

CHAPTER 3 - DEMOGRAPHIC TRENDS AND ASSUMPTIONS

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the City of New Prague, it is important to review historic trends that have occurred and develop assumptions for the future growth of the community. Population projections, land use and housing needs are dependent upon a number of factors including those which are outside of the city's control, however projections are necessary in order to assist the city in its long range planning for appropriate infrastructure and services and funding of those items. 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, Le Sueur County, the Metropolitan Council and City of New Prague.

I. SOCIAL PROFILE SUMMARY

- **Population.** The 2010 Census population for the City of New Prague was 7,321 persons. This was a 60.6% increase from the 2000 Census population of 4,559.
- **Future Population.** This Comprehensive Plan update projects and plans for the future population of New Prague to be approximately 9,760 in 2020, 11,900 in 2030 and 12,990 in 2035.
- **Housing.** The number of housing units increased from 1,735 in 2000 to 2,862 housing units in 2010 or a 65% increase. The percent of owner-occupied housing units increased from 1,286 (75.9% of all occupied housing units) to 2,084 (76.9% of all housing units). The City had a 5.3% vacancy rate in housing units in 2010.
- **Household and Family Size.** The average household size remained relatively stable with 2.67 people per household in 2010, compared to 2.63 in 2000. Likewise, the average family size remained stable with 3.22 people per family in 2010, compared to 3.20 in 2000.
- **Future Housing and Households.** This Comprehensive Plan update projects the city will have 3,696 housing units in 2020, 4,578 housing units in 2030 and 4,996 housing units by 2035. Due to the aging demographics it is projected the household size will decrease to 2.6 people per household.
- **Age** distribution statistics indicate the City of New Prague had a median age of 32.7 years, compared to a median age of 34.5 in 2000. New Prague's median age is less than Scott County's median age of 34.8 years and Le Sueur County's median age of 39.8 years. The median age in New Prague was nearly five years younger than the median age in Minnesota in 2010 (37.4 years) and the United States (37.2 years).
- **Gender.** 2010 Census information identifies a gender distribution of 48.1% male to 51.9% female within the City of New Prague, illustrating a slightly higher female to male ratio than Scott County (49.8% male to 50.2% female), Le Sueur County (50.5% male to 49.5% female) and Minnesota (49.6% male to 50.4% female).
- **Median Family Income.** The 2010 inflation adjusted median *family* income in New Prague was \$66,234.
- **Median Household Income.** The median *household* income in New Prague, based on US Census Data from 2005-2009 in 2010 inflation adjusted dollars was \$53,305.

- **Poverty Level.** According to the 2006-2010 American Community Survey 5-Year Estimates, the Poverty Status in the past 12 months reports 6.5% of individuals and 5.5% of families in New Prague are below the poverty level.
- **Employment.** The Minnesota Department of Employment and Economic Development reports average annual unemployment rates in Scott County and Le Sueur County in 2011 at 6.0% and 8.5% respectively. Minnesota had an average annual unemployment rate of 6.4% and the United States' unemployment rate was 8.9% in 2011.
- **Local Employment.** According to 2011 Economic Census (US Census Bureau) New Prague had 250 business establishments with 2,797 jobs. An additional 249 jobs are projected by 2020, based on historical employment per commercial/industrial acre and local industrial expansion plans.
- **Travel Time to Work.** According to the 2010 Census, workers in New Prague traveled a mean travel time of 29.1 minutes to work. This compares to 24.4 minutes for workers in Le Sueur County, 26.3 minutes for workers in Scott County and 22.4 mean travel minutes in Minnesota.

II. DEMOGRAPHIC DETAILS

- A. Population Growth.** It is important to analyze where the growth in New Prague occurred over the past decade. This can be accomplished by looking at land use maps and changes in geographic boundaries, as well as 2000 Census Data. In 2000, 30.8% of New Prague's population was within Le Sueur County, with 69.2% in Scott County. According to the 2010 Census, 41.5% of New Prague's population is now within the Le Sueur County portion of the City, or south of Highway 19, while 58.5% of New Prague's population is within the Scott County portion of the city. As illustrated below, the rate of growth of the portion of the city within Le Sueur County grew much faster than the portion of the city within Scott County.

**TABLE 3-1
GROWTH RATES OF THE CITY IN LE SUEUR AND SCOTT COUNTIES**

Area	2000 Census Population	2010 Census Population	Percent Growth
New Prague within Le Sueur County	1,402	3,041	117.0%
New Prague within Scott County	3,157	4,280	35.6%
Total Population	4,559	7,321	60.6%

New Prague's growth rate was slightly faster than the average growth rate for area Scott County and Le Sueur County cities. As depicted below, Elko New Market experienced the fastest rate of growth, while Le Sueur's population was the most stable.

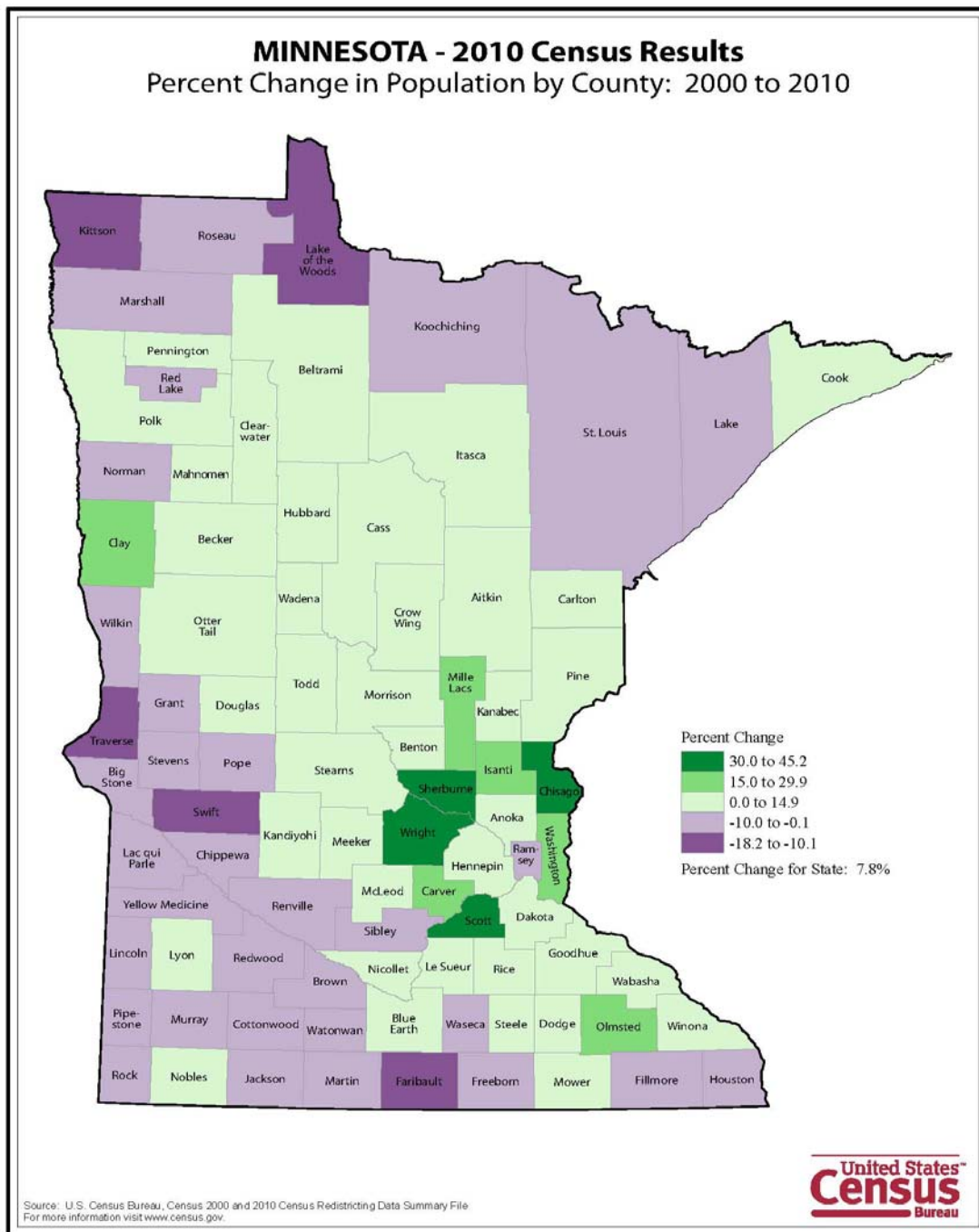
**TABLE 3-2
POPULATION GROWTH RATES NEW PRAGUE AREA CITIES
2000 to 2010 CENSUS**

City	2000 Census Population	2010 Census Population	% Growth
Belle Plaine	3,789	6,661	75.8%
Elko New Market	804	4,110	411.2%
Jordan	3,833	5,470	42.7%
New Prague	4,559	7,321	60.6%
Prior Lake	15,917	22,796	43.2%
Savage	21,115	26,911	27.4%
Shakopee	20,568	37,076	80.3%
Montgomery	2,794	2,956	5.8%
Le Center	2,240	2,499	11.6%
Le Sueur	3,922	4,048	3.2%
Lonsdale	1,491	3,674	146.4%
Total/Average %	81,032	123,522	52.4%

It is also important to project where the growth will occur over the next decade. According to the City's "Vacant Lot Inventory, January, 2012", there are 310 vacant residential lots in the city limits. 182 of these (58.7%) are within the Scott County side of the City, while 128 (41.3%) are on the Le Sueur County side of the City. Seven of the lots within the Scott County portion of the City are zoned for multi-unit townhome buildings which could accommodate 42 housing units. There are sufficient available lots within both counties to accommodate growth within the next decade. Cost of the lots, other area developments (new parks, trails, etc.), expansion of the manufacturing or job base, etc. will determine where the growth occurs.

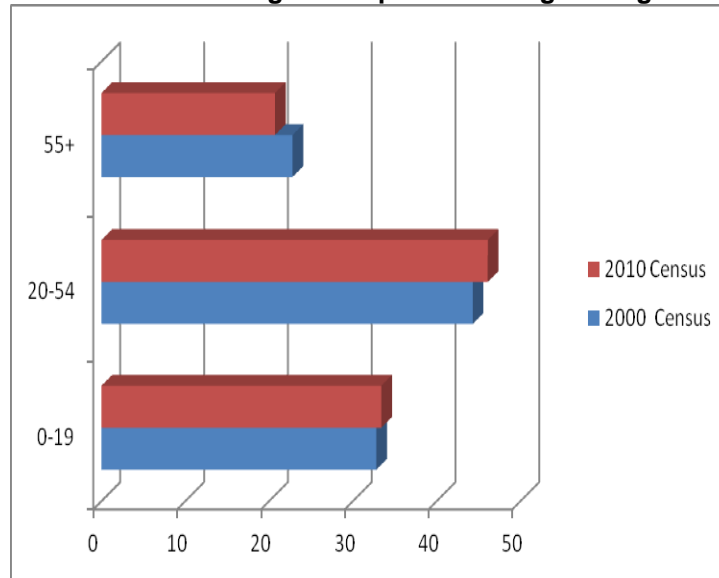
As a part of the Comprehensive Plan update, a cross section of community leaders were asked to provide input in the planning process through an on-line survey. Forty people participated including City committee members, realtors, business owners/managers, school administrators, representatives from the medical industry, the Scott County Historical Society, and Chamber of Commerce. Thirty people responded to a question asking what the City should do, if anything, to encourage development of the vacant residential lots. The top responses included; Do not do anything, the market will take its course (25%), Lower permit fees and/or hook-up fees (25%), Lower taxes or provide a tax break (10%), Expand EDA efforts for business growth (10%), Require lot owners to keep sites neat (10%), and market the community and its parks, schools, golf course and other assets (10%). Other suggestions included adding city parks, land owners reducing asking prices, and considering conditional uses for vacant lots to promote business and local employment.

Growth trends within the respective counties can also impact the future direction of the City of New Prague's growth. As illustrated on the following map, Scott County was one of four counties that grew over 30% from 2000 to 2010 with a growth rate of 45.2%, while Le Sueur County's population grew 9%. Le Sueur County was the 38th largest county out of 87 counties in Minnesota. It was the 25th fastest growing county over the past decade, while Scott County was one of the fastest.



B. **Age.** The City of New Prague had a median age of 32.7 years (2010 Census). In broad age categories, the percent of the population between 0 and 19 years of age as well as those 20 to 54 years of age increased from 2000 to 2010, while the population 55+ years old declined.

Percent of New Prague's Population in Age Categories



The table below itemizes the age distribution within New Prague within Le Sueur and Scott counties, in 2000 and 2010. All age categories grew, with the exception of those 75 to 84 years of age. There was a faster rate of growth in Le Sueur County for those 14 years and under as well as those 25 to 44 years of age. The Scott County portion of New Prague experienced a faster rate of growth for individuals 45 to 54 years of age and 75+ years of age.

**TABLE 3-3
NEW PRAGUE AGE GROUP DISTRIBUTION**

	2000 Census				2010 Census			
	Le Sueur Co.	Scott Co.	Total 2000	% of Total	Le Sueur Co.	Scott Co.	Total 2010	% of Total
Under 5 years	110	252	362	7.9%	304	370	674	9.2%
5 to 9 years	109	316	425	9.3%	289	353	642	8.8%
10 to 14 years	107	274	381	8.4%	281	384	665	9.1%
15 to 19 years	102	225	327	7.2%	183	284	467	6.4%
20 to 24 years	76	147	223	4.9%	133	204	337	4.6%
25 to 34 years	187	416	603	13.2%	521	585	1106	15.1%
35 to 44 years	191	513	704	15.4%	477	548	1025	14.0%
45 to 54 years	196	295	491	10.8%	341	568	909	12.4%
55 to 64 years	119	169	288	6.3%	244	344	588	8.0%
65 to 74 years	80	198	278	6.1%	161	212	373	5.1%
75 to 84 years	94	218	312	6.8%	79	224	303	4.1%
85 years and older	31	134	165	3.6%	28	204	232	3.2%
Total	1,402	3,157	4,559	100.0%	3,041	4,280	7,321	100%

Source: U.S. Census Bureau

C. Household Size and Type. Of the 2,862 housing units, 2,711 or 94.7% were occupied housing units. Of the occupied units, the U.S. 2010 Census data indicates a significantly higher percent of family households (70.5%) than non-family households (29.5%) within the City of New Prague. Of the occupied housing units, 76.9% were owner-occupied (2,084 units), while 23.1% (627 units) were renter-occupied.

**TABLE 3-4
OCCUPIED HOUSING UNITS HOUSEHOLD TYPES**

Area	Family Households	Non-Family Households	Total
City of New Prague	1,910 (70.5%)	801 (29.5%)	2,711
Helena Township	461 (84.1%)	87 (15.9%)	548
Lanesburgh Township	578 (84.8%)	104 (15.2%)	682
Scott County	34,421 (76.3%)	10,687 (23.7%)	45,108
Le Sueur County	7,640 (71.0%)	3,118 (29.0%)	10,758

Source: U.S. Census, 2010

The average household size in 2010 was 2.67, which increased slightly from 2.63 in 2000 and 2.59 in 1990. The average household size reported in the 2010 Census for Scott County was 2.85, Le Sueur County reported 2.55 persons per household and the Minnesota average household size in 2010 was 2.48.

**TABLE 3-5
OWNER-OCCUPIED AND RENTAL STATISTICS 2010 CENSUS**

Area	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Occupied Units
New Prague	2,084	76.9%	627	23.1%
Scott County	37,776	83.7%	7,332	16.3%
Le Sueur County	8,911	82.8%	1,847	17.2%

Source: U.S. Census Bureau

As depicted in the following Table, 2010 statistics indicate that just over 70% of all households are family households. Children 18 years and under reside in 41.2% of all family households.

**TABLE 3-6
FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE, CITY OF NEW PRAGUE – 2010 CENSUS**

Households by Type	Number
Total Households	2,711
Total Family Households	1,910 (70.5% of all total households)
Total Family Households with children under 18 years old	1,117 (41.2% of all total households)
Husband and wife family households with own children under 18 years old	825 (30.4% of all total households)
Male householder, no wife present with own children under 18 years old	92 (3.4% of all total households)
Female householder, no husband present with own children under 18 years old	200 (7.4% of all total households)

Source: U.S. Census Bureau

D. Education. New Prague is a part of Independent School District #721 which includes the City of New Prague and portions of the cities of Elko New Market and Lonsdale. The U.S. Census Bureau has estimated the City of New Prague has 1,841 people aged three years and older who are currently enrolled in school as of 2010. Of these students, 207 or 11.2% were enrolled in college or graduate school, 298 or 16.2% were enrolled in high school (grades 9-12), 1,115 or 60.6% were enrolled in middle or elementary school (grades 1-8), 111 or 6.0% were in kindergarten and 110 or 6.0% were in nursery school or preschool.

The School District includes three elementary schools, a middle school and high school, as well as the Central Education Campus. Two elementary schools were built in 2005 to accommodate the growth within the school district; one in the city of New Prague and the other in the city of Elko New Market.

The ISD #721 completed a 2008-2009 Strategic Planning Committee Recommendation for future facilities. It is recommended that a second 650 capacity Middle School be constructed for grades 6-8 to open fall 2014, pending enrollment projections. The proposed Middle School would be located adjacent to the Eagle View Elementary School with grade configuration returning to K-5, 6-8 and 9-12 in the district.

Following are current and projected enrollment numbers in ISD #721. Projected numbers are affected by a number of factors including growth in the district, open enrollment, birth rates, etc.

Grade	Current as of September, 2011	Projected 2014-2015
K	305	293
1	282	289
2	303	301
3	293	270
4	288	288
5	293	291
Grades K to 5	1,764	1,732
6	282	335
7	303	351
8	300	344
Grades 6 to 8	885	1,030
9	310	367
10	312	350
11	283	329
12	277	275
Grades 9 to 12	1,182	1,321
Total	3,831	4,083

Current enrollment in K-5 is 32 more students than projected for the 2014-2015 school year. An additional 145 students are projected in grades 6-8 and an additional 139 students are projected in grades 9-12.

According to the 2010 Census, there were 4,536 people in New Prague 25 years of age and older. The US Census Bureau estimated that 91.9% graduated from high school. Of those not graduating from high school, 2.9% (128) completed less than 9 years of education and 5.2% (228) completed between 9 and 12 years of education but did not obtain a diploma.

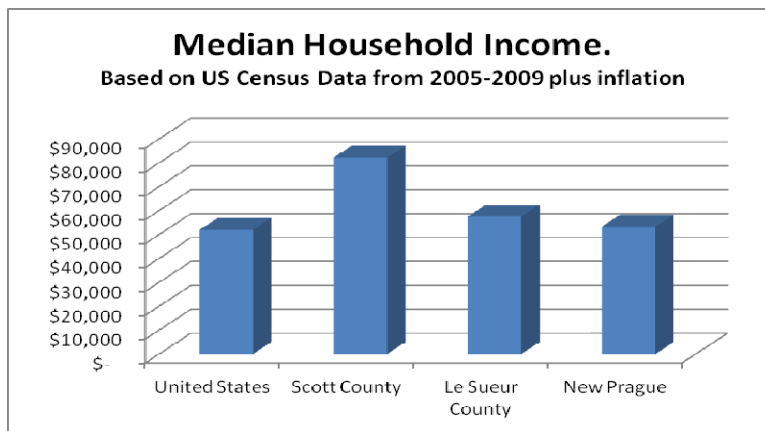
30.3% or 1,336 individuals of the population 25 years and over obtained bachelor's degrees or higher.

- E. Income.** The median family income in New Prague has increased significantly over the past decade from a 2000 Census median family income of \$50,341 to a 2010 median family income of \$66,234. According to the 2000 Census, an estimated 284 individuals in the City of New Prague (6.2%) were below the poverty level. This increased to 455 individuals (6.5%) and 5.5% of families, according to the 2010 Census. This compares to 11.6% of individuals and 7.5% of families in Minnesota.

**TABLE 3-7
2010 INFLATION ADJUSTED INCOME PROFILES**

	Median Family Income	Median Household Income
Scott County	\$92,408	\$ 82,190
Le Sueur County	\$68,053	\$ 57,477
City of New Prague	\$66,234	\$ 53,305

Source: 2010 Census- 2010 inflation adjusted median *family* income



- F. Employment.** According to the 2010 Census, 3,976 people within New Prague were 16 years and over. Of these 76.5% were in the labor force. As of 2010, the unemployment rate within the City of New Prague was estimated at 4.5%, with a +/- 2.1 margin of error. The unemployment rates within Le Sueur and Scott Counties appear to have peaked in 2009 and 2010. As of February, 2012, the unemployment rates in Scott and Le Sueur Counties were 6.3% and 9.6% respectively, and 6.6% and 8.7% in Minnesota and the United States, respectively.

It is a Scott County goal to provide employment for at least 50% of the local labor force. According to 2011 Economic Census (US Census Bureau) New Prague had 250 business establishments with 2,797 jobs. At the time of this Comprehensive Plan update, a local industry, Chart Inc. was expanding with plans to add 80 jobs in the next two years. The company added 130 jobs between January 2011 and October 2012. Based on these statistics, New Prague is currently exceeding the minimum goal to provide employment opportunities for 50% of its labor force.

**TABLE 3-8
AVERAGE ANNUAL UNEMPLOYMENT RATES**

Year	Le Sueur County %	Scott County %
2011	8.5	6.0
2010	9.7	7.0
2009	11.0	7.6
2008	7.3	4.9
2007	6.2	4.1
2006	5.5	3.5
2005	5.6	3.6
2004	5.7	3.9
2003	6.3	4.3

G. Race. The 2010 Census statistics indicate 7,066 of the 7,321 residents (96.5%) of New Prague residents classify themselves as white, a change from 98.2% in the 2000 Census. 142 residents (1.9%) are Hispanic or Latino (of any race), 0.6% of the population (45) are Asian, 0.3% (20) of the population are American Indian or Alaskan Native, 0.5% (38) of the population is Black or African American, with 0.6% (45) classifying themselves as some other race. 107 people or 1.5% are classified as two or more races.

III. POPULATION PROJECTIONS:

A. State Demographer Projections. As indicated in the following Table, the Minnesota State Demographic Center is projecting the population within Le Sueur County will increase 27.5% by the year 2035. Significantly faster growth is projected within Scott County, or a 93.9% increase by 2035, from 154,520 (the 2010 Census population) to a 2035 estimated population of 299,640. It is important to note the significant increase in population in the 65+ year-old groups and the lower rates of growth in the 0 to 9 year old and 20 to 59 year old age groups within Le Sueur County. The projected aging of the population will require changes in the types of housing available, public transportation and recreational opportunities.

**TABLE 3-9
LE SUEUR COUNTY: POPULATION PROJECTIONS BY AGE GROUP**

Age Group	2010	2015	2020	2025	2030	2035	2010-2035 % change
0-4	1,840	1,940	1,970	1,960	1,960	1,990	8.2
5-9	1,860	2,080	2,170	2,190	2,170	2,170	16.7
10-14	1,950	2,170	2,380	2,470	2,470	2,440	25.1
15-19	1,980	1,960	2,140	2,310	2,390	2,390	20.7
20-29	3,790	3,700	3,570	3,600	3,850	4,000	12.0
30-39	4,050	4,590	4,710	4,610	4,400	4,360	15.9
40-49	4,370	4,100	4,400	4,880	5,020	4,910	25.9
50-59	4,190	4,620	4,490	4,200	4,410	4,820	30.6
60-69	2,990	3,640	4,190	4,610	4,470	4,170	83.7
70-79	1,650	2,060	2,690	3,280	3,820	4,190	312.0
80+	1,230	1,230	1,360	1,660	2,160	2,670	237.1
Total	29,900	32,090	34,070	35,770	37,120	38,110	27.5%

Source: Minnesota State Demographic Center

**TABLE 3-10
SCOTT COUNTY: POPULATION PROJECTIONS BY AGE GROUP**

Age Group	2010	2015	2020	2025	2030	2035	2010-2035 % change
0-4	12,370	14,740	16,220	17,080	18,040	19,600	58.4
5-9	12,520	14,880	16,990	18,300	19,450	20,390	62.9
10-14	11,190	13,990	16,180	18,120	19,660	20,760	85.5
15-19	10,110	11,410	13,900	15,880	18,010	19,420	92.1
20-29	21,410	23,000	24,550	26,440	30,970	34,740	134.6
30-39	28,480	35,180	37,880	38,580	39,570	41,890	95.3
40-49	25,680	28,560	33,870	39,800	43,060	44,400	145.8
50-59	17,340	23,730	27,360	29,240	33,900	39,700	264.7
60-69	9,040	12,590	17,490	22,890	25,970	27,660	426.7
70-79	3,920	5,650	8,220	11,320	15,580	20,330	840.1
80+	2,460	3,100	3,930	5,410	7,720	10,750	674.5
Total	154,520	186,830	216,590	243,060	271,930	299,640	93.9%

* Minnesota State Demographic Center

B. Metropolitan Council Projections. Scott County is within the Metropolitan Council planning jurisdiction, while Le Sueur County is considered more rural and outside of the metropolitan area. New Prague is located within both counties, with Highway 19 serving as a county boundary. The Metropolitan Council has included the portion of New Prague within Scott

County in its planning projections. The following table includes population projections for each jurisdiction within Scott County. The anticipated growth is less aggressive than the Minnesota State Demographic Center projections, with a projected 57.1% increase in population in Scott County between 2010 and 2030, versus the 76.0% projected by the Minnesota State Demographic Center for that same time period. It should be noted that the Metropolitan Council forecasts are using a forecasted number from 2004 for the year 2010 that was less than the actual population from the 2010 census. The Metropolitan Council has projected the population of the portion of New Prague within Scott County, will increase by 53.2% between 2010 and 2030.

**TABLE 3-11
METROPOLITAN COUNCIL POPULATION FORECASTS**

Regional, Development Framework - Revised Forecasts as of January 1, 2012					
City or Township	1990	2000	2010	2020	2030
Belle Plaine	3,149	3,789	7,300	11,800	16,300
Belle Plaine Twp.	691	806	770	790	1,300
Blakeley Twp.	456	496	600	730	800
Cedar Lake Twp.	1,688	2,197	2,660	3,070	3,700
Credit River Twp.	2,854	3,895	4,610	4,880	5,200
Elko New Market	450	804	5,700	13,100	20,800
Helena Twp.	1,107	1,440	1,600	1,800	2,200
Jackson Twp.	1,359	1,361	1,420	1,500	1,670
Jordan	2,909	3,833	5,900	9,700	13,500
Louisville Twp.	910	1,359	1,390	1,500	1,700
New Market Twp.	2,008	3,057	3,970	4,800	5,700
New Prague (Scott Co. part)	2,356	3,157	4,700	6,200	7,200
Prior Lake	11,482	15,917	26,500	33,300	40,000
St. Lawrence Twp.	418	472	600	800	1,400
Sand Creek Twp.	1,511	1,551	1,650	1,850	2,100
Savage	9,906	21,115	27,000	32,900	39,200
Shakopee	11,739	20,568	39,500	48,500	52,000
Shakopee Mdewakanton Sioux	0	0	430	520	600
Spring Lake Twp.	2,853	3,681	4,270	4,880	5,500
Scott County Total	57,846	89,498	140,570	182,620	220,870

* Source: Metropolitan Council, January, 2012

- C. Building Permit Trends.** Building permits trends are also a useful tool in projecting future growth and can assist with identifying more recent trends. Table 3-12 illustrates the significant increase in single-family homes beginning in the year 2000 but a steep drop off in the year 2007. During that same year there was a significant drop off in overall permits and value. This decrease was consistent with state and national trends as a recession in the economy occurred.

**TABLE 3-12
NEW PRAGUE BUILDING PERMITS 1999-2011**

Year	Single Family Homes		Townhomes Owner Occupied		Multiple Family Renter Occupied		Miscellaneous*		Commercial - Industrial		Public		Total	
	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value
1999	32	3,630,300	22	2,085,000	0	0	66	335,890	70	1,910,181	3	680,200	200	8,661,571
2000	25	3,576,850	38	4,014,811	0	0	63	447,275	19	993,774	5	652,500	142	9,685,210
2001	65	9,584,459	26	3,582,742	55	4,440,000	146	693,753	45	4,295,335	0	0	337	22,556,289
2002	106	1,8454,876	27	3,446,324	0	0	151	917,199	8	6,505,969	7	3,760,340	299	33,084,708
2003	115	21,580,398	186	17,909,084	6	100,000	156	779,203	13	1,295,296	1	37,800	477	41,701,781
2004	115	23,268,396	29	3,955,100	0	0	199	867,294	22	3,351,263	10	642,700	375	32,084,754
2005	126	28,852,755	16	2,656,400	0	0	255	1,422,539	33	4,558,888	5	11,765,671	435	49,256,253
2006	88	24,094,123	22	2,250,178	0	0	665	2,532,448	29	4,973,920	8	15,779,183	812	49,629,852
2007	23	4,385,748	0	0	0	0	809	3,459,895	38	10,770,577	10	650,392	880	19,266,612
2008	6	837,400	0	0	0	0	237	735,364	32	1,931,057	13	6,204,741	288	9,708,562
2009	13	2,025,335	0	0	0	0	145	715,821	32	2,185,853	4	103,741	194	5,030,350
2010	8	1,509,539	0	0	0	0	148	620,378	32	505,055	5	35,300	193	2,670,272
2011	5	841,562	0	0	0	0	132	798,639	30	2,253,014	6	132,551	173	4,025,766
2012**	19	3,833,256							39	1,446,660			58	5,279,916
Total	746	146,474,997	366	39,899,639	61	4,540,000	3,172	14,325,698	442	46,976,842	77	40,445,119	4,863	287,361,980

Source: City of New Prague Building Permit Records

* Miscellaneous permits include garages, remodels, fences, decks, signs, fireplaces and sheds.

**2012 Permits are through October 15, 2012.

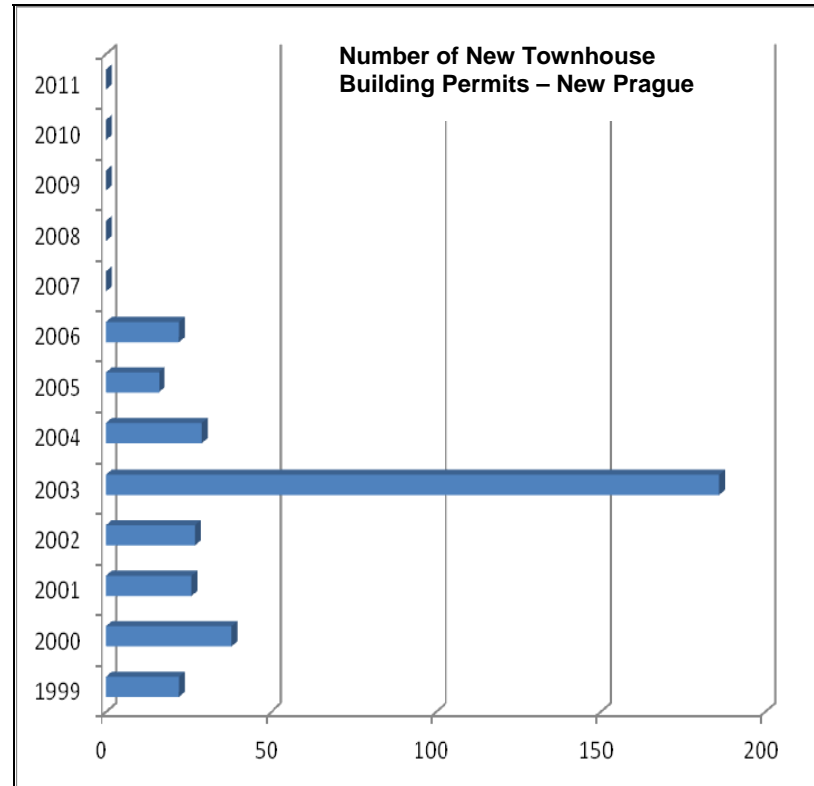
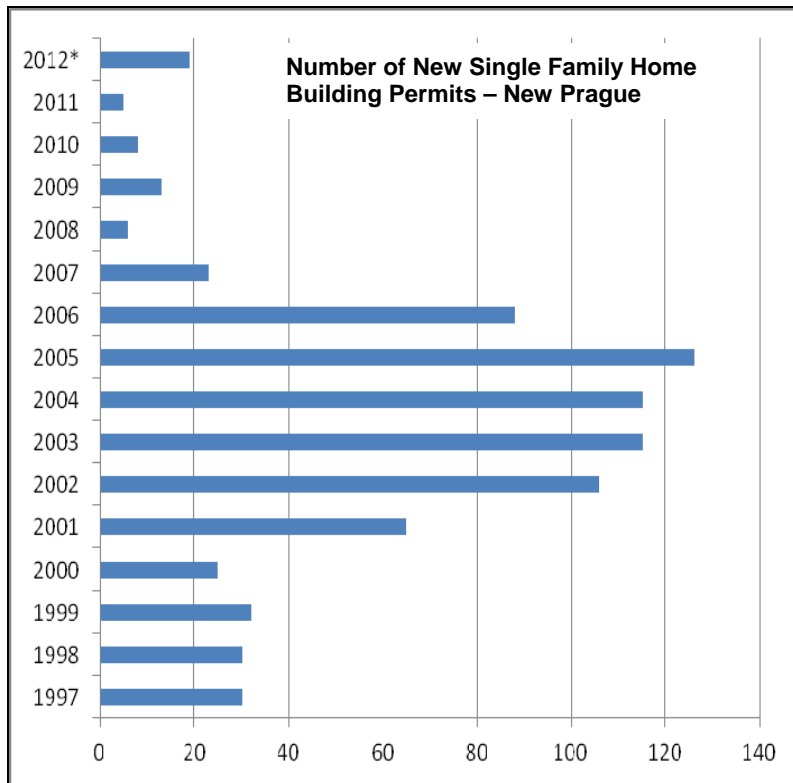


Table 3-13 illustrates the number and total value of single-family housing construction since 1997 along with the average construction value. The average value per home was increasing steadily until 2007, followed by a drop in both the number of single family homes being built and their value. The average value of homes being built over the last five years has fluctuated around the 15 year average value. Over the last five years the number of single family homes has been significantly lower than the 15 year average; however, an increase in housing starts was realized in 2012.

**TABLE 3-13
SINGLE-FAMILY HOUSING CONSTRUCTION SUMMARY**

Year	Number	Total Value in Dollars	Average Value Per Home in Dollars
1997	30	\$ 3,680,400	\$ 122,680
1998	30	\$ 3,680,400	\$ 122,680
1999	32	\$ 3,630,300	\$ 113,447
2000	25	\$ 3,576,850	\$ 143,074
2001	65	\$ 9,584,459	\$ 147,453
2002	106	\$ 18,454,876	\$ 174,103
2003	115	\$ 21,580,398	\$ 187,656
2004	115	\$ 23,268,396	\$ 202,334
2005	126	\$ 28,852,755	\$ 228,990
2006	88	\$ 24,094,123	\$ 273,797
2007	23	\$ 4,385,748	\$ 190,685
2008	6	\$ 837,400	\$ 139,567
2009	13	\$ 2,025,335	\$ 155,795
2010	8	\$ 1,509,335	\$ 188,667
2011	5	\$ 841,562	\$ 168,312
2012*	19	\$ 3,833,256	\$ 201,750
AVERAGE	50	\$ 9,614,725	\$ 190,863
TOTAL	806	\$ 153,835,593	-

Source: City of New Prague Building Permit Records * 2012 through Oct. 15th

Table 3-14 illustrates the location of new housing units. Prior to 2002 a majority of the new residential construction occurred north of Highway 19, within Scott County. In 2003 the number of new single-family homes and owner-occupied townhomes constructed within the Le Sueur County side of New Prague surpassed the number constructed within the north or Scott County side of the city. This trend continued until 2007 when the overall number of new single-family homes and owner-occupied townhomes dropped significantly and began to balance. As noted earlier, the location of future residential units will be dependent upon a number of factors including the serviceability of the land with utilities, asking price for land, the location of other facilities.

The following table also demonstrates that over 90% of the new residential units constructed are owner-occupied versus renter-occupied or multiple-family units. Interest rates, which make home ownership affordable, guiding of land for multiple-family uses and market demand for units will also impact future housing types.

**TABLE 3-14
LOCATION OF HOUSING CONSTRUCTION STARTS
BUILDING PERMITS – UNITS CONSTRUCTED 1990-2011**

Le Sueur County		Scott County		Total	
Single-Family	Multiple-Family	Single Family	Multiple-Family	Single Family	Multiple-Family
642	11	696	78	1,338	89

Source: City of New Prague Building Permits. Single-family includes attached owner-occupied townhomes.

- D. Scott County Community Development Agency** – A Comprehensive Housing Needs Assessment was completed for the Scott County CDA in December of 2011. As a part of the process Maxfield Research utilized information to project the population of Scott County communities, to the year 2020. As a part of the study they have projected New Prague will grow to 9,000 by the year 2020. Projections are not included beyond the next decade.
- E. Other Population and Household Projection Methods.** It is understood the nature of the City’s future with respect to housing, retail, commercial, and industrial market potentials depends to a great extent on the population growth that may take place in the coming years. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is the development of a viable approach to the provision of municipal services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of engaging a trade-off between environmental quality and financial solvency.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this report and for support of municipal service policy development.

Projections of population and households in New Prague were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of residential building permits issued since 1997, trends in city’s urban and rural areas and Le Sueur and Scott county growth.

Three methods of analyzing historic population trends to develop future projections were utilized. These include the “Top Down” method, the “Lineal Model” and the “Exponential Model”.

1. The **Top Down method** calculates the city’s population as a percentage of both Le Sueur and Scott counties’ population. As illustrated on the following table, New Prague’s population was between 4.5% and 5.5% of Le Sueur County’s population between 1980 and 2000. Due to the significant growth on the south side of New Prague between 2000 and 2010, the city’s share of the population increased to 10.98% of Le Sueur County’s total population. Over the past 40 years, the City of New Prague’s population as a percent of Le Sueur County’s population increased at an average rate of 1.8% per decade, or .9% per five years. For purposes of projecting future population growth with the Top Down method, it is assumed this average growth rate will continue through 2035.

New Prague has been growing, but at a slower rate than Scott County. In 1980, New Prague accounted for 6.95% of Scott County’s total population. This percent of the county population has decreased over the past three decades to 3.29% in 2010. The Met Council has predicted that the portion of New Prague within Scott County will begin to grow at approximately the same rate as the county resulting in New Prague equaling a somewhat

stable 3.3% of the Scott County future population. The tables below illustrate the Top Down method of population projection for New Prague in both Le Sueur and Scott County and as a whole.

Planning Commission input on these assumptions requested!

**TABLE 3-15
TOP DOWN METHOD OF POPULATION PROJECTION**

Top Down Method of Population Projection for the City Based on Lineal Approach for Le Sueur County									
	1980	1990	2000	2010	2015	2020	2025	2030	2035
Le Sueur County	23,434	23,239	25,426	27,703	32,090	34,070	35,770	37,120	38,110
% Growth Annual	0.99%	-0.08%	0.94%	0.90%	3.17%	1.23%	1.00%	0.75%	0.18%
City of New Prague	1,054	1,213	1,402	3,041	3,811	4,352	4,890	5,408	5,895
% of County	4.50%	5.22%	5.51%	10.98%	11.88%	12.77%	13.67%	14.57%	15.47%

*Le Sueur Co. Population projections based on State Demographer's Projections

Top Down Method of Population Projection for the City Based on Lineal Approach for Scott County									
	1980	1990	2000	2010	2015	2020	2025	2030	2035
Scott County	43,784	57,846	89,498	129,929	<i>140,570</i>	182,620	<i>201,745</i>	220,870	<i>241,808</i>
% Growth Annual	3.50%	3.21%	5.47%	4.52%	11.41%	5.98%	2.09%	1.90%	1.90%
City of New Prague	3,043	2,356	3,157	4,280	<i>4,700</i>	6,200	<i>7,450</i>	7,200	<i>7,883</i>
% of County	6.95%	4.07%	3.53%	3.29%	3.34%	3.40%	3.69%	3.26%	3.26%

*Scott County and New Prague Projections based on Met Council Projections, Jan. 2012. Italics represent average of 10 yr estimates.

Top Down Method of Population Projection for the City Based on Lineal Approach for Both Counties									
	1980	1990	2000	2010	2015	2020	2025	2030	2035
Combined Counties	67,218	81,085	114,924	157,632	172,660	216,690	237,515	257,990	279,918
% Growth Annual	2.50%	2.06%	4.17%	18.88%	10.05%	5.10%	1.92%	1.72%	1.70%
City of New Prague	3,043	3,569	4,559	7,321	8,511	10,552	12,340	12,608	13,778
% of County	4.53%	4.40%	3.97%	4.64%	4.93%	4.87%	5.20%	4.89%	4.92%

*Le Sueur County Projections based on State Demographer Estimates, 2007. Scott County estimates based on Met Council projections, Jan. 2012.

- The **Lineal Method** assumes that the historical rate of growth (percentage change) will continue in the future. The City of New Prague's percentage rate of growth within Le Sueur County has fluctuated over the past 30 years, with a significant increase in the rate of growth during the past decade. Due to the economic downturn which started in 2007, it is projected the rate of growth within New Prague will more likely mirror projected growth rates in the Le Sueur County than follow growth trends from 2000 to 2010. The Le Sueur County side of New Prague's population projections is illustrated in the table below.

The rate of growth of New Prague in the Scott County portion of the city has been increasing over the past three decades. For forecasting purposes an average rate of growth over the past 30 years of 2.93% per decade or 1.47% every five years has been assumed.

Planning Commission input on these assumptions requested!

**TABLE 3-16
LINEAL MODEL POPULATION TRENDS AND FORECASTS**

Le Sueur County Portion of New Prague

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
City of New Prague	1,054	1,213	1,402	3,041	4,819	5,582	6,465	7,489	8,675
% Growth Annual	3.03%	1.51%	1.56%	11.69%	3.17%	3.17%	3.17%	3.17%	3.17%
Le Sueur County	23,434	23,239	25,426	27,703	32,090	34,070	35,770	37,120	38,110
% Growth Annual	0.99%	-0.08%	0.94%	0.90%	3.17%	1.23%	1.00%	0.75%	0.18%

Scott County Portion of New Prague

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
City of New Prague	1,989	2,356	3,157	4,280	5,041	5,411	5,808	6,234	6,691
% Growth Annual	0.63%	1.85%	3.40%	3.56%	1.47%	1.47%	1.47%	1.47%	1.47%
Scott County	43,784	57,846	89,498	129,929	140,570	182,620	201,745	220,870	241,808
% Growth Annual	3.50%	3.21%	5.47%	4.52%	1.64%	5.98%	2.09%	1.90%	1.90%

New Prague Total Population – Le Sueur and Scott Counties

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
New Prague Total	3,043	3,569	4,559	7,321	9,860	10,993	12,273	13,723	15,367
% Growth Annual	1.35%	1.73%	2.77%	6.06%	6.94%	2.30%	2.33%	2.36%	2.39%

3. Finally, the **Exponential Model** of forecasting future population was used. The Exponential Model incorporates the historical average number of residents per decade and utilizes this number increase to calculate future population.

In the Le Sueur County side of the city, the City's annual number of new residents ranged from 16 to 25 from 1980 to 2000. This increased dramatically to 164 per year between 2000 and 2010. For purposes of forecasting, the 30 year average of 66 new residents per year or 331 per five year period was used for future projections. The Minnesota State Demographer is projecting the annual number of resident growth in Le Sueur County will decline over the next 25 years; however we have assumed New Prague will continue to grow as a percent of Le Sueur County so the average number of new residents per decade in New Prague's portion of the county is projected to remain stable.

In the Scott County side of New Prague, the number of new residents on an annual basis increased by 112 per year between 2000 and 2010. This trend was continued for the Scott County side of New Prague's projections. With the decline in building permits and economy, the 30 year average of 76 new residents per year or 380 each five years.

**TABLE 3-17
EXPONENTIAL MODEL POPULATION TRENDS AND FORECASTS**

Le Sueur portion of New Prague - Exponential Model

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
New Prague portion in LeSueur County	1,054	1,213	1,402	3,041	3,372	3,438	3,505	3,571	3,637
Ave. Absolute change annually	25	16	19	164	66	66	66	66	66
Le Sueur County	23,434	23,239	25,426	27,703	32,090	34,070	35,770	37,120	38,110
Ave. Absolute change annually	210	(20)	219	759	877	396	340	270	198

*Assumes the 30 year average of 66 new residents per year will continue on the Le Sueur Co. side of New Prague.

Scott County portion of New Prague - Exponential Model

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
New Prague	1,989	2,356	3,157	4,280	4,662	5,044	5,426	5,807	6,189
Ave. Annual Absolute change	12	37	80	112	76	76	76	76	76
Scott County	43,784	57,846	89,498	129,929	140,570	182,620	201,745	220,870	241,808
Ave. Annual Absolute change	1,136	1,406	3,165	4,043	1,064	4,205	1,913	1,913	2,094

*Assumes the 30 year average of 76 new residents per year will continue on the Scott Co. side of New Prague

City of New Prague Total Le Sueur and Scott Counties

Geographical Area	1980	1990	2000	2010	2015	2020	2025	2030	2035
New Prague Total	3,043	3,569	4,559	7,321	8,034	8,482	8,930	9,378	9,826

A summary of the these methods of forecasting population is illustrated in Table 3-18, along with projected households and residential land use needs. Table 3-18 does not take into account the additional population and households resulting in the possible annexation of already development land in the townships, as those areas would not require additional raw land for development.

**TABLE 3-18
SUMMARY OF POPULATION PROJECTIONS, HOUSEHOLD GROWTH
AND RESIDENTIAL LAND DEMAND**

Year	Top Down Method	Lineal Method	Exponential Method	Scott Co CDA/Maxfield Research Projection Dec. 2012	Average Projection	Projected Households	Projected Acre Demand	With 30% for Roads Parks, Etc.
2000	4,559	4,559	4,559	4,559	4,559	1,735		
2010	7,321	7,321	7,321	7,321	7,321	2,862	1,127	
2015	8,511	9,860	8,034	8,161	8,641	3,273	411	94
2020	10,552	10,993	8,482	9,000	9,757	3,696	422	97
2025	12,340	12,273	8,930		11,181	4,300	605	139
2030	12,608	13,723	9,378		11,903	4,578	278	64
2035	13,777	15,367	9,826		12,990	4,996	418	96

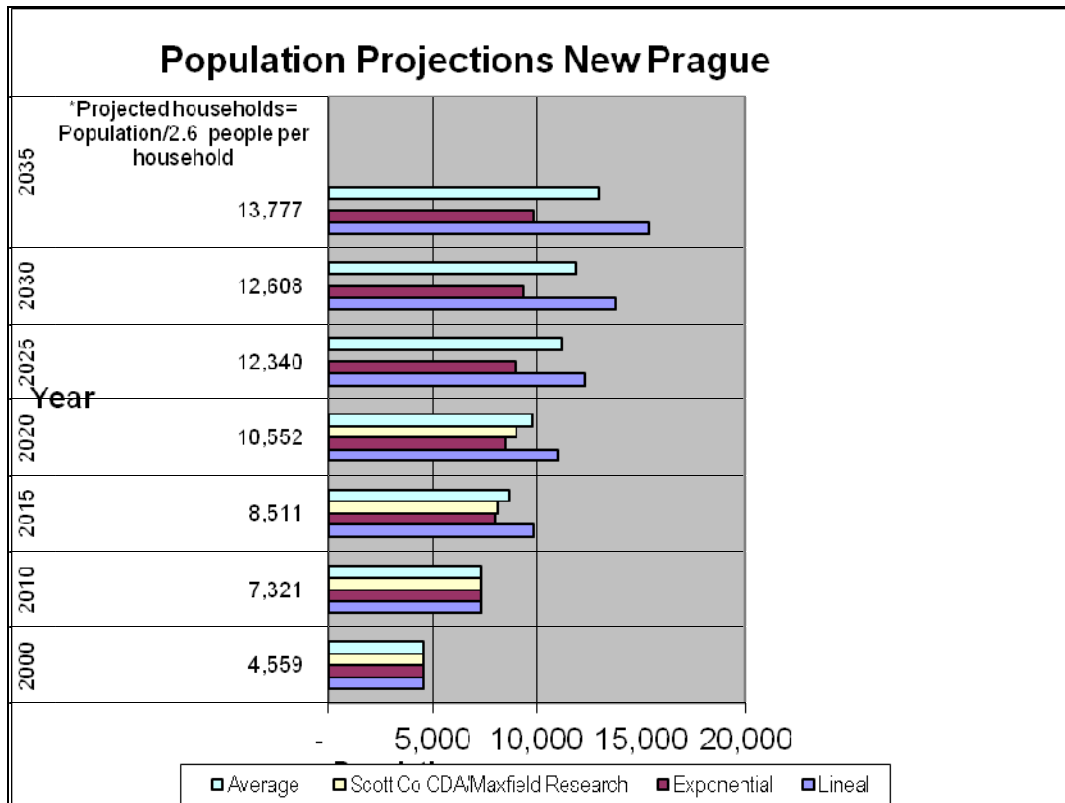
*Projected households= Population/2.6 people per household, based on an aging demographic and decreased household size.

*Average lot size (sq. ft) =10,000 sq. ft. Note: The current zoning ord. allows single family lots of 9,000 sq ft minimum for newly platted lots. Lots in RL-70 may be 7,000 square feet minimum. Newly platted lots have typically been larger than the minimum; therefore 10,000 square feet was used for projection purposes.

Top Down based on Met Council projections for Scott Co. and State Demographer estimates for Le Sueur Co.

Lineal based on 30 year historical rate of growth trends.

Exponential based on 30 year average rate of growth.

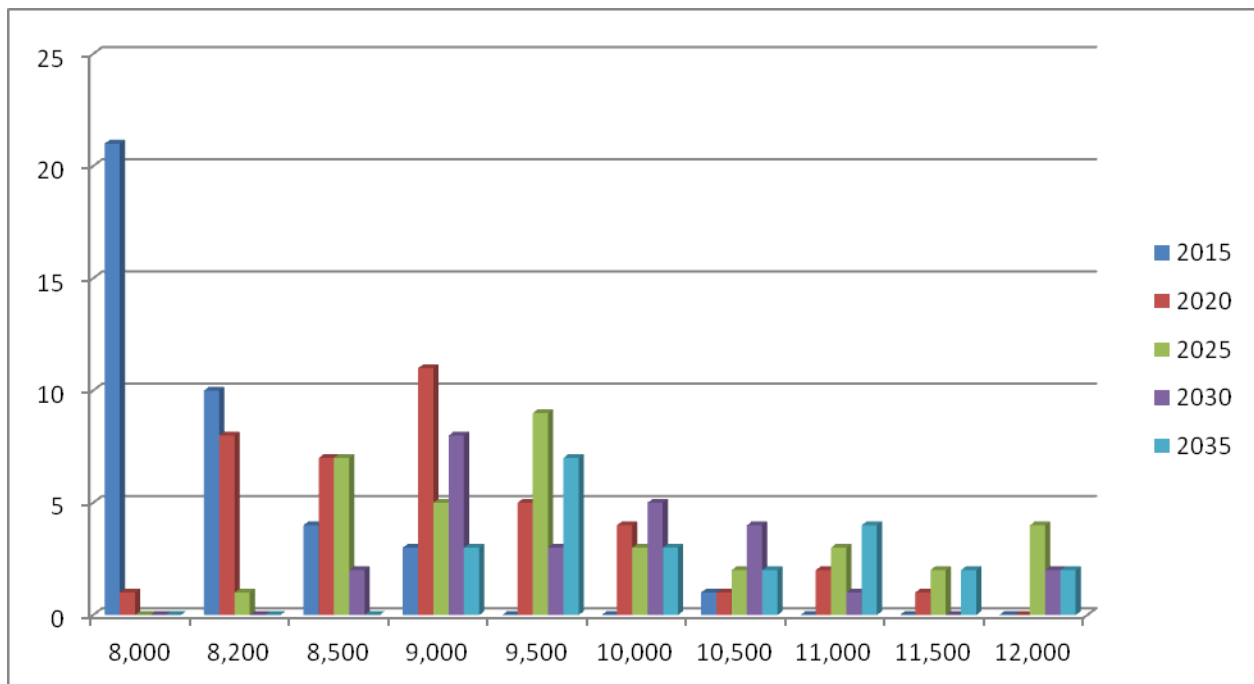


As a part of the Comprehensive Plan Survey, participants were asked to predict the population of New Prague over the next 23 years. Following are the results of the survey, which included 40 participants.

The average population response for participants was as follows:

Year	Projected Population
2015	8,244
2020	9,090
2025	9,811
2030	9,780*
2035	10,239*

*Note, approximately 60% of the survey participants responded to the population projections for 2030 and 2035 whereas over 90% responded to the questions relating to population projections for 2015 through 2025; skewing the average results of later years. The Planning Commission and City are planning for moderate growth in the short term with faster growth in the later years. The Chart Inc. expansion, historic growth rates and anticipated changes to the market are reasons the projections by the City are higher than survey participants' projections.



IV. HOUSEHOLD GROWTH

Continued household growth within the City is expected over the next two decades, with just over 400 new households each five year increment. The Minnesota State Demographic Center anticipates the number of households within Scott County to increase from 53,820 households to 112,220 or a 108.5% between the years 2010 and 2035. Within Le Sueur County, it is estimated the number of households will increase from 11,530 to 15,520 or a 34.6% increase between 2010 and 2035. A breakdown of projected household growth within each county is illustrated in Table 3-19, below. Data from the Minnesota State Demographic Center and U.S. Census Bureau indicates the number of households within the City of New Prague increased 94.3% over the past two decades from 1,395 households in 1990 to 1,735 in 2000 and 2,711 in 2010. Based on the average of the three types of population projections, and an average household size of 2.6 individuals, the number of households within New Prague is projected to increase

at a higher percent pace than the overall household growth within Le Sueur County, but slower pace than Scott County.

**TABLE 3-19
PROJECTED HOUSEHOLD GROWTH**

Year	Le Sueur County Households	Scott County Households	New Prague Households
2000	9,630	30,692	1,735
2010	11,530	53,820	2,862
2015	12,410	65,560	3,324
2020	13,330	77,420	3,753
2025	14,170	88,220	4,300
2030	14,920	100,190	4,578
2035	15,520	112,220	4,996
2000-2010 % change	19.7%	75.4%	65%
2010-2020 % change	15.6%	43.8%	31.1%
2010-2035 % change	34.6%	108.5%	74.5%

* Source: MN State Demographic Center. 2010 Census. County projection numbers rounded to the nearest 10. New Prague Households: MDG, Inc. based on average of three methods of population projections and average 2.6 persons per household.

The Housing Chapter provides further detail on housing statistics and the types of life cycle housing projected to be needed.