

CHAPTER 2
POPULATION, HOUSEHOLDS, EMPLOYMENT

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I. METROPOLITAN POPULATION / HOUSING / EMPLOYMENT TRENDS AND FORECASTS

A. POPULATION GROWTH

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 below traces the components of population growth in the metro area from 1950 to 2030. Data for the 1950-2000 period are from the U.S. Census. The data for 2010-2030 are Metro Council forecasts.

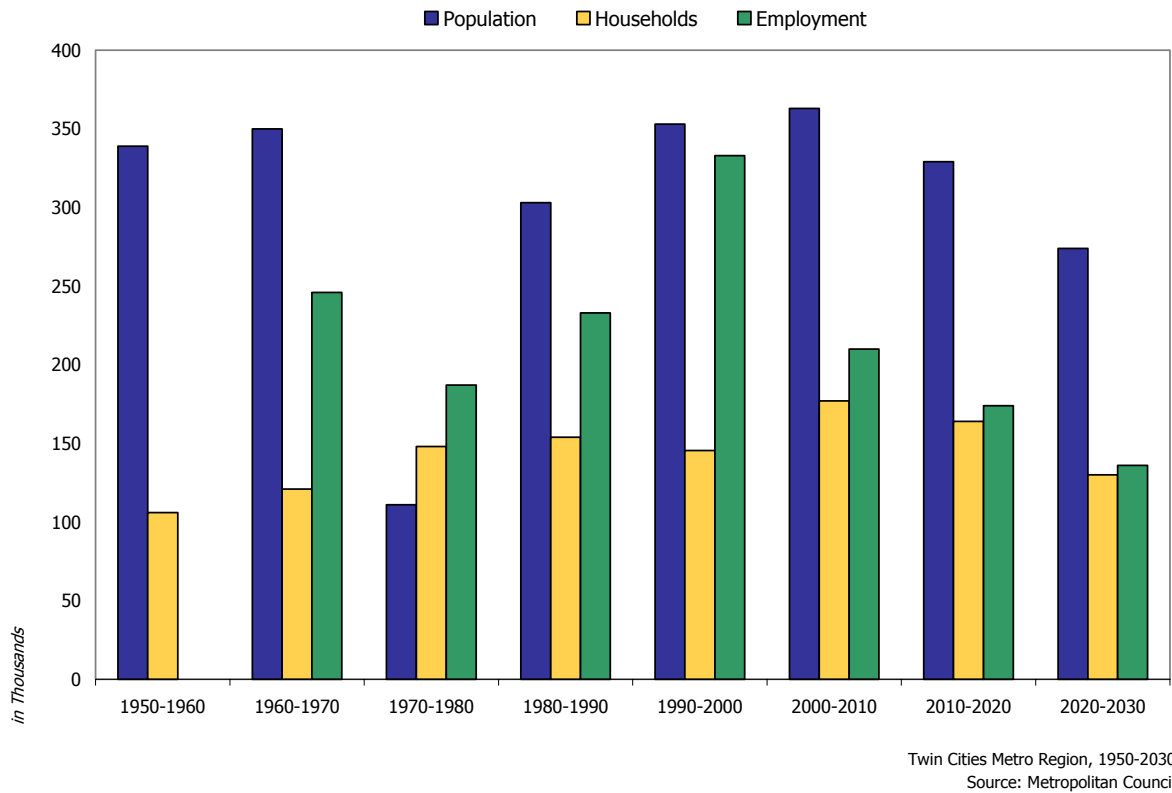
TABLE 2-1: COMPONENTS OF POPULATION GROWTH

| Component | Numbers (in 000's) | | | | | | | |
|---------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 1950 to 1960 | 1960 to 1970 | 1970 to 1980 | 1980 to 1990 | 1990 to 2000 | 2000 to 2010 | 2010 to 2020 | 2020 to 2030 |
| Births | 365 | 379 | 291 | 350 | 379 | 411 | 439 | 460 |
| Deaths | 119 | 137 | 138 | 145 | 160 | 182 | 233 | 304 |
| Natural Increase | 246 | 242 | 153 | 205 | 218 | 229 | 207 | 156 |
| Net Migration | 94 | 107 | -42 | 98 | 135 | 134 | 122 | 118 |
| Total Growth | 340 | 349 | 111 | 303 | 353 | 363 | 329 | 274 |

Source: U.S. Census, Metro Council

Twin Cities Metropolitan Council data shows that the seven-county metro area experienced rapid population growth during the 1950s and 1960s (**Table 2-1** and **Figure 2-1**) as a result of high post-war birth rates and significant in-migration. Population grew much slower in the 1970s due to low birth rates and more people moving out of than into the area. The 1980s and 1990s saw a growth rate nearly equal to the rapid 1950-1970 period due to resurging birth rates and to net in-migration since 1982. Regional forecasts based heavily on national projections show a similar growth rate in the 2000 to 2010 period that would result in the highest growth decade since the 1960s. The growth rate is projected to soften somewhat after 2010. In general, there is a fairly steady projected increase in the death rate over the study period due to more population and higher proportions of seniors.

FIGURE 2-1: POPULATION GROWTH BY DECADE



Note: Employment data for 1950 is not available.

B. BIRTH RATE TRENDS

Figure 2-2 traces the number of births in the metro area since 1940. Three distinct periods are apparent:

- 1) The well-known post-war “baby boom” between 1946 and the early 1960’s,
- 2) The “baby bust” between the early 1960’s and the mid-1970’s, and
- 3) The “baby bloom” from the mid-1970’s to the early 1990’s.

These three periods, particularly the initial baby boom generation, have had and will have tremendous impact on the demand for goods and services.

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1. Baby Boom

The baby boomers first caused the construction of thousands of classrooms in the 1950's and 1960's, followed by construction of several thousand new housing units between the latter 1960's and the present. Initially, baby boomers fueled the apartment boom (ages 20-25), then the first homebuyer boom (ages 25-35), and then the move-up housing market (ages 35-49). Baby boomers are now entering the empty nester market (50-64). The oldest baby boomer was 60 in 2006.

2. Baby Bust

The baby bust generation that followed the baby boomers is substantially smaller and its impact has been felt through empty classrooms and school closings in developed areas, and by the lack of young workers in service occupations. This group is now solidly in the move-up housing market.

3. Baby Bloom

Annual births in the metro area increased from 1976 to 1990 except for the recession of the early 1980's. This group started making its impact on the demand for classrooms in the early 1980's and for apartments in the mid- and latter 1990's. This group is now in the starter housing market. Since 1990, births have moderated as the baby boomers left the primary family formation age bracket.

C. MIGRATION TRENDS

The seven-county metro area gained about 100,000 people from net in-migration in both the 1950s and 1960s (**Table 2-1**). This trend was reversed in the 1970s when the area lost about 40,000 persons to net out-migration. Another reversal occurred in 1982, and the metro area again recorded a net in-migration of about 100,000 residents during the 1980s and 135,000 residents during the 1990s. Metro Council forecasts a stabilization of in-migration during 2000-2010 followed by a softening of in-migration from 2010-2030.

D. METRO HOUSEHOLDS TRENDS

Not surprisingly, there is a direct correlation between population and household growth although it depends on whether the population gain is due to natural

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increase or to in-migration. Other factors include changes in household size, changing socio-economic characteristics, and changes in age distribution.

The metro area has been gaining more households each decade since World War II due to a combination of the above factors. (See **Figure 2-1**). The greatest increase occurred in the 1980s when 154,000 households were added to the region. Metro Council reports similar household growth in the 1990s (about 146,000 households). Household growth is expected to grow even more rapidly in the 2000-2010 period (177,000 households), and then decline slowly to 164,000 new households in the 2010-2020 period and 130,000 in the 2020-2030 period.

E. REGIONAL DEMOGRAPHIC FORECASTS

In 2004, the Metro Council revised its previous regional forecasts for the seven-county metropolitan area for population, households, and employment. The regional forecasts are based on 2000 U.S. Census data, national forecasts, and historic trends. Although forecasts for some individual communities were refined by the agency between 2004 and 2008, the regional forecasts remained the same. The regional statistics for 1950-2000 and forecasts through 2030 for population, households, and employment are shown below.

TABLE 2-2: REGIONAL STATISTICS & FORECASTS 1950-2030

| Decade | Population | Households | Household Size | Employment | Jobs to Household Ratio |
|---------------|-------------------|-------------------|-----------------------|-------------------|--------------------------------|
| 1950 | 1,186,000 | 346,500 | 3.42 | — | — |
| 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 | 3,005,000 | 1,198,000 | 2.51 | 1,816,000 | 1.52 |
| 2020 | 3,334,000 | 1,362,000 | 2.45 | 1,990,000 | 1.46 |
| 2030 | 3,608,000 | 1,492,000 | 2.42 | 2,126,000 | 1.42 |

Source: U.S. Census, Metro Council

The regional forecasts rely mainly on national forecasts and the Twin Cities' historic share of national growth. As a share of the total national population, the Twin Cities metro area has increased substantially from 0.76% in 1940 to 0.94%

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in 2000. It is projected that the Twin Cities' share of national population will increase throughout the next two decades to just over 1% of the nation's total population. Household forecasts are tied to population and have been generated by applying household formation rate trends to age trends, which have had a very consistent relationship since 1980. The employment forecasts are based upon age and gender inputs from the Metropolitan Council's population forecast model that enable projection of future labor force. To convert the projected future labor force to regional employment forecasts, the regional model applies assumptions about workforce participation rates, including unemployment, self-employment, multiple job-holding, and net in-commuting.

The past and anticipated growth of the Twin Cities metro area's population, households and employment by decade is shown in the **Table 2-3** below and by **Figure 2-1**.

TABLE 2-3: REGIONAL GROWTH BY DECADE 1950-2030

| Decade | Population | | Household | | Employment | |
|-------------|------------|---------|-----------|---------|------------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 1950 - 1960 | 339,000 | — | 106,000 | — | — | — |
| 1960 - 1970 | 350,000 | 23% | 121,000 | 27% | 246,000 | — |
| 1970 - 1980 | 111,000 | 6% | 148,000 | 26% | 187,000 | 31% |
| 1980 - 1990 | 303,000 | 15% | 154,000 | 21% | 233,000 | 22% |
| 1990 - 2000 | 353,000 | 15% | 145,500 | 17% | 333,000 | 26% |
| 2000 - 2010 | 363,000 | 14% | 177,000 | 17% | 210,000 | 13% |
| 2010 - 2020 | 329,000 | 11% | 164,000 | 14% | 174,000 | 10% |
| 2020 - 2030 | 274,000 | 8% | 130,000 | 10% | 136,000 | 7% |

Source: U.S. Census, Metro Council

Population growth in the 2000–2010 time period is expected to be slightly higher (363,000 versus 353,000) than in the 1990s, but then drop off somewhat in the 2010-2020 period (329,000) and significantly in the 2020-2030 period (274,000). These lower population growth rates reflect the continued aging of the baby boom generation.

Regional household growth has been more stable over the past fifty years than population growth. The number of households added during the 1990s was very similar to the previous two decades. A substantial upswing in household growth is anticipated for the 2000-2020 period, particularly 2000-2010 (177,000), due to

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the demographic impacts of the continued aging of the baby boom generation. Much of this household growth is due to increased life spans for the baby boom generation or lower mortality rates that will result in smaller average household sizes and larger growth in the number of households than population.

Average household size has decreased significantly over the past fifty years, from 3.42 persons per household in 1950 to 2.56 in 2000. As shown in **Table 2-4**, the most significant decline in average household size occurred in the 1970s (-0.52), during the “baby bust”, when population growth slowed significantly (6%) but household growth actually increased (+26%). Household size stabilized from 1990-2000 at around 2.60 persons per household but is projected to drop slightly over the next two decades to 2.42 in 2030. Based on estimates of 2007 population and households, average household size for the metro region was at 2.54 in 2007.

TABLE 2-4: REGIONAL HOUSEHOLD SIZE BY DECADE 1950-2030

| Decade | Household | |
|--------|-----------|--------|
| | Size | Change |
| 1950 | 3.42 | — |
| 1960 | 3.37 | -0.05 |
| 1970 | 3.27 | -0.10 |
| 1980 | 2.75 | -0.52 |
| 1990 | 2.61 | -0.14 |
| 2000 | 2.56 | -0.05 |
| 2010 | 2.51 | -0.05 |
| 2020 | 2.45 | -0.06 |
| 2030 | 2.42 | -0.03 |

It is well known that a leading reason for the growth of the Twin Cities metro area over the years has been the strength and diversity of its economy. The employment data shown in **Table 2-3** attests to that strength but also reflects new jobs fueled by baby boomers and a big jump in participation of women in the work force. By far the largest employment growth period, in terms of number of added jobs, occurred in the 1990s with 333,000 jobs added to the metro region. However, in terms of percentage growth, added jobs in the 1990s represented a 26% increase in total employment, which was right in between the percentage employment growth experienced in the 1970s (+31%) and 1980s (+22%). The Metro Council expects the Twin Cities metro area to mirror national trends over the next twenty years, which indicate continued job

increases, but at a much slower pace than previous years in both number of added jobs and percentage of growth, particularly after 2010 when baby boomers enter their retirement years. This slowing growth is projected to result in a declining jobs-to-households ratio, decreasing from the metro region's high of 1.57 in 2000 to 1.42 in 2030 (**Table 2-2**).

II. CHASKA POPULATION / HOUSING / EMPLOYMENT TRENDS AND FORECASTS

A. CURRENT ESTIMATES APRIL 1, 2007

In Spring of 2007, Chaska's total population was estimated at 23,775 persons of which 23,566 lived in 8,662 households (an occupied housing unit) and 209 resided in group quarters, including the Auburn Manor nursing home and assisted living facility, county prison, group homes, and non-institutionalized group quarters. Total housing units were estimated at 9,012 units in December 2007, which includes 1,679 housing starts (building permits issued) from 2000 through 2007.

Total employment in Chaska in 2007 was estimated at 12,702 jobs. This estimate is from Minnesota Department of Economic Security data, Metro Council estimates, and surveys of local businesses. Since 1990 the jobs-to-households ratio has generally been declining from about 1.8 in 1990 to about 1.5 in 2007.

B. 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.

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.

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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 is slated to be the City's biggest population/household growth period thus far, more than doubling the population growth of the 1990s and a 50% 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.

When Metro Council updated its population/household/employment forecasts for the metro area in August 2005, the agency also distributed the regional growth projections to the various local units of government and invited comments from those entities. The forecasts for 2010, 2020 and 2030 are shown in **Tables 2-5** and **2-6** and **Figures 2-3** and **2-4**.

TABLE 2-5: CHASKA POPULATION / HOUSEHOLDS / EMPLOYMENT TRENDS AND FORECASTS

| Year | Population | Households * | Employment |
|-------------|-------------------|---------------------|-------------------|
| 1950 | 2,000 | — | — |
| 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 |
| 2007 | 23,775 | 8,662 | 12,702 |
| 2010 | 24,749 | 9,022 | 13,452 |
| 2020 | 33,000 | 12,500 | 15,100 |
| 2030 | 35,700 | 14,000 | 16,600 |

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

* Occupied housing units

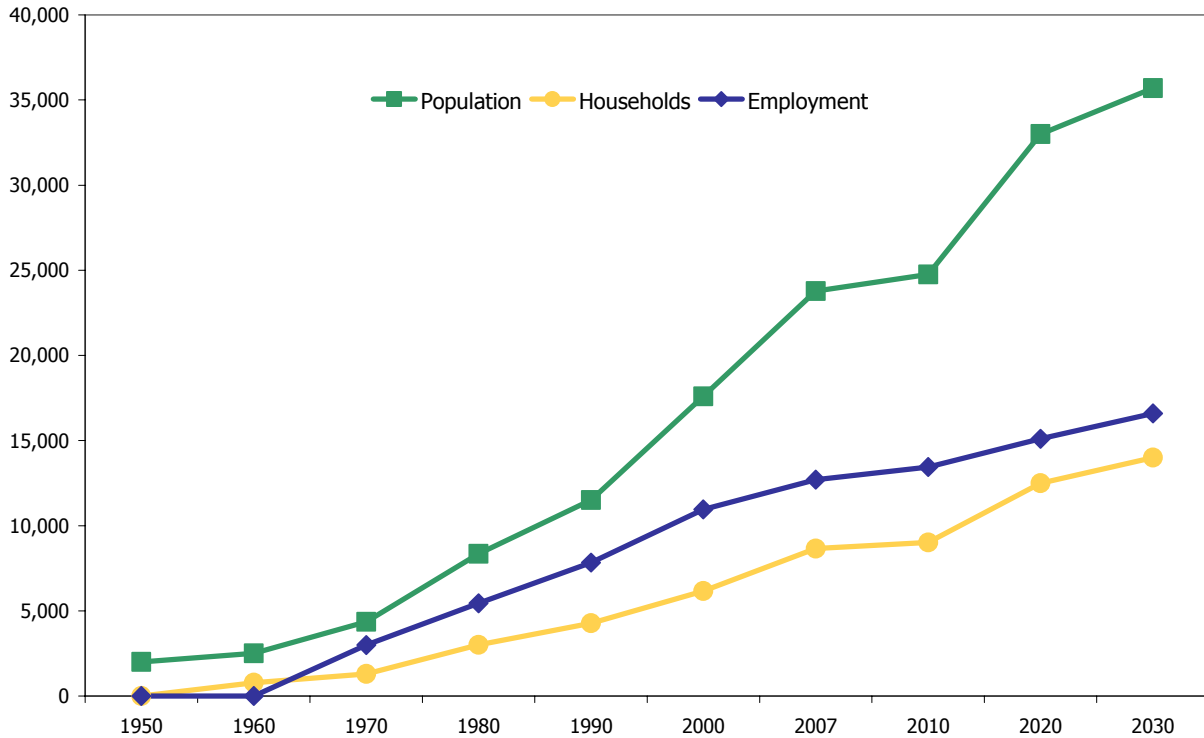
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TABLE 2-6: CHASKA POPULATION / HOUSEHOLDS / EMPLOYMENT GROWTH BY DECADE

| Decade | Population | Households | Employment |
|---------------|-------------------|-------------------|-------------------|
| 1950-1960 | 500 | — | — |
| 1960-1970 | 1,850 | 511 | — |
| 1970-1980 | 4,000 | 1,707 | 2,448 |
| 1980-1990 | 2,990 | 1,266 | 2,386 |
| 1990-2000 | 6,090 | 1,897 | 3,122 |
| 2000-2010 | 7,146 | 2,853 | 2,497 |
| 2010-2020 | 8,251 | 3,478 | 1,648 |
| 2020-2030 | 2,700 | 1,500 | 1,500 |

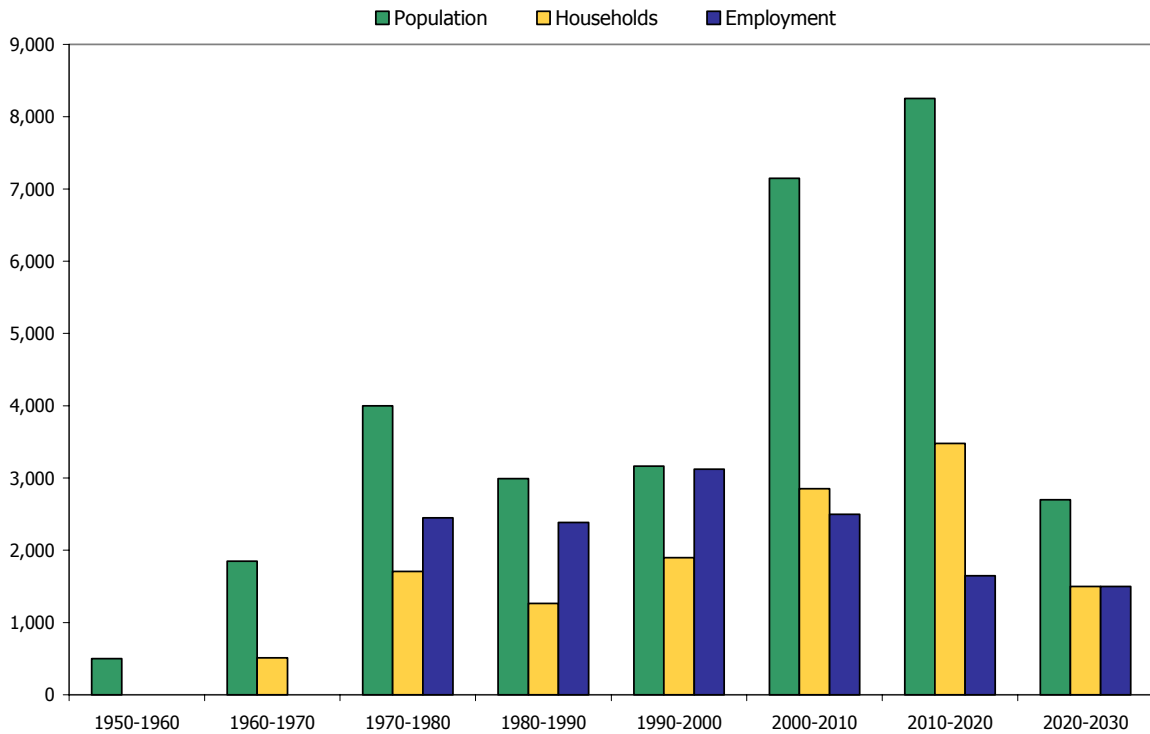
Source: U.S. Census, Metro Council, and City of Chaska

FIGURE 2-3: POPULATION / HOUSEHOLDS / EMPLOYMENT TRENDS



Chaska, 1950-2030
Source: Metropolitan Council

FIGURE 2-4: POPULATION / HOUSEHOLDS / EMPLOYMENT GROWTH BY DECADE



Chaska, 1950-2030
Source: U.S. Census, Metropolitan Council

A summary analysis of Chaska’s growth history and forecasts is as follows:

- 1) **Population:** The City gained approximately 6,000 residents in the 1990s which was double the population growth of the 1980s. Growth between 2000 and 2020 is expected to be greater with the community adding in the range of 7,000 to 8,000 residents each decade. After 2020 the growth is projected to fall to just under 3,000 new residents. The City is expected to have nearly 25,000 residents by 2010, 33,000 in 2020, and just over 35,000 in 2030.
- 2) **Households:** Chaska gained some 1,700 households in the 1970s but only about 1,200 in the 1980s. Growth in the 1990s was slightly more than the 1970s at nearly 1,900 additional households. Metro Council forecasts around 3,000 added households in the 2000-2010 time period and about 3,500 in the 2010-2020 time period. After 2020 the rate of

housing construction will drop sharply as available land in the City is depleted.

- 3) **Employment:** Most of the 12,700 jobs in Chaska in 2007 were created since 1970 when approximately 3,000 jobs existed in the community. Job creation averaged about 2,400 new jobs per decade in the 1970s and 1980s and jumped to nearly 3,200 in the 1990s. Employment increases are expected to slow considerably in the next two decades, particularly after 2010 when baby boomers will be entering their retirement years.

III. POPULATION AND HOUSEHOLD CHARACTERISTICS

The characteristics of Chaska's population described herein include age composition, race, household type and size, and income level. The best source of population data is the 2000 U.S. Census, which unfortunately is almost nine years out of date, and significant growth has occurred between 2000 and 2008. Thus, while the available Census data is out of date, it is still meaningful and where possible logical assumptions regarding conditions in the late 2000's have been made.

A. AGE COMPOSITION

The age breakdown of Chaska's 2000 population and the change from 1990 is shown in **Table 2-7** along with comparisons to the metro area. The 2000 breakdown is also shown graphically by **Figure 2-5** along with comparisons to the overall metro area.

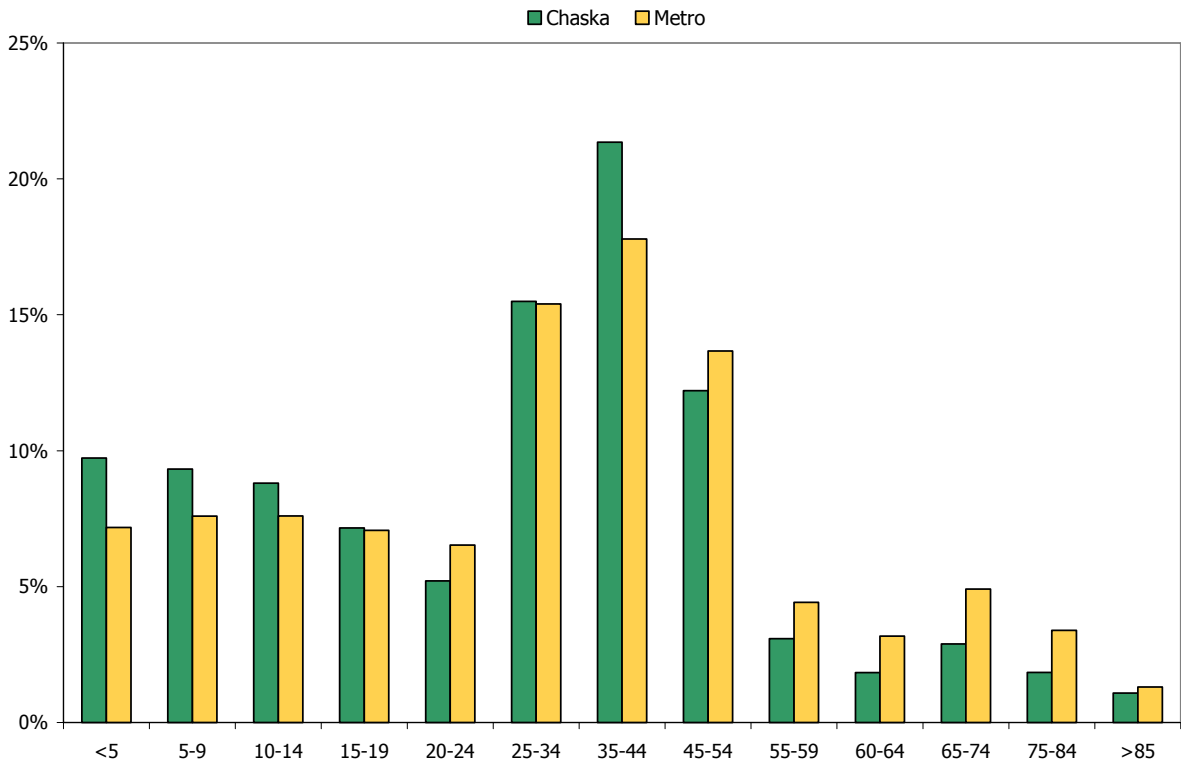
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TABLE 2-7: AGE COMPOSITION 1990 AND 2000, CHASKA AND METRO AREA

| Age Group | Chaska | | | | 1990 - 2000 Increase | | | % of the Total 1990-2000 Increase | |
|--------------|---------------|-------------|---------------|-------------|----------------------|--------------|--------------|-----------------------------------|-------------|
| | 1990 | | 2000 | | Chaska | | Metro Area | Chaska | Metro |
| | # | % | # | % | # | % | % | | |
| Under 5 | 1,183 | 10.4% | 1,698 | 9.7% | 515 | 43.5% | 6.4% | 8.4% | 2.5% |
| 5 - 19/20 | 2,669 | 23.5% | 4,411 | 25.3% | 1,742 | 65.3% | 20.9% | 28.5% | 22.6% |
| 20/21 - 24 | 701 | 6.2% | 908 | 5.2% | 207 | 29.5% | 28.6% | 3.4% | 8.6% |
| 25 - 44 | 4,531 | 40.0% | 6,429 | 36.8% | 1,898 | 41.9% | 9.3% | 31.1% | 16.5% |
| 45 - 64 | 1,476 | 13.0% | 2,989 | 17.1% | 1,513 | 102.5% | 49.7% | 24.8% | 41.5% |
| Over 65 | 779 | 6.9% | 1,014 | 5.8% | 235 | 30.2% | 17.0% | 3.8% | 8.2% |
| Total | 11,339 | 100% | 17,449 | 100% | 6,110 | 53.9% | 20.5% | 100% | 100% |

Source: U.S. Census

FIGURE 2-5: AGE COMPOSITION



Chaska/Metro Area, 2000
Source: U.S. Census

Analysis:

- 1) Chaska gained around 6,000 persons during the 1990s resulting in a rapid growth rate of about 50 percent — more than double the metro area's 20 percent rate of increase.
- 2) Chaska's largest age categories in 2000 were the 25-44 group (37% of the population) and the school age group (25% of the population). This reflects the post-war baby boom and the subsequent baby bloom, which started in the late 1970s.
- 3) The 45-64 age group experienced the largest growth (over 100%) from 1990-2000, which reflects the aging baby boom generation moving into this age group. The second largest growth occurred in the school age group with 65% growth, which reflects the predominance of single-family detached housing being added to the community during the 1990s.
- 4) In general, Chaska had a smaller percentage of its 1990-2000 growth in the older age groups (45 years of age and older) than the metro area. About six percent of the City's total population was 65 or older in 2000 versus the ten percent for the metro area. The City's 2000 population was relatively young with a median age of 32 versus the metro area's average of 34.

B. RACIAL/ETHNIC DIVERSITY

The breakdown of racial/ethnic diversity within Chaska's population as compared to the metro area as a whole is shown below.

TABLE: 2-8: CHASKA’S RACIAL/ETHNIC DIVERSITY, 1990 AND 2000

| Race | 1990 | | 2000 | | 2000 Metro Area Percent |
|----------------------------------|--------|---------|--------|---------|-------------------------|
| | Number | Percent | Number | Percent | |
| White | 11,125 | 98.1% | 16,351 | 93.7% | 86% |
| Black/African American | 44 | 0.4% | 178 | 1.0% | 5% |
| American Indian | 25 | 0.2% | 49 | 0.3% | 1% |
| Asian | 117 | 1.0% | 292 | 1.7% | 4% |
| Some other race | 28 | 0.2% | 381 | 2.2% | 2% |
| Two or more races | 0 | 0.0% | 198 | 1.1% | 2% |
| Total Population | 11,339 | 100.0% | 17,449 | 100.0% | 100% |
| Hispanic or Latino (of any race) | 79 | 0.7% | 1,013 | 5.8% | 4% |

Source: U.S. Census

Analysis:

- 1) Chaska’s racial/ethnic diversity increased during the 1990s with all non-white racial sectors of the population showing higher growth than the white racial sector, which grew by about 50%. Chaska’s non-white population increased from 1.9% of the city’s total population in 1990 to 6.3% in 2000. The 2000 metro area as a whole was 14%.
- 2) Over half of Chaska’s 2000 non-white population identified themselves as “some other race” or “more than two races,” followed by Asian (27%), Black/African American (16%), and American Indian (0.3%).
- 3) During the 1990s, the Hispanic or Latino population in Chaska grew to over just 1,000 persons, which represents 5.8% of the total population, in response to local job opportunities and the presence of an existing Hispanic community.

C. HOUSEHOLD TYPE AND RELATIONSHIP

A breakdown of Chaska’s 2000 households by family and non-family composition is presented below. 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.

TABLE 2-9: CHASKA 2000 HOUSEHOLD TYPE AND RELATIONSHIP

| Household Type / Relationship | Chaska | | Metro |
|--------------------------------------|---------------------|---------------------|---------------------|
| | Number | Percent | Percent |
| <i>Family Households:</i> | <i>4,528</i> | <i>74.0%</i> | <i>65.9%</i> |
| Married couple: | 3,779 | 61.8% | 53.2% |
| - with children | 2,410 | 39.4% | 26.7% |
| - without children | 1,369 | 22.4% | 26.4% |
| Male Householder, no wife: | 200 | 3.3% | 3.4% |
| - with children | 132 | 2.2% | 1.8% |
| - without children | 68 | 1.1% | 1.6% |
| Female Householder, no husband: | 549 | 9.0% | 9.3% |
| - with children | 382 | 6.2% | 6.1% |
| - without children | 167 | 2.7% | 3.2% |
| <i>Non-family Households:</i> | <i>1,591</i> | <i>26.0%</i> | <i>34.1%</i> |
| One person household: | 1,280 | 20.9% | 26.6% |
| - male living alone | 639 | 10.4% | 11.6% |
| - female living alone | 641 | 10.5% | 15.0% |
| Householder not living alone | 311 | 5.1% | 7.5% |
| Total Households | 6,119 | 100% | 100% |

Source: U.S. Census

Analysis:

- 1) Family households made up 74 percent of total households in Chaska in 2000, higher than the metro area as a whole at 66 percent.
- 2) Married couples comprised 62 percent of Chaska households, higher than the metro area as a whole of 53 percent; 39 percent of Chaska's married couples had children, which is higher than the metro area as a whole at 27%.
- 3) Single mothers with children represented six percent of Chaska's 2000 households, similar to the overall metro area. Only two percent of Chaska's households were single fathers with children, which is also similar to the overall metro area.

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- 4) Twenty-one percent of Chaska’s 2000 households consisted of people living alone, slightly less than 27 percent for the metro area as a whole. About the same number of females and males lived alone.

D. HOUSEHOLD SIZE

The average size of Chaska’s households in 2000 was 2.82 persons per occupied housing unit. Trends and comparisons to the metro area are shown below.

TABLE 2-10: HOUSEHOLD SIZE TRENDS

| | 1970 | 1980 | 1990 | 2000 |
|------------|-------------|-------------|-------------|-------------|
| Chaska | 3.30 | 2.77 | 2.67 | 2.82 |
| Metro area | 3.27 | 2.75 | 2.61 | 2.56 |

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

Analysis:

- 1) The average household size in the metro area as a whole decreased between 1970 and 2000 due to decreasing birth rates, higher divorce rates, longer life expectancy, and a tendency to delay marriages and child bearing more than in the 1950s and 1960s.
- 2) Contrary to the metro area trend, Chaska’s household size has increased in the 1990s due to the continual influx of new families with children to the community’s new housing and very little apartment development in the 1990s.

A breakdown of Chaska’s 2000 household size by housing type is shown below.

TABLE 2-11: 2000 CHASKA HOUSEHOLD SIZE BY TYPE OF HOUSING

| Unit Type | 1990 | 2000 |
|----------------------------|-------------|-------------|
| Single Family, Detached | 3.2 | 3.3 |
| Multiple Family (5+ units) | 2.0 | 1.6 |
| Owner Occupied | 2.9 | 3.0 |
| Renter Occupied | 2.2 | 2.2 |
| Total | 2.7 | 2.8 |

Source: U.S. Census

Analysis:

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- 1) As expected, single-family detached houses contained larger households on average than multiple family households, just as owner occupied units were larger than rental units.

E. MEDIAN INCOME

The 2000 Census collected income data for 1999 based upon a sample survey. Chaska’s 1999 household and per capita median incomes in comparison with other areas are shown by **Table 2-12** on the next page.

TABLE 2-12: 1999 PER CAPITA AND HOUSEHOLD MEDIAN INCOME

| Community | Household Income | Rank Order | Per Capita Income | Rank Order |
|------------------|-------------------------|-------------------|--------------------------|-------------------|
| Victoria | \$86,772 | 1 | \$38,929 | 3 |
| Chanhassen | \$84,215 | 2 | \$36,008 | 6 |
| Eden Prairie | \$78,328 | 3 | \$38,854 | 4 |
| Plymouth | \$77,008 | 4 | \$36,309 | 5 |
| Maple Grove | \$76,111 | 5 | \$30,544 | 9 |
| Prior Lake | \$75,363 | 6 | \$32,089 | 8 |
| Savage | \$75,097 | 7 | \$26,858 | 16 |
| Lakeville | \$72,404 | 8 | \$26,492 | 18 |
| Minnetonka | \$69,979 | 9 | \$40,410 | 2 |
| Apple Valley | \$69,752 | 10 | \$29,477 | 12 |
| Eagan | \$67,388 | 11 | \$30,167 | 10 |
| Edina | \$66,019 | 12 | \$44,195 | 1 |
| Carver | \$65,083 | 13 | \$25,020 | 21 |
| Golden Valley | \$62,063 | 14 | \$34,094 | 7 |
| Chaska | \$60,325 | 15 | \$25,368 | 19 |
| Shakopee | \$59,137 | 16 | \$25,128 | 20 |
| Burnsville | \$57,965 | 17 | \$27,093 | 14 |
| Brooklyn Park | \$56,572 | 18 | \$23,199 | 22 |
| Waconia | \$55,705 | 19 | \$26,996 | 15 |
| Bloomington | \$54,628 | 20 | \$29,782 | 11 |
| St. Louis Park | \$49,260 | 21 | \$28,970 | 13 |
| Hopkins | \$39,203 | 22 | \$26,759 | 17 |
| Carver County | \$65,540 | | \$28,486 | |
| Metro Area | \$54,304 | | \$26,219 | |

POPULATION, HOUSEHOLDS, EMPLOYMENT

| | | |
|-------------|----------|----------|
| All Suburbs | \$66,290 | \$31,034 |
|-------------|----------|----------|

Source: U.S. Census

Analysis:

- 1) Chaska's median income levels in 1999 were lower when compared to the average for all metro suburbs, though higher than the average for the metro area as a whole.
- 2) 1999 incomes in Chaska's two southwest neighbors, Eden Prairie and Chanhassen, were much higher than in Chaska.
- 3) The probable reason for Chaska's lower median income levels in 1999 was due to a combination of factors including a high share of rental housing, a lower share of single-family housing, and a high share of lower cost housing in manufactured home parks and in the older lower Chaska neighborhoods.

IV. EMPLOYMENT CHARACTERISTICS

Employment level trends and forecasts for Chaska were presented earlier in Section II of this chapter. In summary, total employment in Chaska has grown significantly from about 3,000 jobs in 1970 to an estimated 12,700 jobs at year end 2007. Chaska's fastest growth period was from 1985 to 1997 when 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 2,500 jobs from 2000-2010 is similar to the number of jobs added during the 1970s and early 1980s.

A. EMPLOYMENT BY INDUSTRY

The Minnesota Department of Employment and Economic Development (DEED) maintains annual records of "covered employment" by governmental unit. Covered employment includes those workers whose employers contribute to the State unemployment insurance fund which, in effect, is the bulk of the persons who work in Chaska, with the primary exception of self-employed workers.

Table 2-14 shows the distribution of Chaska’s 2007 covered employment by major job category.

TABLE 2-14: CHASKA 2007 EMPLOYMENT BY INDUSTRY

| Job Category | Number of Employees | Percent of Total |
|-------------------------------------|----------------------------|-------------------------|
| Manufacturing | 5,143 | 42% |
| Education and Health Services | 1,982 | 16% |
| Trade, Transportation and Utilities | 1,611 | 13% |
| Unclassified | 1,330 | 11% |
| Professional and Business Services | 679 | 5% |
| Leisure and Hospitality | 624 | 5% |
| Financial Activities | 543 | 4% |
| Other Services | 232 | 2% |
| Information | 204 | 2% |
| Public Administration | 32 | 0% |
| Construction | 1 | 0% |
| Total | 12,381 | 100% |

Source: Minnesota Department of Employment and Economic Development Quarterly Census of Employment and Wages

Not surprisingly, the largest percentage of jobs in Chaska are in manufacturing (42%), education and health services (16%) and trade, transportation and utilities (13%) The fact that Chaska serves as the county seat and contains several schools and the administration headquarters of School District 112 accounts for the relatively high number of government jobs.

B. MAJOR EMPLOYERS

The Minnesota Department of Employment and Economic Development reports the number of employees for major employers in each city. Table 2-15 below shows Chaska’s major employers and the number of employees per employer in 2007.

TABLE 2-15: CHASKA’S MAJOR EMPLOYERS (2007)

| Employers | Products/Services | Number of |
|------------------|--------------------------|------------------|
|------------------|--------------------------|------------------|

POPULATION, HOUSEHOLDS, EMPLOYMENT

| | | Employees |
|-----------------------------|--|------------------|
| School District #112 | Elementary & Secondary Schools | 1,200 |
| Entegris | Semiconductor & Other Electronic Component Mfg. | 960 |
| Lake Region Manufacturing | Medical Equipment & Supplies Manufacturing | 750 |
| Beckman Coulter | Navig., Meas., Electromedical & Control Instrum. Mfg. | 700 |
| Carver County | Executive, Legislative, & Other Gen. Govt. Support | 631 |
| FSI International | Semiconductor & Other Electronic Component Mfg. | 500 |
| Mammoth Inc. | Hardware, Plumbing, Heating Equipment & Supplies Merchandising | 350 |
| Embarq | Wired Telecommunications Carriers | 200 |
| Maximum Graphics | Printing & Related Support Activities | 200 |
| Vicorp | Bakeries & Tortilla Manufacturing | 200 |
| Lifecore Biomedical | Medical Equipment & Supplies Manufacturing | 170 |
| Apex International | Soap, Cleaning Compound & Toilet Prep. Mfg. | 165 |
| Klingelhutz Companies | Residential Building Construction | 150 |
| City of Chaska | Executive, Legislative, & Other Gen. Govt. Support | 120 |
| Oak Ridge Conference Center | Other Support Services | 104 |
| Advanced Flex | Semiconductor & Other Electronic Component Mfg. | 90 |
| Pennant Foods | Bakeries & Tortilla Manufacturing | 90 |
| Quali-Tech | Miscellaneous Nondurable Goods Merchant Wholesalers | 75 |
| Jonaco Machines Inc. | Industrial Machinery Manufacturing | 65 |
| D.S. Brown | Architectural & Structural Metals Manufacturing | 56 |
| Dataforms Inc. | Printing & Related Support Activities | 55 |
| Olsen Tool & Plastics Inc. | Resin, Synth. Rubber & Art. Synth. Fibers & Fil. Mfg. | 50 |
| Richland Metals | Steel Product Manufacturing from | 50 |

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| | | |
|-----------------|----------------------------|----|
| | Purchased Steel | |
| Federal Package | Packaging & Labeling Svcs. | 25 |

Source: Minnesota Department of Employment and Economic Development

Analysis:

- 1) Although Chaska's largest employment sector is manufacturing, School District #112 is by far the City's largest single employer.
- 2) The top seven employers represent 40 percent of Chaska's total employment, which includes the School District, Carver County, four manufacturing firms, and one equipment supplier.
- 3) Six of Chaska's biggest employers are in the electronic or medical equipment manufacturing sectors.
- 4) Chaska is home to three of the state's top 25 bioscience businesses – Lake Region Manufacturing, Beckman Coulter, Lifecore Biomedical – accounting for 1,620 jobs which is 13% of the City's total employment.

C. UNEMPLOYMENT

The country as a whole enjoyed a strong economy in the late 1990s and early 2000s. One indicator of economic health is the unemployment rate as reported by MDES, which has decreased steadily in Minnesota from 5.1 percent in 1991 to 2.1 percent in 1998, then rising to 6.9 percent in 2008. The unemployment rate in Carver County has been somewhat lower than the state's rate — dropping from 4.0 in 1991 to 1.3 percent in 1998 and then rising to 5.5 percent in 2008.

D. JOBS-TO-HOUSEHOLDS RATIO

In 2007, there were one and a half as many jobs in Chaska than there were households — 1.47 jobs per 1.0 household. The City's 2007 ratio is similar to that of the seven-county metro area, which was 1.45 in 2007, but significantly higher than Carver County's (1.05). Chaska's 2007 jobs-to-households ratio compared to other southern and western metro area communities are shown in Table 2-15.

POPULATION, HOUSEHOLDS, EMPLOYMENT

TABLE 2-16: 2007 EMPLOYMENT / HOUSEHOLD RELATIONSHIP

| City | Employment | Households | Jobs to Households Ratio |
|----------------------------|-------------------|-------------------|---------------------------------|
| Golden Valley | 31,888 | 8,926 | 3.57 |
| Bloomington | 91,044 | 36,791 | 2.47 |
| Edina | 48,419 | 21,250 | 2.28 |
| Minnetonka | 47,571 | 22,092 | 2.15 |
| Eden Prairie | 51,356 | 23,957 | 2.14 |
| Eagan | 52,172 | 25,536 | 2.04 |
| St. Louis Park | 43,293 | 22,032 | 1.97 |
| Plymouth | 51,426 | 27,962 | 1.84 |
| Shakopee | 17,996 | 12,121 | 1.48 |
| Chaska | 12,702 | 8,662 | 1.47 |
| Waconia | 5,293 | 3,759 | 1.41 |
| Hopkins | 11,716 | 8,514 | 1.38 |
| Maple Grove | 29,927 | 21,828 | 1.37 |
| Burnsville | 33,658 | 24,622 | 1.37 |
| Chanhassen | 10,885 | 8,024 | 1.36 |
| Prior Lake | 8,291 | 8,345 | 0.99 |
| Brooklyn Park | 25,603 | 26,674 | 0.96 |
| Savage | 8,032 | 8,713 | 0.92 |
| Lakeville | 14,295 | 17,755 | 0.81 |
| Apple Valley | 14,202 | 18,846 | 0.75 |
| Victoria | 1,451 | 2,188 | 0.66 |
| Carver County | 33,261 | 31,729 | 1.05 |
| 7-County Metro Area | 1,631,414 | 1,121,535 | 1.45 |

Source: Metropolitan Council

Analysis:

- 1) Chaska's jobs-to-households ratio of 1.47 in 2007 reflects the presence of multiple earners per household. It also 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.
- 2) Chaska's jobs-to-households ratio has dropped since 1990 when it was 1.85 and 2000 when it was 1.78. 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.
- 3) Chaska had more jobs and a higher jobs-to-households ratio in 2007 than Chanhassen even though it is farther from the central cities. In contrast, Eden Prairie had three times as many jobs as Chaska and a very high jobs-to-households ratio at 2.14.
- 4) 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.