



CITY OF FARIBAUT:
JOURNEY TO
2040



JOURNEY TO 2040

SUPPORTING DATA REPORT

June 2018

DRAFT



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INTRODUCTION

This background report is a critical resource in the Faribault: Journey to 2040 planning process, and it will be refined throughout the process as needed to ensure that it captures the current characteristics of the community. The intent of the following inventory and analysis is that it will help facilitate the development of a Downtown Plan, a Parks, Trails, and Open Space Master Plan, and a Comprehensive Plan that are all based in reality, are responsive to current and anticipated market trends, and respects the community's vision for the future of Faribault.

The purpose of the background report is to provide a comprehensive 'snapshot' in time of the City of Faribault today by providing a baseline of information, data and analysis about the community. Coupling this information with local and regional trends will help inform and guide the planning process by establishing a foundation from which each of the three individual plans can be developed. The City of Faribault is a community with diverse resources that offers residents and businesses an exceptional quality of life, and to maintain that quality and to help facilitate this planning effort, it is important to understand the City as it is currently.

The following sections will discuss the people, the businesses, the facilities, natural resources, and the transportation system that make up the community. This report will serve as a resource for Planning Oversight Committee (POC), the three steering committees guiding each individual planning process, city staff, policymakers, stakeholders and residents throughout the plan development process.

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SOCIO-ECONOMIC CONDITIONS

The following section presents demographic and economic data for the City of Faribault. This data provides an understanding of key trends that influence land use and other important community systems. In many of the exhibits included in this section, additional data is also presented for Rice County and Southeast Minnesota . In select cases, data is also presented for the peer communities of Owatonna and Red Wing, the Twin Cities Seven County Metropolitan Area, the State of Minnesota, the United States, and Census-defined areas within the City of Faribault known as “Census Tracts.”

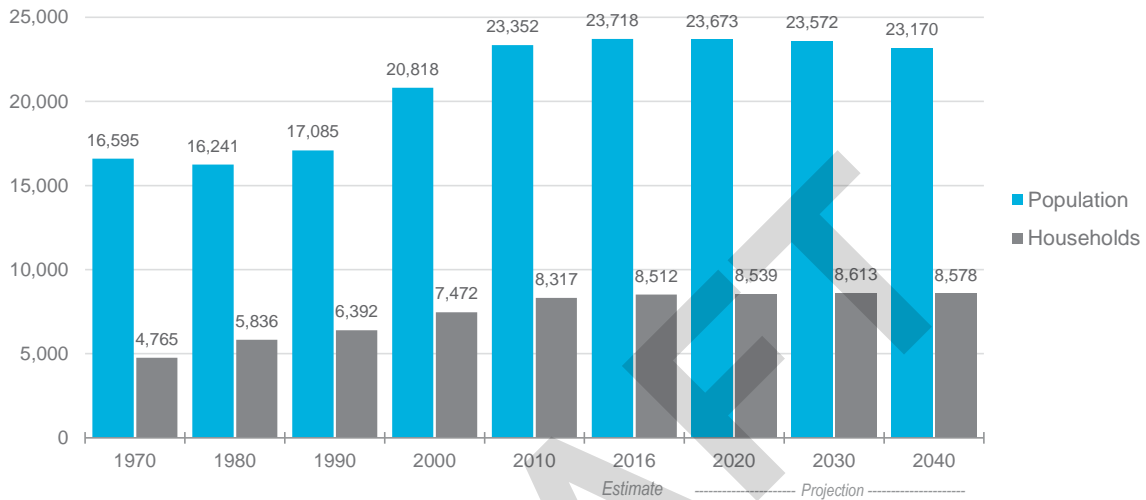
This additional data is intended to provide greater context to trends and patterns that likely extend well beyond Faribault’s border but nevertheless impact the community.

POPULATION AND HOUSEHOLD TRENDS

The Figures 1 and 2 and Table 1 present data on the historic and forecasted growth trends for Faribault, Rice County, and Southeast Minnesota from 1970 through 2040. After a period of strong population and household growth in the 1990s and 2000s, the US Census and the Minnesota Demographic Center have estimated that growth in Faribault has slowed considerably during the 2010s. Moreover, based on projections for Rice County, Faribault’s population and household base are anticipated to remain stable through 2040. Minimal population growth will require fewer new housing units and commercial space than compared to decades with strong growth. Nevertheless, there will still be a need for new development that replaces structures that are obsolete or in very poor condition.

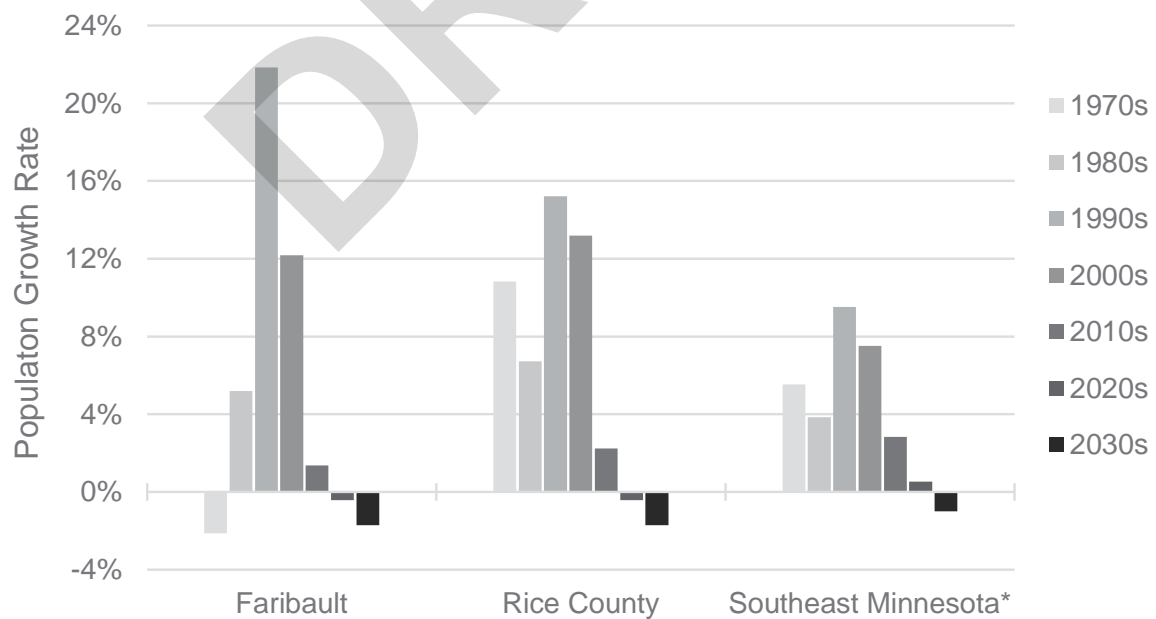


[Figure 1]: Faribault Population and Households 1970-2040



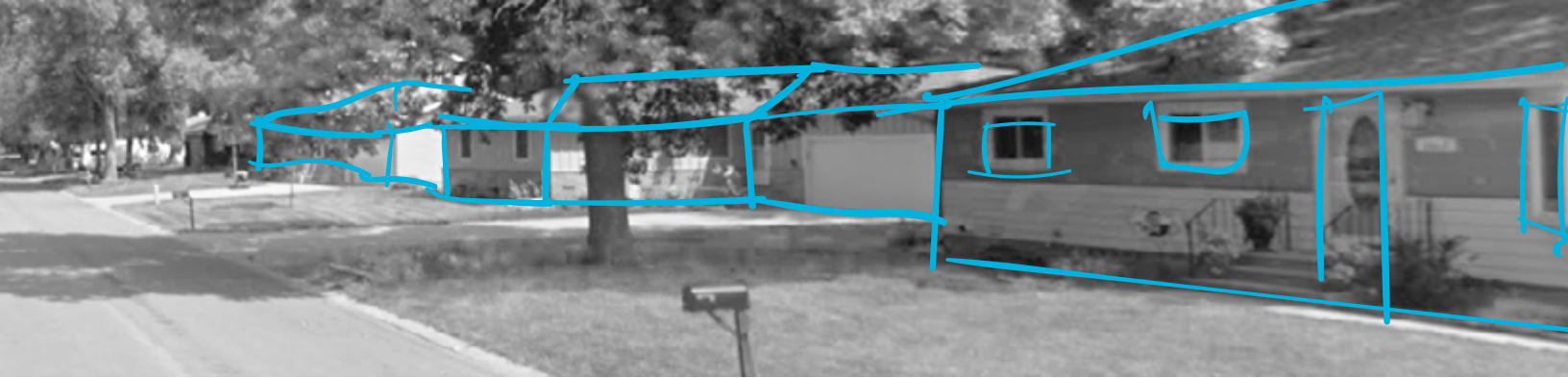
Sources: US Census; Minnesota Demographic Center; Perkins+Will

Figure 2: Population Growth Rates 1970-2040



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Census; Minnesota Demographic Center; Perkins+Will



[Table 1]: Population and Household Growth Trends 1970-2040

Geography	1970	1980	1990	2000	2010	Estimate	Forecast		
						2016	2020	2030	2040
Population									
Faribault	16,595	16,241	17,085	20,818	23,352	23,718	23,673	23,572	23,170
Rice County	41,582	46,087	49,183	56,665	64,142	65,607	65,575	65,297	64,182
Southeast Minnesota*	383,369	404,565	420,094	460,102	494,684	504,284	508,663	511,341	506,228
Numeric Change									
Faribault	--	-354	844	3,733	2,534	--	-45	-100	-403
Rice County	--	4,505	3,096	7,482	7,477	--	-32	-278	-1,115
Southeast Minnesota*	--	21,196	15,529	40,008	34,582	--	4,379	2,678	-5,113
Percent Change									
Faribault	--	-2.1%	5.2%	21.8%	12.2%	--	1.4%	-0.4%	-1.7%
Rice County	--	10.8%	6.7%	15.2%	13.2%	--	2.2%	-0.4%	-1.7%
Southeast Minnesota*	--	5.5%	3.8%	9.5%	7.5%	--	2.8%	0.5%	-1.0%
Households									
Faribault	4,765	5,836	6,392	7,472	8,317	8,512	8,539	8,613	8,578
Rice County	11,065	14,276	16,347	18,888	22,315	23,033	23,163	23,423	23,387
Southeast Minnesota*	114,621	140,884	155,422	174,764	193,690	199,387	202,443	206,917	208,336
Numeric Change									
Faribault	--	1,071	556	1,080	845	--	27	74	-36
Rice County	--	3,211	2,071	2,541	3,427	--	130	260	-36
Southeast Minnesota*	--	26,263	14,538	19,342	18,926	--	3,056	4,473	1,419
Percent Change									
Faribault	--	22.5%	9.5%	16.9%	11.3%	--	2.7%	0.9%	-0.4%
Rice County	--	29.0%	14.5%	15.5%	18.1%	--	3.8%	1.1%	-0.2%
Southeast Minnesota*	--	22.9%	10.3%	12.4%	10.8%	--	4.5%	2.2%	0.7%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

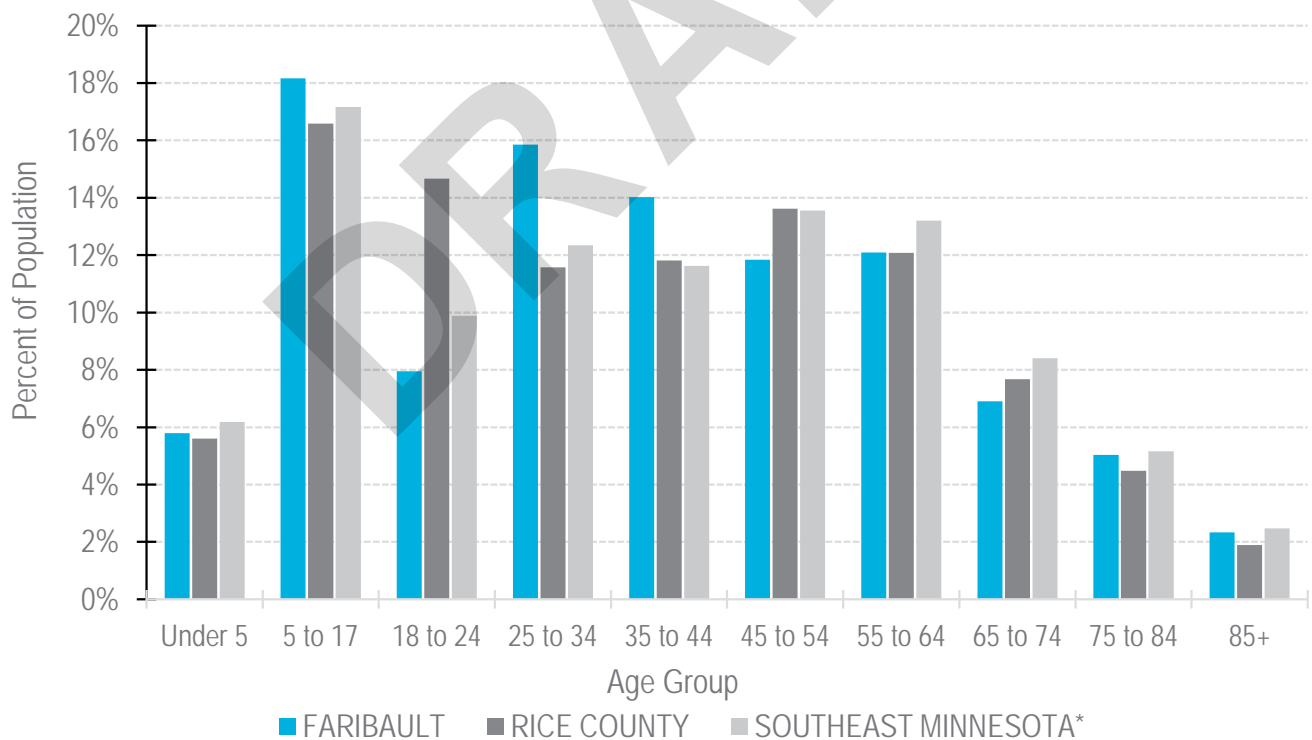
Sources: US Decennial Census (1970-2010); Minnesota State Demographic Center; Perkins+Will



AGE DISTRIBUTION

The age distribution of the population has a profound influence on a community and its needs. Our age impacts the type of housing we need, the goods and services we consume, and numerous other elements of daily life. Faribault generally has a younger population relative to Rice County and Southeast Minnesota. This is driven in part by recent job growth among industries with entry-level positions that attract young workers. Nevertheless, without a sustained influx of young newcomers, it is anticipated that Faribault's overall population will skew sharply older in coming years. This will impact housing markets, the types of retailers that can be supported, the types of park facilities that are needed, and the school system.

[Figure 3]: Age Distribution of the Population 2016

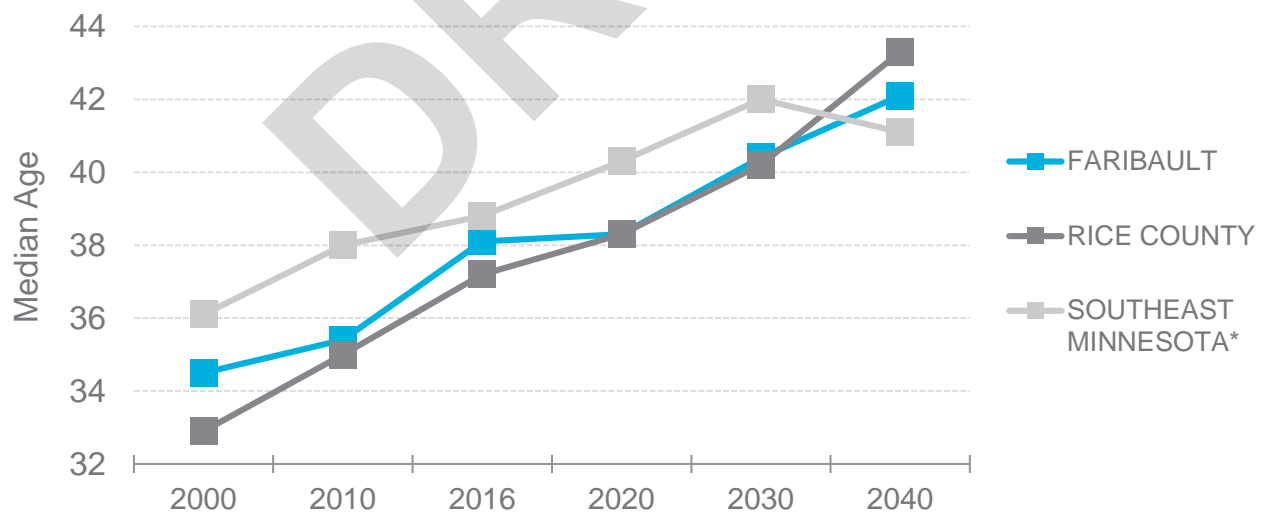


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Sources: US Census, American Community Survey (2016); Minnesota Demographic Center; Perkins+Will



[Figure 4]: Median Age 2000-2040



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey (2016); Minnesota Demographic Center; Perkins+Will

[Table 2]: Age Distribution of the Population 2000-2040

Age Group	Population Count					Distribution					Numeric Change					Percent Change				
	2000	2010	2016	2020	2030	2040	2000	2010	2016	2020	2030	2040	'00-'10	'10-'20	'20-'30	30-'40	'00-'10	'10-'20	'20-'30	30-'40
FARBALUT																				
Under 5	1,403	1,673	1,375	1,175	1,309	1,174	6.7%	7.2%	5.8%	5.0%	5.6%	5.1%	270	-498	134	-135	19.2%	-29.8%	11.4%	-10.3%
5 to 17	4,053	4,222	4,308	4,145	3,520	3,619	19.5%	18.1%	18.2%	17.5%	14.9%	15.6%	169	-77	-625	100	4.2%	-1.8%	-15.1%	2.8%
18 to 24	2,061	2,144	1,887	1,493	1,045	688	9.9%	9.2%	8.0%	6.3%	4.4%	3.0%	83	-651	-447	-357	4.0%	-30.4%	-30.0%	-34.2%
25 to 34	3,044	3,531	3,759	3,985	4,133	3,621	14.6%	15.1%	15.8%	16.8%	17.5%	15.6%	487	454	148	-512	16.0%	12.9%	3.7%	-12.4%
35 to 44	3,352	3,143	3,326	3,185	3,312	3,502	16.1%	13.5%	14.0%	13.5%	14.1%	15.1%	-209	42	127	190	-6.2%	1.3%	4.0%	5.7%
45 to 54	2,459	3,200	2,809	2,354	2,065	2,243	11.8%	13.7%	11.8%	9.9%	8.8%	9.7%	741	-846	-288	177	30.1%	-26.4%	-12.3%	8.6%
55 to 64	1,632	2,374	2,867	3,129	2,591	2,359	7.8%	10.2%	12.1%	13.2%	11.0%	10.2%	742	755	-538	-232	45.5%	31.8%	-17.2%	-9.0%
65 to 74	1,311	1,518	1,637	2,181	2,739	2,283	6.3%	6.5%	6.9%	9.2%	11.6%	9.9%	207	663	559	-456	15.8%	43.7%	25.6%	-16.7%
75 to 84	1,010	1,020	1,195	1,385	2,077	2,544	4.9%	4.4%	5.0%	5.8%	8.8%	11.0%	10	365	652	467	1.0%	35.8%	50.0%	22.5%
85+	493	527	554	641	780	1,137	2.4%	2.3%	2.3%	2.7%	3.3%	4.9%	34	114	139	356	6.9%	21.7%	21.7%	45.7%
Total	20,818	23,352	23,718	23,673	23,572	23,170	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	2,534	321	-100	-403	12.2%	1.4%	-0.4%	-1.7%
Median Age	34.5	35.4	38.1	38.3	40.4	42.1	--	--	--	--	--	--	0.9	2.9	2.1	1.7	--	--	--	--
RICE COUNTY																				
Under 5	3,469	4,035	3,680	3,132	3,503	3,130	6.1%	6.3%	5.6%	4.8%	5.4%	4.9%	566	-903	371	-373	16.3%	-22.4%	11.8%	-10.6%
5 to 17	10,844	11,128	10,883	10,448	8,721	9,015	19.1%	17.3%	16.6%	15.9%	13.4%	14.0%	284	-680	-1,727	294	2.6%	-6.1%	-16.5%	3.4%
18 to 24	8,936	9,254	9,624	8,537	7,279	6,215	15.8%	14.4%	14.7%	13.0%	11.1%	9.7%	318	-717	-1,258	-1,064	3.6%	-7.7%	-14.7%	-14.6%
25 to 34	6,628	7,653	7,595	8,238	8,660	7,290	11.7%	11.9%	11.6%	12.6%	13.3%	12.9%	1,025	585	422	-1,370	15.5%	7.6%	5.1%	-15.8%
35 to 44	8,894	8,019	7,749	7,372	7,729	8,279	15.7%	12.5%	11.8%	11.2%	11.8%	12.9%	-875	-647	367	550	-9.8%	-8.1%	4.8%	7.1%
45 to 54	6,972	9,265	8,937	7,686	6,882	7,353	12.3%	14.4%	13.6%	11.7%	10.5%	11.5%	2,293	-1,579	-804	471	32.9%	-17.0%	-10.5%	6.8%
55 to 64	4,447	6,907	7,928	8,667	7,177	6,534	7.8%	10.8%	12.1%	13.2%	11.0%	10.2%	2,460	1,760	-1,490	-643	55.3%	25.5%	-17.2%	-9.0%
65 to 74	3,201	4,146	5,032	6,544	8,089	6,816	5.6%	6.5%	7.7%	10.0%	12.4%	10.6%	945	2,398	1,545	-1,273	29.5%	57.8%	23.6%	-15.7%
75 to 84	2,273	2,566	2,942	3,471	5,390	6,691	4.0%	4.0%	4.5%	5.3%	8.3%	10.4%	293	905	1,919	1,301	12.9%	35.3%	55.3%	24.1%
85+	1,001	1,169	1,237	1,480	1,867	2,859	1.8%	1.8%	1.9%	2.3%	2.9%	4.5%	168	311	387	992	16.8%	26.6%	26.1%	53.1%
Total	56,665	64,142	65,607	65,575	65,297	64,182	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	7,477	1,433	-278	-1,115	13.2%	2.2%	-0.4%	-1.7%
Median Age	32.9	35.0	37.2	38.3	40.2	43.3	--	--	--	--	--	--	2.1	3.3	1.9	3.1	--	--	--	--
SOUTHEAST MINNESOTA*																				
Under 5	29,333	33,259	31,182	24,730	26,393	28,829	6.4%	6.7%	6.2%	4.9%	5.2%	5.7%	3,926	-8,529	1,663	2,436	13.4%	-25.6%	6.7%	9.2%
5 to 17	90,587	86,013	86,558	85,194	68,862	70,847	19.7%	17.4%	17.2%	16.7%	13.5%	14.0%	-4,574	-819	-16,332	1,985	-5.0%	-1.0%	-19.2%	2.9%
18 to 24	46,129	48,239	49,843	58,336	59,151	48,075	10.0%	9.8%	9.9%	11.5%	11.6%	9.5%	2,110	10,097	815	-11,076	4.6%	20.9%	1.4%	-18.7%
25 to 34	55,994	62,251	62,265	53,533	66,947	65,880	12.2%	12.6%	12.3%	10.5%	13.1%	13.0%	6,257	-8,718	13,414	-1,067	11.2%	-14.0%	25.1%	-1.6%
35 to 44	74,105	59,412	58,604	59,645	49,267	62,155	16.1%	12.0%	11.6%	11.7%	9.6%	12.3%	-14,693	233	-10,378	12,888	-19.8%	0.4%	-17.4%	26.2%
45 to 54	60,659	74,315	68,332	57,264	56,008	45,663	13.2%	15.0%	13.6%	11.3%	11.0%	9.0%	13,656	-17,051	-1,256	-10,345	22.5%	-22.9%	-2.2%	-18.5%
55 to 64	39,462	58,840	66,576	70,531	53,831	52,582	8.6%	11.9%	13.2%	13.9%	10.5%	10.4%	19,378	11,691	-16,700	-1,249	49.1%	19.9%	-23.7%	-2.3%
65 to 74	30,587	36,088	42,388	55,634	67,440	51,332	6.6%	7.3%	8.4%	10.9%	13.2%	10.1%	5,501	19,546	11,806	-16,108	18.0%	54.2%	21.2%	-23.9%
75 to 84	23,305	24,036	26,044	29,894	46,840	55,879	5.1%	4.9%	5.2%	5.9%	9.2%	11.0%	731	5,858	16,946	9,039	3.1%	24.4%	56.7%	19.3%
85+	9,941	12,231	12,492	13,902	16,602	24,986	2.2%	2.5%	2.5%	2.7%	3.2%	4.9%	2,290	1,671	2,700	8,384	23.0%	13.7%	19.4%	50.5%
Total	460,102	494,684	504,284	508,663	511,341	506,228	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	34,582	13,979	2,678	-5,113	7.5%	2.8%	0.5%	-1.0%
Median Age	36.1	38.0	38.8	40.3	42.0	41.1	--	--	--	--	--	--	1.9	2.3	1.7	-0.9	--	--	--	--

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Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Minnesota Demographic Center; Perkins+Will

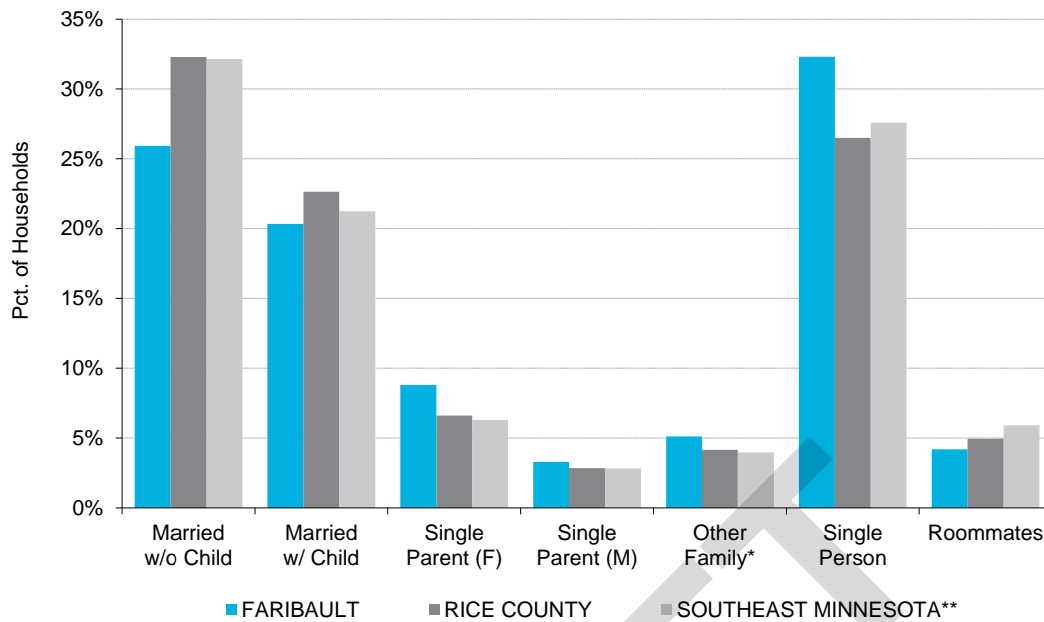
HOUSEHOLD AND FAMILY TYPE

Changing family and household structures can also have a profound effect on housing and other community needs. For example, decreasing household size has a direct impact on the amount of housing a household needs. Also, the presence of children not only impacts local schools and parks, but also the types of retailers that can be supported and the nature of housing demanded.

The presence of entry-level jobs in Faribault accounts for why the community has a higher proportion of single-person households versus married couples without children. High proportions of single-person households suggest a greater need for smaller housing types, such as apartments and townhomes. It is important to pay attention to how household types change because of the impact that has on housing. For example, during recessions, it is common to see many households combine out of economic necessity or households in which adult children delay establishing their own household. Cultural shifts can also impact household types. For example, many families that come from other countries are more accustomed to multigenerational housing. This can often place greater demand on larger housing types, such as housing with 4 or more bedrooms.

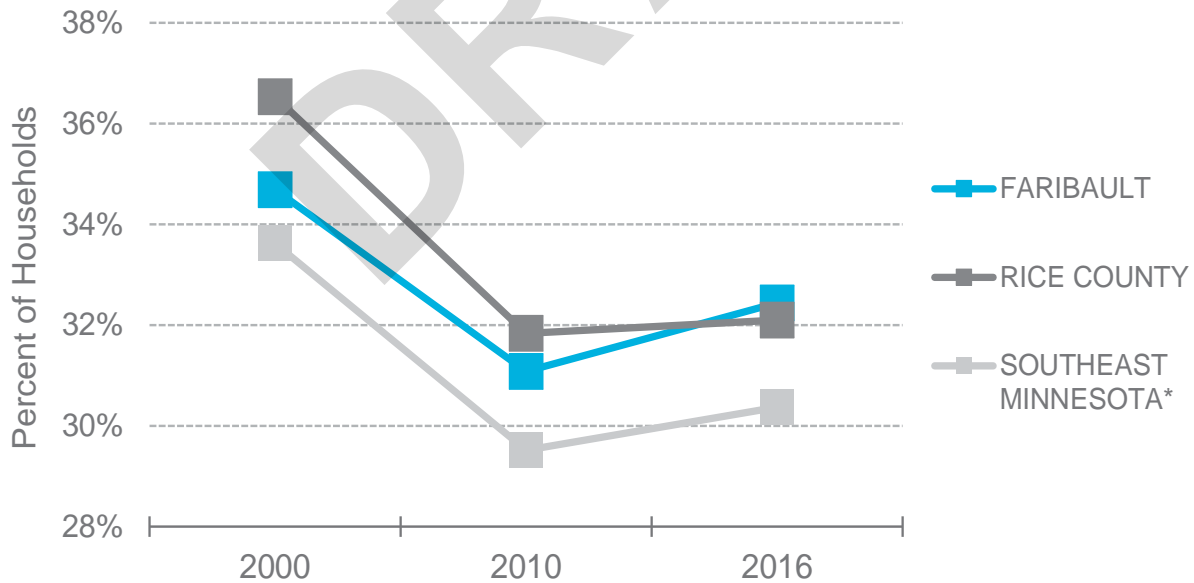


[Figure 5]: Household and Family Types 2016



* Other Family households can consist of households with adult siblings, parents with adult children, or householders with parents
 ** Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Census, American Community Survey (2016); Perkins+Will

[Figure 6]: Households with Children 2000-2016



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 Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey (2016); Perkins+Will

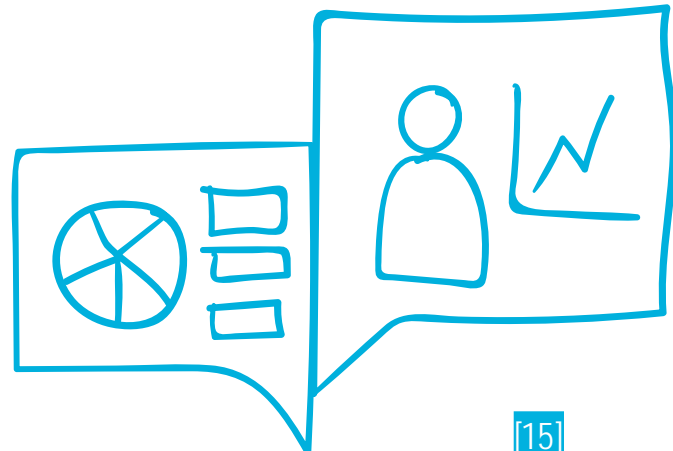
[Table 3]: Household Type 2000-2016

Household Type				Distribution			Numeric Change		Percent Change	
	2000	2010	2016	2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16
FARIBAULT										
Married, no children	1,965	2,123	2,207	26.3%	25.5%	25.9%	158	84	8.0%	4.0%
Married, children	1,791	1,580	1,731	24.0%	19.0%	20.3%	-211	151	-11.8%	9.5%
Single Parent, F	568	697	750	7.6%	8.4%	8.8%	129	53	22.7%	7.6%
Single Parent, M	233	308	280	3.1%	3.7%	3.3%	75	-28	32.2%	-8.9%
Other family*	390	500	436	5.2%	6.0%	5.1%	110	-64	28.2%	-12.8%
Single Person	2,127	2,579	2,750	28.5%	31.0%	32.3%	452	171	21.3%	6.6%
Roommates	398	530	358	5.3%	6.4%	4.2%	132	-172	33.2%	-32.5%
Total Households	7,472	8,317	8,512	100.0%	100.0%	100.0%	845	195	11.3%	2.3%
Avg. Household Size	2.53	2.50	2.48	--	--	--	-0.03	-0.02	--	--
RICE COUNTY										
Married, no children	5,652	7,027	7,437	29.9%	31.5%	32.3%	1,375	410	24.3%	5.8%
Married, children	5,316	5,113	5,216	28.1%	22.9%	22.6%	-203	103	-3.8%	2.0%
Single Parent, F	1,091	1,337	1,523	5.8%	6.0%	6.6%	246	186	22.5%	13.9%
Single Parent, M	493	654	655	2.6%	2.9%	2.8%	161	1	32.7%	0.1%
Other family*	795	1,060	960	4.2%	4.8%	4.2%	265	-100	33.3%	-9.5%
Single Person	4,506	5,783	6,103	23.9%	25.9%	26.5%	1,277	320	28.3%	5.5%
Roommates	1,035	1,341	1,139	5.5%	6.0%	4.9%	306	-202	29.6%	-15.1%
Total Households	18,888	22,315	23,033	100.0%	100.0%	100.0%	3,427	718	18.1%	3.2%
Avg. Household Size	2.65	2.55	2.51	--	--	--	-0.10	-0.04	--	--
SOUTHEAST MINNESOTA**										
Married, no children	54,111	62,455	64,098	31.0%	32.2%	32.1%	8,344	1,643	15.4%	2.6%
Married, children	46,085	41,544	42,349	26.4%	21.4%	21.2%	-4,541	805	-9.9%	1.9%
Single Parent, F	9,112	10,879	12,563	5.2%	5.6%	6.3%	1,767	1,684	19.4%	15.5%
Single Parent, M	3,563	4,747	5,640	2.0%	2.5%	2.8%	1,184	893	33.2%	18.8%
Other family*	6,656	9,000	7,928	3.8%	4.6%	4.0%	2,344	-1,072	35.2%	-11.9%
Single Person	45,322	52,934	55,031	25.9%	27.3%	27.6%	7,612	2,097	16.8%	4.0%
Roommates	9,915	12,131	11,778	5.7%	6.3%	5.9%	2,216	-353	22.3%	-2.9%
Total Households	174,764	193,690	199,387	100.0%	100.0%	100.0%	18,926	5,697	10.8%	2.9%
Avg. Household Size	2.53	2.46	2.46	--	--	--	-0.07	0.00	--	--

* Other Family households can consist of households with adult siblings, parents with adult children, or householders with parents

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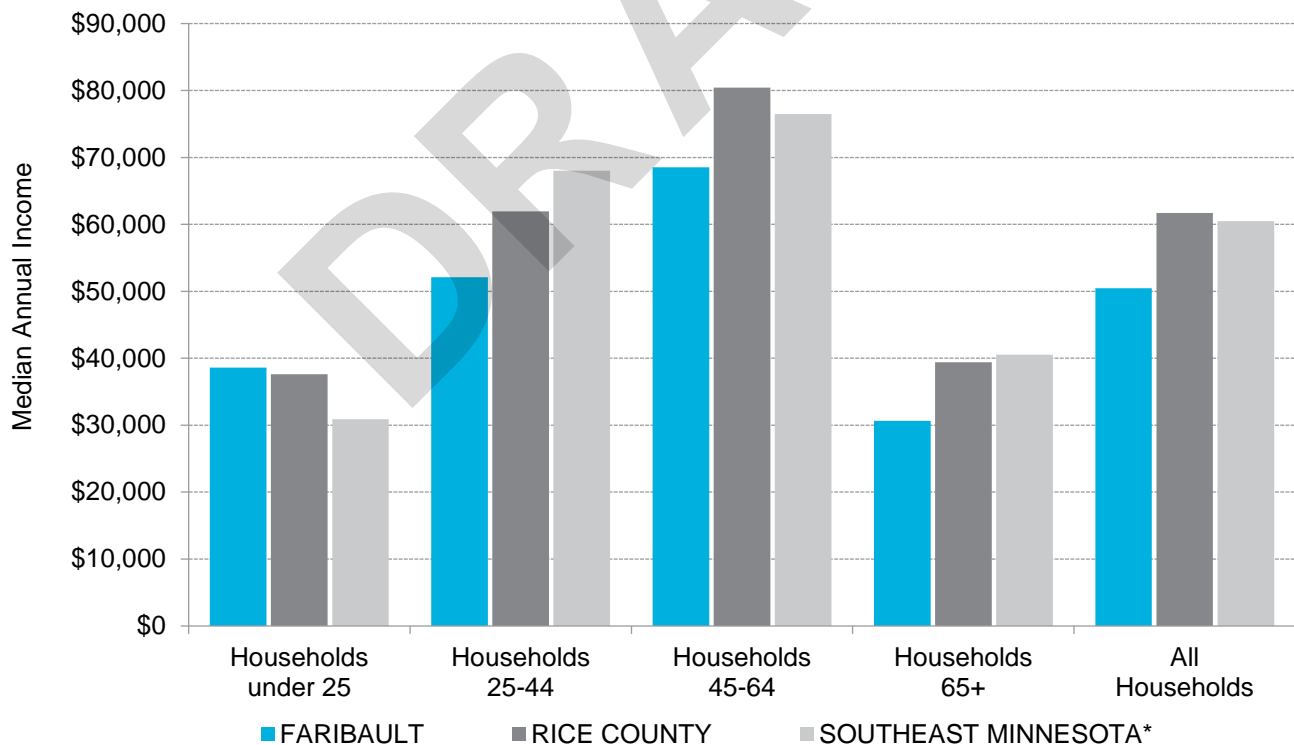


HOUSEHOLD INCOME LEVELS

Household income is important to track because it is strongly correlated with age and also directly affects the spending power of area residents and their ability to support retail and afford new forms of housing. The following tables and charts present data on the median household income of Faribault and the surrounding region.

The 2016 overall median household income in Faribault was \$50,500. This is about 20% below the median incomes of Rice County and Southeast Minnesota. Higher income jobs in other parts of Rice County and Southeast Minnesota (e.g., Mayo Clinic in Rochester) help explain the disparity. Nevertheless, lower incomes translate to less spending power when it comes to affording housing and other essential goods and services. The growth in income since 2000 has lagged slightly behind that of Rice County and the Southeast Minnesota. Many times this can be attributed to an aging population or the attraction of new younger workers who are earning less than older workers.

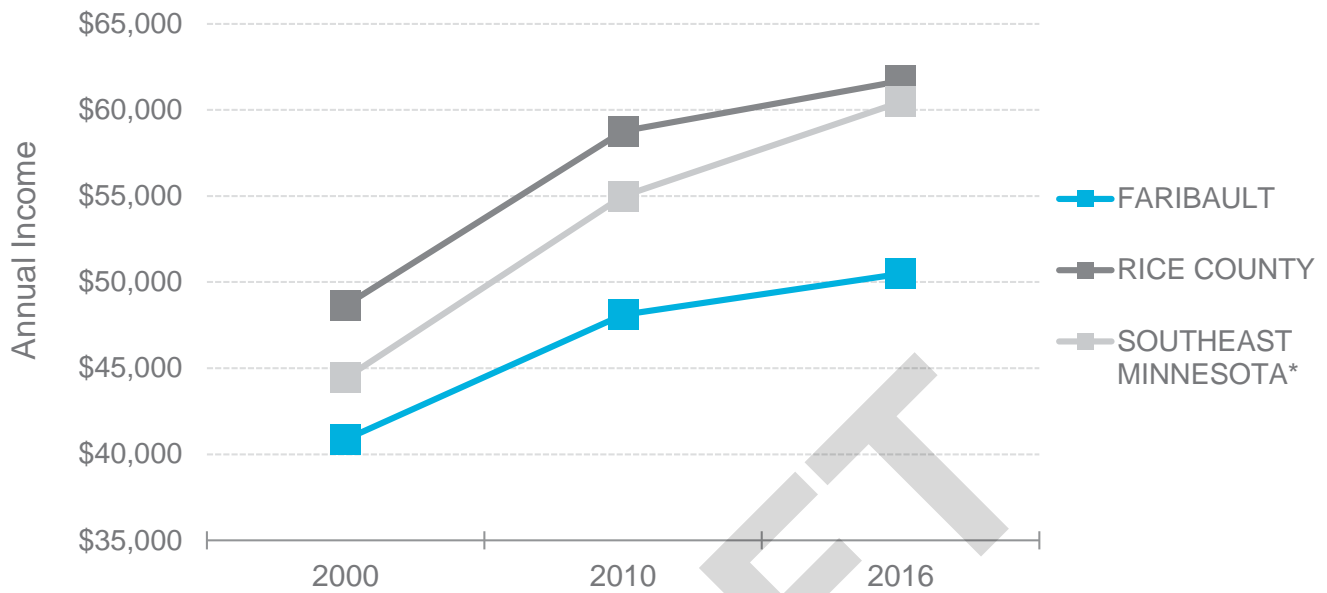
Figure 7: Median Household Income by Age of Householder 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Census, American Community Survey (2016); Perkins+Will

Figure 8: Change in Median Household Income 2000-2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census. American Community Survey (2016); Perkins+Will

Table 4: Median Household Income 2000-2016

Household Age	2000	2010	2016	% Change	
				'00-'10	'10-'16
FARIBAULT					
Households under 25	\$28,173	\$44,702	\$38,599	58.7%	-13.7%
Households 25-44	\$47,392	\$49,335	\$52,105	4.1%	5.6%
Households 45-64	\$55,000	\$58,830	\$68,547	7.0%	16.5%
Households 65+	\$21,363	\$34,231	\$30,663	60.2%	-10.4%
All Households	\$40,865	\$48,098	\$50,481	17.7%	5.0%
RICE COUNTY					
Households under 25	\$27,239	\$43,707	\$37,637	60.5%	-13.9%
Households 25-44	\$52,777	\$65,022	\$61,925	23.2%	-4.8%
Households 45-64	\$60,856	\$70,420	\$80,438	15.7%	14.2%
Households 65+	\$25,260	\$37,061	\$39,419	46.7%	6.4%
All Households	\$48,651	\$58,771	\$61,683	20.8%	5.0%
SOUTHEAST MINNESOTA*					
Households under 25	\$25,102	\$33,706	\$30,901	34.3%	-8.3%
Households 25-44	\$50,888	\$62,334	\$67,998	22.5%	9.1%
Households 45-64	\$56,280	\$69,006	\$76,477	22.6%	10.8%
Households 65+	\$25,530	\$32,491	\$40,545	27.3%	24.8%
All Households	\$44,424	\$54,994	\$60,458	23.8%	9.9%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

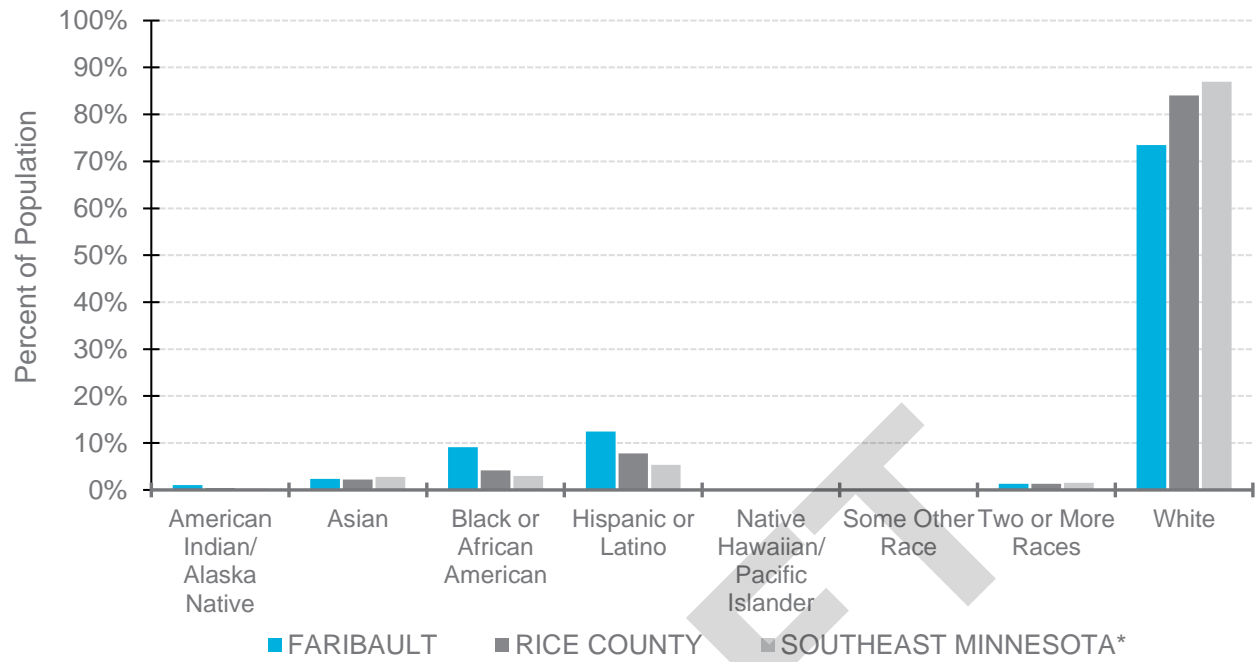
RACIAL AND ETHNIC COMPOSITION

For over two decades, immigrant families from Mexico and East Africa have been attracted to the job opportunities in Faribault, which has contributed to the city's increasingly diverse population. Although cultural changes can lead to conflicts, especially when language barriers and lack of familiarity are present, it can also be a great opportunity for communities to revitalize areas that have dealt with longstanding disinvestment via new businesses and entrepreneurial activity.

Table 5 and Figures 9 and 10, display data on the racial and ethnic composition of Faribault and the surrounding region. As of 2016, nearly 27% of Faribault's population are persons of color or non-white. This is in contrast to Rice County and Southeast Minnesota, which are significantly less diverse. Despite Faribault's comparatively higher rate of diversity, since 2010, the rate of racial and ethnic change has slowed considerably. Whereas the rate of change was roughly 84% from 2000 to 2010, it has slowed to less than 9% between 2010 and 2016.



Figure 9: Racial Composition 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Census, American Community Survey (2016); Perkins+Will

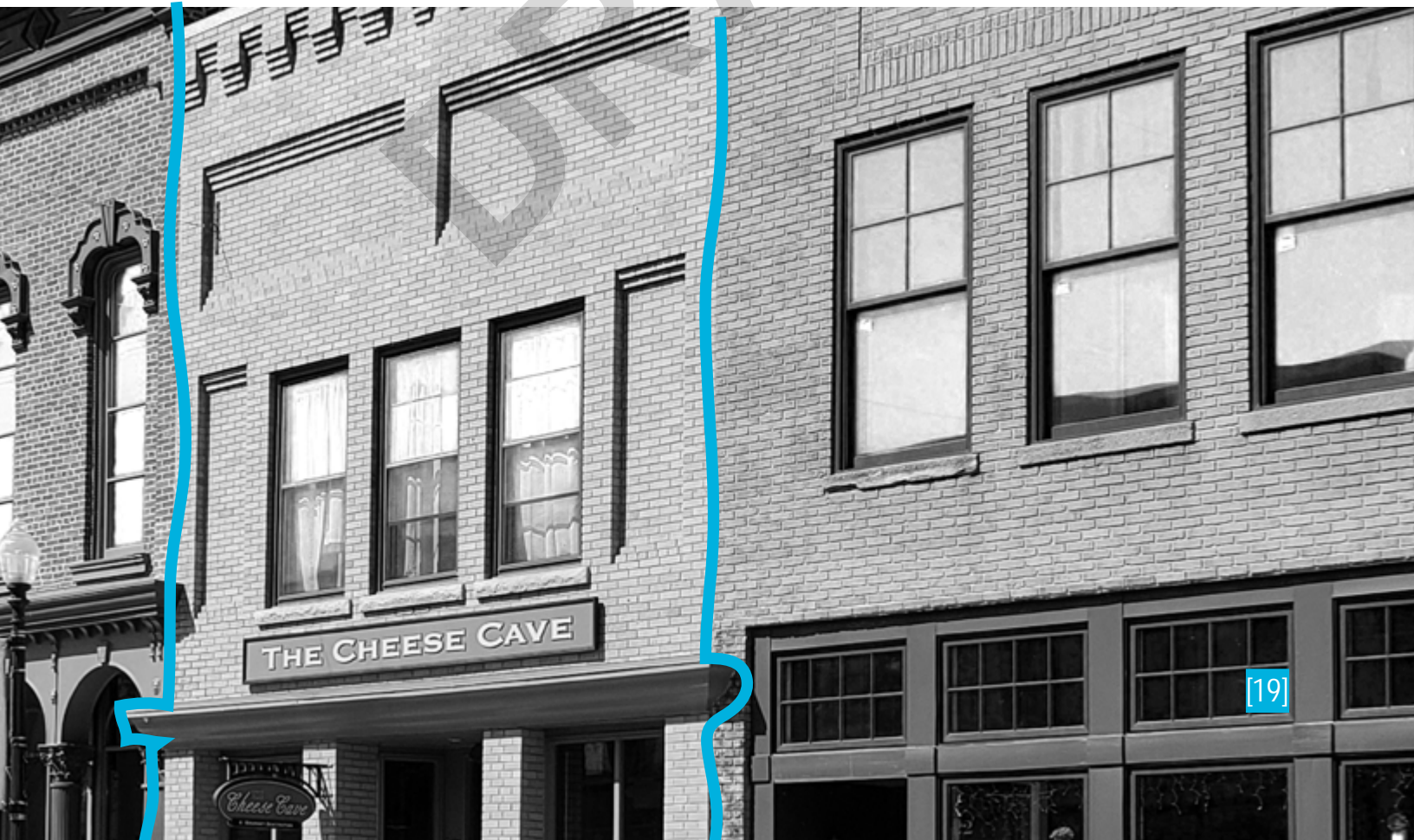
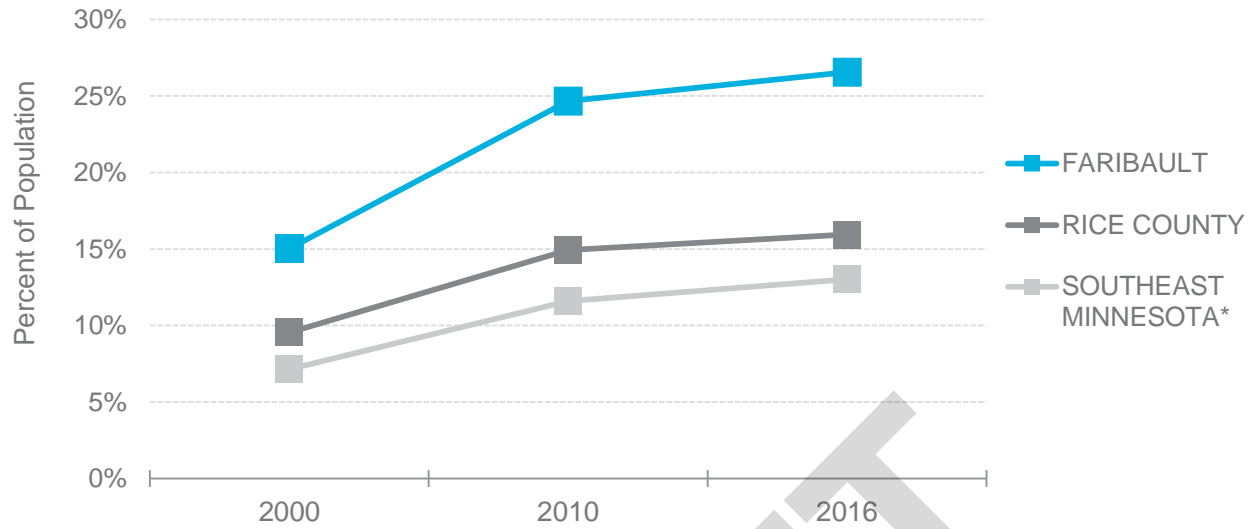
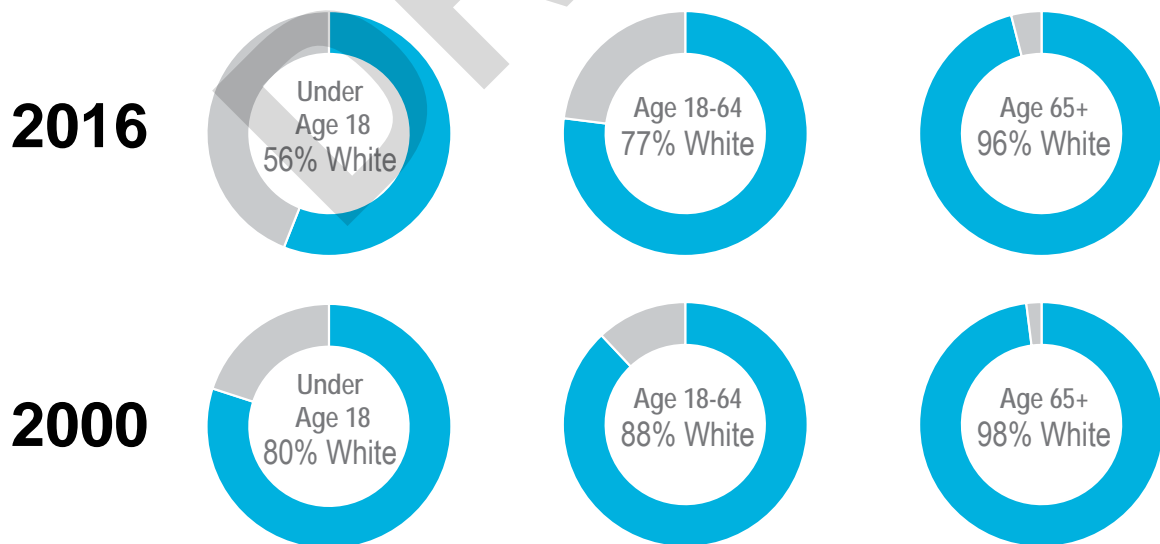


Figure 10: Change in the Percentage of Persons of Color (Non-White Population)



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Census; Perkins+Will

Figure 11: Change in the Percentage of Persons of Color (Non-White Population) 2000-2016



Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016)

Table 5: Racial Composition 2000-2016

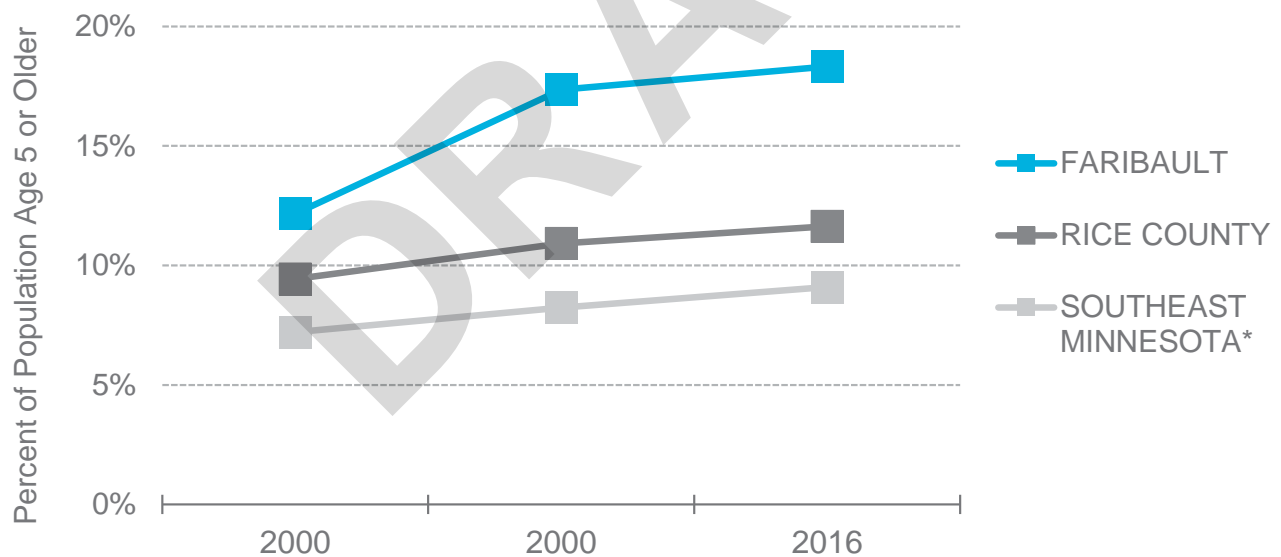
Racial/Ethnic Group	2000	2010	2016	Distribution			Numeric Change		Percent Change	
				2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16
FARIBAULT										
American Indian or Alaska Native	111	188	239	0.5%	0.8%	1.0%	77	51	69.4%	27.1%
Asian	381	484	558	1.8%	2.1%	2.4%	103	74	27.0%	15.4%
Black or African American	538	1,723	2,168	2.6%	7.4%	9.1%	1,185	445	220.3%	25.8%
Hispanic or Latino	1,852	3,026	2,958	8.9%	13.0%	12.5%	1,174	-68	63.4%	-2.2%
Native Hawaiian and Pacific Islander	6	14	38	0.0%	0.1%	0.2%	8	24	133.3%	173.6%
Some Other Race	32	26	18	0.2%	0.1%	0.1%	-6	-8	-18.8%	-30.2%
Two or More Races	209	301	320	1.0%	1.3%	1.3%	92	19	44.0%	6.2%
White	17,689	17,590	17,418	85.0%	75.3%	73.4%	-99	-172	-0.6%	-1.0%
Total	20,818	23,352	23,718	100%	100%	100%	2,534	366	12.2%	1.6%
Persons of Color (i.e., Non-White)	3,129	5,762	6,300	15.0%	24.7%	26.6%	2,633	538	84.1%	9.3%
RICE COUNTY										
American Indian or Alaska Native	182	247	273	0.3%	0.4%	0.4%	65	26	35.7%	10.5%
Asian	823	1,289	1,443	1.5%	2.0%	2.2%	466	154	56.6%	11.9%
Black or African American	713	2,021	2,714	1.3%	3.2%	4.1%	1,308	693	183.5%	34.3%
Hispanic or Latino	3,117	5,122	5,097	5.5%	8.0%	7.8%	2,005	-25	64.3%	-0.5%
Native Hawaiian and Pacific Islander	17	38	49	0.0%	0.1%	0.1%	21	11	123.5%	29.9%
Some Other Race	63	57	44	0.1%	0.1%	0.1%	-6	-13	-9.5%	-22.2%
Two or More Races	493	802	843	0.9%	1.3%	1.3%	309	41	62.7%	5.2%
White	51,257	54,566	55,143	90.5%	85.1%	84.1%	3,309	577	6.5%	1.1%
Total	56,665	64,142	65,607	100%	100%	100%	7,477	1,465	13.2%	2.3%
Persons of Color (i.e., Non-White)	5,408	9,576	10,464	9.5%	14.9%	15.9%	4,168	888	77.1%	9.3%
SOUTHEAST MINNESOTA*										
American Indian or Alaska Native	1,233	1,435	1,428	0.3%	0.3%	0.3%	202	-7	16.4%	-0.5%
Asian	8,562	11,914	14,049	1.9%	2.4%	2.8%	3,352	2,135	39.1%	17.9%
Black or African American	5,471	12,122	15,027	1.2%	2.5%	3.0%	6,651	2,905	121.6%	24.0%
Hispanic or Latino	13,324	24,805	26,901	2.9%	5.0%	5.3%	11,481	2,096	86.2%	8.4%
Native Hawaiian and Pacific Islander	85	175	140	0.0%	0.0%	0.0%	90	-35	105.9%	-20.0%
Some Other Race	320	439	443	0.1%	0.1%	0.1%	119	4	37.2%	0.9%
Two or More Races	3,863	6,456	7,687	0.8%	1.3%	1.5%	2,593	1,231	67.1%	19.1%
White	427,244	437,338	438,609	92.9%	88.4%	87.0%	10,094	1,271	2.4%	0.3%
Total	460,102	494,684	504,284	100%	100%	100%	34,582	9,600	7.5%	1.9%
Persons of Color (i.e., Non-White)	32,858	57,346	65,675	7.1%	11.6%	13.0%	24,488	8,329	74.5%	14.5%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

ENGLISH PROFICIENCY

Changing levels of English proficiency not only indicate demographic change, but can also represent challenges for residents in accessing jobs and essential goods and services within a community. Moreover, many support services, especially at the government level, can also be challenging to access and/or navigate. Lack of support for persons who speak English as a second language can limit their participation in the economy and result in lost opportunities. Roughly 1 out of 5 Faribault residents speaks English as a second language. From 2000 to 2010, the number of Faribault residents that speak English as a second language increased significantly (58%). However, between 2010 and 2016, the rate of change has slowed considerably (9%).

Figure 12: Change in the Population the Speaks English “Not Well” or “Not at All”



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016) Perkins+Will

Table 6: English Proficiency among Population Age 5 and Older 2000-2016

English Proficiency				Distribution			Numeric Change		Percent Change		
	2000	2010	2016	2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16	
FARIBAULT											
Speak only English	17,042	17,743	18,104	87.8%	82.6%	81.7%	701	361	4.1%	2.0%	
Speak another language - speak English "very well" or "well"	1,622	2,593	2,801	8.4%	12.1%	12.6%	971	208	59.9%	8.0%	
Speak another language - speak English "not well" or "not at all"	738	1,133	1,261	3.8%	5.3%	5.7%	395	128	53.5%	11.3%	
Population Age 5 Years and Older	19,402	21,469	22,166	100%	100%	100%	2,067	697	10.7%	3.2%	
RICE COUNTY											
Speak only English	48,188	52,573	54,310	90.6%	89.1%	88.4%	4,385	1,737	9.1%	3.3%	
Speak another language - speak English "very well" or "well"	3,709	4,912	5,498	7.0%	8.3%	8.9%	1,203	586	32.4%	11.9%	
Speak another language - speak English "not well" or "not at all"	1,311	1,532	1,656	2.5%	2.6%	2.7%	221	124	16.9%	8.1%	
Population Age 5 Years and Older	53,208	59,017	61,464	100%	100%	100%	5,809	2,447	10.9%	4.1%	
SOUTHEAST MINNESOTA*											
Speak only English	399,862	419,183	427,011	92.8%	91.8%	90.9%	19,321	7,828	4.8%	1.9%	
Speak another language - speak English "very well" or "well"	24,535	28,783	34,168	5.7%	6.3%	7.3%	4,248	5,385	17.3%	18.7%	
Speak another language - speak English "not well" or "not at all"	6,530	8,848	8,571	1.5%	1.9%	1.8%	2,318	-277	35.5%	-3.1%	
Population Age 5 Years and Older	430,927	456,814	469,750	100%	100%	100%	25,887	12,936	6.0%	2.8%	

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

EDUCATION LEVELS

The educational levels attained by Faribault residents is below those of Rice County and Southeast Minnesota. As of 2016, 29% of Faribault residents age 25 or older have a college degree. In Rice County the proportion is 38% and in Southeast Minnesota it is 41%. Lower levels of formal education are often correlated with where people were born (e.g., foreign countries without a well-developed education system) and a significant supply of low-skill, low-wage jobs. Despite lower education levels compared to the surrounding region, the proportion of Faribault's residents over age 25 with a college degree has been increasing since 2000.

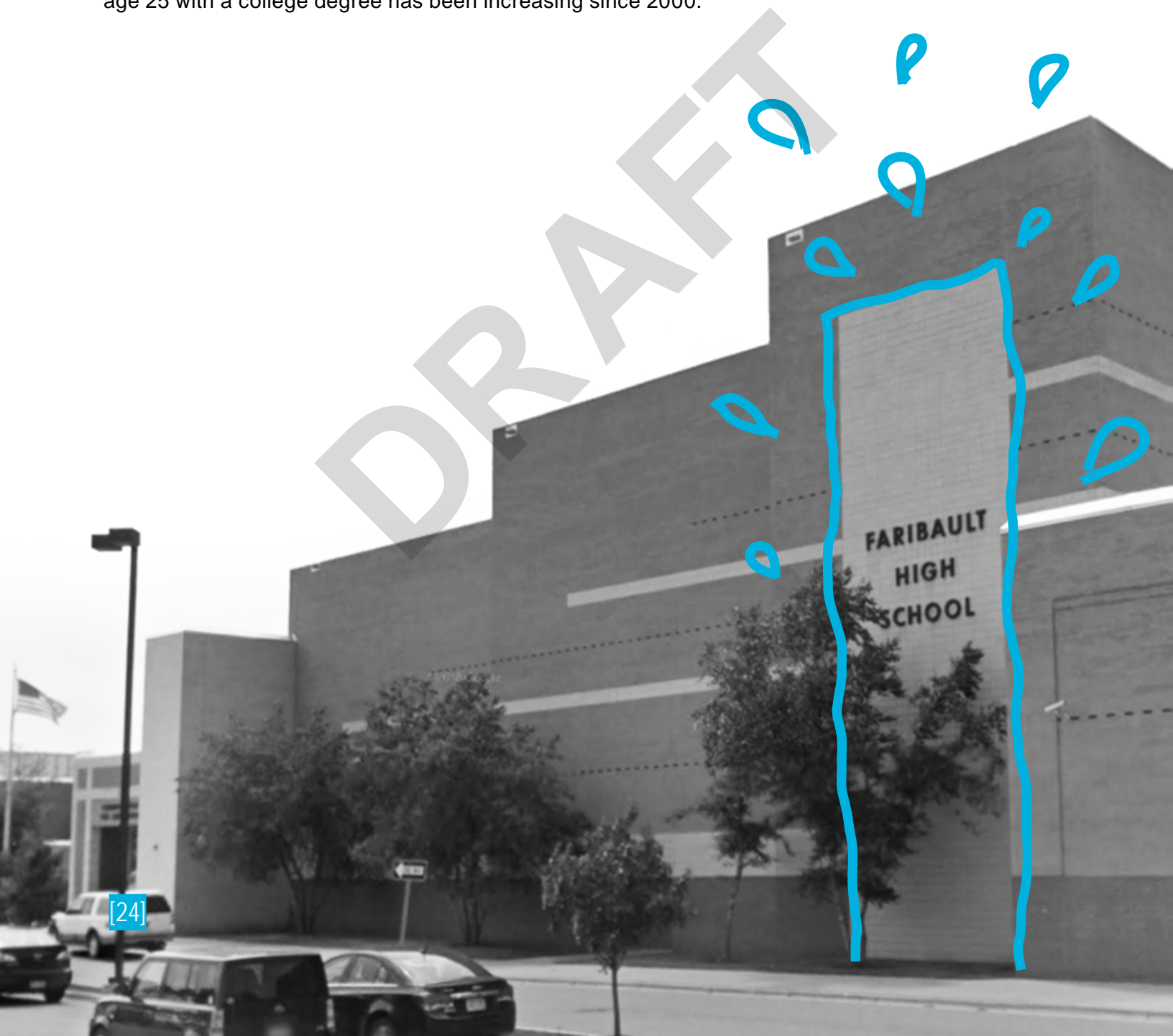
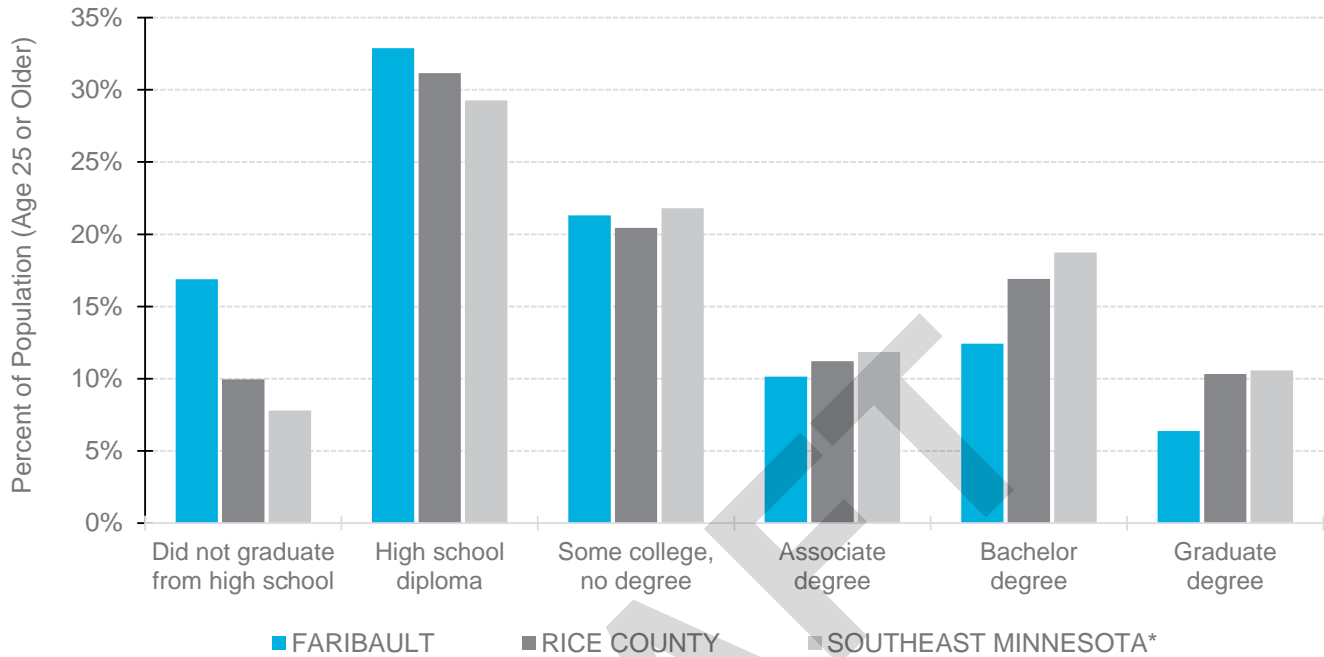
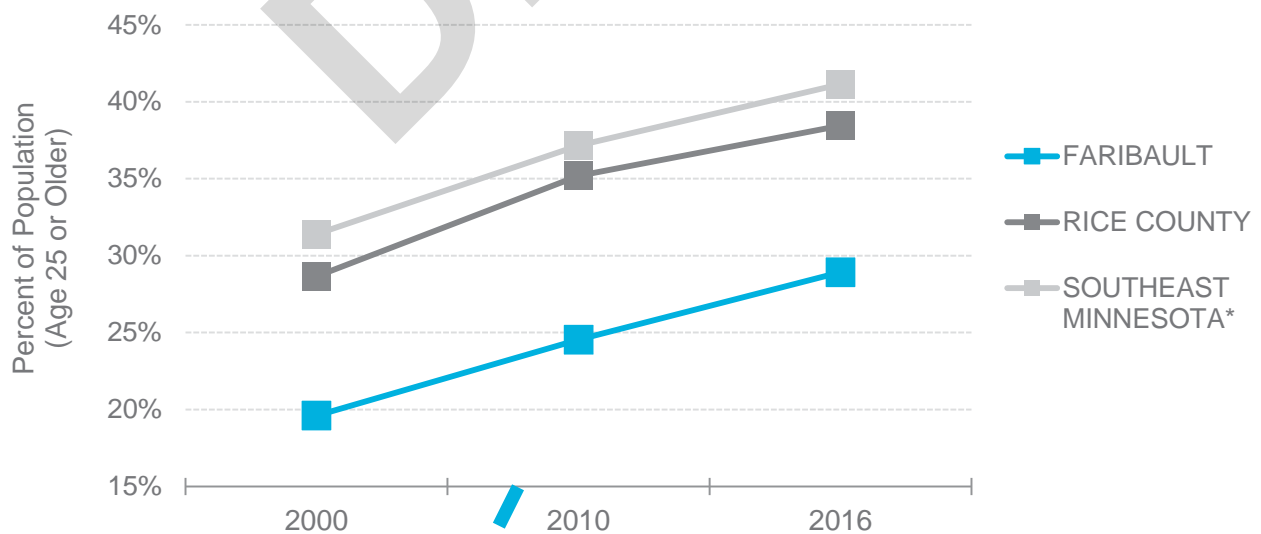


Figure 13: Education Levels 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Census, American Community Survey (2016); Perkins+Will

Figure 14: Change in the Population with a College Degree 2000-2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey; Perkins+Will

Table 7: Education Levels 2000-2016

Highest Level of Formal Education	2000			2010			2016			Distribution			Numeric Change		Percent Change	
										2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16
FARIBAULT																
Did not graduate from high school	2,488	2,355	2,706	18.7%	15.4%	16.9%	-133	351	-5.3%	14.9%						
High school diploma (or equivalent)	4,739	5,971	5,267	35.6%	39.0%	32.9%	1,232	-704	26.0%	-11.8%						
Some college, no degree	3,467	3,229	3,413	26.1%	21.1%	21.3%	-238	184	-6.9%	5.7%						
Associate degree	709	1,035	1,623	5.3%	6.8%	10.1%	326	588	46.0%	56.8%						
Bachelor degree	1,313	1,900	1,989	9.9%	12.4%	12.4%	587	89	44.7%	4.7%						
Graduate/professional degree	586	823	1,022	4.4%	5.4%	6.4%	237	199	40.5%	24.2%						
Total Population Age 25 or Older	13,301	15,313	16,020	100.0%	100.0%	100.0%	2,012	707	15.1%	4.6%						
RICE COUNTY																
Did not graduate from high school	4,938	3,889	4,089	14.8%	9.8%	9.9%	-1,049	200	-21.2%	5.1%						
High school diploma (or equivalent)	11,021	13,189	12,808	33.0%	33.2%	31.2%	2,167	-381	19.7%	-2.9%						
Some college, no degree	7,881	8,666	8,408	23.6%	21.8%	20.5%	785	-258	10.0%	-3.0%						
Associate degree	2,097	3,228	4,610	6.3%	8.1%	11.2%	1,131	1,382	54.0%	42.8%						
Bachelor degree	4,766	6,808	6,952	14.3%	17.1%	16.9%	2,042	144	42.8%	2.1%						
Graduate/professional degree	2,712	3,945	4,243	8.1%	9.9%	10.3%	1,232	298	45.4%	7.6%						
Total Population Age 25 or Older	33,416	39,725	41,110	100.0%	100.0%	100.0%	6,309	1,385	18.9%	3.5%						
SOUTHEAST MINNESOTA*																
Did not graduate from high school	40,254	31,653	26,053	13.7%	9.7%	7.8%	-8,601	-5,600	-21.4%	-17.7%						
High school diploma (or equivalent)	93,990	102,936	97,833	32.0%	31.5%	29.3%	8,946	-5,103	9.5%	-5.0%						
Some college, no degree	67,477	71,040	72,881	22.9%	21.7%	21.8%	3,564	1,841	5.3%	2.6%						
Associate degree	24,560	34,558	39,615	8.4%	10.6%	11.8%	9,997	5,057	40.7%	14.6%						
Bachelor degree	45,321	56,616	62,607	15.4%	17.3%	18.7%	11,295	5,991	24.9%	10.6%						
Graduate/professional degree	22,451	30,370	35,326	7.6%	9.3%	10.6%	7,919	4,956	35.3%	16.3%						
Total Population Age 25 or Older	294,053	327,173	334,315	100.0%	100.0%	100.0%	33,120	7,142	11.3%	2.2%						

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

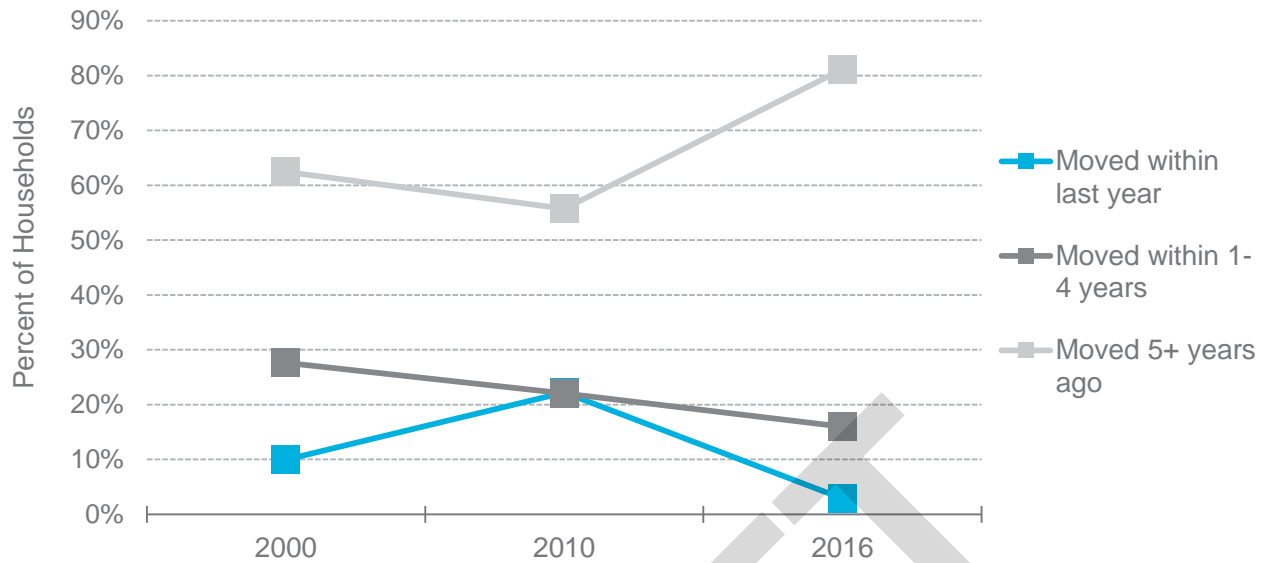
GEOGRAPHIC MOBILITY

The following table and charts present data on geographic mobility of households. Geographic stability can often be desirable because it represents more long-term residents in a community, which can lead to more civic involvement and investment. However, limited mobility can also signify challenges in the housing market due to limited options, both from a supply and financial affordability perspective.

Both renter and owner households in Faribault are staying in their homes much longer than compared to 2000 and 2010. Some of the high mobility rates during 2010 can be explained by the recession, which motivated households to move in order to find employment. In 2016, with a strong economy and low unemployment the motivation to move is less. However, another dynamic is contributing to excessively low rates of mobility. A very tight housing market is leading many households to stay in their current housing situation for fear that they can't find adequate new housing.

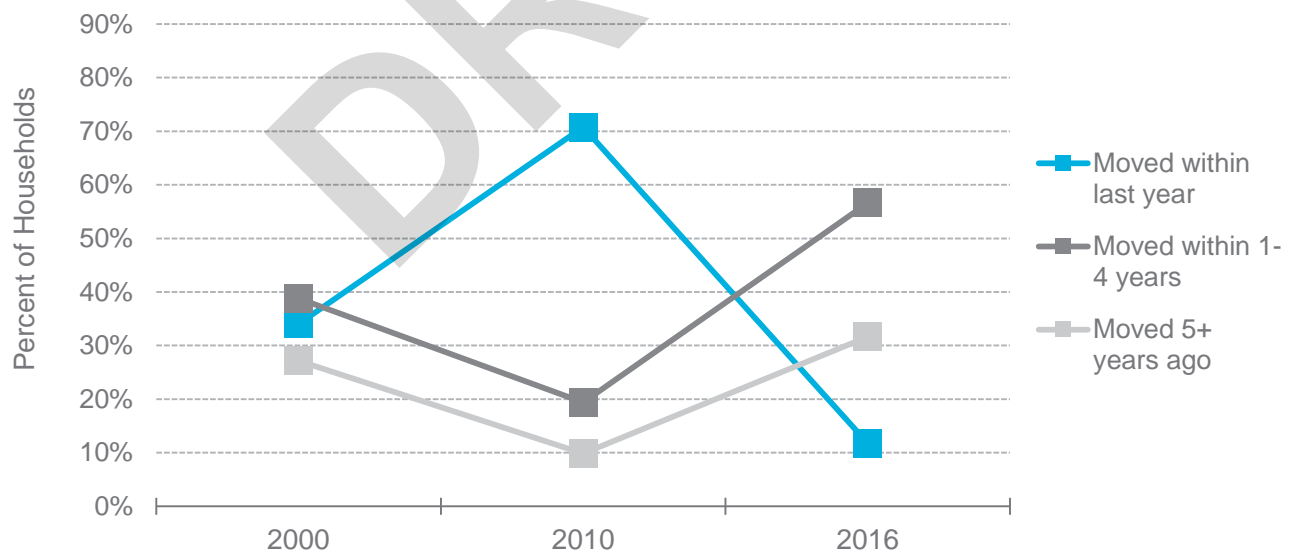


Figure 15: Mobility of Owner-Occupied Faribault Households 2000-2016



Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

Figure 16: Mobility of Renter-Occupied Faribault Households 2000-2016



Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

Table 8: Geographic Mobility of Households by Tenure 2000-2016

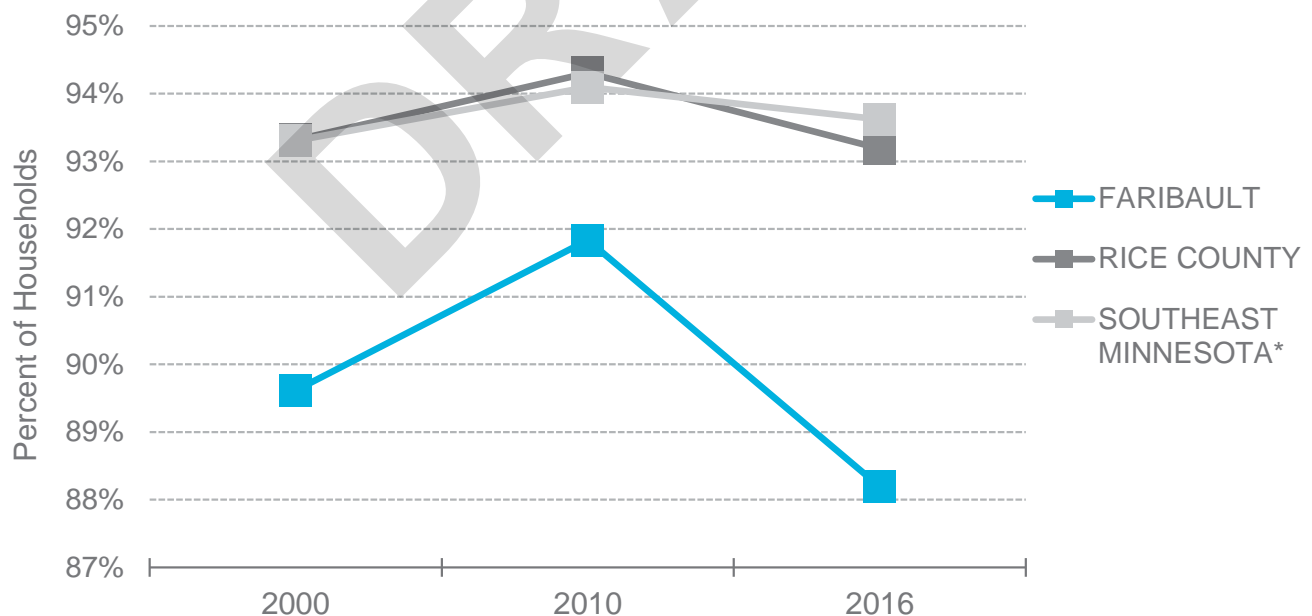
Geographic Mobility	2000			2010			2016			Distribution			Numeric Change		Percent Change	
													'00-'10	'10-'16	'00-'10	'10-'16
FARIBAULT																
Own - moved within last year	543	1,329	161	7.3%	16.0%	1.9%				786	-1,169	144.8%	-87.9%			
Own - moved within 1-4 years	1,509	1,319	890	20.2%	15.9%	10.5%				-190	-429	-12.6%	-32.5%			
Own - moved 5+ years ago	3,410	3,333	4,518	45.6%	40.1%	53.1%				-77	1,185	-2.3%	35.6%			
Rent - moved within last year	684	1,653	347	9.2%	19.9%	4.1%				969	-1,306	141.6%	-79.0%			
Rent - moved within 1-4 years	780	453	1,666	10.4%	5.4%	19.6%				-327	1,213	-41.9%	267.7%			
Rent - moved 5+ years ago	546	230	931	7.3%	2.8%	10.9%				-316	701	-57.9%	304.8%			
Total Households	7,472	8,317	8,512	100.0%	100.0%	100.0%				845	195	11.3%	2.3%			
RICE COUNTY																
Own - moved within last year	1,512	3,638	360	8.0%	16.3%	1.6%				2,126	-3,278	140.6%	-90.1%			
Own - moved within 1-4 years	3,831	4,032	2,918	20.3%	18.1%	12.7%				201	-1,114	5.3%	-27.6%			
Own - moved 5+ years ago	9,379	9,532	13,798	49.7%	42.7%	59.9%				153	4,266	1.6%	44.8%			
Rent - moved within last year	1,591	3,393	650	8.4%	15.2%	2.8%				1,802	-2,743	113.2%	-80.8%			
Rent - moved within 1-4 years	1,589	1,086	3,402	8.4%	4.9%	14.8%				-503	2,316	-31.7%	213.3%			
Rent - moved 5+ years ago	986	635	1,905	5.2%	2.8%	8.3%				-351	1,270	-35.6%	200.1%			
Total Households	18,888	22,315	23,033	100.0%	100.0%	100.0%				3,427	718	18.1%	3.2%			
SOUTHEAST MINNESOTA*																
Own - moved within last year	13,055	29,200	3,576	7.5%	15.1%	1.8%				16,145	-25,624	123.7%	-87.8%			
Own - moved within 1-4 years	32,559	35,977	26,186	18.6%	18.6%	13.1%				3,418	-9,791	10.5%	-27.2%			
Own - moved 5+ years ago	90,212	85,096	119,893	51.6%	43.9%	60.1%				-5,116	34,798	-5.7%	40.9%			
Rent - moved within last year	16,038	28,937	5,784	9.2%	14.9%	2.9%				12,899	-23,154	80.4%	-80.0%			
Rent - moved within 1-4 years	14,094	8,599	29,177	8.1%	4.4%	14.6%				-5,495	20,578	-39.0%	239.3%			
Rent - moved 5+ years ago	8,806	5,881	14,771	5.0%	3.0%	7.4%				-2,925	8,890	-33.2%	151.2%			
Total Households	174,764	193,690	199,387	100.0%	100.0%	100.0%				18,926	5,697	10.8%	2.9%			

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Minnesota Demographic Center; Perkins+Will

VEHICLE ACCESS

Limited access to vehicles can indicate a need for transit and a more walkable/bikeable built environment. The following table and chart present data on the number of vehicles available in each household in Faribault, Rice County, and Southeast Minnesota. Roughly 12% of Faribault households do not have access to a vehicle. This is nearly twice the Rice County (7%) and Southeast Minnesota (6%) rates. Since 2000, the historic trend for vehicle access in Faribault has been similar to that of Rice County and Southeast Minnesota with an increase in access from 2000 to 2010 and then a decline from 2010 to 2016. Although the pattern has been similar to the surrounding region, the decline in vehicle access from 2010 to 2016 in Faribault was more significant. Lack of vehicle access in areas with limited or no transportation alternatives can negatively impact the ability of those willing and able to access employment opportunities.

Figure 17: Change in the Percentage of Households with Access to One or More Vehicles 2000-2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey (2016); Perkins+Will

Table 9: Household Access to Motor Vehicles 2000-2016

Vehicle Access	2000	2010	2016	Distribution			Numeric Change		Percent Change	
				2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16
FARIBAULT										
Households with no vehicle available	776	679	1,005	10.4%	8.2%	11.8%	-97	326	-12.5%	48.0%
Households with 1 vehicle available	2,545	2,773	2,837	34.1%	33.3%	33.3%	228	65	8.9%	2.3%
Households with 2+ vehicles available	4,151	4,865	4,670	55.6%	58.5%	54.9%	714	-196	17.2%	-4.0%
Total	7,472	8,317	8,512	100.0%	100.0%	100.0%	845	195	11.3%	2.3%
RICE COUNTY										
Households with no vehicle available	1,262	1,271	1,569	6.7%	5.7%	6.8%	9	298	0.7%	23.5%
Households with 1 vehicle available	5,497	5,986	6,439	29.1%	26.8%	28.0%	489	453	8.9%	7.6%
Households with 2+ vehicles available	12,129	15,058	15,025	64.2%	67.5%	65.2%	2,929	-33	24.1%	-0.2%
Total	18,888	22,315	23,033	100.0%	100.0%	100.0%	3,427	718	18.1%	3.2%
SOUTHEAST MINNESOTA*										
Households with no vehicle available	11,700	11,435	12,723	6.7%	5.9%	6.4%	-265	1,288	-2.3%	11.3%
Households with 1 vehicle available	52,623	55,837	57,122	30.1%	28.8%	28.6%	3,214	1,285	6.1%	2.3%
Households with 2+ vehicles available	110,441	126,418	129,542	63.2%	65.3%	65.0%	15,977	3,124	14.5%	2.5%
Total	174,764	193,690	199,387	100.0%	100.0%	100.0%	18,926	5,697	10.8%	2.9%

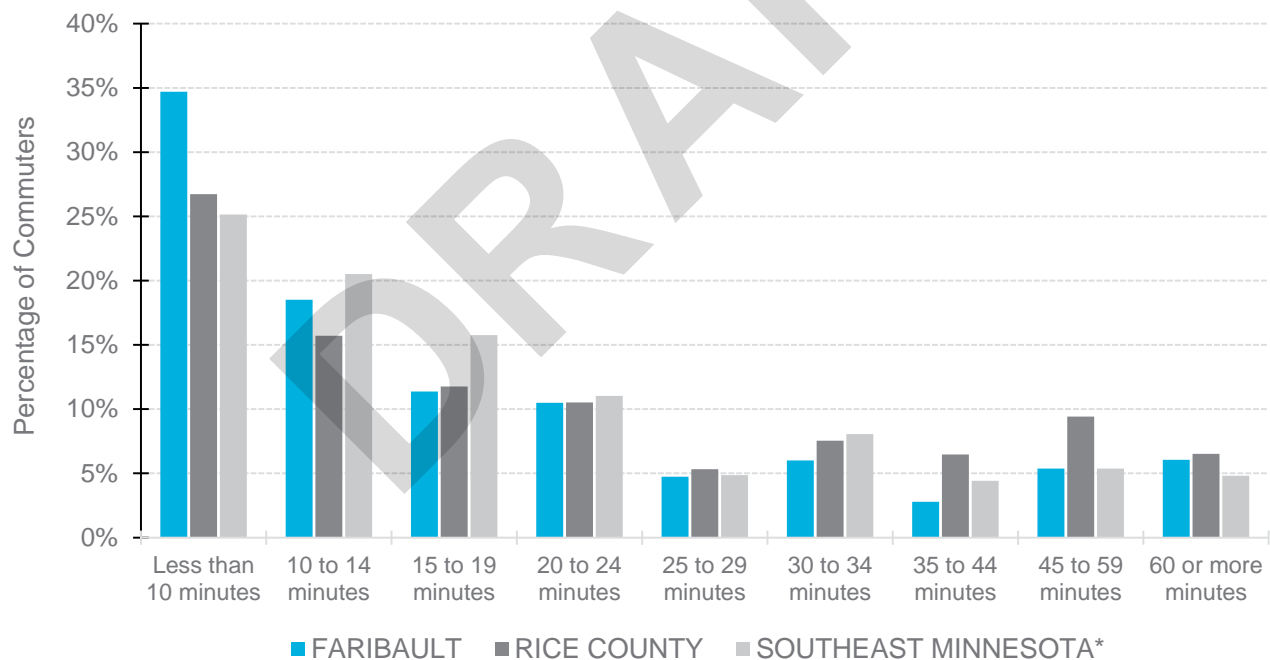
* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Minnesota Demographic Center; Perkins+Will



TRAVEL TIME TO WORK

Commute times for Faribault's working residents is shorter than Rice County and Southeast Minnesota commutes times. The strong concentration of jobs in the community means that not as many as residents in Faribault have to commute to other communities for employment, which helps shorten travel time to work. The median commute time for Rice County residents is almost 30% higher than for Faribault residents. This is likely due to workers who live in rural parts of the county commuting into cities like Faribault for work and county residents, especially those that live in the northern half of the county, who commute to the Twin Cities for work.

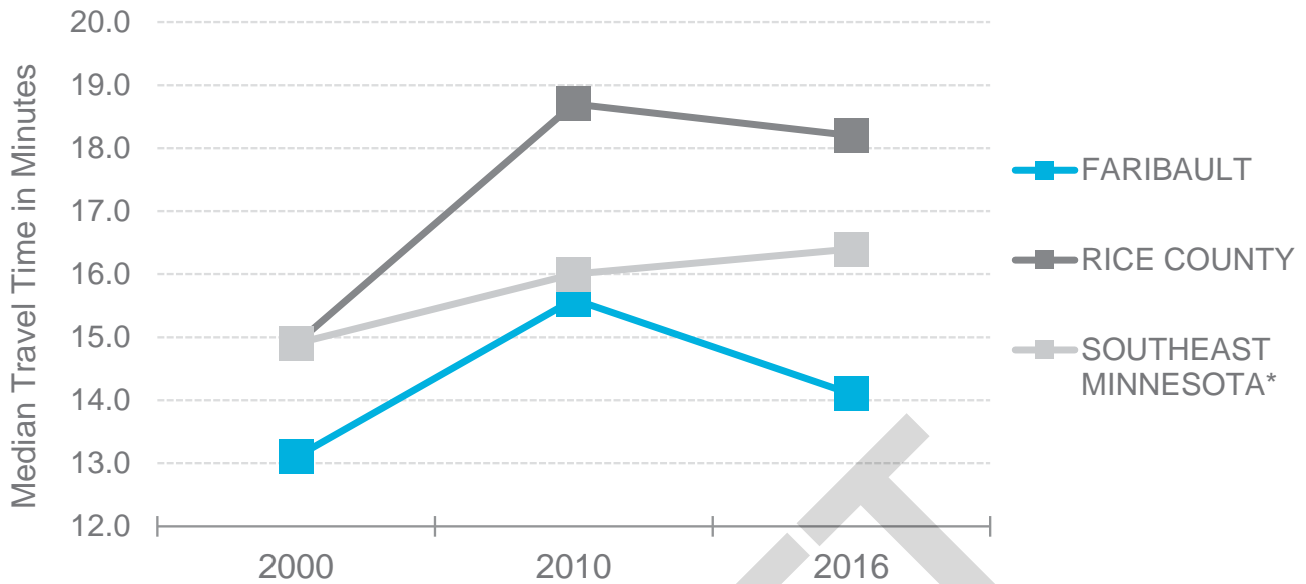
Figure 18: Travel Times to Work 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Census, American Community Survey (2016); Perkins+Will

Figure 19: Change in Travel Times to Work 2000-2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey (2016); Perkins+Will

Table 10: Travel Times to Work 2000-2016

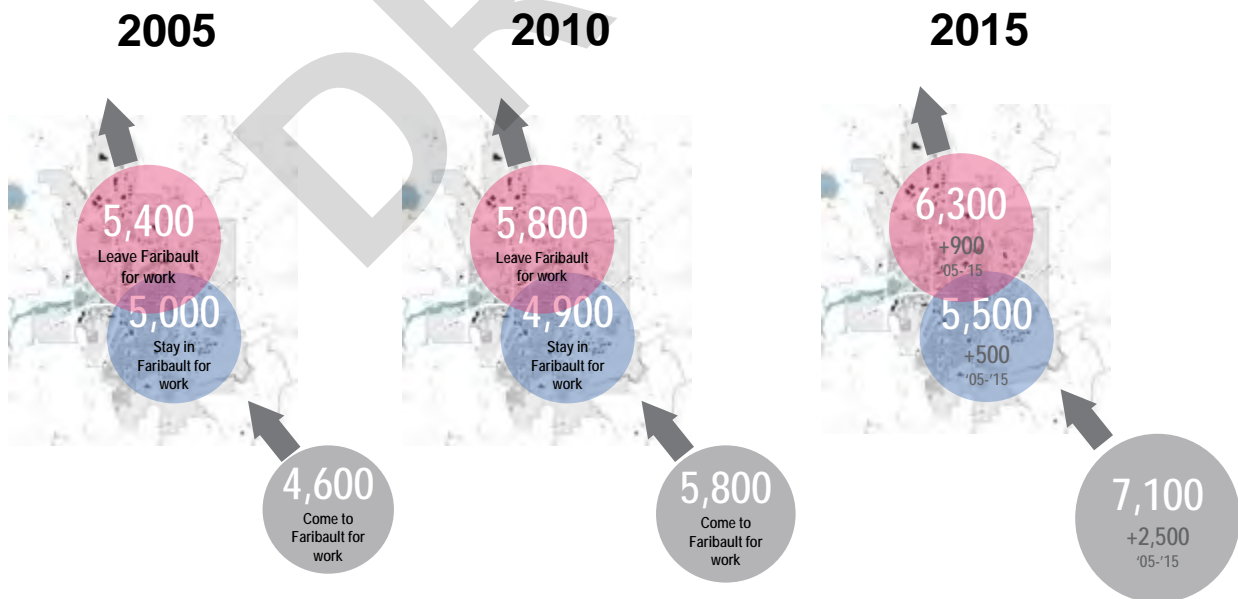
Travel Time to Work	2000	2010	2016	Distribution			Numeric Change		Percent Change		
				2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16	
FARIBAULT											
Less than 10 minutes	3,343	3,203	3,556	35.6%	33.1%	34.7%	-140	353	-4.2%	11.0%	
10 to 14 minutes	2,218	1,770	1,897	23.6%	18.3%	18.5%	-448	127	-20.2%	7.2%	
15 to 19 minutes	787	1,004	1,165	8.4%	10.4%	11.4%	217	161	27.6%	16.0%	
20 to 24 minutes	682	974	1,076	7.3%	10.1%	10.5%	292	102	42.8%	10.5%	
25 to 29 minutes	443	360	485	4.7%	3.7%	4.7%	-83	125	-18.7%	34.7%	
30 to 34 minutes	471	639	616	5.0%	6.6%	6.0%	168	-23	35.7%	-3.6%	
35 to 44 minutes	336	317	285	3.6%	3.3%	2.8%	-19	-32	-5.7%	-10.1%	
45 to 59 minutes	587	664	550	6.3%	6.9%	5.4%	77	-114	13.1%	-17.2%	
60 or more minutes	525	757	620	5.6%	7.8%	6.0%	232	-137	44.2%	-18.1%	
Total Population of Commuters	9,392	9,688	10,250	100.0%	100.0%	100.0%	296	562	3.2%	5.8%	
Median Travel Time in Minutes	13.1	15.6	14.1								
RICE COUNTY											
Less than 10 minutes	8,673	8,274	7,733	31.9%	28.2%	26.7%	-399	-541	-4.6%	-6.5%	
10 to 14 minutes	5,073	4,630	4,545	18.6%	15.8%	15.7%	-443	-85	-8.7%	-1.8%	
15 to 19 minutes	2,902	3,284	3,405	10.7%	11.2%	11.8%	382	121	13.2%	3.7%	
20 to 24 minutes	2,528	2,829	3,041	9.3%	9.6%	10.5%	301	212	11.9%	7.5%	
25 to 29 minutes	1,343	1,460	1,542	4.9%	5.0%	5.3%	117	82	8.7%	5.6%	
30 to 34 minutes	1,805	2,735	2,186	6.6%	9.3%	7.6%	930	-549	51.5%	-20.1%	
35 to 44 minutes	1,326	1,657	1,870	4.9%	5.6%	6.5%	331	213	25.0%	12.9%	
45 to 59 minutes	1,949	2,510	2,727	7.2%	8.5%	9.4%	561	217	28.8%	8.6%	
60 or more minutes	1,604	1,981	1,886	5.9%	6.7%	6.5%	377	-95	23.5%	-4.8%	
Total Population of Commuters	27,203	29,360	28,935	100.0%	100.0%	100.0%	2,157	-425	7.9%	-1.4%	
Median Travel Time in Minutes	14.9	18.7	18.2								
SOUTHEAST MINNESOTA*											
Less than 10 minutes	63,938	61,493	61,189	28.6%	25.7%	25.1%	-2,445	-304	-3.8%	-0.5%	
10 to 14 minutes	49,006	50,292	49,937	21.9%	21.0%	20.5%	1,286	-355	2.6%	-0.7%	
15 to 19 minutes	33,715	38,744	38,361	15.1%	16.2%	15.8%	5,029	-383	14.9%	-1.0%	
20 to 24 minutes	23,620	27,086	26,878	10.5%	11.3%	11.0%	3,466	-208	14.7%	-0.8%	
25 to 29 minutes	9,855	11,875	11,859	4.4%	5.0%	4.9%	2,020	-16	20.5%	-0.1%	
30 to 34 minutes	16,227	17,824	19,611	7.2%	7.5%	8.1%	1,597	1,787	9.8%	10.0%	
35 to 44 minutes	8,087	9,569	10,766	3.6%	4.0%	4.4%	1,482	1,197	18.3%	12.5%	
45 to 59 minutes	10,012	11,588	13,095	4.5%	4.8%	5.4%	1,576	1,507	15.7%	13.0%	
60 or more minutes	9,490	10,516	11,705	4.2%	4.4%	4.8%	1,026	1,189	10.8%	11.3%	
Total Population of Commuters	223,950	238,987	243,401	100.0%	100.0%	100.0%	15,037	4,414	6.7%	1.8%	
Median Travel Time in Minutes	14.9	16.0	16.4								



WORKER COMMUTE PATTERNS

Changing commute patterns can signal important shifts in the local economy, such as the relationship between job growth and the availability of housing. Between 2005 and 2015, Faribault's working residents grew by 1,400 people. During the same period, the number of people who worked in Faribault grew by 3,000. This means that only one out of six of those new Faribault workers are living in Faribault. This would indicate that new workers are unable to find adequate housing in Faribault and are finding housing in other communities.

Figure 20: Inflow and Outflow of Faribault Workers

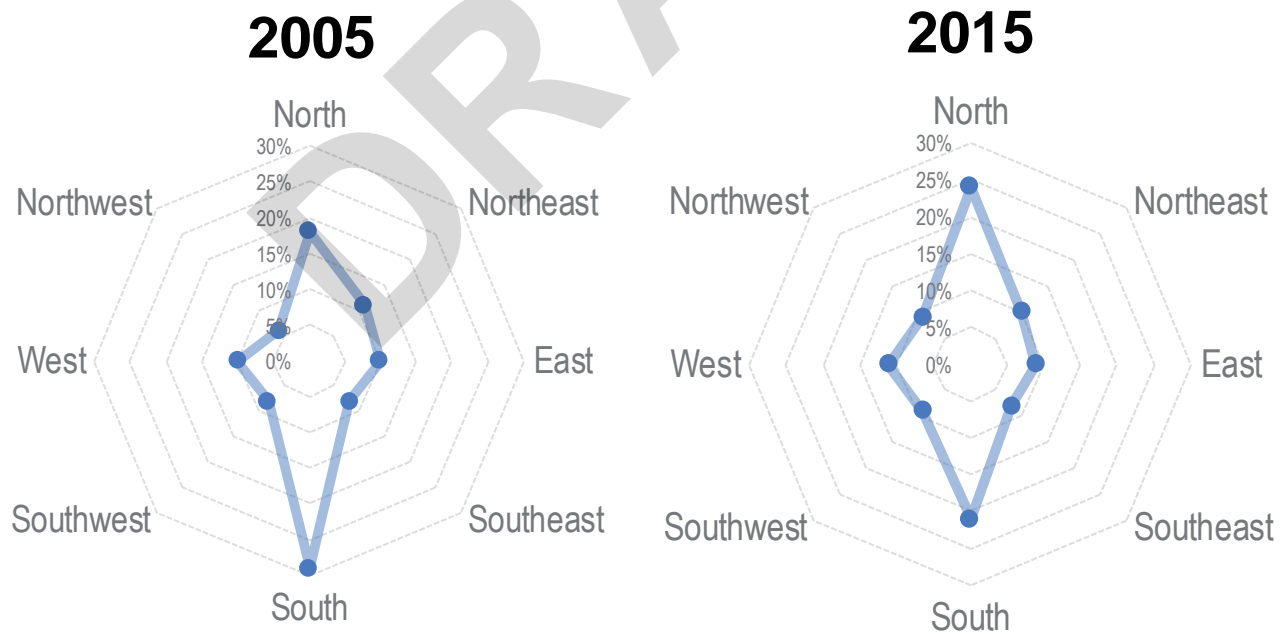


Source: US Census, Longitudinal Employer-Household Dynamics (LEHD) dataset



Faribault workers that commute from more than 10 miles outside the city skew heavily to the north and south. However, between 2005 and 2015, there has been a marked shift to the north.

Figure 21: Where Workers Come from that Commute Over 10 Miles to Faribault for Work



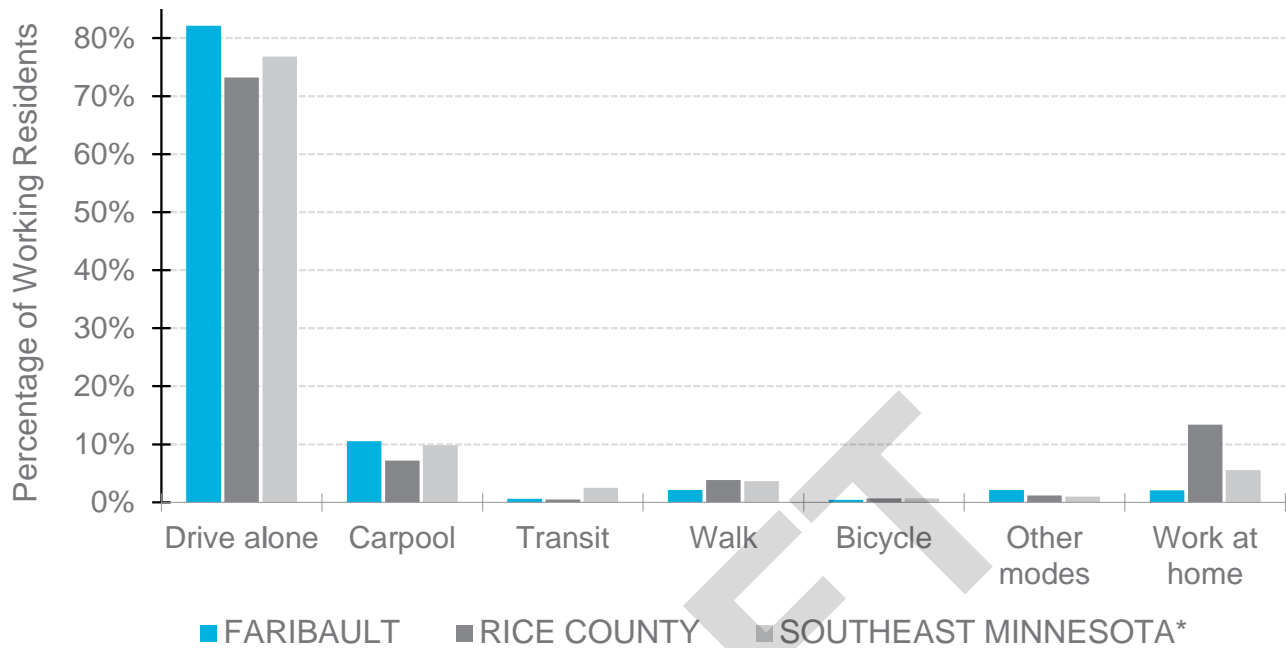
Source: US Census, Longitudinal Employer-Household Dynamics (LEHD) dataset



MODE OF TRANSPORTATION TO WORK

The following table and charts present data on the mode of transportation used by working residents in Faribault, Rice County, and Southeast Minnesota. Over 82% of Faribault residents drive alone for their commute. This is higher than the percentage of those who drive alone in Rice County (73%) and Southeast Minnesota (77%). This high percentage in Faribault is likely due to the fact that a very low percentage of Faribault residents work from home (2%) compared to Rice County (13%) and Southeast Minnesota (6%).

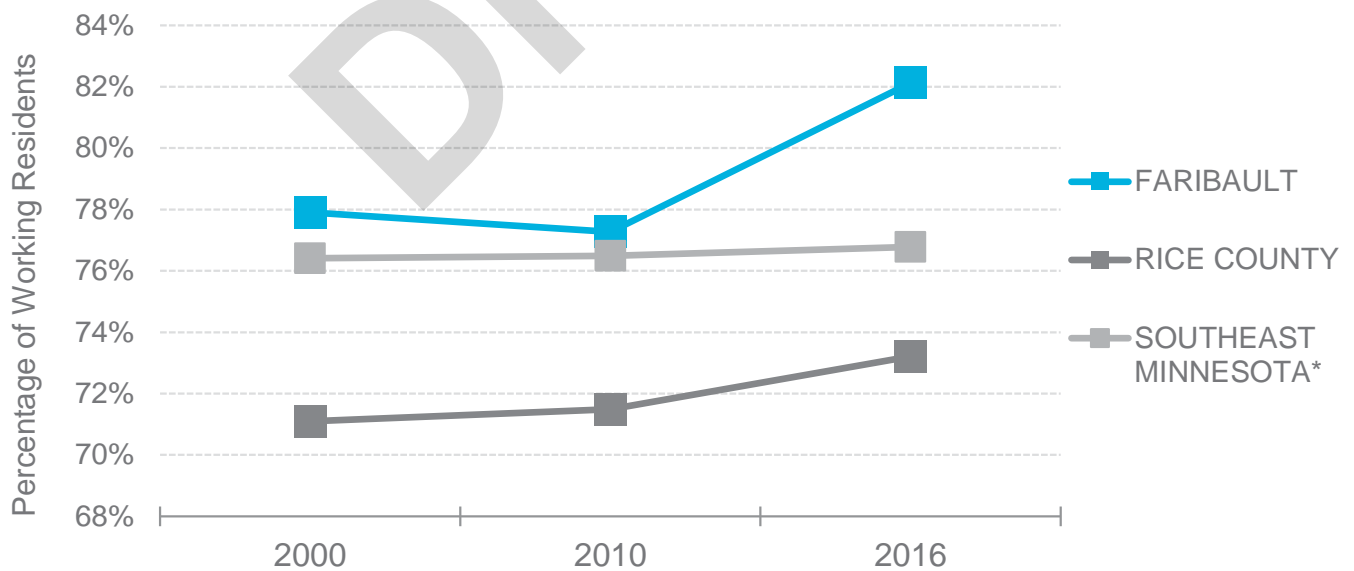
Figure 22: Mode of Transportation to Work 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Source: US Census, *American Community Survey* (2016)

Figure 23: Change in Workers that Drive Alone to Work



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Source: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016)

Table 11: Mode of Transportation to Work 2000-2015

Mode of Transportation to Work	Distribution			Numeric Change		Percent Change	
	2000	2010	2016	'00-'10	'10-'16	'00-'10	'10-'16
FARIBAUT							
Drive alone	7,466	7,666	8,596	200	930	2.7%	12.1%
Carpool	1,352	1,387	1,105	35	-282	2.6%	-20.3%
Transit	107	102	65	-5	-37	-4.7%	-36.3%
Walk	282	279	221	-3	-58	-1.1%	-20.8%
Bicycle	106	45	42	-61	-3	-57.5%	-6.7%
Other modes	79	209	221	130	12	164.6%	5.7%
Work at home	192	233	217	41	-16	21.4%	-6.9%
Total Population of Working Residents	9,584	9,921	10,467	337	546	3.5%	5.5%
<i>All modes other than driving alone</i>							
	22.1%	22.7%	17.9%				
RICE COUNTY							
Drive alone	20,337	22,702	24,451	2,365	1,749	11.6%	7.7%
Carpool	3,438	3,372	2,411	-66	-961	-1.9%	-28.5%
Transit	200	303	167	103	-136	51.5%	-44.9%
Walk	2,797	2,334	1,289	-463	-1,045	-16.6%	-44.8%
Bicycle	239	242	219	3	-23	1.3%	-9.5%
Other modes	192	407	398	215	-9	112.0%	-2.2%
Work at home	1,401	2,395	4,463	994	2,068	70.9%	86.3%
Total Population of Working Residents	28,604	31,755	33,398	3,151	1,643	11.0%	5.2%
<i>All modes other than driving alone</i>							
	28.9%	28.5%	26.8%				
SOUTHEAST MINNESOTA*							
Drive alone	180,875	193,628	197,819	12,753	4,191	7.1%	2.2%
Carpool	25,483	24,858	25,419	-625	561	-2.5%	2.3%
Transit	3,648	5,198	6,482	1,550	1,284	42.5%	24.7%
Walk	11,659	11,060	9,347	-599	-1,713	-5.1%	-15.5%
Bicycle	1,194	1,745	1,717	551	-28	46.1%	-1.6%
Other modes	1,091	2,498	2,617	1,407	119	129.0%	4.8%
Work at home	12,762	14,160	14,241	1,398	81	11.0%	0.6%
Total Population of Working Residents	236,712	253,147	257,642	16,435	4,495	6.9%	1.8%
<i>All modes other than driving alone</i>							
	23.6%	23.5%	23.2%				

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

DRAFT



ECONOMY AND EMPLOYMENT

The following table and charts break down Faribault's employment base by industry. Employment in a community can influence not only its tax base and use of land, but can also impact the types of housing demanded and support of certain types of retail.

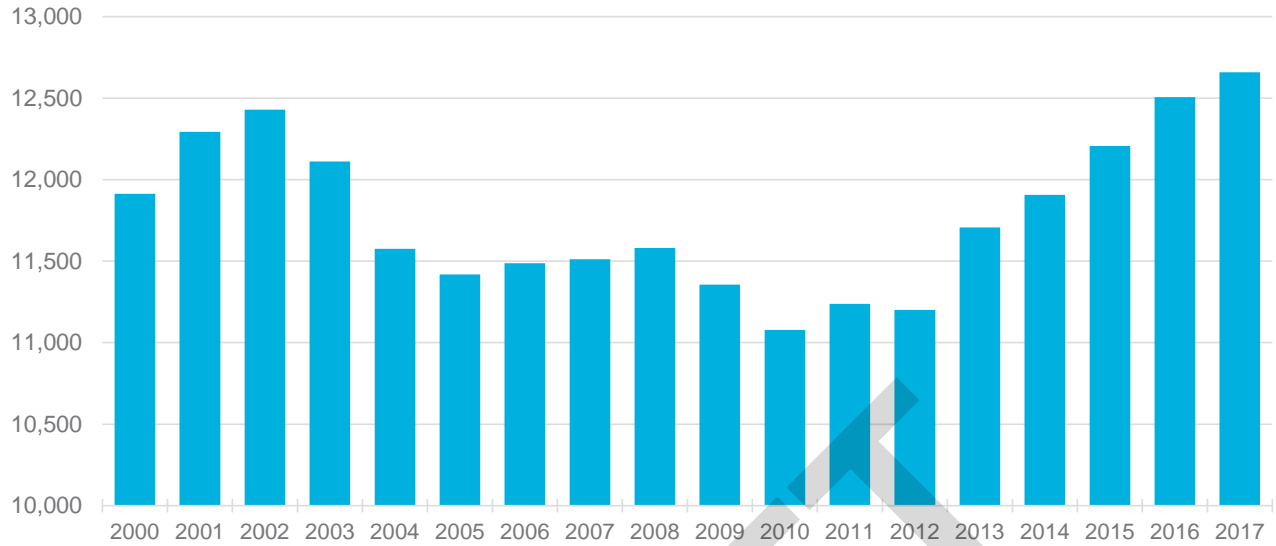
Between 2010 and 2017, Faribault's employment base increased by roughly 1,600 jobs or 14%. This rate of growth outpaced Rice County (1%), Southeast Minnesota (7%), and the United States (8%). The industry sectors that have led this growth have been those involved in production, distribution, and repair (PDR), which are commonly referred to as manufacturing, construction, wholesale trade, and utilities. These sectors accounted for over 1,000 net new jobs since 2010. The education and healthcare services sectors (Ed/Meds) also had significant contributions adding over 400 jobs in Faribault since 2010.

Because PDR sectors are such a key component to the economy in Faribault, it might be worthwhile to track these industries because they collectively may have a specialization of skills that could be leveraged for future growth.

It is not surprising that the educational and medical services sector (Eds and Meds) has driven job growth in Faribault in recent years. It is the industry that has performed the best in Southeast Minnesota, statewide, and across the nation since 2000. No other industry sector comes close in terms of job creation.

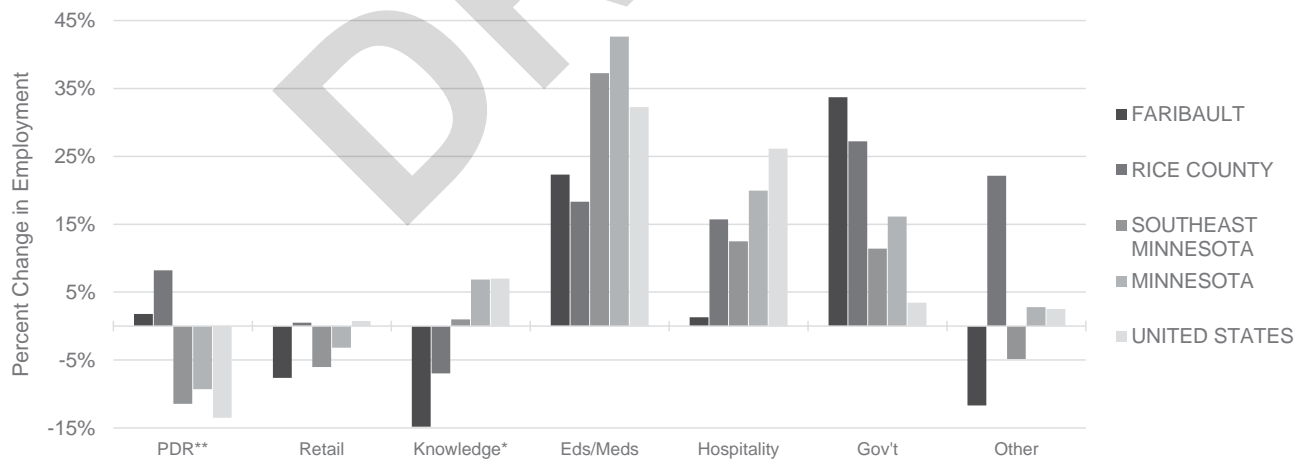
Unemployment has declined significantly across the country since 2010 and Faribault is no exception. Due to Faribault's strong manufacturing base, its unemployment trends are more related to the national economy rather other local economies.

Figure 24: Faribault Employment 2000-2017



Source: Minnesota Department of Employment and Economic Development, QCEW dataset

Figure 25: Change in Employment by Industry 2000-2017



* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management

** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

Sources: Minnesota Department of Employment and Economic Development, QCEW dataset; Perkins+Will

Table 12: Employment by Industry Sector 2000-2017

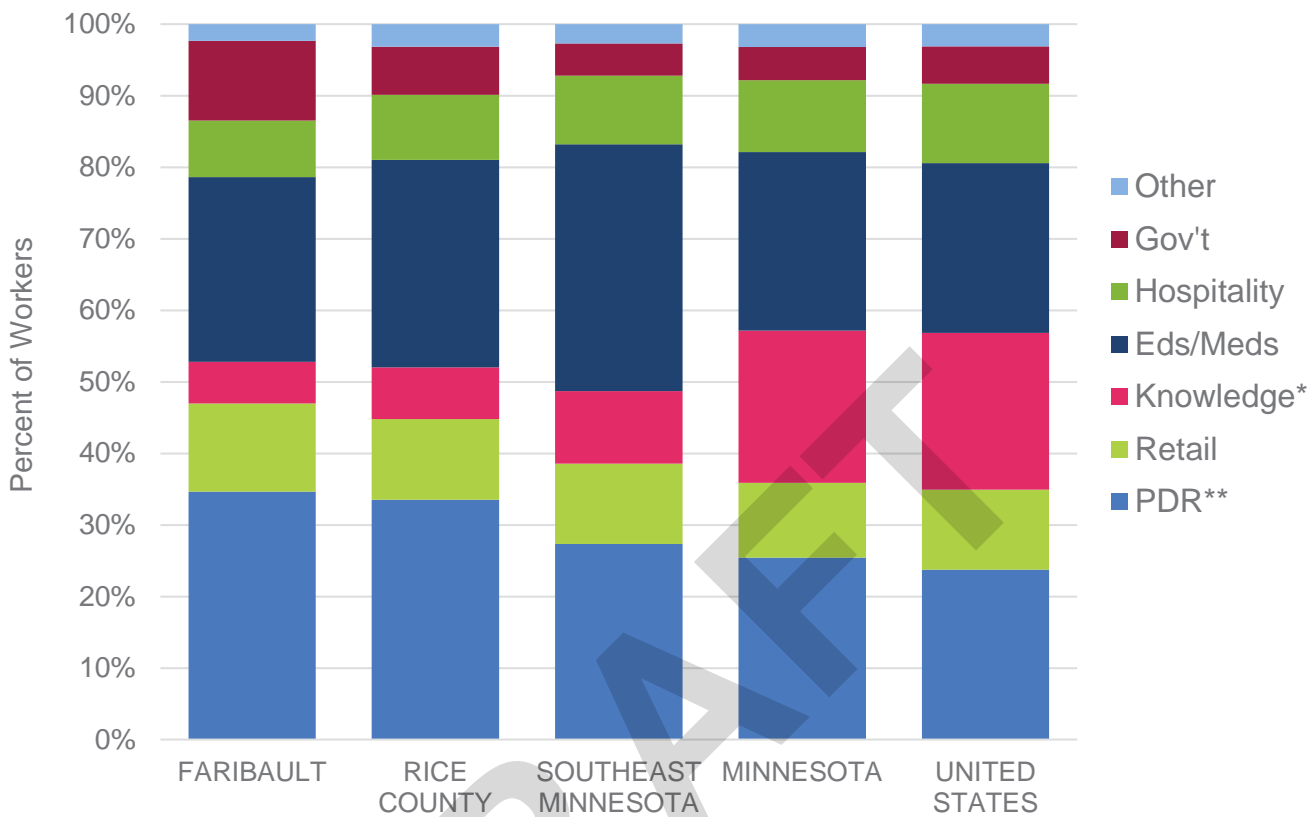
Industry					Distribution				Numeric Change			Percentage Change		
	2000	2005	2010	2017	2000	2005	2010	2017	'00-'05	'05-'10	'10-'17	'00-'05	'05-'10	'10-'17
FARIBAULT														
PDR**	4,311	3,831	3,290	4,388	36.2%	33.6%	29.7%	34.7%	-480	-541	1,098	-11.1%	-14.1%	33.4%
Retail	1,688	1,596	1,492	1,559	14.2%	14.0%	13.5%	12.3%	-92	-104	67	-5.5%	-6.5%	4.5%
Knowledge*	863	899	808	735	7.2%	7.9%	7.3%	5.8%	36	-91	-73	4.2%	-10.1%	-9.0%
Eds/Meds	2,676	2,729	2,864	3,273	22.5%	23.9%	25.9%	25.9%	53	135	409	2.0%	4.9%	14.3%
Hospitality	988	930	974	1,001	8.3%	8.1%	8.8%	7.9%	-58	44	27	-5.9%	4.7%	2.8%
Gov't	1,053	1,127	1,350	1,408	8.8%	9.9%	12.2%	11.1%	74	223	58	7.0%	19.8%	4.3%
Other	334	305	299	295	2.8%	2.7%	2.7%	2.3%	-29	-6	-4	-8.7%	-2.0%	-1.3%
Total	11,913	11,417	11,077	12,659	100.0%	100.0%	100.0%	100.0%	-496	-340	1,582	-4.2%	-3.0%	14.3%
RICE COUNTY														
PDR**	7,676	7,193	6,555	8,305	34.4%	32.5%	29.3%	33.5%	-483	-638	1,750	-6.3%	-8.9%	26.7%
Retail	2,771	2,873	2,708	2,785	12.4%	13.0%	12.1%	11.2%	102	-165	77	3.7%	-5.7%	2.8%
Knowledge*	1,924	1,813	1,611	1,790	8.6%	8.2%	7.2%	7.2%	-111	-202	179	-5.8%	-11.1%	11.1%
Eds/Meds	6,076	6,411	7,140	7,189	27.2%	28.9%	32.0%	29.0%	335	729	49	5.5%	11.4%	0.7%
Hospitality	1,947	1,898	2,076	2,253	8.7%	8.6%	9.3%	9.1%	-49	178	177	-2.5%	9.4%	8.5%
Gov't	1,308	1,342	1,588	1,664	5.9%	6.1%	7.1%	6.7%	34	246	76	2.6%	18.3%	4.8%
Other	637	633	666	778	2.9%	2.9%	3.0%	3.1%	-4	33	112	-0.6%	5.2%	16.8%
Total	22,339	22,163	22,344	24,764	100.0%	100.0%	100.0%	100.0%	-176	181	2,420	-0.8%	0.8%	10.8%
SOUTHEAST MINNESOTA														
PDR**	74,538	69,121	60,348	66,015	33.1%	30.1%	26.8%	27.4%	-5,417	-8,773	5,667	-7.3%	-12.7%	9.4%
Retail	28,796	28,318	26,472	27,063	12.8%	12.3%	11.8%	11.2%	-478	-1,846	591	-1.7%	-6.5%	2.2%
Knowledge*	24,217	24,345	24,552	24,459	10.7%	10.6%	10.9%	10.1%	128	207	-93	0.5%	0.9%	-0.4%
Eds/Meds	60,681	69,277	76,010	83,295	26.9%	30.2%	33.8%	34.5%	8,596	6,733	7,285	14.2%	9.7%	9.6%
Hospitality	20,580	21,784	20,745	23,149	9.1%	9.5%	9.2%	9.6%	1,204	-1,039	2,404	5.9%	-4.8%	11.6%
Gov't	9,739	10,142	10,520	10,850	4.3%	4.4%	4.7%	4.5%	403	378	330	4.1%	3.7%	3.1%
Other	6,836	6,660	6,443	6,504	3.0%	2.9%	2.9%	2.7%	-176	-217	61	-2.6%	-3.3%	0.9%
Total	225,387	229,647	225,090	241,335	100.0%	100.0%	100.0%	100.0%	4,260	-4,557	16,245	1.9%	-2.0%	7.2%
MINNESOTA														
PDR**	797,836	750,614	641,033	723,563	30.6%	28.5%	25.0%	25.4%	-47,222	-109,581	82,530	-5.9%	-14.6%	12.9%
Retail	306,979	301,972	278,375	297,202	11.8%	11.4%	10.9%	10.5%	-5,007	-23,597	18,827	-1.6%	-7.8%	6.8%
Knowledge*	566,393	550,764	547,247	605,170	21.7%	20.9%	21.4%	21.3%	-15,629	-3,517	57,923	-2.8%	-0.6%	10.6%
Eds/Meds	497,361	570,322	635,345	709,412	19.1%	21.6%	24.8%	24.9%	72,961	65,023	74,067	14.7%	11.4%	11.7%
Hospitality	238,509	257,979	252,602	286,057	9.1%	9.8%	9.9%	10.1%	19,470	-5,377	33,455	8.2%	-2.1%	13.2%
Gov't	113,901	118,213	125,365	132,282	4.4%	4.5%	4.9%	4.7%	4,312	7,152	6,917	3.8%	6.1%	5.5%
Other	87,863	87,459	83,136	90,317	3.4%	3.3%	3.2%	3.2%	-404	-4,323	7,181	-0.5%	-4.9%	8.6%
Total	2,608,842	2,637,323	2,563,103	2,844,003	100.0%	100.0%	100.0%	100.0%	28,481	-74,220	280,900	1.1%	-2.8%	11.0%
UNITED STATES														
PDR**	37,900,038	35,194,199	30,226,593	32,787,642	29.3%	26.8%	23.7%	23.8%	-2,705,839	-4,967,606	2,561,048	-7.1%	-14.1%	8.5%
Retail	15,344,488	15,321,421	14,547,773	15,459,457	11.8%	11.7%	11.4%	11.2%	-23,067	-773,647	911,683	-0.2%	-5.0%	6.3%
Knowledge*	28,238,310	28,385,876	27,236,236	30,212,264	21.8%	21.6%	21.3%	21.9%	147,566	-1,149,641	2,976,028	0.5%	-4.1%	10.9%
Eds/Meds	24,788,001	27,691,167	30,235,490	32,782,750	19.1%	21.1%	23.7%	23.7%	2,903,166	2,544,323	2,547,261	11.7%	9.2%	8.4%
Hospitality	12,127,146	13,187,637	13,479,279	15,297,094	9.4%	10.0%	10.6%	11.1%	1,060,491	291,642	1,817,815	8.7%	2.2%	13.5%
Gov't	6,961,572	7,149,265	7,543,200	7,202,374	5.4%	5.4%	5.9%	5.2%	187,692	393,935	-340,826	2.7%	5.5%	-4.5%
Other	4,200,335	4,379,841	4,404,848	4,305,658	3.2%	3.3%	3.5%	3.1%	179,506	25,007	-99,190	4.3%	0.6%	-2.3%
Total	129,559,890	131,309,404	127,673,418	138,047,236	100.0%	100.0%	100.0%	100.0%	1,749,515	-3,635,986	10,373,818	1.4%	-2.8%	8.1%

** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management

Sources: Minnesota Department of Employment and Economic Development, Quarterly Census of Employment and Wages (QCEW); Perkins+Will

Figure 26: Change in Employment by Industry 2000-2017

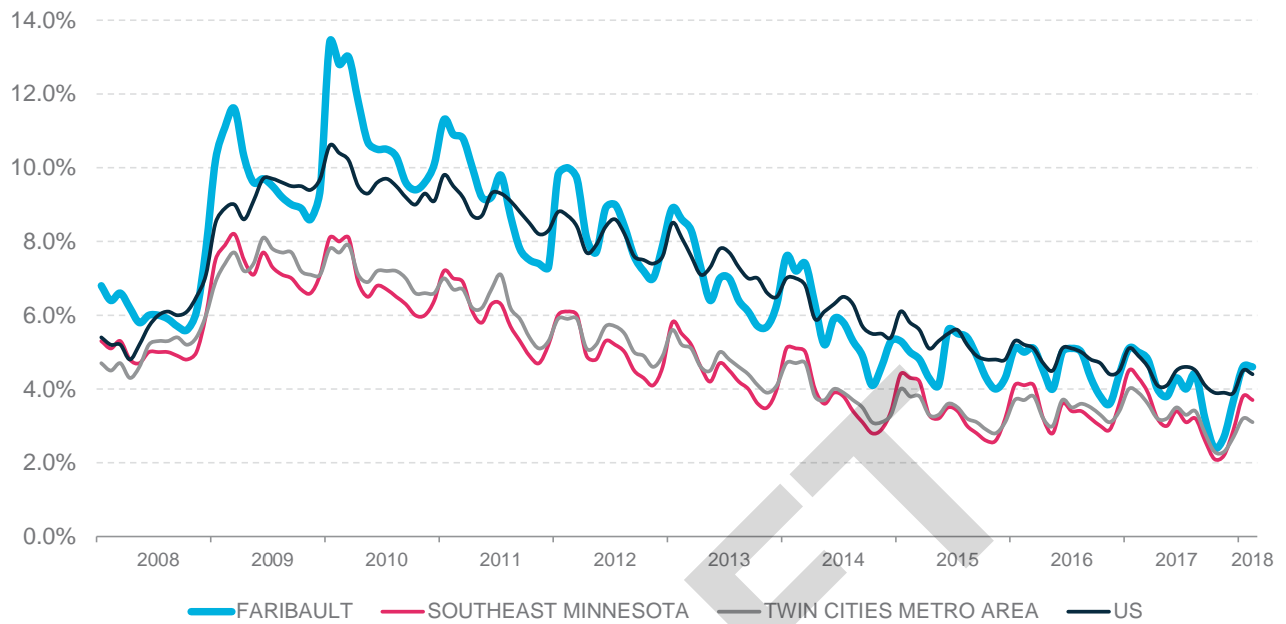


* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management

** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

Sources: Minnesota Department of Employment and Economic Development. QCEW dataset: Perkins+Will

Figure 27: Unemployment Rate 2008-2018 – not seasonally adjusted



Source: Minnesota Department of Employment and Economic Development, *Local Area Unemployment Statistics (LAUS)*





HOUSING

Building on the previous socio-economic section, this section provides data specific to housing conditions in Faribault. It is intended to provide a better understanding of where important gaps in the supply of housing may exist.

YEAR HOUSING BUILT

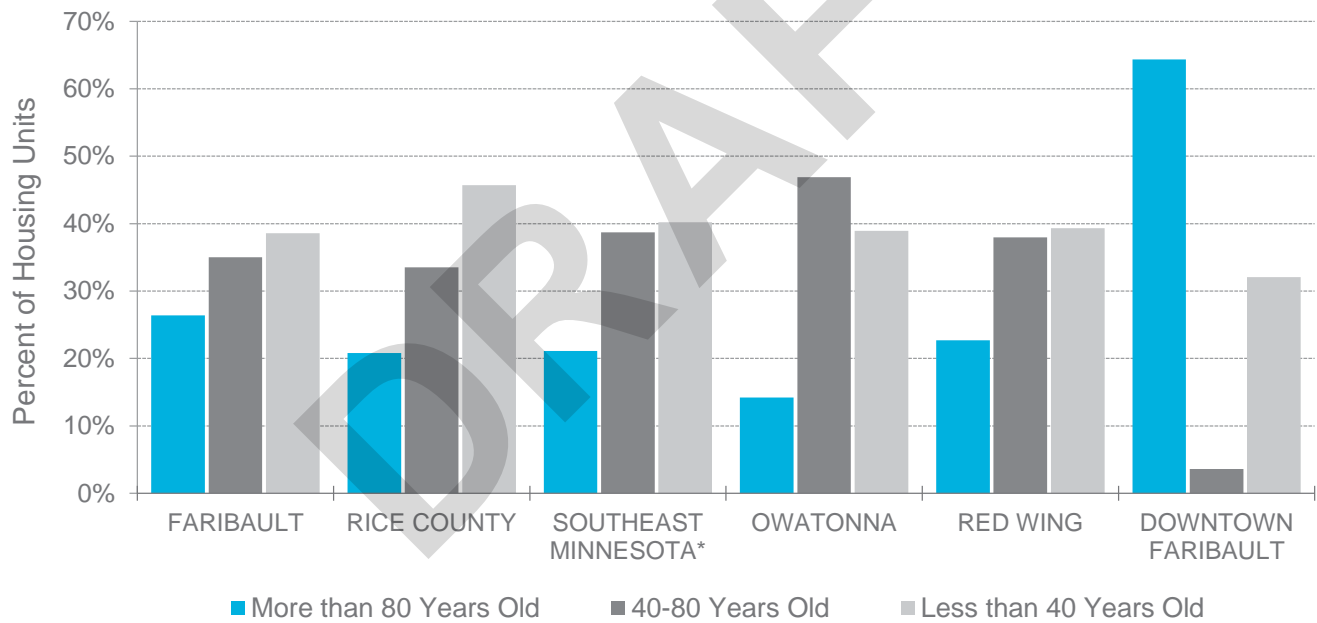
The age of housing is often a good proxy for its overall condition and value; older homes require more-frequent and costlier repairs, and their size and design may not match current cultural preferences. Although older housing stock can many times have aesthetic and historic value, if the homes are not well-maintained they are at significant risk of deferred maintenance, which can result in declining values and neighborhood blight. Therefore, many communities closely track the condition of their older housing stock and support programs that aid homeowners in their upkeep and overall maintenance.

Over 60% of Faribault's housing stock is more than 40 years old. This is a major concern because at 40 years of age critical building elements, such as the roof, furnace, windows, and siding, need to be repaired or replaced in order to protect a home's structural integrity. Compared to Rice County and Southeast Minnesota as well as the peer communities of Owatonna and Red Wing, Faribault has an older housing stock. From a competitive standpoint, it will be important to consider not only policies that not only help owners maintain their properties but also how to introduce new forms and styles of housing that meet the needs of today's marketplace.

Data for Downtown Faribault is also provided to demonstrate how much of the housing in the downtown area is old and will likely require significant new investment to maintain and enhance its condition.



Figure 28: Age of Housing



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Census, *American Community Survey* (2016); Perkins+Will



Table 13: Housing Units by Year Built 2016

Year Built	FARIBAULT	RICE COUNTY	SOUTHEAST MINNESOTA*	OWATONNA	RED WING	DOWNTOWN FARIBAULT
Number						
2010-Present	135	480	4,090	106	118	0
2000-2009	1,509	4,959	32,289	1,685	982	42
1990-1999	1,021	3,194	26,522	1,492	932	35
1980-1989	772	2,593	21,960	967	936	39
1970-1979	1,082	3,403	29,489	1,836	1,066	0
1960-1969	735	1,840	19,590	1,286	842	0
1950-1959	834	2,074	22,109	1,540	625	13
1940-1949	467	914	10,480	458	332	0
Pre-1940	2,350	5,107	44,550	1,550	1,711	233
All Housing Units	8,905	24,564	211,079	10,920	7,544	362
Distribution						
2010-Present	1.5%	2.0%	1.9%	1.0%	1.6%	0.0%
2000-2009	16.9%	20.2%	15.3%	15.4%	13.0%	11.6%
1990-1999	11.5%	13.0%	12.6%	13.7%	12.4%	9.7%
1980-1989	8.7%	10.6%	10.4%	8.9%	12.4%	10.8%
1970-1979	12.2%	13.9%	14.0%	16.8%	14.1%	0.0%
1960-1969	8.3%	7.5%	9.3%	11.8%	11.2%	0.0%
1950-1959	9.4%	8.4%	10.5%	14.1%	8.3%	3.6%
1940-1949	5.2%	3.7%	5.0%	4.2%	4.4%	0.0%
Pre-1940	26.4%	20.8%	21.1%	14.2%	22.7%	64.4%
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Sources: US Census, *American Community Survey* (2016); Perkins+Will

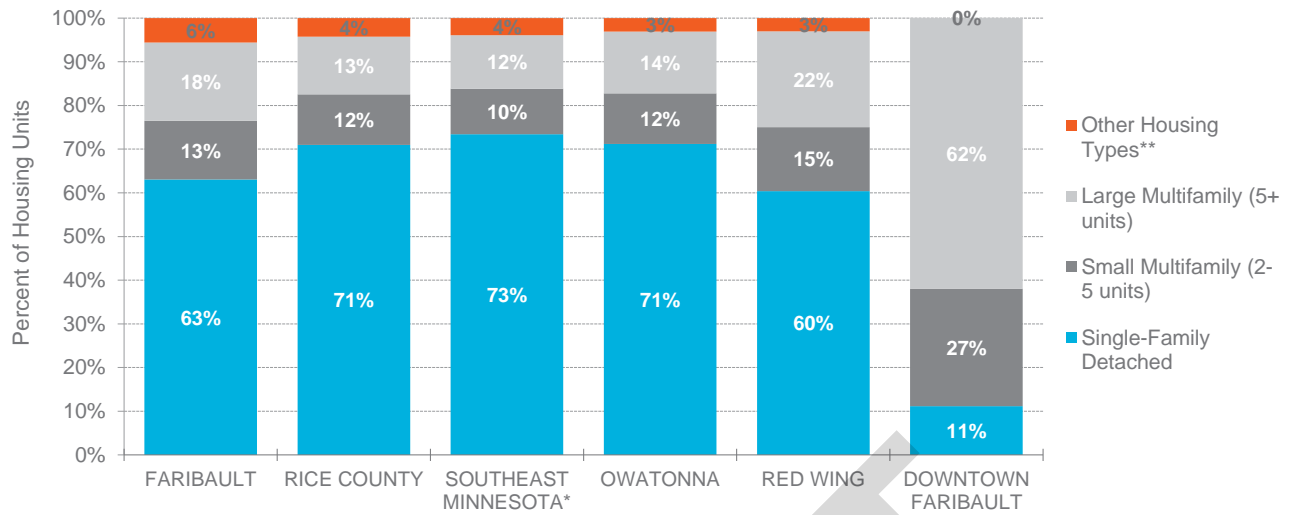
HOUSING STRUCTURE TYPE

The type housing structure can influence not only affordability but also overall livability. Having a range of housing structures can provide residents of a community options that best meet their needs as they shift from one life stage to another. For example, retirees often desire multifamily housing not only for the ease of maintenance, but also for security reasons. For those fortunate to travel south during the winter, multifamily residences are less susceptible to home maintenance issues or burglary concerns because of on-site management. For those with health concerns, multifamily residences often have neighbors that can also provide oversight should an acute health problem occur.

The majority (63%) of Faribault's housing stock consists of detached single-family homes. This is below the proportion found in Rice County (71%) or Southeast Minnesota (73%). Nevertheless, Faribault's housing stock is diverse, with a mixture of small multifamily structures, large multifamily structures, mobile homes as well as a significant number of single family attached units. Compared to peer communities, Faribault has a similar profile as Red Wing. However, Owatonna has a higher proportion of single-family homes. When considering downtown Faribault, it is not surprising that the majority of housing units are located in multifamily properties with five or more units.

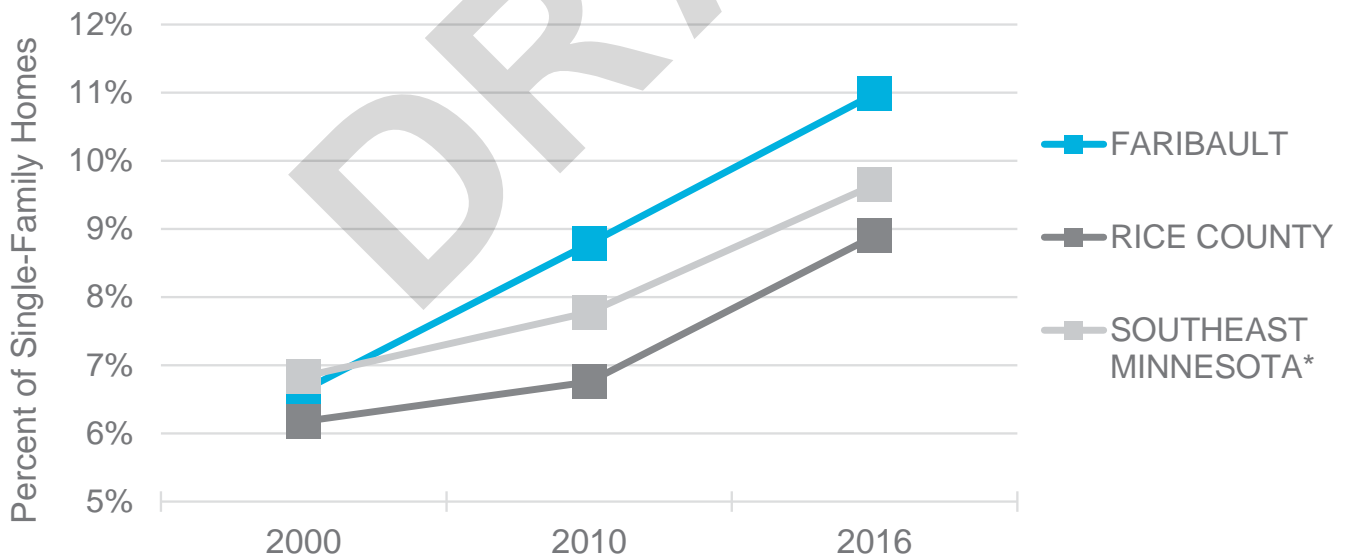
Changes in the tenure (i.e., owner- or renter-occupied) of housing types over time can be an important metric to track. For example, homeownership is often an avenue for lower-income households to achieve housing stability and build wealth. Figure 23 shows how the percentage of detached single-family homes that are renter-occupied has increased substantially since 2000. Although still an overall small percentage, it signifies a trend that should be monitored. Most neighborhoods can easily accommodate a certain mix of owned and rented single-family homes. However, because most rented single-family homes are owned by absentee landlords with limited resources available for property management, this can result in less oversight of properties and potentially lead to deferred maintenance and ultimately lower property values.

Figure 29: Housing Structure Type 2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 ** The overwhelming majority of "Other" unit types consists of mobile or manufactured homes

Figure 30: Change in Renter-Occupied Single-Family Detached Homes 2000-2016



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

Source: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will

Table 14: Housing Structure Type 2016

Housing Type	FARIBAULT	RICE COUNTY	SOUTHEAST MINNESOTA*	OWATONNA	RED WING	DOWNTOWN FARIBAULT
Number						
Single Family Detached	5,367	16,341	146,353	7,315	4,247	36
Single Family Attached	400	1,521	10,604	644	414	17
2-Units	338	532	4,462	364	270	58
3-4 Units	406	616	5,740	185	348	12
5 or more Units	1,526	3,048	24,470	1,453	1,542	200
Other Unit Types**	474	975	7,759	315	212	0
All Housing Units	8,512	23,033	199,387	10,276	7,033	323
Distribution						
Single Family Detached	63.0%	70.9%	73.4%	71.2%	60.4%	11.1%
Single Family Attached	4.7%	6.6%	5.3%	6.3%	5.9%	5.3%
2-Units	4.0%	2.3%	2.2%	3.5%	3.8%	18.0%
3-4 Units	4.8%	2.7%	2.9%	1.8%	4.9%	3.7%
5 or more Units	17.9%	13.2%	12.3%	14.1%	21.9%	61.9%
Other Unit Types**	5.6%	4.2%	3.9%	3.1%	3.0%	0.0%
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona

** The overwhelming majority of "Other" unit types consists of mobile or manufactured homes.

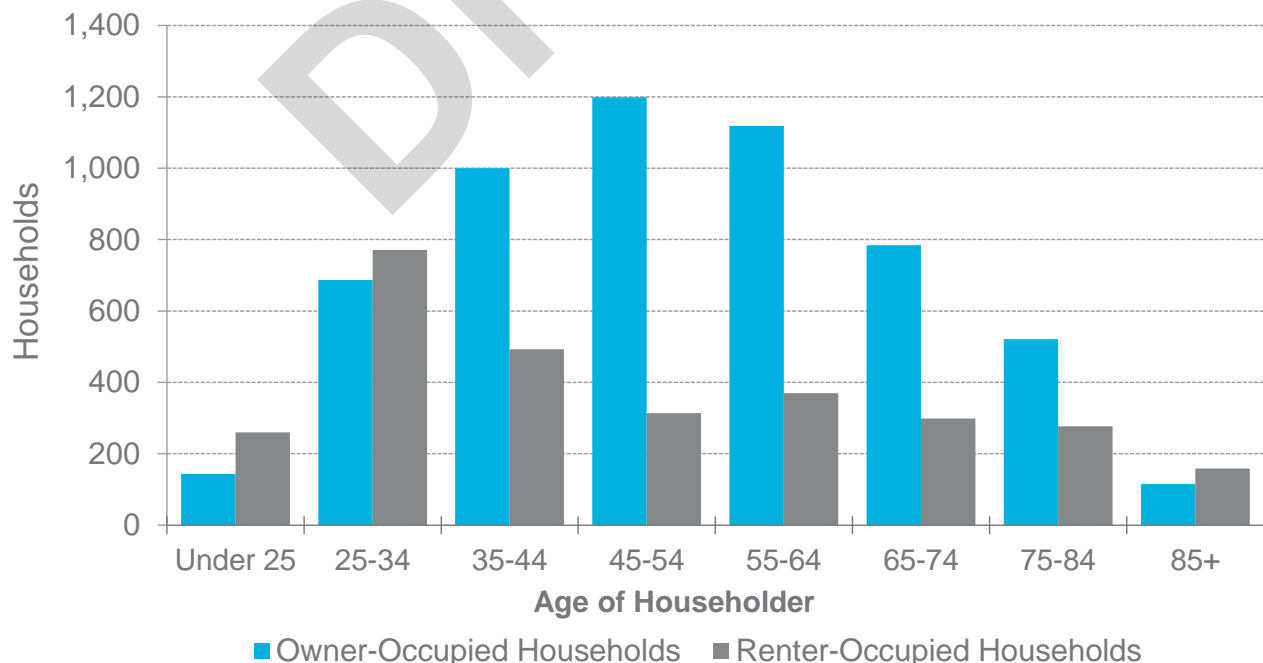
Sources: US Census, *American Community Survey* (2016); Perkins+Will

HOUSING TENURE BY AGE OF HOUSEHOLDER

Housing tenure is important to track because it provides insight into the potential of a community to respond to a changing age profile or shocks to the economy, such as a recession. For example, many older households often transition out of homeownership into rental housing as they require more assistance with activities of daily living. The following table and charts provide detailed information on housing tenure by age of householder in Faribault, Rice County, and Southeast Minnesota.

Roughly 65% of all households in Faribault own their housing as of 2016. This is similar to the homeownership rate for Rice County (74%) and Southeast Minnesota (75%). The lower rate of homeownership in Faribault is indicative of the fact that it is a city with a concentration of different types of employment and therefore has a wide variety of housing types that are both owner-occupied and renter-occupied. Rice County and Southeast Minnesota have higher homeownership rates, in part, because those areas include many rural areas and small communities that lack rental

Figure 31: Faribault Housing Tenure by Age of Householder 2016

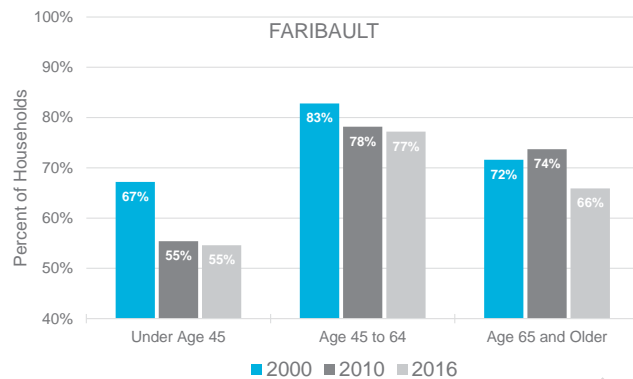


Source: US Census, American Community Survey (2016); Perkins+Will

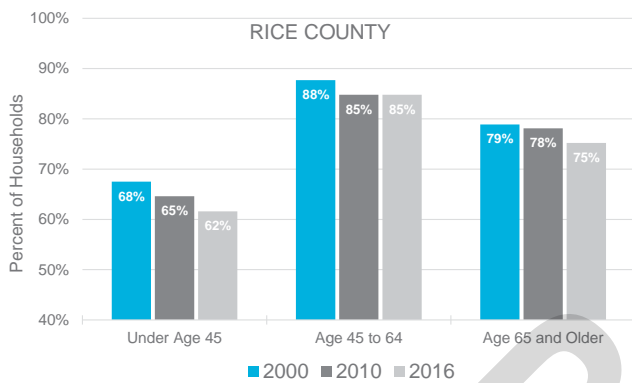
Figure 32 illustrates how homeownership is low for younger households then increases until retirement age when many households transition into low maintenance housing or housing with services, which is often rented. Homeownership rates have been declining across all age groups since 2000. However, the declines have been most significant among younger households. This is largely due to several reasons: 1) the bar for attaining homeownership has risen since the end of the recession; 2) younger households have significantly more debt related to education than previous generations and have had to delay homeownership; and 3) because the recession, homeownership is no longer consider a safe long-term investment among many younger households.



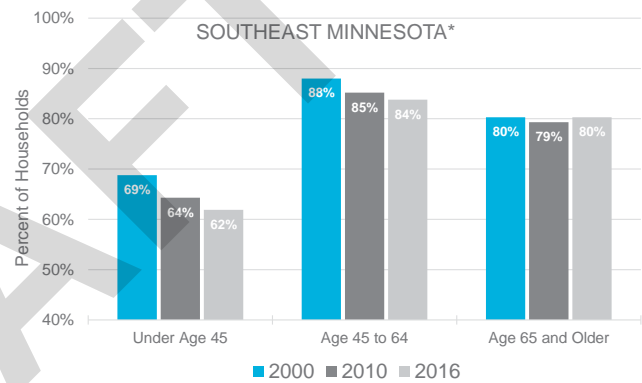
Figure 32: Change in Homeownership Rate by Age 2000-2016



Source: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will



Source: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will



* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
Source: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Perkins+Will



Table 15: Faribault Housing Tenure by Age of Householder 2000-2016

Age Group	2000			2010			2016			Numeric Change '10-'16			Percent Change '10-'16		
	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own
Under 25	440	303	137	685	569	116	403	260	143	-282	-309	27	-41%	-54%	24%
25-34	1,325	450	875	1,316	563	753	1,458	771	687	142	208	-66	11%	37%	-9%
35-44	1,676	376	1,300	1,449	408	1,041	1,493	493	1,000	44	85	-41	3%	21%	-4%
45-54	1,393	264	1,129	1,603	369	1,234	1,513	314	1,199	-90	-55	-35	-6%	-15%	-3%
55-64	936	136	800	1,351	276	1,075	1,489	370	1,119	138	94	44	10%	34%	4%
65-74	788	165	623	909	183	726	1,083	299	785	174	116	59	19%	63%	8%
75-84	660	200	460	695	190	505	799	277	521	104	87	16	15%	46%	3%
85+	254	118	136	309	131	178	273	159	115	-36	28	-63	-12%	21%	-35%
All HHs	7,472	2,012	5,460	8,317	2,689	5,628	8,512	2,943	5,569	195	254	-59	2%	9%	-1%
<i>Distribution by Age</i>															
Under 25	6%	15%	3%	8%	21%	2%	5%	9%	3%	---	---	---	-3.5%	-12.3%	0.5%
25-34	18%	22%	16%	16%	21%	13%	17%	26%	12%	---	---	---	1.3%	5.3%	-1.0%
35-44	22%	19%	24%	17%	15%	18%	18%	17%	18%	---	---	---	0.1%	1.6%	-0.5%
45-54	19%	13%	21%	19%	14%	22%	18%	11%	22%	---	---	---	-1.5%	-3.1%	-0.4%
55-64	13%	7%	15%	16%	10%	19%	17%	13%	20%	---	---	---	1.2%	2.3%	1.0%
65-74	11%	8%	11%	11%	7%	13%	13%	10%	14%	---	---	---	1.8%	3.3%	1.2%
75-84	9%	10%	8%	8%	7%	9%	9%	9%	9%	---	---	---	1.0%	2.4%	0.4%
85+	3%	6%	2%	4%	5%	3%	3%	5%	2%	---	---	---	-0.5%	0.5%	-1.1%
All HHs	100%	100%	100%	100%	100%	100%	100%	100%	100%	---	---	---	0.0%	0.0%	0.0%
<i>Distribution by Tenure</i>															
Under 25	100%	69%	31%	100%	83%	17%	100%	64%	36%	---	---	---	0.0%	-18.6%	18.6%
25-34	100%	34%	66%	100%	43%	57%	100%	53%	47%	---	---	---	0.0%	10.1%	-10.1%
35-44	100%	22%	78%	100%	28%	72%	100%	33%	67%	---	---	---	0.0%	4.9%	-4.9%
45-54	100%	19%	81%	100%	23%	77%	100%	21%	79%	---	---	---	0.0%	-2.3%	2.3%
55-64	100%	15%	85%	100%	20%	80%	100%	25%	75%	---	---	---	0.0%	4.4%	-4.4%
65-74	100%	21%	79%	100%	20%	80%	100%	28%	72%	---	---	---	0.0%	7.4%	-7.4%
75-84	100%	30%	70%	100%	27%	73%	100%	35%	65%	---	---	---	0.0%	7.4%	-7.4%
85+	100%	46%	54%	100%	42%	58%	100%	58%	42%	---	---	---	0.0%	15.6%	-15.6%
All HHs	100%	27%	73%	100%	32%	68%	100%	35%	65%	---	---	---	0.0%	2.2%	-2.2%

Sources: US Decennial Census (2000 and 2010); US Census, *American Community Survey* (2016); Minnesota Demographic Center; Perkins+Will

Table 16: Rice County and Southeast Minnesota Housing Tenure by Age of Householder 2000-2016

Age Group	2000			2010			2016			Numeric Change '10-'16			Percent Change '10-'16		
	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own	Total	Rent	Own
RICE COUNTY															
Under 25	2,923	2,158	765	1,177	923	254	728	514	214	-449	-409	-40	-38%	-44%	-16%
25-34	9,337	3,568	5,769	3,219	1,172	2,047	3,509	1,598	1,910	290	426	-137	9%	36%	-7%
35-44	12,043	2,170	9,873	3,981	867	3,114	3,921	1,021	2,900	-60	154	-214	-2%	18%	-7%
45-54	9,381	1,244	8,137	4,960	809	4,151	4,734	713	4,021	-226	-96	-130	-5%	-12%	-3%
55-64	5,892	627	5,265	3,944	546	3,398	4,339	670	3,669	395	124	271	10%	23%	8%
65-74	4,185	534	3,651	2,511	346	2,165	3,197	604	2,593	686	258	428	27%	75%	20%
75-84	2,967	696	2,271	1,745	392	1,353	1,915	483	1,432	170	91	79	10%	23%	6%
85+	1,079	506	573	778	363	415	691	354	338	-87	-9	-77	-11%	-3%	-19%
All HHs	47,807	11,503	36,304	22,315	5,418	16,897	23,033	5,957	17,076	718	539	179	3%	10%	1%
Distribution by Age															
Under 25	6%	19%	2%	5%	17%	2%	3%	9%	1%	---	---	---	-2.1%	-8.4%	-0.3%
25-34	20%	31%	16%	14%	22%	12%	15%	27%	11%	---	---	---	0.8%	5.2%	-0.9%
35-44	25%	19%	27%	18%	16%	18%	17%	17%	17%	---	---	---	-0.8%	1.1%	-1.4%
45-54	20%	11%	22%	22%	15%	25%	21%	12%	24%	---	---	---	-1.7%	-3.0%	-1.0%
55-64	12%	5%	15%	18%	10%	20%	19%	11%	21%	---	---	---	1.2%	1.2%	1.4%
65-74	9%	5%	10%	11%	6%	13%	14%	10%	15%	---	---	---	2.6%	3.8%	2.4%
75-84	6%	6%	6%	8%	7%	8%	8%	8%	8%	---	---	---	0.5%	0.9%	0.4%
85+	2%	4%	2%	3%	7%	2%	3%	6%	2%	---	---	---	-0.5%	-0.8%	-0.5%
All HHs	100%	100%	100%	100%	100%	100%	100%	100%	100%	---	---	---	0.0%	0.0%	0.0%
Distribution by Tenure															
Under 25	100%	74%	26%	100%	78%	22%	100%	71%	29%	---	---	---	0.0%	-7.7%	7.7%
25-34	100%	38%	62%	100%	36%	64%	100%	46%	54%	---	---	---	0.0%	9.1%	-9.1%
35-44	100%	18%	82%	100%	22%	78%	100%	26%	74%	---	---	---	0.0%	4.3%	-4.3%
45-54	100%	13%	87%	100%	16%	84%	100%	15%	85%	---	---	---	0.0%	-1.3%	1.3%
55-64	100%	11%	89%	100%	14%	86%	100%	15%	85%	---	---	---	0.0%	1.6%	-1.6%
65-74	100%	13%	87%	100%	14%	86%	100%	19%	81%	---	---	---	0.0%	5.1%	-5.1%
75-84	100%	23%	77%	100%	22%	78%	100%	25%	75%	---	---	---	0.0%	2.8%	-2.8%
85+	100%	47%	53%	100%	47%	53%	100%	51%	49%	---	---	---	0.0%	4.5%	-4.5%
All HHs	100%	24%	76%	100%	24%	76%	100%	26%	74%	---	---	---	0.0%	1.6%	-1.6%
SOUTHEAST MINNESOTA*															
Under 25	10,129	7,365	2,764	9,456	7,166	2,290	9,604	7,371	2,233	148	205	-57	2%	3%	-3%
25-34	27,903	9,850	18,053	30,149	11,170	18,979	29,799	12,010	17,789	-350	840	-1,190	-1%	8%	-6%
35-44	40,096	7,137	32,959	31,834	7,160	24,674	32,001	7,838	24,164	167	678	-510	1%	9%	-2%
45-54	34,202	4,428	29,774	41,493	6,627	34,866	38,702	6,778	31,924	-2,791	151	-2,942	-7%	2%	-8%
55-64	22,473	2,349	20,124	34,392	4,594	29,798	38,193	5,690	32,503	3,801	1,096	2,705	11%	24%	9%
65-74	18,845	2,378	16,467	22,015	2,759	19,256	25,696	3,306	22,390	3,681	547	3,134	17%	20%	16%
75-84	15,543	3,298	12,245	16,271	3,433	12,838	17,167	3,334	13,833	896	-99	995	6%	-3%	8%
85+	5,573	2,210	3,363	8,080	3,423	4,657	8,225	3,405	4,820	145	-18	163	2%	-1%	4%
All HHs	174,764	39,015	135,749	193,690	46,332	147,358	199,387	49,731	149,656	5,697	3,399	2,298	3%	7%	2%
Distribution by Age															
Under 25	6%	19%	2%	5%	15%	2%	5%	15%	1%	---	---	---	-0.1%	-0.6%	-0.1%
25-34	16%	25%	13%	16%	24%	13%	15%	24%	12%	---	---	---	-0.6%	0.0%	-1.0%
35-44	23%	18%	24%	16%	15%	17%	16%	16%	16%	---	---	---	-0.4%	0.3%	-0.6%
45-54	20%	11%	22%	21%	14%	24%	19%	14%	21%	---	---	---	-2.0%	-0.7%	-2.3%
55-64	13%	6%	15%	18%	10%	20%	19%	11%	22%	---	---	---	1.4%	1.5%	1.5%
65-74	11%	6%	12%	11%	6%	13%	13%	7%	15%	---	---	---	1.5%	0.7%	1.9%
75-84	9%	8%	9%	8%	7%	9%	9%	7%	9%	---	---	---	0.2%	-0.7%	0.5%
85+	3%	6%	2%	4%	7%	3%	4%	7%	3%	---	---	---	0.0%	-0.5%	0.1%
All HHs	100%	100%	100%	100%	100%	100%	100%	100%	100%	---	---	---	0.0%	0.0%	0.0%
Distribution by Tenure															
Under 25	100%	73%	27%	100%	76%	24%	100%	77%	23%	---	---	---	0.0%	1.0%	-1.0%
25-34	100%	35%	65%	100%	37%	63%	100%	40%	60%	---	---	---	0.0%	3.3%	-3.3%
35-44	100%	18%	82%	100%	22%	78%	100%	24%	76%	---	---	---	0.0%	2.0%	-2.0%
45-54	100%	13%	87%	100%	16%	84%	100%	18%	82%	---	---	---	0.0%	1.5%	-1.5%
55-64	100%	10%	90%	100%	13%	87%	100%	15%	85%	---	---	---	0.0%	1.5%	-1.5%
65-74	100%	13%	87%	100%	13%	87%	100%	13%	87%	---	---	---	0.0%	0.3%	-0.3%
75-84	100%	21%	79%	100%	21%	79%	100%	19%	81%	---	---	---	0.0%	-1.7%	1.7%
85+	100%	40%	60%	100%	42%	58%	100%	41%	59%	---	---	---	0.0%	-1.0%	1.0%
All HHs	100%	22%	78%	100%	24%	76%	100%	25%	75%	---	---	---	0.0%	1.0%	-1.0%

* Southeast Minnesota consists of the following counties: Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha, and Winona
 Sources: US Decennial Census (2000 and 2010); US Census, American Community Survey (2016); Minnesota Demographic Center; Perkins+Will



REAL ESTATE MARKET TRENDS

It is important to consider real estate market information and use it to inform the planning process. It is especially important when considering how a plan will be implemented. Forces that impact demand, for example, include population growth trends, technological change, economic restructuring, demographic shifts, and cultural preferences. On the supply side of the equation, important forces include construction rates, workforce profile, access to capital, condition and quality of existing building stock, and regulation.

Researching the market can take many forms depending on a community's need. In developing communities, for example, market research could include a broad assessment of land use trends that can help set feasible parameters for the supply of acreage for new development. In fully developed communities, market research could include a focused feasibility study of redevelopment in small areas targeted for revitalization.

Regardless of a community's size, character, or development pattern, there are a number of best practices to keep in mind regarding the use of market information:

- Pay close attention to socio-economic forecasts and monitor regularly. The Minnesota Demographic Center prepares population forecasts for Rice County, which are an excellent proxy for the City of Faribault. This information can be applied in a variety of ways and it can also be a starting point for more detailed research on specific demographic trends (e.g., an aging population can significantly influence the demand for certain types of housing or retail).
- Track prices for land, housing, and commercial/industrial properties. Rapid changes in the price of real estate are strong indicators that something important is happening in your community, which may result in undesirable impacts (e.g., displacement of residents, inability to retain/attract employers, etc.). \
- Compare your community against peer cities, Rice County, the state, and the U.S. Regardless of the metric, it is important to benchmark yourself against other communities and within a larger geographic area. This will give valuable insight into whether a measurable trend influencing Faribault is broader in scope and thus possibly beyond your direct control or if it is isolated to Faribault, which may mean there is an opportunity to take direct action to change or build upon the trend.
- Consider how large infrastructure projects in your community may alter demand for real estate significantly. Construction of new roads, bridges, transit, sewers, parks, and other large projects are intended to stimulate economic activity. If such a project is planned to occur in or near your community, consider what type of demand this may stimulate, who will be impacted, and its timing. Real estate markets have a profound influence on the built environment.

RENTAL HOUSING MARKET

It is important to track the performance of the rental housing market because it provides critical housing to key segments of the population for whom homeownership is not affordable or advantageous. This might include younger households unable to qualify for a mortgage, older households who desire lower-maintenance housing, transplants acclimating to new surroundings before making a home purchase, or households enduring a divorce or other life status change that requires an immediate need for new housing.

A healthy rental market has several characteristics: 1) a range of housing options that appeal to a variety of household types since different households often have different housing needs; 2) rents that are consistent with prevailing wages; and 3) a vacancy rate that is considered to be in equilibrium or, in other words, the point at which vacancies are plentiful enough to accommodate most households in need of housing, but not so high that landlords are unable to maintain their properties due to low revenues caused by excessive numbers of vacant units.

Faribault currently has a strong mix of rental housing types. Of the roughly 3,000 renter-occupied housing units, about 40% are located in traditional market rate apartment buildings; 20% are in income-restricted apartment buildings; and 10% are in age-restricted or senior housing developments. The remaining 27% of renter-occupied housing units are located in single-family homes. When demand for housing is high and new construction is unable to meet demand, it is common for many owner-occupied housing units, especially single-family homes and townhomes, to convert to rental properties.

Rents in Faribault have been rising on average 2-3% per year over the last several years due to a lack of housing supply combined with increased demand from employment growth. The rent increases, by and large, have exceeded the rate of overall inflation. According to the US Census, the median household income in Faribault increased 0.8% per year from 2010 to 2016. Rapidly rising rents that outpace incomes means households with modest incomes must either forgo other essential needs (e.g., food, clothing, healthcare, transportation, etc.), combine with other households, or move to another community with lower housing costs.

Based on a study commissioned by the City of Faribault in late 2017/early 2018, the overall vacancy rate for rental apartments in Faribault is 0.8%. This is an extremely low vacancy rate. (Most housing experts agree a 5% vacancy rate is considered healthy and at equilibrium. Furthermore, the vacancy rate has been low for many years. The impact of persistently low vacancy is that many households that want to relocate to the area are unable to do so due to a lack of availability. It also means landlords are in a position to raise rents, sometimes excessively. In many cases, this results in the need to combine households, either because of inability to keep up with rising rents or a simple lack of housing options. In either case, it can often result in rapid wear and tear on units not designed for such occupancy conditions.

The rental vacancy rate in Faribault is 0.8%, which is extremely low and is resulting rapid rent increases, overcrowding, and an inability to attract workers.

Source: Market Study Commissioned by the City of Faribault in 2018

FOR SALE HOUSING MARKET

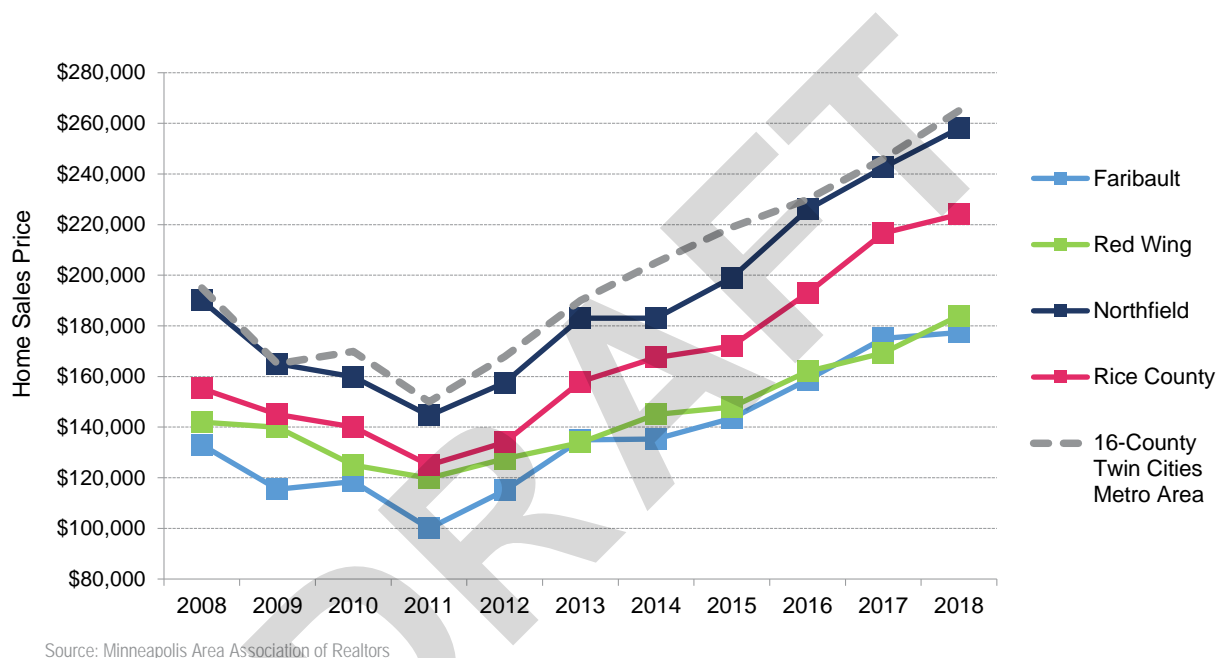
Roughly two-thirds of the housing units in Faribault are owner-occupied. Therefore, trends in the for-sale housing market will have a direct impact on the majority of Faribault residents.

From the late 1990s until the mid-2000s, the for-sale housing market experienced unprecedented growth fueled by historically low mortgage interest rates, new mortgage products that reduced down payments, and favorable demographics. By 2007 and especially 2008, it became evident that overheated demand had resulted in a housing bubble that once it crashed caused declines in housing values not seen since the Great Depression 80 years earlier. In Faribault, the median home sales price peaked at \$142,000 in 2006 before falling to \$100,000 by 2011, a 30% decline.

Like most communities, the housing bust of the late 2000s had a profound impact on the City of Faribault. Historic price declines created a very challenging market because as many homes went into foreclosure and ultimately transitioned from being owner-occupied to renter-occupied. It also meant many homeowners found themselves owing more than the value of their home, which prevented them from making critical improvements to their homes or relocating to a home that better met their needs.

As Minnesota and the nation recovered from the Great Recession so did the for-sale housing market. Although it took roughly five years to regain the value lost during the recession, the median sales price for Faribault in 2018 was \$177,400, a 77% increase from the lowest point of the housing bust.

Figure 33: Median Home Sales Price 2008-2017



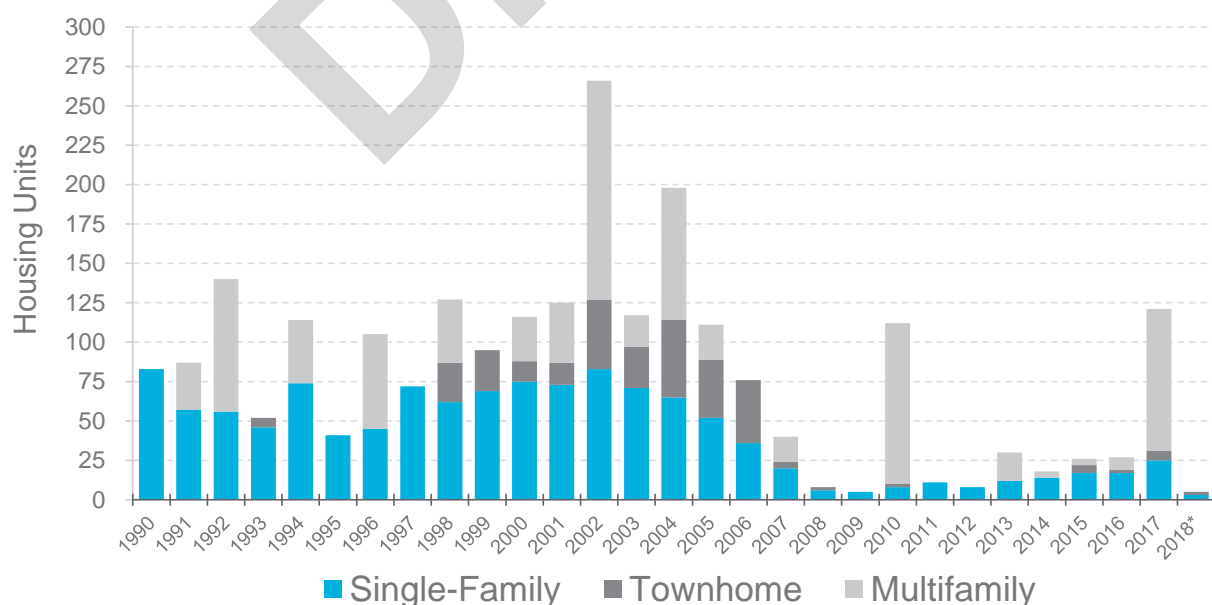
NEW HOME CONSTRUCTION

Even during periods of slow household growth, it is often critical to support even nominal amounts of new housing development because of the need to replace homes that are obsolete or in poor condition, meet demand for new product types that may not currently be available in the community, and to stimulate new investment.

New home construction declined significantly during the housing bust and, unlike housing prices, has yet to return to a historic pattern. Between 1990 and 2006, the average number of new single-family homes built each year was 62. Since 2007, the average annual number of new homes constructed has been 12.

The slowdown in the construction of new housing has helped the for-sale housing market to recover in terms of sales prices. However, the lack of construction can also inhibit employment growth as many employers are dependent on a healthy housing market to attract and retain workers. Without a healthy stock of housing, employers are more likely to consider other communities in their growth and/or relocation plans.

Figure 34: Faribault Building Permits – New Dwellings 1990-2018*



* Data available through March 14, 2018
Source: City of Faribault

RETAIL MARKET TRENDS

The availability of a wide range of retail goods and services within a community is often considered an important factor in why people choose to live or work where they do. Historically, a community's "main street" served as the primary location for where retailers, most of which focused on a particular good or service, tended to congregate.

As the automobile became the primary means of transportation for most households in the post WWII era, new locations at the intersection of major roadways emerged as an alternative to the traditional main street. These new shopping districts were defined by an orientation toward the automobile with plentiful parking and easy vehicular access. Eventually, retailing models adapted to this new environment and large-format stores, such as Wal-Mart, became the dominant retail form, which greatly reduced the need for smaller retailers focused on specific goods or services.

Today, retailing is undergoing a major transformation due to advances in digital technology and logistics. This new technology in some instances is directly replacing entire categories of certain retail goods (e.g., books, music, videos, etc.). More significantly, though, it is allowing fast and efficient home-delivery on such a scale that it is eliminating the need for many retail stores altogether. The more a good is considered a commodity, the more it is at-risk of being marketed by on-line retailers who can deliver a product at a fraction of its historic cost due to the savings created by eliminating the expense of a traditional retail store.

As of 2018, e-Commerce or on-line retailing accounted for nearly 10% of all US retail sales. In 2009, it accounted for 4% of all US retail sales.

Source: US Census: E-Stats, E-Commerce Multi-sector Report

The short-term effect of this retail transformation is still not entirely clear because many large retailers (e.g., Target) that prospered under the previous retailing-era are still trying to figure out how they can use their vast resources to take advantage of this new environment. What is known, however, is that traditional stores that are thriving in this new retail environment are doing so by emphasizing the selling of a retail experience instead of a retail good. This approach is proving successful because an important component to retailing, regardless of the era, is that it is often a social activity as much as a necessity. Therefore, relationship building through human interaction appears to be the primary characteristic that will link most traditional retail stores of the future to one another.

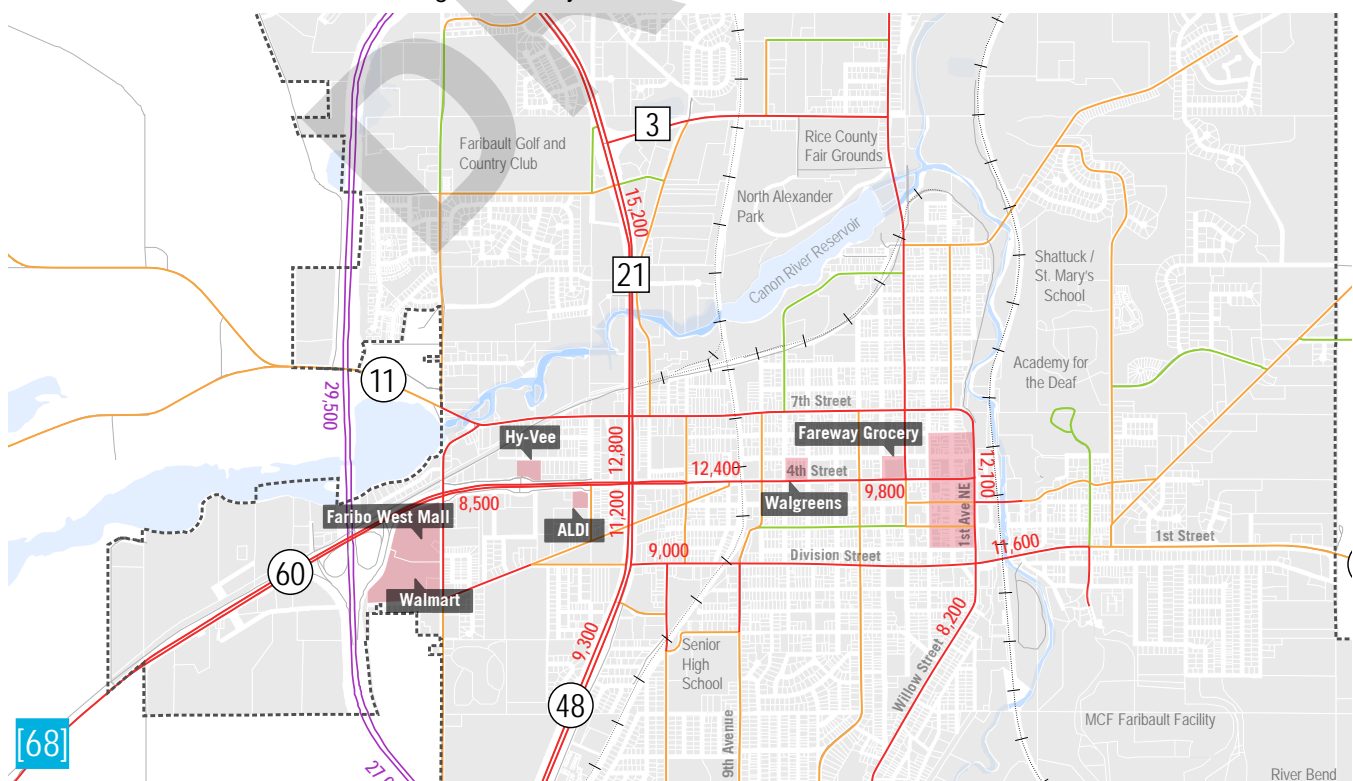
Over the long-term, if these trends persist, the need for retail space will likely shrink but certainly not go away. Large format retail stores that dominated the retail landscape of the late 20th century will give way to physical environments that support human interaction and relationship building. In particular, pedestrian-scaled business districts found in many historic downtowns will be well positioned to capture the type of retail space demanded in the future.

RETAIL DISTRICTS

Retailers tend to concentrate in one of several districts in Faribault each with different characteristics and dynamics. Downtown Faribault is the City's historic retail district. With many late 19th and early 20th century buildings, the built environment is compact, pedestrian scaled, and conducive to supporting small independent businesses attracted to more affordable commercial rents and a plentiful supply of smaller spaces. Due to challenges in accommodating automobiles, retailers that thrive in the Downtown are more focused on customers seeking specialty goods and services (e.g., artisan baked goods, art galleries, organic grocers, ethnic markets, etc.) instead of capturing convenience minded shoppers.

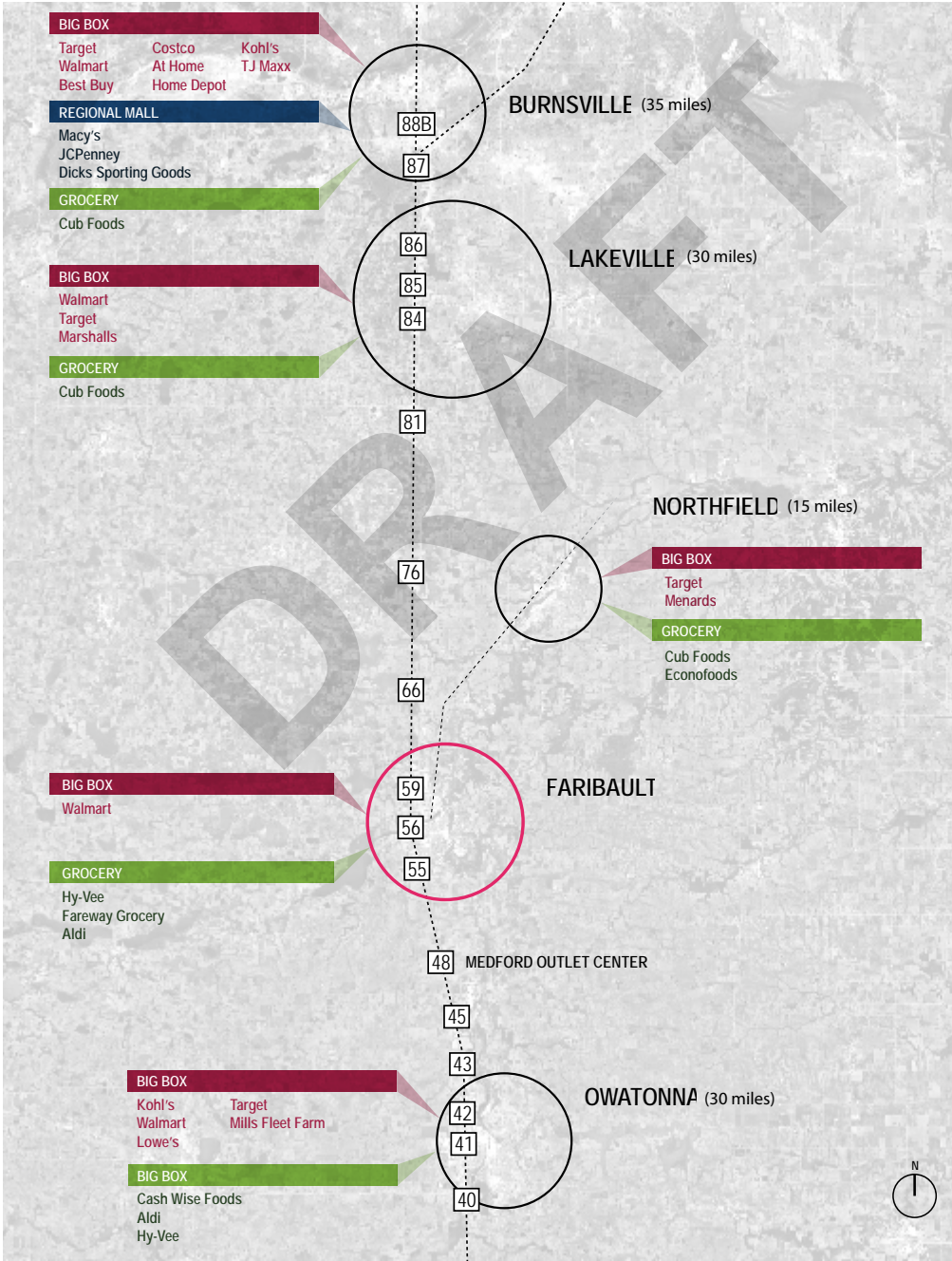
Highway 60 or 4th Street is a major east-west thoroughfare that connects Downtown Faribault to Interstate 35. It is a commercial corridor with a concentration of mostly automobile-oriented retail properties. Businesses mostly serve local residents and include both small independently owned stores as well as large national chains. At key intersections, there are often several fast food restaurants. Grocery and drug stores anchor the corridor and include Hy-Vee, Aldi, Fareway Foods, and Walgreens.

Figure 35: Major Retail Anchors within Faribault



At the intersection of Interstate 35 and Highway 60, the Faribo West Mall and Wal-Mart anchor a retail district. With visibility from Interstate 35, this area not only attracts local shoppers but also shoppers from nearby small towns and townships. The businesses in these properties also compete with retailers at other highway interchanges north and south of Faribault. Due in part to increased competition locally (Wal-Mart) and regionally (other large format retailers within a 20 minute drive) as well as limited reinvestment and an aging building format, the Faribo West Mall has struggled to maintain high occupancy in recent years.

Figure 36: Regional Retail Districts



North Lyndale Avenue (Highway 21) is a north-south thoroughfare that connects the north side of Faribault to the southern and eastern portion of the City as well as Interstate 35. Employment growth in this part of the City, along with access to Interstate 35, has resulted in an emerging retail district that is automobile-oriented and very much convenience-focused. The buildings in this district tend to be much newer than what is found in other retail districts of the City.

There used to be a small concentration of retailers located along Lyndale Avenue south of 4th Street that primarily served residential neighborhoods in the southern half of the City. K-Mart was a key anchor and when it closed many years ago the retail properties in the district converted into other uses.

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OFFICE MARKET TRENDS

Historically, the demand for traditional office space has been driven by financial and professional service firms or the administrative needs of large companies and organizations. In Faribault, where the manufacturing sector has always played such a prominent role in the economy, the demand for traditional office space has been relatively small and mostly limited to independently owned professional service firms with a local client base, such as insurance agents, attorneys, real estate agents, financial planners, etc.

Small professional service firms tend to gravitate to quasi retail locations that are easily accessible to their clients. The demand for additional office space among these types of businesses is most often commensurate with overall population growth. Examples of these types of office properties are concentrated near the Downtown along the east side of 1st Avenue NE north of 3rd Street NE. There is also a concentration of properties along 4th Street NW in the vicinity of 5th Avenue NW. These types of businesses often do not have strict spatial requirements and therefore can easily occupy properties that have been retrofitted from a previously different use. Several of the properties along 4th Street NW, for example, are older homes that have been adapted into small office buildings.

In recent years, however, with the rapid growth of the healthcare industry, medical office buildings have emerged as an important office submarket. These properties typically have specialized space needs due to the equipment often needed for modern medical procedures. The vast majority of newer office space in Faribault is located in medical office buildings. The Crossroads Professional Building located at the intersection of Lyndale Avenue North and 20th Avenue NW is an anchor to an emerging medical office district.

Another important emerging trend in the evolution of office space has been the proliferation of small entrepreneurs with advanced technological skills seeking out all manner of business opportunities in a growing digital economy. Although many of these small entrepreneurs can and often do work out of a home office, many have come to value non-traditional office environments that foster collaboration among other entrepreneurs for purposes of networking, problem solving, and camaraderie. Often times referred to as “co-working” environments, some property owners have begun creating specialized spaces that cater to these types of entrepreneurs with amenities that include traditional office benefits (e.g., access to printers, telecommunication network, conference rooms, etc.) along with features such as unique work spaces, all hours access, flexible leases, and locations proximate to coffee shops, restaurants, parks, etc.

Other important global trends that are impacting the demand for office space include:

- Digital technologies are reducing the amount of space needed per worker
- Younger workers that were raised in the age of laptops, smart phones, and tablets are demanding vastly different office environments and new norms about when and where it is appropriate to be “at work”
- Many employers are looking to locate near neighborhood amenities (e.g., shops, restaurants, parks, trails) in order to attract and retain younger workers
- Telecommuting is increasing, but socialization remains important

The average amount of space needed per office worker has declined from 250 square feet in the 1990s to 150 square feet in the 2010s. This has dramatically reduced the amount of real estate needed for traditional office uses.

INDUSTRIAL MARKET TRENDS

Industrial uses typically involve some type of production, storage, distribution, or repair. Historically, industrial activities often located near rivers because of their potential for water power and transportation. Railroads then replaced rivers as the primary driver of where to locate industrial uses. Eventually, proximity to highways and airports became the preferred location for many industrial uses.

This historic legacy is still evident today in Faribault. Many of the City's industrial sites are located along a river or rail line even though current users may no longer require water power or rail access. Nevertheless, many of these older industrial sites present challenges for their current users because they are often surrounded by incompatible uses (e.g., residential), have aging physical plants, are restricted in their ability to expand or modernize, or cannot easily accommodate truck traffic. In Faribault, many of these older industrial sites are concentrated along the Cannon River.

Newer industrial development has migrated to the north side of Faribault along the east and west sides of Interstate 35 north of Highway 21. This area of Faribault has access to Interstate 35, is proximate to the Faribault Airport, has sufficient land available to accommodate modern industrial needs, and lacks the type of nearby uses that may be incompatible with many industrial activities. Furthermore, this area is closest to the Twin Cities metro area, which is a benefit for firms dependent on the Twin Cities market.

The market for industrial land has been very strong in recent years. The business park located in the newly developing northern portions of Faribault is nearly built out. Several expansions have occurred in recent years adding many hundreds of new jobs and thousands of square feet of new space. In the greater Twin Cities market, industrial space has seen average rents rise nearly \$1.00 (17%) per square foot in the last five years and overall vacancy has declined from 6.0% in 2011 to 3.4%. Much of this demand has been fueled by the economic recovery after the great recession. However, long term trends have also driven the market, namely the shift from traditional retailing to on-line retailing, which requires a larger and more decentralized system of distribution and thus increased demand for sophisticated distribution facilities located throughout the country.



MAPPING & BACKGROUND INFORMATION

The purpose of this section is to provide context to the corresponding attached maps that have been prepared for the 2040 Comprehensive Plan Update (“2040 Plan”). This initial set of maps provides background context from which to begin the planning process.

Some of the maps included in this report are provided for reference and background information and may not necessarily be included within the final Comprehensive Plan document; however, it is included in this report because of how clearly some of the community and neighborhood characteristics and patterns are demonstrated physically through the mapping analysis.

Additionally, some of the information shown on the maps spatially describes and supports the information contained in the previous Socio-Economic, Housing, and Market Trends sections of the background analysis, which provides updated demographics and housing information and tables that will be included as part of the 2040 Plan.

EXISTING LAND USE (GENERALIZED)

The existing generalized land use map is a data set compiled using information provided/available from the City of Faribault.

The information in this map clearly demonstrates the current development pattern of the community that generally shows a... [insert general comments about prevailing land use patterns]

insert table of land use
categories

insert existing land use map

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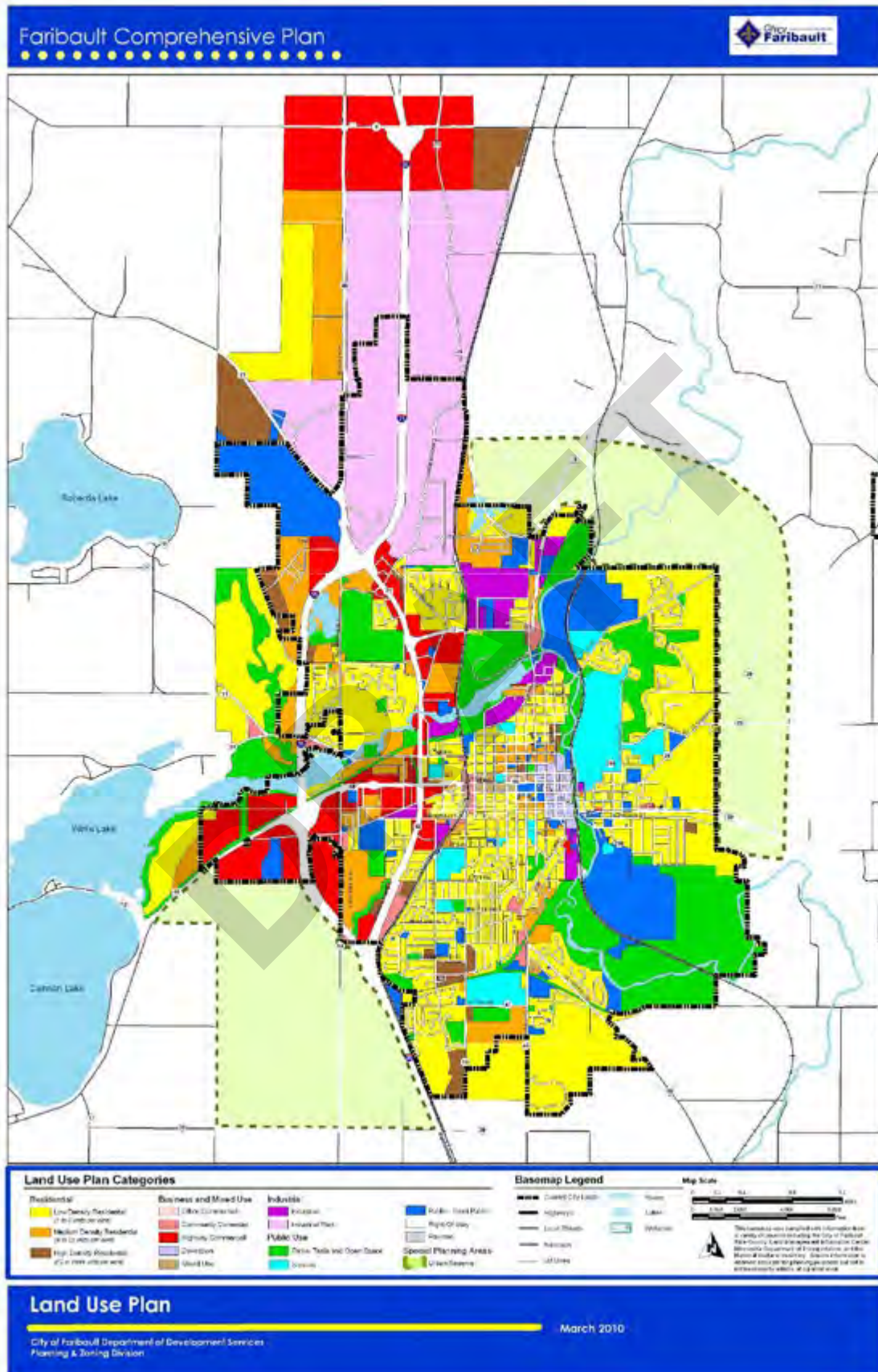
FUTURE LAND USE PLAN (2030 PLAN)

Map 2 is taken directly from the City's 2030 Comprehensive Plan, and no changes have been made. This map is simply a starting point from which the 2040 Plan is developed. The Future Land Use Plan will be updated to reflect any changes or modifications desired as determined through this 2040 Plan update process.

The 2030 Comprehensive Plan guides significant acreage increases for new industrial use (253%), new residential use (+120%), and commercial use (+107%). In contrast, other uses not guided for significant additional acreage are: park use (+19%), right-of-way use (<1%), schools (0%), public/semi-public use (-1%), and railroad -7%).

Future Land Use Classification	Total (Acres)	Percent of Total
Low Density Residential	3,284	31
Medium Density Residential	834	8
High Density Residential	158	2
Community Commercial	99	1
Highway Commercial	545	5
Downtown	57	<1
Mixed Use	24	<1
Industrial	250	2
Industrial Park	909	9
Park	1,659	16
Public – Semi Public	1,078	10
Right-of-Way	1,278	12
Railroad	133	1
Schools	395	4
Grand Total	10,703	100

Map 2: Faribault 2030 Comprehensive Plan, Future Land Use Plan



TRAFFIC AND CRASH DATA

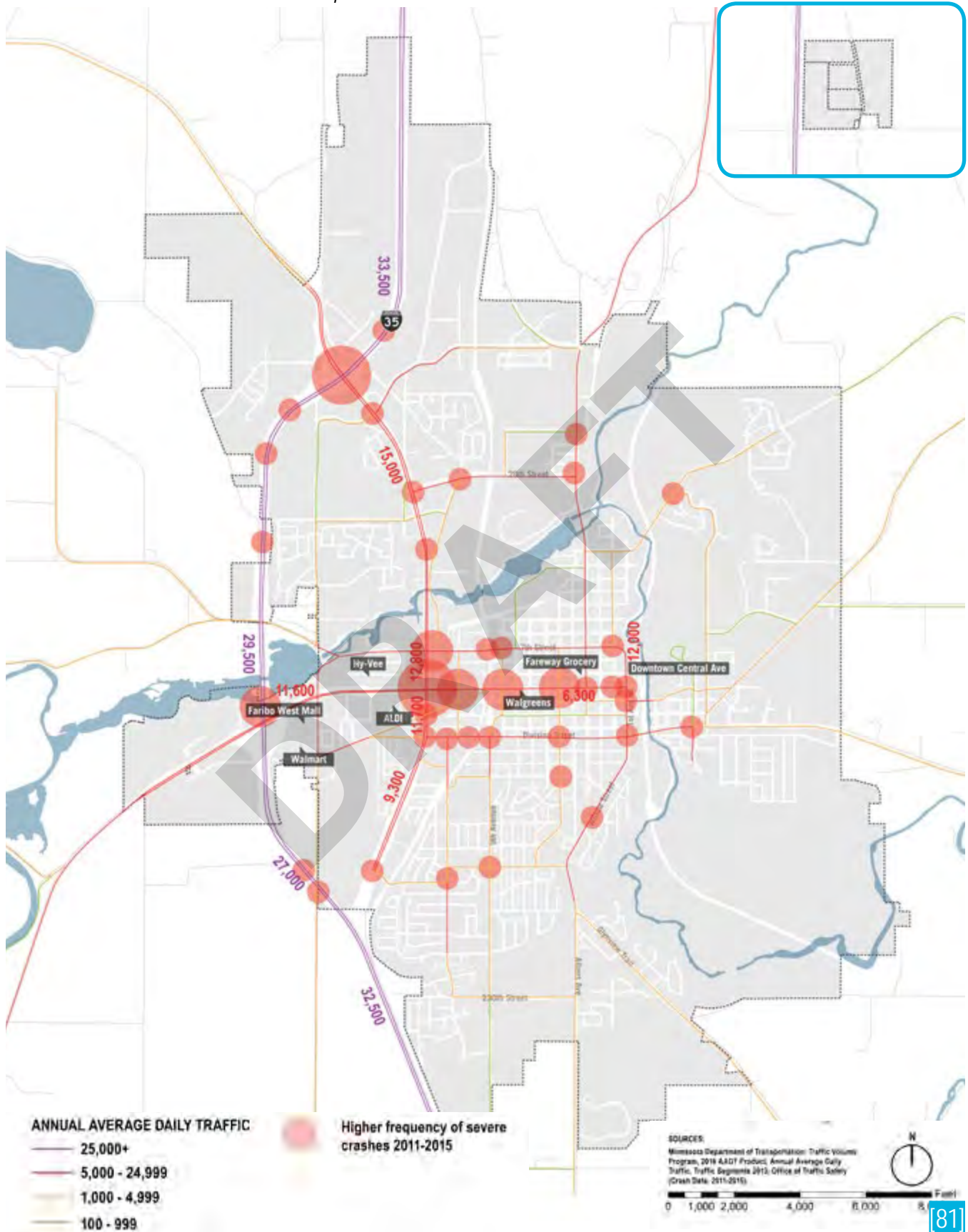
The City's road system is important to the movement of people and goods. A road system should have a hierarchy of roads and streets to safely and efficiently allow for a variety of travel needs, whether that is a short journey within a neighborhood by walking or biking, across the city via transit, or to other destinations outside of the city via automobile.

Map X displays the Faribault currently network of roads and streets with indicators showing vehicular traffic volumes and areas with a higher frequency of severe crashes. The vast majority of the City's streets (shown as white on the map) carry a low volume of traffic (under 100 vehicles per day). Important thoroughfares, however, connect neighborhoods to one another as well as the City to more distant destinations.

Based on traffic volumes, the most important roadways are Interstate 35, State Highway 21 (Lyndale Avenue North), State Highway 60, Rice County Highway 28 (Lyndale Avenue South), and State Highway 3. With the exception of Lyndale Avenue, which functions as a business route for Interstate 35, all of these roads connect Faribault to other communities and more distant destinations. Roadways that primarily move people and goods within Faribault, but also carry an important volume of traffic include, 7th Street, Division Street, and Willow Street.

Severe crashes occur most often at the intersection of two higher volume roadways or along roadways with a concentration of businesses with direct vehicular access to the street.

Map 3: Faribault Traffic Volumes Crash Data



AGE OF HOUSING STOCK

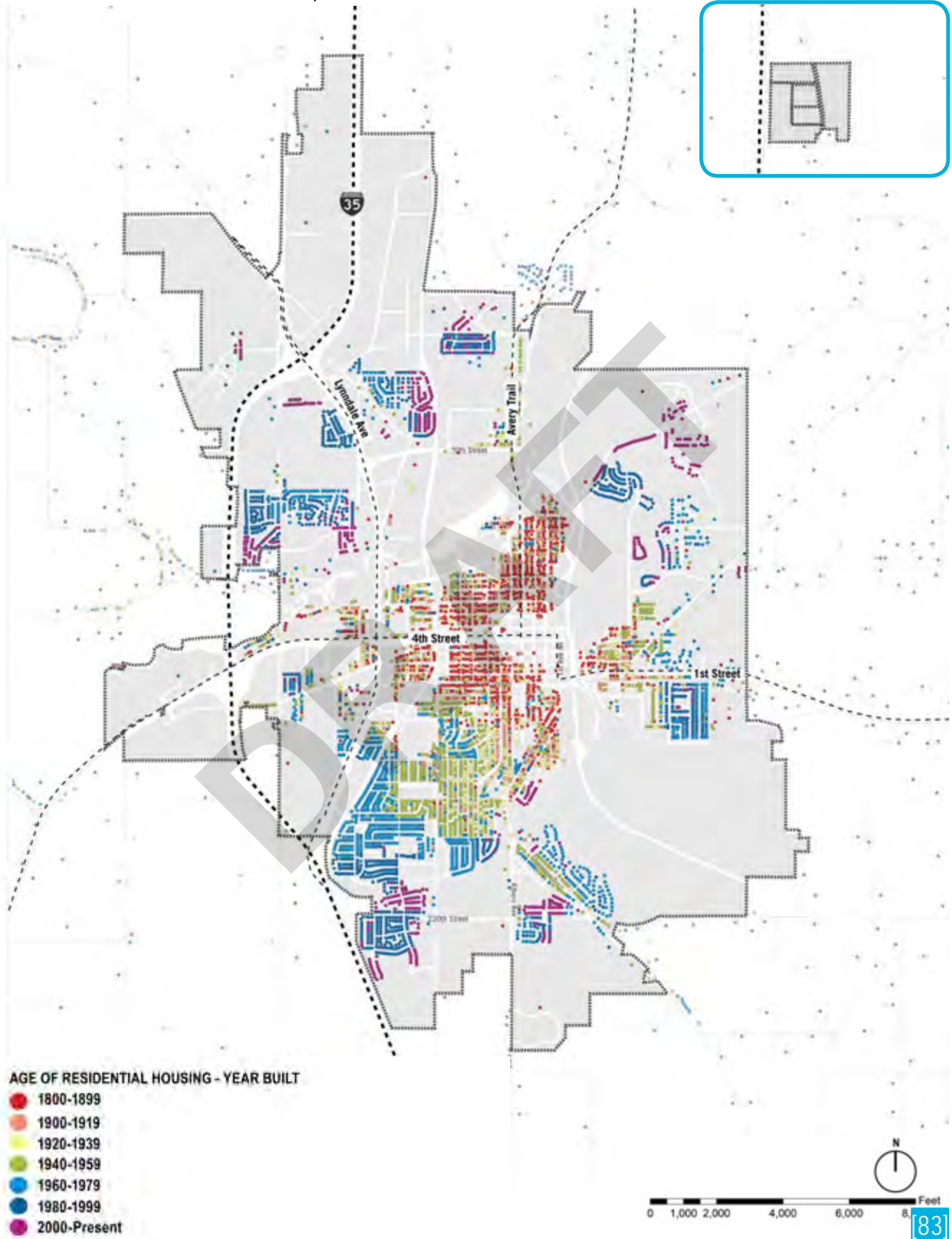
This map complements the data presented in a previous table about the age of the housing stock. Each dot on the map signifies a detached single-family home. The color corresponds to the decade the home was constructed.

As expected the areas of the City closest to the downtown consist mostly of homes more than 80 years old. However, the map also conveys how residential development has generally progressed over the years. For example, due to a lack of barriers, such as rivers or rail road tracks, residential development south of downtown has progressed in a consistent and contiguous manner as new neighborhoods are developed.

This is in contrast to the northern and eastern residential areas of the City in which the newest neighborhoods are more physical detached from well-established neighborhoods.

Understanding the patterns of residential development can help locate where strategic investments can be made to assist in the up keep and maintenance of older housing stock.

Map 3: Faribault Traffic Volumes Crash Data

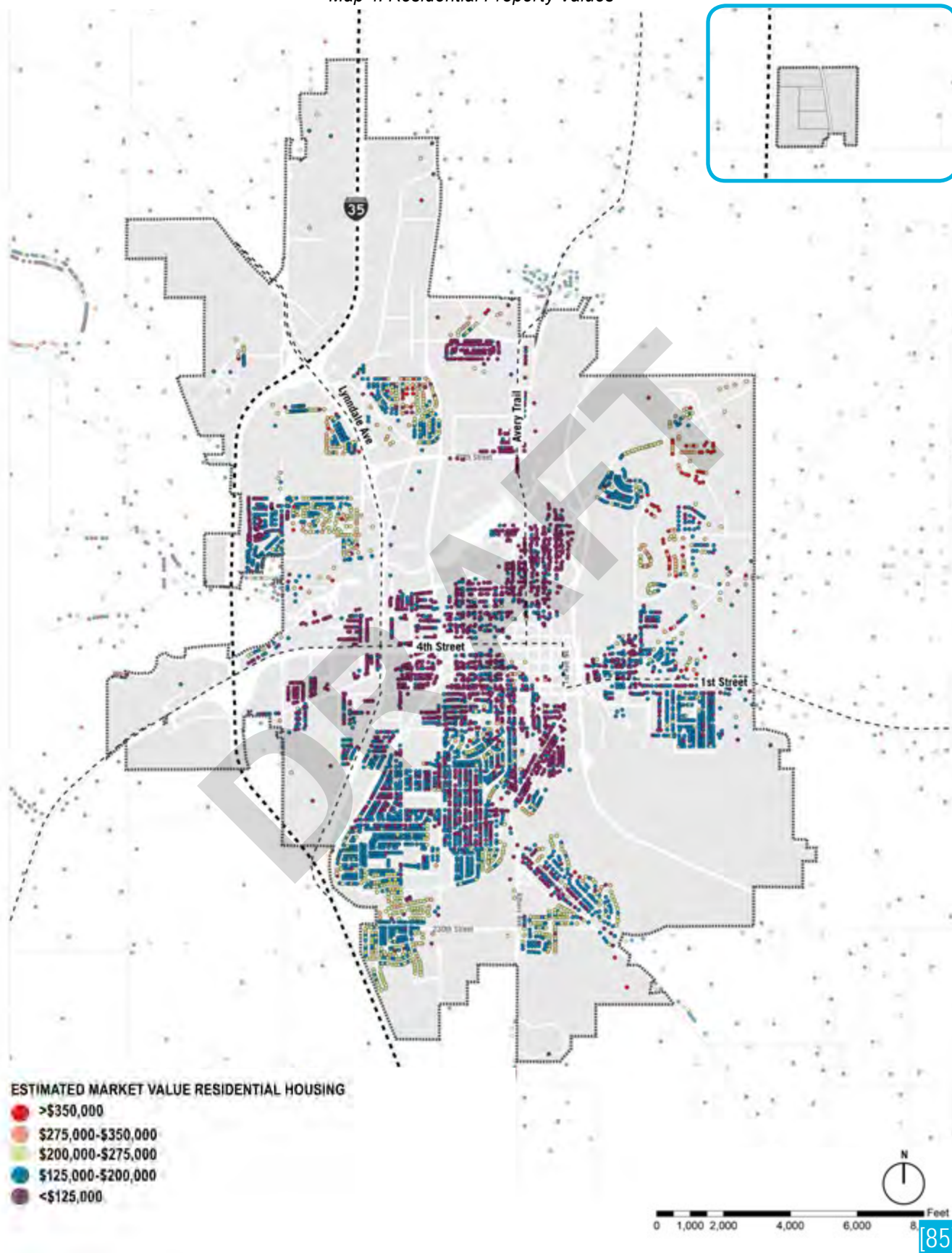


RESIDENTIAL PROPERTY VALUES (TAX ASSESSOR DATA)

TBD

DRAFT

Map 4: Residential Property Values

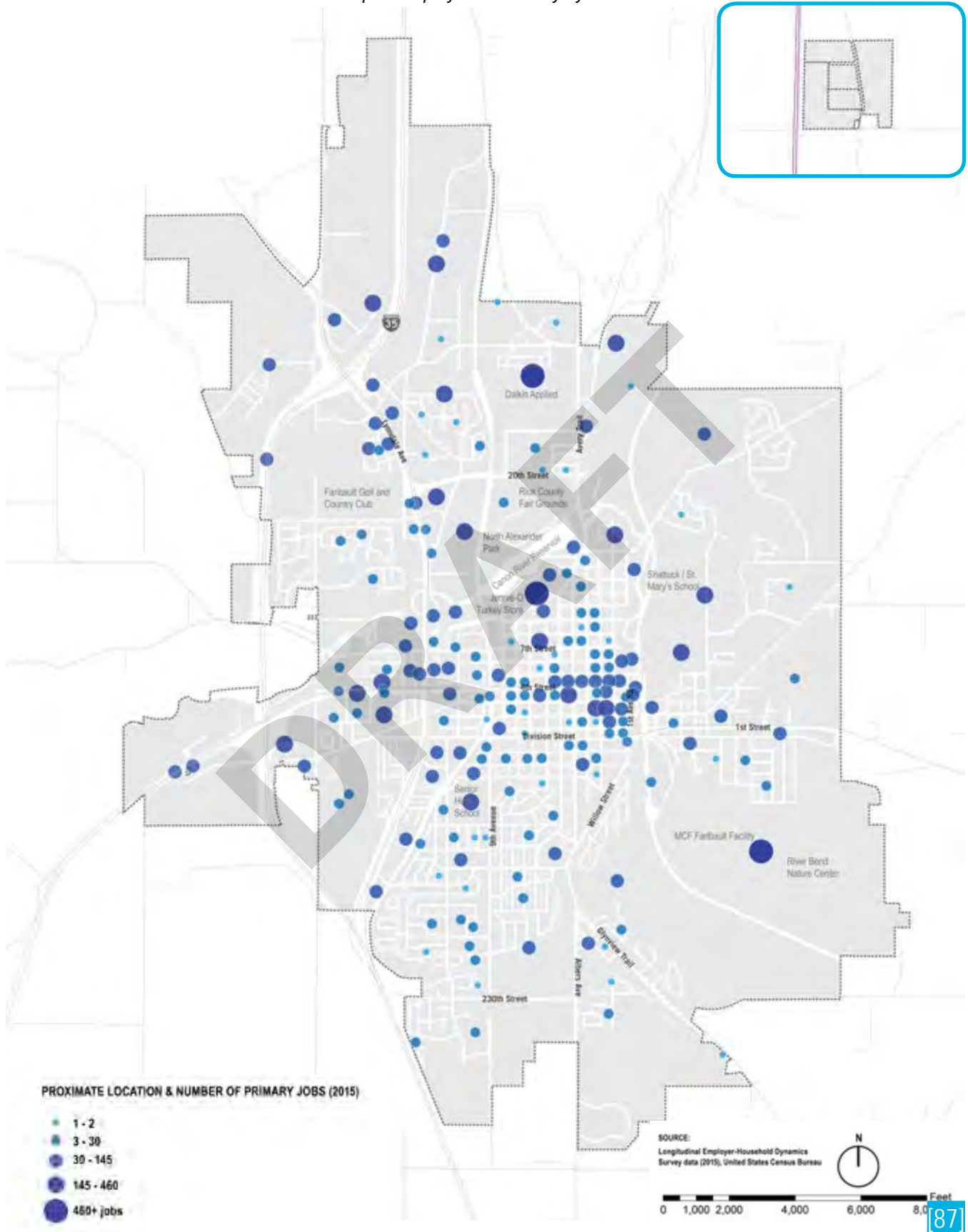


EMPLOYMENT DENSITY

Map 5 shows the distribution of jobs throughout Faribault by block. Although civic centers and business parks tend to be the obvious areas of employment, this map also reveals how employment is often more distributed than one would expect because institutions, such as hospitals and schools, can be important sources of employment as well.

Not surprisingly, the business park on the north side of the City tends to consist of medium to large sized employers, whereas the central and southern portions of the City have more small to medium sized employers. Nevertheless, major employers are found throughout the City, such as the Minnesota Correctional Facility in the east, the Jennie-O Turkey Store north of downtown, and the Daikin facility on the north side.

Map 5: Employment Density by Block



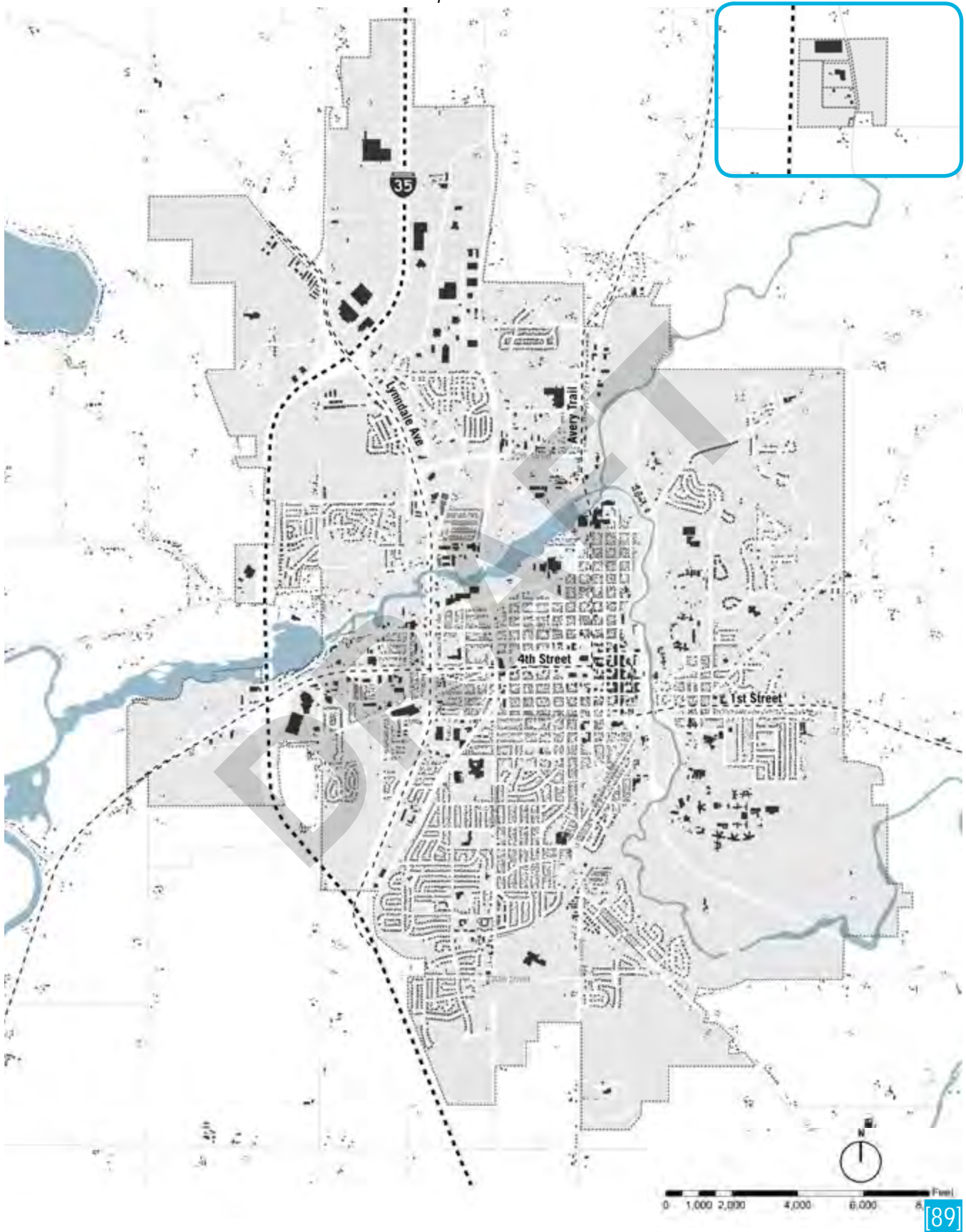
BUILT FORM

Map 6 shows the physical footprint of structures. This map reveals the location and distribution of the community's largest buildings, the distribution of impervious surfaces, and the general character of neighborhoods and districts given the orientation of buildings to one another and to the street.

The older portions of the City have smaller blocks, each containing numerous structures oriented to close to one another. In the downtown area, this is especially evident as most of the blocks along Central Avenue are covered by structures. In newer residential areas at the periphery of development, the historic pattern of small blocks with small parcels and less space between buildings has given way to larger blocks with more space between buildings.

The business park on the north side has many large industrial buildings surrounded by empty space. This is contrast to the historic pattern of industrial development in which large facilities were often situated near residential neighborhoods, which typically housed many of the workers at the facility.

Map 6: Built Form



PARK SYSTEM

Parks are a vital component to the health and wellbeing of a community. They provide public spaces in which to gather, recreate, and be active. They also help improve the community's environment by aiding water, air, and soil quality, manage stormwater, and provide critical habitats for wildlife and vegetation.

Faribault has over 40 parks distributed throughout the City that address a variety of community needs. The majority of parks in the system are smaller and meant to serve the needs of local neighborhoods. Many of these parks consist of small open spaces, benches and tables, and a small playground.

Faribault also has a number of larger community parks that in addition to providing basic neighborhood-level amenities they contain more prominent amenities that draw users from throughout the City. The system also contains a number of linear parks and greenways that currently do not have any amenities but provide open space and/or could be improved in the future as the community continues to grow.

In addition to facilities controlled by the Faribault Parks Department, there are numerous schools and churches that have park-like amenities, such as ball fields, playgrounds, and courts that often serve the needs of the broader community. In several instances, the City has agreements with the school district to share such facilities.

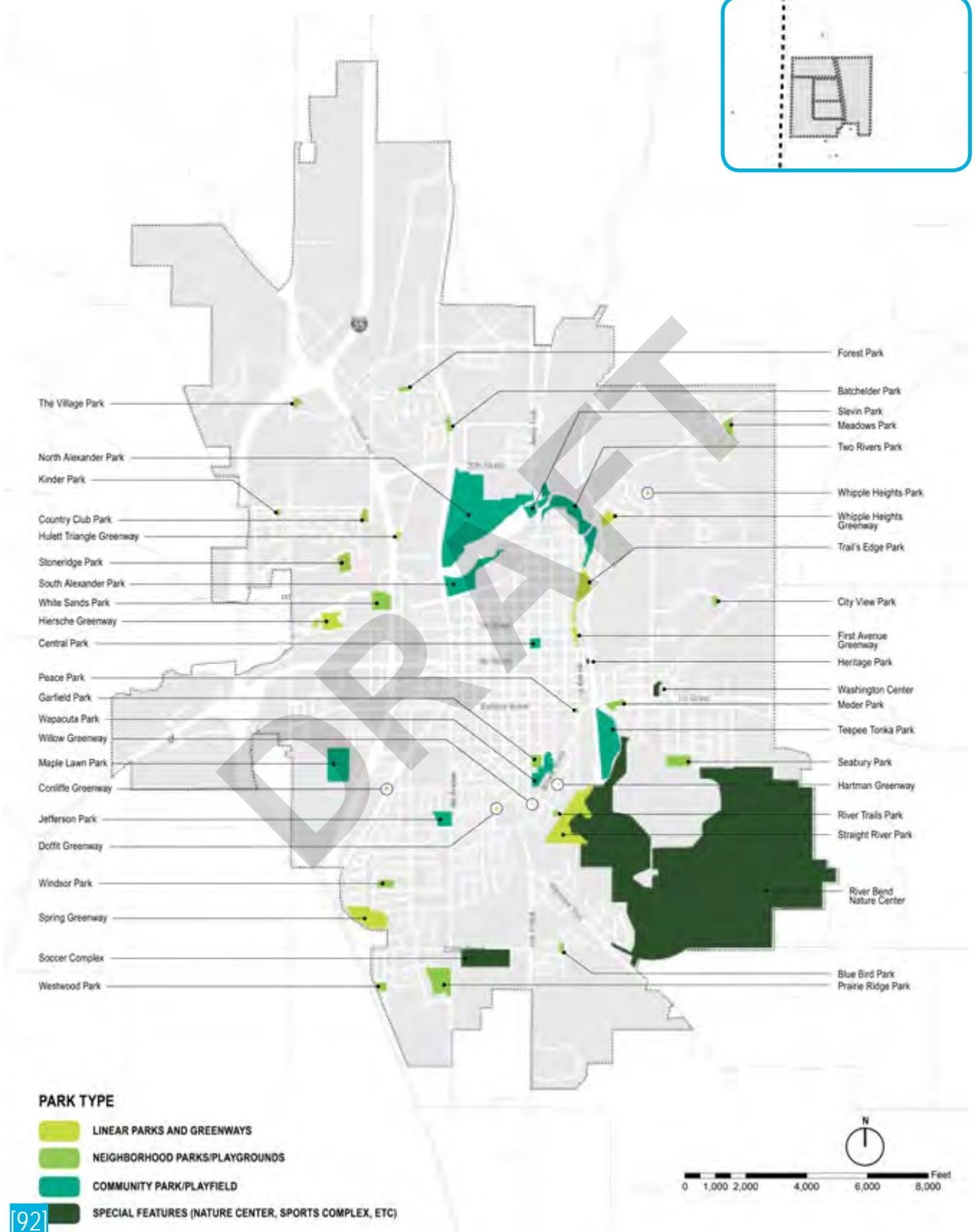
Although not within Faribault's corporate, there are nearby parks operated by Rice County and the State of Minnesota that also provide park facilities that benefit the Faribault community. These are Falls Creek Park, King Mill Park, Sakatah Lake State Park, Nerstand Big Woods, and Rice Lake State Park.

The following is an inventory of parks by type and presence of amenities:

Table 17: Faribault Park Amenities

Number	Park Name	Current Category	Playground	Picnic Areas	Picnic Shelter	Restroom	Aquatic Center	Sand Volleyball	Horseshoes	Football Fields	Soccer/Rugby field	Baseball Field	Softball Field	Hockey Arena	Hockey Rink	Shooting Rink	BMX Bike Track	Basketball Courts	Disc Golf	Trails	Nature Areas	Interpretive Center	Band Shell	Fishing Pier	Public Access	Food and Beverage	Canoe Landing	River/Ponds	Archery Range
1	Batchelder Park	Neighborhood	x	x																x									
2	Bluebird Park	Neighborhood	x	x																									
3	Central Park	Community Park/Playfield	x	x		x																x							
4	City View Park	Neighborhood																											
5	Country Club Park	Neighborhood																											
6	Faribault Soccer Complex	Special Features				x					x																		
7	Forest Park	Neighborhood	x	x				x												x									
8	Garfield Park	Neighborhood	x																										
9	Heritage Park	Special Features																										x	
10	Jefferson Park	Neighborhood	x								x		x		x	x													
11	Kinder Park	Neighborhood	x	x														x											
12	Maple Lawn Park	Community Park/Playfield	x	x	x				x	x	x		x					x											
13	Meadows Park	Neighborhood																											
14	Meder Park	Neighborhood																											
15	North Alexander Park	Community Park/Playfield	x	x	x	x	x	x		x		x	x	x							x					x		x	
16	Peace Park	Linear Park																											
17	Prairie Ridge Park	Community Park/Playfield																											
18	Pye Park	Special Features																											
19	River Bend Nature Center	Special Features			x		x														x	x	x						
20	River Ridge Park	Special Features																										x	
21	River Trails Park	Neighborhood	x																		x	x							
22	Seabury Park	Neighborhood	x	x									x																
23	Slevin Park	Community Park/Playfield		x	x																							x	
24	South Alexander Park	Community Park/Playfield	x	x	x	x			x								x								x		x	x	
25	Spring Park	Linear Park																			x	x							
26	Stoneridge Park	Neighborhood																											
27	Straight River Park	Linear Park																			x							x	
28	TeePee Tonka Park	Community Park/Playfield		x	x	x					x	x	x									x					x	x	x
29	The Village Park	None																											
30	Trails Edge Park	Linear Park																			x							x	
31	Two Rivers Park	Community Park/Playfield		x	x																x						x	x	
32	Wapacuta Park	Community Park/Playfield	x	x	x	x												x	x										
33	Washington Center	Community Center			x																								
34	Westwood Park	Neighborhood	x	x																									
35	Whipple Heights Park	Neighborhood	x	x																									
36	White Sands Dog Park	Special Features		x		x															x							x	
37	Windsor Park	Neighborhood	x	x				x										x											

Map 7: Existing Park System





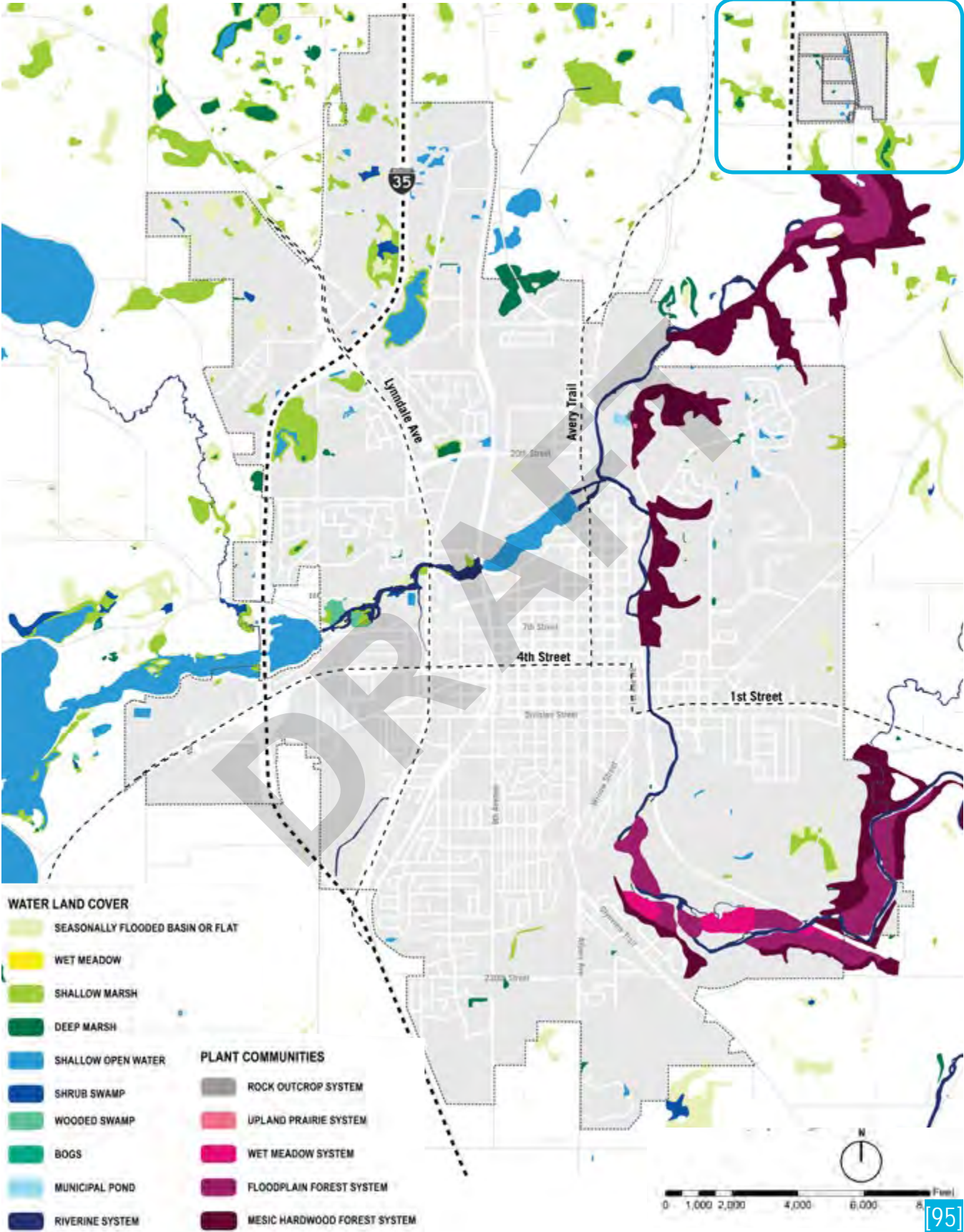
LAND COVER

Map 8 displays the sensitive ecological areas in and near Faribault. Understanding where sensitive ecological areas are located can inform where the optimal areas of new development should or should not be located. They also potentially highlight where key natural assets are located, which may need to be preserved and/or celebrated.

Areas north and west of Faribault include many open water, shallow marsh, and deep marsh areas. In the eastern portion of Faribault, there are a number of areas with sensitive plant communities. Southwest of Faribault, the land cover is generally devoid sensitive ecological areas.

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Map 8: Land Cover



TOPOGRAPHY

Map 9 displays flood zones (100-year and 500-year), water land cover, and elevation or contour lines for the City of Faribault. Water bodies, areas prone to flooding, and steep terrain are barriers to movement and development. Understanding the topography of the community will inform where future growth will have the least barriers. It also provides insight into the redevelopment potential of sites or districts identified for change.

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Map 9: Topography

