

Comparison of Carver County Cities

There are standardized data sources that exist which can be used to make direct comparisons between the individual communities in Carver County. The following tables look at some of the data that exist on a consistent basis.

The primary source of information is the annual American Community Survey estimates from the U.S. Census Bureau, which allow for a direct comparison between cities on housing costs, income and housing cost burden data. The American Community Survey collects sample data within each community and then generates estimates from these samples. There is a margin of error in each estimate, depending upon the specific variable being examined. However, the same methodology would be used in each city, so a standardized process is being followed.

Some of the other data sources include the Metropolitan Council, which provides annual population and household estimates, as well as comparative rankings in a "Housing Performance Score" for each community.

Reliable information also exists from Carver County on annual home sales, allowing a comparison of the median home sale price.

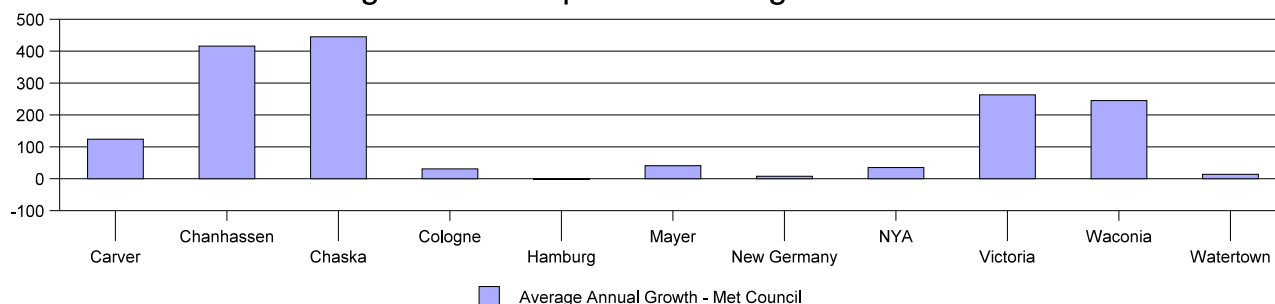
Average Annual Population Growth

The following table uses the Metropolitan Council annual population estimates to examine the average annual change since the year 2010.

Table 1 Average Annual Population Change					
	2010 Census	2016 Met Council	Change From 2010	Average Annual Change	Rank 1 = Highest
Chaska	23,770	26,439	2,669	445	1
Chanhassen	22,952	25,448	2,496	416	2
Victoria	7,345	8,920	1,575	263	3
Waconia	10,697	12,166	1,469	245	4
Carver	3,724	4,469	745	124	5
Mayer	1,749	1,995	246	41	6
NYA	3,549	3,757	208	35	7
Cologne	1,519	1,703	184	31	8
Watertown	4,205	4,286	81	14	9
New Germany	372	422	50	8	10
Hamburg	513	502	-11	-2	11
Carver County	91,042	100,617	9,575	1,596	-

Source: U.S. Census; Metropolitan Council; Esri

Average Annual Population Change: 2010 to 2016



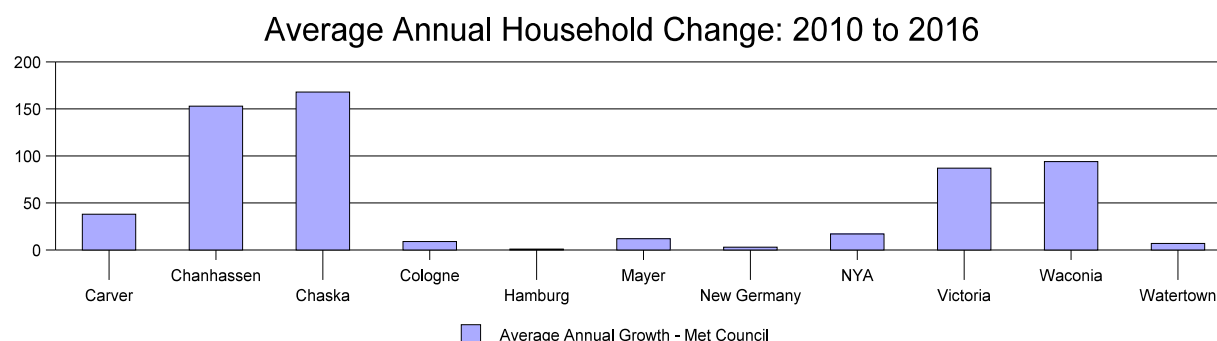
Most of the County's population growth over the current decade has been focused in the four largest cities of Chaska, Chanhassen, Waconia and Victoria. On an average basis, each of these cities has had growth of 245 or more people per year since 2010.

Average Annual Household Growth

The following table uses the Metropolitan Council annual household estimates to examine the average annual change within each City since the year 2010.

Table 2 Average Annual Household Change					
	2010 Census	2016 Met Council	Change From 2010	Average Annual Change	Rank 1 = Highest
Chaska	8,816	9,823	1,007	168	1
Chanhassen	8,352	9,267	915	153	2
Waconia	3,909	4,471	562	94	3
Victoria	2,435	2,955	520	87	4
Carver	1,182	1,412	230	38	5
NYA	1,389	1,491	102	17	6
Mayer	589	662	73	12	7
Cologne	539	593	54	9	8
Watertown	1,564	1,603	39	7	9
New Germany	146	165	19	3	10
Hamburg	201	203	2	>1	11
Carver County	32,891	36,417	3,526	588	-

Source: U.S. Census; Metropolitan Council



Most of the County’s household growth over the current decade has been focused in the four largest cities of Chaska, Chanhassen, Waconia and Victoria. On an average basis, each of these cities has had growth of 87 or more households per year since 2010.

Median Household Income in 2015

The first table examines the median household income level within each City for all households. The rank order places the highest median income at the top.

Table 3 Comparison of Estimated Median Household Income in 2015		
City	Median Household Income 2015	Rank 1 = Highest Median Income
Victoria	\$131,971	1
Carver	\$113,571	2
Chanhassen	\$110,569	3
Mayer	\$90,052	4
Waconia	\$79,600	5
Cologne	\$79,167	6
Chaska	\$75,828	7
Norwood Young America	\$62,850	8
Watertown	\$53,789	9
Hamburg	\$53,750	10
New Germany	\$52,500	11

Source: American Community Survey; Community Partners Research, Inc.

According to the American Community Survey, three of the cities in the County had a median household income that was above \$110,000 in 2015. Victoria, Carver and Chanhassen had the highest income levels. As will be discussed in some of the tables that follow, each of these cities had a below average rate of renter-occupancy households in 2015. The high rates of owner-occupancy contributed to the overall median income levels.

The three cities with the lowest median income levels, New Germany, Hamburg and Watertown, were each below \$54,000 for the median household income in 2015.

Median Owner-Occupancy Household Income in 2015

The following table examines the median household income level for owner-occupants within each city. The rank order places the highest median income at the top.

Table 4 Comparison of Owner-occupancy Household Income in 2015		
City	Median Household Income 2015	Rank 1 = Highest Median Income
Victoria	\$142,976	1
Chanhassen	\$123,093	2
Chaska	\$95,721	3
Waconia	\$89,929	4
Cologne	\$87,500	5
Watertown	\$75,302	6
Norwood Young America	\$73,500	7
Hamburg	\$66,500	8
New Germany	\$55,313	9
Carver	N/A	-
Mayer	N/A	-

Source: American Community Survey; Community Partners Research, Inc.

Median income information by housing tenure was not provided for Carver or Mayer in the 2015 American Community Survey. The sampling was limited in these communities and did not apparently result in a reliable estimate. The 2014 data did include estimates, and for home owners in that year, Carver would have ranked third, behind only Victoria and Chanhassen. Mayer would have ranked sixth highest in 2014.

For the cities that had a useable estimate, the highest median income levels were in Victoria and Chanhassen for owner-occupants. Chaska moved into third among the reporting cities, with a median owner-occupancy household income above \$95,000.

While New Germany had the lowest home owner median income level, it was still above \$55,000 in 2015.

Median Renter-Occupancy Household Income in 2015

The following table examines the median household income level for renter-occupants within each city. The rank order places the highest median income at the top.

Table 5 Comparison of Renter-Occupancy Household Income in 2015		
City	Median Household Income 2015	Rank 1 = Highest Median Income
Victoria	\$54,036	1
Chanhassen	\$46,307	2
Chaska	\$44,753	3
Hamburg	\$40,568	4
Waconia	\$35,991	5
Norwood Young America	\$29,153	6
New Germany	\$28,125	7
Cologne	\$25,938	8
Watertown	\$18,750	9
Carver	N/A	2
Mayer	N/A	4

Source: American Community Survey; Community Partners Research, Inc.

Once again, no median information was provided by housing tenure for Carver or Mayer. In 2014, Carver had the highest reported median income level for renters, while Mayer ranked as the sixth highest level.

Among the reported cities, only Victoria had a median household income level that was greater than \$50,000, while Chanhassen, Chaska and Hamburg each had a median above \$40,000.

For renters, Watertown, Cologne, New Germany and Norwood Young America each had a median household income level that was less than \$30,000 in 2015.

Median Home Value in 2015

There are various data sources that exist for home values, including annual sales data presented earlier in this document. However, the American Community Survey also includes a home value estimate and is linked with other income and housing cost data.

Table 6 Estimated Median Owner-Occupied Home Values in 2015		
City	Median Owner-Occupied Home Value - 2015	Rank 1 = Highest Median
Victoria	\$386,000	1
Chanhassen	\$335,200	2
Carver	\$273,800	3
Waconia	\$238,800	4
Chaska	\$225,700	5
Cologne	\$200,500	6
Mayer	\$188,900	7
Norwood Young America	\$163,500	8
Watertown	\$162,700	9
Hamburg	\$138,400	10
New Germany	\$130,500	11

Source: American Community Survey; Community Partners Research, Inc.

Victoria and Chanhassen had the highest estimated median home values for all of the cities in the County in 2015, at \$386,000 and \$335,200, respectively.

The Cities of Carver, Waconia, Chaska and Cologne each had an estimated median of more than \$200,000. The remaining cities each had a median value that was less than \$190,000.

Percentage of Income Required for Ownership in 2015

With information available on both household income by tenure and home values, the American Community Survey includes an estimate of the median cost of home ownership in each city. Historically, mortgage lending practices had attempted to keep housing costs at or below 28% of income, although some loans allow for 30% or more on income. In the rankings below, the lowest percentage for home ownership is ranked 1st.

Table 7 Estimated Median Home Ownership Costs in 2015		
City	Median Percentage of Household Income Applied to Home Ownership Costs - 2015	Rank 1 = Lowest Median Percentage
Chanhassen	18.3%	1
Victoria	19.2%	2
Chaska	19.3%	3
Norwood Young America	20.2%	4
Hamburg	20.6%	5
Carver	21.2%	6
Waconia	21.3%	7
Watertown	22.2%	8
New Germany	22.4%	9
Mayer	22.7%	10
Cologne	23.2%	11

Source: American Community Survey; Community Partners Research, Inc.

The American Community Survey collects information on the median percentage of household income that is required for ownership costs. This calculation includes home owners with and without a mortgage. All of the cities would generally be viewed as affordable for a majority of households.

Despite being the only two cities with a median home value above \$300,000 in 2015, Chanhassen and Victoria also had the lowest percentage of income required for home ownership. These two communities also had above-average income levels, resulting in a relatively small percentage of income needed for home ownership. The largest percentage of income was needed in Cologne, but this still required less than 24% of income for the median household.

Median Gross Rent in 2015

The information on median gross rent would include all types of rental housing, including single family rental homes. The lowest median gross rent is ranked first, indicating the most affordable housing stock. However, lower rents may also indicate less demand, or rental units with fewer amenities and features.

Table 8 Estimated Median Gross Rent in 2015		
City	Median Gross Rent - 2015	Rank 1 = Lowest Median Rent
Norwood Young America	\$600	1
Cologne	\$665	2
Watertown	\$672	3
New Germany	\$715	4
Hamburg	\$820	5
Waconia	\$861	6
Victoria	\$876	7
Chaska	\$980	8
Chanhassen	\$1,166	9
Mayer	\$1,339	10
Carver	N/A	-

Source: American Community Survey; Community Partners Research, Inc.

There was wide variation in the median gross rents in Carver County in 2015, from a low of \$600 in Norwood Young America to a high of \$1,339 in Mayer. Most of the rental units in Mayer exist in single family houses, which resulted in the higher gross rent level.

Other than Mayer, Chanhassen was the only city with a median gross rent above \$1,000 in 2015. Most of Chanhassen's rental units are in larger multifamily structures.

The lowest median gross rents were reported in Norwood Young America, Cologne and Watertown, each with an estimated median below \$700.

Percentage of Income Needed for Rental Costs in 2015

Table 9 Estimated Median Renter Costs in 2015		
City	Median Percentage of Household Income Applied to Gross Rent - 2015	Rank 1 = Lowest Median Percentage
Mayer	20.0%	1
Victoria	21.9%	2
Carver	23.8%	3
Hamburg	25.0%	4
Norwood Young America	26.0%	5
Chaska	26.1%	6
Cologne	27.3%	7
Waconia	27.5%	8
New Germany	30.7%	9
Chanhassen	33.0%	10
Watertown	39.1%	11

Source: American Community Survey; Community Partners Research, Inc.

The American Community Survey collects information on household incomes as well as housing costs. An estimate is made of the median percentage of household income that is required for monthly rent. The goal of most affordable housing programs is to achieve a rent that requires less than 30% of household income.

For most of the cities, less than 28% of median income was required for the median gross rent. However, in three cities, New Germany, Chanhassen and Watertown, more than 30% of income was required. The estimate for Watertown may not be reliable. Watertown had a low median rent level, but also had a very low median income estimate for renter households.

In Chanhassen, 33% of income was required for the median rent. Renter household income levels in Chanhassen were higher than in most communities, but the median rent was also relatively high, resulting in the median cost burden.

Rental Housing Cost Burden for Non-Senior Households in 2015

The following tables examine the number and percentage of households that were applying 35% or more of their monthly income to rental housing costs. Information exists separately for households age 64 and younger or 65 and older. The ranking is based on the percentage of households with a severe cost burden, with the lowest percentage rated as 1st.

Table 10 Renter Housing Cost Burden Age and Younger in 2015		
City	Number/Percentage of Households Applying 35% of Income to Gross Rent - 2015	Rank 1 = Lowest Percentage
Hamburg	2 / 4.2%	1
Waconia	68 / 14.8%	2
Norwood Young America	57 / 17.5%	3
Mayer	7 / 18.9%	4
Chaska	622 / 26.4%	5
Victoria	71 / 27.2%	6
Chanhassen	269 / 29.9%	7
New Germany	15 / 33.3%	8
Carver	31 / 35.2%	9
Cologne	34 / 37.8%	10
Watertown	163 / 52.2%	11

Source: American Community Survey; Community Partners Research, Inc.

In percentage terms, Hamburg had the lowest level of renter cost burden for households age 64 and younger. Fewer than 5% of all non-senior households were applying 35% or more of their income for rent. In Watertown, more than 52% of non-senior renters were applying 35% percent of their income for rental costs, the highest of any city in the County.

While an analysis based on percentages allows for direct comparison between communities, in real numbers, most of the cost burdened non-senior households lived in Chaska, Chanhassen or Watertown in 2015. The number of cost burdened households in Chaska was more than double the number in Chanhassen.

Rental Housing Cost Burden for Senior Households in 2015

The following tables examine the number and percentage of households that were applying 35% or more of their monthly income to rental housing costs. Information exists separately for households age 65 and older. The ranking is based on the percentage of households with a severe cost burden, with the lowest percentage rated as 1st.

Table 11 Renter Housing Cost Burden Age and Younger in 2015		
City	Number/Percentage of Households Applying 35% of Income to Gross Rent - 2015	Rank 1 = Lowest Percentage
Carver	0 / 0%	1
Cologne	0 / 0%	1
New Germany	0 / 0%	1
Mayer	0 / 0%	1
Victoria	0 / 0%	1
Norwood Young America	34 / 20.2%	6
Chaska	229 / 39.8%	7
Waconia	210 / 51.9%	8
Hamburg	4 / 66.7%	9
Chanhassen	239 / 78.1%	10
Watertown	87 / 100%	11

Source: American Community Survey; Community Partners Research, Inc.

In five of the cities, no senior households were identified that were paying 35% or more of their income for housing. In most of these cities, very few senior rental households were recorded overall.

In four of the cities, Watertown, Chanhassen, Hamburg and Waconia, more than 50% of all senior households had a rental cost burden.

In numeric terms, most of the cost-burdened senior households were living in Chanhassen, Chaska or Waconia in 2015. In Chanhassen, more than 78% of the senior-headed households were paying 35% or more of their income for rent.

Metropolitan Council Housing Performance Scores

The Met Council, in conjunction with the Minnesota Housing Finance Agency, issues an annual score for each Metropolitan Area community. These scores are used to give priority in funding to cities and townships that are maintaining or expanding their supply of affordable housing and using fiscal, planning, and regulatory tools to promote affordable and mixed-income housing. These scores can range from 0 to 100 points.

Table 12 Housing Performance Score in 2016		
City	Housing Performance Score	Rank 1 = Highest Score
Chaska	97	1
Carver	84	2
Waconia	63	3
Watertown	50	4
Chanhasen	45	5T
Mayer	45	5T
Norwood Young America	38	7
New Germany	30	8T
Victoria	30	8T
Hamburg	27	10
Cologne	22	11

Source: Metropolitan Council

The Metropolitan Council Housing Performance Scores give Chaska 97 out of 100 possible points, the highest for any city in Carver County. Of 117 jurisdictions that received a score in 2016, there were only six cities that had a higher score than Chaska, including Minneapolis and St. Paul.

Carver and Waconia had the next highest scores, at 84 and 63 points, respectively.

The lowest scores for 2016 were generally in the smaller cities in the County, where less development activity has tended to occur. However, Victoria, which is the fourth largest city in the County, also ranked near the bottom.

Metropolitan Council Affordable Housing Assessment

To assist communities with their Comprehensive Planning efforts, the Metropolitan Council has analyzed American Community Survey and other available data sources to establish a starting point for addressing affordable housing needs. The Existing Housing Assessment examines the number of existing units that are considered affordable to low and moderate income households. It is based on data from 2015. To allow for comparison, the overall percentages of affordable units have been examined. The first table is based on the percentage of total units that are affordable to households at 50% or less of the median income level.

Table 13 Affordable Housing Assessment - 2015		
City	Percent of Housing Units Affordable at 50% of Median Income	Rank 1 = Highest Percentage
Hamburg	89.5%	11
New Germany	68.8%	2
Norwood Young America	59.6%	3
Watertown	42.6%	4
Chaska	27.7%	5
Cologne	23.7%	6
Waconia	21.7%	7
Mayer	19.7%	8
Chanhassen	11.5%	9
Victoria	9.3%	10
Carver	7.7%	11

Source: Metropolitan Council

According to this analysis, the City of Hamburg has the largest percentage of housing units that are affordable to households at 50% or less of the area median income level. More than 89% of all units in 2015 were affordable using this standard.

Carver, Victoria and Chanhassen were the least affordable for households at or below 50% of median. In each City, less than 12% of units were affordable.

The affordable housing standards also examine households up to 80% of median income. For all households at 80% or less of median, the following percentage were calculated using 2015 cost data.

Table 14 Affordable Housing Assessment - 2015		
City	Percent of Housing Units Affordable at 80% of Median Income	Rank 1 = Highest Percentage
Hamburg	99.5%	1
Norwood Young America	93.7%	2
Watertown	88.0%	3
New Germany	87.1%	4
Mayer	85.3%	5
Cologne	77.2%	6
Chaska	64.8%	7
Waconia	57.4%	8
Carver	36.5%	9
Chanhassen	32.1%	10
Victoria	22.2%	11

Source: Metropolitan Council

Hamburg was once again the most affordable City in the County, with more than 99% of all housing units available to households at 80% or less of the area median. Watertown, New Germany, Mayer and Cologne all had more than 75% of their housing units rated as affordable under this standard.

Victoria was the least affordable community. Among the 11 cities, Victoria, Chanhassen and Carver each had less than 40% of their housing units rated as affordable to households at or below 80% of the median income level.

Median Detached Home Value from Recent Sales

Information was obtained from Carver County on the annual number of “good” residential sales. Good sales represent fair, open market transactions, according to the County Assessor’s Office. The following table only compares the median sale prices for detached single family houses that were sold in 2016.

Table 15 Median Sale Price in 2016		
City	Median Sale Price Detached Single Family House - 2016	Rank 1 = Highest Median
Victoria	\$433,521	1
Chanhassen	\$420,000	2
Chaska	\$332,000	3
Carver	\$322,000	4
Waconia	\$287,500	5
Cologne	\$238,400	6
Mayer	\$225,000	7
Watertown	\$216,000	8
Hamburg	\$177,000	9
Norwood Young America	\$171,450	10
New Germany	\$142,000	11

Source: Carver County; Community Partners Research, Inc.

Information from the 2015 American Community Survey was presented earlier in this section showing the estimated value for owner-occupied housing units in each city. In the table above, the 2016 median sale price for detached houses has been used.

Based on recent sales, Victoria and Chanhassen have the highest values, both with a median sale price at or above \$420,000. Chaska and Carver were third and fourth, with a median price above \$320,000.

The cities that are farther west in the County had lower median prices, with Hamburg, Norwood Young America and New Germany each below \$180,000 for the median in 2016.