AGENDA
CITY COUNCIL WORK SESSION
April 28, 2025 - 7:00 PM
Lakeville City Hall, Marion Conference Room

Members of the public can participate in person at Lakeville City Hall, Marion Conference Room. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 276 485 596 886 or by calling Toll Number 1-323-433-2142; Conference ID: 432 130 403#.** The mayor will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, moment of silence and flag pledge
2. Citizen Comments
3. Discussion Items

45 minutes	a.	Presentation of the 2024 Dakota County Housing Needs Assessment	Tina Goodroad
25 minutes	b.	2025-2026 City of Lakeville Hunting Map	Joe Masiarchin
20 minutes	c.	FiRST Center Membership Plan	Allyn Kuennen, Brad Paulson, Jeff Hanson

4. Items for Future Discussion
5. Committee/ City Administrator Updates
6. Adjourn

Date: 4/28/2025

Presentation of the 2024 Dakota County Housing Needs Assessment

Proposed Action
No action required

Overview
The Dakota County CDA contracted with Bowen National Research to conduct a 2024 Dakota County Housing Needs Assessment. Patrick Bowen will present an overview of the study and discuss the City of Lakeville Overview.

Supporting Information
1. Lakeville

Financial Impact: \$0 **Budgeted:** No **Source:** **Envision Lakeville Community Values:** A Home for All Ages and Stages of Life **Report Completed by:** Tina Goodroad, Community Development Director

ADDENDUM J: CITY OF LAKEVILLE OVERVIEW

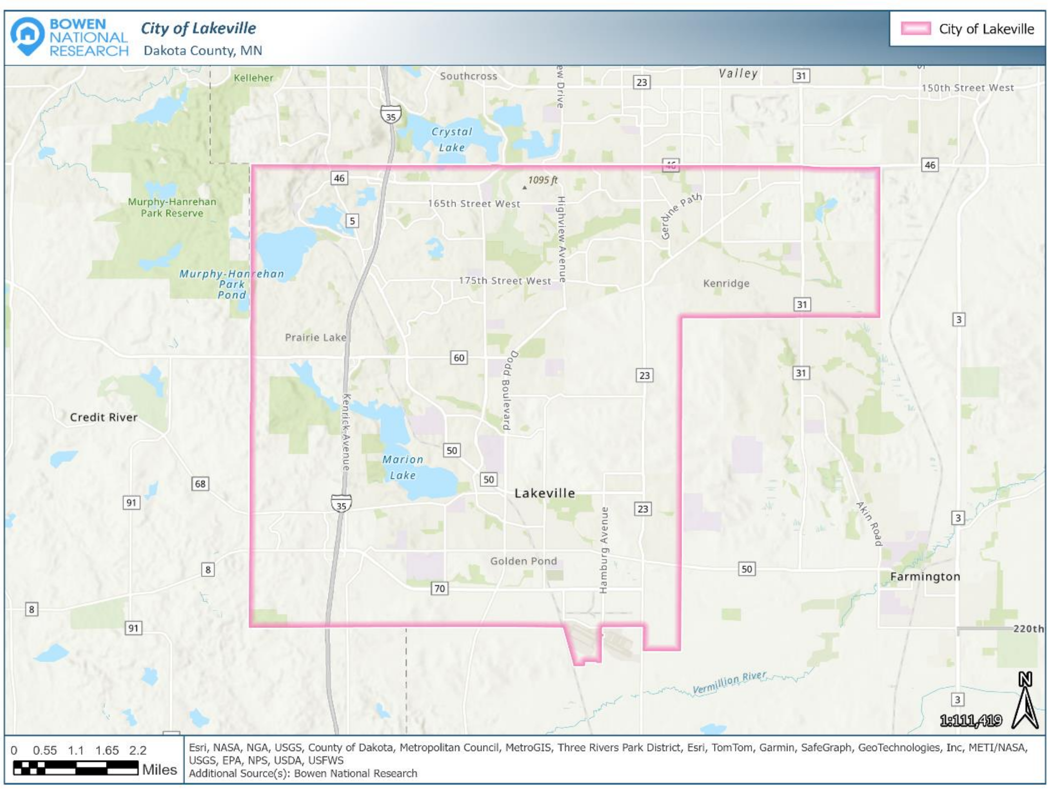
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (Dakota County), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Lakeville. To provide a base of comparison, various metrics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

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

A. INTRODUCTION

Lakeville is located in the western portion of Dakota County, approximately 25 miles south of Minneapolis. Lakeville contains approximately 37 square miles and has an estimated population of 76,476 in 2024. Interstate 35 provides north/south access throughout Lakeville and access to nearby metropolitan centers.

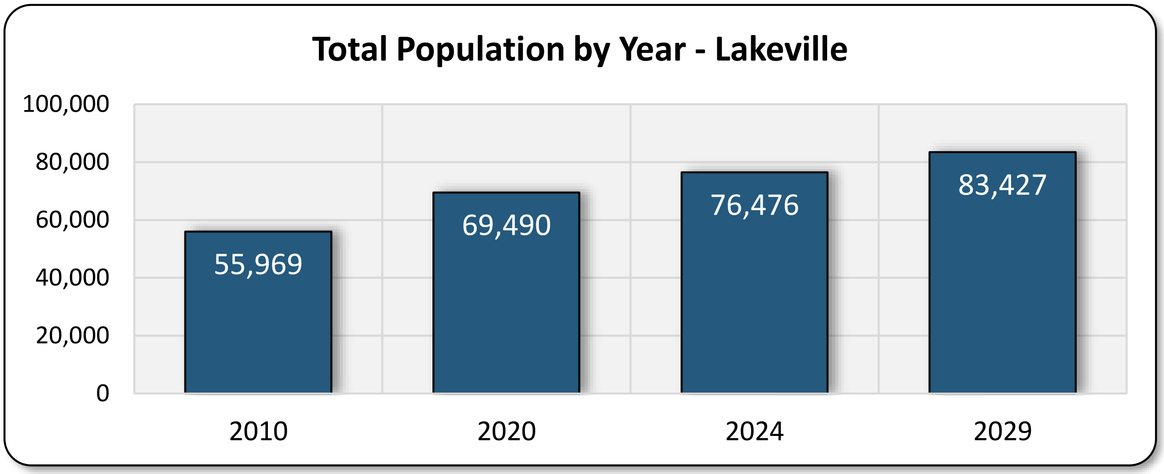
The following map illustrates the city of Lakeville.



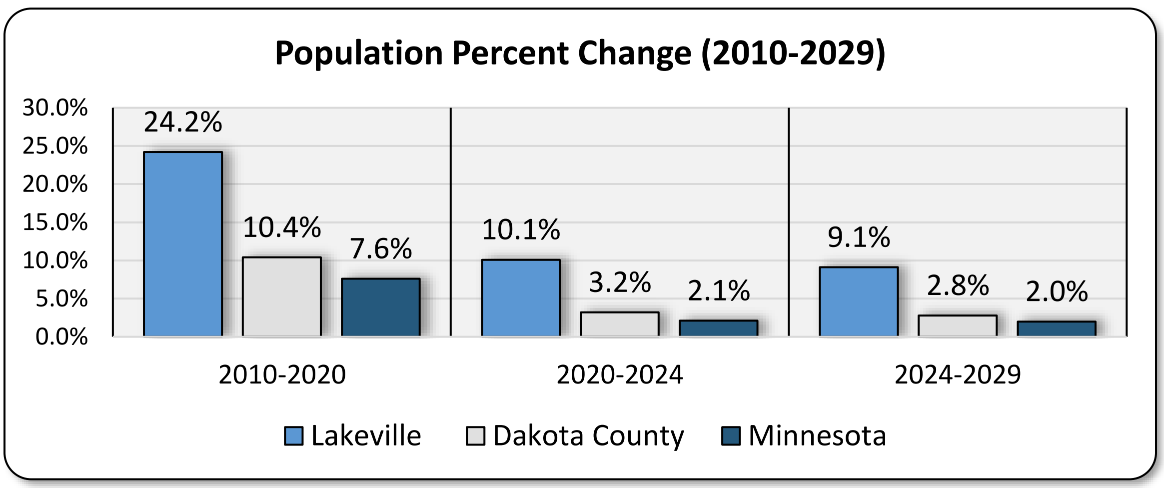
B. DEMOGRAPHIC ANALYSIS

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

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



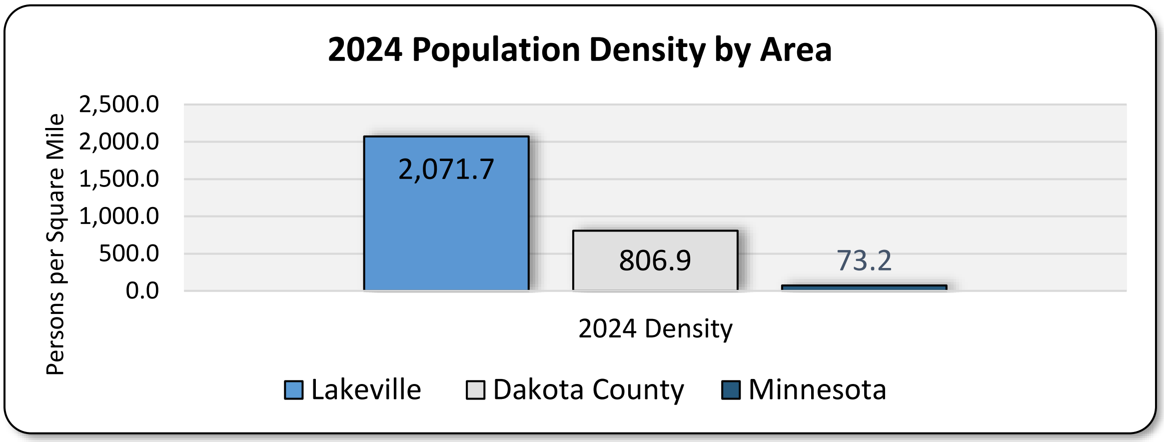
Source: 2010, 2020 Census; ESRI; Bowen National Research



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

The population in Lakeville increased by 13,521 (24.2%) between 2010 and 2020. This represents a significantly larger percentage increase as compared to the county (10.4%) and state (7.6%) during this time period. Between 2020 and 2024, the population in Lakeville increased by 10.1%. The population within the city is projected to increase by 9.1% over the next five years. The projected population increase in Lakeville between 2024 and 2029 is expected to significantly outpace population increases in the county and state during this time period.

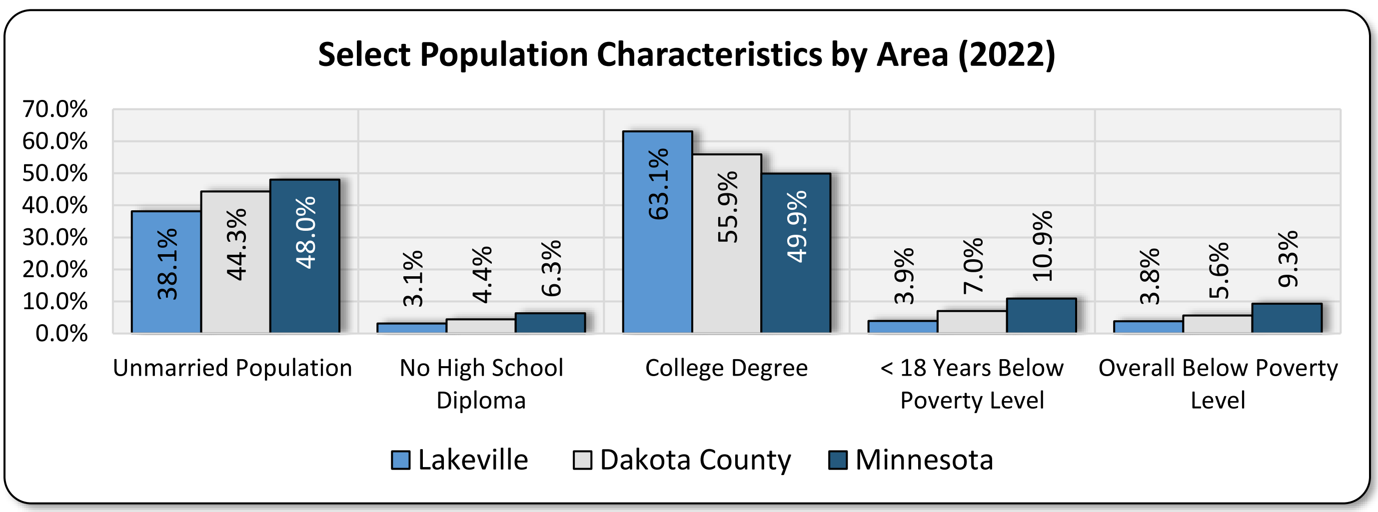
The following graph illustrates the ***population density*** for each study area in 2024.



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

With a population density of 2,071.7 persons per square mile, Lakeville is significantly more densely populated than Dakota County and the state of Minnesota.

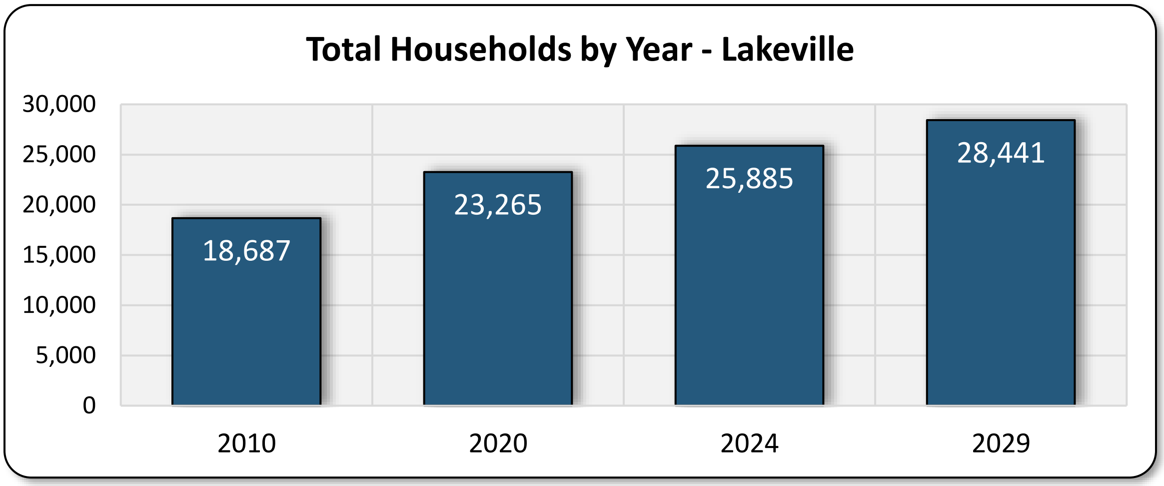
The following graph illustrates ***select population characteristics*** that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from the 2018-2022 American Community Survey, which is the most recent time period available for this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



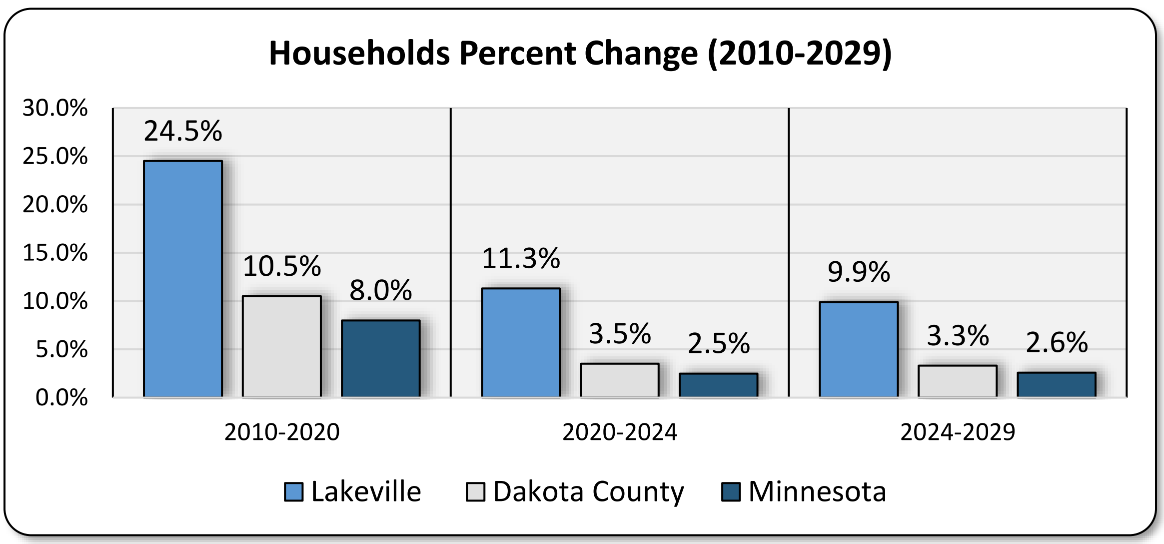
Source: 2018-2022 American Community Survey; ESRI; Bowen National Research

As the data illustrates, Lakeville has a lower share of unmarried population (38.1%), a lower share of the population without a high school diploma (3.1%), and a higher share of individuals with a college degree (63.1%) compared to the county and state. The two educational attainment factors likely have a positive influence on housing affordability in the city. Overall, Lakeville has lower poverty rates for the population less than 18 years of age (3.9%) and the overall population (3.8%) when compared to the county and state.

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



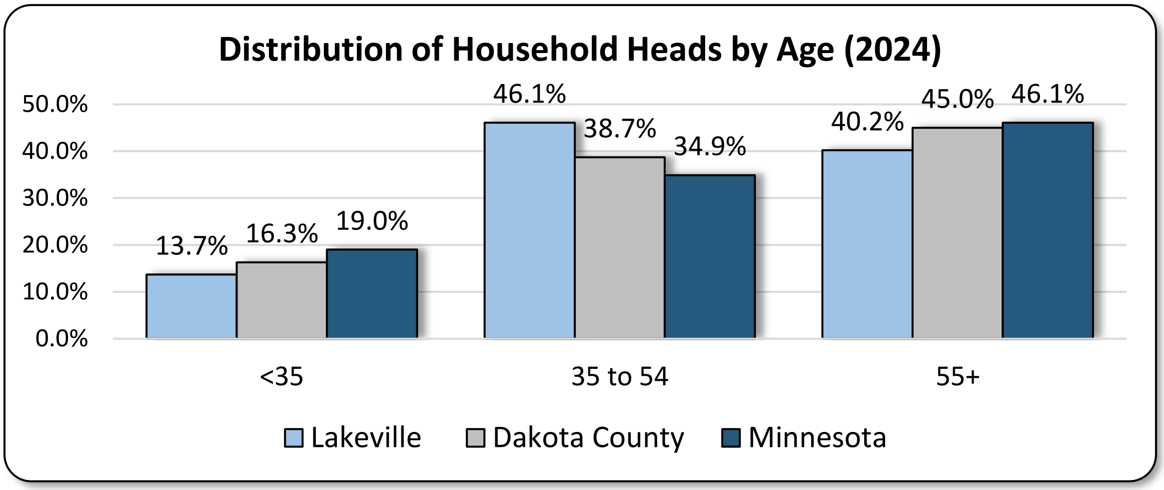
Source: 2010, 2020 Census; ESRI; Bowen National Research



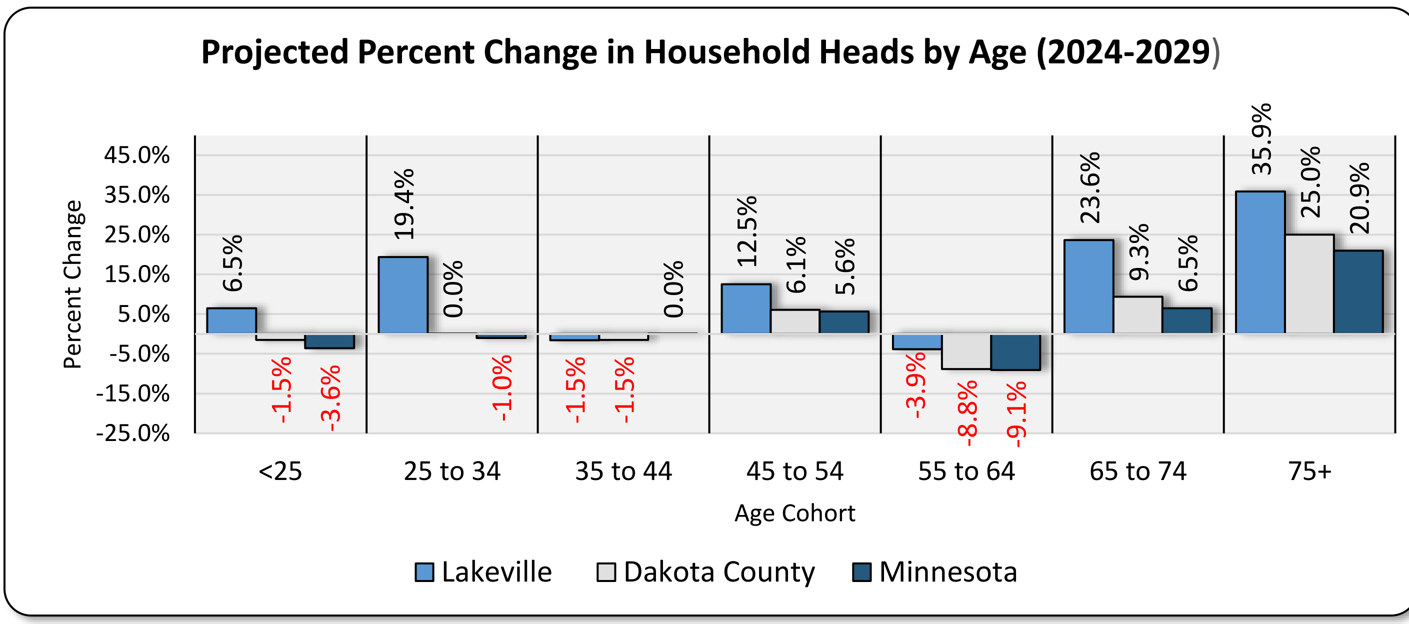
Source: 2010, 2020 Census; ESRI; Bowen National Research

The number of households in Lakeville increased by 4,578 (24.5%) between 2010 and 2020. This represents a significantly larger percentage increase as compared to the county (10.5%) and state (8.0%) during this time period. Between 2020 and 2024, the number of households in Lakeville increased by 11.3%. It is projected that the number of households in Lakeville will increase by 9.9% over the next five years, an increase which will outpace projections for the county and state. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

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



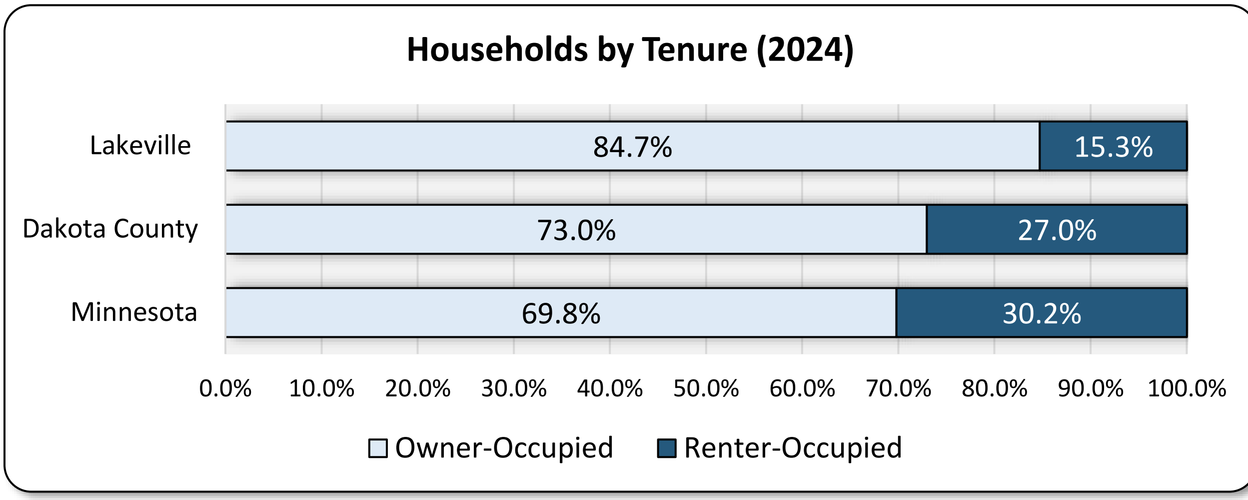
Source: ESRI; Bowen National Research



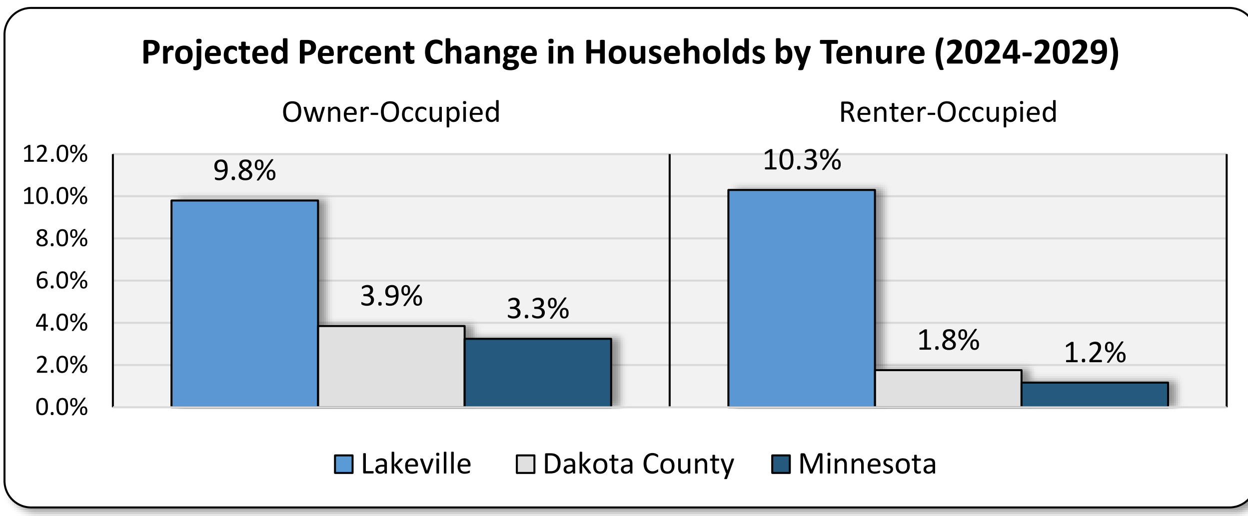
Source: ESRI; Bowen National Research

Overall, the data shows that Lakeville households in 2024 are more heavily concentrated among the middle-aged cohort (35 to 54 years) when compared to Dakota County and the state of Minnesota. While households aged 65 and older are projected to increase significantly in the city over the next five years, notable increases are also projected among households between the ages of 25 and 34 (19.4%) and between the ages of 45 and 54 (12.5%). Positive household growth is also projected among those under the age of 25. Note that the positive household growth among younger households (under age 35) in the city contrasts with the projections for these age groups in the county and state.

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



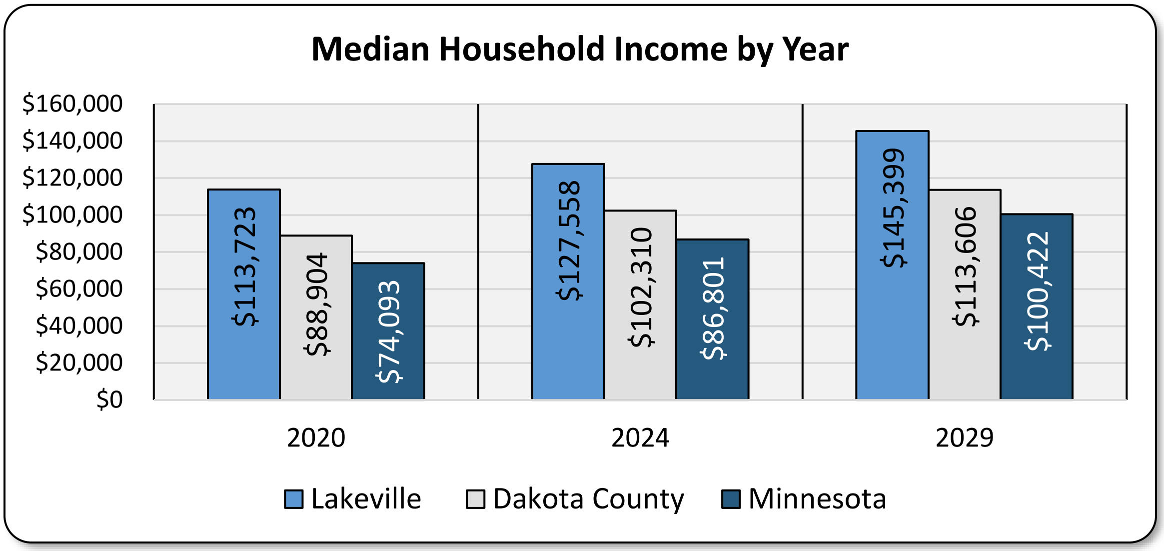
Source: 2010 Census; ESRI; Bowen National Research



Source: 2010 Census; ESRI; Bowen National Research

In 2024, the distribution of households by tenure in Lakeville (84.7% owners and 15.3% renters) is heavily weighted toward owner households when compared to the county and state. Over the next five years, it is projected that the number of owner households in Lakeville will increase by 9.8%, while the number of renter households will increase by 10.3%. This is a higher projected increase in owner and renter households when compared to the county and state. It is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors. The *increase* among owner and renter households in Lakeville will likely contribute to an increase in demand within the for-sale and rental housing markets over the next five years.

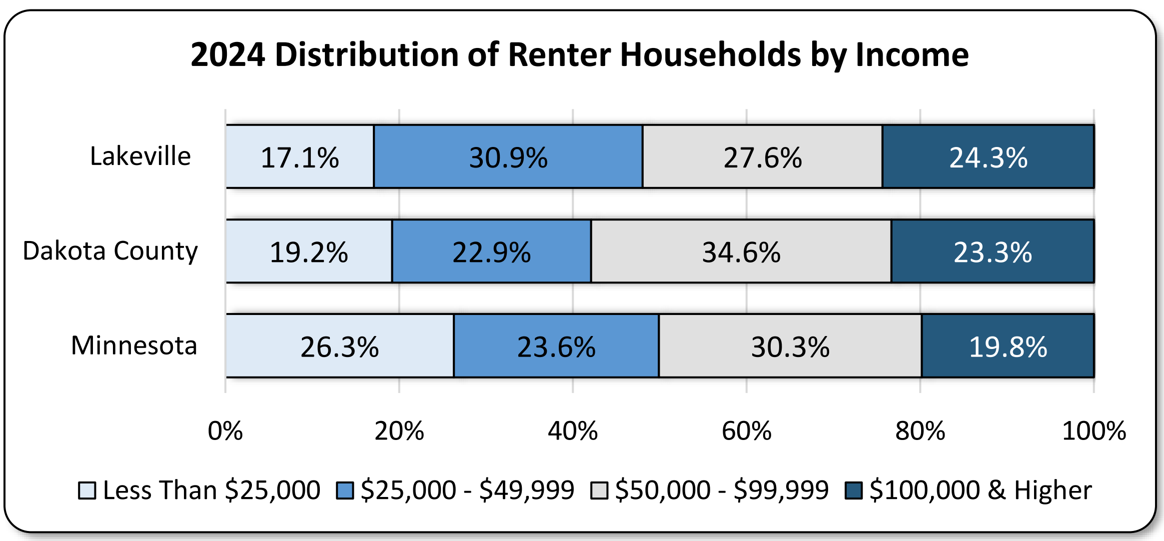
The following compares the ***median household income*** for each of the study areas from 2020 to 2029.



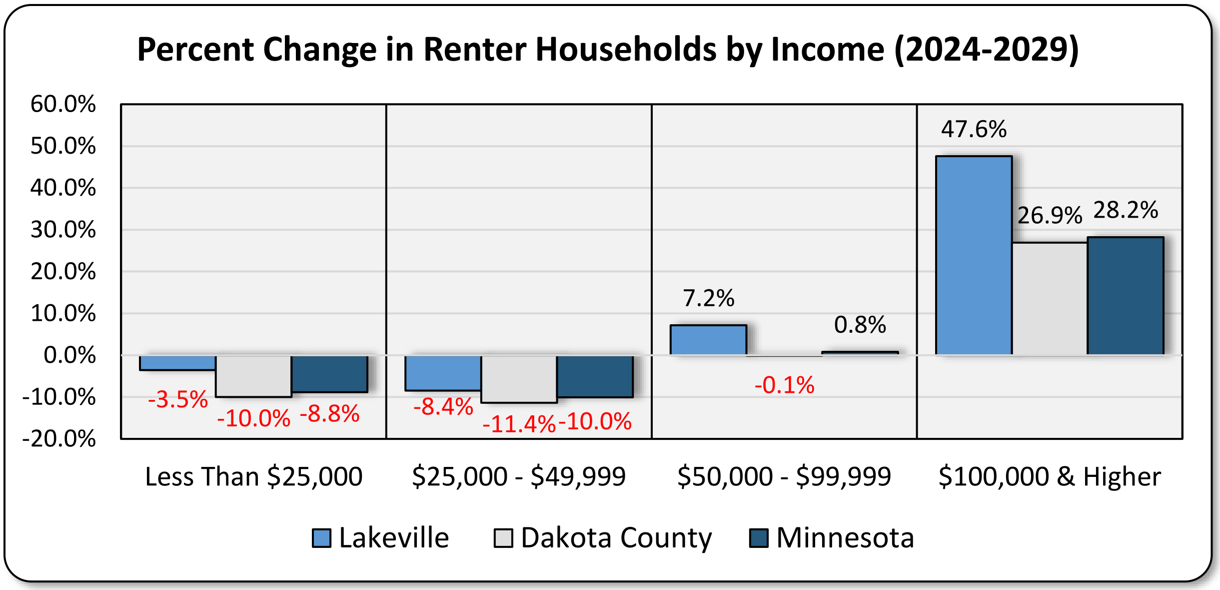
Source: 2020 Census; ESRI; Bowen National Research

As the preceding illustrates, the 2024 median household income in Lakeville ($127,558) is 24.7% higher than the countywide median household income and 47.0% higher than the statewide median household income. Over the next five years, it is projected that the median household income in Lakeville will increase to $145,399, or an increase of 14.0%. As such, the median household income in Lakeville will remain well above that of the county ($113,606) and state ($100,422).

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



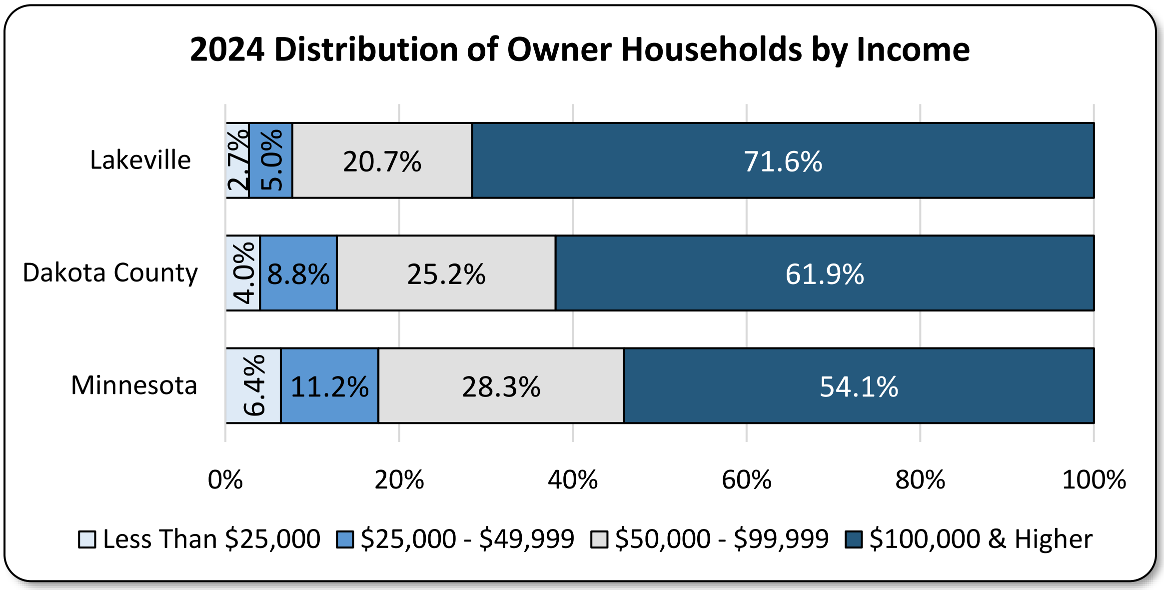
Source: 2020 Census; ESRI; Bowen National Research



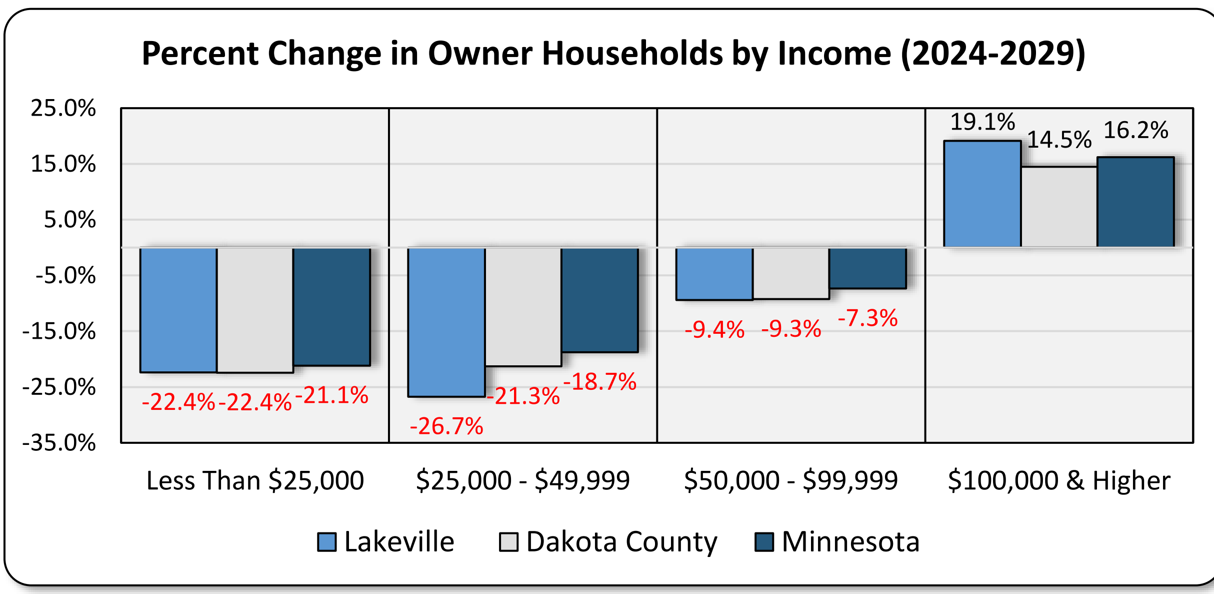
Source: 2020 Census; ESRI; Bowen National Research

In 2024, renter households earning between $25,000 and $49,999 account for the largest share (30.9%) of the total renter households in Lakeville, while those earning between $50,000 and $99,999 comprise the next largest share (27.6%). Overall, Lakeville has a comparably greater concentration of renter households earning between $25,000 and $49,999 and $100,000 or higher when compared to the county and state. Between 2024 and 2029, renter households earning $100,000 or higher in Lakeville are projected to increase by 47.6%, which is a significantly larger increase compared to the county and state. While renter households earning between $50,000 and $99,999 are projected to increase by 7.2%, renter households earning less than $50,000 are projected to decrease during this time period. Despite the projected decline in lower income renter households, it is expected that a significant share of renter households in Lakeville will continue to earn less than $50,000 during the next five years.

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



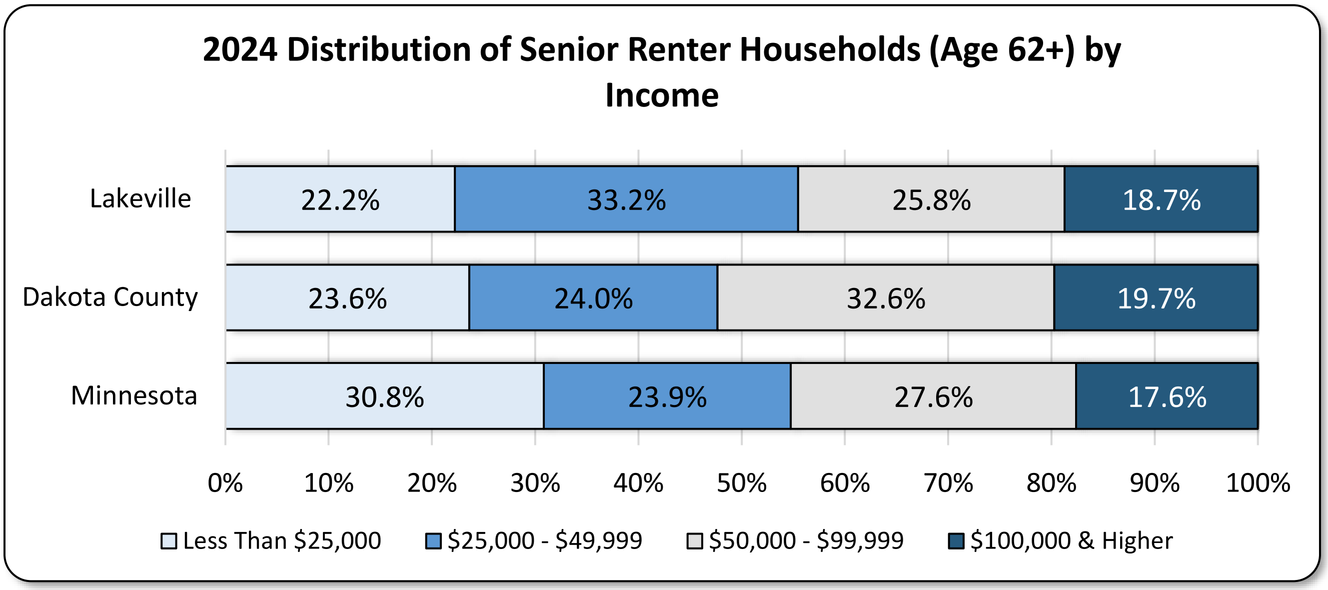
Source: 2020 Census; ESRI; Bowen National Research



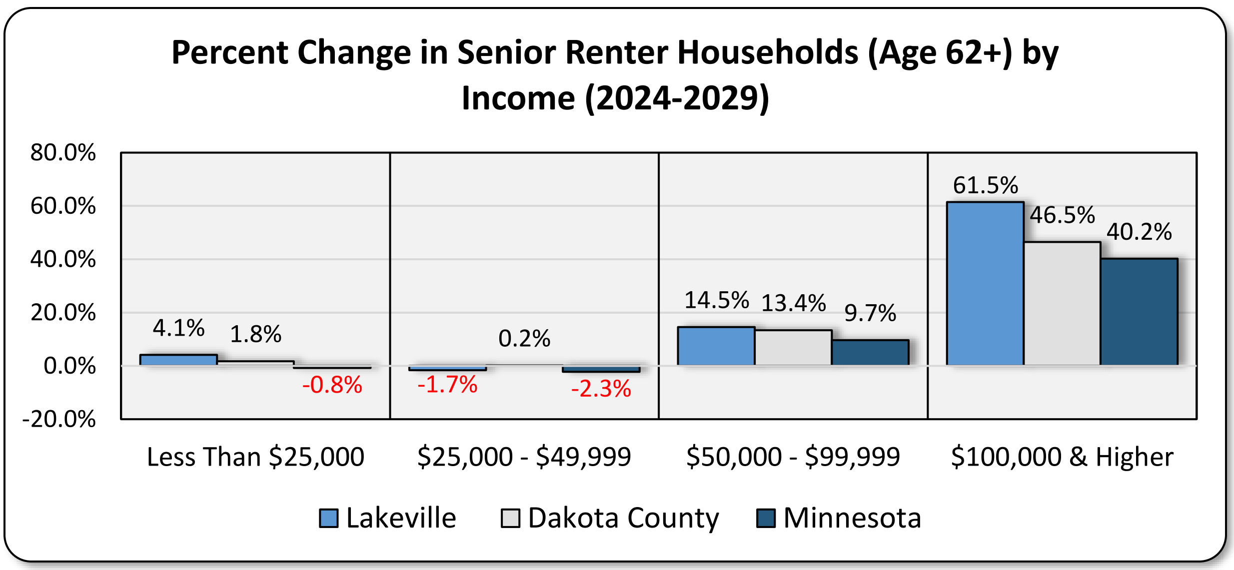
Source: 2020 Census; ESRI; Bowen National Research

In 2024, 71.6% of Lakeville owner households earn $100,000 or more, which is a higher share compared to Dakota County (61.9%) and the state of Minnesota (54.1%). Between 2024 and 2029, owner household growth is projected among households earning $100,000 or higher (19.1%), while those earning less than $100,000 are projected to decrease. This is consistent with county and statewide projections for this time period.

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



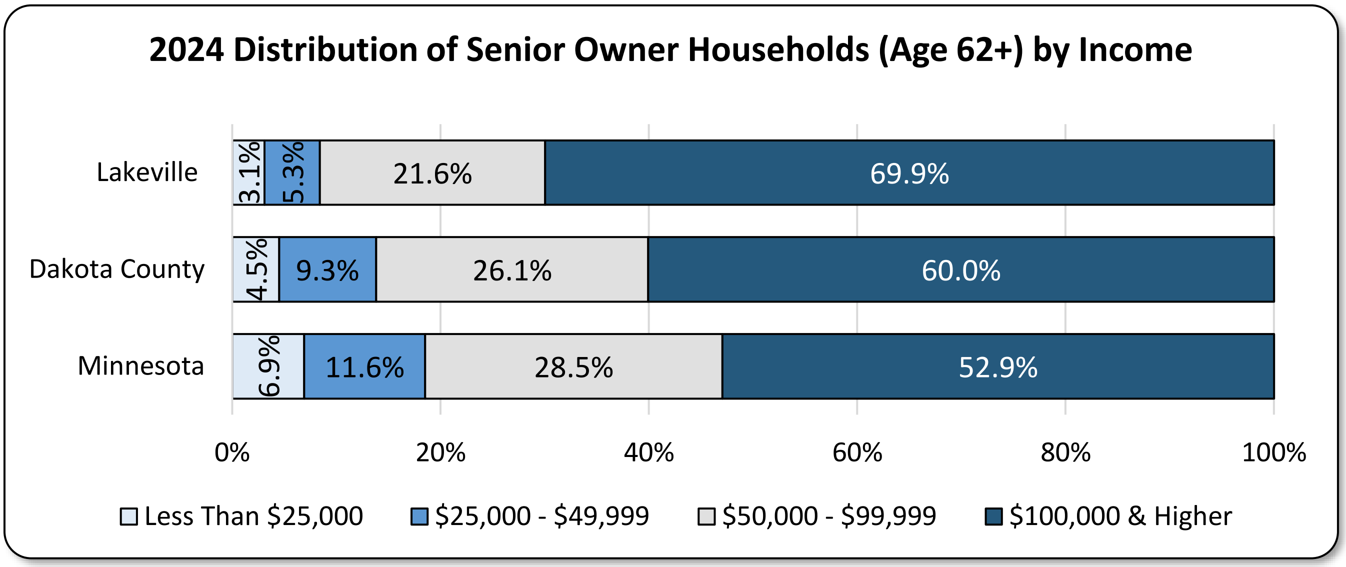
Source: 2020 Census; ESRI; Bowen National Research



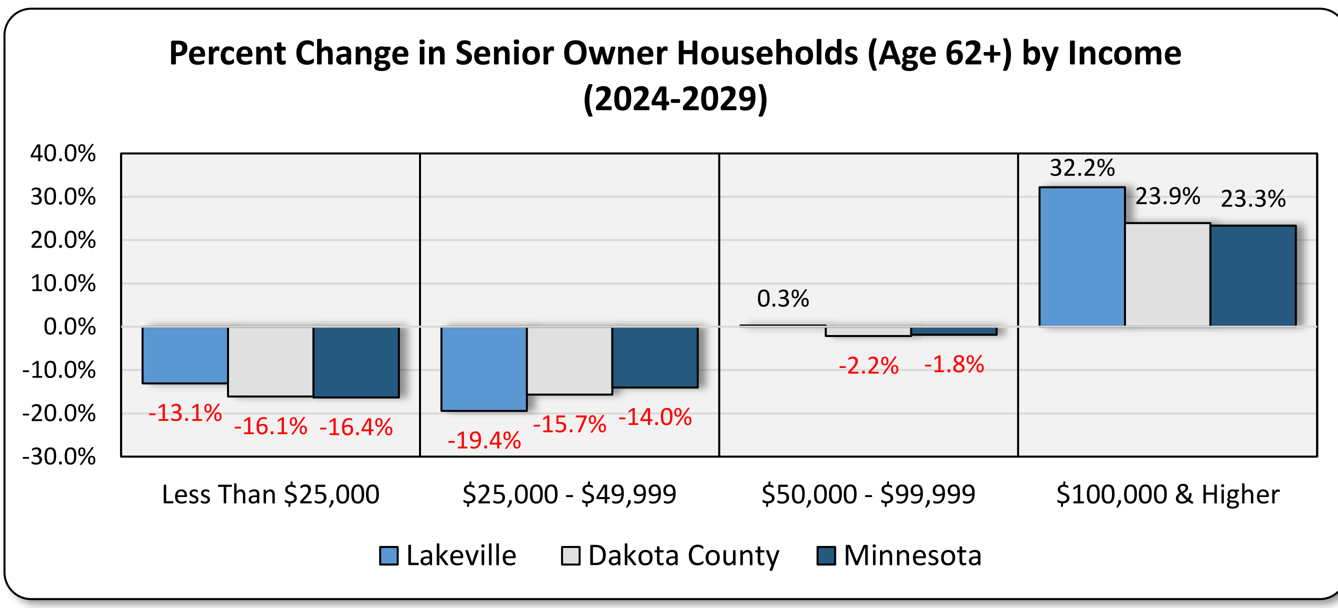
Source: 2020 Census; ESRI; Bowen National Research

In 2024, the largest share of senior *renter* households (age 62 and older) in Lakeville earns between $25,000 and $49,999 (33.2%), followed by those earning between $50,000 and $99,999 (25.8%). Note that senior renter households earning $100,000 and higher account for only 18.7% of all senior renter households in the city. However, senior renter households in Lakeville earning $100,000 are projected to increase by 61.5% over the next five years. In addition, senior renter households earning between $50,000 and $99,999 are projected to increase by 14.5%. While senior renter households earning between $25,000 and $49,999 are projected to decline in Lakeville between 2024 and 2029, it is expected that this income range will continue to represent a significant share of overall senior renter households in the city.

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



Source: 2020 Census; ESRI; Bowen National Research



Source: 2020 Census; ESRI; Bowen National Research

In 2024, 69.9% of senior owner households (age 62 and older) in Lakeville earn $100,000 or more, while 21.6% of senior owner households earn between $50,000 and $99,999. Over the next five years, senior owner households in Lakeville earning $100,000 or more are projected to increase by 32.2%, while minimal growth (0.3%) is projected for senior owner households earning between $50,000 and $99,999 during this period. The projected growth among the highest income cohort and decline among the lower income cohorts in Lakeville is consistent with county and statewide projections between 2024 and 2029.

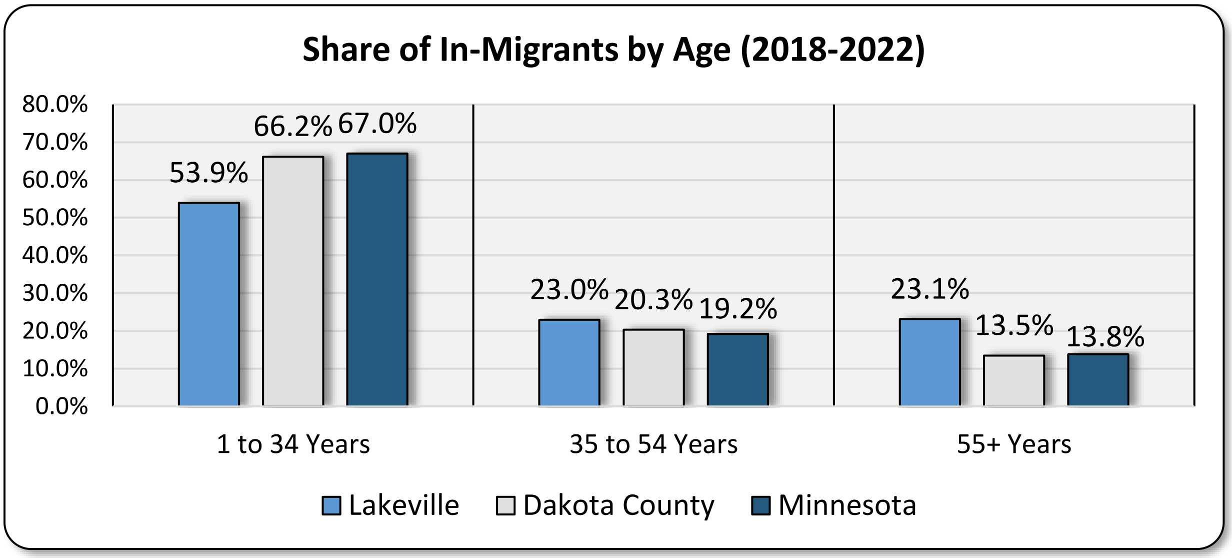
The following table illustrates the ***components of population change*** for Dakota County between April 2010 and July 2023. Note that components of change data is only available at the county level or higher.

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

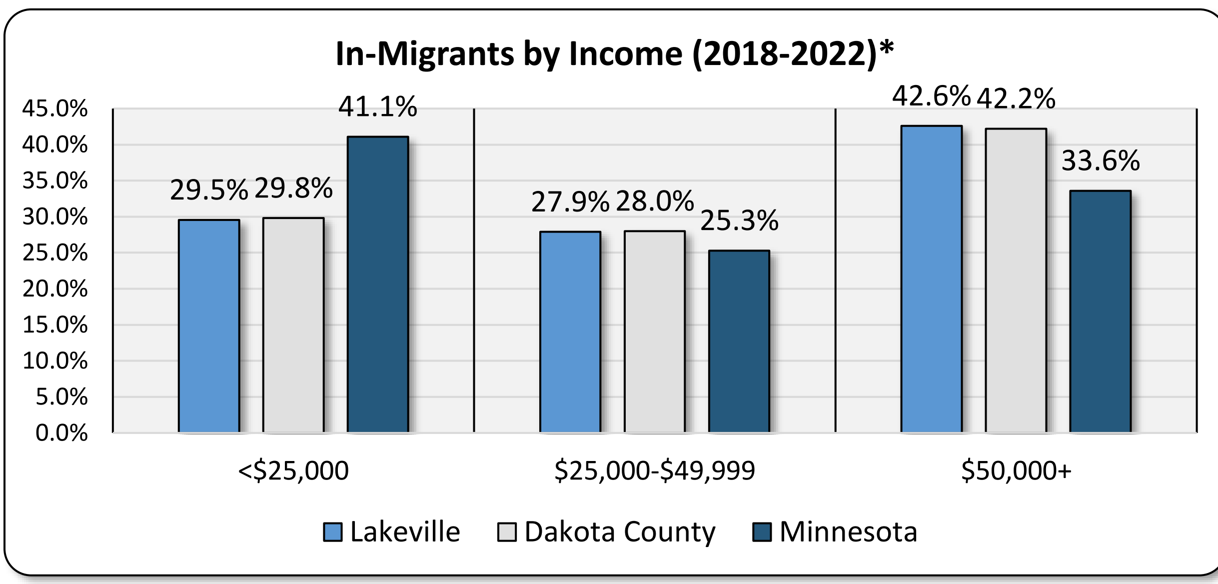
Source: U.S. Census Bureau, Population Division, June 2024
*Includes residuals of (-162 and 374) representing the change that cannot be attributed to any specific demographic component

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

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



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



Source: U.S. Census Bureau, 2022 5-Year American Community Survey (B07010); Bowen National Research
*Excludes population with no income

As the preceding data illustrates, the largest share (53.9%) of in-migrants to Lakeville are less than 35 years of age. Despite this cohort representing the majority of in-migrants, Lakeville receives proportionally greater shares of in-migrants aged 35 or older when compared to Dakota County and the state. While the distribution of in-migrants by income in Lakeville is more heavily weighted toward individuals earning $50,000 or more (42.6%), the data illustrates that notable shares of in-migrants earn less than $25,000 (29.5%) and between $25,000 and $49,999 (27.9%).

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

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

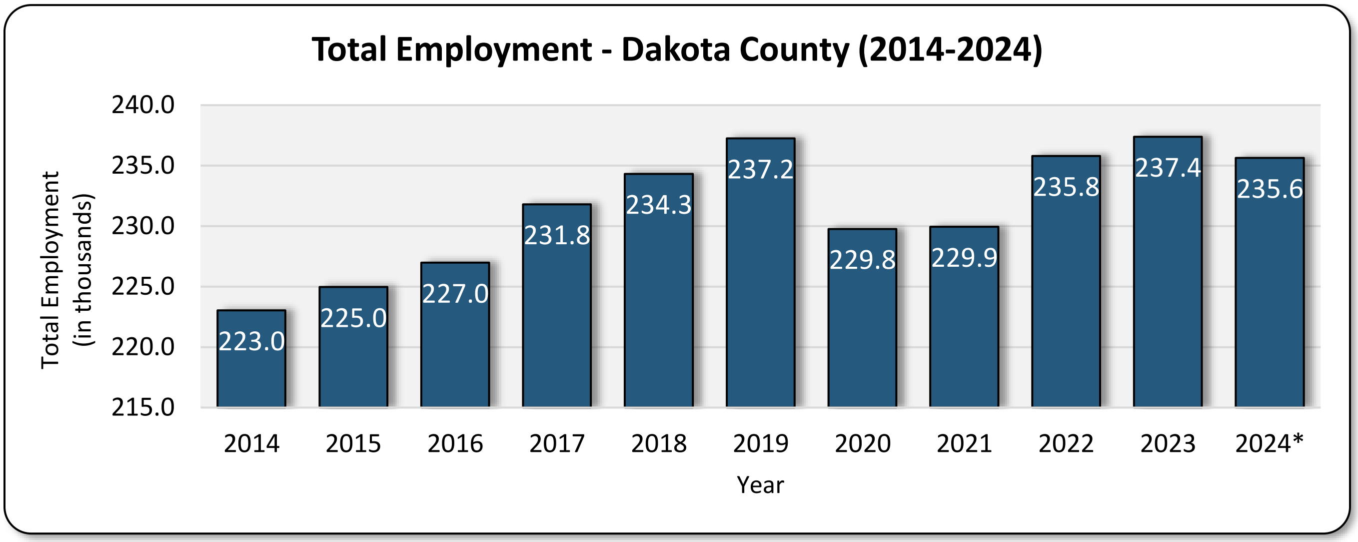
	Employment by Industry					
	Lakeville		Dakota County		Minnesota	
NAICS Group	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	25	0.1%	387	0.2%	17,215	0.5%
Mining	0	0.0%	73	0.0%	4,549	0.1%
Utilities	12	0.1%	568	0.3%	12,777	0.4%
Construction	1,029	4.9%	10,298	5.0%	137,789	4.2%
Manufacturing	**2,593**	**12.5%**	**22,907**	**11.1%**	**342,911**	**10.3%**
Wholesale Trade	872	4.2%	8,221	4.0%	134,193	4.0%
Retail Trade	**3,490**	**16.8%**	**27,952**	**13.6%**	**385,870**	**11.6%**
Transportation & Warehousing	478	2.3%	8,741	4.2%	83,429	2.5%
Information	307	1.5%	9,796	4.8%	88,304	2.7%
Finance & Insurance	893	4.3%	9,626	4.7%	146,490	4.4%
Real Estate & Rental & Leasing	582	2.8%	4,877	2.4%	68,105	2.1%
Professional, Scientific & Technical Services	1,316	6.3%	14,887	7.2%	**245,551**	**7.4%**
Management of Companies & Enterprises	14	0.1%	87	0.0%	6,945	0.2%
Administrative, Support, Waste Management & Remediation Services	944	4.5%	5,954	2.9%	74,747	2.3%
Educational Services	**2,421**	**11.6%**	**16,900**	**8.2%**	**259,542**	**7.8%**
Health Care & Social Assistance	**1,447**	**7.0%**	**20,621**	**10.0%**	**574,150**	**17.3%**
Arts, Entertainment & Recreation	451	2.2%	3,924	1.9%	89,508	2.7%
Accommodation & Food Services	**2,040**	**9.8%**	**16,542**	**8.0%**	240,661	7.2%
Other Services (Except Public Administration)	1,300	6.2%	12,232	5.9%	204,837	6.2%
Public Administration	545	2.6%	10,454	5.1%	184,476	5.6%
Non-classifiable	57	0.3%	852	0.4%	17,626	0.5%
Total	**20,816**	**100.0%**	**205,899**	**100.0%**	**3,319,675**	**100.0%**

Source: 2010 Census; ESRI; Bowen National Research

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

Lakeville has an employment base of over 20,000 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Retail Trade (16.8%), Manufacturing (12.5%), Educational Services (11.6%), Accommodation & Food Services (9.8%), and Health Care & Social Assistance (7.0%). Combined, the top five job sectors represent 57.7% of the city's employment base.

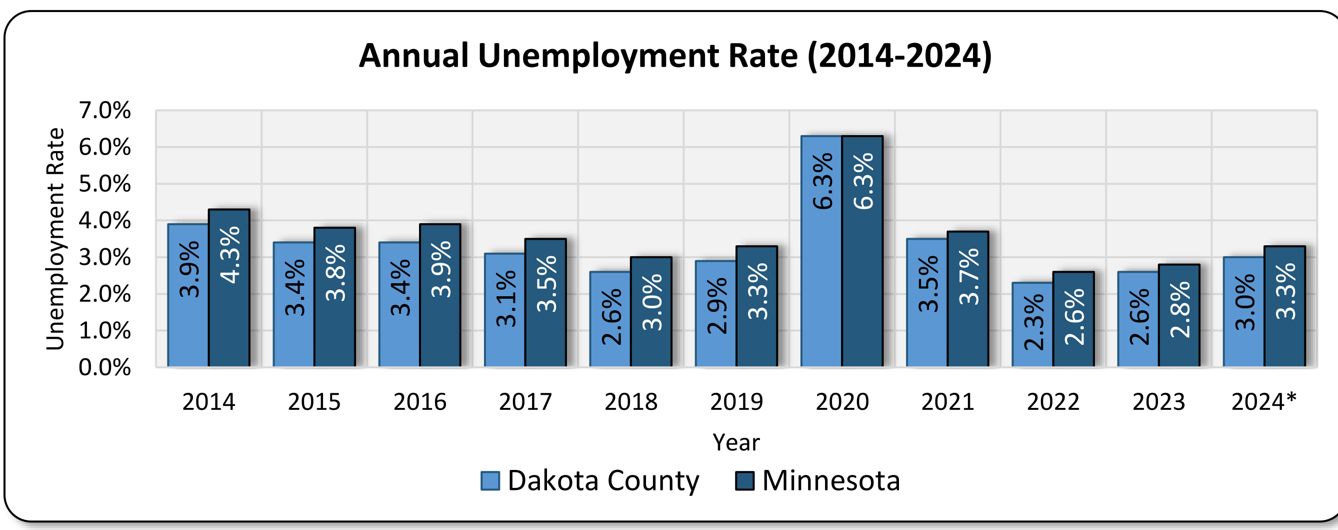
Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the ***total employment*** base (in thousands) for Dakota County between 2014 and 2024.



Source: Department of Labor; Bureau of Labor Statistics
*Through July

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

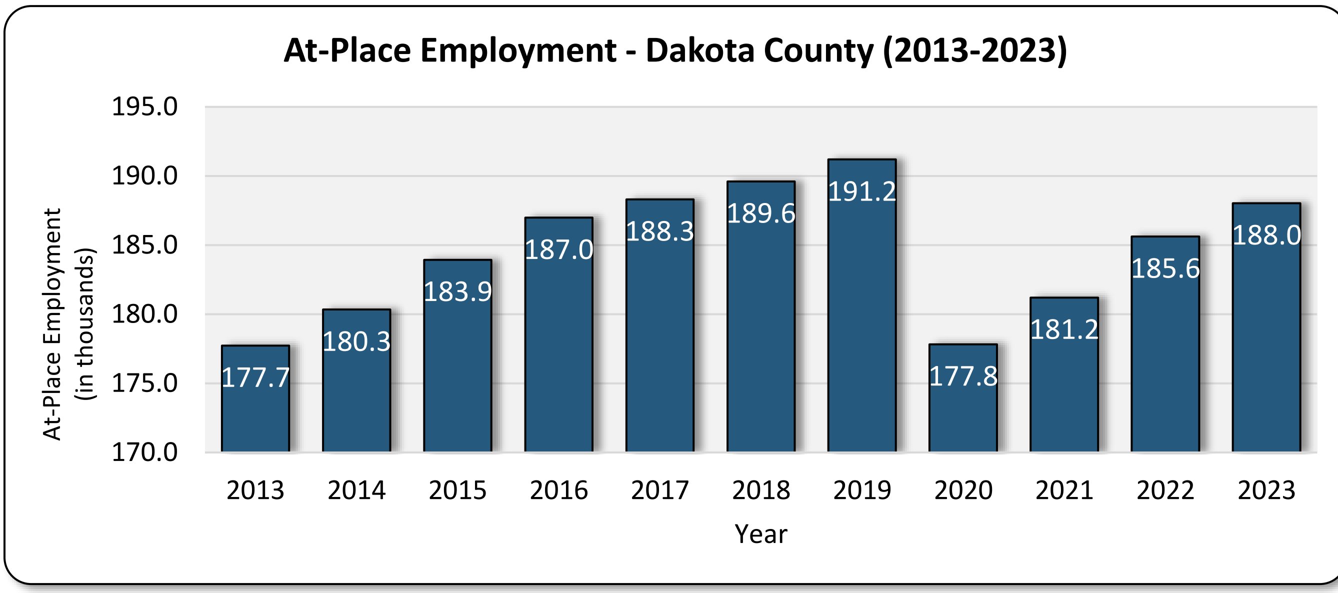
The following illustrates the ***annual unemployment rate*** for Dakota County and the state of Minnesota from 2014 to 2024.



Source: Department of Labor, Bureau of Labor Statistics
*Through July

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

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



Source: Department of Labor; Bureau of Labor Statistics

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

Economic Outlook

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

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

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

Economic Development Activity - Lakeville			
Project Name	**Investment**	**Job Creation**	**Scope of Work/Details**
RL Cold	N/A	95	**Under Construction:** In 2024, broke ground on a 292,000 square-foot cold storage facility at the Airlake Industrial Park. The facility is expected to be complete in spring 2025.
Midwest Ear, Nose and Throat Specialists	N/A	N/A	**Under Construction:** A 14,000 square-foot facility that is expected to be complete in early 2025.
Lakeville Logistics Center	N/A	N/A	**Completed:** A 360,000 square-foot facility was completed in 2024.

N/A - Not available

As the preceding illustrates, two commercial facilities are currently under construction within Lakeville and a logistics center was recently completed. One of these properties, a large cold storage facility, is expected to create 95 jobs within the city. While total investment estimates were not provided for these projects, the investment in the area will likely have a positive impact on the community and labor market in the future.

Commuting Data

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

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

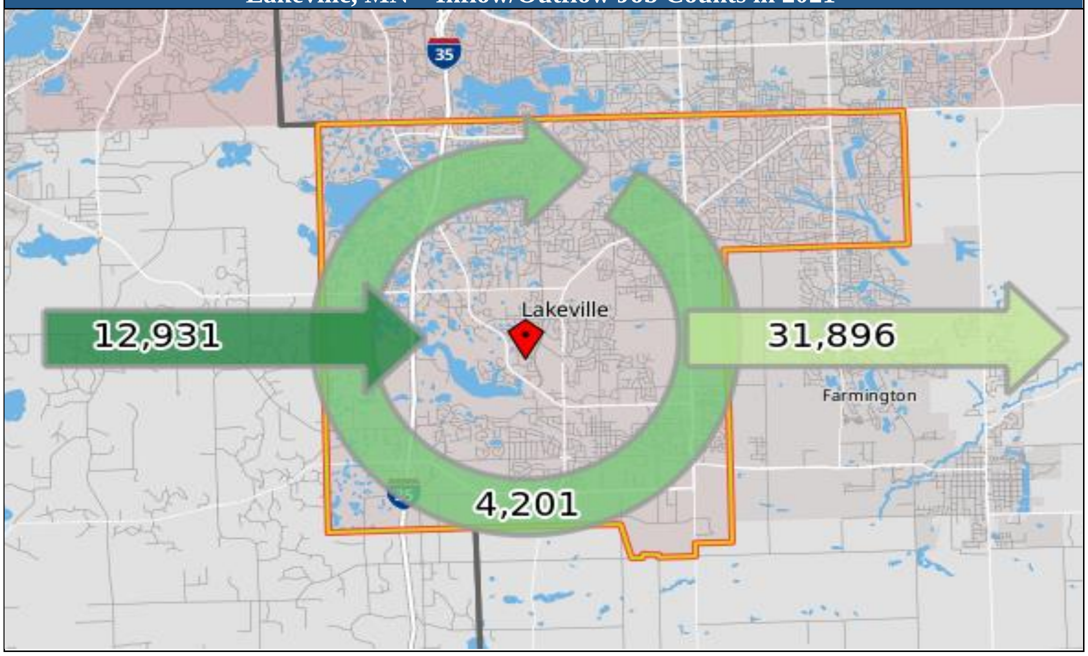
Commuting Attributes - Lakeville, Minnesota							
Mode							
	Drove Alone	**Carpooled**	**Public Transit**	**Walked**	**Other Means**	**Worked at Home**	**Total**
Number	27,088	2,922	934	256	285	6,664	38,149
Percent	71.0%	7.7%	2.4%	0.7%	0.7%	17.5%	100.0%
Time							
	Less Than 15 Minutes	**15 to 29 Minutes**	**30 to 44 Minutes**	**45 to 59 Minutes**	**60 or More Minutes**	**Worked at Home**	**Total**
Number	7,213	11,669	8,649	2,848	1,106	6,664	38,149
Percent	18.9%	30.6%	22.7%	7.5%	2.9%	17.5%	100.0%

Source: ESRI; Bowen National Research

As the preceding illustrates, 78.7% of individuals in Lakeville utilize their own vehicles or carpool to work. Overall, nearly one-half (49.5%) of residents have commute times of less than 30 minutes to their place of employment, with an additional 17.5% working from home. While the majority of individuals in the area utilize personal vehicles and nearly one-half of workers have relatively short commute times (excluding those that work from home), a noteworthy share (2.4%) of residents rely on public transit as their commuting mode.

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

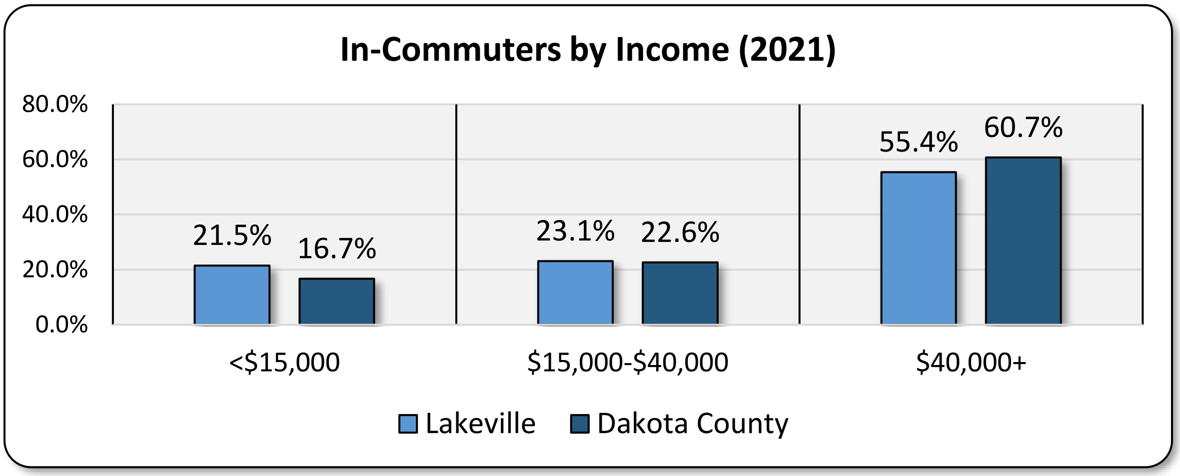
Lakeville, MN – Inflow/Outflow Job Counts in 2021



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

Of the approximately 17,132 persons *employed* in Lakeville, 75.5% (12,931) originate from outside the city, while 24.5% (4,201) live within the city. Nearly 32,000 residents of the city commute to surrounding areas daily for employment. Regardless, the 12,931 non-residents who work in the city represent a substantial base of potential support for future residential development within Lakeville.

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



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

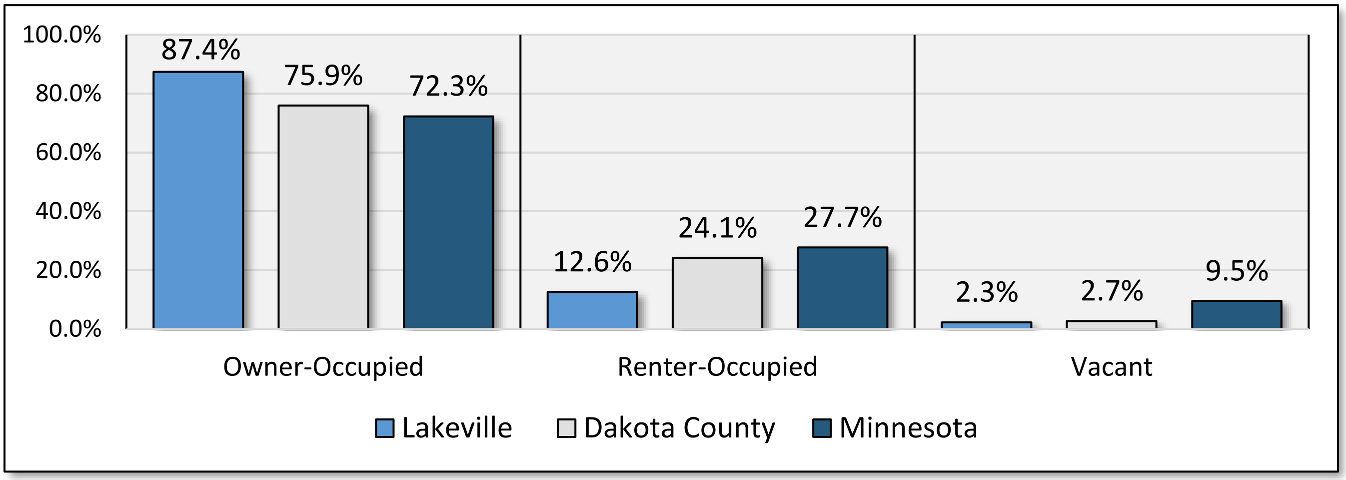
The preceding shows that the largest share (55.4%) of in-commuters to Lakeville earn $40,000 or more annually, while 23.1% earn between $15,000 and $40,000. The remaining share (21.5%) of in-commuters earn less than $15,000 annually. While the majority of in-commuters earn $40,000 or more, the data indicates there is a slightly higher proportion of Lakeville in-commuters earning less than $40,000 when compared to the county. Regardless, a variety of housing types could be developed to potentially attract some of the 12,931 in-commuters to live within Lakeville.

D. HOUSING METRICS

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

Number of Housing Units by Tenure (2022)					
Area	**Total Occupied**	**Owner Occupied**	**Renter Occupied**	**Vacant**	**Total**
Lakeville	24,252	21,186	3,066	568	24,820
Dakota County	169,404	128,582	40,822	4,760	174,164
Minnesota	2,256,126	1,631,701	624,425	237,830	2,493,956

Share of Housing Units by Tenure (2022)



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

Of the 24,252 total *occupied* housing units in Lakeville, 87.4% are owner occupied and 12.6% are renter occupied. This distribution of occupied units by tenure is significantly weighted toward owner households compared to the county and state. Among the 24,820 total housing units in Lakeville, only 2.3% (568 units) are classified as vacant. The respective shares of vacant units in Lakeville and Dakota County are significantly lower than the share (9.5%) for the state. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

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

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Lakeville	340	11.1%	1,702	8.0%	212	6.9%	93	0.4%	203	6.6%	0	0.0%
Dakota County	7,139	17.5%	26,588	20.7%	1,859	4.6%	1,137	0.9%	975	2.4%	250	0.2%
Minnesota	244,615	35.9%	707,304	38.2%	32,202	4.7%	23,665	1.3%	15,646	2.3%	10,852	0.6%

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

In Lakeville, 11.1% of the renter-occupied housing units and 8.0% of the owner-occupied housing units were built prior to 1970. Both shares are lower than the county and statewide shares and represent an inventory of relatively modern housing units. While the share of overcrowded renter housing units (6.9%) is higher than the county and statewide shares, the share of owner housing units with this issue (0.4%) is lower than the comparison areas. The share of renter-occupied (6.6%) housing units with incomplete plumbing or kitchens is also higher than the county and statewide shares of such housing. Overall, there are approximately 415 renter households and 93 owner households in Lakeville living in substandard housing conditions.

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

	Household Income, Housing Costs and Affordability							
	2024 Households	2024 Median HH Income	2024 Median Home Value	2022 Median Gross Rent	2022 Share of Cost Burdened HH*		2022 Share of Severe Cost Burdened HH**	
					Renter	Owner	Renter	Owner
Lakeville	25,885	$127,558	$467,695	$1,623	48.2%	13.4%	31.0%	3.4%
Dakota County	173,920	$102,310	$413,686	$1,410	47.0%	17.0%	21.9%	5.7%
Minnesota	2,309,848	$86,801	$360,089	$1,178	44.0%	18.2%	21.4%	6.7%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research
HH – Households; *Paying more than 30% of income toward housing costs; **Paying more than 50% of income toward housing costs

The estimated median home value in Lakeville of $467,695 is 13.1% higher than the countywide median home value and 29.9% higher than the median home value for the state. The median gross rent of $1,623 in the area is 15.1% higher than the county and 37.8% higher than the state. Despite a median household income of $127,558 in Lakeville, approximately 48.2% of renter households and 13.4% of owner households are housing cost burdened. As a result, there are approximately 1,478 renter households and 2,839 owner households in Lakeville that are housing cost burdened, of which approximately 1,670 *total* households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions.

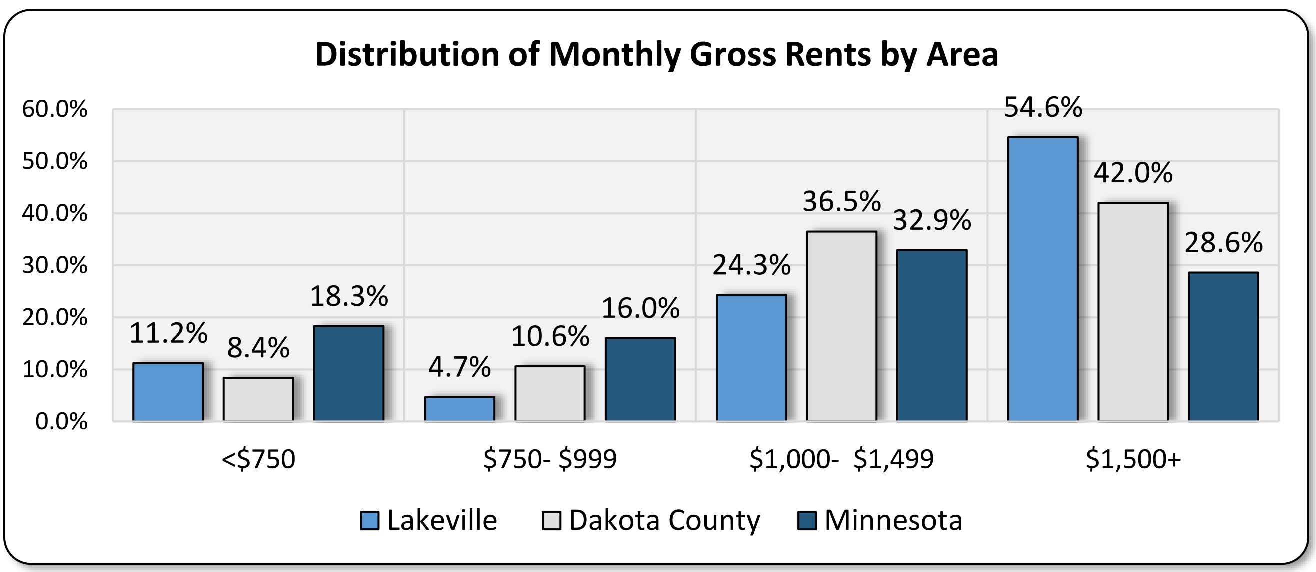
Based on the 2018-2022 American Community Survey (ACS) data, the following is a distribution of all occupied housing by ***units in structure by tenure*** (renter or owner) for each of the study areas.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/Other	Total	4 Units or Less	5 Units or More	Mobile Home/Other	Total
Lakeville	Number	1,448	1,433	185	3,066	20,452	182	552	21,186
	Percent	47.2%	46.7%	6.0%	100.0%	96.5%	0.9%	2.6%	100.0%
Dakota County	Number	13,454	26,680	688	40,822	121,696	4,459	2,426	128,582
	Percent	33.0%	65.4%	1.7%	100.0%	94.6%	3.5%	1.9%	100.0%
Minnesota	Number	239,167	374,998	10,259	624,425	1,541,044	42,914	47,744	1,631,701
	Percent	38.3%	60.1%	1.6%	100.0%	94.4%	2.6%	2.9%	100.0%

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

Most rental units in Lakeville are contained within smaller residential structures, as 53.2% of the *rental* units in Lakeville are within structures of four units or less or mobile homes. Lakeville also has a lower share (46.7%) of multifamily rental housing (five or more units within a structure) when compared to the county (65.4%) and state (60.1%). Among *owner*-occupied units in Lakeville, 99.1% are within structures of four units or less and mobile homes.

The following graph illustrates the ***distribution of monthly gross rents*** (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 53.2% of all rental units in Lakeville classified as non-conventional (four units or less within a structure and mobile homes), this data provides some insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.



Source: American Community Survey (2018-2022); ESRI; Bowen National Research
*Excludes rentals classified as "No Cash Rent"

As the preceding illustrates, the largest share (54.6%) of Lakeville rental units have gross rents of $1,500 or more, followed by units with gross rents between $1,000 and $1,499 (24.3%). By comparison, only 15.9% of rental units in the city have gross rents below $1,000. The distribution of gross rental rates in Lakeville is more heavily weighted toward the higher priced product compared to the county and state.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

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

	Surveyed Multifamily Rental Housing Supply by Area Dakota County, MN						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type		
					Market-Rate	Tax Credit	Government Subsidized
Lakeville	22	2,309	209	9.1%	11.6%	**0.0%**	**0.0%**
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	**0.0%**

Source: Bowen National Research

In Lakeville, a total of 22 apartment properties were surveyed, comprising a total of 2,309 units. Overall, the multifamily units are 90.9% occupied, with a total of 209 vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. While Dakota County as a whole has a healthy overall occupancy rate of 95.7%, the occupancy rate within Lakeville (90.9%) is below the stated range. However, 141 of the 209 vacant units are within a market-rate property that opened in 2023 and is still within its initial lease-up period. Excluding this 252-unit market-rate property, the overall occupancy rate among *established* properties in Lakeville is 96.6%. Also note that there are no vacant units among the Tax Credit and government-subsidized units surveyed in the city. The occupancy rates among the various program types are high and the presence of wait lists, particularly among the Tax Credit product, are evidence of pent-up demand for multifamily rentals for a variety of income levels within Lakeville. This likely represents a future development opportunity within the city.

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

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	**One-Br/ 1.0-Ba**	**Two-Br/ 1.0-Ba**	**Two-Br/ 2.0-Ba**	**Three-Br/ 2.0-Ba**
Market-Rate				
Lakeville	$1,520	$1,895	$1,880	$2,271
Dakota County	$1,385	$1,585	$1,785	$2,177
Tax Credit				
Lakeville	$765	$937	$1,341	$1,545
Dakota County	$765	$920	$1,555	$1,604

Source: Bowen National Research

As the preceding illustrates, the median rent for the typical one-bedroom market-rate unit in Lakeville ($1,520) is nearly twice as high as the comparable Tax Credit unit ($765) in the area. The median rents for market-rate units in Lakeville are also higher than the corresponding median market-rate rents in Dakota County. Regardless of program type, the median rents steadily increase for each subsequently larger unit configuration for both study areas. With limited availability among Tax Credit and government-subsidized units in both Lakeville and Dakota County, many low-income households are likely to seek rental alternatives among the available market-rate and non-conventional supply. This can result in a higher share of cost burdened households in an area, or in some instances, may cause households to relocate outside of an area to find more affordable housing choices.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 53.2% of the total rental units in Lakeville.

During August and September 2024, Bowen National Research conducted an online survey and identified 16 non-conventional rentals that were listed as *available* for rent in Lakeville. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates and the number of bedrooms of non-conventional rentals in the area.

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

Surveyed Non-Conventional Rentals Overview			
Area	Non-Conventional Rentals*	Identified Vacant Units	Vacancy Rate
Lakeville	1,633	16	1.0%
Dakota County	14,142	83	0.6%

Source: American Community Survey (2018-2022); ESRI; Bowen National Research
*ACS reported number of rental units within structures of four units or less and mobile homes

With a total of 16 available units identified, Lakeville has an overall vacancy rate of 1.0% for non-conventional rentals, which is slightly higher than the vacancy rate for Dakota County (0.6%). Regardless, this occupancy rate is well below the optimal range of 4% to 6% for non-conventional rentals and indicates a significant lack of available non-conventional supply in the city.

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

Available Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Lakeville				
Two-Bedroom	2	$1,900 - $2,000	$1,950	$1.33
Three-Bedroom	9	$2,000 - $3,400	$2,500	$1.47
Four-Bedroom	5	$2,395 - $3,200	$2,599	$1.22
Total	16			
Dakota County				
One-Bedroom	2	$1,050 - $1,300	$1,175	$1.60
Two-Bedroom	18	$910 - $2,585	$1,750	$1.39
Three-Bedroom	44	$1,825 - $3,750	$2,500	$1.40
Four-Bedroom	19	$2,000 - $3,945	$2,600	$1.25
Total	83			

Source: Zillow, Rent.com, Homes.com

Among the available non-conventional rentals in Lakeville, the largest share (56.3%) by bedroom type consists of three-bedroom units. The three-bedroom units have a median rent of $2,500 ($1.47 per square foot) and an overall rent range of $2,000 to $3,400. When typical utility costs ($300 or more) are considered, the typical three-bedroom non-conventional rental in Lakeville has a gross rent of approximately $2,800. This is a substantially higher rent as compared to the rent for the comparable three-bedroom multifamily market-rate unit in the city, which has a median collected rent of $2,271. As such, it is unlikely that most low-income households would be able to afford the typical non-conventional rental in the area, even if such a unit were readily available.

For-Sale Housing

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

Lakeville - Owner For-Sale/Sold Housing Supply		
Type	**Homes**	**Median Price**
Lakeville		
Available*	121	$494,797
Sold**	5,252	$457,950
Dakota County		
Available*	579	$395,000
Sold**	23,271	$380,000

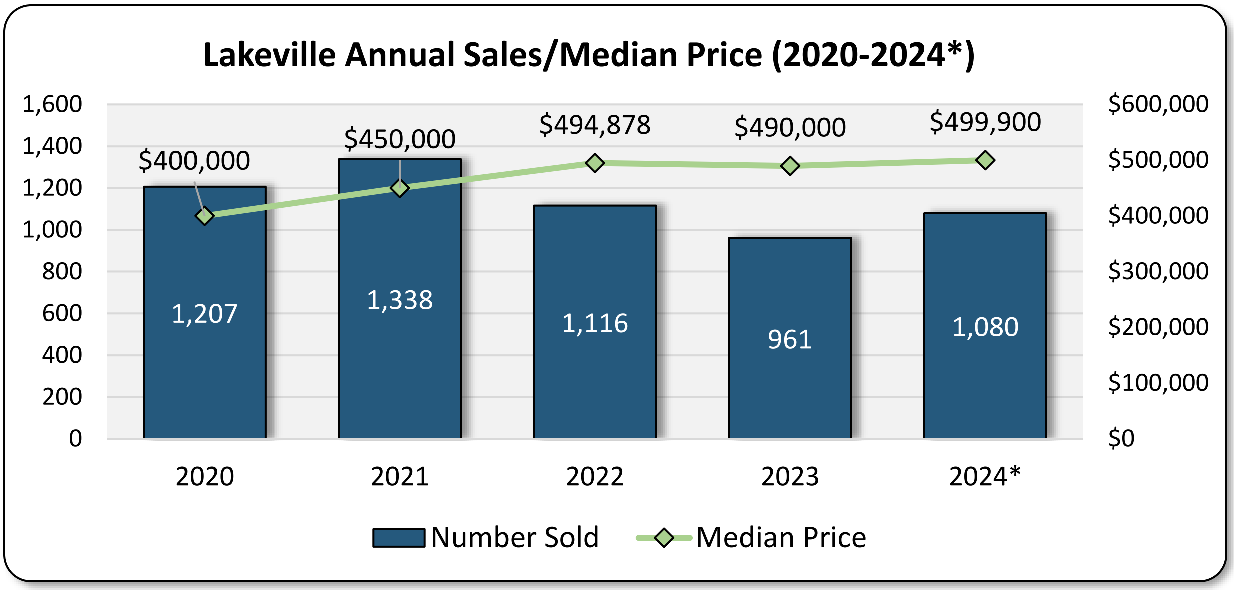
Source: Redfin.com & Bowen National Research
*As of July 31, 2024
**Sales from January 1, 2020 to July 31, 2024

The available for-sale housing stock in Lakeville as of July 31, 2024 consists of 121 total units with a median list price of $494,797. This represents a much higher median list price compared to the available for-sale homes in Dakota County ($395,000). Historical sales from January 2020 to July 2024 in Lakeville consisted of 5,252 homes with a median sales price of $457,950, which is 20.5% higher than the median sales price reported for homes sold within Dakota County during this time period.

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

Sales History/Median Sales Price by Year – Lakeville (January 1, 2020 to July 31, 2024)				
Year	**Number Sold**	**Percent Change**	**Median Sales Price**	**Percent Change**
2020	1,207	-	$400,000	-
2021	1,338	10.9%	$450,000	12.5%
2022	1,116	-16.6%	$494,878	10.0%
2023	961	-13.9%	$490,000	-1.0%
2024*	630 (1,080)	(12.4%)	$499,900	2.0%

Source: Redfin.com & Bowen National Research
*As of July 31, 2024; Volume projected through the remainder of 2024 (in parenthesis)



*2024 full year volume projection

As the preceding illustrates, home sales in Lakeville increased by 10.9% between 2020 and 2021. Since 2021, volume decreased in each subsequent year; however, projections indicate that sales volume will increase 12.4% in 2024. It should be noted that the current year's projection is based solely on transactions year-to-date, which may not account for seasonality in the market that can influence the projection. While volume decreased annually in recent years, the median sales price of homes sold in the city increased substantially. Collectively, the median sales price of homes sold in Lakeville increased by 25.0% between January 2020 and July 2024. It is also noteworthy that the median sales price through July 2024 is 2.0% higher than the 2022 median sales price. This suggests that home prices in the city are increasing, albeit at a lower annual rate than in years past.

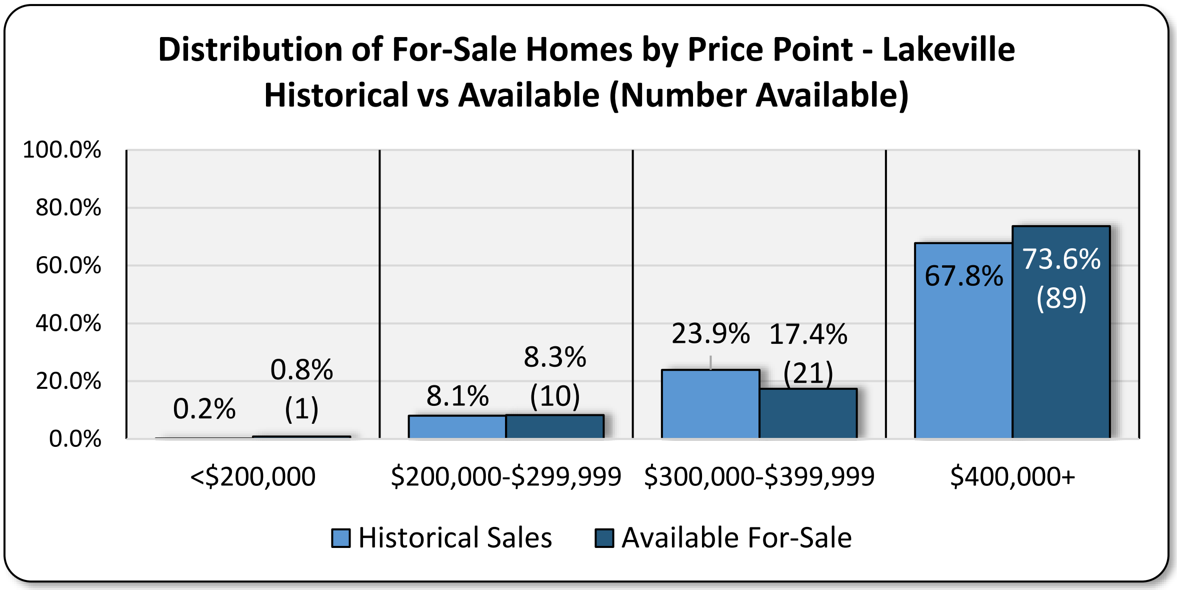
The following table provides various housing market metrics for the ***available*** for-sale homes in Lakeville and Dakota County as of July 31, 2024.

Available For-Sale Housing (As of July 31, 2024)								
Area	Total Available Units	Share of County	Availability Rate	Months Supply of Inventory	Average List Price	Median List Price	Average Days on Market	Average Year Built
Lakeville	121	20.9%	0.6%	1.3	$533,830	$494,797	47	2006
Dakota County	579	100.0%	0.5%	1.4	$447,241	$395,000	43	1992

Source: Redfin.com & Bowen National Research

The 121 available for-sale homes in Lakeville represent 20.9% of the available for-sale homes in Dakota County. These homes equate to an availability rate of 0.6% when compared to the 21,186 owner-occupied units in the city. Based on recent sales history, this inventory represents 1.3 *Months Supply of Inventory* (MSI). Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase and there should be between four and six months of available inventory to allow for inner-market mobility and household growth. The available for-sale homes have an average number of days on market of 47 days and an average year built of 2006. Overall, the data illustrates that there is limited availability of for-sale homes and a short average number of days on market, which has likely contributed, at least in part, to the notable increase in for-sale pricing since 2020.

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



Source: Redfin.com & Bowen National Research

As the preceding illustrates, nearly three-quarters (73.6%) of available homes in Lakeville are priced at $400,000 and higher, which represents a higher share of homes within this price range compared to historical sales in the city. By comparison, only 32 of the 121 available units are priced below $400,000 and only 11 are priced below $300,000. There is an extremely limited inventory of available homes within lower price points in the city. This is likely to create affordability issues for much of the area workforce and first-time homebuyers, which may limit the ability of the area to attract new households.

Senior Care Housing

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

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Median Occupancy Rate	Base Monthly Rates
Lakeville						
Independent Living	3	230	10	95.7%	86.8%	$1,557-$4,613
Assisted Living	4	239	10	95.8%	85.4%	$2,250-$12,100
Nursing Homes	-	-	-	-	82.0%	-
Total	7	469	20	95.7%	-	$1,557-$12,100
Dakota County						
Independent Living	21	1,355	56	95.9%	86.8%	$775-$4,742
Assisted Living	32	1,975	115	94.2%	85.4%	$1,506-$12,100
Nursing Homes	7	616	113	81.7%	82.0%	$6,894-$21,292
Total	60	3,946	284	92.8%	-	$775-$21,292

Source: 2023 State of Seniors Housing and Bowen National Research
Note: In some cases, daily rates were converted to monthly rates

As the preceding illustrates, a total of seven senior care projects were surveyed within Lakeville. These projects have an overall occupancy rate of 95.7%. The occupancy rates in Lakeville for independent living (95.7%) and assisted living (95.8%) facilities are well above the national median occupancy rates for each facility type. The high occupancy rates and projected increase in households aged 65 and older in the city suggest that there could be an increase in demand for senior care options over the next five years.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Dakota County. The following summarizes the known details for the multifamily rental and for-sale housing projects that are planned, proposed, or under construction within Lakeville. Note that at the time of research, no senior care housing projects were identified within the city that were either planned or under construction.

Multifamily Rental Housing Development - Lakeville				
Project Name & Address	**Type**	**Units**	**Developer**	**Status/ Details**
179th Street Apts. SW of 179th St. W. & Glacier Way	Market-Rate	243	TE Miller Development	**Planned:** Approved winter 2022; Received extension through December 2024; Studio-, one- and two-bedroom units.
Kenyon Green 18430 Kenyon Ave.	Tax Credit	49	Ron Clark Construction and Design	**Planned:** Funded through Dakota County CDA; 60% AMHI; Construction to start 2025; ECD 2026.
Sundance Lakeville North of 162nd St. between Kendale Dr. & Buck Hill Rd.	Market-Rate	167	Timberland Partners	**Planned:** Townhome units with rents ranging from $1,421 for a one-bedroom to $2,970 for three-bedroom units; Development will include nine for-sale single-family homes; ECD unknown.
For-Sale Housing Development - Lakeville				
Subdivision Name & Address	**Product Type**	**Units/Lots**	**Developer**	**Status/Details**
Cedar Hills (5th, 6th, and preliminary platted phases) NE corner of Cedar & 200th St.	Single-Family & Townhome	331	Lennar	**Planned:** Phase V (36 single-family lots and 34 townhomes) and Phase VI (41 townhomes) approved in the last two years and additional approved preliminary platted phase (78 single-family lots and 142 townhomes). Homes to range from $431,990 to $660,205 with 1,557 to 2,786 sq. ft. for single-family.
Berres Ridge (9th and preliminary platted phases) N of 202 St. & W of Hamburg Ave.	Single-Family	84	OneTenTen	**Planned:** Phase nine approved in 2023 (34 lots) and additional approved preliminary platted phase (50 lots). Homes to range from $579,900 to $897,616 with 2,735 to 4,243 sq. ft.
Brookshire (2nd, 3rd, and preliminary platted Phases) S. of 170 St. & E. of Eagleview Dr	Single-Family & Townhome	730	D.R. Horton	**Planned:** Phase II (81 lots) and Phase III (58 single -family lots and 36 townhomes) approved in the last two years and additional approved preliminary platted phase (429 single-family lots and 126 townhomes). Homes to range from $547,000 to $663,000 with 1,721 to 3,448 sq. ft. for single-family; $389,990 to $428,805 with 1,894 to 1,965 sq. ft. for townhomes.
Caslano (2nd Phase and preliminary platted phases) S of Dodd Blvd. & W of Hwy. Ave.	Single-Family	211	Lennar	**Planned:** Phase II (60 lots) approved in the last two years and additional approved preliminary platted phase (151 single-family lots). Homes to range from $583,990 to $688,990 with 2,692 to 3,328 sq. ft.
Preserve of Lakeville (3rd and preliminary platted phases) NE of Kenwood Trl. & S. of 185 St.	Single-Family	46	Country Joe Homes	**Planned:** Phase III (20 lots) approved in the last two years and additional approved preliminary platted phase (26 lots). Homes to range from $774,994 to $1,050,000 with 3,538 to 4,811 sq. ft.
Cedar Creek Villas (2nd and preliminary platted phases) NW of 202nd St. & Cedar Ave.	Townhome	88	Summergate Companies	**Planned:** Phase II (29 townhomes) approved in the last two years and additional approved preliminary platted phase (59 townhomes). Home size and price not found.
Cordelia (2nd and preliminary platted phases) S. of 179th & E. of Glacier	Townhome	188	Pulte Homes	**Planned:** Phase II (91 townhomes) approved in the last two years and additional approved preliminary platted phase (97 townhomes). Homes to range from $364,990 to $419,990 with 1,883 to 1,996 sq. ft.

ECD – Estimated Completion Date

For-Sale Housing Development – Lakeville (CONTINUED)				
Subdivision Name & Address	**Product Type**	**Units/Lots**	**Developer**	**Status/Details**
Ritter Meadows (1st and preliminary platted phases)	Single-Family & Detached Townhome	354	Twin Cities Land Development and Robert Thomas Homes	**Planned:** Phase I (99 townhomes) approved in the last two years and additional approved preliminary platted phase (29 single-family lots and 226 townhomes).
Voyageur Farms (2nd, 3rd, and preliminary platted phases) 7376 183rd St. W.	Detached Townhome	243	U.S. Home, LLC and Lennar	**Planned:** Phase II (31 townhomes) and Phase III (90 townhomes) approved in the last two years and additional approved preliminary platted phase (122 townhomes). Homes to range from $458,990 to $520,990 with 1,830 to 2,553 sq. ft.
Glacier Creek E. of Cedar Ave. & S. of 179 St.	Single-Family	36	CNC Development V, LLC and OneTenTen	**Planned:** In approved preliminary platted phase. Homes start at approximately $780,000 with 3,921 sq. ft.
Highview Ridge S. of Dodd & E of Highview Ave.	Single-Family	27	Youngfield Homes	**Planned:** In approved preliminary platted phase. Homes to range from $563,600 to $717,300 with 2,016 to 4,027 sq. ft.
Pheasant Run of Lakeville N. of 179 St. & E. of Pilot Knob Rd.	Single-Family & Detached Townhome	85	KJ Walk	**Planned:** Phase I (57 single-family) approved in the last two years and additional approved preliminary townhome platted phase VIII (28 townhomes). Homes to range from $470,200 to $612,100 with 1,385 to 3,559 sq. ft. for single-family; $735,500 and 2,957 sq. ft. for townhomes.
Summers Creek S. of Dodd Blvd., E of Highview Ave. & W. of Cedar Ave.	Single-Family & Detached Townhome	76	Summergate Companies	**Planned:** 43 single-family and 33 townhome lots in early approved preliminary phase. Homes to range from $470,900 to $528,900 with 1,517 to 3,563 sq. ft.

A total of 459 rental units and 2,499 for-sale housing units are planned within Lakeville during the next several years. Among these housing projects is a 49-unit rental community developed under the Tax Credit program, which will help satisfy a portion of the extremely high demand for affordable rental housing in the city. The number of planned housing units will likely help meet some of the increased demand stemming from the projected household growth for the city.

E. HOUSING GAP

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

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

Lakeville has an overall *five-year* housing gap of 3,796 units, with a gap of 692 rental units and a gap of 3,104 for-sale units. The following table summarizes the rental and for-sale housing gaps by income and affordability levels for Lakeville.

	Lakeville Housing Gap Estimates					
Percent AMHI*	**≤30%**	**31%-60%**	**61%-80%**	**81%-115%**	**116%+**	**Total Housing Gap**
Household Income	≤ $37,260	$37,261-$74,520	$74,521-$99,360	$99,361-$142,830	$142,831+	
Rent Range	≤ $931	$932-$1,863	$1,864-$2,484	$2,485-$3,570	$3,571+	
Price Range	≤ $124,200	$124,201-$248,400	$248,401-$331,200	$331,201-$476,100	$476,101+	
Five-Year Estimates (2024-2029)						
Rental Housing Gap	360	125	80	84	43	**692**
For-Sale Housing Gap	0	200	696	1,857	351	**3,104**
10-Year Estimates (2024-2034)						
Rental Housing Gap	720	299	273	364	187	**1,843**
For-Sale Housing Gap	0	250	1,392	4,236	1,306	**7,184**

Source: Bowen National Research
AMHI – Area Median Household Income; *Based on HUD limits for Lakeville (4-person limit)

As the preceding table illustrates, the projected housing gaps encompass a variety of affordability levels for both rental and for-sale housing product. The greatest need for rental product in the five-year projection period appears to be for product serving households earning up to 30% of AMHI. The greatest need for for-sale product appears to be for product serving households earning between 81% and 115% of AMHI. Although development within Lakeville should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider various rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject market's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

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

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

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

SWOT Analysis	
Strengths	**Weaknesses**
• Household growth of 38.5% (2010-2024) • Positive household growth projections by tenure (owner/renter) • Positive household income growth projections • Newer existing housing stock as compared to the county	• No vacancies at Tax Credit and subsidized multifamily apartments • Low availability rates for non-conventional rentals and for-sale housing • Higher share of substandard rental housing units as compared to county
Opportunities	**Threats**
• Housing need of 692 rental units and 3,104 for-sale units within the next five years • Projected household growth of nearly 10.0% between 2024 and 2029 • Attract some of the 12,931 commuters coming into the county for work to live in the county	• Higher overall housing costs as compared to county and rising cost of for-sale housing • Higher share of cost burdened renter households • Less than 25.0% of employed residents work in the city • Risk of losing some of the 31,000+ residents that commute out of the city for employment

Lakeville has experienced significant household growth since 2010 and household growth in the city is projected to continue over the next five years. Note that the city has no vacancies among its affordable multifamily units, a low number of available non-conventional rental units, and a low availability rate within the for-sale housing market. These availability issues combined with rising for-sale costs and a significant number of residents commuting outside Lakeville for employment increase the likelihood of households relocating outside the city. However, the city has over 450 rental units and nearly 2,500 for-sale housing units planned over the next several years which could help meet a portion of the unmet demand for housing within the city. Despite the significant number of planned residential units, the city is still projected to have housing gaps of 692 rental units and 3,104 for-sale units over the next five years. The nearly 13,000 workers commuting to Lakeville for employment daily represent a significant base of potential support for future housing development, which can contribute to positive household growth that will support a growing local economy.

Date: 4/28/2025

2025-2026 City of Lakeville Hunting Map

Proposed Action

No formal action is required. Information is for discussion purposes only.

Overview

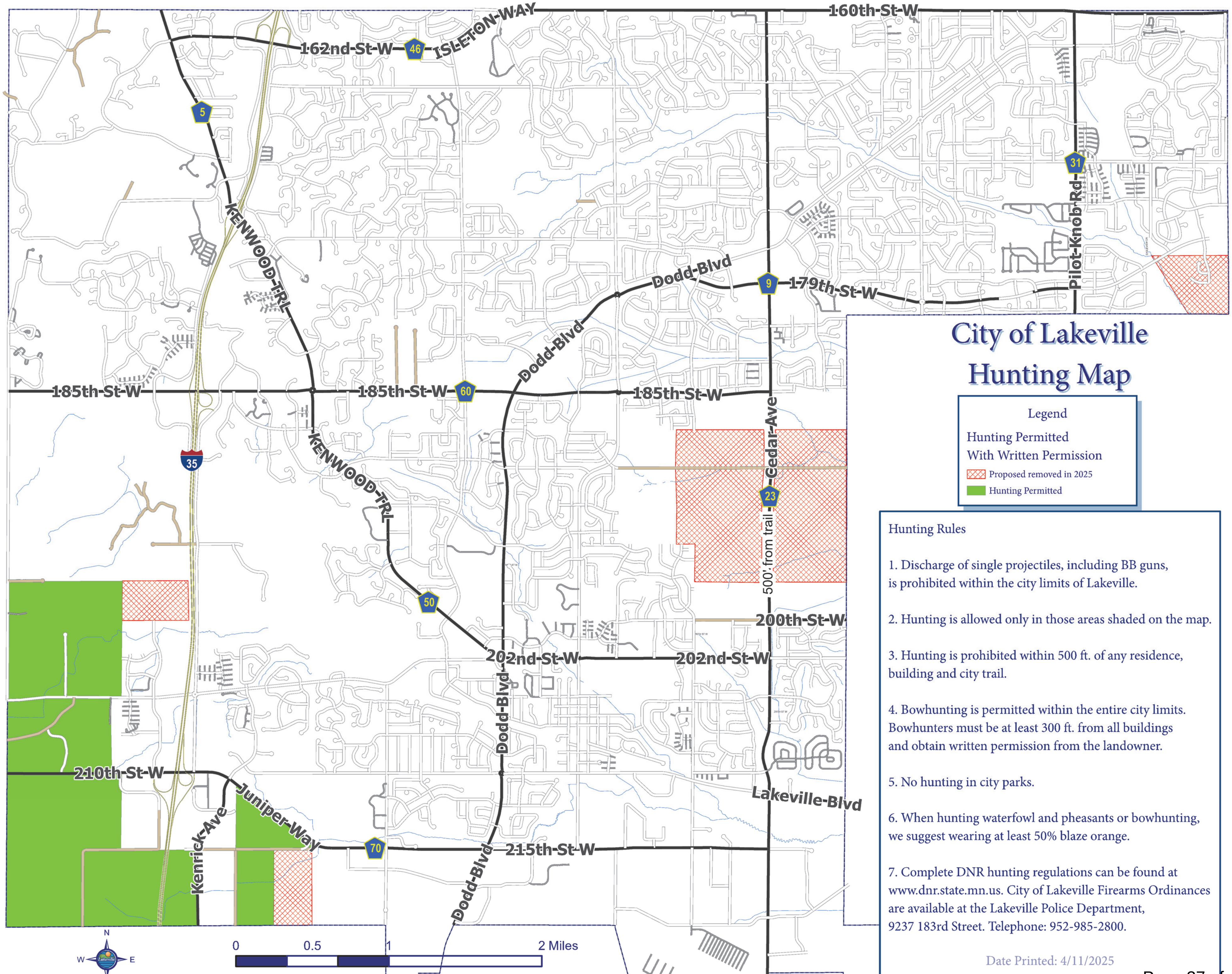
Annually, Staff reviews the current Hunting Map to determine if any changes to the permitted hunting zone areas are needed as a result of new development in the city. Staff from the Planning, Parks and Police departments reviewed the existing map and are proposing several areas to be removed from the allowable hunting areas as noted in the delineated red areas on the attached map.

Additionally, staff is proposing updates to the hunting rules listed on the map to ensure they align with current City ordinance and further clarify hunting rules within the City of Lakeville.

Supporting Information

1. Hunting Map Removed Sections 2025
2. Hunting Map Proposal 2025
3. Hunting 2025 Rules Update

Financial Impact: $ **Budgeted:** No **Source:** NA
Envision Lakeville Community Values: Access to a Multitude of Natural Amenities and Recreational Opportunities
Report Completed by: *Brad Paulson, Police Chief* and *Joe Masiarchin, Parks and Recreation Director*



City of Lakeville Hunting Map

Legend

Hunting Permitted
With Written Permission

Proposed removed in 2025

Hunting Permitted

Hunting Rules

1. Discharge of single projectiles, including BB guns, is prohibited within the city limits of Lakeville.

2. Hunting is allowed only in those areas shaded on the map.

3. Hunting is prohibited within 500 ft. of any residence, building and city trail.

4. Bowhunting is permitted within the entire city limits. Bowhunters must be at least 300 ft. from all buildings and obtain written permission from the landowner.

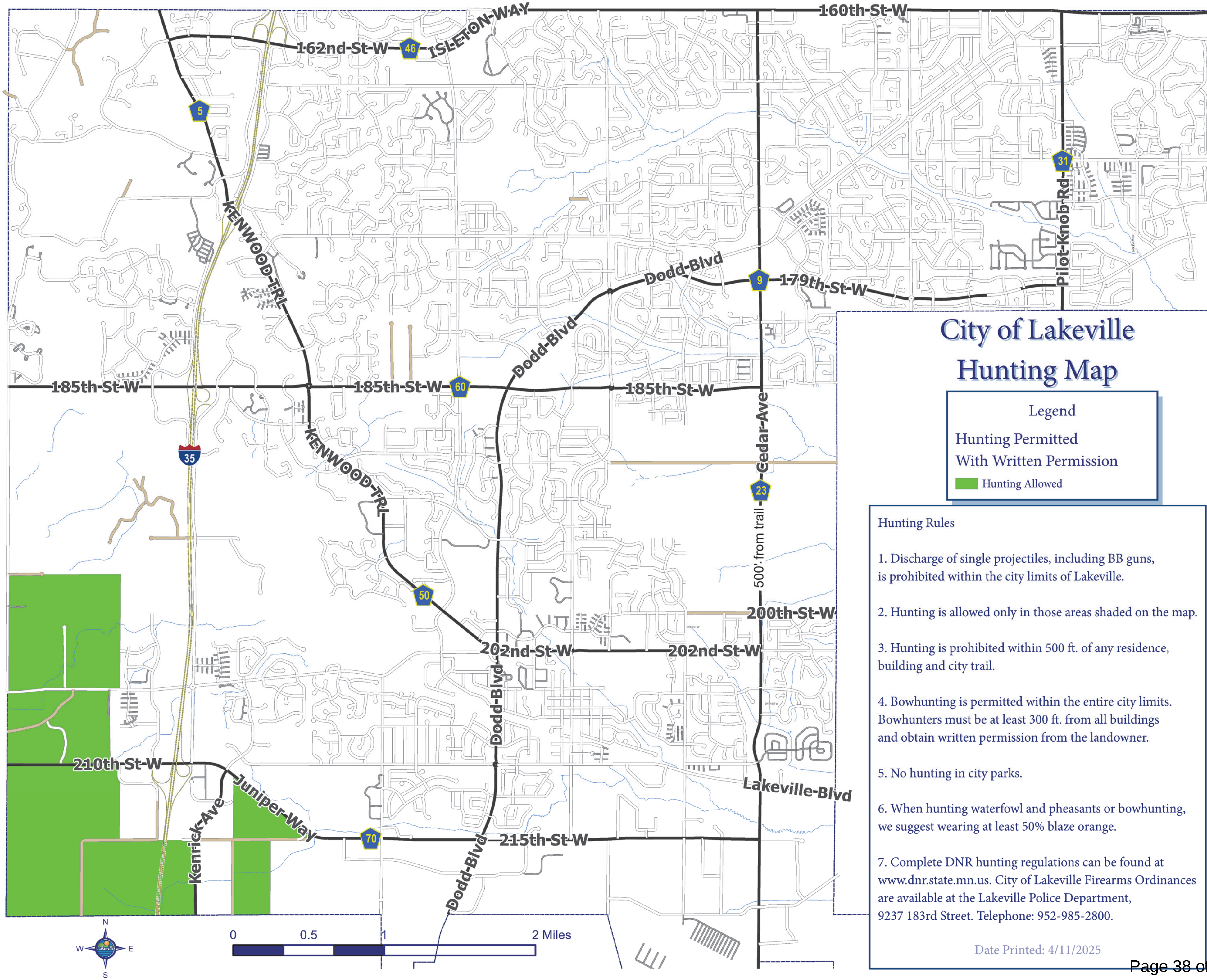
5. No hunting in city parks.

6. When hunting waterfowl and pheasants or bowhunting, we suggest wearing at least 50% blaze orange.

7. Complete DNR hunting regulations can be found at www.dnr.state.mn.us. City of Lakeville Firearms Ordinances are available at the Lakeville Police Department, 9237 183rd Street. Telephone: 952-985-2800.

Date Printed: 4/11/2025

City of Lakeville Hunting Map



Legend

Hunting Permitted
With Written Permission

Hunting Allowed

Hunting Rules

1. Discharge of single projectiles, including BB guns, is prohibited within the city limits of Lakeville.

2. Hunting is allowed only in those areas shaded on the map.

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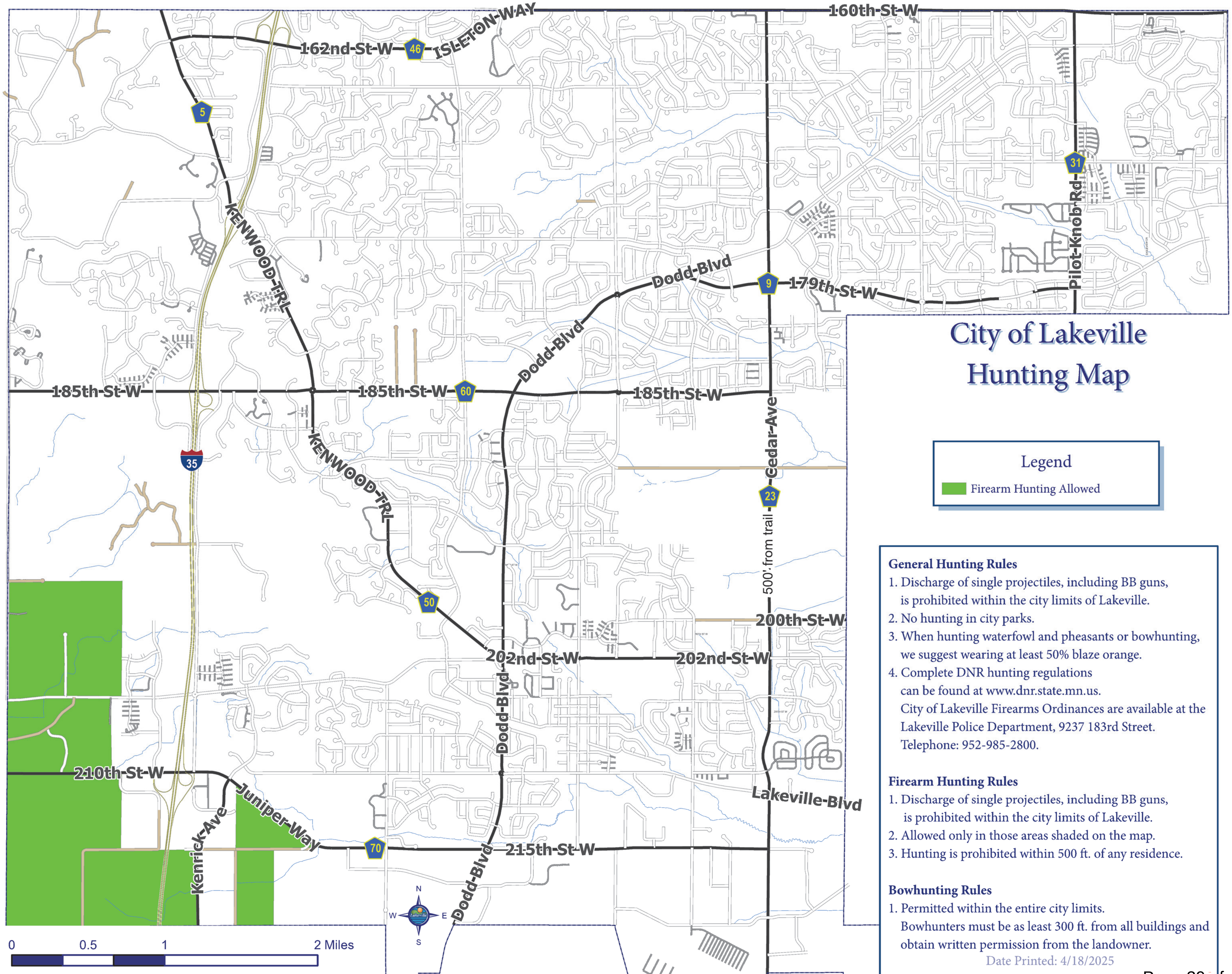

City of Lakeville Hunting Map

Legend

Firearm Hunting Allowed

General Hunting Rules

1. Discharge of single projectiles, including BB guns, is prohibited within the city limits of Lakeville.
2. No hunting in city parks.
3. When hunting waterfowl and pheasants or bowhunting, we suggest wearing at least 50% blaze orange.
4. Complete DNR hunting regulations can be found at www.dnr.state.mn.us.
   City of Lakeville Firearms Ordinances are available at the Lakeville Police Department, 9237 183rd Street.
   Telephone: 952-985-2800.

Firearm Hunting Rules

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2. Allowed only in those areas shaded on the map.
3. Hunting is prohibited within 500 ft. of any residence.

Bowhunting Rules

1. Permitted within the entire city limits.
   Bowhunters must be as least 300 ft. from all buildings and obtain written permission from the landowner.

Date Printed: 4/18/2025

Date: 4/28/2025

FiRST Center Membership Plan

Proposed Action
Discussion only.

Overview
As the construction of the FiRST Center begins, the next step in preparing for opening day is to develop a marketing and membership plan. As part of Leo A Daly's contract, they completed a proforma for operating the FiRST Center that indicated the initial annual operating costs would be approximately $450,000. In addition, staff have reviewed membership models from various public safety training facilities throughout the metro area to ensure we set our membership costs and benefits to be consistent with those and provide the required annual income to operate the facility. Administration and Police Department staff will be available at the April 28 City Council work session to review the attached draft of the FiRST Center membership plan.

Supporting Information
1. FiRST Center Overview flyer Agency Partners (3)

Financial Impact: $N/A **Budgeted:** No **Source:**
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Allyn Kuennen, Assistant City Administrator

FIRST RESPONDER SKILLS TRAINING CENTER

FiRST Center Overview

- Designed to meet regional training needs with purpose-built facilities.
- Immersive, reality-based training enhanced by cutting-edge AV technology.
- Funded through federal, state and local resources.
- Flexible and adaptable to support the evolving needs of public safety professionals.
- Set to open in 2026.

Dedicated spaces for specialized skills training and development:

- **Dedicated mats room** for training in defensive tactics, response to resistance and de-escalation.
- **Classroom space** for 114 seats or split the rooms for multiple sessions.
- **Two-story reality-based training space** with flexible wall systems to simulate various commercial and residential environments.
- **Virtual reality training** to enhance decision-making skills under pressure.
- **12-lane, 50-yard** tactical range designed for advanced training.
- **Six-lane, 25-yard adjustable target range—** open to the public.

Train Smarter. Train Safer. Train for What's Real.

Our advanced training center is built for today's first responders. It's built to meet the evolving needs of today's police trainers—offering the flexibility, realism and functionality required to deliver high-impact, real-world training.

From configurable spaces that simulate dynamic environments to advanced live-fire ranges, defensive tactics rooms and cutting-edge simulation tools, every element is designed to support skill development, officer safety and decision-making under pressure. Spaces are built to encourage interagency cooperation. With secure storage, after-hours access and user-friendly scheduling, the facility empowers agencies to train how and when they need—efficiently, effectively and without compromise.

No matter your agency's mission, we're built to support it—because when it comes to readiness, the options truly are endless.

INVEST IN EXCELLENCE

FiRST Center Membership Benefits and Pricing

Join a community built on readiness, resilience and results. Our membership plans are designed to give you access to advanced training facilities—offering the tools, space and support your team needs to train like it's your own.

With membership, it's more than access—it's partnership. You'll bring your own trainers, shape your own programs and operate like you have a facility of your own—without the overhead.

Enjoy exceptional value, unmatched flexibility and top-tier customer service that treats your team like part of ours. We're here to support your mission every step of the way.

Your Team. Your Training. Your Space.

Capital Membership Benefits

- **Priority Scheduling**
  - Priority pick of training dates and times before general access opens.
- **Unlimited Agency Range Time**
  - Train as often as needed—based on availability.
- **Flat-Fee Pricing for Entire Agency**
  - One predictable rate covers your whole team, no surprise costs.
- **After-Hours Facility Access**
  - Train on your schedule, including evenings and weekends, based on availability.
- **Dedicated Storage Space**
  - Secure, on-site storage for your training equipment and aids—ready when you are.
- **No Additional Space Rental Fees**
  - Full access to training rooms and range space is included in your membership.
- **Remote Calendar Access**
  - Your agency training coordinator can reserve facility time with ease through a dedicated scheduling portal.

Membership $

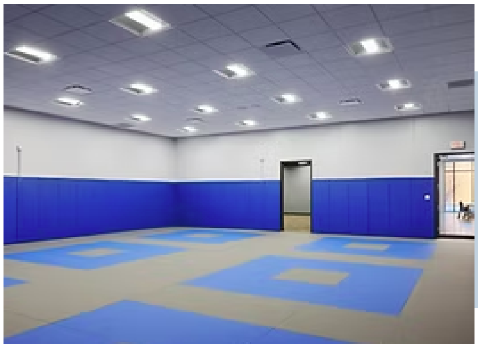
Preferred Membership Benefits

- **Preferred Scheduling**
  - Access to facility scheduling after Capital Members—still ahead of general booking.
- **Per-Officer Annual Pricing**
  - Flexible, scalable pricing based on your agency's needs.
- **Minimum 4 Hours of Range Time Per Officer, Per Year**
  - Guaranteed access to support regular skill development and qualification.
- **Dedicated Storage Space (As Available)**
  - On-site equipment storage offered based on availability.
- **Remote Calendar Access**
  - Your training coordinator can easily reserve time using our online scheduling system.

Membership $

FIRST RESPONDER SKILLS TRAINING CENTER

GENERAL FACILITY PRICING



Defensive Tactics Room (Mats Room)

- 1503 square feet, wall pads, floor mats
- $260 a day

Classrooms

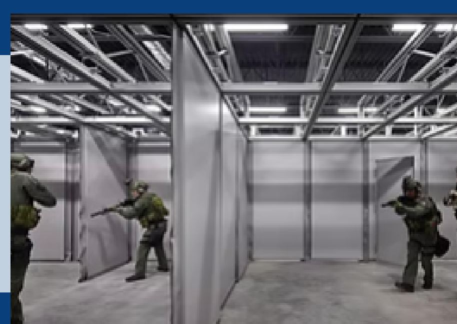
- Full classroom 114 seats $500 a day
- Half classroom 57 seats $250 a day

Shooting Range

- 12-lane, 50-yard
- $235 an hour

Virtual/Indoor & Outdoor Reality

- Virtual reality $100 an hour
- Indoor & outdoor reality $525 a day



Public Range

- 6-lane, 25-yard
- $25 an hour per person (add 2nd shooter to lane $10)
- $5 discount law enforcement/military/veteran

(Rates are per hour with estimated total shooting time of appx. 45 mins.)