

Chapter 2. Demographics

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METROPOLITAN GROWTH TRENDS AND FORECASTS

Population growth in a given area is due to two factors: natural increase (more births than deaths) and net in-migration (more people moving into the area than leaving the area).

TABLE 2.1: COMPONENTS OF REGIONAL POPULATION GROWTH

Component	1991 to 2000	2001 to 2010	2011 to 2020	2021 to 2030	2031 to 2040
Births	379,000	403,000	401,000	411,000	427,000
Deaths	161,000	170,000	191,000	227,000	284,000
Natural Increase	217,000	233,000	210,000	184,000	143,000
Net Migration	58,000	54,000	91,000	115,000	136,000
Total Growth	275,000	287,000	301,000	299,000	279,000

Source: U.S. Census, Metro Council

As seen in TABLE 2.2, below, the Twin Cities Metropolitan Region has almost doubled in population between 1960 and 2017. Notably, during that same time, the number of households has almost tripled, reflecting the trend of shrinking household sizes over time. FIGURE 2.1 shows how the growth rate for population, households, and employment has changed over time. For both population and households, there has been growth over time, but at a rate that diminishes over time. Employment has had more volatile growth since 1970, as the loss in employment between 2000-2010, due to the Great Recession (2008-2012) is a major factor.

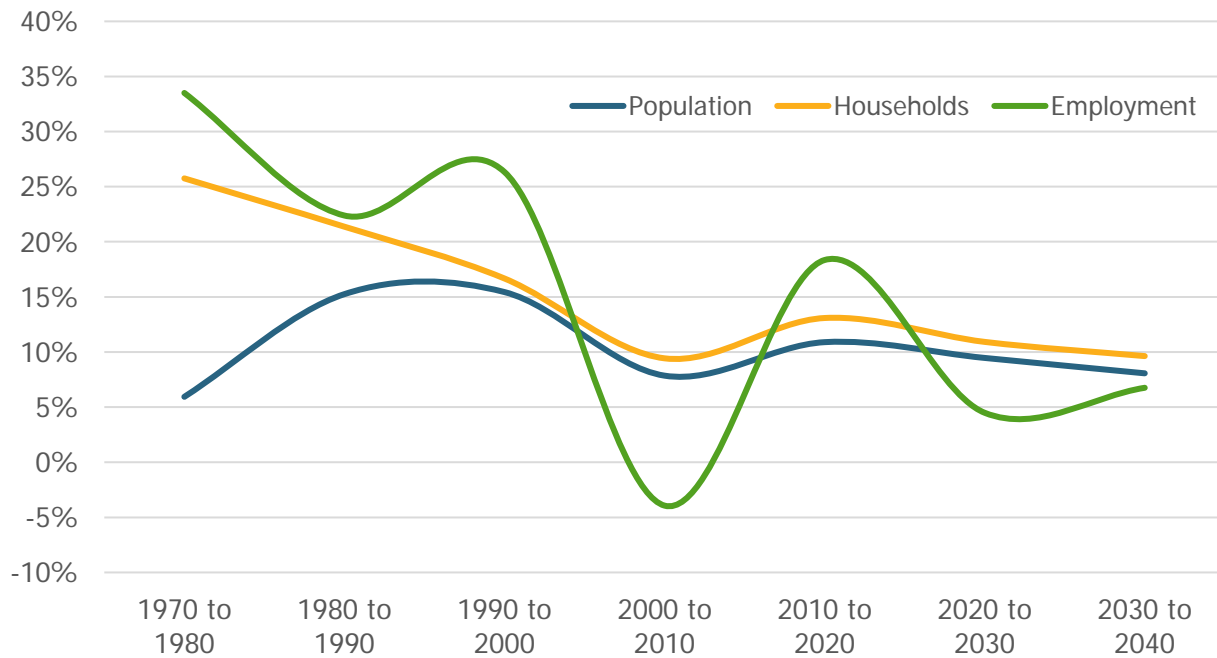
These elements also reflect forecasts for regional growth through 2040. These forecasts were the building block to establishing Thrive MSP 2040 Regional Plan.

TABLE 2.2: REGIONAL STATISTICS & FORECASTS 1960-2040

Decade	Population	Households	People / Household	Employment	Jobs to Households Ratio
1960	1,525,000	452,500	3.37	607,000	1.34
1970	1,875,000	573,500	3.27	853,000	1.49
1980	1,986,000	721,500	2.75	1,040,000	1.44
1990	2,289,000	875,500	2.61	1,273,000	1.45
2000	2,642,000	1,021,000	2.56	1,606,000	1.57
2010	2,849,567	1,117,749	2.55	1,544,613	1.38
2017	3,075,563	1,200,840	2.56	1,735,335	1.46
2020	3,160,000	1,264,000	2.50	1,828,000	1.45
2030	3,459,000	1,402,000	2.47	1,910,000	1.36
2040	3,738,000	1,537,000	2.43	2,039,000	1.33

Source: U.S. Census, Metropolitan Council

FIGURE 2.1: REGIONAL POPULATION GROWTH RATE BY DECADE



Source: U.S. Census, Metropolitan Council

CHASKA POPULATION / HOUSING / EMPLOYMENT TRENDS AND FORECASTS

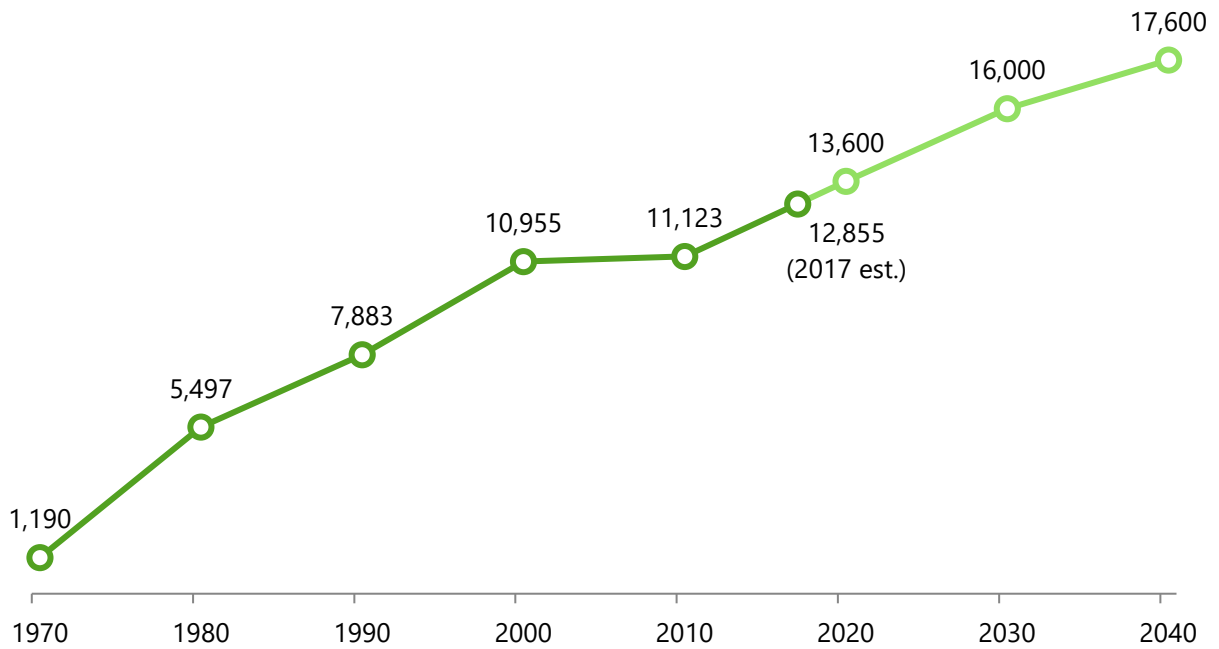
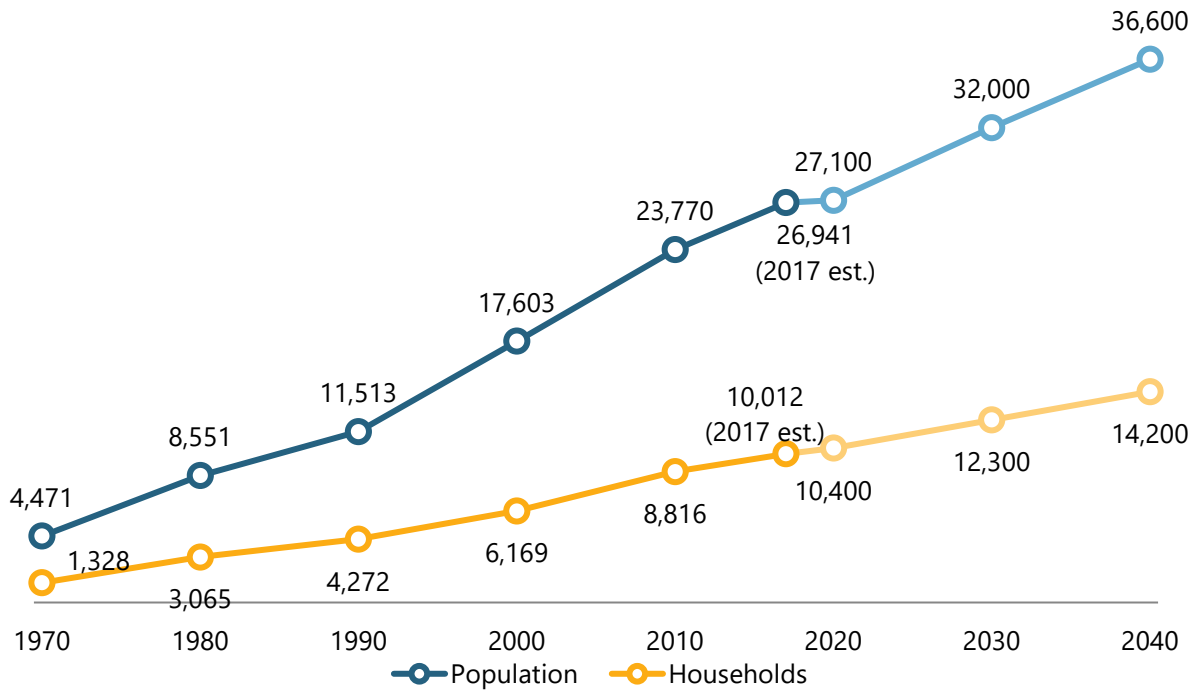
Chaska’s growth since 1960 has been induced by local and western suburbs’ job opportunities coupled with a high quality of life within the community. Large scale annexation of surrounding township areas in the 1960s and the development of the Riverview Terrace manufactured home park were responsible for part of the population increase during that decade.

TABLE 2.3: CHASKA POPULATION / HOUSEHOLDS / EMPLOYMENT TRENDS & FORECASTS

Year	Population	Households	Employment
1960	2,500	788	—
1970	4,350	1,299	2,999
1980	8,350	3,006	5,447
1990	11,513	4,272	7,833
2000	17,603	6,169	10,955
2010	23,770	8,816	11,123
2017	26,941	10,012	12,855
2020	27,100	10,400	13,600
2030	32,000	12,300	16,000
2040	36,600	14,200	17,600

Source: U.S. Census, Metro Council, and City of Chaska

FIGURE 2.2: CHASKA POPULATION / HOUSEHOLDS / EMPLOYMENT TRENDS & FORECASTS



The creation of Jonathan New Town in the early 1970s brought about new industrial development and job opportunities and contributed to the rapid population/housing growth in the 1970s, particularly during that decade's first half. The mix of housing types in Jonathan resulted in significant development of townhouses and apartments, in addition to single-family detached housing. The development of the Brandondale manufactured home park with 469 units was also a 1970s growth factor.

The 1980s experienced slower growth but the later 1980s saw renewed population/housing growth primarily due to the development of a significant number of apartment buildings (669 housing units).

The rapid growth rate of the late 1980s and 1990s was occasioned by the availability of relatively low-cost land for primarily starter home development, and by substantial industrial development aided by City financial incentives. This decade's residential growth was dominated by single-family detached houses and some townhouses.

The decade of 2000-2010 was the City's biggest population/household growth period thus far, more than doubling the population of 1990 and a 40% increase in household growth over the 1990s. Returning to Chaska's earlier trends of having multiple types of housing in the community, growth since 2000 has been across all housing types.

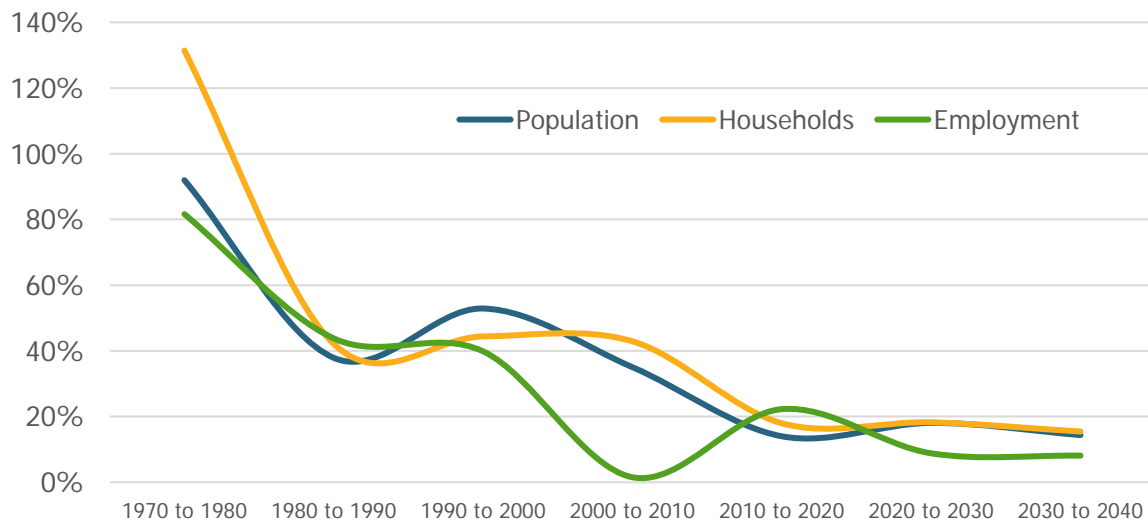
Since 2010, Chaska's growth has continued to increase. Even employment, which regionally dipped between 2000-2010, increased slightly during that decade in Chaska. That growth has since rebounded. Employment increases are expected to grow considerably in the next two decades for a number of reasons, including:

- » Completion of new U.S. Highway 212 through Chaska's large undeveloped southwest growth area in 2008, including interchanges at Highway 41, Engler Boulevard (CSAH 10), and Chaska Boulevard (CSAH 61);
- » Planned Highway 212 interchange at CSAH 44-Big Woods Blvd., which is surrounded by developable agricultural land;
- » Approximately 400 acres of developable land is guided for Business Park land uses adjacent to the planned Highway 212/CSAH44-Big Woods Blvd. interchange, which will offer convenient direct access and visibility to the regional freeway system;
- » Business Park land uses adjacent to the Highway 212 interchanges are expected to attract businesses with relatively higher job densities per acre;
- » The market study completed as part of the Southwest Chaska Growth & Development Plan process found that warehouse and distribution land uses, which have relatively

lower job densities per acre, are not likely to be attracted to the Highway 212 corridor in Chaska.

When the Metropolitan Council updated growth forecasts for the Twin Cities Metropolitan Region, the agency also distributed the growth projections to the various local units of government and invited comments from those entities. The forecasts for 2020, 2030, and 2040 are shown in TABLE 2.3 and FIGURE 2.3.

FIGURE 2.3: CHASKA POPULATION / HOUSEHOLDS / EMPLOYMENT GROWTH RATE



Source: U.S. Census, Metropolitan Council

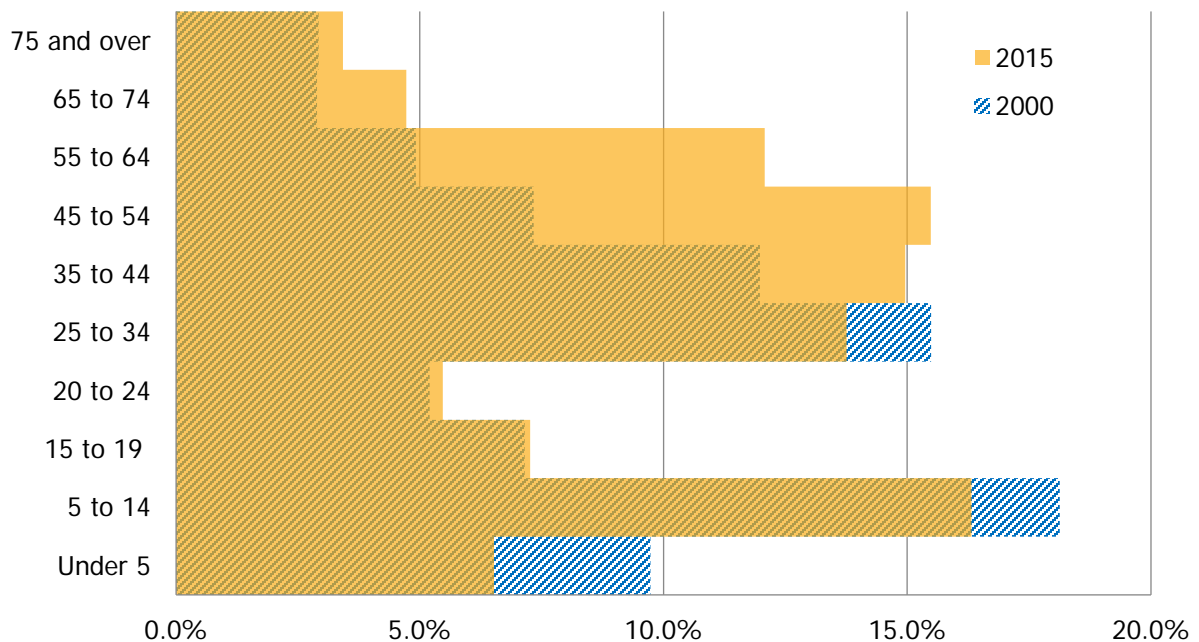
POPULATION AND HOUSEHOLD CHARACTERISTICS

The characteristics of Chaska’s population described herein include age composition, race, household type and size, and income level. Sources for these data include the US Census (2000 & 2010), the American Community Survey (2012-2016 Estimates), and data provided by the Metropolitan Council.

AGE COMPOSITION

Chaska has grown by over 7,000 residents since 2000, resulting in a rapid growth rate of about 40 percent — more than triple the metro area’s 12 percent rate of increase. With this significant growth also come shifts in the age composition of the city, as seen in FIGURE 2.4.

FIGURE 2.4: AGE COMPOSITION



Source: U.S. Census, U.S. Census ACS

Chaska’s largest age categories for both 2000 and 2015 were school age children, ages 5 to 14. However, the ratio of children 14 and under diminished significantly in that time, while the age groups between 35 and 65 all increased significantly. This suggests that many of the young families that lived in Chaska in 2000 have parents that have continued to stay in the city, becoming empty nesters, as well as Chaska no longer being as significant of a destination for young families.

TABLE 2.4: AGE COMPOSITION, 2000-2015

Age Group	Chaska				2000 - 2015 Increase			% of the Total 2000-2015 Increase	
	2000		2015		Chaska		Metro Area	Chaska	Metro
	#	%	#	%	#	%	%		
Under 5	1,698	9.7%	1,599	6.5%	-99	-5.8%	4.7%	-1.4%	2.8%
5 - 19	4,411	25.3%	5,784	23.6%	1,373	31.1%	0.9%	19.4%	1.6%
20 - 24	908	5.2%	1,342	5.5%	434	47.8%	8.8%	6.1%	4.9%
25 - 44	6,429	36.8%	7,043	28.7%	614	9.6%	-5.1%	8.7%	-14.4%
45 - 64	2,989	17.1%	6,758	27.6%	3,769	126.1%	40.9%	53.3%	74.5%
Over 65	1,014	5.8%	1,998	8.1%	984	97.0%	37.2%	13.9%	30.6%
Total	17,449	100%	24,524	100%	7,075	40.5%	11.7%	100%	100%

Source: U.S. Census, U.S. Census ACS

Given the aging of Baby Boomers (those born between 1945-1965), it is unsurprising that the older age groups of the city have grown since 2000. This trend is expected to continue, resulting in the need for infrastructure and investments for a wider population range, such as senior housing options, differing recreation needs, and access to services.

RACIAL/ETHNIC DIVERSITY

The breakdown of racial/ethnic diversity within Chaska's population is shown in TABLE 2.5. Since 2000, Chaska has remained a city with a majority of the residents identifying as White Non-Latino. Proportionately however, the city has become increasingly more diverse since 2000, with 90.47% in 2000 to 82.96% in 2015 identifying as White Alone.

TABLE 2.5: CHASKA'S RACIAL/ETHNIC DIVERSITY, 2000-2015

Race	2000		2015	
	Number	Percent	Number	Percent
White	16,351	93.7%	22,187	90.5%
Black/African American	178	1.0%	562	2.3%
American Indian	49	0.3%	25	0.1%
Asian	292	1.7%	609	2.5%
Other	580	0.2%	1,141	4.6%
Total Population	17,449	100.0%	24,524	100.0%
Hispanic or Latino (of any race)	1,013	5.8%	2,320	9.5%

Source: U.S. Census

In 2000, the Hispanic/Latino population made up 5.81% of Chaska; by 2015, 9.46% of the population identified as Hispanic/Latino. This shows a continuation of a trend of Chaska,

especially downtown Chaska, as a destination for Latino residents that started in the early 1990's. This growth is expected to continue, increasing the diversity within Chaska, as well as presenting new opportunities for economic development, recreation, and municipal services.

HOUSEHOLD TYPE AND RELATIONSHIP

A breakdown of Chaska’s 2015 households by family and non-family composition is presented in TABLE 2.6. A household includes all the persons who occupy a housing unit. The census definition of a family is a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Families (with or without children) made up 70% of all Chaska households in 2015, which is higher than the Twin Cities Metro percentage of 62%.

TABLE 2.6: CHASKA HOUSEHOLD TYPE & RELATIONSHIP, 2015

Household Type / Relationship	Chaska		Metro
	Number	Percent	Percent
Families without children	2,743	30.12%	31.70%
Married families with children	2,869	31.50%	22.26%
Unmarried families with children	807	8.86%	9.57%
Lived alone	2,134	23.43%	28.78%
Non-family households	555	6.09%	7.68%
Total Households	9,108	100%	100%

Source: ACS 2011-2015

Married couples comprised 62% of Chaska households, higher than the metro area as a whole of 53%; 31% of Chaska’s households were married couples with children, which is higher than the metro area as a whole at 22%.

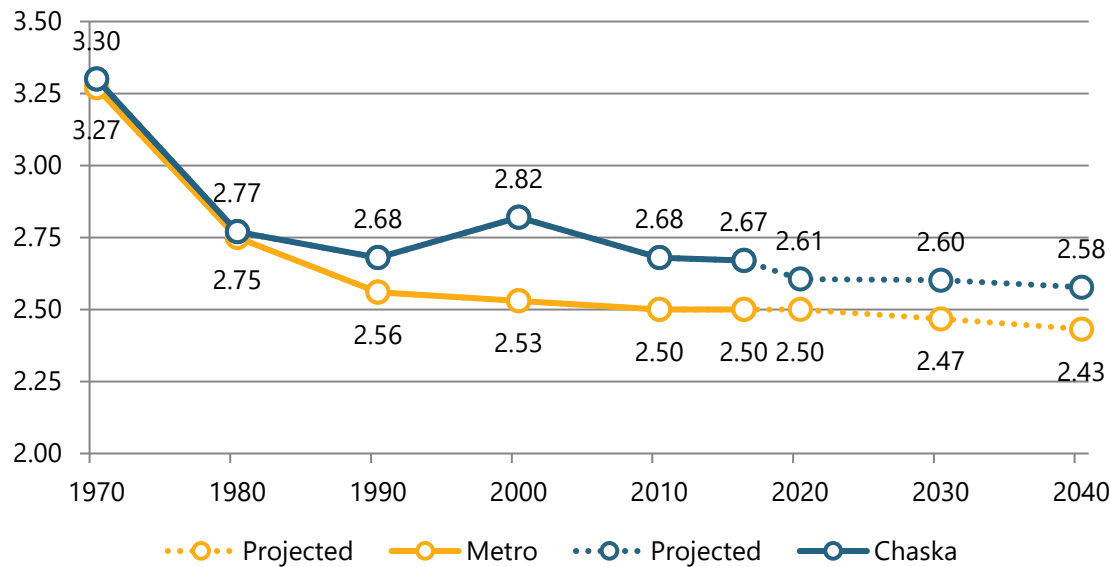
Compared to the overall metropolitan region, Chaska has a lower percentage of unmarried families with children, as well as smaller percentages of single-person households and non-family households

HOUSEHOLD SIZE

The average size of Chaska’s households in 2017 was 2.67 persons per occupied housing unit. Trends and comparisons to the metro area are shown in

FIGURE 2.5. The average household size in the metro area as a whole has decreased over time due to longer life expectancy, a tendency to delay marriages and child bearing, and an increase in single-person households. Chaska has traditionally had larger average household sizes than the metro area, most notably, the city actually saw an increase in the average people per households in 2000; this was due to the large increase in single-family residential homes built between 1990-2000, which was a large draw for married families with children. Since that peak, the average household size has continued to decrease slightly, with forecasts continuing to show that trend.

FIGURE 2.5: HOUSEHOLD SIZE TRENDS



Source: U.S. Census, Metro Council, and City of Chaska

MEDIAN HOUSEHOLD INCOME

Chaska’s median household income, as seen in TABLE 2.7, is significantly lower than neighboring communities in the southwest suburbs and Carver County. However, the city does have a higher median household income than the Twin Cities Metropolitan Area.

TABLE 2.7: HOUSEHOLD MEDIAN INCOME, 2016

Community	Median Household Income
Chaska	\$76,673
Carver	\$116,954
Chanhassen	\$115,449
Eden Prairie	\$101,094
Minnetonka	\$83,496
Victoria	\$132,431
Waconia	\$87,394
Carver County	\$88,638
Metro Area	\$70,915

Source: U.S. Census

EMPLOYMENT CHARACTERISTICS

Employment level trends and forecasts for Chaska were presented earlier in this chapter. In summary, total employment in Chaska has grown significantly from about 3,000 jobs in 1970 to an estimated 12,855 jobs in 2017. Chaska’s fastest growth period was from 1985 to 1997 when

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the City aggressively pursued industrial growth for tax base purposes, increased employment opportunities, and to increase sales for the City’s electric utility. Although Chaska’s employment growth since 2000 is less than during the late 1980s and 1990s, it continues to grow at a healthy rate. The projected growth of approximately 3,000 jobs from 2017-2040 shows steady growth over time.

EMPLOYMENT BY INDUSTRY

TABLE 2.8 shows the distribution of Chaska’s 2016 employment by major job category. Not surprisingly, the largest job sectors in Chaska are manufacturing (36%), educational services (16%) and public administration (7.5%). Chaska serves as the county seat and contains several schools and the administration headquarters of School District 112, accounting for the relatively high number of government jobs.

TABLE 2.8: CHASKA EMPLOYMENT BY INDUSTRY, 2016

Job Category	Number of Employees	Percent of Total
Manufacturing	4,472	36.08%
Educational Services	1,609	12.98%
Public Administration	932	7.52%
Accommodation and Food Services	861	6.95%
Health Care and Social Assistance	827	6.67%
Retail Trade	814	6.57%
Administrative and Waste Services	805	6.50%
All Other Industries	449	3.62%
Construction	388	3.13%
Wholesale Trade	293	2.36%
Real Estate and Rental and Leasing	226	1.82%
Arts, Entertainment, and Recreation	224	1.81%
Other Services, Ex. Public Admin	221	1.78%
Finance and Insurance	133	1.07%
Information	62	0.50%
Transportation and Warehousing	47	0.38%
Agriculture, Forestry, Fishing & Hunting	30	0.24%
Total	12,393	100.00%

Source: On the Map, 2018

MAJOR EMPLOYERS

TABLE 2.9 below shows Chaska’s major employers and the number of employees per employer in 2013. The top seven employers represent 40 percent of Chaska’s total employment, which includes the School District, Carver County, and three manufacturing firms. 1. Although

Chaska’s largest employment sector is manufacturing, School District #112 is by far the City’s largest single employer. Three of Chaska’s biggest employers are in the electronic or medical equipment manufacturing sectors. Chaska is home to two of the state’s top 25 bioscience businesses – Lake Region Medical, and Beckman Coulter –accounting for 1,380 jobs which makes up 11% of the City’s total employment.

TABLE 2.9: CHASKA’S MAJOR EMPLOYERS, 2013

Employers	Products/Services	Number of Employees
School District #112	Elementary & Secondary Schools	1,200
Entegris	Semiconductor & Other Electronic Component Mfg.	1,000
Beckman Coulter, Inc.	Laboratory Equipment & Supplies Mfg.	780
Carver County	Government Offices-County	600
Lake Region Medical	Hospital Equipment & Supplies Mfg.	600
Super Target	Department Stores	400
City of Chaska	Government Offices	400

Source: Maxfield Research

JOBS-TO-HOUSEHOLDS RATIO

In 2016, there were 1.26 jobs for every household in Chaska. The City’s ratio is smaller than that of the seven-county metro area, which was 1.43 in 2016, but significantly higher than Carver County’s (1.04), and some other neighboring communities, as seen in TABLE 2.10.

TABLE 2.10: EMPLOYMENT / HOUSEHOLD RATIO, 2016

City	Employment	Households	Jobs to Households Ratio
Chaska	12,393	9,823	1.26
Carver	279	1,413	0.20
Chanhassen	15,283	9,267	1.65
Eden Prairie	59,595	24,856	2.40
Minnetonka	45,083	23,367	1.93
Victoria	1,107	2,955	0.37
Waconia	7,042	4,471	1.58
Carver County	37,912	36,418	1.04
7-County Metro Area	1,709,247	1,192,467	1.43

Source: Metropolitan Council

Chaska’s jobs-to-households ratio confirms that Chaska is not a “bedroom community” dominated by households who commute to jobs in the central cities or closer-in suburbs.

Chaska residents do commute to jobs outside of the community, but they are more than offset by the number of non-Chaska residents who commute to jobs in Chaska.

Chaska's jobs-to-households ratio has dropped since 1990 when it was 1.85, 2000 when it was 1.78, and 2010 when it was 1.43. This trend is caused by the higher growth in residential development than commercial/industrial development since 1990, which equates to the number of households increasing faster than the number of jobs. This trend is anticipated to continue as the City guides more land for residential development than commercial/industrial development in the future.

In general, the closer-in or more fully developed communities had the highest jobs-to-households ratios. Typically, industrial development occurs in a community after housing and commercial development occurs. Chaska reversed this trend somewhat in the latter 1980s and 1990s as a result of financial incentives for industrial development.