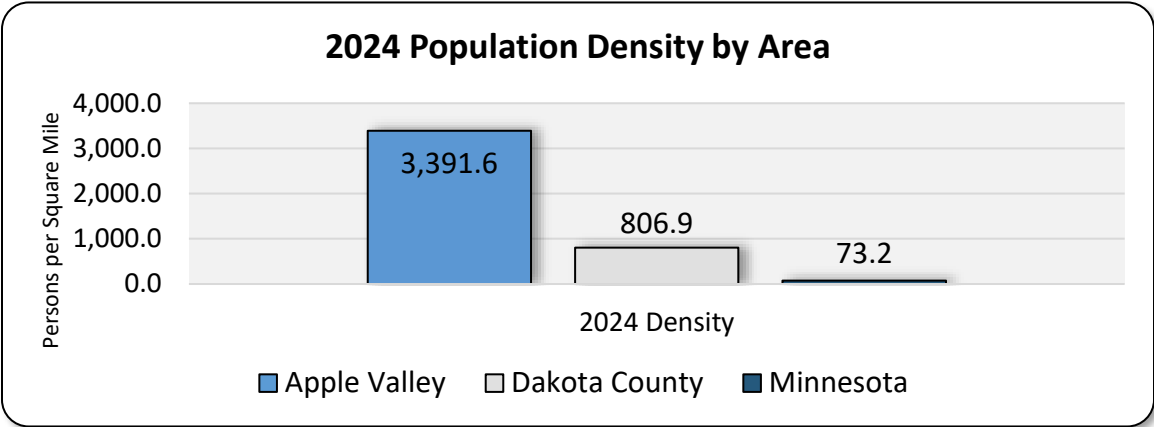
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Apple Valley increased by 7,273 (14.8%) between 2010 and 2020. This represents a larger percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Apple Valley increased by 1.5%; however, the population within the area is projected to decline by 0.9% over the next five years. This contrasts with the 2.8% increase for the county and 2.0% increase for the state during this time period.

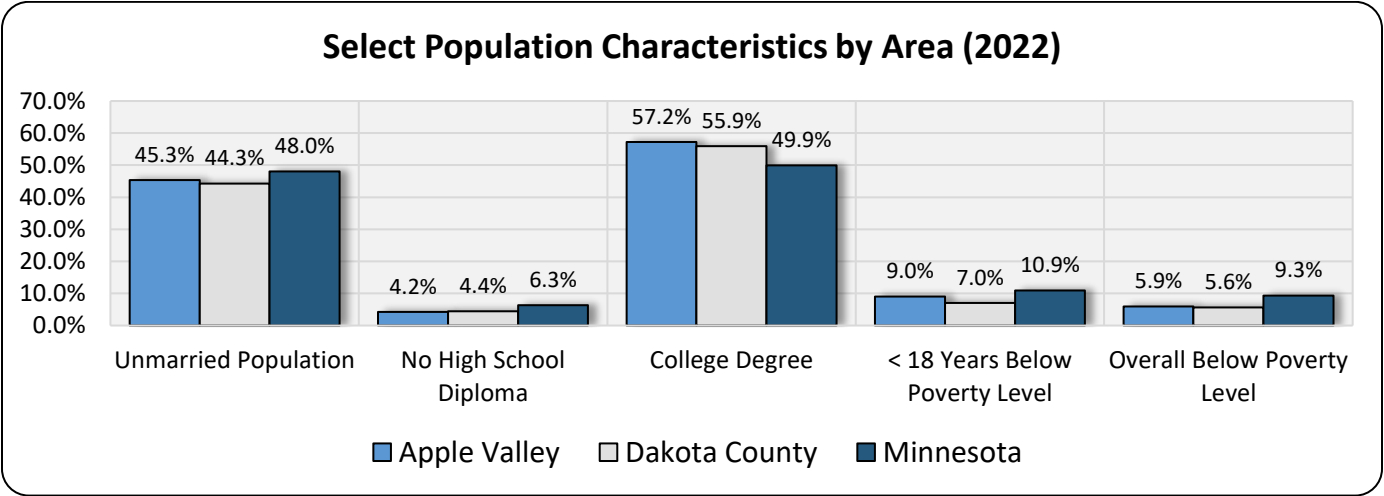
The following graph illustrates the *population density* for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 3,391.6 persons per square mile, Apple Valley is significantly more densely populated than Dakota County and the state of Minnesota.

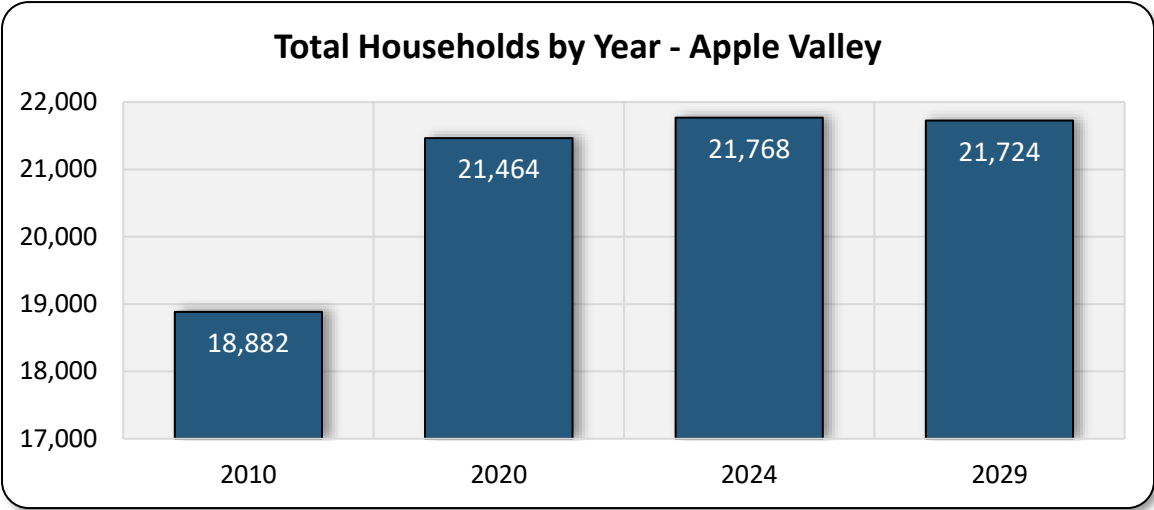
The following graph illustrates *select population characteristics* that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



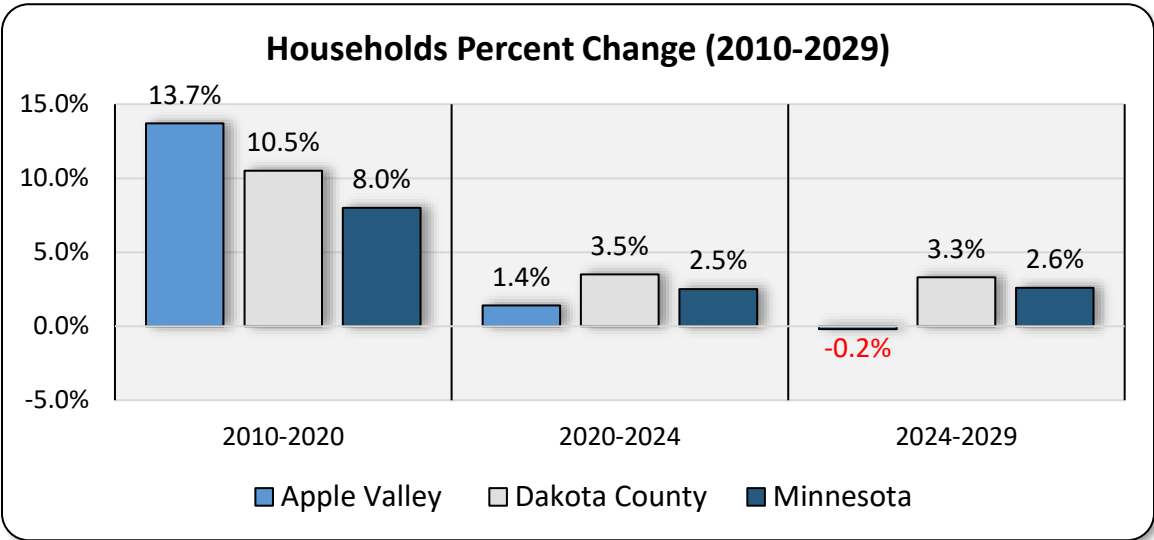
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Apple Valley has a comparable share of unmarried population (45.3%), a lower share of the population without a high school diploma (4.2%), and a higher share of individuals with a college degree (57.2%). The two educational attainment factors likely have a positive influence on housing affordability in the city. Overall, Apple Valley has slightly higher poverty rates for children less than 18 years of age (9.0%) and the overall population (5.9%) when compared to the county.

The following graphs illustrate the number of **total households** in Apple Valley by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



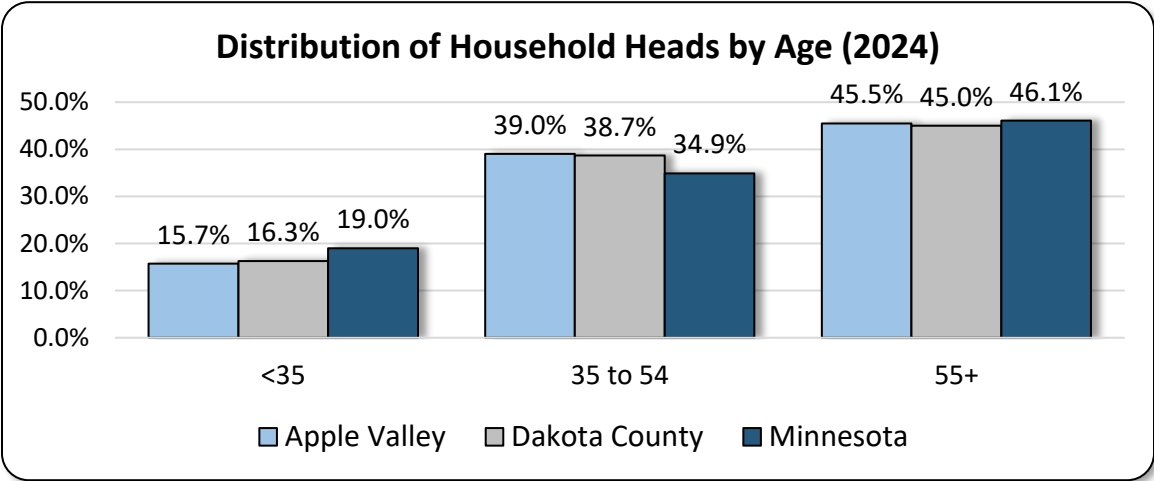
Source: 2010, 2020 Census; ESRI; Bowen National Research



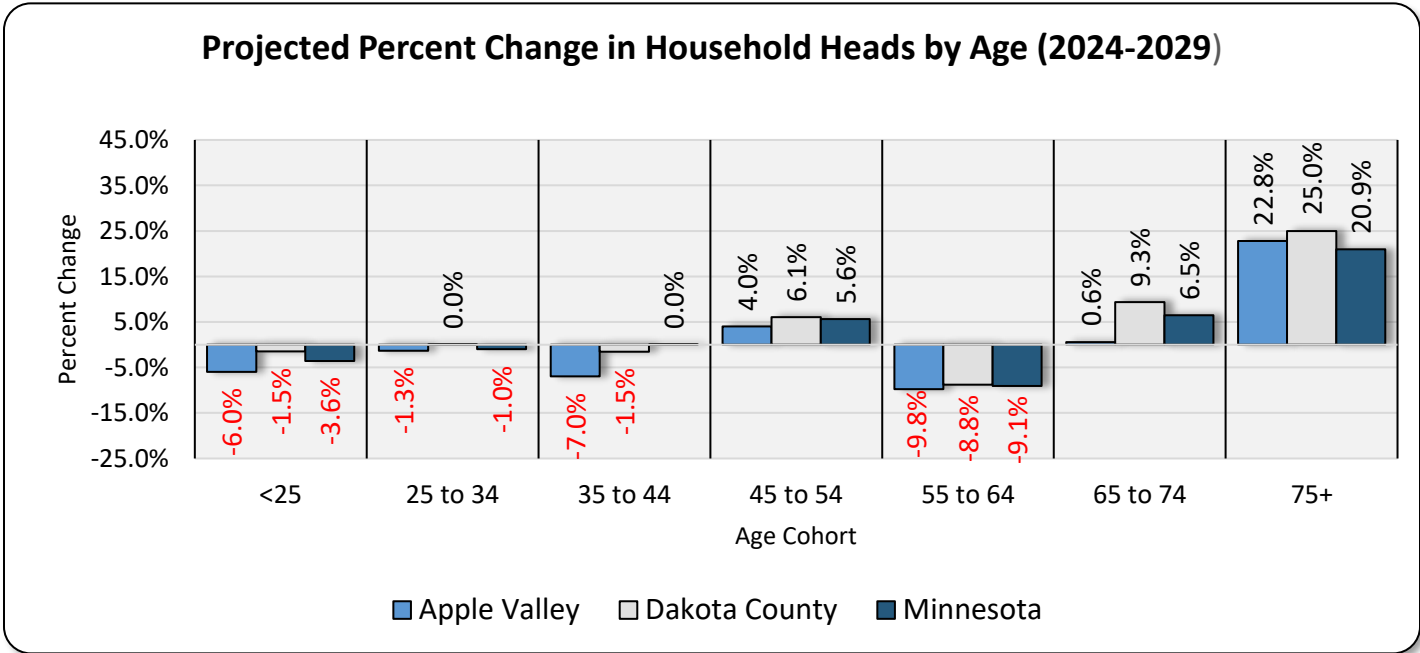
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Apple Valley increased by 2,582 (13.7%) between 2010 and 2020. This represents a larger percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Apple Valley increased by 1.4%; however, it is projected that the number of households in the area will decline slightly (0.2%) over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



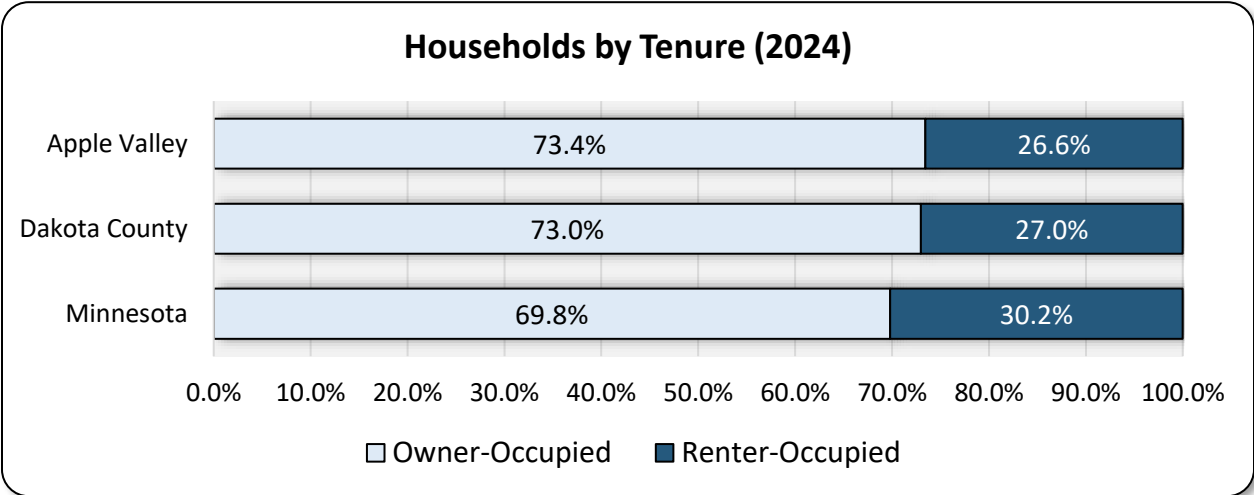
Source: ESRI; Bowen National Research



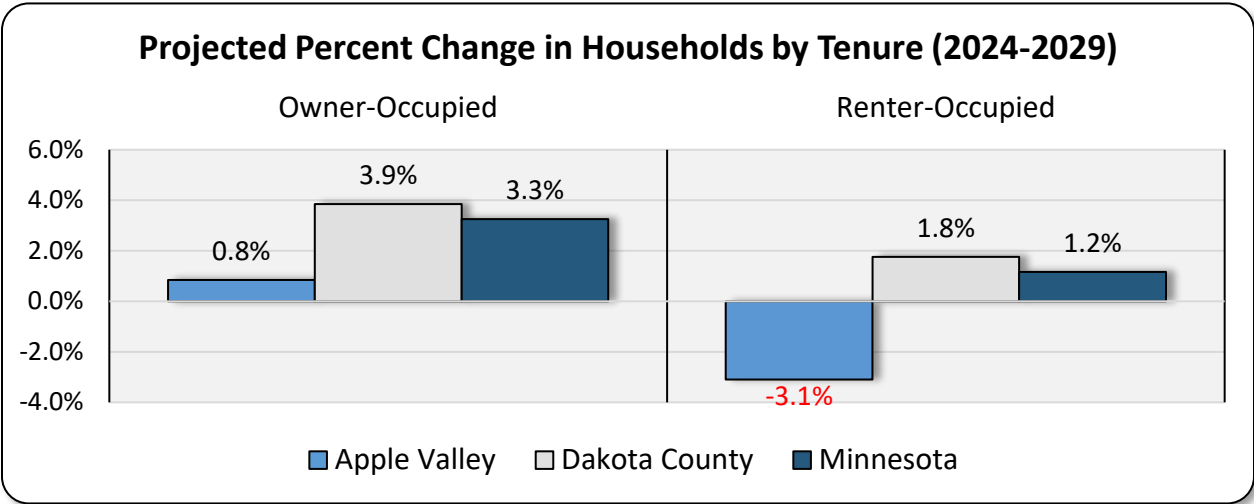
Source: ESRI; Bowen National Research

Overall, the data shows that Apple Valley and Dakota County households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. While households aged 75 and older are projected to increase by 22.8% in Apple Valley over the next five years, households between the ages of 45 and 54 (4.0%) and 65 and 74 (0.6%) are also expected to increase. The overall projected changes in households by age in Apple Valley are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



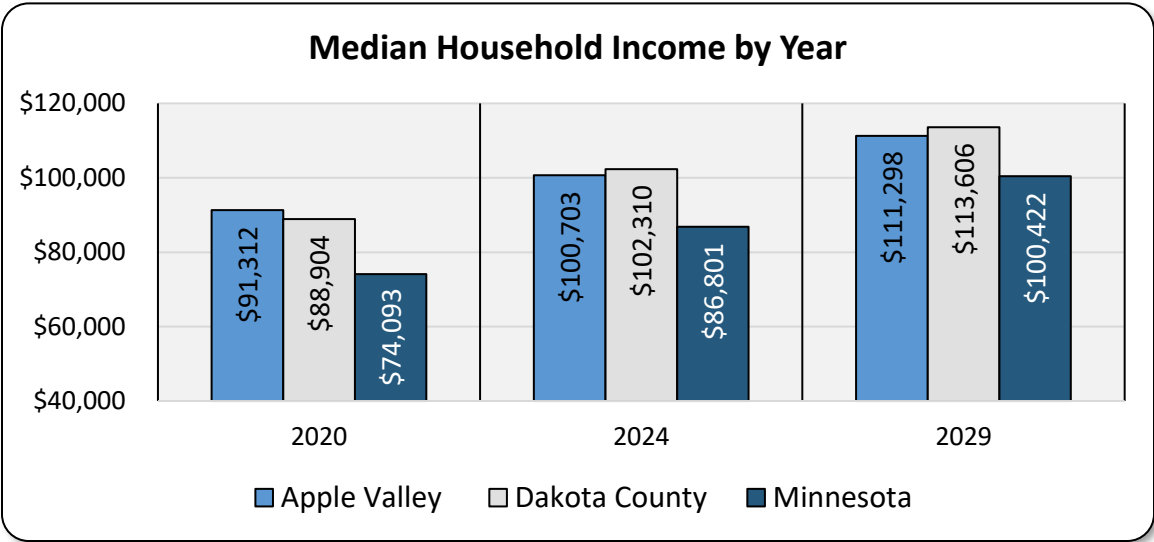
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Apple Valley (73.4% owners and 26.6% renters) is very comparable to the shares for the county, but more heavily weighted toward owners when compared to the state. Over the next five years, it is projected that the number of owner households in Apple Valley will increase by 0.8%, while the number of renter households will decline by 3.1%. This is a smaller increase in owner households and a contrasting projection for renter households when compared to the county and state. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors. The *increase* among owner households in Apple Valley will likely contribute to an increase in demand within the for-sale housing market over the next five years.

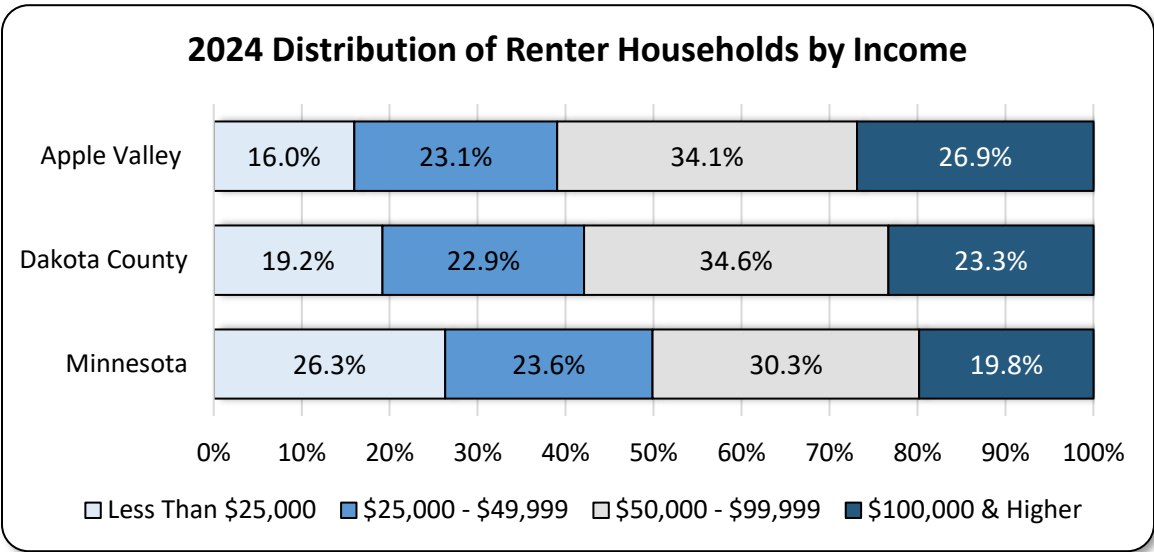
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

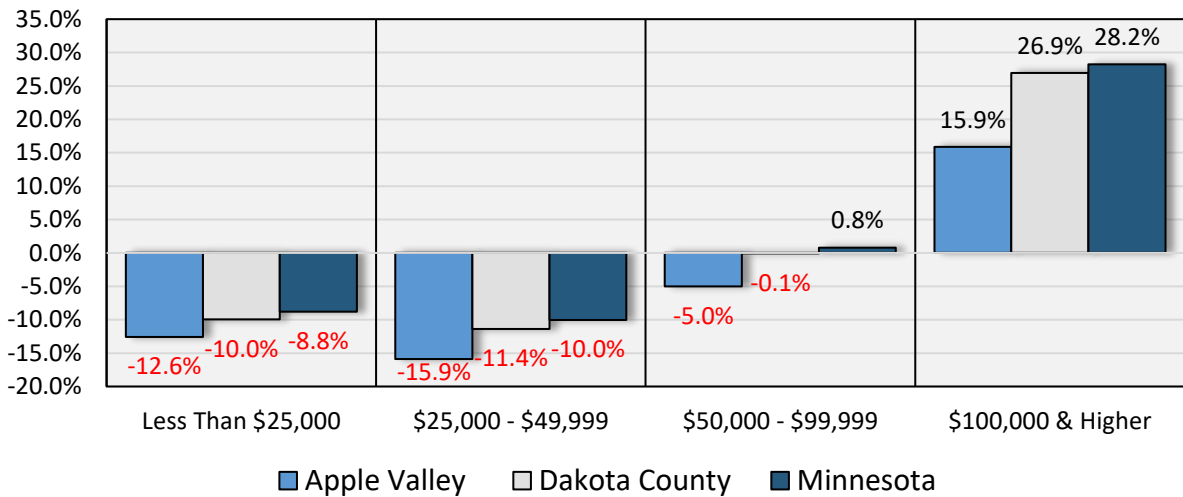
As the preceding illustrates, the 2024 median household income in Apple Valley (\$100,703) is 16.0% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Apple Valley will increase to \$111,298, or an increase of 10.5%. As such, the median household income in Apple Valley will remain well above that of the state (\$100,422), but slightly lower than the county (\$113,606).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

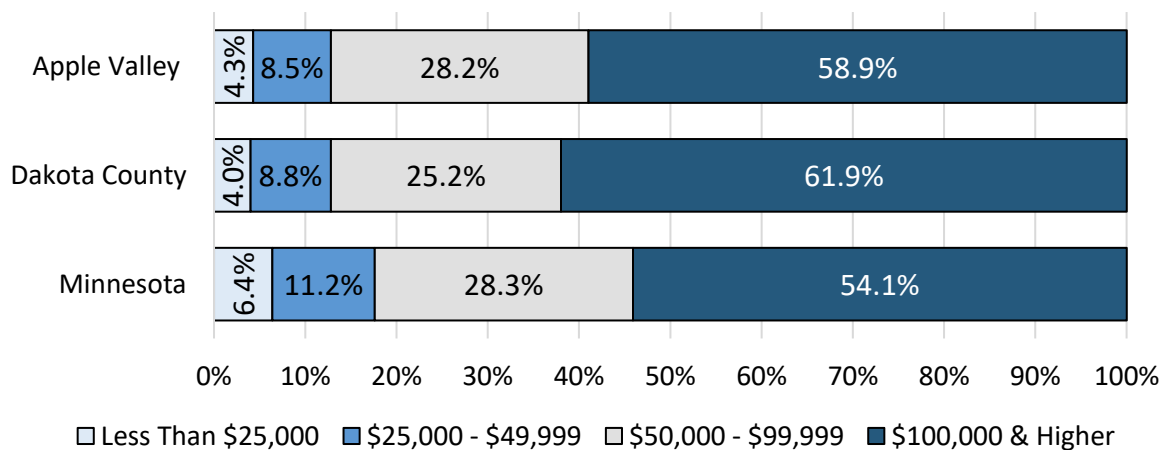


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Apple Valley has a larger share of renter households with incomes of \$100,000 or higher when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in Apple Valley is projected to be among households earning \$100,000 or higher (15.9%), while those earning less than \$100,000 are projected to decline in number. Despite these changes, a substantial share of renter households in Apple Valley will continue to earn less than \$100,000.

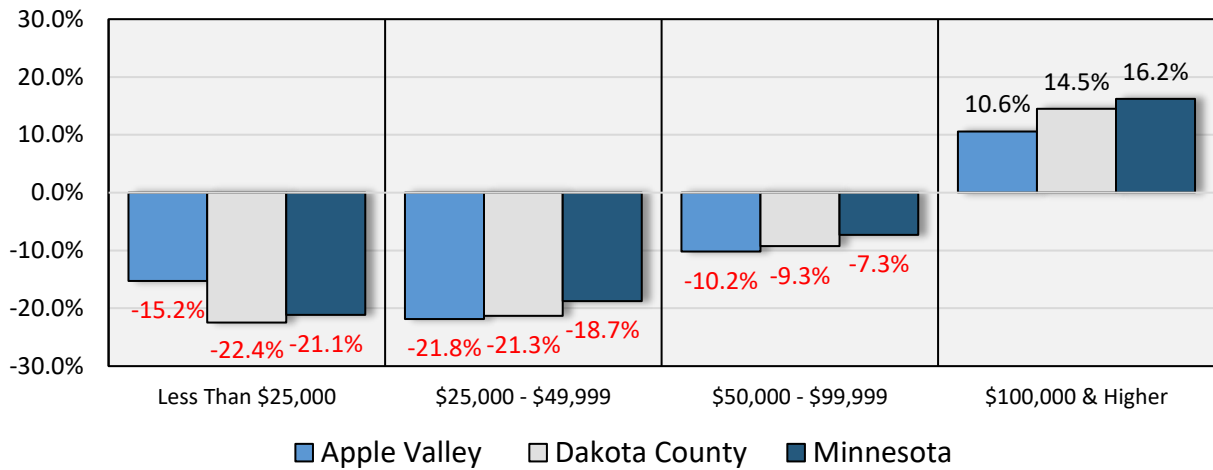
The following graphs compare **owner households by income** for 2024 and the projected *percent* change in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

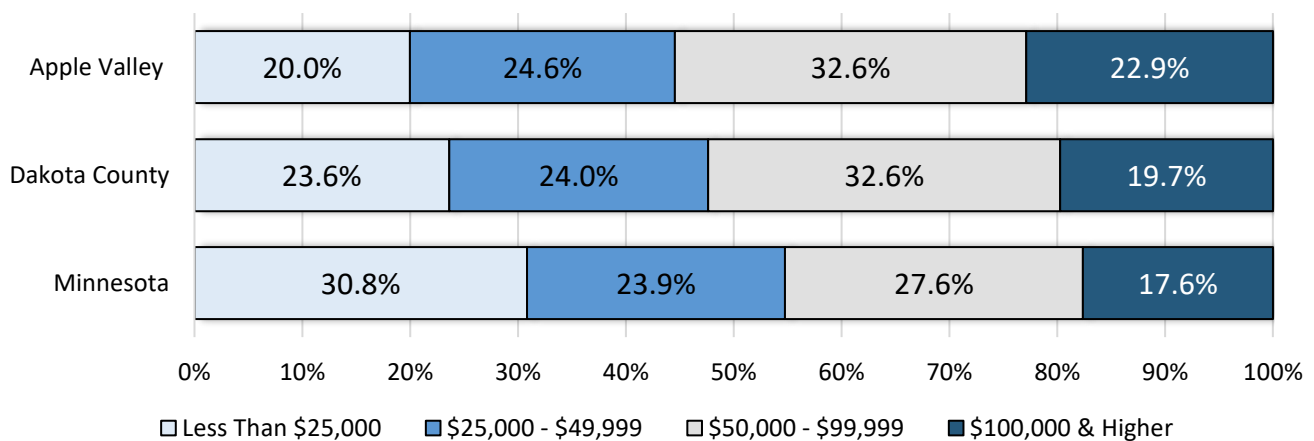


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (58.9%) of Apple Valley owner households earn \$100,000 or more, which is a higher share compared to the state (54.1%), but lower than the county share (61.9%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (10.6%), while those earning less than \$100,000 are projected to decrease. This is broadly consistent with county and statewide projections for this time period.

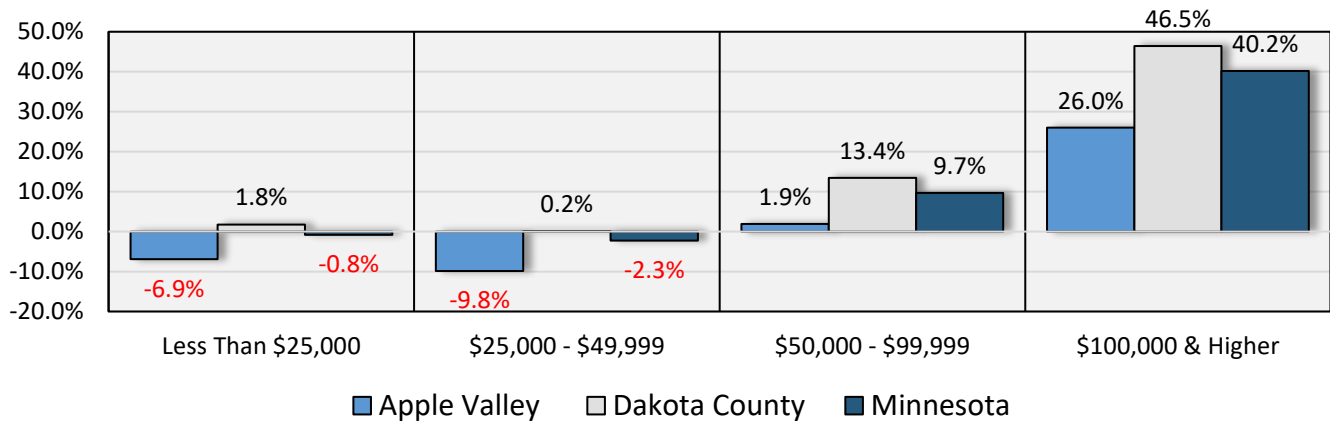
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

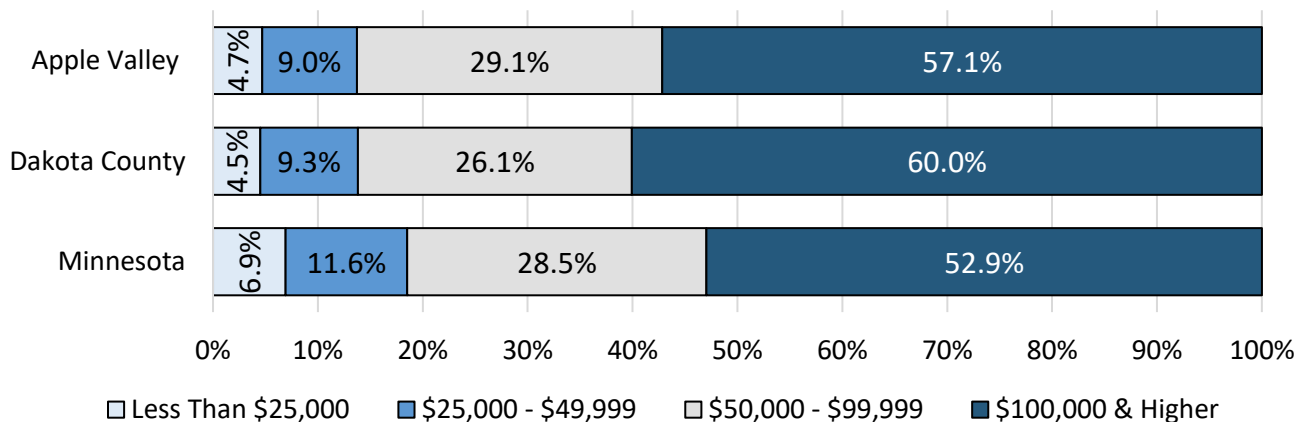


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Apple Valley earn between \$50,000 and \$99,999 (32.6%), followed by those earning between \$25,000 and \$49,999 (24.6%). Over the next five years, growth among senior households in Apple Valley is primarily projected to occur among households earning \$100,000 or more, which are projected to increase by 26.0% during the time period. While senior households earning less than \$50,000 are projected to decline in Apple Valley between 2024 and 2029, marginal growth is projected for the two lowest income cohorts in Dakota County.

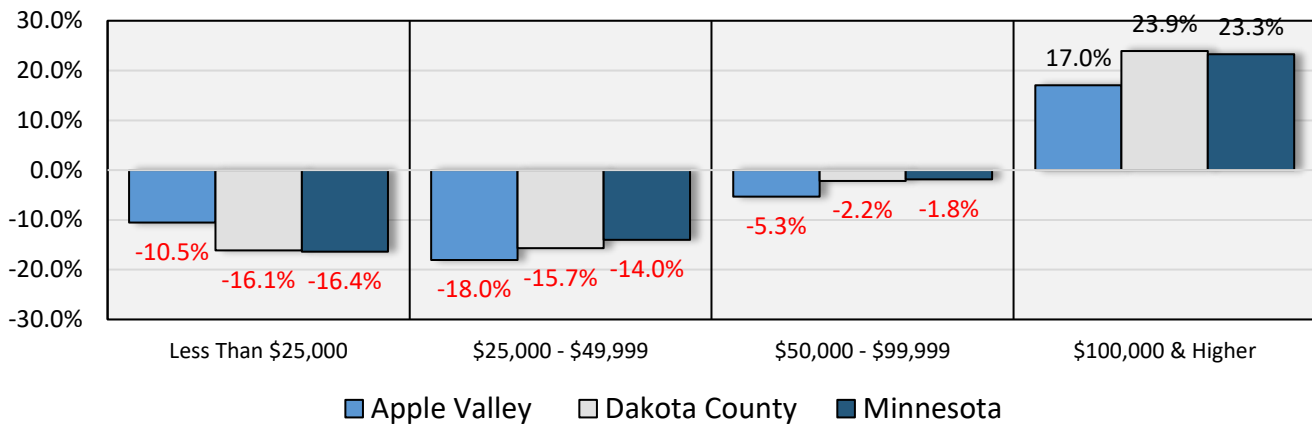
The following graphs compare **senior owner households (age 62 and older) by income** for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Apple Valley earn \$100,000 or more (57.1%), followed by those earning between \$50,000 and \$99,999 (29.1%). Over the next five years, projected growth among senior owner households in Apple Valley is confined to households earning \$100,000 or more, which are projected to increase by 17.0% during the time period. The projected growth among the highest income cohort and decline among the lower income cohorts in Apple Valley is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the ***components of population change*** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

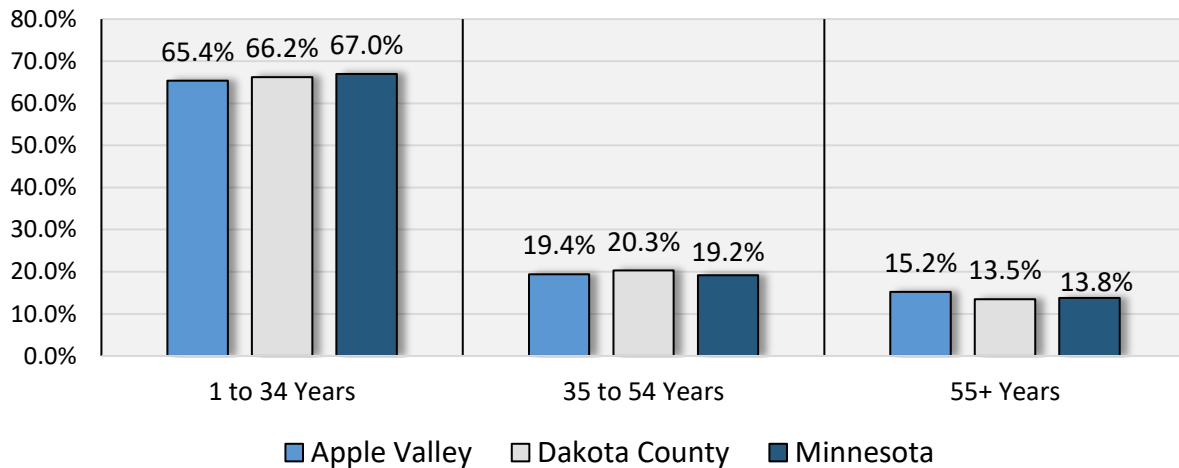
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Apple Valley, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

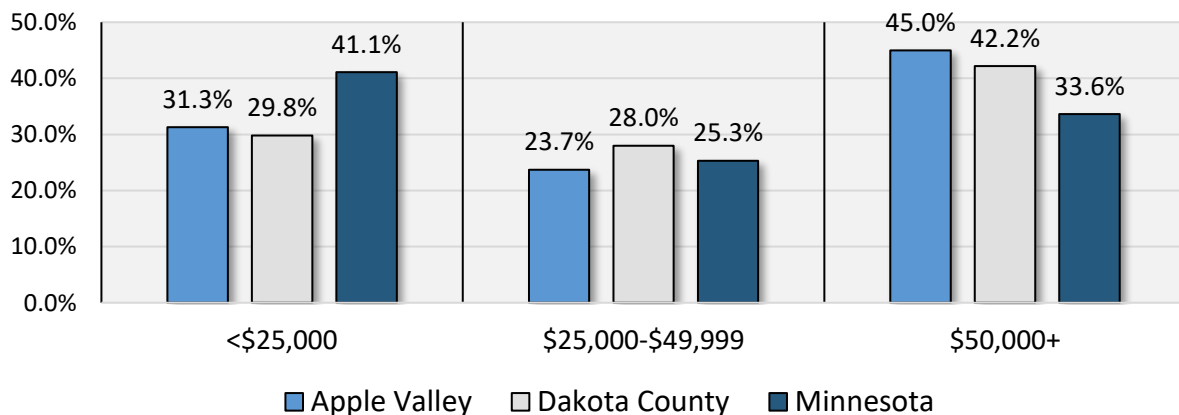
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

Share of In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Apple Valley is very similar to the distributions within the county and state, although there is a slightly higher share of in-migrants age 55 or older (15.2%) in Apple Valley. While the distribution of in-migrants by income in Apple Valley is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that notable shares of in-migrants earn less than \$25,000 (31.3%) and between \$25,000 and \$49,999 (23.7%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Apple Valley, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Apple Valley		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	7	0.0%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	0	0.0%	568	0.3%	12,777	0.4%
Construction	462	2.3%	10,298	5.0%	137,789	4.2%
Manufacturing	308	1.6%	22,907	11.1%	342,911	10.3%
Wholesale Trade	288	1.5%	8,221	4.0%	134,193	4.0%
Retail Trade	4,507	22.7%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	285	1.4%	8,741	4.2%	83,429	2.5%
Information	301	1.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	834	4.2%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	624	3.1%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	1,221	6.2%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	0	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	432	2.2%	5,954	2.9%	74,747	2.3%
Educational Services	2,475	12.5%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	2,190	11.1%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	780	3.9%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	2,053	10.4%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	1,005	5.1%	12,232	5.9%	204,837	6.2%
Public Administration	1,984	10.0%	10,454	5.1%	184,476	5.6%
Non-classifiable	58	0.3%	852	0.4%	17,626	0.5%
Total	19,814	100.0%	205,899	100.0%	3,319,675	100.0%

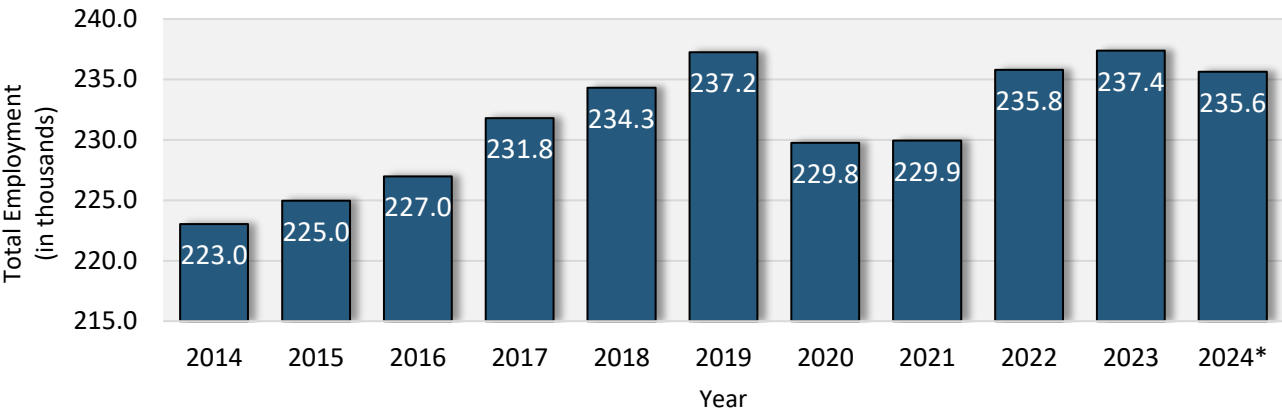
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Apple Valley has an employment base of nearly 20,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Retail Trade (22.7%), Educational Services (12.5%), Health Care and Social Assistance (11.1%), Accommodation and Food Services (10.4%), and Public Administration (10.0%). Combined, the top five job sectors represent 66.7% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



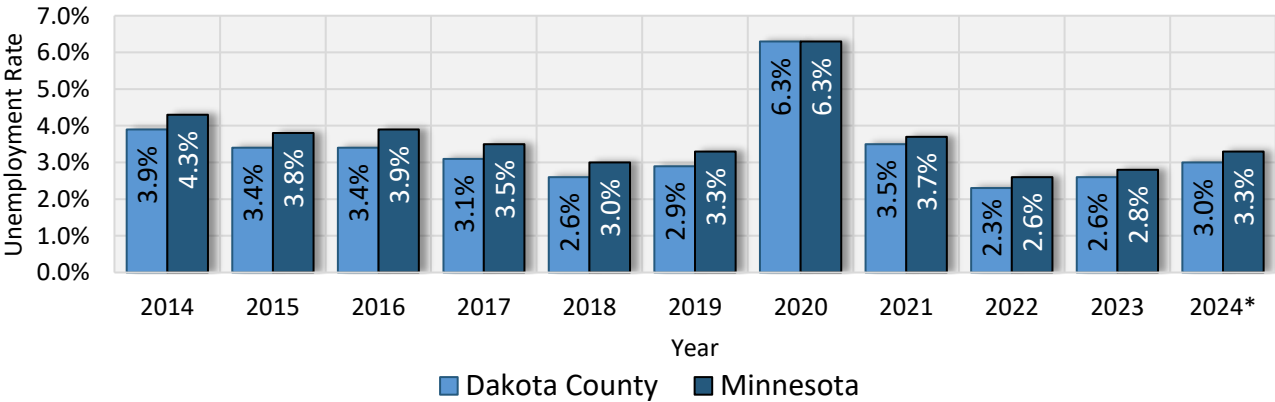
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment has decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

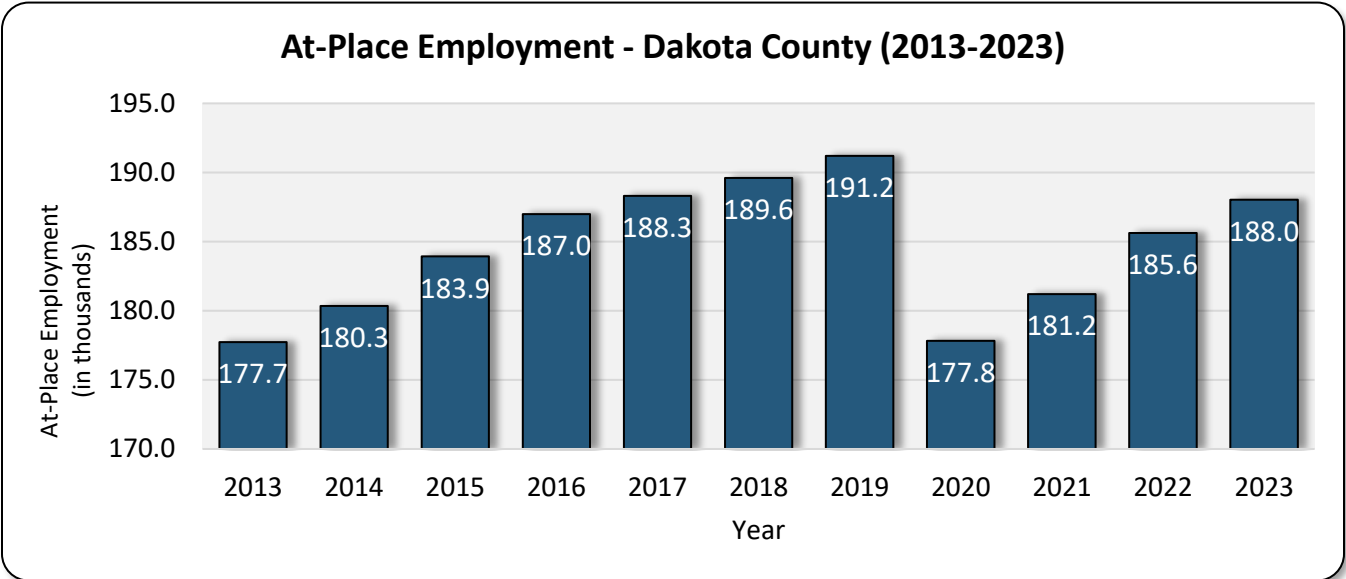


Source: Department of Labor, Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place employment*** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment has increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Apple Valley. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Apple Valley:

Economic Development Activity – Apple Valley			
Project Name	Investment	Job Creation	Scope of Work/Details
HealthPartners	\$29 million	N/A	Completed: A 56,776 square-foot facility that includes family medicine, pediatrics, radiology, cardiology, lab, urgent care and other services.
Fischer Mining and Apple Valley Redi-mix Site	N/A	N/A	Proposed: Rockport, LLC proposed a development at the former mining and redi-mix site. Plans include a technology campus, retail, residential, medical, hotel and greenspace.

N/A – Not Available

As the preceding illustrates, economic development projects have been proposed and recently completed within Apple Valley. While job creation estimates were not provided for these projects, the significant investment in the area will likely have a positive impact on the community and labor market in the future.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

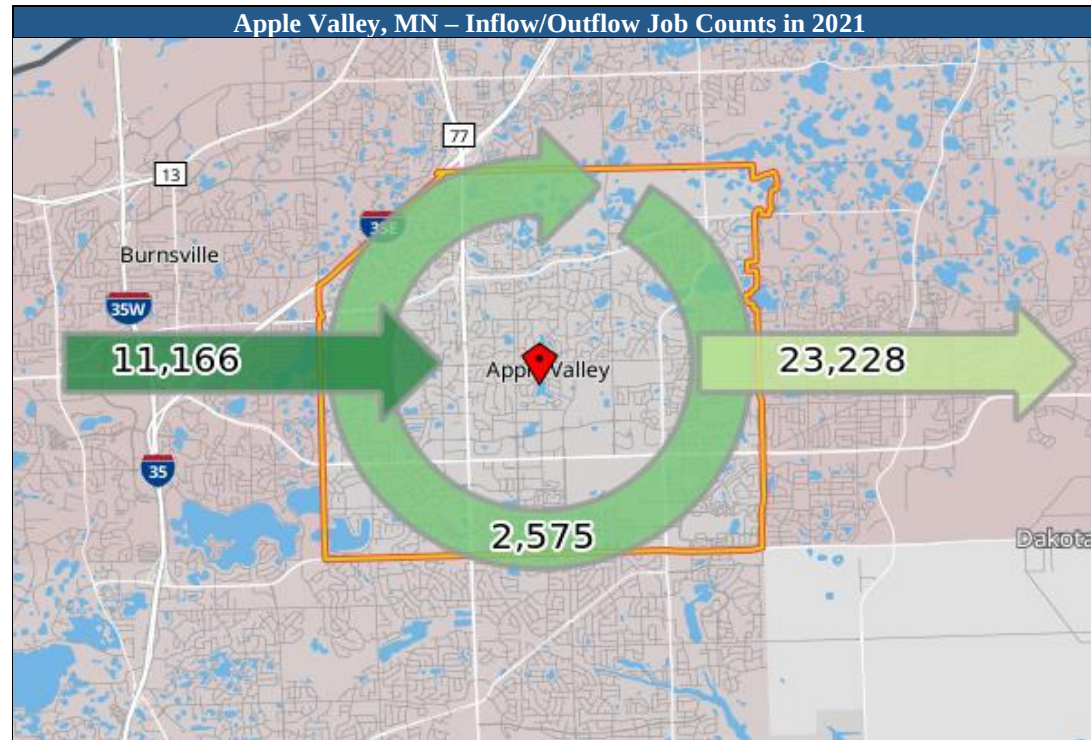
The following table summarizes two *commuting pattern attributes* (mode and time) for Apple Valley.

Commuting Attributes - Apple Valley, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	20,274	2,206	834	301	370	4,770	28,755
Percent	70.5%	7.7%	2.9%	1.0%	1.3%	16.6%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	5,209	9,747	5,849	2,083	1,097	4,770	28,755
Percent	18.1%	33.9%	20.3%	7.2%	3.8%	16.6%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 78.2% of individuals in Apple Valley utilize their own vehicles or carpool to work. Overall, 52.0% of residents have commute times of less than 30 minutes to their place of employment, with an additional 16.6% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (2.9%) of residents rely on public transit as their commuting mode.

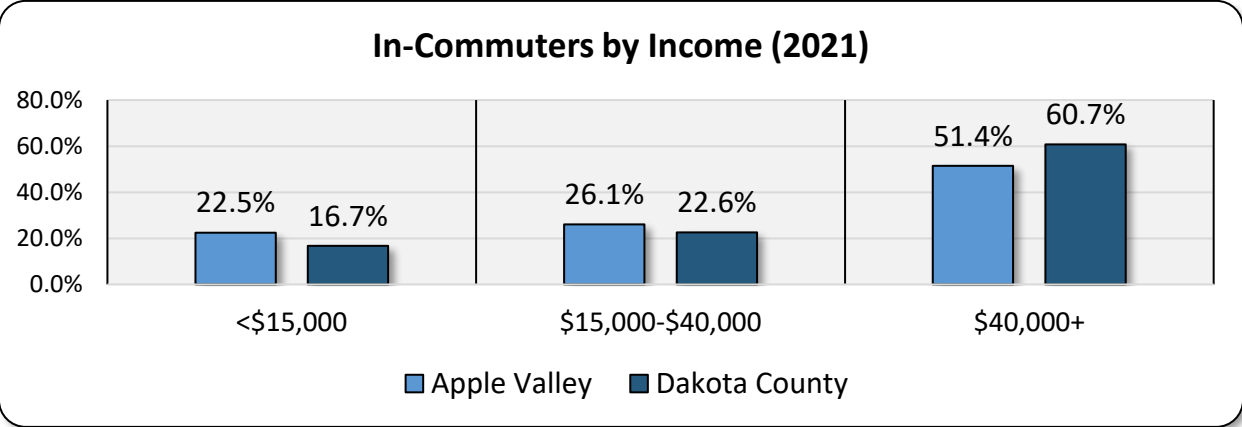
The following illustrates the overall **commuter flow** for Apple Valley based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 13,741 persons *employed* in Apple Valley, 81.3% (11,166) originate from outside the city, while 18.7% (2,575) live within the city. Over 23,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 11,166 non-residents who work in the area represent a substantial base of potential support for future residential development within Apple Valley.

The following compares the distribution of **in-commuters by annual income** for Apple Valley and Dakota County.

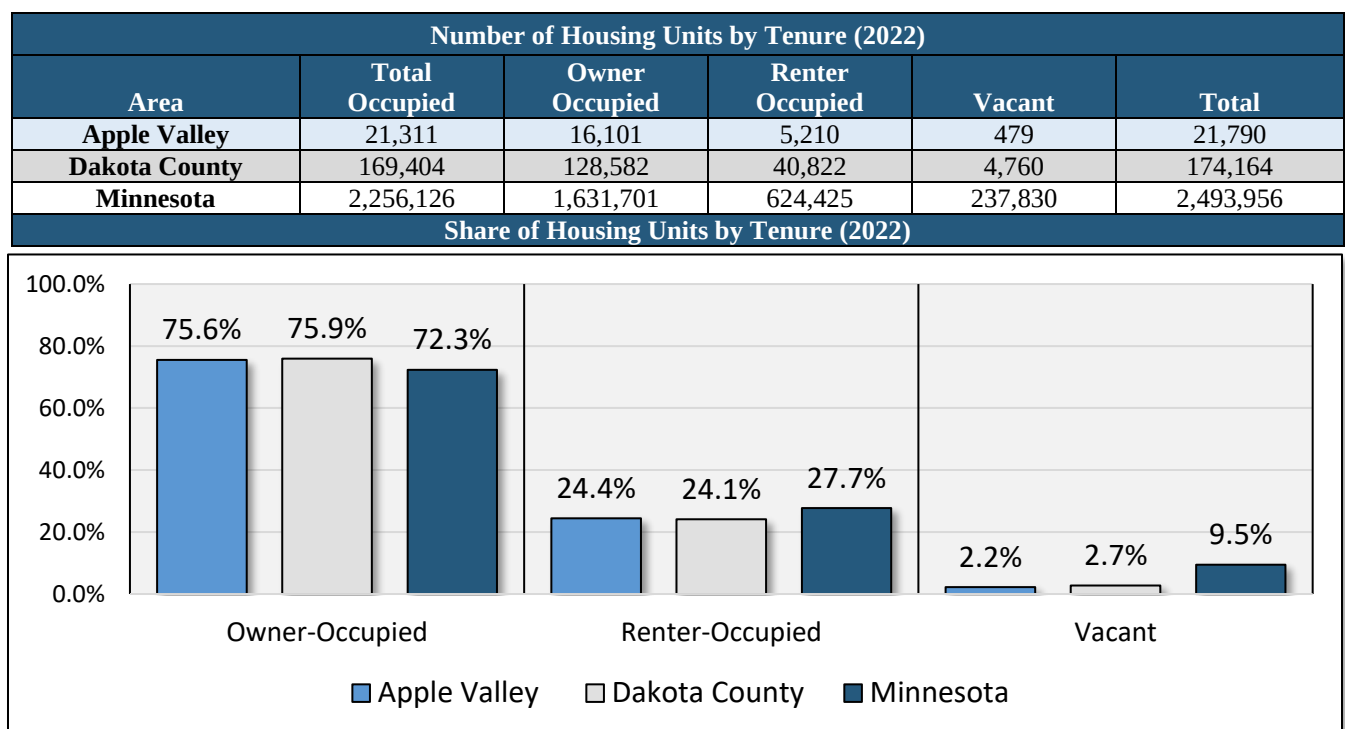


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (51.4%) of in-commuters to Apple Valley earn \$40,000 or more annually, while 26.1% earn between \$15,000 and \$40,000, and 22.5% earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of low- and middle-income in-commuters within Apple Valley when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 11,166 in-commuters to live within Apple Valley.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 21,311 total *occupied* housing units in Apple Valley, 75.6% are owner occupied and 24.4% are renter occupied. This is a similar distribution of occupied units by tenure compared to the county, but slightly more weighted toward owner-occupied housing when compared to the state. Among the 21,790 total housing units in Apple Valley, only 2.2% (479 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units. As such, the respective shares of vacant units in Apple Valley and Dakota County are significantly lower than the share (9.5%) for the state.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Apple Valley	482	9.3%	2,064	12.8%	242	4.6%	247	1.5%	129	2.5%	58	0.4%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Apple Valley, 9.3% of the renter-occupied housing units and 12.8% of the owner-occupied housing units were built prior to 1970. Both shares are substantially lower than the county and statewide shares and represent an inventory of relatively modern housing units. While the share of overcrowded renter housing units (4.6%) is comparable to the county and statewide shares, the share of owner housing units with this issue (1.5%) is marginally higher than the comparison areas. The shares of renter-occupied (2.5%) and owner-occupied (0.4%) housing units with incomplete plumbing and/or kitchens are slightly higher than the county shares, but the share of owner-occupied housing is lower than the statewide share. Overall, there are approximately 371 renter households and 305 owner households in Apple Valley living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Apple Valley	21,768	\$100,703	\$406,938	\$1,607	49.2%	17.2%	24.4%	5.7%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Apple Valley of \$406,938 is 13.0% higher than the median home value for the state, while the median gross rent of \$1,607 in the area is 36.4% higher than the state. With a median household income of \$100,703 in Apple Valley, approximately 49.2% of renter households and 17.2% of owner households are housing cost burdened. As a result, there are roughly 2,563 renter households and 2,769 owner households in Apple Valley that are housing cost burdened, of which nearly 2,200 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

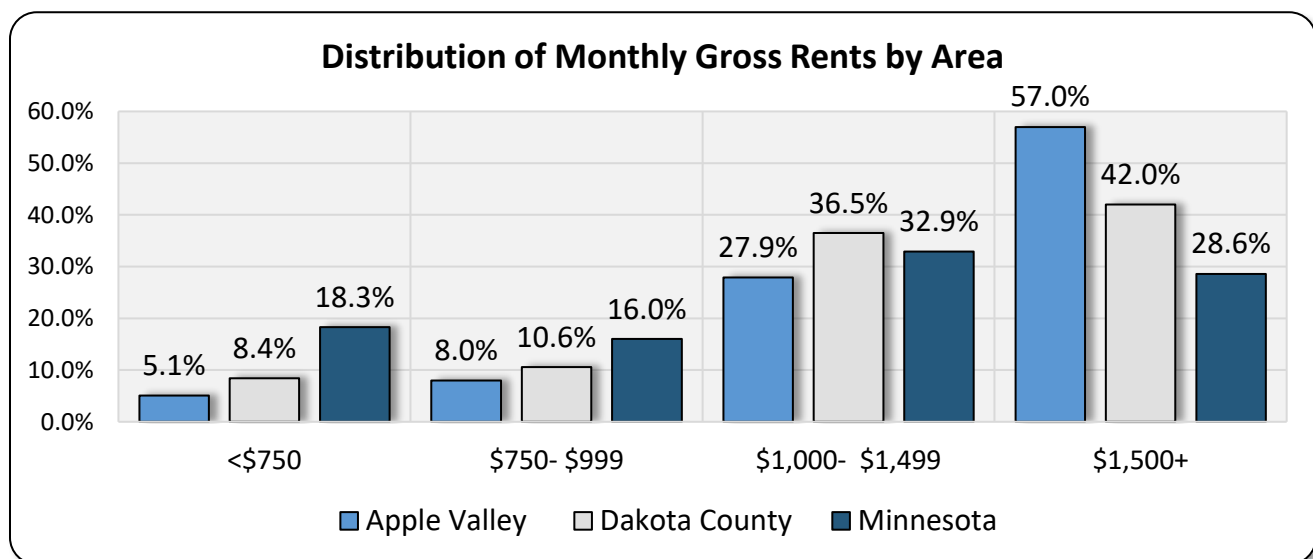
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Apple Valley	Number	2,019	3,062	129	5,210	15,306	468	327	16,101
	Percent	38.8%	58.8%	2.5%	100.0%	95.1%	2.9%	2.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 41.3% of the *rental* units in Apple Valley are within structures of four units or less or mobile homes. Overall, Apple Valley has a lower share (58.8%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Despite this, the majority of renter-occupied housing units in the area are comprised of multifamily rentals. Among *owner*-occupied units in Apple Valley, 97.1% are within structures of four units or less and mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 41.3% of all rental units in Apple Valley classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (57.0%) of Apple Valley rental units have rents of \$1,500 or more, followed by units with rents between \$1,000 and \$1,500 (27.9%). Although considerably less in share, 13.1% of rentals in the area have rents below \$1,000. Compared to the county and state, the distribution of gross rental rates in Apple Valley is much more heavily weighted toward the higher priced product.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Apple Valley and Dakota County. Note that vacancy rates below 1% are illustrated in red text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Apple Valley	27	3,217	64	2.0%	2.2%	1.3%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Apple Valley, a total of 27 apartment properties were surveyed, comprising a total of 3,217 units. Overall, the multifamily units are 98.0% occupied, with a total of 64 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Apple Valley is considered high. The occupancy rates among the various program types are high, and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Apple Valley. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Apple Valley and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Apple Valley	\$1,361	\$1,550	\$1,785	\$2,019
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Apple Valley	\$858	\$920	\$1,596	\$1,815
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Apple Valley (\$1,361) is approximately 58.6% higher than the comparable Tax Credit unit (\$858) in the area. While the median rent for most market-rate units in Apple Valley is equal to or less than the corresponding rents in Dakota County, many of the median rents for the Tax Credit units in Apple Valley are higher than the Tax Credit units in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Apple Valley and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 41.3% of the total rental units in Apple Valley.

During August and September 2024, Bowen National Research conducted an online survey and identified 10 non-conventional rentals that were listed as *available* for rent in Apple Valley. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Apple Valley	2,148	10	0.5%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of 10 available units identified, Apple Valley has an overall vacancy rate of just 0.5% for non-conventional rentals, which is slightly lower than the vacancy rate of Dakota County. This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in Apple Valley and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Apple Valley				
Two-Bedroom	2	\$1,490 - \$1,949	\$1,720	\$1.21
Three-Bedroom	6	\$1,825 - \$2,695	\$2,405	\$1.40
Four-Bedroom	2	\$2,525 - \$2,815	\$2,670	\$1.46
Total	10			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Apple Valley, the largest share (60.0%) by bedroom type consists of three-bedroom units. The three-bedroom units have a median rent of \$2,405 (\$1.40 per square foot) and an overall rent range of \$1,825 to \$2,695. When typical utility costs (\$300 or more) are considered, the typical three-bedroom non-conventional rental in Apple Valley has a gross rent of roughly \$2,705. This is a substantially higher rent as compared to the rent for the comparable multifamily market-rate unit in the city, which has a median collected rent of \$2,019. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Apple Valley and Dakota County.

Apple Valley - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Apple Valley		
Available*	80	\$367,500
Sold**	2,586	\$372,500
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

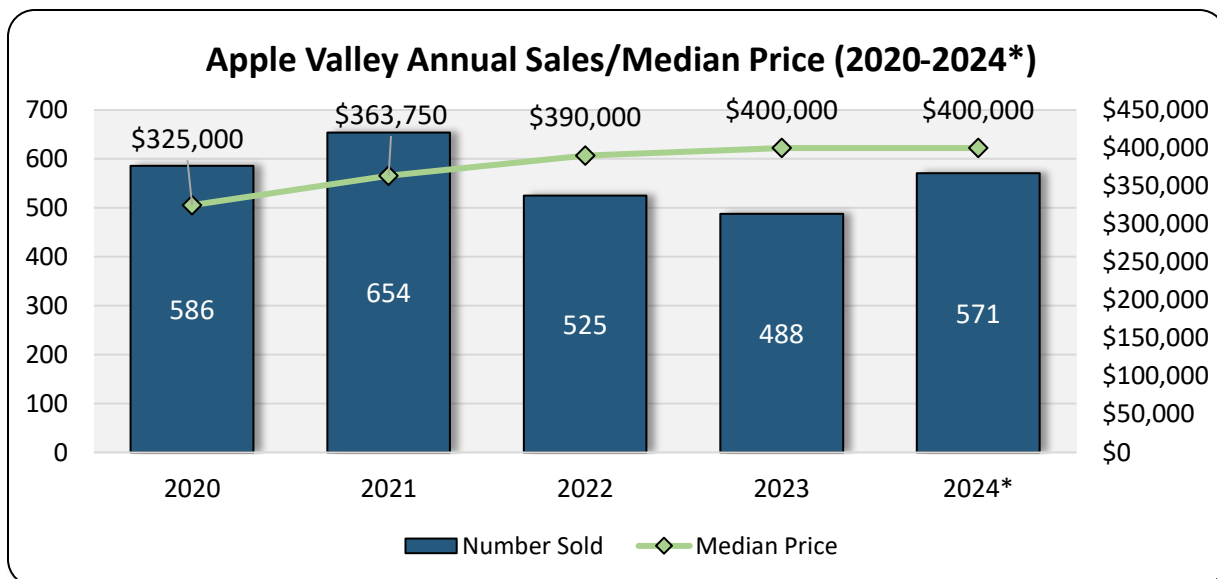
The available for-sale housing stock in Apple Valley as of July 31, 2024 consists of 80 total units with a median list price of \$367,500. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Apple Valley consisted of 2,586 homes with a median sales price of \$372,500.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Apple Valley (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	586	-	\$325,000	-
2021	654	11.6%	\$363,750	11.9%
2022	525	-19.7%	\$390,000	7.2%
2023	488	-7.0%	\$400,000	2.6%
2024*	333 (571)	(17.0%)	\$400,000	0.0%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Apple Valley increased by 11.6% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 17.0% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased substantially. Collectively, the median sales price of homes sold in Apple Valley increased by 23.1% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is the same as for full-year 2023. This suggests that home prices in the area are likely stabilizing.

The following table provides various housing market metrics for the available for-sale homes in Apple Valley and Dakota County as of July 31, 2024.

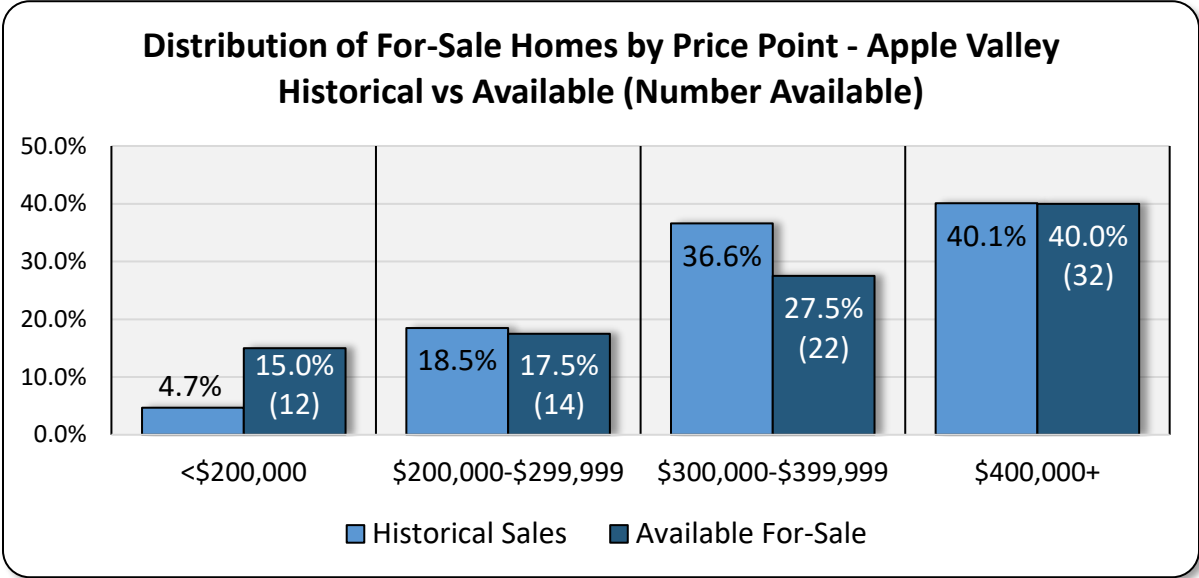
Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Apple Valley	80	13.8%	0.5%	1.7	\$372,169	\$367,500	42	1991
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 80 available for-sale homes in Apple Valley represent 13.8% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.5% when compared to the 16,101 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.7 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-

sale homes have an average number of days on market of 42 days and an average year built of 1991. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for Apple Valley:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 is higher than the corresponding share of recent *historical* sales (4.7%). However, there are only 12 *available* for-sale homes in Apple Valley priced below \$200,000 compared to 32 homes priced at \$400,000 or higher. While the share of the available homes priced below \$200,000 is higher than historical sales, there is a very limited inventory of available homes within this price point. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Apple Valley and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Apple Valley						
Independent Living	1	52	0	100.0%	86.8%	\$2,045-\$4,335
Assisted Living	3	221	12	94.6%	85.4%	\$2,045-\$5,100
Nursing Homes	1	72	12	83.3%	82.0%	\$13,688-\$21,292
Total	5	345	24	93.0%	-	\$2,045-\$21,292
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of five senior care projects were surveyed within Apple Valley. These projects have an overall occupancy rate of 93.0%. The occupancy rates in Apple Valley for the independent living (100.0%) and assisted living (94.6%) facilities are well above the national medians (86.8% and 85.4%, respectively), while the occupancy rate for the nursing facility (83.3%) in Apple Valley is only slightly above the national median (82.0%). Regardless, the high occupancy rates and projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. During this process there were no multifamily rental, for-sale housing, or senior care housing developments identified within Apple Valley. However, it should be noted additional projects may have been introduced into the pipeline since the time interviews and research were completed.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Apple Valley. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Apple Valley has an overall *five-year* housing gap of 2,717 units, with a gap of 880 rental units and a gap of 1,837 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Apple Valley.

Apple Valley Housing Gap Estimates						
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	245	162	172	204	97	880
For-Sale Housing Gap	0	176	290	968	403	1,837
10-Year Estimates (2024-2034)						
Rental Housing Gap	490	324	344	408	194	1,760
For-Sale Housing Gap	0	352	580	1,936	806	3,674

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Apple Valley (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gaps in the city are for the lowest housing affordability segment (rents below \$931 that are affordable to households earning up to 30% of AMHI) and for product serving households earning between 81% and 115% of AMHI. The greatest *for-sale* housing gap in the city is for product priced between \$331,201 and \$476,100, which is affordable to households earning between \$99,361 and \$142,830. Although development within Apple Valley should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Apple Valley.

SWOT Analysis	
Strengths	Weaknesses
• Household growth of 15.3% (2010-2024) • High area median household income (\$100,703) and high educational attainment level • Low poverty rate (5.9% overall) compared to the state • Projected increase in higher income renter and owner households and senior households aged 62 and older • Strong rental and for-sale demand	• 0.2% overall projected decrease in households and 3.1% projected decrease in <i>renter</i> households over the next five years. • Very low vacancy/availability rates among both rental and for-sale housing alternatives • Low availability of independent and assisted living units among the area's senior care facilities
Opportunities	Threats
• Housing need of 880 rental units (2024-2029) • Housing need of 1,837 for-sale units (2024-2029) • Attract some of the 11,166 commuters coming into the city for work to live in the city • With notable job growth projected through 2032 in the immediate region, opportunities will likely exist to attract additional households to the city	• Lack of housing availability may result in households seeking options outside the city • The low availability of senior care units and projected 22.8% increase in seniors aged 75 and older over the next five years may create additional housing issues for area seniors • County risks losing some of the 23,228 residents that commute out of the city for employment

Apple Valley experienced notable positive household growth since 2010. The median household income in the city is relatively high, and residents typically have a high level of educational attainment. Both factors contribute to a low poverty rate among the overall population and children less than 18 years of age. There is strong demand in the city for a variety of housing alternatives, and household incomes are projected to increase over the next five years. Despite these strengths, there is a marginal projected decrease (0.2%) in the overall number of households between 2024 and 2029, with renter households projected to decline by 3.1% during the time period. Overall, there is currently limited housing availability among the multifamily apartments, non-conventional rentals, and for-sale housing supply. Additionally, there is very low availability of independent and assisted living units within the senior care facilities in the city. As such, the city risks losing residents to nearby areas that may have a more adequate supply of housing options. However, the city's housing gap of 880 rental units and 1,837 for-sale units, and the projected increase in senior households aged 75 and older likely represent significant development opportunities. In addition, there is a notable commuter base and projected job growth in the region which will contribute to housing demand for the foreseeable future.

ADDENDUM E: CITY OF BURNSVILLE OVERVIEW

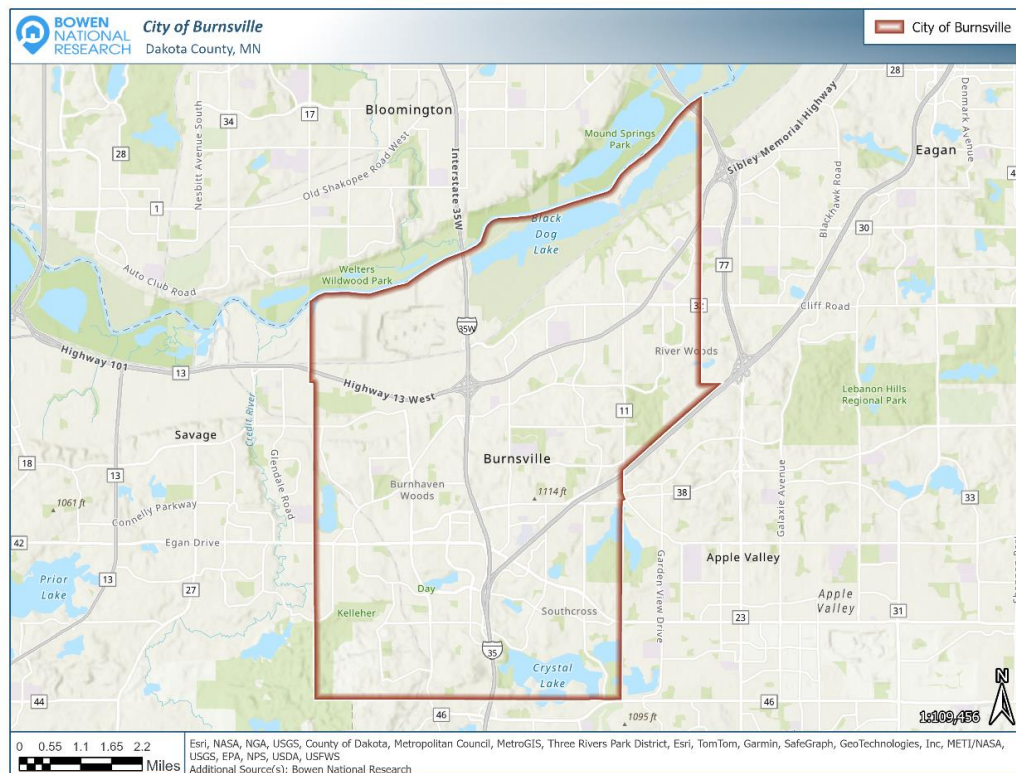
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Burnsville. To provide a base of comparison, various metrics of Burnsville were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Burnsville is located in the northwestern portion of Dakota County, approximately 17 miles south of Minneapolis. Burnsville contains approximately 25 square miles of land area and has an estimated population of 65,211 in 2024. Interstate 35W runs north/south through the center of the city while Interstate 35E runs northeast/southwest in the eastern portion of the city and connects with Interstate 35W. These interstates provide access to nearby metropolitan centers.

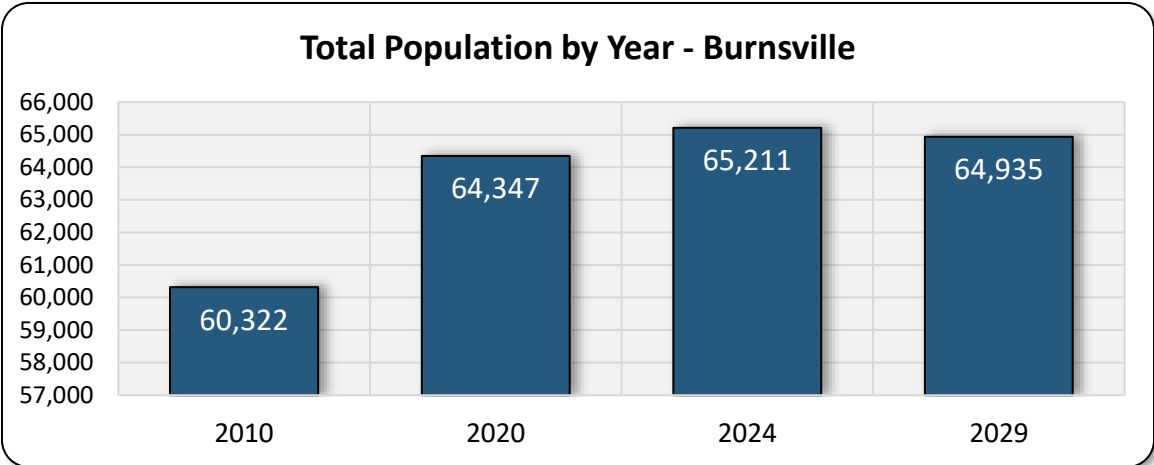
The following map illustrates the city of Burnsville.



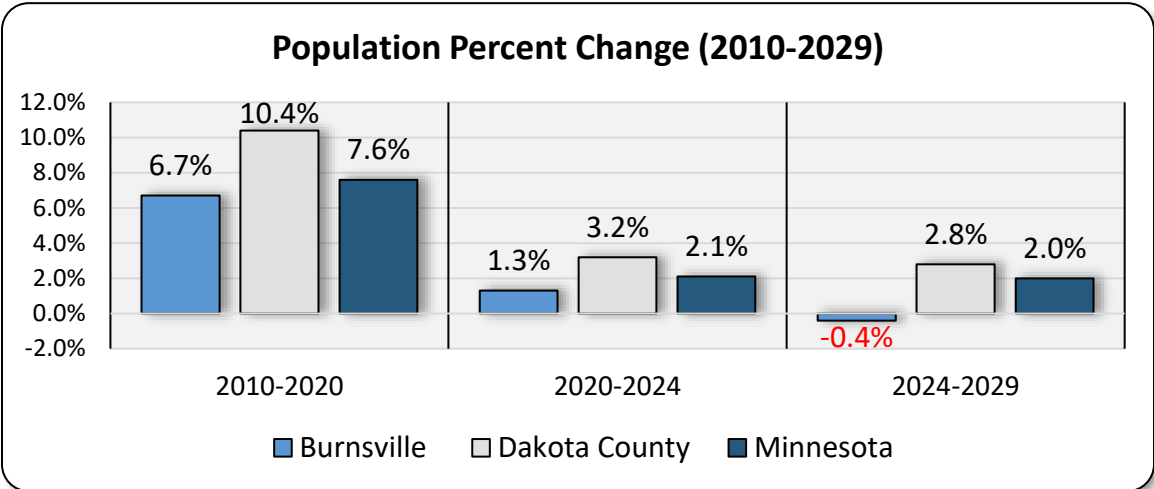
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Burnsville. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Burnsville and the projected population changes between 2024 and 2029 for each of the study areas.



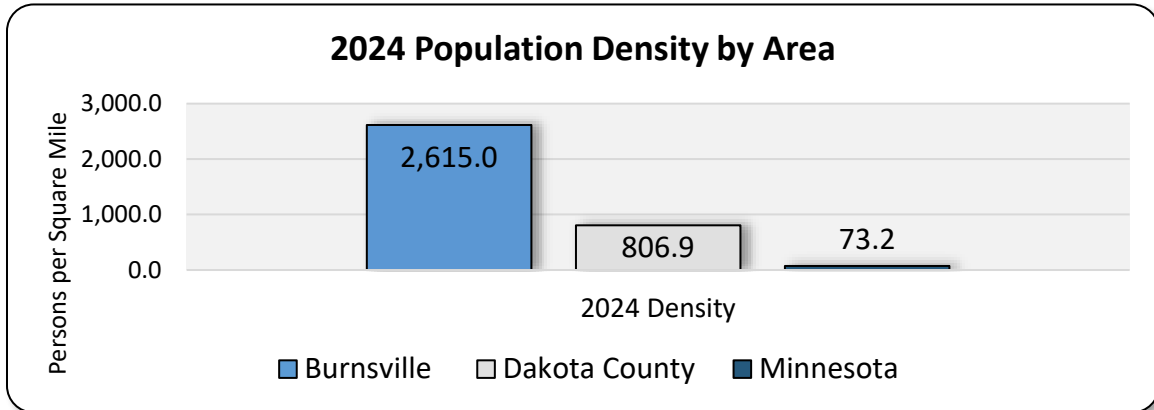
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Burnsville increased by 4,025 (6.7%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Burnsville increased by 1.3%; however, the population within the area is projected to decline by 0.4% over the next five years. This contrasts with the 2.8% increase for the county and 2.0% increase for the state during this time period.

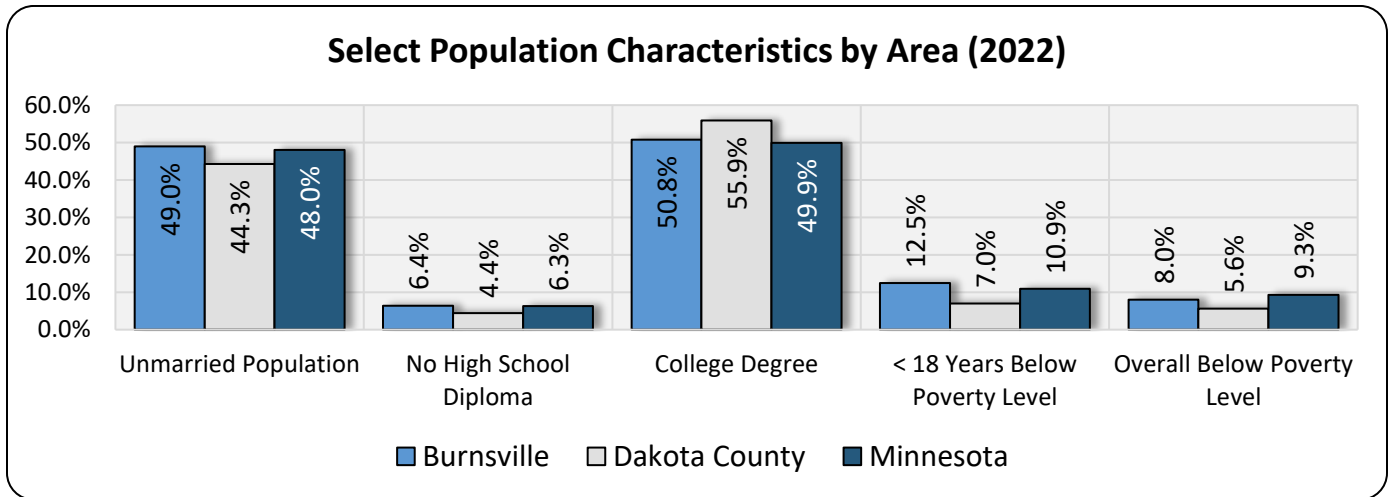
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 2,615 persons per square mile, Burnsville is significantly more densely populated than Dakota County and the state of Minnesota.

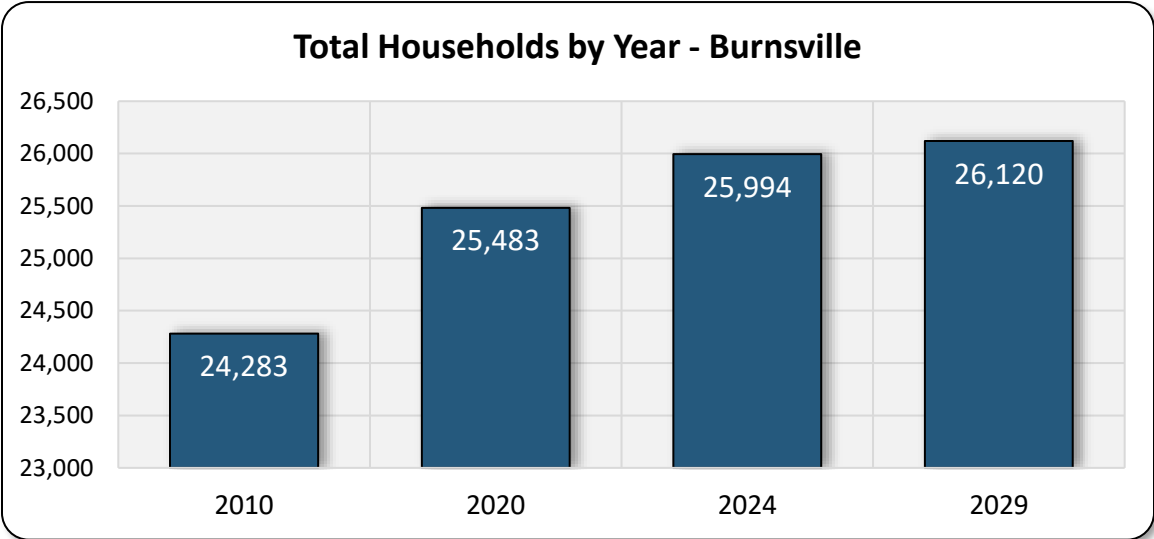
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



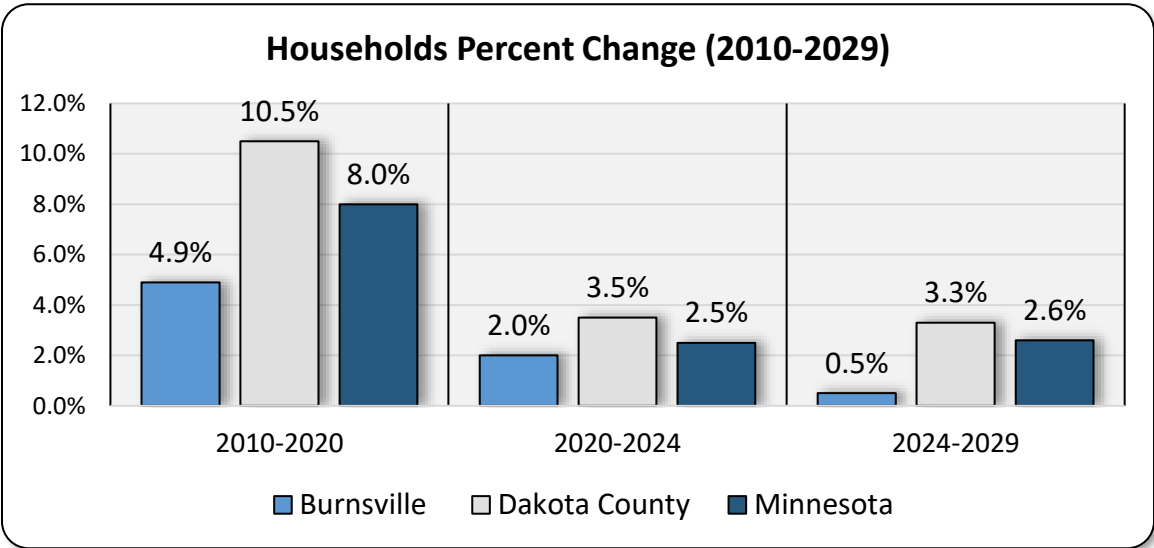
Source: U.S. Census Bureau; 2020 Census; 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Burnsville has a relatively comparable share of unmarried population (49.0%), population without a high school diploma (6.4%), and individuals with a college degree (50.8%) as compared to the state. The two educational attainment factors likely have a similar influence on income potential and housing affordability in the city when compared to the state. Overall, Burnsville has slightly higher poverty rates for children less than 18 years of age (12.5%) and the overall population (8.0%) when compared to the county.

The following graphs illustrate the number of **total households** in Burnsville by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



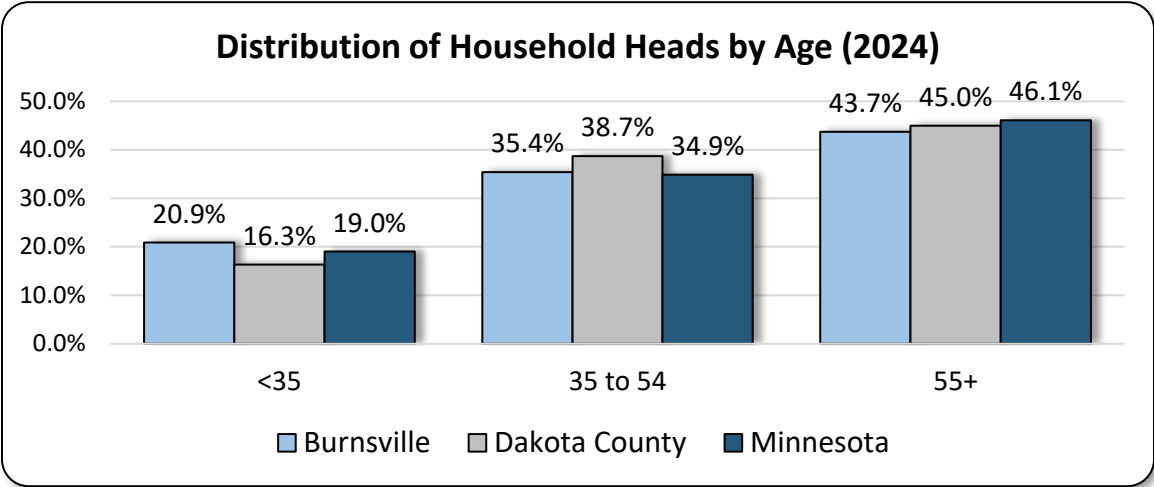
Source: 2010, 2020 Census; ESRI; Bowen National Research



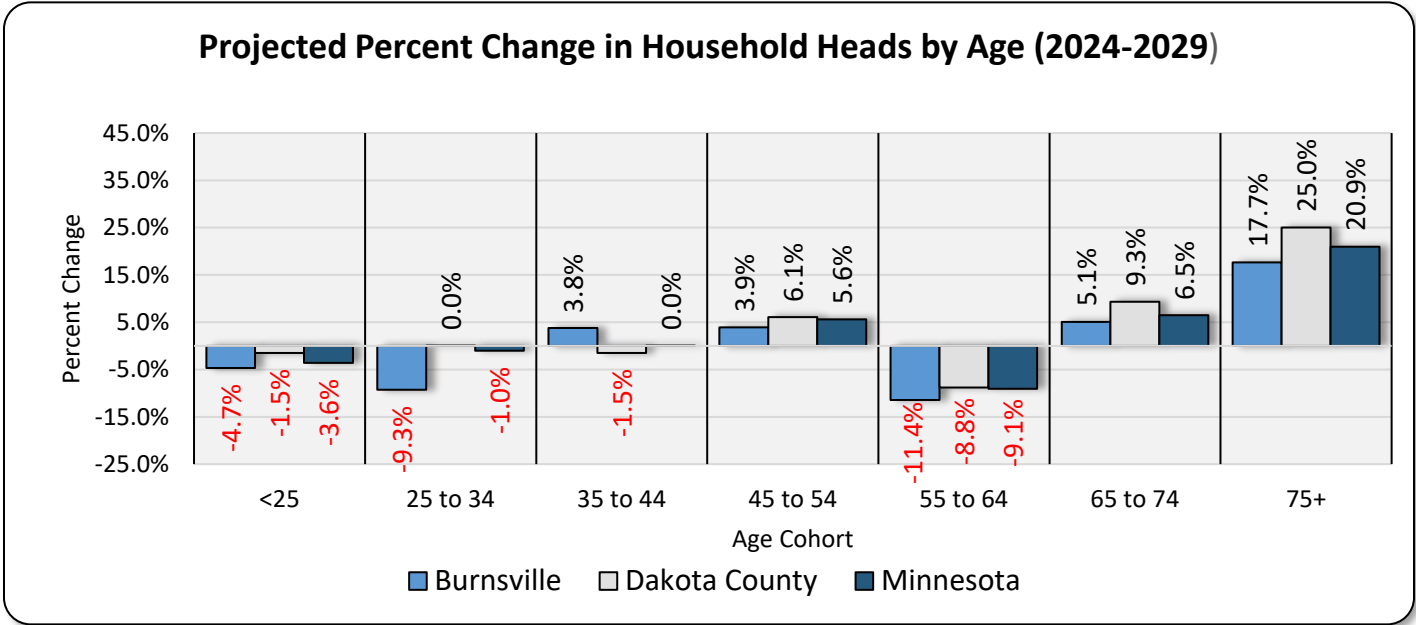
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Burnsville increased by 1,200 (4.9%) between 2010 and 2020. This represents a lower percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Burnsville increased by 2.0%, and households are projected to increase by 0.5% over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



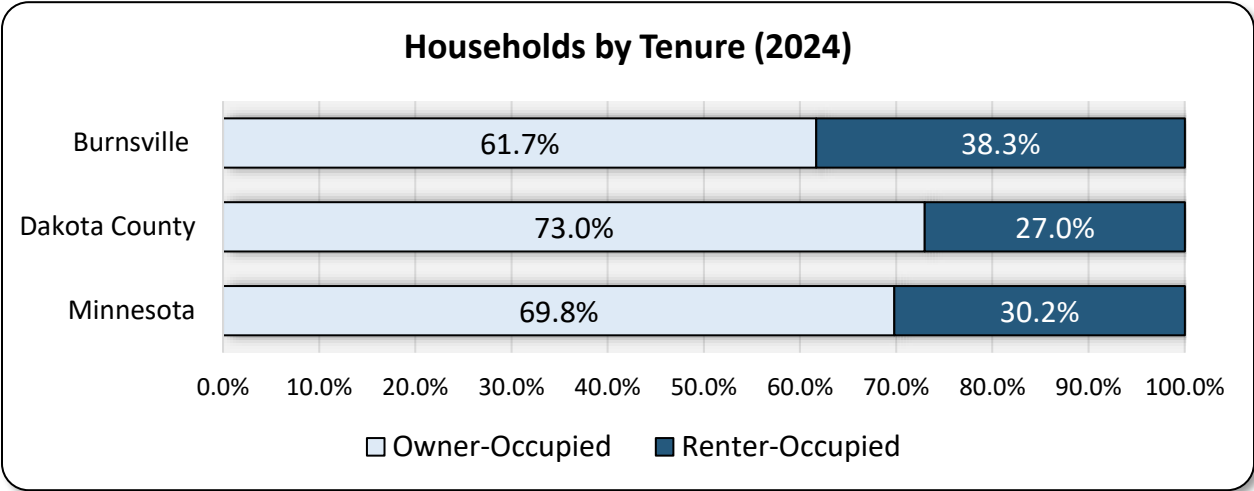
Source: ESRI; Bowen National Research



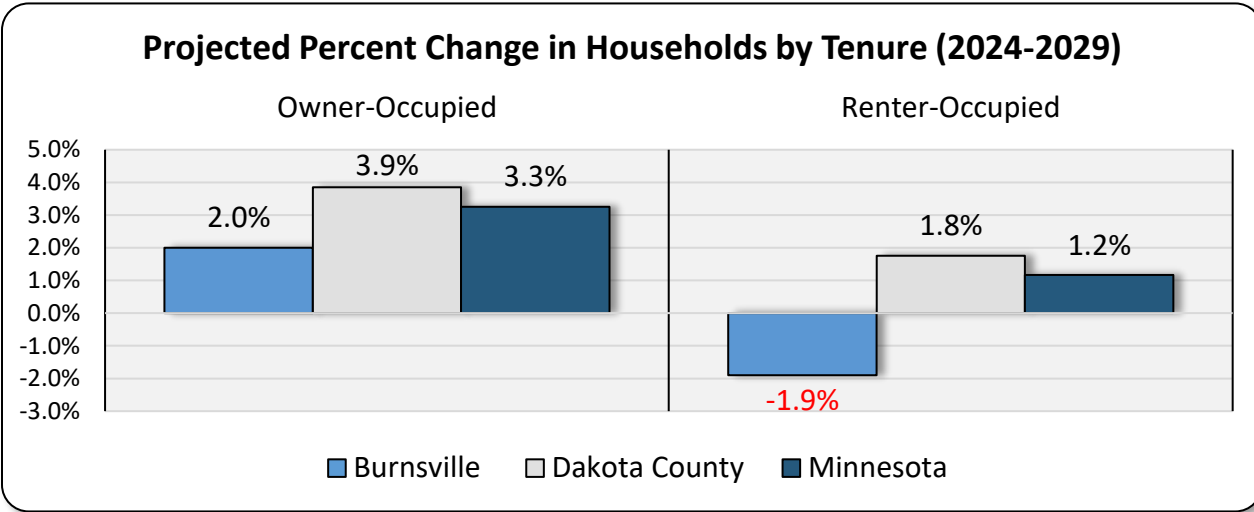
Source: ESRI; Bowen National Research

Overall, the data shows that Burnsville and Dakota County households in 2024 are slightly more concentrated among the middle-aged cohort (35 to 54 years) when compared to the state, and Burnsville has a notable share (20.9%) of households under the age of 35. While households aged 75 and older are projected to increase by 17.7% in Burnsville over the next five years, households between the ages of 35 and 44 (3.8%), 45 and 54 (3.9%) and 65 and 74 (5.1%) are also expected to increase. The overall projected changes in households by age in Burnsville are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of *households by tenure* (renters and owners) for 2024 and the projected *percent change* in households by tenure between 2024 and 2029 for each of the study areas.



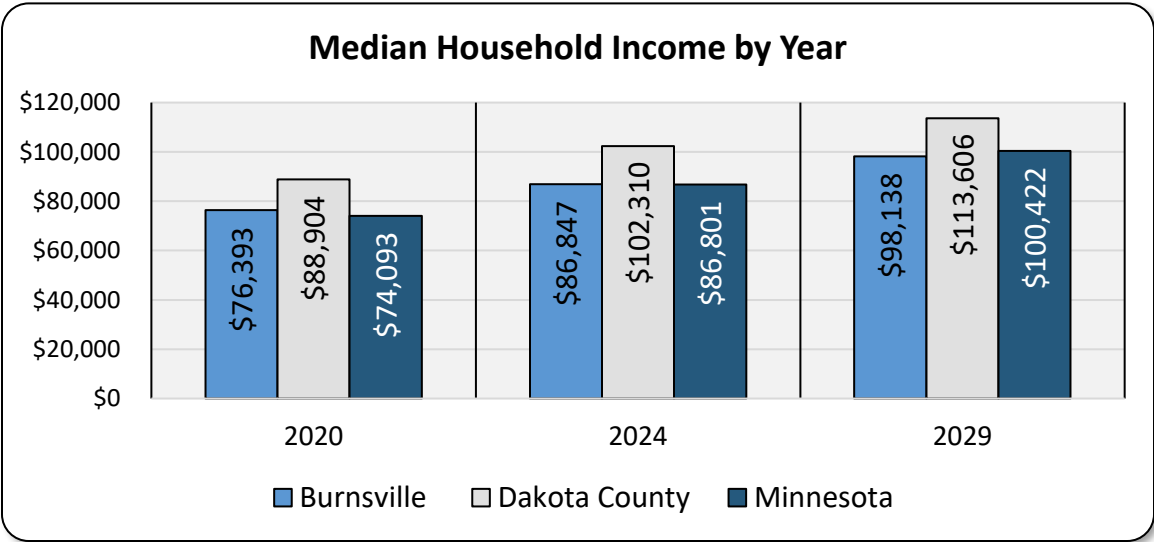
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Burnsville (61.7% owners and 38.3% renters) is more heavily weighted toward renters as compared to both the county and state. Over the next five years, it is projected that the number of owner households in Burnsville will increase by 2.0%, while the number of renter households will decline by 1.9%. This is a smaller increase in owner households and a contrasting projection for renter households when compared to the county and state. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors. The *increase* among owner households in Burnsville will likely contribute to an increase in demand within the for-sale housing market over the next five years.

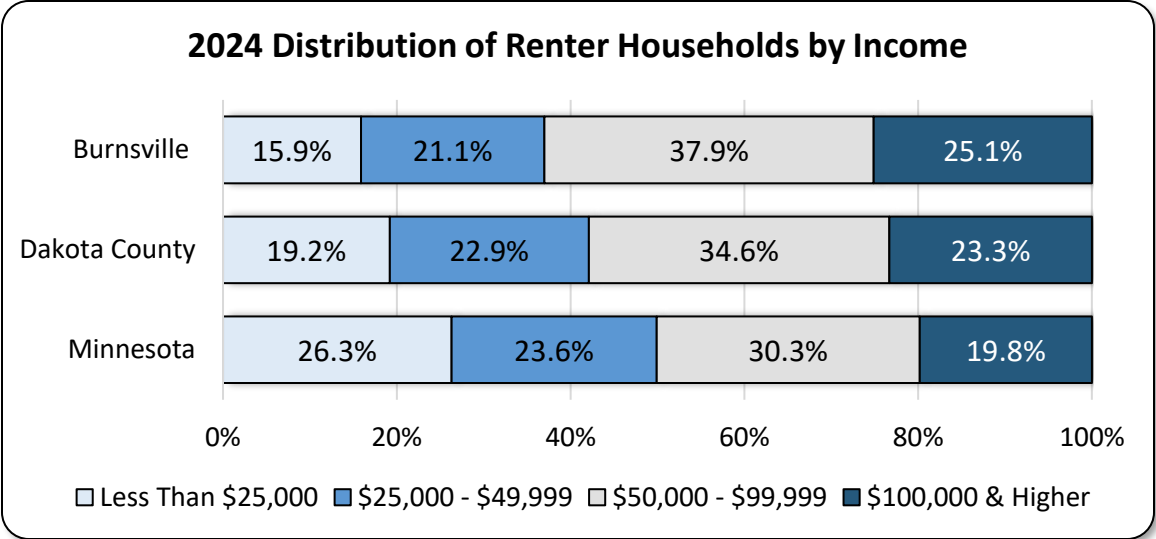
The following compares the *median household income* for each of the study areas from 2020 to 2029.



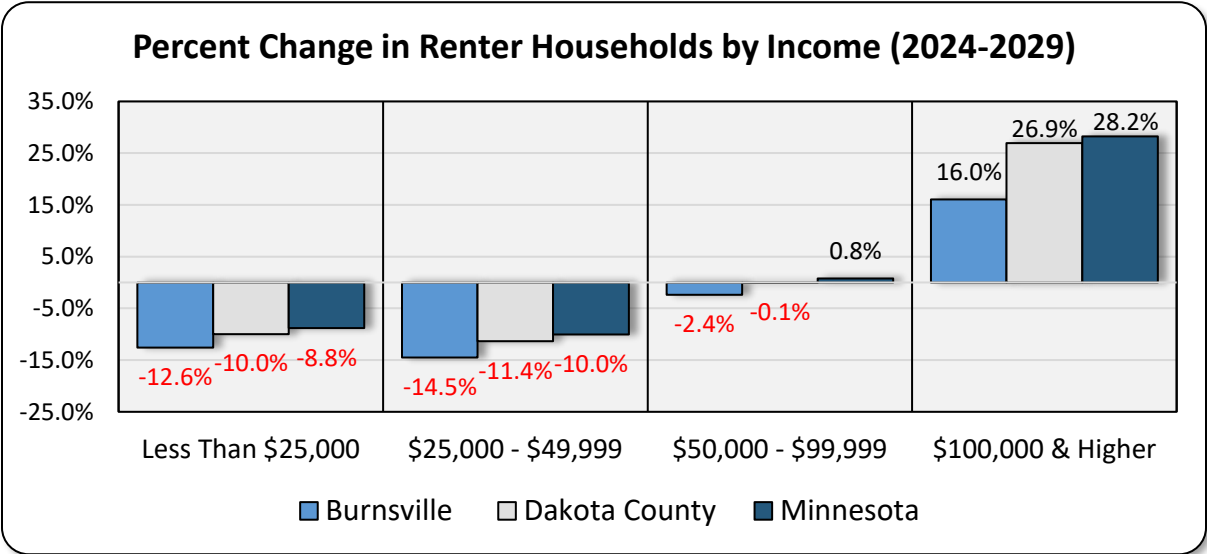
Source: 2020 Census; ESRI; Bowen National Research

As the preceding illustrates, the 2024 median household income in Burnsville (\$86,847) is virtually identical to the statewide median household income (\$86,801) but 15.1% lower than that reported for Dakota County (\$102,310). Over the next five years, it is projected that the median household income in Burnsville will increase to \$98,138, or an increase of 13.0%. Despite this increase, the median household income in Burnsville is projected to be 13.6% below the median household income for Dakota County (\$113,606) and 2.3% lower than the statewide median household income (\$100,422).

The following graphs compare **renter households by income** for 2024 and the projected *percent* change in renter households by income between 2024 and 2029 for each of the study areas.



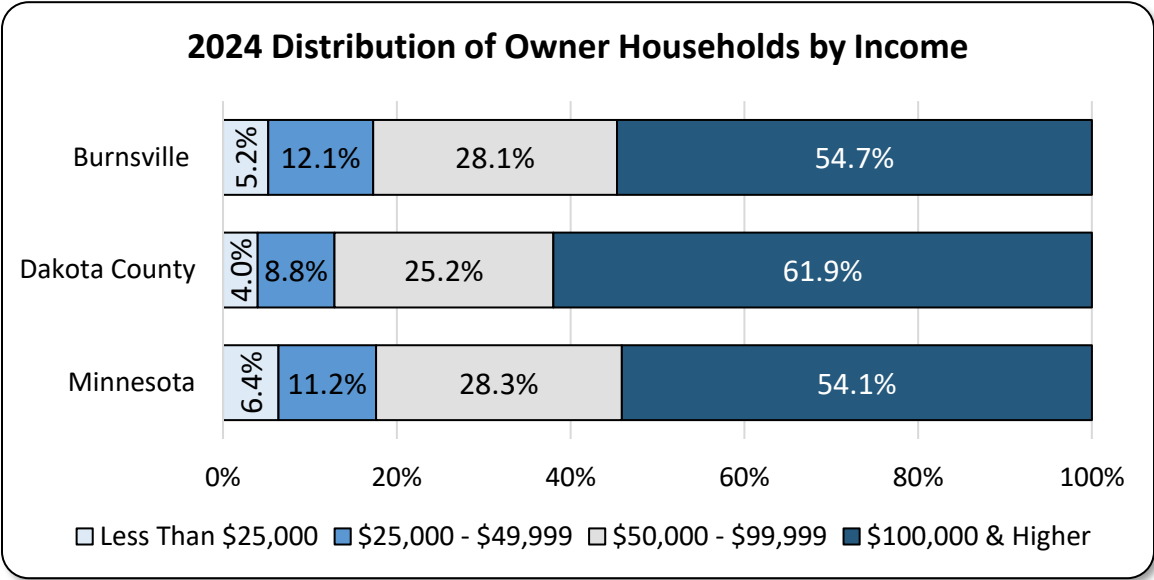
Source: 2020 Census; ESRI; Bowen National Research



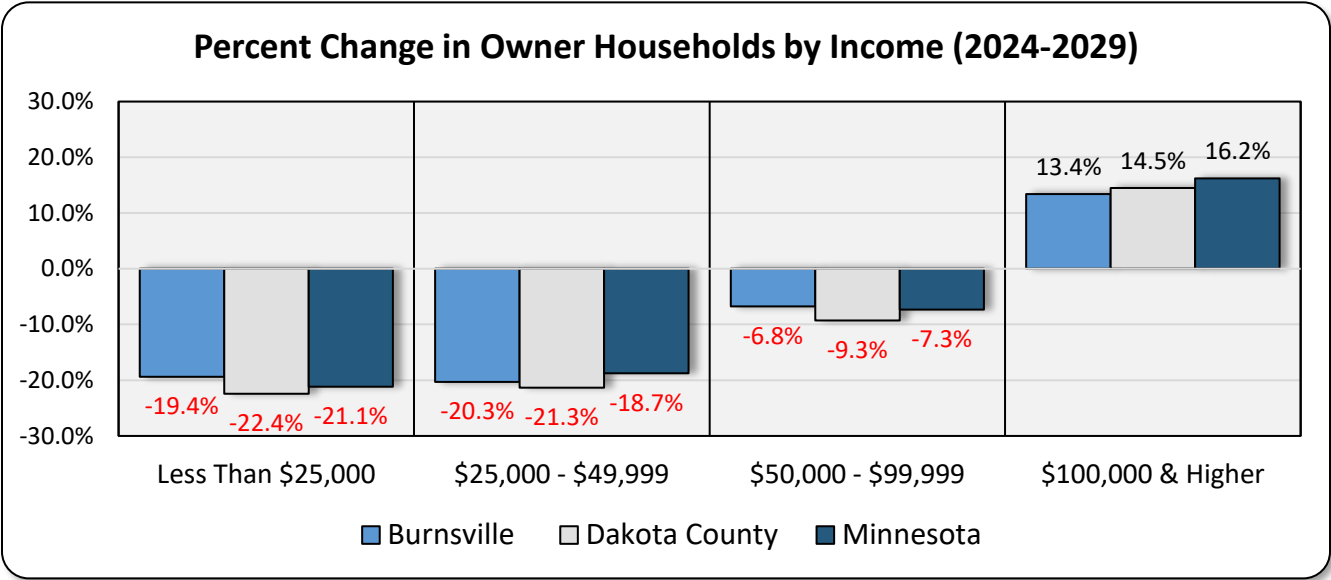
Source: 2020 Census; ESRI; Bowen National Research

In 2024, Burnsville has a larger share of renter households with incomes between \$50,000 and \$99,999, as well as those with incomes of \$100,000 or higher when compared to Dakota County and the state of Minnesota. Subsequently, the share of renter households earning less than \$50,000 within Burnsville is lower than those reported for the county and state. Between 2024 and 2029, renter household growth in Burnsville is projected to be among households earning \$100,000 or higher (16.0%), while those earning less than \$100,000 are projected to decline in number. Despite these changes, a substantial share of renter households in Burnsville will continue to earn less than \$100,000.

The following graphs compare *owner households by income* for 2024 and the projected *percent change* in owner households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

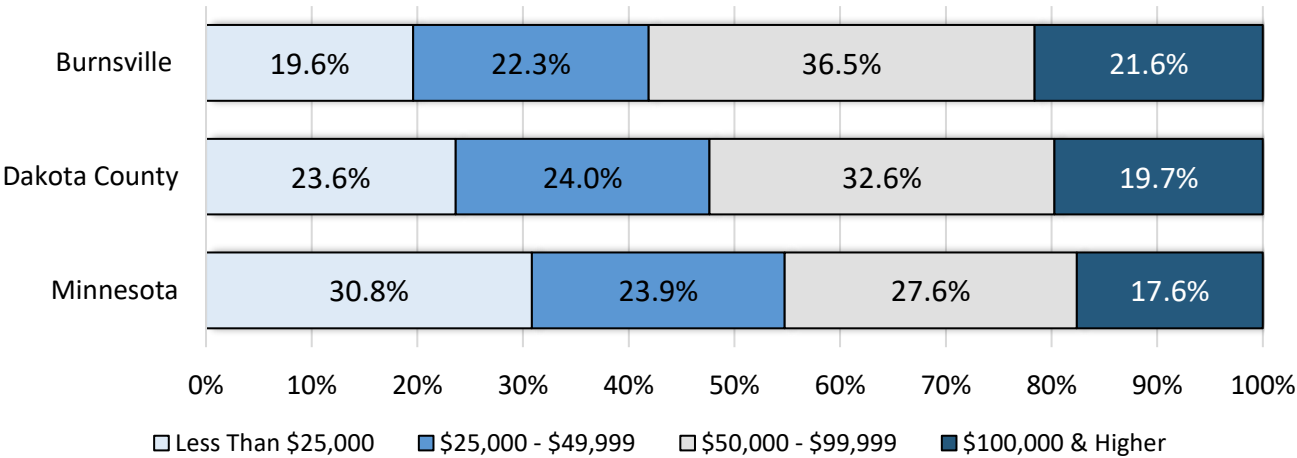


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (54.7%) of Burnsville owner households earn \$100,000 or more, which is a slightly higher share compared to the state (54.1%), but lower than the county share (61.9%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (13.4%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

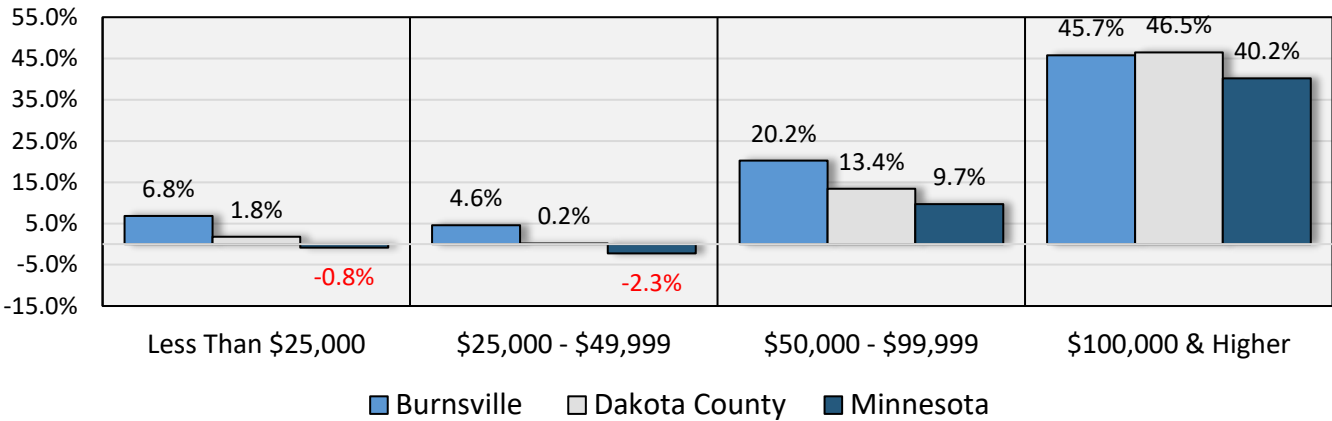
The following graphs compare *senior renter households (age 62 and older) by income* for 2024 and the projected *percent change* in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

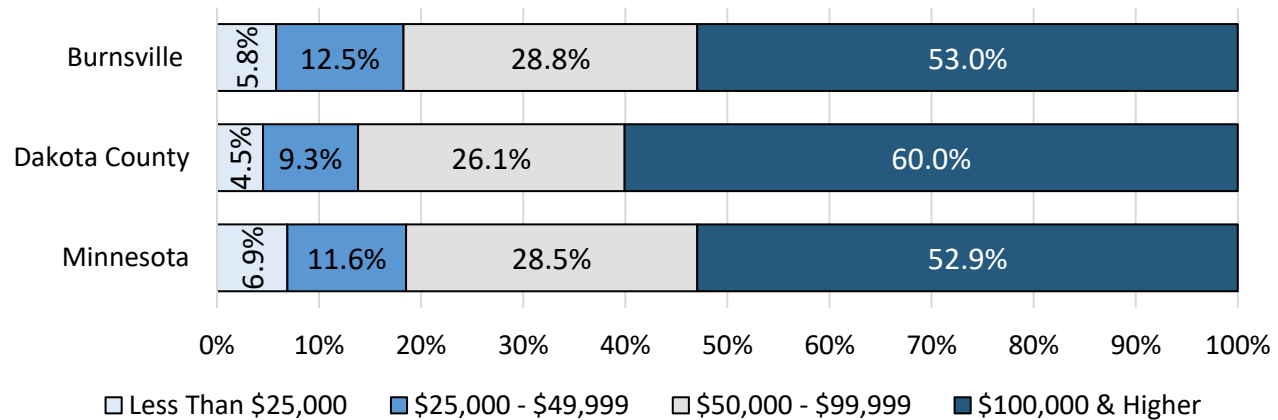


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Burnsville earns between \$50,000 and \$99,999 (36.5%), followed by those earning between \$25,000 and \$49,999 (22.3%). Over the next five years, growth among senior renter households in Burnsville is projected to occur within each of the income segments illustrated, though the greatest growth (45.7%) will occur among seniors earning \$100,000 or more. This is broadly consistent with projections for Dakota County.

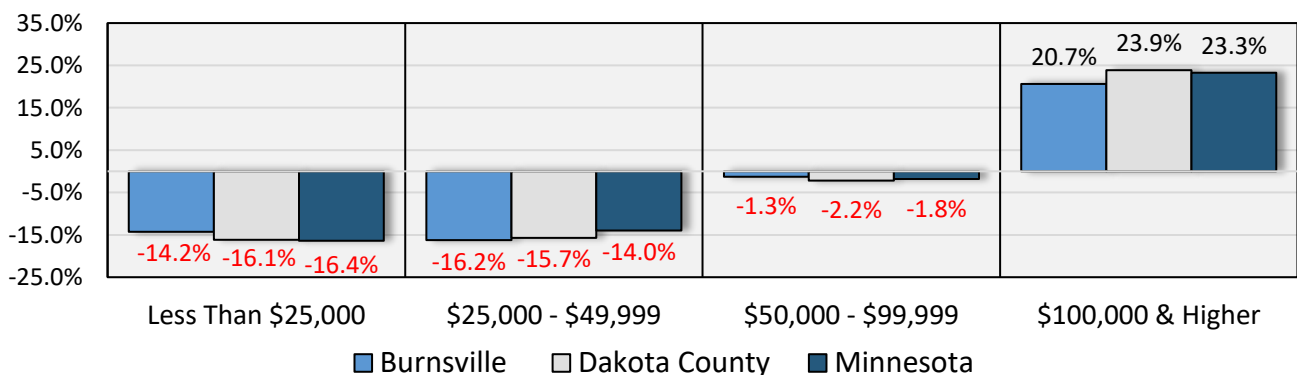
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Burnsville earn \$100,000 or more (53.0%), followed by those earning between \$50,000 and \$99,999 (28.8%). Over the next five years, projected growth among senior owner households in Burnsville is confined to households earning \$100,000 or more, which are projected to increase by 20.7% during this time period. The projected growth among the highest income cohort and decline among the lower income cohorts in Burnsville is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the ***components of population change*** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

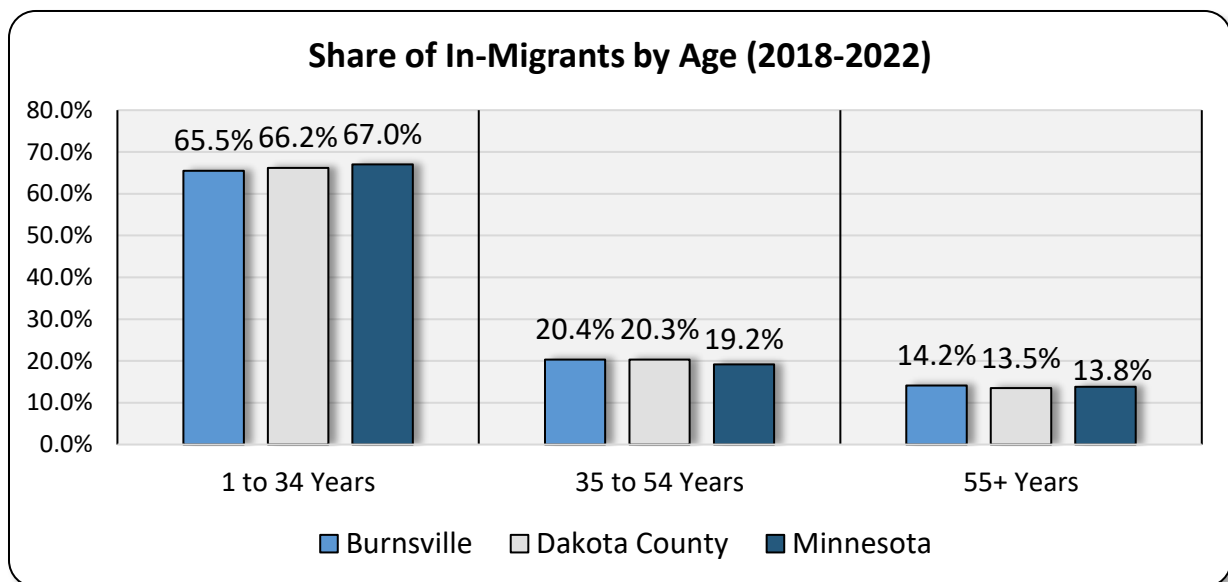
Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

Source: U.S. Census Bureau, Population Division, June 2024

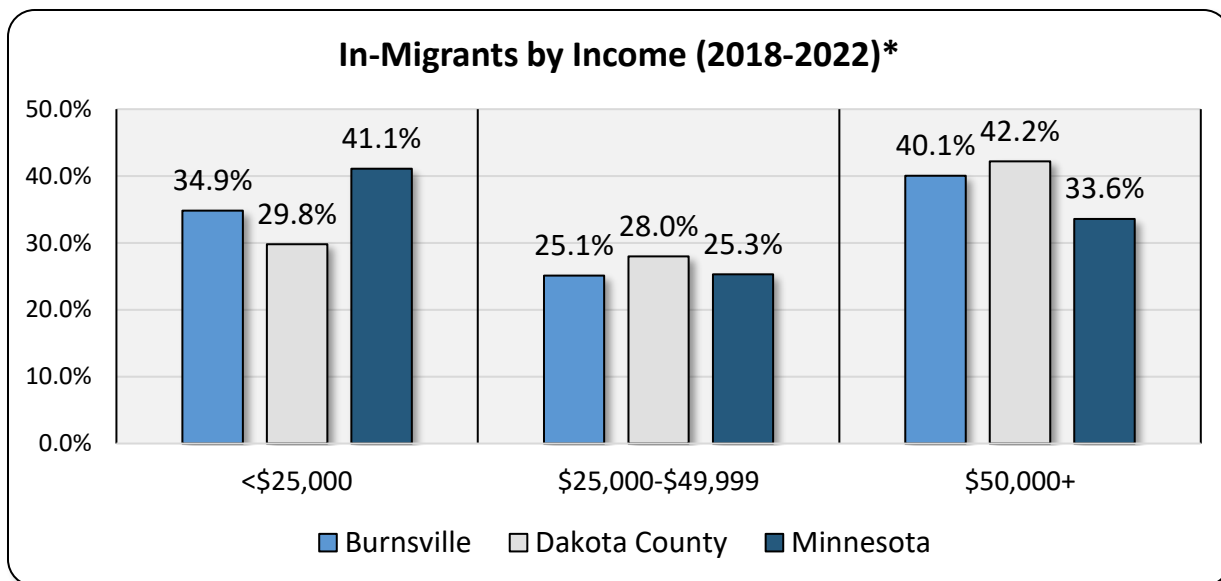
*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Burnsville, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

The following graphs illustrate the distribution of ***in-migrants by age*** and ***by income*** for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Burnsville is very similar to the distributions within the county and state, although there is a slightly higher share of in-migrants age 55 or older (14.2%) in Burnsville. While the distribution of in-migrants by income in Burnsville is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that notable shares of in-migrants earn less than \$25,000 (34.9%) and between \$25,000 and \$49,999 (25.1%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Burnsville, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Burnsville		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	35	0.1%	387	0.2%	17,215	0.5%
Mining	56	0.1%	73	0.0%	4,549	0.1%
Utilities	0	0.0%	568	0.3%	12,777	0.4%
Construction	2,292	6.0%	10,298	5.0%	137,789	4.2%
Manufacturing	5,311	13.9%	22,907	11.1%	342,911	10.3%
Wholesale Trade	1,947	5.1%	8,221	4.0%	134,193	4.0%
Retail Trade	5,150	13.5%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	1,059	2.8%	8,741	4.2%	83,429	2.5%
Information	624	1.6%	9,796	4.8%	88,304	2.7%
Finance & Insurance	1,388	3.6%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	1,391	3.6%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	2,134	5.6%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	6	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	1,416	3.7%	5,954	2.9%	74,747	2.3%
Educational Services	1,987	5.2%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	5,475	14.3%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	668	1.7%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	3,494	9.2%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	2,403	6.3%	12,232	5.9%	204,837	6.2%
Public Administration	947	2.5%	10,454	5.1%	184,476	5.6%
Non-classifiable	396	1.0%	852	0.4%	17,626	0.5%
Total	38,179	100.0%	205,899	100.0%	3,319,675	100.0%

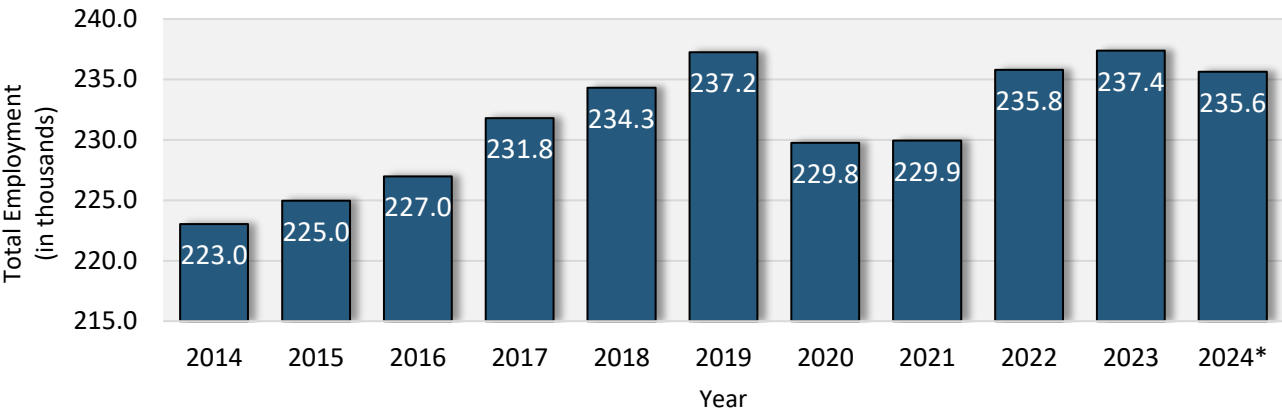
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Burnsville has an employment base of more than 38,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in four sectors: Health Care & Social Assistance (14.3%), Manufacturing (13.9%), Retail Trade (13.5%), and Accommodation & Food Services (9.2%). Combined, these four job sectors represent 50.9% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



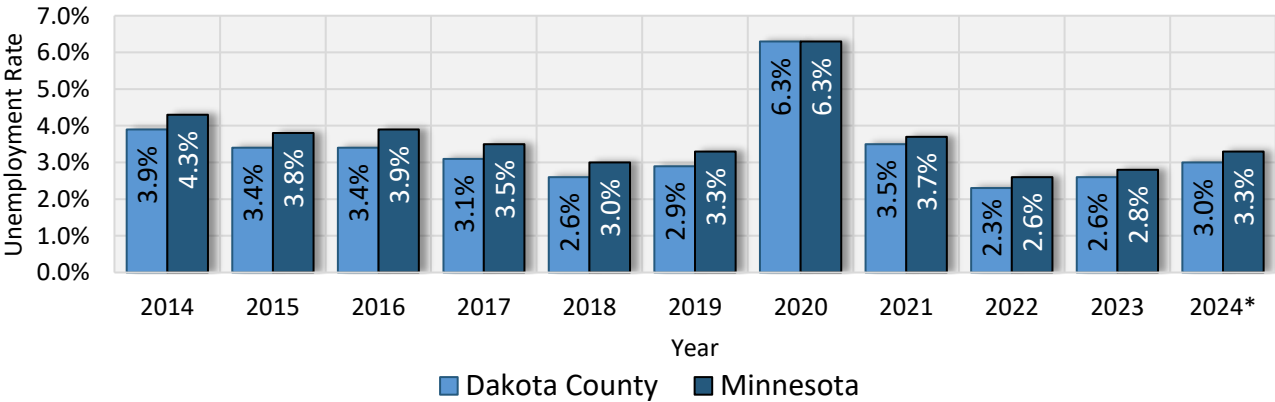
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

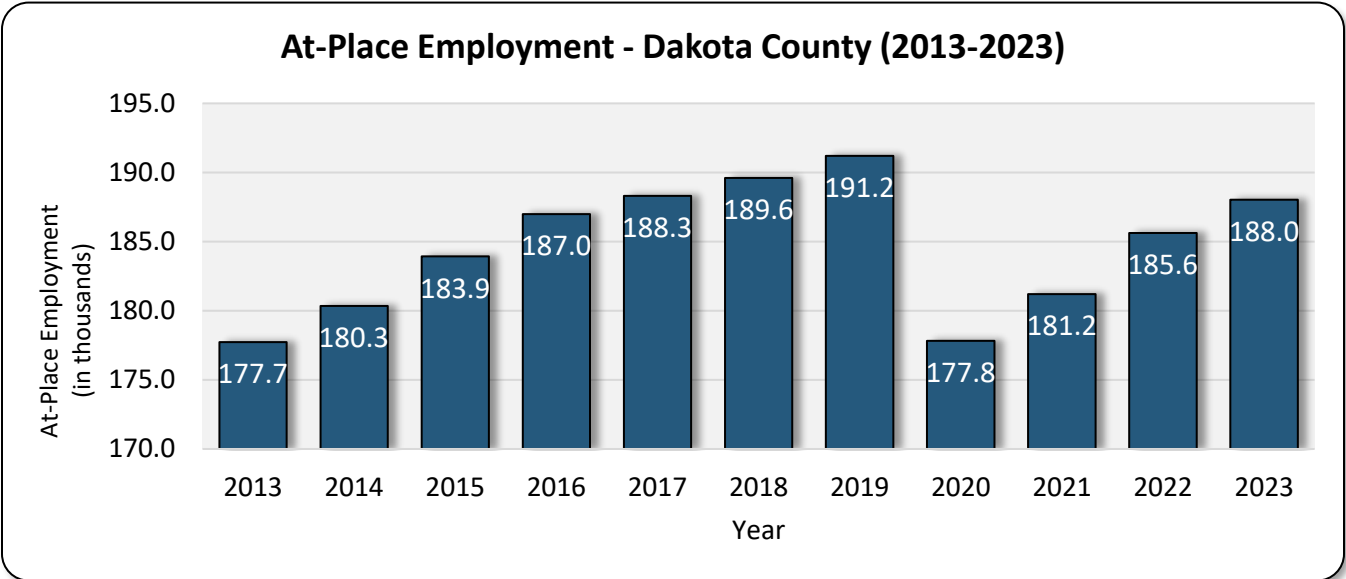


Source: Department of Labor, Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, when both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place employment*** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Burnsville. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

While no major economic development projects were identified within Burnsville at the time of research, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation impact of at least 250 new jobs within county; however, it should be noted that a number of the projects did not disclose job creation estimates. Regardless, economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

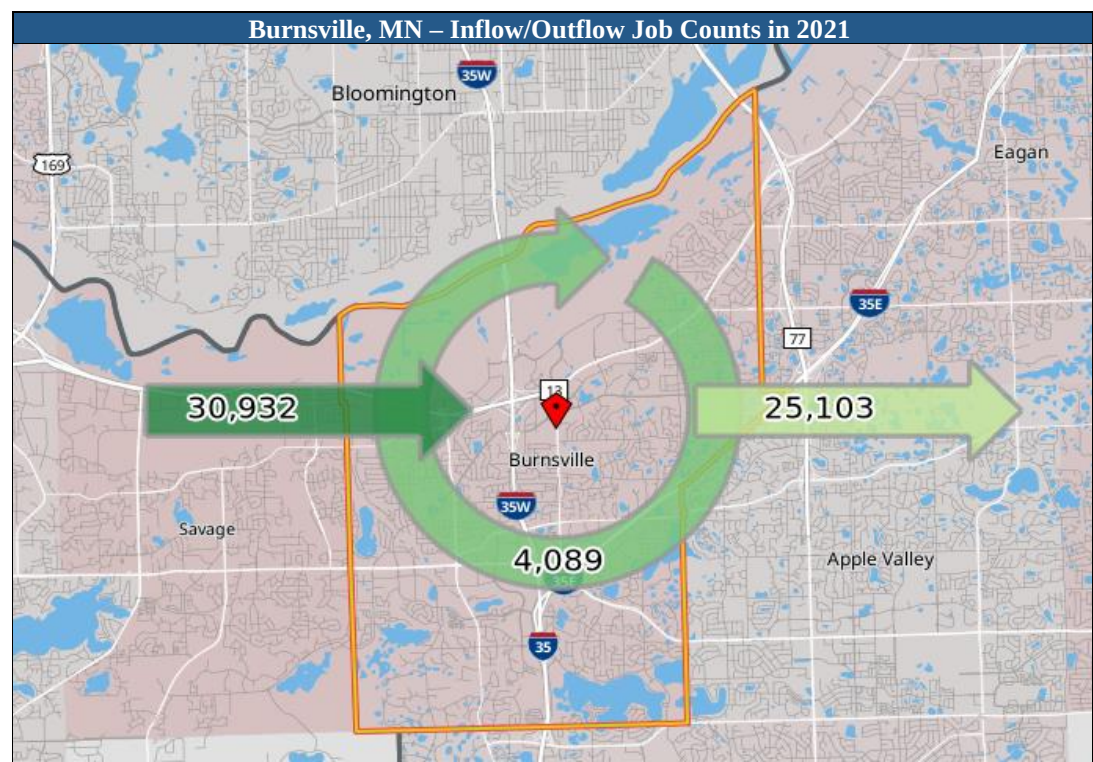
The following table summarizes two *commuting pattern attributes* (mode and time) for Burnsville.

Commuting Attributes Burnsville, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	24,469	3,910	1,030	275	282	4,432	34,398
Percent	71.1%	11.4%	3.0%	0.8%	0.8%	12.9%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	7,487	12,853	6,557	2,102	966	4,432	34,397
Percent	21.8%	37.4%	19.1%	6.1%	2.8%	12.9%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 82.5% of individuals in Burnsville utilize their own vehicles or carpool to work. Overall, 59.2% of residents have commute times of less than 30 minutes to their place of employment, with an additional 12.9% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (3.0%) of residents rely on public transit as their commuting mode.

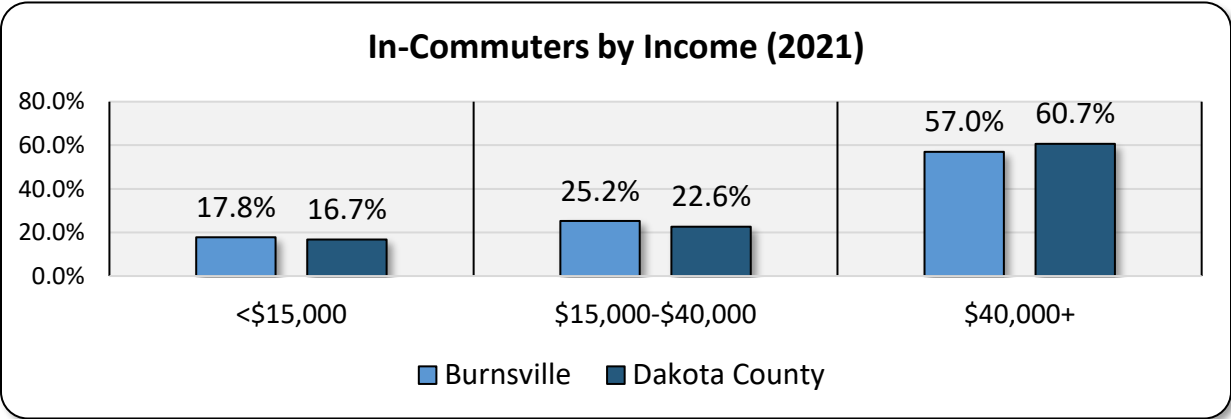
The following illustrates the overall **commuter flow** for Burnsville based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 35,021 persons *employed* in Burnsville, 88.3% (30,932) originate from outside the city, while 11.7% (4,089) live within the city. Over 25,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 30,932 non-residents who work in the area represent a substantial base of potential support for future residential development within Burnsville.

The following compares the distribution of **in-commuters by annual income** for Burnsville and Dakota County.

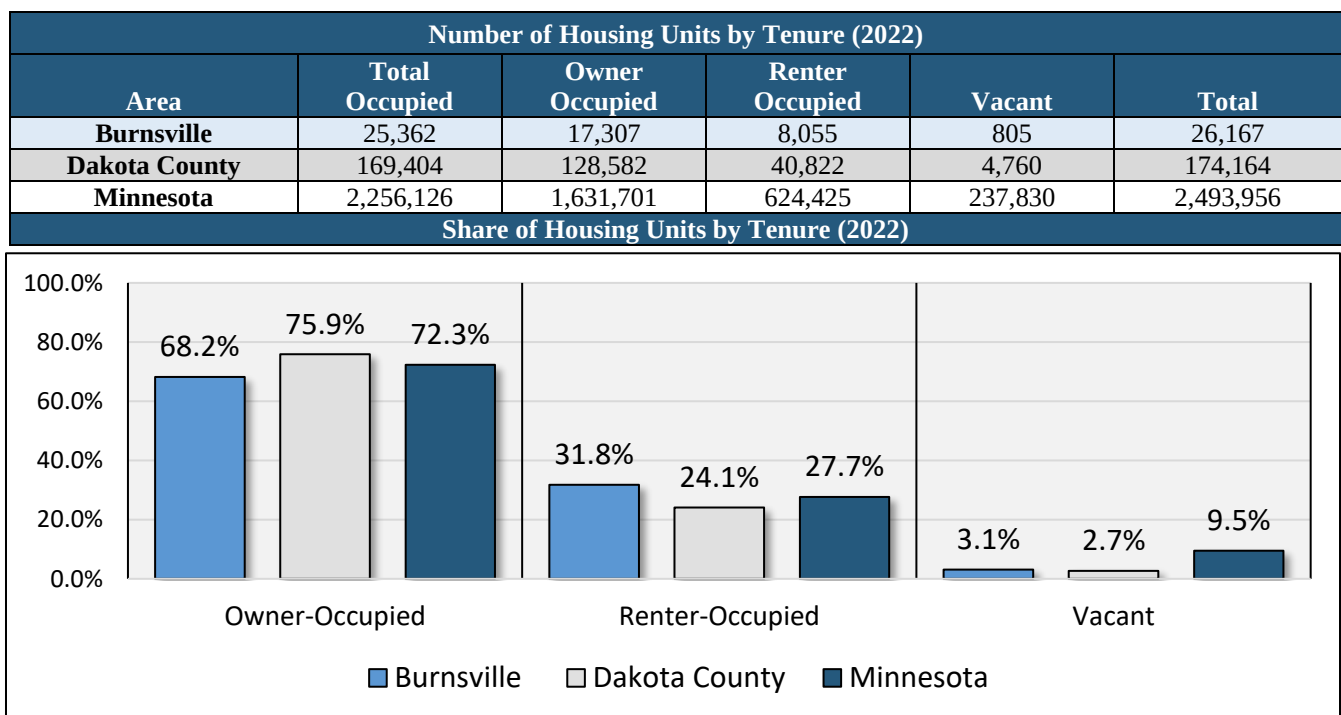


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (57.0%) of in-commuters to Burnsville earn \$40,000 or more annually, while 25.2% earn between \$15,000 and \$40,000, and 17.8% earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of low- and middle-income in-commuters within Burnsville when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 30,932 in-commuters to live within Burnsville.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* (renter-occupied, owner-occupied, or vacant) for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 25,362 total *occupied* housing units in Burnsville, 68.2% are owner occupied and 31.8% are renter occupied. As such, the overall distribution of occupied units by tenure in Burnsville is moderately more concentrated among renter-occupied housing than the county and state despite owner-occupied units comprising over two-thirds of the total occupied housing stock. Among the 26,167 total housing units in Burnsville, only 3.1% (805 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units. As such, the respective shares of vacant units in Burnsville and Dakota County are significantly lower than the state share (9.5%).

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Burnsville	1,301	16.2%	3,965	22.9%	408	5.1%	259	1.5%	266	3.3%	9	0.1%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Burnsville, 16.2% of the renter-occupied housing units and 22.9% of the owner-occupied housing units were built prior to 1970. Both shares are relatively similar to countywide shares but substantially lower than the statewide shares, representing an inventory of relatively modern housing units as compared to the state. The shares of both overcrowded renter (5.1%) and owner (1.5%) housing units are marginally higher than the comparison areas. The shares of renter-occupied (3.3%) housing units with incomplete plumbing and/or kitchens is slightly higher than the county and statewide shares, but the share of owner-occupied housing (0.1%) with this issue is lower than both countywide and statewide shares. Overall, there are approximately 674 renter households and 268 owner households in Burnsville living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Burnsville	25,994	\$86,847	\$363,527	\$1,443	50.6%	20.7%	20.6%	8.0%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Burnsville of \$363,527 is 1.0% higher than the median home value for the state, while the median gross rent of \$1,443 in the area is 22.5% higher than the state. With a median household income of \$86,847 in Burnsville, more than half (50.6%) of renter households and nearly 21.0% of owner households are housing cost burdened. As a result, there are roughly 4,076 renter households and 3,583 owner households in Burnsville that are housing cost burdened, of which, more than 3,000 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by ***units in structure by tenure*** (renter or owner) for each of the study areas.

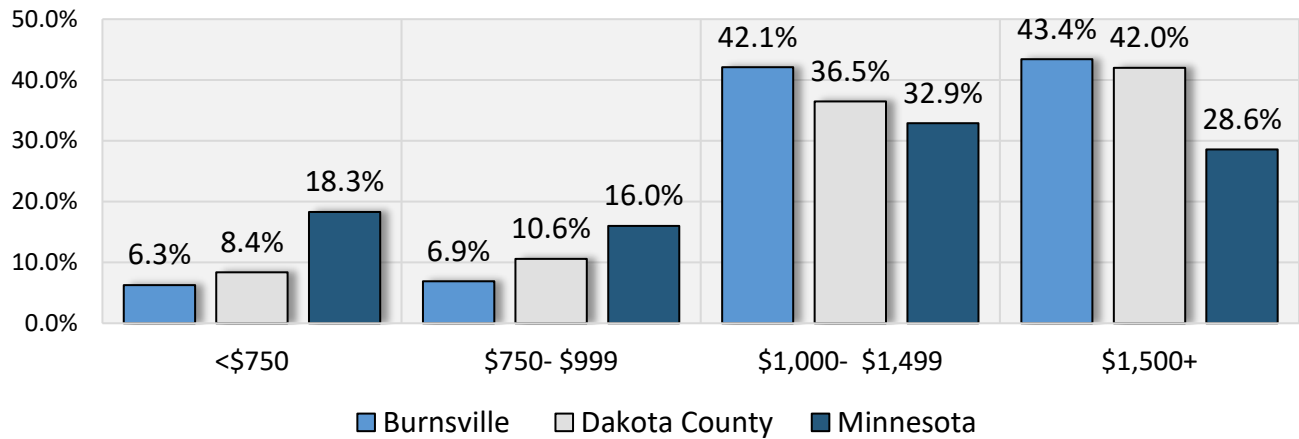
		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Burnsville	Number	1,784	6,174	97	8,055	15,669	1,212	426	17,307
	Percent	22.1%	76.6%	1.2%	100.0%	90.5%	7.0%	2.5%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 23.3% of the *rental* units in Burnsville are within structures of four units or less or mobile homes. Overall, Burnsville has a higher share (76.6%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Burnsville, 93.0% are within structures of four units or less and mobile homes, a lower share than both Dakota County (96.5%) and the state of Minnesota (97.4%).

The following graph illustrates the ***distribution of monthly gross rents*** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 23.3% of all rental units in Burnsville classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.

Distribution of Monthly Gross Rents by Area



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (43.4%) of Burnsville rental units have rents of \$1,500 or more, followed by units with rents between \$1,000 and \$1,500 (42.1%). Although considerably less in share, 13.2% of rentals in the area have rents below \$1,000. Compared to the county and state, the distribution of gross rental rates in Burnsville is more heavily weighted toward the higher priced product.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Burnsville and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

	Surveyed Multifamily Rental Housing Supply by Area						
	Dakota County, MN						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Burnsville	43	6,681	432	6.5%	6.2%	15.8%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Burnsville, a total of 43 apartment properties were surveyed, comprising a total of 6,681 units. Overall, multifamily units are 93.5% occupied, with a total of 432 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Burnsville is considered somewhat low. It is important to point out, however, that nearly 42.0% of the 432 total vacant units reported in the preceding table are concentrated among two properties which are still in their initial lease-up periods. When excluding these properties, the 41 established properties surveyed in Burnsville report an overall occupancy rate of 96.1%. Notably, all 59 vacant units reported in the Tax Credit rental housing segment are concentrated within one of the aforementioned properties still within its initial lease-up period. Thus, all *established* affordable (i.e., Tax Credit and government-subsidized) units in Burnsville are occupied. Considering the preceding factors and the waiting lists maintained among existing multifamily properties, particularly the affordable properties, there appears to be strong demand for multifamily rental product in Burnsville. These factors are also good indications that future development opportunities exist within the area.

The following table illustrates the ***median rent by bedroom/bathroom type*** for the surveyed *market-rate* and *Tax Credit* units in Burnsville and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Burnsville	\$1,307	\$1,585	\$1,786	\$1,950
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Burnsville	\$903	\$1,143	\$1,555	\$1,500
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Burnsville (\$1,307) is approximately 44.7% higher than the comparable Tax Credit unit (\$903) in the area. While the median rents for most market-rate units in Burnsville are very similar to or less than the corresponding rents in Dakota County, the median rents for the one- and two-bedroom Tax Credit units in Burnsville are higher than the Tax Credit units in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas, with the exception of three-bedroom Tax Credit units in Burnsville. With limited availability among Tax Credit and government-subsidized units in both Burnsville and Dakota County, many low-income households likely seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 23.3% of the total rental units in Burnsville.

During August and September 2024, Bowen National Research conducted an online survey and identified three non-conventional rentals that were listed as *available* for rent in Burnsville. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Burnsville	1,881	3	0.2%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research
*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of three available units identified, Burnsville has an overall vacancy rate of just 0.2% for non-conventional rentals, which is lower than the vacancy rate reported for Dakota County (0.6%). This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in Burnsville and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Burnsville				
Two-Bedroom	1	\$1,595	\$1,595	\$1.10
Three-Bedroom	1	\$2,095	\$2,095	\$1.20
Four-Bedroom	1	\$3,000	\$3,000	\$1.47
Total	3			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The available non-conventional rentals in Burnsville are evenly distributed by bedroom type, as indicated by the preceding table. Rents reported for the two- and three-bedroom non-conventional rentals within Burnsville are lower than the median rent levels reported for similar unit types within Dakota County, while the four-bedroom unit in Burnsville has a higher rent. When considering the rental rates reported, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Burnsville and Dakota County.

Burnsville - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Burnsville		
Available*	97	\$340,000
Sold**	2,946	\$355,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

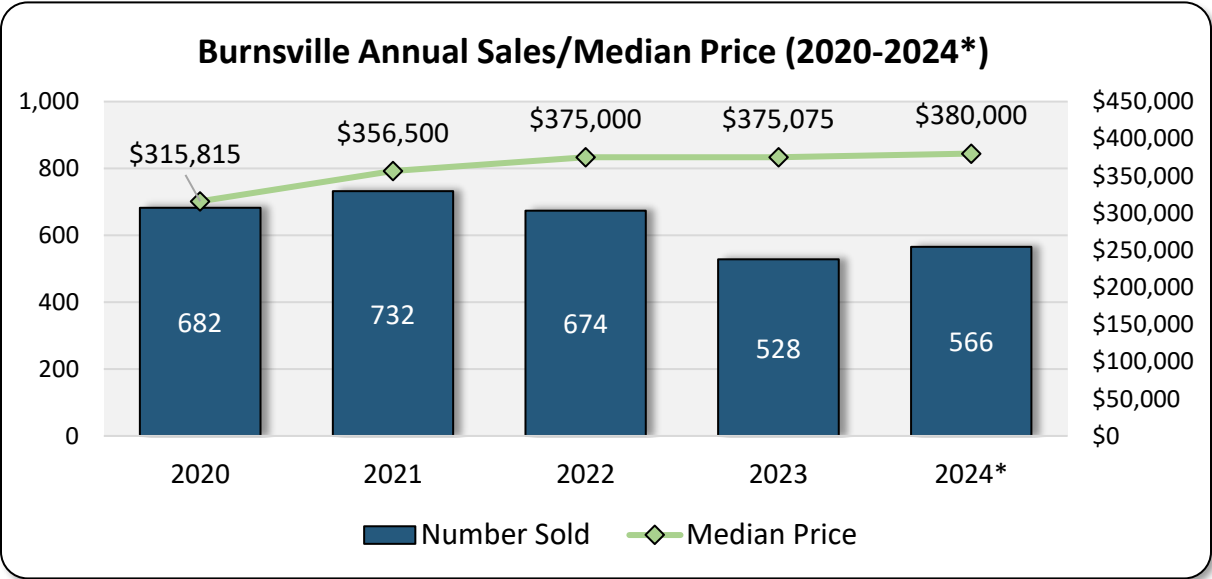
The available for-sale housing stock in Burnsville as of July 31, 2024 consists of 97 total units with a median list price of \$340,000. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Burnsville consisted of 2,946 homes with a median sales price of \$355,000, approximately 6.6% lower than that reported (\$380,000) for homes sold throughout Dakota County during this same time period.

The following table and graph summarize **historical sales volume** and **median sales price** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Burnsville (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	682	-	\$315,815	-
2021	732	7.3%	\$356,500	12.9%
2022	674	-7.9%	\$375,000	5.2%
2023	528	-21.7%	\$375,075	0.0%
2024*	330 (566)	(7.1%)	\$380,000	1.3%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Burnsville increased by 7.3% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 7.1% in 2024. It should be noted that the current year’s projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased. Collectively, the median sales price of homes sold in Burnsville increased substantially by 20.3% between January 2020 and July 2024. However, it should be noted that home prices appear to have stabilized over the last couple years.

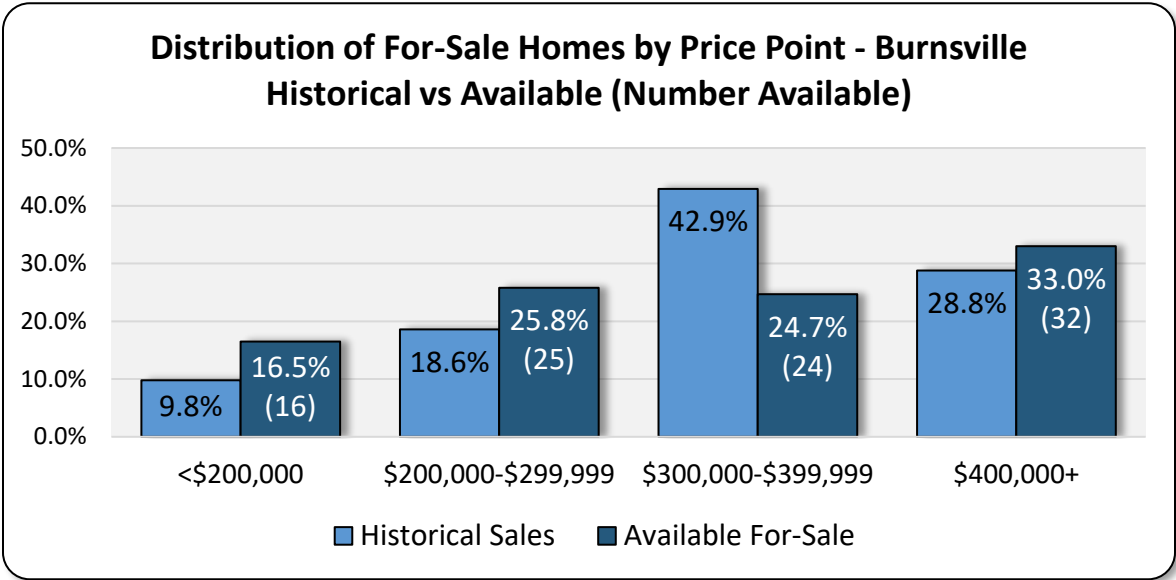
The following table provides various housing market metrics for the available for-sale homes in Burnsville and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Burnsville	97	16.8%	0.6%	1.8	\$344,839	\$340,000	34	1983
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 97 available for-sale homes in Burnsville represent 16.8% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.6% when compared to the 17,307 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.8 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 34 days and an average year built of 1983. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by *price point* for Burnsville:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 (16.5%) is higher than the corresponding share of recent *historical* sales (9.8%). However, there are only 16 *available* for-sale homes in Burnsville priced below \$200,000 compared to 32 homes priced at \$400,000 or higher. While the share of the available homes priced below \$200,000 is higher than historical sales, there is a very limited inventory of available homes within this price point. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Burnsville and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Burnsville						
Independent Living	4	346	18	94.8%	86.8%	\$775-\$4,495
Assisted Living	9	527	19	96.4%	85.4%	\$1,840-\$9,500
Nursing Homes	-	-	-	-	82.0%	-
Total	13	873	37	95.8%	-	\$775-\$9,500
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of 13 senior care projects were surveyed within Burnsville. As no skilled nursing facilities were surveyed in Burnsville, the inventory of senior care facilities in the city is comprised solely of independent living and assisted living facilities. The surveyed senior care projects have an overall occupancy rate of 95.8%. The occupancy rates in Burnsville for both the independent living (94.8%) and assisted living (96.4%) facilities are well above the national medians. The high occupancy rates and projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental housing projects that are planned, proposed, or under construction within Burnsville. Note that at the time of research, no for-sale or senior care housing projects were identified within the city.

Multifamily Rental Housing Development – Burnsville, MN				
Villas at Pleasant Ave. II 305 Concorde Pl.	Tax Credit Senior 55+	110	MWF Properties	Under Construction: Allocated Tax Credits in 2022; 30%, 50%, 60%, & 70% AMHI; Scheduled to open fall 2024.
Pillsbury Flats 200 Burnsville Pkwy.	Subsidized Tax Credit	48	MWF Properties	Planned: Allocated Tax Credits in 2024; 50% & 60% AMHI; Five units with Housing Support Subsidy; ECD 2026.
Roers Parkway Plat Apts. 175 Burnsville Pkwy. W.	Market-Rate	170	Roers Companies Two	Planned: Mix of one-, two-, and three-bedroom units. ECD 2025 to 2026.
Vincent Development Apts. SW of 14501 Grand Ave. S.	Market-Rate	130	Vincent Development	Proposed: Plans submitted for a Planned Unit Development Amendment to construct a new four-story building; ECD unknown.

ECD – Estimated Completion Date

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Burnsville. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Burnsville has an overall *five-year* housing gap of 4,451 units, with a gap of 1,500 rental units and a gap of 2,951 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Burnsville.

	Burnsville Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	522	295	344	198	141	1,500
For-Sale Housing Gap	0	317	840	1,331	463	2,951
10-Year Estimates (2024-2034)						
Rental Housing Gap	1,052	717	711	566	282	3,328
For-Sale Housing Gap	0	634	1,680	2,662	926	5,902

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Burnsville (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gap in the city is for product serving households earning up to 30% of AMHI, with rents of \$931 or lower. However, notable housing gaps also exist for the segments serving households earning between 31% and 80% of AMHI. The greatest *for-sale* housing gap in the city is for product priced between \$331,201 and \$476,100, which is affordable to households earning between \$99,361 and \$142,830. Although development within Burnsville should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Burnsville.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 7.0% (2010-2024) - Positive household income growth projections - Good base of households by tenure (owner and renter) - Positive total employment and at-place employment trends with low unemployment rates	- Lack of availability among established affordable (Tax Credit and subsidized) multifamily apartments - Low availability rates for non-conventional rentals and for-sale housing - Projected 1.9% decline in renter households (2024-2029) - Generally higher rate of housing condition issues compared to state
Opportunities	Threats
- Housing need of 1,500 rental units (2024-2029) - Housing need of 2,951 for-sale units (2024-2029) - Attract some of the 30,000+ commuters coming into the city for work to live in the city - Relatively young base of in-migrants with a variety of income levels	- Rising cost of for-sale housing - Higher shares of cost burdened households as compared to county and state - Risk losing some of the 25,000+ residents that commute out of the city for employment

Burnsville experienced notable positive household growth since 2010, and household growth is projected to continue over the next five years. Total employment, at-place employment, and the unemployment rate for Dakota County are all indicative of a thriving local economy. Despite these positive attributes, Burnsville has very low vacancy rates among the established affordable multifamily apartments and non-conventional rentals and a low availability rate within the for-sale housing market. In addition, renter households within the city are projected to decline by 1.9% over the next five years. The moderate presence of housing condition issues, low availability, and the rising cost of for-sale housing in the area can increase the likelihood that households will seek housing options outside the city, particularly the residents with lengthy commutes to their place of employment. However, Burnsville has a total housing gap of 4,451 units and over 30,000 commuters coming into the city daily for employment. These factors, along with positive projected job creation through 2032 and an increase in senior households aged 65 and older, indicates there are likely a variety of development opportunities present within Burnsville.

ADDENDUM F: CITY OF EAGAN OVERVIEW

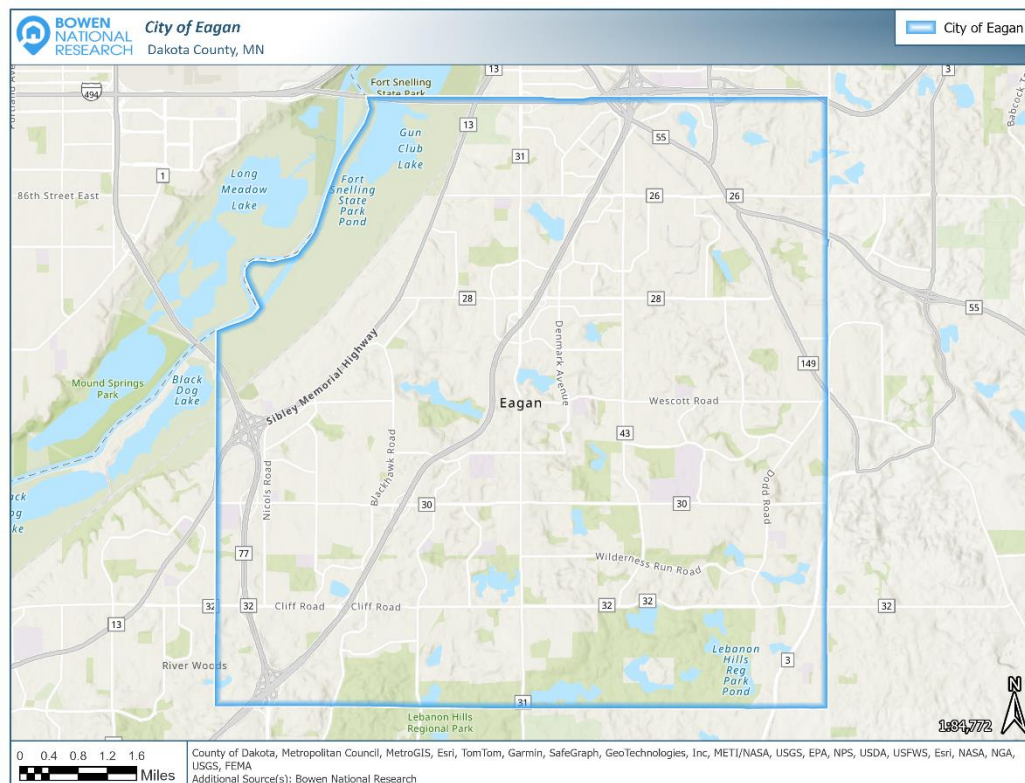
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Eagan. To provide a base of comparison, various metrics of Eagan were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Eagan is located in the northwestern portion of Dakota County, approximately 16 miles south of downtown St. Paul and approximately 18 miles south of downtown Minneapolis. Eagan contains approximately 31.2 square miles and has an estimated population of 69,269 in 2024. Major thoroughfares in Eagan include Interstates 35E and 144 and State Routes 55 and 77, which all provide access to nearby metropolitan centers.

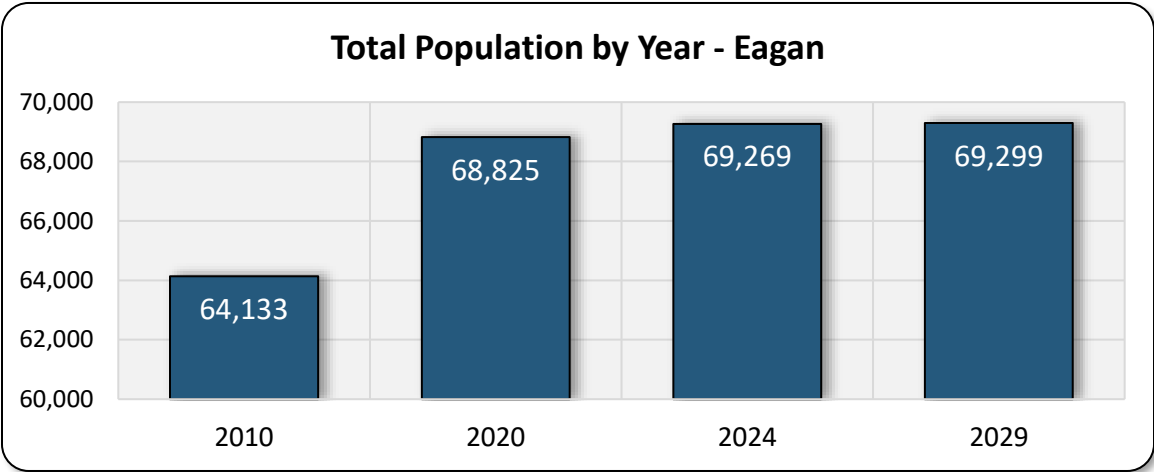
The following map illustrates the city of Eagan.



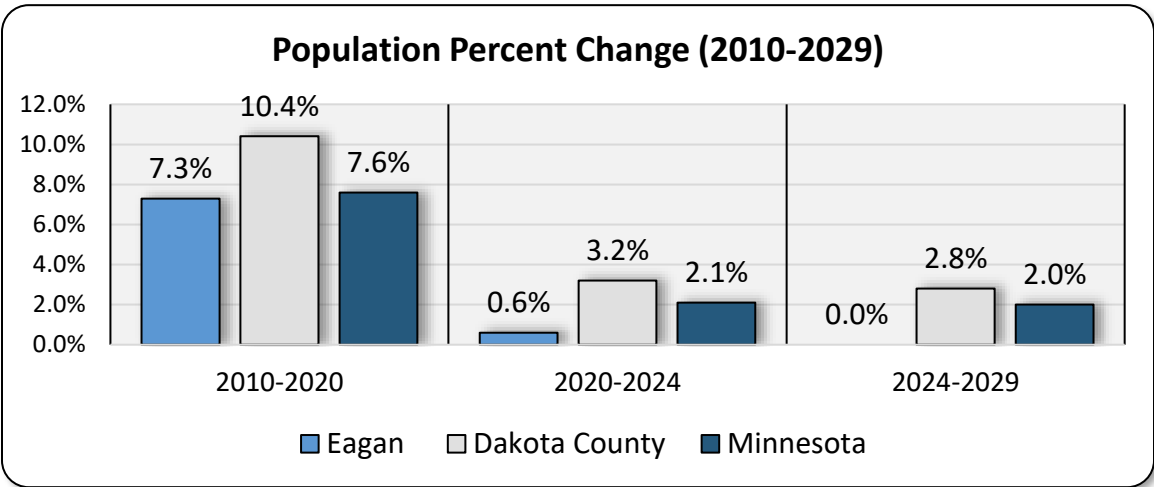
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Eagan. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Eagan and the projected population changes between 2024 and 2029 for each of the study areas.



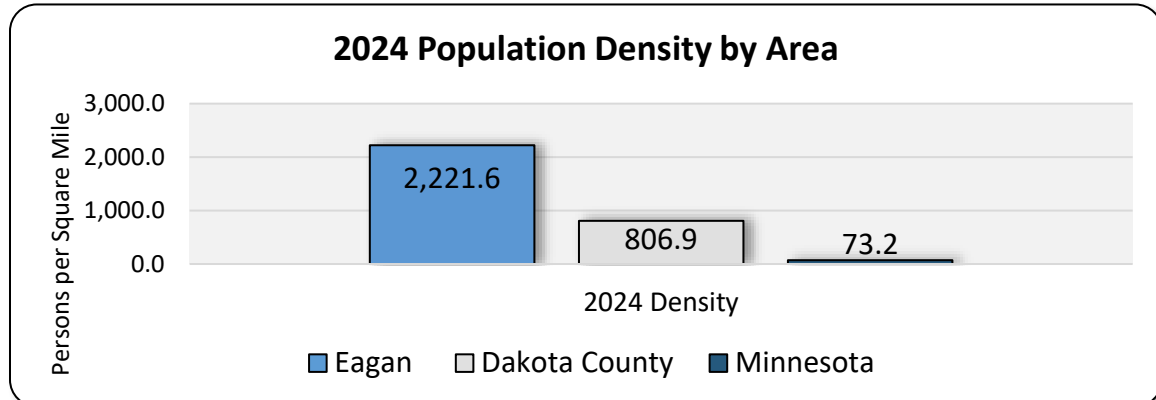
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Eagan increased by 4,692 (7.3%) between 2010 and 2020. This represents a smaller percentage increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Eagan increased by 0.6%. A minimal population increase of less than 0.1% is projected in the city between 2024 and 2029, which is less than the 2.8% increase for the county and 2.0% increase for the state projected during this time period.

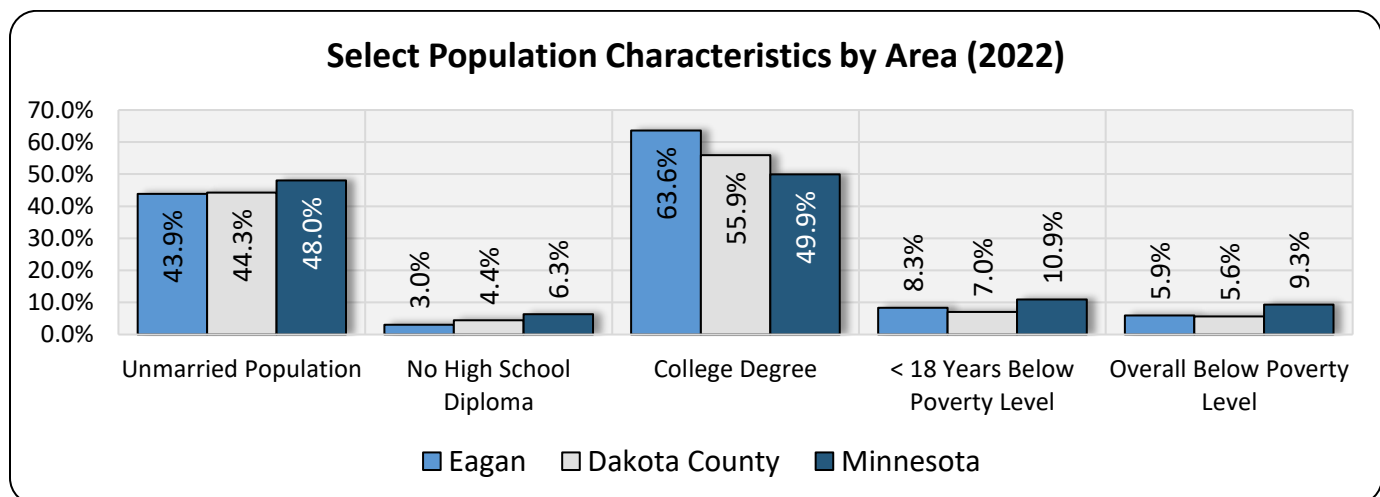
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 2,221.6 persons per square mile, Eagan is significantly more densely populated than Dakota County and the state of Minnesota.

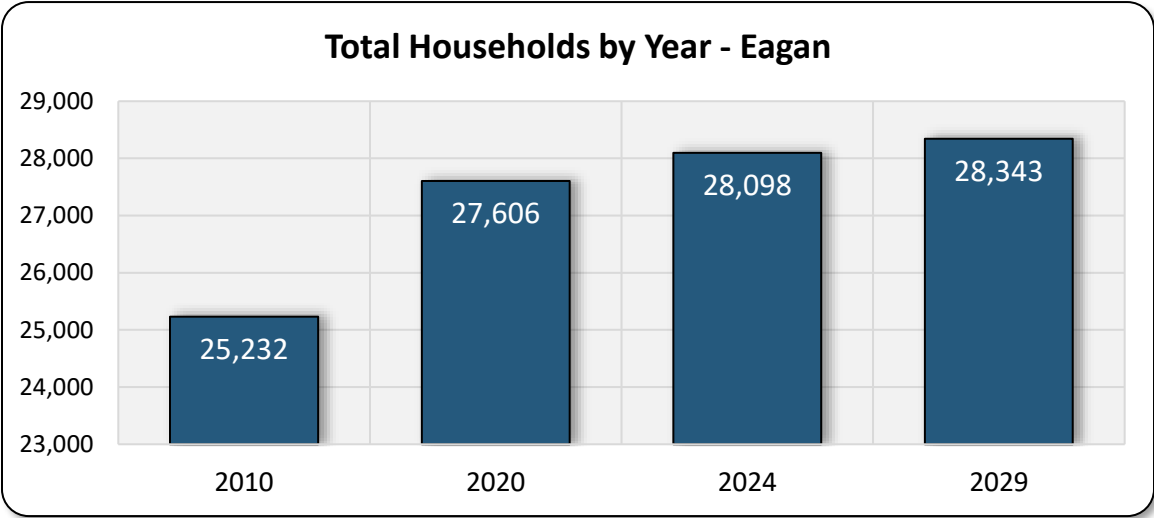
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



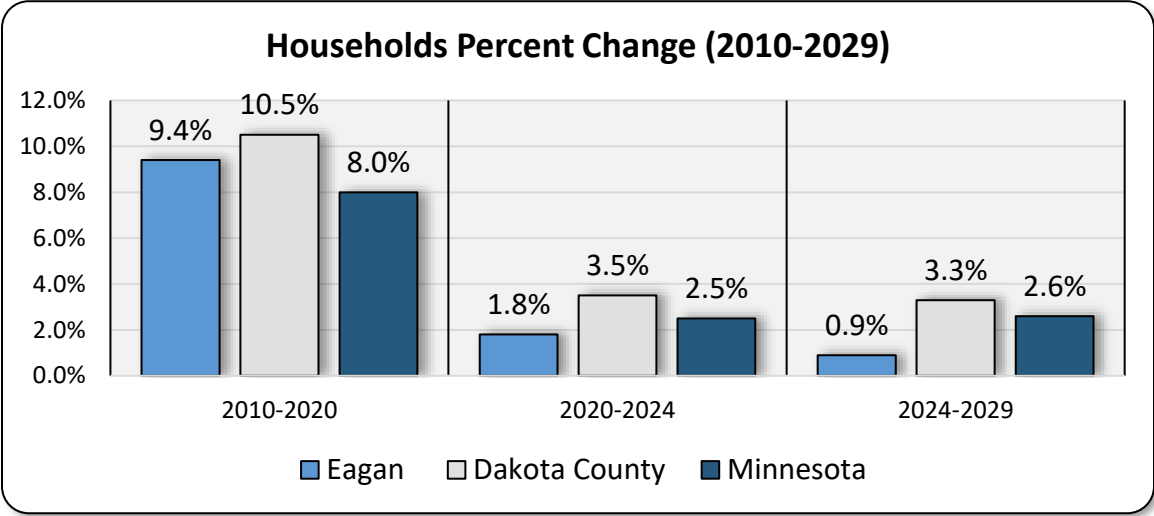
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Eagan has a lower share of the unmarried population (43.9%), a lower share of the population without a high school diploma (3.0%), and a higher share of individuals with a college degree (63.6%) compared to the county and state. Each factor likely has a positive influence on housing affordability in the city. Overall, Eagan has a slightly higher poverty rate for children less than 18 years of age (8.3%) compared to the county but a lower share of children living in poverty compared to the state. The overall poverty rate of 5.9% in Eagan is marginally higher than the county, but notably lower than the state.

The following graphs illustrate the number of **total households** in Eagan by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



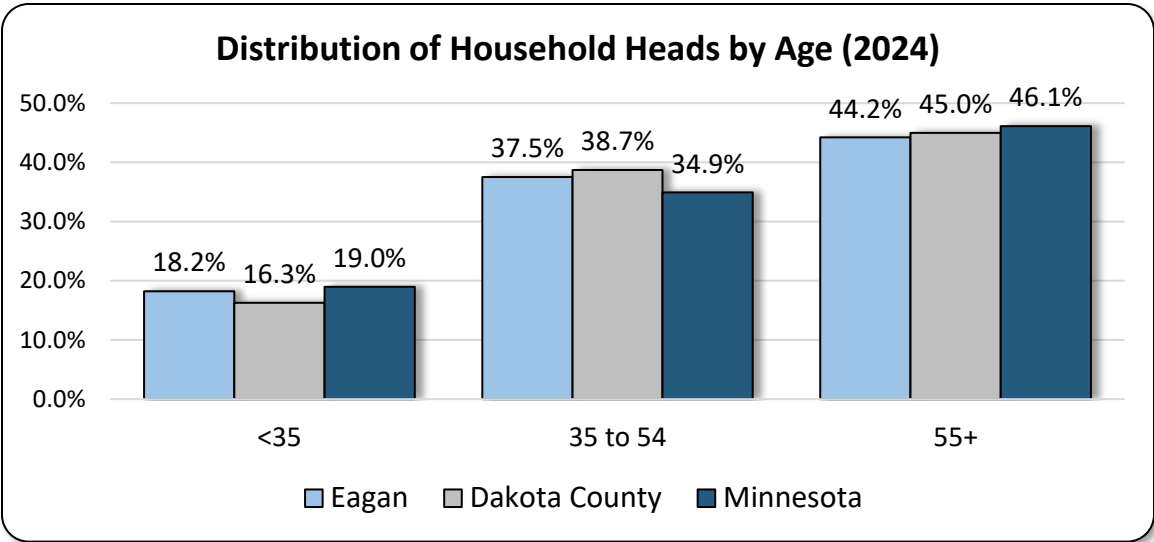
Source: 2010, 2020 Census; ESRI; Bowen National Research



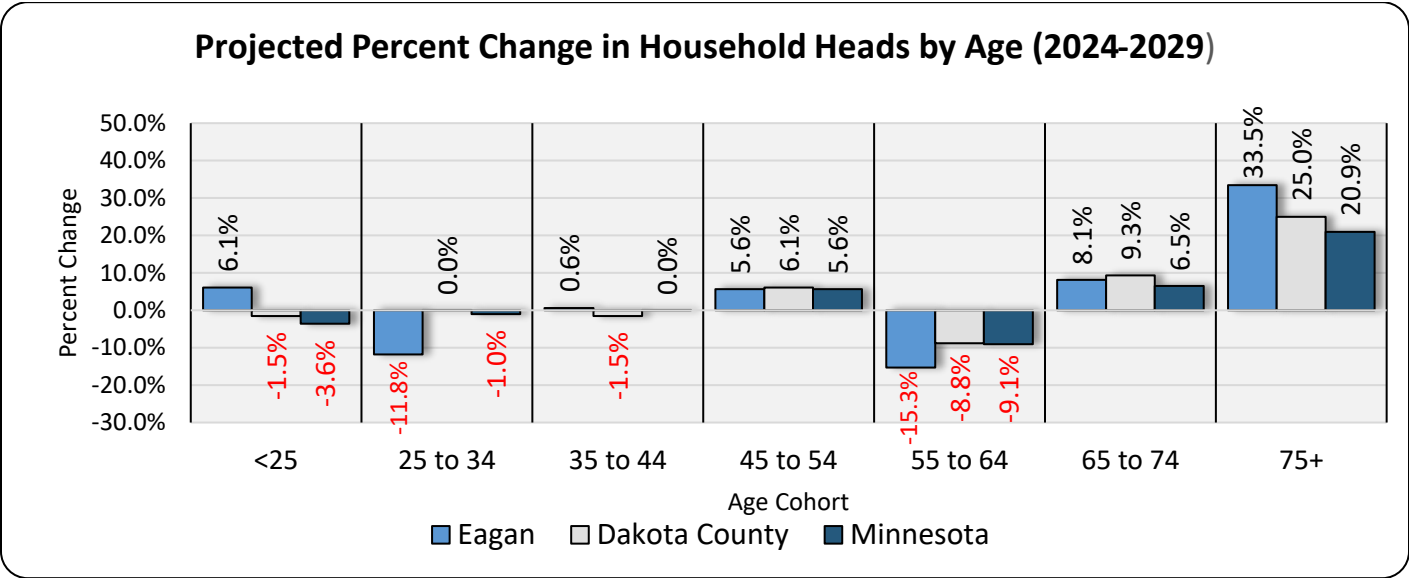
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Eagan increased by 2,374 (9.4%) between 2010 and 2020. This represents a smaller percentage increase as compared to the county (10.5%), but a larger percentage increase compared to the state (8.0%) during this time period. Between 2020 and 2024, the number of households in Eagan increased by 1.8%. It is projected that the number of households in the city will increase by an additional 0.9% over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected percent changes in household heads by age cohort between 2024 and 2029.



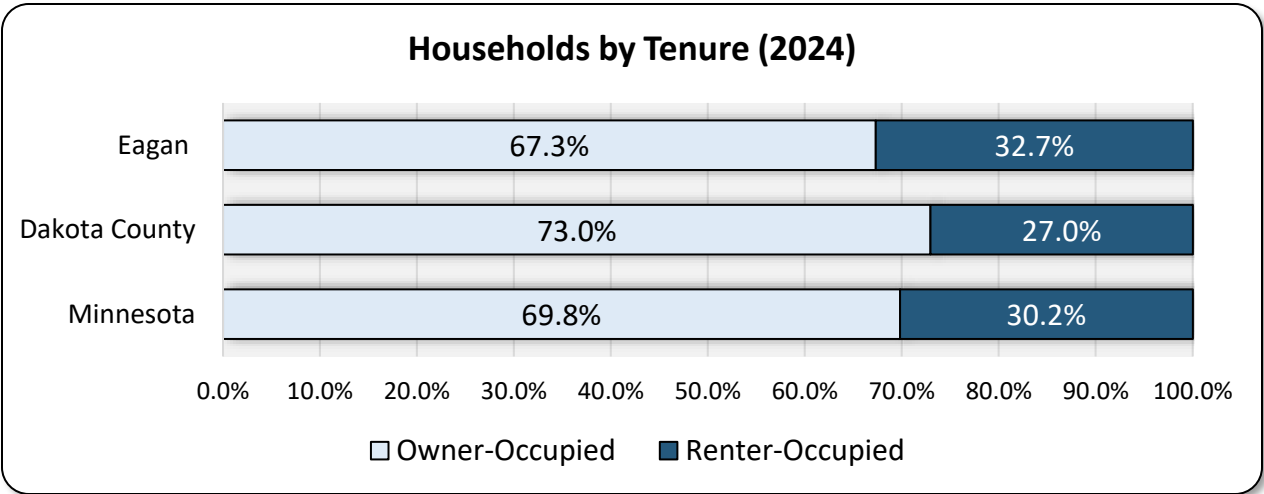
Source: ESRI; Bowen National Research



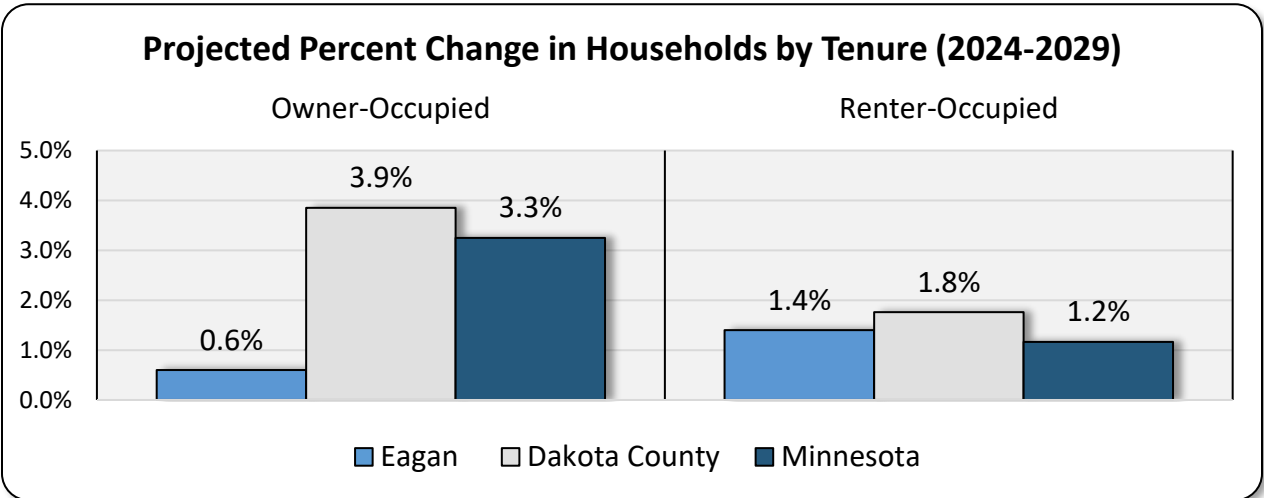
Source: ESRI; Bowen National Research

Overall, the data shows that Eagan and Dakota County households in 2024 are more concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. However, the most significant household growth in the city is projected among households aged 75 and above. While households aged 75 and older are projected to increase by 33.5% in Eagan over the next five years, households under the age of 25 (6.1%), as well as those between the ages of 45 and 54 (5.6%) and 65 and 74 (8.1%) are also projected to increase during this period. The overall projected changes in households by age in Eagan are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



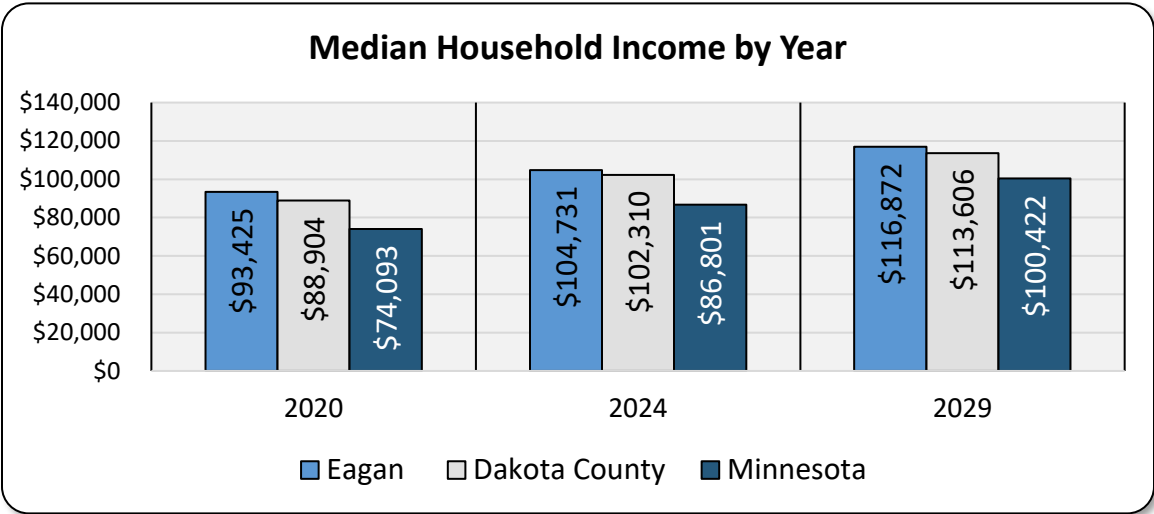
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Eagan (67.3% owners and 32.7% renters) is slightly more weighted toward renters when compared to the county and state. Over the next five years, it is projected that the number of renter households in Eagan will increase by 1.4%, while the number of owner households will increase by 0.6%. This is a smaller increase in owner households and a similar increase for renter households when compared to the county and state. The *increase* among renter and owner households in Eagan will likely contribute to an increase in demand within the rental and for-sale housing markets over the next five years. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

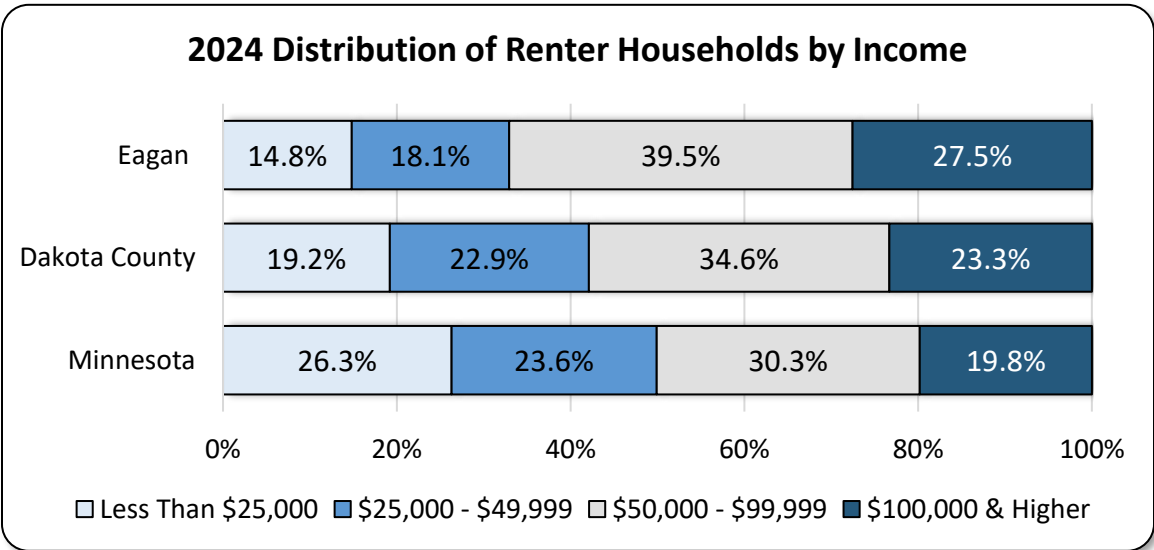
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

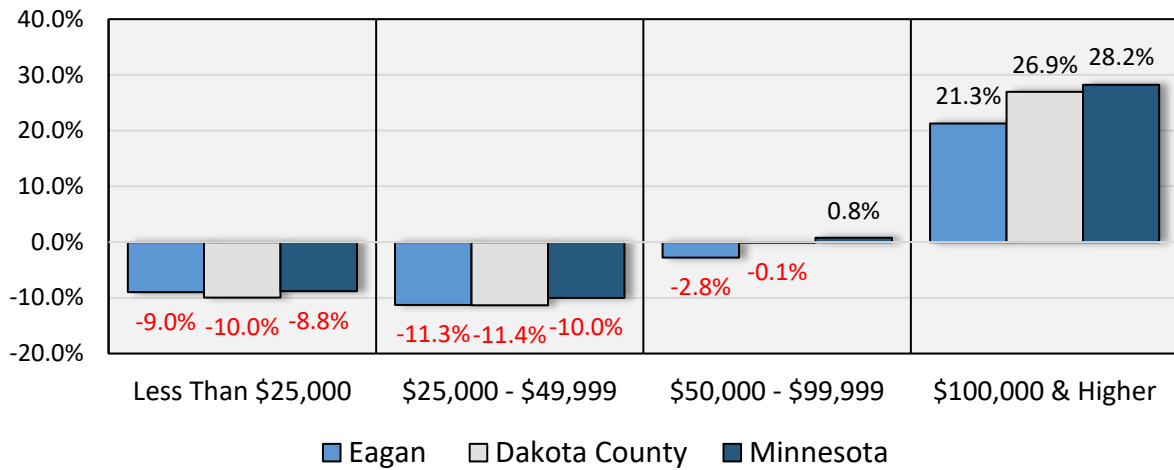
As the preceding illustrates, the 2024 median household income in Eagan (\$104,731) is 2.4% higher than the countywide median household income and 20.7% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Eagan will increase to \$116,872, or an increase of 11.6%. The median household income in Eagan will remain well above that of the state (\$100,422) and slightly above the county’s median household income (\$113,606) through 2029.

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

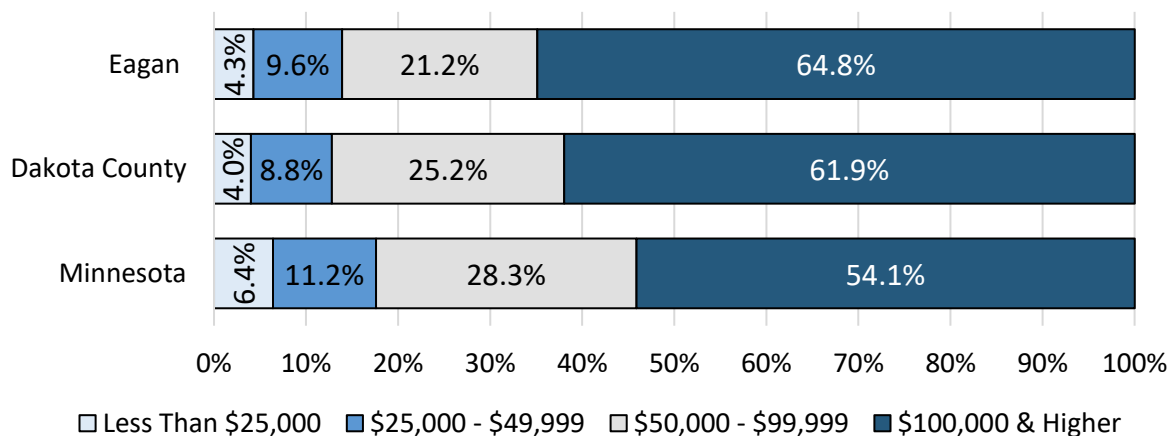


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Eagan has larger shares of renter households with incomes between \$50,000 and \$99,999 (39.5%) and \$100,000 or higher (27.5%) when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, significant renter household growth in Eagan is projected for households earning \$100,000 or higher (21.3%), while those earning less than \$100,000 are projected to decline. Despite these changes, a substantial share of renter households in Eagan will continue to earn less than \$100,000.

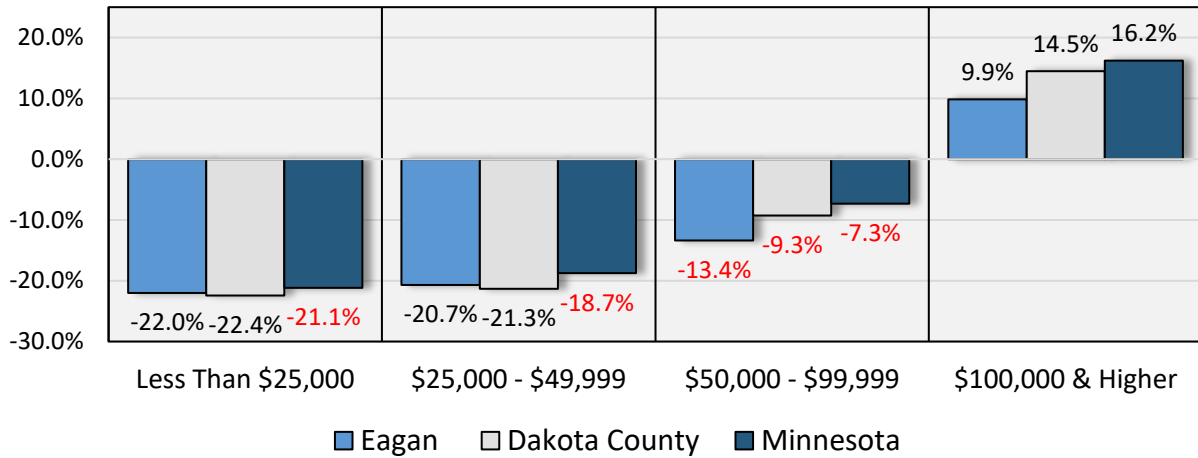
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

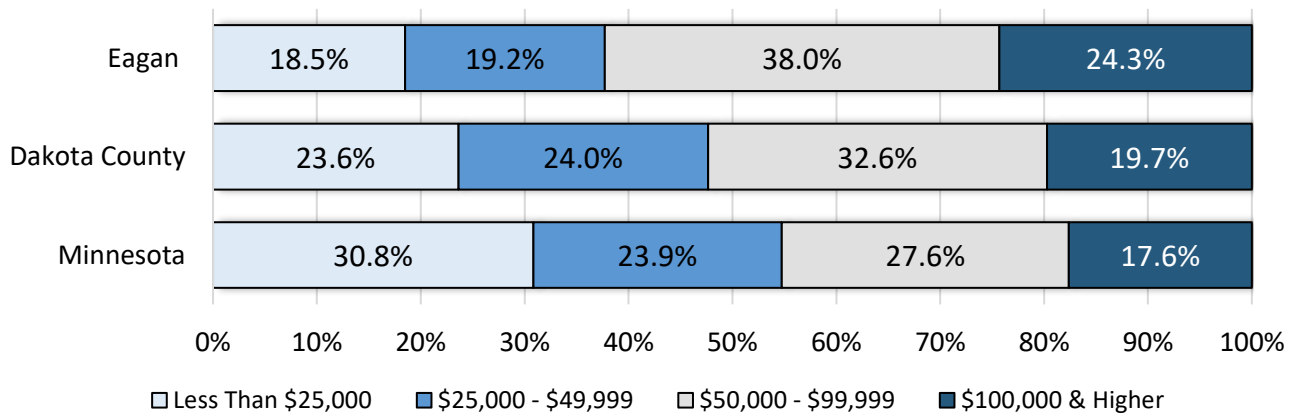


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (64.8%) of Eagan owner households earn \$100,000 or more, which is a higher share compared to the county (61.9%) and state (54.1%). Between 2024 and 2029, owner household growth is projected among households earning \$100,000 or higher (9.9%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

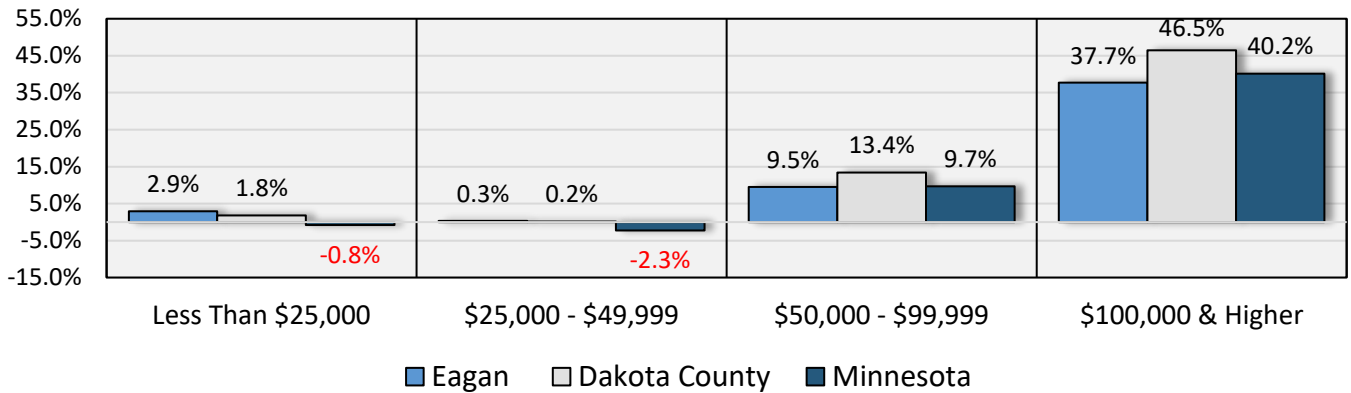
The following graphs compare *senior renter households (age 62 and older) by income* for 2024 and the projected *percent change* in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

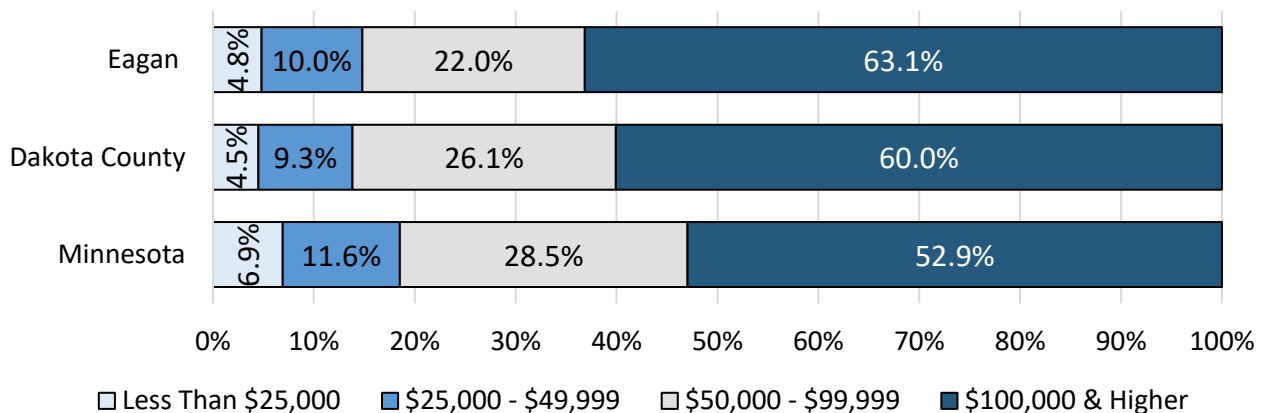


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share (38.0%) of senior *renter* households (age 62 and older) in Eagan earn between \$50,000 and \$99,999, followed by those earning \$100,000 and higher (24.3%). Over the next five years, growth among senior renter households in Eagan is primarily projected to occur among households earning \$100,000 or more, which are projected to increase by 37.7% during this period. Note that senior renter households earning less than \$100,000 are also projected to increase in Eagan between 2024 and 2029, albeit at much lower rates compared to those earning over \$100,000.

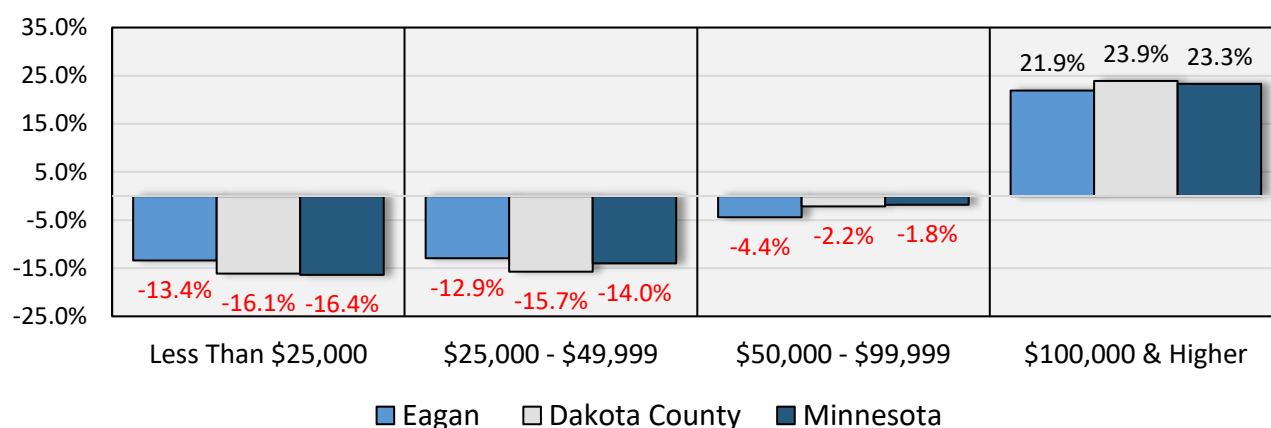
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share (63.1%) of senior owner households (age 62 and older) in Eagan earn \$100,000 or more, followed by those earning between \$50,000 and \$99,999 (22.0%). Over the next five years, significant growth of senior owner households in Eagan is projected among households earning \$100,000 or more, which are projected to increase by 21.9% during the time period. The projected growth of senior owner households among the highest income cohort and decline among the lower income cohorts in Eagan is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

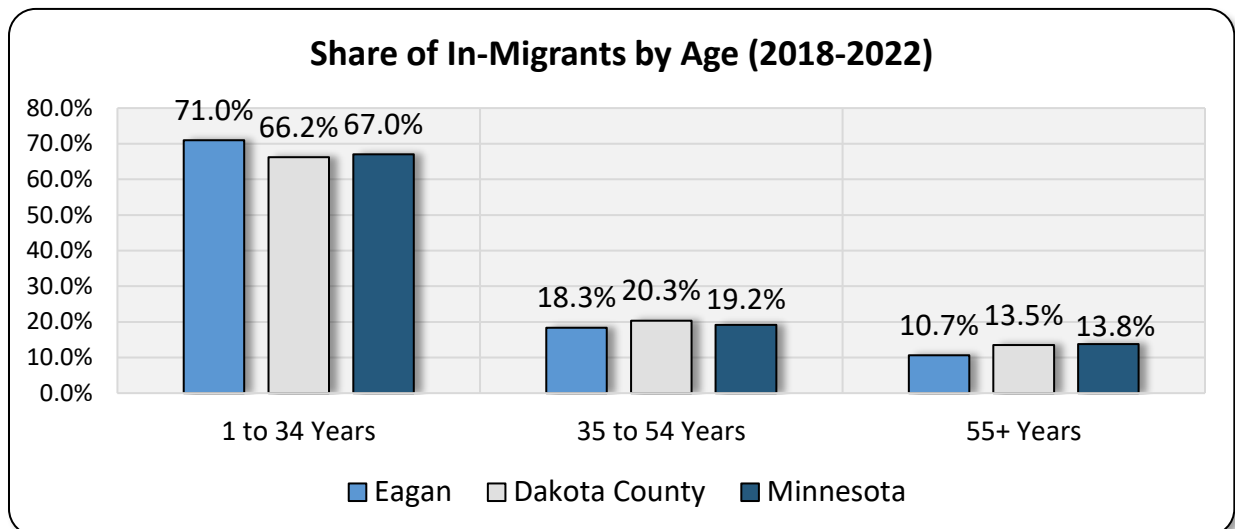
Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

Source: U.S. Census Bureau, Population Division, June 2024

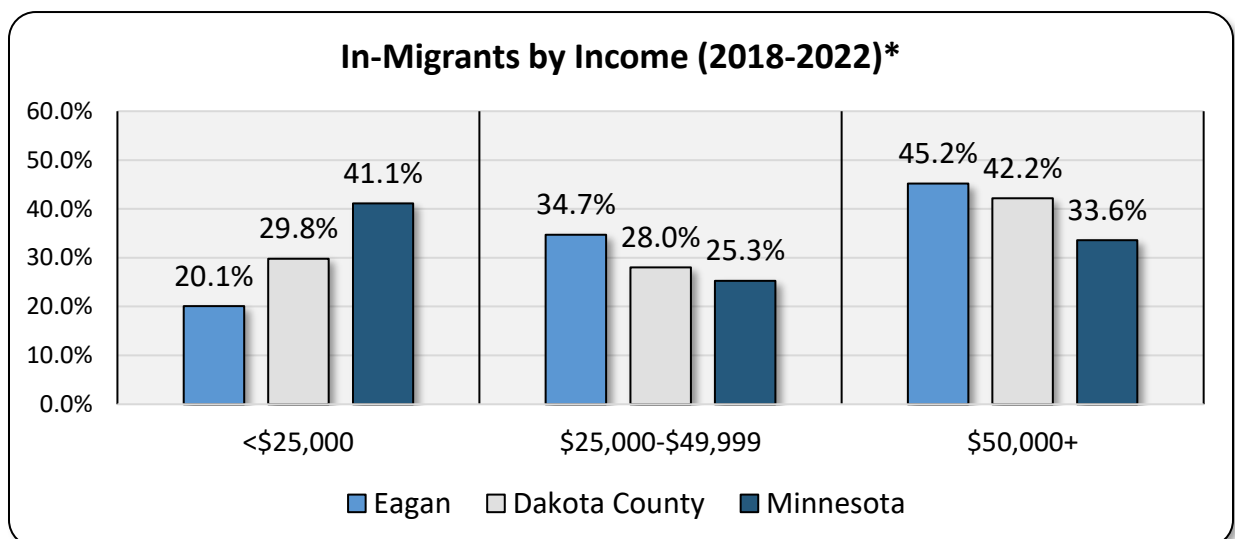
*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Eagan, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Eagan is similar to the distributions within the county and state, although there is a slightly higher share of in-migrants under the age of 35. Eagan has higher shares of in-migrants earning \$50,000 and higher (45.2%) and those earning between \$25,000 and \$49,999 (34.7%) compared to the county and state. By comparison, Eagan has a much lower share (20.1%) of in-migrants earning less than \$25,000. While the distribution of in-migrants by income in Eagan is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that the majority of in-migrants earn less than \$50,000.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Eagan, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Eagan		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	59	0.1%	387	0.2%	17,215	0.5%
Mining	2	0.0%	73	0.0%	4,549	0.1%
Utilities	118	0.2%	568	0.3%	12,777	0.4%
Construction	2,189	4.1%	10,298	5.0%	137,789	4.2%
Manufacturing	4,860	9.0%	22,907	11.1%	342,911	10.3%
Wholesale Trade	1,881	3.5%	8,221	4.0%	134,193	4.0%
Retail Trade	6,492	12.1%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	4,213	7.8%	8,741	4.2%	83,429	2.5%
Information	7,913	14.7%	9,796	4.8%	88,304	2.7%
Finance & Insurance	4,474	8.3%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	1,095	2.0%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	4,456	8.3%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	18	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	948	1.8%	5,954	2.9%	74,747	2.3%
Educational Services	1,997	3.7%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	3,977	7.4%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	580	1.1%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	3,875	7.2%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	2,820	5.2%	12,232	5.9%	204,837	6.2%
Public Administration	1,645	3.1%	10,454	5.1%	184,476	5.6%
Non-classifiable	147	0.3%	852	0.4%	17,626	0.5%
Total	53,759	100.0%	205,899	100.0%	3,319,675	100.0%

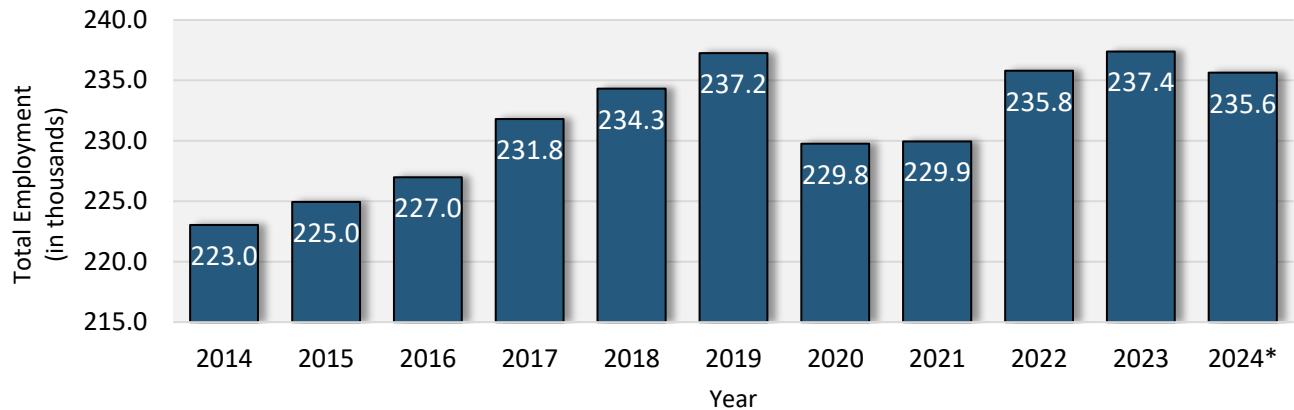
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Eagan has an employment base of over 53,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Information (14.7%), Retail Trade (12.1%), Manufacturing (9.0%), Finance & Insurance (8.3%), and Professional, Scientific, & Technical Services (8.3%). Combined, the top five job sectors represent 52.4% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following graph illustrates the *total employment* base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



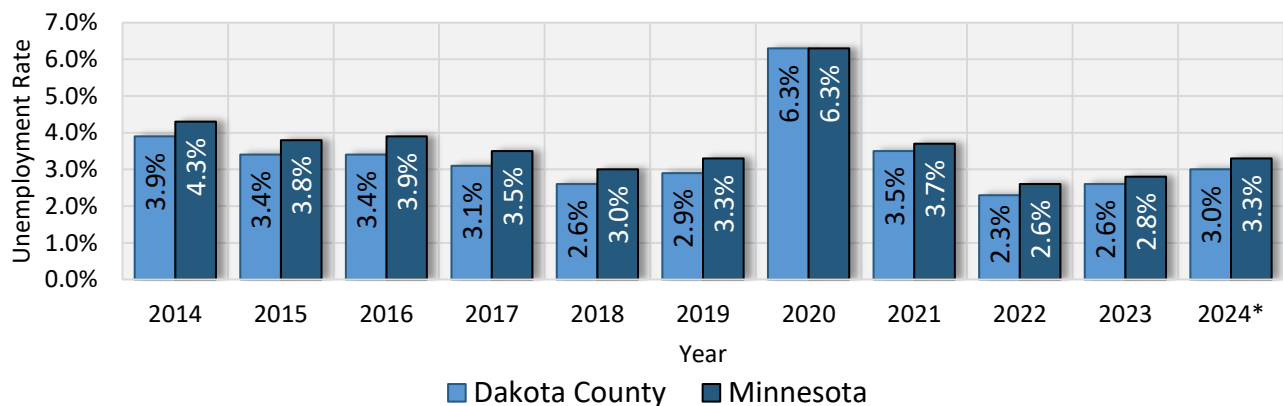
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

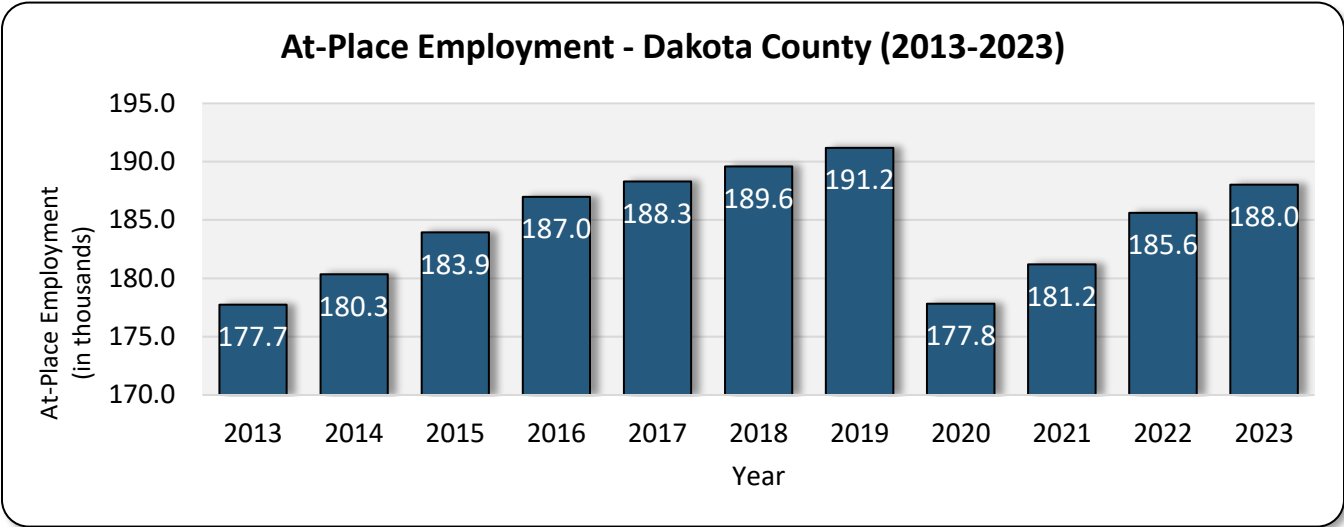


Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total **at-place employment** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county. Although three notices were located within Eagan, a total of only four jobs were affected. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment.

WARN Notices				
Company	Location	Jobs	Notice Date	Effective Date
Eagan Submarket				
Starbucks Eagan Outlet	Eagan	1	7/2024	N/A
Noodles & Company	Eagan	1	7/2024	N/A
Masu Sushi and Robata	Eagan	2	7/2024	N/A

Source: Minnesota Employment and Economic Development

N/A – Not Available

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Eagan:

Economic Development Activity - Eagan			
Project Name	Investment	Job Creation	Scope of Work/Details
Viking Lakes	N/A	N/A	Under Construction: Portions of the 200-acre mixed-use development are complete. In 2018, the Minnesota Vikings headquarters was completed. In 2023, the Vikings Training Camp generated \$5.6 million in economic activity for Eagan. Other completed portions include a hotel, apartments, retail, and more. The third phase of the development is expected to begin in 2025 and add residential units. CliftonLarsonAllen, an accounting firm, has signed a \$10 million 16-year lease that will be used to train their employees. ECD in 2025.
Lebanon Hills Maintenance Facility	\$27 million	N/A	Under Construction: A new facility is being constructed and will include a maintenance shop and greenhouse. ECD in spring 2025.
Thomas Reuters Campus Site	N/A	N/A	Planned: In November 2024, Eagan City Council approved Ryan Cos. proposal to redevelop 179 acres at 610 Opperman Drive (former Thomas Reuters campus). The development will include townhomes, single-family homes and 3.6 million square feet of industrial space. Ryan Cos. purchased the campus for \$41 million.
Former Blue Cross Blue Shield Site	\$209 million	1,000	Planned: Solventum plans to purchase the former Blue Cross Blue Shield campus. Approximately 1,100 workers will relocate from the Maplewood location (Ramsey County) and jobs will be high paying.

N/A – Not available

ECD – Estimated Completion Date

As the preceding illustrates, several notable economic development projects are either under construction or planned within the city of Eagan. While job creation estimates were not provided for all projects, the significant investment in the area will likely have a positive impact on the community and labor market in the future. It is also noteworthy that economic development activity totaling over \$800 million has either been recently completed or is currently under construction within Dakota County.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

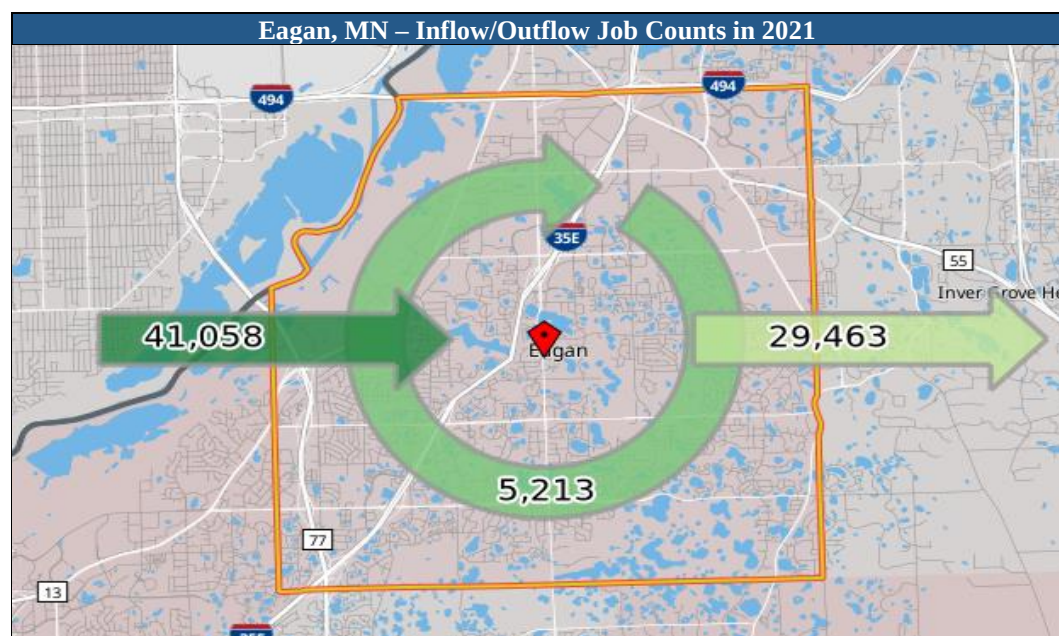
The following table summarizes two *commuting pattern attributes* (mode and time) for Eagan.

Commuting Attributes Eagan, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	27,217	2,884	1,016	555	251	6,699	38,622
Percent	70.5%	7.5%	2.6%	1.4%	0.6%	17.3%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	8,581	13,249	7,360	1,588	1,146	6,699	38,623
Percent	22.2%	34.3%	19.1%	4.1%	3.0%	17.3%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 78.0% of individuals in Eagan utilize their own vehicles or carpool to work. Overall, 56.5% of residents have commute times of less than 30 minutes to their place of employment, with an additional 17.3% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (2.6%) of residents rely on public transit as their commuting mode.

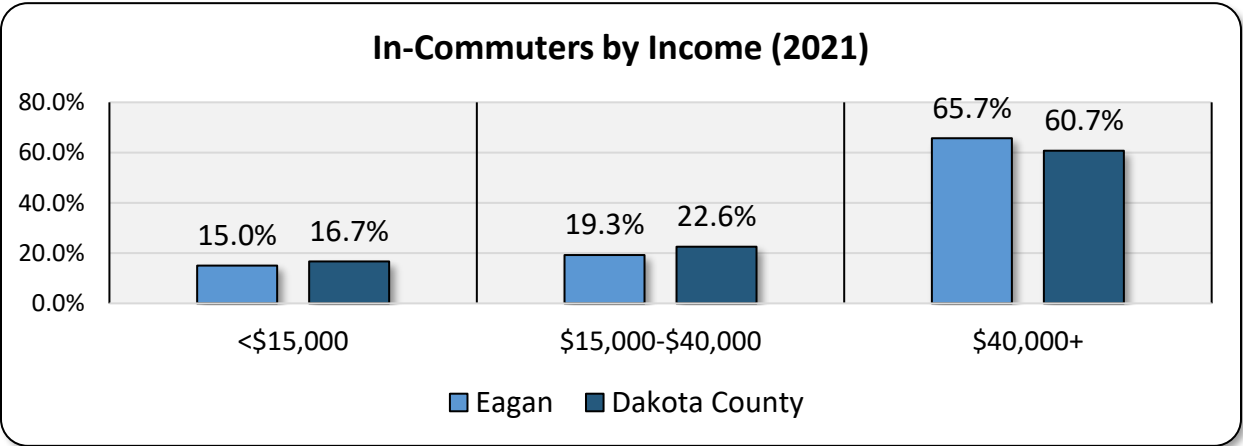
The following illustrates the overall *commuter flow* for Eagan based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 46,271 persons *employed* in Eagan, 88.7% (41,058) originate from outside the city, while 11.3% (5,213) live within the city. Over 29,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 41,058 non-residents who work in the area represent a substantial base of potential support for future residential development within Eagan.

The following compares the distribution of *in-commuters by annual income* for Eagan and Dakota County.

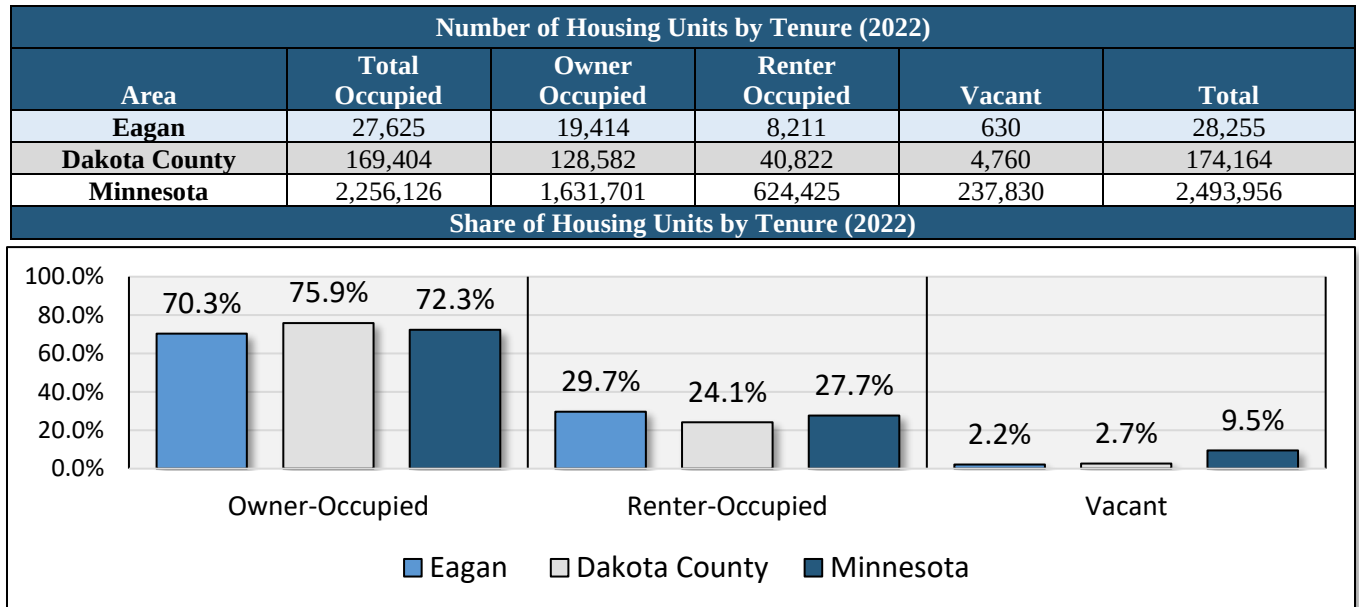


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (65.7%) of in-commuters to Eagan earn \$40,000 or more annually, while 19.3% earn between \$15,000 and \$40,000. The remaining share (15.0%) of in-commuters earn less than \$15,000 annually. Due to the range of incomes, a variety of housing types could be developed to potentially attract some of the 41,058 in-commuters to live within Eagan.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 27,625 total *occupied* housing units in Eagan, 70.3% are owner occupied and 29.7% are renter occupied. This distribution of occupied units by tenure is slightly more weighted toward renter-occupied housing compared to the county and state. Among the 28,255 total housing units in Eagan, only 2.2% (630 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units. Regardless, the respective shares of vacant units in Eagan and Dakota County are significantly lower than the share (9.5%) for the state.

The following table compares key *housing age and conditions* based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Eagan	568	6.9%	1,991	10.3%	493	6.0%	96	0.5%	22	0.3%	43	0.2%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Eagan, 6.9% of the renter-occupied housing units and 10.3% of the owner-occupied housing units were built prior to 1970. Both shares are substantially lower than the county and statewide shares and represent an inventory of relatively modern housing units. While the share of overcrowded renter housing units (6.0%) is slightly higher than the county and statewide shares, the share of owner housing units with this issue (0.5%) is slightly lower than the comparison areas. The shares of renter-occupied (0.3%) and owner-occupied (0.2%) housing units with incomplete plumbing or kitchens are also lower than county and statewide shares. Overall, there are approximately 515 renter households and 139 owner households in Eagan living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Eagan	28,098	\$104,731	\$433,589	\$1,490	41.7%	16.0%	18.1%	5.2%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Eagan of \$433,589 is 20.4% higher than the median home value for the state, while the median gross rent of \$1,490 in the city is 26.5% higher than the state. With a median household income of \$104,731 in Eagan, approximately 41.7% of renter households and 16.0% of owner households are housing cost burdened. As a result, there are roughly 3,423 renter households and 3,106 owner households in Eagan that are housing cost burdened, of which nearly 2,500 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

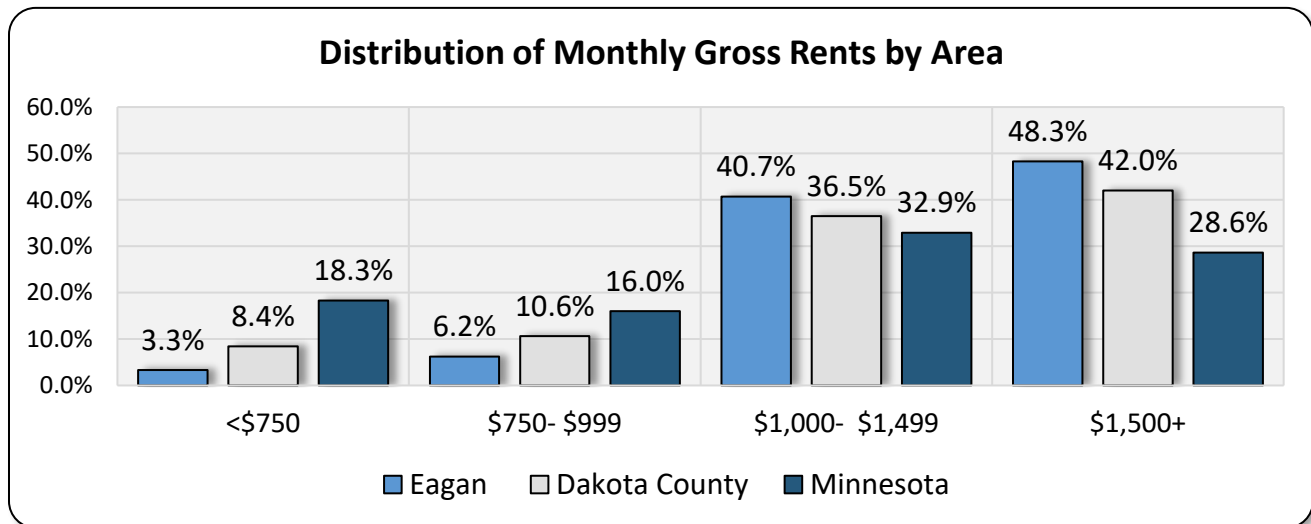
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by ***units in structure by tenure*** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Eagan	Number	2,250	5,923	38	8,211	18,450	964	0	19,414
	Percent	27.4%	72.1%	0.5%	100.0%	95.0%	5.0%	0.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Most *rental* units in Eagan (72.1%) are within larger structures containing five or more units, while the remaining share (27.9%) of the rental units are within structures of four units or less or mobile homes. Overall, Eagan has a higher share of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Eagan, 95.0% are within structures of four units or less.

The following graph illustrates the ***distribution of monthly gross rents*** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 27.9% of all rental units in Eagan classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research
 *Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (48.3%) of Eagan rental units have gross rents of \$1,500 or more, followed by units with gross rents between \$1,000 and \$1,500 (40.7%). Note that less than 10% of rental units in the city have gross rents below \$1,000. Compared to the county and state, the distribution of gross rental rates in Eagan is more heavily weighted toward higher priced product.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Eagan and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market- Rate	Tax Credit	Government Subsidized
Eagan	42	6,326	191	3.0%	3.4% (191)	0.0% (0)	0.0% (0)
Dakota County	229	27,211	1,161	4.3%	4.8% (1,069)	2.3% (92)	0.0% (0)

Source: Bowen National Research

In Eagan, a total of 42 apartment properties were surveyed, comprising a total of 6,326 units. Overall, multifamily rental units are 97.0% occupied, with a total of 191 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Eagan is higher than the 94% to 96% range. Note that all vacant units are within the market-rate supply, and that there are no vacancies among Tax Credit and government-subsidized (affordable) properties in the city. The occupancy rates among the various program types are high, and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Eagan. This likely represents a future development opportunity within the city.

The following table illustrates the ***median rent by bedroom/bathroom type*** for the surveyed *market-rate* and *Tax Credit* units in Eagan and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Eagan	\$1,470	\$1,565	\$1,690	\$2,177
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Eagan	\$765	\$920	\$1,578	\$1,820
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Eagan (\$1,470) is nearly twice as high as the median rent for the typical one-bedroom Tax Credit unit (\$765) in the city. While the median rents for many of the market-rate and Tax Credit configurations in Eagan are similar to the corresponding rents in Dakota County, the one-bedroom market-rate units and three-bedroom Tax Credit units in Eagan have notably higher rents compared to the overall county. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Eagan and Dakota County, many low-income households likely seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 27.9% of the total rental units in Eagan.

During August and September 2024, Bowen National Research conducted an online survey and identified 12 non-conventional rentals that were listed as *available* for rent in Eagan. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Eagan	2,288	12	0.5%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research
*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of 12 available units identified, Eagan has an overall vacancy rate of just 0.5% for non-conventional rentals, which is slightly lower than the vacancy rate for Dakota County. This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the city.

A summary of the available **non-conventional rental** units in Eagan and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Eagan				
Two-Bedroom	5	\$1,595 - \$2,100	\$1,750	\$1.58
Three-Bedroom	7	\$2,200 - \$3,750	\$2,640	\$1.43
Total	12			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The available non-conventional rentals in Eagan consist of two-bedroom and three-bedroom units. The two-bedroom units have a median rent of \$1,750 (\$1.58 per square foot) and the three-bedroom units have a median rent of \$2,640 (\$1.43 per square foot). When typical utility costs (\$300 or more) are considered, the typical two-bedroom non-conventional rental in Eagan has a gross rent of approximately \$2,050 while the three-bedroom non-conventional rental in the city has a gross rent of approximately \$2,940. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Eagan and Dakota County.

Eagan - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Eagan		
Available*	62	\$339,839
Sold**	2,902	\$385,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

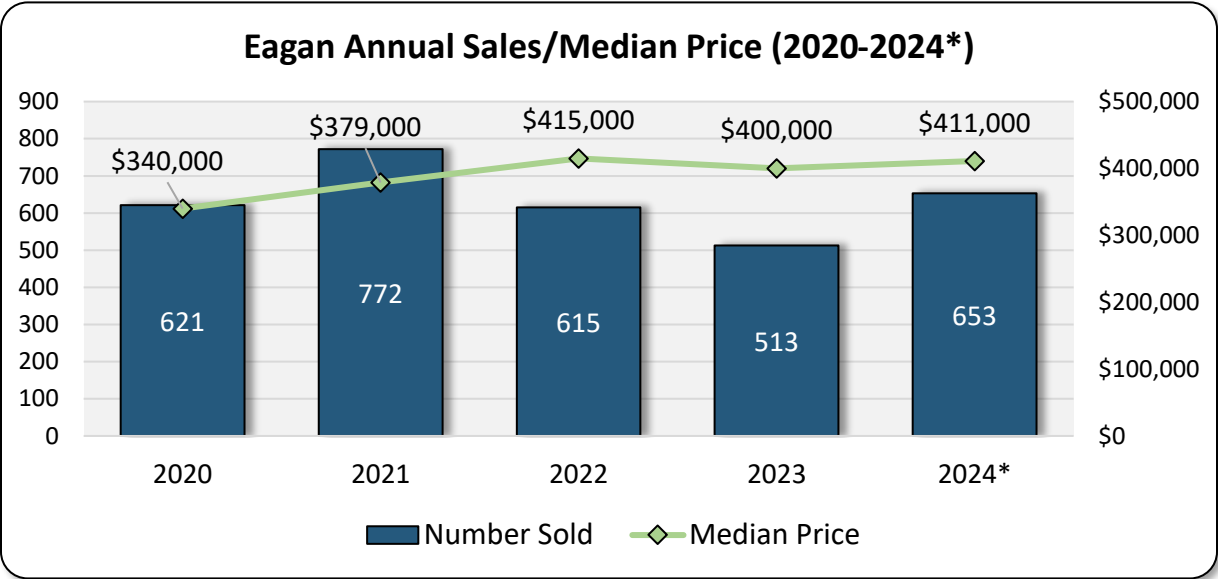
**Sales from January 1, 2020 to July 31, 2024

The available for-sale housing stock in Eagan as of July 31, 2024 consists of 62 total units with a median list price of \$339,839. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Eagan consisted of 2,902 homes with a median sales price of \$385,000, slightly higher than the median sales price of \$380,000 reported for the county.

The following table and graph summarize **historical sales volume** and **median sales price** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Eagan (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	621	-	\$340,000	-
2021	772	24.3%	\$379,000	11.5%
2022	615	-20.3%	\$415,000	9.5%
2023	513	-16.6%	\$400,000	-3.6%
2024*	381 (653)	(27.3%)	\$411,000	2.8%

Source: Redfin.com & Bowen National Research
 *As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Eagan increased by 24.3% between 2020 and 2021. Since 2021, volume decreased in each subsequent year. Projections indicate that sales volume will increase by 27.3% in 2024. It should be noted that the current year’s projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city generally increased during the sales period. Collectively, the median sales price of homes sold in Eagan increased by 20.9% between January 2020 and July 2024. It is

note that much of this increase occurred in 2021 and 2022. Since 2022, home prices in Eagan have been relatively stable and have actually decreased by 1.0% in the last two years.

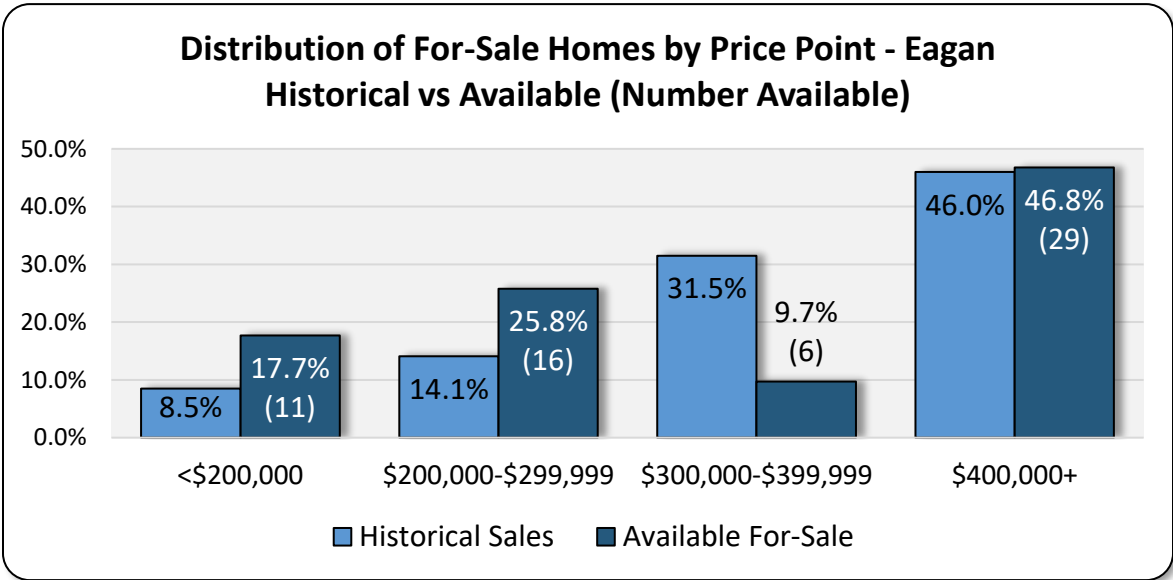
The following table provides various housing market metrics for the available for-sale homes in Eagan and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Eagan	62	10.7%	0.3%	1.3	\$402,942	\$339,839	34	1988
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 62 available for-sale homes in Eagan represent 10.7% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.3% when compared to the 19,414 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.3 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 34 days and an average year built of 1988. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of historical and available for-sale residential units by **price point** for Eagan:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 (17.7%) is higher than the corresponding share of recent *historical* sales (8.5%). However, there are only 11 *available* for-sale homes in Eagan priced below \$200,000 compared to 29 homes priced at \$400,000 or higher. While the share of the available homes priced below \$200,000 is higher than historical sales, there is a very limited inventory of available homes within this price point. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Eagan and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Eagan						
Independent Living	4	236	10	94.9%	86.8%	\$2,105-\$4,245
Assisted Living	5	310	17	94.5%	85.4%	\$2,000-\$6,857
Nursing Homes	-	-	-	-	82.0%	-
Total	9	546	27	95.1%	-	\$2,000-\$6,857
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of nine senior care projects were surveyed within Eagan. These projects have an overall occupancy rate of 95.1%. The occupancy rates in Eagan for independent living (94.9%) and assisted living (94.5%) facilities are well above the national median occupancy rates for each respective type of senior housing. The high occupancy rates and projected increase in households aged 65 and older in the city suggest that there could be a significant increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following table summarizes the identified multifamily rental and for-sale housing projects that are planned and/or under construction within Eagan. Note that no planned senior care housing projects were identified in Eagan.

Multifamily Rental Housing Development - Eagan				
Project Name & Address	Type	Units	Developer	Status/ Details
Haven at Eagandale 3040 Eagandale Pl.	Market-Rate	71	N/A	Under Construction: Conversion of former hotel into apartments. 49 units were complete at time of this analysis; 71 units remain under construction. Rents range from \$995 to \$1,599; ECD 2025
Nichols Pointe 4225 Nichols Rd.	Income Restricted Senior 55+/ Veteran	24	Dakota Co. CDA	Under Construction: Received ARP funding; Income-restricted at 60% AMHI; Scheduled to open fall 2024.
Viking Lakes Residences Phase III 710 Vikings Pkwy.	Market-Rate	327	MV Ventures	Planned: Construction to begin in 2025; Development will have 814 units total once complete.
Enclave Apts. (Metcalf Park) Diffley Rd. & Hwy. 77	Market-Rate	318	Enclave Companies	Proposed: Part of Metcalfe Park mixed-use project; Additional details not yet defined; Potential construction 2028-2029.
Lifestyle Senior Cooperative (Metcalf Park) Diffley Rd. & Hwy. 77	Market-Rate Senior 62+	66	Lifestyle Communities	Proposed: Senior cooperative living; Part of Metcalfe Park mixed-use project; Additional details not yet defined. Potential construction 2028-2029.
For-Sale Housing Development - Eagan				
Project Name & Address	Type	Units	Developer	Status/ Details
Parkside Circle NE of 120 St. W. & Dodd Rd.	Single-Family	24	Thorson Homes	Planned: Large lots across from Lebanon Hills Park Reserve. Home/lot packages start at \$800,000. Construction is likely to start late 2024 or early 2025.

ECD – Estimated Completion Date; N/A – Not Available

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Eagan. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Eagan has an overall *five-year* housing gap of 5,014 units, with a gap of 1,759 rental units and a gap of 3,255 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Eagan.

	Eagan Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	604	476	351	112	216	1,759
For-Sale Housing Gap	0	219	655	1,738	643	3,255
10-Year Estimates (2024-2034)						
Rental Housing Gap	1,208	976	773	551	432	3,940
For-Sale Housing Gap	0	438	1,310	3,476	1,286	6,510

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Eagan (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gap in the city is for product serving households earning up to 30% of AMHI. However, notable housing gaps also exist for the segments serving households earning between 31% and 80% of AMHI. The greatest *for-sale* housing gap in the city is for product serving households earning between 81% and 115% of AMHI. Although development within Eagan should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market’s ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. **STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)**

A SWOT analysis often serves as the framework to evaluate an area’s competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Eagan.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 11.4% (2010-2024) - Median household income (\$104,731) is above that of the county and state - Positive household income growth projections - A significant share of jobs based in the city are within higher paying industries	- No vacancies among Tax Credit and subsidized multifamily apartments - Low vacancy rates and availability rates for non-conventional rentals and for-sale housing - Household growth projected to be limited to households earning \$100,000+
Opportunities	Threats
- Housing need of 1,759 rental units (2024-2029) - Housing need of 3,255 for-sale units (2024-2029) - Attract some of the 41,058 commuters coming into Eagan for work to live in the city	- Rising cost of for-sale housing - Very limited availability of for-sale housing priced between \$300,000 and \$399,999 - Eagan risks losing some of the 29,463 residents that commute out of the city for employment

Eagan experienced notable positive household growth since 2010, and household growth is projected to continue over the next five years. However, household growth in the city is projected to lag behind that of the county and state during this period. A significant share of employment in the city is primarily based within higher paying industries, which may help attract additional households to the city. Despite these positive attributes, Eagan has very low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a significant number of residents commuting outside the city for employment may increase the likelihood of households relocating outside the city to find suitable housing. However, the city has a total housing gap of 5,014 units and over 40,000 non-residents commuting into the city daily for employment. This represents a significant development opportunity, which will contribute to positive household growth in Eagan and support a growing local economy.

ADDENDUM G: CITY OF FARMINGTON OVERVIEW

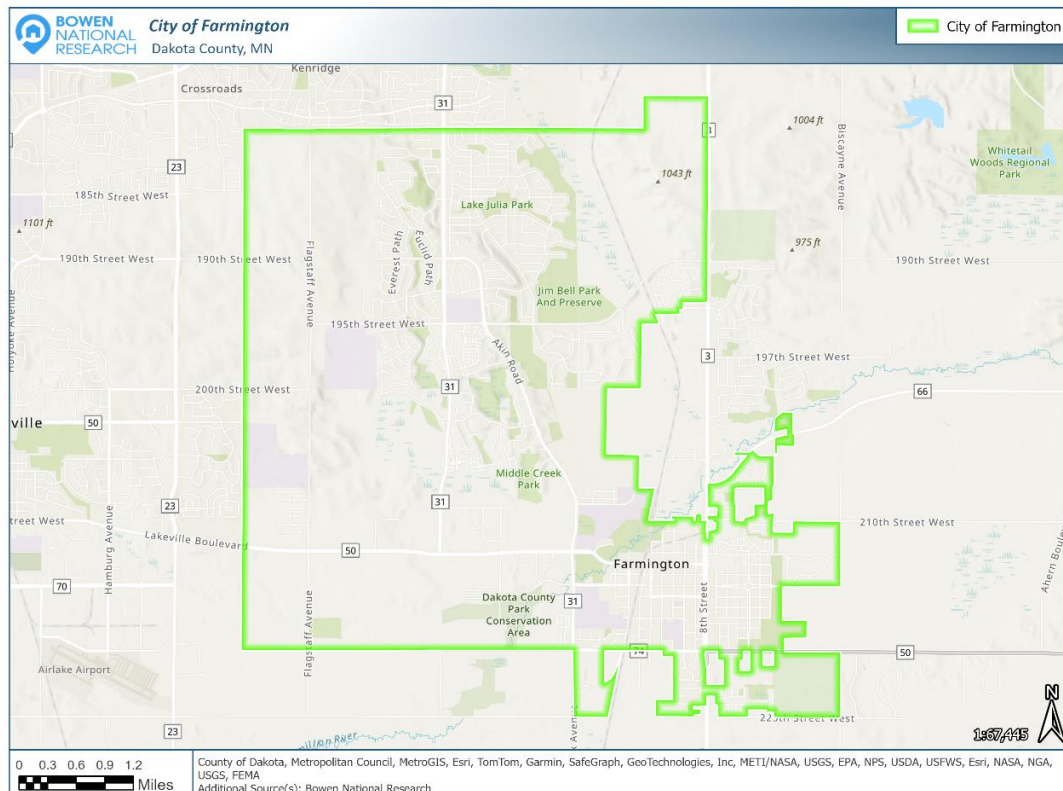
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Farmington. To provide a base of comparison, various metrics of Farmington were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Farmington is located in the central portion of Dakota County, approximately 30 miles south of Minneapolis. Farmington contains approximately 15 square miles and has an estimated population of 24,315 in 2024. State Route 3 is the primary thoroughfare within the city providing north/south access in the eastern portion of Farmington and convenient access to nearby metropolitan centers such as St. Paul, which is north of Farmington.

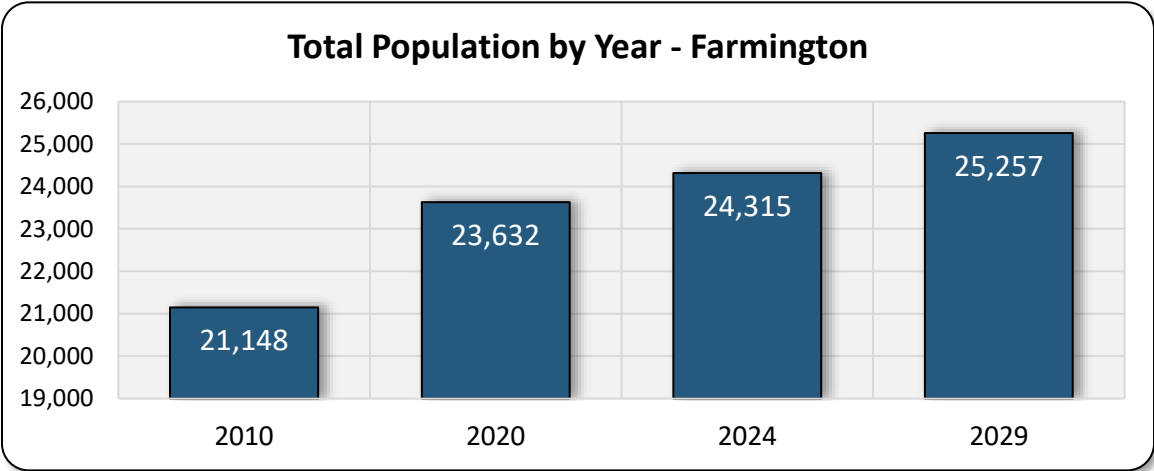
The following map illustrates the city of Farmington.



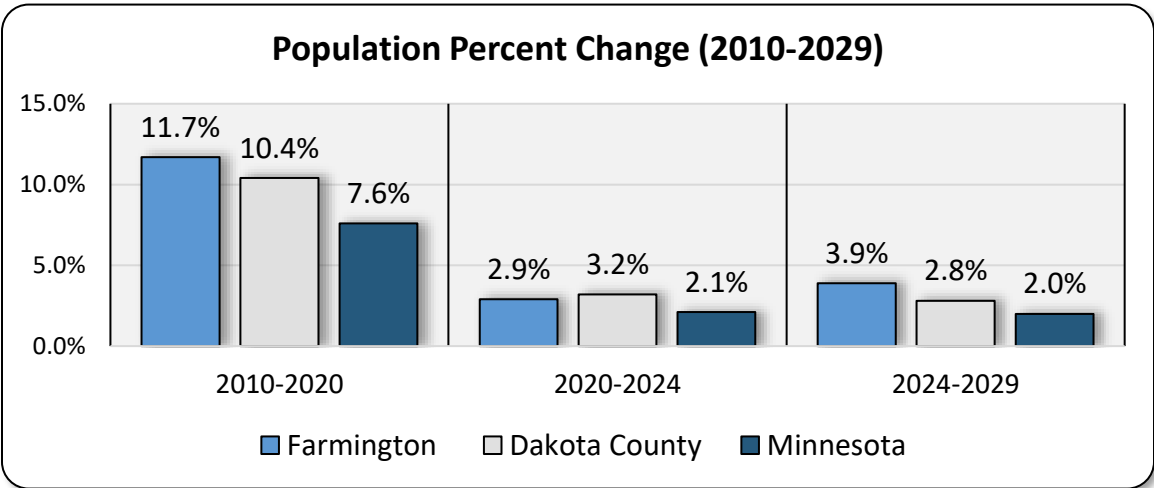
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Farmington. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Farmington and the projected population changes between 2024 and 2029 for each of the study areas.



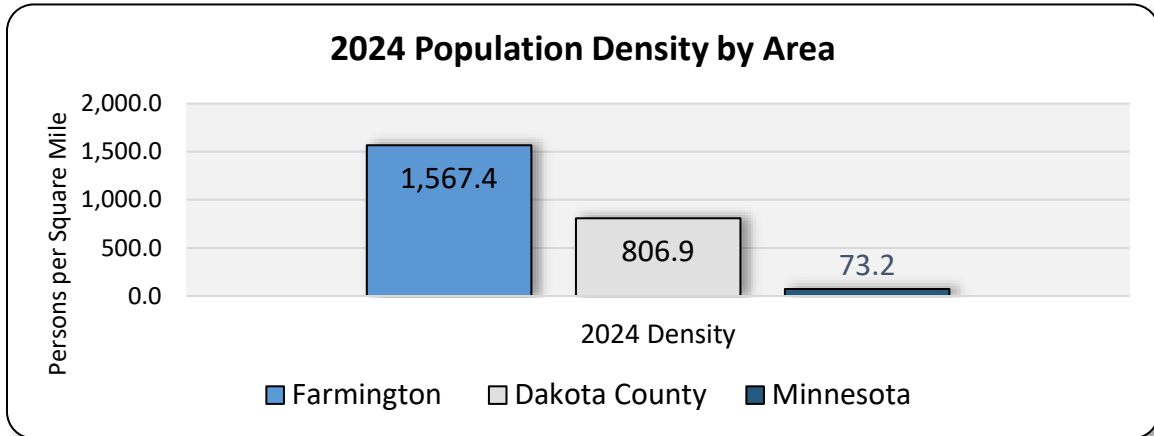
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Farmington increased by 2,484 (11.7%) between 2010 and 2020. This represents a larger percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Farmington increased by 2.9%. This growth is projected to continue through 2029 as the Farmington population is projected to increase by 3.9% between 2024 and 2029. This outpaces the 2.8% increase for the county and 2.0% increase for the state during this time period.

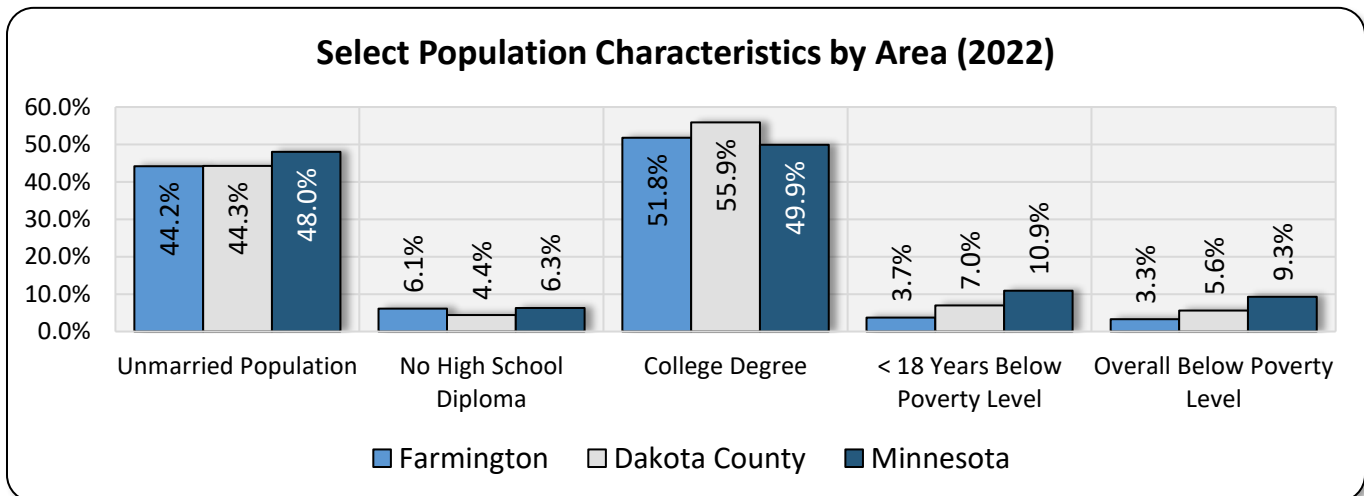
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 1,567.4 persons per square mile, Farmington is significantly more densely populated than Dakota County and the state of Minnesota.

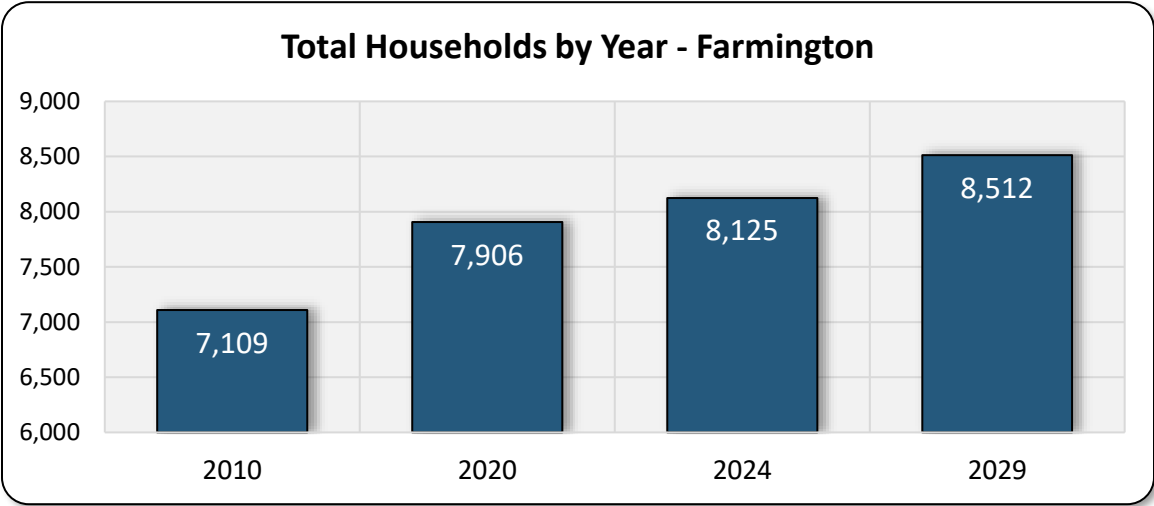
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



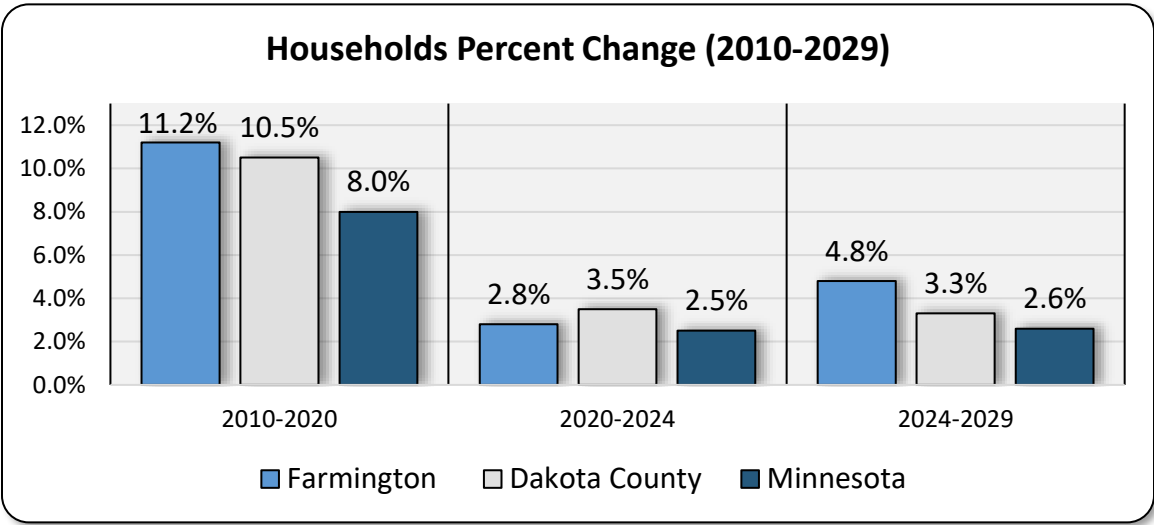
Source: U.S. Census Bureau; 2020 Census; 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Farmington has a relatively comparable share of unmarried population (44.2%), population without a high school diploma (6.1%), and individuals with a college degree (51.8%) as compared to the county and state. The two educational attainment factors likely have a similar influence on income potential and housing affordability in the city when compared to the state. Overall, Farmington has lower poverty rates for children less than 18 years of age (3.7%) and the overall population (3.3%) when compared to the county and state.

The following graphs illustrate the number of **total households** in Farmington by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



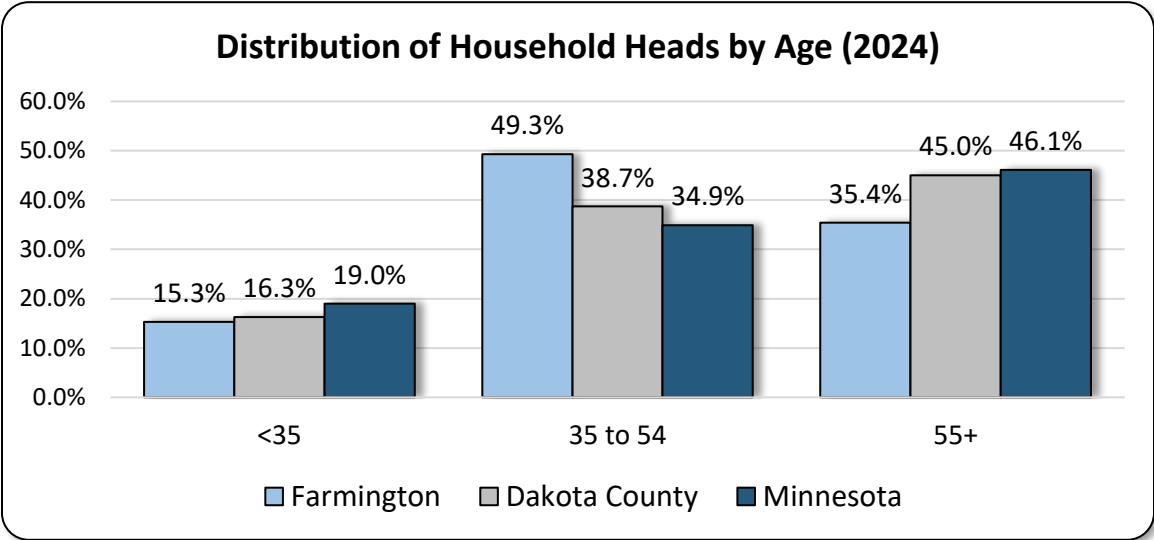
Source: 2010, 2020 Census; ESRI; Bowen National Research



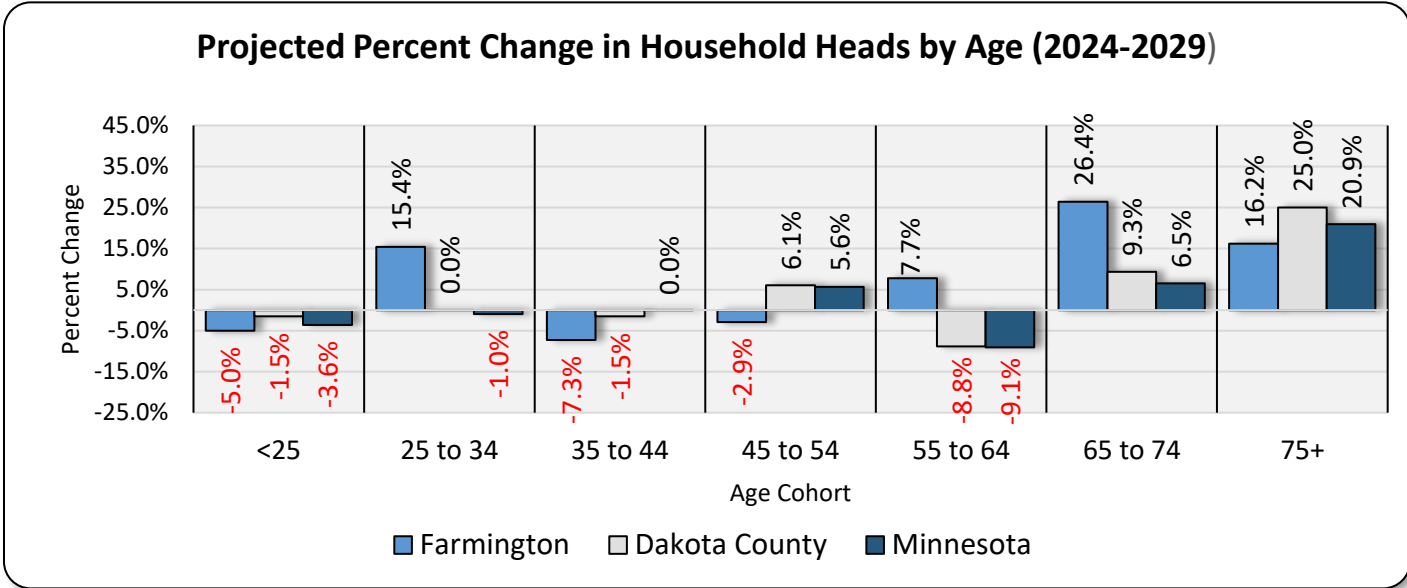
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Farmington increased by 797 (11.2%) between 2010 and 2020. This represents a larger percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Farmington increased by 2.8%. Household growth is projected to continue over the next five years, increasing by 4.8% between 2024 and 2029. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



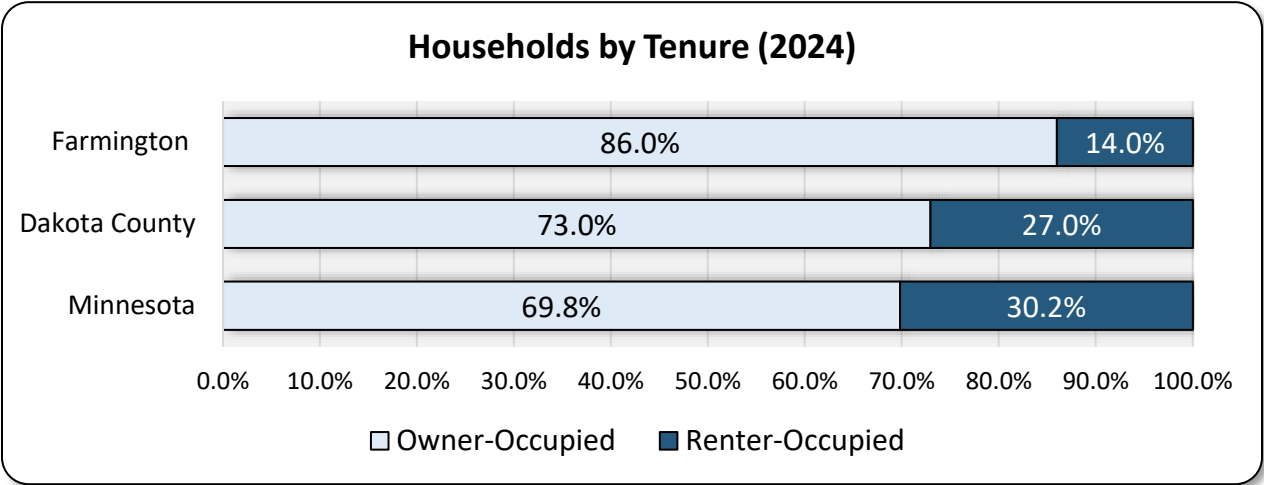
Source: ESRI; Bowen National Research



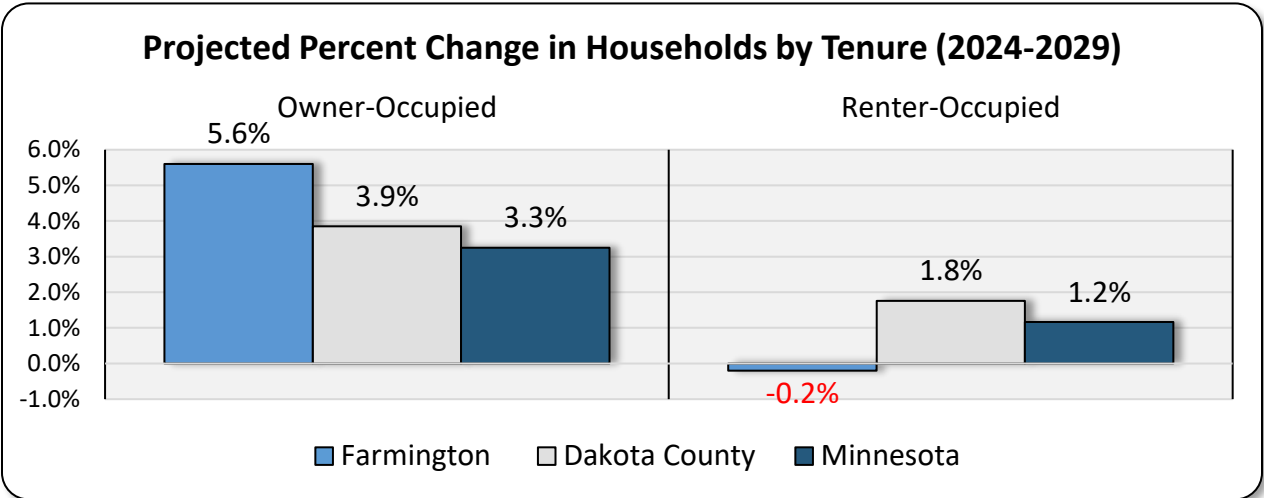
Source: ESRI; Bowen National Research

Overall, the data shows that Farmington and Dakota County households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. While household growth in Farmington is projected to be greatest among seniors aged 65 to 74 (26.4%) and those aged 75 and older (16.2%), households between the ages of 25 and 34 (15.4%) and 55 to 64 (7.7%) are also expected to increase over the next five years.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



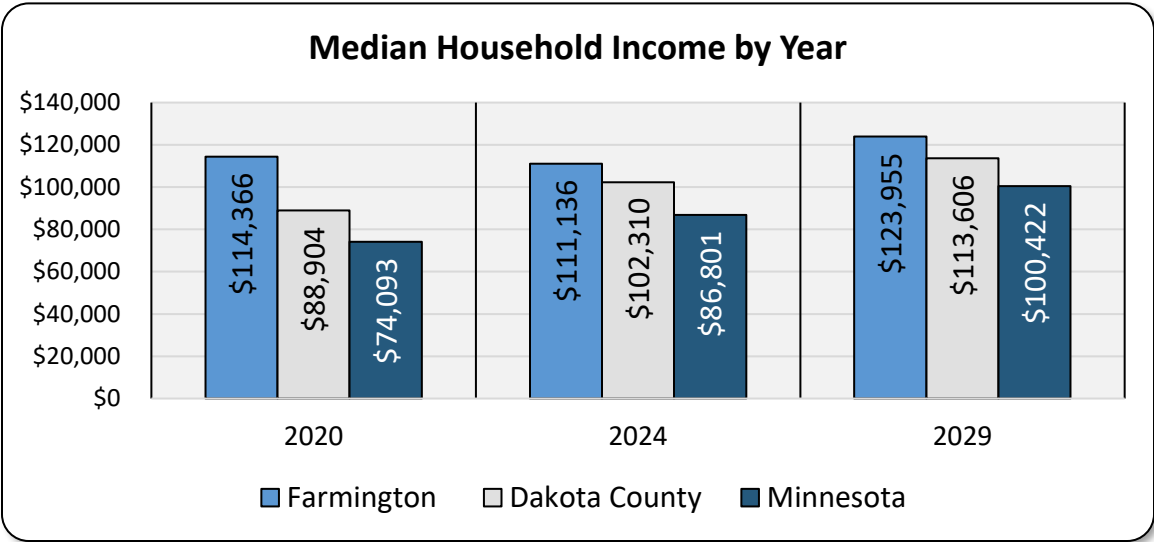
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Farmington (86.0% owners and 14.0% renters) is much more heavily weighted toward owner households as compared to the county and state. Over the next five years, it is projected that the number of owner households in Farmington will increase by 5.6%, while the number of renter households will decline slightly. While growth among renter households within the county and state contrasts the projected decline for the city of Farmington, owner household growth within the city will outpace that projected for both the county and state between 2024 and 2029. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

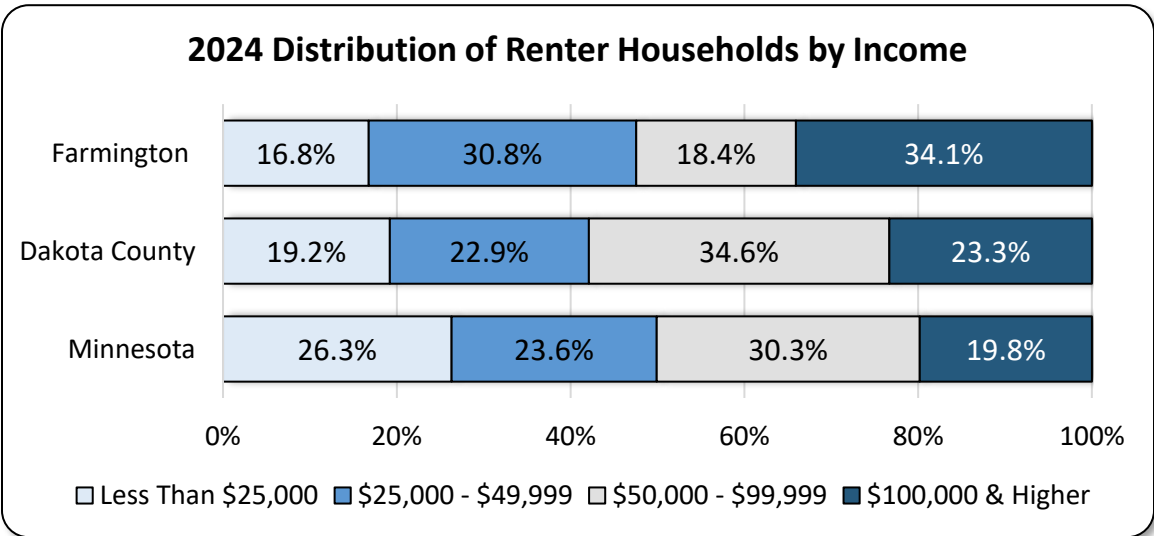
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

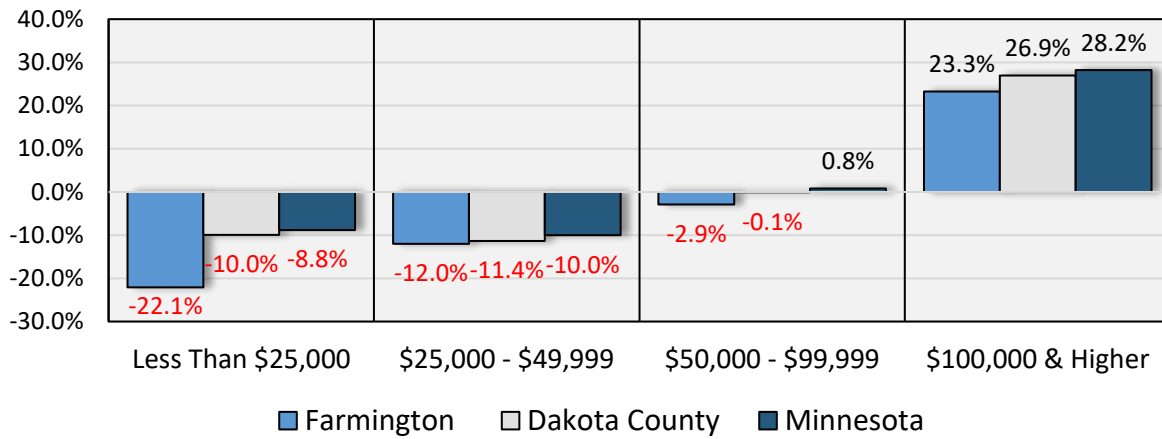
As the preceding illustrates, the 2024 median household income in Farmington (\$111,136) is 8.6% higher than the countywide median household income and 28.0% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Farmington will increase to \$123,955, or an increase of 11.5%. As such, the median household income in Farmington will remain well above that of the county (\$113,606) and the state (\$100,422).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

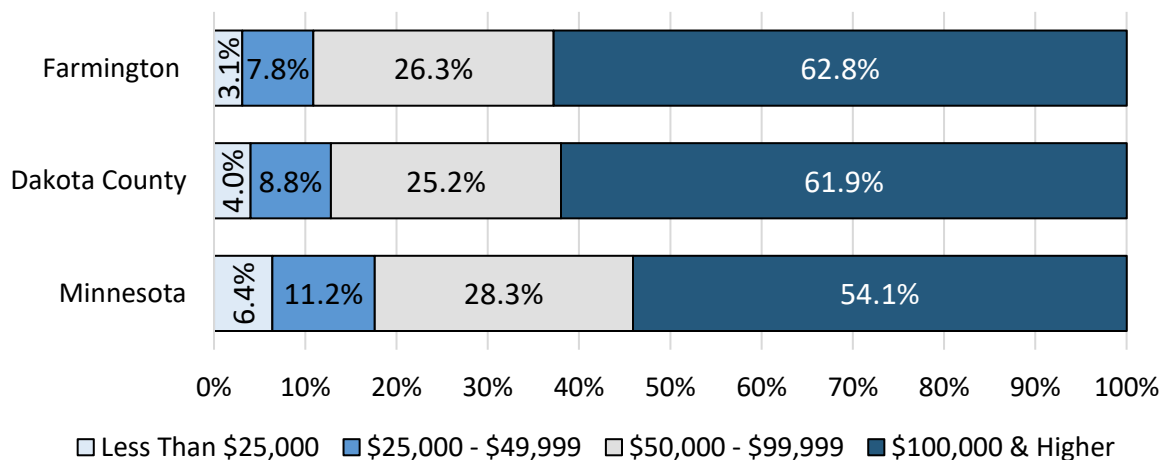


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Farmington has larger shares of renter households with incomes between \$25,000 and \$49,999 and those earning \$100,000 or higher when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in Farmington is projected to be among households earning \$100,000 or higher (23.3%), while those earning less than \$100,000 are projected to decline in number. Despite these changes, a substantial share of renter households in Farmington will continue to earn less than \$100,000.

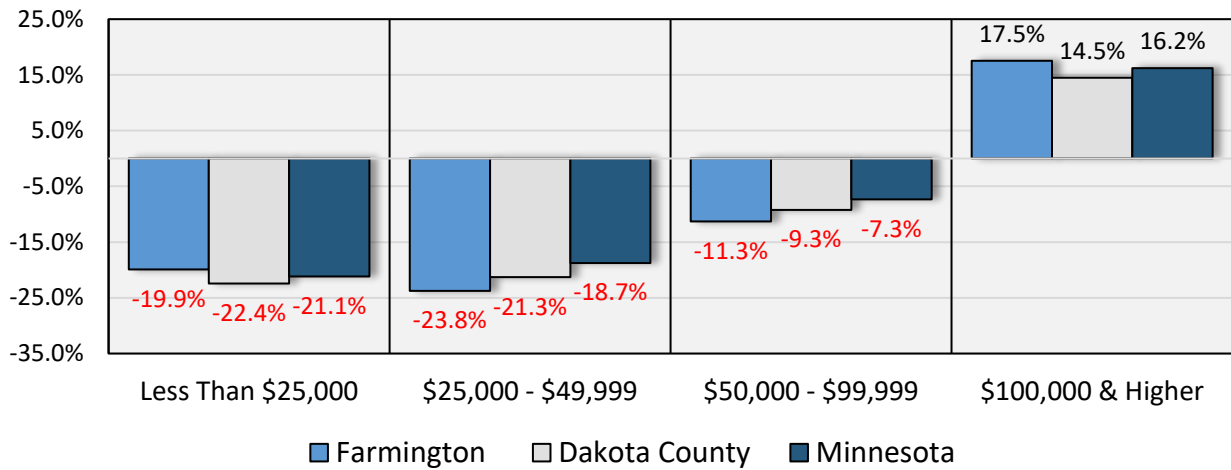
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

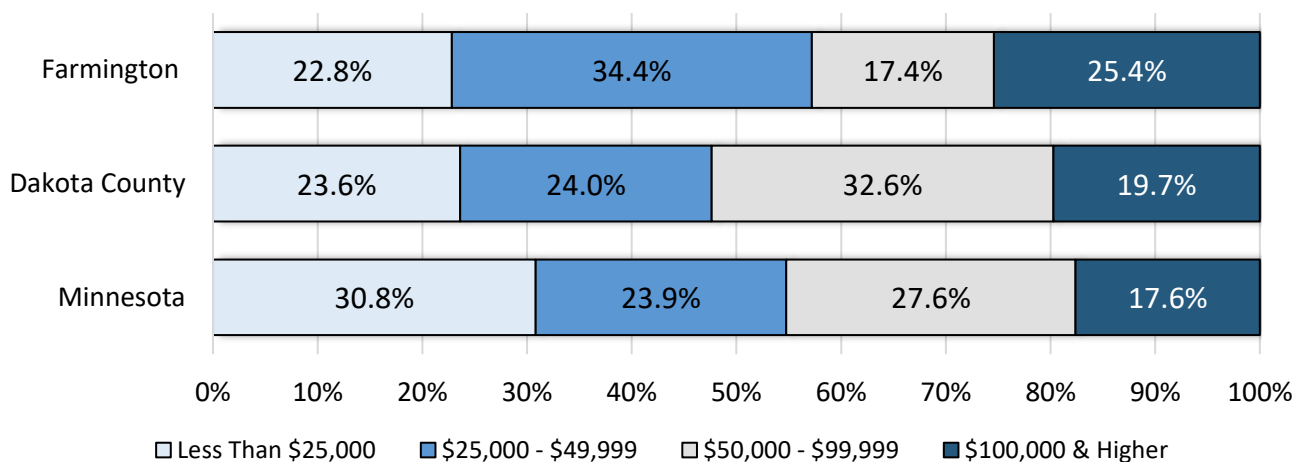


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (62.8%) of Farmington owner households earn \$100,000 or more, which is a higher share compared to the county (61.9%) and state (54.1%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (17.5%), while those earning less than \$100,000 are projected to decrease. This is generally consistent with county and statewide projections for this time period.

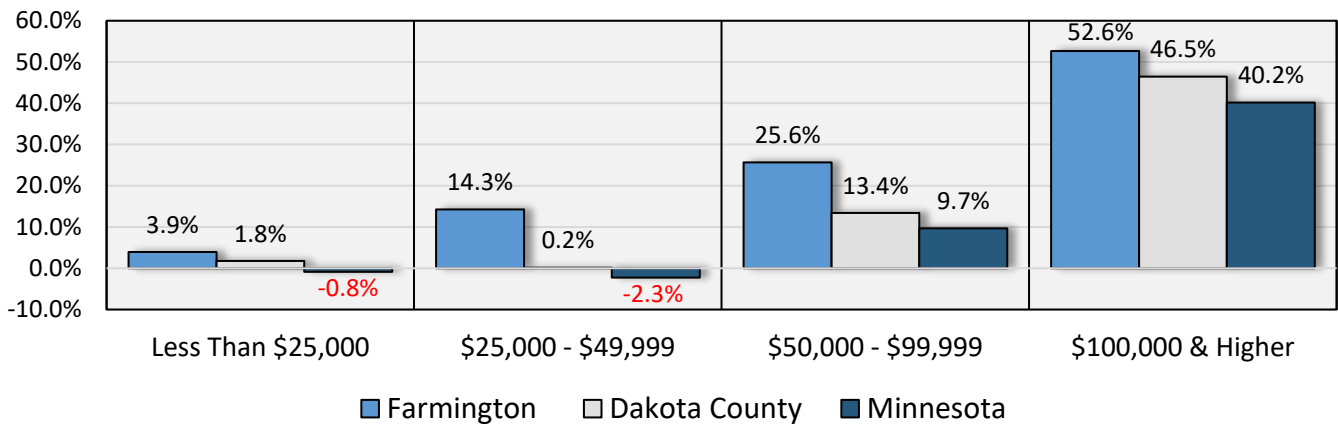
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

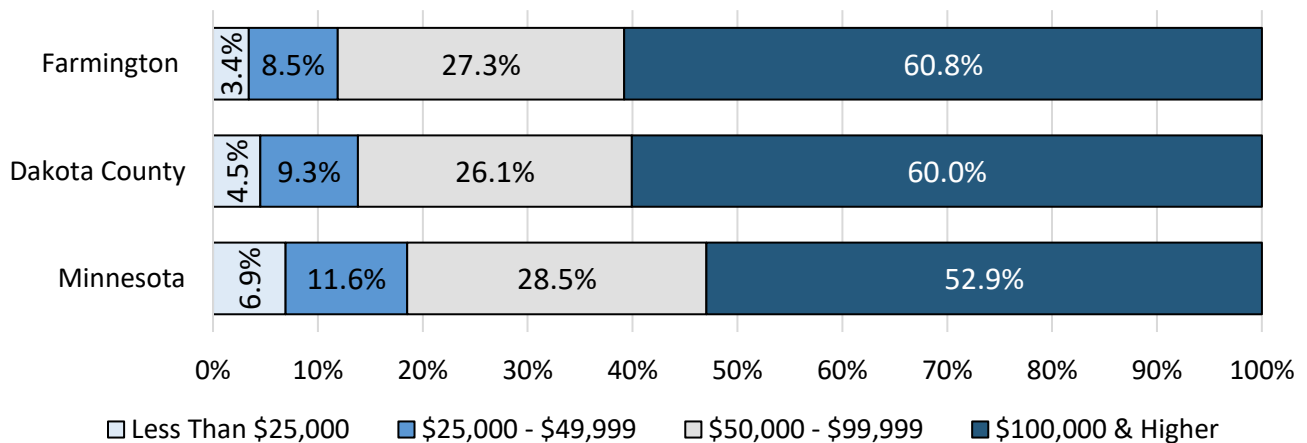


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Farmington earn between \$25,000 and \$49,999 (34.4%), followed by those earning \$100,000 or more (25.4%). Over the next five years, senior renter growth is projected to occur among all income segments evaluated, though the greatest growth (52.6%) is projected for the income segment earning \$100,000 and higher.

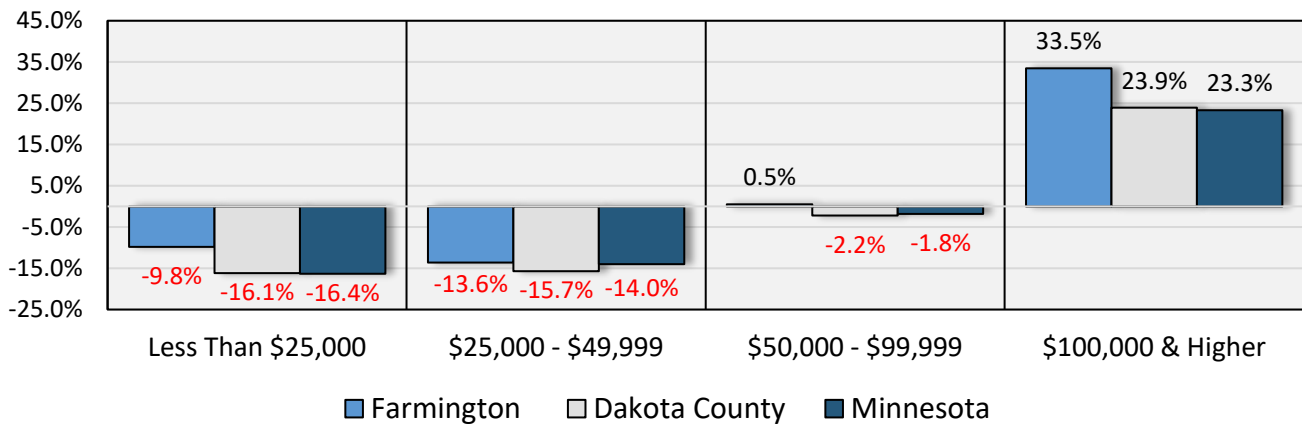
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Farmington earn \$100,000 or more (60.8%), followed by those earning between \$50,000 and \$99,999 (27.3%). Over the next five years, projected growth among senior owner households in Farmington is projected to be primarily among households earning \$100,000 or more, which are projected to increase by 33.5% during this time period. The projected growth among the higher income cohorts and decline among the lower income cohorts in Farmington is broadly consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the *components of population change* for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

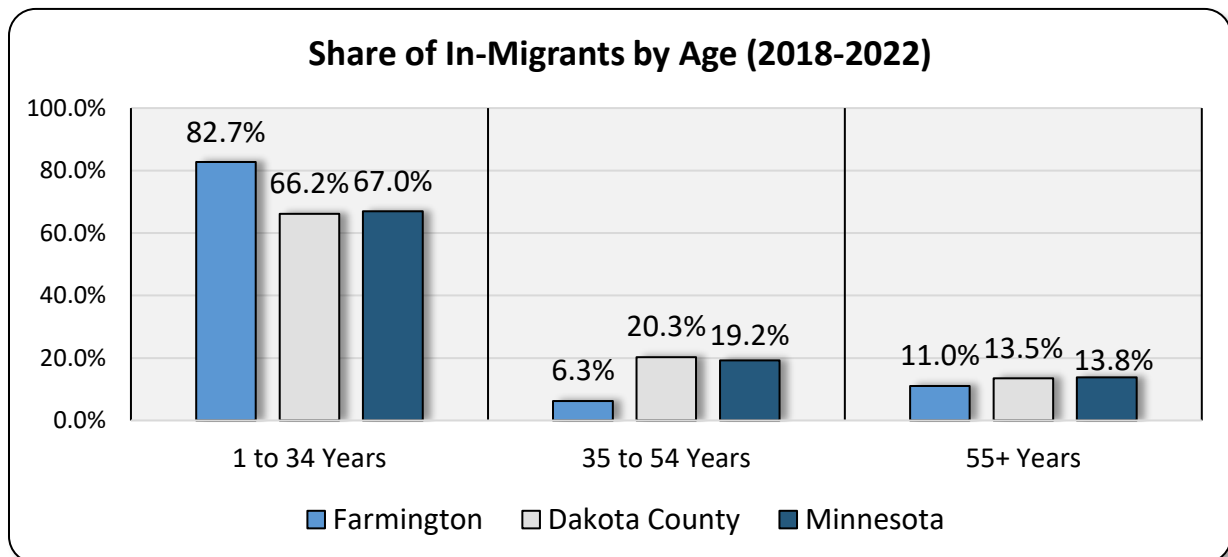
Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

Source: U.S. Census Bureau, Population Division, June 2024

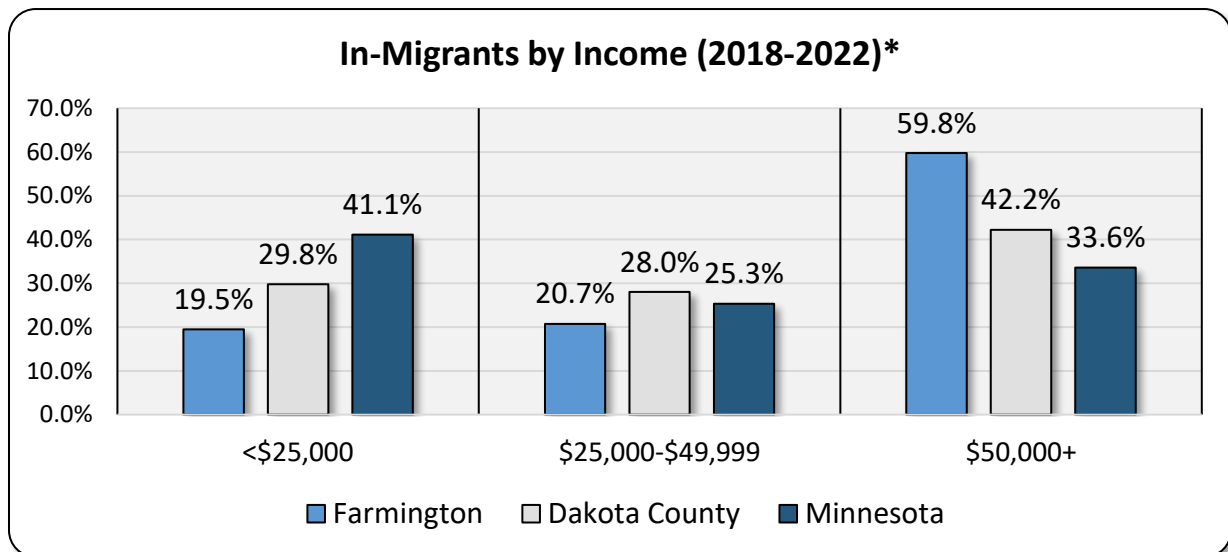
*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Farmington, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Farmington is more heavily weighted toward the younger age cohort (less than 35 years) as compared to the county and state. While the distribution of in-migrants by income in Farmington is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that around 20% of in-migrants earn \$25,000 to \$49,999 and nearly 20% earn less than \$25,000 annually.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Farmington, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

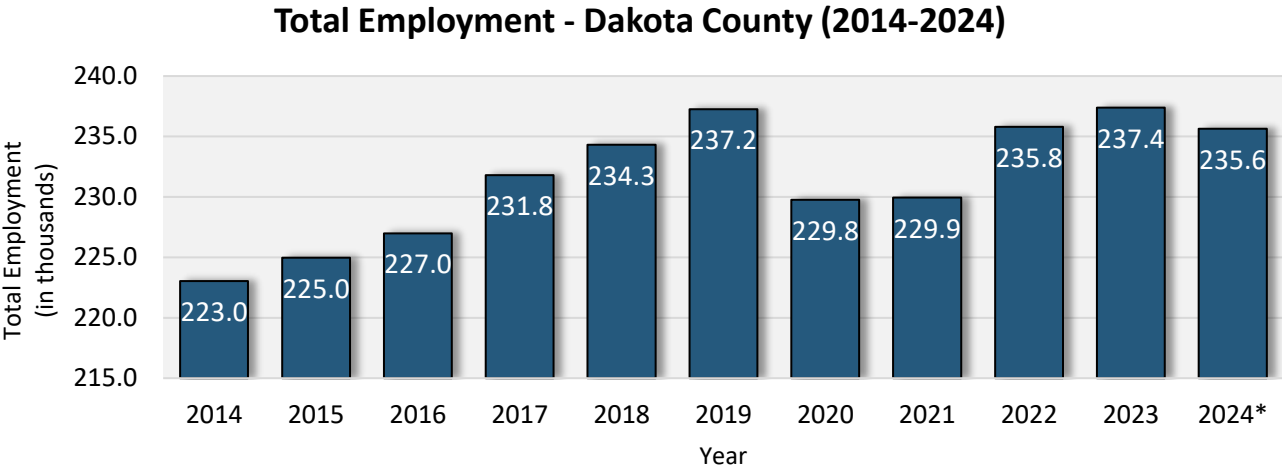
NAICS Group	Employment by Industry					
	Farmington		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	104	2.0%	568	0.3%	12,777	0.4%
Construction	197	3.7%	10,298	5.0%	137,789	4.2%
Manufacturing	494	9.3%	22,907	11.1%	342,911	10.3%
Wholesale Trade	80	1.5%	8,221	4.0%	134,193	4.0%
Retail Trade	303	5.7%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	289	5.4%	8,741	4.2%	83,429	2.5%
Information	31	0.6%	9,796	4.8%	88,304	2.7%
Finance & Insurance	73	1.4%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	22	0.4%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	118	2.2%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	2	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	63	1.2%	5,954	2.9%	74,747	2.3%
Educational Services	1,886	35.5%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	552	10.4%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	45	0.8%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	520	9.8%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	340	6.4%	12,232	5.9%	204,837	6.2%
Public Administration	182	3.4%	10,454	5.1%	184,476	5.6%
Non-classifiable	7	0.1%	852	0.4%	17,626	0.5%
Total	5,308	100.0%	205,899	100.0%	3,319,675	100.0%

Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Farmington has an employment base of more than 5,300 individuals within a broad range of employment sectors. The labor force within the area is based primarily in four sectors: Educational Services (35.5%), Health Care & Social Assistance (10.4%), Accommodation & Food Services (9.8%), and Manufacturing (9.3%). Combined, these four job sectors represent 65.0% of the city's employment base.

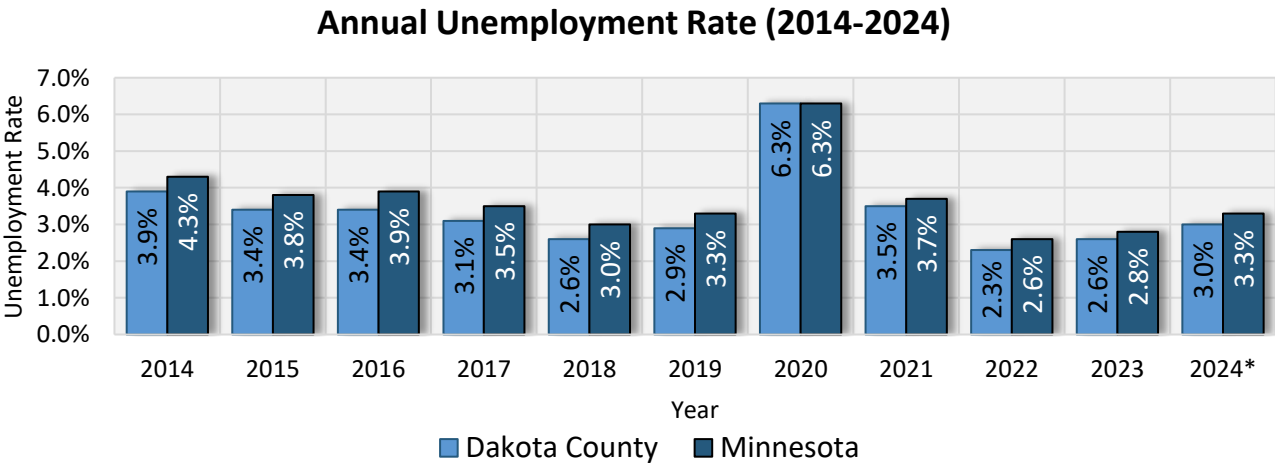
Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.



Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

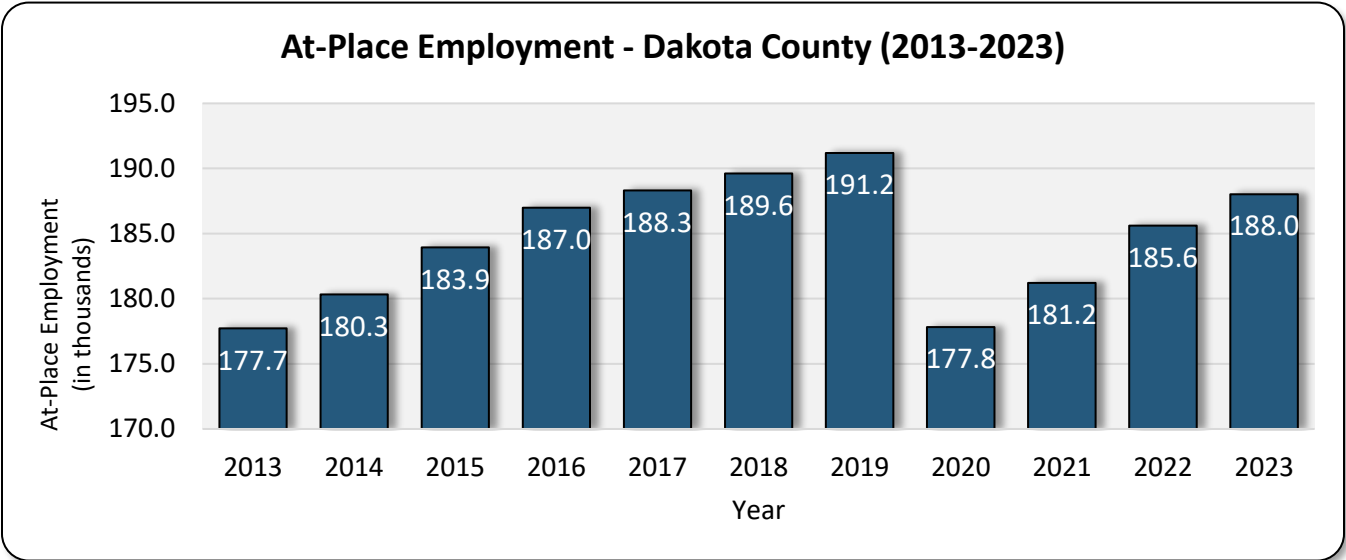
The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.



Source: Department of Labor, Bureau of Labor Statistics
*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, when both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total **at-place employment** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Farmington. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Farmington:

Economic Development Activity - Farmington			
Project Name	Investment	Job Creation	Scope of Work/Details
Data Center	N/A	N/A	Planned: In December 2024, Farmington City Council approved a contract for a new 2.5 million square-foot data center; If built, the center could potentially generate billions in investments.

N/A – Not available

In addition to the project identified in the preceding table, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation of at least 250 new jobs within county; however, it should be noted that a number of the projects did not disclose job creation estimates. Regardless, economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

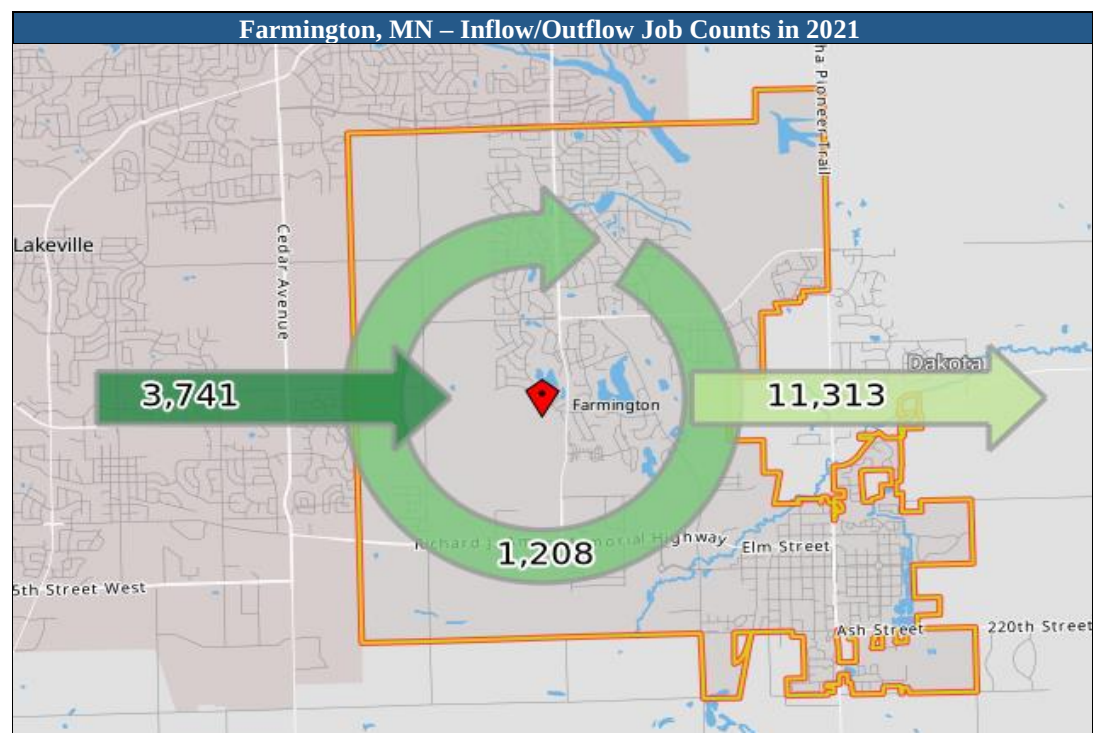
The following table summarizes two *commuting pattern attributes* (mode and time) for Farmington.

Commuting Attributes - Farmington, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	10,162	596	66	107	114	1,774	12,819
Percent	79.3%	4.6%	0.5%	0.8%	0.9%	13.8%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	2,607	3,667	3,010	1,135	626	1,774	12,819
Percent	20.3%	28.6%	23.5%	8.9%	4.9%	13.8%	100.0%

Source: ESRI; Bowen National Research

A total of 83.9% of individuals in Farmington utilize their own vehicles or carpool to work. Overall, 48.9% of residents have commute times of less than 30 minutes to their place of employment, with an additional 13.8% working from home. As the majority of individuals in the area utilize personal vehicles and have relatively short commute times, just 0.5% of residents rely on public transit as their commuting mode.

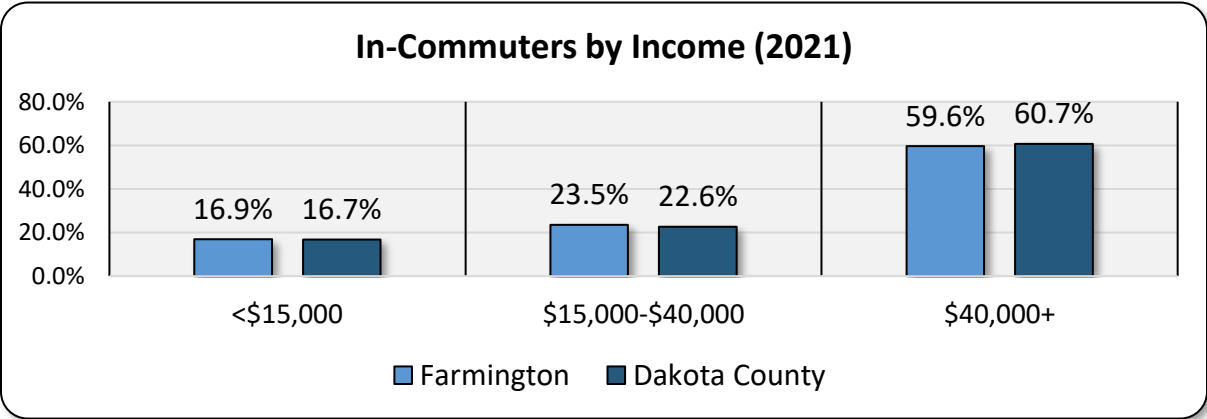
The following illustrates the overall **commuter flow** for Farmington based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 4,949 persons *employed* in Farmington, 75.6% (3,741) originate from outside the city, while 24.4% (1,208) live within the city. Over 11,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 3,741 non-residents who work in the area represent a substantial base of potential support for future residential development within Farmington.

The following compares the distribution of **in-commuters by annual income** for Farmington and Dakota County.

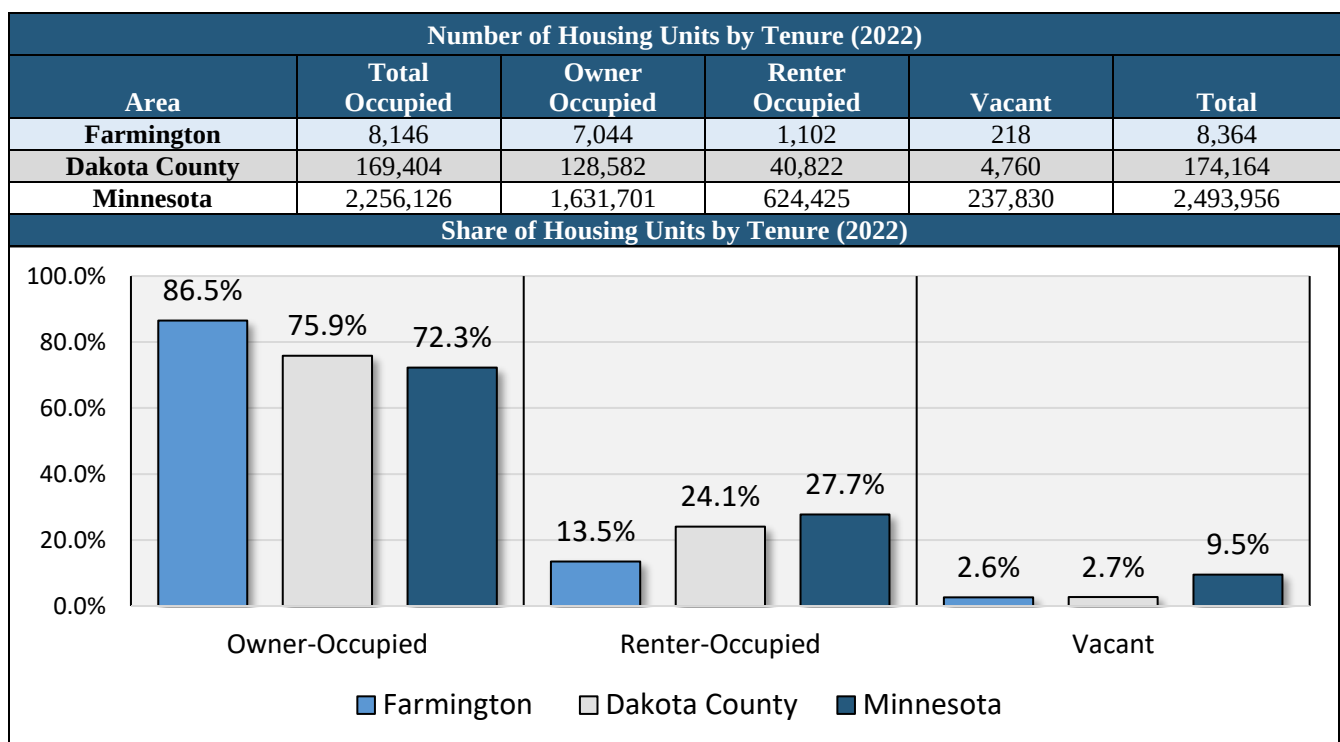


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (59.6%) of in-commuters to Farmington earn \$40,000 or more annually, while 23.5% earn between \$15,000 and \$40,000, and 16.9% earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of low- and middle-income in-commuters within Farmington when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 3,741 in-commuters to live within Farmington.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 8,146 total *occupied* housing units in Farmington, 86.5% are owner occupied and 13.5% are renter occupied. This distribution of occupied units by tenure is more heavily weighted toward owner households as compared to the county and state. Among the 8,364 total housing units in Farmington, only 2.6% (218 units) are classified as vacant. This is a similar share of vacant units as compared to the county (2.7%) but is notably lower than the statewide share of 9.5%. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Farmington	60	17.0%	122	2.4%	0	0.0%	73	1.5%	0	0.0%	0	0.0%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Farmington, 17.0% of the renter-occupied housing units and 2.4% of the owner-occupied housing units were built prior to 1970. Both shares are lower than the county and statewide shares and represent an inventory of relatively modern housing units. While overcrowding among renter housing units in Farmington is essentially non-existent, the share of owner housing units with this issue (1.5%) is marginally higher than the comparison areas. Incomplete plumbing and/or kitchens are also not issues for either renters or owners within Farmington. Overall, there are just 73 owner households in Farmington living in substandard housing conditions. This is likely due, at least in large part, to the relatively modern inventory of housing in the city.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Farmington	8,125	\$111,136	\$390,820	\$1,214	40.6%	16.0%	23.3%	4.2%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Farmington of \$390,820 is 8.5% higher than the median home value for the state, while the median gross rent of \$1,214 in the area is 3.1% higher than the state. With a median household income of \$111,136 in Farmington, approximately 40.6% of renter households and 16.0% of owner households are housing cost burdened. As a result, there are roughly 447 renter households and 1,127 owner households in Farmington that are housing cost burdened, of which more than 550 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

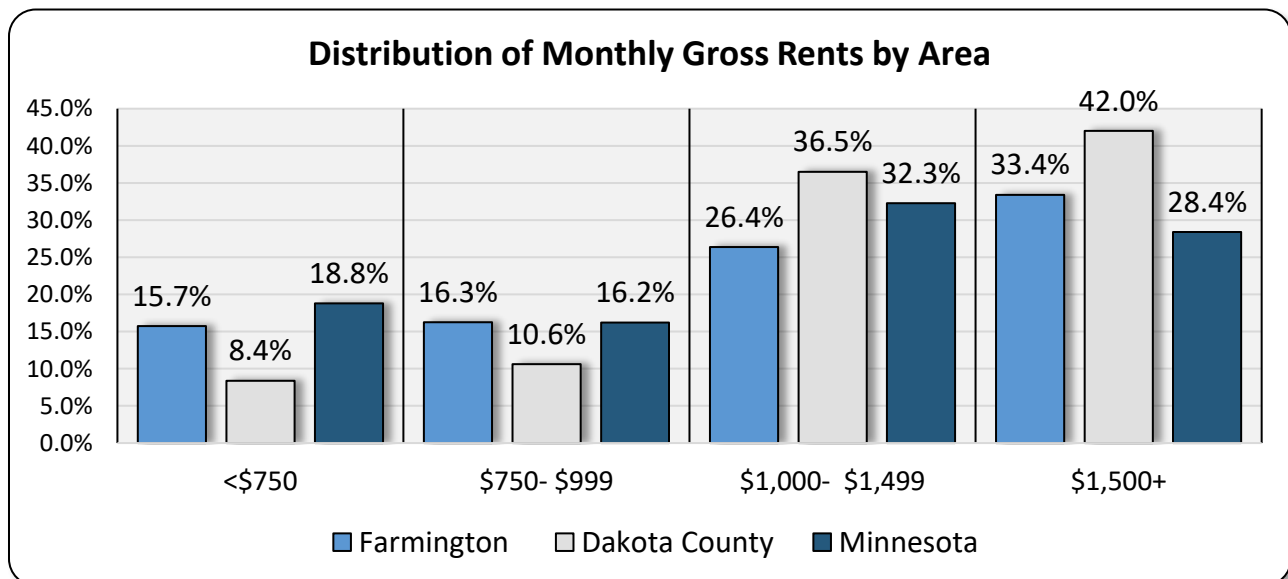
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Farmington	Number	920	182	0	1,102	6,972	71	0	7,044
	Percent	83.5%	16.5%	0.0%	100.0%	99.0%	1.0%	0.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 83.5% of the *rental* units in Farmington are within structures of four units or less. Subsequently, Farmington has a considerably lower share (16.5%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Farmington, 99.0% are within structures of four units or less. It is noteworthy that none of the housing units (renter or owner) in Farmington are mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 83.5% of all rental units in Farmington classified as non-conventional (four units or less within a structure), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as "No Cash Rent"

As the preceding illustrates, the largest share (33.4%) of Farmington rental units have rents of \$1,500 or more, followed by units with rents between \$1,000 and \$1,500 (26.4%). Collectively, units with rents below \$1,000 comprise 32.0% of all rental units within the area. While this distribution is generally similar to that of the state, Farmington has a notably larger share of rental units with rents below \$1,000 compared to the overall county.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed **multifamily rental supply by project type** for Farmington and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Farmington	7	285	1	0.4%	2.8%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Farmington, a total of seven apartment properties were surveyed, comprising a total of 285 units. Overall, the multifamily units are 99.6% occupied, with just one vacancy within a market-rate property. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Farmington is considered very high. The occupancy rates among the various program types are high, and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Farmington. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Farmington and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Farmington	\$1,150	\$1,250	-	-
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Farmington	\$765	\$937	-	-
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Farmington (\$1,150) is approximately 50.3% higher than the comparable Tax Credit unit (\$765) in the area. While the median rents for market-rate units in Farmington are less than the corresponding rents in Dakota County, the median rents for the Tax Credit units in Farmington are equal to or higher than the Tax Credit rents in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Farmington and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices. It is also of note that the market-rate and Tax Credit units offered in Farmington are limited to one- and two-bedroom units, as indicated by the preceding table. This further demonstrates the limited multifamily rental options within Farmington.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 83.5% of the total rental units in Farmington.

During August and September 2024, Bowen National Research conducted an online survey and identified 11 non-conventional rentals that were listed as *available* for rent in Farmington. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Farmington	1,840	11	0.6%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of 11 available units identified, Farmington has an overall vacancy rate of just 0.6% for non-conventional rentals, which is identical to the vacancy rate reported for Dakota County. This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in Farmington and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Farmington				
One-Bedroom	1	\$1,050	\$1,050	\$1.75
Two-Bedroom	2	\$1,725 - \$1,750	\$1,738	\$1.38
Three-Bedroom	4	\$2,050 - \$3,240	\$2,248	\$1.47
Four-Bedroom	4	\$2,000 - \$2,895	\$2,375	\$1.19
Total	11			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Farmington, three- and four-bedroom units comprise nearly three-quarters (72.7%) of the 11 non-conventional rentals available. The three- and four-bedroom units have median rents of \$2,248 (\$1.47 per square foot) and \$2,375 (\$1.19 per square foot), respectively. When typical utility costs (\$300 or more) are considered, the typical three- and four-bedroom non-conventional rentals in Farmington have gross rents of roughly \$2,548 and \$2,675, respectively. While there are no three- or four-bedroom market-rate *multifamily* units within the city to use as a basis of comparison, the two-bedroom non-conventional units have a much higher median rent than the comparable multifamily units. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available. It is also of note that market-rate renters seeking a three-bedroom or larger unit likely have to rely on non-conventional rentals as no such units were identified within the traditional multifamily market-rate properties in Farmington.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Farmington and Dakota County.

Farmington - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Farmington		
Available*	36	\$378,530
Sold**	1,696	\$369,445
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

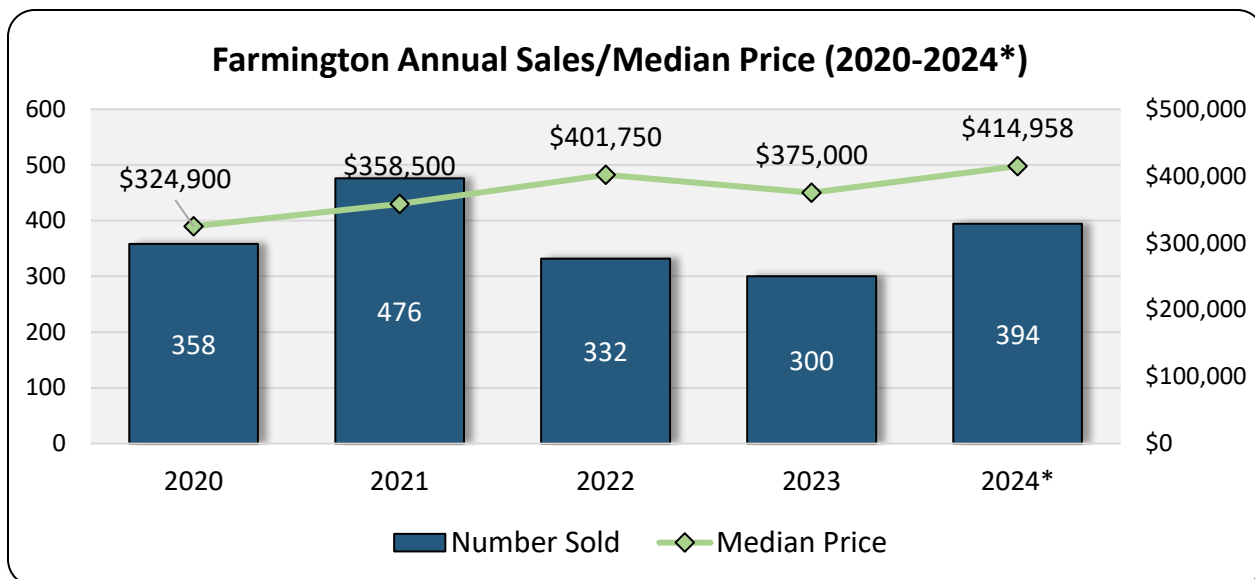
The available for-sale housing stock in Farmington as of July 31, 2024 consists of 36 total units with a median list price of \$378,530. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Farmington consisted of 1,696 homes with a median sales price of \$369,445, approximately 2.8% lower than that reported (\$380,000) for homes sold throughout Dakota County during this same time period.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Farmington (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	358	-	\$324,900	-
2021	476	33.0%	\$358,500	10.3%
2022	332	-30.3%	\$401,750	12.1%
2023	300	-9.6%	\$375,000	-6.7%
2024*	230 (394)	(31.4%)	\$414,958	10.7%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Farmington increased by 33.0% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase to 31.4% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased substantially. Collectively, the median sales price of homes sold in Farmington increased by 27.7% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is 10.7% higher than that reported in 2023, indicating that home sale prices are again increasing following the decline in 2023.

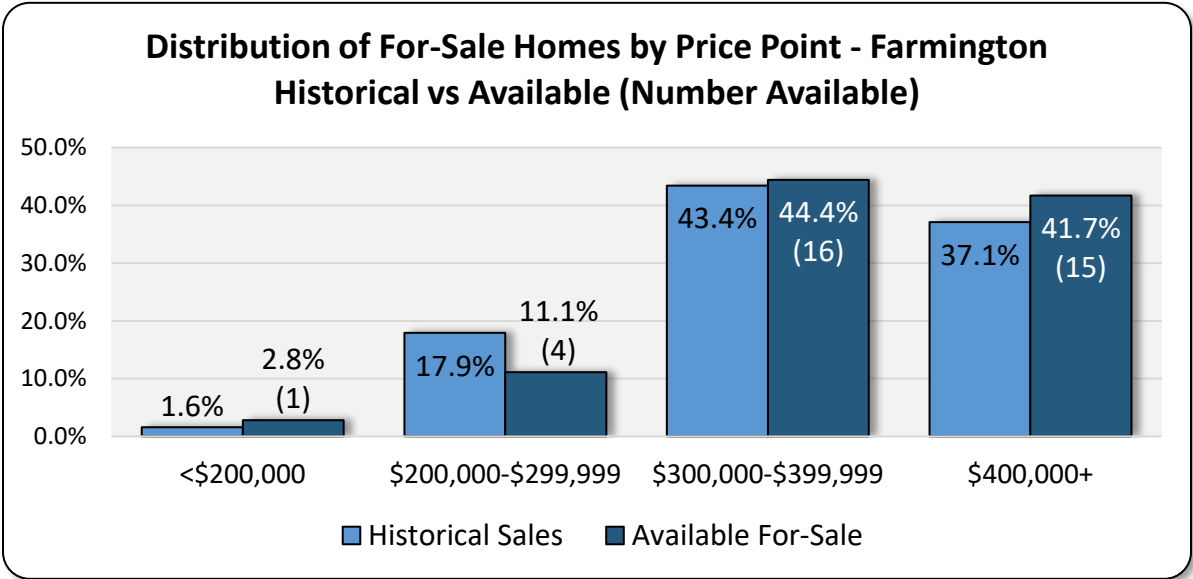
The following table provides various housing market metrics for the available for-sale homes in Farmington and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Farmington	36	6.2%	0.5%	1.2	\$397,881	\$378,530	63	2005
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 36 available for-sale homes in Farmington represent 6.2% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.5% when compared to the 7,044 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.2 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 63 days and an average year built of 2005. Overall, the data illustrates that there is limited availability of for-sale homes and a relatively short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for Farmington:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, there is only one *available* for-sale home in Farmington priced below \$200,000 compared to 31 homes priced at \$300,000 or higher. Data for both recent historical sales and currently available for-sale homes illustrates that homes priced below \$200,000 are very rarely available in the market. The data also illustrates that the share of homes priced between \$200,000 and \$299,999 has decreased compared to historical sales. As such, both availability and affordability appear to be challenges in Farmington. This likely creates issues in locating suitable housing for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Farmington and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Farmington						
Independent Living	1	26	3	88.5%	86.8%	\$1,745-\$2,670
Assisted Living	1	37	9	75.7%	85.4%	\$2,395-\$2,940
Nursing Homes	1	70	5	92.9%	82.0%	\$6,894
Total	3	133	17	87.2%	-	\$1,745-\$6,894
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of three senior care projects were surveyed within Farmington. These projects have an overall occupancy rate of 87.2%. The occupancy rates in Farmington for independent living (88.5%) and nursing homes (92.9%) are well above the national medians, while the occupancy rate for the assisted living facility (75.7%) in Farmington is below the national median (85.4%). Given the overall high occupancy rate and projected increase in households aged 65 and older in the area, this indicates there could be an increase in demand and potential development opportunities for senior care options over the next five years.

Planned and Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental and for-sale housing projects that are planned, proposed, or under construction within Farmington. Note that at the time of research, no senior care housing projects were identified within the city.

Multifamily Rental Housing Development – Farmington, MN				
Project Name & Address	Type	Units	Developer	Status/ Details
Emery 310 3 rd St.	Market-Rate	74	Ebert Co.	Under Construction: Studio, one- and two-bedroom units; Rents will range from \$1,400 to \$2,500; Scheduled to open fall 2024.
Farmington Apts./Yellow Tree Apts. 21401 Dushane Pkwy.	Market-Rate	168	Yellow Tree	Under Construction: Studio, one- and two-bedroom units. ECD September 2025.
Denmark Trail Townhomes 22100 Denmark Ave.	Tax Credit	60	Dakota Co. CDA	Under Construction: Allocated Tax Credits in 2024; one- through four-bedroom units at 60% AMHI; Workforce housing. Construction started summer 2024. ECD unknown.
For-Sale Housing Development – Farmington, MN				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Meadowview Preserve Everfield Ave. and 195 th St. W.	Single-Family	63	Pulte Construction	Under Construction: 60 of 63 lots still available at time of study; 2,390 to 3,290 sq. ft.
Sapphire Lake 213th St. W. & Cambodia Ave.	Single-Family	131	Keyland Homes	Under Construction: 29 of 131 lots still available at time of study; \$469,000 to \$679,900 and 1,274 to 3,294 sq. ft.
Fairhill Estate at North Creek of 190th St. W. & Trunk Hwy. 3	Single-Family	246	M/I Homes	Under Construction: 54 of 246 lots still available at time of study; \$435,750 to \$659,613 and 1,945 to 2,874 sq. ft.
Vermillion Commons Denmark Ave. & 220th St. W.	Townhomes and Single-Family	144	Lennar	Under Construction: 77 townhome lots and 67 single-family lots still available at time of study; Townhomes from \$328,990 to \$389,760 and 1,769 to 1,906 sq. ft. Single-family details unavailable at the time of this analysis.
Vita Attiva at South Creek Eaton Ave. & CSAH 50	Single-Family and Townhomes Age 55+	42	N/A	Under Construction: 34 single-family homes and eight (8) townhomes still available at time of study; \$593,420 for an 1,820 sq. ft. single-family and \$365,000 for a 1,178 sq. ft. townhome.
Whispering Fields 209th St. W & Flagstaff Ave.	Single-Family	58	D.R. Horton	Under Construction: 58 of 116 lots still available at time of study; \$412,990 to \$530,990 and 1,485 to 2,449 sq. ft.

ECD – Estimated Completion Date

N/A – Not Available

As the preceding illustrates, there are three multifamily rental projects and six for-sale housing projects currently under construction within Farmington. Overall, these projects will comprise 302 multifamily units and 684 for-sale homes once completed.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Farmington. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Farmington has an overall five-year housing gap of 1,060 units, with a gap of 34 rental units and a gap of 1,026 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Farmington.

Farmington Housing Gap Estimates						
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	28	0	0	0	6	34
For-Sale Housing Gap	0	52	82	636	256	1,026
10-Year Estimates (2024-2034)						
Rental Housing Gap	56	0	75	48	12	191
For-Sale Housing Gap	0	104	249	1,272	512	2,137

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Farmington (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product, though housing gaps for rental product are limited. Note that while these estimates indicate there are no rental housing gaps for product serving households earning between 31% and 115% of AMHI over the next five years, this is due to two projects currently in the development pipeline within the city of Farmington which are anticipated to meet the need for such product in this market during this projection period. This is not to say, however, that there is not potential to develop rental product within these segments, rather that the need/demand for such product is lower than that for other segments of the market. The greatest need for for-sale product appears to be for product serving households earning between 81% and 115% of AMHI. Although development within Farmington should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider various rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Farmington.

SWOT Analysis	
Strengths	Weaknesses
• Household growth of 14.3% (2010-2024) • Positive household income growth projections • Positive total employment and at-place employment trends with low unemployment rates within the county • Generally newer overall housing stock as compared to the county and state	• Limited supply and very low vacancy rates among multifamily apartments • Low availability rates for non-conventional rentals and for-sale housing • Lack of larger (three-bedroom+) multifamily rental units • Lower occupancy rate for assisted living product
Opportunities	Threats
• Housing need of 34 rental units (2024-2029) • Housing need of 1,026 for-sale units (2024-2029) • Household growth projections for various age groups • Attract some of the 3,700+ commuters coming into the city for work to live in the city • Relatively young base of in-migrants with a variety of income levels	• Rising cost of for-sale housing • Higher share of severe cost burdened renter households as compared to county and state • City risks losing some of the 11,000+ residents that commute out of the city for employment

Farmington has experienced notable positive household growth since 2010, and 4.8% household growth is projected over the next five years. Total employment, at-place employment, and the unemployment rate are all indicative of a thriving local economy in the entirety of Dakota County. Overall, the housing inventory in Farmington is, on average, newer than housing within the county and state. However, Farmington has very low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a notable number of residents commuting outside the city for employment increase the likelihood of households seeking housing options in other communities within the region. Despite some of these threats, the city has a total housing gap of 1,060 units and over 3,700 non-residents commuting into Farmington daily for employment. These factors and the projected increase in households over the next five years represent a significant development opportunity. As such, availability and affordability will be critical in controlling housing cost burden issues and to provide adequate housing options that are necessary in supporting a growing local economy.

ADDENDUM H: CITY OF HASTINGS OVERVIEW

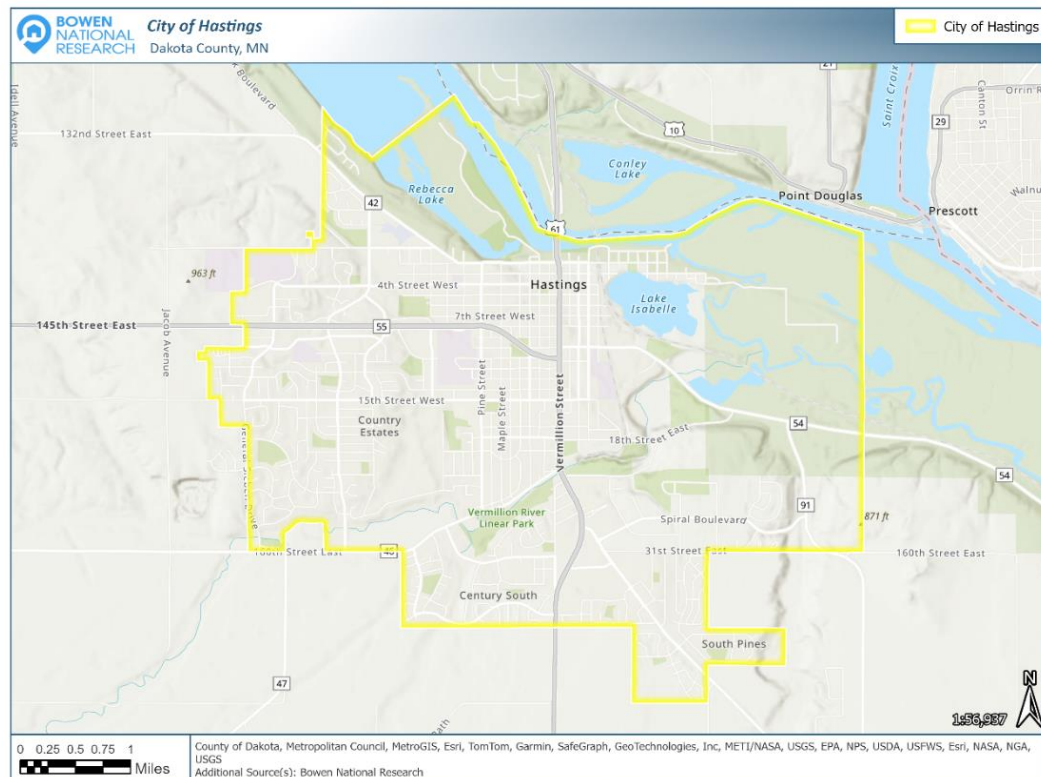
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Hastings. To provide a base of comparison, various metrics of Hastings were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Hastings is located in the northeast portion of Dakota County, approximately 21 miles south of downtown St. Paul and 30 miles southeast of downtown Minneapolis. Hastings contains approximately 10 square miles and has an estimated population of 22,475 in 2024. Main throughfares in the Hastings area include U.S. Highways 10 and 61, and State Routes 55 and 316. Each of these highways provides access to nearby metropolitan centers.

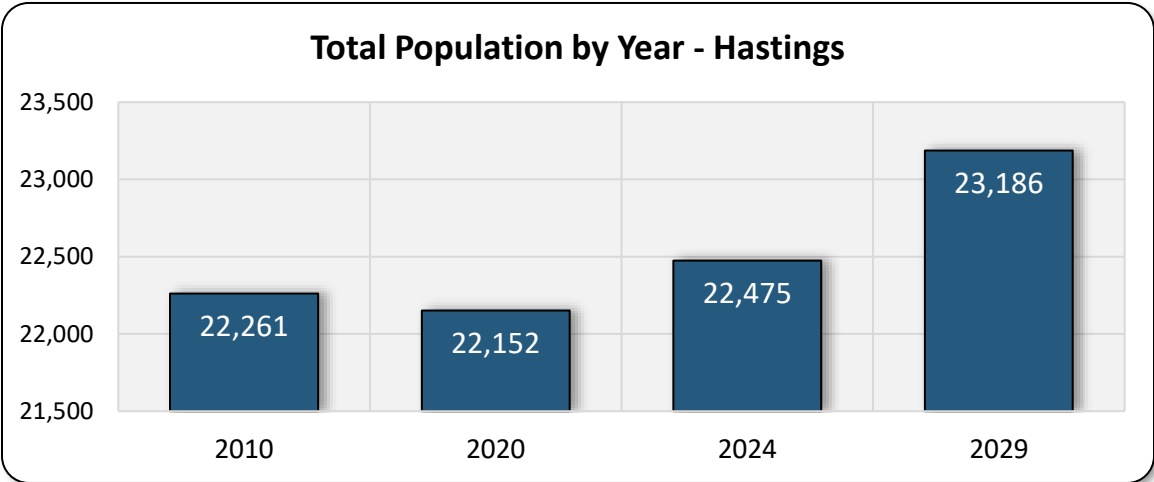
The following map illustrates the city of Hastings.



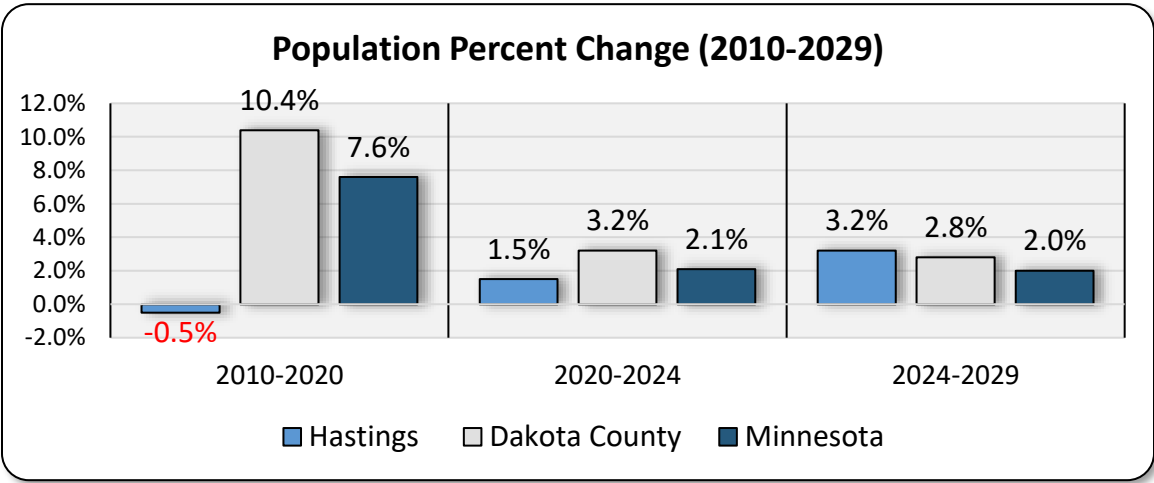
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Hastings. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Hastings and the projected population changes between 2024 and 2029 for each of the study areas.



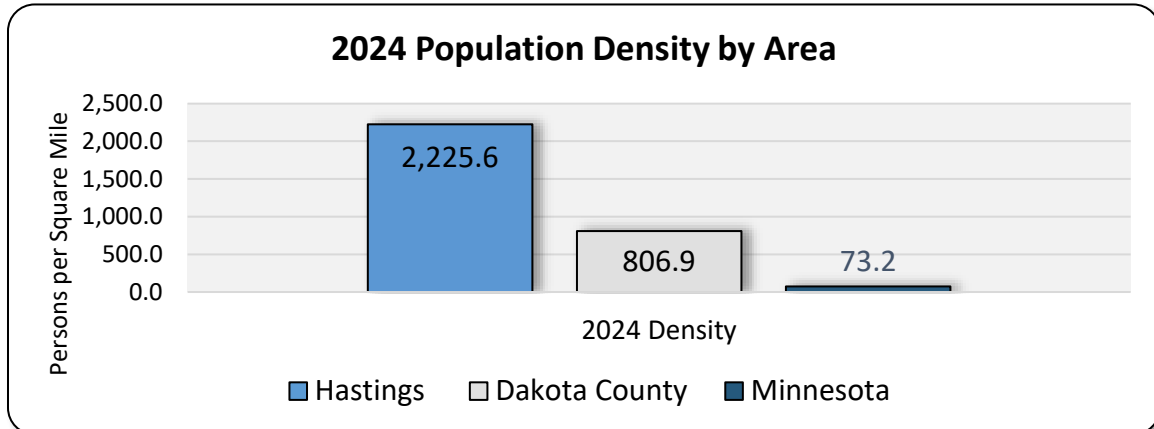
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Hastings decreased by 109 (0.5%) between 2010 and 2020, while the county (10.4%) and state (7.6%) each increased in population during this time period. Between 2020 and 2024, the population in Hastings increased by 1.5% and projections indicate that the city’s population will increase by 3.2% over the next five years. This is a higher projected rate of population increase than the increases projected for the county and state during this time period.

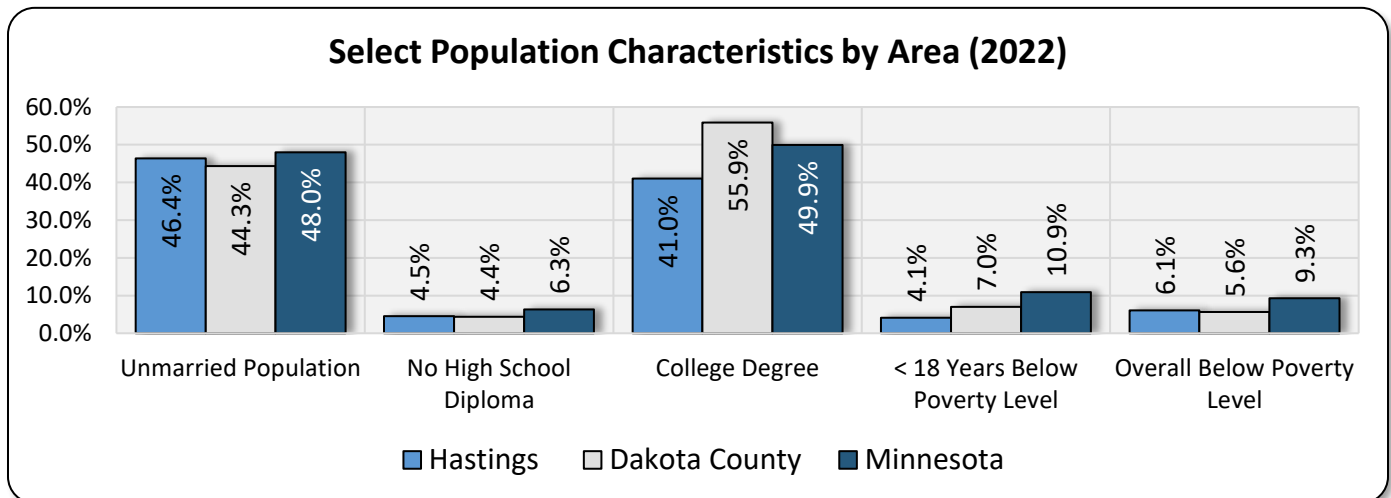
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 2,225.6 persons per square mile, Hastings is significantly more densely populated than Dakota County and the state of Minnesota.

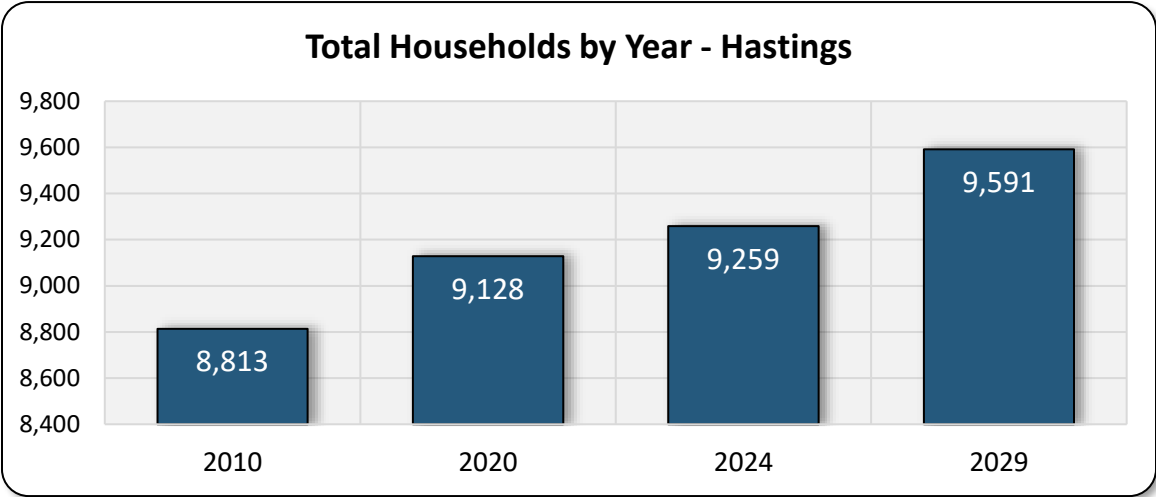
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



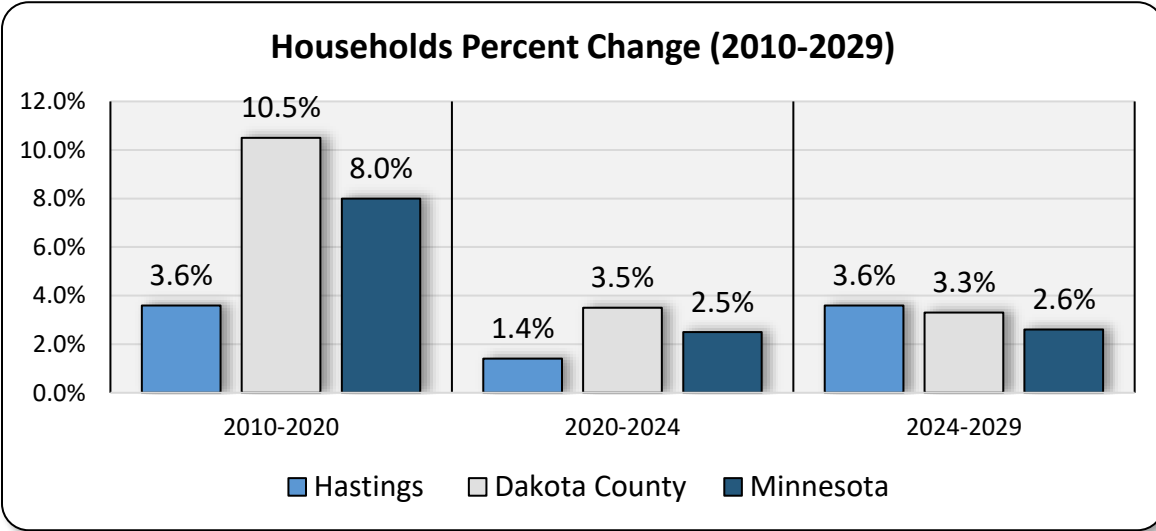
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, the shares of unmarried population (46.4%) and population without a high school diploma (4.5%) in Hastings are comparable to the shares in the county and state. The city has a lower share of individuals with a college degree (41.0%) compared to Dakota County and the state. Hastings also has lower poverty rates for children less than 18 years of age (4.1%) and the overall population (6.1%) when compared to the state.

The following graphs illustrate the number of **total households** in Hastings by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



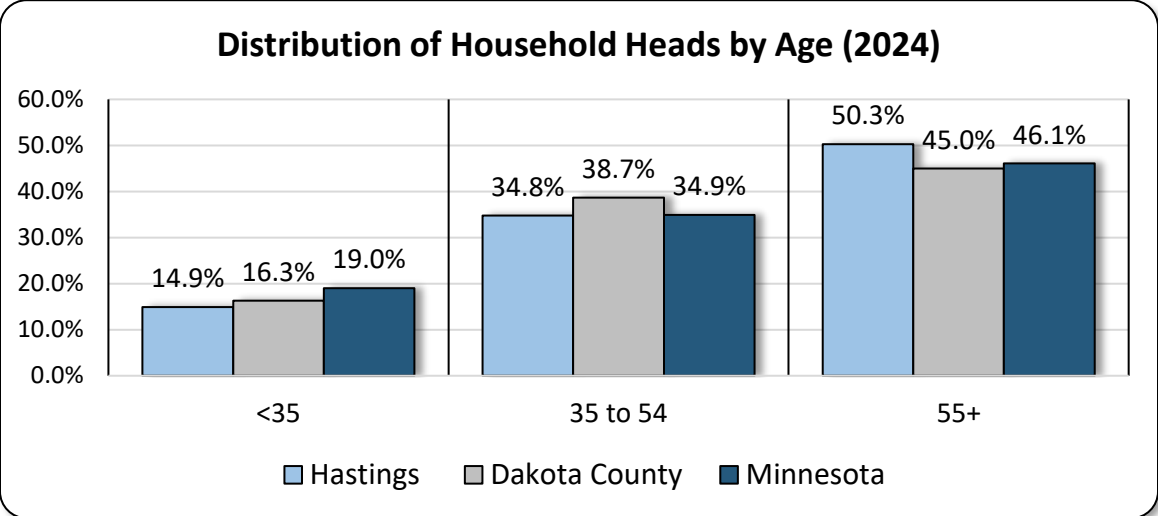
Source: 2010, 2020 Census; ESRI; Bowen National Research



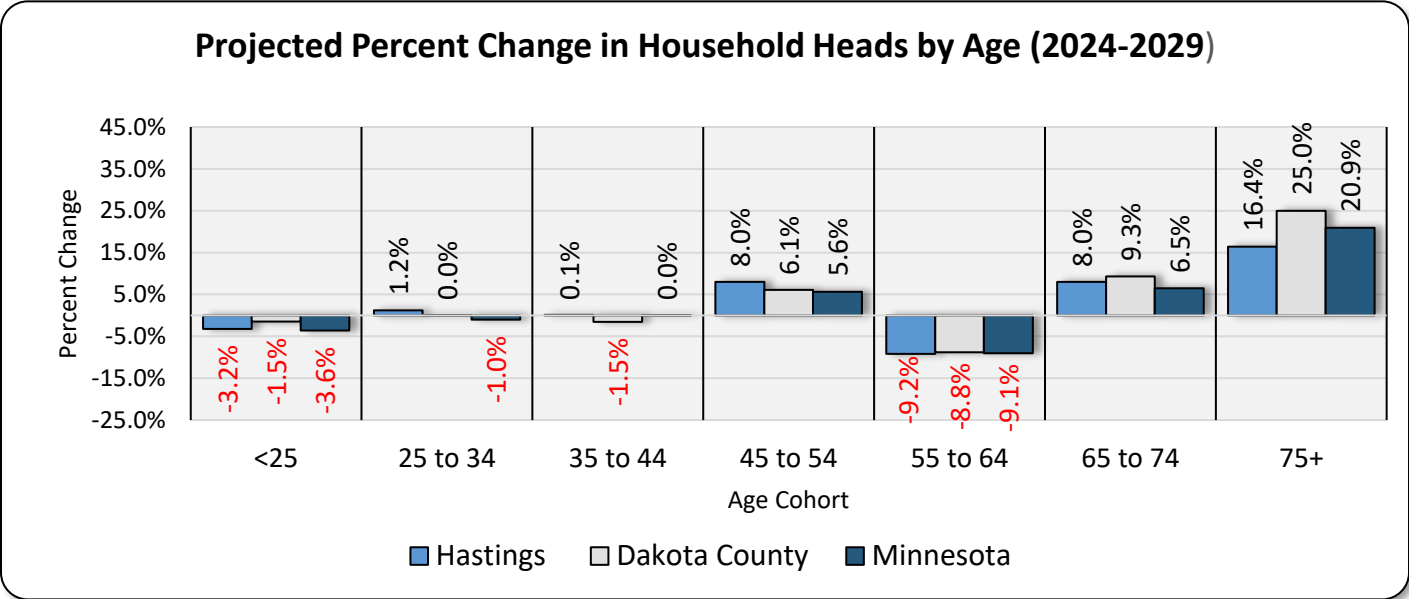
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Hastings increased by 315 (3.6%) between 2010 and 2020. This represents a smaller percentage increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Hastings increased by 1.4%. It is projected that the number of households in the city will increase by 3.6% over the next five years, which is a higher rate of household growth compared to the county and state during this period. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected percent changes in household heads by age cohort between 2024 and 2029.



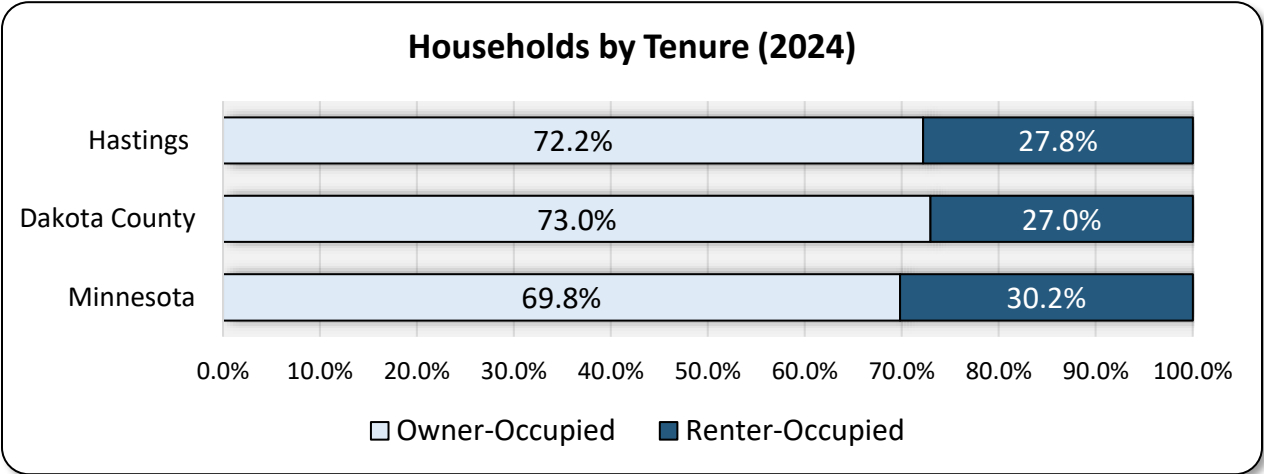
Source: ESRI; Bowen National Research



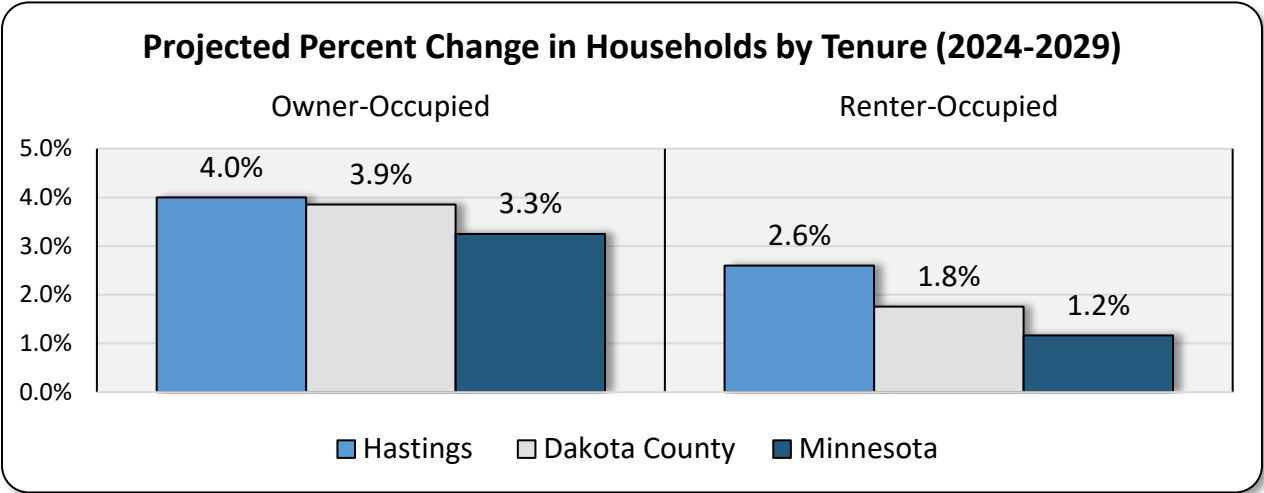
Source: ESRI; Bowen National Research

Overall, the data shows that most households in Hastings (50.3%) are aged 55 and older, which is a higher share of older adult households compared to the county and state. Note that households headed by a person aged 75 and older are projected to increase by 16.4% during the next five years, while households between the ages of 65 and 74 and between the ages of 45 and 54 are projected to increase by 8.0% during this period. The overall projected changes in households by age in Hastings are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



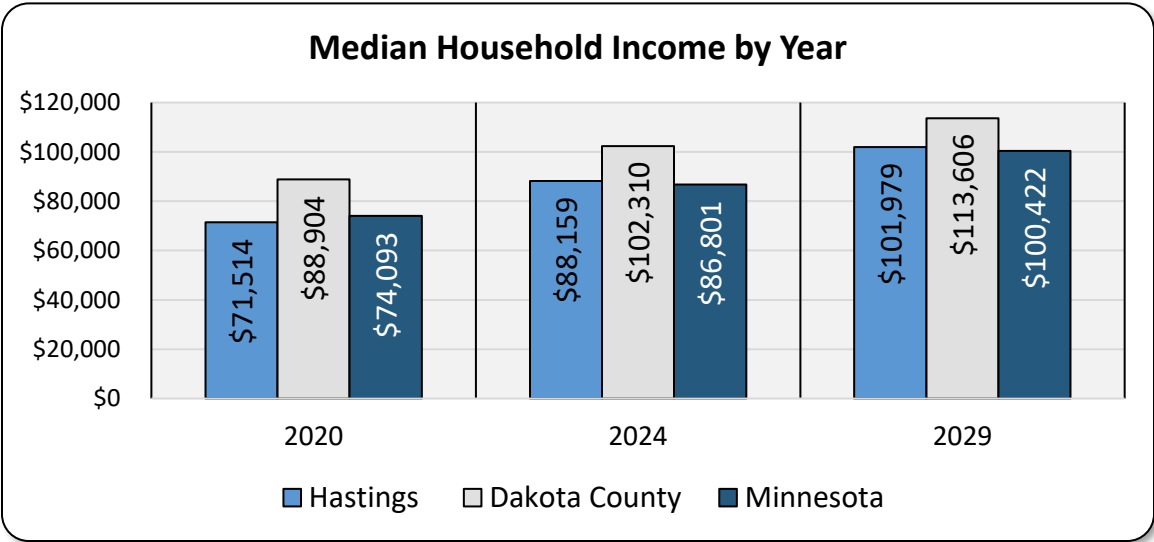
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Hastings (72.2% owners and 27.8% renters) is very comparable to the shares for the county, but more heavily weighted toward owner households when compared to the state. Over the next five years, it is projected that the number of owner households in Hastings will increase by 4.0%, while the number of renter households will increase by 2.6%. This is a larger projected increase in both owner and renter households when compared to the county and state. The projected *increase* among owner and renter households in Hastings will likely contribute to an increase in demand within the rental and for-sale housing markets over the next five years. It is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

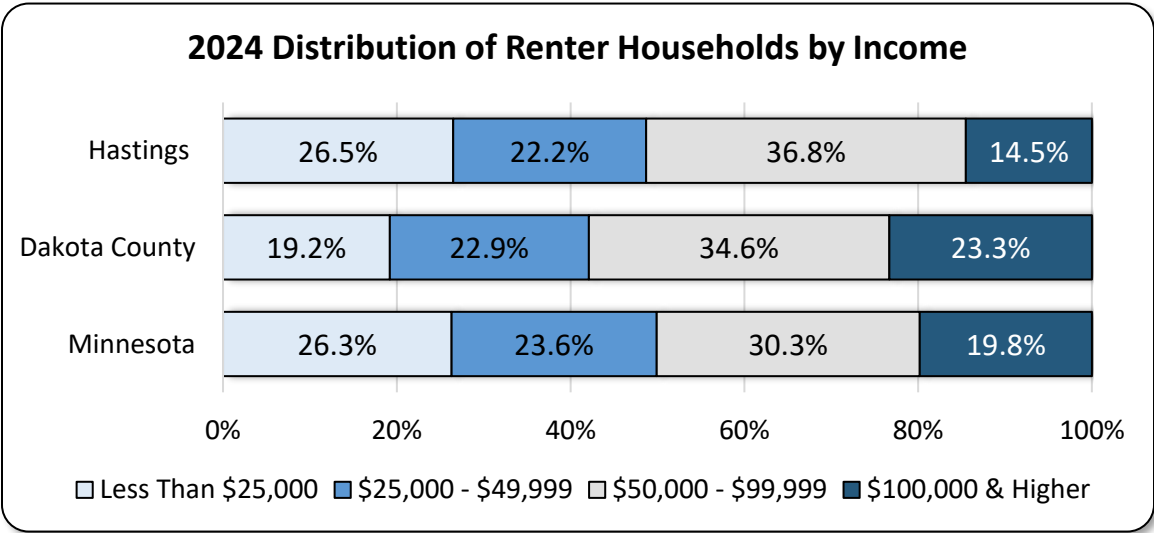
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

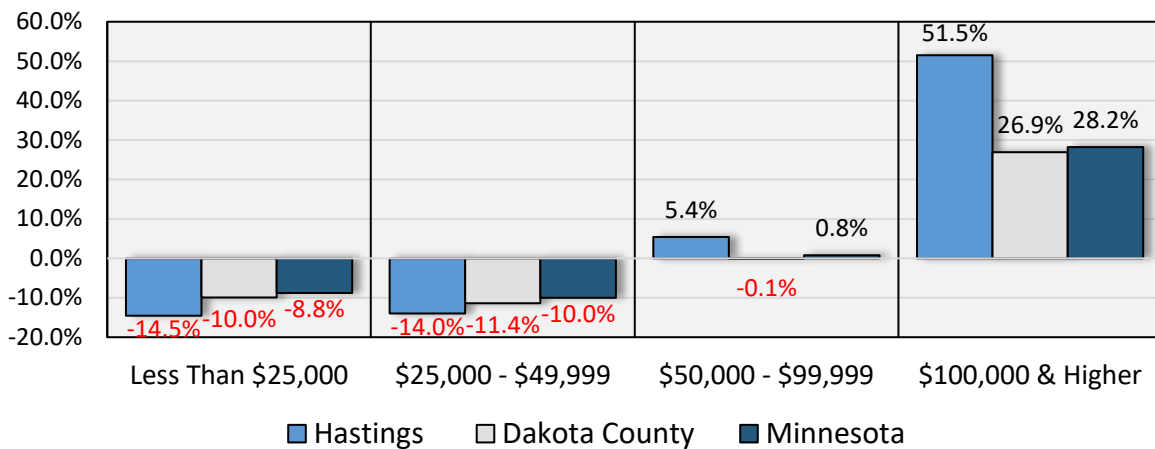
As the preceding illustrates, the 2024 median household income in Hastings (\$88,159) is 1.6% higher than the statewide median household income but 13.8% lower than that reported for the county. Over the next five years, it is projected that the median household income in Hastings will increase to \$101,979, or 15.7%. As such, the median household income in Hastings will remain slightly above that of the state (\$100,422), but lower than the county’s median household income (\$113,606).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

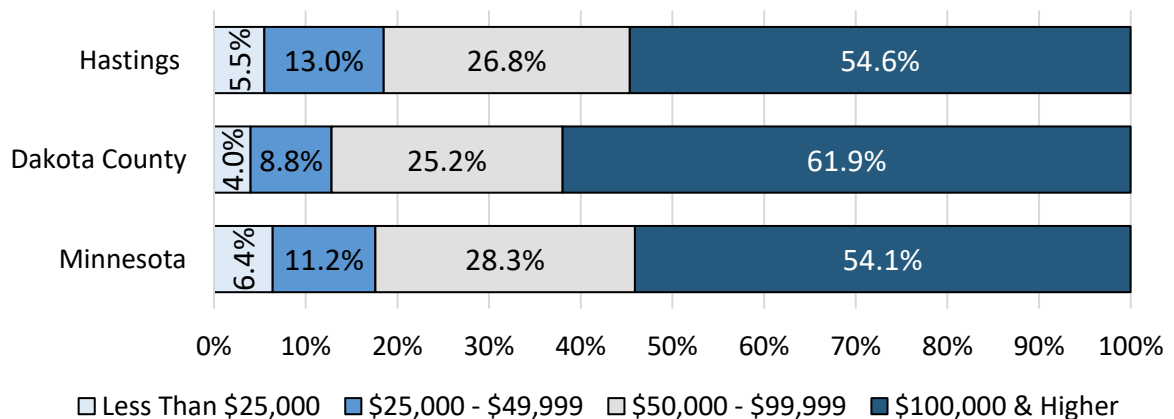


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Hastings has a smaller share (14.5%) of renter households with incomes of \$100,000 or higher but higher shares of households earning less than \$25,000 and between \$50,000 and \$99,999 when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in Hastings is projected to be among households earning \$100,000 or higher (51.5%), while those earning between \$50,000 and \$99,999 are projected to increase by 5.4% during this period. Note that the projected increase of high-income renter households (earning \$100,000 and higher) in the city is significantly higher than increases in the county and state.

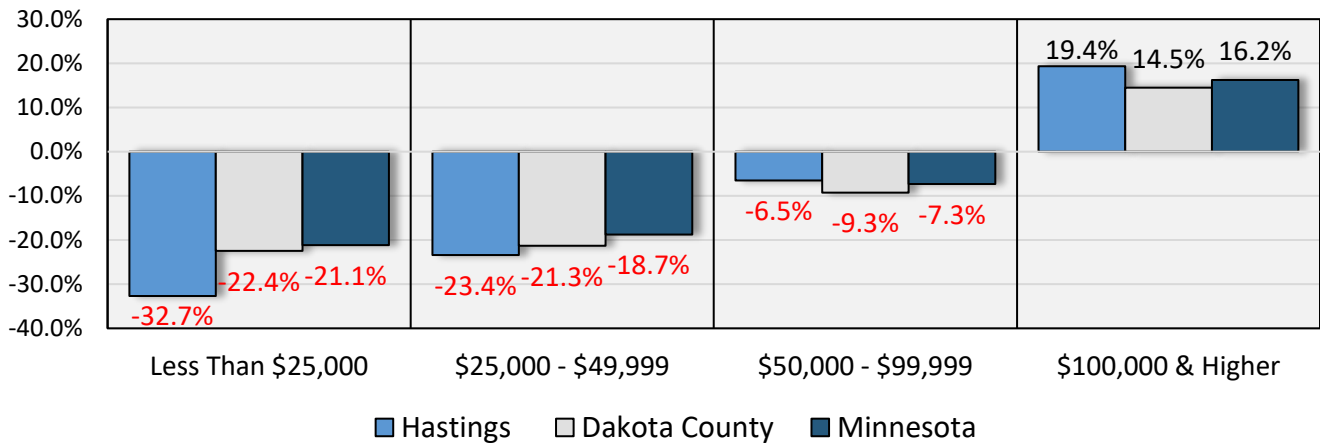
The following graphs compare **owner households by income** for 2024 and the projected *percent change* in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

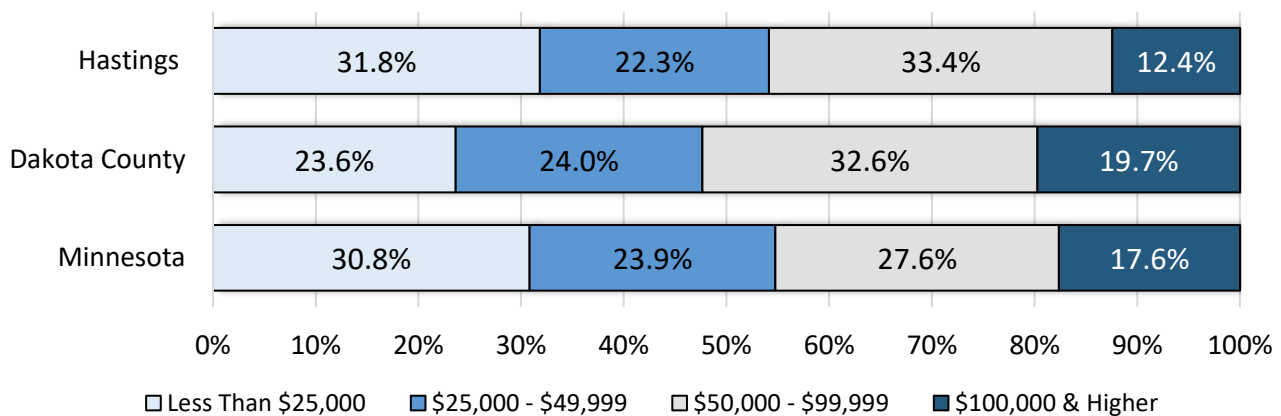


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (54.6%) of Hastings owner households earn \$100,000 or more, which is a slightly higher share compared to the state (54.1%), but lower than the county share (61.9%). Between 2024 and 2029, owner households earning \$100,000 or higher are projected to increase, while those earning less than \$100,000 are projected to decrease during this period. This is consistent with county and statewide projections for this time period.

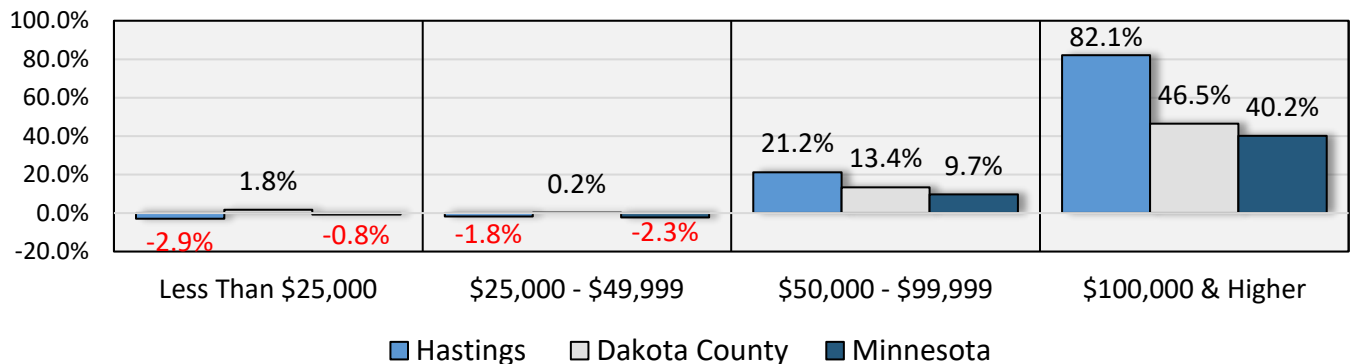
The following graphs compare *senior renter households (age 62 and older) by income* for 2024 and the projected *percent change* in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

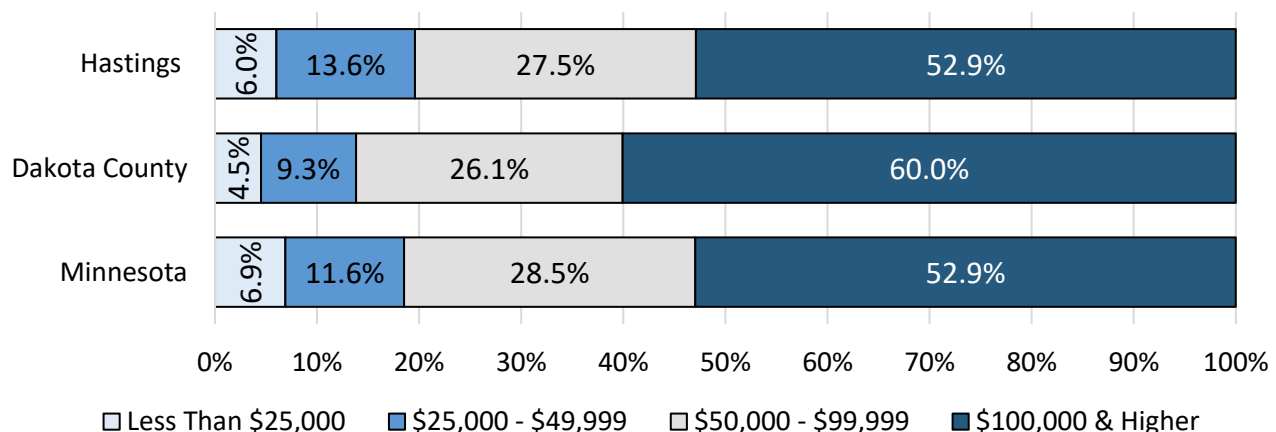


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Hastings earn between \$50,000 and \$99,999 (33.4%), followed by those earning less than \$25,000 (31.8%). Over the next five years, significant growth among senior renter households in Hastings is projected to occur among households earning \$100,000 or more, which are projected to increase by 82.1% during the time period. Senior renter households earning between \$50,000 and \$99,999 are also projected to increase (by 21.2%) during the next five years. By comparison, senior households earning less than \$50,000 are projected to decline in Hastings between 2024 and 2029.

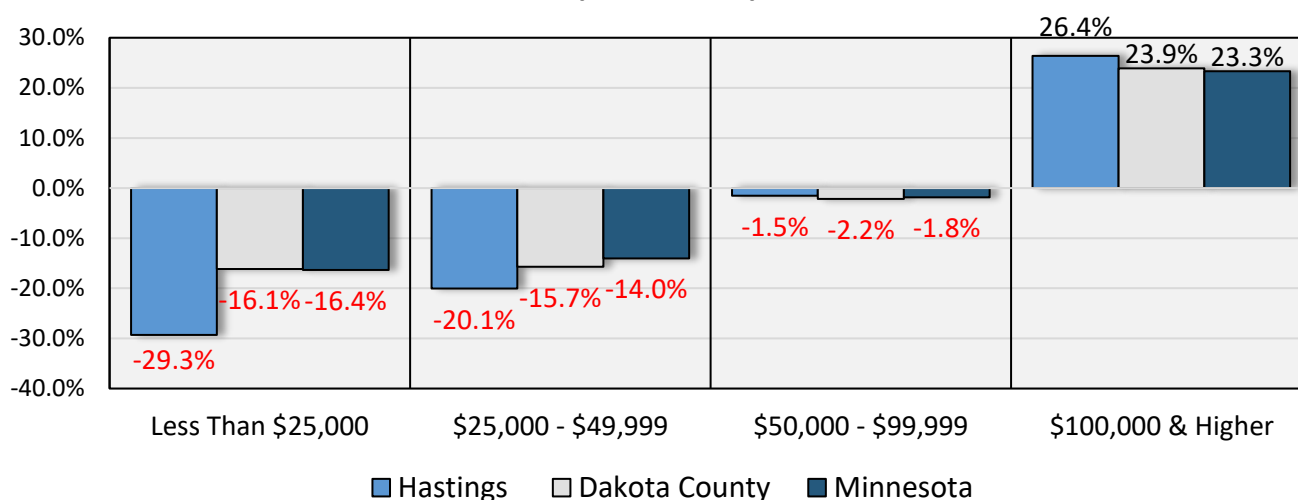
The following graphs compare **senior owner households (age 62 and older) by income** for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Hastings earn \$100,000 or more (52.9%), followed by those earning between \$50,000 and \$99,999 (27.5%). Over the next five years, senior owner households in Hastings earning \$100,000 or more are projected to increase by 26.4%, while senior owner households earning less than \$100,000 are projected to decrease during this period. The projected growth among the highest income cohort and decrease among the lower income cohorts in Hastings is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

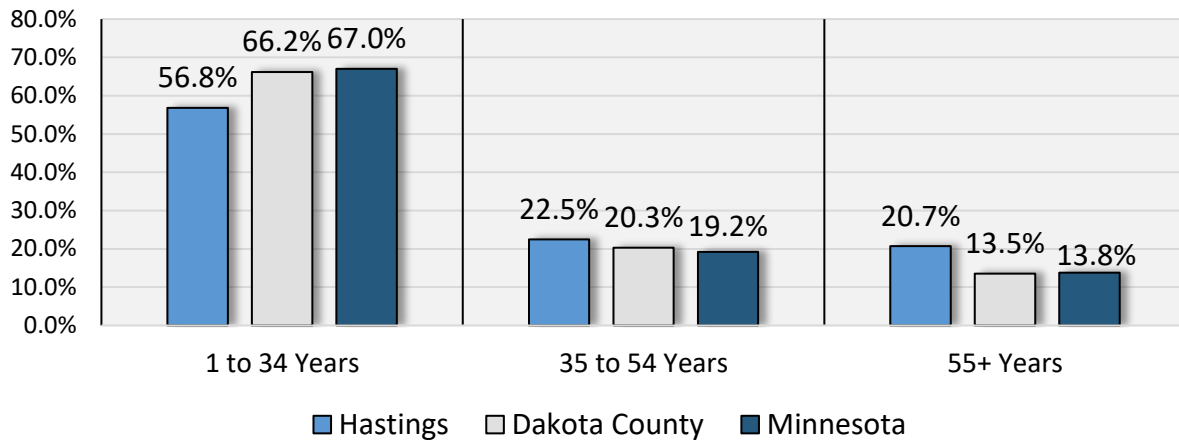
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Hastings, it is reasonable to conclude that the components of population change for Dakota County are likely to have a significant influence on each of the geographies located within the county.

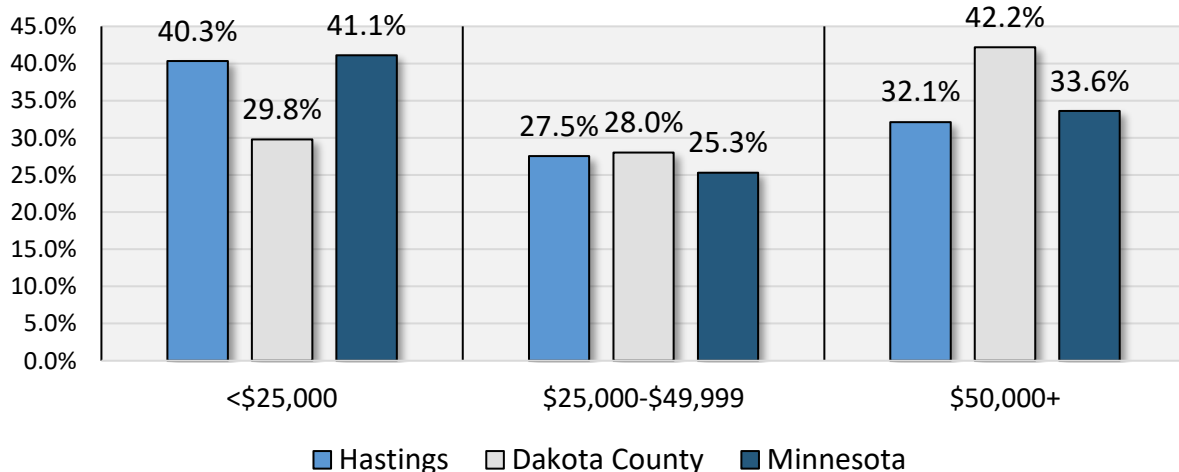
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Hastings is weighted toward those aged 35 and older, as the city has slightly higher shares of in-migrants between the ages of 35 and 54 (22.5%) and in-migrants aged 55 and older (20.7%) compared to the county and state. The distribution of in-migrants by income in Hastings is more heavily weighted toward lower income individuals, as 40.3% of in-migrants earn less than \$25,000.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Hastings, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Hastings		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0	387	0.2%	17,215	0.5%
Mining	4	0.0%	73	0.0%	4,549	0.1%
Utilities	0	0.0%	568	0.3%	12,777	0.4%
Construction	378	3.2%	10,298	5.0%	137,789	4.2%
Manufacturing	1,595	13.4%	22,907	11.1%	342,911	10.3%
Wholesale Trade	112	0.9%	8,221	4.0%	134,193	4.0%
Retail Trade	1,266	10.6%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	377	3.2%	8,741	4.2%	83,429	2.5%
Information	63	0.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	237	2.0%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	209	1.8%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	593	5.0%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	0	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	240	2.0%	5,954	2.9%	74,747	2.3%
Educational Services	1,088	9.1%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	1,605	13.5%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	207	1.7%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	934	7.8%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	675	5.7%	12,232	5.9%	204,837	6.2%
Public Administration	2,324	19.5%	10,454	5.1%	184,476	5.6%
Non-classifiable	22	0.2%	852	0.4%	17,626	0.5%
Total	11,929	100.0%	205,899	100.0%	3,319,675	100.0%

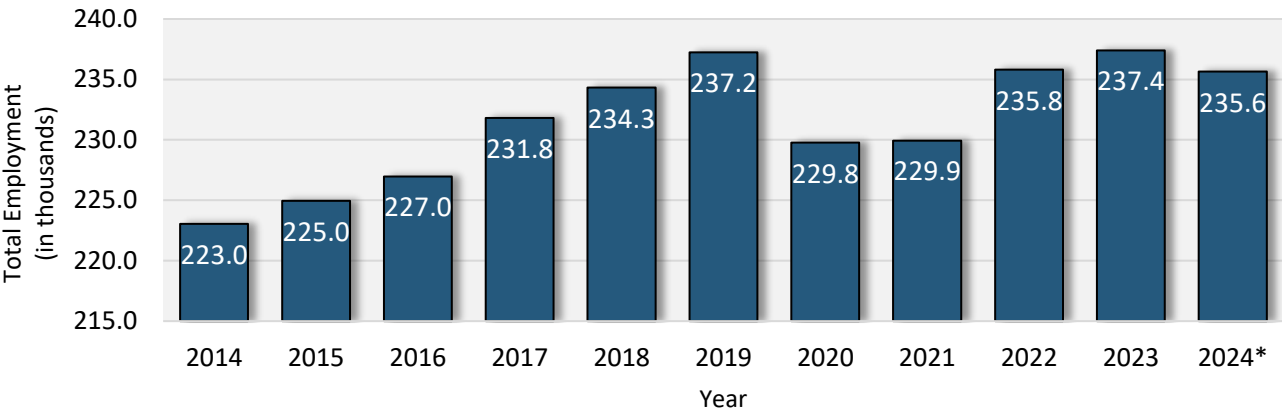
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Hastings has an employment base of nearly 12,000 individuals that is concentrated within several employment sectors. The labor force within the area is based primarily in five sectors: Public Administration (19.5%), Health Care & Social Assistance (13.5%), Manufacturing (13.4%), Retail Trade (10.6%), and Educational Services (9.1%). Combined, the top five job sectors represent 66.1% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)

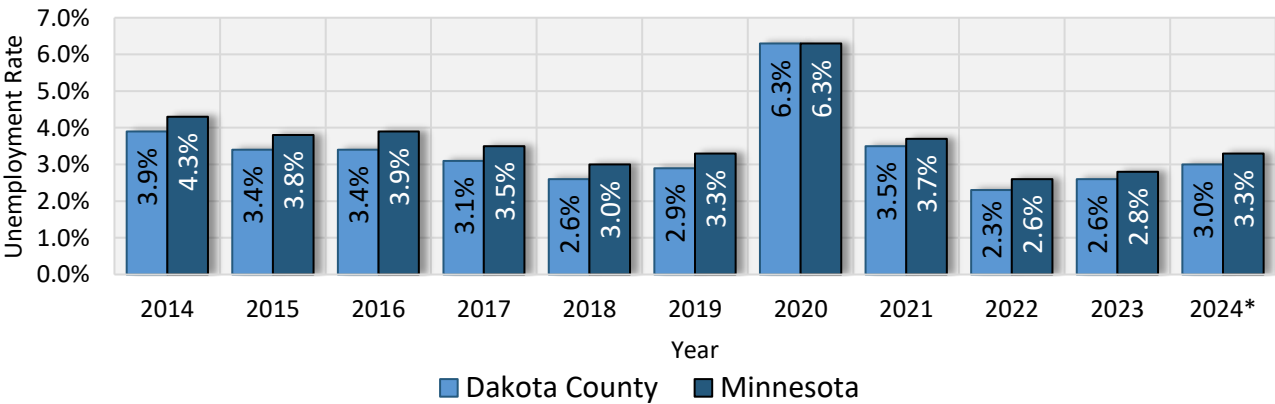


Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

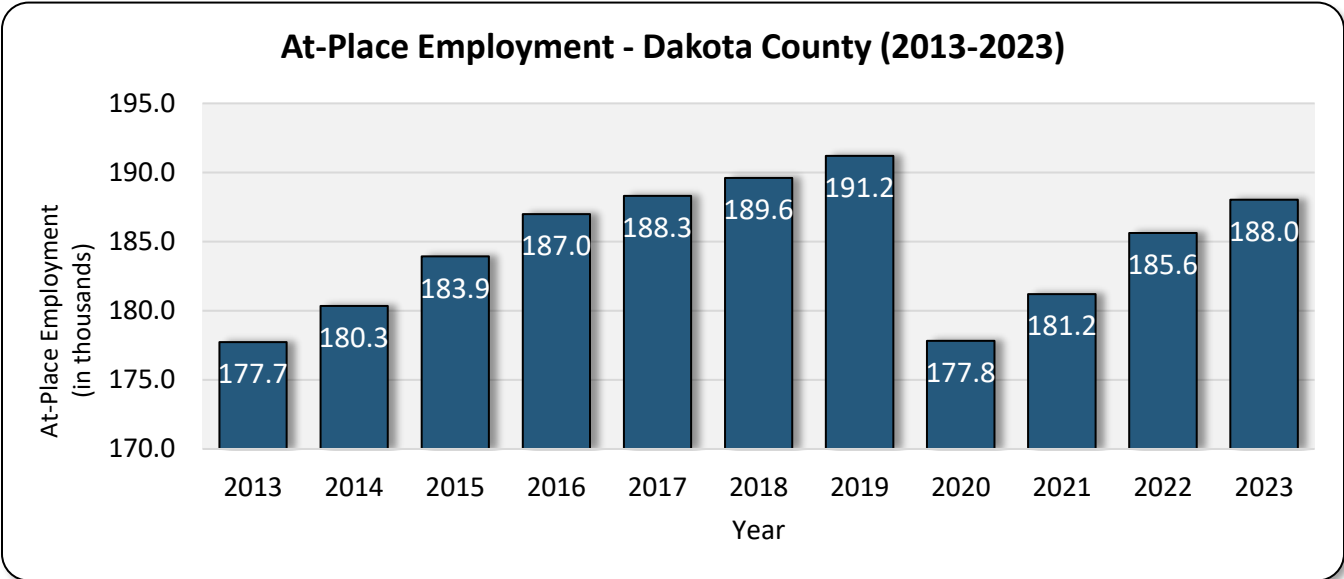
Annual Unemployment Rate (2014-2024)



Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place employment*** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minnesota Department of Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Hastings. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Hastings:

Economic Development Activity - Hastings			
Project Name	Investment	Job Creation	Scope of Work/Details
The Confluence	Multimillion (\$)	55	Completed: In 2023, The Confluence opened in a former manufacturing building that was redeveloped into a boutique hotel, apartments, office space, and a restaurant.
Minnesota Veterans Home Hastings Campus	\$221 million	N/A	Proposed: Plans include the demolition of five buildings, which will be replaced with one building that will consolidate veterans' housing and services. All phases, including predesign to construction, could take up to 42 months.

N/A – Not Available

As the preceding illustrates, a multimillion-dollar economic project was recently completed within Hastings and a new \$221 million project was recently proposed. The redevelopment of a former manufacturing building into a mixed-use project, which was completed in 2023, created approximately 55 new jobs in the area and provides a source of additional rental housing. This economic activity will likely have a positive impact on the community and labor market in the years to come.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

The following table summarizes two *commuting pattern attributes* (mode and time) for Hastings.

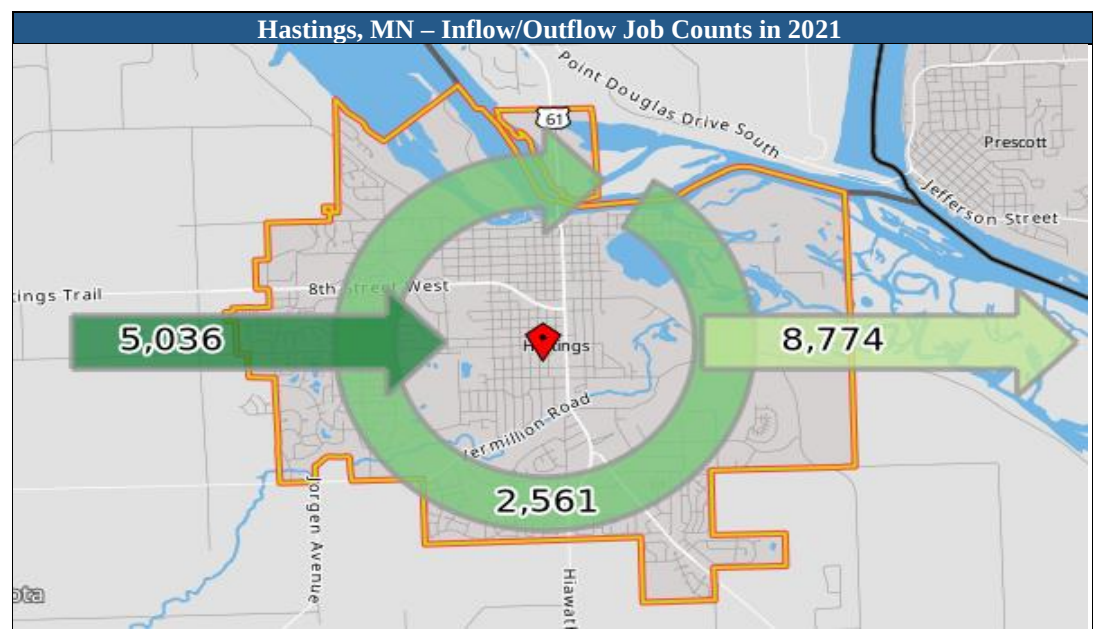
Commuting Attributes - Hastings, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	9,338	536	56	362	61	1,066	11,419
Percent	81.8%	4.7%	0.5%	3.2%	0.5%	9.3%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	3,454	2,901	2,682	920	396	1,066	11,419
Percent	30.2%	25.4%	23.5%	8.1%	3.5%	9.3%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 86.5% of individuals in Hastings utilize their own vehicles or carpool to work. Overall, 55.6% of residents have commute times of less than 30 minutes to their place of employment, with an additional 9.3% working from

home. As the majority of individuals in the area utilize personal vehicles and have relatively short commute times, only 0.5% of residents rely on public transit as their commuting mode.

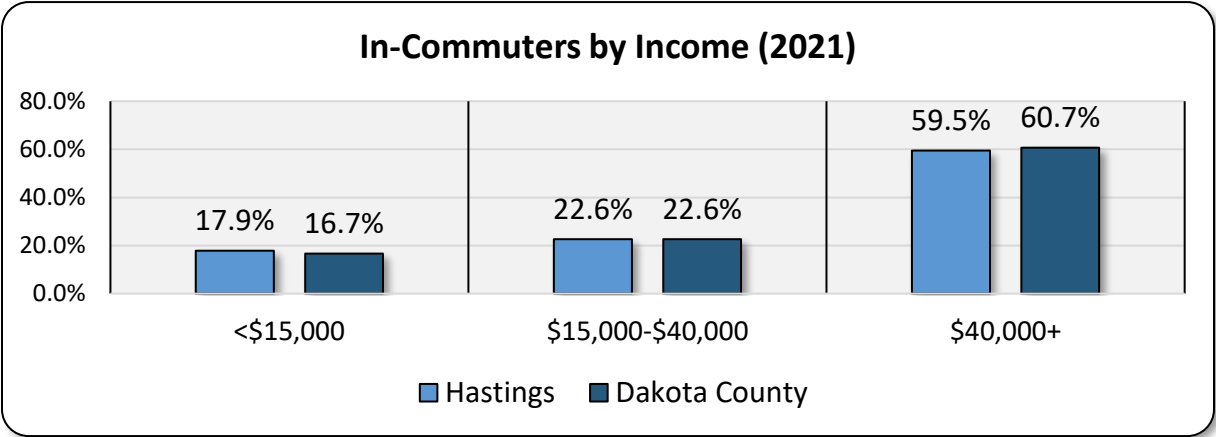
The following illustrates the overall *commuter flow* for Hastings based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 7,597 persons *employed* in Hastings, 66.3% (5,036) originate from outside the city, while 33.7% (2,561) live within the city. Nearly 8,800 residents of the city commute to surrounding areas daily for employment. Regardless, the 5,036 non-residents who work in the area represent a substantial base of potential support for future residential development within Hastings.

The following compares the distribution of *in-commuters by annual income* for Hastings and Dakota County.

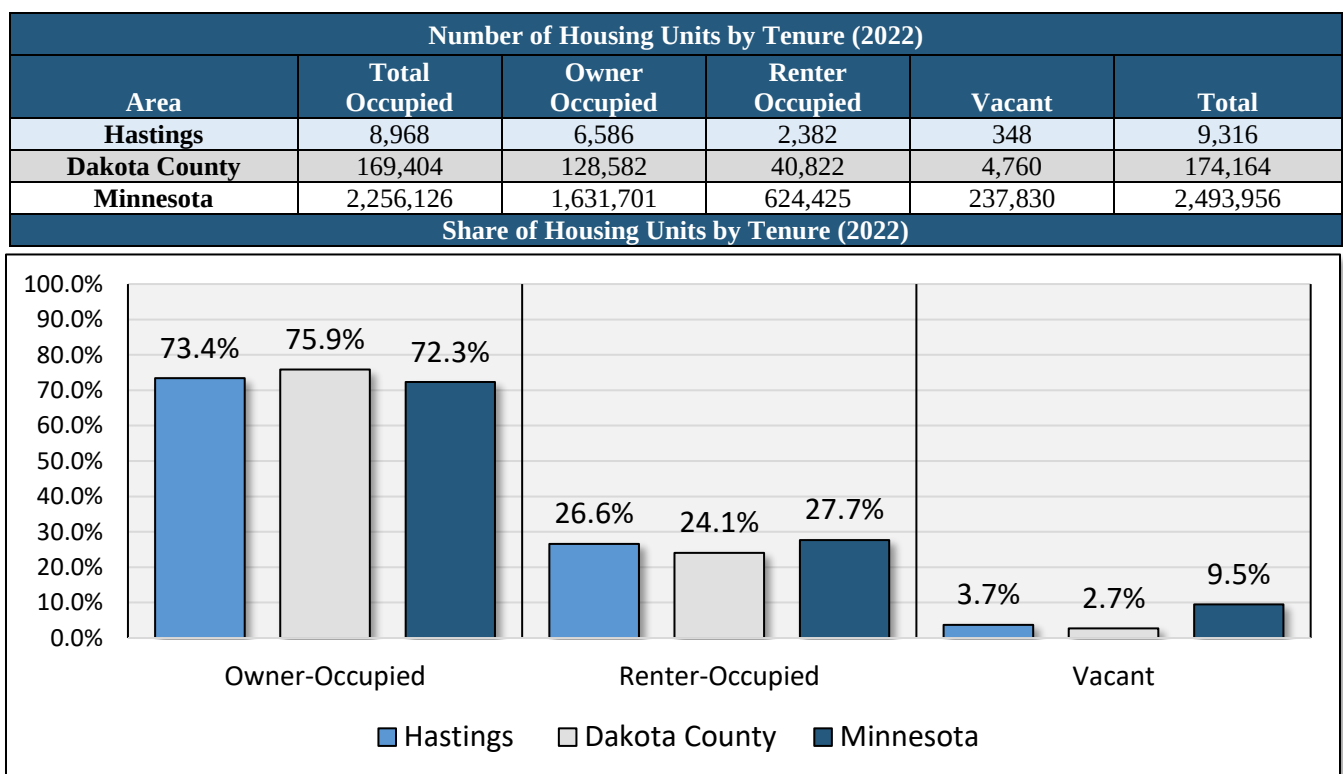


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (59.5%) of in-commuters to Hastings earn \$40,000 or more annually, while 22.6% earn between \$15,000 and \$40,000, and 17.9% earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of lower income in-commuters within Hastings when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 5,036 in-commuters to live within Hastings.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 8,968 total *occupied* housing units in Hastings, 73.4% are owner occupied and 26.6% are renter occupied. The distribution of occupied units by tenure is slightly more weighted toward renter-occupied units compared to the county, but slightly more weighted toward owner-occupied housing when compared to the state. Among the 9,316 total housing units in Hastings, only 3.7% (348 units) are classified as vacant. The share of vacant units in Hastings is lower than the share (9.5%) for the state. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hastings	515	24.4%	1,873	42.4%	64	3.0%	12	0.3%	79	3.7%	4	0.1%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Hastings, 24.4% of the renter-occupied housing units and 42.4% of the owner-occupied housing units were built prior to 1970. Both shares are notably higher than the county shares of such housing, though the share of older renter-occupied units in the city is significantly lower than the statewide share of 35.9%. The shares of overcrowded renter housing units (3.0%) and owner housing units (0.3%) are lower than county and statewide shares, while the share of renter-occupied (3.7%) housing units with incomplete plumbing or kitchens is slightly higher than county and state shares of such housing. Overall, there are approximately 143 renter households and 16 owner households in Hastings living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Hastings	9,259	\$88,159	\$349,101	\$1,146	42.0%	19.2%	21.0%	6.9%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Hastings of \$349,101 is 15.6% lower than the median home value within the county and 3.1% lower than the median home value for the state. The median gross rent of \$1,146 in the city is 18.7% lower than that reported for Dakota County and 2.7% lower than the state. With a median household income of \$88,159 in Hastings, approximately 42.0% of renter households and 19.2% of owner households are housing cost burdened. As a result, there are approximately 1,000 renter households and 1,265 owner households in Hastings that are housing cost burdened, of which over 950 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

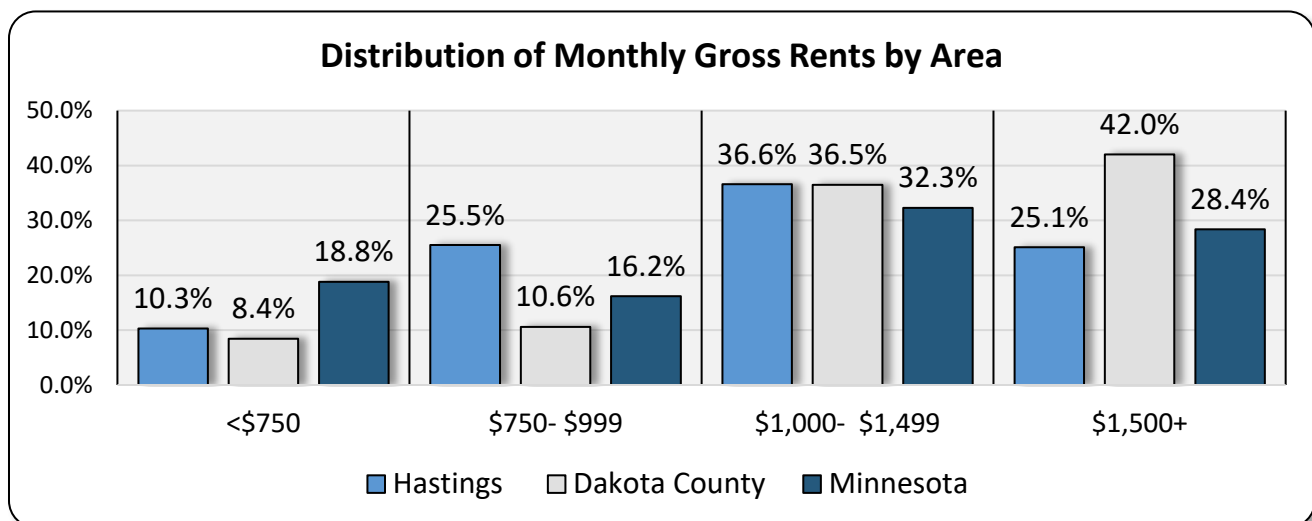
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Hastings	Number	908	1,474	0	2,382	6,380	185	21	6,586
	Percent	38.1%	61.9%	0.0%	100.0%	96.9%	2.8%	0.3%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 38.1% of the *rental* units in Hastings are within structures of four units or less. Overall, the city's share (61.9%) of multifamily rental housing (five or more units within a structure) is within the range of such units compared to the county (65.4%) and state (60.1%). Therefore, the majority of renter-occupied housing units in the city are comprised of multifamily rentals. Among *owner*-occupied units in Hastings, 97.2% are within structures of four units or less or mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 38.1% of all rental units in Hastings classified as non-conventional (four units or less within a structure), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as "No Cash Rent"

As the preceding illustrates, the largest share (36.6%) of Hastings rental units have gross rents between \$1,000 and \$1,499, followed by units with gross rents between \$750 and \$999 (25.5%). Approximately one-quarter (25.1%) of rentals in the area have gross rents of \$1,500 and higher. The distribution of gross rents in Hastings is much more heavily weighted toward product with gross rents between \$750 and \$999 when compared to the county and state, and there is a notably smaller share of units in Hastings with rents of \$1,500 or more as compared to the county.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Hastings and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

Surveyed Multifamily Rental Housing Supply by Area							
Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market- Rate	Tax Credit	Government Subsidized
Hastings	17	1,269	122	9.6%	14.0%	0.7%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Hastings, a total of 17 apartment properties were surveyed, comprising a total of 1,269 units. Overall, the multifamily units are 90.4% occupied, with a total of 122 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Hastings is considered low due to vacancies at market-rate properties, which contain 120 of the 122 vacant units among properties surveyed in the city. Note that a significant number of vacant units are within a recently opened market-rate property that is still within its initial lease-up period. Only two vacant units are within Tax Credit properties, while there are no vacancies at government-subsidized properties surveyed in Hastings. The occupancy rates among Tax Credit and government-subsidized units are high, and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Hastings. This likely represents a future development opportunity within the city.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Hastings and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Hastings	\$974	\$1,275	\$1,650	\$2,235
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Hastings	\$504	\$920	\$1,472	-
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for a typical one-bedroom market-rate unit in Hastings (\$974) is nearly twice as high as the comparable one-bedroom Tax Credit unit (\$504) in the area. Note that the median rents for one- and two-bedroom market-rate and Tax Credit units in Hastings are less than or equal to the corresponding median rents in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Hastings and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and/or mobile homes and account for 38.1% of the total rental units in Hastings.

During August and September 2024, Bowen National Research conducted an online survey and identified four non-conventional rentals that were listed as *available* for rent in Hastings. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Hastings	908	4	0.4%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of four available units identified, Hastings has an overall vacancy rate of just 0.4% for non-conventional rentals, which is slightly lower than the vacancy rate for Dakota County. This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available *non-conventional rental* units in Hastings and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Hastings				
Two-Bedroom	1	\$910	\$910	\$1.01
Three-Bedroom	2	\$2,075 - \$2,950	\$2,513	\$1.60
Four-Bedroom	1	\$2,400	\$2,400	\$0.90
Total	4			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The four available non-conventional rentals in Hastings consist of a two-bedroom unit, two (2) three-bedroom units, and a four-bedroom unit. Median rents range from \$910 for a two-bedroom unit to \$2,513 for a three-bedroom unit. When typical utility costs (\$300 or more) are considered, the identified non-conventional rentals in Hastings have gross rents ranging from \$1,210 to \$2,813. While the rent for the non-conventional two-bedroom unit is lower than comparable multifamily market-rate units surveyed in the city, the non-conventional three-bedroom and four-bedroom units have rents that exceed the median rents for the highest-priced multifamily rental product. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Hastings and Dakota County.

Hastings - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Hastings		
Available*	17	\$345,000
Sold**	1,114	\$302,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

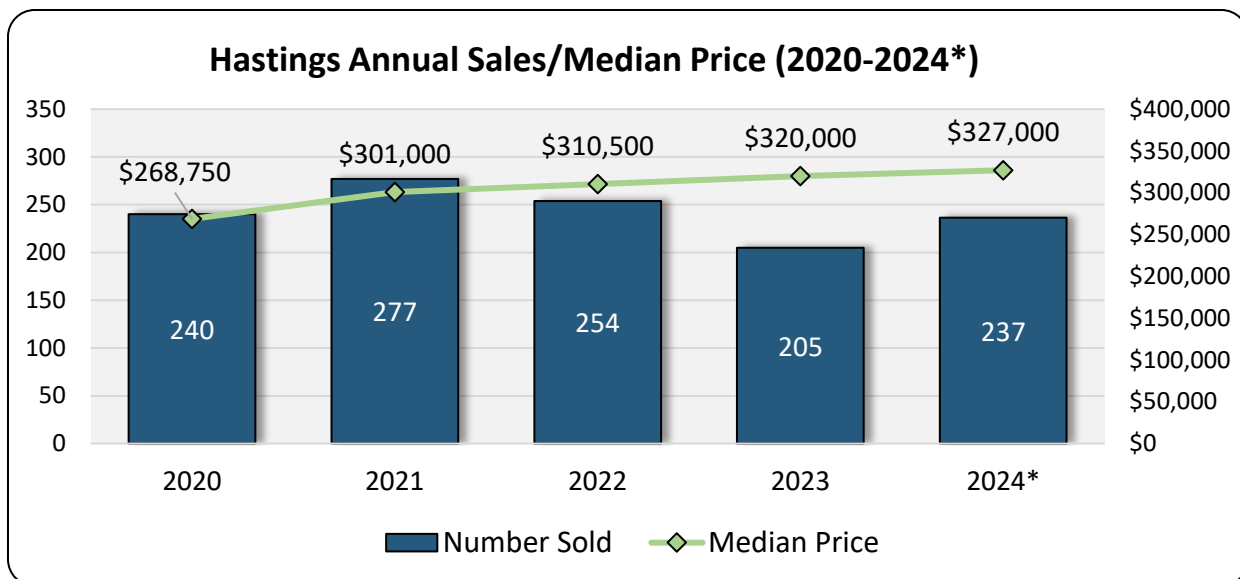
The available for-sale housing stock in Hastings as of July 31, 2024 consists of 17 total units with a median list price of \$345,000. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Hastings consisted of 1,114 homes with a median sales price of \$302,000, which is 20.5% lower than the median sales price reported for homes sold within Dakota County during this time period.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Hastings (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	240	-	\$268,750	-
2021	277	15.4%	\$301,000	12.0%
2022	254	-8.3%	\$310,500	3.2%
2023	205	-19.3%	\$320,000	3.1%
2024*	138 (237)	(15.6%)	\$327,000	2.2%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Hastings increased by 15.4% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 15.6% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased year over year during the sales period. Collectively, the median sales price of homes sold in Hastings increased by 21.7% between January 2020 and July 2024.

The following table provides various housing market metrics for the available for-sale homes in Hastings and Dakota County as of July 31, 2024.

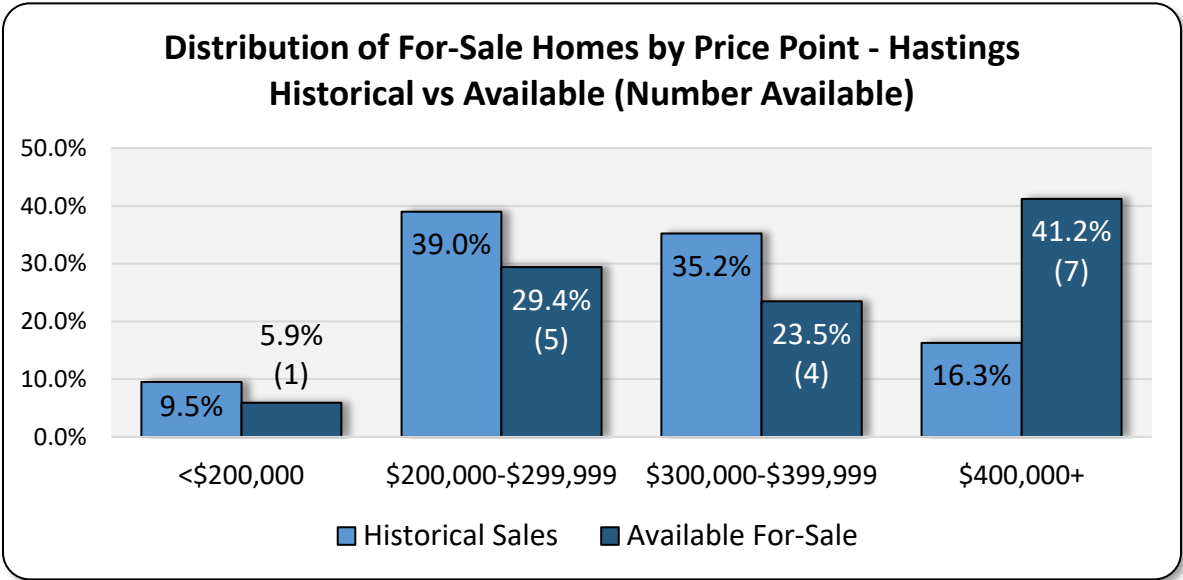
Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Hastings	17	2.9%	0.3%	0.9	\$383,594	\$345,000	29	1976
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 17 available for-sale homes in Hastings represent 2.9% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.3% when compared to the 6,586 owner-occupied units in the city. Based on recent sales history, this inventory represents less than one *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of

29 days and an average year built of 1976. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for Hastings:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, there is extremely limited availability of for-sale homes in Hastings regardless of price point. Note that there is only one unit available for sale in the city priced below \$200,000 and only six available units priced below \$300,000. By comparison, the overall share of available homes priced above \$400,000 is significantly higher than homes sold at this price point during the historical sales period. However, there are only seven homes available for sale at \$400,000 or higher in Hastings. The lack of available housing at all price points is likely to create affordability issues for much of the area workforce and first-time homebuyers, as well as impact the ability of higher-income households to locate suitable housing. These factors may limit the city’s ability to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Hastings and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Hastings						
Independent Living	1	47	0	100.0%	86.8%	\$1,506-\$2,500
Assisted Living	2	99	0	100.0%	85.4%	\$1,506-\$3,735
Nursing Homes	2	129	9	93.0%	82.0%	\$11,832-\$12,167
Total	5	275	9	96.7%	-	\$1,506-\$12,167
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of five senior care projects were surveyed within Hastings. These projects have an overall occupancy rate of 96.7%. The independent living and assisted living facilities surveyed in the city are fully occupied, while the overall occupancy rate (93.0%) for the two nursing facilities in Hastings is above the national median occupancy rate (82.0%). The high occupancy rates and projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rentals, for-sale housing, and senior care housing projects that are planned, proposed, or under construction within Hastings.

Multifamily Rental Housing Development - Hastings				
Project Name & Address	Type	Units	Developer	Status/ Details
Tyler Street Landing 315 3 rd St.	Market-Rate	32	Star Realty	Planned: Additional details unavailable at the time of this analysis.
For-Sale Housing Development - Hastings				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Villas at Pleasant Pleasant Dr. & Northridge Dr.	Villas	32	Epcon	Under Construction: Approximately one-quarter complete at time of study. Homes from \$494,900 to \$640,990 and 1,418 sq. ft. to 2,832 sq. ft.
Heritage Ridge 4 th Addition West of General Sieben Dr. & Northridge Dr.	Single-Family	36	Creative Homes	Approved: Some lots still available from previous additions which will likely need sold before the 4 th addition becomes available. Homes from \$391,900 to \$584,900 and 1,296 sq. ft. to 3,354 sq. ft.

Senior Care Housing Development				
Project Name & Address	Type	Units	Developer	Status/ Details
Vermillion Acres Senior Housing. 1190 County Rd. 47	Assisted Living & Memory Care	75	Real Estate Equities	Under Construction: This community will include both assisted living and memory care. ECD unknown.
Suite Living, Memory Care Facility SE Corner 33rd St. & Vermillion St.	Assisted Living & Memory Care	32	Suite Living Senior Care	Planned: Construction to start spring 2025; Unit mix and ECD unknown.

ECD – Estimated Completion Date

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Hastings. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Hastings has an overall *five-year* housing gap of 1,483 units, with a gap of 402 rental units and a gap of 1,081 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Hastings.

	Hastings Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	53	67	130	92	60	402
For-Sale Housing Gap	0	87	261	532	201	1,081
10-Year Estimates (2024-2034)						
Rental Housing Gap	106	134	260	216	120	836
For-Sale Housing Gap	0	174	522	1,064	402	2,162

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Hastings (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gap in the city is for product serving households earning between 61% and 80% of AMHI, while the greatest *for-sale* housing gap in the city is for product

serving households earning between 81% and 115% of AMHI. Although development within Hastings should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Hastings.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 5.1% (2010-2024) - Positive household income growth projections - A significant share of jobs based in the city are within stable industries (e.g., public administration and health care)	- Few vacancies among Tax Credit apartments. No vacancies among subsidized multifamily apartments - Extremely low availability rates for non-conventional rentals and for-sale housing
Opportunities	Threats
- Housing need of 402 rental units - Housing need of 1,081 for-sale units - Attract some of the 5,036 non-residents commuting into Hastings for work to live in the city - Relatively young base of in-migrants with a variety of income levels	- Rising cost of for-sale housing coupled with relatively low household income levels - Older average housing inventory subject to deterioration/neglect - Hastings risks losing some of the 8,774 residents that commute out of the city for employment

Hastings experienced notable positive household growth since 2010, and household growth is projected to continue over the next five years. In fact, the rate of household growth in the city is projected to exceed that of the county and state during this period. A significant share of employment in the city is based within stable industries, which may help retain existing households and potentially attract additional households to the city. Despite these positive attributes, Hastings has very low vacancy rates among affordable multifamily and non-conventional rentals and an extremely low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a significant number of residents commuting outside the city for employment may increase the likelihood of households relocating outside the city to find suitable housing. However, the city has a total housing gap of 1,483 units and over 5,000 non-residents commuting into the city daily for employment. This represents a significant development opportunity, which will contribute to positive household growth in Hastings and support a growing local economy.

ADDENDUM I: CITY OF INVER GROVE HEIGHTS OVERVIEW

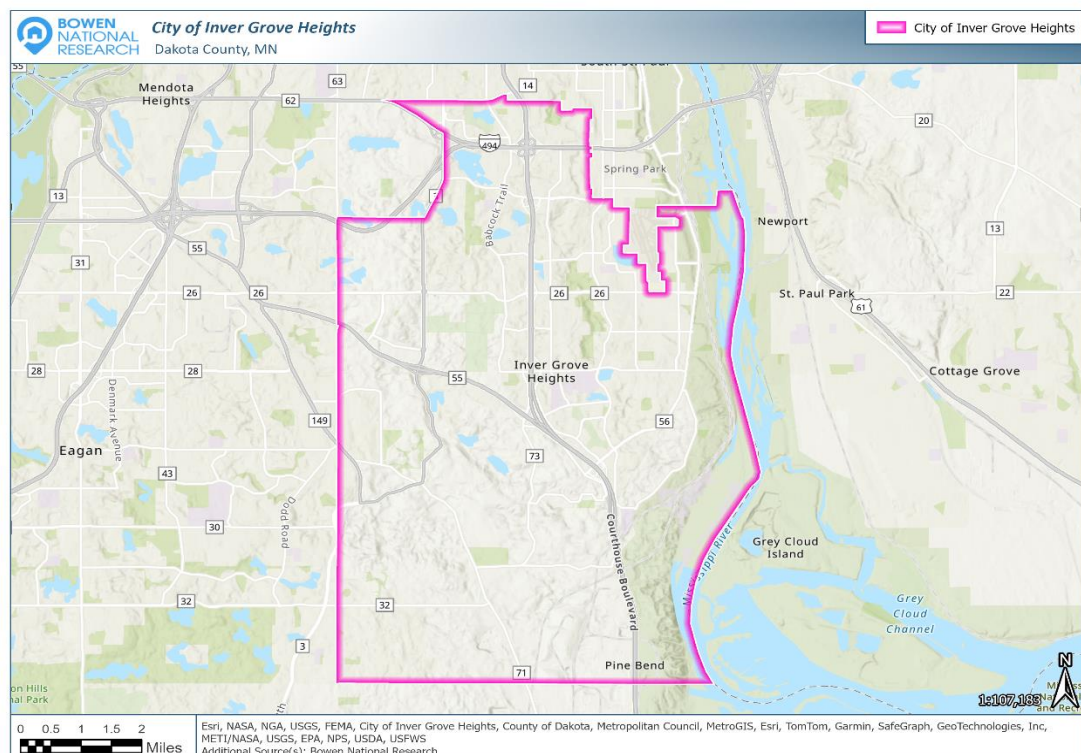
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Inver Grove Heights. To provide a base of comparison, various metrics of Inver Grove Heights were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Inver Grove Heights is located in the northern portion of Dakota County, approximately 19 miles southeast of Minneapolis. Inver Grove Heights contains approximately 30 square miles and has an estimated population of 36,596 in 2024. U.S. Highway 52 runs north/south generally through the center of the city while State Routes 3 and 55 serve the western portion of the city. This provides access to nearby metropolitan centers.

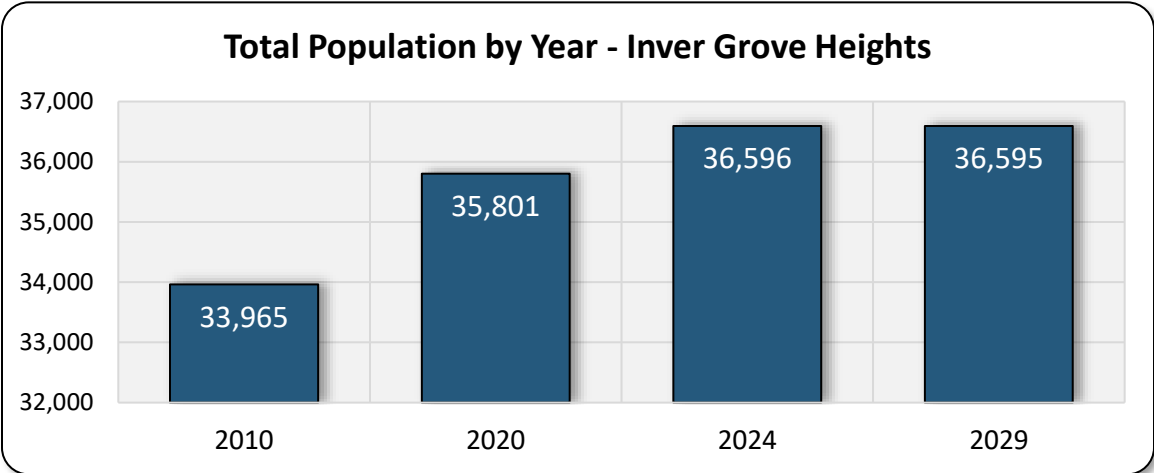
The following map illustrates the city of Inver Grove Heights.



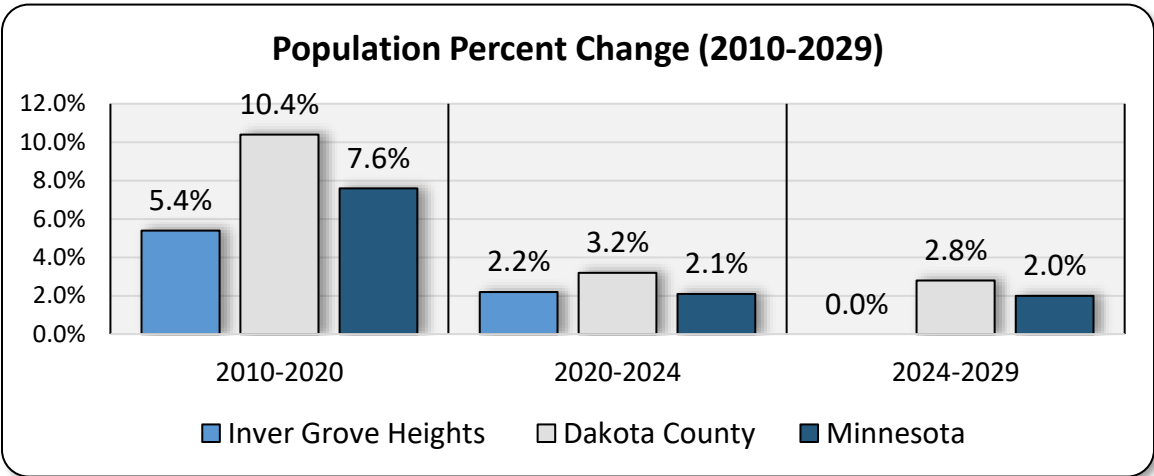
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Inver Grove Heights. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Inver Grove Heights and the projected population changes between 2024 and 2029 for each of the study areas.



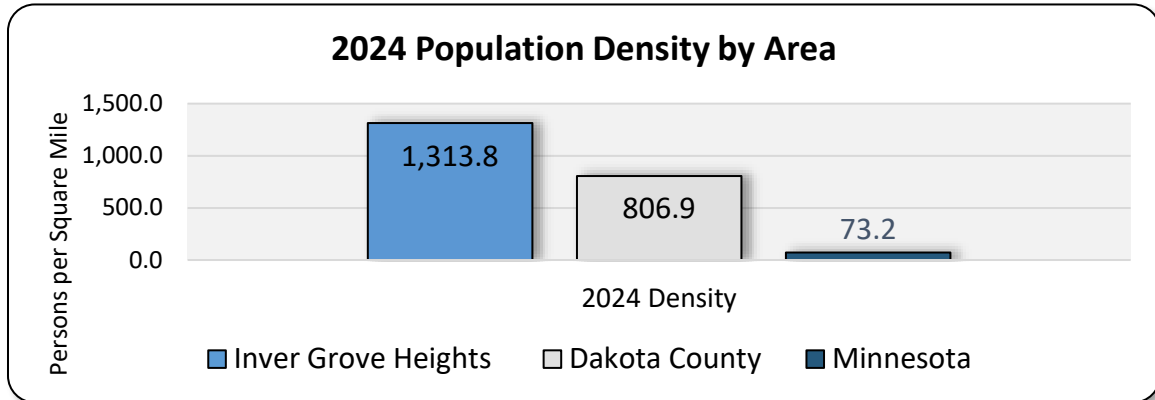
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Inver Grove Heights increased by 1,836 (5.4%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Inver Grove Heights increased by 2.2%. The population within the city is projected to remain stable over the next five years. Comparatively, the county and state are projected to increase in population by 2.8% and 2.0%, respectively, during this time period.

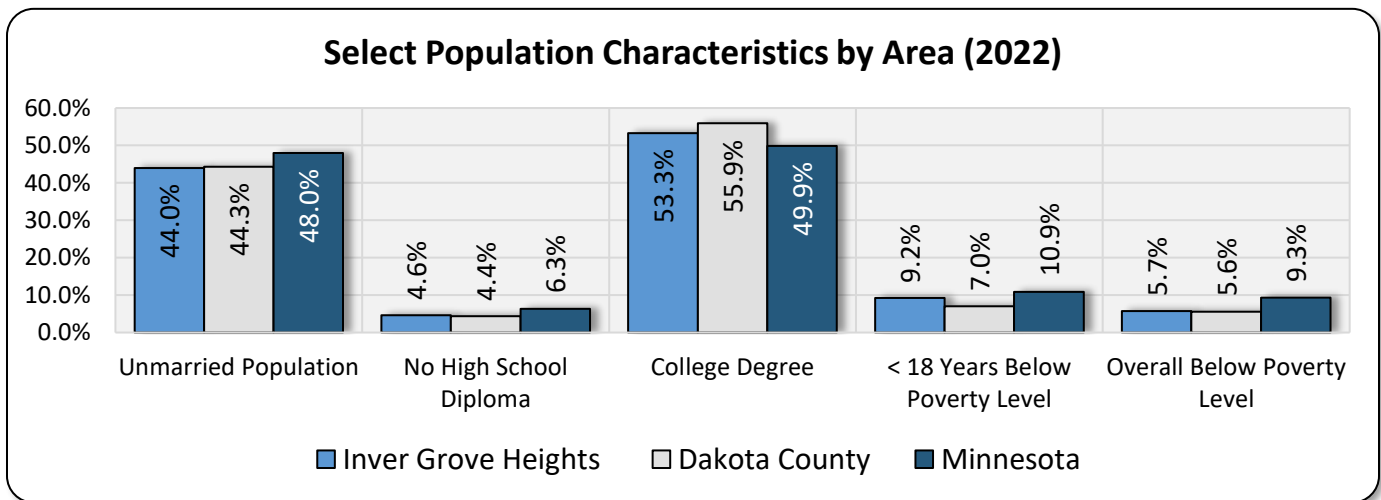
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 1,313.8 persons per square mile, Inver Grove Heights is significantly more densely populated than Dakota County and the state of Minnesota.

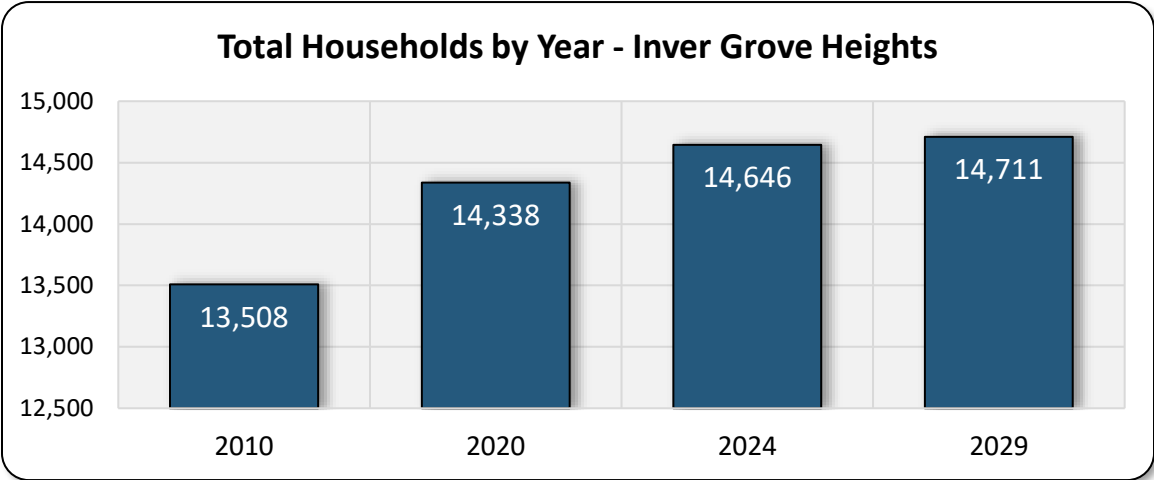
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



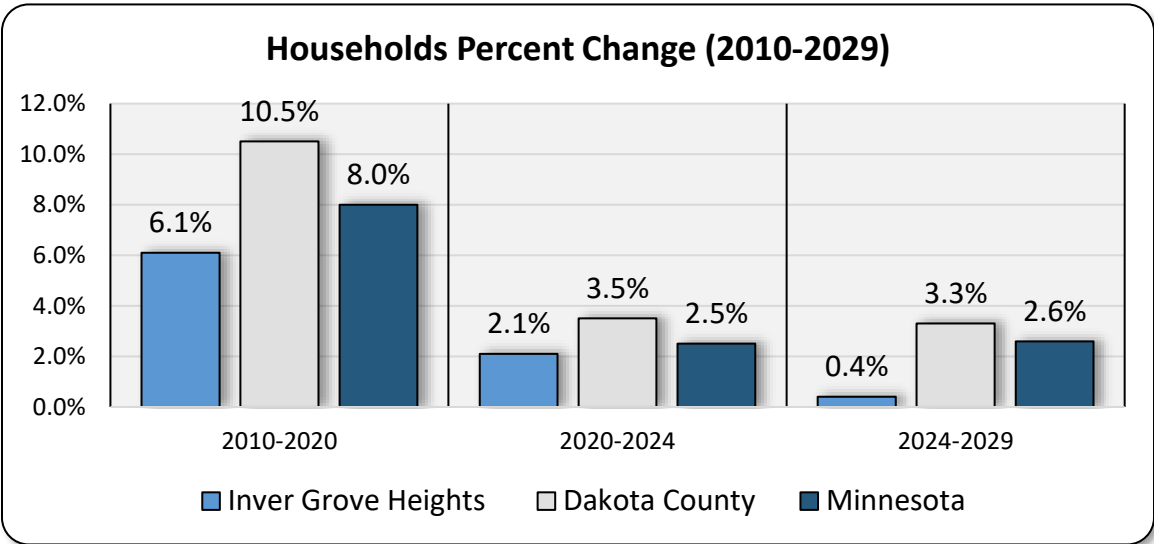
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Inver Grove Heights has similar shares of unmarried population (44.0%), population without a high school diploma (4.6%), and individuals with a college degree (53.3%) when compared to Dakota County. The two educational attainment factors likely have a positive influence on income potential and housing affordability. Overall, Inver Grove Heights has a lower poverty rate for children less than 18 years of age (9.2%) and a much lower overall poverty rate (5.7%) when compared to the state.

The following graphs illustrate the number of **total households** in Inver Grove Heights by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



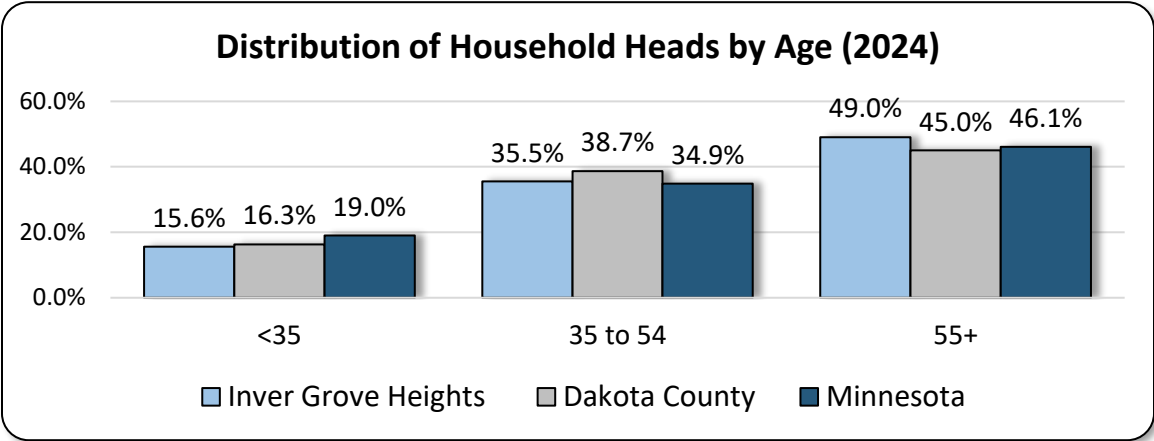
Source: 2010, 2020 Census; ESRI; Bowen National Research



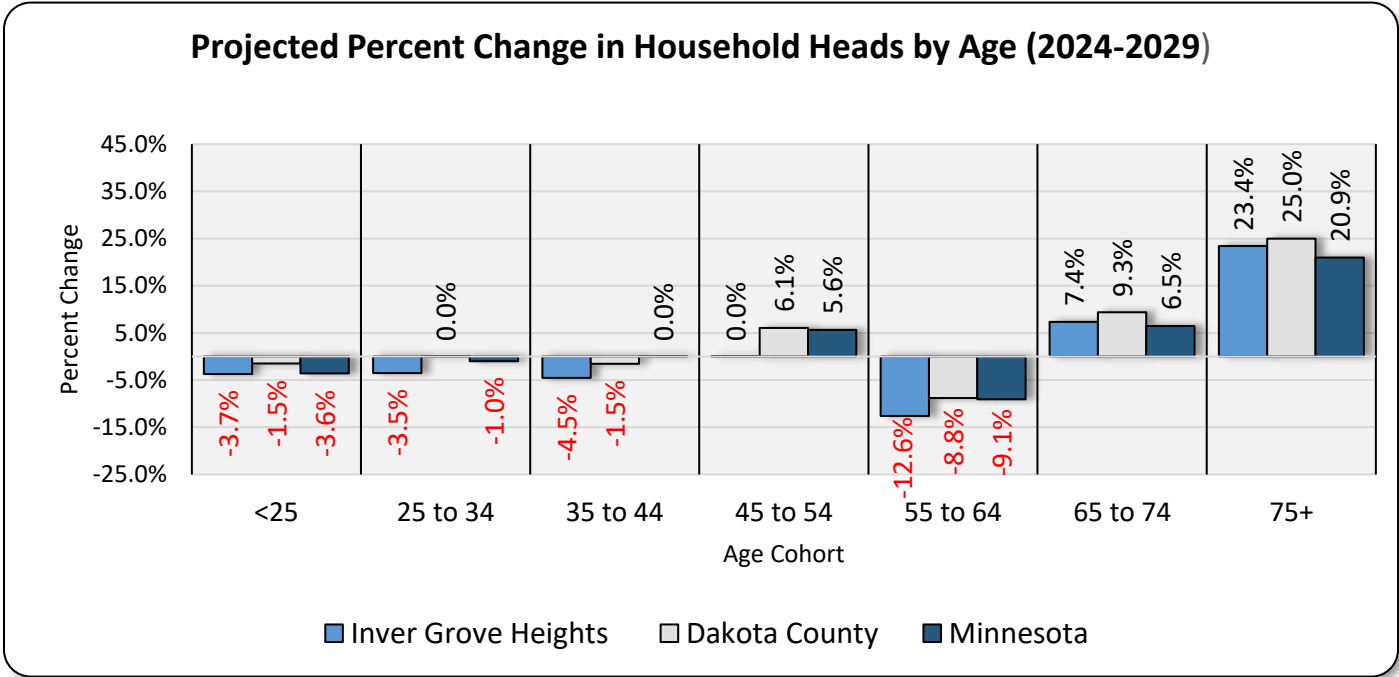
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Inver Grove Heights increased by 830 (6.1%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Inver Grove Heights increased by 2.1% and the household base within the city is projected to increase by 0.4% over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected percent change in household heads by age cohort between 2024 and 2029.



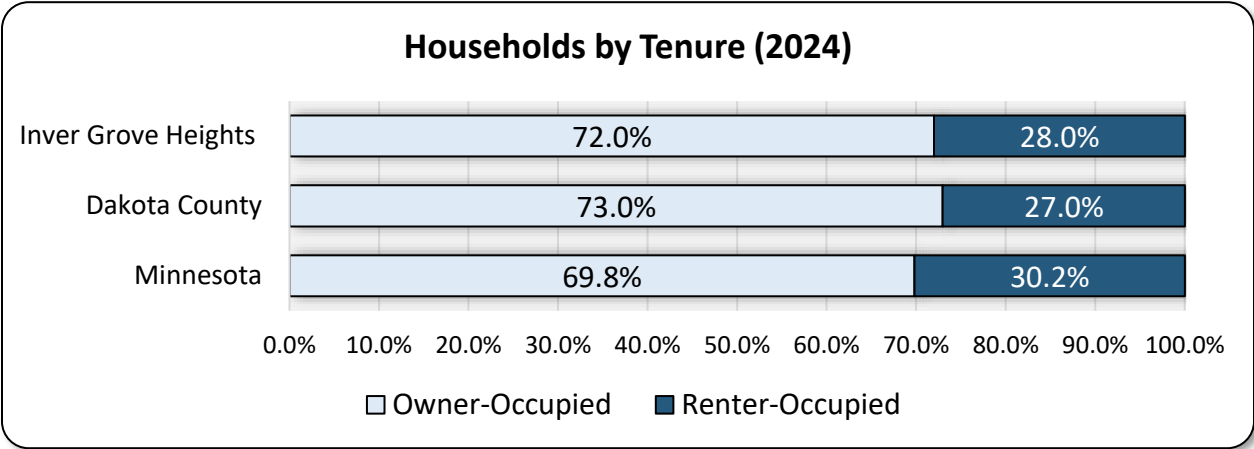
Source: ESRI; Bowen National Research



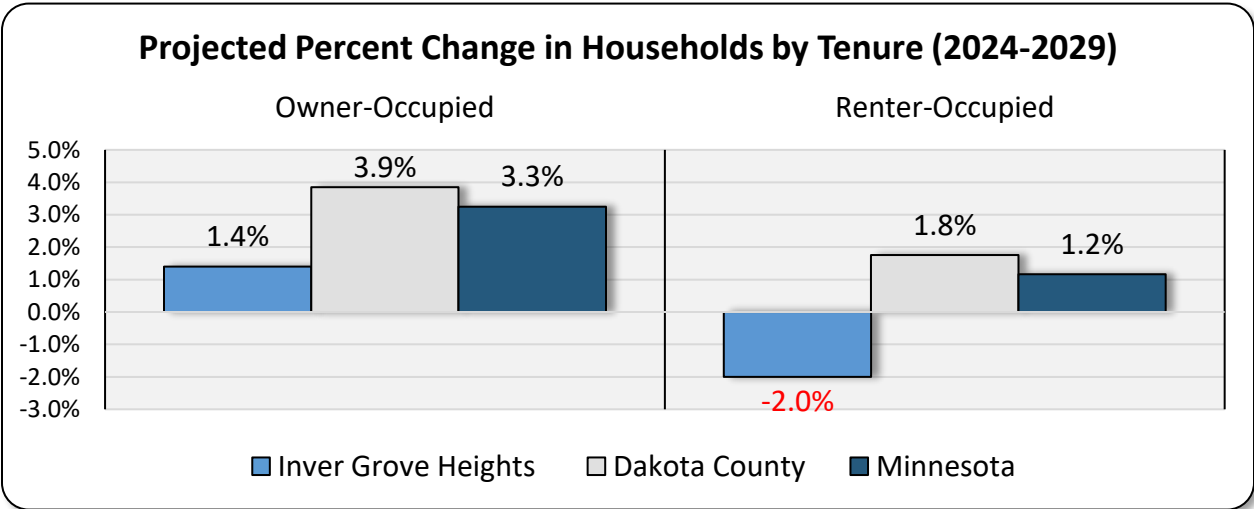
Source: ESRI; Bowen National Research

Overall, the data shows that Inver Grove Heights and Dakota County households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. While households aged 75 and older are projected to increase by 23.4% in Inver Grove Heights over the next five years, households between the ages of 65 and 74 (7.4%) are also expected to increase. The overall projected changes in households by age in Inver Grove Heights are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



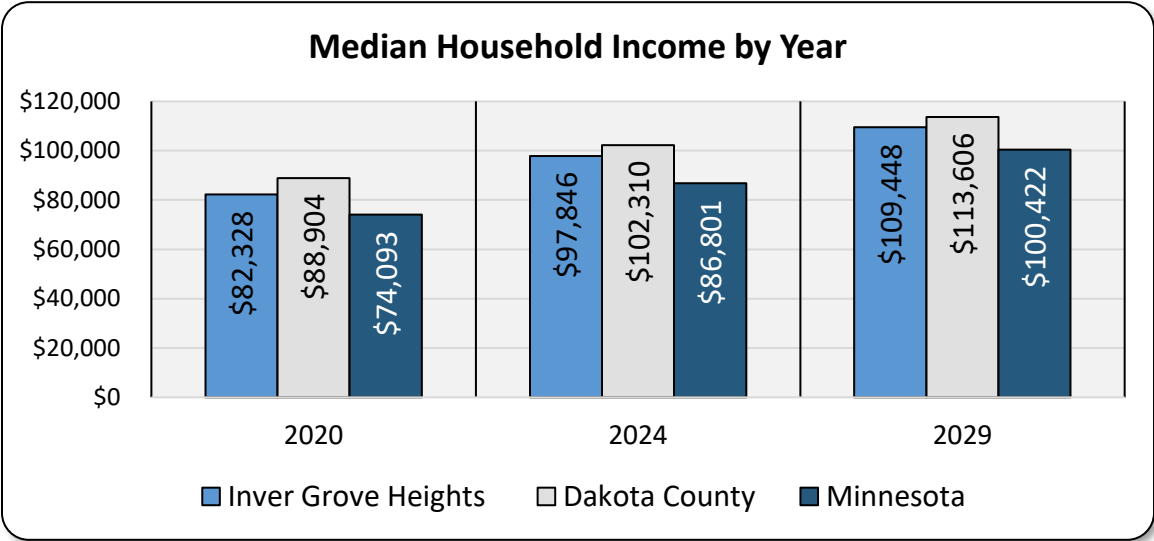
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Inver Grove Heights (72.0% owners and 28.0% renters) is very comparable to the shares for the county, but more heavily weighted toward owners when compared to the state. Over the next five years, it is projected that the number of owner households in Inver Grove Heights will increase by 1.4%, while the number of renter households will decline by 2.0%. This is a smaller increase in owner households and a contrasting projection for renter households when compared to the county and state. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors. The *increase* among owner households in Inver Grove Heights will likely contribute to an increase in demand within the for-sale housing market over the next five years.

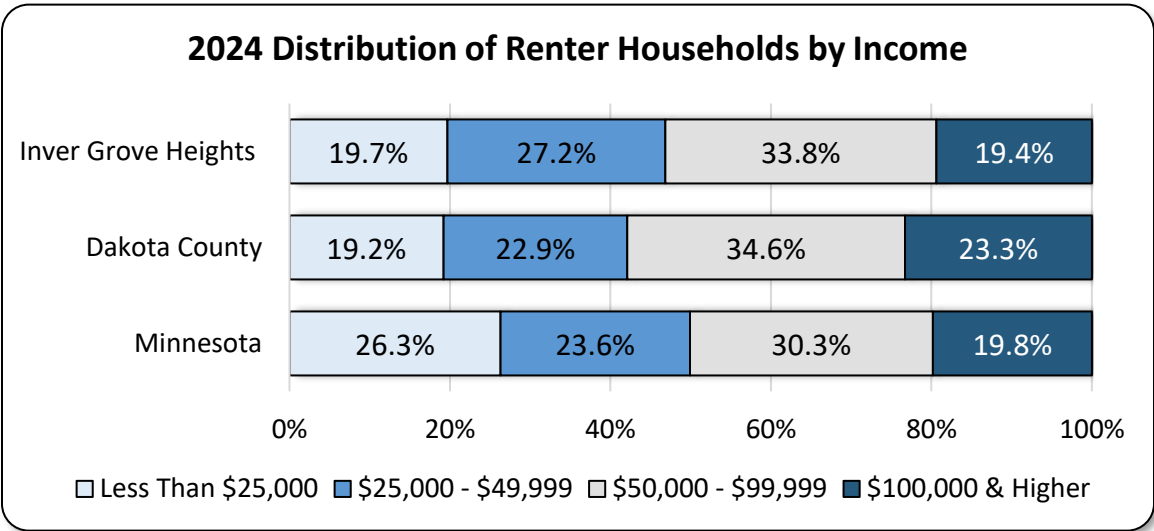
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

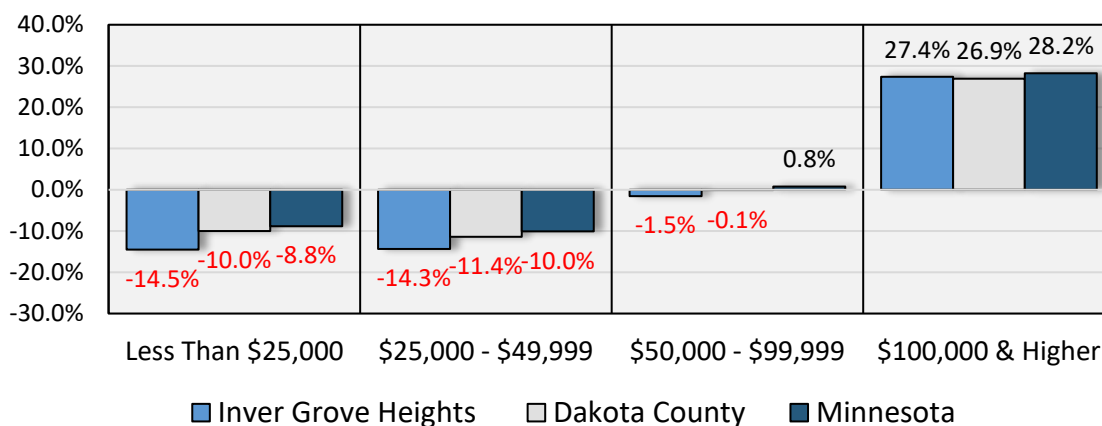
As the preceding illustrates, the 2024 median household income in Inver Grove Heights (\$97,846) is 12.7% higher than the statewide median household income but 4.4% lower than the countywide median household income. Over the next five years, it is projected that the median household income in Inver Grove Heights will increase to \$109,448, or an increase of 11.9%. As such, the median household income in Inver Grove Heights will remain well above that of the state (\$100,422), but slightly lower than the county (\$113,606).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

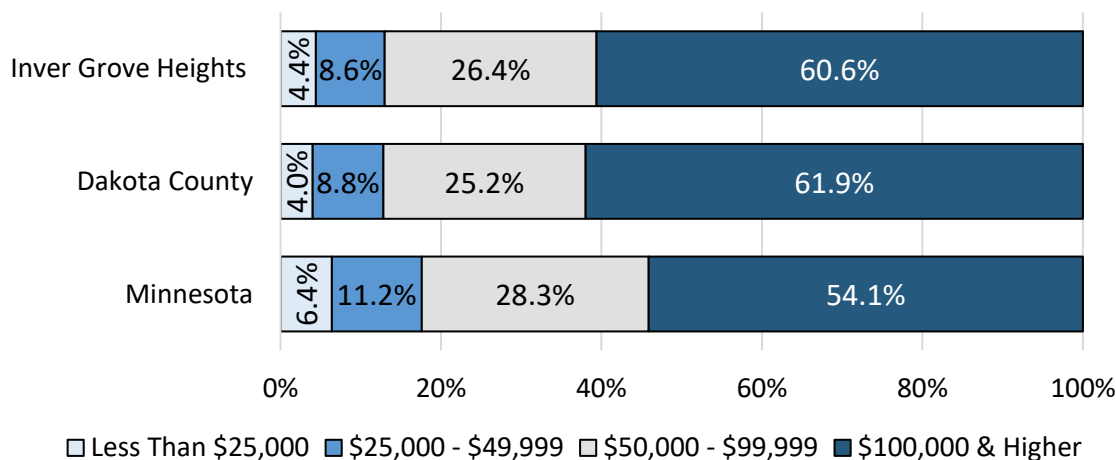


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Inver Grove Heights has a larger share of renter households with incomes of \$25,000 to \$49,999 when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in Inver Grove Heights is projected to be among households earning \$100,000 or higher (27.4%), while those earning less than \$100,000 are projected to decline in number. Despite these changes, a substantial share of renter households in Inver Grove Heights will continue to earn less than \$100,000.

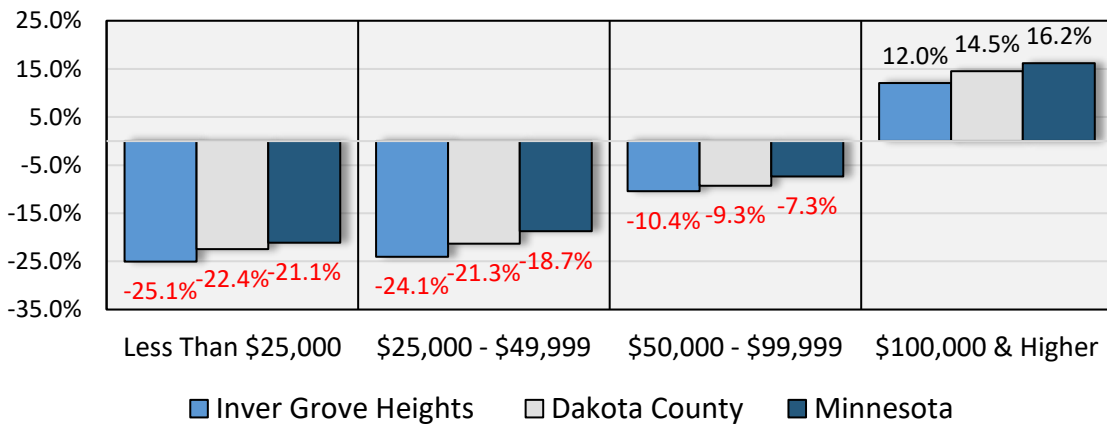
The following graphs compare **owner households by income** for 2024 and the projected *percent* change in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

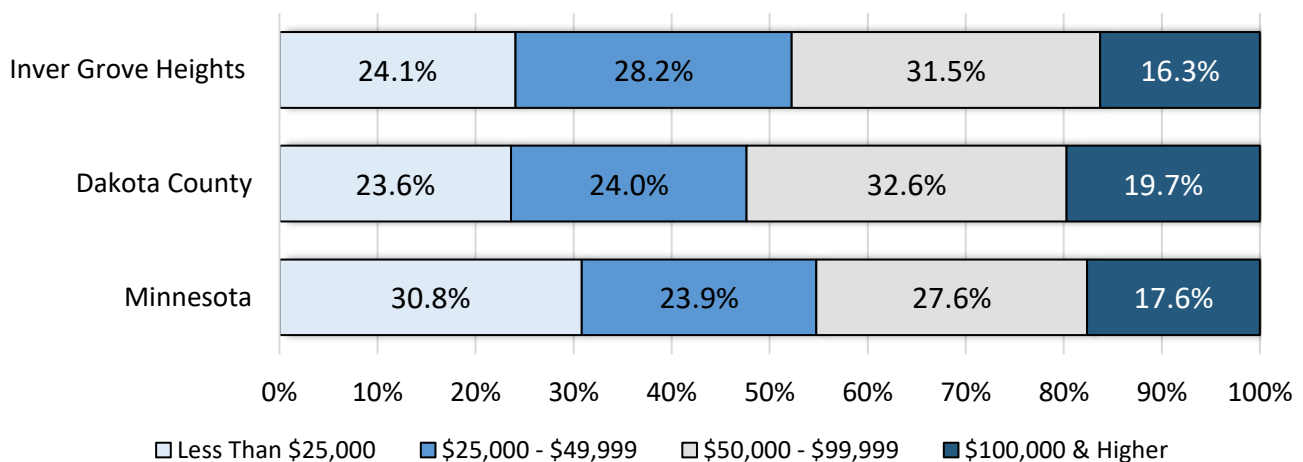


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (60.6%) of Inver Grove Heights owner households earn \$100,000 or more, which is a higher share compared to the state (54.1%), but lower than the county share (61.9%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (12.0%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

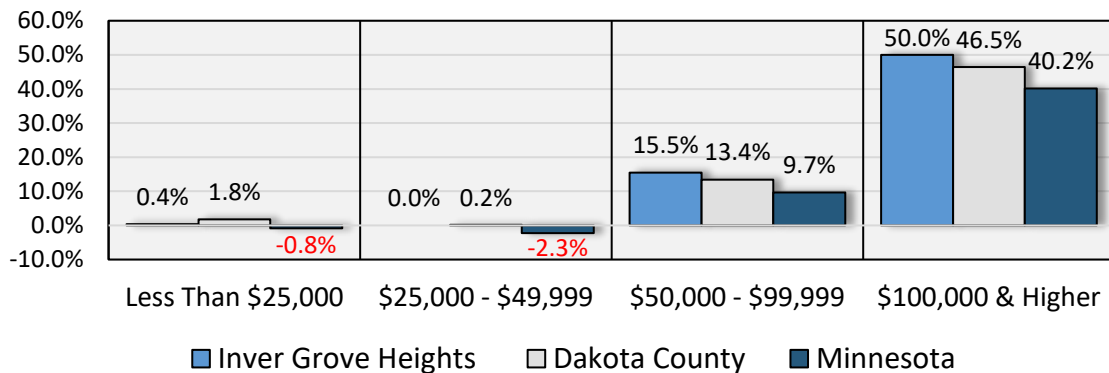
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

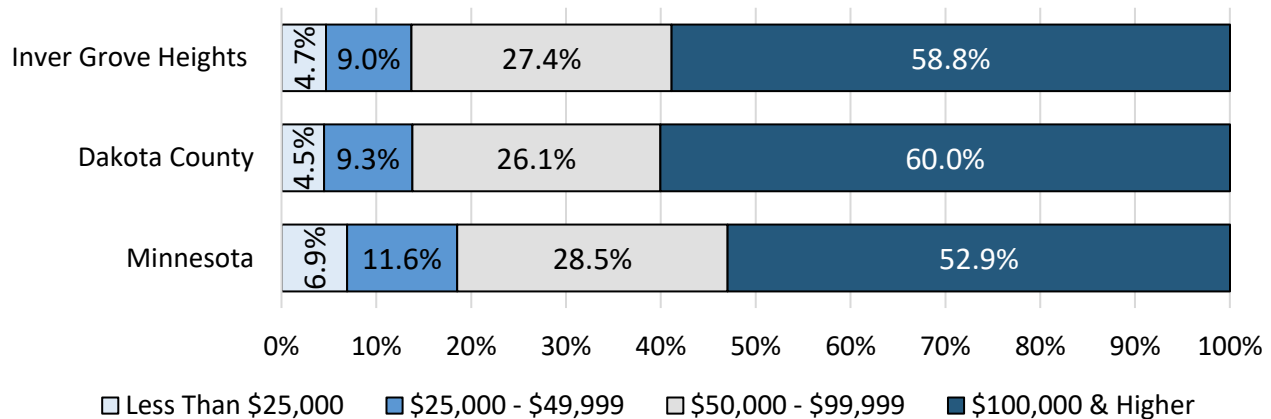


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Inver Grove Heights earn between \$50,000 and \$99,999 (31.5%), followed by those earning between \$25,000 and \$49,999 (28.2%). Over the next five years, growth among senior households in Inver Grove Heights is primarily projected to occur among households earning \$100,000 or more, which are projected to increase by 50.0% during the time period. While 15.5% growth is projected for senior households earning between \$50,000 and \$99,999, the number of senior households earning less than \$50,000 is projected to marginally increase between 2024 and 2029.

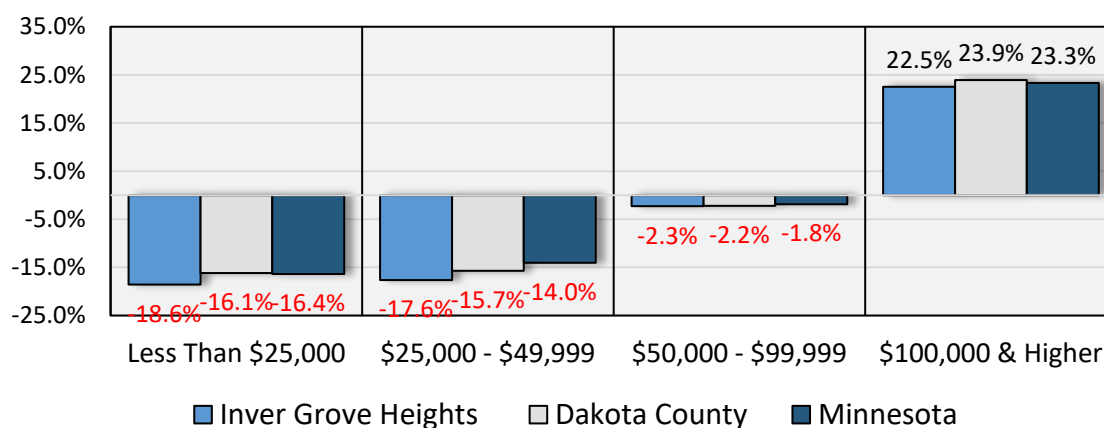
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Inver Grove Heights earn \$100,000 or more (58.8%), followed by those earning between \$50,000 and \$99,999 (27.4%). Over the next five years, projected growth among senior owner households in Inver Grove Heights is confined to households earning \$100,000 or more, which are projected to increase by 22.5% during the time period. The projected growth among the highest income cohort and decline among the lower income cohorts in Inver Grove Heights is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the ***components of population change*** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

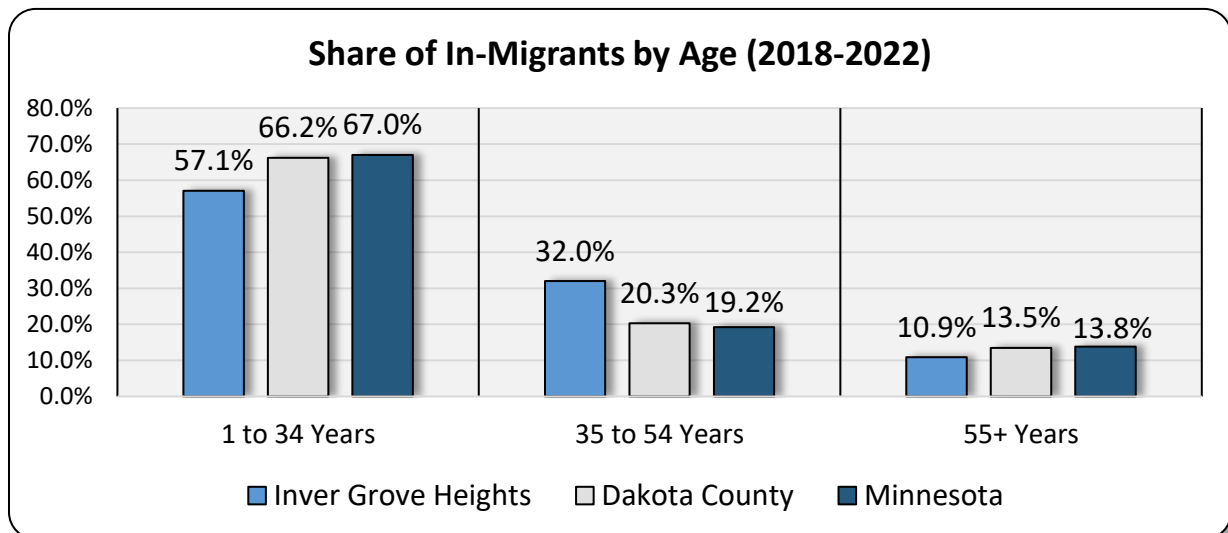
Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

Source: U.S. Census Bureau, Population Division, June 2024

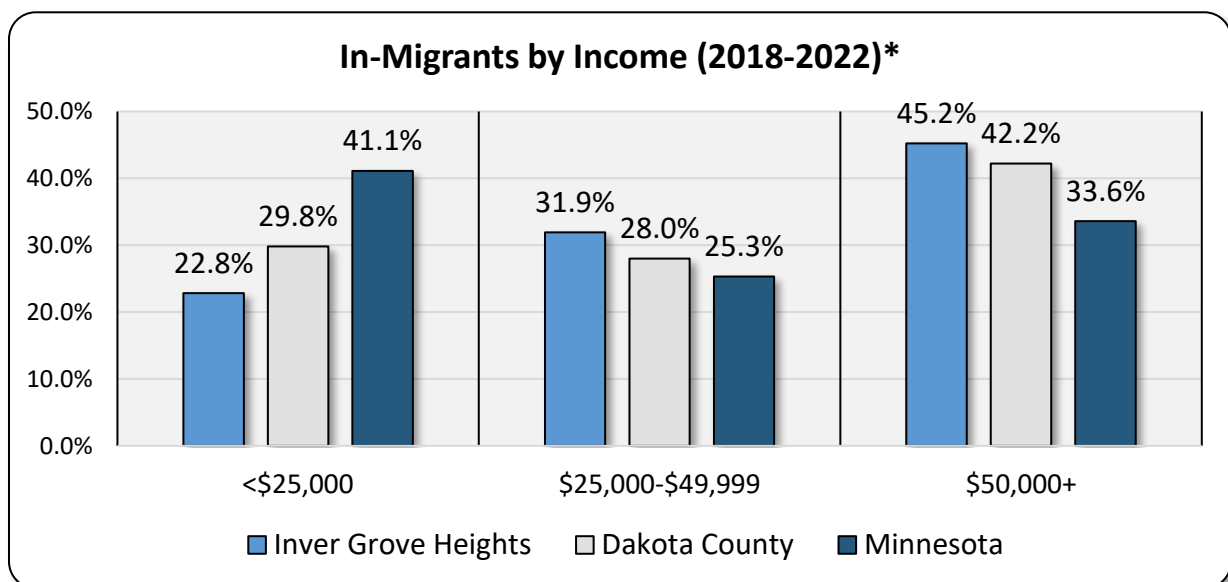
*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Inver Grove Heights, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, there is a notably lower share of in-migrants less than 35 years of age (57.1%) and a higher share of in-migrants between the ages of 35 and 54 (32.0%) in Inver Grove Heights. While the distribution of in-migrants by income in Inver Grove Heights is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that notable shares of in-migrants earn less than \$25,000 (22.8%) and between \$25,000 and \$49,999 (31.9%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Inver Grove Heights, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

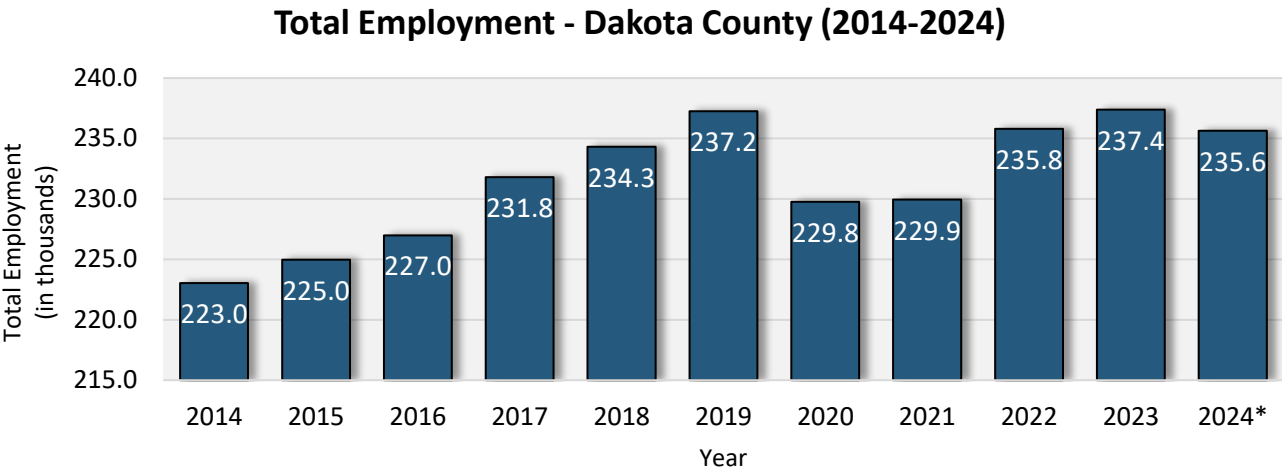
NAICS Group	Employment by Industry					
	Inver Grove Heights		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	39	0.3%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	8	0.1%	568	0.3%	12,777	0.4%
Construction	702	5.8%	10,298	5.0%	137,789	4.2%
Manufacturing	1,911	15.8%	22,907	11.1%	342,911	10.3%
Wholesale Trade	804	6.6%	8,221	4.0%	134,193	4.0%
Retail Trade	2,301	19.0%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	297	2.5%	8,741	4.2%	83,429	2.5%
Information	121	1.0%	9,796	4.8%	88,304	2.7%
Finance & Insurance	314	2.6%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	247	2.0%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	443	3.7%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	17	0.1%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	350	2.9%	5,954	2.9%	74,747	2.3%
Educational Services	976	8.1%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	1,366	11.3%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	313	2.6%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	789	6.5%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	697	5.8%	12,232	5.9%	204,837	6.2%
Public Administration	377	3.1%	10,454	5.1%	184,476	5.6%
Non-classifiable	23	0.2%	852	0.4%	17,626	0.5%
Total	12,095	100.0%	205,899	100.0%	3,319,675	100.0%

Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Inver Grove Heights has an employment base of more than 12,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Retail Trade (19.0%), Manufacturing (15.8%), Health Care and Social Assistance (11.3%), Educational Services (8.1%), and Wholesale Trade (6.6%). Combined, the top five job sectors represent 60.8% of the city's employment base.

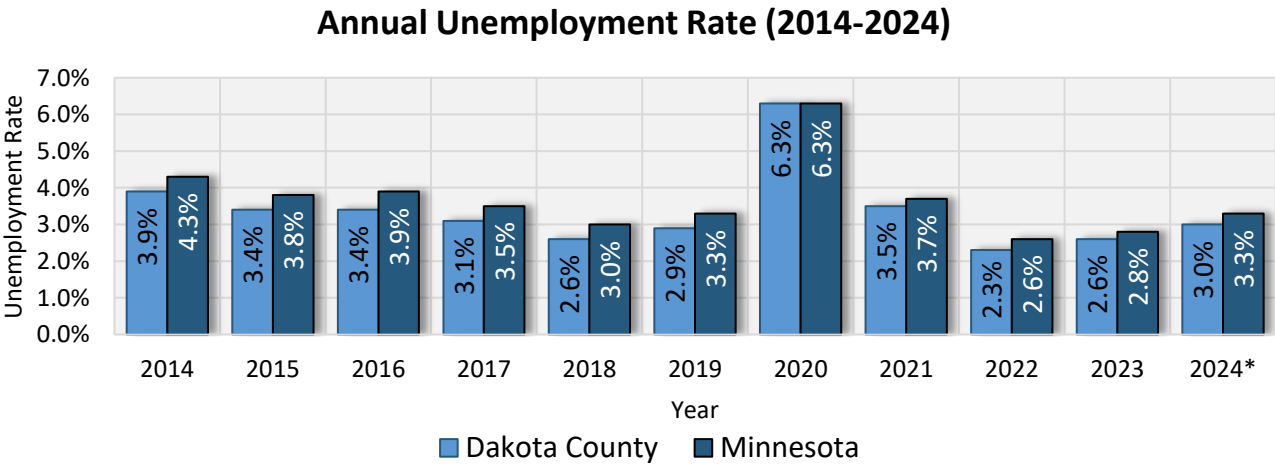
Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.



Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

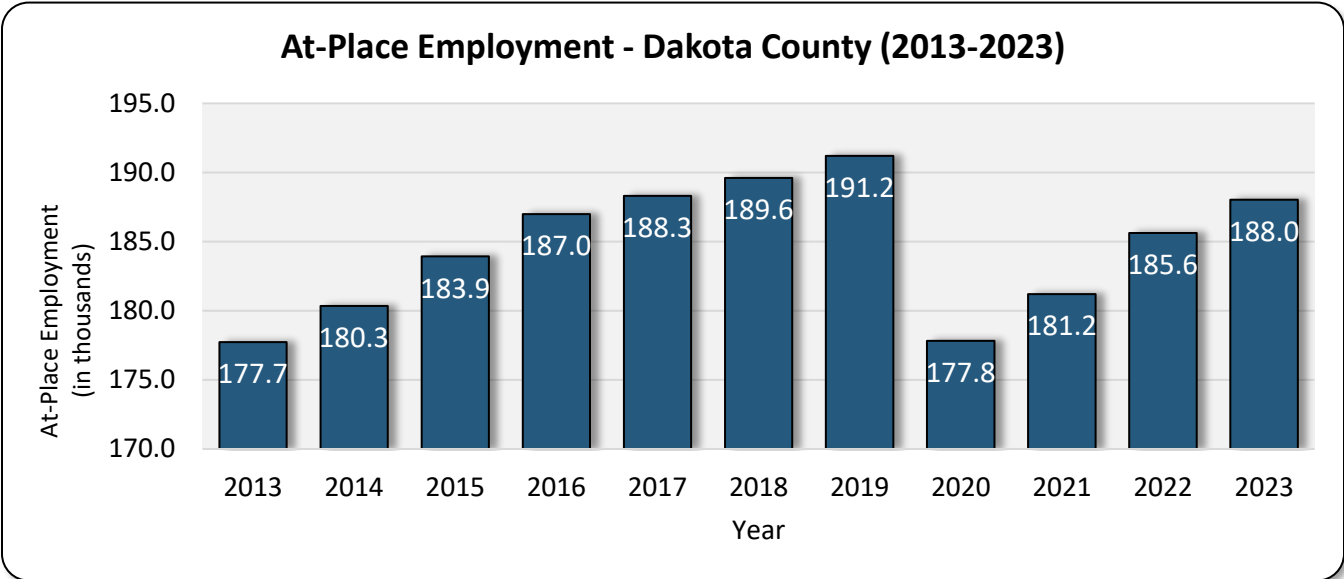
The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.



Source: Department of Labor, Bureau of Labor Statistics
*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place employment*** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, none of which are located within Inver Grove Heights. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

While no major economic development projects were identified within Inver Grove Heights at the time of research, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation of at least 250 new jobs within county; however, it should be noted that a number of the projects did not disclose job creation estimates. Regardless, economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

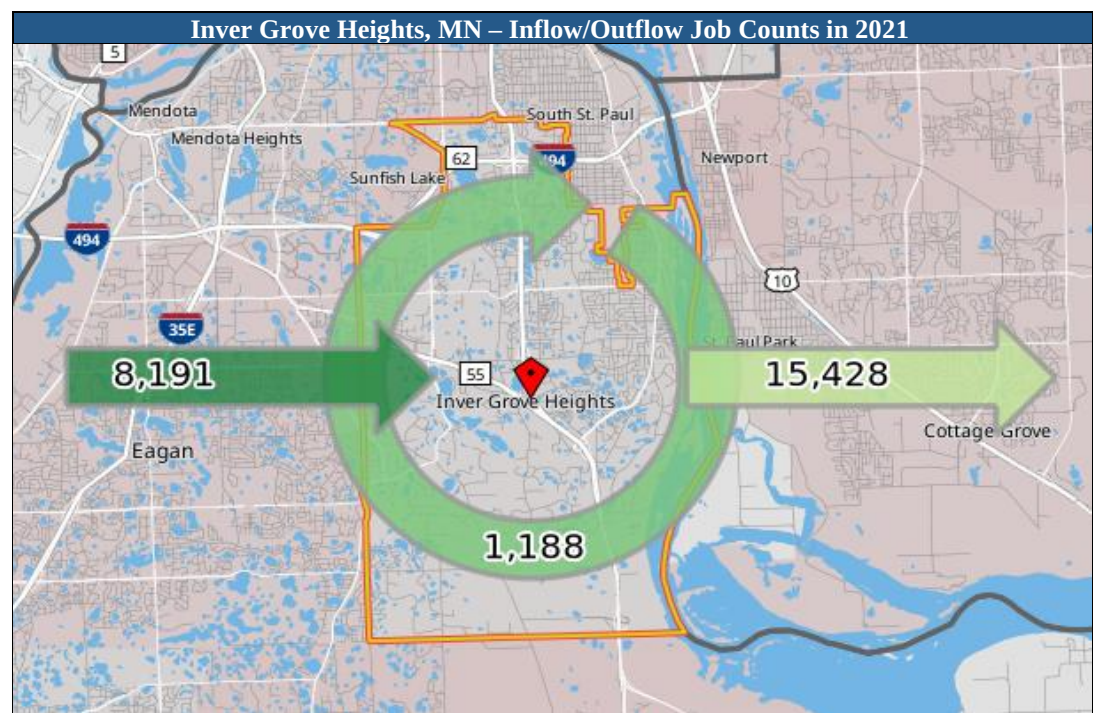
The following table summarizes two *commuting pattern attributes* (mode and time) for Inver Grove Heights.

Commuting Attributes Inver Grove Heights, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	13,317	1,088	484	304	279	3,681	19,153
Percent	69.5%	5.7%	2.5%	1.6%	1.5%	19.2%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	3,958	6,564	3,525	876	549	3,681	19,153
Percent	20.7%	34.3%	18.4%	4.6%	2.9%	19.2%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 75.2% of individuals in Inver Grove Heights utilize their own vehicles or carpool to work. Overall, 55.0% of residents have commute times of less than 30 minutes to their place of employment, with an additional 19.2% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (2.5%) of residents rely on public transit as their commuting mode.

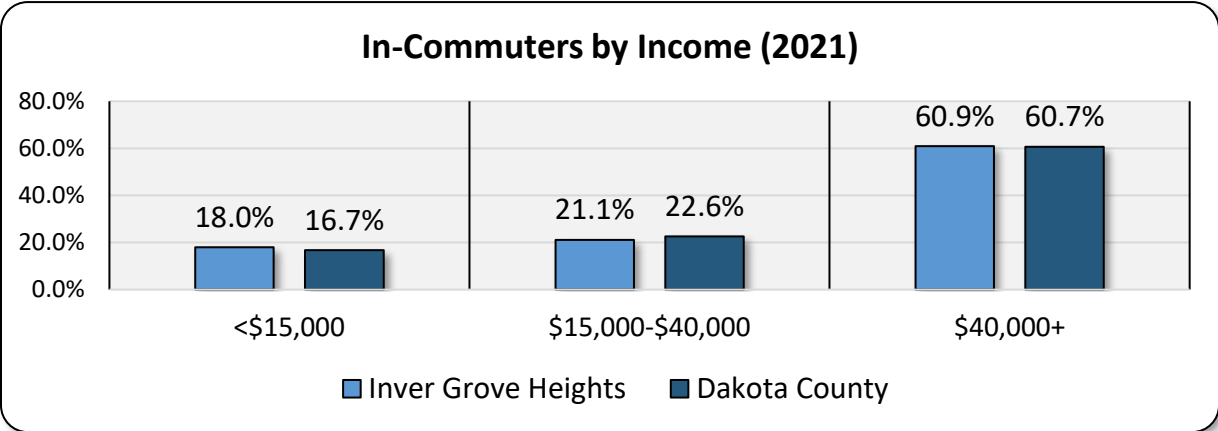
The following illustrates the overall **commuter flow** for Inver Grove Heights based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 9,379 persons *employed* in Inver Grove Heights, 87.3% (8,191) originate from outside the city, while 12.7% (1,188) live within the city. Over 15,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 8,191 non-residents who work in the area represent a substantial base of potential support for future residential development within Inver Grove Heights.

The following compares the distribution of ***in-commuters by annual income*** for Inver Grove Heights and Dakota County.

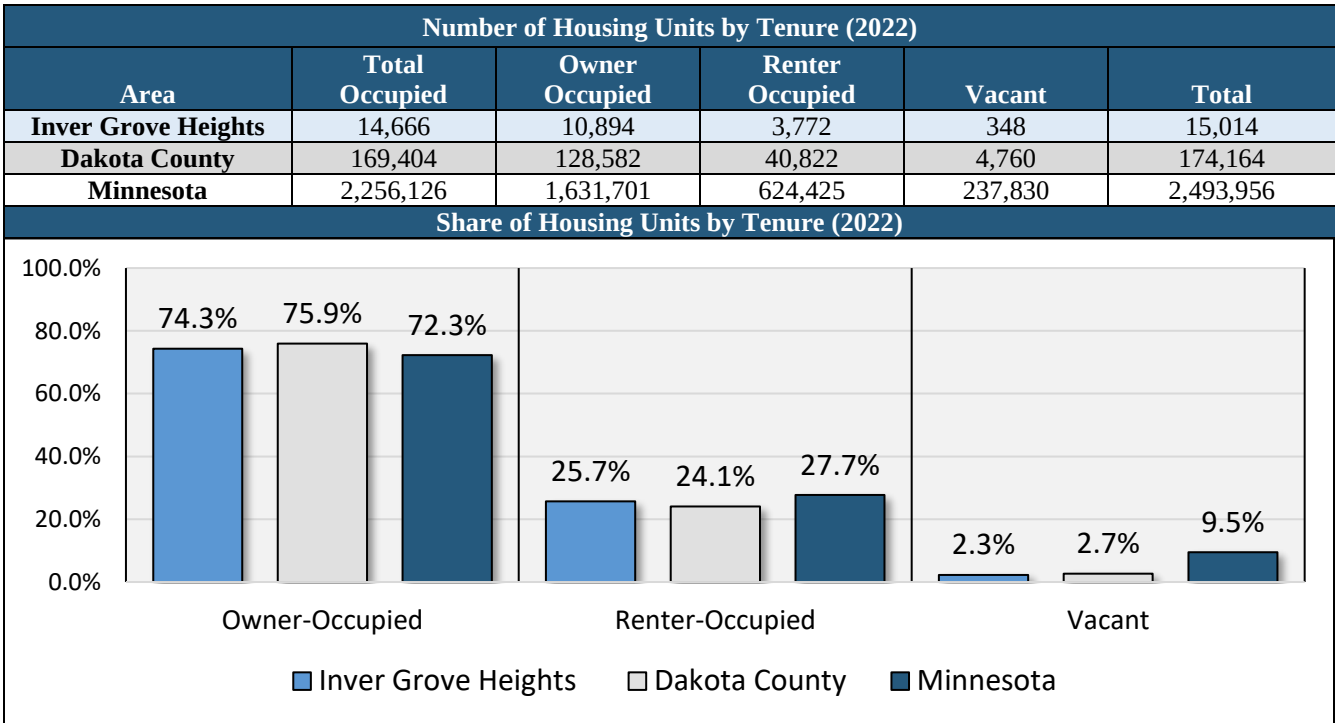


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (60.9%) of in-commuters to Inver Grove Heights earn \$40,000 or more annually, while 21.1% earn between \$15,000 and \$40,000, and 18.0% earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of low-income in-commuters within Inver Grove Heights when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 8,191 in-commuters to live within Inver Grove Heights.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 14,666 total *occupied* housing units in Inver Grove Heights, 74.3% are owner occupied and 25.7% are renter occupied. This is a similar distribution of occupied units by tenure compared to the county, but slightly more weighted toward owner-occupied housing when compared to the state. Among the 15,014 total housing units in Inver Grove Heights, only 2.3% (348 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Inver Grove Heights	433	11.1%	2,327	21.1%	196	5.0%	46	0.4%	0	0.0%	48	0.4%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Inver Grove Heights, 11.1% of the renter-occupied housing units and 21.1% of the owner-occupied housing units were built prior to 1970. These are similar to, if not lower than, the shares reported for the county and are well below the statewide shares of such units. This represents an inventory of modern housing units as compared to the state. While the share of overcrowded renter housing units (5.0%) is comparable to the county and statewide shares, the share of owner housing units with this issue (0.4%) is lower than the comparison areas. No renter-occupied housing units have incomplete plumbing or kitchens, though 0.4% of owner-occupied housing units have this issue. The share of owner-occupied housing units with incomplete plumbing or kitchens is marginally higher than the countywide share but lower than the statewide share. Overall, there are 196 renter households and 94 owner households in Inver Grove Heights living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Inver Grove Heights	14,646	\$97,846	\$402,929	\$1,324	47.5%	17.9%	20.8%	5.6%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Inver Grove Heights of \$402,929 is 11.9% higher than the median home value for the state, while the median gross rent of \$1,324 in the area is 12.4% higher than the state. With a median household income of \$97,846 in Inver Grove Heights, approximately 47.5% of renter households and 17.9% of owner households are housing cost burdened. As a result, there are roughly 1,792 renter

households and 1,950 owner households in Inver Grove Heights that are housing cost burdened, of which nearly 1,400 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

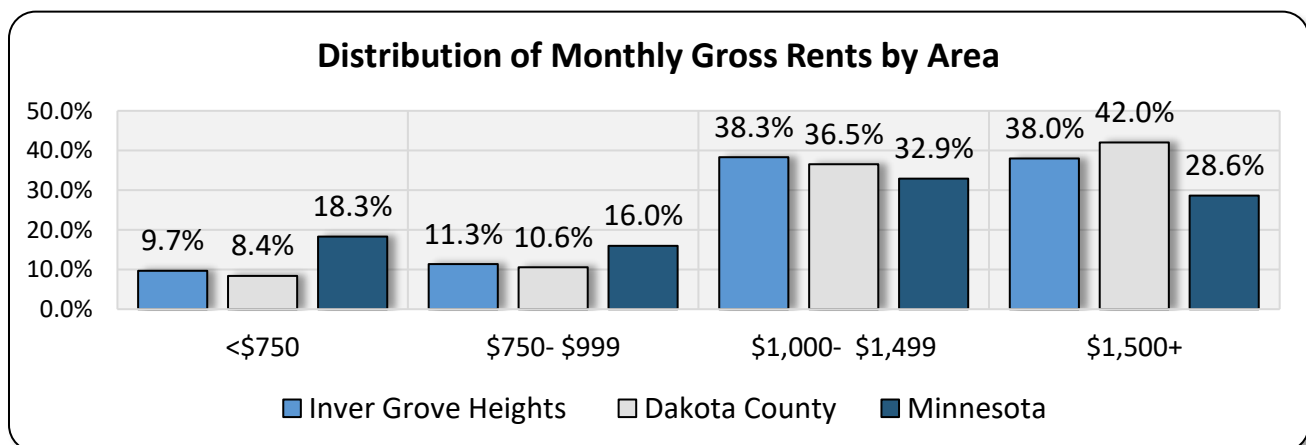
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by ***units in structure by tenure*** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Inver Grove Heights	Number	1,080	2,532	160	3,772	10,162	208	524	10,894
	Percent	28.6%	67.1%	4.2%	100.0%	93.3%	1.9%	4.8%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 32.8% of the *rental* units in Inver Grove Heights are within structures of four units or less or mobile homes. Overall, Inver Grove Heights has a higher share (67.1%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Inver Grove Heights, 98.1% are within structures of four units or less and mobile homes.

The following graph illustrates the ***distribution of monthly gross rents*** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 32.8% of all rental units in Inver Grove Heights classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (38.3%) of Inver Grove Heights rental units have rents between \$1,000 and \$1,499, followed closely by units with gross rents of \$1,500 or more (38.0%). Although less in share, 21.0% of rentals in the area have rents below \$1,000. While these distributions are very similar to Dakota County, both areas have distributions that are much more heavily concentrated among the higher gross rent cohorts compared to the state.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Inver Grove Heights and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

	Surveyed Multifamily Rental Housing Supply by Area						
	Dakota County, MN						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Inver Grove Heights	16	1,994	33	1.7%	2.1%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Inver Grove Heights, a total of 16 apartment properties were surveyed, comprising a total of 1,994 units. Overall, the multifamily units are 98.3% occupied, with a total of 33 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Inver Grove Heights is considered high. The occupancy rates among the various program types are high and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Inver Grove Heights. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Inver Grove Heights and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Inver Grove Heights	\$1,300	\$1,500	\$1,799	\$1,735
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Inver Grove Heights	\$504	\$746	\$1,565	\$1,540
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Inver Grove Heights (\$1,300) is more than double the rent for a comparable Tax Credit unit (\$504) in the area. The median rents for most market-rate units in Inver Grove Heights are lower than the corresponding rents in Dakota County. Similarly, most of the median rents for the Tax Credit units in Inver Grove Heights are also lower than the Tax Credit units in Dakota County. Regardless of program type, the median rents generally increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Inver Grove Heights and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 32.8% of the total rental units in Inver Grove Heights.

During August and September 2024, Bowen National Research conducted an online survey and identified six non-conventional rentals that were listed as *available* for rent in Inver Grove Heights. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Inver Grove Heights	1,240	6	0.5%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of six available units identified, Inver Grove Heights has an overall vacancy rate of just 0.5% for non-conventional rentals, which is slightly lower than the vacancy rate for the entirety of Dakota County. This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in Inver Grove Heights and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Inver Grove Heights				
Two-Bedroom	1	\$2,585	\$2,585	\$3.07
Three-Bedroom	3	\$2,149 - \$3,030	\$2,995	\$1.87
Four-Bedroom	2	\$2,500 - \$3,695	\$3,098	\$1.65
Total	6			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Inver Grove Heights, the largest share (50.0%) by bedroom type consists of three-bedroom units. The three-bedroom units have a median rent of \$2,995 (\$1.87 per square foot) and an overall rent range of \$2,149 to \$3,030. When typical utility costs (\$300 or more) are considered, the typical three-bedroom non-conventional rental in Inver Grove Heights has a gross rent of nearly \$3,300. This is a substantially higher rent as compared to the rent for the comparable multifamily market-rate unit in the city, which has a median collected rent of \$1,735. As such, it is unlikely that low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Inver Grove Heights and Dakota County.

Inver Grove Heights - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Inver Grove Heights		
Available*	37	\$340,000
Sold**	1,456	\$380,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

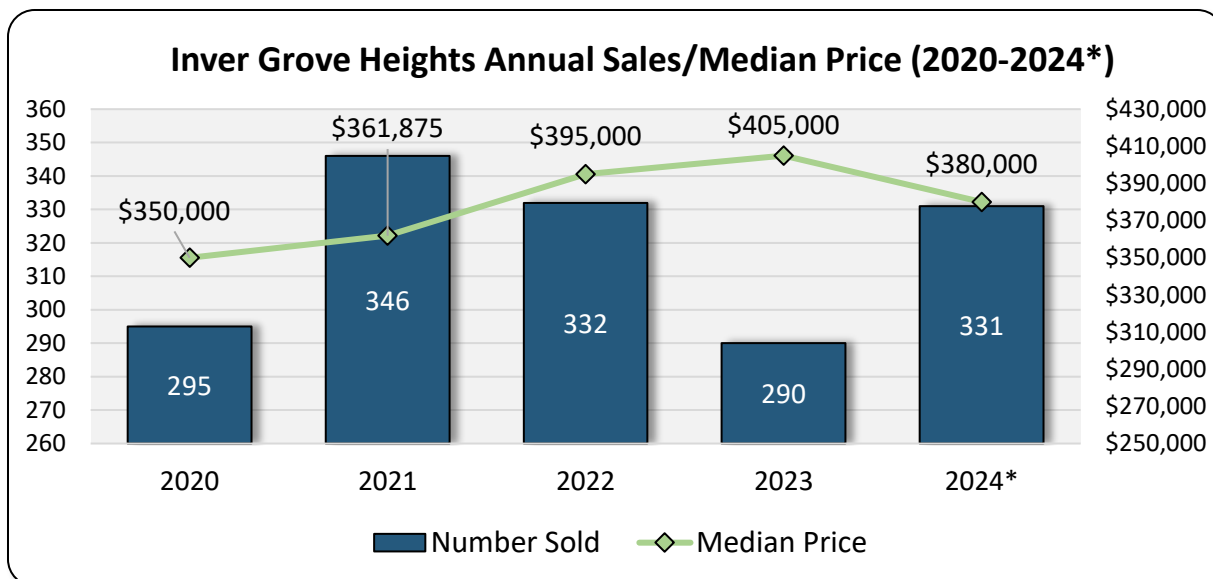
The available for-sale housing stock in Inver Grove Heights as of July 31, 2024 consists of 37 total units with a median list price of \$340,000. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Inver Grove Heights consisted of 1,456 homes with a median sales price of \$380,000, which is identical to that reported for Dakota County during this same time period.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Inver Grove Heights (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	295	-	\$350,000	-
2021	346	17.3%	\$361,875	3.4%
2022	332	-4.0%	\$395,000	9.2%
2023	290	-12.7%	\$405,000	2.5%
2024*	193 (331)	(14.1%)	\$380,000	-6.2%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Inver Grove Heights increased by 17.3% between 2020 and 2021. While sales volume decreased in both 2022 and 2023, projections indicate that sales volume will increase 14.1% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city steadily increased. Collectively, the median sales price of homes sold in Inver Grove Heights increased by 15.7% between January 2020 and 2023. However, it is noteworthy that the median sales price through July 2024 is 6.2% lower than that reported for 2023.

The following table provides various housing market metrics for the available for-sale homes in Inver Grove Heights and Dakota County as of July 31, 2024.

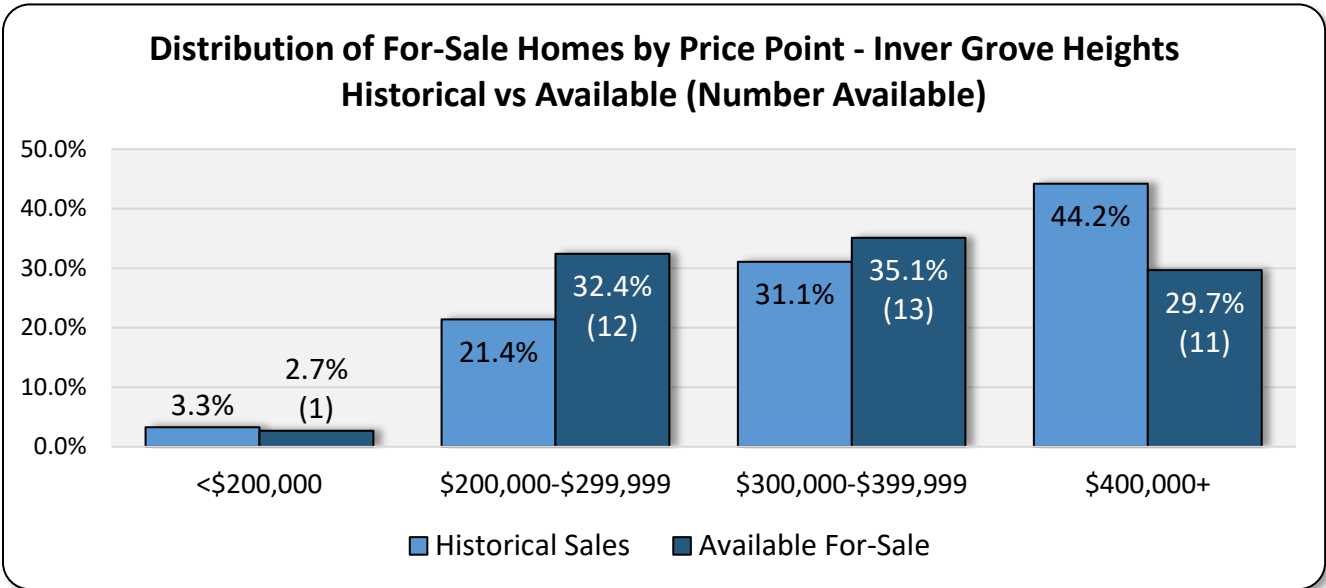
Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Inver Grove Heights	37	6.4%	0.3%	1.4	\$434,633	\$340,000	31	1994
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 37 available for-sale homes in Inver Grove Heights represent 6.4% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.3% when compared to the 10,894 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.4 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household

growth. The available for-sale homes have an average number of days on market of 31 days and an average year built of 1994. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for Inver Grove Heights:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 (2.7%) is lower than the corresponding share of recent *historical* sales (3.3%). Further, there is only one *available* for-sale home in Inver Grove Heights priced below \$200,000 compared to the considerably larger number of homes available within the higher price ranges of \$200,000 and higher. The general lack of lower priced (under \$200,000) for-sale inventory likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Inver Grove Heights and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Inver Grove Heights						
Independent Living	2	202	0	100.0%	86.8%	\$2,089-\$3,830
Assisted Living	2	162	11	93.2%	85.4%	\$3,515-\$6,300
Nursing Homes	2	125	10	92.0%	82.0%	\$7,800-\$14,162
Total	6	489	21	95.7%	-	\$2,089-\$14,162
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of six senior care projects were surveyed within Inver Grove Heights. These projects have an overall occupancy rate of 95.7%, higher than that reported for the county (92.8%). The occupancy rates in Inver Grove Heights for independent living (100.0%), assisted living (93.2%), and nursing home (92.0%) facilities are well above the national medians. The high occupancy rates and projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental housing projects that are planned, proposed, or under construction within Inver Grove Heights. Note that at the time of research, no for-sale or senior care housing projects were identified within the city.

Multifamily Rental Housing Development – Inver Grove Heights				
Project Name & Address	Type	Units	Developer	Status/ Details
Avalon Apts. and Townhomes Diffley/S. Robert Trl.	Market-Rate	244	Vincent Companies	Under Construction: 54 for-rent townhomes and 190 apartments.
TBD 6050 Cahill Ave.	Tax Credit	220	Lupe Development Partners	Proposed: Early proposal stages; has not been allocated LIHTC. 60% AMHI if approved.
TBD 6570 & 6680 S. Robert Trl. & 1401 70th St. E.	Market-Rate	524 Apartments 145 Townhomes	National Land Holdings	Proposed: Mix of one-, two-, and three-bedroom apartments and townhomes for rent.
TBD SW Corner of 70th St. W. & Argenta Trl.	Market-Rate	159	Stuart Development	Proposed: Mix of one-, two-, and three-bedroom townhomes for rent.
Yellow Tree/Peltier Reserve Apts. 70 th St. W. and Agate/Argenta Trl.	Market-Rate	242	Yellow Tree	Proposed: Mix of studio through three-bedroom units. ECD September 2026.

ECD – Estimated Completion Date

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Inver Grove Heights. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Inver Grove Heights has an overall five-year housing gap of 1,817 units, with a gap of 475 rental units and a gap of 1,342 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Inver Grove Heights.

	Inver Grove Heights Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	174	155	33	39	74	475
For-Sale Housing Gap	0	98	250	759	235	1,342
10-Year Estimates (2024-2034)						
Rental Housing Gap	348	310	188	200	148	1,194
For-Sale Housing Gap	0	196	500	1,518	470	2,684

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Inver Grove Heights (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears housing gaps are similar for rental product within each pricing segment up to 60% of AMHI as housing gaps range from 155 units to 174 units within these segments. This demonstrates an ongoing need for rental product of various price points. Note that while the preceding indicates there is a nominal housing gap for rental product between 61% and 115% of AMHI, this is due to the amount of product currently in the development pipeline within this segment which is anticipated to meet some of the need for such product within the five-year projection period. The greatest *for-sale* housing gap in the city is for product serving households earning between 81% and 115% of AMHI. Although development within Inver Grove Heights should be prioritized to the housing product showing the greatest gaps, it appears efforts to

address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Inver Grove Heights.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 8.4% (2010-2024) - Positive household income growth projections - Relatively new overall housing stock with limited housing condition issues - Overall housing costs are generally lower than those countywide	- Lack of availability (0.0% vacancy rates) among Tax Credit and subsidized multifamily apartments - Low availability rates for non-conventional rentals and for-sale housing - Projected 2.0% decline in renter households (2024-2029) - Household growth projections concentrated among higher income (\$100,000+) households (owner and renter)
Opportunities	Threats
- Housing need of 475 rental units - Housing need of 1,342 for-sale units - Attract some of the 8,000+ commuters coming into the city for work to live in the city - Relatively young base of in-migrants with a variety of income levels	- Generally rising cost of for-sale housing - Nearly half (47.5%) of renter households are cost burdened - Risk of losing some of the 15,000+ residents that commute out of the city for employment

Inver Grove Heights experienced notable positive household growth since 2010 and the overall household base is projected to remain stable through 2029, with some growth among owner households. Total employment, at-place employment, and the unemployment rate within the county are all indicative of a thriving local economy. Despite these positive attributes, the city has very low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs, notable shares of cost burdened households, and a significant number of residents commuting outside the city for employment increase the likelihood of households relocating outside the city. However, the city has a total housing gap of 1,817 units and more than 8,000 non-residents commuting into the city daily for employment. This represents a significant development opportunity, which will contribute to positive household growth in the area and support a growing local economy.

ADDENDUM J: CITY OF LAKEVILLE OVERVIEW

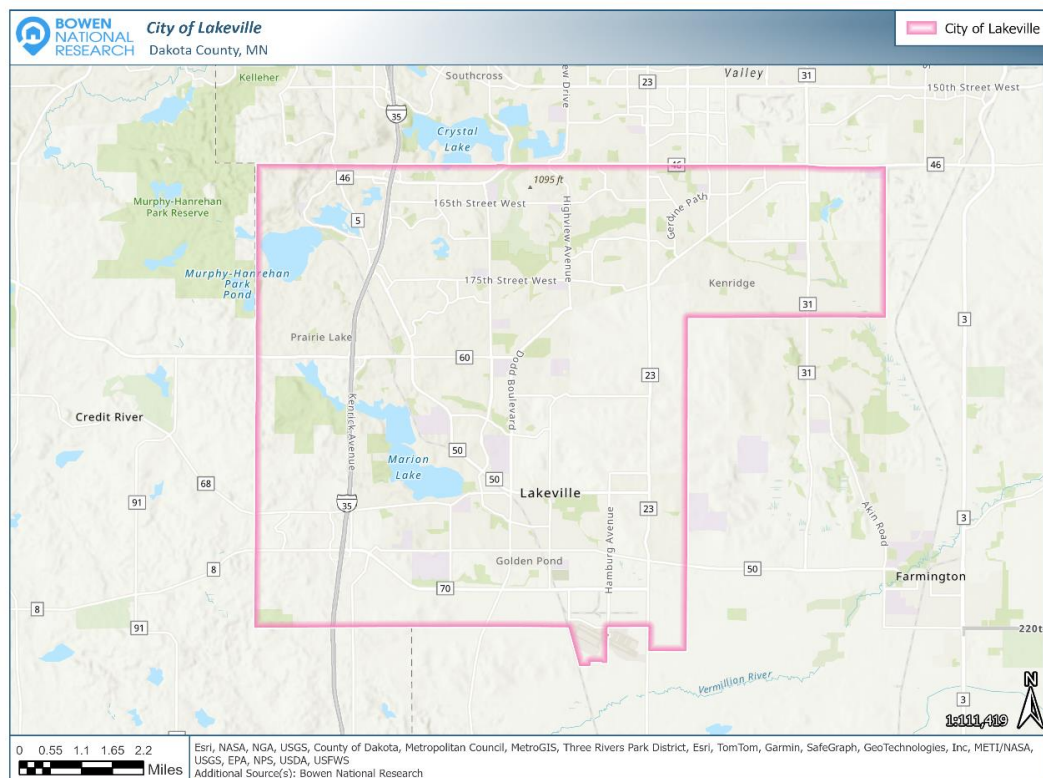
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Lakeville. To provide a base of comparison, various metrics of Lakeville were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Lakeville is located in the western portion of Dakota County, approximately 25 miles south of Minneapolis. Lakeville contains approximately 37 square miles and has an estimated population of 76,476 in 2024. Interstate 35 provides north/south access throughout Lakeville and access to nearby metropolitan centers.

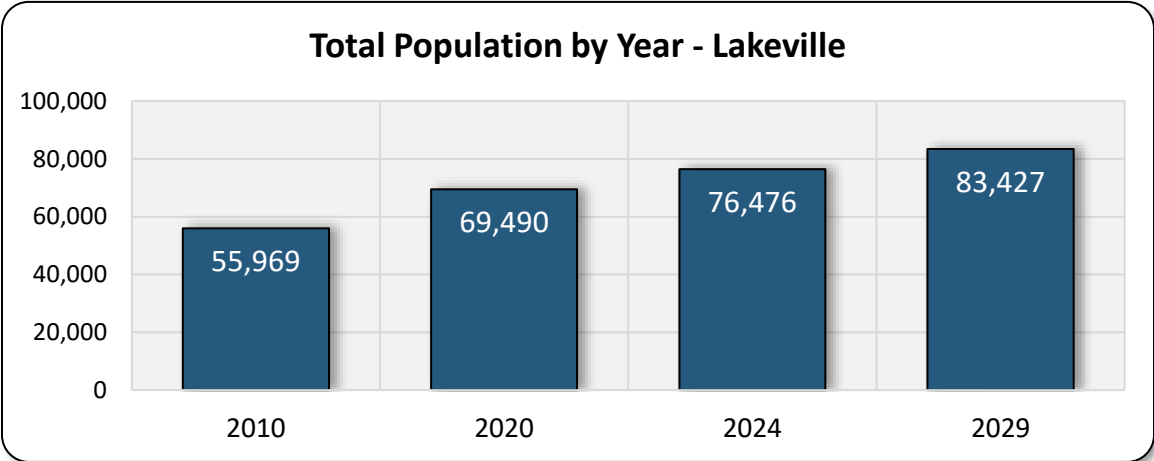
The following map illustrates the city of Lakeville.



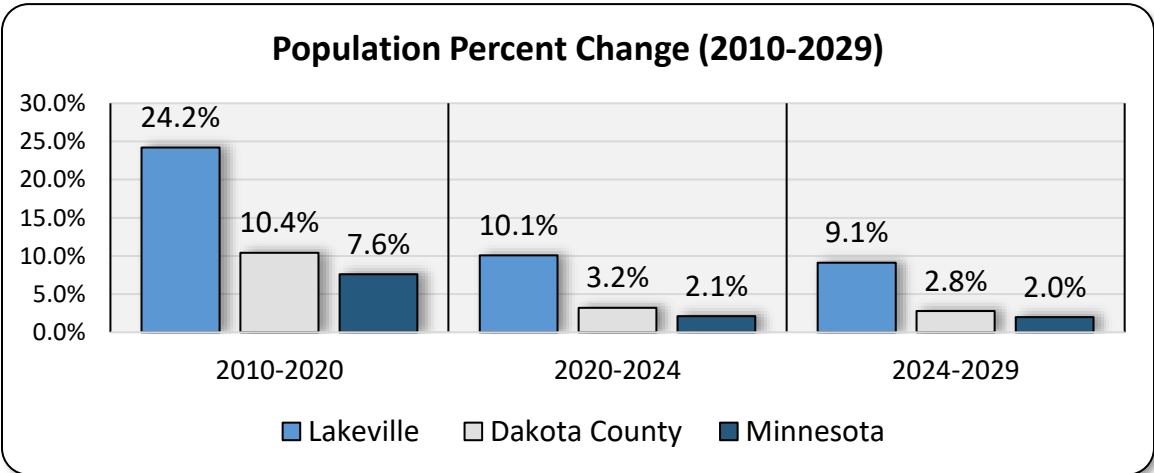
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Lakeville. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Lakeville and the projected population changes between 2024 and 2029 for each of the study areas.



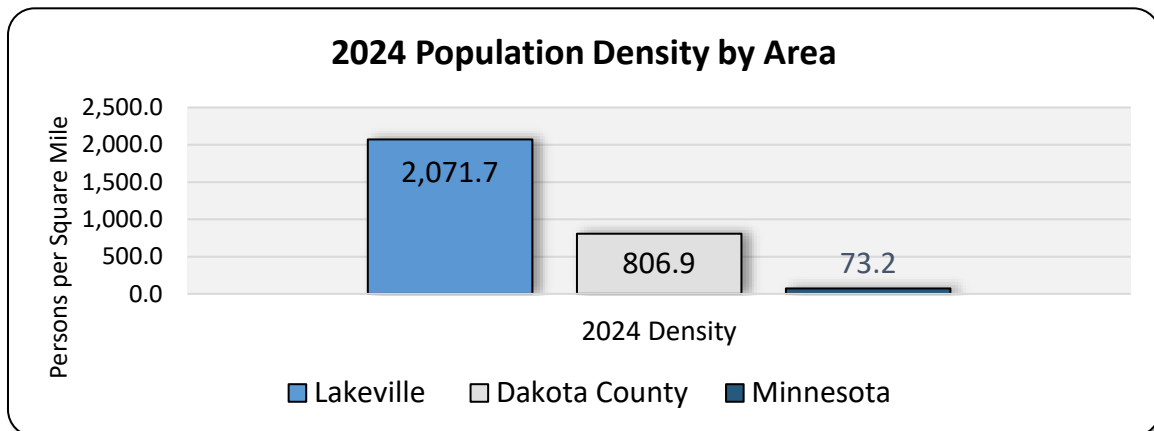
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Lakeville increased by 13,521 (24.2%) between 2010 and 2020. This represents a significantly larger percentage increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Lakeville increased by 10.1%. The population within the city is projected to increase by 9.1% over the next five years. The projected population increase in Lakeville between 2024 and 2029 is expected to significantly outpace population increases in the county and state during this time period.

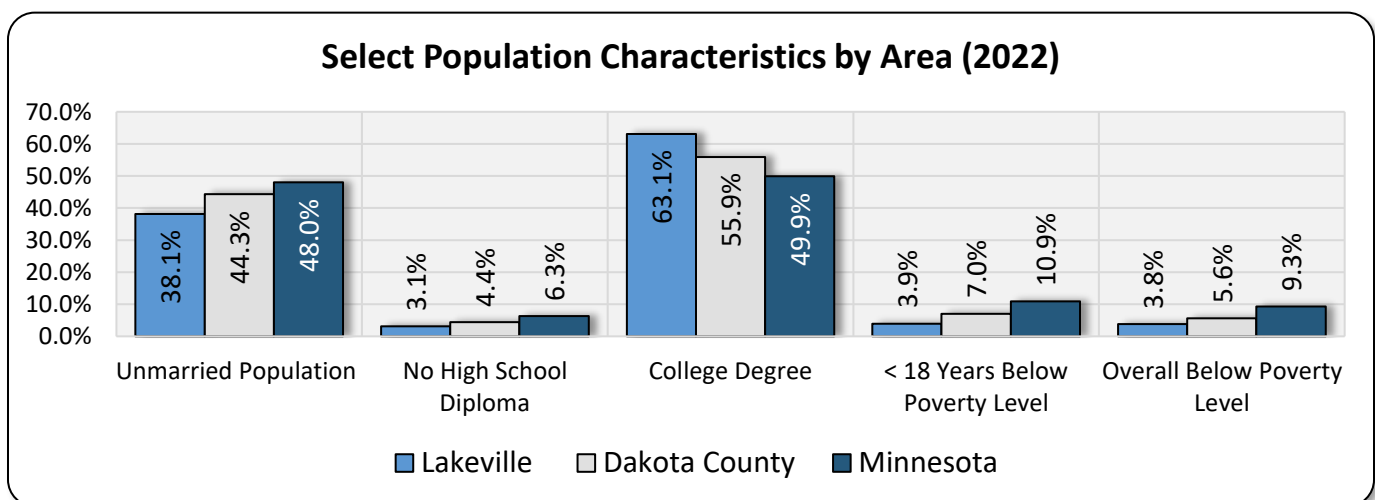
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 2,071.7 persons per square mile, Lakeville is significantly more densely populated than Dakota County and the state of Minnesota.

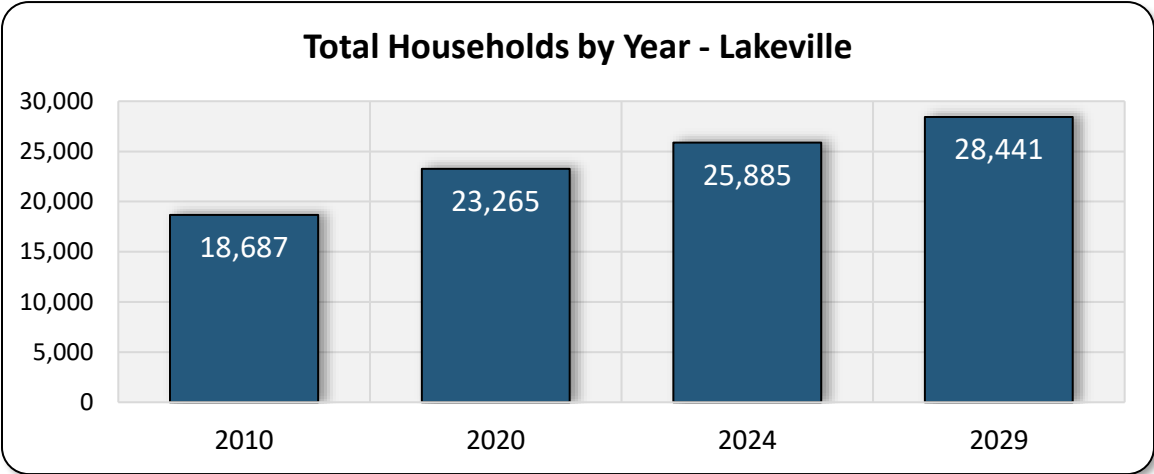
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



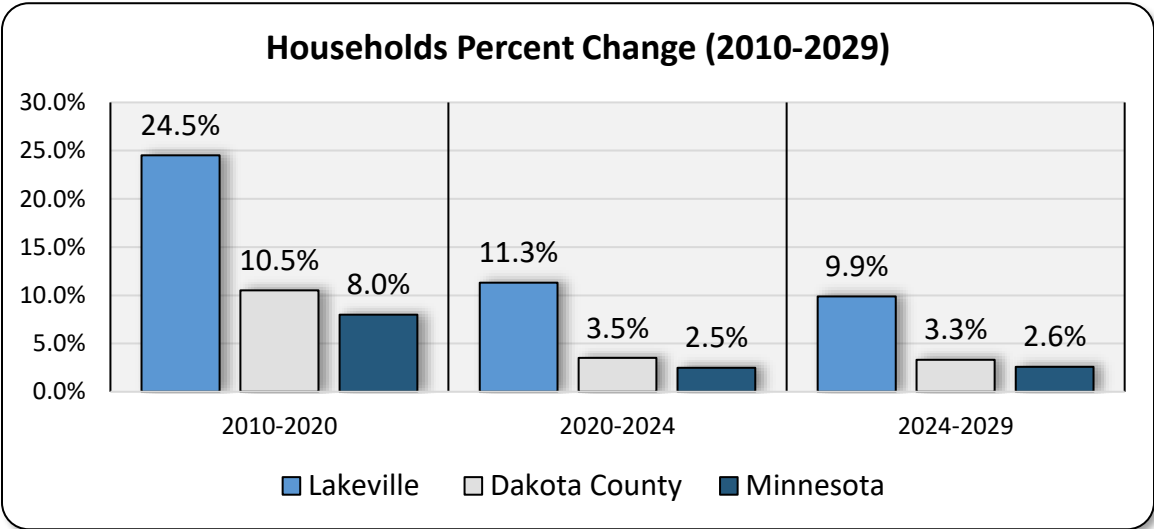
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Lakeville has a lower share of unmarried population (38.1%), a lower share of the population without a high school diploma (3.1%), and a higher share of individuals with a college degree (63.1%) compared to the county and state. The two educational attainment factors likely have a positive influence on housing affordability in the city. Overall, Lakeville has lower poverty rates for the population less than 18 years of age (3.9%) and the overall population (3.8%) when compared to the county and state.

The following graphs illustrate the number of **total households** in Lakeville by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



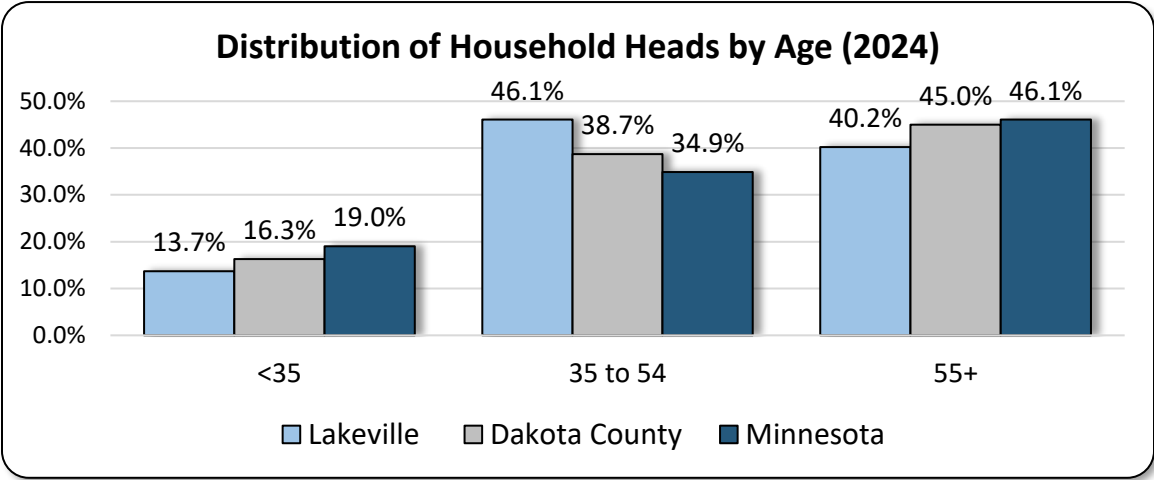
Source: 2010, 2020 Census; ESRI; Bowen National Research



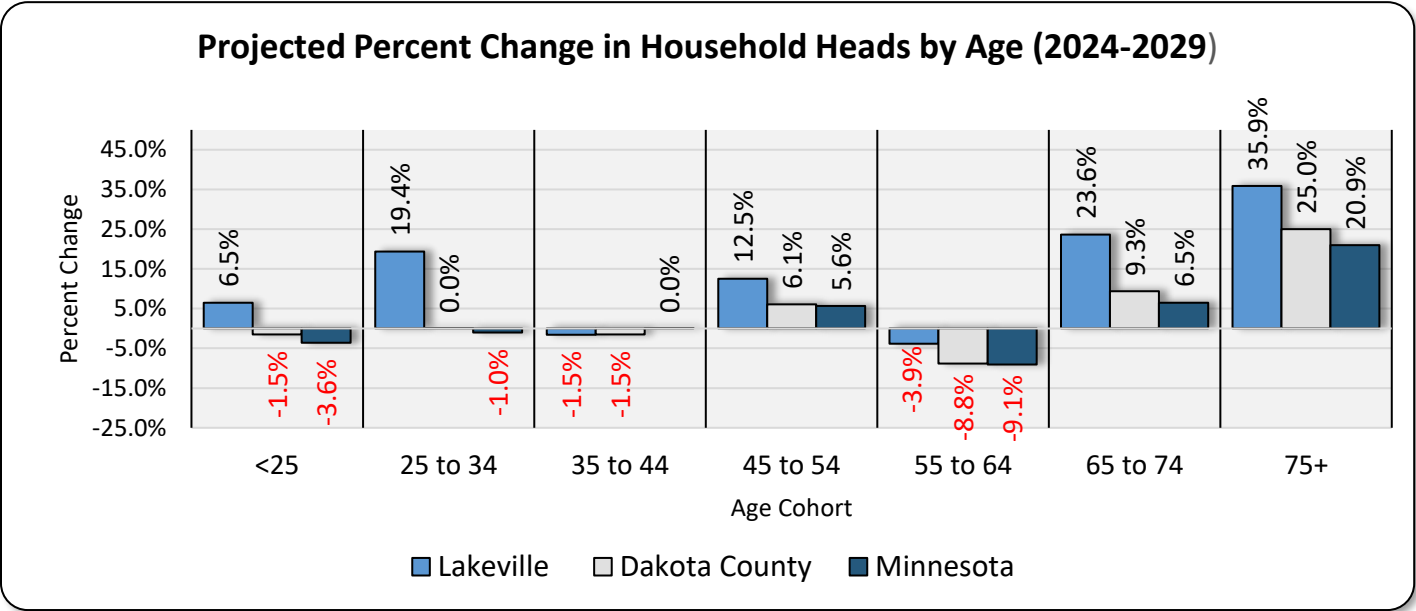
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Lakeville increased by 4,578 (24.5%) between 2010 and 2020. This represents a significantly larger percentage increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Lakeville increased by 11.3%. It is projected that the number of households in Lakeville will increase by 9.9% over the next five years, an increase which will outpace projections for the county and state. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected percent change in household heads by age cohort between 2024 and 2029.



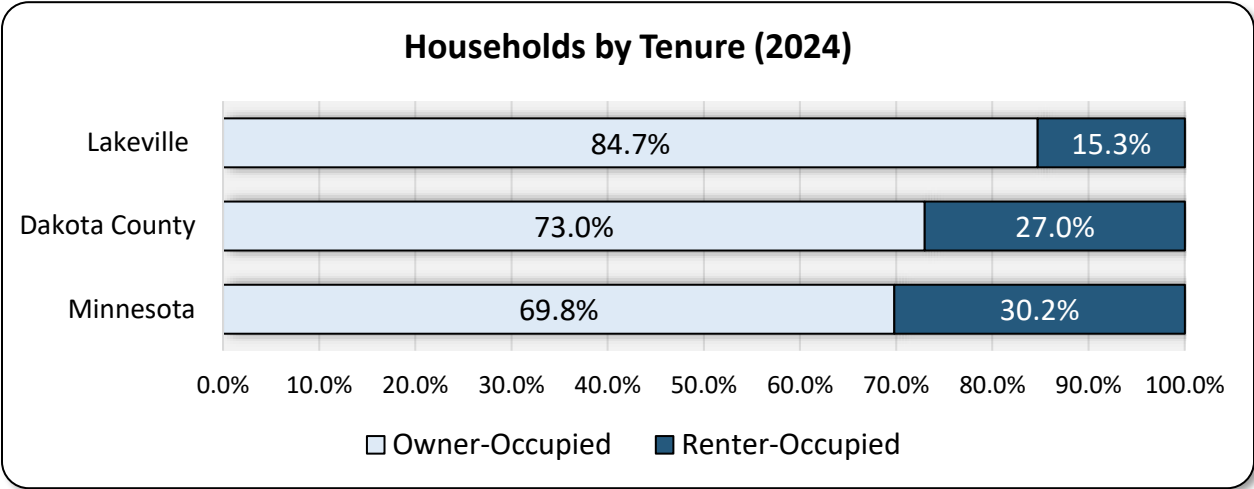
Source: ESRI; Bowen National Research



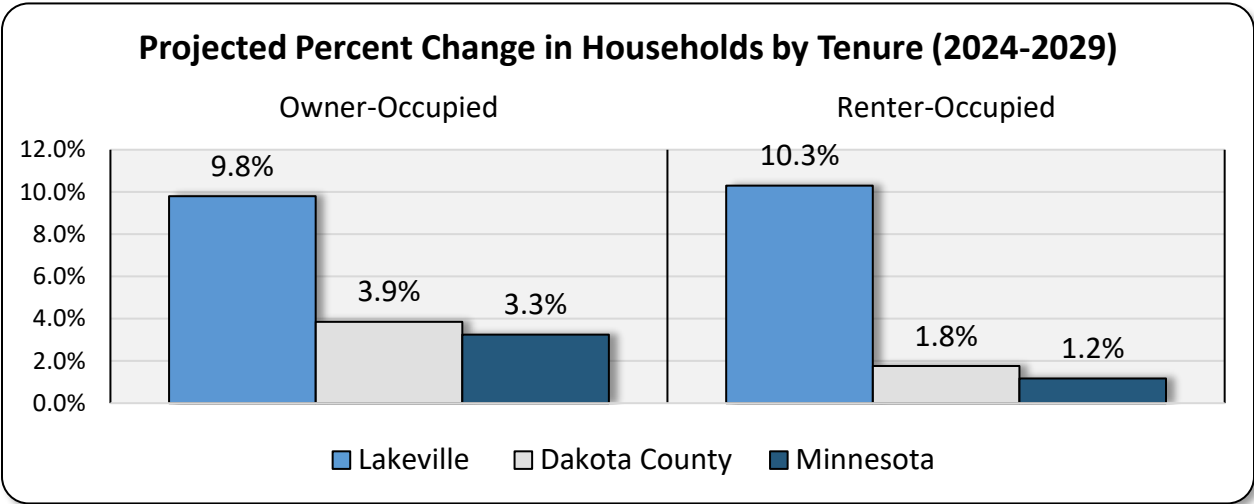
Source: ESRI; Bowen National Research

Overall, the data shows that Lakeville households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to Dakota County and the state of Minnesota. While households aged 65 and older are projected to increase significantly in the city over the next five years, notable increases are also projected among households between the ages of 25 and 34 (19.4%) and between the ages of 45 and 54 (12.5%). Positive household growth is also projected among those under the age of 25. Note that the positive household growth among younger households (under age 35) in the city contrasts with the projections for these age groups in the county and state.

The following graphs compare the share of *households by tenure* (renters and owners) for 2024 and the projected *percent change* in households by tenure between 2024 and 2029 for each of the study areas.



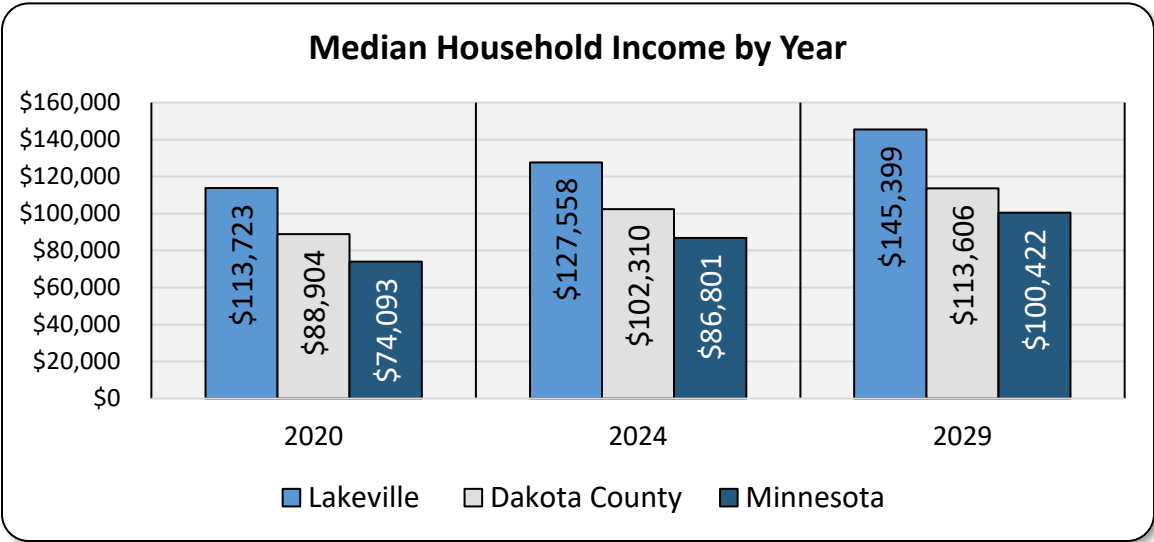
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Lakeville (84.7% owners and 15.3% renters) is heavily weighted toward owner households when compared to the county and state. Over the next five years, it is projected that the number of owner households in Lakeville will increase by 9.8%, while the number of renter households will increase by 10.3%. This is a higher projected increase in owner and renter households when compared to the county and state. It is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors. The *increase* among owner and renter households in Lakeville will likely contribute to an increase in demand within the for-sale and rental housing markets over the next five years.

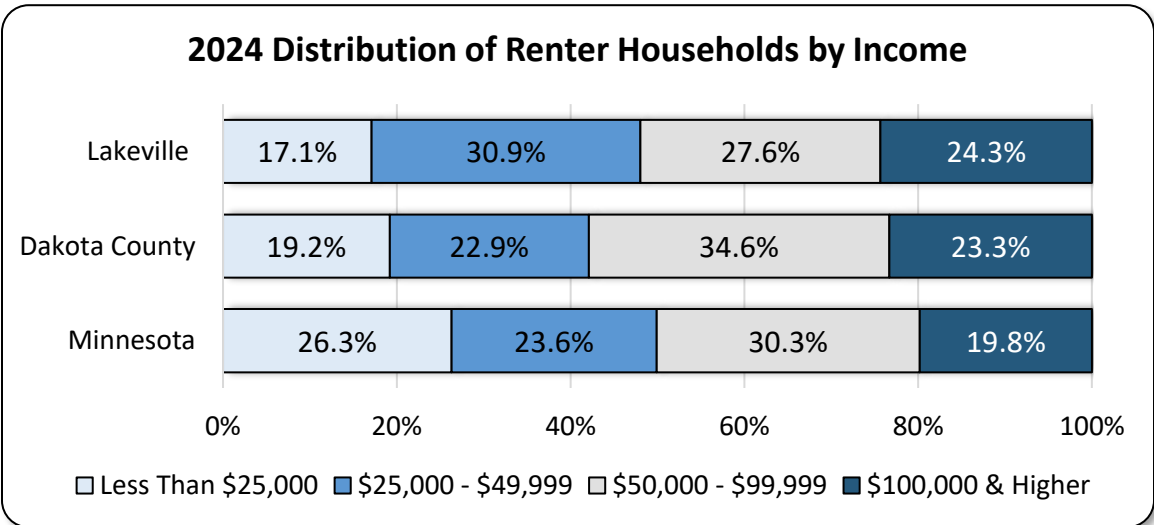
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

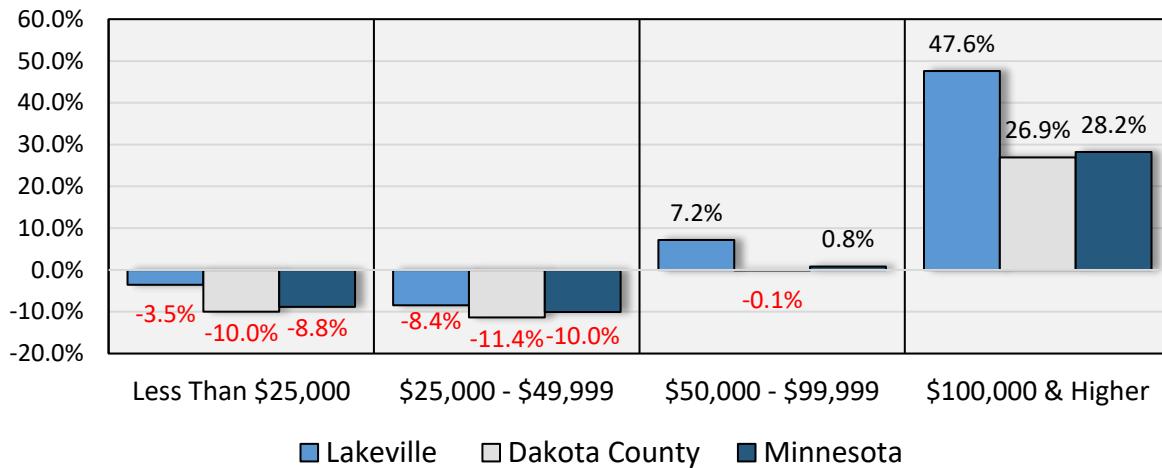
As the preceding illustrates, the 2024 median household income in Lakeville (\$127,558) is 24.7% higher than the countywide median household income and 47.0% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Lakeville will increase to \$145,399, or an increase of 14.0%. As such, the median household income in Lakeville will remain well above that of the county (\$113,606) and state (\$100,422).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

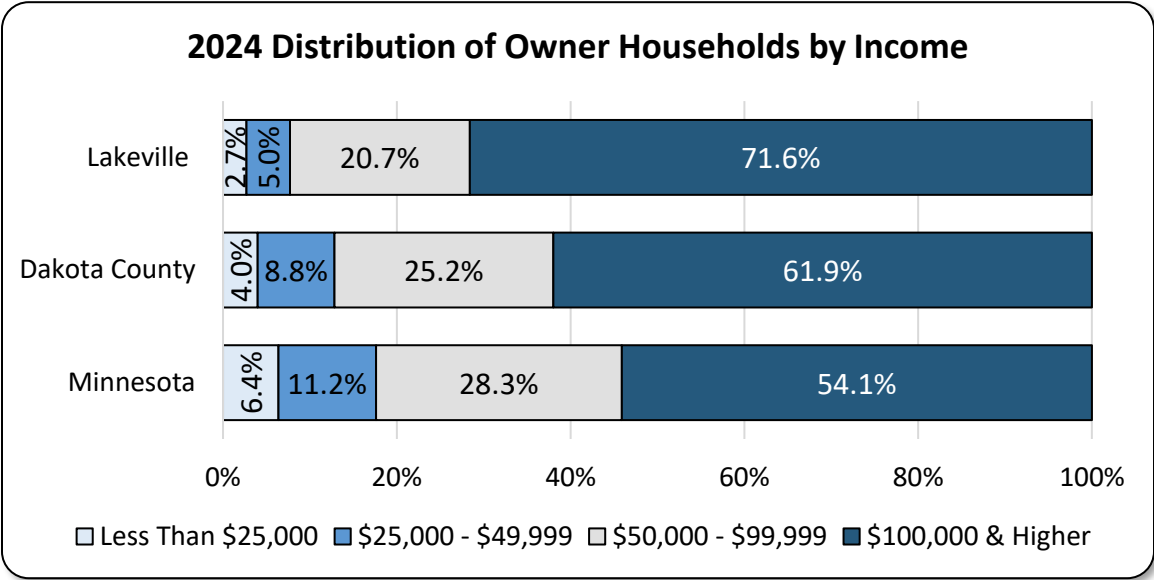
Percent Change in Renter Households by Income (2024-2029)



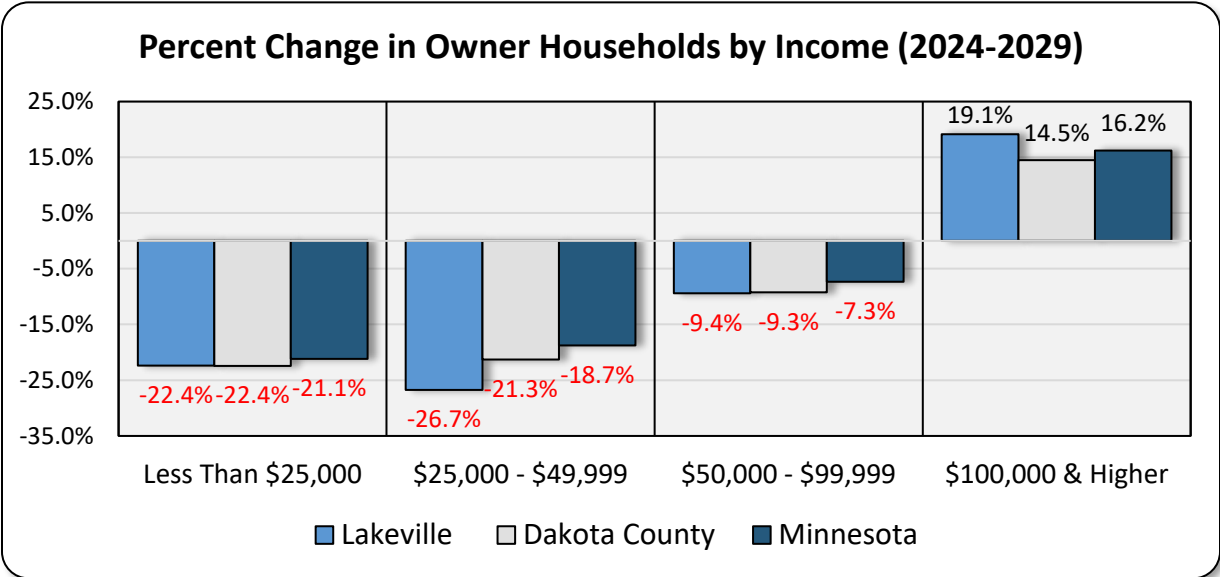
Source: 2020 Census; ESRI; Bowen National Research

In 2024, renter households earning between \$25,000 and \$49,999 account for the largest share (30.9%) of the total renter households in Lakeville, while those earning between \$50,000 and \$99,999 comprise the next largest share (27.6%). Overall, Lakeville has a comparably greater concentration of renter households earning between \$25,000 and \$49,999 and \$100,000 or higher when compared to the county and state. Between 2024 and 2029, renter households earning \$100,000 or higher in Lakeville are projected to increase by 47.6%, which is a significantly larger increase compared to the county and state. While renter households earning between \$50,000 and \$99,999 are projected to increase by 7.2%, renter households earning less than \$50,000 are projected to decrease during this time period. Despite the projected decline in lower income renter households, it is expected that a significant share of renter households in Lakeville will continue to earn less than \$50,000 during the next five years.

The following graphs compare *owner households by income* for 2024 and the projected *percent change* in owner households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

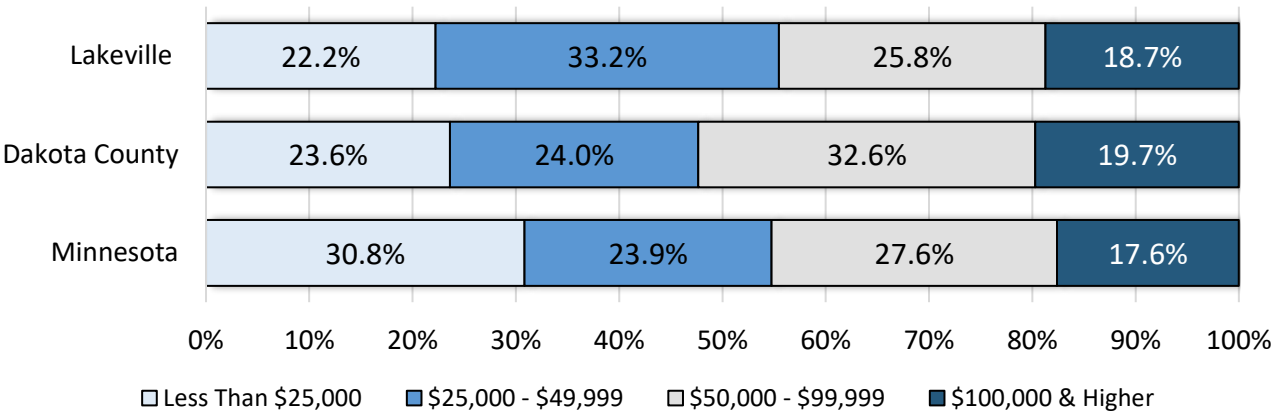


Source: 2020 Census; ESRI; Bowen National Research

In 2024, 71.6% of Lakeville owner households earn \$100,000 or more, which is a higher share compared to Dakota County (61.9%) and the state of Minnesota (54.1%). Between 2024 and 2029, owner household growth is projected among households earning \$100,000 or higher (19.1%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

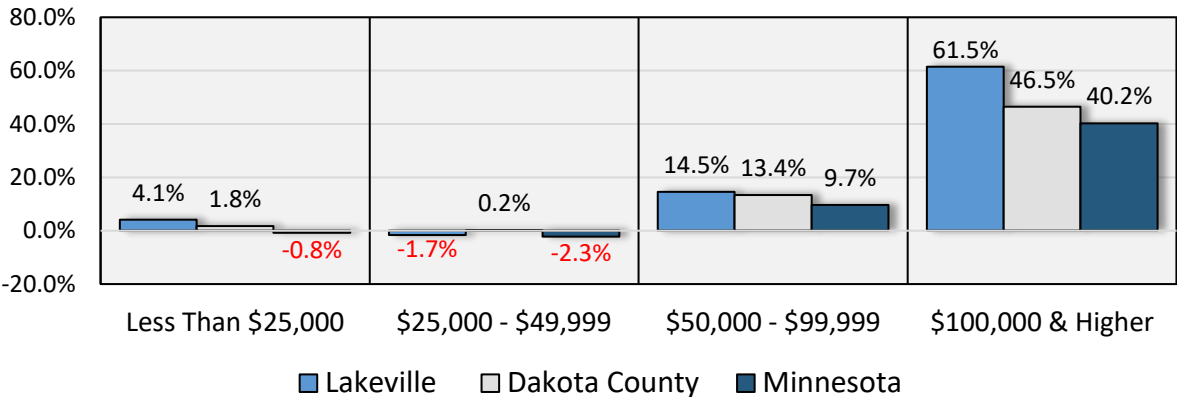
The following graphs compare *senior renter households (age 62 and older) by income* for 2024 and the projected *percent change* in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)



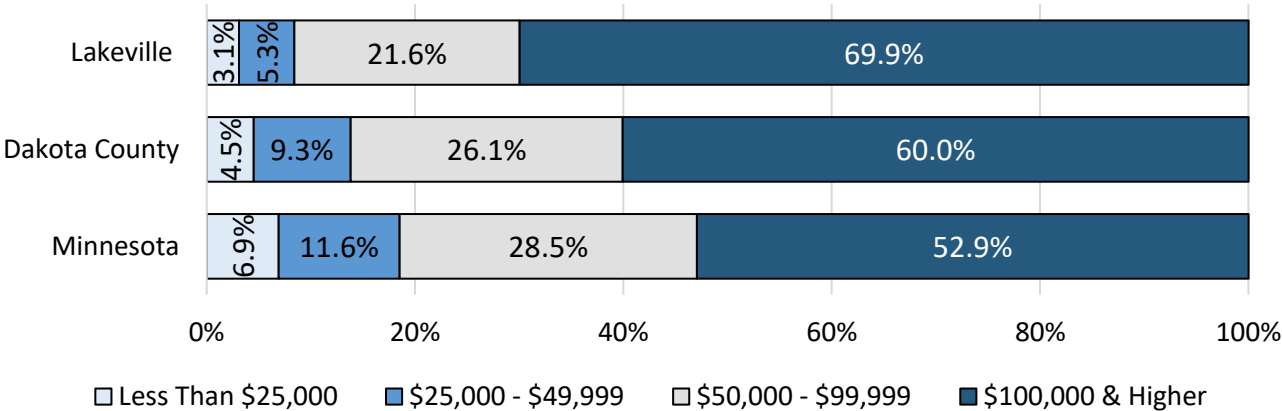
Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Lakeville earns between \$25,000 and \$49,999 (33.2%), followed by those earning between \$50,000 and \$99,999 (25.8%). Note that senior renter households earning \$100,000 and higher account for only 18.7% of all senior renter households in the city. However, senior renter households in Lakeville earning \$100,000 are projected to increase by 61.5% over the next five years. In addition, senior renter households earning between \$50,000 and \$99,999 are projected to increase by 14.5%. While senior renter

households earning between \$25,000 and \$49,999 are projected to decline in Lakeville between 2024 and 2029, it is expected that this income range will continue to represent a significant share of overall senior renter households in the city.

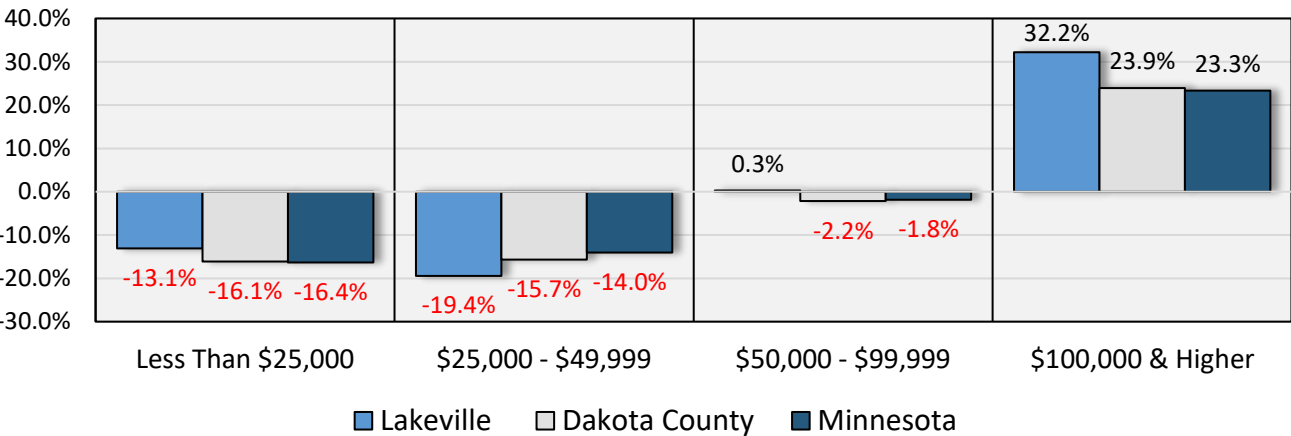
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, 69.9% of senior owner households (age 62 and older) in Lakeville earn \$100,000 or more, while 21.6% of senior owner households earn between \$50,000 and \$99,999. Over the next five years, senior owner households in Lakeville earning \$100,000 or more are projected to increase by 32.2%, while minimal growth (0.3%) is projected for senior owner households earning between \$50,000 and \$99,999 during this period. The projected growth among the highest income cohort and decline among the lower income cohorts in Lakeville is consistent with county and statewide projections between 2024 and 2029.

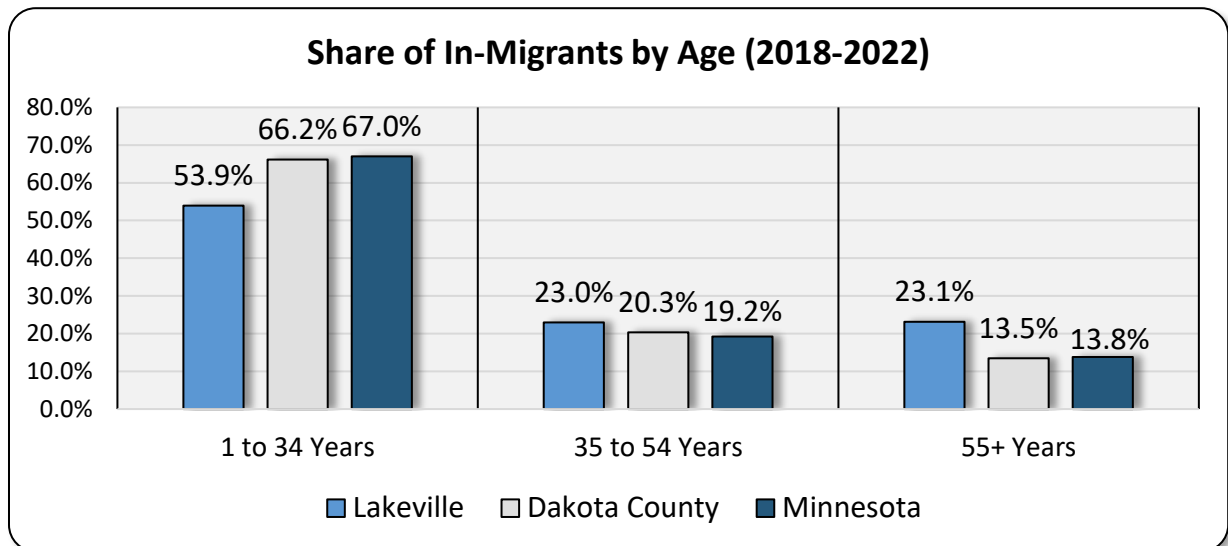
The following table illustrates the ***components of population change*** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

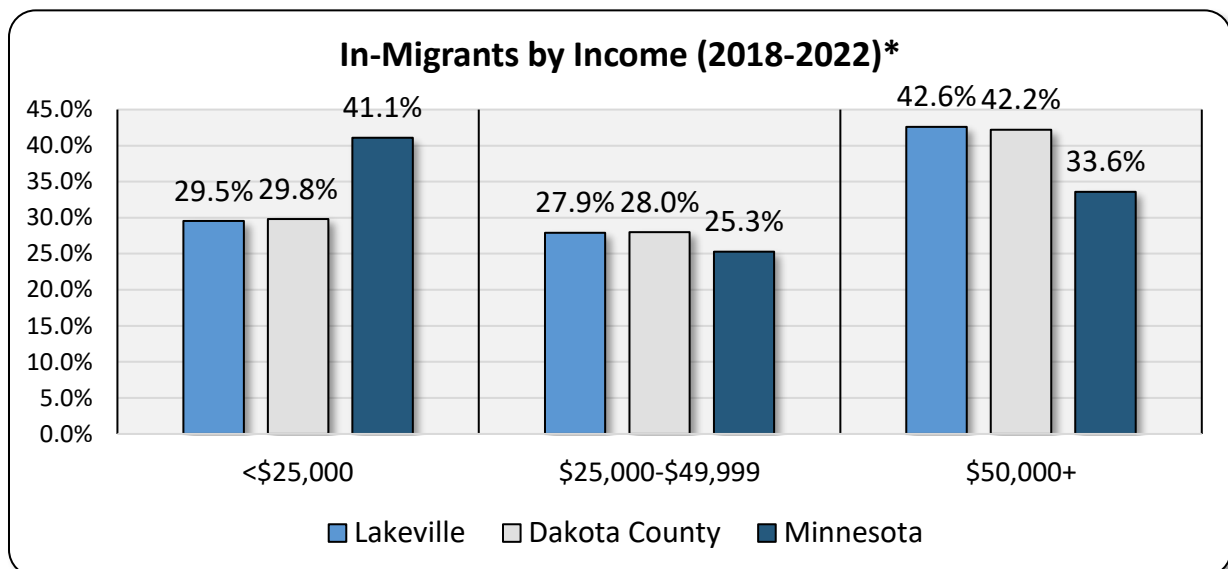
Source: U.S. Census Bureau, Population Division, June 2024
 *Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Lakeville, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the largest share (53.9%) of in-migrants to Lakeville are less than 35 years of age. Despite this cohort representing the majority of in-migrants, Lakeville receives proportionally greater shares of in-migrants aged 35 or older when compared to Dakota County and the state. While the distribution of in-migrants by income in Lakeville is more heavily weighted toward individuals earning \$50,000 or more (42.6%), the data illustrates that notable shares of in-migrants earn less than \$25,000 (29.5%) and between \$25,000 and \$49,999 (27.9%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Lakeville, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

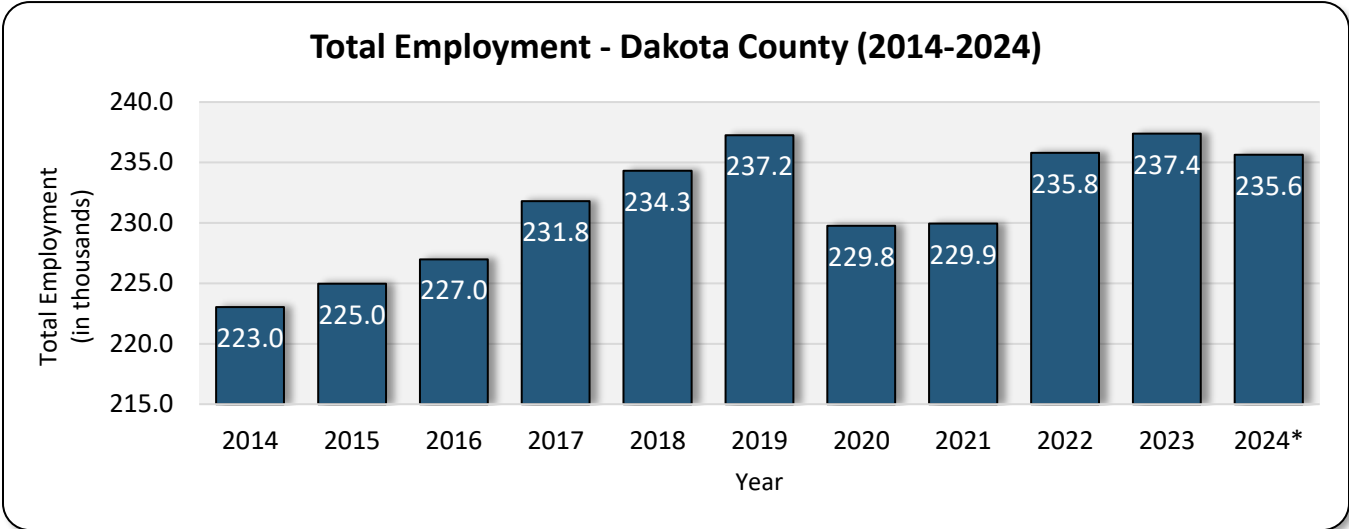
NAICS Group	Employment by Industry					
	Lakeville		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	25	0.1%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	12	0.1%	568	0.3%	12,777	0.4%
Construction	1,029	4.9%	10,298	5.0%	137,789	4.2%
Manufacturing	2,593	12.5%	22,907	11.1%	342,911	10.3%
Wholesale Trade	872	4.2%	8,221	4.0%	134,193	4.0%
Retail Trade	3,490	16.8%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	478	2.3%	8,741	4.2%	83,429	2.5%
Information	307	1.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	893	4.3%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	582	2.8%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	1,316	6.3%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	14	0.1%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	944	4.5%	5,954	2.9%	74,747	2.3%
Educational Services	2,421	11.6%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	1,447	7.0%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	451	2.2%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	2,040	9.8%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	1,300	6.2%	12,232	5.9%	204,837	6.2%
Public Administration	545	2.6%	10,454	5.1%	184,476	5.6%
Non-classifiable	57	0.3%	852	0.4%	17,626	0.5%
Total	20,816	100.0%	205,899	100.0%	3,319,675	100.0%

Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Lakeville has an employment base of over 20,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Retail Trade (16.8%), Manufacturing (12.5%), Educational Services (11.6%), Accommodation & Food Services (9.8%), and Health Care & Social Assistance (7.0%). Combined, the top five job sectors represent 57.7% of the city's employment base.

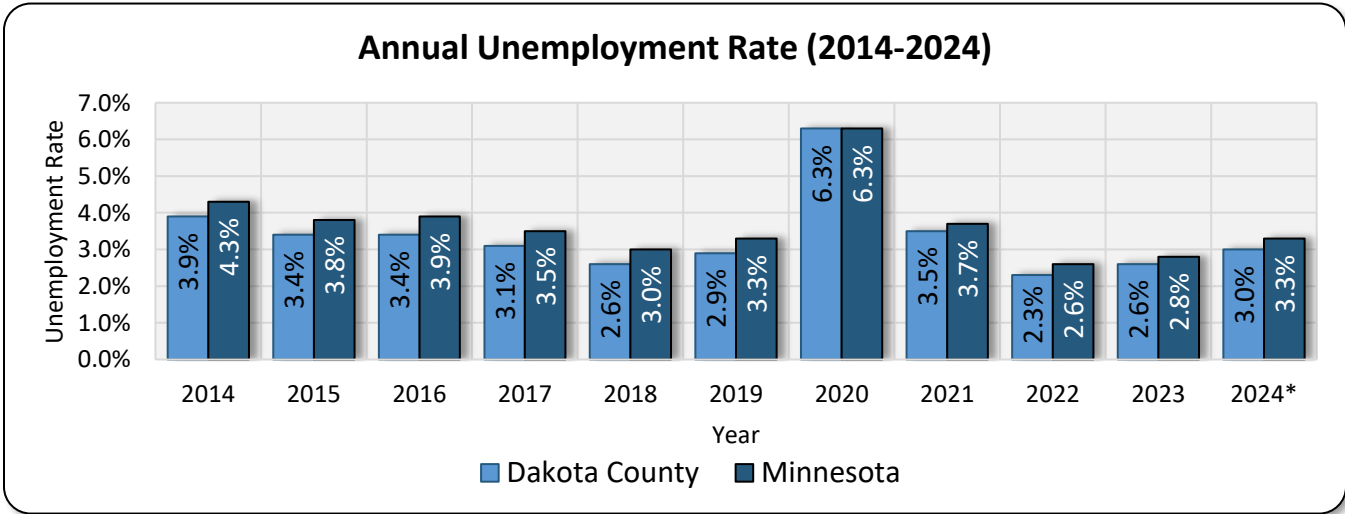
Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.



Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

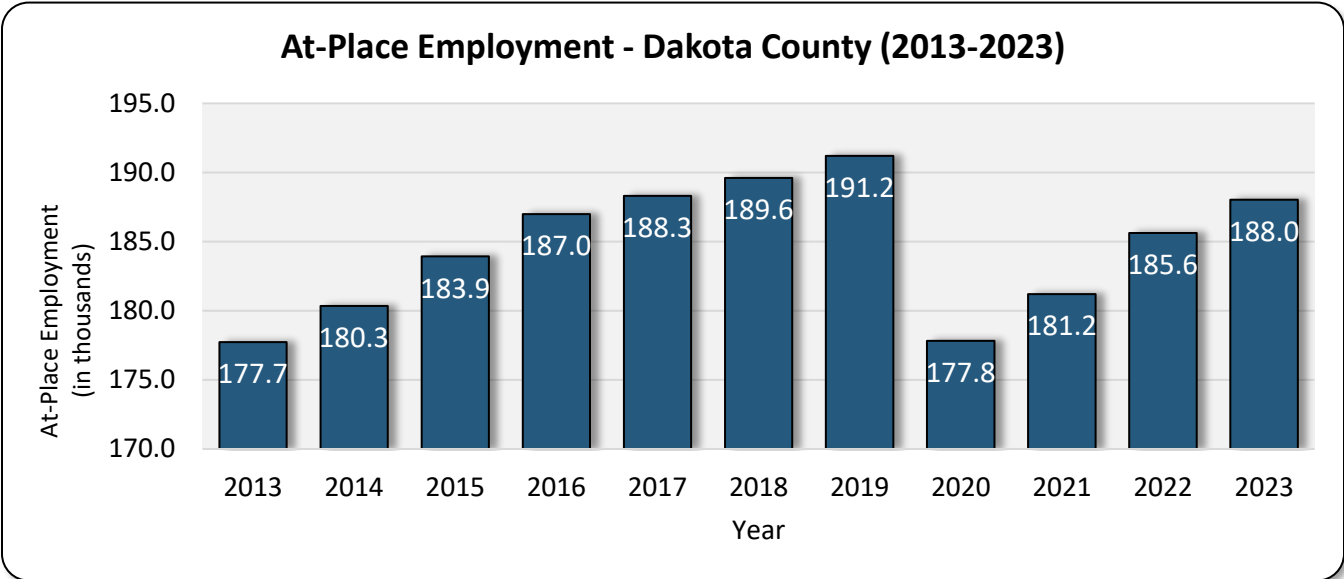
The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.



Source: Department of Labor, Bureau of Labor Statistics
*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place employment*** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minnesota Department of Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Lakeville. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Lakeville:

Economic Development Activity - Lakeville			
Project Name	Investment	Job Creation	Scope of Work/Details
RL Cold	N/A	95	Under Construction: In 2024, broke ground on a 292,000 square-foot cold storage facility at the Airlake Industrial Park. The facility is expected to be complete in spring 2025.
Midwest Ear, Nose and Throat Specialists	N/A	N/A	Under Construction: A 14,000 square-foot facility that is expected to be complete in early 2025.
Lakeville Logistics Center	N/A	N/A	Completed: A 360,000 square-foot facility was completed in 2024.

N/A - Not available

As the preceding illustrates, two commercial facilities are currently under construction within Lakeville and a logistics center was recently completed. One of these properties, a large cold storage facility, is expected to create 95 jobs within the city. While total investment estimates were not provided for these projects, the investment in the area will likely have a positive impact on the community and labor market in the future.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

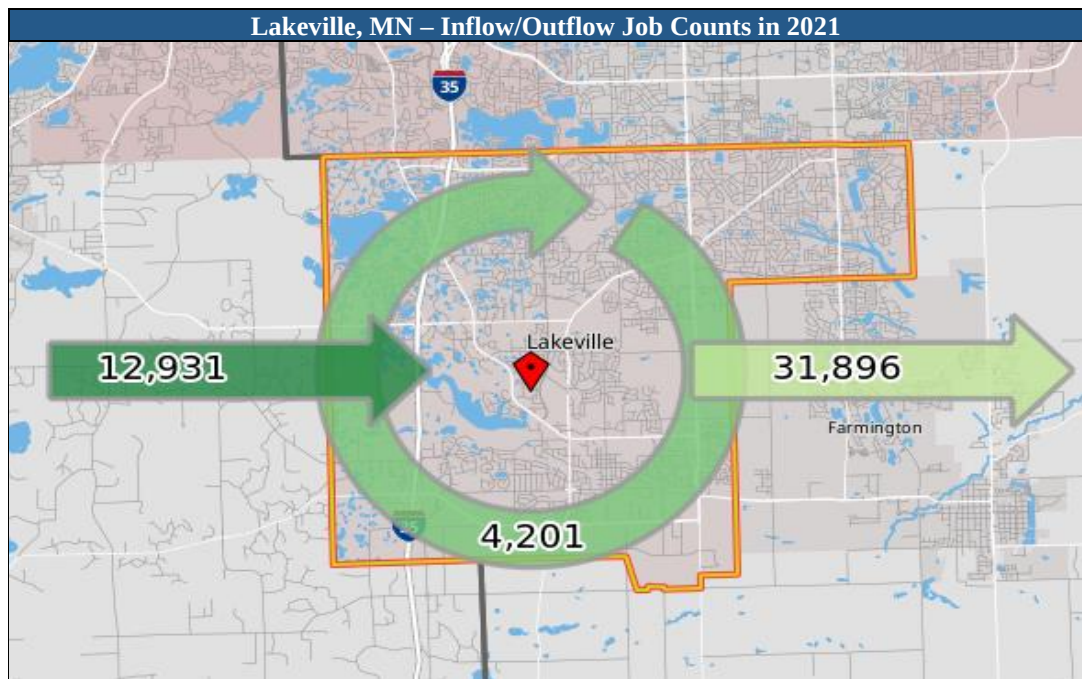
The following table summarizes two *commuting pattern attributes* (mode and time) for Lakeville.

Commuting Attributes - Lakeville, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	27,088	2,922	934	256	285	6,664	38,149
Percent	71.0%	7.7%	2.4%	0.7%	0.7%	17.5%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	7,213	11,669	8,649	2,848	1,106	6,664	38,149
Percent	18.9%	30.6%	22.7%	7.5%	2.9%	17.5%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 78.7% of individuals in Lakeville utilize their own vehicles or carpool to work. Overall, nearly one-half (49.5%) of residents have commute times of less than 30 minutes to their place of employment, with an additional 17.5% working from home. While the majority of individuals in the area utilize personal vehicles and nearly one-half of workers have relatively short commute times (excluding those that work from home), a noteworthy share (2.4%) of residents rely on public transit as their commuting mode.

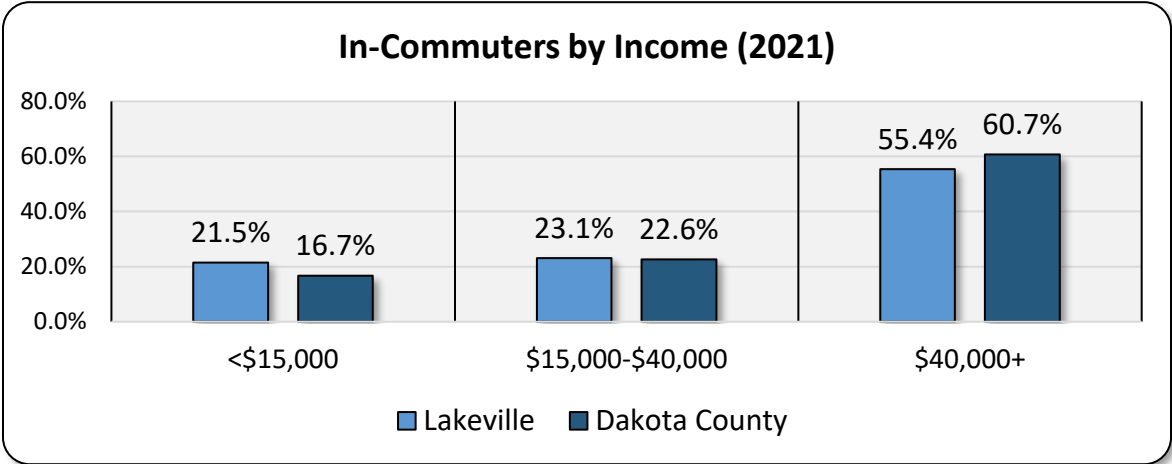
The following illustrates the overall **commuter flow** for Lakeville based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 17,132 persons *employed* in Lakeville, 75.5% (12,931) originate from outside the city, while 24.5% (4,201) live within the city. Nearly 32,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 12,931 non-residents who work in the city represent a substantial base of potential support for future residential development within Lakeville.

The following compares the distribution of *in-commuters by annual income* for Lakeville and Dakota County.

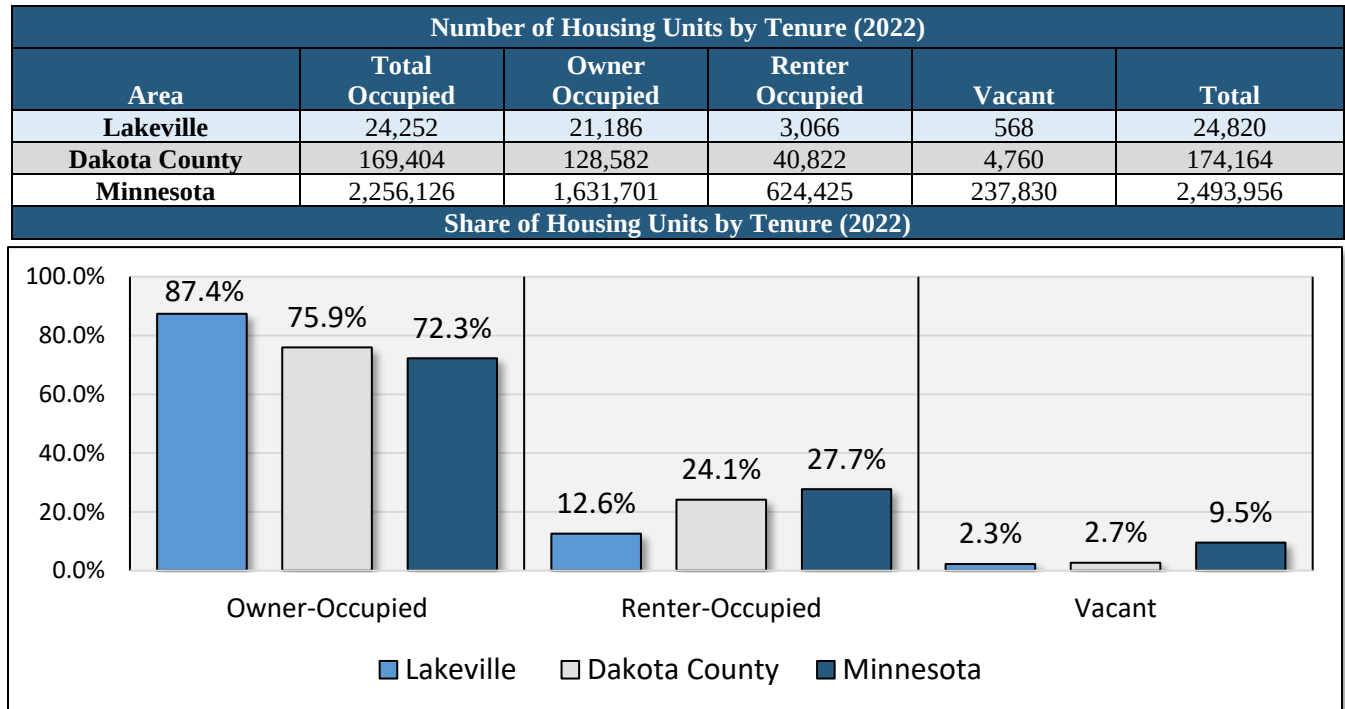


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (55.4%) of in-commuters to Lakeville earn \$40,000 or more annually, while 23.1% earn between \$15,000 and \$40,000. The remaining share (21.5%) of in-commuters earn less than \$15,000 annually. While the majority of in-commuters earn \$40,000 or more, the data indicates there is a slightly higher proportion of Lakeville in-commuters earning less than \$40,000 when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 12,931 in-commuters to live within Lakeville.

D. HOUSING METRICS

The estimated distribution of the area ***housing stock by occupancy/tenure status*** for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 24,252 total *occupied* housing units in Lakeville, 87.4% are owner occupied and 12.6% are renter occupied. This distribution of occupied units by tenure is significantly weighted toward owner households compared to the county and state. Among the 24,820 total housing units in Lakeville, only 2.3% (568 units) are classified as vacant. The respective shares of vacant units in Lakeville and Dakota County are significantly lower than the share (9.5%) for the state. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Lakeville	340	11.1%	1,702	8.0%	212	6.9%	93	0.4%	203	6.6%	0	0.0%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Lakeville, 11.1% of the renter-occupied housing units and 8.0% of the owner-occupied housing units were built prior to 1970. Both shares are lower than the county and statewide shares and represent an inventory of relatively modern housing units. While the share of overcrowded renter housing units (6.9%) is higher than the county and statewide shares, the share of owner housing units with this issue (0.4%) is lower than the comparison areas. The share of renter-occupied (6.6%) housing units with incomplete plumbing or kitchens is also higher than the county and statewide shares of such housing. Overall, there are approximately 415 renter households and 93 owner households in Lakeville living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Lakeville	25,885	\$127,558	\$467,695	\$1,623	48.2%	13.4%	31.0%	3.4%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Lakeville of \$467,695 is 13.1% higher than the countywide median home value and 29.9% higher than the median home value for the state. The median gross rent of \$1,623 in the area is 15.1% higher than the county and 37.8% higher than the state. Despite a median household income of \$127,558 in Lakeville, approximately 48.2% of renter households and 13.4% of owner households are housing cost burdened. As a result, there are approximately 1,478 renter households and 2,839 owner households in Lakeville that are housing cost burdened, of which approximately 1,670 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

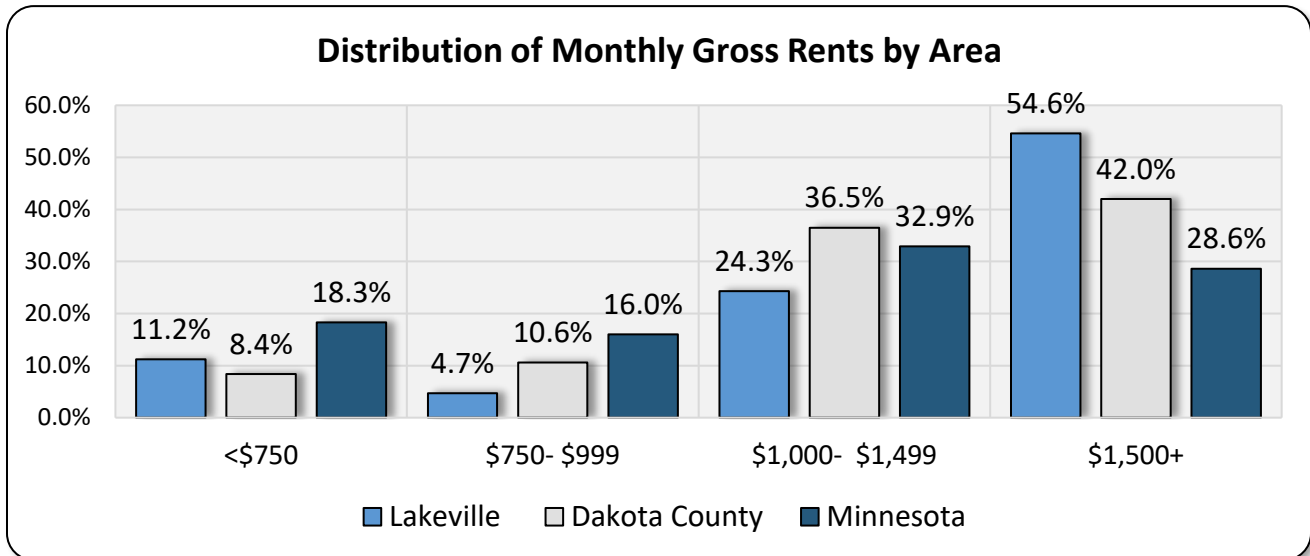
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Lakeville	Number	1,448	1,433	185	3,066	20,452	182	552	21,186
	Percent	47.2%	46.7%	6.0%	100.0%	96.5%	0.9%	2.6%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Most rental units in Lakeville are contained within smaller residential structures, as 53.2% of the *rental* units in Lakeville are within structures of four units or less or mobile homes. Lakeville also has a lower share (46.7%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Lakeville, 99.1% are within structures of four units or less and mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 53.2% of all rental units in Lakeville classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (54.6%) of Lakeville rental units have gross rents of \$1,500 or more, followed by units with gross rents between \$1,000 and \$1,499 (24.3%). By comparison, only 15.9% of rental units in the city have gross rents below \$1,000. The distribution of gross rental rates in Lakeville is more heavily weighted toward the higher priced product compared to the county and state.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Lakeville and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Lakeville	22	2,309	209	9.1%	11.6%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Lakeville, a total of 22 apartment properties were surveyed, comprising a total of 2,309 units. Overall, the multifamily units are 90.9% occupied, with a total of 209 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Lakeville (90.9%) is below the stated range. However, 141 of the 209 vacant units are within a market-rate property that opened in 2023 and is still within its initial lease-up period. Excluding this 252-unit market-rate property, the overall occupancy rate among *established* properties in Lakeville is 96.6%. Also note that there are no vacant units among the Tax Credit and government-subsidized units surveyed in the city. The occupancy rates among the various program types are high and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Lakeville. This likely represents a future development opportunity within the city.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Lakeville and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Lakeville	\$1,520	\$1,895	\$1,880	\$2,271
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Lakeville	\$765	\$937	\$1,341	\$1,545
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Lakeville (\$1,520) is nearly twice as high as the comparable Tax Credit unit (\$765) in the area. The median rents for market-rate units in Lakeville are also higher than the corresponding median market-rate rents in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Lakeville and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 53.2% of the total rental units in Lakeville.

During August and September 2024, Bowen National Research conducted an online survey and identified 16 non-conventional rentals that were listed as *available* for rent in Lakeville. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Lakeville	1,633	16	1.0%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of 16 available units identified, Lakeville has an overall vacancy rate of 1.0% for non-conventional rentals, which is slightly higher than the vacancy rate for Dakota County (0.6%). Regardless, this occupancy rate is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the city.

A summary of the available *non-conventional rental* units in Lakeville and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Lakeville				
Two-Bedroom	2	\$1,900 - \$2,000	\$1,950	\$1.33
Three-Bedroom	9	\$2,000 - \$3,400	\$2,500	\$1.47
Four-Bedroom	5	\$2,395 - \$3,200	\$2,599	\$1.22
Total	16			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Lakeville, the largest share (56.3%) by bedroom type consists of three-bedroom units. The three-bedroom units have a median rent of \$2,500 (\$1.47 per square foot) and an overall rent range of \$2,000 to \$3,400. When typical utility costs (\$300 or more) are considered, the typical three-bedroom non-conventional rental in Lakeville has a gross rent of approximately \$2,800. This is a substantially higher rent as compared to the rent for the comparable three-bedroom multifamily market-rate unit in the city, which has a median collected rent of \$2,271. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Lakeville and Dakota County.

Lakeville - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Lakeville		
Available*	121	\$494,797
Sold**	5,252	\$457,950
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

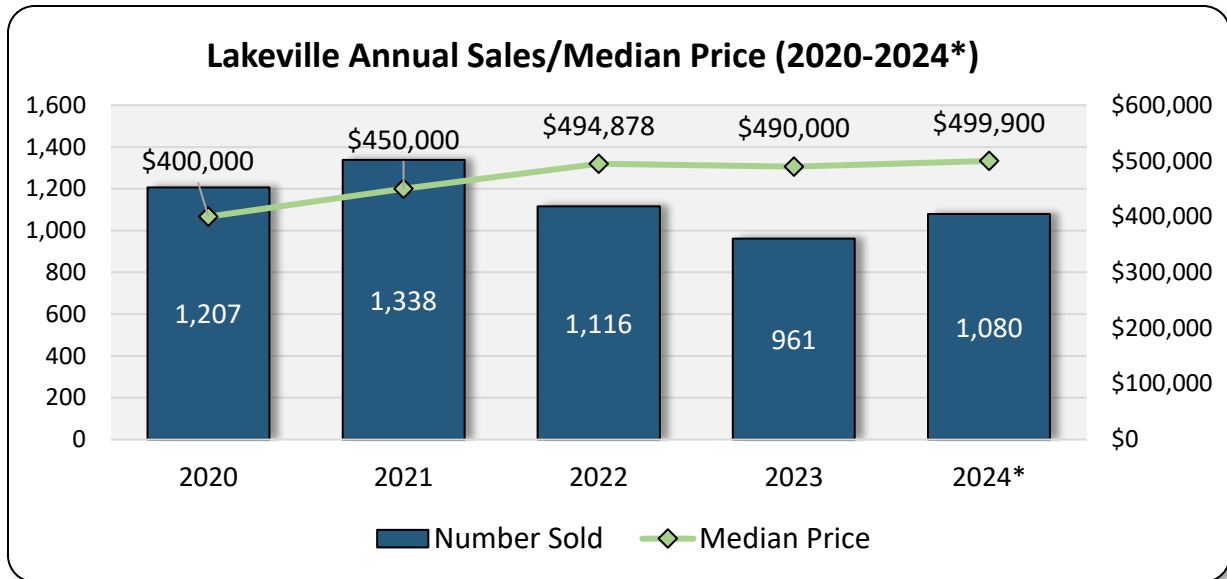
The available for-sale housing stock in Lakeville as of July 31, 2024 consists of 121 total units with a median list price of \$494,797. This represents a much higher median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Lakeville consisted of 5,252 homes with a median sales price of \$457,950, which is 20.5% higher than the median sales price reported for homes sold within Dakota County during this time period.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Lakeville (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	1,207	-	\$400,000	-
2021	1,338	10.9%	\$450,000	12.5%
2022	1,116	-16.6%	\$494,878	10.0%
2023	961	-13.9%	\$490,000	-1.0%
2024*	630 (1,080)	(12.4%)	\$499,900	2.0%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Lakeville increased by 10.9% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 12.4% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased substantially. Collectively, the median sales price of homes sold in Lakeville increased by 25.0% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is 2.0% higher than the 2022 median sales price. This suggests that home prices in the city are increasing, albeit at a lower annual rate than in years past.

The following table provides various housing market metrics for the available for-sale homes in Lakeville and Dakota County as of July 31, 2024.

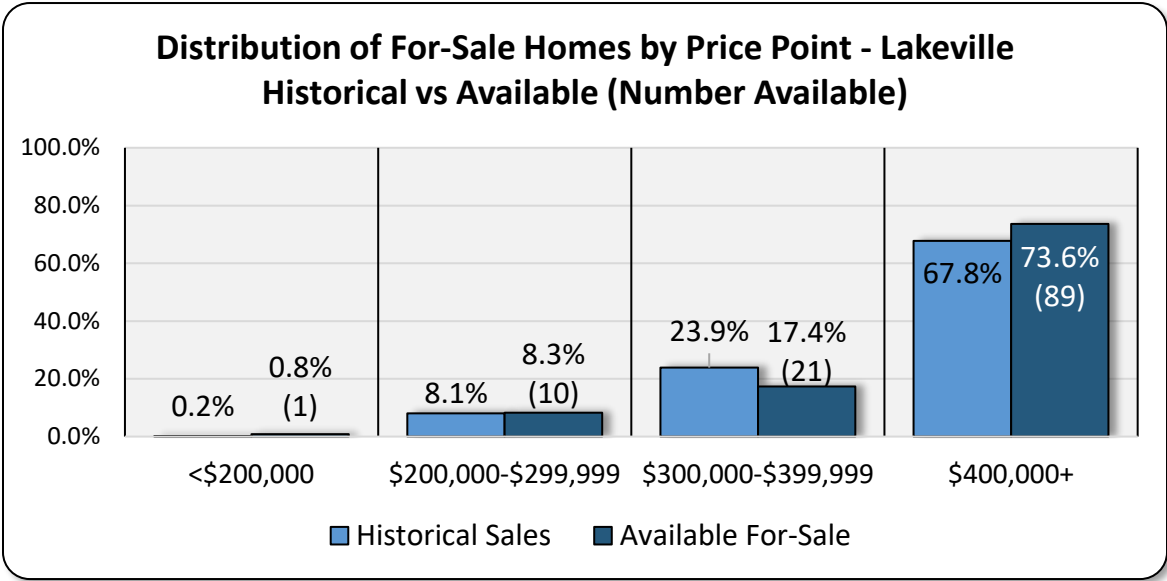
Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Lakeville	121	20.9%	0.6%	1.3	\$533,830	\$494,797	47	2006
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 121 available for-sale homes in Lakeville represent 20.9% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.6% when compared to the 21,186 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.3 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available

inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 47 days and an average year built of 2006. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of historical and available for-sale residential units by **price point** for Lakeville:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, nearly three-quarters (73.6%) of available homes in Lakeville are priced at \$400,000 and higher, which represents a higher share of homes within this price range compared to historical sales in the city. By comparison, only 32 of the 121 available units are priced below \$400,000 and only 11 are priced below \$300,000. There is an extremely limited inventory of available homes within lower price points in the city. This is likely to create affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Lakeville and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Lakeville						
Independent Living	3	230	10	95.7%	86.8%	\$1,557-\$4,613
Assisted Living	4	239	10	95.8%	85.4%	\$2,250-\$12,100
Nursing Homes	-	-	-	-	82.0%	-
Total	7	469	20	95.7%	-	\$1,557-\$12,100
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of seven senior care projects were surveyed within Lakeville. These projects have an overall occupancy rate of 95.7%. The occupancy rates in Lakeville for independent living (95.7%) and assisted living (95.8%) facilities are well above the national median occupancy rates for each facility type. The high occupancy rates and projected increase in households aged 65 and older in the city suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental and for-sale housing projects that are planned, proposed, or under construction within Lakeville. Note that at the time of research, no senior care housing projects were identified within the city that were either planned or under construction.

Multifamily Rental Housing Development - Lakeville				
Project Name & Address	Type	Units	Developer	Status/ Details
179 th Street Apts. SW of 179 th St. W. & Glacier Way	Market-Rate	243	TE Miller Development	Planned: Approved winter 2022; Received extension through December 2024; Studio-, one- and two-bedroom units.
Kenyon Green 18430 Kenyon Ave.	Tax Credit	49	Ron Clark Construction and Design	Planned: Funded through Dakota County CDA; 60% AMHI; Construction to start 2025; ECD 2026.
Sundance Lakeville North of 162 nd St. between Kendale Dr. & Buck Hill Rd.	Market-Rate	167	Timberland Partners	Planned: Townhome units with rents ranging from \$1,421 for a one-bedroom to \$2,970 for three-bedroom units; Development will include nine for-sale single-family homes; ECD unknown.
For-Sale Housing Development - Lakeville				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Cedar Hills (5 th , 6 th , and preliminary platted phases) NE corner of Cedar & 200th St.	Single-Family & Townhome	331	Lennar	Planned: Phase V (36 single-family lots and 34 townhomes) and Phase VI (41 townhomes) approved in the last two years and additional approved preliminary platted phase (78 single-family lots and 142 townhomes). Homes to range from \$431,990 to \$660,205 with 1,557 to 2,786 sq. ft. for single-family.
Berres Ridge (9 th and preliminary platted phases) N of 202 St. & W of Hamburg Ave.	Single-Family	84	OneTenTen	Planned: Phase nine approved in 2023 (34 lots) and additional approved preliminary platted phase (50 lots). Homes to range from \$579,900 to \$897,616 with 2,735 to 4,243 sq. ft.
Brookshire (2 nd , 3 rd , and preliminary platted Phases) S. of 170 St. & E. of Eagleview Dr	Single-Family & Townhome	730	D.R. Horton	Planned: Phase II (81 lots) and Phase III (58 single-family lots and 36 townhomes) approved in the last two years and additional approved preliminary platted phase (429 single-family lots and 126 townhomes). Homes to range from \$547,000 to \$663,000 with 1,721 to 3,448 sq. ft. for single-family; \$389,990 to \$428,805 with 1,894 to 1,965 sq. ft. for townhomes.
Caslano (2 nd Phase and preliminary platted phases) S of Dodd Blvd. & W of Hwy. Ave.	Single-Family	211	Lennar	Planned: Phase II (60 lots) approved in the last two years and additional approved preliminary platted phase (151 single-family lots). Homes to range from \$583,990 to \$688,990 with 2,692 to 3,328 sq. ft.
Preserve of Lakeville (3 rd and preliminary platted phases) NE of Kenwood Trl. & S. of 185 St.	Single-Family	46	Country Joe Homes	Planned: Phase III (20 lots) approved in the last two years and additional approved preliminary platted phase (26 lots). Homes to range from \$774,994 to \$1,050,000 with 3,538 to 4,811 sq. ft.
Cedar Creek Villas (2 nd and preliminary platted phases) NW of 202 nd St. & Cedar Ave.	Townhome	88	Summergate Companies	Planned: Phase II (29 townhomes) approved in the last two years and additional approved preliminary platted phase (59 townhomes). Home size and price not found.
Cordelia (2 nd and preliminary platted phases) S. of 179 th & E. of Glacier	Townhome	188	Pulte Homes	Planned: Phase II (91 townhomes) approved in the last two years and additional approved preliminary platted phase (97 townhomes). Homes to range from \$364,990 to \$419,990 with 1,883 to 1,996 sq. ft.

ECD – Estimated Completion Date

For-Sale Housing Development – Lakeville (CONTINUED)				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Ritter Meadows (1 st and preliminary platted phases)	Single-Family & Detached Townhome	354	Twin Cities Land Development and Robert Thomas Homes	Planned: Phase I (99 townhomes) approved in the last two years and additional approved preliminary platted phase (29 single-family lots and 226 townhomes).
Voyageur Farms (2 nd , 3 rd , and preliminary platted phases) 7376 183 rd St. W.	Detached Townhome	243	U.S. Home, LLC and Lennar	Planned: Phase II (31 townhomes) and Phase III (90 townhomes) approved in the last two years and additional approved preliminary platted phase (122 townhomes). Homes to range from \$458,990 to \$520,990 with 1,830 to 2,553 sq. ft.
Glacier Creek E. of Cedar Ave. & S. of 179 St.	Single-Family	36	CNC Development V, LLC and OneTenTen	Planned: In approved preliminary platted phase. Homes start at approximately \$780,000 with 3,921 sq. ft.
Highview Ridge S. of Dodd & E of Highview Ave.	Single-Family	27	Youngfield Homes	Planned: In approved preliminary platted phase. Homes to range from \$563,600 to \$717,300 with 2,016 to 4,027 sq. ft.
Pheasant Run of Lakeville N. of 179 St. & E. of Pilot Knob Rd.	Single-Family & Detached Townhome	85	KJ Walk	Planned: Phase I (57 single-family) approved in the last two years and additional approved preliminary townhome platted phase VIII (28 townhomes). Homes to range from \$470,200 to \$612,100 with 1,385 to 3,559 sq. ft. for single-family; \$735,500 and 2,957 sq. ft. for townhomes.
Summers Creek S. of Dodd Blvd., E of Highview Ave. & W. of Cedar Ave.	Single-Family & Detached Townhome	76	Summergate Companies	Planned: 43 single-family and 33 townhome lots in early approved preliminary phase. Homes to range from \$470,900 to \$528,900 with 1,517 to 3,563 sq. ft.

A total of 459 rental units and 2,499 for-sale housing units are planned within Lakeville during the next several years. Among these housing projects is a 49-unit rental community developed under the Tax Credit program, which will help satisfy a portion of the extremely high demand for affordable rental housing in the city. The number of planned housing units will likely help meet some of the increased demand stemming from the projected household growth for the city.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Lakeville. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Lakeville has an overall *five-year* housing gap of 3,796 units, with a gap of 692 rental units and a gap of 3,104 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Lakeville.

	Lakeville Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	360	125	80	84	43	692
For-Sale Housing Gap	0	200	696	1,857	351	3,104
10-Year Estimates (2024-2034)						
Rental Housing Gap	720	299	273	364	187	1,843
For-Sale Housing Gap	0	250	1,392	4,236	1,306	7,184

Source: Bowen National Research

AMHI – Area Median Household Income; *Based on HUD limits for Lakeville (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. The greatest need for rental product in the five-year projection period appears to be for product serving households earning up to 30% of AMHI. The greatest need for for-sale product appears to be for product serving households earning between 81% and 115% of AMHI. Although development within Lakeville should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider various rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. **STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)**

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Lakeville.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 38.5% (2010-2024) - Positive household growth projections by tenure (owner/renter) - Positive household income growth projections - Newer existing housing stock as compared to the county	- No vacancies at Tax Credit and subsidized multifamily apartments - Low availability rates for non-conventional rentals and for-sale housing - Higher share of substandard rental housing units as compared to county
Opportunities	Threats
- Housing need of 692 rental units and 3,104 for-sale units within the next five years - Projected household growth of nearly 10.0% between 2024 and 2029 - Attract some of the 12,931 commuters coming into the county for work to live in the county	- Higher overall housing costs as compared to county and rising cost of for-sale housing - Higher share of cost burdened renter households - Less than 25.0% of employed residents work in the city - Risk of losing some of the 31,000+ residents that commute out of the city for employment

Lakeville has experienced significant household growth since 2010 and household growth in the city is projected to continue over the next five years. Note that the city has no vacancies among its affordable multifamily units, a low number of available non-conventional rental units, and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a significant number of residents commuting outside Lakeville for employment increase the likelihood of households relocating outside the city. However, the city has over 450 rental units and nearly 2,500 for-sale housing units planned over the next several years which could help meet a portion of the unmet demand for housing within the city. Despite the significant number of planned residential units, the city is still projected to have housing gaps of 692 rental units and 3,104 for-sale units over the next five years. The nearly 13,000 workers commuting to Lakeville for employment daily represent a significant base of potential support for future housing development, which can contribute to positive household growth that will support a growing local economy.

ADDENDUM K: CITY OF MENDOTA HEIGHTS OVERVIEW

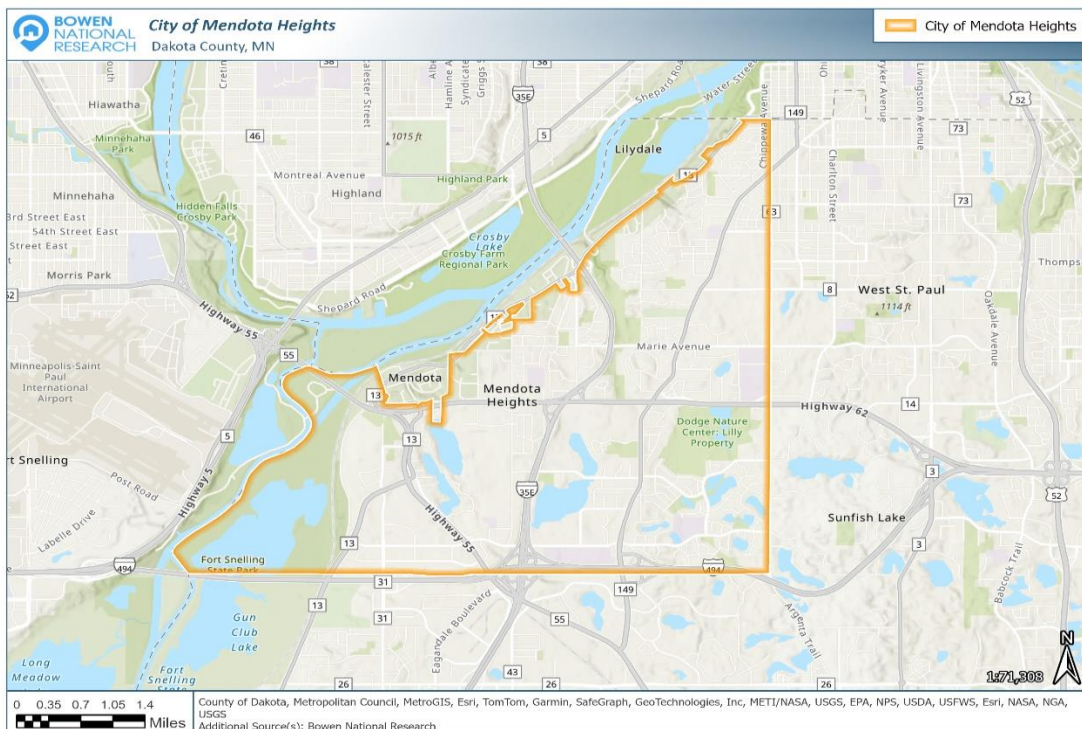
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Mendota Heights. To provide a base of comparison, various metrics of Mendota Heights were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Mendota Heights is located in the far northern portion of Dakota County, approximately 13 miles southeast of downtown Minneapolis. Mendota Heights contains approximately nine square miles and has an estimated population of 11,622 in 2024. Major roadways in the city include Interstates 35E and 494, and State Routes 13, 55, 62, and 149. These roadways provide access to nearby metropolitan centers.

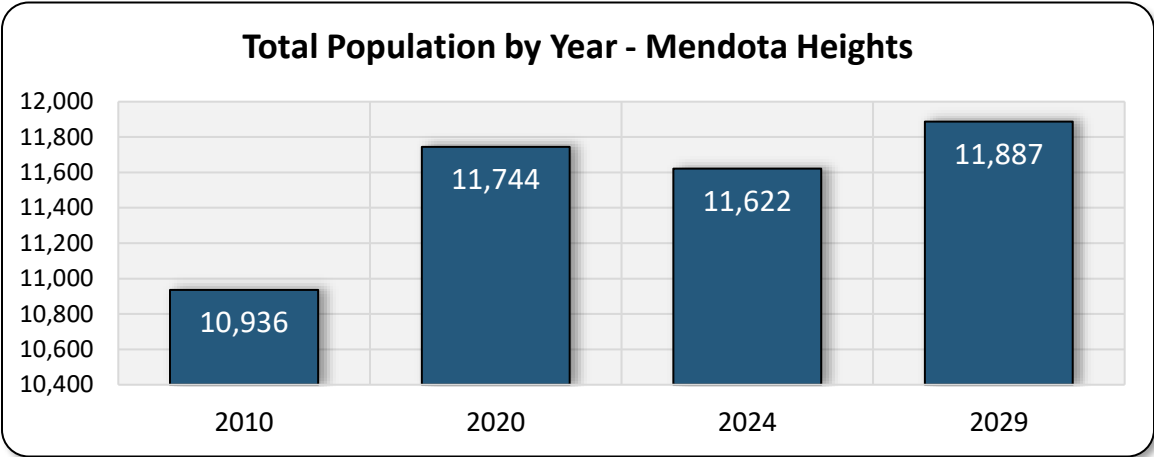
The following map illustrates the city of Mendota Heights.



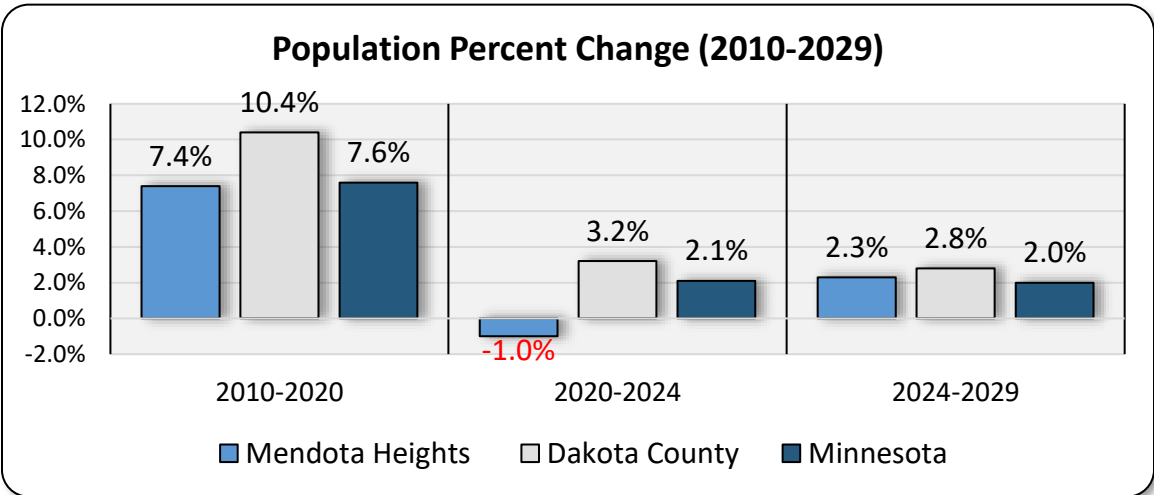
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Mendota Heights. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Mendota Heights and the projected population changes between 2024 and 2029 for each of the study areas.



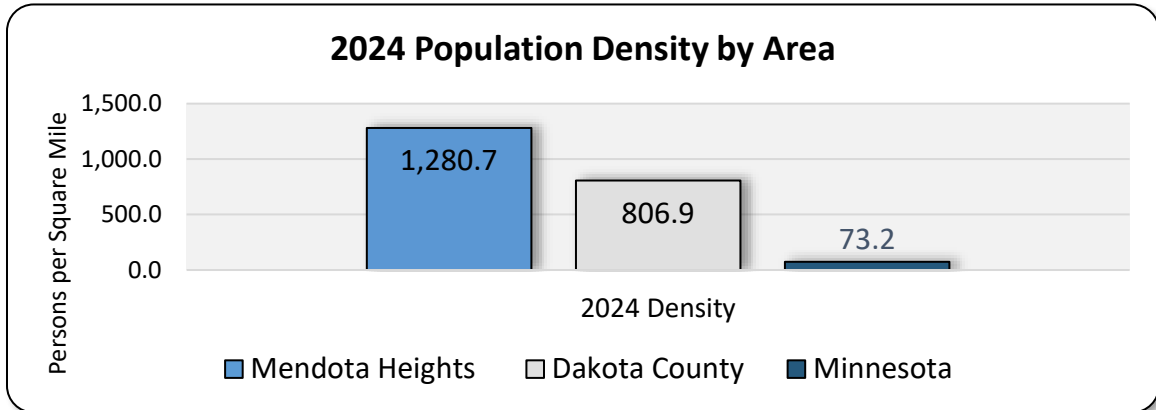
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Mendota Heights increased by 808 (7.4%) between 2010 and 2020. This represents a smaller percentage increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Mendota Heights decreased by 1.0%. However, the city population is projected to increase by 2.3% over the next five years. The projected population increase for Mendota Heights is between the 2.8% increase for the county and 2.0% increase for the state during this time period.

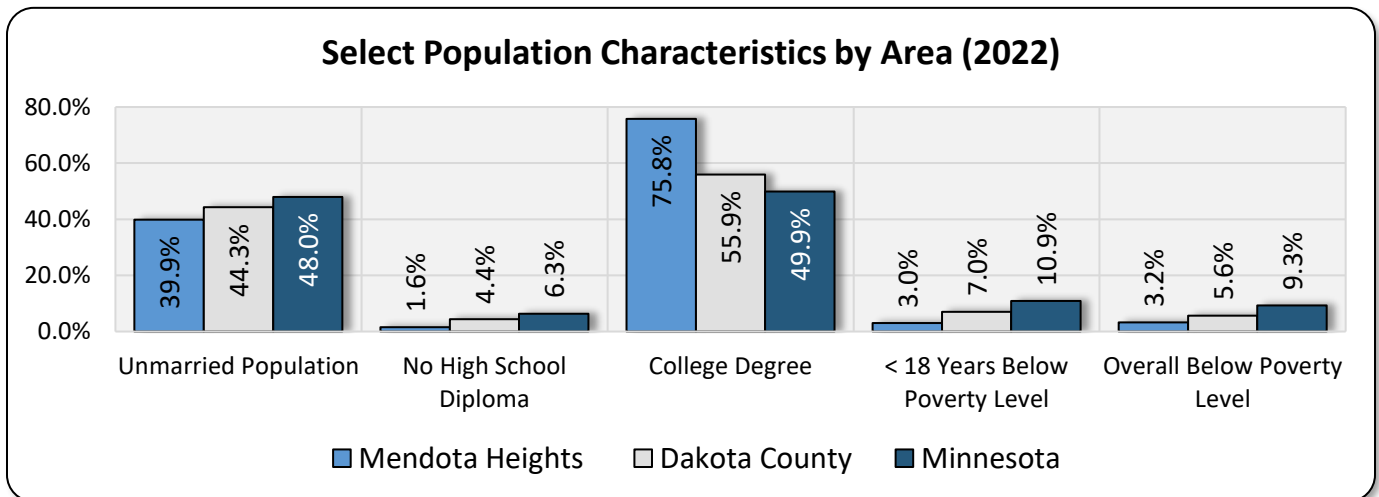
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 1,280.7 persons per square mile, Mendota Heights is more densely populated than Dakota County and the state of Minnesota.

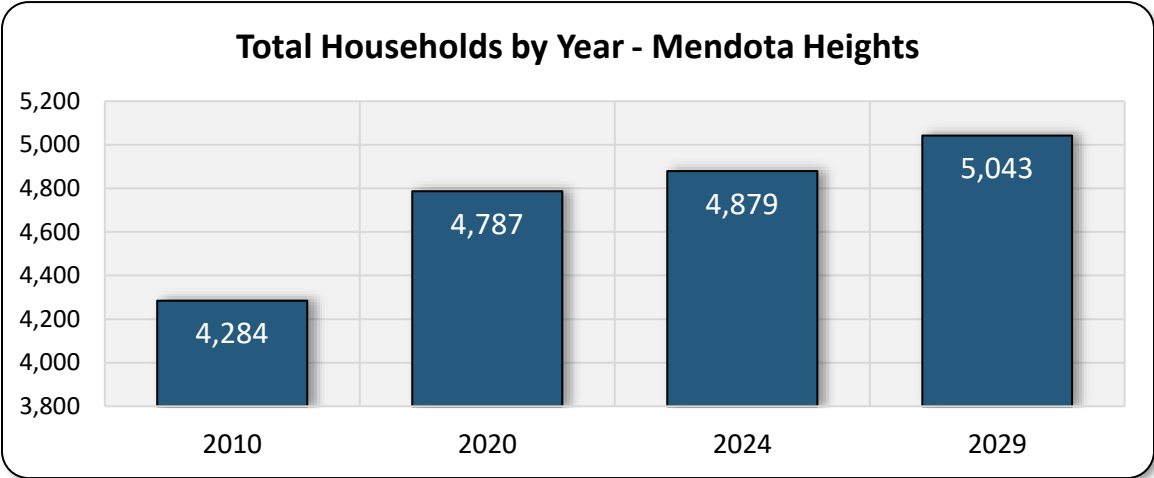
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



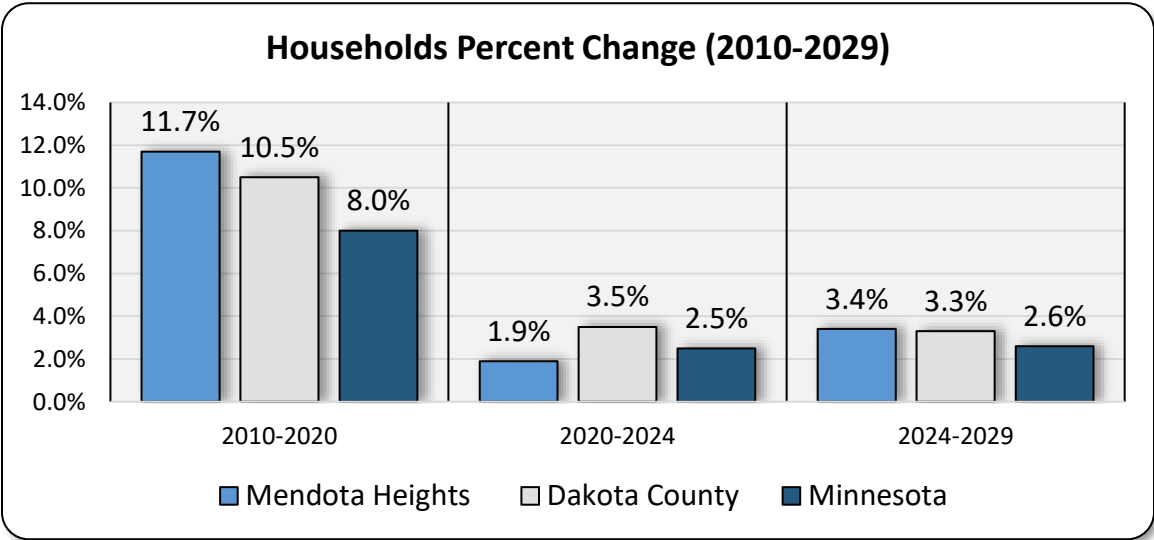
Source: U.S. Census Bureau; 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Mendota Heights has a lower share of the unmarried population (39.9%), a lower share of the population without a high school diploma (1.6%), and a significantly higher share of individuals with a college degree (75.8%) compared to the county and state. The two educational attainment factors likely have a positive influence on housing affordability in the city. Overall, Mendota Heights has lower poverty rates for the population less than 18 years of age (3.0%) and the overall population (3.2%) when compared to the county and state.

The following graphs illustrate the number of **total households** in Mendota Heights by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



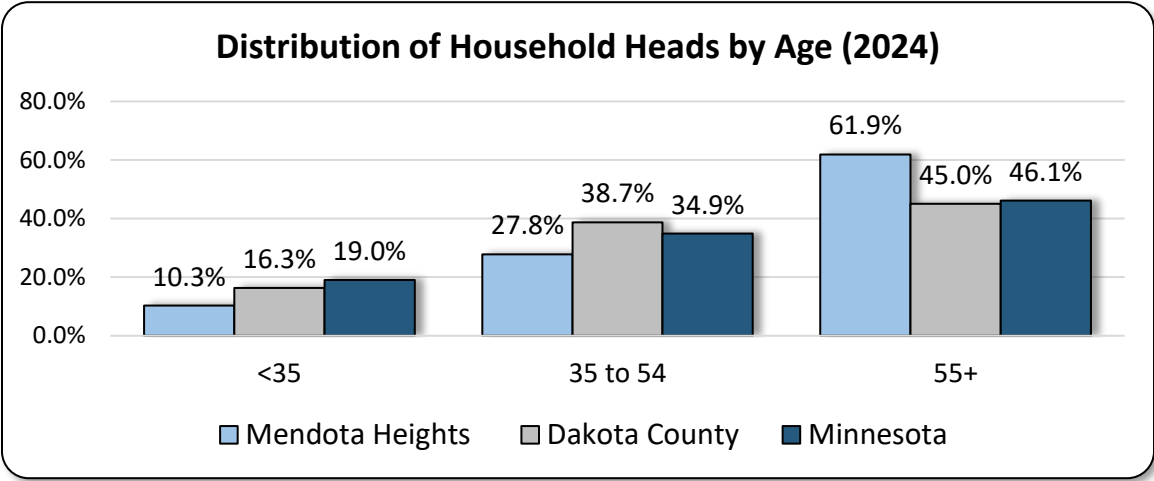
Source: 2010, 2020 Census; ESRI; Bowen National Research



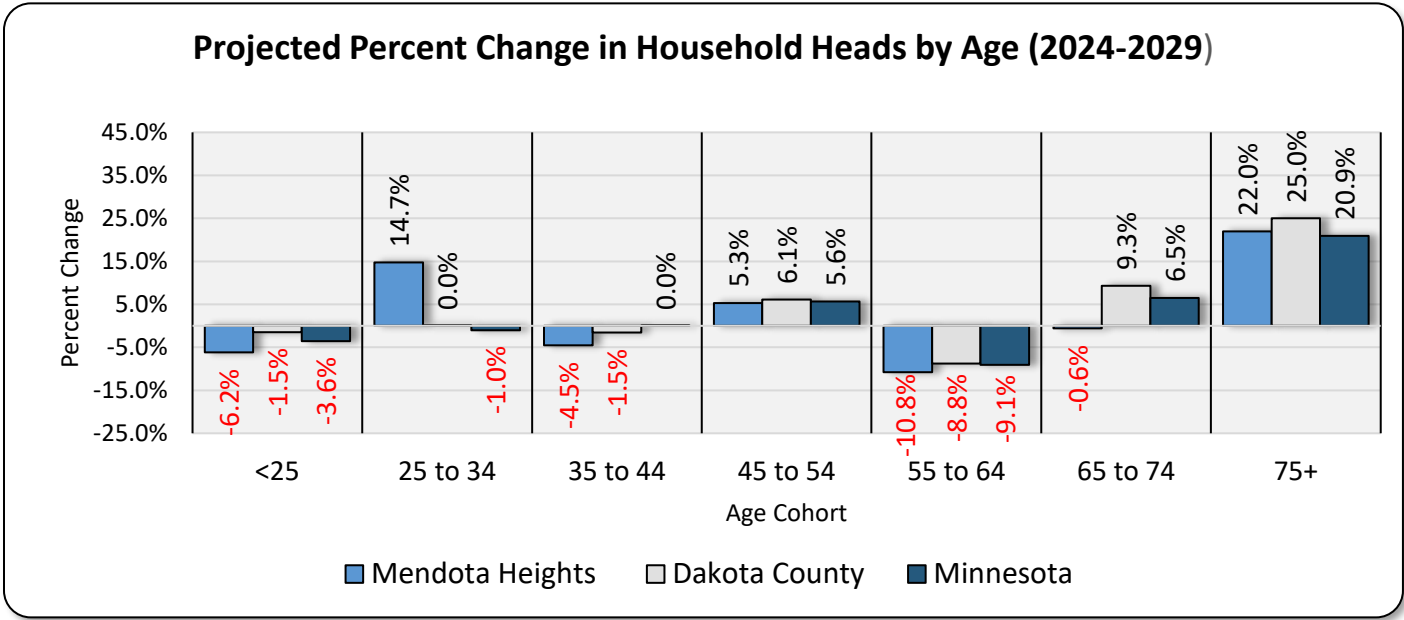
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Mendota Heights increased by 503 (11.7%) between 2010 and 2020. This represents a larger percentage increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Mendota Heights increased by 1.9%. It is projected that the number of households in the city will increase by 3.4% over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected percent change in household heads by age cohort between 2024 and 2029.



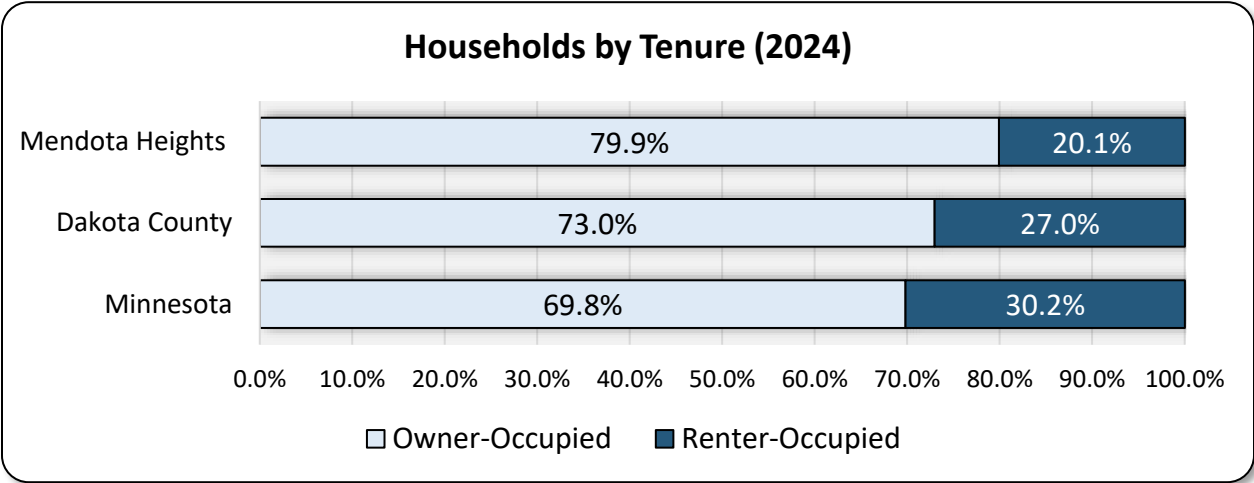
Source: ESRI; Bowen National Research



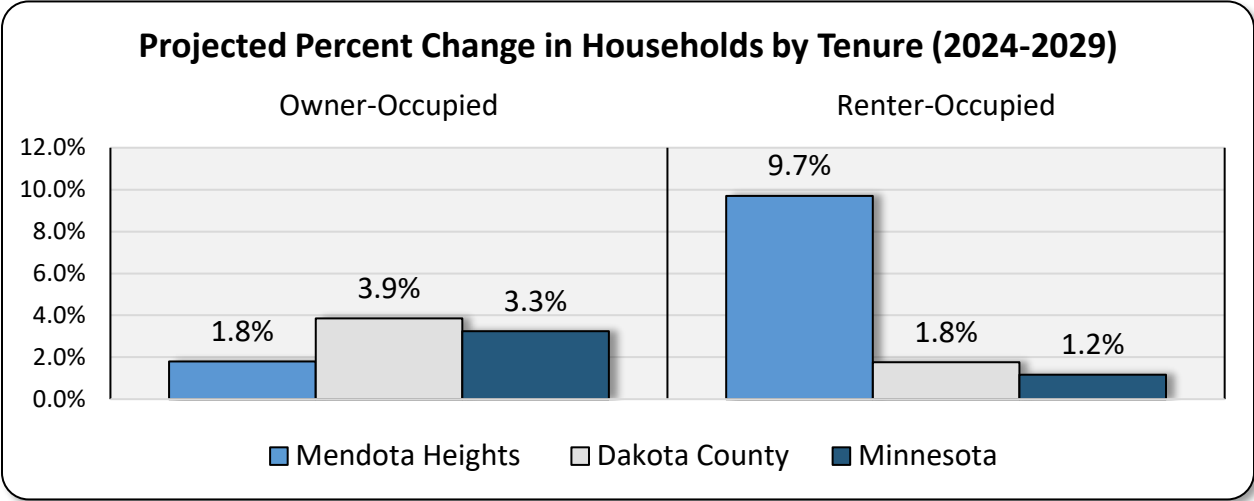
Source: ESRI; Bowen National Research

In 2024, the data illustrates that most households in Mendota Heights (61.9%) are aged 55 and older, which is higher than the corresponding shares in the county and state. Note that households aged 75 and older are projected to increase by 22.0% in the city over the next five years. In addition, households between the ages of 25 and 34 and those aged 45 to 54 are projected to increase by 14.7% and 5.3%, respectively, during this period. The notable projected increase of younger adult households (ages 25 to 34) in the city contrasts with projected household changes among this age group within the county and state.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



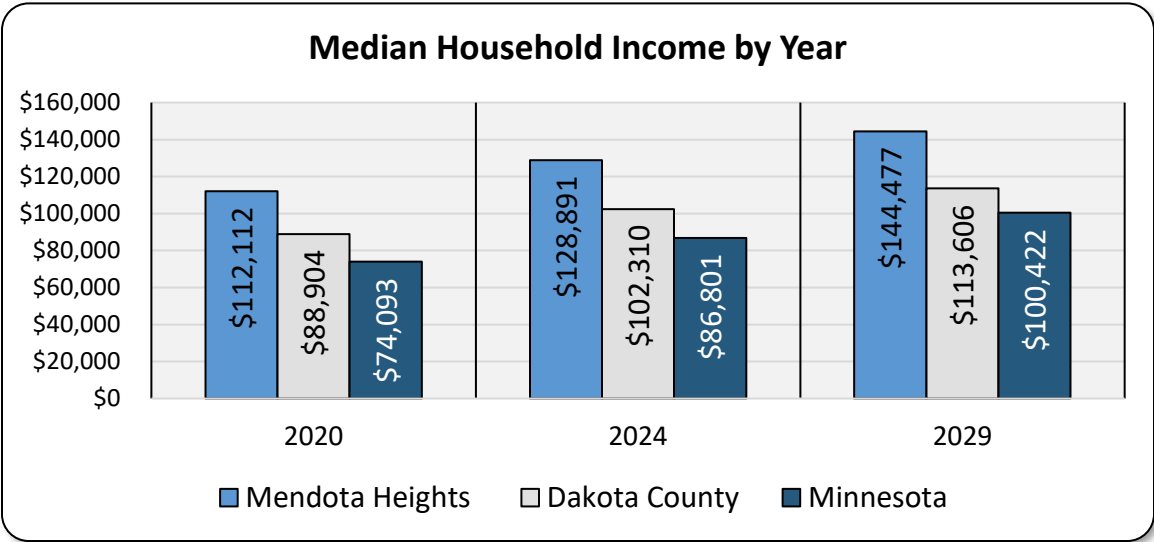
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Mendota Heights (79.9% owners and 20.1% renters) is more heavily weighted toward owners when compared to the county and state. Over the next five years, it is projected that the number of owner households in Mendota Heights will increase by 1.8%, while the number of renter households will increase by 9.7%. This is a much larger percentage increase in renter households when compared to the county and state. The projected increase among owner and renter households in Mendota Heights will likely contribute to an increase in demand within the for-sale and rental housing markets over the next five years. It is important to understand, however, that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

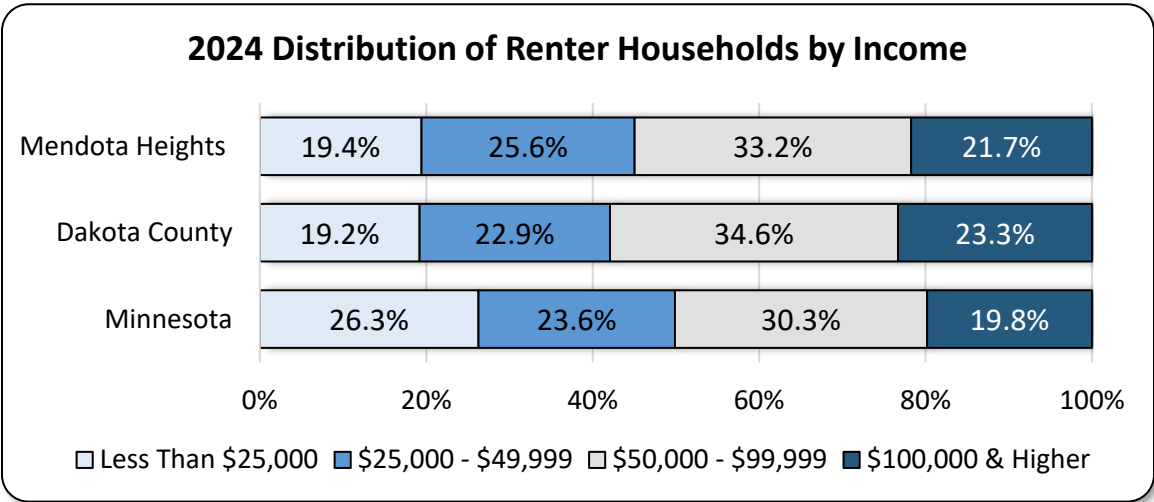
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

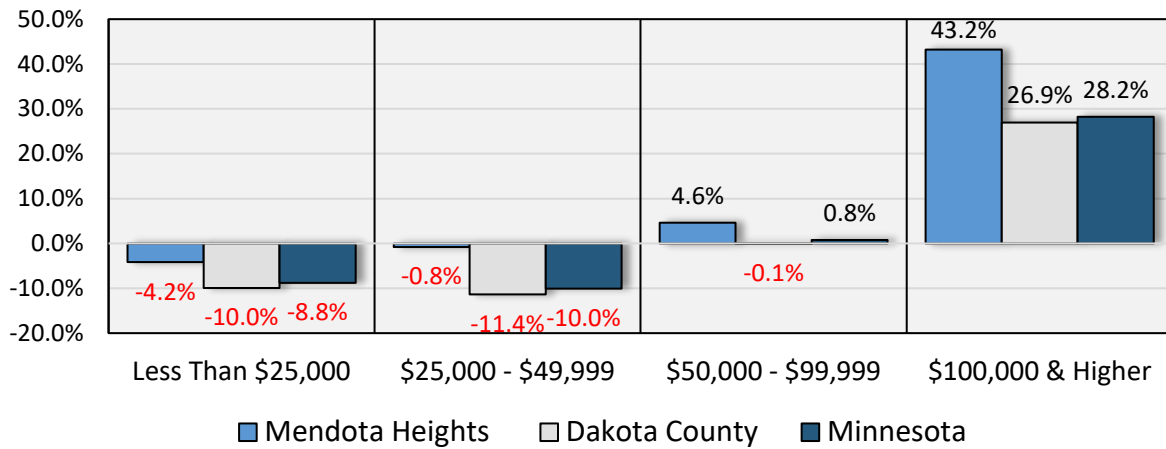
As the preceding illustrates, the 2024 median household income in Mendota Heights (\$128,891) is 26.0% higher than the countywide median household income and 48.5% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Mendota Heights will increase to \$144,477, or an increase of 12.1%. As such, the median household income in Mendota Heights will remain well above that of the county (\$113,606) and state (\$100,422).

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

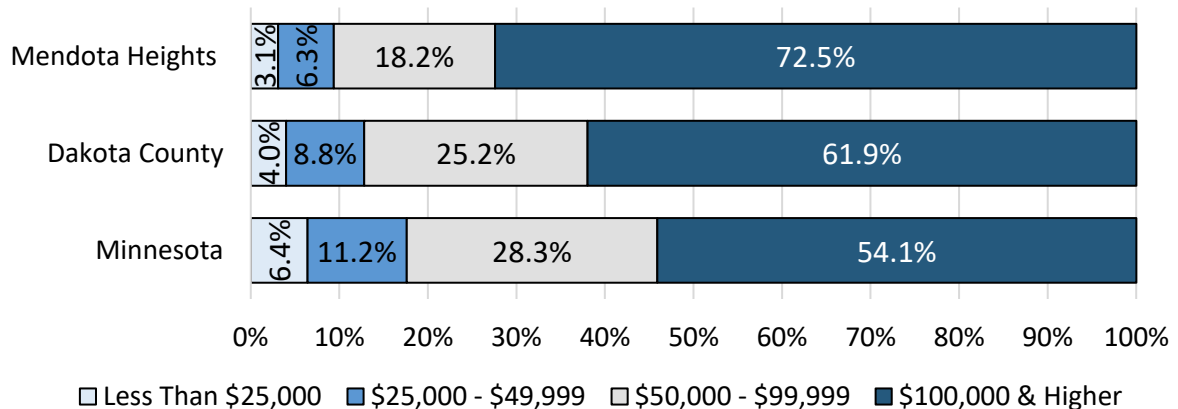


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the distribution of renter households by income in Mendota Heights is relatively similar to that reported for Dakota County. Between 2024 and 2029, renter households in the city earning \$100,000 or higher are projected to increase by 43.2%, while those earning between \$50,000 and \$99,999 are projected to increase by 4.6%. Renter households in Mendota Heights earning less than \$50,000 are projected to decrease during this period. Despite the projected decrease of lower income renter households, it is expected that a significant share of renter households in Mendota Heights will continue to earn less than \$50,000 during the next five years.

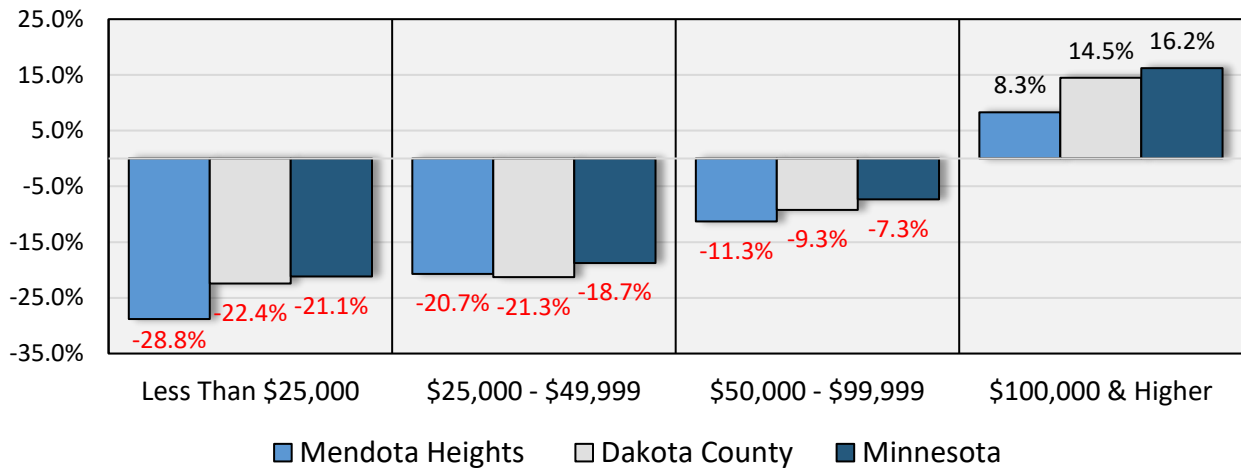
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

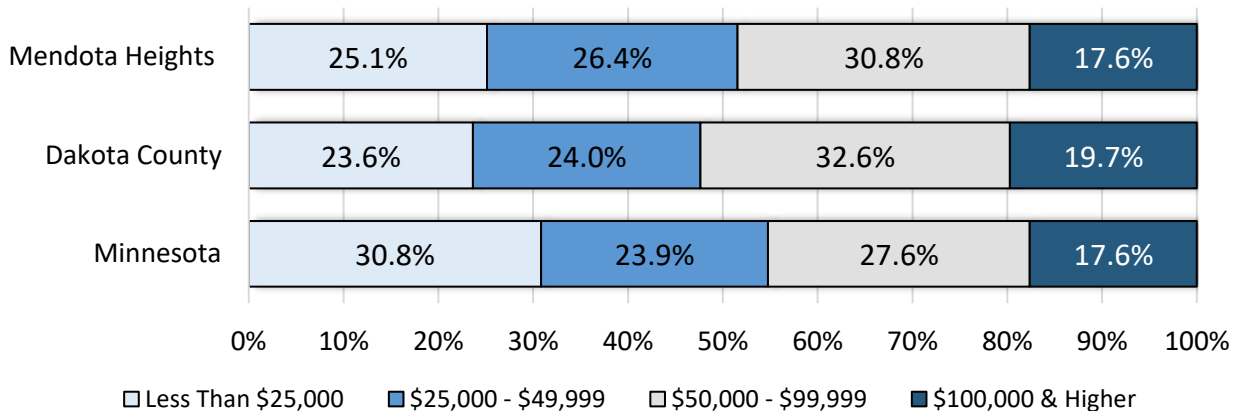


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (72.5%) of Mendota Heights owner households earn \$100,000 or more, which is a much higher share of such households compared to the county (61.9%) and state (54.1%). Between 2024 and 2029, owner households in the city earning \$100,000 or higher are projected to increase by 8.3%, while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

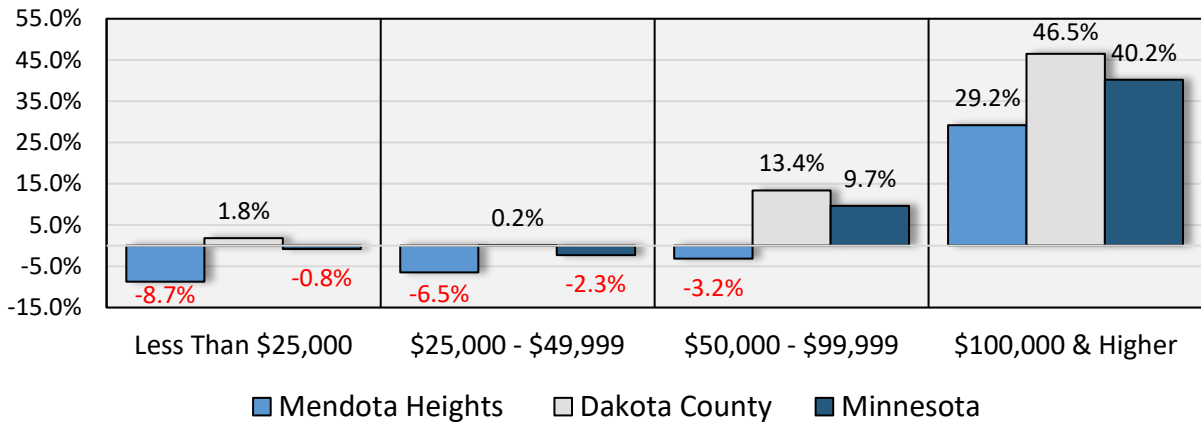
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

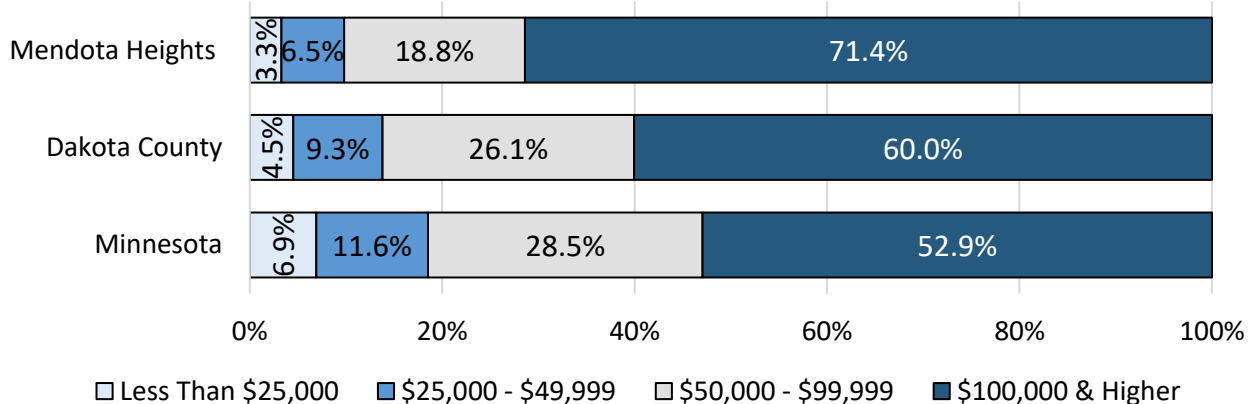


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Mendota Heights earn between \$50,000 and \$99,999 (30.8%), followed by those earning between \$25,000 and \$49,999 (26.4%). Over the next five years, growth among senior renter households in Mendota Heights is projected to occur among households earning \$100,000 or more, which are projected to increase by 29.2% during this period. Senior renter households earning less than \$100,000 are projected to decrease in Mendota Heights between 2024 and 2029.

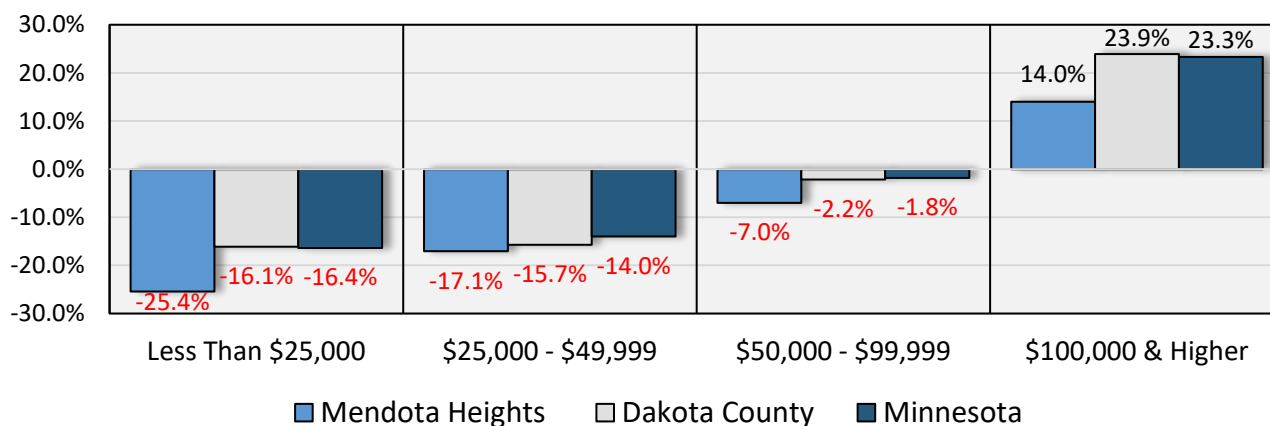
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Mendota Heights earn \$100,000 or more (71.4%), followed by those earning between \$50,000 and \$99,999 (18.8%). Over the next five years, senior owner households in Mendota Heights earning \$100,000 or more are projected to increase by 14.0%, while senior owner households earning less than \$100,000 are projected to decrease during this period. The projected growth among the highest income cohort and decline among the lower income cohorts in Mendota Heights is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

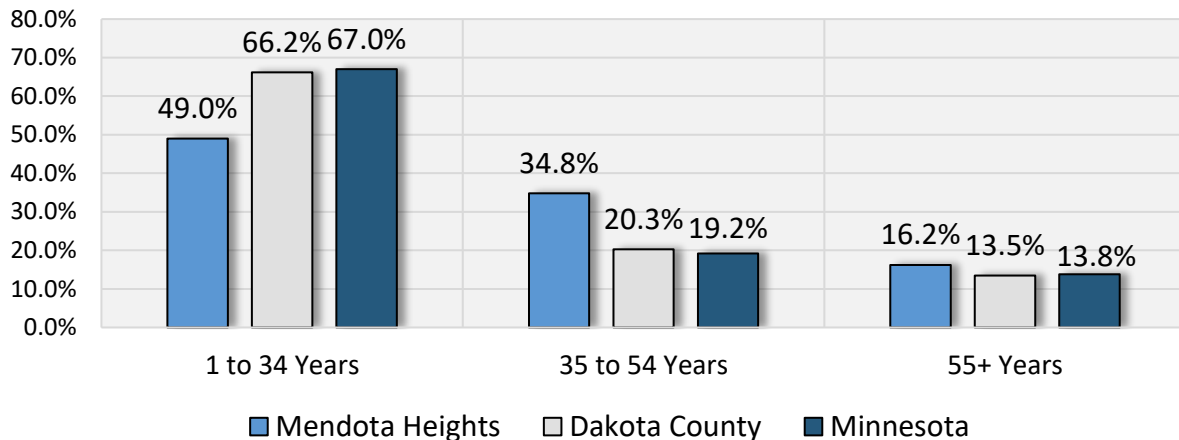
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Mendota Heights, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

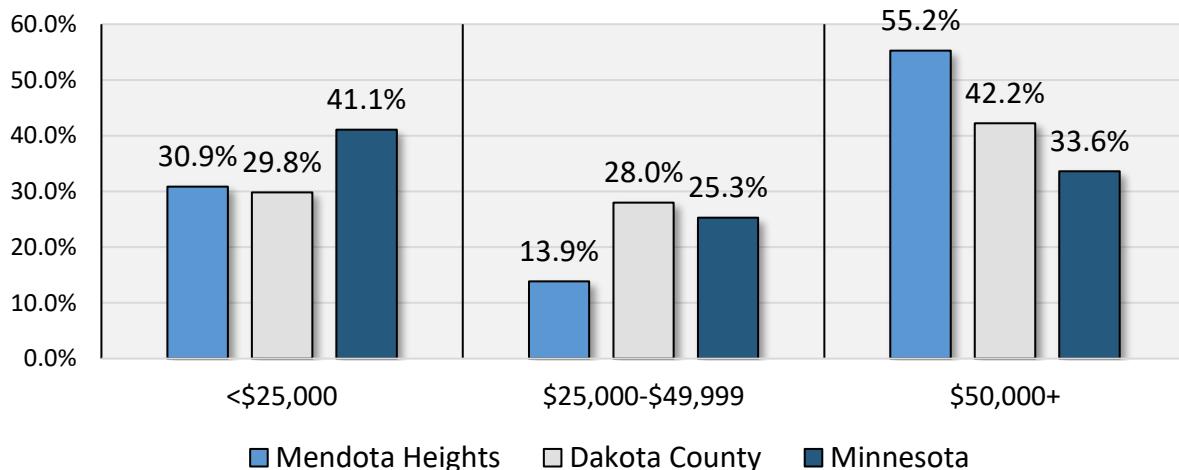
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, Mendota Heights has a much higher share (34.8%) of in-migrants between the ages of 35 and 54 compared to the county and state. By comparison, Mendota Heights has a much lower share (49.0%) of in-migrants under the age of 35. The distribution of in-migrants by income in Mendota Heights is more heavily weighted toward individuals earning \$50,000 or more, though a notable share (30.9%) of in-migrants earn less than \$25,000 annually.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Mendota Heights, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Mendota Heights		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	0	0.0%	568	0.3%	12,777	0.4%
Construction	1,132	10.1%	10,298	5.0%	137,789	4.2%
Manufacturing	1,366	12.2%	22,907	11.1%	342,911	10.3%
Wholesale Trade	799	7.1%	8,221	4.0%	134,193	4.0%
Retail Trade	726	6.5%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	425	3.8%	8,741	4.2%	83,429	2.5%
Information	163	1.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	379	3.4%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	244	2.2%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	1,606	14.3%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	10	0.1%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	616	5.5%	5,954	2.9%	74,747	2.3%
Educational Services	979	8.7%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	1,185	10.6%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	126	1.1%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	333	3.0%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	869	7.8%	12,232	5.9%	204,837	6.2%
Public Administration	180	1.6%	10,454	5.1%	184,476	5.6%
Non-classifiable	54	0.5%	852	0.4%	17,626	0.5%
Total	11,192	100.0%	205,899	100.0%	3,319,675	100.0%

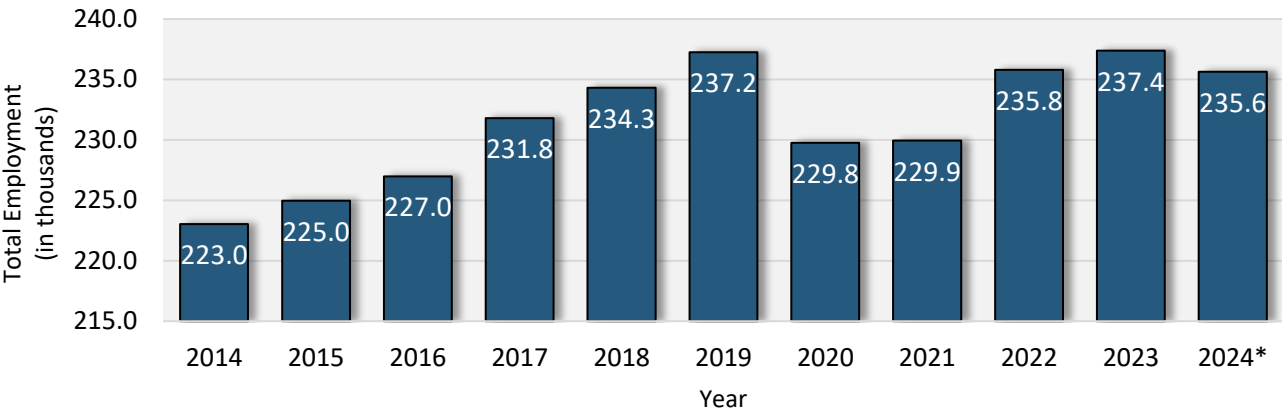
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Mendota Heights has an employment base of over 11,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Professional, Scientific, & Technical Services (14.3%), Manufacturing (12.2%), Health Care & Social Assistance (10.6%), Construction (10.1%), and Educational Services (8.7%). Combined, the top five job sectors represent 55.9% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



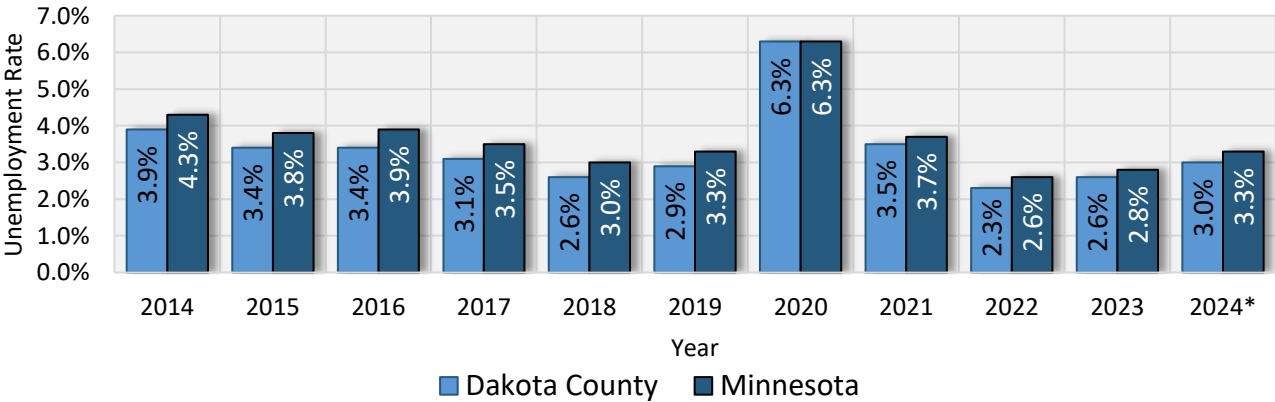
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

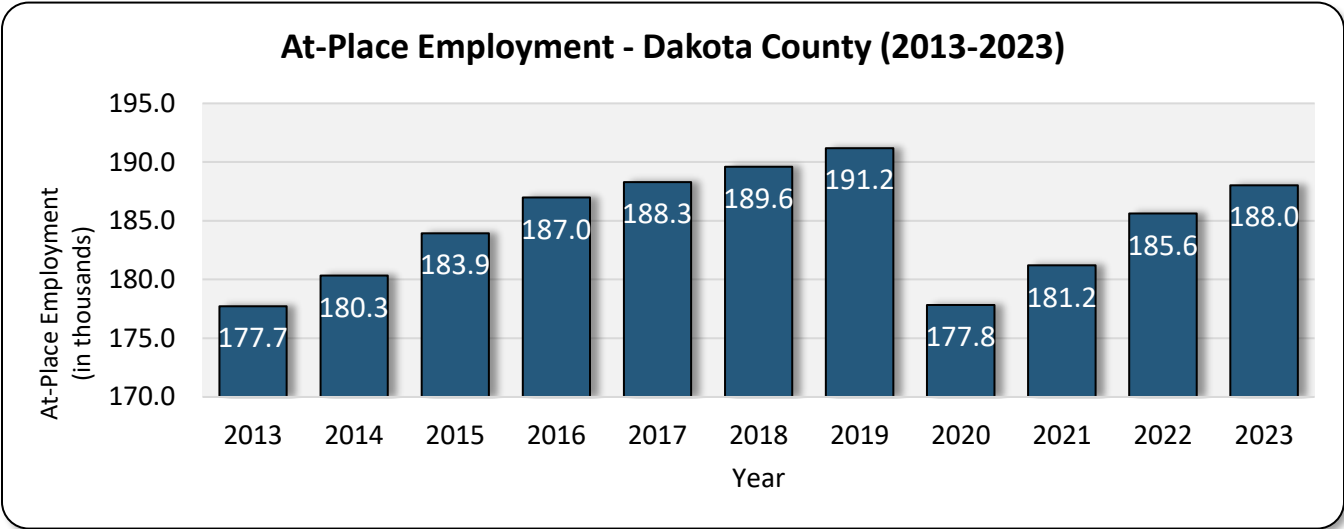


Source: Department of Labor, Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total **at-place employment** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minnesota Department of Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which 55 are located within Mendota Heights. Overall, the reduction in jobs associated with this notice, and those for Dakota County, is relatively minor given the existing employment base and recent increases in at-place employment within the county. The following summarizes the WARN notice reported for Mendota Heights.

WARN Notices – Mendota Heights				
Company	Location	Jobs	Notice Date	Effective Date
EQ	Mendota Heights	55	7/2024	9/2024

Source: Minnesota Employment and Economic Development

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

While no major economic development projects were identified within Mendota Heights at the time of research, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation of at least 250 new jobs within county. The economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

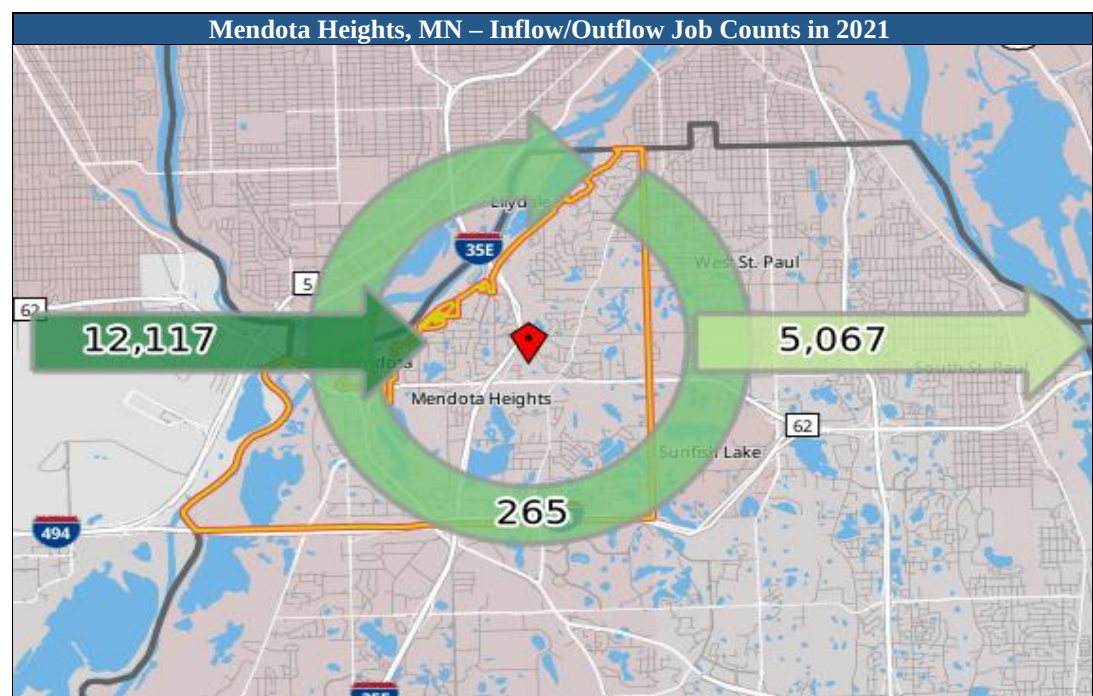
The following table summarizes two *commuting pattern attributes* (mode and time) for Mendota Heights.

Commuting Attributes Mendota Heights, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	4,169	209	92	38	19	1,331	5,858
Percent	71.2%	3.6%	1.6%	0.6%	0.3%	22.7%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	1,178	2,445	683	140	79	1,331	5,856
Percent	20.1%	41.8%	11.7%	2.4%	1.3%	22.7%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 74.8% of individuals in Mendota Heights utilize their own vehicles or carpool to work. Overall, 61.9% of residents have commute times of less than 30 minutes to their place of employment, with an additional 22.7% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a small share (1.6%) of residents rely on public transit as their commuting mode.

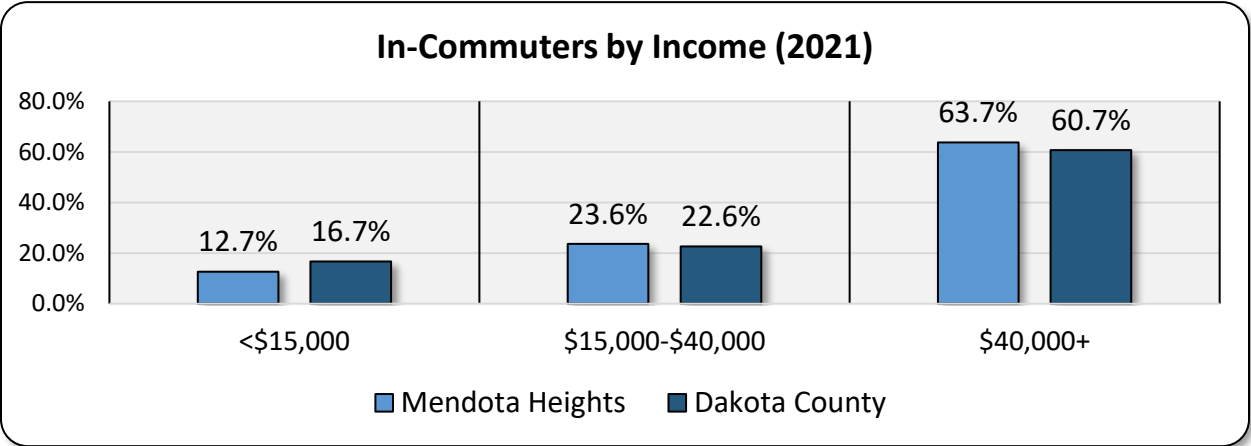
The following illustrates the overall **commuter flow** for Mendota Heights based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 12,382 persons *employed* in Mendota Heights, 97.9% (12,117) originate from outside the city, while 2.1% (265) live within the city. Over 5,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 12,117 non-residents who work in the area represent a substantial base of potential support for future residential development within Mendota Heights.

The following compares the distribution of **in-commuters by annual income** for Mendota Heights and Dakota County.

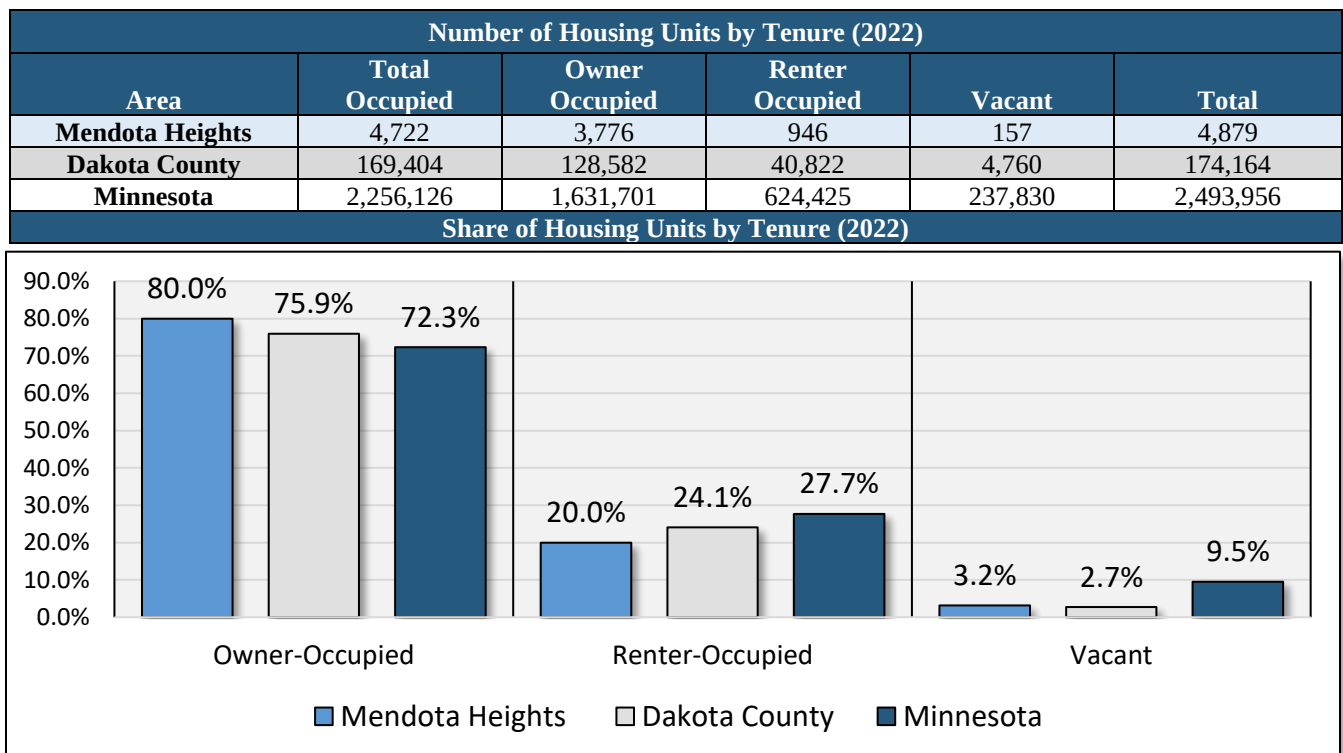


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (63.7%) of in-commuters to Mendota Heights earn \$40,000 or more annually, while 23.6% earn between \$15,000 and \$40,000. The remaining share (12.7%) of in-commuters earn less than \$15,000 annually. Based on the range of incomes, a variety of housing types could be developed to potentially attract some of the 12,117 in-commuters to live within Mendota Heights.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 4,722 total *occupied* housing units in Mendota Heights, 80.0% are owner occupied and the remaining 20.0% are renter occupied. This distribution of occupied units by tenure is slightly more weighted toward owner-occupied housing when compared to the county and state. Among the 4,879 total housing units in Mendota Heights, only 3.2% (157 units) are classified as vacant. The respective shares of vacant units in Mendota Heights and Dakota County are significantly lower than the share (9.5%) for the state. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key ***housing age and conditions*** based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mendota Heights	69	6.3%	1,423	33.8%	0	0.0%	7	0.2%	2	0.2%	16	0.4%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Mendota Heights, 6.3% of the renter-occupied housing units and 33.8% of the owner-occupied housing units were built prior to 1970. The share of older renter occupied housing units in the city (built before 1970) is significantly lower than the county and state shares of such housing, which represents an inventory of relatively modern rental housing in the city. By comparison, the share (33.8%) of older owner-occupied housing units in the city is considerably higher than the county share (20.7%) but lower than the statewide share of 38.2%. Mendota Heights also has very low numbers of both overcrowded housing units as well as housing units lacking complete plumbing or kitchen facilities. As such, only two renter households and 23 owner households in Mendota Heights have substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Mendota Heights	4,879	\$128,891	\$564,867	\$1,268	41.8%	14.2%	21.4%	6.1%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Mendota Heights of \$564,867 is 36.5% higher than the median home value for the county and 56.9% higher than the median home value for the state. The median gross rent of \$1,268 in the city is 10.1% lower than the county but 7.6% higher than the state. With a median household income of \$128,891 in Mendota Heights, approximately 41.8% of renter households and 14.2% of owner households are housing cost burdened. As a result, there are approximately 395 renter households and 536 owner households in Mendota Heights that are housing cost

burdened, of which approximately 433 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

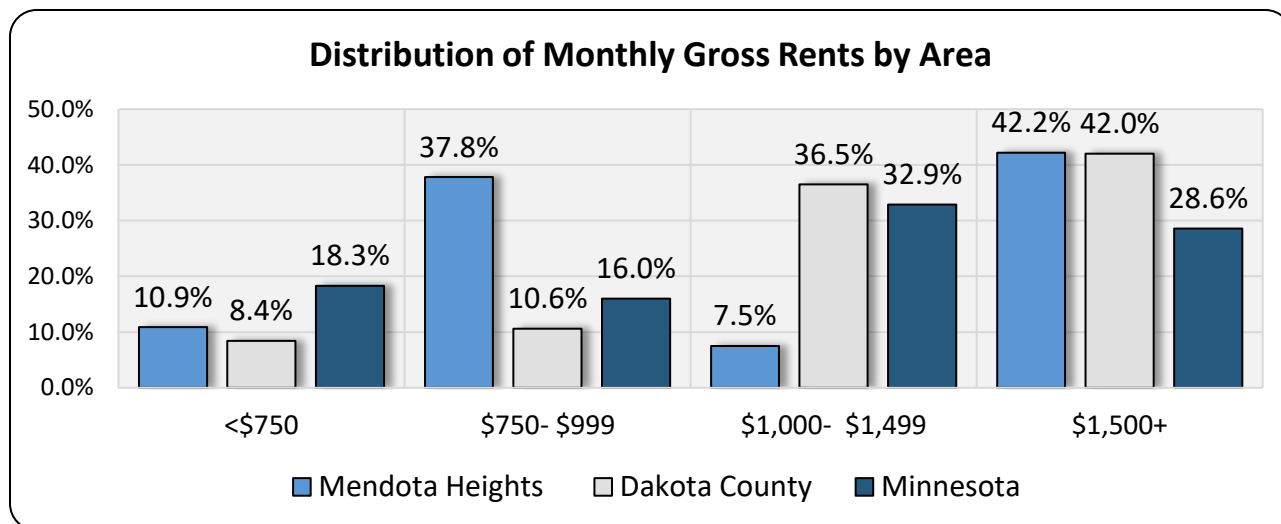
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by ***units in structure by tenure*** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Mendota Heights	Number	333	613	0	946	3,444	325	6	3,776
	Percent	35.2%	64.8%	0.0%	100.0%	91.2%	8.6%	0.2%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 35.2% of the *rental* units in Mendota Heights are within structures of four units or less. Overall, Mendota Heights has a slightly lower share (64.8%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%), but a slightly higher share of such units compared to the state (60.1%). Therefore, the majority of renter-occupied housing units in the area are comprised of multifamily rentals. Among *owner*-occupied units in Mendota Heights, 91.4% are within structures of four units or less and mobile homes.

The following graph illustrates the ***distribution of monthly gross rents*** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 35.2% of all rental units in Mendota Heights classified as non-conventional (four units or less within a structure), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research
 *Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (42.2%) of Mendota Heights rental units have gross rents of \$1,500 or more, followed by units with gross rents between \$750 and \$999 (37.8%). Mendota Heights has a much higher share of rental units with gross rents between \$750 and \$999 compared to the county and state. This is likely due in part to Tax Credit rental units in the city that have much lower gross rents compared to market-rate rental units.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Mendota Heights and Dakota County. Note that vacancy rates below 1% are illustrated in **red** text.

Surveyed Multifamily Rental Housing Supply by Area							
Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Mendota Heights	9	832	13	1.6%	1.9%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Mendota Heights, a total of nine apartment properties were surveyed, comprising a total of 832 units. Overall, the multifamily units are 98.4% occupied, with a total of 13 vacancies. Note that all 13 vacant units are within market-rate properties, while Tax Credit and government-subsidized properties in the city have no vacant units. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Mendota Heights is considered high. The occupancy rates among the various program types are high and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Mendota Heights. This likely represents a future development opportunity within the city.

The following table illustrates the **median rent by bedroom/bathroom type** for the surveyed *market-rate* and *Tax Credit* units in Mendota Heights and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Mendota Heights	\$1,695	\$2,280	\$2,350	\$5,625
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Mendota Heights	\$504	\$746	-	-
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Mendota Heights (\$1,695) is more than three times higher than the comparable Tax Credit unit (\$504) in the city. The median rents for market-rate units in Mendota Heights are also significantly higher than corresponding market-rate rents in Dakota County. In particular, the median rent for a three-bedroom/2.0-bathroom market-rate unit in the city exceeds \$5,600 per month. However, the median rents for the Tax Credit units in Mendota Heights are lower than the corresponding Tax Credit units in Dakota County and represent a significant value compared to market-rate rents in the city. With limited availability among Tax Credit and government-subsidized units in both Mendota Heights and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 35.2% of the total rental units in Mendota Heights.

During August and September 2024, Bowen National Research conducted an online survey and identified two non-conventional rentals that were listed as *available* for rent in Mendota Heights. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Mendota Heights	333	2	0.6%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of two available units identified, Mendota Heights has an overall vacancy rate of just 0.6% for non-conventional rentals, which is identical to the vacancy rate of the entirety of Dakota County (0.6%). Regardless, this is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available ***non-conventional rental*** units in Mendota Heights and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Mendota Heights				
Three-Bedroom	1	\$2,375	\$2,375	\$1.34
Four-Bedroom	1	\$3,945	\$3,945	\$1.23
Total	2			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The two available non-conventional rentals in Mendota Heights consist of a three-bedroom unit and a four-bedroom unit. The three-bedroom unit has a rent of \$2,375 (\$1.34 per square foot) and the four-bedroom unit has a rent of \$3,945 (\$1.23 per square foot). When typical utility costs (\$300 or more) are considered, the two available non-conventional rentals in Mendota Heights have gross rents of approximately \$2,675 and \$4,245, respectively. These are lower rents compared to the median collected rent for a three-bedroom/2.0-bathroom market-rate unit in the city (\$5,625). Regardless, it is unlikely that lower-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Mendota Heights and Dakota County.

Mendota Heights - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Mendota Heights		
Available*	17	\$615,000
Sold**	538	\$530,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

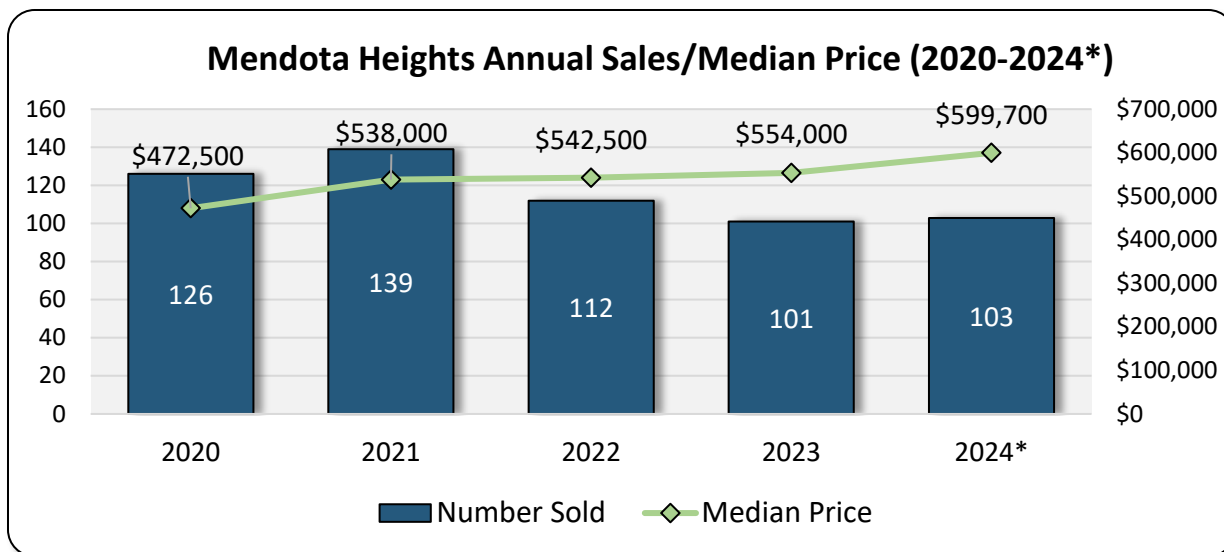
The available for-sale housing stock in Mendota Heights as of July 31, 2024 consists of 17 total units with a median list price of \$615,000. This represents a much higher median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Mendota Heights consisted of 538 homes with a median sales price of \$530,000, which is 39.5% higher than the median sales price for homes sold within Dakota County since January 2020 (\$380,000).

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Mendota Heights (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	126	-	\$472,500	-
2021	139	10.3%	\$538,000	13.9%
2022	112	-19.4%	\$542,500	0.8%
2023	101	-9.8%	\$554,000	2.1%
2024*	60 (103)	(2.0%)	\$599,700	8.2%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Mendota Heights increased by 10.3% between 2020 and 2021. Since 2021, sales volume decreased in each subsequent year. Projections indicate that sales volume will increase by 2.0% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased substantially. Collectively, the median sales price of homes sold in Mendota Heights increased by 26.9% between January 2020 and July 2024.

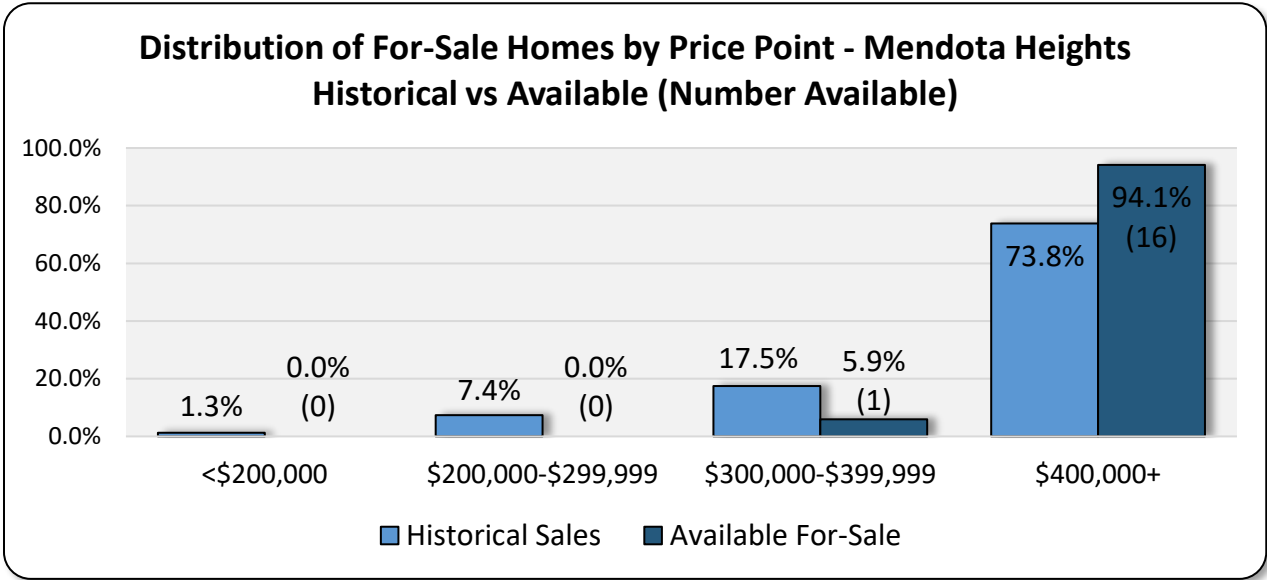
The following table provides various housing market metrics for the available for-sale homes in Mendota Heights and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Mendota Heights	17	2.9%	0.5%	1.7	\$978,459	\$615,000	91	1985
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 17 available for-sale homes in Mendota Heights represent 2.9% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.5% when compared to the 3,776 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.7 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 91 days and an average year built of 1985. Overall, the data illustrates that there is limited availability of for-sale homes which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by *price point* for Mendota Heights:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, 16 of the 17 available for-sale homes in Mendota Heights are priced at \$400,000 and higher, representing 94.1% of available homes for sale in the city. During the historical sales period, 73.8% of the homes sold in the city were priced at \$400,000 or higher. By comparison, there is only one available home priced between \$300,000 and \$399,999 and no available homes priced below \$300,000 in Mendota Heights. While the lack of homes priced below \$300,000 is consistent with recent sales activity, the lack of available homes within this price range is likely to create affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. However, none of the 60 such facilities surveyed within the county are located within Mendota Heights. The lack of such product within the city could be indicative of a development opportunity, particularly when considering the notable household growth projected among seniors aged 75 and older.

An expanded analysis of the county-wide senior care housing market can be found in Section VI (Housing Supply Analysis) of the Dakota County Housing Needs Assessment report.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. During this process there were no multifamily rental, for-sale housing, or senior care housing developments identified within Mendota Heights that are either planned or under construction. However, it should be noted additional projects may have been introduced into the development pipeline since the time interviews and research were completed.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Mendota Heights. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Mendota Heights has an overall five-year housing gap of 1,290 units, with a gap of 310 rental units and a gap of 980 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Mendota Heights.

	Mendota Heights Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	84	77	59	62	28	310
For-Sale Housing Gap	0	98	241	471	170	980
10-Year Estimates (2024-2034)						
Rental Housing Gap	168	154	118	124	56	620
For-Sale Housing Gap	0	196	482	942	340	1,960

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Mendota Heights (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest five-year *rental* housing gap in the city is for product serving households between 31% and 60% of AMHI. The greatest five-year *for-sale* housing gap in the city is for product serving households earning between 81% and 115% of AMHI. Although development within Mendota Heights should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. **STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)**

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Mendota Heights.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 13.9% (2010-2024) - Positive household growth projections for various age cohorts - Positive household growth projections among both owners and renters - Positive household income growth projections - Few households live in substandard housing conditions	- No vacancies at Tax Credit and subsidized multifamily apartments - Extremely low availability rates for non-conventional rentals and for-sale housing - Lack of lower/moderate priced (under \$300,000) for-sale product - Higher overall housing costs compared to county and state
Opportunities	Threats
- Housing need of 310 rental units and 980 for-sale units within the next five years - Renter households projected to increase by nearly 10.0% during the next five years - Attract some of the 12,000+ commuters coming into the city for work to live in the city	- Rising cost of for-sale housing - No known residential housing projects planned for the city - Lack of senior care housing product in the city - A very low share (2.1%) of employed residents work in the city - City risks losing some of the 5,000+ residents that commute out of the city for employment

Mendota Heights has experienced positive household growth since 2010, and household growth in the city is projected to continue over the next five years. Note that the city has no vacancies among its *affordable* multifamily units, an extremely low number of available non-conventional rental units, and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a significant number of residents commuting outside Mendota Heights

for employment increase the likelihood of households relocating outside the city. In addition, the city is projected to have housing gaps of 310 rental units and 980 for-sale units over the next five years, with no known planned residential projects in the city to help fill these housing gaps. Note that over 12,000 workers commute into Mendota Heights for employment daily. These commuters represent a significant base of potential support for future development, which can contribute to positive household growth that will support a growing local economy. development opportunity.

ADDENDUM L: CITY OF ROSEMOUNT OVERVIEW

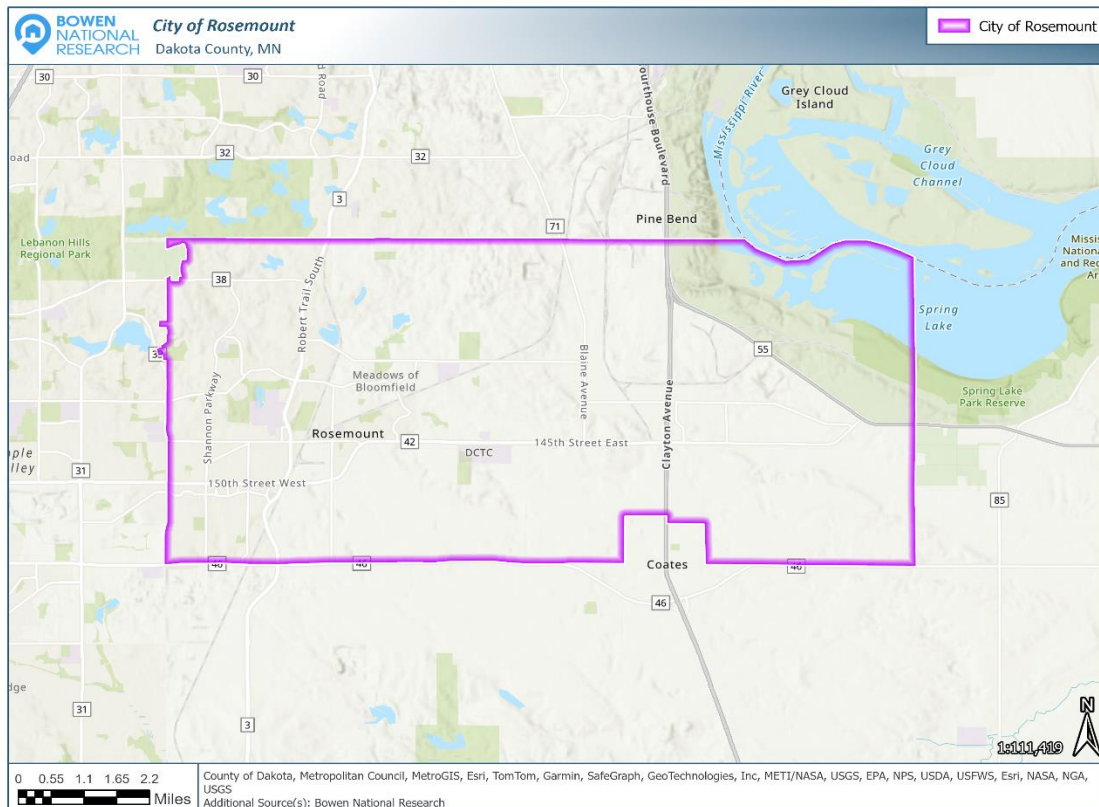
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Rosemount. To provide a base of comparison, various metrics of Rosemount were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

Rosemount is located in the central portion of Dakota County, approximately 25 miles southeast of Minneapolis. Rosemount contains approximately 35 square miles and has an estimated population of 28,495 in 2024. U.S. Highway 52 and State Route 3 run north/south and each serve their respective halves of the county. The thoroughfares provide access to nearby metropolitan centers north of Rosemount.

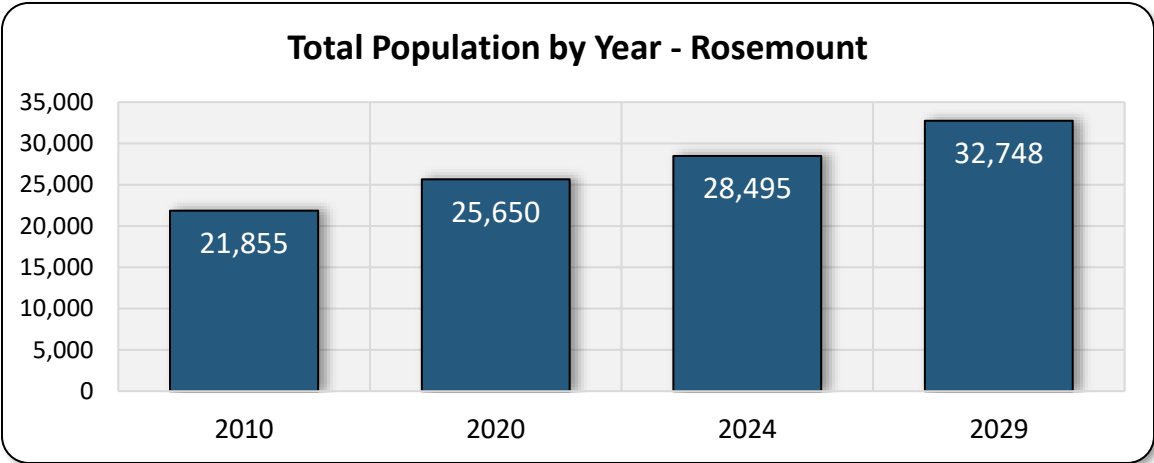
The following map illustrates the city of Rosemount.



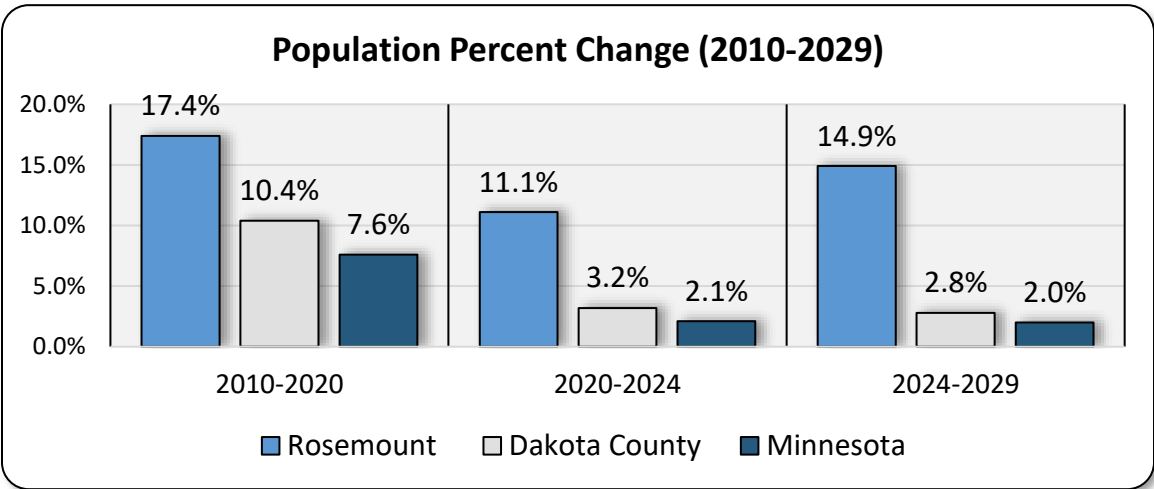
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Rosemount. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Rosemount and the projected population changes between 2024 and 2029 for each of the study areas.



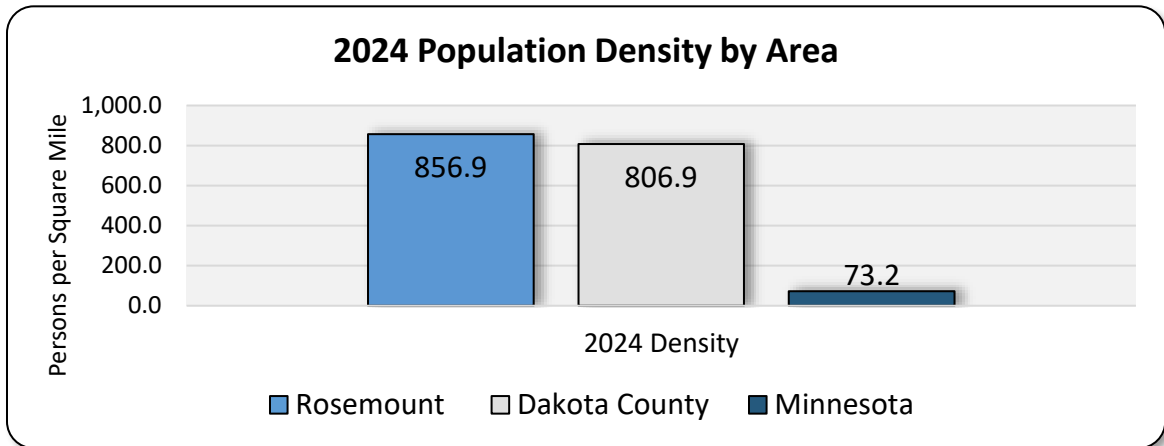
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in Rosemount increased by 3,795 (17.4%) between 2010 and 2020. This represents a much larger percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Rosemount increased by 11.1%. The population within the area is projected to increase by 14.9% over the next five years. This substantially outpaces the 2.8% increase for the county and 2.0% increase for the state during this time period.

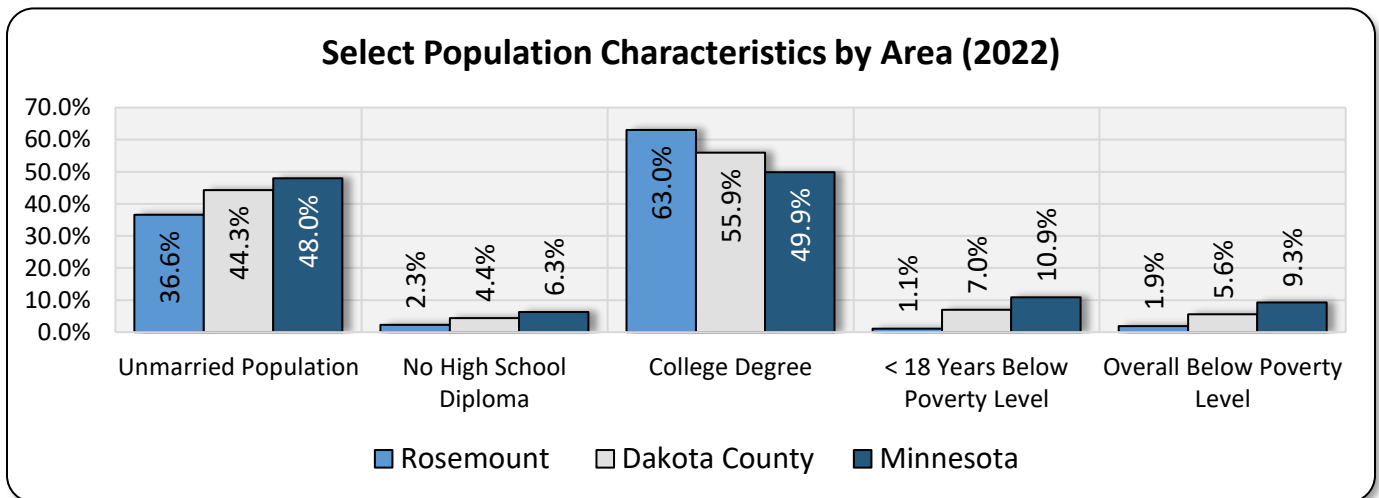
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 856.9 persons per square mile, Rosemount has a population density similar to Dakota County but is considerably more densely populated than the state of Minnesota.

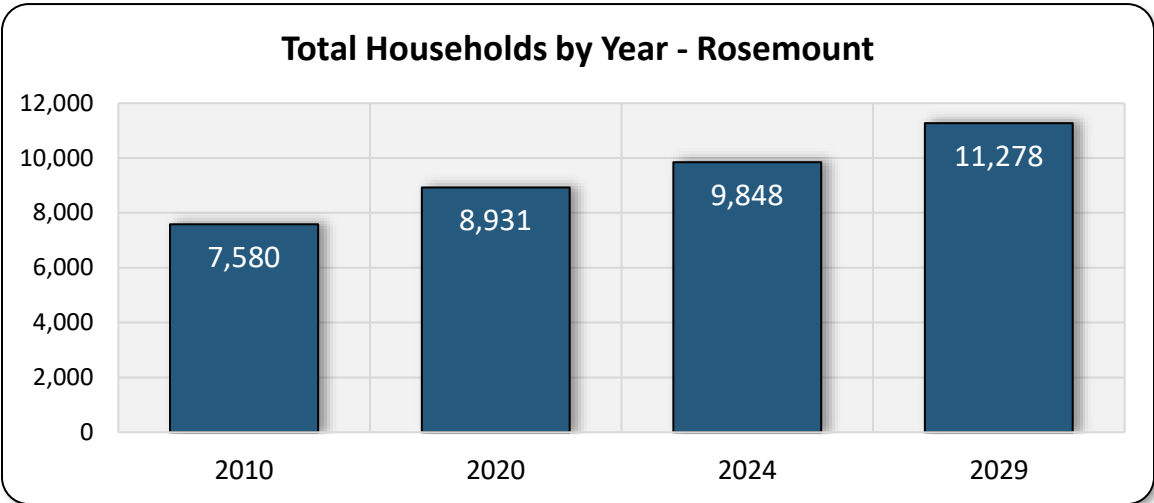
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



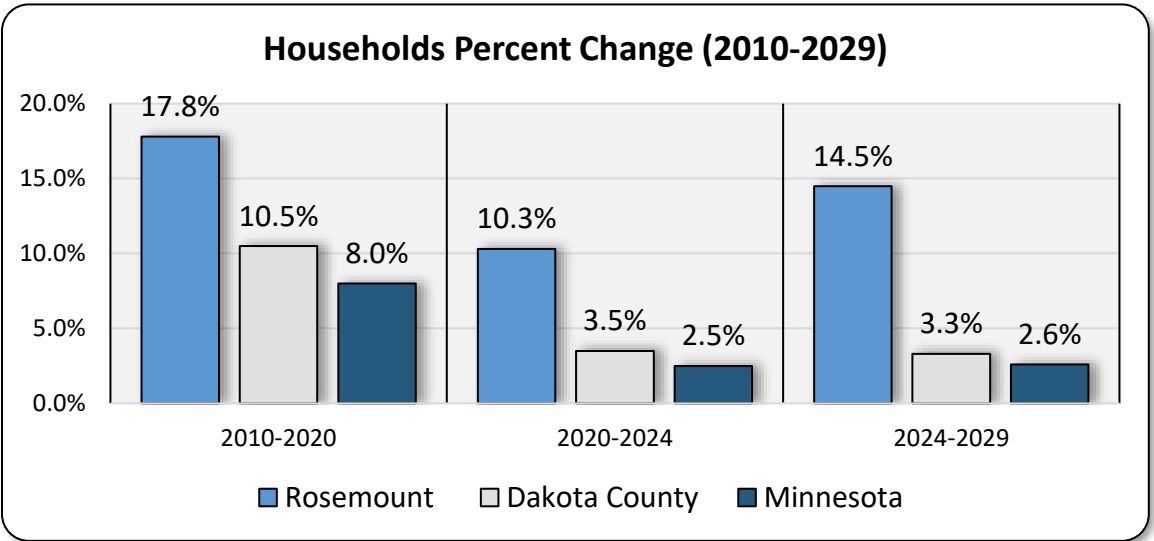
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Rosemount has a lower share of unmarried population (36.6%), a lower share of the population without a high school diploma (2.3%), and a higher share of individuals with a college degree (63.0%) as compared to both the county and state. The two educational attainment factors are likely a positive influence on housing affordability in the city. This also likely contributes to the much lower poverty rates within the city as compared to the county and state.

The following graphs illustrate the number of **total households** in Rosemount by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



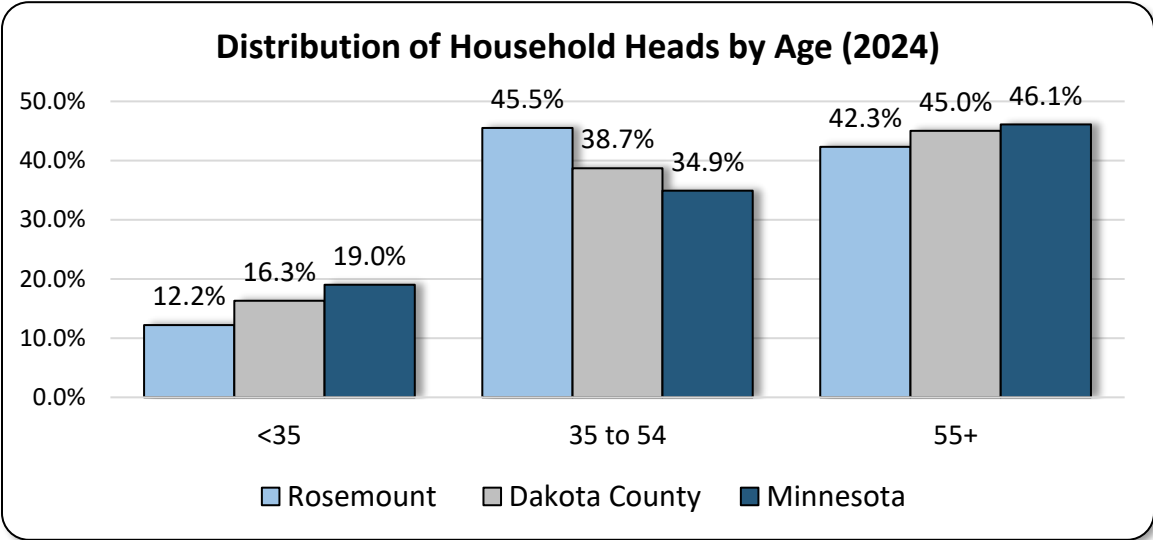
Source: 2010, 2020 Census; ESRI; Bowen National Research



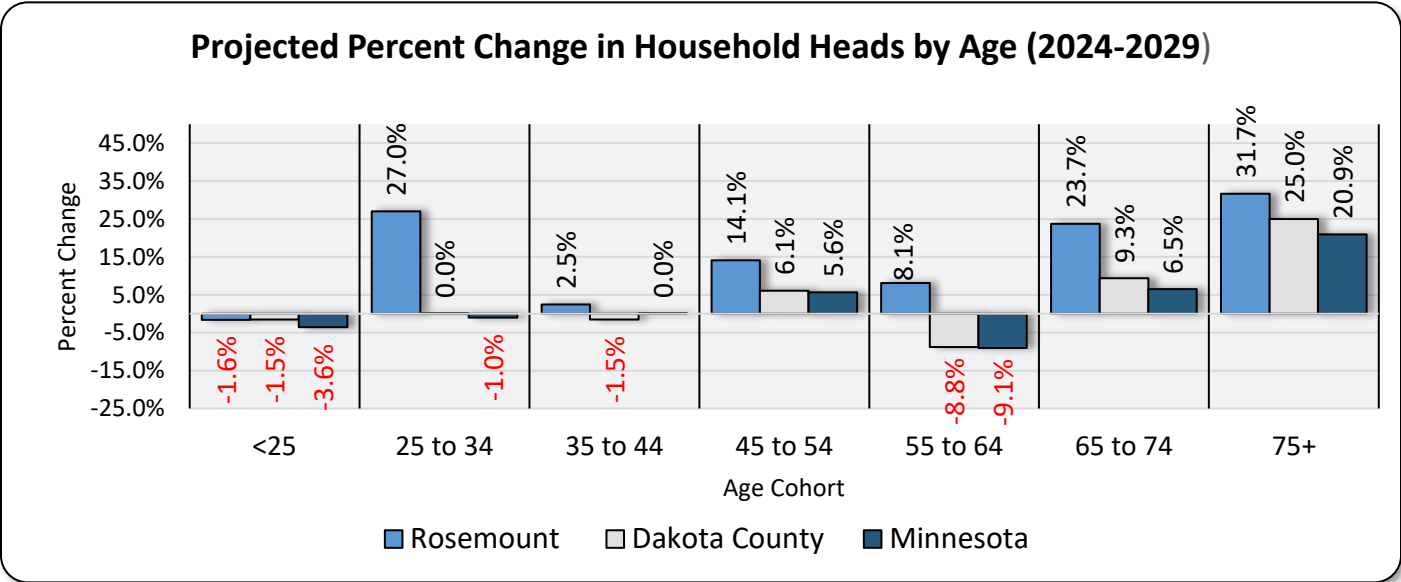
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Rosemount increased by 1,351 (17.8%) between 2010 and 2020. This represents a larger percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Rosemount increased by 10.3%. It is projected that the number of households in the area will further increase by 14.5% over the next five years, a rate which will far outpace projections for the county (3.3%) and state (2.6%). While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



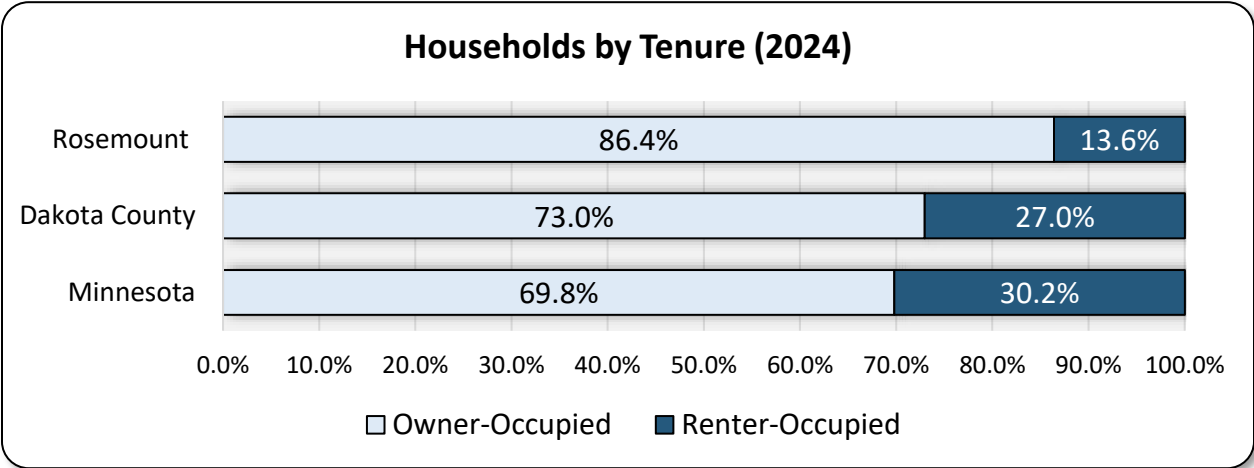
Source: ESRI; Bowen National Research



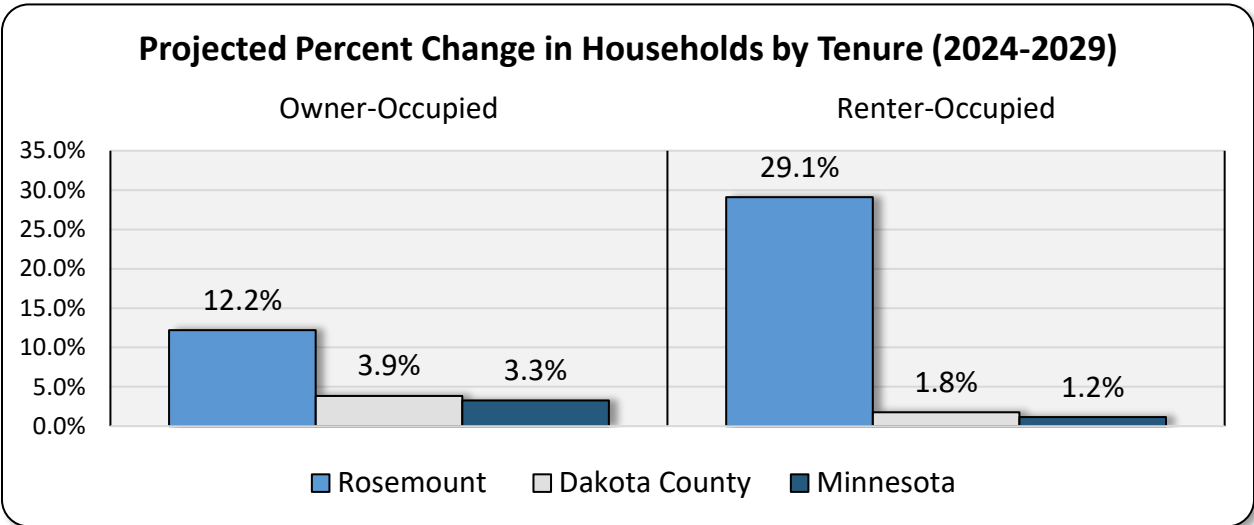
Source: ESRI; Bowen National Research

Overall, the data shows that Rosemount and Dakota County households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. While households aged 75 and older are projected to experience the greatest growth (31.7%) in Rosemount over the next five years, notable household growth is also projected among all age cohorts between the ages of 25 and 74. Comparatively, household growth within the county and state is expected to be concentrated among households aged 45 to 54 and those aged 65 and older during this same time period.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



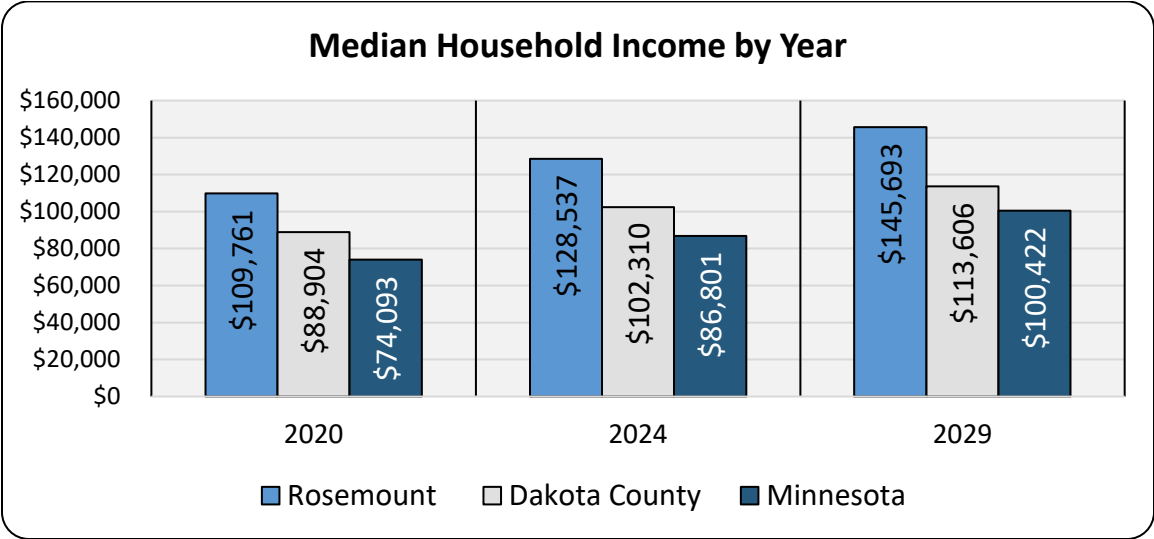
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Rosemount (86.4% owners and 13.6% renters) is more heavily weighted toward owner households as compared to the county and state. Over the next five years, it is projected that the number of owner households in Rosemount will increase by 12.2%, while the number of renter households will increase by 29.1%. These are both larger increases as compared to the county and state, but the increase among renter households is particularly noteworthy. The *increase* among owner and renter households in Rosemount will likely contribute to an increase in demand within both the for-sale and rental housing markets over the next five years. However, it is also important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

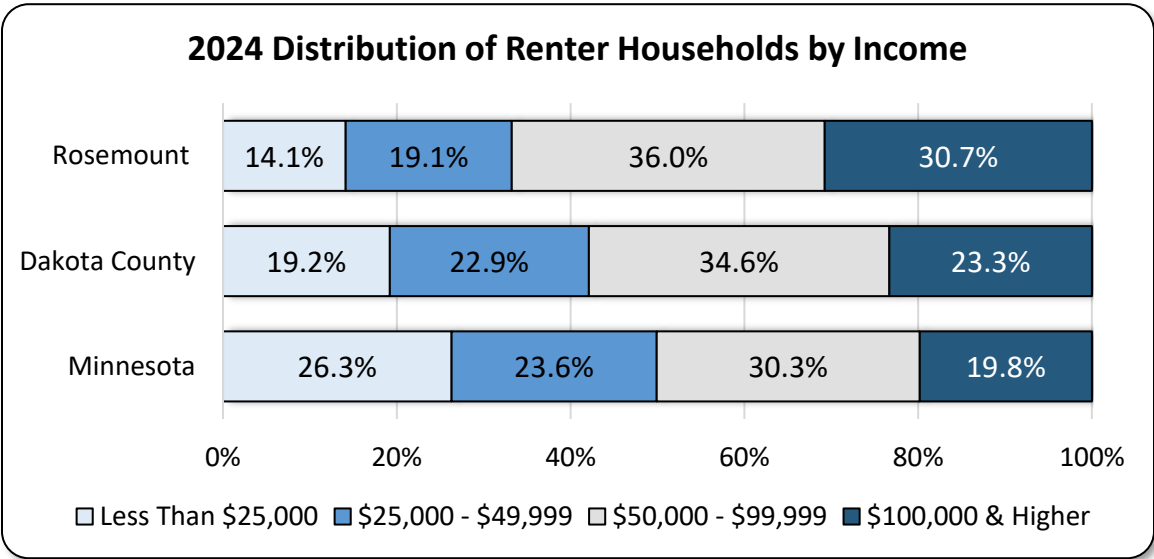
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

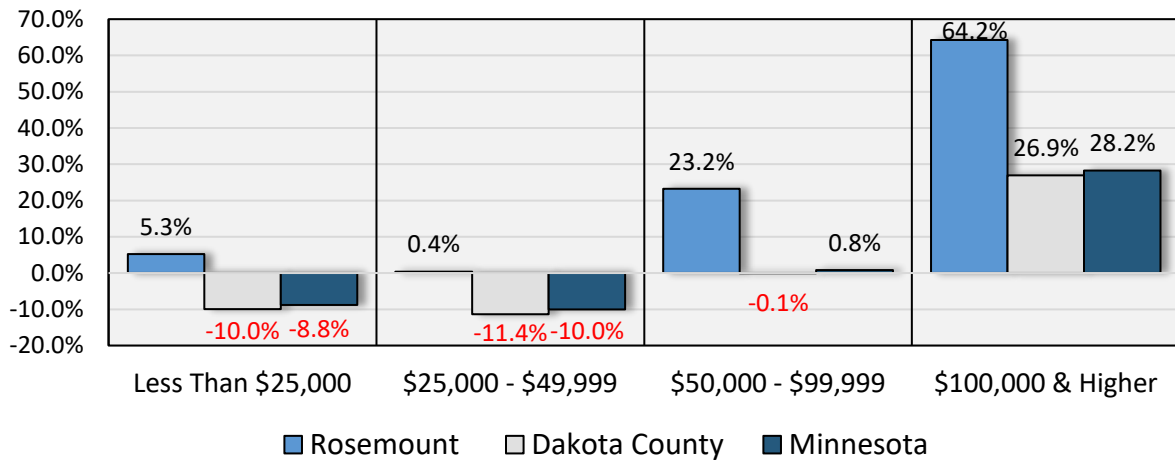
As the preceding illustrates, the 2024 median household income in Rosemount (\$128,537) is 25.6% higher than the countywide median household income and 48.1% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Rosemount will increase to \$145,693, or an increase of 13.3%. The median household income in Rosemount will remain well above both countywide (\$113,606) and statewide (\$100,422) levels.

The following graphs compare *renter households by income* for 2024 and the projected *percent* change in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

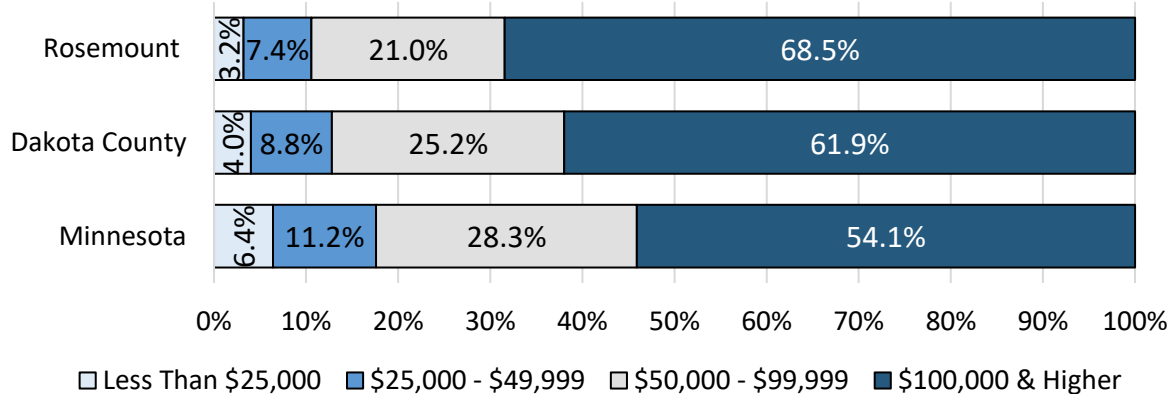


Source: 2020 Census; ESRI; Bowen National Research

In 2024, Rosemount has a larger share of renter households with incomes between \$50,000 and \$99,999, as well as those with incomes of \$100,000 or higher when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in Rosemount is projected to be primarily concentrated among households earning \$50,000 or more, with the greatest growth (64.2%) projected for households earning \$100,000 or more. However, some growth is also projected among households earning less than \$50,000. While this is indicative of ongoing demand for rental product of various affordability levels, a substantial share of renter households in Rosemount will continue to earn \$50,000 or more.

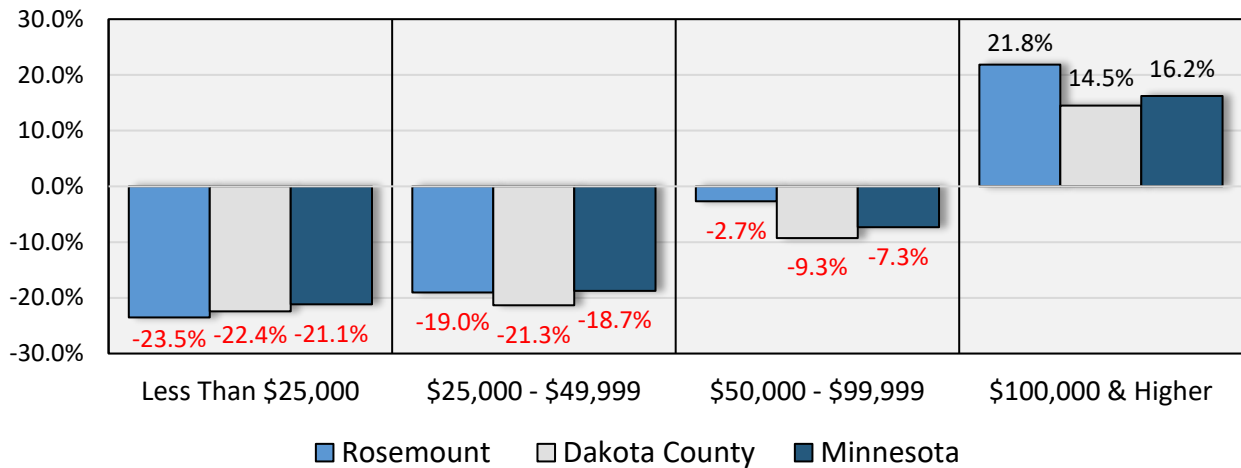
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

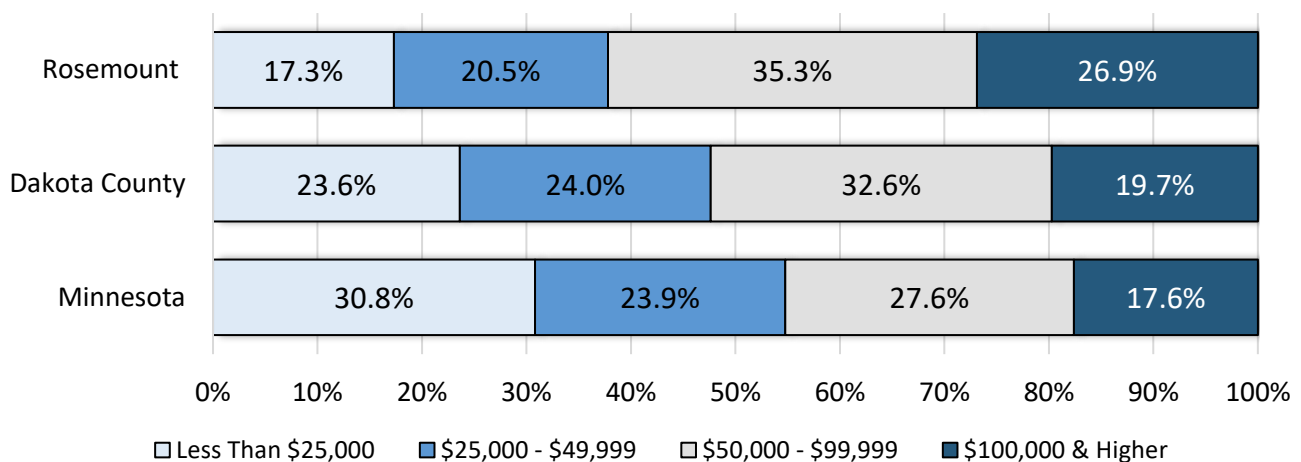


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (68.5%) of Rosemount owner households earn \$100,000 or more, which is a higher share compared to the county (61.9%) and state (54.1%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (21.8%), as those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

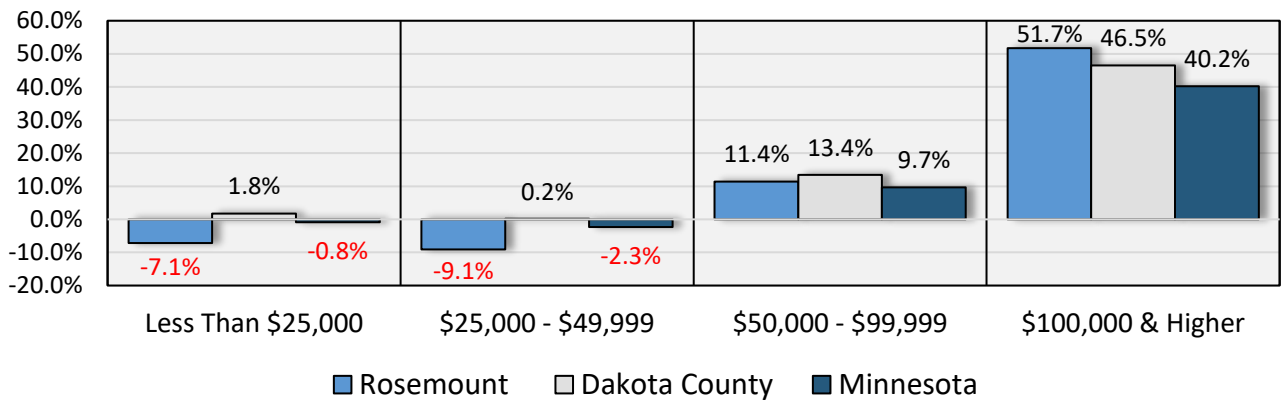
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

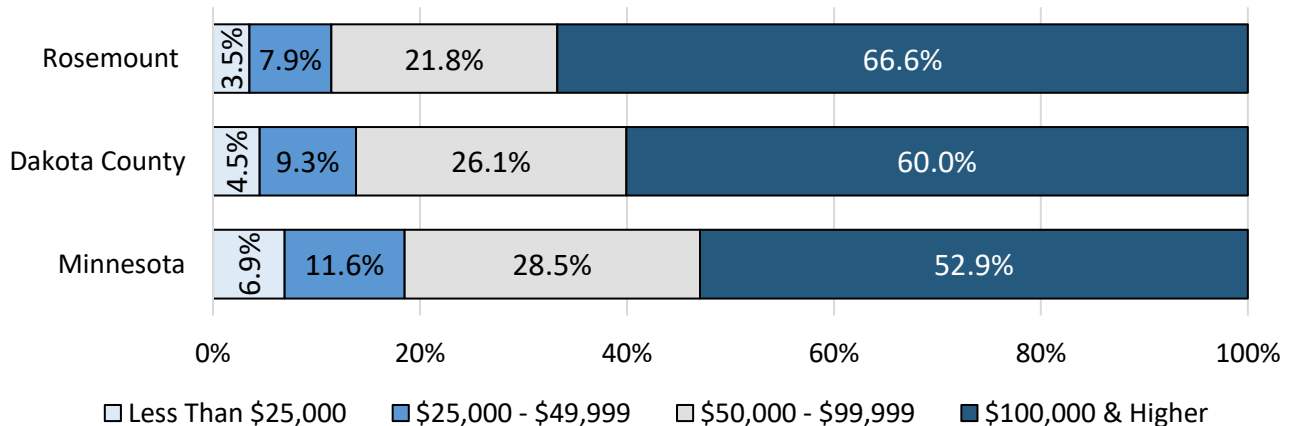


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Rosemount earn between \$50,000 and \$99,999 (35.3%), followed by those earning \$100,000 or more (26.9%). Over the next five years, growth among senior renter households in Rosemount is projected to occur among households earning \$50,000 or more, with the greatest growth (51.7%) projected to occur among households earning \$100,000 or more.

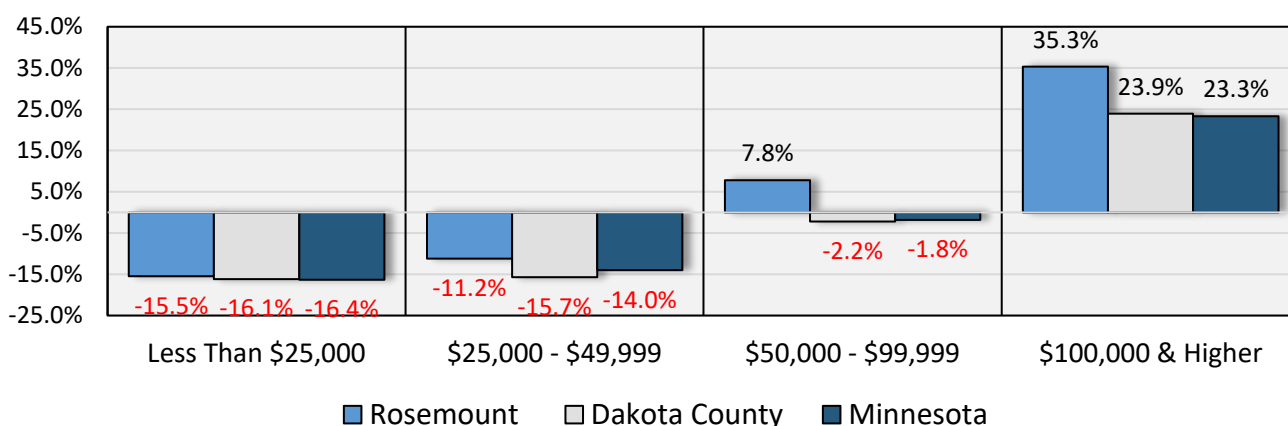
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in Rosemount earn \$100,000 or more (66.6%), followed by those earning between \$50,000 and \$99,999 (21.8%). Over the next five years, projected growth among senior owner households in Rosemount is confined to households earning \$50,000 or more, with the greatest growth (35.3%) projected among those earning \$100,000 or more.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

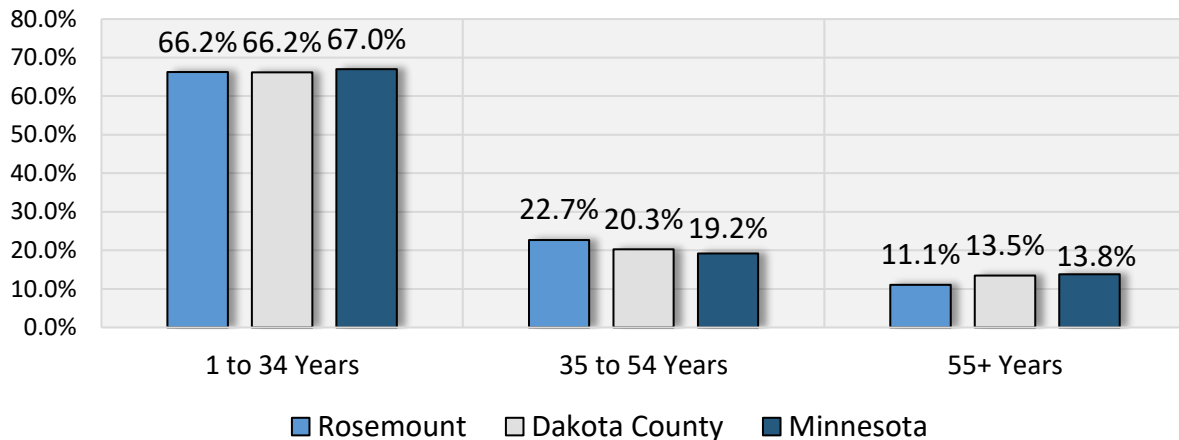
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to Rosemount, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

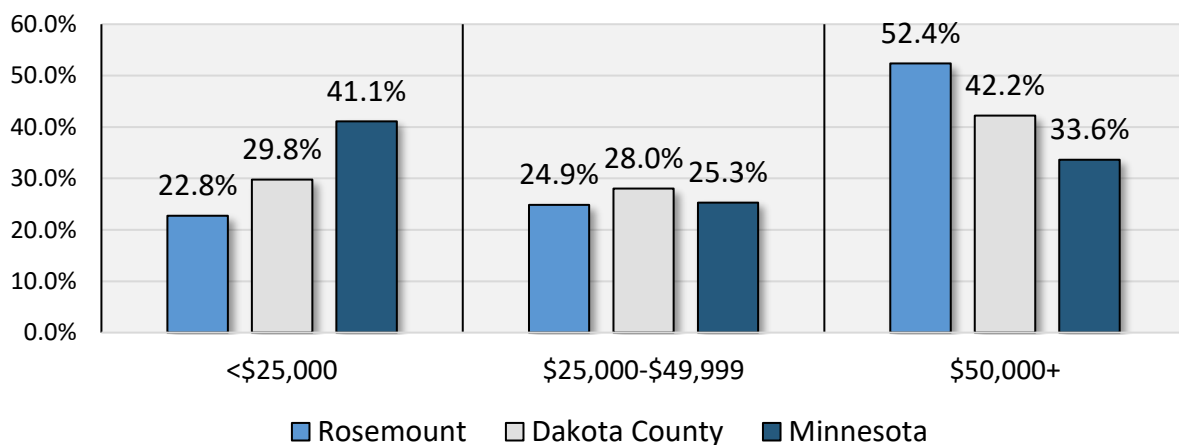
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Rosemount is very similar to the distributions within the county and state, although there is a slightly higher share of in-migrants aged 35 to 54 (22.7%) in Rosemount. While the distribution of in-migrants by income in Rosemount is more heavily weighted toward individuals earning \$50,000 or more, the data illustrates that notable shares of in-migrants earn less than \$25,000 (22.8%) and between \$25,000 and \$49,999 (24.9%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Rosemount, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	Rosemount		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	103	1.3%	568	0.3%	12,777	0.4%
Construction	418	5.2%	10,298	5.0%	137,789	4.2%
Manufacturing	1,725	21.5%	22,907	11.1%	342,911	10.3%
Wholesale Trade	244	3.0%	8,221	4.0%	134,193	4.0%
Retail Trade	461	5.7%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	552	6.9%	8,741	4.2%	83,429	2.5%
Information	95	1.2%	9,796	4.8%	88,304	2.7%
Finance & Insurance	86	1.1%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	81	1.0%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	1,023	12.8%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	5	0.1%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	239	3.0%	5,954	2.9%	74,747	2.3%
Educational Services	1,203	15.0%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	343	4.3%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	76	0.9%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	575	7.2%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	395	4.9%	12,232	5.9%	204,837	6.2%
Public Administration	392	4.9%	10,454	5.1%	184,476	5.6%
Non-classifiable	7	0.1%	852	0.4%	17,626	0.5%
Total	8,023	100.0%	205,899	100.0%	3,319,675	100.0%

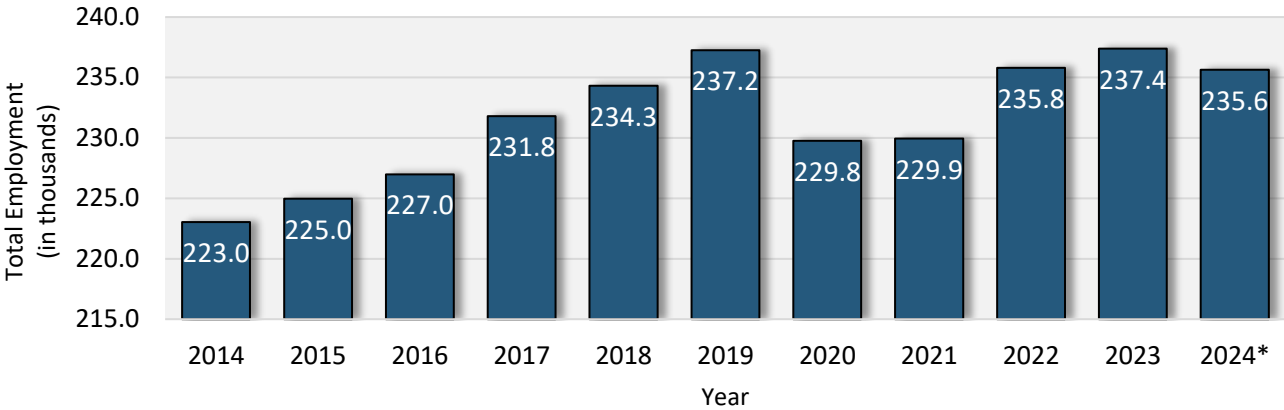
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Rosemount has an employment base of more than 8,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Manufacturing (21.5%), Educational Services (15.0%), Professional, Scientific & Technical Services (12.8%), Accommodation & Food Services (7.2%), and Transportation & Warehousing (6.9%). Combined, the top five job sectors represent 63.4% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



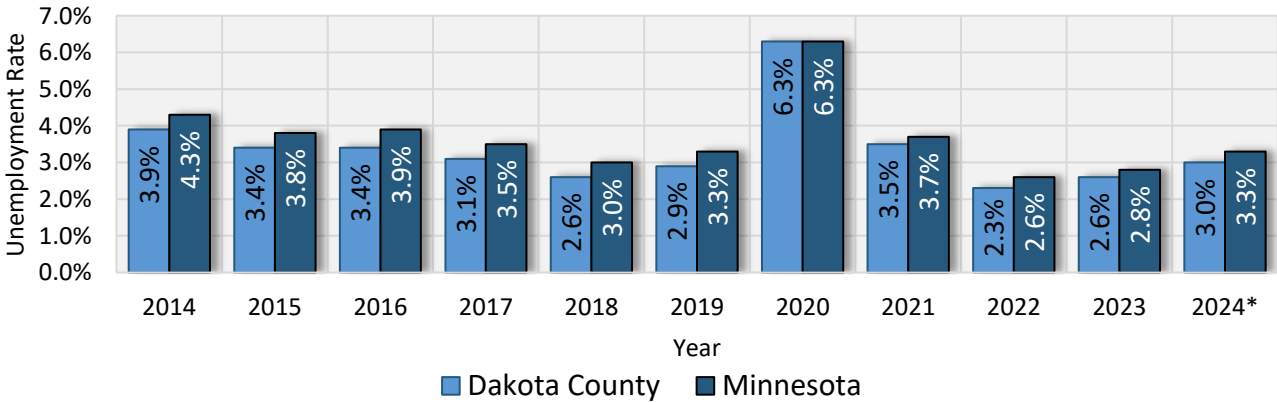
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

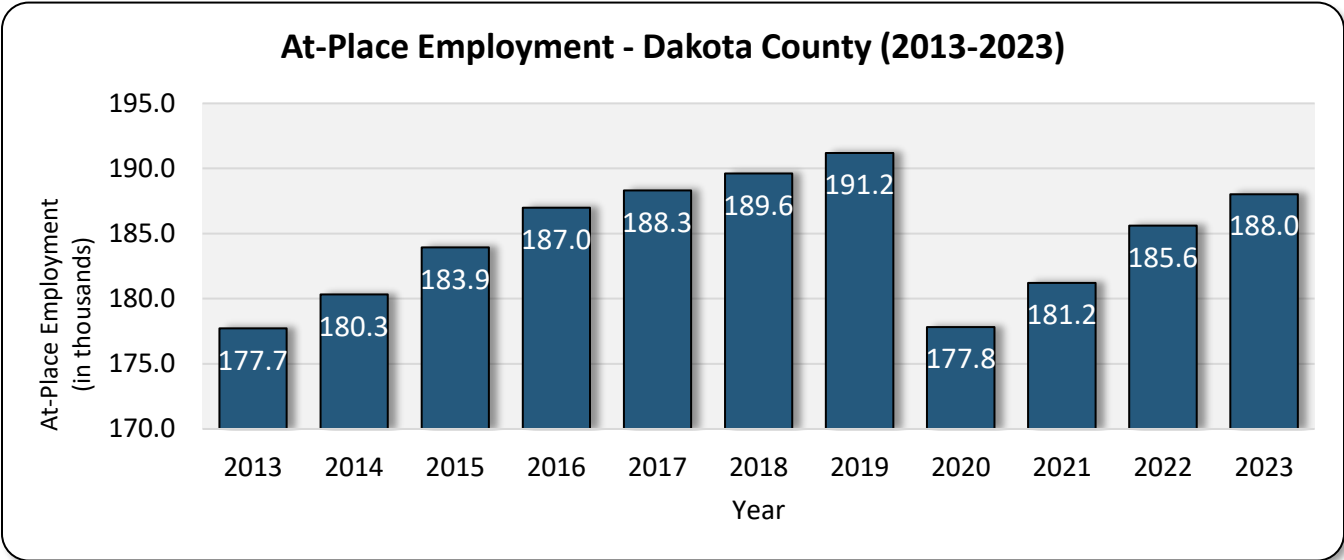


Source: Department of Labor, Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place*** employment base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within Rosemount. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

The following table summarizes recent and/or ongoing economic development projects identified within Rosemount:

Economic Development Activity - Rosemount			
Project Name	Investment	Job Creation	Scope of Work/Details
Meta	\$800 million	100	Under Construction: The 700,000 square-foot data center is expected to open in 2026. During construction 1,000 construction jobs will be created.
Life Time	N/A	N/A	Under Construction: 92,000 square-foot facility. ECD is 2025.
Sustainable Aviation Fuel Facility	N/A	N/A	Planned: Flint Hills Resources and Delta are in the early stages of developing a facility that will blend jet fuel. ECD is end of 2025.
FedEx Warehouse	N/A	400 to 600	Completed: In 2023, construction of the new FedEx warehouse was completed at the former Rich Valley Golf Course.
Home Depot	N/A	61	Completed: In 2023, completed a 417,000 square-foot distribution center.
Frana Companies	\$10 million	N/A	Completed: In 2023, completed a 56,220 square-foot floor manufacturing plant.
Rosemount Police and Public Works	\$58 million	N/A	Completed: In late 2024, employees were able to move into the new 160,000 square-foot campus.

N/A – Not Available; ECD – Estimated Completion Date

As the preceding illustrates, two notable economic investment projects are currently under construction, one is planned, and several were recently completed within Rosemount. The Meta data center, which has an investment value of \$800 million and associated job creation of 100 new jobs, is expected to open in 2026. These projects, as well as others throughout Dakota County, will likely have a positive impact on the community and labor market in the future.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

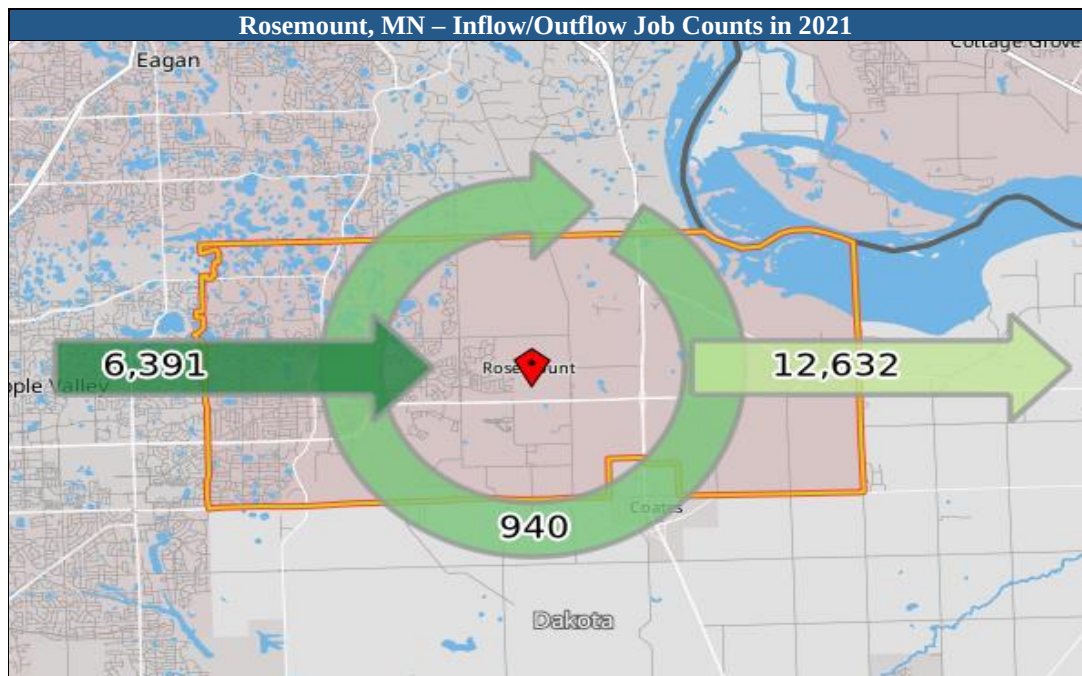
The following table summarizes two *commuting pattern attributes* (mode and time) for Rosemount.

Commuting Attributes - Rosemount, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	10,167	945	259	193	123	2,566	14,253
Percent	71.3%	6.6%	1.8%	1.4%	0.9%	18.0%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	2,579	4,105	3,498	819	686	2,566	14,253
Percent	18.1%	28.8%	24.5%	5.7%	4.8%	18.0%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 77.9% of individuals in Rosemount utilize their own vehicles or carpool to work. Overall, 46.9% of residents have commute times of less than 30 minutes to their place of employment, with an additional 18.0% working from home. While the majority of individuals in the area utilize personal vehicles and nearly one-half have relatively short commute times, 1.8% of residents rely on public transit as their commuting mode.

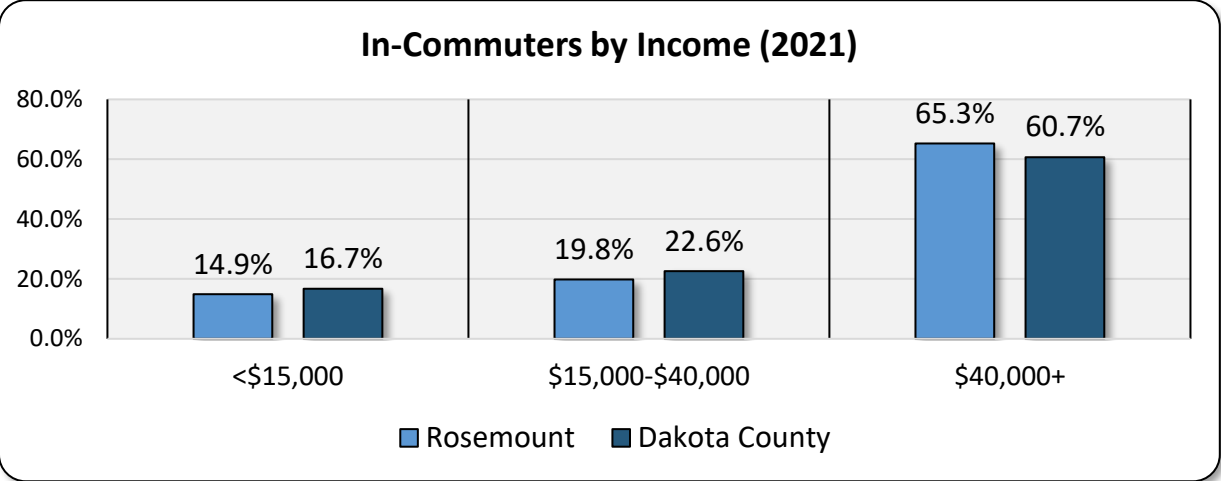
The following illustrates the overall **commuter flow** for Rosemount based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 7,331 persons *employed* in Rosemount, 87.2% (6,391) originate from outside the city, while 12.8% (940) live within the city. Approximately 12,600 residents of the city commute to surrounding areas daily for employment. Regardless, the 6,391 non-residents who work in the area represent a substantial base of potential support for future residential development within Rosemount.

The following compares the distribution of *in-commuters by annual income* for Rosemount and Dakota County.

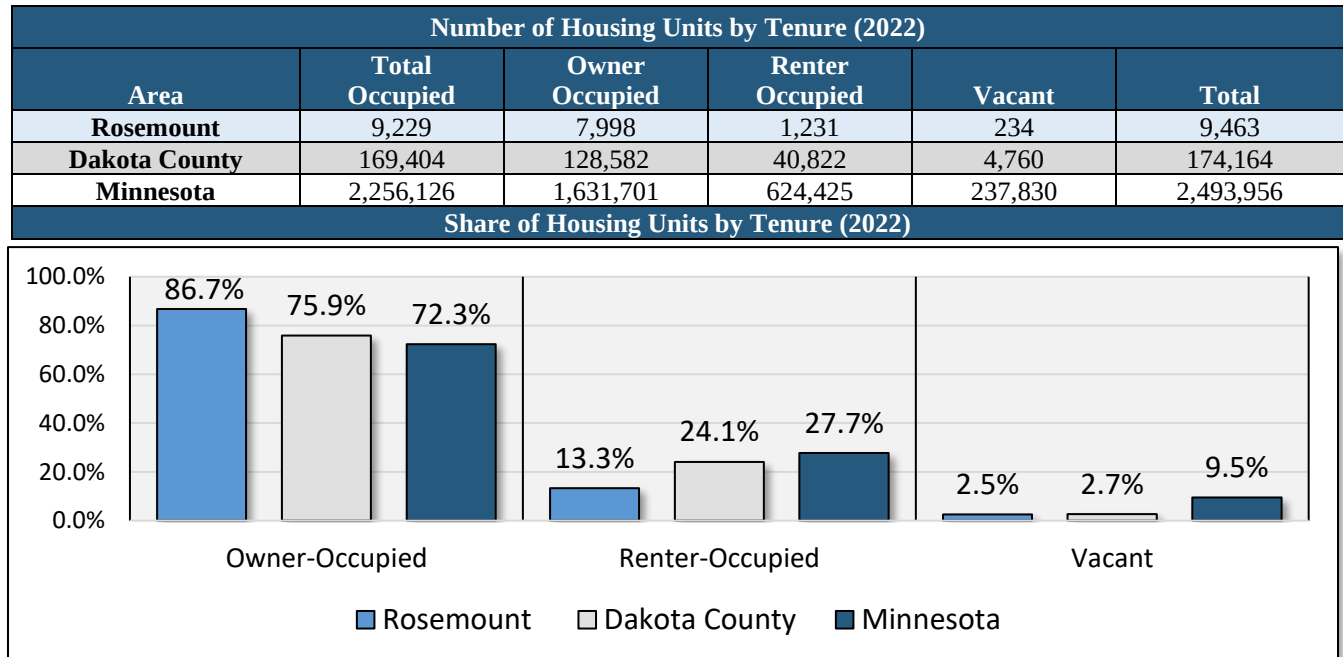


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (65.3%) of in-commuters to Rosemount earn \$40,000 or more annually, while 19.8% earn between \$15,000 and \$40,000, and 14.9% earn less than \$15,000 annually. As the majority of in-commuters earn \$40,000 or more, there is a slightly lower proportion of low- and middle-income in-commuters within Rosemount when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the nearly 6,400 in-commuters to live within Rosemount.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 9,229 total *occupied* housing units in Rosemount, 86.7% are owner occupied and 13.3% are renter occupied. This is more heavily weighted toward owner-occupied housing when compared to the county and state. Among the 9,463 total housing units in Rosemount, only 2.5% (234 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units. The respective shares of vacant units in Rosemount and Dakota County are significantly lower than the share (9.5%) for the state.

The following table compares key *housing age and conditions* based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Rosemount	108	8.8%	708	8.9%	106	8.6%	14	0.2%	36	2.9%	10	0.1%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In Rosemount, 8.8% of the renter-occupied housing units and 8.9% of the owner-occupied housing units were built prior to 1970. Both shares are substantially lower than the county and statewide shares and represent an inventory of relatively modern housing units. While the share of overcrowded renter housing units (8.6%) is higher than the county and statewide shares, the share of owner housing units with this issue (0.2%) is lower than the comparison areas. The notably higher share of overcrowded renter housing units in Rosemount may be partially attributed to the limited inventory of rental units in the city, which only account for 13.3% of the total housing supply. This may force larger households to reside in rental units that are not adequately sized for their individual needs, thereby increasing the share of overcrowded renter households. The shares of renter-occupied (2.9%) and owner-occupied (0.1%) housing units with incomplete plumbing or kitchens are relatively comparable to county shares, though the share of renter-occupied housing with this issue is higher than the statewide share. Overall, there are approximately 142 renter households and 24 owner households in Rosemount living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Rosemount	9,848	\$128,537	\$432,979	\$1,521	38.3%	14.1%	15.4%	3.9%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Rosemount of \$432,979 is 4.7% higher than the median home value for the county and 20.2% higher than the median home value for the state. The median gross rent of \$1,521 in the area is 7.9% higher than that of the county and 29.1% higher than the state. With a median household income of \$128,537 in Rosemount, approximately 38.3% of renter households and 14.1% of owner households are housing cost burdened. As a result, there are roughly 471 renter households and 1,128 owner households in Rosemount that are housing cost burdened, of which more than 500 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

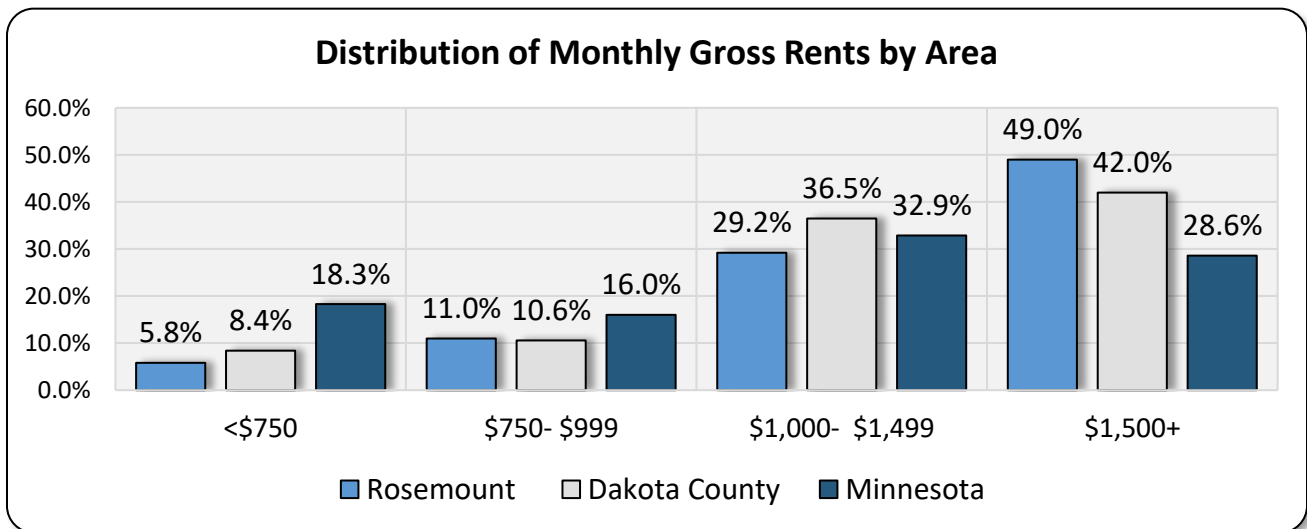
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Rosemount	Number	627	582	22	1,231	7,608	193	197	7,998
	Percent	50.9%	47.3%	1.8%	100.0%	95.1%	2.4%	2.5%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 52.7% of the *rental* units in Rosemount are within structures of four units or less or mobile homes. Overall, Rosemount has a lower share (47.3%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Rosemount, 97.6% are within structures of four units or less and mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 52.7% of all rental units in Rosemount classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (49.0%) of Rosemount rental units have rents of \$1,500 or more, followed by units with rents between \$1,000 and \$1,500 (29.2%). Although considerably less in share, 16.8% of rentals in the area have rents below \$1,000. Compared to the county and state, the distribution of gross rental rates in Rosemount is much more heavily weighted toward the units with rents of \$1,500 or more.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for Rosemount and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

	Surveyed Multifamily Rental Housing Supply by Area						
	Dakota County, MN						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market- Rate	Tax Credit	Government Subsidized
Rosemount	12	906	7	0.8%	1.1%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In Rosemount, a total of 12 apartment properties were surveyed, comprising a total of 906 units. Overall, the multifamily units are 99.2% occupied, with a total of just seven vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Rosemount is considered very high. The occupancy rates among the various program types are also high, and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Rosemount. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Rosemount and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
Rosemount	\$1,448	\$1,650	\$1,908	\$2,245
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
Rosemount	\$765	\$920	\$1,336	\$1,545
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Rosemount (\$1,448) is approximately 89.3% higher than the comparable Tax Credit unit (\$765) in the area. While the median rents for market-rate units in Rosemount are higher than the corresponding rents in Dakota County, many of the median rents for the Tax Credit units in Rosemount are similar to, if not lower than, the Tax Credit units in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Rosemount and Dakota County, many low-income households likely seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 52.7% of the total rental units in Rosemount.

During August and September 2024, Bowen National Research conducted an online survey and identified seven non-conventional rentals that were listed as *available* for rent in Rosemount. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Rosemount	649	7	1.1%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of seven available units identified, Rosemount has an overall vacancy rate of 1.1% for non-conventional rentals, which is higher than the vacancy rate for such units within Dakota County. Nonetheless, this is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available *non-conventional rental* units in Rosemount and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Rosemount				
Two-Bedroom	1	\$1,900	\$1,900	\$1.43
Three-Bedroom	5	\$1,995 - \$2,500	\$2,278	\$1.34
Four-Bedroom	1	\$3,800	\$3,800	\$1.21
Total	7			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Rosemount, the largest share (71.4%) by bedroom type consists of three-bedroom units. The three-bedroom units have a median rent of \$2,278 (\$1.34 per square foot) and an overall rent range of \$1,995 to \$2,500. When typical utility costs (\$300 or more) are considered, the typical three-bedroom non-conventional rental in Rosemount has a gross rent of nearly \$2,600. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for Rosemount and Dakota County.

Rosemount - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Rosemount		
Available*	50	\$382,450
Sold**	1,914	\$423,750
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

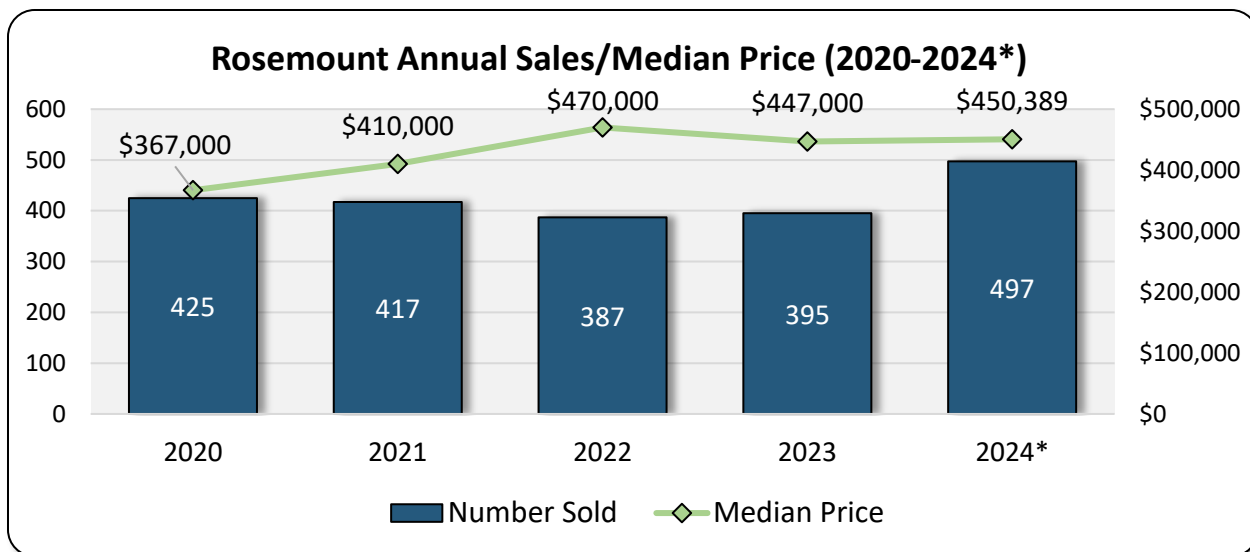
The available for-sale housing stock in Rosemount as of July 31, 2024 consists of 50 total units with a median list price of \$382,450. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in Rosemount consisted of 1,914 homes with a median sales price of \$423,750, which is 11.5% higher than that reported for homes sold in Dakota County during this time period.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – Rosemount (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	425	-	\$367,000	-
2021	417	-1.9%	\$410,000	11.7%
2022	387	-7.2%	\$470,000	14.6%
2023	395	2.1%	\$447,000	-4.9%
2024*	290 (497)	(25.9%)	\$450,389	0.8%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Rosemount declined in both 2021 and 2022, prior to a 2.1% increase in 2023. Projections indicate that sales volume will increase 25.9% in 2024, though it should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. The median sales price of homes sold in the city declined in 2023 by 4.9% but has increased slightly (0.8%) through July of 2024. Collectively, the median sales price of homes sold in Rosemount increased by 22.7% between January 2020 and July 2024.

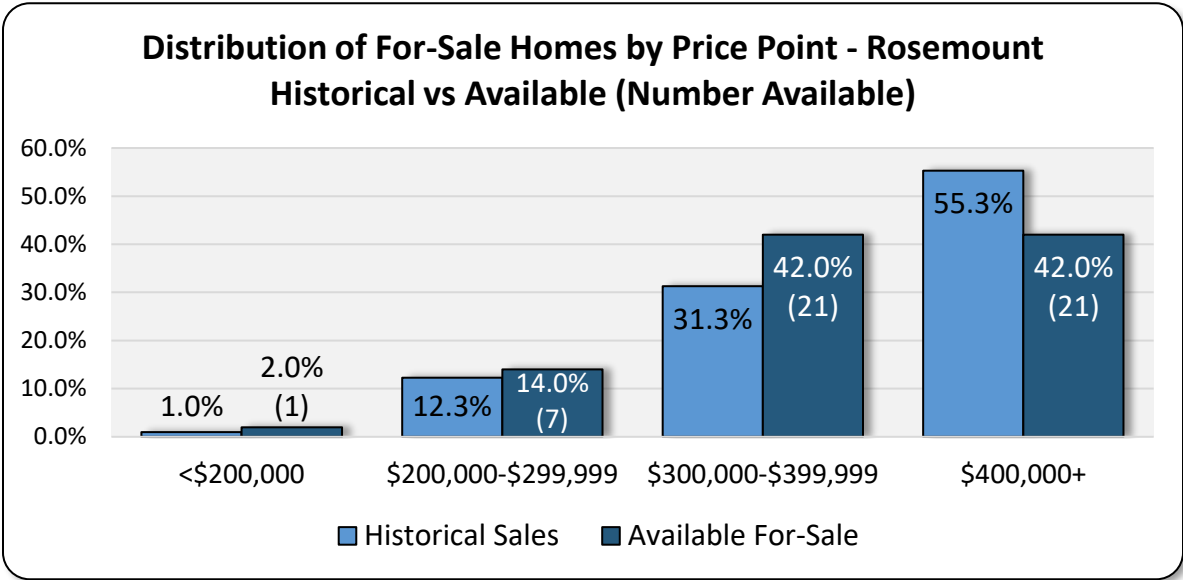
The following table provides various housing market metrics for the available for-sale homes in Rosemount and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Rosemount	50	8.6%	0.6%	1.4	\$414,086	\$382,450	44	2009
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 50 available for-sale homes in Rosemount represent 8.6% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.6% when compared to the 7,998 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.4 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 44 days and an average year built of 2009. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for Rosemount:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 has been historically low in Rosemount, with homes in this price cohort accounting for only 1.0% of all sales. There is only one *available* for-sale home in Rosemount priced below \$200,000 compared to 42 homes priced at \$300,000 or higher. Overall, the data illustrates that the vast majority of recent historical sales and currently available homes have a price point of \$300,000 or higher. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for Rosemount and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Rosemount						
Independent Living	1	40	0	100.0%	86.8%	\$1,970-\$3,490
Assisted Living	1	52	6	88.5%	85.4%	\$2,940-\$5,650
Nursing Homes	-	-	-	-	82.0%	-
Total	2	92	6	93.5%	-	\$1,970-\$5,650
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, two senior care projects were surveyed within Rosemount. These projects have an overall occupancy rate of 93.5%. The occupancy rates in Rosemount for independent living (100.0%) and assisted living (88.5%) facilities are above the national rates. No nursing care units were identified within Rosemount. These occupancy rates and the projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for senior care options over the next five years and may represent a potential development opportunity.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental and for-sale housing projects that are planned, proposed, or under construction within Rosemount. Note that at the time of research, no senior care housing projects were identified within the city.

Multifamily Rental Housing Development - Rosemount				
Project Name & Address	Type	Units	Developer	Status/ Details
Landing at Amber Fields 14504 Abbeyfield Ave.	Tax Credit	160	Real Estate Equities	Under Construction: Units to target households earning up to 50%, 60%, and 70% AMHI; Starting rents will range from \$1,343 for a one-bedroom to \$1,855 for a three-bedroom; ECD December 2024. Unit mix unknown.
Croft at Rosecott 14203 Adalyn Ave.	Affordable	164	Schafer Richardson	Under Construction: Unit mix of one-, two-, and three-bedroom units; 25 units at 50% AMHI, with the remaining units at 60% AMHI; Funding source is HOPE Funds; Construction started spring 2024. ECD summer 2025.

ECD – Estimated Completion Date

For-Sale Housing Development - Rosemount				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Amber Fields Artaine Trail & 150 th St.	Single-Family and Townhomes	861	Pulte Homes	Under Construction: Development divided into three collections known as Expressions and Inspiration (265 single-family homes) and Freedom (596 townhomes); Homes to range from \$413,900 to \$604,990 with 1,565 to 3,290 sq. ft.; Townhomes to range from \$360,990 to \$364,990 with 1,883 to 2,020 sq. ft.
Ardan Place 13872 Kaylemore Trl.	Single-Family & Townhomes	215	D.R. Horton	Under Construction: 136 townhomes ranging from \$360,990 to \$394,990 with 1,894 to 1,965 sq. ft.; 79 homes ranging from \$504,990 to \$555,850 with 2,242 to 2,513 sq. ft.
Bray Hill Akron Ave. & Bonaire Path East	Single-Family	49	Distinctive Design Build, LLC	Under Construction: From \$629,900.
Caramore Crossing 1283 Bonaire Path West	Single-Family	177	D.R. Horton	Under Construction: 177 single-family homes ranging from \$535,990 to \$699,990 with 1,721 to 3,003 sq. ft.; 82 detached townhomes sold out at time of this analysis.
Dunmore of Rosemount Ph III 132 St. W. & S. Robert Trail	Single-Family	32	Copper Creek Development	Under Construction: Starting prices are approximately \$549,000 for 2,500 sq. ft.; 19 available at time of study.
Emerald Isle SE corner of Aspen Ave. & 143 rd St.	Single-Family	151	CNC Development IV, LLC and OneTenTen	Under Construction: Prices range from \$579,900 to \$799,900 for 2,700 to 3,953 sq. ft.
Talamore 14384 Allerton Way	Single-Family and Townhomes	171	Pulte Homes	Under Construction: Development divided into three collections known as Discovery and Venture (101 single-family lots) and Liberty (70 multifamily lots). Homes to range from \$440,990 to \$604,990 with 1,830 to 3,078 sq. ft.; Townhomes to range from \$369,990 to \$406,990 with 1,719 to 1,831 sq. ft.
Enclave Townhomes SW Corner of Abbeyfield Ave. & 145 th St. W.	Townhomes	132	Enclave Companies	Proposed: Submitted as an amendment to the Amber Fields Planned Unit Development in spring 2024.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Rosemount. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

Rosemount has an overall five-year housing gap of 1,567 units, with a gap of 481 rental units and a gap of 1,086 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Rosemount.

Percent AMHI*	Rosemount Housing Gap Estimates					Total Housing Gap
	≤30%	31%-60%	61%-80%	81%-115%	116%+	
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	158	0	96	160	67	481
For-Sale Housing Gap	0	121	279	409	277	1,086
10-Year Estimates (2024-2034)						
Rental Housing Gap	316	25	257	320	134	1,052
For-Sale Housing Gap	0	242	558	1,620	554	2,974

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Rosemount (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest five-year *rental* housing gap in the city is for product serving households between 81% and 115% of AMHI though a similar gap exists for product serving households earning up to 30% of AMHI. Note that while these estimates indicate there is no rental housing gap for product serving households earning between 31% and 60% of AMHI over the next five years, this is due to the amount of product currently in the development pipeline within the city of Rosemount which is anticipated to meet the need for such product in this market during this projection period. This is not to say, however, that there is not potential to develop rental product within this segment, rather that the need/demand for such product is lower than that for other segments of the market. The greatest five-year *for-sale* housing gap in the city is also for product serving households earning between 81% and 115% of AMHI. Although development within Rosemount should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Rosemount.

SWOT Analysis	
Strengths	Weaknesses
• Household growth of 29.9% (2010-2024) • Positive household age growth projections • Positive household growth by tenure (renter/owner) projections • Multiple large-scale economic development projects planned for the area • Newer overall housing stock compared to county and state • Lower shares of cost burdened households compared to county and state	• No availability among affordable (Tax Credit and subsidized) multifamily apartments • Low availability rates for non-conventional rentals and for-sale housing • Household growth projections generally limited to higher-income households
Opportunities	Threats
• Housing need of 481 rental units • Housing need of 1,086 for-sale units • Attract some of the nearly 6,400 commuters coming into the city for work to live in the city • Relatively young base of in-migrants with a variety of income levels	• Higher overall housing costs as compared to county and state • Higher shares of substandard rental units as compared to county and state • City risks losing some of the 12,000+ residents that commute out of the city for employment

Rosemount experienced notable positive household growth since 2010, and household growth is projected to continue over the next five years. Total employment, at-place employment, and the unemployment rate within the county are all indicative of a thriving local economy. Despite these positive attributes, the city has very low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues and significant number of residents commuting outside the city for employment increase the likelihood of households relocating to other communities in the region. However, the city has a total five-year housing gap of 1,567 units and nearly 6,400 non-residents commuting into the city daily for employment. This represents a significant development opportunity, which will contribute to positive household growth in the area and support a growing local economy.

ADDENDUM M: CITY OF SOUTH ST. PAUL OVERVIEW

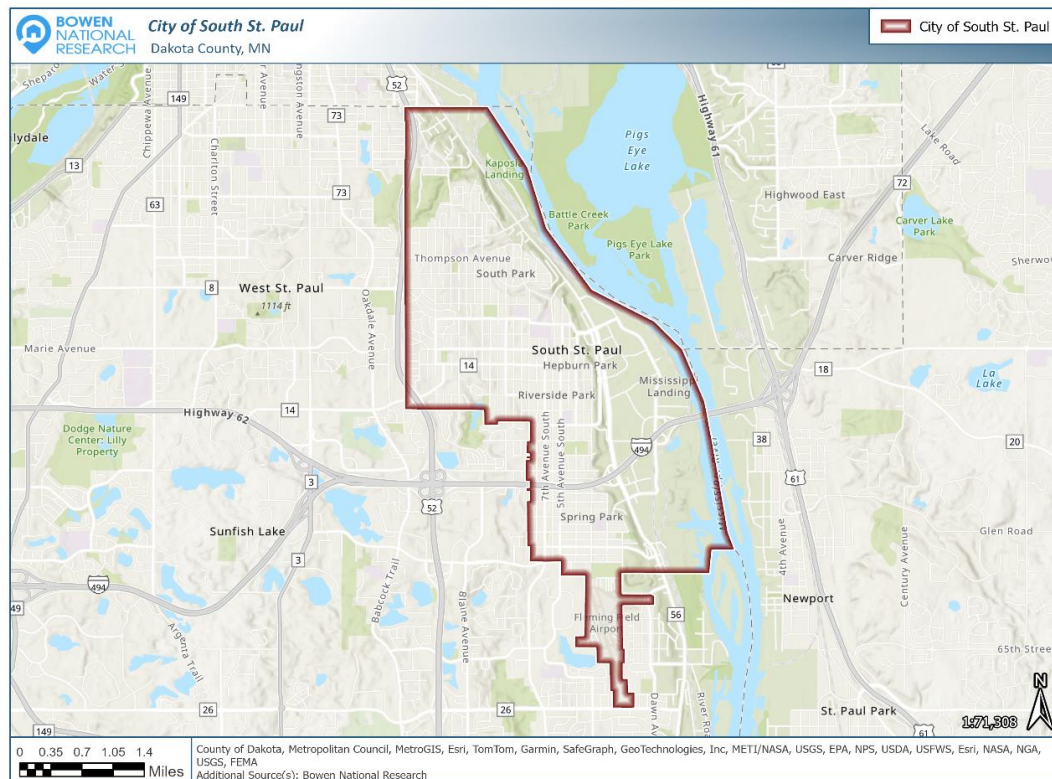
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of South St. Paul. To provide a base of comparison, various metrics of South St. Paul were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

South St. Paul is located in the northern portion of Dakota County, approximately 18 miles southeast of Minneapolis. South St. Paul contains approximately six square miles and has an estimated population of 20,486 in 2024. Interstate 494 runs east/west through the central portion of South St. Paul while U.S. Highway 52 runs north/south along the western boundary of the city. These highways provide access to nearby metropolitan centers north of the city.

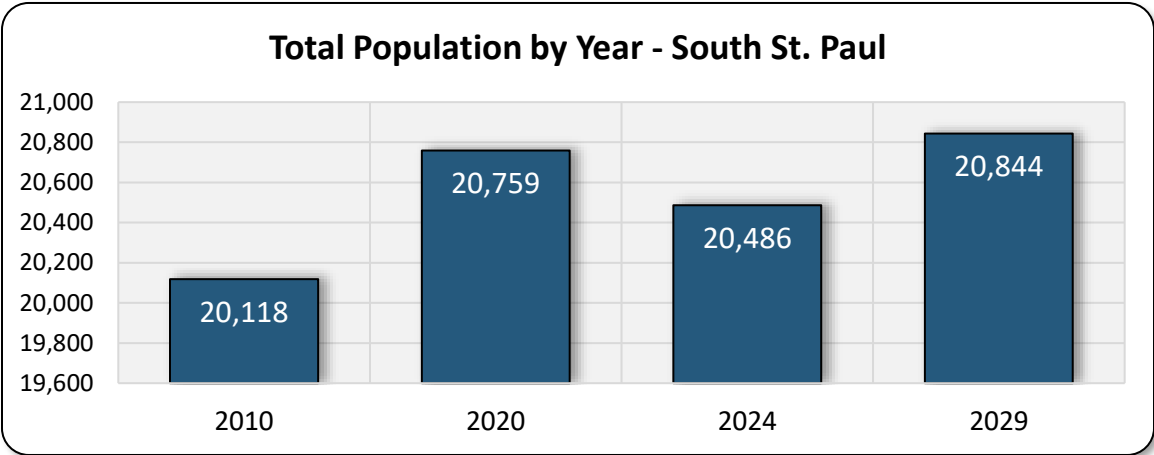
The following map illustrates the city of South St. Paul.



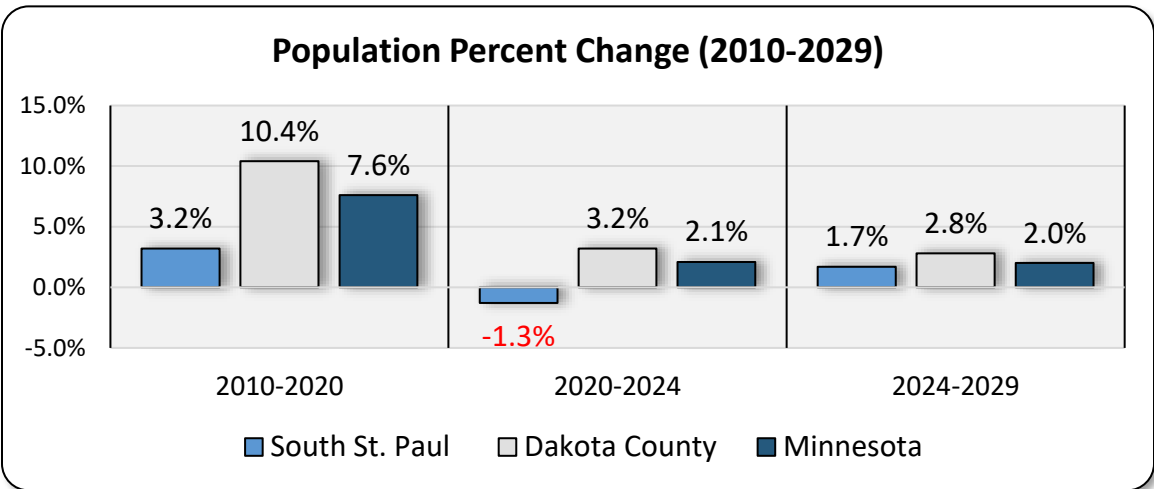
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for South St. Paul. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for South St. Paul and the projected population changes between 2024 and 2029 for each of the study areas.



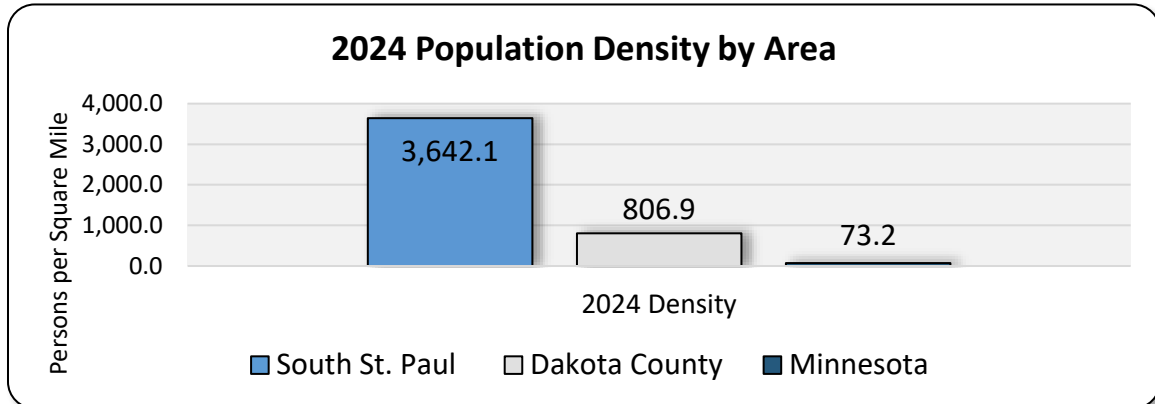
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in South St. Paul increased by 641 (3.2%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in South St. Paul declined by 1.3%. However, the population within the area is projected to increase by 1.7% over the next five years. This projected growth is relatively consistent with projections for both the county and state during this time period.

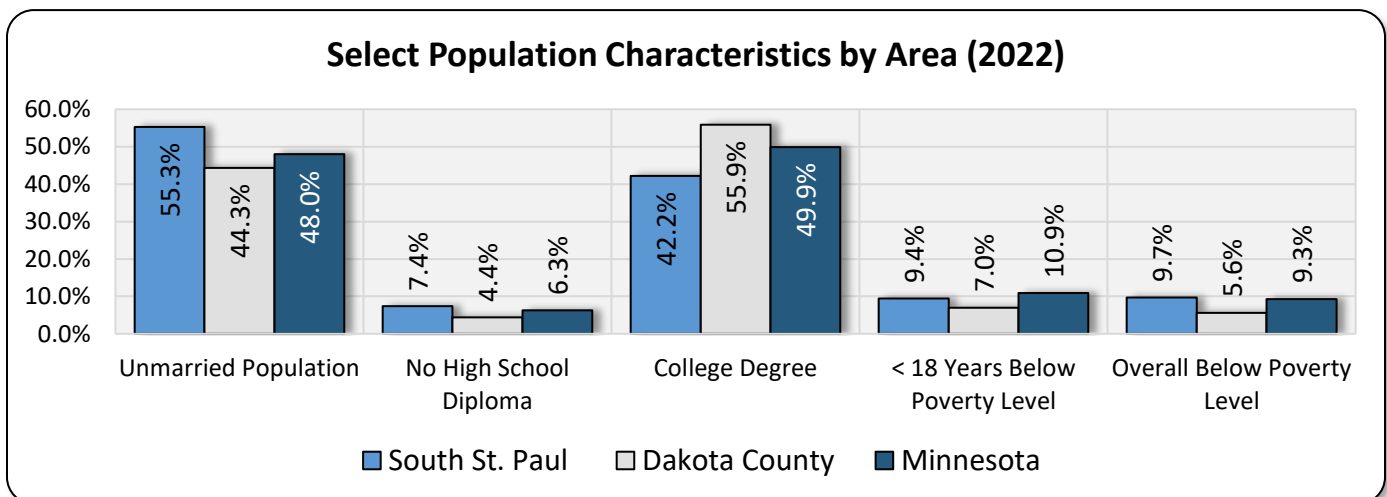
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 3,642.1 persons per square mile, South St. Paul is significantly more densely populated than Dakota County and the state of Minnesota.

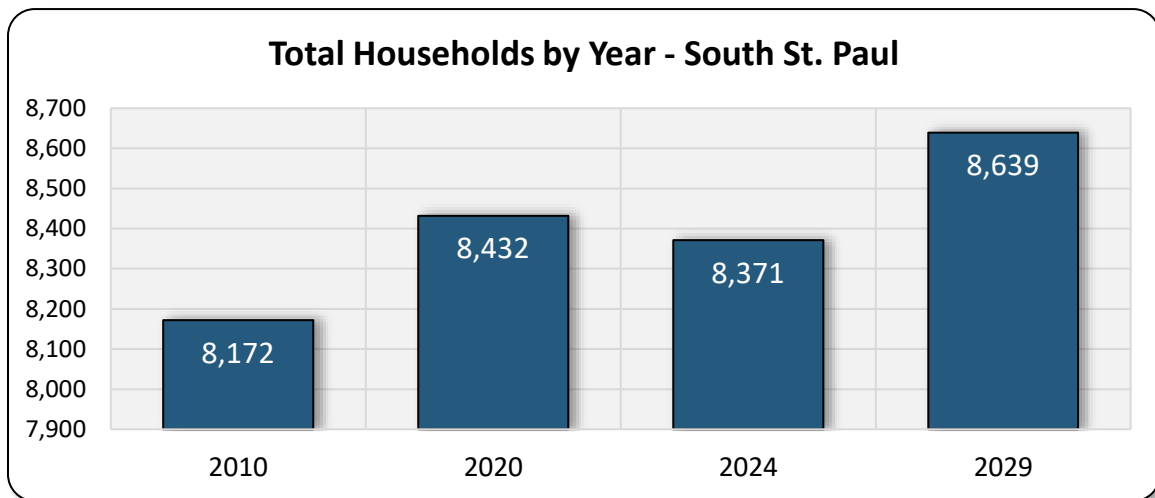
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



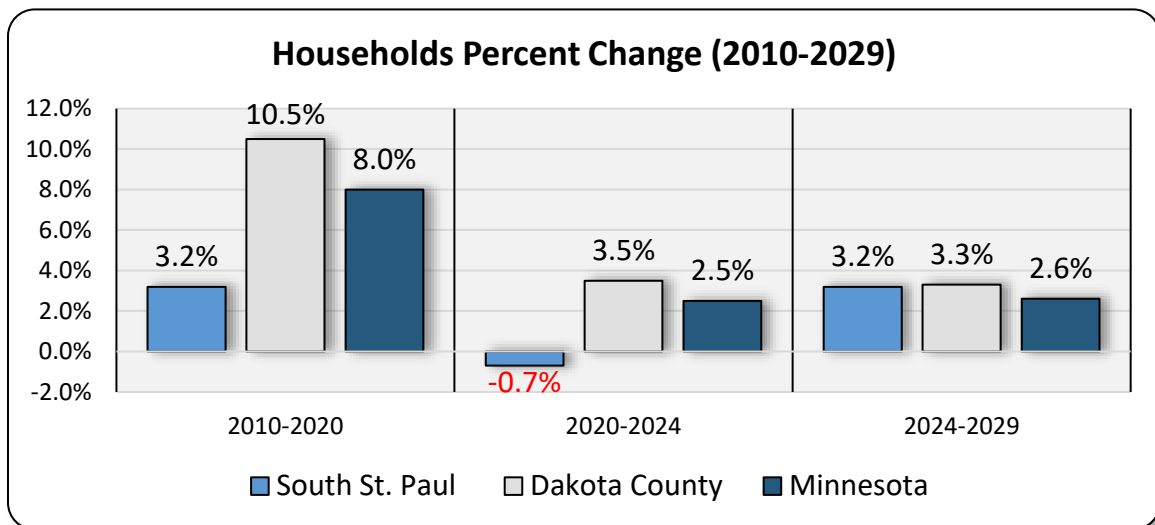
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, South St. Paul has a notably higher share of unmarried population (55.3%), a higher share of the population without a high school diploma (7.4%), and a notably lower share of individuals with a college degree (42.2%) as compared to the county and state. The two educational attainment factors likely have a negative influence on housing affordability in the city and contribute to the higher poverty rates within the city when compared to the county.

The following graphs illustrate the number of **total households** in South St. Paul by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



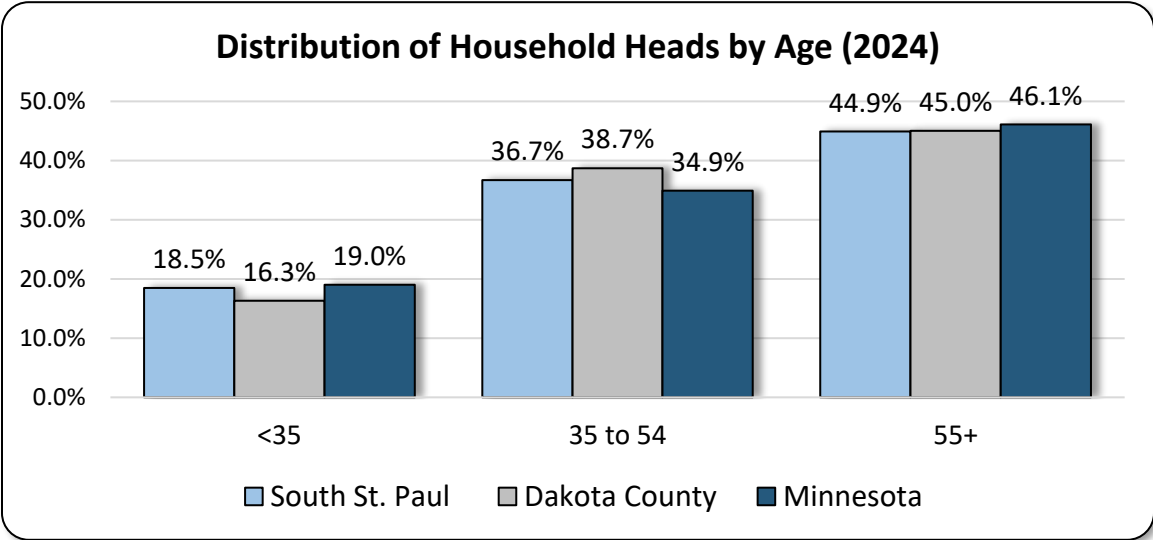
Source: 2010, 2020 Census; ESRI; Bowen National Research



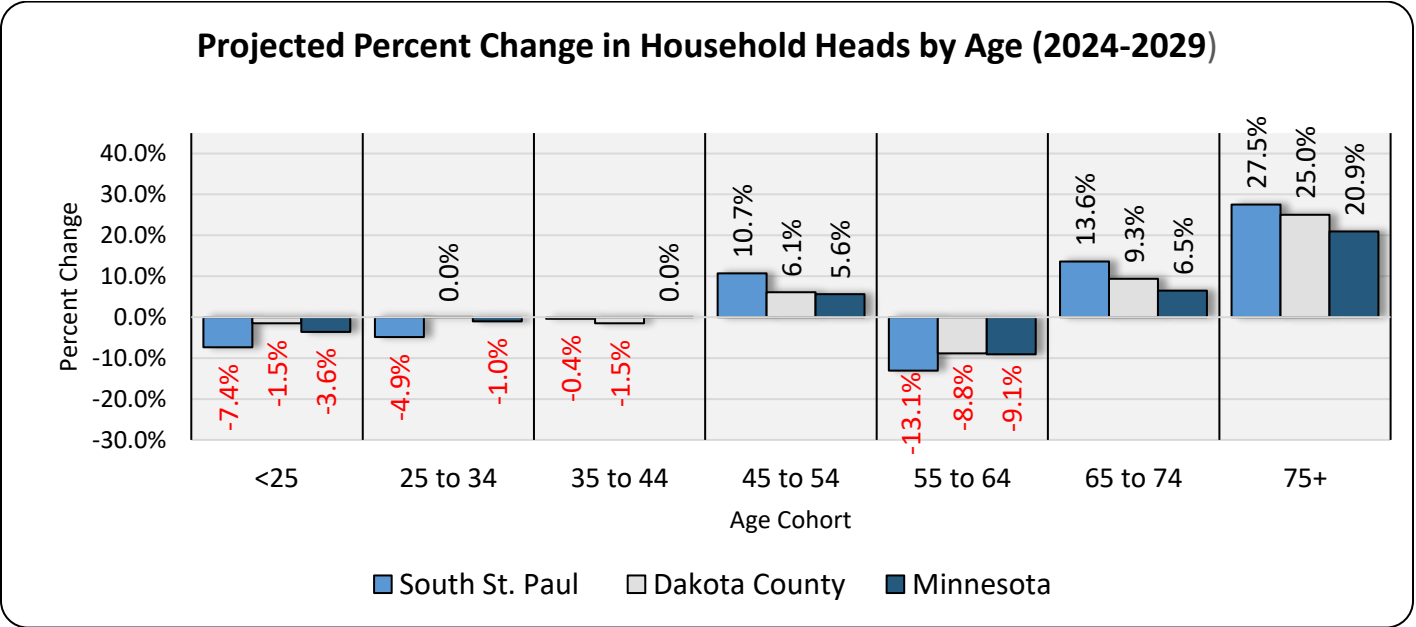
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in South St. Paul increased by 260 (3.2%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in South St. Paul declined by 0.7%. However, it is projected that the number of households in the area will increase by 3.2% over the next five years. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



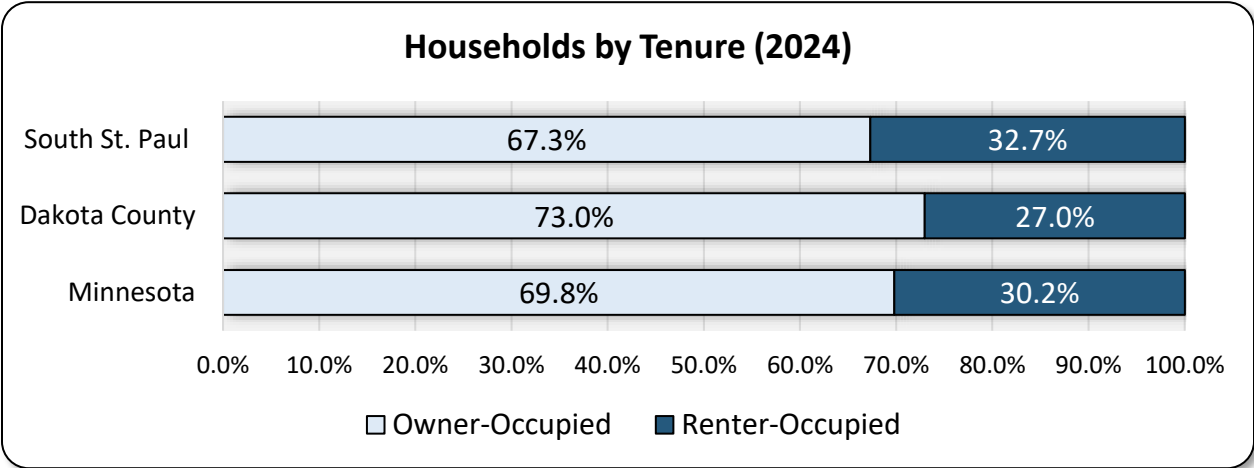
Source: ESRI; Bowen National Research



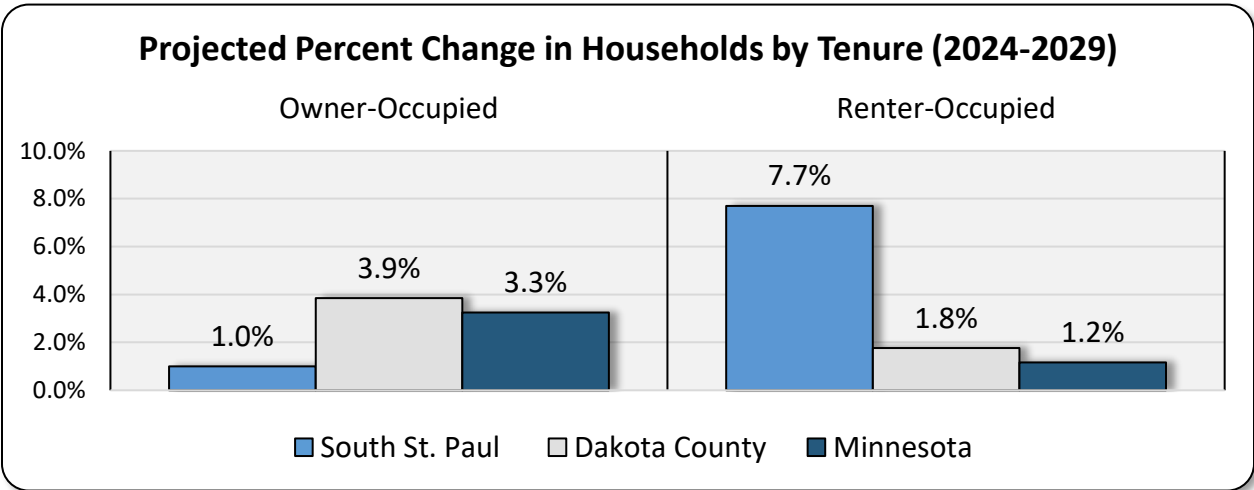
Source: ESRI; Bowen National Research

Overall, the data shows that South St. Paul and Dakota County households in 2024 are slightly more concentrated among the middle-aged cohort (35 to 54 years) when compared to the state. While households aged 75 and older are projected to increase by 27.5% in South St. Paul over the next five years, households between the ages of 45 and 54 (10.7%) and 65 and 74 (13.6%) are also expected to increase. The overall projected changes in households by age in South St. Paul are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



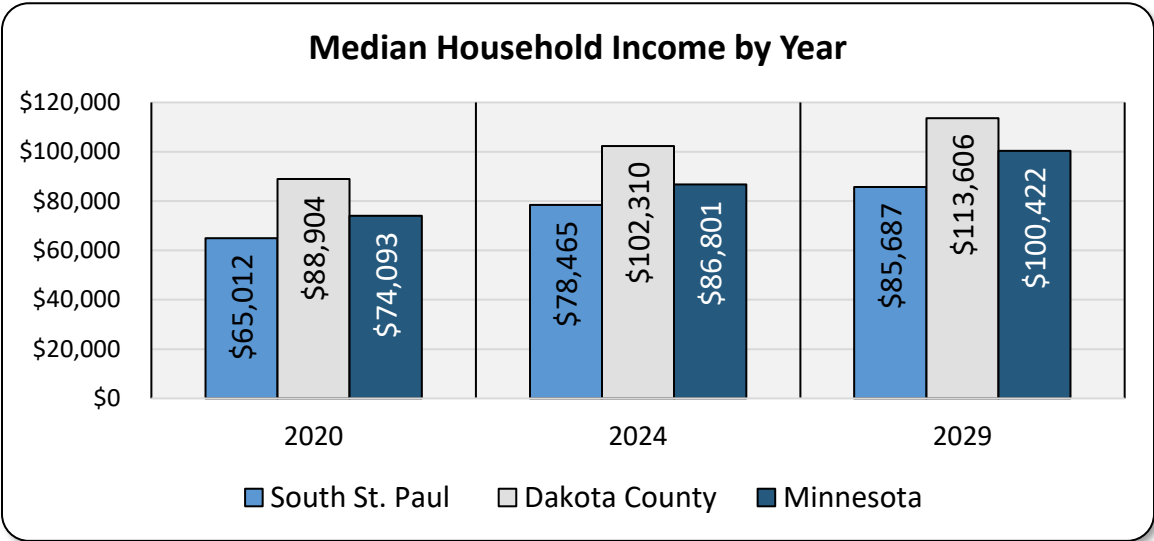
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in South St. Paul (67.3% owners and 32.7% renters) is more heavily weighted toward renters when compared to the county but is similar to shares by tenure within the state. Over the next five years, it is projected that the number of owner households in South St. Paul will increase by 1.0%, while the number of renter households will increase by 7.7%. This is a smaller increase in owner households but a much larger increase in renter households when compared to the county and state. The *increase* among both owner and renter households in South St. Paul will likely contribute to an increase in demand within the for-sale and rental housing markets over the next five years. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

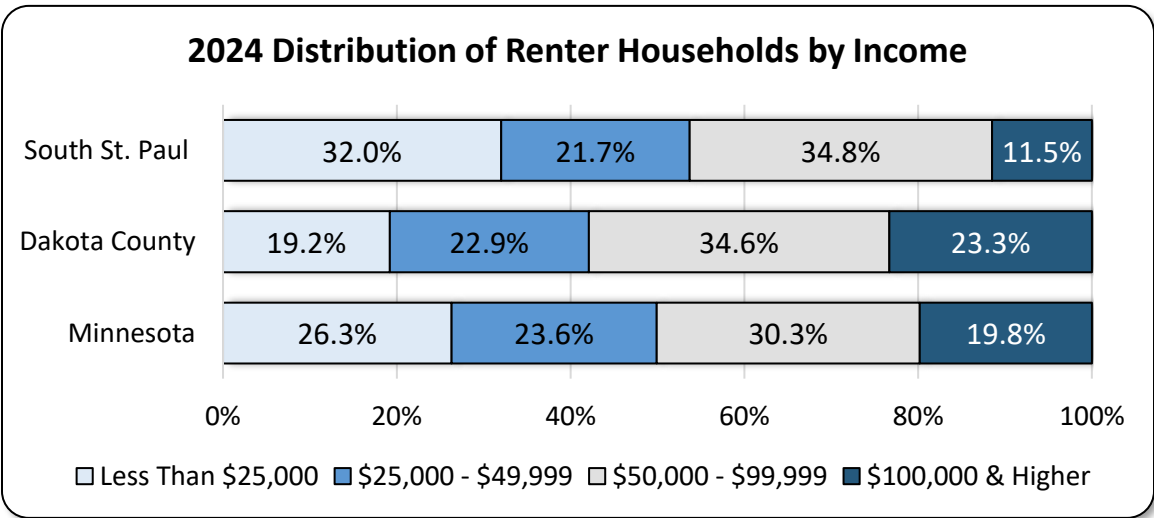
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

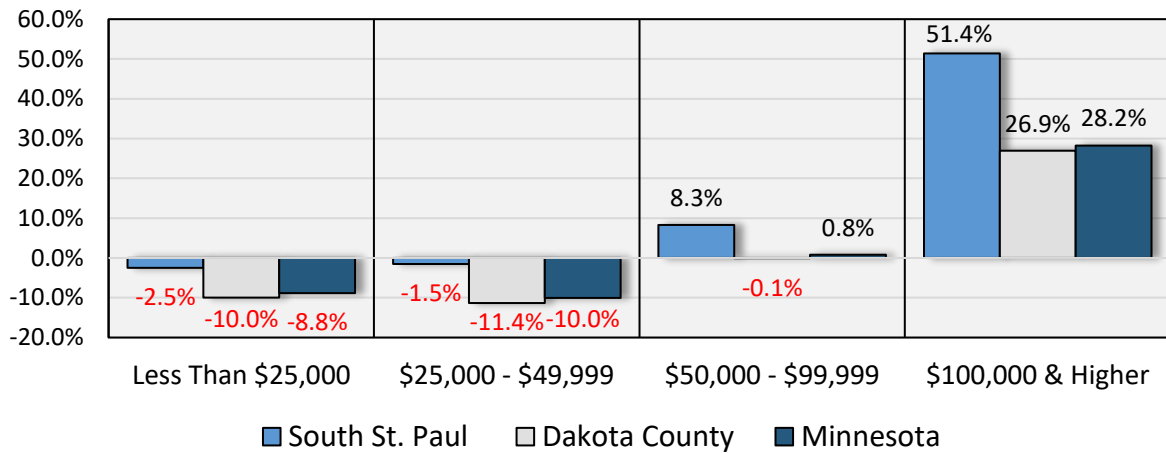
As the preceding illustrates, the 2024 median household income in South St. Paul (\$78,465) is 23.3% lower than the countywide median household income (\$102,310) and 9.6% lower than the statewide median household income. Over the next five years, it is projected that the median household income in South St. Paul will increase to \$85,687, or an increase of 9.2%. However, the median household income in South St. Paul will remain well below that of the county (\$113,606) and state (\$100,422) through 2029.

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

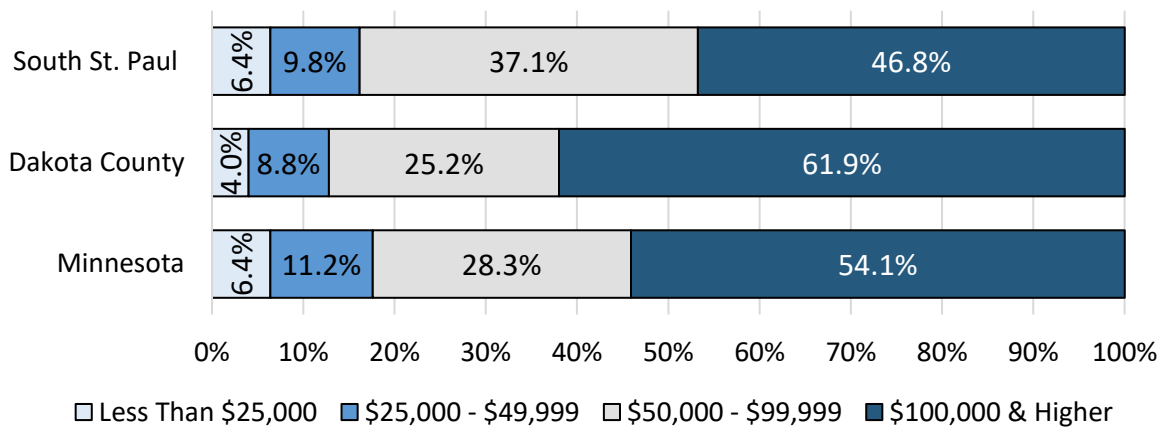


Source: 2020 Census; ESRI; Bowen National Research

In 2024, South St. Paul has a notably larger share of renter households with incomes of less than \$25,000 when compared to Dakota County and the state of Minnesota. Between 2024 and 2029, renter household growth in South St. Paul is projected to be primarily concentrated among households earning \$100,000 or higher (51.4%), though households earning between \$50,000 and \$99,999 are also projected to increase by 8.3%. Conversely, households earning less than \$50,000 are projected to decline in number. Despite these changes, a substantial share of renter households in South St. Paul will continue to earn less than \$50,000.

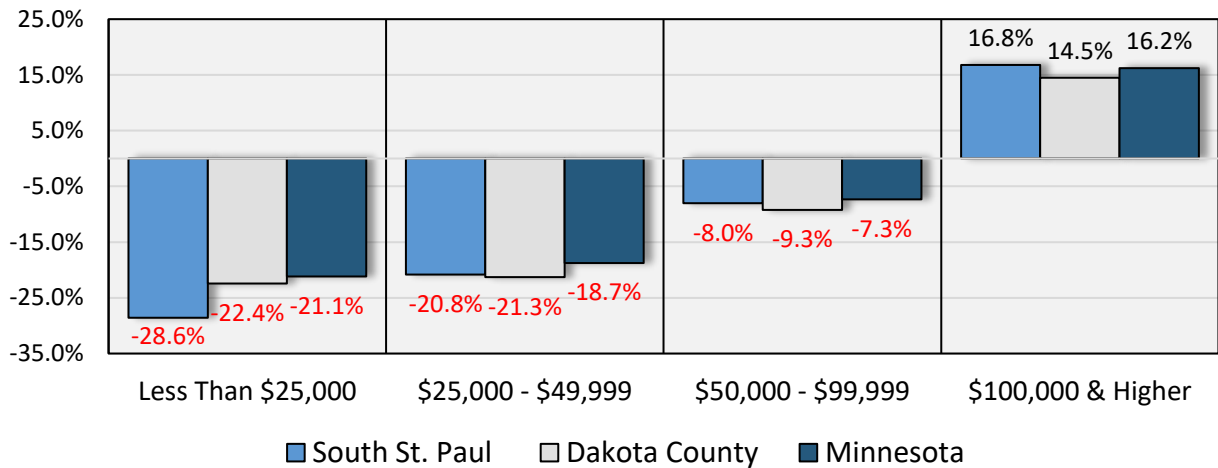
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

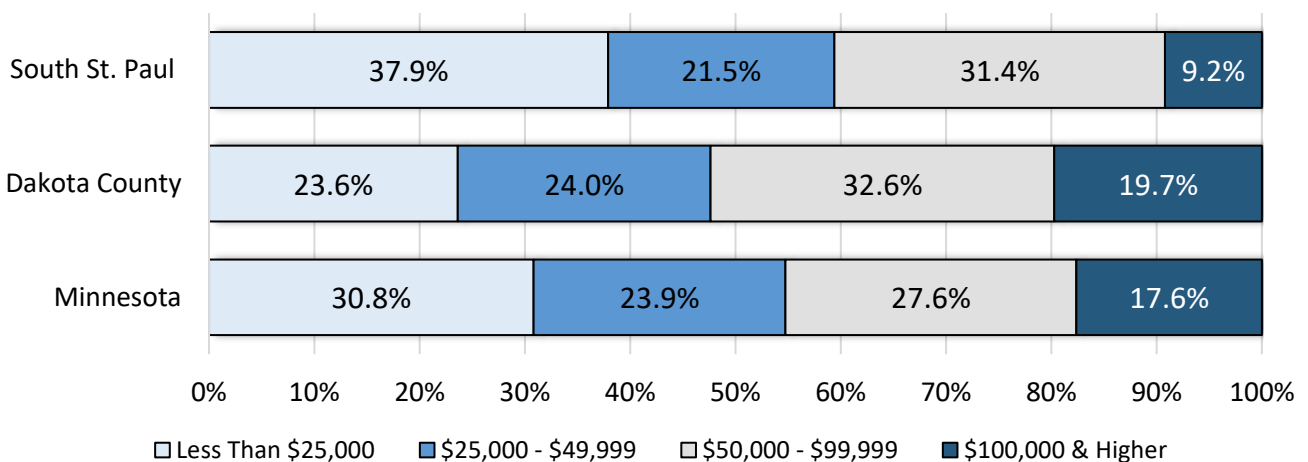


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the majority (53.3%) of South St. Paul owner households earn less than \$100,000, which is a larger share than the county (38.0%) and statewide (45.9%) shares. Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (16.8%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

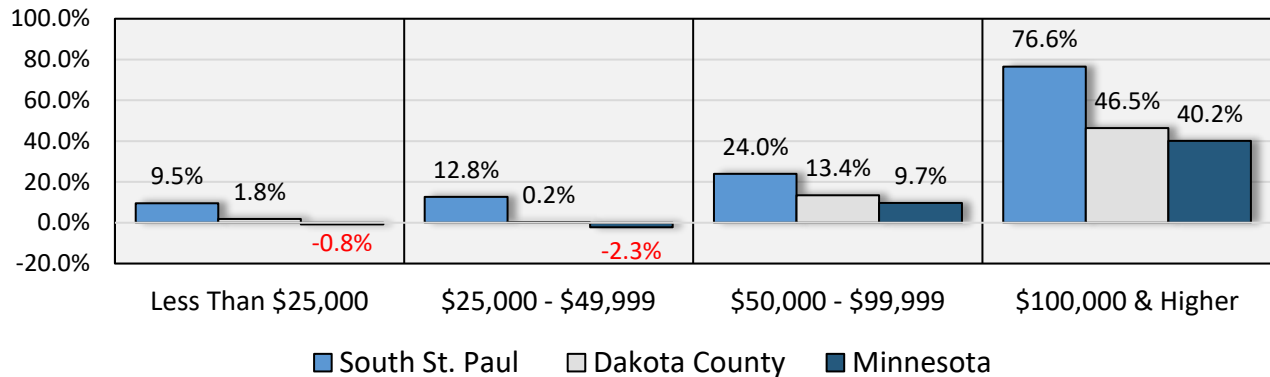
The following graphs compare **senior renter households (age 62 and older) by income** for 2024 and the projected **percent change** in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

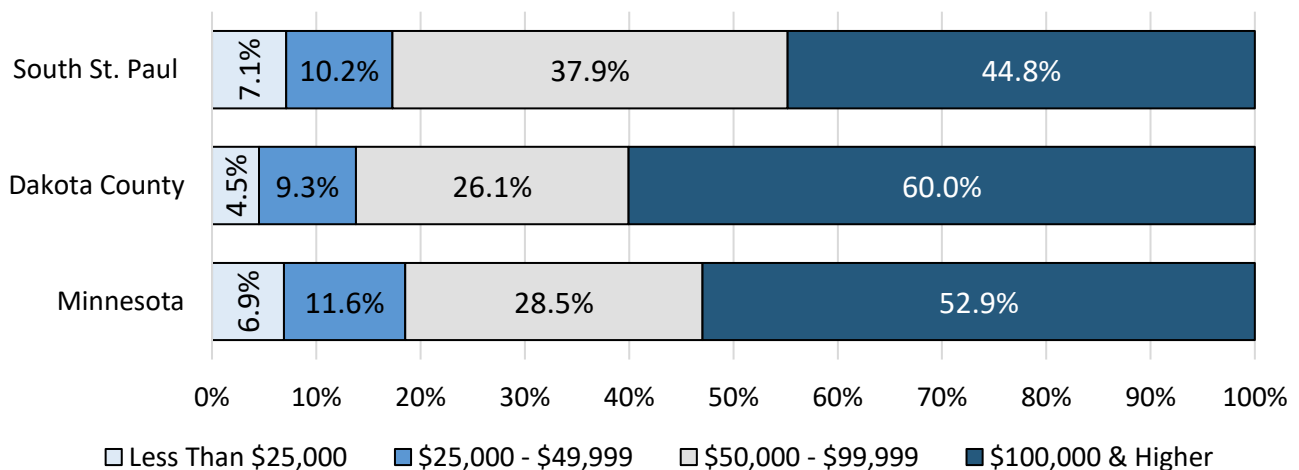


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in South St. Paul earn less than \$25,000 (37.9%), followed by those earning between \$50,000 and \$99,999 (31.4%). Over the next five years, growth among senior renter households in South St. Paul is projected to occur among households within each income segment, though the greatest increase (76.6%) is projected to occur among senior renter households earning \$100,000 or more.

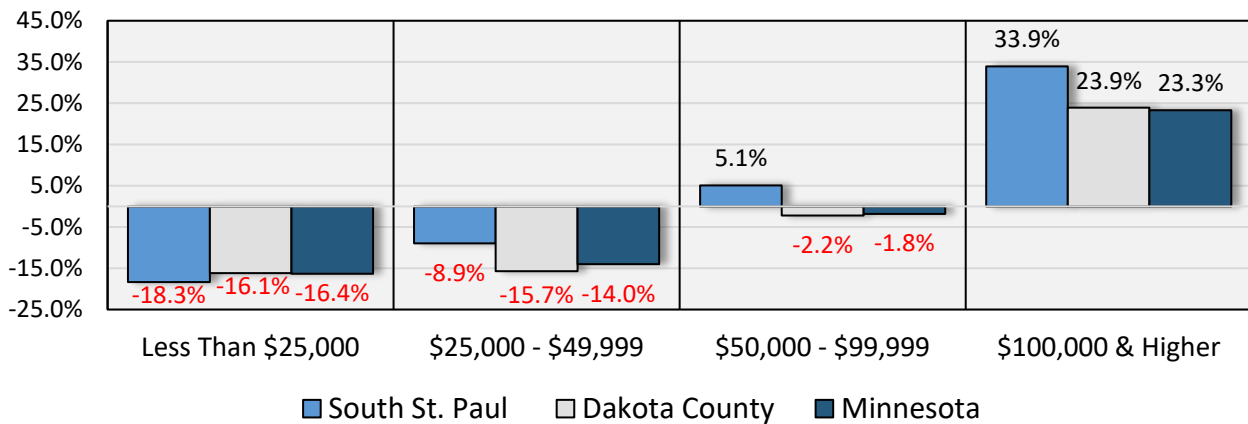
The following graphs compare *senior owner households (age 62 and older) by income* for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in South St. Paul earn \$100,000 or more (44.8%), followed by those earning between \$50,000 and \$99,999 (37.9%). Over the next five years, projected growth among senior owner households in South St. Paul is confined to households earning \$50,000 or more, with the greatest growth projected to occur among households earning \$100,000 or more. The projected growth among the highest income cohort in South St. Paul is consistent with county and statewide projections between 2024 and 2029, although 5.1% growth is also projected among households in the city earning between \$50,000 and \$99,999.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

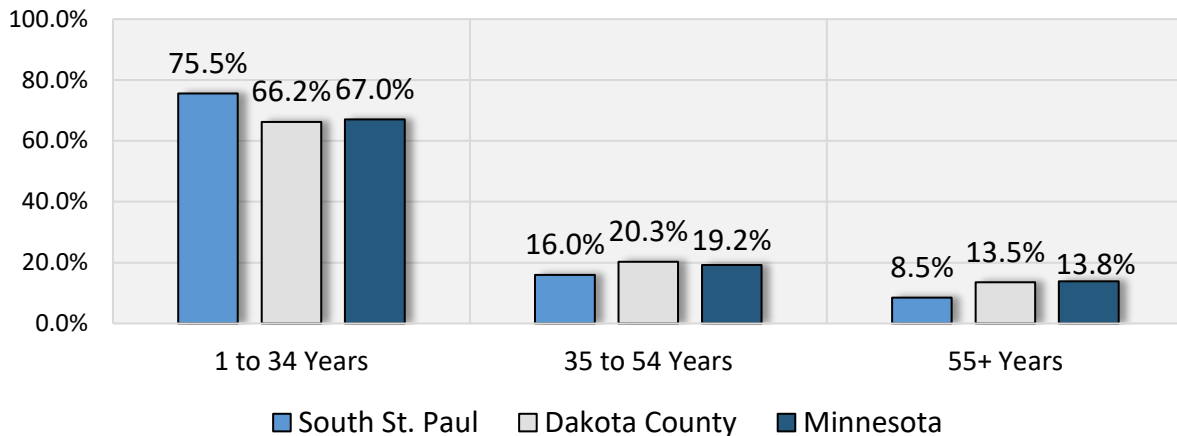
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to South St. Paul, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

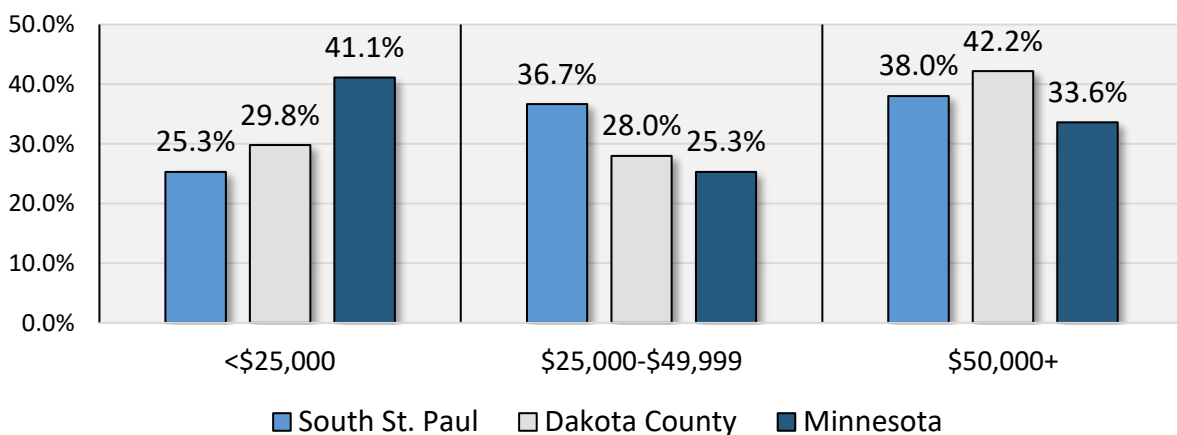
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for South St. Paul is more heavily weighted toward persons less than 35 years of age as compared to the county and state. While the largest share (38.0%) of in-migrants by income in South St. Paul earns \$50,000 or more, the city has a proportionally higher share (36.7%) of in-migrants earning between \$25,000 and \$49,999 when compared to the county and state. There is also a notable share (25.3%) of in-migrants that earn less than \$25,000.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for South St. Paul, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	South St. Paul		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	100	1.2%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	100	1.2%	568	0.3%	12,777	0.4%
Construction	516	6.4%	10,298	5.0%	137,789	4.2%
Manufacturing	1,235	15.3%	22,907	11.1%	342,911	10.3%
Wholesale Trade	612	7.6%	8,221	4.0%	134,193	4.0%
Retail Trade	1,038	12.9%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	330	4.1%	8,741	4.2%	83,429	2.5%
Information	37	0.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	546	6.8%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	116	1.4%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	865	10.7%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	0	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	265	3.3%	5,954	2.9%	74,747	2.3%
Educational Services	812	10.1%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	299	3.7%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	186	2.3%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	294	3.6%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	500	6.2%	12,232	5.9%	204,837	6.2%
Public Administration	214	2.6%	10,454	5.1%	184,476	5.6%
Non-classifiable	12	0.1%	852	0.4%	17,626	0.5%
Total	8,077	100.0%	205,899	100.0%	3,319,675	100.0%

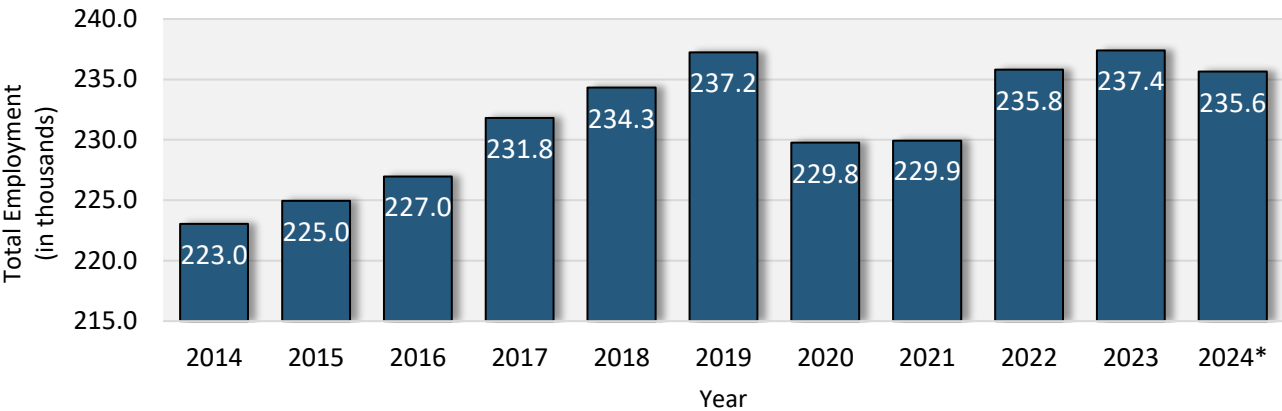
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

South St. Paul has an employment base of more than 8,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Manufacturing (15.3%), Retail Trade (12.9%), Professional, Scientific & Technical Services (10.7%), Educational Services (10.1%), and Wholesale Trade (7.6%). Combined, the top five job sectors represent 56.6% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)

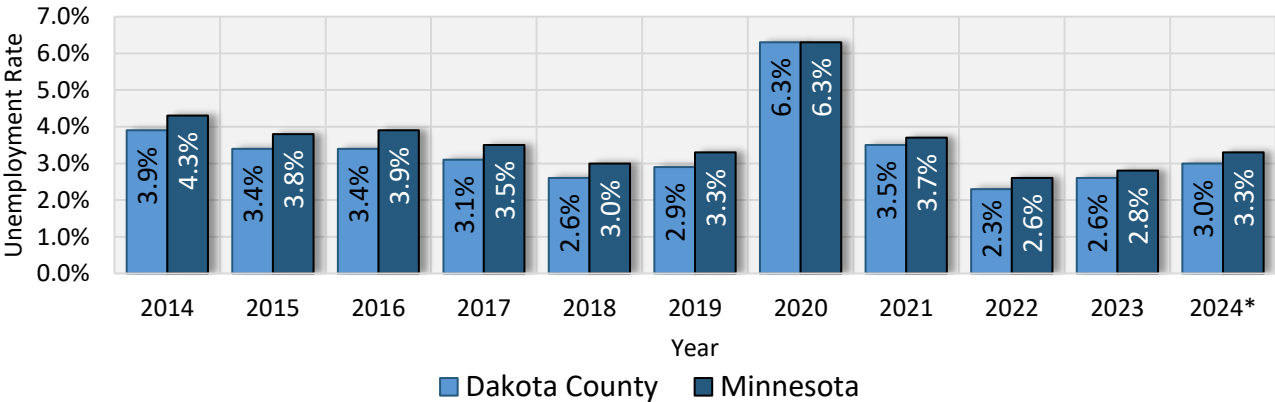


Source: Department of Labor; Bureau of Labor Statistics
*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

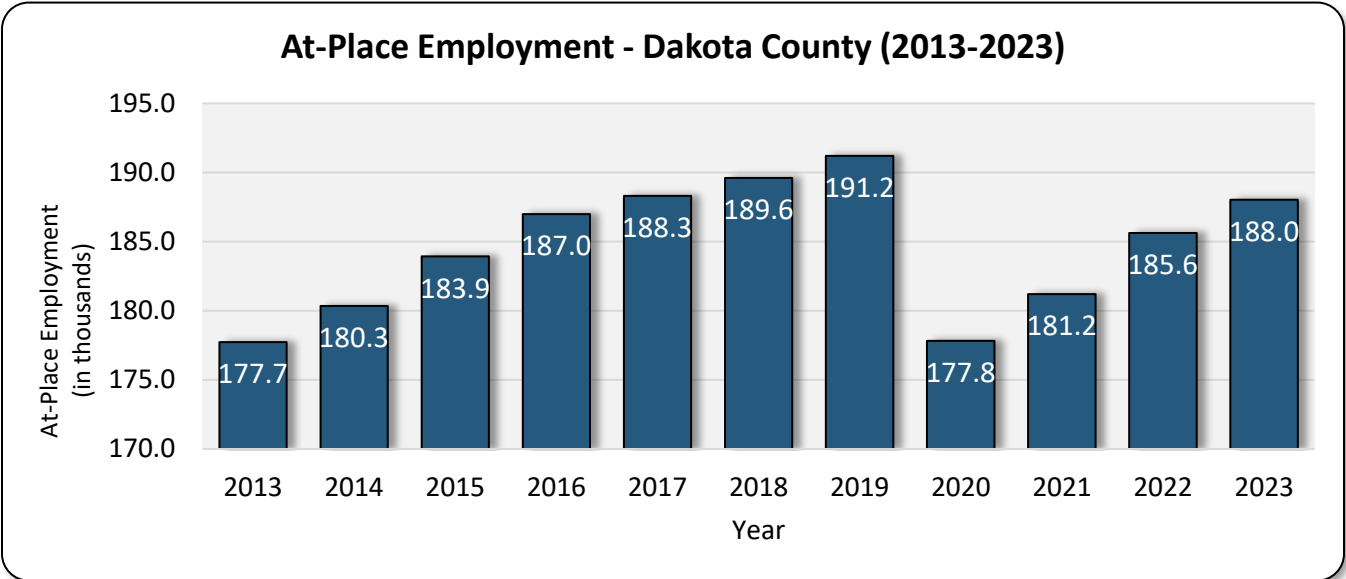
Annual Unemployment Rate (2014-2024)



Source: Department of Labor, Bureau of Labor Statistics
*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total ***at-place*** employment base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which none are located within South St. Paul. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

While no major economic development projects were identified within South St. Paul at the time of research, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation of at least 250 new jobs within county. The economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

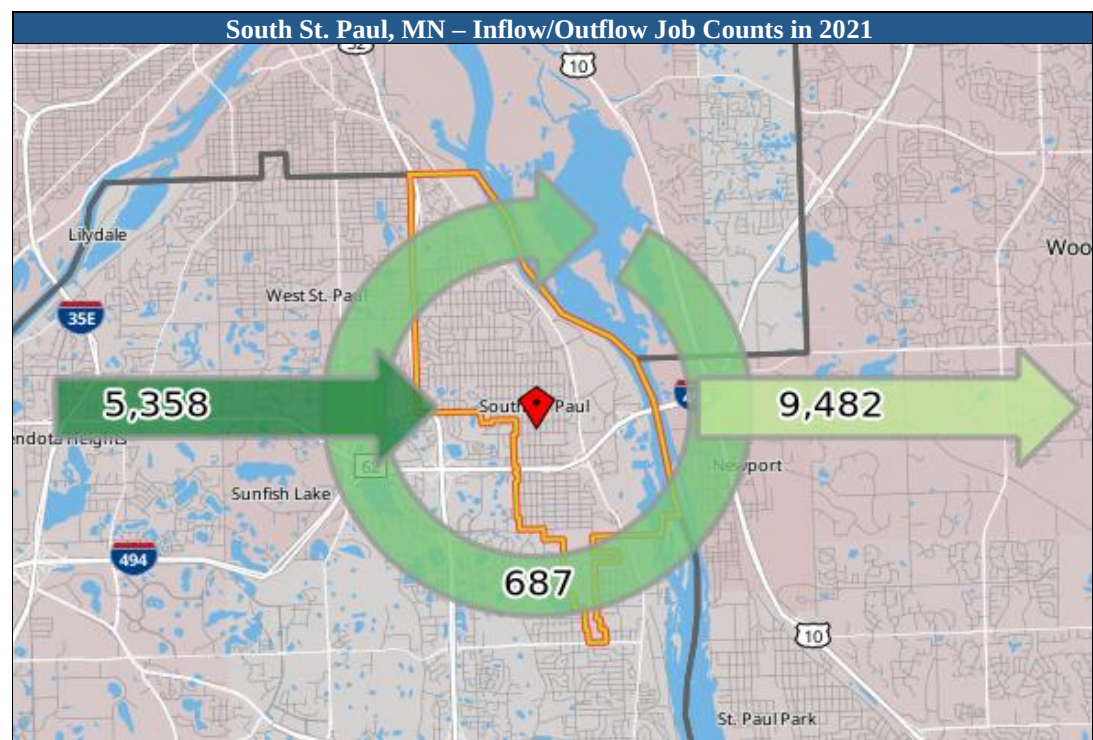
The following table summarizes two *commuting pattern attributes* (mode and time) for South St. Paul.

Commuting Attributes South St. Paul, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	8,490	1,148	231	160	162	1,106	11,297
Percent	75.2%	10.2%	2.0%	1.4%	1.4%	9.8%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	2,992	4,708	1,837	481	173	1,106	11,297
Percent	26.5%	41.7%	16.3%	4.3%	1.5%	9.8%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 85.4% of individuals in South St. Paul utilize their own vehicles or carpool to work. Overall, 68.2% of residents have commute times of less than 30 minutes to their place of employment, with an additional 9.8% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (2.0%) of residents relies on public transit as their commuting mode.

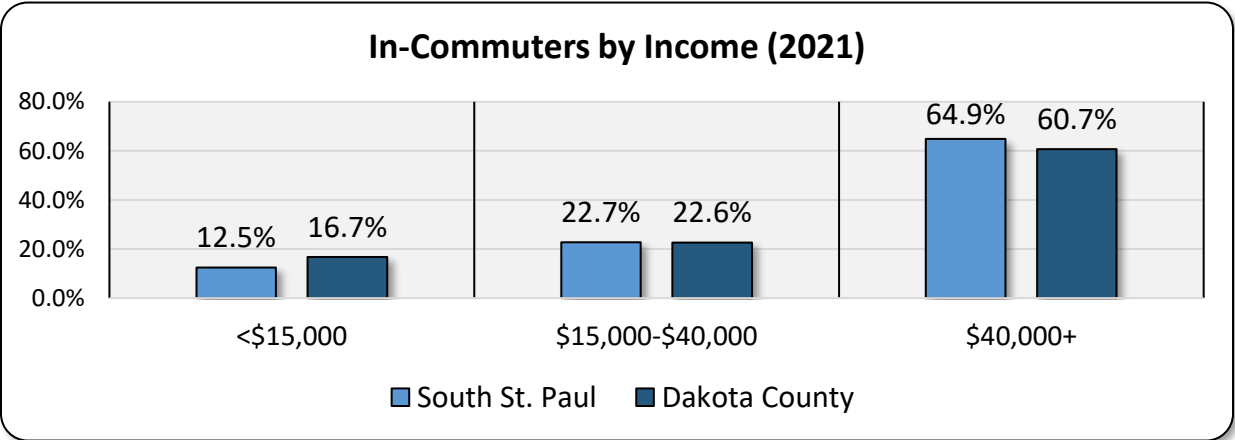
The following illustrates the overall **commuter flow** for South St. Paul based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 6,045 persons *employed* in South St. Paul, 88.6% (5,358) originate from outside the city, while 11.4% (687) live within the city. Nearly 9,500 residents of the city commute to surrounding areas daily for employment. Regardless, the 5,358 non-residents who work in the area represent a substantial base of potential support for future residential development within South St. Paul.

The following compares the distribution of **in-commuters by annual income** for South St. Paul and Dakota County.

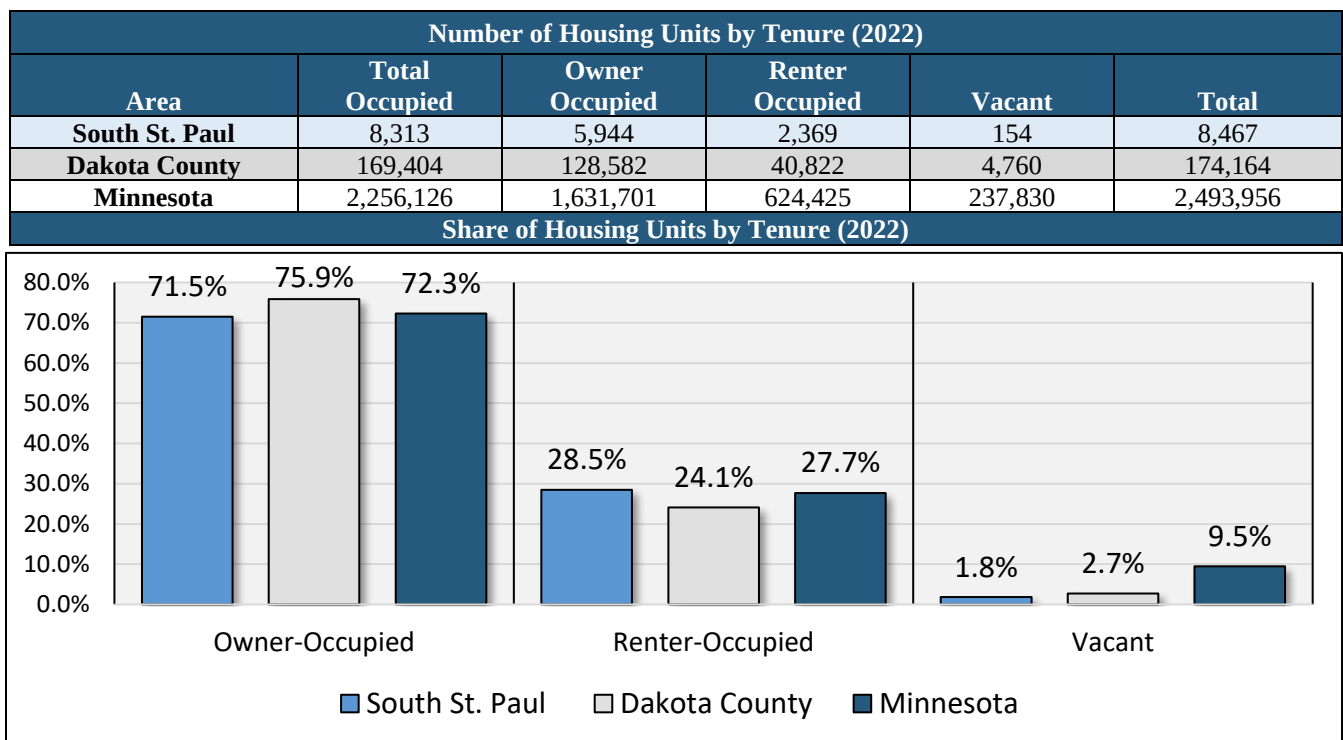


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (64.9%) of in-commuters to South St. Paul earn \$40,000 or more annually, while 22.7% earn between \$15,000 and \$40,000, and 12.5% earn less than \$15,000 annually. As such, a variety of housing types could be developed to potentially attract some of the 5,358 in-commuters to live within South St. Paul.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 8,313 total *occupied* housing units in South St. Paul, 71.5% are owner occupied and 28.5% are renter occupied. This is a similar distribution of occupied units by tenure compared to the state, but a slightly higher share of renter-occupied units as compared to the county. Among the 8,467 total housing units in South St. Paul, only 1.8% (154 units) are classified as vacant. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key *housing age and conditions* based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
South St. Paul	1,305	55.5%	4,497	76.6%	14	0.6%	77	1.3%	49	2.1%	38	0.6%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In South St. Paul, 55.5% of the renter-occupied housing units and 76.6% of the owner-occupied housing units were built prior to 1970. Both shares are substantially higher than the county and statewide shares and represent an inventory of relatively older housing units. The share of overcrowded renter housing units (0.6%) is lower than the county and statewide shares, while the share of owner housing units with this issue (1.3%) is relatively similar to the comparison areas. The shares of renter-occupied (2.1%) and owner-occupied (0.6%) housing units with incomplete plumbing or kitchens are similar to statewide share. Overall, there are approximately 63 renter households and 115 owner households in South St. Paul living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
South St. Paul	8,371	\$78,465	\$289,841	\$1,094	48.9%	18.6%	20.8%	5.4%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in South St. Paul of \$289,841 is 29.9% lower than the median home value for the county and 19.5% lower than the median home value for the state. The median gross rent of \$1,094 in the area is 22.4% lower than the county and 7.1% lower than the state. With a median household income of \$78,465 in South St. Paul, approximately 48.9% of renter households and 18.6% of owner households are housing cost burdened. As a result, there are roughly 1,158 renter households and 1,106 owner households in South St. Paul that are housing cost burdened, of which more than 800 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

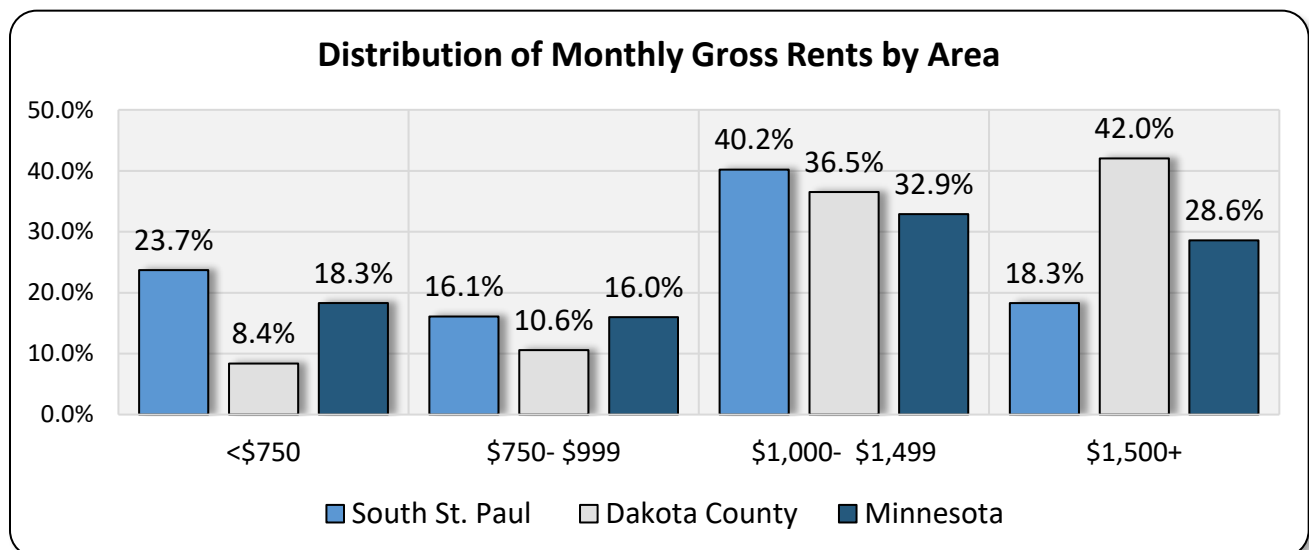
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
South St. Paul	Number	1,210	1,159	0	2,369	5,692	133	120	5,944
	Percent	51.1%	48.9%	0.0%	100.0%	95.8%	2.2%	2.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 51.1% of the *rental* units in South St. Paul are within structures of four units or less. Overall, South St. Paul has a lower share (48.9%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in South St. Paul, 97.8% are within structures of four units or less and mobile homes.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 51.1% of all rental units in South St. Paul classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (40.2%) of South St. Paul rental units have rents between \$1,000 and \$1,499, followed by units with rents below \$750 (23.7%). Although considerably less in share, 18.3% of rentals in the area have rents of \$1,500 or more. Compared to the county and state, the distribution of gross rental rates in South St. Paul is much more heavily weighted toward rents less than \$750 and rents between \$1,000 and \$1,499.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for South St. Paul and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

	Surveyed Multifamily Rental Housing Supply by Area						
	Dakota County, MN						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
South St. Paul	10	675	2	0.3%	0.4%	0.0%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In South St. Paul, a total of 10 apartment properties were surveyed, comprising a total of 675 units. Overall, the multifamily units are 99.7% occupied, with a total of just two vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within South St. Paul is considered very high. The occupancy rates among the various program types are also high and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within South St. Paul. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in South St. Paul and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
South St. Paul	\$1,099	\$2,020	\$1,520	\$1,699
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
South St. Paul	\$504	\$746	-	-
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in South St. Paul (\$1,099) is double the rent for a comparable Tax Credit unit (\$504) in the area. The median rents for most market-rate and all Tax Credit units in South St. Paul are less than the corresponding rents in Dakota County, with the exception being the two-bedroom/one-bathroom market rate units. Regardless of program type, the median rents generally increase for each subsequently larger unit configuration for both study areas. With limited availability among all program types in South St. Paul, households are likely to seek rental alternatives in the surrounding communities. This can result in a loss of households and/or result in a higher share of cost burdened households if low-income households must resort to market rate or non-conventional rentals, which typically have much higher rents.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 51.1% of the total rental units in South St. Paul.

During August and September 2024, Bowen National Research conducted an online survey and identified three non-conventional rentals that were listed as *available* for rent in South St. Paul. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
South St. Paul	1,210	3	0.2%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of three available units identified, South St. Paul has an overall vacancy rate of just 0.2% for non-conventional rentals, which is lower than the vacancy rate reported for such units within Dakota County (0.6%). This is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in South St. Paul and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
South St. Paul				
Three-Bedroom	2	\$1,895 - \$2,500	\$2,198	\$1.57
Four-Bedroom	1	\$2,600	\$2,600	\$1.36
Total	3			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

The available non-conventional rentals in South St. Paul consist of three- and four-bedroom units. The three-bedroom units have a median rent of \$2,198 (\$1.57 per square foot) and the four-bedroom unit has a rent of \$2,600 (\$1.36 per square foot). When typical utility costs (\$300 or more) are considered, the typical three-bedroom and four-bedroom non-conventional rentals in South St. Paul have gross rents of roughly \$2,500 and \$2,900, respectively. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for South St. Paul and Dakota County.

South St. Paul - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
South St. Paul		
Available*	14	\$277,450
Sold**	1,138	\$270,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

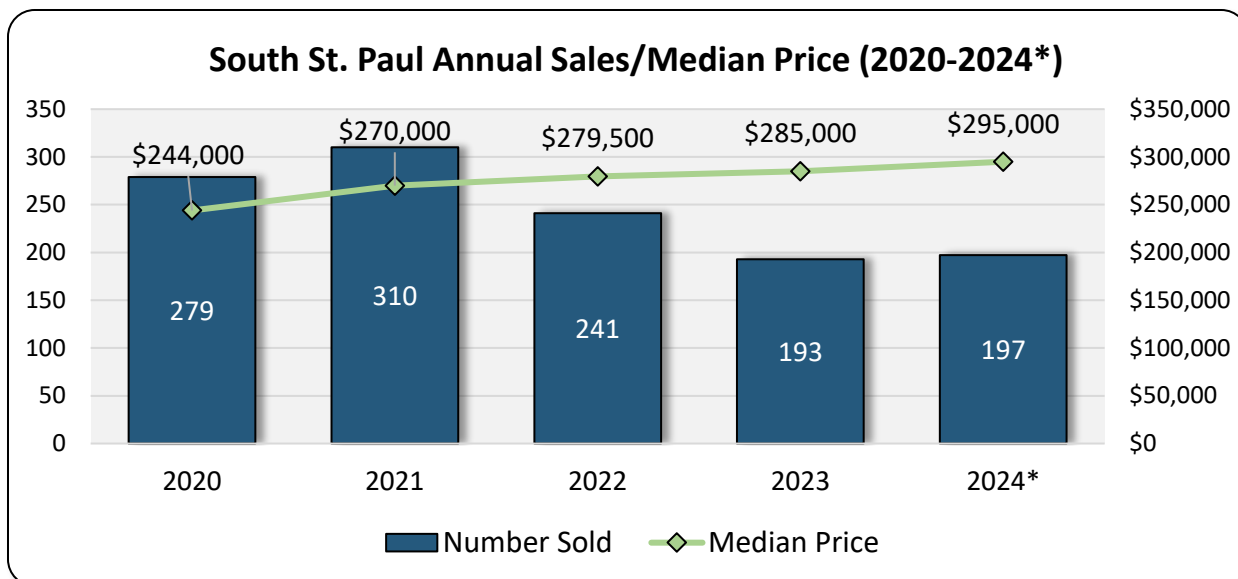
The available for-sale housing stock in South St. Paul as of July 31, 2024 consists of 14 total units with a median list price of \$277,450. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in South St. Paul consisted of 1,138 homes with a median sales price of \$270,000, which is 28.9% lower than that reported for homes sold during this time period within Dakota County.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – South St. Paul (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	279	-	\$244,000	-
2021	310	11.1%	\$270,000	10.7%
2022	241	-22.3%	\$279,500	3.5%
2023	193	-19.9%	\$285,000	2.0%
2024*	(115) 197	(2.1%)	\$295,000	3.5%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in South St. Paul increased by 11.1% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 2.1% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city steadily increased. Collectively, the median sales price of homes sold in South St. Paul increased by 20.9% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is 3.5% higher than that reported for 2023. This suggests that home prices in the area are continuing to increase.

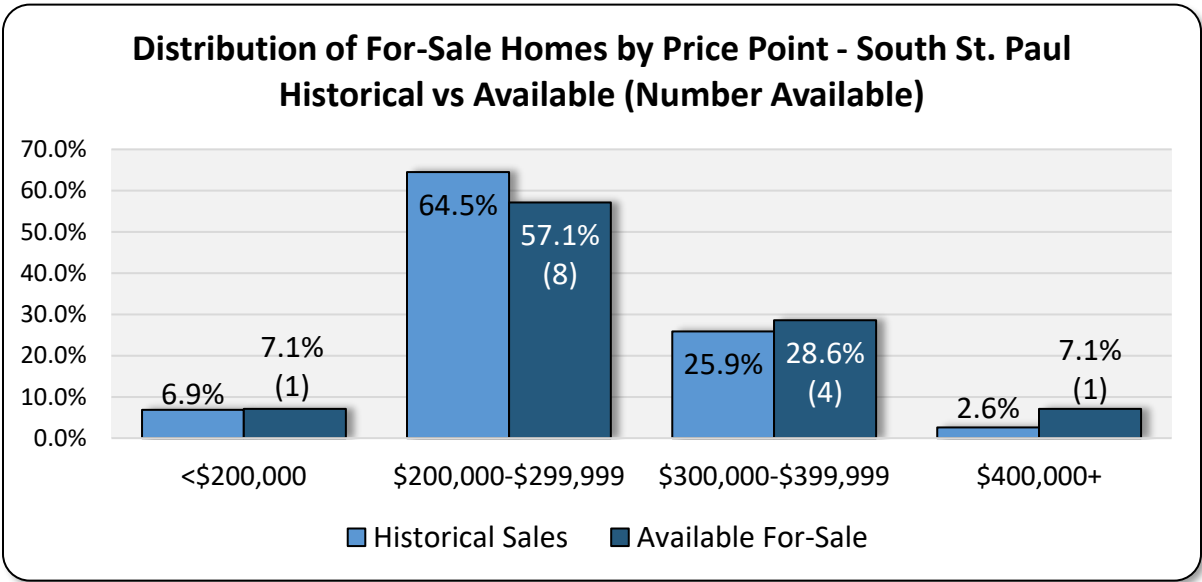
The following table provides various housing market metrics for the available for-sale homes in South St. Paul and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
South St. Paul	14	2.4%	0.2%	0.7	\$268,964	\$277,450	69	1941
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 14 available for-sale homes in South St. Paul represent 2.4% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.2% when compared to the 5,944 owner-occupied units in the city. Based on recent sales history, this inventory represents less than one (0.7) *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 69 days and an average year built of 1941. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by *price point* for South St. Paul:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 (7.1%) is very similar to the corresponding share of recent *historical* sales (6.9%). However, there is only one *available* for-sale home in South St. Paul priced below \$200,000. While homes priced between \$200,000 and \$299,999 represent the largest share (57.1%) of available homes, only eight such homes are available. In addition, there has been a slight shift in distribution from homes priced below \$300,000 in historical sales to homes prices above \$300,000 in the currently available for-sale homes. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for South St. Paul and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
South St. Paul						
Independent Living	-	-	-	-	86.8%	-
Assisted Living	1	33	5	84.8%	85.4%	\$2,350-\$3,200
Nursing Homes	-	-	-	-	82.0%	-
Total	1	33	5	84.8%	-	\$2,350-\$3,200
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, one senior care project was surveyed within South St. Paul. This assisted living project has an overall occupancy rate of 84.8%, which is relatively similar to the national median occupancy rate reported for this type of product. The relatively strong occupancy rate reported for the existing property surveyed, limited overall availability of senior care product, and projected increase in households aged 65 and older in the area suggest there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. During this process there were no multifamily rental, for-sale housing, or senior care housing developments identified within South St. Paul. However, it should be noted additional projects may have been introduced into the development pipeline since the time interviews and research were completed.

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in South St. Paul. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

South St. Paul has an overall five-year housing gap of 1,485 units, with a gap of 660 rental units and a gap of 825 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for South St. Paul.

	South St. Paul Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	231	149	140	102	38	660
For-Sale Housing Gap	0	102	248	348	127	825
10-Year Estimates (2024-2034)						
Rental Housing Gap	462	298	280	204	76	1,320
For-Sale Housing Gap	0	204	496	696	254	1,650

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for South St. Paul (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest five-year *rental* housing gap in the city is for product serving households earning 30% or less of Area Median Household Income (AMHI). The greatest five-year *for-sale* housing gap in the city is for product serving households earning between 81% and 115% of AMHI. Although development within South St. Paul should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for South St. Paul.

SWOT Analysis	
Strengths	Weaknesses
• Stable overall household base (2010-2024) • Projected household growth among owners and renters (2024-2029) • Positive household income growth projections • Lower shares of substandard rental housing as compared to county and state • Lower overall housing costs compared to county and state	• Household growth projected to be limited to higher income households (owner and renter) • Older existing housing stock as compared to county and state • Lack of availability among Tax Credit and subsidized multifamily apartments (0.0% vacancy rates) • Low availability rates for non-conventional rentals and for-sale housing
Opportunities	Threats
• Housing need of 660 rental units • Housing need of 825 for-sale units • Attract some of the 5,300+ commuters coming into the city for work to live in the city • Large young base of in-migrants with a variety of income levels	• Rising cost of for-sale housing • Older average housing inventory subject to deterioration/neglect • Nearly half (48.9%) of renter households are cost burdened • Risk losing some of the 9,000+ residents that commute out of the city for employment

South St. Paul is projected to experience household growth between 2024 and 2029, similar to trends between 2010 and 2020. Total employment, at-place employment, and the unemployment rate within the county are all indicative of a thriving local economy. Despite these positive attributes, the city has very low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs, an aging inventory of housing, and a significant number of residents commuting outside the city for employment increase the likelihood of households relocating outside the city. However, the city has a total housing gap of 1,485 units and more than 5,300 non-residents commuting into the city daily for employment. This represents a notable development opportunity, which will contribute to positive household growth in the area and support a growing local economy.

ADDENDUM N: CITY OF WEST ST. PAUL OVERVIEW

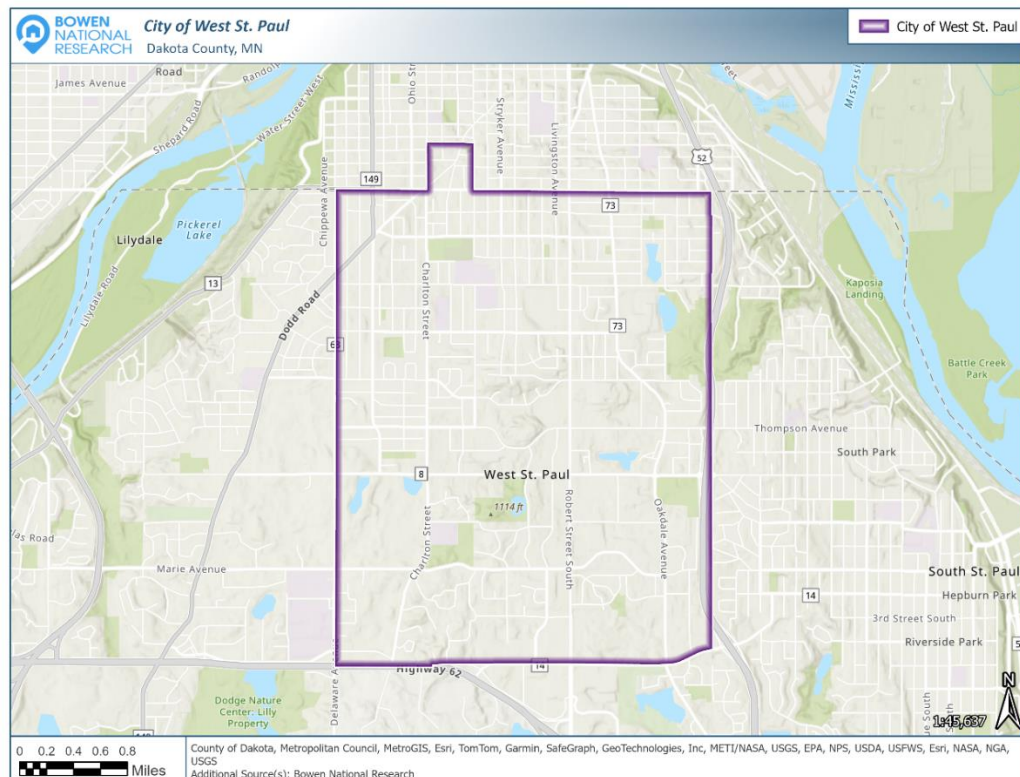
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of West St. Paul. To provide a base of comparison, various metrics of West St. Paul were compared with the entirety of Dakota County and statewide numbers.

The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity. Note that some topics presented in this analysis, particularly migration and economic data, may be limited to county-based metrics due to the availability of data.

A. INTRODUCTION

West St. Paul is located in the northern portion of Dakota County, approximately 12 miles southeast of Minneapolis. West St. Paul contains approximately five square miles and has an estimated population of 21,559 in 2024. State Route 3 runs north/south through the center of West St. Paul, while U.S. Highway 52 runs north/south along the eastern boundary of the city and State Route 62 runs east/west along the city's southern boundary, providing access to nearby metropolitan centers.

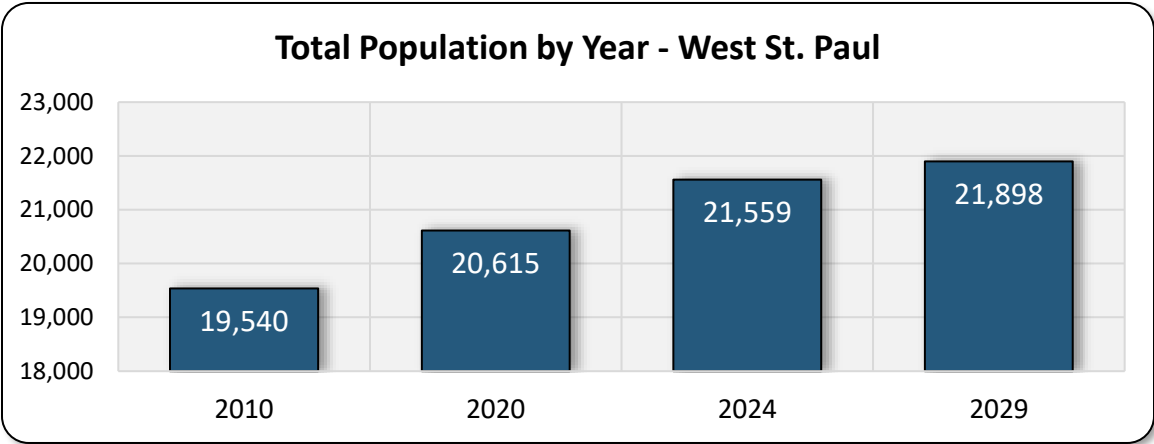
The following map illustrates the city of West St. Paul.



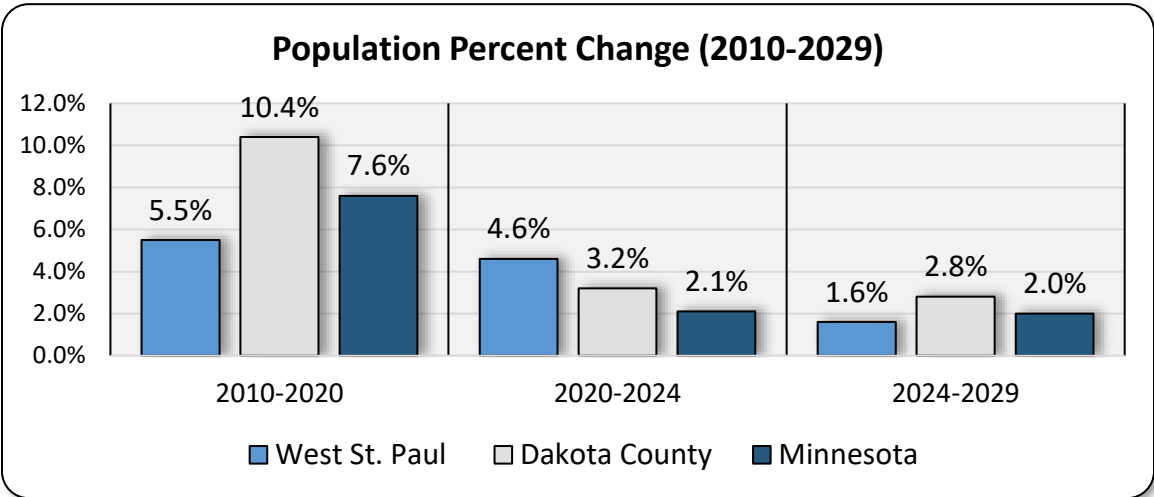
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for West St. Paul. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for West St. Paul and the projected population changes between 2024 and 2029 for each of the study areas.



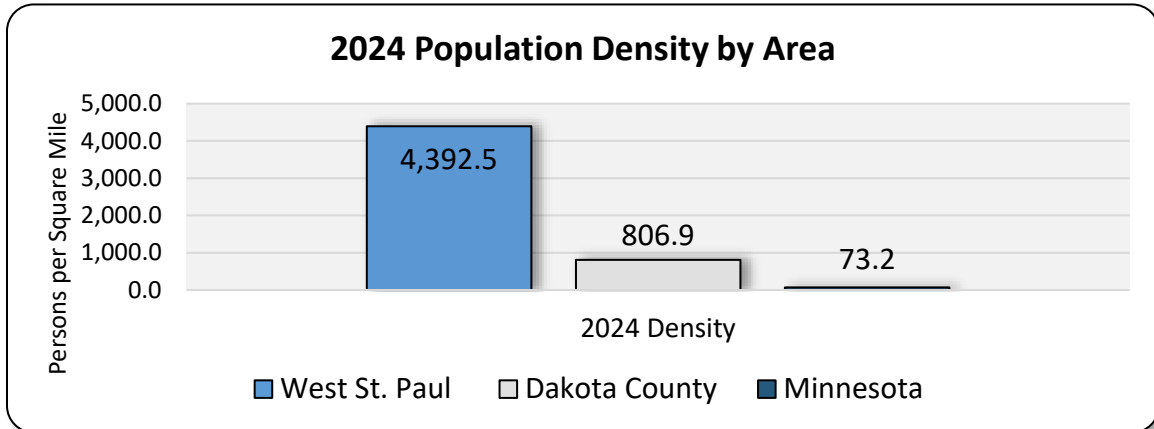
Source: 2010, 2020 Census; ESRI; Bowen National Research



Source: 2010, 2020 Census; ESRI; Bowen National Research

The population in West St. Paul increased by 1,075 (5.5%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in West St. Paul increased by 4.6%, a higher rate of change as compared to the county and state. The population within the area is projected to again increase by 1.6% over the next five years, similar to projections for the county and state.

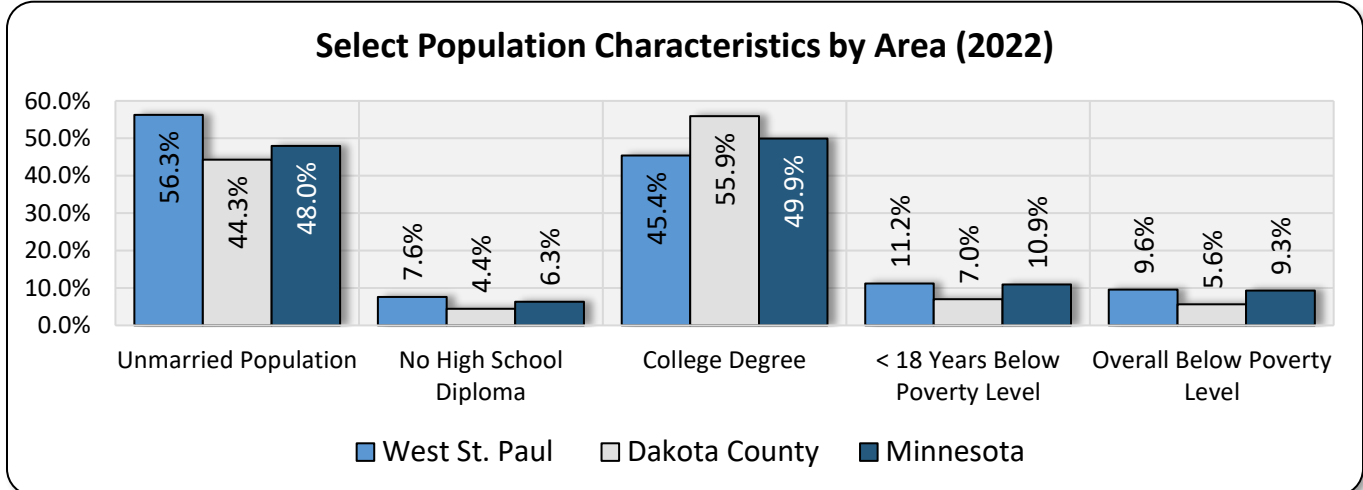
The following graph illustrates the **population density** for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Bowen National Research

With a population density of 4,392.5 persons per square mile, West St. Paul is significantly more densely populated than Dakota County and the state of Minnesota.

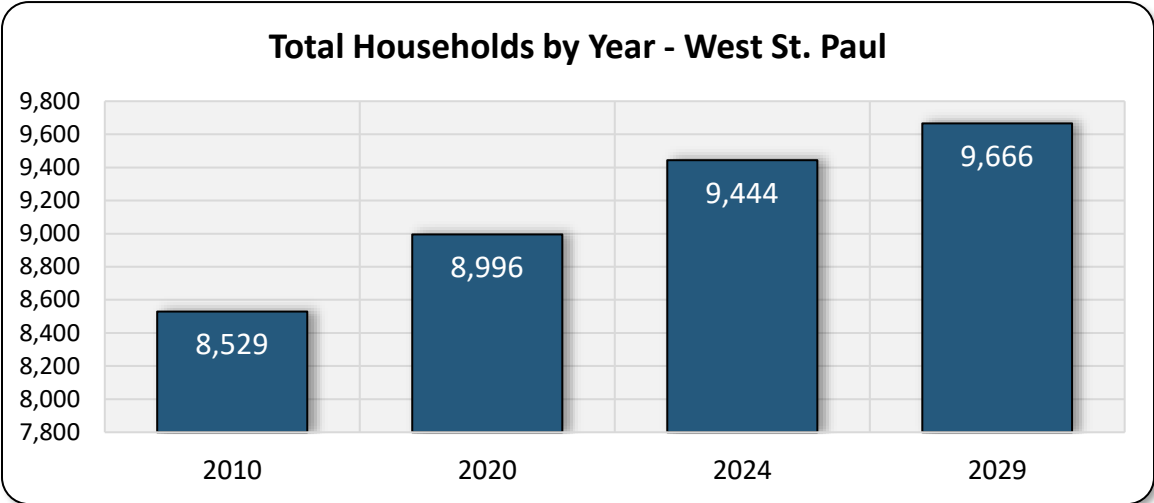
The following graph illustrates **select population characteristics** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this source.



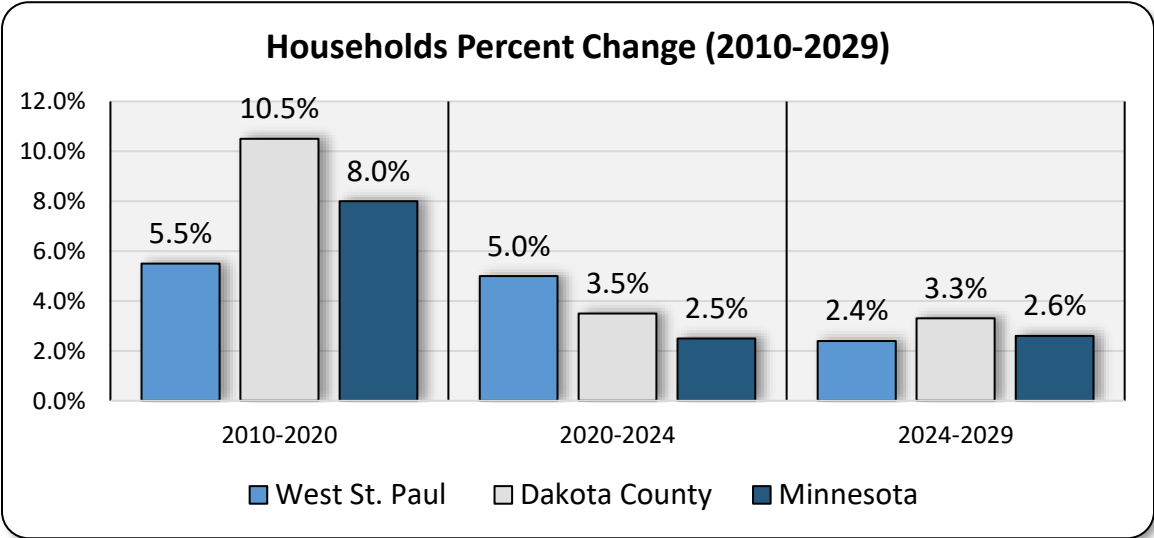
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, West St. Paul has a higher share of unmarried population (56.3%), a higher share of the population without a high school diploma (7.6%), and a lower share of individuals with a college degree (45.4%) as compared to the county and state. The educational attainment factors likely have a slightly negative influence on housing affordability in the city. Overall, West St. Paul has higher poverty rates for children less than 18 years of age (11.2%) and the overall population (9.6%) when compared to the county and state.

The following graphs illustrate the number of **total households** in West St. Paul by year and the projected percent changes in households between 2024 and 2029 for each of the study areas.



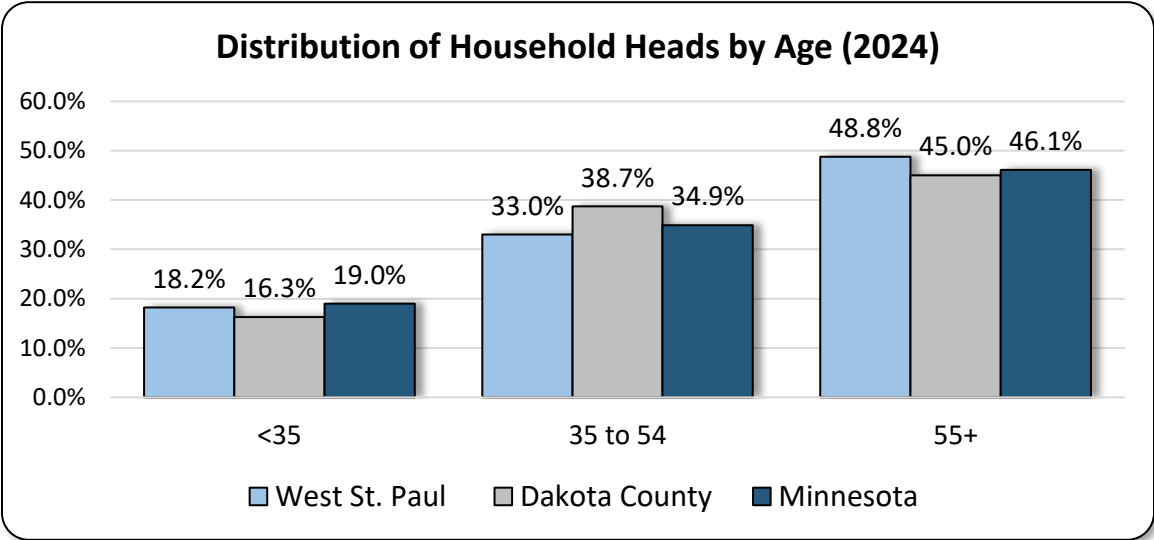
Source: 2010, 2020 Census; ESRI; Bowen National Research



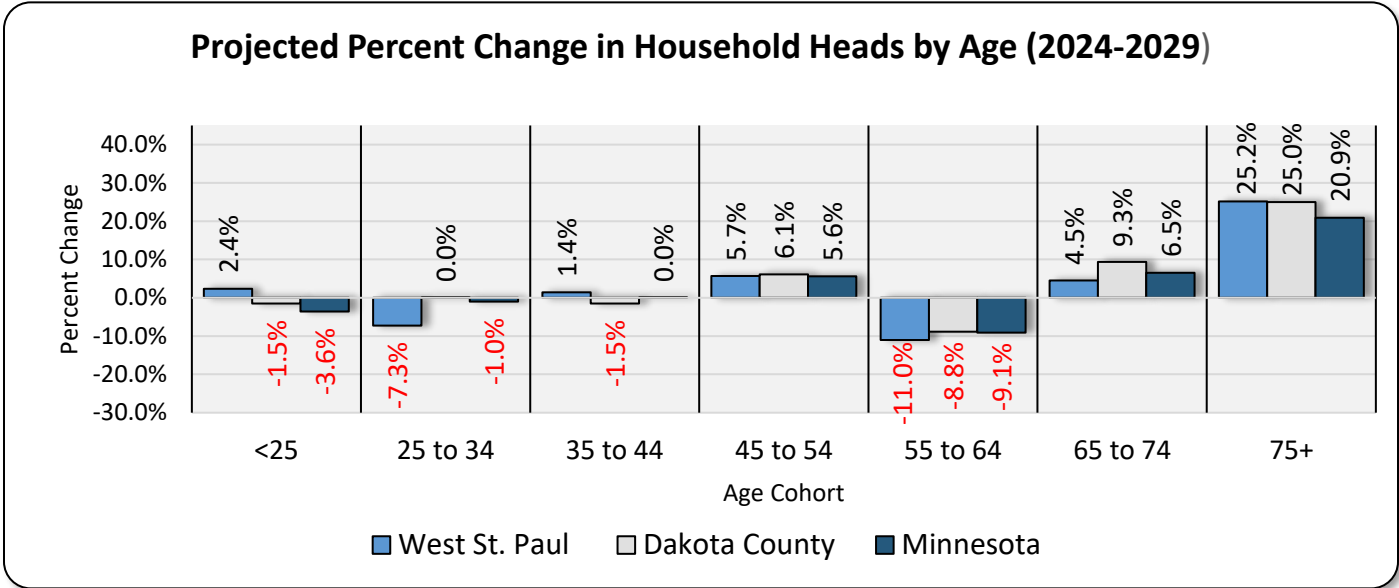
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in West St. Paul increased by 467 (5.5%) between 2010 and 2020. This represents a smaller percent increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in West St. Paul increased by 5.0%, a rate which outpaced that for the county and state. This growth is projected to continue as the household base within West St. Paul will increase by 2.4% between 2024 and 2029. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of **household heads by age** for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



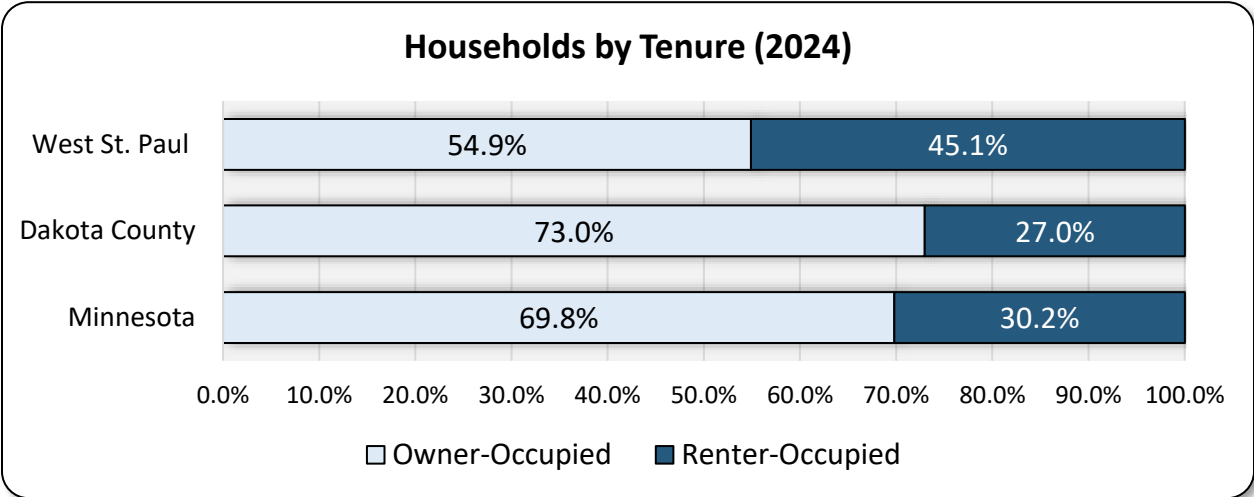
Source: ESRI; Bowen National Research



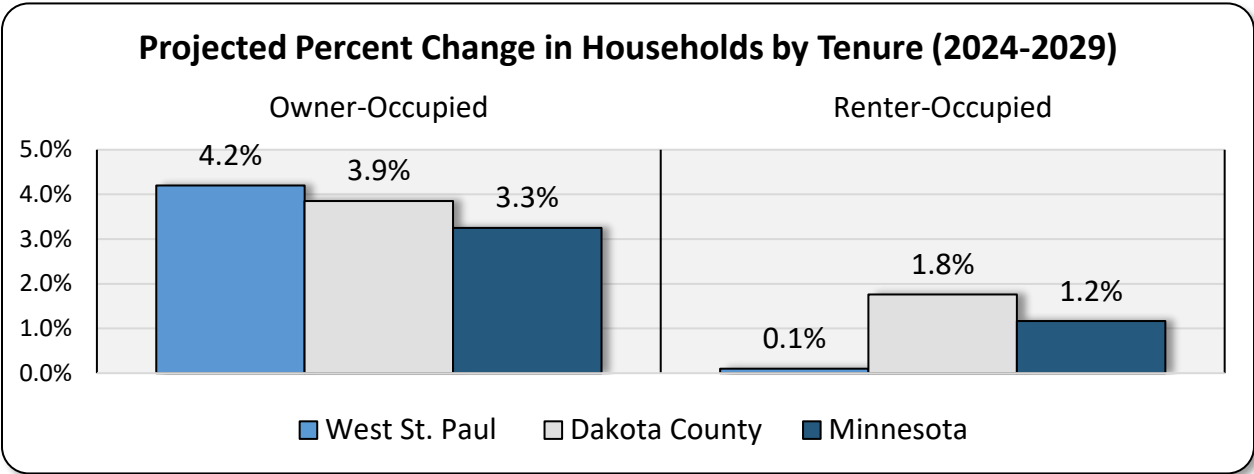
Source: ESRI; Bowen National Research

Overall, the data shows that West St. Paul households in 2024 are more heavily concentrated among seniors (aged 55 and older) when compared to the county and state. While households aged 75 and older are projected to increase by 25.2% in West St. Paul over the next five years, various other age cohorts are also projected to experience moderate growth during this time period. The overall projected changes in households by age in West St. Paul are broadly consistent with the projections for Dakota County and the state during this time.

The following graphs compare the share of **households by tenure** (renters and owners) for 2024 and the projected *percent* change in households by tenure between 2024 and 2029 for each of the study areas.



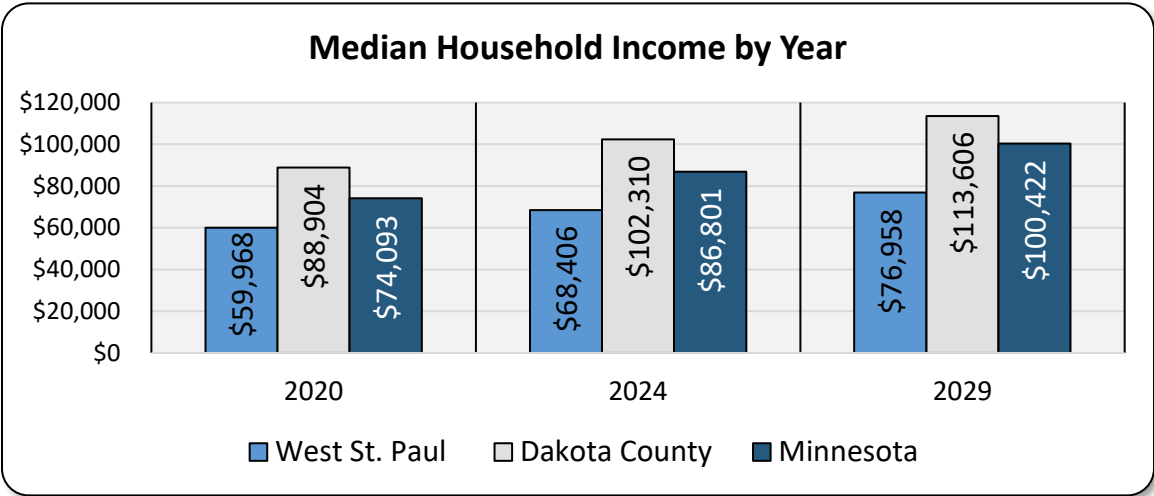
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in West St. Paul (54.9% owners and 45.1% renters) is notably more heavily weighted toward renter households as compared to the county and state. Over the next five years, it is projected that the number of owner households in West St. Paul will increase by 4.2%, while the number of renter households will increase at a marginal rate of only 0.1%. This is a smaller increase in renter households but larger increase in owner households when compared to the county and state. The *increases* among owner and renter households in West St. Paul will likely contribute to ongoing demand within the for-sale and rental housing markets over the next five years. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

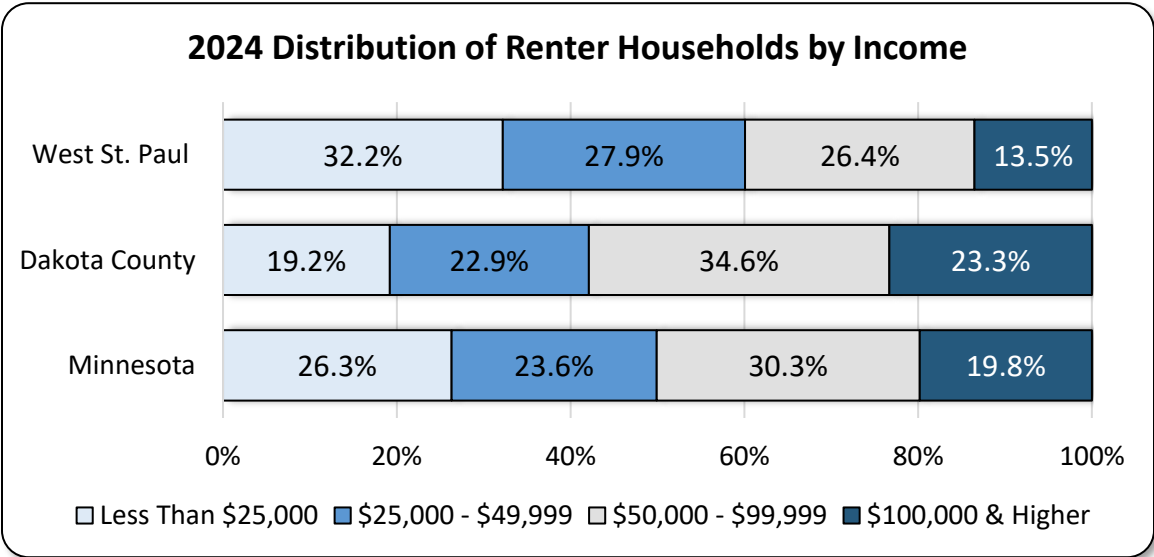
The following compares the *median household income* for each of the study areas from 2020 to 2029.



Source: 2020 Census; ESRI; Bowen National Research

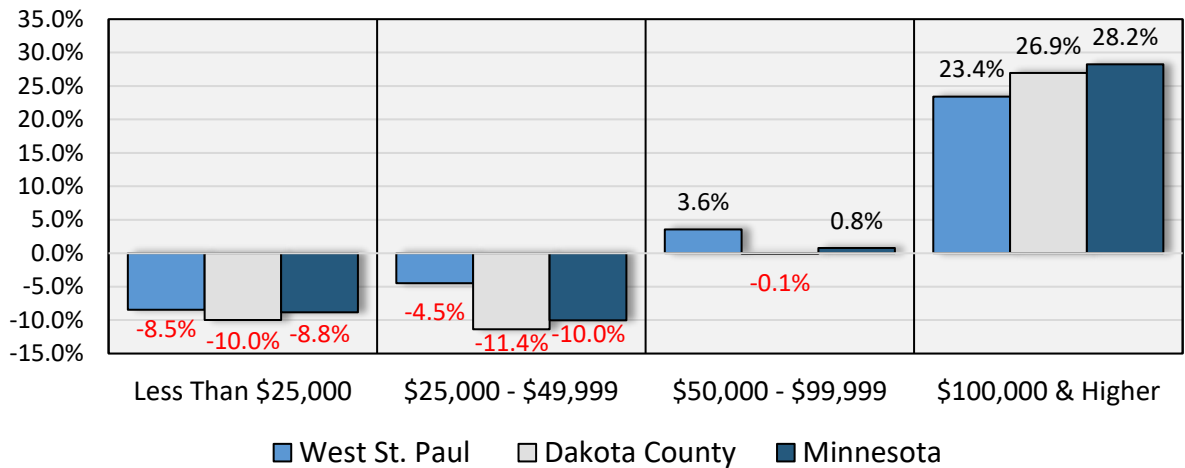
As the preceding illustrates, the 2024 median household income in West St. Paul (\$68,406) is 33.1% lower than the countywide median household income and 21.2% lower than the statewide median household income. Over the next five years, it is projected that the median household income in West St. Paul will increase to \$76,958, or an increase of 12.5%. Nonetheless, the median household income in West St. Paul will remain well below both countywide and statewide levels.

The following graphs compare *renter households by income* for 2024 and the projected *percent change* in renter households by income between 2024 and 2029 for each of the study areas.



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

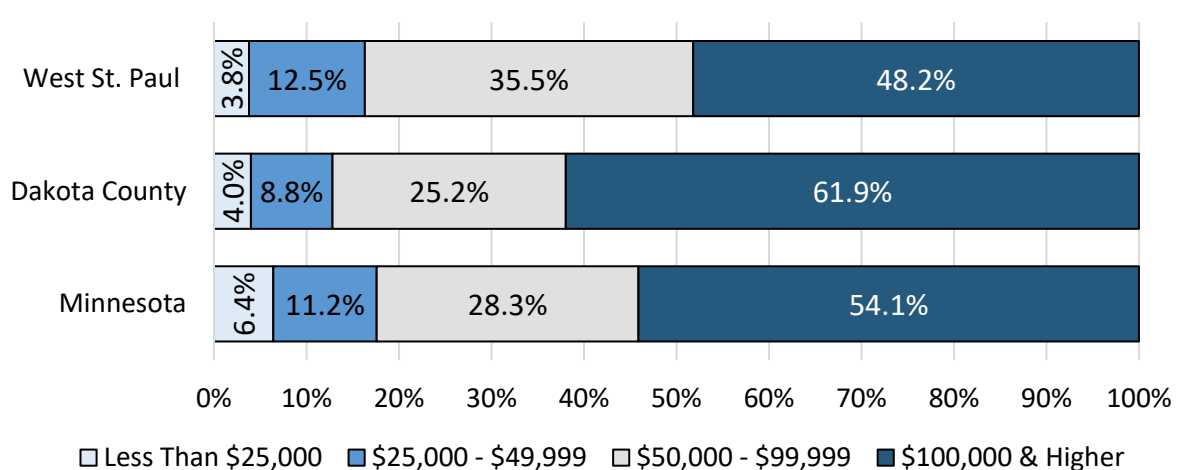


Source: 2020 Census; ESRI; Bowen National Research

In 2024, West St. Paul has a larger share of renter households with incomes below \$25,000 and between \$25,000 and \$49,999 as compared to the county and state. Between 2024 and 2029, renter household growth in West St. Paul is projected to be primarily concentrated among households earning \$100,000 or higher (23.4%), with moderate growth (3.6%) also projected for households earning between \$50,000 and \$99,999. Despite these changes, a substantial number of renter households in West St. Paul will continue to earn less than \$50,000.

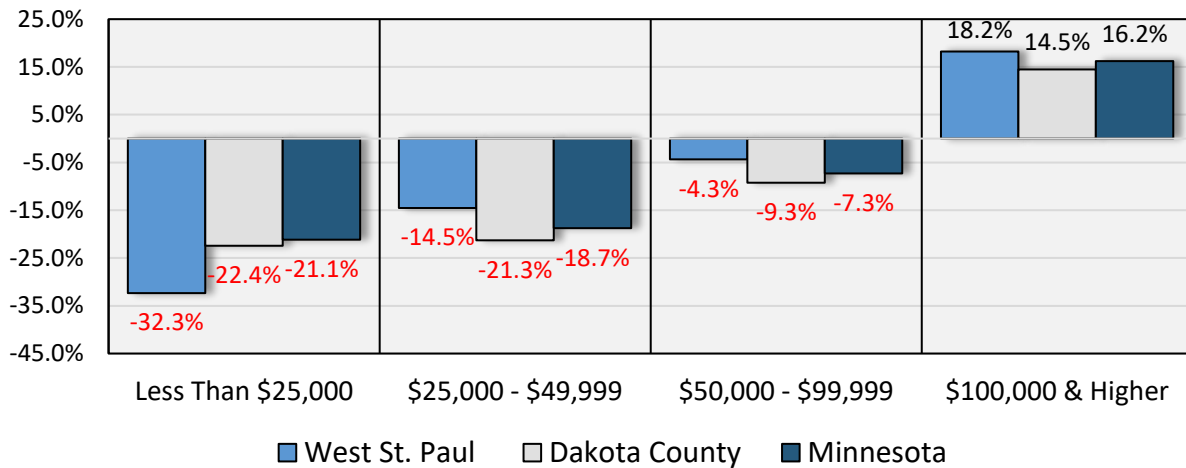
The following graphs compare **owner households by income** for 2024 and the projected **percent change** in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)

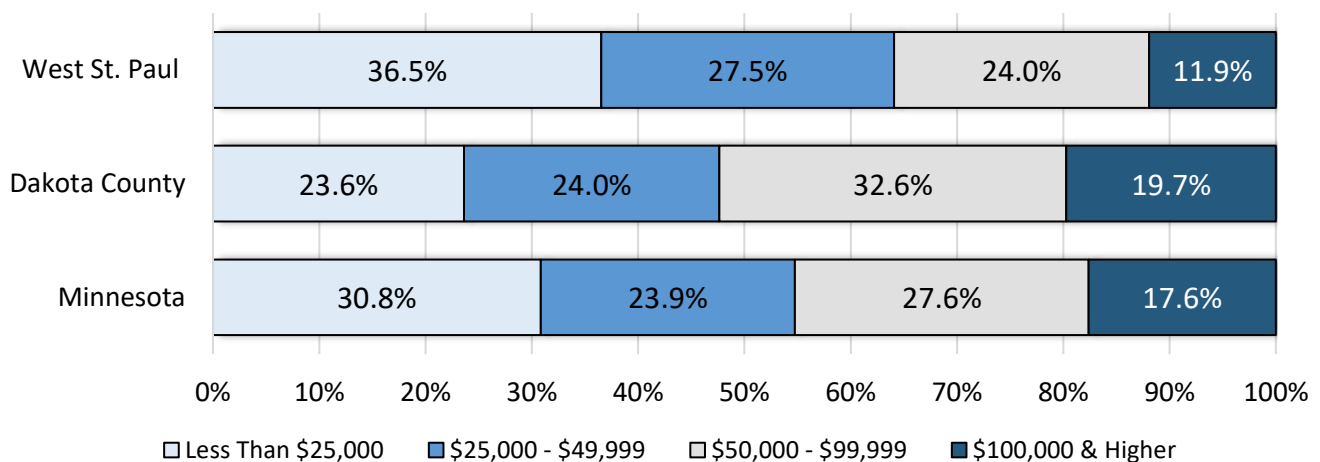


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share (48.2%) of West St. Paul owner households earn \$100,000 or more. However, this is a lower share compared to the county (61.9%) and state (54.1%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher (18.2%), while those earning less than \$100,000 are projected to decrease. This is consistent with county and statewide projected trends for this time period.

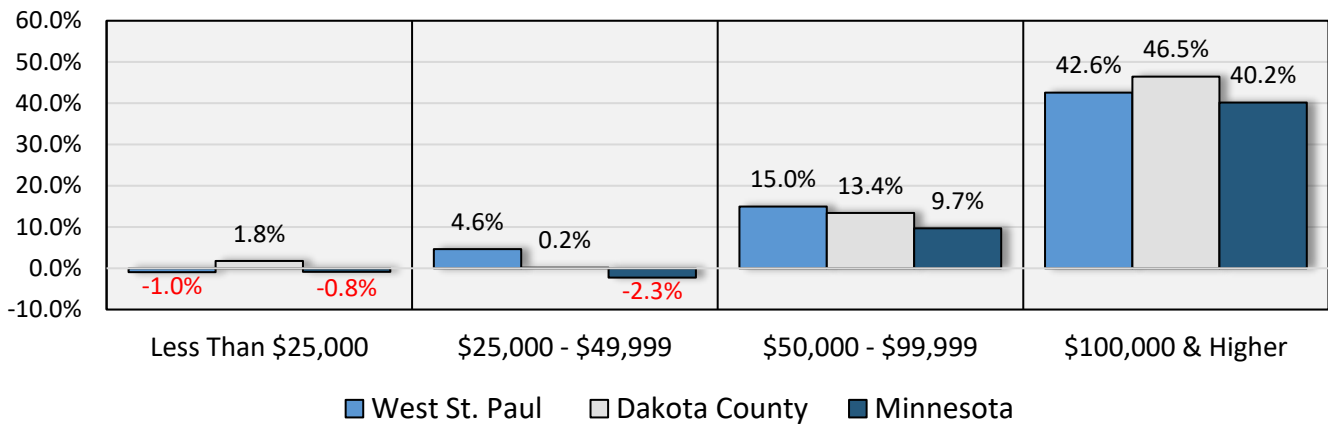
The following graphs compare *senior renter households (age 62 and older) by income* for 2024 and the projected *percent change* in senior renter households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Renter Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Renter Households (Age 62+) by Income (2024-2029)

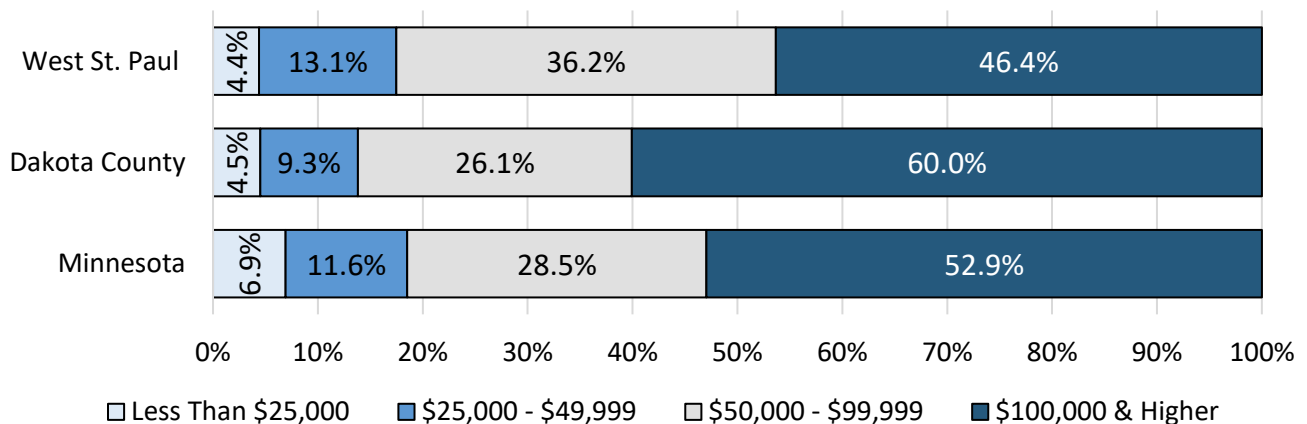


Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in West St. Paul earn less than \$25,000 (36.5%), followed by those earning between \$25,000 and \$49,999 (27.5%). Over the next five years, growth among senior renter households in West St. Paul is projected to occur among households earning \$25,000 or more, with the greatest growth (42.6%) projected for senior renter households earning \$100,000 or more. However, modest growth is also projected among households earning between \$25,000 and \$49,999 (4.6%) and between \$50,000 and \$99,999 (15.0%).

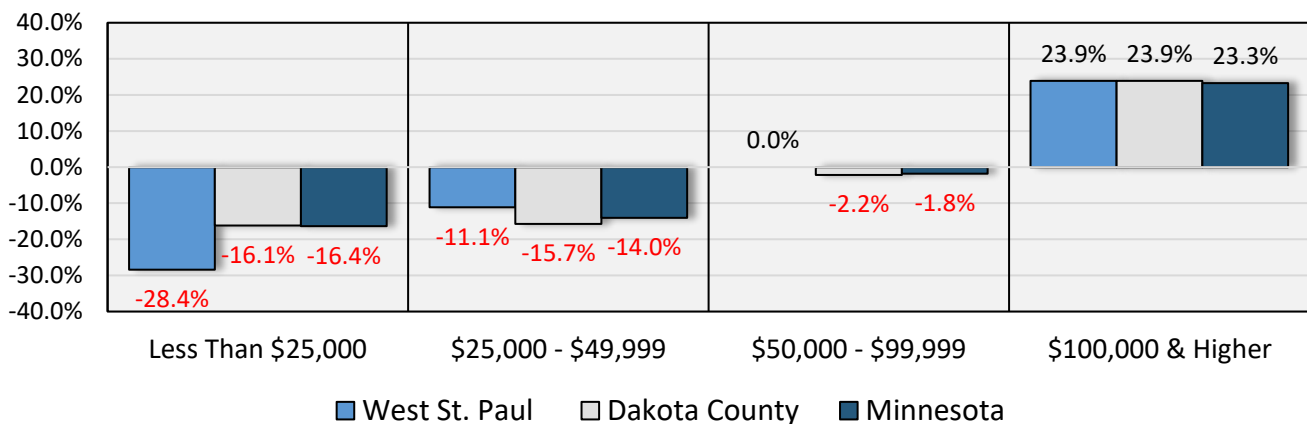
The following graphs compare **senior owner households (age 62 and older) by income** for 2024 and the projected *percent change* in senior owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Senior Owner Households (Age 62+) by Income



Source: 2020 Census; ESRI; Bowen National Research

Percent Change in Senior Owner Households (Age 62+) by Income (2024-2029)



Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior owner households (age 62 and older) in West St. Paul earn \$100,000 or more (46.4%), followed by those earning between \$50,000 and \$99,999 (36.2%). Over the next five years, projected growth among senior owner households in West St. Paul is confined to households earning \$100,000 or more, which are projected to increase by 23.9% during this time period. The projected growth among the highest income cohort and decline among the lower income cohorts in West St. Paul is consistent with county and statewide projections between 2024 and 2029.

The following table illustrates the **components of population change** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

Estimated Components of Population Change by County for the PSA (Dakota County) April 1, 2010 to July 1, 2023							
	Years	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Dakota County	2010-2020	33,225	8.3%	27,991	-1,115	6,511	5,396
	2020-2023	7,562	1.7%	5,686	-928	2,430	1,502

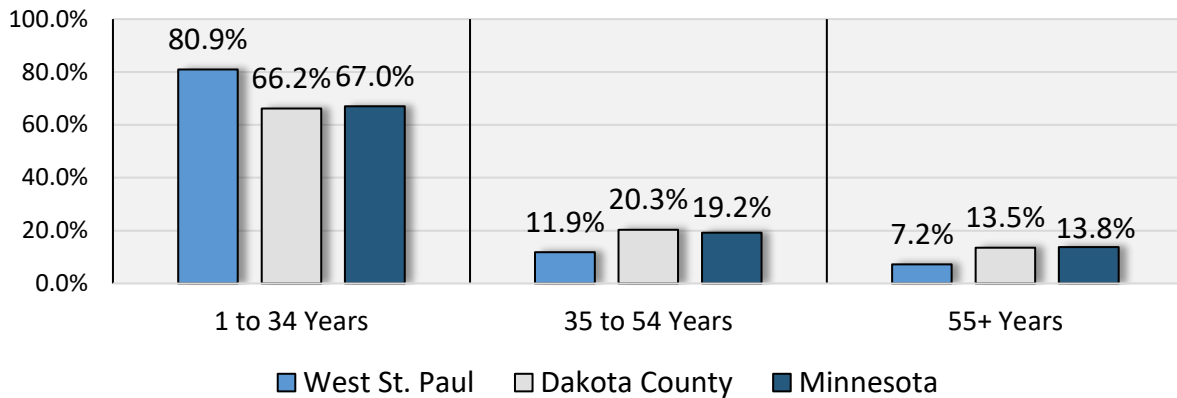
Source: U.S. Census Bureau, Population Division, June 2024

*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Dakota County between 2010 and 2023 is primarily the result of natural change (more births than deaths) and noteworthy international migration. While this data is not specific to West St. Paul, it is reasonable to conclude that the components of population change for Dakota County likely have a significant influence on each of the geographies located within the county.

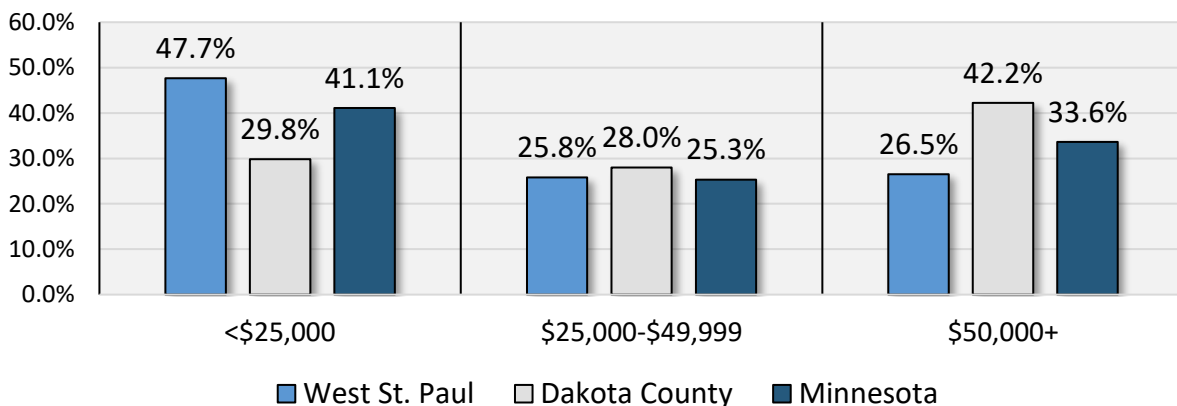
The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2018 to 2022. Note that the data illustrated in both graphs is based on *population*, not households.

Share of In-Migrants by Age (2018-2022)



Source: U.S. Census Bureau, 2022 5-Year ACS Estimates (S0701); Bowen National Research

In-Migrants by Income (2018-2022)*



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for West St. Paul is more heavily weighted toward the population less than 35 years of age as compared to the county and state. While the distribution of in-migrants by income in West St. Paul is more heavily weighted toward individuals earning less than \$25,000, the data illustrates that notable shares of in-migrants earn between \$25,000 and \$49,999 (25.8%) and \$50,000 or more (26.5%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for West St. Paul, Dakota County, and the state of Minnesota. The top five industries by share of employment for each area are highlighted in **red** text. Note that several metrics within this section are limited to *county* data and are not provided at the city level.

NAICS Group	Employment by Industry					
	West St. Paul		Dakota County		Minnesota	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.0%	387	0.2%	17,215	0.5%
Mining	11	0.1%	73	0.0%	4,549	0.1%
Utilities	0	0.0%	568	0.3%	12,777	0.4%
Construction	316	3.1%	10,298	5.0%	137,789	4.2%
Manufacturing	585	5.8%	22,907	11.1%	342,911	10.3%
Wholesale Trade	139	1.4%	8,221	4.0%	134,193	4.0%
Retail Trade	1,787	17.8%	27,952	13.6%	385,870	11.6%
Transportation & Warehousing	68	0.7%	8,741	4.2%	83,429	2.5%
Information	132	1.3%	9,796	4.8%	88,304	2.7%
Finance & Insurance	288	2.9%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	159	1.6%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	993	9.9%	14,887	7.2%	245,551	7.4%
Management of Companies & Enterprises	0	0.0%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	104	1.0%	5,954	2.9%	74,747	2.3%
Educational Services	609	6.1%	16,900	8.2%	259,542	7.8%
Health Care & Social Assistance	1,376	13.7%	20,621	10.0%	574,150	17.3%
Arts, Entertainment & Recreation	130	1.3%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	1,131	11.2%	16,542	8.0%	240,661	7.2%
Other Services (Except Public Administration)	784	7.8%	12,232	5.9%	204,837	6.2%
Public Administration	1,416	14.1%	10,454	5.1%	184,476	5.6%
Non-classifiable	29	0.3%	852	0.4%	17,626	0.5%
Total	10,058	100.0%	205,899	100.0%	3,319,675	100.0%

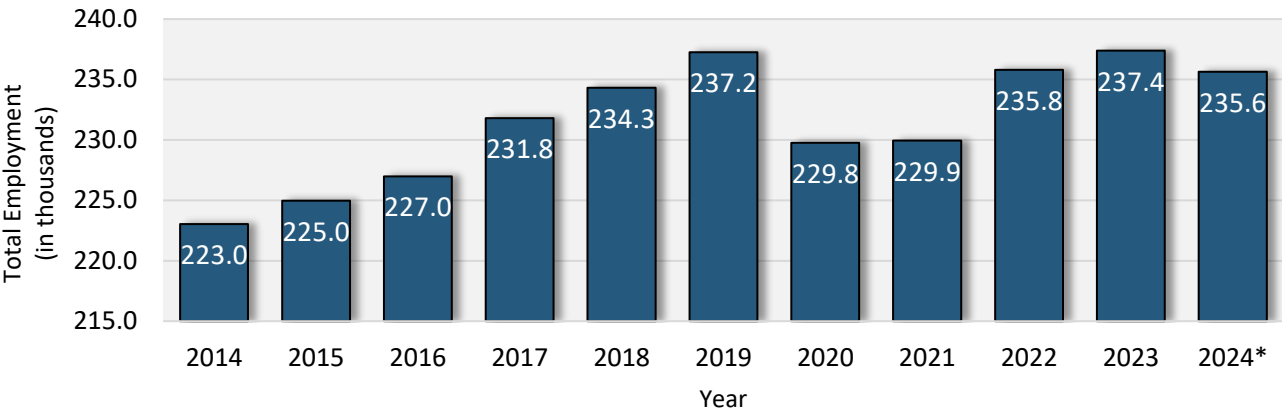
Source: 2010 Census; ESRI; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

West St. Paul has an employment base of more than 10,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Retail Trade (17.8%), Public Administration (14.1%), Health Care & Social Assistance (13.7%), Accommodation & Food Services (11.2%), and Professional, Scientific & Technical Services (9.9%). Combined, the top five job sectors represent 66.7% of the city's employment base.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the **total employment** base (in thousands) for Dakota County between 2014 and 2024.

Total Employment - Dakota County (2014-2024)



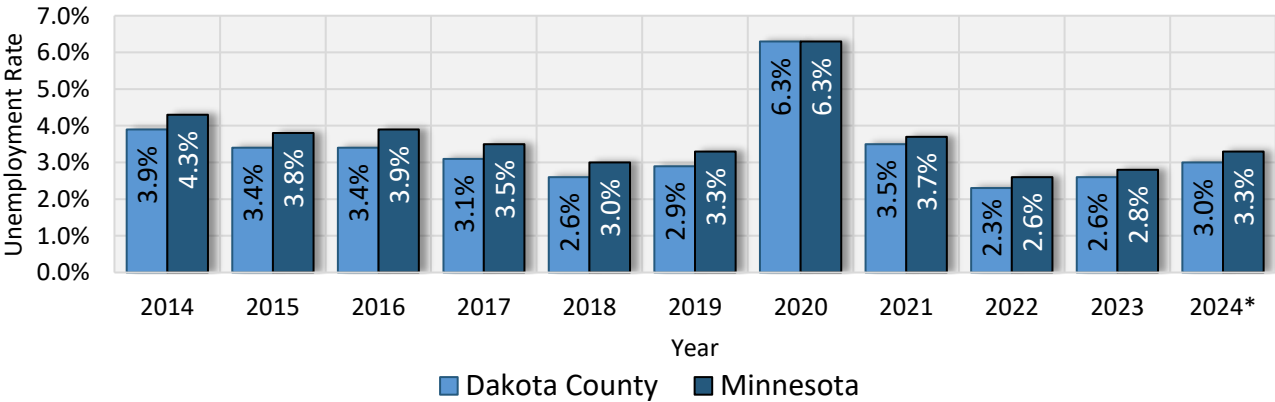
Source: Department of Labor; Bureau of Labor Statistics

*Through July

As the preceding illustrates, total employment within Dakota County steadily increased between 2014 and 2019. In 2020, total employment decreased by roughly 3.1%, which can be largely attributed to the economic impact of the COVID-19 pandemic. As of year-end 2023, total employment in Dakota County was at 100.1% of the 2019 level. It should be noted, however, that total employment decreased slightly (0.8%) during the first half of 2024.

The following illustrates the **annual unemployment rate** for Dakota County and the state of Minnesota from 2014 to 2024.

Annual Unemployment Rate (2014-2024)

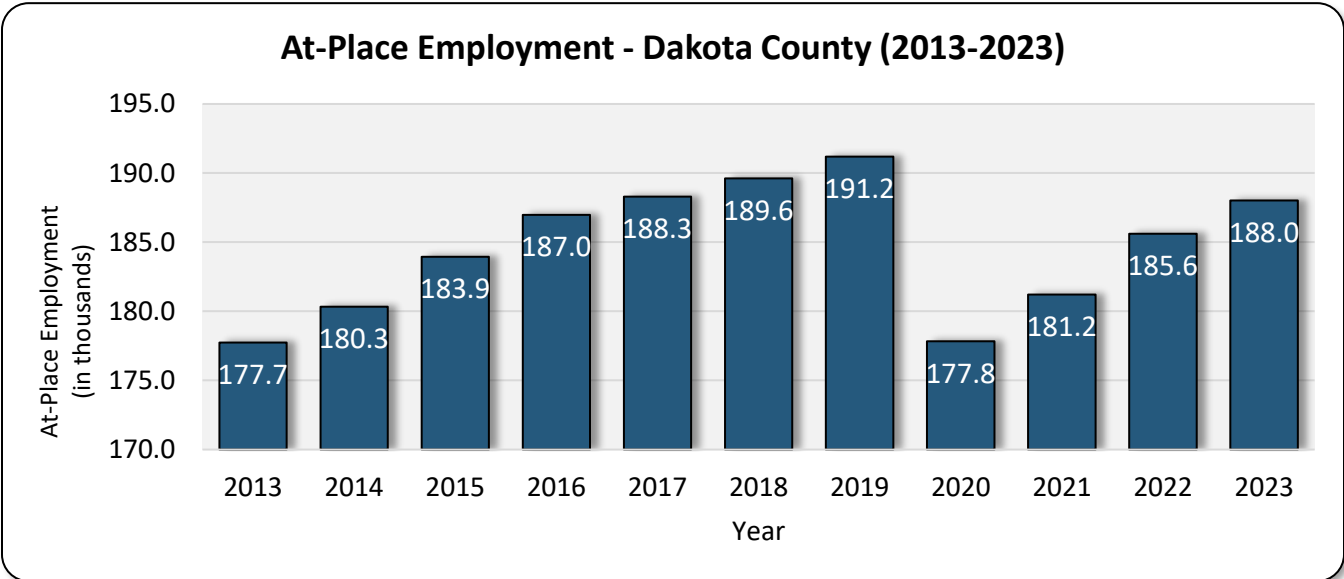


Source: Department of Labor, Bureau of Labor Statistics

*Through July

As the preceding data shows, the unemployment rate in Dakota County declined from 3.9% in 2014 to 2.9% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 2.3% in 2022. Although the unemployment rate increased to 2.6% in 2023, this still represents a lower rate as compared to the rate in 2019. It is also noteworthy that the unemployment rate in the county has been below the state unemployment rate in nine of the previous 10 years. The lone exception occurred during 2020, where both the county and state rates were 6.3%.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total **at-place employment** base for Dakota County from 2013 to 2023.



Source: Department of Labor; Bureau of Labor Statistics

As the preceding illustrates, at-place employment within Dakota County increased each year since 2013, with the only exception occurring in 2020. Through 2023, at-place employment within the county is at 98.3% of the 2019 level. This likely indicates the county was disproportionately affected by the pandemic. Regardless, at-place employment increased by 5.8% (approximately 10,300 jobs) in Dakota County between 2013 and 2023, illustrating an overall positive economic trend for the county in the last decade.

Economic Outlook

WARN notices were reviewed in September 2024. According to the Minneapolis Employment and Economic Development website, there have been six WARN notices reported for Dakota County over the past 12 months. These WARN notices impact a total of 70 jobs within the county, of which two notices (22 jobs) are located within West St. Paul. Overall, the reduction in jobs associated with these notices is relatively minor given the existing employment base and recent increases in at-place employment within the county.

The WARN notices located within West St. Paul are summarized in the following table:

WARN Notices – West St. Paul				
Company	Location	Jobs	Notice Date	Effective Date
Cardinal Corner, Incorporated	West St. Paul	11	12/2023	N/A
Beirut Restaurant & Catering	West St. Paul	11	9/2024	N/A

Source: Minnesota Employment and Economic Development

N/A – Not available

According to a representative with the Dakota County Community Development Agency, the Dakota County economy is steady, has opportunity for growth, and is capable of redeveloping large corporate campuses.

While no major economic development projects were identified within West St. Paul at the time of research, it should be noted that over \$800 million in economic development projects has either been recently completed or is currently under construction in Dakota County. Overall, these projects have an estimated initial job creation of at least 250 new jobs within county. The economic and infrastructure investments within the county will likely have a positive influence on the local economy.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

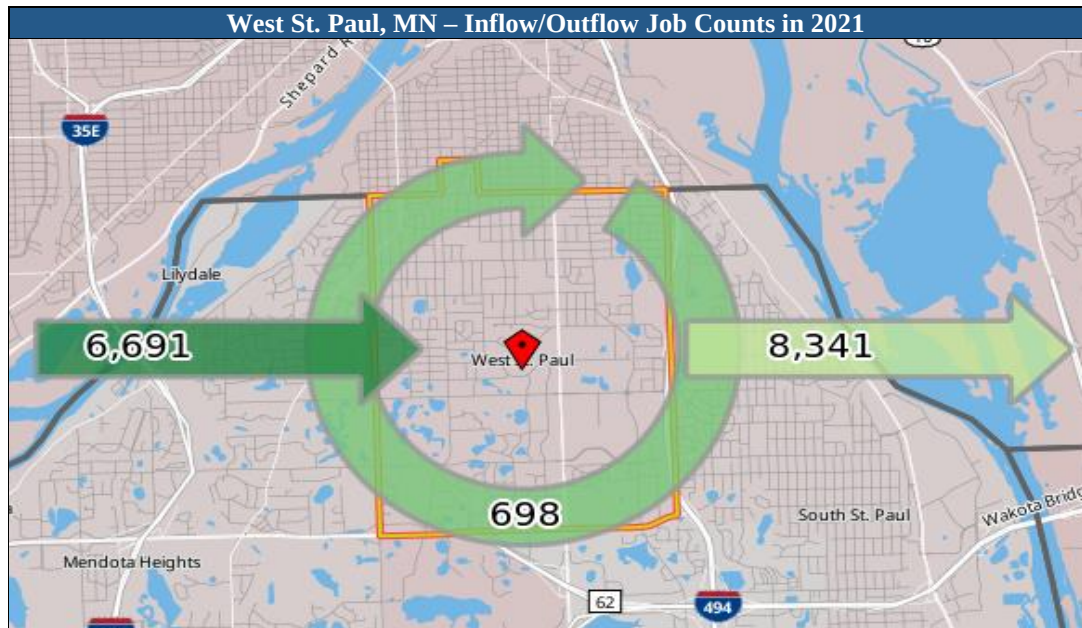
The following table summarizes two *commuting pattern attributes* (mode and time) for West St. Paul.

Commuting Attributes West St. Paul, Minnesota							
Mode							
	Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Number	7,476	698	552	307	74	1,595	10,702
Percent	69.9%	6.5%	5.2%	2.9%	0.7%	14.9%	100.0%
Time							
	Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Number	2,121	4,025	2,191	233	537	1,595	10,702
Percent	19.8%	37.6%	20.5%	2.2%	5.0%	14.9%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 76.4% of individuals in West St. Paul utilize their own vehicles or carpool to work. Overall, 57.4% of residents have commute times of less than 30 minutes to their place of employment, with an additional 14.9% working from home. While the majority of individuals in the area utilize personal vehicles and have relatively short commute times, a noteworthy share (5.2%) of residents rely on public transit as their commuting mode.

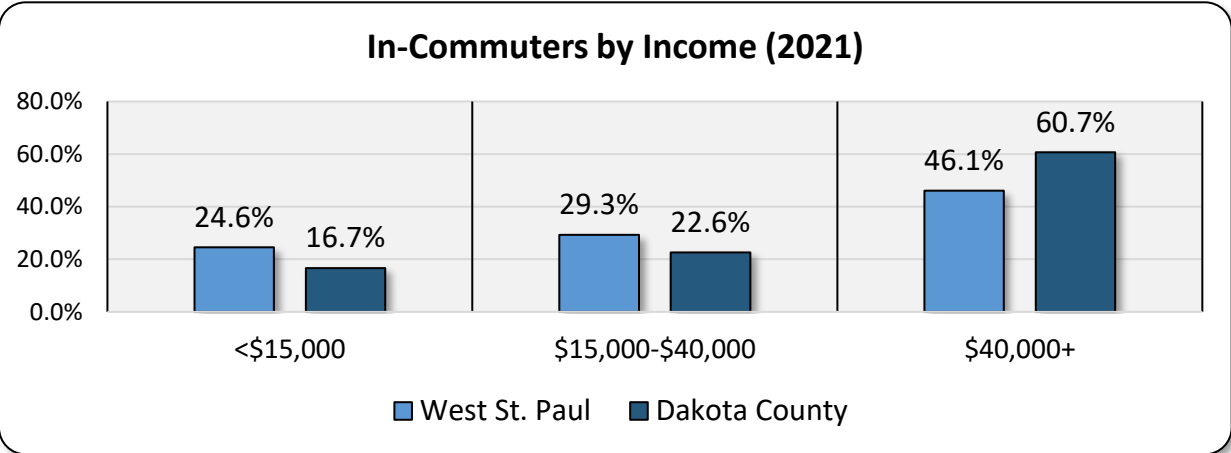
The following illustrates the overall **commuter flow** for West St. Paul based on 2021 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 7,389 persons *employed* in West St. Paul, 90.6% (6,691) originate from outside the city, while 9.4% (698) live within the city. Over 8,300 residents of the city commute to surrounding areas daily for employment. Regardless, the 6,691 non-residents who work in the area represent a substantial base of potential support for future residential development within West St. Paul.

The following compares the distribution of *in-commuters by annual income* for West St. Paul and Dakota County.

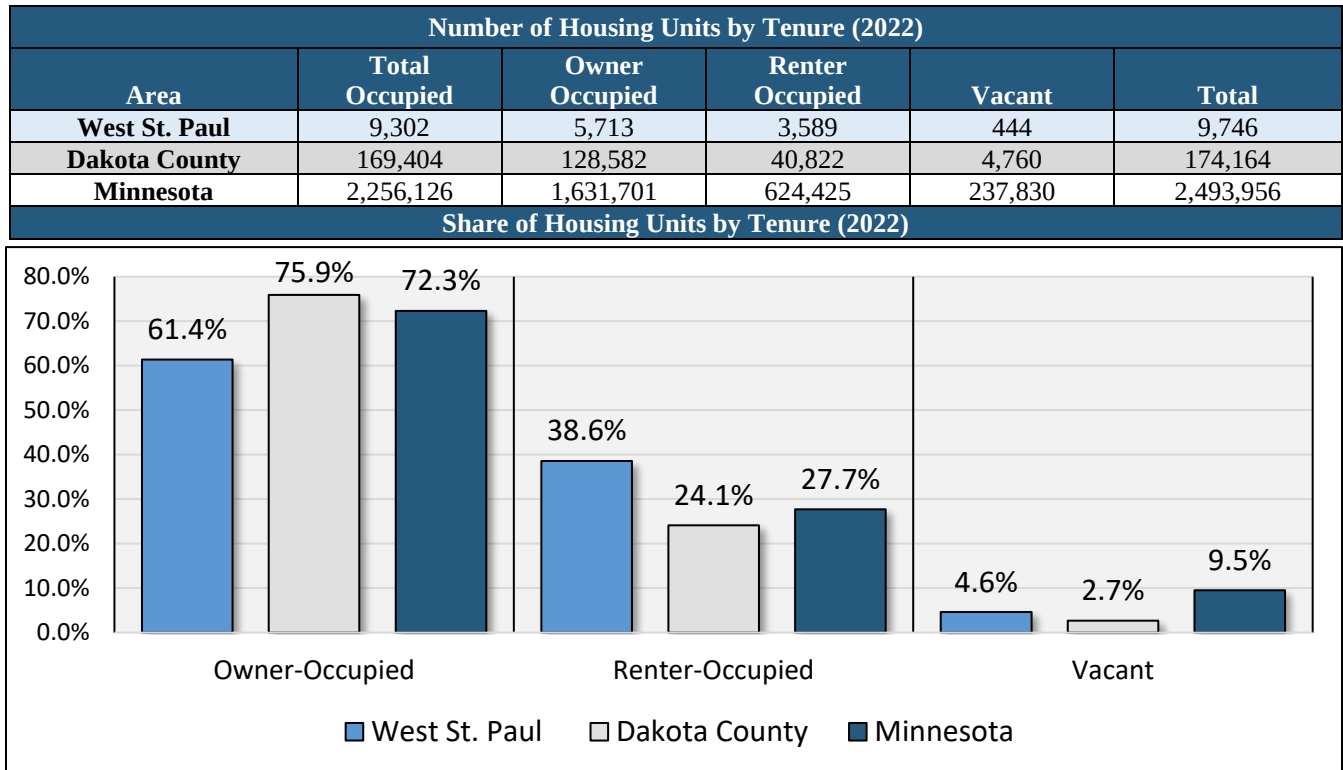


Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (46.1%) of in-commuters to West St. Paul earn \$40,000 or more annually, while 29.3% earn between \$15,000 and \$40,000, and 24.6% earn less than \$15,000 annually. While in-commuters earning \$40,000 or more comprise the largest share, the data indicates there is a higher proportion of low- and middle-income in-commuters within West St. Paul when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 6,691 in-commuters to live within West St. Paul.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2022 is illustrated in the following table and graph:



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Of the 9,302 total *occupied* housing units in West St. Paul, 61.4% are owner occupied and 38.6% are renter occupied. Thus, housing units within West St. Paul are more heavily weighted toward renter-occupied units as compared to the county and state. Among the 9,746 total housing units in West St. Paul, 4.6% (444 units) are classified as vacant. The respective shares of vacant units in West St. Paul and Dakota County are significantly lower than the share (9.5%) for the state. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key *housing age and conditions* based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
West St. Paul	1,478	41.2%	3,566	62.4%	117	3.3%	121	2.1%	164	4.6%	24	0.4%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

In West St. Paul, 41.2% of the renter-occupied housing units and 62.4% of the owner-occupied housing units were built prior to 1970. Both shares are substantially higher than the county and statewide shares and represent an inventory of older housing units. While the share of overcrowded renter housing units (3.3%) is lower than the county and statewide shares, the share of owner housing units with this issue (2.1%) is higher than the comparison areas. The shares of renter-occupied (4.6%) and owner-occupied (0.4%) housing units with incomplete plumbing or kitchens are both higher than the county shares, but the share of owner-occupied housing with this issue is lower than the statewide share. Overall, there are approximately 281 renter households and 145 owner households in West St. Paul living in substandard housing conditions.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
West St. Paul	9,444	\$68,406	\$337,491	\$1,204	56.4%	23.3%	28.8%	10.3%
Dakota County	173,920	\$102,310	\$413,686	\$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	\$86,801	\$360,089	\$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in West St. Paul of \$337,491 is 18.4% lower than the countywide median home value and 6.3% lower than the median home value for the state. The median gross rent of \$1,204 in the area is 14.6% lower than the countywide median gross rent but 2.2% higher than the statewide median gross rent. With a median household income of \$68,406 in West St. Paul, approximately 56.4% of renter households and 23.3% of owner households are housing cost burdened. Both represent notably higher shares compared to the county and state. As a result, there are roughly 2,024 renter households and 1,331 owner households in West St. Paul that are housing cost burdened, of which more than 1,600 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

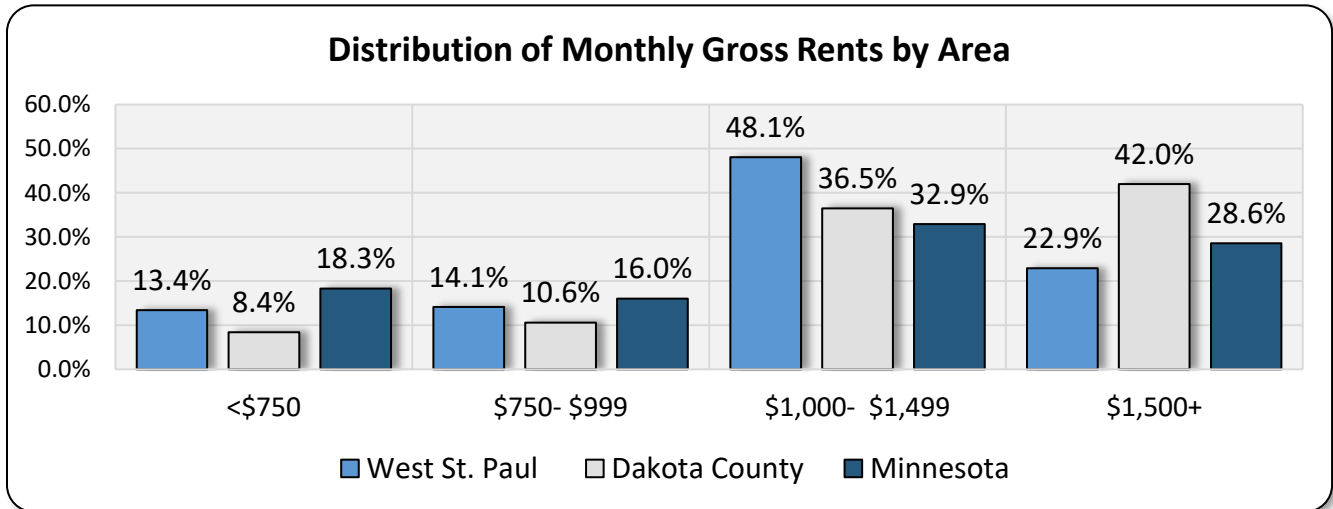
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by **units in structure by tenure** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
West St. Paul	Number	481	3,108	0	3,589	5,372	341	0	5,713
	Percent	13.4%	86.6%	0.0%	100.0%	94.0%	6.0%	0.0%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

Approximately 13.4% of the *rental* units in West St. Paul are within structures of four units or less. Overall, West St. Paul has a remarkably higher share (86.6%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Thus, the majority of renter-occupied housing units in the area are comprised of multifamily rentals. Among *owner*-occupied units in West St. Paul, 94.0% are within structures of four units or less.

The following graph illustrates the **distribution of monthly gross rents** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 86.6% of all rental units in West St. Paul classified as multifamily rentals (five units or more within a structure), this data provides some insight into the overall distribution of rents among the multifamily rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (48.1%) of West St. Paul rental units have rents between \$1,000 and \$1,499, followed by units with rents of \$1,500 or more (22.9%). Compared to the county and state, the distribution of gross rental rates in West St. Paul is more heavily weighted toward product priced between \$1,000 and \$1,499.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the Dakota County Housing Needs Assessment. The following table summarizes the surveyed ***multifamily rental supply by project type*** for West St. Paul and Dakota County. Note that vacancy rates below 1% are highlighted in **red** text.

Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN							
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market- Rate	Tax Credit	Government Subsidized
West St. Paul	24	2,717	87	3.2%	3.2%	3.7%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%

Source: Bowen National Research

In West St. Paul, a total of 24 apartment properties were surveyed, comprising a total of 2,717 units. Overall, the multifamily units are 96.8% occupied, with a total of 87 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within West St. Paul is considered slightly high. While the occupancy rates among the market-rate and Tax Credit project types are slightly high, there are no vacancies for government-subsidized units in the city. The presence of wait lists, particularly among the Tax Credit and government subsidized product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within West St. Paul. This likely represents a future development opportunity within the area.

The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in West St. Paul and Dakota County.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate				
West St. Paul	\$1,250	\$1,495	\$1,595	\$2,330
Dakota County	\$1,385	\$1,585	\$1,785	\$2,177
Tax Credit				
West St. Paul	\$879	\$746	\$1,523	\$1,689
Dakota County	\$765	\$920	\$1,555	\$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in West St. Paul (\$1,250) is approximately 42.2% higher than the comparable Tax Credit unit (\$879) in the area. While the median rents for most market-rate units in West St. Paul are less than the corresponding rents in Dakota County, many of the median rents for the Tax Credit units in West St. Paul are similar to if not higher than the Tax Credit units in Dakota County. Regardless of program type, the median rents generally increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both West St. Paul and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 13.4% of the total rental units in West St. Paul.

During August and September 2024, Bowen National Research conducted an online survey and identified seven non-conventional rentals that were listed as *available* for rent in West St. Paul. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

The following table illustrates the vacancy rates, which compares the number of identified *vacant* non-conventional rentals to the *total number* of non-conventional rentals based on the American Community Survey, for the subject city and Dakota County.

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
West St. Paul	481	7	1.5%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research

*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of seven available units identified, West St. Paul has an overall vacancy rate of 1.5% for non-conventional rentals, which is higher than the vacancy rate reported for the entirety of Dakota County. Nonetheless, this is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a lack of available non-conventional supply in the area.

A summary of the available **non-conventional rental** units in West St. Paul and Dakota County, which includes bedroom type, rent range, and median rent per square foot, follows:

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
West St. Paul				
One-Bedroom	1	\$1,300	\$1,300	\$1.44
Two-Bedroom	3	\$1,499 - \$1,550	\$1,545	\$1.49
Three-Bedroom	2	\$2,175 - \$2,700	\$2,438	\$1.31
Four-Bedroom	1	\$2,600	\$2,600	\$1.37
Total	7			
Dakota County				
One-Bedroom	2	\$1,050 - \$1,300	\$1,175	\$1.60
Two-Bedroom	18	\$910 - \$2,585	\$1,750	\$1.39
Three-Bedroom	44	\$1,825 - \$3,750	\$2,500	\$1.40
Four-Bedroom	19	\$2,000 - \$3,945	\$2,600	\$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in West St. Paul, the largest share (42.9%) by bedroom type consists of two-bedroom units. The two-bedroom units have a median rent of \$1,545 (\$1.49 per square foot) and an overall rent range of \$1,499 to \$1,550. When typical utility costs (\$300 or more) are considered, the typical two-bedroom non-conventional rental in West St. Paul has a gross rent of roughly \$1,845. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

The following table summarizes the *available* (as of July 31, 2024) and *recently sold* (between January 2020 and July 2024) for-sale housing stock for West St. Paul and Dakota County.

West St. Paul - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
West St. Paul		
Available*	26	\$284,900
Sold**	967	\$295,000
Dakota County		
Available*	579	\$395,000
Sold**	23,271	\$380,000

Source: Redfin.com & Bowen National Research

*As of July 31, 2024

**Sales from January 1, 2020 to July 31, 2024

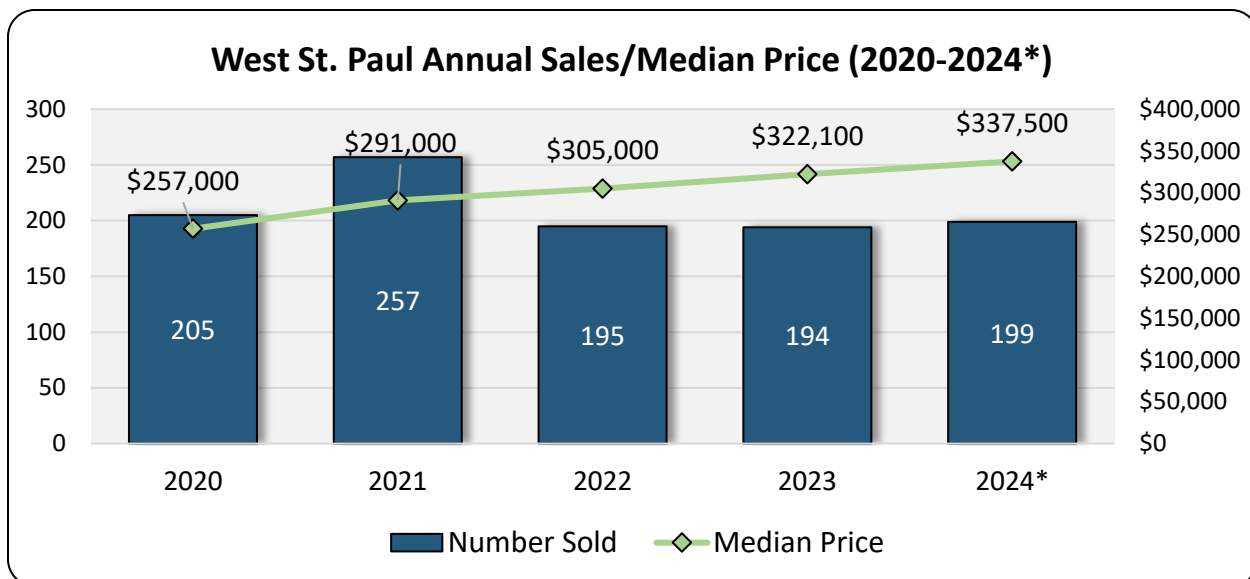
The available for-sale housing stock in West St. Paul as of July 31, 2024 consists of 26 total units with a median list price of \$284,900. This represents a lower median list price compared to the available for-sale homes in Dakota County (\$395,000). Historical sales from January 2020 to July 2024 in West St. Paul consisted of 967 homes with a median sales price of \$295,000, which is 22.4% lower than that reported for Dakota County.

The following table and graph summarize ***historical sales volume*** and ***median sales price*** by year from January 2020 through July 2024.

Sales History/Median Sales Price by Year – West St. Paul (January 1, 2020 to July 31, 2024)				
Year	Number Sold	Percent Change	Median Sales Price	Percent Change
2020	205	-	\$257,000	-
2021	257	25.4%	\$291,000	13.2%
2022	195	-24.1%	\$305,000	4.8%
2023	194	-0.5%	\$322,100	5.6%
2024*	116 (199)	(2.6%)	\$337,500	4.8%

Source: Redfin.com & Bowen National Research

*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in West St. Paul increased by 25.4% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 2.6% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city steadily increased. Collectively, the median sales price of homes sold in West St. Paul increased by 31.3% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is nearly 5.0% higher than that reported in 2023.

The following table provides various housing market metrics for the available for-sale homes in West St. Paul and Dakota County as of July 31, 2024.

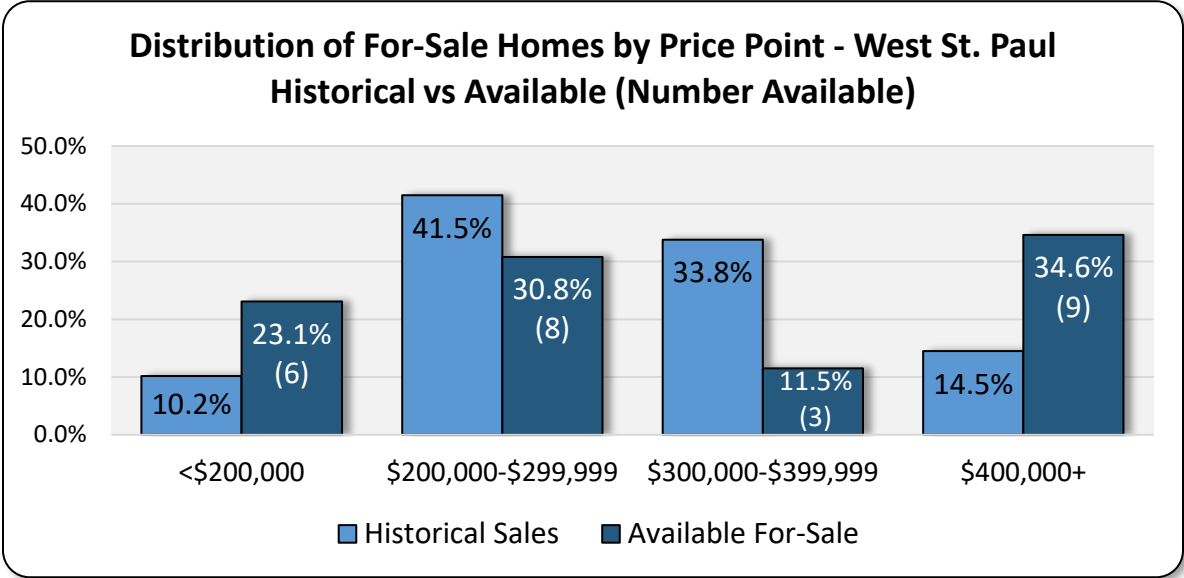
Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
West St. Paul	26	4.5%	0.5%	1.4	\$400,487	\$284,900	27	1970
Dakota County	579	100.0%	0.5%	1.4	\$447,241	\$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 26 available for-sale homes in West St. Paul represent 4.5% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.5% when compared to the 5,713 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.4 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-

sale homes have an average number of days on market of 27 days and an average year built of 1970. Overall, the data illustrates that there is limited availability of for-sale homes and a very short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

The following graph compares the distribution of *historical* and *available* for-sale residential units by **price point** for West St. Paul:



Source: Redfin.com & Bowen National Research

As the preceding illustrates, the share of *available* for-sale homes priced under \$200,000 (23.1%) is notably higher than the corresponding share of recent *historical* sales (10.2%). However, there are only six *available* for-sale homes in West St. Paul priced below \$200,000. While the share of the available homes priced below \$200,000 is higher than historical sales, there is a very limited inventory of available homes within this price point, and the share of homes priced at \$400,000 or higher (34.6%) has increased significantly. This likely creates affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

As part of the Dakota County Housing Needs Assessment, senior care facilities within the county were surveyed. The facilities that were evaluated include three levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. This includes independent living, assisted living and nursing care. The following table summarizes the surveyed facilities by property type for West St. Paul and the entirety of Dakota County.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
West St. Paul						
Independent Living	2	111	11	90.1%	86.8%	\$2,044-\$2,899
Assisted Living	2	105	15	85.7%	85.4%	\$2,925-\$8,175
Nursing Homes	1	220	77	65.0%	82.0%	\$7,604-\$18,250
Total	5	436	103	76.4%	-	\$2,044-\$18,250
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	\$775-\$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	\$1,506-\$12,100
Nursing Homes	7	616	113	81.7%	82.0%	\$6,894-\$21,292
Total	60	3,946	284	92.8%	-	\$775-\$21,292

Source: 2023 State of Seniors Housing and Bowen National Research

Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of five senior care projects were surveyed within West St. Paul. These projects have an overall occupancy rate of 76.4%. However, the occupancy rates in West St. Paul for independent living and assisted living properties, are notably higher at 90.1% and 85.7%, respectively. These are both above the national median occupancy rates for similar product. In contrast, the nursing home property surveyed in West St. Paul reports an overall occupancy rate of 65.0%, which is well below the national median occupancy rate for such product. According to the representative at this nursing care facility, this is lower than their normal occupancy rate of 80% to 90% and is attributed to the level of competition in the area. The occupancy rates among independent living and assisted living properties along with the projected increase in households aged 65 and older in the area suggest that there could be an increase in demand for some senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental and for-sale housing projects that are planned, proposed, or under construction within West St. Paul. Note that at the time of research, no senior care housing projects were identified within the city.

Multifamily Rental Housing Development – West St. Paul				
Project Name & Address	Type	Units	Developer	Status/ Details
TBD 33 Wentworth Ave. E.	Tax Credit	157	Roers Companies	Planned: Plans include commercial space and one-, two-, and three-bedroom rental units; ECD 2026.
TBD 150 Thompson Ave. E.	Market-Rate	457	Greco Properties	Planned: Former YMCA site to become mixed-use development that will include apartments (441 units), rental townhomes (16), and commercial space; Phase I construction to start in 2026 and Phase II in 2028; Unit mix and ECD unknown.
Thompson Apts. 212 Thompson Ave. E.	Tax Credit	65	Reuter Walton	Proposed: Applied for Tax Credits in 2024; No allocations at time of this report; 60% AMHI; one-, two-, and three-bedroom units; ECD 2026.
For-Sale Housing Development – West St. Paul				
Subdivision Name & Address	Product Type	Units/Lots	Developer	Status/Details
Thompson Square SW Corner of Oakdale Ave. & Schletty Ln.	Townhomes	58	M/I Homes	Under Construction: Three-bedroom homes ranging from \$408,000 to \$524,017 with 2,091 to 2,268 sq. ft.; ECD end of 2024.
Thompson Square East SE Corner of Oakdale Ave. & Schletty Ln.	Townhomes	44	M/I Homes	Under Construction: Two- and three-bedroom townhomes with 1,667 to 1,898 sq. ft.; ECD 2026.

TBD – To Be Determined; ECD – Estimated Completion Date

E. HOUSING GAP

Based on ESRI household projections from 2024 to 2029, which is the most up-to-date version available, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in West St. Paul. The following paragraph summarizes the metrics used in our demand estimates.

We included renter and owner household growth, the number of units required for a balanced market, the need for replacement of substandard housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental and for-sale housing units. As part of this analysis, we accounted for vacancies reported among both renter- and owner-occupied housing alternatives, considered applicable units in the development pipeline, and concluded this analysis by providing the number of units that are needed by different income segments, rent levels, and purchase price points.

West St. Paul has an overall five-year housing gap of 1,361 units, with a gap of 560 rental units and a gap of 801 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for West St. Paul.

	West St. Paul Housing Gap Estimates					
Percent AMHI*	≤30%	31%-60%	61%-80%	81%-115%	116%+	Total Housing Gap
Household Income	≤ \$37,260	\$37,261-\$74,520	\$74,521-\$99,360	\$99,361-\$142,830	\$142,831+	
Rent Range	≤ \$931	\$932-\$1,863	\$1,864-\$2,484	\$2,485-\$3,570	\$3,571+	
Price Range	≤ \$124,200	\$124,201-\$248,400	\$248,401-\$331,200	\$331,201-\$476,100	\$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	422	105	33	0	0	560
For-Sale Housing Gap	0	127	207	365	102	801
10-Year Estimates (2024-2034)						
Rental Housing Gap	844	367	180	0	0	1,391
For-Sale Housing Gap	0	254	414	781	255	1,704

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for West St. Paul (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product, though housing gaps for rental product are limited. Note that while these estimates indicate there are no rental housing gaps for product serving households earning 81% or more of AMHI during the projection period, this is due to the amount of product currently in the development pipeline within the city of West St. Paul which is anticipated to meet the need for such product in this market during this projection period. This is not to say, however, that there is not potential to develop rental product within these segments, rather that the need/demand for such product is lower than that for other segments of the market. The greatest need for for-sale product appears to be for product serving households earning between 81% and 115% of AMHI. Although development within West St. Paul should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider various rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area's competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for West St. Paul.

SWOT Analysis	
Strengths	Weaknesses
- Household growth of 5.5% (2010-2024) - Positive household growth projections for various age groups - Positive household income growth projections - Lower overall housing cost as compared to the county as a whole	- Low vacancy rates among multifamily apartments - Low availability rates for non-conventional rentals and for-sale housing - Limited projected growth among renter households - Generally higher rate of housing condition issues compared to county
Opportunities	Threats
- Housing need of 560 rental units - Housing need of 801 for-sale units - Attract some of the 6,600+ commuters coming into West St. Paul for work to live in the city - Relatively young base of in-migrants with a variety of income levels	- Rising cost of for-sale housing coupled with relatively low household income levels - Higher shares of cost burdened households as compared to county and state - Older average housing inventory subject to deterioration/neglect - Risk losing some of the 8,300+ residents that commute out of the city for employment

West St. Paul experienced positive household growth since 2010, and household growth is projected to continue over the next five years. Total employment, at-place employment, and the unemployment rate within the county are all indicative of a thriving local economy. Despite these positive attributes, the city has low vacancy rates among multifamily and non-conventional rentals and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs, an aging inventory of housing with generally higher shares of housing condition issues, high shares of cost burdened households, and a significant number of residents commuting outside the city for employment increase the likelihood of households relocating outside the city. However, the city has a total housing gap of 1,361 units and more than 6,600 non-residents commuting into the city daily for employment. This represents a significant development opportunity, which will contribute to positive household growth in the area and support a growing local economy.

ADDENDUM O: METHODOLOGY AND LIMITATIONS

A. METHODOLOGIES AND SOURCES

The following methods were used by Bowen National Research.

Study Area Delineation

The primary geographic scope of this study is Dakota County, Minnesota. Supplemental data and analysis are provided for 11 city submarkets which are listed as follows:

- Apple Valley
- Burnsville
- Eagan
- Farmington
- Hastings
- Inver Grove Heights
- Lakeville
- Mendota Heights
- Rosemount
- South St. Paul
- West St. Paul

Additionally, an overview analysis is provided for each city submarket in Addendum D through Addendum N. A full description of the market areas and corresponding maps are included in Section III.

Demographic Information

Demographic data for population, households, and housing was secured from ESRI, the 2010 and 2020 U.S. Census, the U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report. Estimates and projections of key demographic data for 2024 and 2029 were also provided.

Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. Bowen National Research also conducted numerous interviews with local stakeholders familiar with the area's employment characteristics and trends.

Housing Component Definitions

This study focuses on rental and for-sale housing components. Rentals include multifamily apartments (generally five+ units per building), non-conventional rentals (single-family homes, duplexes, units over storefronts, etc.), and senior care housing (e.g., assisted living and nursing homes). For-sale housing includes individual homes, mobile homes, and projects within subdivisions.

Housing Supply Documentation

Between June and August of 2024, Bowen National Research conducted telephone research, as well as online research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis.

The following data was collected on each multifamily rental property:

1. Property Information: Name, address, total units, and number of floors
2. Owner/Developer and/or Property Manager: Name and telephone number
3. Population Served (i.e., seniors vs. family, low-income vs. market-rate, etc.)
4. Available Amenities/Features: Both in-unit and within the overall project
5. Years Built and Renovated (if applicable)
6. Vacancy Rates
7. Distribution of Units by Bedroom Type
8. Square Feet and Number of Bathrooms by Bedroom Type
9. Gross Rents or Price Points by Bedroom Type
10. Property Type
11. Quality Ratings
12. GPS Locations

Non-Conventional (e.g., single-family homes, duplexes, mobile homes, etc.) rental information includes such things as collected and gross rent, bedroom types, square footage, price per-square-foot, and total available inventory.

For-sale housing data includes details on home price, year built, location, number of bedrooms/bathrooms, price per-square-foot, and other property attributes. Data was analyzed for both historical transactions and currently available residential units.

We also surveyed senior care facilities including assisted living facilities and nursing homes within the county. Information gathered includes total beds, vacancies, fees/rents, unit mix by bedroom type, square footage, unit features/amenities, and services.

Housing Demand

Based on the demographic data for both 2024 and 2029 and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units that are needed (housing gap) in Dakota County. The following summarizes the metrics used in our demand estimates.

- Rental Housing – We included renter household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support, severe housing cost burdened households, and step-down support as the demand components in our estimates for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We conclude this analysis by providing the number of units that are needed (housing gap) by different income segments and rent levels.
- For-Sale Housing – We considered potential demand from owner household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support, severe housing cost burdened households, and step-down support in our estimates for new for-sale housing. As part of this analysis, we accounted for vacancies reported among all surveyed for-sale alternatives. We conclude this analysis by providing the number of units that are needed (housing gap) by different income segments and price points.

B. REPORT LIMITATIONS

The intent of this report is to collect and analyze significant levels of data for Dakota County, Minnesota. Bowen National Research relied on a variety of data sources to generate this report. These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

We have no present or prospective interest in any of the properties included in this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or use of this study. Any reproduction or duplication of this study without the expressed approval of the Dakota County Community Development Agency or Bowen National Research is strictly prohibited.

ADDENDUM P: QUALIFICATIONS

The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

Primary Contact and Report Author



Patrick Bowen, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market-rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments, since 1996. Mr. Bowen has worked closely with many state and federal housing agencies to assist

them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida and currently serves as Chairman of the National Council of Housing Market Analysts (NCHMA).

Housing Needs Assessment Experience		
Location	Client	Completion Year
Asheville, NC	City of Asheville Community and Economic Development Department	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2020
Youngstown, OH	Youngstown Neighborhood Development Corporation (YNDC)	2020
Richlands, VA	Town of Richlands, Virginia	2020
Elkin, NC	Elkin Economic Development Department	2020
Grand Rapids, MI	Grand Rapids Area Chamber of Commerce	2020
Morgantown, WV	City of Morgantown	2020
Erwin, TN	Unicoi County Economic Development Board	2020
Ferrum, VA	County of Franklin (Virginia)	2020
Charleston, WV	Charleston Area Alliance	2020
Wilkes County, NC	Wilkes Economic Development Corporation	2020
Oxford, OH	City of Oxford - Community Development Department	2020
New Hanover County, NC	New Hanover County Finance Department	2020
Ann Arbor, MI	Smith Group, Inc.	2020
Austin, IN	Austin Redevelopment Commission	2020

(continued)

Housing Needs Assessment Experience		
Location	Client	Completion Year
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2021
Giddings, TX	Giddings Economic Development Corporation	2021
Georgetown County, SC	Georgetown County	2021
Western North Carolina (18 Counties)	Dogwood Health Trust	2021
Carteret County, NC	Carteret County Economic Development Foundation	2021
Ottawa County, MI	HOUSING NEXT	2021
Dayton, OH	Miami Valley Nonprofit Housing Collaborative	2021
High Country, NC (4 Counties)	NC REALTORS	2022
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2022
Barren County, KY	The Barren County Economic Authority	2022
Kirksville, MO	City of Kirksville	2022
Rutherfordton, NC	Town of Rutherfordton	2022
Spindale, NC	Town of Spindale	2022
Wood County, WV	Wood County Development Authority & Parkersburg-Wood County Area Development Corporation	2022
Yancey County, NC	Yancey County	2022
Cherokee County, NC	Economic and Workforce Development, Tri-County Community College	2022
Rowan County, KY	Morehead-Rowan County Economic Development Council	2022
Avery County, NC	Avery County	2022
Muskegon, MI	City of Muskegon	2023
Firelands Region, OH	Firelands Forward	2023
Marshall County, WV	Marshall County Commission	2023
Lebanon County, PA	Lebanon County Coalition to End Homelessness	2023
Northern, MI	Housing North	2023
Muskegon County, MI	Community Foundation for Muskegon County	2023
Mason County, MI	Mason County Chamber Alliance	2023
Oceana County, MI	Dogwood Community Development	2023
Allegan County, MI	Allegan County Community Foundation	2023
Bowling Green, KY	City of Bowling Green	2023
Fayette County, PA	Fay-Penn Economic Development Council	2023
Tarboro, NC	Town of Tarboro	2023
Southwest Region, WV (10 Counties)	Advantage Valley	2023
Lake County, MI	FiveCap, Inc.	2023
Owensboro, KY	City of Owensboro	2023
Burke County, NC	Burke County	2023
Charleston, WV	Charleston Land Reuse Agency	2024
Huntington, WV	Huntington Municipal Development Authority	2024
Cabarrus, Iredell, Rowan Counties, NC	Cabarrus, Iredell and Rowan County Housing Consortium	2024
Carolina Core Region, NC (21 Counties)	NC Realtors	2024
Shiloh Neighborhood, NC	Dogwood Health Trust	2024
Muhlenberg County, KY	Muhlenberg Economic Growth Alliance	2024
Macon County, NC	Macon County	2024
Statewide Kentucky	Kentucky Housing Corporation	2024
Clarksville, TN	Clarksville Montgomery County Regional Planning Commission	2024
Stone County, MO	Table Rock Lake Chamber of Commerce	2024

The following individuals provided research and analysis assistance:

Christopher Bunch, Market Analyst, has more than two decades of experience in conducting both site-specific market feasibility studies and broader housing needs assessments. He has conducted on-site market research of a variety of housing product, conducted stakeholder interviews and completed specialized research on housing market attributes including the impact of military personnel, heirs and estates and other unique factors that impact housing needs. He holds a bachelor's degree in geography from Ohio University.

Desireé Johnson is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. Ms. Johnson also coordinates and oversees research staff and activities. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

Pat McDavid, Market Analyst, has conducted housing research for housing needs assessments completed throughout the country. Additionally, he is experienced in analyzing demographic and economic data in rural, suburban and metropolitan communities. Mr. McDavid has been a part of the development of market strategies, operational and fiscal performance analysis, and commercial, industrial and government (local, state, and federal) client consultation within the construction and manufacturing industries. He holds a bachelor's degree in educational studies from Western Governors University.

Jody LaCava, Research Specialist, has more than a decade of real estate research experience. She has extensive experience in surveying a variety of housing alternatives, including rental, for-sale, and senior housing. She has experience in conducting on-site research of real estate, evaluating existing housing properties, conducting interviews, and evaluating community services. She has been involved in industry leading case studies, door-to-door resident surveys and special needs housing research.

In-House Researchers – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

No subconsultants were used as part of this assessment.

ADDENDUM Q: GLOSSARY

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

Area Median Household Income (AMHI) is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80% of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

Available rental housing is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

Basic Rent is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Contract Rent is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

Cost overburdened households are households that pay more than 30% or 35% (depending upon source) of their annual household income toward housing costs. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a cost burden.

Elderly Person is a person who is at least 62 years of age as defined by HUD.

Elderly or Senior Housing is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely low-income is a person or household with income below 30% of Area Median Income adjusted for household size.

Fair Market Rent (FMR) are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Frail Elderly is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

Garden apartments are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open space around buildings, and on-site parking.

Gross Rent is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

Household is one or more people who occupy a housing unit as their usual place of residence.

Housing Choice Voucher (Section 8 Program) is a federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant’s contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant’s income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing unit is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Section 8 Program is a federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

HUD Section 202 Program is a federal program, which provides direct capital assistance (i.e., grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

HUD Section 236 Program is a federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

HUD Section 811 Program is a federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

Income Limits are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income (AMI) for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

Low-Income Household is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

Low-Income Housing Tax Credit is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 80% or less of Area Median Income, and that the rents on these units be restricted accordingly.

Market vacancy rate (physical) is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

Mixed income property is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e., low-income Tax Credit property with income limits of 30%, 50% and 60%).

Moderate Income is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

Multifamily are structures that contain more than two housing units.

New owner-occupied household growth within a market is a primary demand component for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2024 and 2029. The 2024 households by income level are based on ESRI estimates that account for 2020 Census counts of total households for each study area. The 2024 and 2029 estimates are also based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2024 and 2029. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

Non-Conventional Rentals are structures with four or fewer rental units.

Overcrowded housing is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

Pipeline housing is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as NCHFA, HUD and USDA.

Population trends are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

Potential support is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VII of this report) less the available or planned housing stock that was inventoried within each study area.

Project-based rent assistance is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low-Income Conventional Public Housing is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

Rent burden is gross rent divided by adjusted monthly household income.

Rent burdened households are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Replacement of functionally obsolete housing is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2024) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

Restricted rent is the rent charged under the restrictions of a specific housing program or subsidy.

Single-Family Housing is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Standard Condition: A housing unit that meets HUD's Section 8 Housing Quality Standards.

Subsidized Housing is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

Subsidy is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

Substandard housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

Substandard conditions are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Tenant is one who rents real property from another.

Tenant paid utilities are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

Tenure is the distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House) is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Vacancy Rate – Economic Vacancy Rate (physical) is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low-Income Household is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

Windshield Survey references an on-site observation of a physical property or area that considers only the perspective viewed from the "windshield" of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.



WORK SESSION AGENDA REPORT

DATE:

May 12, 2025

DEPARTMENT:

Parks & Recreation

PREPARED BY:

Shannon Young, Michael Healy

AGENDA ITEM NUMBER:

2.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Pool Feasibility Study Update

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

- The Pool Feasibility Study project team presents the results of the in-person and online public engagement that took place in March and April where residents were asked about how they would vote if a parks referendum were held today to fund the construction of a new aquatics center in South St. Paul. The project team put together four conceptual referendums and residents were asked how they would vote on each one.
- The project team shares the FAQ that was put together to address questions that came up during public engagement. The project team answers any additional questions that the City Council may have.
- The City Council provides direction regarding how they want the project team to approach the final phase of the Pool Feasibility Study:

OPTION 1 (Recommended): Develop a more detailed plan for a referendum that puts a new outdoor aquatics center at Northview Park. Present this option at community engagement events in July. This plan will be detailed enough that the City could potentially use it to hold a referendum in Fall 2025 or Spring 2026. *This plan has the highest chance of success based on community engagement.*

OPTION 2: Develop a more detailed plan for a referendum that puts a new outdoor aquatics center at Jefferson Park. Present this option at community engagement events in July. This plan will be detailed enough that the City could potentially use it to hold a referendum in Fall 2025 or Spring 2026. *This plan has a moderate chance of success based on community engagement but will require additional education to get the public excited about the proposal.*

OVERVIEW

Background

After a yearlong community engagement process, South St. Paul adopted a new Parks Master Plan in 2024. The Parks Master Plan is a high-level plan for the parks system, not a final construction plan for each park. It is a framework for making improvements to each park as funding is available and addressing challenges that are facing the parks system. One of the big challenges facing South St. Paul today is the status of its aquatics program, which needs significant reinvestment in order to continue for another generation of park users. Northview Pool, which was built in 1956, has outlived most of the other outdoor municipal swimming pools that were constructed throughout Minnesota during the 1930's through the 1960's, but it is now at the end of its useful life. The almost 70-year-old mechanical equipment could fail at any time and the pool would then become completely inoperable. During public engagement for the Parks Master Plan, residents made it very clear that they want the City to continue to offer an aquatics program. Many residents stated that they want the City to "save" Northview Pool, but there was no consensus about what should happen if the existing pool facility cannot be saved because the pool shell, plumbing, and mechanical equipment have all reached the end of their useful lives.

The Parks Master Plan presented two potential options for how the City could handle the aquatics program. One option was to build a new pool in the same location as Northview Pool to essentially maintain the "status quo" where there is a full-sized pool at Northview Park and a child-oriented pool at Lorraine Park. The other option was to consolidate pool facilities at Lorraine Park. The Parks Master Plan called for the City to complete a pool feasibility and design study as the next step in the future of determining the future of the aquatics program.

Pool Feasibility and Design Study

In July of 2024, the City released a request for proposal (RFP) seeking a qualified consultant to help City Staff conduct a Pool Feasibility and Design Study and develop a community consensus regarding the future of the aquatics program. The City received proposals from five qualified firms and selected JLG Architects after interviewing top candidates. The purpose of the study is to help the community decide what type of aquatics facility it wants to have, understand the costs of building that facility, and identify funding sources to pay for the construction and ongoing operation of that facility.

JLG Architects attended the February 10, 2025 City Council Worksession to discuss their preliminary analysis of what it might cost to build and operate various types of aquatic facilities in South St. Paul. They shared that the Lorraine Park splash pool is in significantly worse condition than was understood when the Parks Master Plan was being prepared. JLG Architects is strongly recommending that the City stop operating two separate full-sized pools in two separate parks because it is costly and inefficient. Additionally, the status quo of having a pool for young children at one park and a separate pool for older children at a different park means that many families do not have a pool to visit in SSP that is fun for everyone. This very

negatively impacts total daily admissions and means that the pools are bringing in much less money than they could be which increases the size of the annual operating subsidy. JLG Architects is recommending that the City retire both existing pools and build a new consolidated aquatics center that features a program pool that is similar to Northview Pool but includes a zero-depth beach entry and a young children's play area with a spray feature. JLG Architects believes that an outdoor aquatics center with these features would cost roughly \$7 million to construct, and this price tag would also include the cost of a new support building with restrooms, changing rooms, and concessions. The construction cost would go up to \$11 million to build this same type of aquatics facility indoors inside a 12,500-square-foot commercial building.

JLG Architects performed a conceptual fit test and shared with the City Council in February that a new indoor or outdoor aquatics center could physically fit in three of the community's parks- Lorraine Park, Northview Park, and Jefferson Park. The City Council agreed to allow JLG Architects to explore all three of these parks as options while conducting preliminary public engagement in March and April.

In-Person Public Engagement Event at Kaposia Library

The project team hosted an open house at Kaposia Library on March 19th and shared four possible options for a parks referendum that could take place during a future election. Each of the four referendum options would pay for the construction of a new aquatics center to serve the community and would place that facility at either Northview Park, Lorraine Park, or Jefferson Park. Each referendum option would also pay for some immediate repairs and improvements to any park that would be losing an existing pool to make it easier for that neighborhood to accept the loss of an existing amenity and still support the referendum. All the proposed improvements that would be included in the referendums were taken from the Parks Master Plan.

Community members who attended the open house had an opportunity to meet with the project team to ask questions and view a series of informational boards that showcased what each referendum option could accomplish. There was also a tax impact board that outlined what type of tax increase the owner of a median value home might expect to see if one of the referendums were successful. At the end of the event, each attendee was invited to take a survey and share what type of vote they would cast if each of the four referendum options were to be placed on the ballot during an upcoming election.

Online Public Engagement

In late March, the project team launched an online version of the open house and survey. Residents could click through a series of slides to learn about the condition of the existing pools, learn about the four draft referendum options, learn about tax impacts, and decide which referendum option(s) they would vote for if it were placed on a ballot during an upcoming election. The slides from the online open house and survey have been turned into a PDF which is Attachment 1 of this memo.

Public Engagement Results

Results from the public engagement activities are included as Attachment 2 of this memo. To summarize the results:

- The public generally does not support building a new aquatics center at Lorraine Park. A large majority of respondents indicated that they would vote "no" on this option in a referendum.
- The public generally does not support building an indoor aquatics center. A large majority of respondents indicated that they would vote "no" on this option in a referendum.
- Residents who took the survey at the in-person event at Kaposia Library overwhelmingly stated that Jefferson Park was their first choice for an outdoor aquatics center. For residents who took the survey online, Northview Park was the most popular option for an outdoor aquatics center.
- Based on the survey results, an outdoor aquatics center at Northview Park has the best chances of passing a referendum. 300 respondents indicated they would vote "yes," 170 respondents indicated they would vote "no," and 58 respondents did not give an answer. This means that almost 57% of respondents would vote "yes."
- Based on the survey results, an outdoor aquatics center at Jefferson Park might pass a referendum. 251 respondents indicated they would vote "yes," 233 respondents indicated they would vote "no," and 52 respondents did not give an answer. This means that only about 47% of respondents would vote "yes" today and it would require additional outreach and education to convince voters to support this option.

Discussion

The overarching goal of the Pool Feasibility Study Project is to "develop an aquatics solution that becomes a reality- a solution built on community consensus that can pass a vote, get funded, and get built." With that in mind, the project team has the following observations to share:

- From a pure site analysis standpoint, Jefferson Park is likely the best candidate for an

outdoor aquatics center. Jefferson Park is larger than Northview Park, Jefferson Park has easier dimensions to work with, and there are no topographical challenges at Jefferson Park like there are at Northview Park. However, voters are unlikely to base their decision about whether to vote for a referendum on a pure site analysis and there are many other factors they will also consider.

- Most residents who attended the in-person open house preferred Jefferson Park as the aquatics center site. This may have been because these residents had the opportunity to talk to the project team and get their questions answered. For instance, the project team was able to share that a new aquatics center at Jefferson would not eliminate the sledding hill or eliminate the ice skating rink. Some residents taking the survey online may not have read the FAQ and may have voted against the Jefferson Park option because they were worried about potential impacts to existing park amenities.
- Most residents who attended the in-person open house at the library and took the survey there were people who are excited about aquatics and are likely to support new investments in the aquatics program. The online survey was able to touch a different demographic. Many people who took the online survey are strongly opposed to any spending on the aquatics program or anything that could increase their property taxes. The online survey may be more representative of citywide sentiments since it included a more diverse range of respondents. If there is a referendum, all residents who are at least 18 years old will get to vote, so it is valuable to understand how the overall community feels about various referendum options.
- Building a new aquatics center at Northview Park has the highest chances of success. Already, it appears that a majority of residents may be willing to vote "yes" on a referendum that would construct a new aquatics center at Northview Park. The City would likely need to conduct substantial education and outreach work about the merits of an aquatics center at Jefferson Park to win over enough voters to make that a viable option. The City Council will have to weigh the fact that Jefferson is "better" in some technical ways against the fact that it may be an uphill battle to pass a referendum that puts an aquatics center there.

The goal of the Pool Feasibility Study Project is to develop an aquatics solution that becomes a reality. The best chance of that happening is if a new outdoor aquatics center is built at Northview Park and the project team recommends that the City Council move ahead with that option.

Council Direction Sought

The City Council is asked to provide direction regarding how they want the project team to approach the final phase of the Pool Feasibility Study:

OPTION 1 (Recommended): Develop a more detailed plan for a referendum that puts a new outdoor aquatics center at Northview Park. Present this option at community engagement events in July. This plan will be detailed enough that the City could potentially use it to hold a referendum in Fall 2025 or Spring 2026.

OPTION 2: Develop a more detailed plan for a referendum that puts a new outdoor aquatics center at Jefferson Park. Present this option at community engagement events in July. This plan will be detailed enough that the City could potentially use it to hold a referendum in Fall 2025 or Spring 2026.

SOURCE OF FUNDS

The Pool Feasibility Study is being paid for using general fund dollars and has a "not to exceed" cost of \$89,674. A major purpose of the study is to help the City identify funding sources to pay for the construction and ongoing operation of a future aquatics facility.

ATTACHMENTS

1. Online Survey
2. Survey Results
3. Pool Feasibility Study FAQ

Search Forms by:

Select a Category ▼



Pool Feasibility Survey

Save Progress

Steps

- 1. [Pool Feasibility Study Overview](#)
- 2. [Existing Conditions](#)
- 3. [Parks Referendum Option 1](#)
- 4. [Parks Referendum Option 2](#)
- 5. [Parks Referendum Option 3](#)
- 6. [Parks Referendum Option 4](#)
- 7. [Referendum Overview](#)
- 8. [Additional Questions](#)

Pool Feasibility Study Overview

The City of South St. Paul and JLG Architects are undertaking a Pool Feasibility Study to help determine the future of the community’s aquatics program. Both of South St. Paul’s existing outdoor pools have reached the end of their useful lives and this project is essential if the community is going to continue to have an aquatics program. A new outdoor aquatics center would cost roughly \$7 million. A new indoor aquatics center would cost roughly \$11 million.

The project team hosted an open house at Kaposia Library on March 19th and shared four possible options for a parks referendum that could take place during a future election. Each of the four referendum options would pay for the construction of a new aquatics facility to serve the community and would place that facility at a specific park. Each referendum option would also pay for some immediate repairs and improvements to any park that would be losing an existing pool. In addition to any projects that are funded for immediate construction by a parks referendum, the City will continue implementing projects that are called for in its Parks Master Plan each year through the annual budget and Capital Improvements Plan (CIP).

Community members who attended the open house had an opportunity to meet with the project team to ask questions and view a series of informational boards that showcased what each referendum option could accomplish. There was also a tax impact board that outlined what type of tax increase the owner of a median value home might expect to see if one of the referendums were successful. At the end of the event, each attendee was invited to take a survey and share what type of vote they would cast if one of the referendum options were to be placed on the ballot during an upcoming election.

The City wants to give residents who were not able to attend the open house a chance to have their voices heard. This survey will be open until Friday, April 18th.

The next several slides will present you with the information that was shared during the open house. After you have that information, you will be given the same survey questions that were provided to open house participants. Thank you for taking the time to participate in this important project!

Continue

* indicates a required field

Steps

✓ [Pool Feasibility Study Overview](#)

2. [Existing Conditions](#)

3. [Parks Referendum Option 1](#)

4. [Parks Referendum Option 2](#)

5. [Parks Referendum Option 3](#)

6. [Parks Referendum Option 4](#)

7. [Referendum Overview](#)

8. [Additional Questions](#)

Existing Conditions

LORRAINE (est. 1993)



NORTHVIEW (est. 1956)



Existing Conditions

- The current pools at Northview and Lorraine have outlived their lifespan
 - Typical pool lifespan is 30 years
 - Maintenance/repair costs are rising
 - If no action is taken, both facilities will continue to degrade until a major failure and shutdown
 - The Parks Master Plan calls for keeping the existing splash pool at Lorraine Park, but recent analysis has revealed the facility is in much worse shape than previously understood
- Participation has declined since the mid-1990s
- For 2022-2024, average attendance for pools was 10,000 per year split nearly 50/50 between Northview and Lorraine
- It is not cost effective to run pool facilities at two separate parks
 - For a community the size of South St. Paul, one aquatics facility is typical

- Steps
- ✓ Pool Feasibility Study Overview

✓ Existing Conditions

3. Parks Referendum Option 1

4. Parks Referendum Option 2

5. Parks Referendum Option 3

6. Parks Referendum Option 4

7. Referendum Overview

8. Additional Questions

Parks Referendum Option 1

PARKS REFERENDUM OPTION 1

JEFFERSON



NEW INDOOR AQUATICS CENTER

- INDOOR POOL FACILITY
- BEACH ENTRY WITH PLAY AREA
- OPEN PROGRAM AREA
- LAP LANES



NORTHVIEW



SITE IMPROVEMENTS

- REMOVE/DEMO POOL
- BASKETBALL COURTS
- SKATE PARK
- PICNIC SHELTER / RESTROOMS
- DESTINATION INCLUSIVE PLAYGROUND



LORRAINE



REMOVE / DEMO EXISTING POOL

- FUTURE IMPROVEMENTS PER MASTER PLAN AS PART OF A DIFFERENT PROJECT





SOUTH ST PAUL AQUATICS

PARKS REFERENDUM OPTION 1

MARCH 19, 2025 | JLG 24244 | © 2025 JLG ARCHITECTS

KEEP UP TO DATE ON THE PROJECT AND NEXT STEPS

SCAN THE QR CODE







*Photos are sample images of similar project amenities.

Would you vote in favor of PARKS REFERENDUM OPTION 1 which adds roughly \$134 to the annual property taxes of a median value home that is valued at \$283,000 and does all the following:

- Builds a new indoor aquatic center at Jefferson Park.
- Builds a basketball court, a skate park, a restroom building, and a destination inclusive playground at Northview Park.

- ☐ Yes
- ☐ No

Continue

| Go Back

* indicates a required field

- Steps
- ✓ Pool Feasibility Study Overview

✓ Existing Conditions

✓ Parks Referendum Option 1

4. Parks Referendum Option 2

5. Parks Referendum Option 3

6. Parks Referendum Option 4

7. Referendum Overview

8. Additional Questions

Parks Referendum Option 2

PARKS REFERENDUM OPTION 2



FUTURE IMPROVEMENTS PER MASTER PLAN AS PART OF A DIFFERENT PROJECT

NEW OUTDOOR AQUATICS CENTER
◦ REMOVE/DEMO EXISTING POOL
◦ OUTDOOR POOL AND SUPPORT BUILDING
• BEACH ENTRY WITH PLAY AREA
• OPEN PROGRAM AREA
• LAP LANES

SITE IMPROVEMENTS
◦ REMOVE/DEMO POOL
◦ PICKLEBALL COURTS
◦ SKATE PARK
◦ PICNIC SHELTER / RESTROOMS



SOUTH ST PAUL AQUATICS
PARKS REFERENDUM OPTION 2
MARCH 19, 2025 | JLG 24244 | © 2025 JLG ARCHITECTS

KEEP UP TO DATE ON THE PROJECT AND NEXT STEPS
SCAN THE QR CODE

*Photos are sample images of similar project amenities.

Would you vote in favor of PARKS REFERENDUM OPTION 2 which adds roughly \$90 to the annual property taxes of a median value home that is valued at \$283,000 and does all the following:

- Builds a new outdoor aquatics center at Northview Park.
- Builds pickleball courts, a picnic shelter, a new restroom building, and a skate park at Lorraine Park.

- ☐ Yes
- ☐ No

Continue

| Go Back

* indicates a required field

- Steps
- ✓ Pool Feasibility Study Overview

✓ Existing Conditions

✓ Parks Referendum Option 1

✓ Parks Referendum Option 2

5. Parks Referendum Option 3

6. Parks Referendum Option 4

7. Referendum Overview

8. Additional Questions

Parks Referendum Option 3

PARKS REFERENDUM OPTION 3

JEFFERSON



NEW OUTDOOR AQUATICS CENTER

- OUTDOOR POOL AND SUPPORT BUILDING
- BEACH ENTRY WITH PLAY AREA
- OPEN PROGRAM AREA
- LAP LANES



NORTHVIEW



SITE IMPROVEMENTS

- REMOVE/DEMO POOL
- BASKETBALL COURTS
- SKATE PARK
- PICNIC SHELTER / RESTROOMS
- DESTINATION INCLUSIVE PLAYGROUND





LORRAINE



SITE IMPROVEMENTS

- REMOVE/DEMO POOL
- PICKLEBALL COURTS



SOUTH ST PAUL AQUATICS

PARKS REFERENDUM OPTION 3

MARCH 19, 2025 | JLG 24244 | © 2025 JLG ARCHITECTS

KEEP UP TO DATE ON THE PROJECT AND NEXT STEPS

SCAN THE QR CODE







*Photos are sample images of similar project amenities.

Would you vote in favor of PARKS REFERENDUM OPTION 3 which adds roughly \$95 to the annual property taxes of a median value home that is valued at \$283,000 and does all the following:

- Builds a new outdoor aquatic center at Jefferson Park.

Builds a basketball court, a skate park, a restroom building, and a destination inclusive playground at Northview Park.

Builds pickleball courts at Lorraine Park.
- Yes

No

Continue | Go Back

Steps

- ✓ [Pool Feasibility Study Overview](#)
- ✓ [Existing Conditions](#)
- ✓ [Parks Referendum Option 1](#)
- ✓ [Parks Referendum Option 2](#)
- ✓ [Parks Referendum Option 3](#)

- 6. [Parks Referendum Option 4](#)
- 7. [Referendum Overview](#)
- 8. [Additional Questions](#)

Parks Referendum Option 4

PARKS REFERENDUM OPTION 4

JEFFERSON



FUTURE IMPROVEMENTS PER MASTER PLAN AS PART OF A DIFFERENT PROJECT

NORTHVIEW



SITE IMPROVEMENTS

- REMOVE/DEMO POOL
- BASKETBALL COURTS
- SKATE PARK
- PICNIC SHELTER / RESTROOMS
- DESTINATION INCLUSIVE PLAYGROUND

LORRAINE



NEW OUTDOOR AQUATICS CENTER

- REMOVE/DEMO EXISTING POOL
- OUTDOOR POOL AND SUPPORT BUILDING
 - BEACH ENTRY WITH PLAY AREA
 - OPEN PROGRAM AREA
 - LAP LANES









SOUTH ST PAUL AQUATICS

PARKS REFERENDUM OPTION 4

MARCH 19, 2025 | JLG 24244 | © 2025 JLG ARCHITECTS

KEEP UP TO DATE ON THE PROJECT AND NEXT STEPS
SCAN THE QR CODE



*Photos are sample images of similar project amenities.

Would you vote in favor of PARKS REFERENDUM OPTION 4 which adds roughly \$92 to the annual property taxes of a median value home that is valued at \$283,000 and does all the following:

- Builds a new outdoor aquatic center at Lorraine Park.
- Builds a basketball court, a skate park, a restroom building, and a destination inclusive playground at Northview Park.

- ☐ Yes
- ☐ No

Continue | Go Back

* indicates a required field

Steps

- ✓ [Pool Feasibility Study Overview](#)
- ✓ [Existing Conditions](#)
- ✓ [Parks Referendum Option 1](#)
- ✓ [Parks Referendum Option 2](#)
- ✓ [Parks Referendum Option 3](#)
- ✓ [Parks Referendum Option 4](#)
7. [Referendum Overview](#)
8. [Additional Questions](#)

Referendum Overview

PARKS REFERENDUM OPTION 1

JEFFERSON	NORTHVIEW	LORRAINE
		
INDOOR AQUATICS	SITE IMPROVEMENTS	DEMO POOL

PRELIMINARY ESTIMATE
OF TOTAL COST

TAX INCREASE TO MEDIAN
VALUE HOME (PER YEAR)

\$13,350,000

\$134

PARKS REFERENDUM OPTION 2

JEFFERSON	NORTHVIEW	LORRAINE
		
NOT IN SCOPE	OUTDOOR AQUATICS	SITE IMPROVEMENTS

\$9,000,000

\$90

PARKS REFERENDUM OPTION 3

JEFFERSON	NORTHVIEW	LORRAINE
		
OUTDOOR AQUATICS	SITE IMPROVEMENTS	SITE IMPROVEMENTS

\$9,550,000

\$96

PARKS REFERENDUM OPTION 4

JEFFERSON	NORTHVIEW	LORRAINE
		
NOT IN SCOPE	SITE IMPROVEMENTS	OUTDOOR AQUATICS

\$9,200,000

\$92

Tax Impact Information

- Annual property tax increase is calculated for a \$283,000 house if the project is 100% funded by referendum
- The City is pursuing additional funding sources
 - State funding
 - Private donor funding
- If additional funding is sourced, the tax increase would be less
- The tax increase would last for 20 years

 Steps

✓ [Pool Feasibility Study Overview](#)

✓ [Existing Conditions](#)

✓ [Parks Referendum Option 1](#)

✓ [Parks Referendum Option 2](#)

✓ [Parks Referendum Option 3](#)

✓ [Parks Referendum Option 4](#)

✓ [Referendum Overview](#)

8. [Additional Questions](#)

Additional Questions

If the City consolidates its aquatic facilities by building a new aquatics center at one park, which of these three parks is your top-choice location?

- ☐ Jefferson Park
- ☐ Northview Park
- ☐ Lorraine Park

Which of the three parks is your second-choice location?

- ☐ Jefferson Park
- ☐ Northview Park
- ☐ Lorraine Park
- ☐ I don't want a new aquatics center unless it's at my top park.

Do you live in South St. Paul?*

- ☐ Yes
- ☐ No

Do you own real estate in South St. Paul?*

- ☐ Yes
- ☐ No

What is your age?*

Additional comments:

Learn more and stay up-to-date by visiting our [Pool Feasibility Study webpage](#).

ATTACHMENT 2 SURVEY RESULTS

Open House at Kaposia Library

Total: 62

If the City consolidates its aquatic facilities by building a new aquatics center at one park, which of these three parks is your top-choice location?

	Top Choice	Second Choice
Jefferson Park	38	5
Northview Park	16	26
Lorraine Park	3	13
Empty	3	3
No 2nd choice		13

Would you vote in favor of Referendum Option...

	Yes	No	Empty
Referendum 1	25	34	3
Referendum 2	38	17	7
Referendum 3	41	16	4
Referendum 4	23	30	7

Do you own real estate in SSP?

Yes	No
43	17

Referendum 1 = Indoor Aquatics Center at Jefferson Park

Referendum 2= Outdoor Aquatics Center at Northview Park

Referendum 3= Outdoor Aquatics Center at Jefferson Park

Referendum 4= Outdoor Aquatics Center at Lorraine Park

Online

Total: 475

If the City consolidates its aquatic facilities by building a new aquatic center at one park, which of these three parks is your top-choice location?

	Top Choice	Second Choice
Jefferson Park	147	119
Northview Park	219	133
Lorraine Park	82	110
Empty	27	30
No 2nd choice		83

Would you vote in favor of Referendum Option...

	Yes	No	Empty
Referendum 1	168	256	51
Referendum 2	262	162	51
Referendum 3	210	217	48
Referendum 4	179	253	43

What is your age?

Under 18	5
18-24	20
25-34	111
35-44	148
45-54	92
55-64	55
65+	44

Do you own real estate in SSP?

Yes	No
392	83

Referendum 1 = Indoor Aquatics Center at Jefferson Park

Referendum 2= Outdoor Aquatics Center at Northview Park

Referendum 3= Outdoor Aquatics Center at Jefferson Park

Referendum 4= Outdoor Aquatics Center at Lorraine Park

Online + Open House

Total: 537

If the City consolidates its aquatic facilities by building a new aquatic center at one park, which of these three parks is your top-choice location?

	Top Choice	Second Choice
Jefferson Park	185	124
Northview Park	235	159
Lorraine Park	85	123
Empty	30	33
I don't want a new aquatic center unless it's		96

Would you vote in favor of Referendum Option...

	Yes	No	Empty
Referendum 1	193	290	54
Referendum 2	300	179	58
Referendum 3	251	233	52
Referendum 4	202	283	50

What is your age?

Under 18	5
18-24	20
25-34	115
35-44	153
45-54	95
55-64	56
65+	47

Do you own real estate in SSP?

Yes	No
435	100

Referendum 1 = Indoor Aquatics Center at Jefferson Park

Referendum 2= Outdoor Aquatics Center at Northview Park

Referendum 3= Outdoor Aquatics Center at Jefferson Park

Referendum 4= Outdoor Aquatics Center at Lorraine Park

Analysis of Location Preference Results by Age

If the City consolidates its aquatic facilities by building a new aquatics center at one park, which of these three parks is your top-choice location?

Age	Answer			
	Jefferson Park	Lorraine Park	Northview Park	Grand Total
18-24	6	4	10	20
25-34	34	24	54	112
35-44	53	31	60	144
45-54	30	10	51	91
55-64	15	10	27	52
65+	10	6	24	40
Under 18	1	2	2	5
Grand Total	149	87	228	464

Which of the three parks is your second-choice location?

Age	Answer				
	I don't want a new aquatics center unless it's at my top park.	Jefferson Park	Lorraine Park	Northview Park	Grand Total
18-24	4	3	6	7	20
25-34	13	31	32	35	111
35-44	24	44	33	42	143
45-54	19	24	23	25	91
55-64	13	12	11	16	52
65+	10	9	8	12	39
Under 18	1	2		2	5
Grand Total	84	125	113	139	461

Written Comments Submitted Along with Survey Responses

- New park and pool 100%
- I believe that whatever choice is made, that a pool is made specifically for 10+ instead of simply a splash pad
- Lorraine park already has a pool that runs just fine and was built by my great grandfather it's something I am proud to tell people about when given the chance I would be sad to see that ruined but in the case it happened please don't take down the sign acknowledging his hard work and dedication he put into this town he helped many people in his time and I feel it would be really disheartening to see his footprint erased
- I really enjoy having aquatics in SSP. My family truly benefits from it. I love the idea of making a more centralized area for all of SSP to enjoy!!
- Sanimax must do something to help this town that they continuously stink up! What are they willing to fund?
- Why not just fix the pools at the existing locations??? If newer means you can charge more then you're not doing this for your constituents. The northview pool and Lorraine splash pad meet the needs of different demographics. The summer passes handed out are used constantly for both those pools, and I hope your statistic on how many people used those pools included the multiple uses of those passes.
- Pickleball courts at Jefferson Park with aquatic centers at either Northview or Lorraine would also be great. I'm excited for any plan to renovate our aging park infrastructure.
- Option one, I would replace the skateboard park with pickleball court. Skateboard parks seem outdated. Not sure why we'd lean towards that vs. pickleball. Hello, indoor park will come with higher cost to taxpayers, citizens will be able to use the facilities you're around and that's awesome!
- We already have an indoor pool at the community center. I don't think building another indoor one is the right choice. The kids (and adults) should be outside enjoying the summer months. We live on the north end of town and love that Northview is close and bigger kids can actually swim and have the diving board and climbing wall. Possibly adding a slide would be amazing! I think it would draw in more people as well. We have been to Lorraine one time in the 9 years we have lived here. It's not convenient for us and my child outgrew it years ago. Northview would be our top location choice. It's on a busier street which I've had people drive by it coming to visit us and mention it and how nice that there is a pool there. Is there a way to have a pool at northview and a splash pad at Lorraine? I feel Lorraine is more of a splash pad with a little bit more geared towards toddlers/preschoolers. There are a lot of other cities that offer a free splashpad. That way both locations have a way to cool off.
- I would much prefer an indoor pool for year round swimming and entertainment, not just as someone looking to enjoy the pool areas, but so that families year round can enjoy them as well. In far better environments and under better supervision than Central Square has.
- Lap swim for adults and play pool for kiddos
- My only side comment is I don't think it's worth it to build pickleball courts. I haven't heard anyone really ask for them and it seems to be a fad sport that will becoming less popular. I really like that the options of a skate park are included!

- I love having the pool option than just having a park at Northview park. The pool is so popular and easy walkable distance for people in that area.
- Northview is the best location. I can't see doing it at Lorraine without destroying the large trees.
- My priority is an OUTDOOR pool, not indoor.
- It seems that options 2, 3, and 4 are very similar in added property tax cost. I would not be in favor of a more expensive indoor facility, and would rather keep the outdoor pool at northview. Jefferson is also a good choice as it's more central in SSP compared to Lorraine.
- I love the idea of adding pickleball courts. I think these would be great at Jefferson park! It would be a shame to lose the sledding hill or skating rink at Jefferson park, so I hope all options keep those. I personally likely won't use an aquatic center, but think it is important for a community to have.
- I do not feel my tax dollars are best spent on an aquatic facility. There are plenty of more affordable options like pickleball courts that would get used more.
- As a mom of 4, we need an outdoor pool option we already have central square which is indoor.
- I would rather see Central Square enhanced as an indoor waterpark facility than see a new one built at Jefferson Park. Referendum 4 is my top, followed by referendum 3.
- Jefferson makes the most sense because of its central location in the city. If this site is chosen, consideration should be made for safe walking trails or sidewalks from the north especially, as a lot of younger families will be moving into that part of the city in the coming decade as the current residents get older.
- Whichever one has the best skatepark is the one I want.
- I like that all options still include improving existing parks. I also personally would be ok with a higher tax for a shorter term to ensure we got the pools full life before we had to pay for a new one or significant updates to the infrastructure
- Love an indoor water park!! Year round use
- As father to be and skateboarder, I would love for my future boy to grow up with a skatepark right across the street and having the opportunity to enjoy the sport. I am totally for park improvements especially when both my wife and I are planning to have more kids. My wife and I live at 626 18th Ave N so this would directly affect us. Thank you and have a great day.
- Add a splash pad to any of these options!!
- I think outdoor aquatics is really nice to have because kids get to enjoy the sunshine! Central square is great for indoor.
- PLEASE JEFFERSON PARK
- No preference as to which park
- If no pool at northview. It be nice to also have a tennis court that doubles as a pickle ball court if possible.
- I grew up with the big pool at Loraine that was filled and never replaced. Made us go to the other end of town to swim, now saying it's an option go bring one back. Ludicrous, update the north view pool
- SSP needs an out door pool for the public. It gets kids out of the house during the summer and it keeps them in the community!

- A outdoor pool for the summer would be nice and a concrete skatepark with street style obstacles would be amazing
- I prefer an outdoor aquatics facility.
- South Saint Paul doesn't need a new pool or splash pad especially indoor one funded by tax payers. The taxes are already high enough in this city and state
- South Saint Paul doesn't need a new pool or splash pad especially indoor one funded by tax payers. The taxes are already high enough in this city and state
- Ssp doesn't need a water park/pool that is paid for on the tax payers dime.
- We need something on the south side of town.
- Property taxes are insane. Kids don't use parks like they used to. Let the city find other sources of funds. Quit piling onto families who will NEVER use these pools.
- In my opinion. I think option number one would be great.
- I think it would generate good revenue and create some jobs. The State would be happy with that kind of revenue
- Instead of re-buildind our own facility, we should partner with the school district to better utilize the Central Square pool.
- I have children with special needs and I am much more interested in building an inclusive playground in SSP.
- Why was there no indoor aquatics option for Northview?! Seems shortsighted to only include an indoor facility for Jefferson and not either of the other two.
- Proper questioning should have been, indoor or outdoor, and which of the 3 parks.
- Doing anything new at jefferson Park is destroying good park space. Northview has alot of open rarely used space.
- Indoor pool plus pickleball
- Also add in putting Turf on McGuire baseball field!!!
- Build the outdoor pool for the kids to enjoy outdoor activities
- I'm honestly really happy to see modernization and improvements in South Saint Paul. My daughter and I utilize the pool every summer, It would be awesome to have something more modern, like the Grove in Inver Grove heights.
- Please make an area where toddlers can swim (like the pool/splash pad at Lorraine). It is so nice to have an area for our youngest kiddos.
- Jefferson has very limited area for parking and would increase traffic on southview
- I really love the idea of an indoor aquatic center. But could you team up with the school district and use central square pool and expand to the amphitheater? A splash pad or playable "river" at one of the other parks would be more used by the public.
- Please consult with local large business like Fury Motors and Sanimax on sponsoring some of the pool. I feel that Sanimax owes a lot to the people of south St. Paul and surrounding areas for the on going air pollution.
- Additionally I do not support the building of another INDOOR facility when we have central square. A new outdoor facility would mean neighboring areas would come to swim this increasing revenue for the city.
- I understand that an indoor facility is more costly, but my family only uses indoor pools - when it's warm enough to swim outdoor we go to lakes. I think an indoor facility would get more use.

- THANK YOU! This is a big undertaking and if we can pass something it could help SSP maintain its reputation as a great place to raise a family - we can't let this opportunity slip away!
- Our community and kids need a pool!
- I think if we're building an aquatic center it should be indoors. Look at a place like the grove. It's always busy in the winter
- I think it is important to have an outdoor aquatic center because there are not many of these around in the cities. I would really like if the aquatic park also had a splash pool or equivalent for toddlers to be able to enjoy.
- We love the splash pad at Lorraine. It's very important to my family that Lorraine has space for toddlers. Thank you!
- Oh, where to begin with this masterpiece of municipal mismanagement? Let's start with the ballpark move it to Thompson, and while you're at it, plop the skate park at Lorraine so the crabby lady can finally stop her endless whining. Genius, right? And the rink? Obviously, shove it closer to South View so sleds don't turn it into a demolition derby. Lay down a concrete floor, cover it up, and voila a roller rink or picnic area for the summer. Revolutionary ideas, I know.
- Now, let's talk splash pads. Sure, put one at another park, but here's the kicker: keep the bathrooms open during daytime hours. Radical concept, huh? Kids have bladders, and shockingly, they need to use them. But no, we've got to pack up and head home because apparently, park bathrooms are reserved for softball games only. Bravo, SSP. Truly stellar planning.
- And while we're on the subject of spending, let's dissect this financial circus. Water rates, property taxes, school district needs, water well issues, and the absurd cost of a public works building, how are we supposed to afford living here? Oh, but don't worry, keep throwing money at EDA land and handing out tax breaks to wealthy builders (looking at you, Danner). Transparency? Trust? Ha! Those words clearly don't exist in this council's vocabulary.
- \$675 for Turkish towels for public workers? Are you kidding me? Walmart cotton towels for \$4 are good enough for the Vikings facility, but apparently not for SSP. And let's not forget the \$20k a month for electricity at the Woog. Residents, did you know we're footing the bill for Nan McKay and the John Carol building too? Time to privatize some of these money pits and focus on actual city needs. Do better, SSP. Seriously.
- Too expensive
- If a pool is added to Jefferson, a sidewalk down 21st would be a great addition.
- Please build an outdoor facility in South St Paul! Doesn't matter where. There are already many indoor pools everywhere. Outdoor pools need to be kept alive. I have two children and have recently bought a home in SSP. Please build an outdoor pool!
- Please consider that the reason for the drop-off in attendance since the 90s may be due to reduced/inconvenient hours and no family summer pool membership.
- Look to see which location is best for the families of SSP.
- We have a home pool and do not use the current pool facilities. We would however use an aquatics center that was more than just a swimming pool.
- We have a lot of kids/teens on this side of town and nothing for them to do. Option 3 gives something new for each park.
- We live in MN! The new aquatic center is costing much money! The only sensible thing to do is make an indoor aquatic center that can be used year round. A new year round aquatic center

would generate more income to help with expenses of maintaining aquatic center and paying off loan. In addition, I would like to recommend at least 3 lanes for lap swimming. This would better accommodate both swimmers who are fast and very skilled, as well as older adults who prefer to walk and swim laps more slowly. Please include slide for walk in beach area, water activities for very young and older children. Also, it would be extremely nice to have some sort of picnic area, a few tables in the Northview Park. I am willing to pay some additional taxes to add these requests to the Northview Park. This is a big investment! Let us make it available to all ages with different interests/skills, and create a facility to meets the different needs and interests to last for many decades to come. Thank you!

- I have 2 kids and a husband here is ssp.
- Losing the pool at northview will be a huge negative for the neighborhood, it should be protected.
- I prefer knowing more true numbers before I would vote yes to another 20 year addition to mortgage especially with the way our economy is now.
- I like the idea of option 2 or 3 as we really need additional basketball and outdoor options for teens in addition to the pool or aquatics center.
- What about placing pickle ball in place of the tennis courts on the North end of town. Also, school district related is prior to CSCC switching hands. ARE WE EVER GOING TO GET LIFEGUARDS FOR OPEN SWIM AT OUR EXISTING INDOOR POOL FOR THIS UPCOMING SUMMERS!? I mean, goodness forbid it rains and our kids have nowhere to go swim
- The destination inclusive playground with pickleball/basketball and skate park nearby will bring families to town when looking for homes and will give a boost to local businesses. Inver Grove has an indoor facility that many people already use, so the less expensive outdoor options may be better, especially in light of the many rising costs we are all facing lately. I am very glad that we are investing in SSP!
- The kids here need things to do. Besides the pool we do need a skate park and a new park over here at Jefferson. There isn't anything on this side of town. It's the perfect place for a nice big pool. An indoor pool would be amazing because it can be utilized all year long and not just during the summer. Come on SSP let's make a smart financial decision for once!
- Homes on the North end of town pay higher property taxes, which should be considered in determining the location of facilities and amenities.
- The taxes in this city are already super high, many aren't going to be able to afford their homes if they keep rising
- I have 2 children that use Northview regularly, part of the reason we purchased our home was because of the proximity to an outdoor pool for our children.
- A referendum is extremely hard to accept when our property taxes are already very high mostly because of the school district portion. I think the city and school district need to worked together better and have more shared facilities as much as practicable. Neither should forget they share the exact same tax base.
- Stop raising property taxes! I'm tired of paying for things that only half of SSP residents would use! Families can simply drive 5 miles to Eagan or IGH to the aquatic centers! Instead of the other half paying for their family activities!! I'm tired of paying for things that are a trend, like pickleball. I'm tired of paying for things that don't need to be updated! Every year our taxes go up and it's out of control bc of city and state spending!!

- I think an indoor aquatic center is a really great idea in South Saint Paul. I hold a membership to the Inver Grove Heights facility for my self and my children. And we use it. If South Saint Paul started up their own indoor facilities, I would guarantee switch my membership and utilize the facilities as much if not more than Inver grove due to how close we would be
- South saint paul doesn't need a new pool on the tax payers dime.
- We need a pool!
- Jefferson park would be amazing!!
- Lorraine needs an adult sized pool back! But an indoor aquatics center would be beneficial to the community!
- Indoor facility while more expensive could benefit the city all year I would like to see something similar to the grove in wsp.
- It would be nice to have an option that has a park area big enough for all the community activities offered at the locations.
- Would really like to see something done before my kids age out of this sort of activity
- Thank you for taking action on this issue. Neglecting these key parks for decades and then being shocked that use continues to dip seems naive. Why wouldn't residents go to WSP or IGH when our facilities are crumbling. That said, residents value the parks near their homes and will appreciate you breathing new life into this infrastructure.
- Is there an option to put a new liner in the current Northview pool? Please don't take away the beautiful open land by Jefferson! I don't want all that extra traffic there I live right by it, just let us have some open land for goodness sake.
- Indoor facilities are easy to find, and we do not use them. Splash pads are great, but we have plenty in the surrounding suburbs. If you are looking to fill a *much needed* niche--choose the outdoor pool option.
- Keep the pool open please.
- Tax increases for 20 years?? No thanks.
- Unfortunately, taxes are already too high. Would not want any additional taxes added to current bill until something else drops.
- Lets get a lazy river in one of those plans.
- Northview neighborhood is used to a pool and wants to keep it
- We own a home near Northview and would like to keep an aquatic center at that location.
- We need an outdoor pool in town. An aquatics center that draws people into town and keeps families in SSP would benefit us all. We don't need an indoor pool. We have one. Best location is Northview. Lorraine is more central but that area isn't as open or accessible. Jefferson doesn't have parking and we need to keep our sledding hill and SPLISH splash bash.
- We support these improvements. We have concerns about basketball courts due to history, crime and other courts being removed due to dangerous activity. Grateful to see the city grow in these areas. Thank you!
- Hope a pool solution is found!!
- I'm very much in favor of an outdoor aquatics facility at ANY location at this point. I'll say that I feel the Lorraine location has more space and variety to attract families to make it a destination for families. The Lorraine location is also close to Inver Grove Heights and 494, which could draw families from other cities. The mature trees and picnic spaces, as well as the baseball field

make this park a good option, in my opinion. I would vote for any location, truthfully. An outside pool is an amenity my father, myself and children have been able to enjoy. We've been lucky! I want to continue this tradition for future generations. I'd love a nice facility to show off to other nearby cities, as well.

- Build indoor pool. Makes the most sense for long term
- North end south Saint Paul keeps tearing down activities at parks in the 20 yrs I've lived there and it's sickening. Don't tear something down unless theirs a plan to rebuild!! Had the funds when they were all built! Find it!
- An indoor pool would generate more money all year instead of just the summer months.
- I'm not totally against a pool facility at Jefferson, but it looks like the proposed improvements would destroy the sledding hill, which my kids use more than the pool (at least in years that we get snow).
- The Jefferson Park is in need of some love I, but it is so nice just to have open green space.
- I would love pickleball courts in South St. Paul. It would be nice to stay here instead of having to go to another city to play.
- I'm a renter and use the facility often
- I have a teen who uses the current pool ever summer. There is nothing else for kids to do on this side of South Saint Paul and you often ignore it and leave all city support until last resort. We deserve some love on this side of South Saint Paul!
- Stop trying to raise our property taxes for stuff that really doesn't get used. We have a pool at the community center. I think \$4,500 a year in property taxes is enough.
- I really think an indoor facility, including maintenance, is too much for a town this size.
- This is awesome. Let's do it!
- I have 2 kids. My son would love to do his eagle project helping get a skate park in the city of So St Paul with ramps not concrete kind and a dedication naming for a friend that died. Concerned about the trees that have been planted
- I own a commercial pool business in South St Paul. You have been miss informed. Concrete pools are considered a permanent installation. Residential vinyl liner pools have a 30 year lifespan. You should not peddle lies. Currently almost every pool I service is more than 30 years old. One is more than 100 years old. Your pools are in the shape they are in due to improper maintenance and/or lack of knowledge. You should not take our money when you cannot properly maintain a swimming pool. Our rec department is obviously lacking in training and skills.
- We need an outdoor aquatic center for families. Central square is indoor and is a lap pool.
- We need an outdoor aquatic center. We do not need another indoor pool. We need to keep our sledding hill and skate rings at Jefferson. Jefferson should be used to expand the skate rinks and maybe even have something that brings people here to outdoor skate. North view is a great location for aquatics. Lorraine second if we can clean up that area.
- Only reason I wouldn't want Jefferson, is too much traffic at on 3 sides for kids to ride bikes to and from. Also, we would possibly lose the sledding hill and also the skating rinks. Northview only has 1 real fast traffic side and Lorraine is off the main road.
- I don't want my taxes raised at all.
- With grandchildren
- Taxes are already too high. Find another way to fund it.

- I think we should sell Jefferson Park to have the revenue to put into the other parks. I also think Lorraine is central to SSP and creating that as the essential city park should be a priority. While I understand you like having the baseball field, it's unusable to the public and only used for a few months. I think moving the baseball field back to the high school would benefit the school and community. I like the idea of a skate park but I fear no one will use them. I think a large aquatics building at Lorraine would generate \$ and create a central location for the community. I also think creating picnic areas and a free water area with a water pad and several water areas to walk thru would be best at this location rather than a pool. I also think this community needs an indoor gym. The community center fails to provide the community with an indoor area for families and sporting events. Indoor soccer, basketball and a kids area would be beneficial.
- An aquatics facility that includes a kids area, pool and swimming lap area for the older community would be a plus.
- Thanks
- I think it's extremely important that South St. Paul has a public pool. My family uses the pools every summer. I would vote for any of these options.
- 20 years is too long for a referendum when the typical pool lifespan (as presented) is only 30 years. There is also no mention of fees to use the facilities and whether there would be a resident discount. The fact that attendance continues to decline after the loss of the WSP YMCA says volumes about the actual demand. I wish there was an option for a very modest shallow pool with splash pad area. A simple place to beat the heat locally without heading to IGH indoor, or Lebanon Hills beach. That serves a need. These aquatic center ambitions don't fit the community culture and financial resources of SSP.
- Why is the only indoor option at Jefferson Park? I would favor an indoor pool at a different location. We live near Jefferson Park and would not welcome increased traffic. I favor making improvements to Jefferson Park, but not the indoor water park. I would favor more trees and paths at Jefferson Park to encourage more walking and a playground improvement at Jefferson Park. I would vote for an indoor water park at either Northview or Lorraine.
- I like the idea of an indoor aquatic facility that could be used year round the most. Location isn't terribly important to me
- Already over taxed
- I said Jefferson because I'm thinking it's more centrally located within the city? I think you have got to have things of interest for children/young adults, and actually of all ages, to do that is in town and in their own city. How about miniature golf somewhere?
- We have an indoor at Central Square, no reason for 2nd indoor. Town of this size only needs one outdoor pool centrally located
- makes sense to have the lowest tax option and still keep the pool - no need to raise taxes more than necessary
- You need to finish grinding the stumps from all the dead trees you cut down and fix the streets, there falling apart, we don't need a new pool or the other garbage, stop trying to charge the homeowners for your pipe dreams, the taxes are crazy high already.
- Build an indoor pool with outdoor amenities. Indoor is the smart choice for our tax dollars. Then you could incorporate the warming house in this space and use the rest for parking and sledding hill.
- Indoor pool is our best option

- Lorraine is on a flat location with minimal landscape or infrastructure needed. There is a baseball field at Kaposia Landing so the McGuire Field can be repurposed to accommodate a bigger pool complex. Access to Lorraine is easy via 5th/7th Avenue exits on 494 and the facility is most centrally located.
- Instead raising property taxes there got some to get money for this ever time we want they raise property taxes think outside the box on this pool
- Is the indoor facility at central square in jeopardy of closing? Why would we need 2 indoor pools in option #1
- I am firmly against putting any large improvements into Lorraine. That end of town smells horribly in the summer and pool becomes unusable.
- The fact the city didn't bother fixing a known problem with the pool at Northview during covid. Instead pushed the problem off, the city should not be adding taxes for any new facilities.
- Forget the skatepark idea !
- All good ideas
- Life long resident
- Ssp needs an outdoor pool. Not a splash pad
- I live across from Northview & hope to have pool accessibility continued.
- No more taxes
- Spend money on education and affordable housing!!!
- You put up a basketball court you are looking for trouble and only the people that are playing on it can use it. Water facility can be used by young and old. Put up a picnic shelter and tennis courts or pickle ball that way young and old can use it together. Skate board park? Really? Ask Inver grove how many use their skateboard park. Once again only a certain type of person can use that facility. Multi use for young and old. The old folks are paying for these places to be built but who do you see on a basketball court or skate board park? They are not the ones paying for it and usually the ones causing the first trouble.
- Taxes are already too high for seniors on a fixed income. You are taxing us out of the city!
- Please continue to search for private funding.
- I grew up with the pool and my grandchildren and now I have great grandchildren wanted to use the pool.
- I do not want skate park and basketball courts- we've done this in the past and it has caused great violence, including guns! I would like to see the SSPPD weigh in on this part of the project. I do support pickleball courts.
- This would put a strain on the elderly that don't even use any of these facilities. Why can't you just build the pool at Northview and be done with it. Nope you have to add all kinds of other junk.
- Please seek alternative funding, we are quickly being taxed out of our honest which is the house I grew up in, and that's a travesty!
- We need to improve area for our future children and to keep families wanting to stay in SSP.
- I love the idea of adding pickleball courts. (SSP is lacking in this) Perhaps another place would be at Kaposia landing. Lots of space there. If you build it they will come.

- I'm happy that an outdoor swimming pool will be happening. Many of my senior friends want an outdoor pool. People from nearby cities will come and help pay for an outdoor swimming center.
- I have grandchildren using the parks
- Don't need a pool don't need any of it. I'm not going to pay any more taxes on it. We paid too much. I do have grandchildren. They don't need that pool. We can go to West Saint Paul if we need to swim.
- Do need it
- Let's get this done this time!
- I'm on a fixed income! How many parks does this small town need. Was the Kaposia Landing completed with all the proposals? No
- Central is old and hard for me to get into. A new pool is needed
- You should build a tennis court at Jefferson Park. I think you could convert the hockey rink that is already at Jefferson into a tennis court over the summer, because otherwise the hockey rink is not in use over the summer, and a tennis court would at least be something to do there, and I do not see a reason that the city could not put up 1 or 2 nets there if possible. If the nets were inconvenient there then it is possible to just pave out 1 or 2 courts somewhere.

ATTACHMENT 3
POOL FEASIBILITY STUDY FAQ

Frequently Asked Questions

The Pool Feasibility Study project team has answered a number of questions that were posed during public engagement activities during April and May of 2025:

1. Why would the City want to have one consolidated aquatics center instead of operating a splash pool at Lorraine Park and a traditional swimming pool at Northview Park?

It is unusual and expensive for a small suburban community to operate two large swimming pools at two separate locations which each have their own mechanical systems, bathhouse buildings, concessions, and lifeguards. Public outdoor pools in Minnesota are a great amenity but they lose money, they do not make money. Revenue from admissions and concessions can help with operating costs but generally will not touch the capital costs of constructing the pool in the first place. In recent years, there have been labor shortages which have made it more difficult and expensive to find qualified lifeguards. This makes it even more challenging to operate two separate public pools that each need a team of lifeguards.

2. Where did the \$7 million estimated cost for an outdoor pool come from?

The proposed aquatics center would be designed to have pool options for children of all ages since it would be replacing both existing pools-Lorraine Splash Pool and Northview Pool. The \$7 million estimated price tag includes the cost of building a new program pool that is similar to Northview Pool except that it would have a zero-depth beach entry AND the cost of building a young children's play area with a spray feature. The price tag would also include the cost of a new support building with restrooms, changing rooms, and concessions.

3. Where did the \$11 million estimated cost of an indoor pool come from?

JLG Architects has estimated that it would cost approximately \$4 million to construct a 12,500 square foot building that would fully enclose the \$7 million aquatics center for a total price tag of \$11 million. In addition to locker rooms, restrooms, and concessions, a building with this price tag would also include a rentable party room.

4. Wouldn't it be cheaper to renovate the existing pools?

It would likely cost almost as much if not more money to renovate the existing pools as it would to construct a new aquatics facility. It is difficult to control the budget of a pool renovation project because you might encounter issues you were not expecting once you start taking the pool apart. A new pool will last much longer than a renovated pool and building a new aquatics facility is the most cost-effective option for South St. Paul taxpayers.

5. What would the operating costs be for a new indoor or outdoor aquatic center? What will it take to operate Northview Pool and Lorraine Park Splash Pool in 2025?

JLG Architects has prepared some very preliminary estimates of operating costs. An outdoor aquatics center would cost between \$250,000-\$350,000 annually to operate. An indoor aquatics center would cost between \$1.1 million- \$1.3 million annually to operate.

Northview Pool has a \$116,547 budget for 2025. The Lorraine Park Splash Pool has a budget of \$99,149 for 2025. However, both pools are at the end of their useful lives and require substantial “above and beyond” emergency investments each year to keep them operating which makes the facilities difficult to budget for. The Northview Pool went over budget by almost \$28,000 in 2024 and the Lorraine Splash Pool went over budget by almost \$20,000 in 2024.

6. Why would an indoor aquatic center be so expensive to operate?

An indoor aquatic center has all the expenses related to maintaining and operating a pool along with all of the expenses related to maintaining and operating a large commercial building. The staffing model for a year-round indoor aquatic center is completely different than the staffing model for an outdoor pool. Outdoor pools usually depend primarily on seasonal part-time labor (i.e. high schoolers and college students on summer break). Indoor aquatic centers operate during times when that labor source is not readily available and generally need to include a team of full-time professionals. An indoor aquatic center would likely need to be staffed by a full-time aquatic professional, 2-3 full-time lifeguards, and a full-time custodian.

It can be difficult to find staffing for a year-round indoor aquatic center. Inver Grove Heights operates this type of facility at “The Grove” and they have needed to implement a swim-at-your-own-risk policy for many of their open swim times because they do not have enough lifeguard coverage to provide professional lifeguard protection during all open swim times.

7. Could an aquatics center be a money maker for the City of South St. Paul? Should we invest in a community center with a waterpark to attract out-of-town users and make even more money?

Public pools and community centers do not make money. In addition to paying the capital costs to build the facility in the first place, local taxpayers in many communities must contribute an annual operating subsidy because these types of facilities usually do not generate enough revenue to fully cover their operating expenses. Public pools and community centers are an amenity, and they should be primarily tailored towards local needs since it is the local taxpayers who will be responsible for covering the annual operating subsidy if one is needed. That being said, making the facility inviting enough to attract non-residents can bring in additional revenue and help offset operating costs.

JLG Architects has prepared some preliminary estimates of how much revenue an indoor or outdoor aquatics center could bring in. They believe that an outdoor aquatics center could bring

in as much as \$200,000-\$280,000 in revenue annually so it may be able to almost fully cover its own operating expenses. An indoor facility would likely bring in between \$800,000-\$900,000 in revenue annually so it would likely need at least a \$200,000 annual subsidy from the taxpayers if not more.

8. Does a new aquatics facility have to be paid for using property taxes? Can the City try to create a local sales tax instead?

The City will try to get State funding and private donor funding to help bring down the cost of building a new aquatics facility. The State Legislature recently agreed to pay for almost half of the \$5.35 million cost of renovating the City of Crystal's swimming pool, but Crystal operates a regional pool that serves many non-residents.

The State Legislature imposed a two-year moratorium on new local sales taxes during their 2023 session and they will not consider allowing any cities to implement a local sales tax until 2026 at the earliest. The City of South St. Paul did study this issue several years ago and it was determined that relatively few non-residents shop and dine in South St. Paul so a local sales tax would primarily affect existing city residents.

Many people believe that a referendum is the fairest way to fund a large big-ticket recreational amenity like a swimming pool because the residents who vote for the referendum will get to use the new swimming pool while they are paying for it through increased property taxes. If residents do not want the big-ticket item and do not believe that it is worth the tax increase, they can vote down the referendum. It is worth noting that Northview Pool's initial construction was paid for via a voter-approved referendum in 1955.

Some community members have suggested during public engagement that the City should have raised taxes decades ago to establish a special fund that could be used now to build a new pool with cash and without a referendum. That type of approach is generally not politically feasible because it means that the people paying for the new pool may never even get to use it. It would be very unusual for elected officials to raise taxes on current residents to establish a fund to pay for future recreational amenities that will exclusively benefit future residents.

9. Is the City talking with the South St. Paul School District about the potential for collaborating on aquatics?

Members of the pool feasibility study team have had meetings with South St. Paul School District Staff to discuss the potential for collaboration. The School District does not have any need for an outdoor pool and would only be interested in a potential collaboration if the City builds a large indoor pool that would allow the School District to retire their existing indoor pool at Central Square. The elected School Board members have not weighed in on whether they would consider retiring the Central Square swimming pool. Many school districts view ownership of a swimming pool as being an essential part of their mission. It is unusual for a City and a School District to share a pool facility since the two entities often have conflicting programming needs.

The project team has determined that it would cost roughly \$11 million to build an indoor aquatics center in South St. Paul but this type of facility would only be large enough to accommodate the community's recreational needs. The aquatics center would need to be much larger to accommodate a large enough lap pool to support the School District's swim team and the cost would likely increase by at least \$8 million for a total project cost of \$19-\$21 million. The School District does not have any cash on hand to contribute to an indoor aquatics facility so the only way to fund a roughly \$20 million project would be a larger referendum with a larger tax increase. The School District's swim team program is currently very small and has just a handful of participants. The School District also uses their existing indoor pool for gym classes and swimming lessons in addition to offering some community open swim time.

The project team has heard feedback from many community members that the School District's indoor pool at Central Square is kept at a low temperature to make it better suited for competitive swimming. The colder water makes the facility less pleasant for recreational users. There would be some logistical challenges such as water temperature to be worked through if the City and the School District wanted to collaborate on an indoor aquatics center.

10. Could the City collaborate with Dakota County or West St. Paul and build a regional pool?

There are already many indoor and outdoor regional pools in the area that can be easily reached by any SSP resident who has access to a car. Community members have consistently expressed that one of the main reasons why they love the Northview Pool is that it is a rite-of-passage for middle school students and teenagers to go to the pool by themselves by walking or riding their bike. Northview Pool is a community pool that is easily accessed by community members. It is very unlikely that a regional pool would be built in South St. Paul due to space constraints so any new regional pool in Dakota County would likely require a car trip and would not be that much more convenient than existing regional pools. Ramsey County and Anoka County both operate large regional pools, but they built their pools at County-owned regional parks where there is room to build a large parking lot to handle the parking demand that a regional pool facility would bring.

11. If a new aquatics center is built at Jefferson Park, will it require the elimination of the sledding hill and the ice rink?

Those two beloved amenities can both be preserved if Jefferson Park is selected as the site for a new aquatics center. The softball field would need to be eliminated but all other existing amenities at Jefferson Park should be able to remain. The playground will eventually be replaced/upgraded as a future Capital Improvement Plan (CIP) project in the City's annual budget.

12. Does Jefferson Park have enough parking capacity for an aquatic center?

If Jefferson Park is selected as the site for a new aquatics center, JLG Architects will prepare a site plan for the facility which will include an expanded parking facility to help accommodate anticipated demand. It is expected that a combination of off-street parking and on-street parking will be used to accommodate peak demand days (i.e., summer weekends if an outdoor pool is selected). It is a waste of taxpayer dollars and parkland acreage to build a parking facility that is larger than it needs to be so thoughtful analysis will go into making sure the parking facility is the appropriate size.

13. Why would a potential referendum include a skate park? Some community members hate the idea of a skate park and believe it will be underutilized and might attract users with challenging behavior.

The City understands that some individual community members are very opposed to the idea of a skate park, but the community has consistently expressed a desire to have a skate park. South St. Paul adopted a new Parks Master Plan in 2024 after a full year of robust community engagement. The new Parks Master Plan calls for a skate park at Northview Park if the new swimming pool is not going to be located there. The Parks Master Plan calls for a skate park to be placed at a different location if it is not going to be at Northview Park. Skate parks are one of the few parks features that are aimed specifically at teenagers, a demographic that otherwise tends not to have much of a relationship with city parks.

14. Can the City explore building an outdoor pool with a retractable roof or inflatable dome so that the pool can used all year round?

JLG Architects has warned against pursuing this type of project. There is no cost-effective way to seasonally enclose an outdoor swimming pool with a proven technology. A retractable roof system that has enough insulation to allow year-round swimming would be enormously expensive and would be financially out of reach for South St. Paul. Baldwin, Wisconsin launched a project in 2021 to build an outdoor pool that can be enclosed during the winter with an inflatable sports dome. This is not a proven technology, and there are enough downsides to this approach that it is not recommended at this time. There are substantial labor costs and logistical challenges involved with erecting, taking down, and storing the dome each year. The dome itself has a limited lifespan and will need to be replaced periodically with a substantial cost.



WORK SESSION AGENDA REPORT

DATE: May 12, 2025
DEPARTMENT: City Administrator
PREPARED BY: Ryan Garcia, Clara Hilger
AGENDA ITEM NUMBER: 2.C.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Preliminary Budget Discussion

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Discuss 2026 Budget Process and Factors that will Impact the 2026 Levy. Identify general/high level Council expectations/targets for 2026 Budget and Property Tax Levy.

OVERVIEW

Staff will begin preparing 2026 budgets within the next several weeks, and we anticipate review of a draft 2026 Budget and Property Tax Levy by the Council at our August 11 Work Session. At the August 11 Work Session, Staff will present the draft budget highlighting the principal drivers/changes from 2025 to 2026, and all Department heads will be present to answer any questions you may have regarding their proposed budgets specifically. Based on your direction in August, staff will then revise the budget as needed. The goal would be to have a preliminary levy and budget(s) ready for approval at the September 2 Council Meeting (we are required to approve a preliminary levy by the end of September, so this could be pushed to September 16 if needed).

To provide a foundation for all departments and the administration as we begin the 2026 Budget process, we felt it would be helpful to provide an overview of some of the factors we're keeping in mind as we think about 2026, and provide an opportunity for Council to present us with any initial Council questions and/or expectations for the 2026 budget and property tax levy.

While it is admittedly early and subject to change as more information is obtained, here are a few of the factors that are expected to impact the 2026 Budget and Levy:

- All Union Contracts expire 12/31/2025. Negotiations typically begin 2nd/3rd Quarter.
- Health Insurance Costs. Renewal was flat for 2025 (no change in premium), increased 19% in 2024. Not possible at this early stage to accurately predict what 2026 Renewal will look like. City last RFP'd in 2021 (for 2022 plan year), so will need to RFP by 2026 (for 2027 plan year) at latest.
- Continued support of Infrastructure Levy (the plan is for a \$125,000 increase for 2026 to \$1,850,000 total Levy)
- EDA and HRA maximum levies for 2026

- Persistent deficit in Doug Woog Arena fund and mounting CIP investments - increase subsidy (Arena levy)?
- LGA - Senate bill currently calls for decrease of \$94,859 in 2026 to a total of \$3,665,889. LGA was relatively flat (increased by \$11,683) in 2025.

Annual Goal-Setting

In March, Council and senior staff completed our annual strategic plan and goal setting process, with the final report anticipated to be accepted by Council at the next Council Meeting. A number of identified goals directly relate to the budgeting process that we'd like to discuss/clarify at the Worksession:

- There was some interest in exploring a rolling or biennial two-year budget. Staff offers the following "pros" and "cons" to each approach for Council discussion:
 - Potential benefits of maintaining a one-year Budget Cycle:
 - *Consistency with Charter* - The City's Charter currently indicates that the Council adopt a budget annually.
 - *Flexible/Nimble* - Allows for timely reaction to changing economic conditions or council priorities (annual goal-setting).
 - *Transparency* - Ensures multiple public meetings each year, yearly public hearing and community attention, sustaining transparency.
 - *Adherence to timelines outside City Control* - Aligns naturally with statutory levy/tax rate timetable and many grant cycles.
 - Potential drawbacks of maintaining a one-year Budget Cycle:
 - *Intensity of Effort* - Relatively frequent recurring workload spike for staff - repeating the process each May - December.
 - *Challenges Long-term Approach* - One-year horizon can make long-range planning and funding less predictable and may encourage incremental thinking.
 - *Potential overlap* - May politicize budget decisions if coinciding with election year(s).
 - Potential benefits of moving to a two-year Budget Cycle:
 - *Staff efficiency* – Preparing one full budget every other year frees finance staff, department heads, and council agendas for policy work in the “off” year.
 - *Longer planning horizon* – Forces departments to look 24 months ahead, potentially improving alignment with multi-year capital-improvement plans and strategic goals.
 - *Potential to create space for policy deliberation* – With less annual deadline pressure, Council may have more time for program evaluation, performance measures, and community engagement before the next biennium.
 - *Budget stability* – Multi-year allocations give departments and outside partners (e.g., contracted service providers) clearer funding expectations, potentially reducing churn in service delivery.

- *Potential cost savings* – Publication and hearing costs drop when the comprehensive budget document is produced every other year.
- Potential drawbacks of moving to a two-year Budget Cycle:
 - *Charter* - South St. Paul's Charter would need to be amended to allow for biennial budgeting.
 - *Forecast risk in Year 2* – Revenues tied to construction, tax receipts, or LGA distribution can swing quickly; mid-biennium adjustments may eat any time savings.
 - *Perceived loss of council control* – Some elected officials resist approving two years of appropriations at once; Minneapolis resolves this by formally appropriating only the first year and treating Year 2 as a “plan” subject to amendment (oftentimes mitigating the "time-savings" or funding certainty that is purportedly the whole point).
 - *Additional Year-1 workload* – Creating a biennial budget is heavier up-front; small budget teams like ours can feel the crunch.
 - *Statutory deadlines still annual* – Council must still certify the levy each December, publish the audited financial statements yearly, and update Truth-in-Taxation notices.
- There's been a growing push for undertaking a more "in-depth" review of the CIP process, including the Infrastructure Fund and Capital Programs Fund. Staff will be prepared to take a more holistic view of CIP with Council as we work through the 2026 budget preparation process. The currently adopted CIP can be viewed here: <https://www.southstpaul.org/DocumentCenter/View/10992>. Council is encouraged to review the CIP and, as needed, provide staff with input on the CIP for consideration as we work through the budgeting and CIP process.
- There was interest in deliberating the City's pay philosophy. The Administration/HR Team is preparing for this discussion at a future worksession.
- There was interest in increasing capacity in both the Code Enforcement and Rental Housing realms. We'd like to further discuss this and engage Council in discussion about whether a revised budgeting approach could support these goals. Currently, we budget annually for a 3rd-party building inspector and have an unfilled part-time administrative position (shared by Development Services and Engineering) that could fully - if not more than fully - support such a position (\$95,500 budgeted in 2025).
- There is continued acknowledgment of the need for significant city facility investments in the coming years, as identified in the CIP. The City Building/Facilities Master Plan highlights the condition and estimated improvement or replacement costs of these facilities, and more detailed studies are wrapping up for aquatics, public works, and the former library within the next 60 days. In any scenario, implementing any improvements will have budget and levy implications. The Master Plan can be viewed here: <https://southstpaulmn.portal.civicclerk.com/event/495/files/attachment/593>

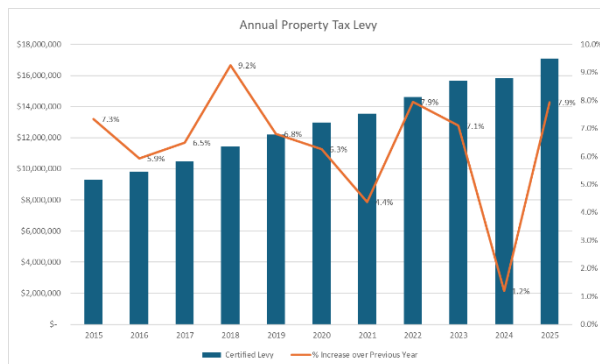
Infrastructure Levy

The City Council introduced a dedicated Infrastructure Levy with the 2020 Budget and Property Tax Levy. Based upon the Council’s Annual Goal Setting process, investment in critical City Infrastructure has been identified as a key priority. Recognizing this priority while at the same

time seeking to minimize borrowing for street reconstruction projects in particular, the Administration and Council in 2019 agreed to establish the Infrastructure Levy at an initial amount of \$125,000 and with an objective to increase that amount by \$125,000 in each budget year thereafter until the Concord TIF was decertified (12/31/2024), then increase the levy by another \$1,000,000 in 2025. In the 2025 Budget, the Infrastructure Levy clocked in at \$1,725,000. For 2026, if we were to keep with the approach as agreed upon by Council and Staff in 2019, the Infrastructure Levy for 2026 would increase to \$1,850,000.

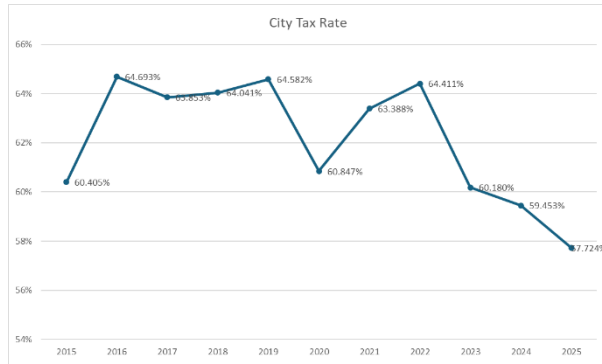
Levy History

For the 2025 Tax Year, South St. Paul's Property Tax Levy was \$17,099,948, representing a 7.93% Levy increase over 2024's \$15,843,509 certified levy. This percentage increase ranked right in the middle among Dakota County's 11 largest Cities (five were higher and five were lower) while our total dollar levy increase of \$1,256,439 was the 2nd lowest increase by total dollars among this group. Further, it's worth repeating that our Infrastructure levy increase of \$1,000,000 represented the lion's share of this increase (6.31%), with the levy for operations and debt service accounting for less than 1.63% of the 7.93% levy increase. A chart of the City's Levy history since 2015 is included below:



South St. Paul's Total 2025 Tax Rate

For the 2025 Tax Year, South St. Paul's Municipal Tax Rate was **.57724**, down from **.59453** in 2024 and the lowest the figure had registered for at least 13 years. Nonetheless, this rate ranked fourth-highest among Dakota County's 11 largest Cities, and furthermore the City's Total Tax Capacity Rate (which encompasses not only the Local rate but also the County, School District, EDA, HRA, and EMS District rates) of **1.13052** (in the SSD#6 area) measured as the third-highest Total in all of Dakota County for 2025 (only WSP and Northfield were higher). This is important context to consider as the Council prepares to set our 2026 Property Tax Levy and Levy supported budgets later this year. A chart of the City's Municipal Tax Rate history since 2015 is included below:



EDA and HRA maximum levies for 2026

Based on the 2025 estimated market values, the maximum levies as allowed by State Statute for the EDA and HRA for 2026 are estimated to be:

<u>2025</u>	<u>2026</u>	<u>Increase</u>
EDA \$433,778	\$442,568	\$8,790
HRA \$442,631	\$451,600	\$8,969

In past years, the City has always levied the maximum allowed for both of these levies. If the Council would like to see any modifications to this approach for 2026, Staff would request that direction at this time. In the 2025 Budget Year, a significant portion of the EDA Levy (almost 25%) was transferred in to the Business Loan Fund, while about 50% of the HRA Levy was identified as a transfer in to the EDA's Development Fund with another 23% identified as a transfer into the Housing Reinvestment fund. If maximum levies are authorized again for 2026, Staff anticipates that we will have substantial capacity/discretion to make further investments in these strategic redevelopment/reinvestment funds as the "operational" demands on these levies are significantly less than the statutory maximum.

Staff sees these topics as discussion-starters for the worksession, but we encourage Council to come with other questions, suggestions, priorities, or direction so that we can be sure that we launch our budget preparations as much as possible to be in tune with Council's priorities and expectations.

SOURCE OF FUNDS

N/A

ATTACHMENTS

None



WORK SESSION AGENDA REPORT

DATE: May 12, 2025
DEPARTMENT: Engineering
PREPARED BY: Nick Guilliams
AGENDA ITEM NUMBER: 2.D.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Marie Avenue Reconstruction Project – Phase II

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Council direction on the proposed Marie Avenue Reconstruction Project design from 9th Avenue to 21st Avenue

OVERVIEW

During the City Council work sessions on April 14th and April 28th, staff presented the next phase of the Marie Avenue Reconstruction Project, which extends from 9th Avenue to 21st Avenue. The Council requested that staff return to a future work session to provide more details about the proposed design and funding for the project and present an additional option for discussion. Staff will present three design options for City Council consideration.

SOURCE OF FUNDS

N/A

ATTACHMENTS

None



WORK SESSION AGENDA REPORT

DATE: May 12, 2025
DEPARTMENT: City Administrator
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 2.E.

MEETING TYPE

Regular Meeting

AGENDA ITEM

City Administrator's Update

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Informational update by City Administrator for discussion only.

OVERVIEW

The City Administrator will provide informational updates on the following topics:

- Community Project Funding Update
- Legislative Update
- 2026 Capital Budget Requests (Bonding)
- Future Public Works Facility Update
- 112 Homer Street Follow-Up
- Polling Equipment JPA
- Economic Development Update
 - 722 Concord Street - pending EDA Loan Application
 - 1419 Concord Street North (EDA-owned property) Developer interest
 - Hardman Triangle Update
 - 417 Concord Street Listing

SOURCE OF FUNDS

ATTACHMENTS

None