

# Memorandum

## Planning & Development Services Division



**To:** Aimee Nassif, Planning and Development Services Director

**From:** John Boyer, Senior Planner

**Date:** March 20, 2015

**RE:** **City of Chesterfield Housing Analysis**

A Housing Analysis is a way in which a community can examine itself and get a picture of the make-up of the City. By analyzing this information, the City can draw conclusions on its make-up, areas of strength and other areas in which needs are shown to perhaps better serve an underserved section of the population. While one can look at housing information for a city, other data can supplement this information and give a better overall picture of the community. Such additional information includes demographic information. In addition to the Housing information, Staff has also included this supplementary data for this analysis.

Since the City of Chesterfield is relatively a very young city, information is limited thereby preventing Staff from obtaining information on trends of the City. Since its inception in 1988, the City has only officially been part of two decennial censuses (2000 and 2010). Prior to the 2000 decennial census, what is known as the City of Chesterfield was broken into sub-tracts, also known as census tracts, of area which included other areas which were not incorporated into the city limits of the City of Chesterfield in 1988. While these census tracts are included in all censuses, since the City of Chesterfield was not officially recognized in the 1990 census, multiple census tracts were used to describe the area. For example, areas now known as the City of Wildwood are included in areas which are now known for the City of Chesterfield in the same census tract. **Using this information could produce a skewed view of the City of Chesterfield and was therefore not included in this analysis.**

While there were two decennial censuses during the City's existence, censuses alternate in depth of questions and therefore vary in information. The 2000 decennial census was known as a "long form" census which requested information on a wide range of subjects, including but not limited to Housing, Population figures, Income, Race, etc. The 2010 decennial census was known as a "short form" census which did not request as much information. For example, Housing and Income figures were not included. Usually in an attempt to provide a picture of a Community, demographers can reach back through multiple years of "long form" information to provide a good historical view of the community. However; as mentioned earlier, the City of Chesterfield does not have this historical information to draw upon due to its young age. In order to provide a greater picture, estimates are conducted by the Census Bureau to provide additional supplemental information. In the case of the City of Chesterfield, these estimates provide reasonable information in order to draw certain historical context to give an overall picture of our community. **The caveat with these estimates is that they are estimates, which have a higher percentage of error than the decennial census.** However, Staff believes these estimates are reasonable for the purposes of this analysis and have been included. Sections included in this analysis are; Demographic Profile of the City and a Housing Profile.

## **DEMOGRAPHIC PROFILE**

The characteristics of the people in a community have always been an important factor in planning and community development. Over time people will immigrate into the city, migrate out of the city, establish commercial trade within the city's boundaries and use local resources. A community's population is a primary determinate of future growth and development and the types of public services and facilities that will be needed to serve the population. This section examines the characteristics of the people that form the City of Chesterfield.

### **Population**

The City of Chesterfield is located within St. Louis County and is part of the St. Louis Metropolitan area, 25 minutes west of downtown St. Louis City. This vicinity to downtown and the metropolitan area has an impact on the City's growth and population. Due to this vicinity along with the number of high quality services, shopping, and major employers within the City, many people choose to make the City their home. Table 1 below illustrates the City's population from 2000. As discussed in the summary section above, only three reporting periods were used for this table. While trends are difficult to represent in such small samples, the population has increased since 2000, if only slightly.

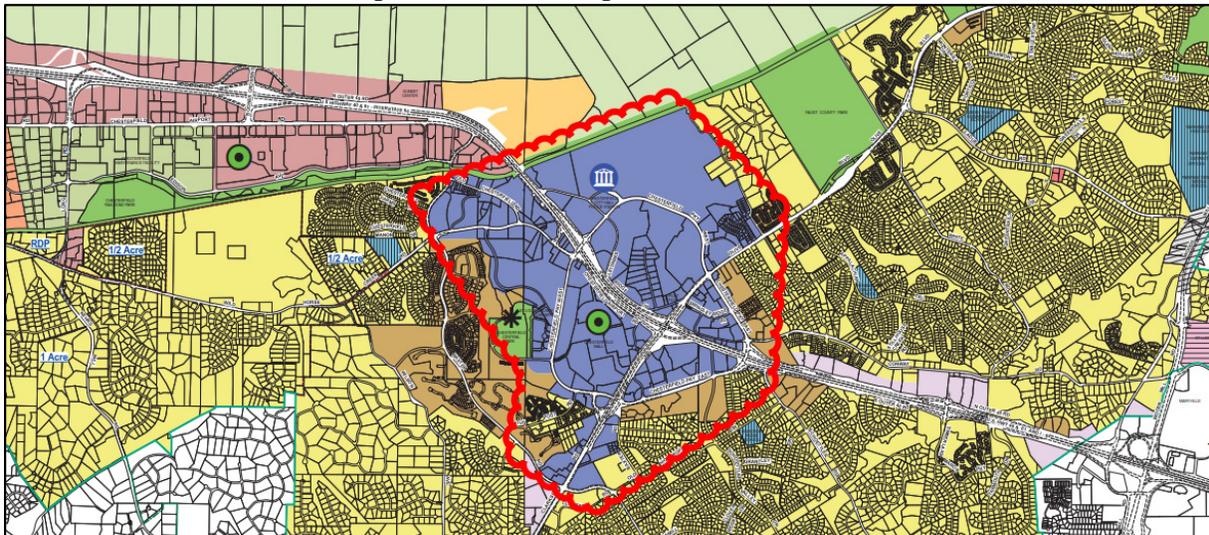
Due to the limited data in which to draw upon, no population forecast is provided associated with this memo. However, with recent residential building trends of single family development and based upon available ground for residential development, Staff does not anticipate high levels of population growth in the near term. While large increases are not anticipated in the short term, the development of higher density developments in our City's Urban Core area as encouraged by the City's Comprehensive Land Use Plan, could signal increases in population (see Figure 1 below highlighting the Urban Core area of the Land Use Plan in purple). These increases could have large impacts on current services provided by the City of Chesterfield, St. Louis County and State/Federal entities such as the Missouri Department of Transportation.

**Table 1: Historical Population Data for the City of Chesterfield**

Census Year	Population	% Change
2000	46,802	N.A.
2010	47,484	1.5%
2011-2013*	47,674	0.4%

\*Indicates Estimates

Source: U.S. Census Bureau



**Figure 1: City's Comprehensive Land Use Plan Highlighting the Urban Core Area**

### Age/Gender Characteristics

Age/Gender composition of a city plays an important role in determining the population structure of a city, determining future growth and possible needs which may arise. For example, if the population is increasing in age over time, perhaps services should be oriented to address this aging population. The age structure for the City of Chesterfield is shown in Table 2 below on page 3. The largest age block is the 45-54 years, which incorporates roughly 18%, 16.8% and 16.5% of the population in the reporting periods from 2000 to 2013. In addition, the age group 65 and older has slightly increased with the 55-64 group increasing 4% from 2000 to 2010. With these figures it can be determined that these groups are aging in place. Conclusions can be drawn that these age segments are being served by the community in both housing options and services, which is generally a good indicator.

The 35 to 44 age group has reduced over time in percentage of total (5% from 2000 to 2010). One may surmise that they are aging in place like the 55 plus groups and moving into the next age segment and not being replaced by the 25 to 34 age group; however, the numbers from 2000 to 2010 do not necessarily support that theory. If they were aging in place, the 45-54 age segment would increase and the 25 to 34 age group would decrease by a similar rate; however the 45 to 54 group saw a 2% drop from 2000 to 2010 and the 25 to 34 segment only dropped slightly during that same period. A possible explanation for this drop is that this age group may be leaving the area. This “out migration” would not be totally unexplainable as in 2007 the United States began a recession and this group being within prime working ages would be affected, which could explain this reduction. If the recession was the cause of this out-migration, future reporting periods may give further clues as to whether this theory was correct. Other sections of the population have had slight changes not as significant as the 35 to 44 and 65 plus age group. In the areas which experienced slight decreases, the recession also may be a reason as these segments leave for job opportunities or move with their families elsewhere.

**Table 2: Basic Age Composition 2000-2013**

Age Group	2000		2010		2011-2013*	
	Number	%	Number	%	Number	%
Under 5 years	2,606	5.6%	2,050	4.3%	2,347	4.9%
5 to 9 years	3,288	7.0%	2,895	6.1%	3,200	6.7%
10 to 14 years	3,536	7.6%	3,450	7.3%	3,549	7.4%
15 to 17 years	2,102	4.5%	2,175	4.6%	1,876	3.9%
18 to 24 years	2,753	5.9%	2,711	5.7%	2,975	6.2%
25 to 34 years	4,160	8.9%	3,917	8.2%	4,120	8.6%
35 to 44 years	7,560	16.2%	5,337	11.2%	5,180	10.9%
45 to 54 years	<b>8,447</b>	<b>18.0%</b>	<b>7,975</b>	<b>16.8%</b>	<b>7,866</b>	<b>16.5%</b>
55 to 64 years	5,462	11.7%	7,438	15.7%	6,734	14.1%
65 to 74 years	3,429	7.3%	4,775	10.1%	5,209	10.9%
75 to 84 years	2,280	4.9%	3,145	6.6%	3,025	6.3%
85 years and over	1,179	2.5%	1,616	3.4%	1,593	3.3%

\*Indicates Estimate. Additional emphasis added for the largest population block.

Source: U.S. Census Bureau

Other age comparative numbers, such as median age comparisons, can be used in analyzing the City of Chesterfield’s population. Median age is the age that divides the population into two numerically equal groups, that is, half of the group is younger than this age value and the other half is older. Viewing this information for the City indicates that the median age of the community is getting older. This further confirms the Age Composition data discussed earlier. Fewer births within the existing population, a greater in-migration of older persons or retaining older groups can cause this median age to increase.

**Table 3: City of Chesterfield  
Median Age**

Year	Number
2000	41.8
2010	46.6
2011-2013*	45.8

\*Indicates Estimate

Source: U.S. Census Bureau

### Household Characteristics

Household information of a community is another avenue in which a City can be examined. Table 4 on page 4 indicates household information for the City of Chesterfield, St. Louis County and the State of Missouri. The U.S. Census Bureau defines a household as “all persons who occupy a housing unit”. Overall, the number of households has increased within the City of Chesterfield which reflects the overall population increase. In 2010, the City gained 1,164 or 6.4%, households over 2000. In addition to Households, a sub category of Households are Families, which is defined by the Census Bureau as “a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption”. Of the 19,224 households, 70% were a family household which is the largest segment. This is above the percentage for St. Louis County and the State of Missouri, both at 65%.

**Table 4: Household Characteristics**

	City of Chesterfield			St. Louis County			Missouri		
	2000	2010	2011-2013*	2000	2010	2011-2013*	2000	2010	2011-2013*
<b>Households</b>	18,060	19,224	18,660	404,312	404,765	401,929	2,194,569	2,375,611	2,353,778
<b>Family</b>	13,110	13,461	13,398	270,810	263,423	261,614	1,476,516	1,552,133	1,527,728
<b>Non-Family</b>	4,950	5,763	5,262	133,502	141,342	140,315	718,078	823,478	826,050
<i>Married w/ Child</i>	5,399	4,782	4,598	95,553	80,283	75,310	522,034	481,319	460,001
<i>Female Head w/ Child</i>	588	637	985	34,389	36,654	37,377	178,634	196,361	197,998

\*Indicates Estimate

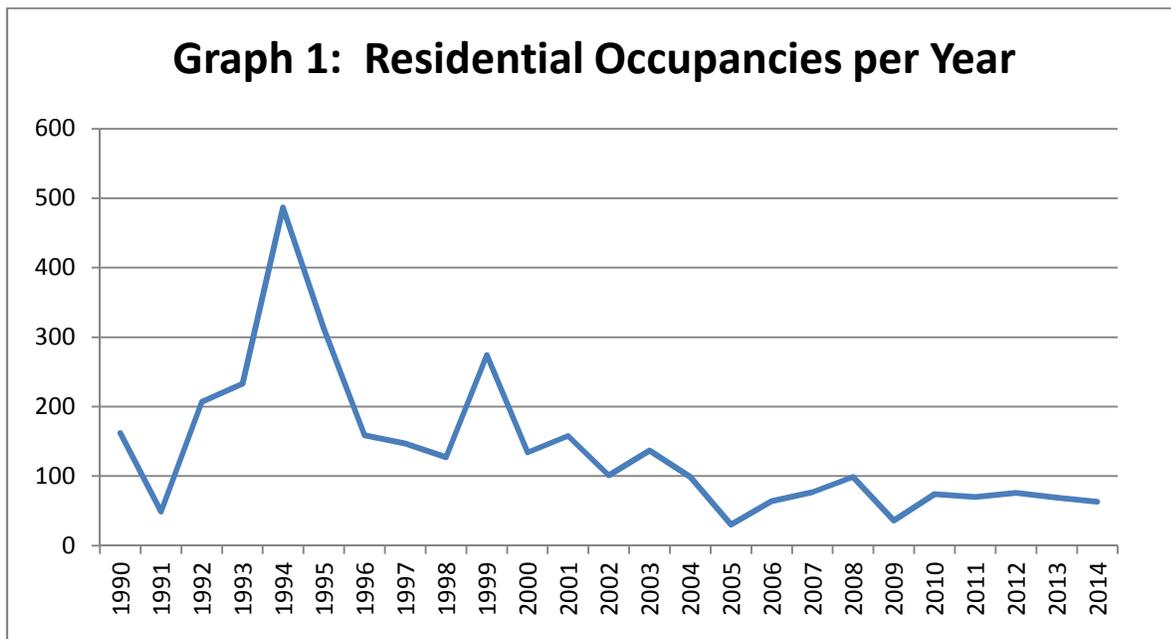
Source: U.S. Census Bureau

## **HOUSING**

This section contains information on housing within the City of Chesterfield. Sections include information on total housing units, occupancy and vacancy rates, housing value and percentage of income spent on mortgages/rent. One item not included in this section which is typically found in housing analysis is a housing survey. While this type of evaluation is possible it is very labor intensive and a full visual evaluation of the entire housing stock of the City of Chesterfield is required in order to complete.

### **Housing Occupancy**

Since the incorporation of the City in 1988, the City has experienced an increase in its housing stock. A look at residential occupancies issued for new construction since 1990 indicates this growth, see below Graph 1. Residential occupancies are issued upon the completion of homes prior to inhabitation and not upon re-sales of existing units. The tracking of residential occupancies can be a more precise form of accounting in lieu of the number of construction permits issued, as construction permits may be issued which are not constructed. When looking at this graph, it is very apparent that the City experienced a boom in the residential occupancies of new homes in 1994 with the issuance of 487 occupancies. Since 1994, the general trend of the number of occupancies issued in a year has decreased over time. In 2014 only 63 residential occupancies were issued. This decrease would make sense as the community has endured multiple recessions and the overall availability of land for new construction has decreased. While occupancies are a good way of tracking growth, these numbers do not reflect demolition of existing housing stock for the replacement of newer homes. This type of development has taken place since 1990 and can be seen in some of the City's subdivisions. An example of this type of development trend is within the Georgetown Estates development off Schoettler Road just north of Clayton Road. While this type of development may be perceived by existing residents of those subdivisions as an intrusion and changing the character of the development, it does provide evidence that the City of Chesterfield is an extremely desirable city in which to live. So much so that residents are willing to take the expense and time of demolition of the existing home and the construction of a new home in its place. With this information, the current housing stock's median construction year is estimated to be from 1981.



Source: City of Chesterfield

A definition that aids in the understanding of the housing data presented in this section is “housing unit”. The U.S. Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Below is Table 5 which includes the total housing units, occupied units and vacant units, with their respective percentage of the total. During the periods provided in the table, the vacancy rate is above 3.6% which was reported in 2000. The recent recession probably accounts to why the vacancy rate has increased since 2000.

**Table 5: Housing Occupancy - City of Chesterfield**

Year	Total Housing Units		Occupied Units		Vacant Units	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>2000</b>	18,738	100%	18,060	96.4%	678	3.6%
<b>2005-2009*</b>	19,237	100%	18,298	95.1%	939	4.9%
<b>2006-2010*</b>	19,969	100%	18,876	94.5%	1,093	5.5%
<b>2007-2011*</b>	20,245	100%	19,045	94.1%	1,200	5.9%
<b>2008-2012*</b>	20,358	100%	19,049	93.6%	1,309	6.4%
<b>2009-2013*</b>	20,133	100%	19,001	94.4%	1,132	5.6%

Source: U.S. Census Bureau \*Indicates Estimate

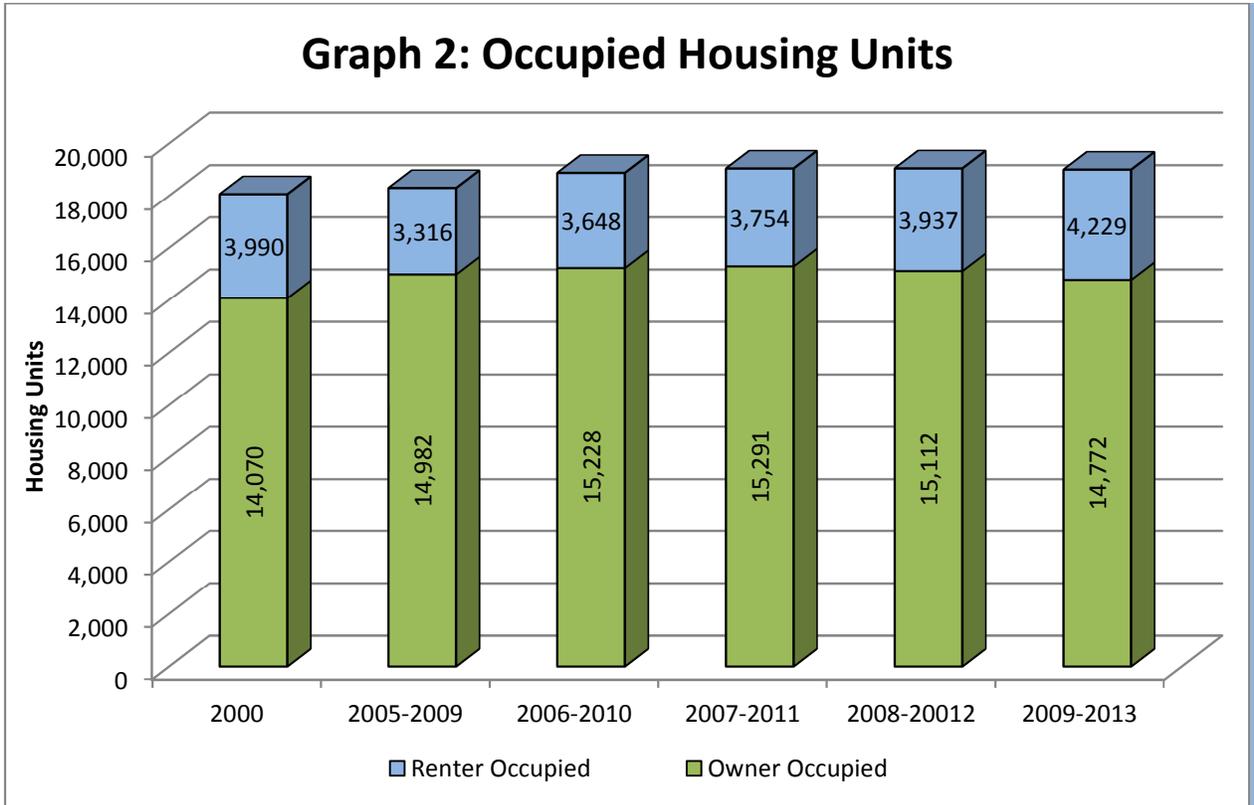
Of the units identified as vacant, Table 6 provides a breakdown of status of these units. While some of the units are available for rent or for sale, the majority are within the “other” category. The U.S. Census Bureau identifies the other category meaning that no one lives in the unit and the owner is either making repairs/renovations, does not want to sell or rent, is using for storage or the owner is elderly and living in a nursing home or with family members.

**Table 6: City of Chesterfield Vacancy Status**

	For Rent		For Sale		Other		Total
	#	%	#	%	#	%	#
<b>2000</b>	266	39.2%	123	18.1%	289	42.6%	<b>678</b>
<b>2005-2009*</b>	182	19.4%	173	18.4%	584	62.2%	<b>939</b>
<b>2006-2010*</b>	331	30.3%	239	21.9%	523	47.9%	<b>1,093</b>
<b>2007-2011*</b>	450	37.5%	278	23.2%	472	39.3%	<b>1,200</b>
<b>2008-2012*</b>	488	37.3%	193	14.7%	628	48.0%	<b>1,309</b>
<b>2009-2013*</b>	415	36.7%	109	9.6%	608	53.7%	<b>1,132</b>

Source: U.S. Census Bureau \*Indicates Estimate

Total occupied units within the City can be broken down into two groups; Owner Occupied or Renter Occupied. Graph 2 below provides the breakdown of the occupied units. As one can see, the majority of occupied units are Owner Occupied, which is fairly consistent with most sub-urban cities.



Source: U.S. Census Bureau

## Housing Type

Every city has more than one type of housing available; for example, single-family and apartments (multi-family). The City of Chesterfield is no exception as one can see below in Table 7 which identifies the number of units per structure by City Ward. As expected with a sub-urban city, the predominant structure is the Single Family Detached unit, with 59% of the total in 2000 and 58% in 2014. Also shown in Table 8 below is the percent change of housing from 2000 to 2014 by City Ward. As can be seen, a large increase in the construction of Single Family Attached units since 2000 (134% in Ward 1 and 102% in Ward 2). Outside of Retirement Homes, and both Single Family options, no real changes in housing type are shown City wide. However, Ward 2 did show a 37.5% increase in Multi-Family/Condo units since 2000. The largest percentage change for housing since 2000 was Ward 2 with 12.7% change.

While the single family unit is the predominant housing structure currently, Staff would anticipate as the residential developable area for single family units decreases within the City and the desire to live within the City of Chesterfield remains high, an increase in multi-family/apartment units could increase, specifically with the Urban Core area within Ward 1 and 2 which was identified earlier on page 2.

**Table 7: City of Chesterfield Housing 2000-2014 – By Ward**

	2000				
	Ward 1	Ward 2	Ward 3	Ward 4	Total
Retirement Homes	878	444	344	0	1,666
Single Family Detached	2,869	2,714	3,298	3,025	11,906
Single Family Attached	227	236	202	237	902
Duplex/Townhomes	507	578	436	0	1,521
Multi-Family/Condos	172	299	243	0	714
Apartments	933	1,237	457	694	3,321
Mobile Homes	0	143	0	0	143
Ward Total	5,586	5,651	4,980	3,956	20,173
	2014				
	Ward 1	Ward 2	Ward 3	Ward 4	Total
Retirement Homes	1,022	505	342	0	1,869
Single Family Detached	2,922	3,016	3,339	3,268	12,545
Single Family Attached	532	477	287	293	1,589
Duplex/Townhomes	507	578	436	0	1,521
Multi-Family/Condos	172	411	243	0	826
Apartments	933	1,237	457	694	3,321
Mobile Homes	0	143	0	0	143
Ward Total	6,088	6,367	5,104	4,255	21,814

Source: City of Chesterfield

**Table 8: City of Chesterfield Housing 2000-2014 % Change by Ward**

	Ward 1	Ward 2	Ward 3	Ward 4	Rate Change
Retirement Homes	16.4%	13.7%	-0.6%	0%	12.2%
Single Family Detached	1.9%	11.1%	1.2%	8.0%	5.4%
Single Family Attached	134.4%	102.1%	42.1%	23.6%	76.2%
Duplex/Townhomes	0%	0%	0%	0%	0%
Multi-Family/Condos	0%	37.5%	0%	0%	15.7%
Apartments	0%	0%	0%	0%	0%
Mobile Homes	0%	0%	0%	0%	0%
Ward Total Change	9.0%	12.7%	2.5%	7.6%	8.1%

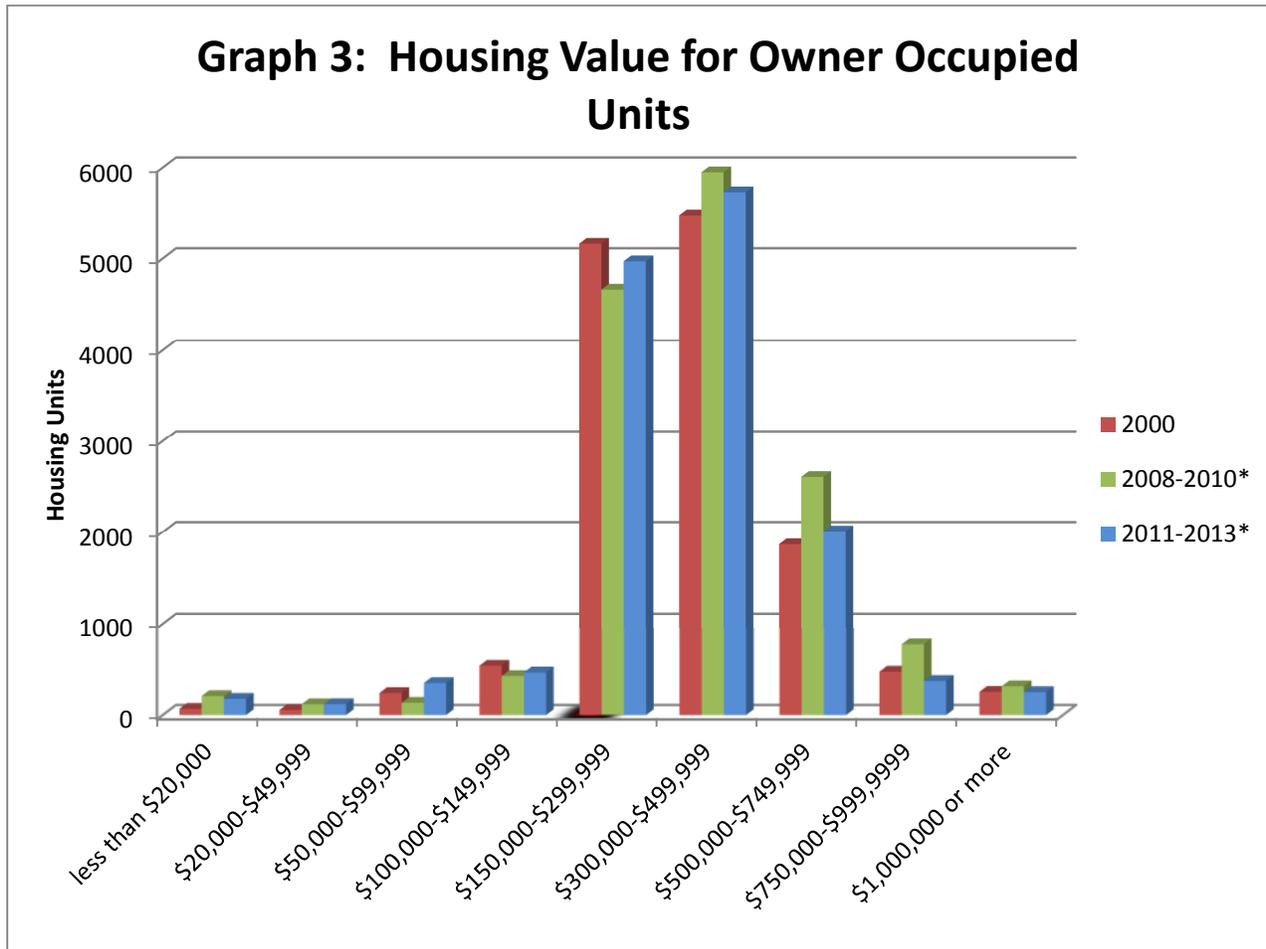
Source: City of Chesterfield

## Housing Evaluation

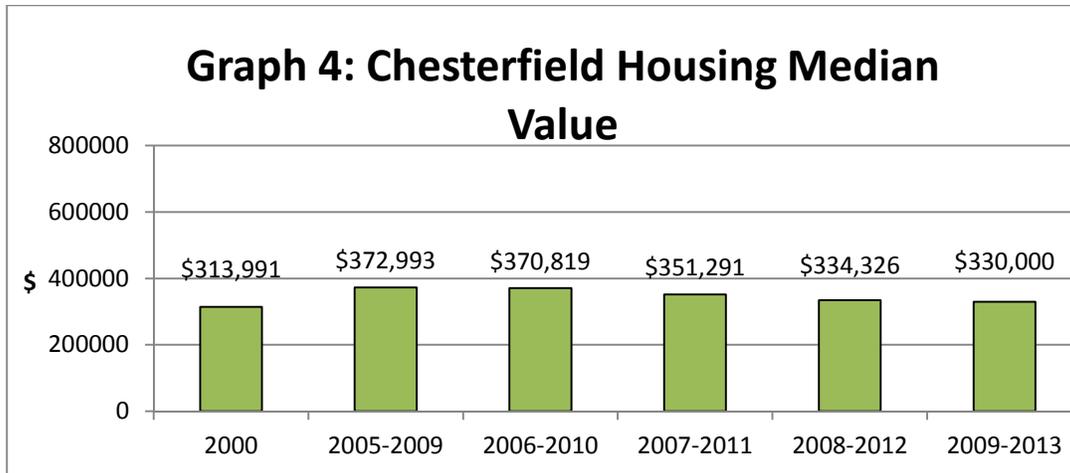
This last section examines the value of residential units in addition to other factors including but not limited to, percent of household income used on rent/mortgages, and numbers of units which have mortgages. This section will be broken into two sections; Owner Occupied figures and Rental figures.

### Owner Occupied

Graph 3 depicts Housing Value for the City of Chesterfield. Based upon this graph, a majority of the entire owner occupied housing units fall within the \$150,000-\$299,999 and the \$300,000-\$499,999 bracket. The Median House value is depicted in Graph 4 also seen below on page 10.



Source: U.S. Census Bureau \*Indicates Estimates



Source: U.S. Census Bureau

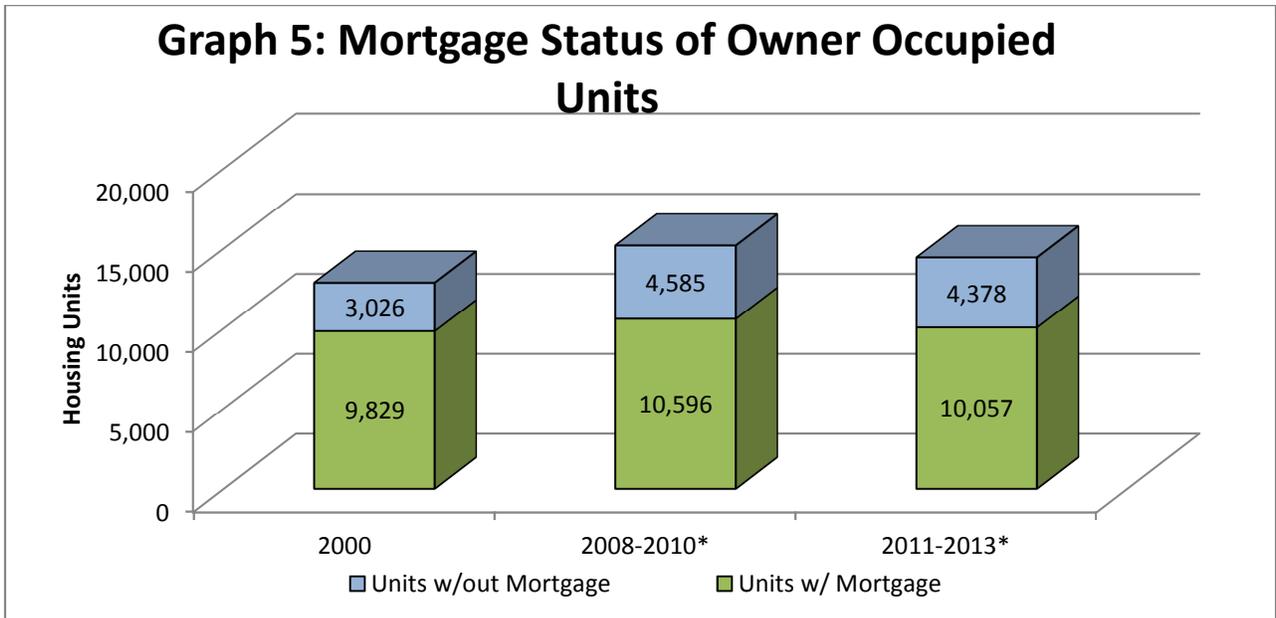
A comparison of cities within the area as well as St. Louis County and the St. Louis Metropolitan Statistical Area (MSA), is included below in Table 10 below with information from the 2000 Census and subsequent five-year estimates. The St. Louis MSA includes 16 counties with eight counties within both Missouri and Illinois. Chesterfield is comparable to the median value with the City of Wildwood and Creve Coeur and above the median value for the St. Louis MSA and County.

**Table 10: Area Median Housing Value**

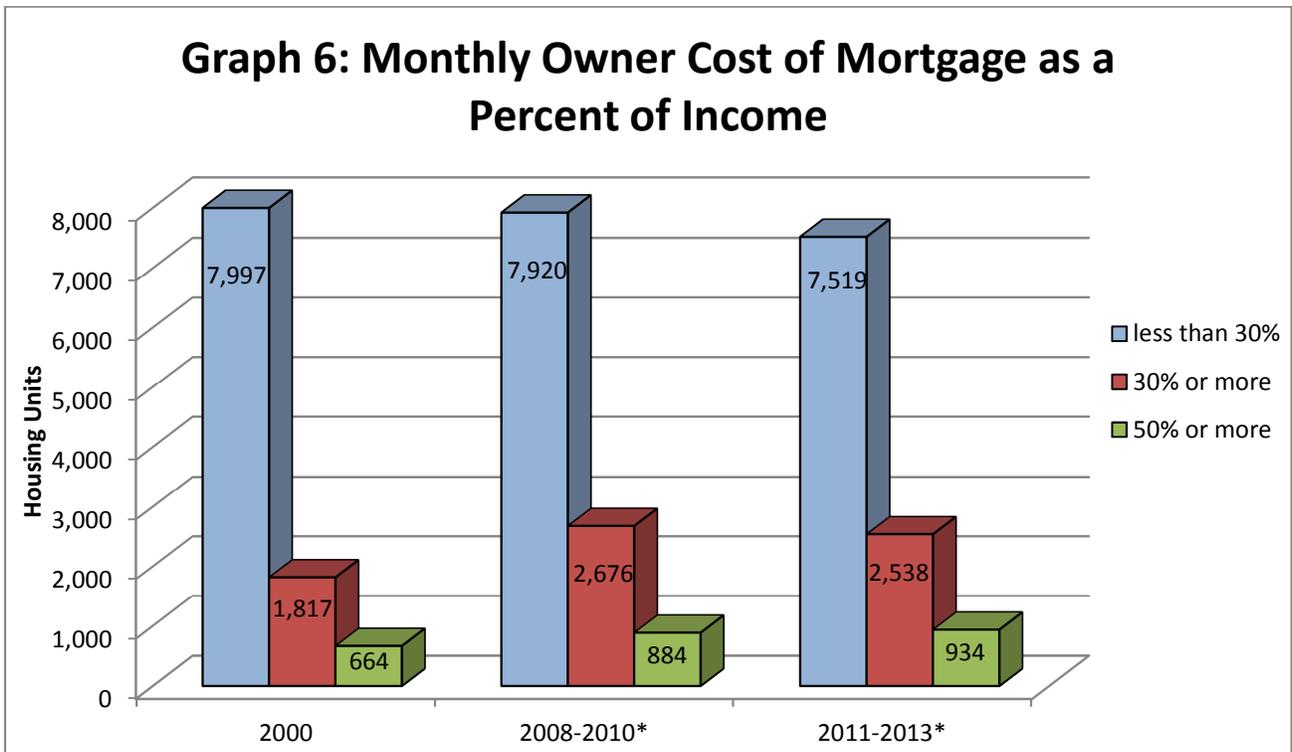
Area	2000	2005-2009	2006-2010	2007-2011	2008-2012	2009-2013
St. Louis MSA	\$130,158	\$170,442	\$172,156	\$167,499	\$163,283	\$158,810
St. Louis County	\$155,305	\$190,025	\$191,553	\$185,173	\$179,998	\$174,500
Ballwin	\$210,771	\$245,621	\$249,456	\$241,823	\$239,863	\$237,700
<b>Chesterfield</b>	<b>\$313,991</b>	<b>\$372,993</b>	<b>\$370,819</b>	<b>\$351,291</b>	<b>\$334,326</b>	<b>\$330,000</b>
Clarkson Valley	\$560,612	\$664,220	\$647,946	\$645,621	\$612,238	\$591,200
Creve Coeur	\$347,136	\$414,690	\$404,045	\$396,445	\$392,161	\$350,100
Ellisville	\$203,601	\$244,644	\$242,085	\$231,363	\$226,368	\$216,700
Maryland Heights	\$144,753	\$176,018	\$173,584	\$164,875	\$160,619	\$153,700
Town and County	\$626,630	\$766,834	\$757,725	\$707,035	\$679,611	\$662,600
Wildwood	\$327,249	\$380,485	\$378,725	\$363,511	\$356,953	\$346,100

Source: U.S. Census Bureau

Of the 14,070 owner occupied units in 2000, 70% (9,829 units) carried mortgages on those units as seen on Graph 5 on page 11. In the 2011-2013 reporting period, estimates indicate that dropped slightly to 68% of owner occupied units (10,057 of 14,875). Of those owners which carry mortgages, according to the U.S. Census Bureau, a majority of those owners utilize less than 30% of their gross income for those mortgages. Per traditional conventional mortgage underwriting, the maximum amount that can be allocated to mortgage payments is 28% of total income. Using this figure gives the City a percentage in which affordability can be analyzed. A full breakdown of the City of Chesterfield's percent of monthly income for mortgage can be seen in Graph 6 below on page 11. In 2000, of the 9,829 owners which carried a mortgage, 81% used less than 30% of their gross income, and in 2011-2013 slightly less of a percentage, 75%, used less than 30% of their gross income. A similar proportion is seen through the three reporting periods. Looking at this graph, one can draw some conclusions from these figures. One is that the majority of the population who has a mortgage can afford the homes within the community with a very low proportion exceeding the 50% of their income, 7% in 2000 and 9% in 2011-2013.



Source: U.S. Census Bureau



Source: U.S. Census Bureau

While the 50% or more groups do not show where exactly these owners fall in this percentage range, it isn't fair to say these individuals cannot afford their units. However, with spending over 50% of their gross income on housing, less money is available to put towards saving or participating within the local economy. It would be interesting to correlate these figures with home value of the unit. For example, is the population which utilize the 50% or more of the gross income within higher end homes, or more modest or entry level home? Table 11 on page 12, indicates Median Monthly Owner Cost as a Percentage of their Income. If you were to use these numbers versus the Housing Value for Owner Occupied Units in Graph 3 on page 9, a majority of the housing within

the \$150,000-\$299,999 and the \$300,000-\$499,999 bracket requires less than 30% of the household income for those units.

**Table 11: Median Monthly Owner Cost as a Percentage of Income – Chesterfield**

2000	2005-2009	2006-2010	2007-2011	2008-2012	2009-2013
16.5%	21.6%	20.6%	20.7%	21%	19.9%

Source: U.S. Census Bureau

Rental Occupied

This last section examines the other side of the occupied units, Rental Units. Rental units include all forms of housing, single-family units, apartments units, etc., discussed above and generally accounts for a much lower percentage of the housing stock within sub-urban communities. Graph 2 on page 7 shows this very breakdown. In 2000, 21% of the housing units were rental (3,990 units of 18,738 total units) and in the 2011-2013 periods, rental units represented 21% as well of the total (4,229 of 20,133 total units). As a City becomes more urban, these rates may shift and represent a higher rental percentage of the total housing stock.

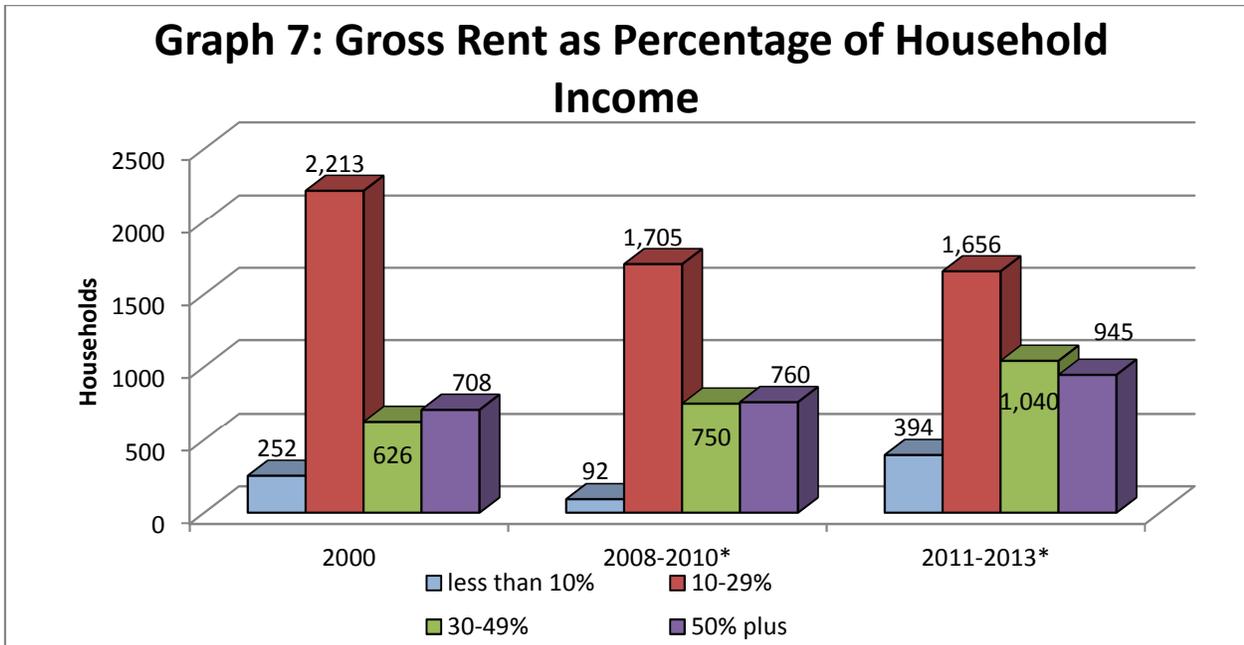
Associated with rental units, Table 12 below identifies the Average Gross Rent for these units. As can be seen below, the average cost of rent is slightly over \$1,100/month. In addition, surrounding cities have been added to this table for comparison. The average gross rent is above that of the St. Louis MSA and St. Louis County, but fairly consistent with surrounding cities.

**Table 12: Area Average Gross Rent**

Area	2000	2005-2009	2006-2010	2007-2011	2008-2012	2009-2013
St. Louis MSA	\$712	\$777	\$784	\$803	\$806	\$798
St. Louis County	\$843	\$882	\$882	\$882	\$883	\$895
Ballwin	\$998	\$1,021	\$996	\$1,018	\$975	\$1,019
<b>Chesterfield</b>	<b>\$1,196</b>	<b>\$1,167</b>	<b>\$1,120</b>	<b>\$1,100</b>	<b>\$1,104</b>	<b>\$1,113</b>
Clarkson Valley	-	-	-	-	-	-
Creve Coeur	\$1,042	\$1,111	\$1,097	\$1,113	\$1,185	\$1,189
Ellisville	\$1,057	\$955	\$1,166	\$1,210	\$1,226	\$1,291
Maryland Heights	\$898	\$832	\$847	\$838	\$838	\$870
Town and County	\$1,665	\$1,287	\$1,444	\$1,314	\$1,521	\$1,671
Wildwood	\$1,020	\$931	\$916	\$1,016	\$992	\$993

Source: U.S. Census Bureau

Similar to owner occupied units, a majority of renter’s gross rent as a percentage of household income is below 29%, with the highest within the 10-29% bracket as seen within Graph 7 on page 13. Of interest in the Graph 7 is that with the estimates, it appears that rental housing may be becoming less affordable. In 2000, a majority (2,465 of 3,990 or 61.8% Rental occupied units) were below 30% of household income utilized on rent. However, while the total rental units have more or less remained the same, that percentage has decreased over the estimation period. In the 2008-2010 estimation period, 48% (1,797 of 3,743 rental units) represented below 30% of household income utilized for rent and in 2011-2013, 51.6% (2,050 of 3,968 rental units) of rental units utilized below 30% of their household income used for rent.



Source: U.S. Census Bureau

This reduction could represent a higher percentage of the City’s rental stock is becoming less affordable over time. The U.S. Census Bureau indicates a renter who spends anything over 30% of total household income for rent is considered to be financially burdened. While these reporting periods include the recession and only a period of 13 years, further review of this trend should be observed as more precise data becomes available. While not every city has affordable housing stock, nor is one city responsible for providing affordable housing for an entire metropolitan area, the City should take notice if this trend continues. Further analysis of the area may be necessary to ascertain affordability of rental units and housing as a whole. One item to remember, if a household spends a disproportionate amount on housing, there is less money for transportation, food, and other essentials. This in turn means a local economy could feel a negative effect if there is less disposable income because housing costs are too high. Future employers who may be looking to locate in an area may not chose an area if its workforce cannot be housed in the area.

## Summary

While information in this report is limited due to lack of available census periods and narrowed for housing information, City Staff will continue to use information as it becomes available to assess the City. A brief summary of the above findings is as follows;

- **The City's population has increased slightly since 2000 (2011-2013 estimated at 47,674 people).**
- **The City's population is becoming older (estimated median age of 45.8).**
- **70% of the City's households are family households.**
- **The City's Housing stock has a median age of construction of 1981.**
- **The number of residential homes built per year since 1994 has decreased.**
- **94% of housing units are occupied.**
  - **Of those occupied, a high majority is owner occupied and not rented.**
- **A majority of the City's housing stock is single family detached residences (58% in 2014).**
- **Ward 2 has seen the greatest percent change (12.7%) since 2000.**
- **The median housing value is approximately \$330,000, which is similar to adjacent communities.**
- **Average Rent is \$1,113, which is also similar to adjacent communities.**
- **Rental units may be becoming less affordable based upon percentage of household income spent on rent.**

After the next census in 2020, the City will have 3 official reporting periods to draw upon. This additional information will provide more exact data for analysis and the City will not have to rely upon estimates as used in this report.