

DEMOGRAPHIC INVENTORY

INTRODUCTION

In order to analyze future housing, park and recreation, utility and transportation needs of the City of Elko New Market, it is important to review historic trends that have occurred and development assumptions for the future growth of the community. This Demographic Inventory documents the existing conditions and the type, amount and pattern of growth that has taken place within the City. It provides an informational base which will be used to identify issues and planning policies. With the help of a solid information base, decision-makers can evaluate and guide proposals in the short term (to benefit the residents of Elko New Market and the surrounding area), while fulfilling the City's long term goals and objectives.

The information contained in this chapter has been obtained through statistical data released by the United States Census Bureau, the Minnesota State Demographic Center, Scott County, the Metropolitan Council, and the City of Elko New Market.

Summary

- **Population.** The 2010 Census population for the City of Elko New Market was 4,110 persons, an increase of 411% over the 2000 Census population of 804.
- **Future Population.** The Comprehensive Plan update projects and plans for the future population of Elko New Market to be approximately 6,100 in 2020, 8,600 in 2030, and 11,900 in 2040.
- **Housing.** The number of housing units increased from 286 in 2000 to 1,259 in 2010, a 440% increase.
- **Household Size.** The average household size in 2010 was 3.26 person, which is forecasted to decrease to 2.7 persons by 2040.
- **Future Housing and Households.** This Comprehensive Plan projects that the City will have 3,030 housing units in 2030 and 4,400 housing units in 2040. Due to the aging demographics it is projected that the household size will decrease to 2.7 persons per household by 2040.
- **Age.** The City had a median age of 30.9 in 2000, compared to a median age of 30.4 in 2010. Elko New Market's median age in 2010 was nearly seven years younger than the median age in Minnesota (37.4) and the United States (37.2).
- **Median Household Income.** The 2010 Census median household income in Elko New Market was \$90,071. Census estimates for median household income had grown to \$105,042 by 2015.



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- **Employment.** The 2010 Census estimated the local employment to be 317, which is forecasted to increase to 1,940 by 2040.
- **Travel Time to Work.** According to the 2010 Census, workers in Elko New Market traveled a mean travel time of 31.2 minutes to work. This travel time remained the same for 2015 Census Bureau estimates.

SOCIO-ECONOMIC PROFILE

Since the completion of the 2030 Comprehensive Plan in 2008, the City of Elko New Market has experienced modest population growth. While the timing and rate of future growth is uncertain, future population growth is expected to occur. With this in mind, the City's Comprehensive Plan remains an important tool in planning for and managing future growth.

Population and Household Growth

Population, Households and Household Size. Table 5-1 displays population and household growth trends for the City of Elko New Market from 2000 to 2010, along with estimates for 2015 provided by the State Demographer's office. Projections for 2020, 2030 and 2040 as provided by the Metropolitan Council.

The Census information reveals that Elko New Market added 3,306 people and 973 households between 2000 and 2010. For 2015, the State Demographer estimated a population of 4,555 persons with 1,399 households.

The Metropolitan Council, as part of the *Thrive MSP 2040* regional development guide, provides forecasts for population, households and employment for each community in the seven-county Metropolitan Area. The forecasts directed by the Metropolitan Council are intended to serve as a basis for future community planning. For the year 2040, the Metropolitan Council forecasts a population of 11,900 and a declining household size of 2.7 persons per household.

To be noted is that, in the City's 2030 Comprehensive Plan, the Metropolitan Council forecasted a 2030 population of 20,800 persons, which contrasts sharply to the new forecast of 8,600 persons for the year 2030. The dramatic reduction in population reflects the economic downturn which occurred in Elko New Market since the completion of the 2030 Plan. The City is however, expected to see continued growth based on the City's proximity to the metro area and available land supply, utility infrastructure and improved arterial roadways that provide convenient access for residents and businesses.

Also to be noted is that a significant decrease in household size is forecasted between 2010 and 2040 (from 3.26 persons to 2.7 persons per household). This household size reduction is likely



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reflective of an aging demographic and an expected increase in retirement age households and the national trend of declining birth rates.

Table 5 - 1

Elko New Market Population and Households 2000 to 2040						
	U.S. Census		State Demographer Population Estimate	Metropolitan Council Forecasts		
	2000	2010	2015	2020	2030	2040
Population	804	4,110	4,555	6,100	8,600	11,900
Households	286	1,259	1,399	2,000	3,030	4,400
HH Size	2.81	3.26	3.26	3.05	2.84	2.70
Sources: U.S. Census Bureau, MN State Demographer and the Metropolitan Council						

Comparison to Scott County Cities. Table 5-2 provides a comparison between the populations of Scott County Cities and the City of Elko New Market. As shown, the City of Elko New Market experienced an overwhelming percentage of growth from 2000 to 2010, and has maintained a consistent percentage of Scott County's population between 2010 and 2015 at approximately three percent of the total County population.

Table 5 - 2

Elko New Market vs. Scott County Area Cities Population 2000 to 2015				
	U.S. Census		Percent Growth	State Demographer Estimate
	2000	2010	2000 to 2010	2015
Belle Plaine	3,789	6,661	75.8	6,742
Elko New Market	804	4,110	411.2	4,555
Jordan	3,833	5,470	42.7	6,150
New Prague	4,559	7,321	60.6	7,508
Prior Lake	15,917	22,796	43.2	25,049
Savage	21,115	26,911	27.4	30,024
Shakopee	20,568	37,076	80.3	40,254
Scott County Total (includes Townships)	89,498	129,928	45.2	140,898
Elko New Market Percent of County (%)	0.8	3.16		3.23
Sources: U.S. Census Bureau and Metropolitan Council				

Residential Building Permits. Table 5-3 illustrates annual building permits issued for new home construction from 2007 through 2016. During this period, Elko New Market added 268 new housing units. Building permit activity was inconsistent as years having significant building



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permit activity (i.e. 2010 and 2013) were oftentimes followed by years of minimal residential development activity.

Table 5 - 3

Elko New Market Building Permits Issued for Residential Dwelling Units 2007 to 2016			
Year	Number of Permits	Annual Increase	
		Change In Number From Previous Year	Percent (%)
2007	51	-90	----
2008	15	-36	-71
2009	10	-5	-3
2010	68	58	580
2011	4	-64	-94
2012	27	23	575
2013	40	13	48
2014	18	-22	-55
2015	14	-4	-22
2016	21	7	50
Total	268	----	----

Sources: Metropolitan Council Residential Building Permit Survey and City of Elko New Market

Expectant Growth Factors. The City of Elko New Market has and is projected to continue to grow at a moderate pace. Factors which contribute to Elko New Market’s expectant growth include the following:

Proximity to Twin Cities Urban Core. The outer-ring suburbs of the Twin Cities Metropolitan Area and beyond experienced rapid growth during the 1990s as the Metropolitan Area continued to expand outward. While not to the same degree as growth during the 1990’s, this outward growth trend is expected to continue.

Access to Regional Employment and Commuter Routes. Elko New Market’s proximity to the Twin Cities Metropolitan Area provides residents with a multitude of employment opportunities within a reasonable commuting distance from their homes. Employment opportunities within the Metropolitan Area are easily accessible to residents due to the City’s proximity to Interstate 35.

Vacant Land Supply. A healthy supply of vacant land is available for development in the Elko New Market area. The City’s existing 2030 MUSA (between the current City limits and 2030 MUSA boundary) contains approximately 2,500 acres (upland) of vacant land which is guided for future urban development.



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Small Town Character. Because Elko New Market is less populated and less developed, it offers residents the appeal of a small town but with the services and amenities of a large metropolitan area in relatively close proximity.

Age of Population

Table 5-4 summarizes the age of Elko New Market's population. The table indicates that the City has continued to have a relatively young population since 2000, with the median age ranging from 30.9 in 2000 to 31.8 in 2015. Having a high "under 40" population indicates the existence of many families in the community. This is supported by the fact that the greatest increases in population from 2000 to 2010 occurred among those under age 10. This younger age group places demands on the City for resources including schools, parks, and a variety of housing options.

Elko New Market also has a large, older work force population, those between the ages 30 to 64. It is believed that the lack of alternative housing options in the City (apartments, townhomes and low-income housing) has contributed to the limited number of young adults (age 20-29) who reside in the City.

While the 2010 Census data suggests that the City does not have a lot of older adults and seniors (those ages 65 and over), it is important to note that the senior population of the Market Village senior housing project (constructed in 2011), had not been considered in the U.S. Census Bureau information. It should be recognized that 49 senior living units have been added to the City's population since 2010.

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Table 5 - 4

Elko New Market Population by Age 2000 to 2010						
	2000		2010		% Change 2000 - 2010	2015
	Population	Percentage	Population	Percentage		Population
School Age						
Under 5 years	39	4.9	511	12.4	1,210.3	490
5 to 9 years	73	9.1	511	12.4	600.0	524
10 to 14 years	61	7.6	365	8.9	498.4	428
15 to 19 years	36	4.5	226	5.5	527.8	197
Work Force						
20 to 24 years	41	5.1	140	3.4	241.5	227
25 to 29 years	80	10.0	268	6.5	235.0	699
30 to 34 years	102	12.7	511	12.4	401.0	
35 to 39 years	101	12.6	488	11.9	383.2	918
40 to 44 years	56	7.0	359	8.7	541.1	
45 to 49 years	40	5.0	284	6.9	610.0	617
50 to 54 years	42	5.2	151	3.7	259.5	
55 to 59 years	22	2.7	97	2.4	340.9	135
60 to 64 years	20	2.5	88	2.1	340.0	94
Retired						
65 to 69 years	12	1.5	50	1.2	316.7	164
70 to 74 years	9	1.1	30	0.7	233.3	
75 to 79 years	6	0.7	16	0.4	166.7	36
80 to 84 years	9	1.1	6	0.1	-33.3	
85 and over	8	1.0	9	0.2	12.5	0
Total	804		4,110			4,529
Median Age	30.9		30.4			31.8
Source: U.S. Census Bureau						

Household Income

Comparison to Scott County. Table 5-5 provides a summary of Elko New Market's 2010 household income as well as a comparison of household income to Scott County for the same year. Per the 2010 Census, the greatest percentage of households in Elko New Market (37.2 percent) had household incomes between \$100,000 and \$149,999. In comparing the City's household income levels to Scott County, the County had noticeably greater percentages of its households which had incomes less than \$50,000. Also included in Table 5-5 is a 2015 household income estimate from the Census Bureau which shows growth in the percentages of households of incomes between \$75,000 to \$149,999.



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Table 5 - 5

	Elko New Market vs. Scott County Household Income 2010				Elko New Market Household Income 2015 Estimate	
	Scott County		City of Elko New Market		City of Elko New Market	
	Households	Percent of Total (%)	Households	Percent of Total (%)	Households	Percent of Total (%)
Less than \$10,000	1,094	2	15	1	16	1
\$10,000 to \$14,999	888	2	0	---	0	0
\$15,000 to \$24,999	2,570	6	68	5	67	5
\$25,000 to \$34,999	2,523	5	0	---	0	0
\$35,000 to \$49,999	3,953	9	103	7	65	4
\$50,000 to \$74,999	8,380	18	263	19	235	16
\$75,000 to \$99,999	7,510	16	287	20	321	22
\$100,000 to \$149,999	10,492	23	523	37	595	40
\$150,000 to \$199,999	4,931	11	105	8	86	6
\$200,000 or more	3,873	8	41	3	90	6
Total	46,214	100	1,405	100	1,475	100
Source: U.S. Census Bureau						

Median Income. Table 5-6 displays the median household income for the City of Elko New Market for 2010, 2014 and 2015 as well as a comparison to Scott County. As shown, the median household income in the City in 2015 was \$105,042. This income figure was notably higher than the median income for Scott County (\$87,794) in the same year.

The higher median incomes in Elko New Market compared to Scott County can likely be attributed primarily to the age of the City's population. Most of Elko New Market's population consists of adults and older adults ages 35 to 50. Most adults reach their peak earning years between ages 45 to 54. This demonstrates that many residents in Elko New Market are in their peak earning years. The data also suggests that the City of Elko New Market has continued an influx of population from higher earning households (in comparison to Scott County).

Table 5 - 6

Elko New Market vs. Scott County Median Household Income 2010, 2014 and 2015			
	2010	2014	2015
City of Elko New Market	\$90,071	\$97,131	\$105,042
Scott County	\$82,190	\$86,510	\$87,794
Sources: U.S. Census Bureau and U.S Dept. of Labor – Bureau of Labor Statistics			



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Education and Schools

Districts. Elko New Market is located within two school districts, Lakeville Public Schools ISD 194, and New Prague Public Schools ISD 721. Areas of the City generally east of County Road 91 lie within the Lakeville School District while areas west of County Road 91 lie within the New Prague School District.

All the Lakeville School District's buildings are located within the City of Lakeville (approximately 10 minutes from Elko New Market). Students who reside on the east side of the City attend John F. Kennedy Elementary School, McGuire Middle School, and Lakeville South High School.

The New Prague Public School District serves the Cities of New Prague, Lonsdale, Elko New Market and the unincorporated community of Veseli. The School District's high school and middle school are located in the City of New Prague (approximately 10 minutes from Elko New Market). Students who reside on the City's west side attend Eagle View Elementary School, New Prague Middle School and New Prague High School. To be noted is that the Eagle View Elementary School site has been designed to accommodate a middle school at some future point.

School district boundaries are depicted on Figure 5.1.

Educational Attainment. Table 5-7 displays education levels attained by Elko New Market residents age 25 and over. According to the 2015 Census Bureau estimates, 99.2 percent of Elko New Market's population over the age of 25 completed high school and 49.2 percent obtained a post-secondary degree. The Census Bureau data indicates that the number of Elko New Market residents that hold bachelor and graduate degrees increased 13.2 percent between 2010 and 2015.

Table 5 - 7

Elko New Market Educational Attainment Age 25 and Over				
	2010		2015	
	Number of People	% of Total	Number of People	% of Total
Less than 9th grade	17	1	5	.2
9th to 12th grade, no diploma	47	2	16	.6
High school graduate (includes equivalency)	485	23	423	15.9
Some college, no degree	497	24	543	20.4
Associate's degree	302	14	367	13.8
Bachelor's degree	625	29	875	32.9
Graduate or professional degree	151	7	434	16.3
Total	2,124	100	2,663	100.0
* Includes equivalent (i.e., GED)				
Source: U.S. Census Bureau				



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Employment

Growth. Table 5-8 displays forecasted employment growth for the City of Elko New Market and Scott County. As shown, the City of Elko New Market is anticipated to have 1,630 people employed in the City by 2020 and 1,940 employed by the year 2040. The forecasted increase in local employment between 2010 and 2020 (1,313) is considered significant. This is likely due to jobs which are expected to be created in association with Interstate 35 area development.

Table 5 - 8

Elko New Market vs. Scott County Employment Growth 2000 to 2030					
	2010	2020	2030	2040	Percent Change 2010 – 2040 (%)
Elko New Market	317	1,630	1,780	1,940	512
Scott County	41,545	54,900	61,990	68,440	65
Source: Metropolitan Council					

Workforce Occupations. Table 5-9 displays occupations of the City’s work force as provided by the U.S. Census. The table indicates that education, professional and retail jobs were the most predominant occupations for Elko New Market residents in 2010. The 2015 estimates indicate that education, manufacturing and retail jobs were most predominant occupations.

Table 5 - 9

Elko New Market Employment by Industry Workers Age 16 and Over				
Occupation	2010		2015 Estimate	
	No. of Persons	Percent of Total (%)	No. of Persons	Percent of Total (%)
Agriculture, forestry, fishing and hunting, and mining	0	0	29	1.1
Construction	160	8	117	4.5
Manufacturing	214	11	330	12.8
Wholesale Trade	44	2	195	7.6
Retail Trade	247	12	305	11.8
Transportation and warehousing, and utilities	151	8	180	7
Information	22	1	47	1.8
Finance, insurance, real estate and rental and leasing	229	11	127	4.9
Professional, scientific, management, administrative	325	16	256	9.9
Educational, health and social services	378	19	569	22
Arts, entertainment, recreation, accommodation, food	171	8	212	8.2
Public administration	40	2	172	6.7
Other services	41	2	42	1.6
Total	2,022	100	2581	100.0
Source: U.S. Census Bureau				



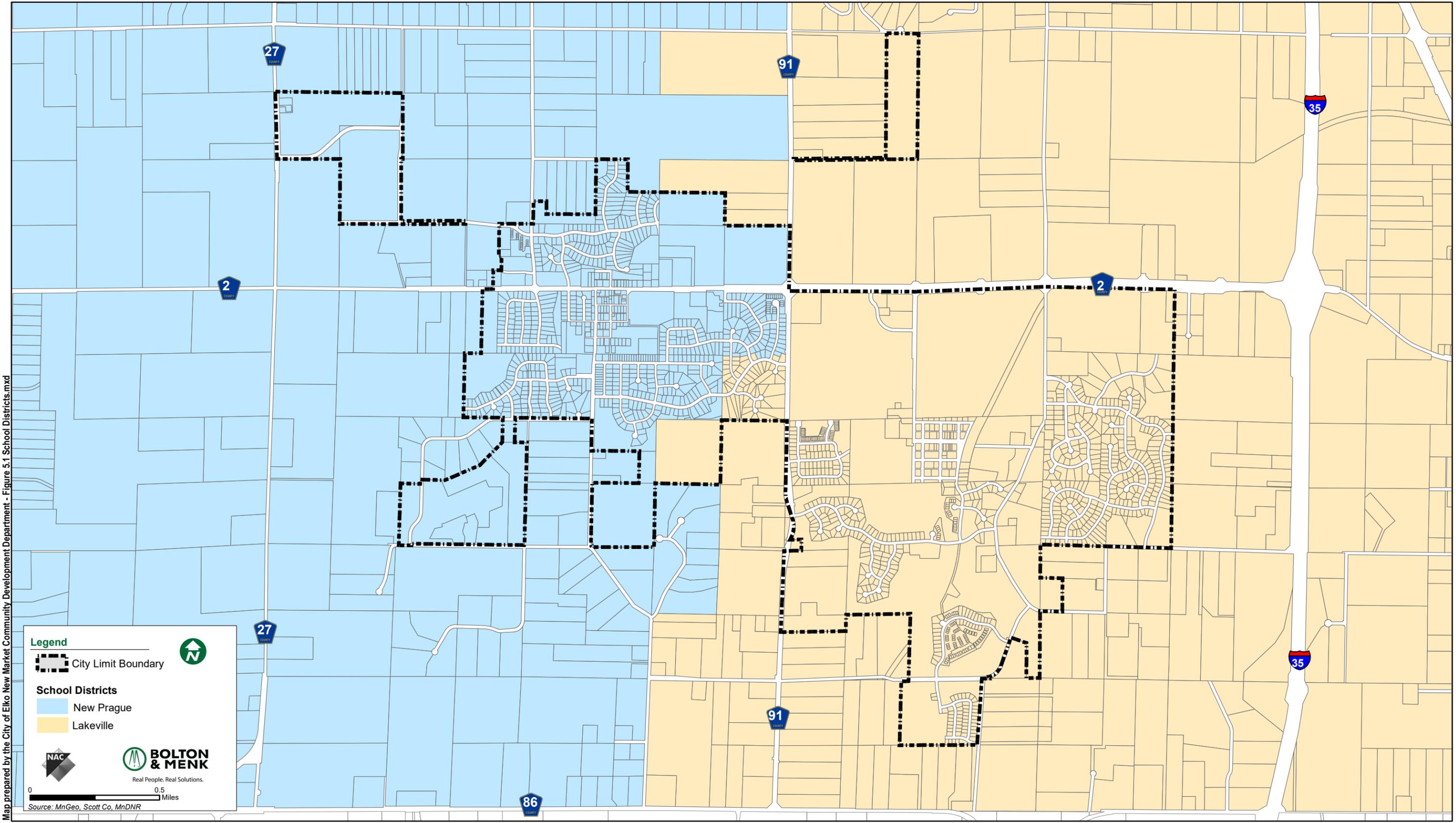
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Commuter Times. Table 5-10 below displays travel time to work for Elko New Market residents for 2010 and 2015. In 2010 approximately 59 percent of Elko New Market’s residents commuted 30 minutes or more to work, and in 2015 approximately 56 percent of Elko New Market residents commuted 30 minutes or more to work. Such travel times are understandable recognizing that Elko New Market is considered a “bedroom” community (to the Twin Cities Metropolitan Area) and that most residents who live in the City must drive a significant distance to their places of employment.

**Table 5 - 10
Elko New Market
Travel Time to Work
Workers Age 16 and Over**

Travel Time to Work	2010		2015	
	Number of Persons	Percent of Total (%)	Number of Persons	Percent of Total (%)
Less than 10 minutes	109	5.7	142	5.7
10 to 14 minutes	41	2.2	154	6.2
15 to 19 minutes	184	9.6	184	7.4
20 to 24 minutes	231	12.0	333	13.4
25 to 29 minutes	231	12.0	278	11.2
30 to 34 minutes	401	20.9	579	23.3
35 to 44 minutes	312	16.3	450	18.1
45 to 59 minutes	282	14.7	209	8.4
60 minutes or more	127	6.6	159	6.4
Total	1,918	100.0	2,487	100.0

Source: U.S. Census Bureau



Map prepared by the City of Elko New Market Community Development Department - Figure 5.1 School Districts.mxd

Legend

- City Limit Boundary
- School Districts**
 - New Prague
 - Lakeville

NAC

BOLTON & MENK
 Real People. Real Solutions.

0 0.5 Miles

Source: MnGeo, Scott Co, MnDNR