

DEMOGRAPHIC TRENDS AND PROJECTIONS

PURPOSE

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the City of Montgomery, it is important to review historic trends that have occurred and develop assumptions for the future growth of the community.

Population projections, land use and housing needs are dependent upon a number of factors including those which are within as well as outside of the city's control; however, projections are necessary in order to assist the city in its long range planning for appropriate infrastructure and services and funding of those items. The information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the Minnesota State Demographic Center, Le Sueur County and City of Montgomery.

I. SOCIAL PROFILE SUMMARY.

- **Population.** The 2010 Census population for the City of Montgomery was 2,956 persons. This was a 5.8% increase from the 2000 Census population of 2,794. The 2012 State Demographer estimate for Montgomery was 2,957.
- **Future Population.** This Comprehensive Plan update projects and plans for the future population of Montgomery to be approximately 3,500 in 2020, 4,500 in 2030 and 5,000 in 2035.
- **Housing.** The number of housing units increased from 1,105 in 2000 to 1,306 housing units in 2010 or an 18.2% increase. The percent of owner-occupied housing units increased from 849 (76.8% of all occupied housing units) to 943 (79.6% of all housing units). The City had a 9.3% vacancy rate in housing units in 2010, with a 3.4% homeowner vacancy rate and a 14.7% rental vacancy rate.
- **Household and Family Size.** The average household size decreased to 2.49 people per household in 2010, compared to 2.52 in 2000. Likewise, the average family size decreased to 3.07 people per family in 2010, compared to 3.23 in 2000.
- **Future Housing and Households.** This Comprehensive Plan update projects the city will have 1,483 housing units in 2020, 1,875 housing units in 2030 and 2,083 housing units by 2035. Due to the aging demographics it is projected the household size will decrease to 2.4 people per household.
- **Age** distribution statistics indicate the City of Montgomery had a median age of 35.1 years in 2010, compared to the median age of 33.6 years in 2000. Montgomery's median age is less than Le Sueur County's median age of 39.8 years. The median age in Montgomery was over two years younger than the median age in Minnesota in 2010 (37.4 years) and the United States (37.2 years).
- **Gender.** 2010 Census information identifies a gender distribution of 50.6% male to 49.4% female within the City of Montgomery, illustrating a similar ratio to Le Sueur County's gender make-up (50.5% male to 49.5% female) and slightly higher ratio of males than Minnesota's make-up (49.6% male to 50.4% female).
- **Median Family Income.** The 2010 inflation adjusted median *family* income in Montgomery was \$64,828. This compares to a 2000 Census median family income of \$48,011.

- **Median Household Income.** The median *household* income in Montgomery was \$45,473, compared to a 2000 Census median household income of \$34,145.
- **Poverty Level.** According to the US Census Bureau, 2007-2011 American Community Survey, the Poverty Status reports 18.5% of individuals and 15.3% of all families in Montgomery are below the poverty level. This increased from 11.6% of individuals and 8.1% of families in 1999.
- **Employment.** The Minnesota Department of Employment and Economic Development reports an average annual unemployment rate in Le Sueur County in October 2013 at 4.5%. Minnesota had an unemployment rate of 4.8% and the United States' unemployment rate was 7.3% in the same period.
- **Local Employment.** According to 2012 Economic Census (MN Department of Employment and Economic Development) Montgomery had 80 business establishments with 984 jobs, with wages of \$31,630,302.
- **Travel Time to Work.** According to the 2010 Census, workers in Montgomery traveled a mean travel time of 27.2 minutes to work. This compares to 24.4 minutes for workers in Le Sueur County and 22.4 mean travel minutes in Minnesota.

II. DEMOGRAPHIC DETAILS.

- A. Population Growth.** It is important to analyze how growth has occurred over the past decade in Montgomery compared to other area communities. This can be accomplished by looking at the 2000 and 2010 Census Data. As depicted below, communities closer to the metropolitan area grew at a faster rate than those in Greater Minnesota.

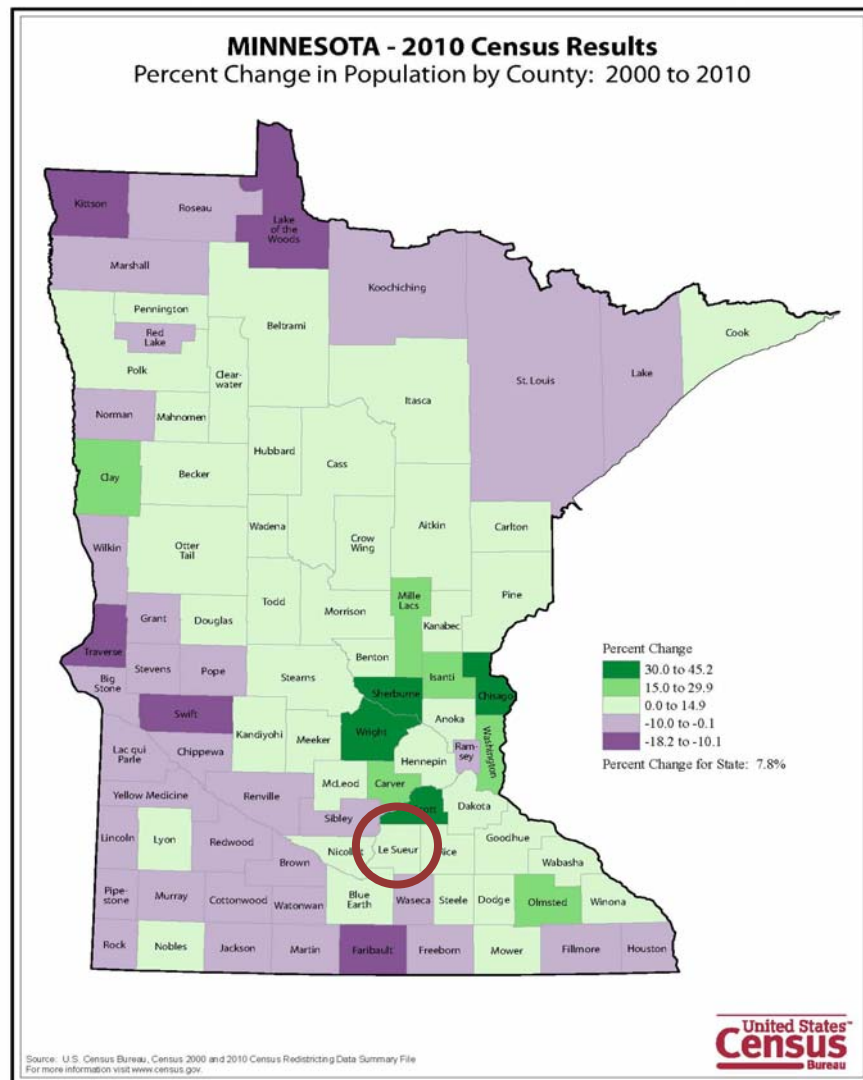
**TABLE 3-1
POPULATION GROWTH RATES MONTGOMERY AREA CITIES 2000 to 2010**

City	2000 Census Population	2010 Census Population	% Growth
Belle Plaine	3,789	6,661	75.8%
Elko New Market	804	4,110	411.2%
Jordan	3,833	5,470	42.7%
New Prague	4,559	7,321	60.6%
Montgomery	2,794	2,956	5.8%
Le Center	2,240	2,499	11.6%
Le Sueur	3,922	4,048	3.2%
Lonsdale	1,491	3,674	146.4%
Total/Average %	23,432	36,739	56.79%

It is also important to project where the growth will occur over the next decade. According to the City's "Active Residential Subdivision Inventory, June 1, 2013", there are lots to accommodate 350 new housing units or 236 vacant single family residential, 33 Twin Home and 12 Quad/4-Plex lots in the city limits. There are sufficient lots available within the city to accommodate growth of approximately 840 residents or projected growth through the year 2020. Cost of the lots, other area developments (new parks, trails,

etc.), continued growth within the school district, expansion of the manufacturing or job base, etc. will impact how quickly the infill occurs.

Growth trends within Le Sueur County can also impact the future direction of the City of Montgomery's growth. As illustrated on the following map, Le Sueur County's population grew between 0% and 14.9%. Le Sueur County was the 38th largest county out of 87 counties in Minnesota. It was the 25th fastest growing county over the past decade.



- B. Age.** The City of Montgomery's residents had a median age of 32.7 years (2010 Census). The following table itemizes the age distribution within Montgomery in 2000 and 2010. The number of residents under 24 years of age declined over the past decade, with the largest growth in the residents 45 to 59 years of age.

**TABLE 3-2
MONTGOMERY AGE GROUP DISTRIBUTION**

	2000 Census	% of Total	2010 Census	% of Total	# change 2000-2010	% Change
Under 5 years	230	8.2	223	7.5	-7	-0.7
5 to 9 years	217	7.8	243	8.2	26	0.4
10 to 14 years	225	8.1	218	7.4	-7	-0.7
15 to 19 years	212	7.6	175	5.9	-37	-1.7
20 to 24 years	181	6.5	151	5.1	-30	-1.4
25 to 34 years	378	13.5	464	15.7	86	2.2
35 to 44 years	421	15.1	378	12.8	-43	-2.3
45 to 54 years	324	11.6	407	13.7	83	2.1
55 to 59 years	115	4.1	301	5.9	186	1.8
60 to 64 years	100	3.6	97	4.3	-3	0.7
65 to 74 years	192	6.9	192	6.5	0	-0.4
75 to 84 years	141	5.0	162	5.5	21	0.5
85 years and older	58	2.1	42	1.4	-16	-0.7
Total	2794	100.0	2,956	100.0	162	0

Source: U.S. Census Bureau

- C. Household Size and Type.** Of the 1,306 housing units, 1,185 or 90.7% were occupied housing units. Of the occupied units, the U.S. 2010 Census data indicates a higher percent of family households (64.1%) than non-family households (35.9%) within the City of Montgomery. The ratio of family households to total households is less than surrounding townships and the county as a whole.

**TABLE 3-3
OCCUPIED HOUSING UNITS Household TYPES**

Area	Family Households	Non-Family Households	Total
City of Montgomery	760 64.1%	425 35.9%	1,185 100%
Montgomery Township	187 76.3%	58 23.7%	245 100%
Lanesburg Township	578 84.8%	104 15.2%	682 100%
Le Sueur County	7,640 71.0%	3,118 29.0%	10,758

Source: U.S. Census, 2010

The average household size in 2010 was 2.49, which decreased slightly from 2.52 in 2000. The average household size reported in the 2010 Census for Le Sueur County was 2.55 persons per household and the Minnesota average household size in 2010 was 2.48.

Of the occupied housing units, 79.6% were owner-occupied (943 units), while 20.4% (242 units) were renter-occupied. This was a higher ratio of rental units to total occupied units than the county as a whole.

**TABLE 3-4
OWNER-OCCUPIED AND RENTAL STATISTICS 2010 CENSUS**

Area	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Occupied Units
Montgomery	943	79.6%	242	20.4%
Le Sueur County	8,911	82.8%	1,847	17.2%

Source: U.S. Census Bureau

As depicted in the following Table, 2010 statistics indicate there are 760 family households. Children 18 years and under reside in 31.7% of all households.

**TABLE 3-5
FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE, CITY OF MONTGOMERY – 2010 CENSUS**

Households by Type	Number
Total Households	1,185
Total Family Households	760 (64.1% of all total households)
Total Family Households with children under 18 years old	376 (31.7% of all total households)
Husband and wife family households with own children under 18 years old	240 (20.3% of all total households)
Male householder, no wife present with own children under 18 years old	49 (4.1% of all total households)
Female householder, no husband present with own children under 18 years old	87 (7.3% of all total households)

Source: U.S. Census Bureau

D. Education. Montgomery is a part of Tri-City United Public Schools or Independent School District #2905, which serves the City of Montgomery, the communities of Le Center and Lonsdale and residents in the surrounding townships. Tri-City United Public Schools was the result of a merger of the Montgomery-Lonsdale School District and Le Center School District in 2011. The Tri-City United School District provided learning opportunities under the newly merged district for the first school year 2012-2013. Student enrollment grew in grades K through 12 by 74 students from October 1, 2012 to October 1, 2013. Continued growth in the district is anticipated with the goal to decrease the percent of families with students which are open enrolling their children elsewhere and re-enrolling within the district, along with new growth.

A school district and the quality of the facilities and programs can have a large impact on the future growth and demographic make-up of a community. It is important for school leaders and city officials to plan together to ensure their goals and plans are consistent.

The 2010 U.S. Census Bureau estimated the City of Montgomery had 927 people aged three years and older who were enrolled in school as of 2010. Of these students, 125 or 13.5% were enrolled in college or graduate school, 207 or 22.3% were enrolled in high school (grades 9-12), 443 or 47.8% were enrolled in middle or elementary school (grades 1-8), 79 or 8.5% were in kindergarten and 73 or 7.9% were in nursery school or preschool.

According to the 2010 Census, there were 1,871 people in Montgomery 25 years of age and older. The US Census Bureau estimated that 87.1% graduated from high school or higher. Of those who graduated, 23.3% have some college education but no degree, 6.7% have an associate degree, 14.2% have a bachelor's degree

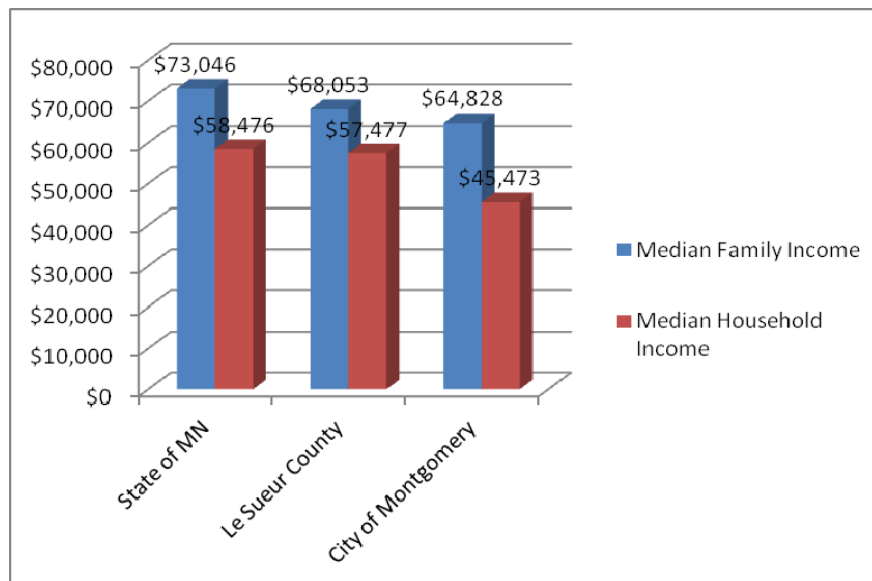
and 3.3% have a graduate or professional degree. Of those not graduating from high school, 10.7% completed between a 9th and 12th grade education with no diploma, and 2.2% have less than a 9th grade education.

- E. Income.** The median family income in Montgomery has increased significantly (35%) over the past decade from a 2000 Census median family income of \$48,011 to a 2010 median family income of \$64,828. Likewise, the median household income increased from \$34,145 in 2000 to \$45,473 in 2010 (33%). While both increased, the number of individuals and families living below the poverty level in Montgomery also increased. According to the 2000 Census, an estimated 320 individuals in the City of Montgomery (11.6%) and 57 families (8.1%) were below the poverty level. This increased to 18.5% of all individuals and 15.3% of families, according to the 2010 Census. This compared to 11.6% of individuals and 7.5% of families in Minnesota in 2010.

**TABLE 3-6
2010 INFLATION ADJUSTED INCOME PROFILES**

	Median Family Income	Median Household Income
State of MN	\$73,046	\$58,476
Le Sueur County	\$68,053	\$57,477
City of Montgomery	\$64,828	\$45,473

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



- F. Employment.** According to the 2010 Census, 2,238 people within Montgomery were 16 years and over. Of these, 74.5% were in the labor force. In 2010, the unemployment rate within the City of Montgomery was estimated at 11.3%, with a +/- 6.6 margin of error. The unemployment rates within Le Sueur County peaked in 2009 at 10.9%. As of October, 2013, the unemployment rate in Le Sueur County was 4.5%, while it was 4.8% and 7.3% in Minnesota and the United States, respectively. Minnesota ranked the 9th lowest in unemployment rates in October 2013. The peak unemployment rates coincided with the 2010 Census, which may have impacted poverty rates in the City.

Minnesota Unemployment Rates



**TABLE 3-7
AVERAGE ANNUAL UNEMPLOYMENT RATES**

Year	Le Sueur County %	Minnesota %
2013- October	4.5	4.8
2012 Annual Avg.	7.1	5.6
2011 Annual Avg.	8.2	6.5
2010 Annual Avg.	9.5	7.4
2009 Annual Avg.	10.9	8.0
2008 Annual Avg.	7.3	5.4
2007 Annual Avg.	6.2	4.7
2006 Annual Avg.	5.5	4.1
2005 Annual Avg.	5.6	4.2
2004 Annual Avg.	5.7	4.6

According to 2012 Economic Census (MN Department of Employment and Economic Development), Montgomery had 80 business establishments with 984 jobs. Of these, 72 were private businesses (versus public employment) with 729 jobs. Additional information on local employment is included in the Economic Development Chapter.

- G. Race.** The 2010 Census statistics indicate 2,789 of the 2,956 residents (94.4%) of Montgomery classify themselves as white, a change from 93.6% in the 2000 Census. 18 people or 0.6% are American Indian and Alaska Native, 13 or 0.4% are Asian, 6 or 0.2% are Black or African American, one is Native Hawaiian and other Pacific Islander and 69 or 2.3% are another race.

III. POPULATION PROJECTIONS.

The City's future ability to attract and support retail, commercial, and industrial growth depends to a great extent on the population growth which occurs. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is planning for the capital expenditure for municipal utilities and services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of financial insolvency.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this report and for support of future capital improvement planning and budgeting.

Four methods of analyzing historic population trends to develop future projections were utilized. These include the State Demographer's Projections, Building Permit Trends, the "Top Down" method and local input.

A. State Demographer Projections. As indicated in the following Table, the Minnesota State Demographic Center is projecting the population within Le Sueur County will increase 27.5% by the year 2035. It is important to note the significant increase in population in the 70+ year-old groups and the lower rates of growth in the 0 to 4 year old age group. The projected aging of the population will require changes in the types of housing available, public transportation and recreational opportunities.

TABLE 3-8
LE SUEUR COUNTY: POPULATION PROJECTIONS BY AGE GROUP

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

Source: Minnesota State Demographic Center

The State Demographer's Office further extrapolates the population for the cities and townships within each county. In October 2007, the following projections were created, utilizing "an average of middle values of 4 methods, controlled to county projection". As indicated below, in 2007 it was projected the City of Montgomery's population would be 3,538 by 2010. With the recession, the actual 2010 population was 2,956.

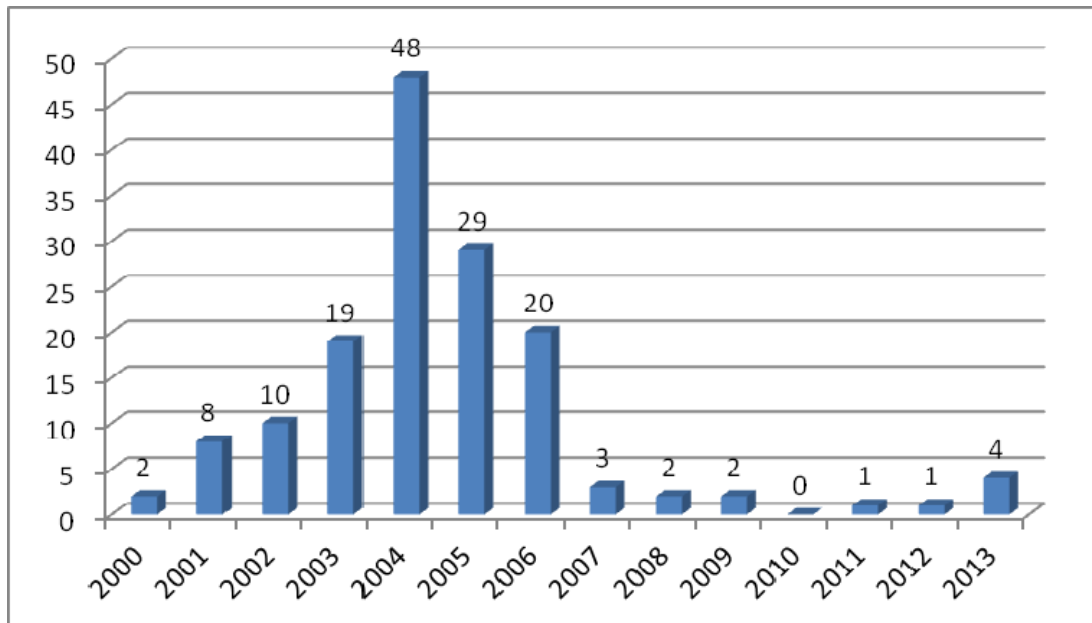
TABLE 3-9
MN STATE DEMOGRAPHER POLUTION PROJECTIONS
OCTOBER, 2007

City/Township	2006	2010	2015	2020	2025	2030	2035
Cleveland city	713	732	745	749	754	754	753
Cleveland township	658	702	749	793	830	858	881
Cordova township	544	560	570	575	580	581	581
Derrynane township	524	522	515	507	495	481	466
Elysian city (part)	547	588	632	673	708	734	757
Elysian township	982	1,037	1,096	1,149	1,193	1,225	1,251
Heidelberg city	100	110	122	132	142	150	156
Kasota city	687	711	731	745	758	765	770
Kasota township	1,513	1,605	1,704	1,794	1,869	1,926	1,972
Kilkenny city	155	155	154	152	150	147	143
Kilkenny township	375	372	366	358	348	336	324
Lanesburgh township	2,273	2,525	2,822	3,104	3,346	3,540	3,708
City/Township	2006	2010	2015	2020	2025	2030	2035
Le Center city	2,365	2,512	2,674	2,820	2,943	3,035	3,112
Le Sueur city (part)	4,297	4,548	4,814	5,057	5,260	5,410	5,532
Lexington township	738	758	770	774	778	778	776
Mankato city (part)	-	-	-	-	-	-	-
Montgomery city	3,229	3,538	3,892	4,222	4,509	4,744	4,907
Montgomery township	757	810	869	923	969	1,004	1,033
New Prague city (part)	2,539	3,004	3,536	4,038	4,486	4,857	5,180
Ottawa township	275	273	269	263	256	247	239
Sharon township	676	724	777	825	866	897	923
Tyrone township	527	520	507	491	473	452	431
Washington township	756	802	851	895	933	961	983
Waterville city	1,863	1,930	1,985	2,027	2,063	2,084	2,097
Waterville township	803	873	951	1,023	1,083	1,124	1,154
County total	27,896	29,910	32,100	34,090	35,790	37,090	38,130

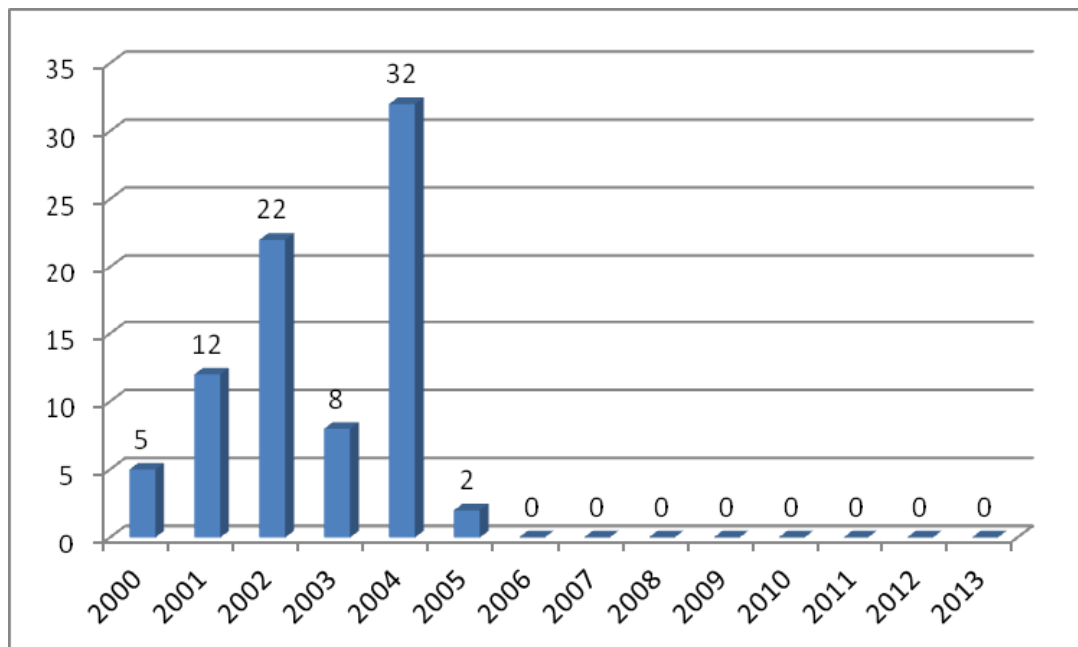
B. Building Permit Trends. Trends in building permits are also a useful tool in projecting future growth and can assist with identifying more recent trends. The following charts and Table 3-9 illustrate the significant increase

in single-family homes and townhomes in the year 2004 but a steep drop off in the year 2007. This decrease was consistent with state and national trends as a recession in the economy occurred.

NEW SINGLE FAMILY HOME CONSTRUCTION



NEW OWNER-OCCUPIED TOWNHOUSE CONSTRUCTION



**TABLE 3-9
MONTGOMERY BUILDING PERMITS 1999-2011**

Year	Single Family Homes		Townhomes Owner Occupied		Multiple Family Renter Occupied		Miscellaneous*		Commercial - Industrial		Public		Total	
	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value
2000	2	\$ 268,400	5	\$ 450,000	0	\$ -	9	\$ 7,740	2	\$ 40,500	0	\$ -	16	\$ 766,640
2001	8	\$ 1,032,000	12	\$ 990,000	0	\$ -	110	\$ 360,310	3	\$ 21,100	1	\$ 543,300	134	\$ 2,946,710
2002	10	\$,071,574	22	\$ 2,546,814	0	\$ -	78	\$ 424,030.	7	\$ 214,007	3	\$ 108,500	143	\$ 4,364,925
2003	19	\$,657,250	8	\$ 1,188,150	0	\$ -	141	\$ 781,460	11	\$ 291,600	1	\$ 4,000	180	\$ 4,918,460
2004	48	\$ 8,344,500	32	\$ 4,609,000	0	\$ -	148	\$ 1,202,025	25	\$ 2,353,747	5	\$ 1,681,729	258	\$ 18,191,001
2005	29	\$ 4,870,500	2	\$ 346,000	0	\$ -	94	\$ 584,669	8	\$ 412,500	4	\$ 825,783	137	\$ 7,039,452
2006	20	\$ 2,757,625	0	\$ -	0	\$ -	150	\$ 1,058,423	13	\$ 1,088,672	6	\$ 99,875	189	\$ 5,004,595
2007	3	\$ 640,000	0	\$ -	0	\$ -	152	\$ 905,631	17	\$ 1,756,383.00	10	\$ 99,465	182	\$ 3,614,479
2008	2	\$ 278,600	0	\$ -	0	\$ -	103	\$ 337,841	11	\$ 6,313,774.00	1	\$ 18,350	117	\$ 6,948,565
2009	2	\$ 362,397	0	\$ -	0	\$ -	102	\$ 679,507	4	\$ 898,460	0	\$ -	108	\$ 1,940,364
2010	0	\$ -	0	\$ -	30	\$ 2,764,195.20	123	\$ 722,725	11	\$ 303,285	2	\$ 685,690	137	\$ 4,475,895
2011	1	\$ 132,161	0	\$ -	0	\$ -	105	\$ 892,159	11	\$ 560,505	6	\$ 23,348,489	123	\$ 24,933,314
2012	1	\$ 347,378	0	\$ -	0	\$ -	166	\$ 1,529,068	10	\$ 1,024,174	2	\$ 3,566	179	\$ 2,904,186
2013	4	\$ 827,844	0	\$ -	0	\$ -	87	\$ 731,651	2	\$ 164,884	4	\$ 788,900	97	\$ 2,513,279
Total	149	23,590,229	81	10,129,964	30	2,764,195	1568	10,217,239	135	15,443,591	45	28,207,647	2000	90,561,865

Source: City of Montgomery Building Permit Records

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

**2013 Permits are through September 1st.

Table 3-10 illustrates the number and total value of single-family housing construction since 2000 along with the construction value. The average value per home fluctuated between \$107,157 and \$347,378 with 149 single-family and 81 townhomes constructed in the 14 year period.

**TABLE 3-10
NEW RESIDENTIAL HOUSING CONSTRUCTION SUMMARY**

YEAR	Number S.F. HOMES	Total Value S.F. Homes in Dollars	Average Value Per SF Home in Dollars	Number of Townhomes	Number of Multi- Family Units
2000	2	\$ 268,400	\$ 134,200.00	5	0
2001	8	\$ 1,032,000	\$ 129,000.00	12	0
2002	10	\$,071,574	\$ 107,157.40	22	0
2003	19	\$,657,250	\$ 139,855.26	8	0
2004	48	\$ 8,344,500	\$ 173,843.75	32	0
2005	29	\$ 4,870,500	\$ 167,948.28	2	0
2006	20	\$ 2,757,625	\$ 137,881.25	0	0
2007	3	\$ 640,000	\$ 213,333.33	0	0
2008	2	\$ 278,600	\$ 139,300.00	0	0
2009	2	\$ 362,397	\$ 181,198.50	0	0
2010	0	\$	\$ -	0	30
2011	1	\$ 132,161	\$ 132,161.00	0	0
2012	1	\$ 347,378	\$ 347,378.00	0	0
2013*	4	\$ 827,844	\$ 206,961.00	0	0
14 YEAR AVERAGE	10.64		\$ 157,872.70	5.78	2.14
TOTAL	149	\$ 23,590,229		81	30

Source: City of Montgomery Building Permit Records * 2013 through September 1st

Employing a very simplistic formula which forecasts an average 18.56 new residential units per year, or 93 per five year period, and 2.4 people per household the following projections would result:

**TABLE 3-11
POPULATION FORCAST BASED ON HISTORICAL BUILDING PERMITS**

Year	2010	2015	2020	2025	2030	2035
New Units		93	93	93	93	93
New Residents (Based on 2.4 PPH)		223	223	223	223	223
Population Estimate	2,956	3,179	3,402	3,625	3,848	4,071

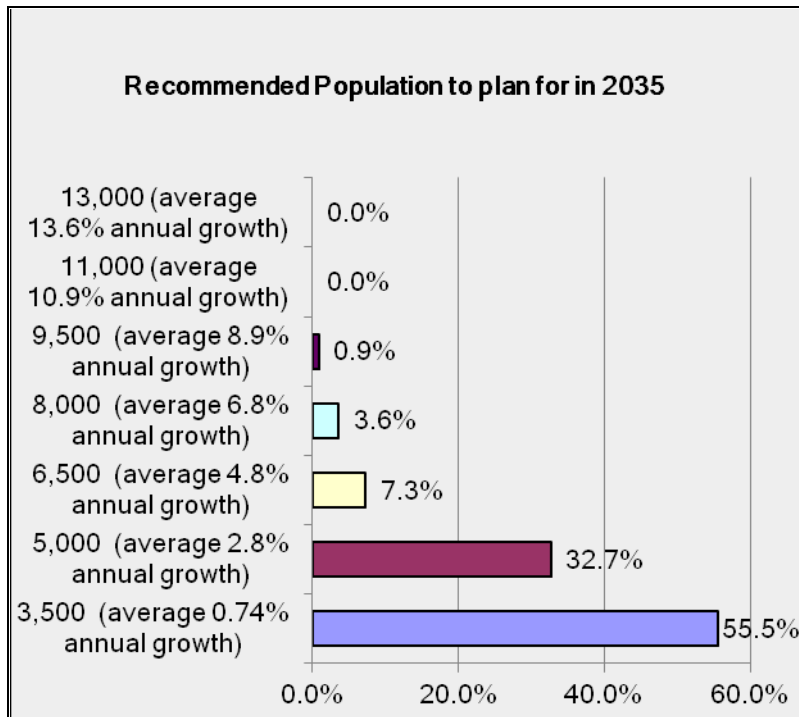
- C. **The Top Down Method.** This calculates the city's population as a percentage of Le Sueur County's population. As illustrated on the following table, Montgomery's population was between 10.32% and 10.99% of Le Sueur County's population between 1990 and 2010, or an average of 10.66%. For purposes of projecting future population growth with the Top Down method, it is assumed this average growth rate will continue through 2035. The Le Sueur County population projections, provided by the MN State Demographer, were used as a basis for the resulting city calculations.

**TABLE 3-12
TOP DOWN METHOD OF POPULATION PROJECTION**

Year	1990	2000	2010	2015	2020	2025	2030	2035
Le Sueur County	23,239	25,426	27,703	32,090	34,070	35,770	37,120	38,110
% Growth Annual	-0.08%	0.94%	0.90%	3.17%	1.23%	1.00%	0.75%	0.18%
City of Montgomery	2,399	2,794	2,956	3,421	3,632	3,813	3,957	4,063
% of County	10.32%	10.99%	10.67%	10.66%	10.66%	10.66%	10.66%	10.66%

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

D. Local Input. As a part of the Comprehensive Plan update, a cross section of community leaders were asked to provide input in the planning process through an on-line survey. 114 people participated, with 55.5% suggesting the City plan for a 2035 population of 3,500 and 32.7% recommending planning for a population of 5,000. The remaining responses ranged from 6,500 (7.3%), 8,000 (3.6%) to 9,500 (0.9%). The Planning Committee, based on information available and public input, recommended a projection of 5,000 for the year 2035. It was noted the rate of growth in early years is likely to be lower than later years.



A summary of these methods of forecasting population is illustrated in Table 3-13, along with projected households and residential land use needs. Table 3-13 does not take into account the additional population and households resulting in the possible annexation of already developed land in the townships as those areas would not require additional raw land for development.

TABLE 3-13
SUMMARY OF POPULATION PROJECTIONS, HOUSEHOLD GROWTH
AND RESIDENTIAL LOT DEMAND

Year	State Demographer Estimate (2007)	Building Permit Average Trends	Top Down Method (historical average of county population)	Average Projection of three Methods	Projected Population Local Input	Projected Households- Based on Local Input	Projected Lot Demand Per 5 year Period
Actual 2010	2956	2956	2956	2956	2956	1306	
2015	3892	3179	3421	3497	3200	1333	27
2020	4222	3402	3632	3752	3500	1458	125
2025	4509	3625	3813	3982	4000	1667	208
2030	4744	3848	3957	4183	4500	1875	208
2035	4907	4071	4063	4347	5000	2083	208

As previously noted, the City has a vacant lot inventory to support approximately 350 new housing units. Based on the above projections, these lots should be built upon sometime around 2020+, with a demand for additional lots to support growth to 2035. The Land Use Chapter includes an analysis of the required acreage for lots, roads, ponding, parks etc. as well as land needed to support other land uses including commercial, industrial and public uses.

Continued household growth within the City is expected over the next two decades, with just over 777 new households (59.5% increase) projected. The Minnesota State Demographic Center anticipates the number of households within Le Sueur County to increase from 11,530 to 15,520 or a 34.6% increase between 2010 and 2035. Data from the Minnesota State Demographic Center and U.S. Census Bureau indicates the number of households within the City of Montgomery increased 18% over the past decade from 1,105 households in 2000 and 1,306 in 2010. Based on the population projections and an average household size of 2.4 individuals, the number of households within Montgomery is projected to increase at a faster pace than the overall household growth within Le Sueur County.

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