HOUSING NEEDS ASSESSMENT OF CANBY, MINNESOTA

JUNE 2008

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June 30, 2008

Diane Miller
Executive Director
Housing and Redevelopment Authority of Canby
110 Oscar Avenue North
Canby, MN 56220

RE: Canby Housing Market Study

Dear Ms. Miller,

Enclosed please find the Canby Housing Market Study. It was a pleasure to have the opportunity to assist the Housing and Redevelopment Authority in their efforts to improve housing in Canby.

If I may be of any other service, you may contact me at your convenience

Sincerely,

John W. Meyer

John W. Meyer, Ph.D.

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INTRODUCTION

The **Housing and Redevelopment Authority of Canby Minnesota** has commissioned the preparation of an enhanced housing needs assessment of the City of Canby. The purposes of this assessment include an analysis of housing conditions, as well as the changing demographic trends of the community, which have an impact on housing needs. This report accomplishes these endeavors, providing a snapshot profile.

The summary created which follows is designed to:

- Outline the condition of the community's housing
- Describe the infrastructure
- Reflect the expressed needs of its citizens
- Facilitate updated action plans for needed housing
- Assist in obtaining grant funds for housing, economic development, and/or infrastructure improvements.

The housing needs assessment is divided into eight distinct parts:

Part 1: Executive Summary - Critical findings

Part 2: The Community of Canby, Minnesota - A description of Canby and its history

Part 3: Demographics of the City of Canby

Part 4: Existing Housing Conditions

Part 5: Household Survey of Canby's Community Needs - A discussion of community needs perceived by the citizens of Canby, compiled using a representative survey.

Part 6: An Analysis of Canby Housing - A presentation of demographics and housing conditions collected through an empirical evaluation/"windshield survey"

A. Defining the Trade Area
B. Trade Area - Population and Household Trends
C. Trade Area - Population by Age
D. Trade Area - Population by Race/Ethnicity
E. Trade Area - Households by Income
F. Trade Area - Employment Trends
G. Trade Area - Implications on the Housing Market

Part 7: Findings and Recommendations

Part 8: Maps, Tables and Graphs

APPENDIX

PART 1: EXECUTIVE SUMMARY

Although both the Canby community and the trade area population will experience a slight decline by 2012 (-2.5% and -2.2%, respectively), these declines do not reflect the growth in the number of households that is expected. Most of the population decline which is anticipated is attributed to the out-migration of young families that will occur as they seek employment opportunities elsewhere. This out-migration will result in a continued shrinking of family size, but, the number of households in the city will grow by 2.4% and the trade area will grow by 2.8%. The reason for the growth in the number of households will be due to the increase of two age groups as they enter new phases of their lives. Young adults will mature and form their own households. Also, both farmers and people originally from the Canby area will return to the community as they retire.

Household growth is expected both in the 20 to 34 age and the 55 to 74 age groups. As the 20 to 34 year age group experiences its expected growth of approximately 20% by 2012, these young adults who are beginning their wage earning years will need housing they can afford. Consequently, this age group may be well suited for rental apartments and/or starter homes. The 55 to 74 year age group, which will likely grow 11% by 2012, will be at the end of their employment careers and in need of single-family homes located near amenities. To accommodate these new households, projections indicate the need for 12 new housing units for the 20 to 34 age group household population and 40 new housing units for the 55 to 74 age group household population by the year 2012.

Along with a need for new housing, over 40% (375 units) of existing homes are in need of some rehabilitation. This was determined through a visual evaluation and reflected in the results of the April 2008 community needs random household survey. A housing rehabilitation program could return these units to standard condition.

The empirical study performed indicated that there are 60 units of dilapidated housing units that need to be demolished. By no coincidence, many of these housing units are located in areas where the public infrastructure is in need of improvement as it was

primarily created when the homes were built. In fact, infrastructure was at the top of the expressed needs in a random household survey performed on perceived community needs. The leading expressed need on the part of survey respondents was for improved streets. The need for improved sidewalks was the top third request (closely behind increased employment opportunities).

Many of the dilapidated housing units in the Canby community occupy parcels located near amenities, which could provide sites for new single-family homes. If new single-family homes were located on parcels currently occupied by the dilapidated housing units, new subdivisions would not be needed. Instead, these new homes built on parcels where the dilapidated homes once were could generate a tax base producing a revenue source for needed public infrastructure. These new homes could attract families with an income level adequate to support reasonable special assessments. This would particularly be the case in the central and oldest area of town (referred to in this report as Target Area 1).

Target Area 1 is an example of a geographical area in Canby in which a comprehensive improvement plan could be beneficial. Replacing dilapidated homes with new homes, rehabilitating substandard homes and improving public infrastructure could together form a plan for a better living environment for the citizens in Target Area 1.

PART 2: THE COMMUNITY OF CANBY, MINNESOTA

Canby is located in the west-central portion of Yellow Medicine County, and is at the junction of U.S. Highway 75 and State Highway 68. The altitude is 1,243 feet. The city is approximately 165 miles west of Minneapolis-St. Paul, 280 miles southwest of Duluth, 106 miles north of Sioux Falls, South Dakota, and 175 miles south of Fargo, North Dakota.

Among the early arrivals to Norman Township in 1872 was John Swenson, who secured a homestead on section 4, where now stands the City of Canby. He erected a claim shanty, and for the convenience of his neighbors, opened a little store in his cabin. In November of 1874, he secured the establishment of a post office at his store, which at his suggestion was named Canby, in honor of General E.R.S. Canby, who Modoc Indians in Northern California had assassinated the year before.

For nearly two years after the establishment of the post office, Canby was a "one-man-town" consisting solely of the post office and Mr. Swenson's little store. However, in 1876 the surrounding country was receiving new settlers and the railway company deemed it time to begin the operation of train service over the western part of the line. Canby Station was established, and on August 24, 1876, the Winona & St. Peter Railroad Company platted the town site. Because of its location on the rail line, Canby grew quickly and was incorporated as a village in 1879 and as a city in 1905. Canby development continued with new plats, homes, infrastructure, businesses and population growth through the 1940's.

PART 3: DEMOGRAPHICS OF THE CITY OF CANBY

The population of the Canby reached an all time high of 2,173 by 1950. During the next 50 years, the city's population declined only slightly overall (1,903, or -8%). However, this decline has been interrupted by several rebounds. During the 1990's, the population increased from 1,841 to 1,903 and from 1990 to 2000 a 3.4% increase occurred. Population figures of 2007 reflect 1,792 citizens, a retraction of some of this growth. The projection for 2012 is 1,748, representing a slight decline over the five-year period (-2.5%).

In 1990, the median age of the total population in the study area was 46.1 and in 2000 it was 45.0. The median age in 2007 was 47.6 and it is predicted to remain roughly the same by 2012. In 2007, females represented 52.2% of the population with a median age of 50.2 and males represented 47.8% of the population with a median age of 44.3 years. In 2007, the most prominent age group in this geography is 45 to 54 years. During the next decade this will mean a shift in the type of housing needed toward homes suitable for seniors. The age group least represented in this geography is 0 to 4 years, although this will change as young adults form their own families.

Caucasian/white is the predominant race/ethnicity in Canby. For the five-year period 2007 to 2012 the Caucasian/white category will likely decrease slightly (-2.4%). The greatest increase of all other races pertains to the Hispanic population at an increase of 21.9% (however in shear numbers it will grow only from 23 to 28).

PART 4: EXISING HOUSING CONDITIONS

In the year 2000, census data indicated there were 913 housing units in the City of Canby, 8.3% of which were vacant. This is below the state average of an 11% vacancy rate. Homes in the City of Canby are more often single family detached than is typical of Minnesota. Approximately 70% of the housing is single-family detached, which is above the State average at 66.2%. Canby has less duplex units and apartments (with 5 or more units) than is the norm in Minnesota. Approximately 3.6% of the housing is in duplex units, below the state average of 8.2%. About 12.4% of the housing is in apartment buildings with five or more units, this is slightly below the state average of 14%. The remainder of Canby housing units are comprised of single-family attached homes.

The majority of homes in Canby (71.6%) were constructed before 1970. Approximately 23.1% of all the housing in the City was constructed between 1970 and 1990. Between 1990 and 2000, 4.1% of the housing had been constructed (significantly below the 17% for Minnesota). Since 2000, eleven single-family homes have been constructed, which represents 1.2% of all the housing in Canby.

Current assessment records (2007) indicate that the "average" home in the City has 1.75 stories, with the predominant style being a two-story "farm" home or single-story "bungalow" home; it has 3.25 bedrooms, 1.5 bathrooms (many homes have only one), with a total of 5.4 rooms. The City of Canby has a total of approximately 1.5 million square feet of living area in single-family homes. The "average" home has approximately 1,728 square feet of living area.

Current assessment records also enumerate that there are 954 residential units, (single-family) parcels in the city's records, representing 116+ acres. The average parcel is 15,312 square feet, slightly more than one third of an acre. The median parcel is 11,550 square feet, about a quarter of an acre. The median lot size is 70 feet of frontage with 165 feet of depth. These are very ample sized lots by urban standards

(the average of urban lot being 70 feet by 125 feet), which may further fuel the potential for a redevelopment/ "tear-down" trend.

As of 2007, the median value for a residential parcel was $8,100. The median value for "improvements" (i.e., dwelling units) was $75,300. Thus, the median value of a single-family home and lot in the City of Canby was approximately $83,400, or approximately $48 per square foot. As a benchmark, the median value was lower than Yellow Medicine County's median value of $97,300. A lower median home value is often reflective of relatively poorer housing conditions.

Canby has 924 housing units. In an empirical evaluation/"windshield survey" conducted using Housing Quality Standards, 469 (53%) were determined to be in standard condition, 375 (40%) were determined to be in substandard but suitable for rehabilitation and 60 (7%) were determined to be in dilapidated condition. The location of housing conditions in the community was delineated using the same boundaries used in the community needs survey and enumerated on Table 8 found the table section of this report.

The development pattern of most cities is characterized by "concentric rings", similar to the rings of a tree trunk. The older and usually taller homes are located in the central and earliest areas of town, growth occurring outward. Thus, homes in the older areas are smaller and less costly, both in terms of total value and value per square foot of living area. Of course, these older areas are the areas of a town that need redevelopment soonest due to age. This pattern appears to hold true for the community of Canby. These are additional reasons that some of the older areas of town may soon represent targets for redevelopment or "tear-down" opportunities, presuming Canby follows trends of other typical communities.

There are approximately 7 multi-family properties in the city, representing approximately 77 total units. Vacancy rates vary with type and based on the source of estimate. Census bureau figures for vacancy rates are around 8.3%, yet an estimate by the Canby apartment indicated in a telephone survey that there were no apartments currently available.

PART 5: HOUSEHOLD SURVEY OF CANBY'S COMMUNITY NEEDS

In April 2008, the Housing Redevelopment Authority of Canby, Minnesota conducted a survey inquiring about the perceived need for community improvements. The survey was sent to a random sample of households in Canby. Canby presently has a population of 1,826 with 828 households. A sample size of 260 households was used. This sample size meets the industry norm producing a statistical validity of 95%, with a confidence level of +/-5%

An excellent response rate, 82%, was achieved. Among the 260 surveys mailed out, 212 were returned. Thus, the accuracy of the findings is high. As the survey elicited a response from a large percentage of the sample population, the findings are believed to be highly representative of attitudes in the community.

The high response rate for the survey may imply a significant interest among Canby residents for community improvements. Among the most notable findings is that the empirical study of the condition of the dwellings and infrastructure correlates directly with the survey's findings. Areas found to be in need of refurbishment through a visual evaluation were the same areas with needs expressed through the survey. This indicates the perception of need by the members of the community for improvements is closely related to the need determined through evaluation. Of course, residents with lower incomes indicate a heightened need for housing improvements than higher income groups, due to their inability to have paid for upkeep on their homes. The highest expressed and evaluated need for infrastructure improvements are most directly related to the age of the area and lack of upgrades.

For purposes of this study the populated area of Canby was divided up according to region (herein referred to as target area). Map 2 of this report depicts these target areas:

Target area 1: Central area

Target area 2: West of Haarfager to the western city limits

Target area 3: Southern region (south of Highway 68)

Target area 4: Haarfager to Canby Creek

Target area 5: East of Canby Creek to eastern city limits

The survey was stratified according to target area (geographical segment), distribution of response rate according to target area, age group, income, low and moderate-income status (LMI) and dwelling type.

The response rate from the survey was highest from Target Area 4, Haarfager to Canby Creek (see Map 2, page 38), 87.88%, exceeding the overall response rate of 81.54%. The population of Target Area 4 is predominantly comprised of senior citizens, 54.70% are age 60 and over. (This exceeds the overall percentage of members of the community 60 and over of 43.56%.) Demographic data show a marked trend during the next four years of this older population growing larger, approximately a 10% increase. Target Area 4 has 51.72% of its population with low to moderate-income status. Results of the survey indicate residents of this target area consider renovation of single-family homes as their top priority. The empirical study of this area indicates 41.37% of the housing is substandard requiring rehabilitation. Notably, upon study, 35% of Target Area 4's infrastructure was determined to be in poor condition, as well as the survey revealing a perception of the need for street and sidewalk improvements.

Target areas 1, 2, and 3 had similar return rates, 80% to 83.33%. The most profound finding of these target areas pertains to Target Area 3, the southern region, with 75% of respondents having LMI status, 50% of which fall into the 0 to $30,850 income category. More than half of Target Area 3 residents (55.56%) are living in substandard housing conditions and 40% of its infrastructure is in fair or poor condition. The random

household survey of this area reveals a dramatic perceived need for improved streets (81.25%). Half of the Target Area 3 respondents are age 60 and over, with a quarter ages 40 - 59 and 18 -39 each.

The study of Target Area 1, the central area, reveals a startling statistic - 80% of its infrastructure falls in the fair or poor category. Plat records show this area is among the oldest in town, having the earliest installation of streets and utilities, generally without upgrades. Over three fourths of Target Area 1 household survey respondents indicated a need for street improvements. Approximately 67% of the housing is substandard requiring rehabilitation. 53.33% of Target Area 1 citizens are low and moderate-income status. 70% of these respondents cited increased employment opportunities as a need. Distribution of household survey respondents' income for this Target Area is an inverted bell shape - over a quarter fall both into the 0 - $30,850 category as well as over $58,201. Those aged 60 and over comprise 35.48%, 32.26% are 40 to 59 years of age. This suggests the population of this area has over a third of households perhaps realizing their peak of income production, but in two decades or less will move into the 60 and over category. These households may possibly move toward a fixed income and in need of housing suitable for seniors. Demographic trend data support this deduction, as the age group of 55 - 74 is projected to realize almost a 15% growth during the next four years and the trade area in this age category is expected to rise by nearly a third.

Target Area 2, west of Haarfager to the western city limits, has a 46.67% low and moderate income status, although that is the lowest percentage of LMI of all of the target areas. Still, over a third of these respondents fall into the 0 - $30,850 income category. It has the highest percentage of those aged 40 - 59, perhaps in their peak income producing years, as well as having the lowest percentage of those over 60 years old. The highest priority of this group is improved streets; secondly the need for increased employment opportunities is indicated. Renovated single-family homes are expressed as a need followed closely behind by improved sidewalks.

The lowest response rate was by far Target Area 5, east of Canby Creek to the eastern city limits, at 64.29%, although this is still a high return. The empirical study performed during April of 2008 indicates that this area has the majority of its dwellings in good condition, perhaps partially explaining the reason for less of a response rate for this survey about the perception of needed community improvements. However, there are still 26.31% of its homes in substandard condition and this target area has a LMI of 55.56%. A significant number of respondents of this target area indicated a need for improved sidewalks (55.55%) This survey finding is consistent with the empirical study, which shows 45% of its infrastructure in fair or poor condition.

Target Area 5 has the highest number of homes of all the target areas meeting standard category, 73.68%. Additionally, Target Area 5 has the lowest percentage of homes in need of rehabilitation (23.68%) and the second lowest percentage of dilapidated homes (2.63%). However, much of Target Area 5 has fair or poor infrastructure, 45%, (seconded only by Target Area 1, the oldest area of town, at 100%). Plat records show that target area 5 has the majority of its homes built prior to 1940, with the exception of 15 homes built during the 1970's. Over half (55.56%) of Target Area 5 has low to moderate-income status (LMI), slightly higher than the overall LMI of 53.77%.

PART 6: ANALYSIS OF THE CANBY HOUSING MARKET

A. Defining the Trade Area

In a housing needs assessment both the geography and demography of a city is important, but perhaps even more important is the city's trade area. A trade area is defined as the area population that relies on the city for basic retail, professional and other community services. The trade area of a community is calculated using a gravitational geospatial model. A geospatial model calculates a trade area based on the size of neighboring communities and their distance relative to one another.

Trade area statistics are significant because it is the trade area that delineates the potential population relying on Canby to fulfill its basic needs. While the conclusions drawn may be similar, the trade area differs from the city population figures. Trade area information is essential to estimating a housing market. It is the base, which supports industry, retail and manufacturing as well as other amenities in the city.

The Canby trade area is approximately 432 square miles and includes the cities of Canby and Porter; portions or entireties of Norman, Hammer, Wergeland, Fortier, Florida, and Oshkosh Townships in Yellow Medicine County; portions or entireties of Manfred, Freeland and Providence Townships in Lac Qui Parle County; and, portions or entireties of Hansonville, Marble and Alta Vista Townships in Lincoln County. Map 3 illustrates the Canby trade area.

B. Trade Area - Population and Household Trends

The population of the Canby trade area in 1990 was 3,472, in 2000 it was 3,347, showing a slight decline of approximately -3.6%. The Canby population in 2007 was 3,165 (-5.4% over this 7 year period) with a projection for 2012 of 3,095, -2.2%.

The number of households in the Canby trade area in 1990 was 1,365 progressing to 1,376 in 2000, a moderate increase of .8%. The household count for 2007 was 1,415,

projected to increase by 2.8% by 2012 to 1,454.

Similar to the City of Canby, as the Canby trade area population declines slightly, the actual number of households actually increases as the younger age groups form their own households and retirees move into the area.

C. Trade Area - Population by Age

In 1990, the median age of the total population trade area was 39.9, by 2000 it was 41.8. By 2007 the median age progressed to 44.6, however, during the next five years it is expected to decline to 44.1. In 2007, females represented 50.4% of the trade area population with a median age of 46.7. Males comprised 49.6% of this trade area population with a lower median age of 42.2 years. This slight disproportion could possibly be explained by the higher longevity of women.

In 2007, the most prominent age group for this trade area geography was 45 to 54 years. Over five years this age group will progress into the 55 to 64 and the 65 to 74 year age groups, showing a 17% increase and a 4.8% increase, respectively. Ages 20 to 34 will increase by approximately 19%, also bringing along a 12.4% increase in the newborn to age 4 categories.

D. Trade Area - Population by Race/Ethnicity

In 2007 the predominant race/ethnicity of the total trade area category was Caucasian/white. For the five year period 2007 to 2012 the Caucasian/white category will likely decrease slightly (-2.4%) while the black population will increase by 8.4%, American Indian or Alaska Native will rise 25.5%, Asian or Pacific Islander will increase 10.9%, Hispanic population will increase 23.2%.

E. Trade Area - Households by Income

A significant finding is that over a third of the Canby household incomes in the trade area of 2007 were under $25,000. This is expected to remain largely consistent by 2012, showing only a decrease of 2.3% for this income bracket. The highest percentage of the income categories in 2007 was $50,000 to $74,999 at 20.2%, pale in comparison to the one-third of households at the lowest income level categories. The least income category represented in 2007 was the $150,000 and over income category.

F. Trade Area – Employment Trends

The percentage of citizens in the labor force in the Canby trade area is expected to remain slightly under three fourths by 2012, as it has approximately been since 1990. The percentage of those individuals employed will likely remain around 93%, with the percentage of those unemployed holding at 7%.

The number of housing units by 2012 is expected to rise 11%, with a slight shift upward for the percentage being renter occupied, up .6%.

G. Trade Area – Implications on Housing Market

Based on projections of the next four years, the trade area will need 52 additional housing units. Forty (40) of these units should be single family homes in the $150,000 to $300,000 price range for households over 55 years of age and 12 of these units should be affordable multi-family apartments and/or starter homes for young families.

PART 7: FINDINGS AND RECOMMENDATIONS

Findings

Although population trends indicate that both the Canby community and its trade area will slightly decline in numbers, the number of households in the city and in the trade area will actually increase. This phenomenon is likely caused by two noteworthy reasons. Most significantly, there will be an increase in the population in the age group of 55 – 74 by 14.91%. This growth will be comprised of retiring former residents returning to the area and retiring farmers from the vicinity.

Secondly, young adults will mature and begin their own households, and the adults of the original households will remain in the Canby trade area. (However, some young adults will leave the Canby area for employment and education, some to ultimately return.)

Those presently in the 55 – 74 year age group and the households moving into it, will likely have median incomes that indicate an ability to support housing from approximately $200,000 - $300,000. This age group typically prefers housing located close to amenities such as businesses, churches, libraries, parks, and medical facilities.

Additionally, the age group 75 and over has a need for facilities in close proximity to their residences. Notably, this population has median incomes that limit their ability to pay for housing. Consequently, it is important that a component of affordable senior housing be developed.

The results of the household survey reveal a consistent expression on the part of Canby area citizens that the top community needs include improved infrastructure, rehabilitated housing and removal of dilapidated structures. The empirical evaluation determined that these needs are concentrated in older parts of the community. These older parts of the community are near amenities such

as schools, parks, churches and the central business district. Existence of these refurbishment needs and the proximity to amenities provide an opportunity for the revitalization of neighborhoods.

A visual inventory of existing housing stock determined the locations of housing conditions are reflective of survey information gathered. Substandard and dilapidated housing appears to be located in concentrated areas coinciding with the greatest infrastructure needs.

Recommendations

1. Acquire dilapidated housing units to provide sites for needed housing units. Create a scattered site Tax Increment Financing District to assist financing this activity.

2. Provide lots to developers and interested residents at no or a reduced cost to stimulate redevelopment. A private development agreement should be utilized to assure funds to repay Tax Increment Financing obligations.

3. Complete infrastructure improvements in areas where there is the greatest physical need and expressed interest.

4. Solicit funds to provide public infrastructure assessment reductions for low-income households. The State of Minnesota Department of Employment and Economic Development Small Cities Development Program would be a possible source of funds for this activity.

5. Implement a housing rehabilitation program to renovate substandard structures. Again, the State of Minnesota Department of Employment and Economic Development Small Cities Development Program would be a possible source of funds for this activity.

6. Explore a target area approach for activities to comprehensively address area needs. Target Area 1, Target Area 3 and Target Area 4 should be priorities.

PART 8: MAPS, TABLES & CHARTS

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APPENDIX

Community Needs Survey Questionnaire

MAP 1
CANBY MINNESOTA LOCATION

A: Canby, MN

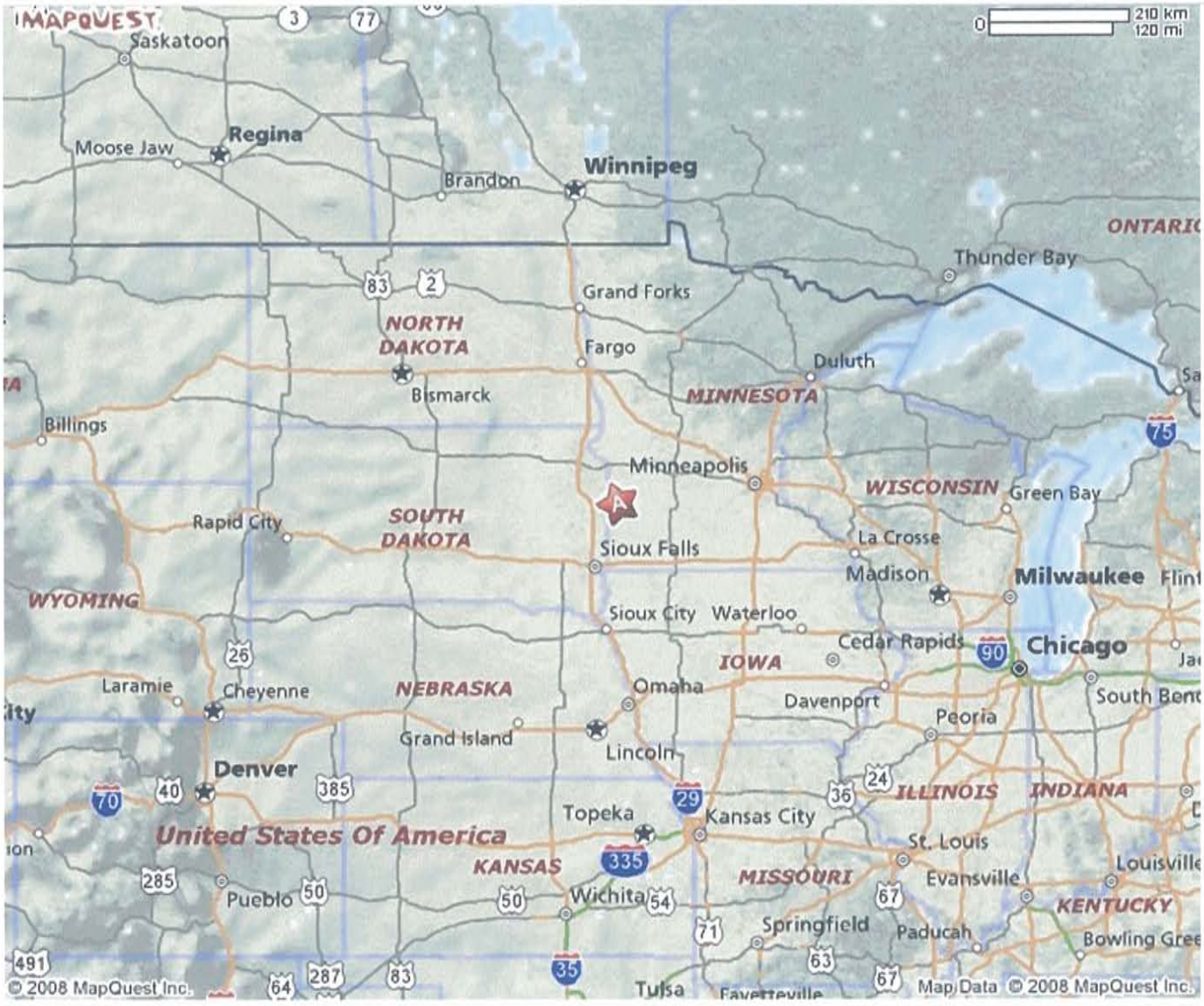


TABLE 1

CITY OF CANBY POPULATION, HOUSEHOLD AND GENDER TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
Total Population	1,841		1,903		1,792		1,748		3.4%	-2.5%
Total Households	813		842		862		882		3.6%	2.4%
Population by Gender:										
Male	849	46.1%	898	47.2%	857	47.8%	843	48.2%	5.8%	-1.6%
Female	992	53.9%	1,005	52.8%	935	52.2%	905	51.8%	1.3%	-3.2%

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

TABLE 2

CITY OF CANBY POPULATION BY RACE/ETHNICITY

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
White	1,830	99.4%	1,875	98.5%	1,766	98.5%	1,723	98.6%	2.4%	-2.4%
Black	1	0.1%	4	0.2%	4	0.2%	4	0.2%	272.5%	0.0%
American Indian or Alaska Native	6	0.3%	7	0.4%	7	0.4%	8	0.4%	33.3%	15.8%
Asian or Pacific Islander	3	0.2%	3	0.2%	3	0.2%	3	0.2%	-4.6%	0.0%
Some Other Race	1	0.1%	6	0.3%	5	0.3%	6	0.3%	578.2%	4.6%
Two or More Races			8	0.4%	8	0.4%	5	0.3%		-36.8%
Hispanic Ethnicity	7	0.4%	16	0.9%	23	1.3%	28	1.6%	132.3%	21.9%
Not Hispanic or Latino	1,834	99.6%	1,887	99.2%	1,769	98.7%	1,720	98.4%	2.9%	-2.8%

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

TABLE 3

CITY OF CANBY POPULATION BY AGE

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
0 to 4	103	5.6%	78	4.1%	83	4.6%	96	5.5%	-24.2%	15.6%
5 to 14	251	13.6%	236	12.4%	183	10.2%	176	10.1%	-5.9%	-3.9%
15 to 19	101	5.5%	169	8.9%	143	8.0%	116	6.7%	66.6%	-18.5%
20 to 24	85	4.6%	92	4.8%	119	6.6%	144	8.2%	8.3%	21.3%
25 to 34	177	9.6%	137	7.2%	130	7.3%	156	8.9%	-22.2%	19.6%
35 to 44	186	10.1%	240	12.6%	171	9.5%	132	7.6%	28.8%	-22.5%
45 to 54	143	7.8%	206	10.8%	251	14.0%	227	13.0%	43.6%	-9.6%
55 to 64	195	10.6%	175	9.2%	196	10.9%	231	13.2%	-10.3%	17.9%
65 to 74	265	14.4%	195	10.2%	173	9.6%	180	10.3%	-26.5%	4.5%
75 to 84	217	11.8%	248	13.0%	206	11.5%	179	10.2%	14.1%	-13.2%
85+	117	6.4%	127	6.7%	139	7.7%	110	6.3%	8.9%	-20.7%
Median Age	46.1		45.0		47.6		47.6		-2.4%	0.1%

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

TABLE 4

CITY OF CANBY HOUSEHOLDS BY INCOME TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
$0 - $15,000	360	44.3%	243	28.9%	206	23.9%	189	21.4%	-32.3%	-8.5%
$15,000 - $24,999	166	20.5%	134	16.0%	145	16.8%	152	17.3%	-19.2%	5.3%
$25,000 - $34,999	116	14.3%	124	14.7%	112	13.0%	85	9.6%	6.3%	-24.2%
$35,000 - $49,999	82	10.0%	157	18.6%	142	16.5%	145	16.4%	91.8%	1.9%
$50,000 - $74,999	73	9.0%	131	15.5%	140	16.2%	160	18.1%	191.7%	14.3%
$75,000 - $99,999	6	0.8%	35	4.2%	74	8.6%	90	10.2%	465.1%	21.7%
$100,000 - $149,999	8	0.9%	15	1.8%	30	3.5%	48	5.4%	95.3%	60.5%
$150,000 +	3	0.4%	3	0.4%	14	1.6%	15	1.6%	12.6%	7.3%
Average Hhld Income	$23,247		$33,378		$39,282		$43,294		43.6%	10.2%
Median Hhld Income	$16,716		$27,658		$32,517		$36,270		65.5%	11.5%
Per Capita Income	$10,339		$14,767		$20,580		$24,112		42.8%	17.2%

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

TABLE 5

CITY OF CANBY EMPLOYMENT TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
Age 16 + Population	1,469		1,555		1,501		1,455		5.9%	-3.1%
In Labor Force	679	46.2%	872	56.1%	858	57.1%	830	57.0%	28.5%	-3.2%
Employed	649	95.5%	821	94.2%	808	94.2%	782	94.2%	26.7%	-3.2%
Unemployed	28	4.1%	51	5.9%	50	5.8%	48	5.8%	84.4%	-3.8%
In Armed Forces	0	0.0%	0	0.0%	0	0.0%	0	0.0%	N/A%	N/A%
Not In Labor Force	790	53.8%	682	43.9%	644	42.9%	625	43.0%	-13.6%	-2.9%
Number of Employees (Daytime Pop)					1,223					
Number of Establishments					123					
Emp in Blue Collar Occupations			436	53.1%						
Emp in White Collar Occupations			386	46.9%						

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

TABLE 6

CITY OF CANBY HOUSING TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
Total Housing Units	895		918		944		971		2.6%	2.9%
Owner Occupied	617	69.0%	602	65.5%	616	65.2%	632	65.1%	-2.6%	2.7%
Renter Occupied	195	21.8%	240	26.2%	246	26.1%	250	25.7%	23.0%	1.6%
Vacant	82	9.2%	76	8.3%	82	8.7%	89	9.2%	-6.7%	8.4%

Source: U.S. Census Bureau, John W. Meyer Ph.D and Demographics Now

CHART 1

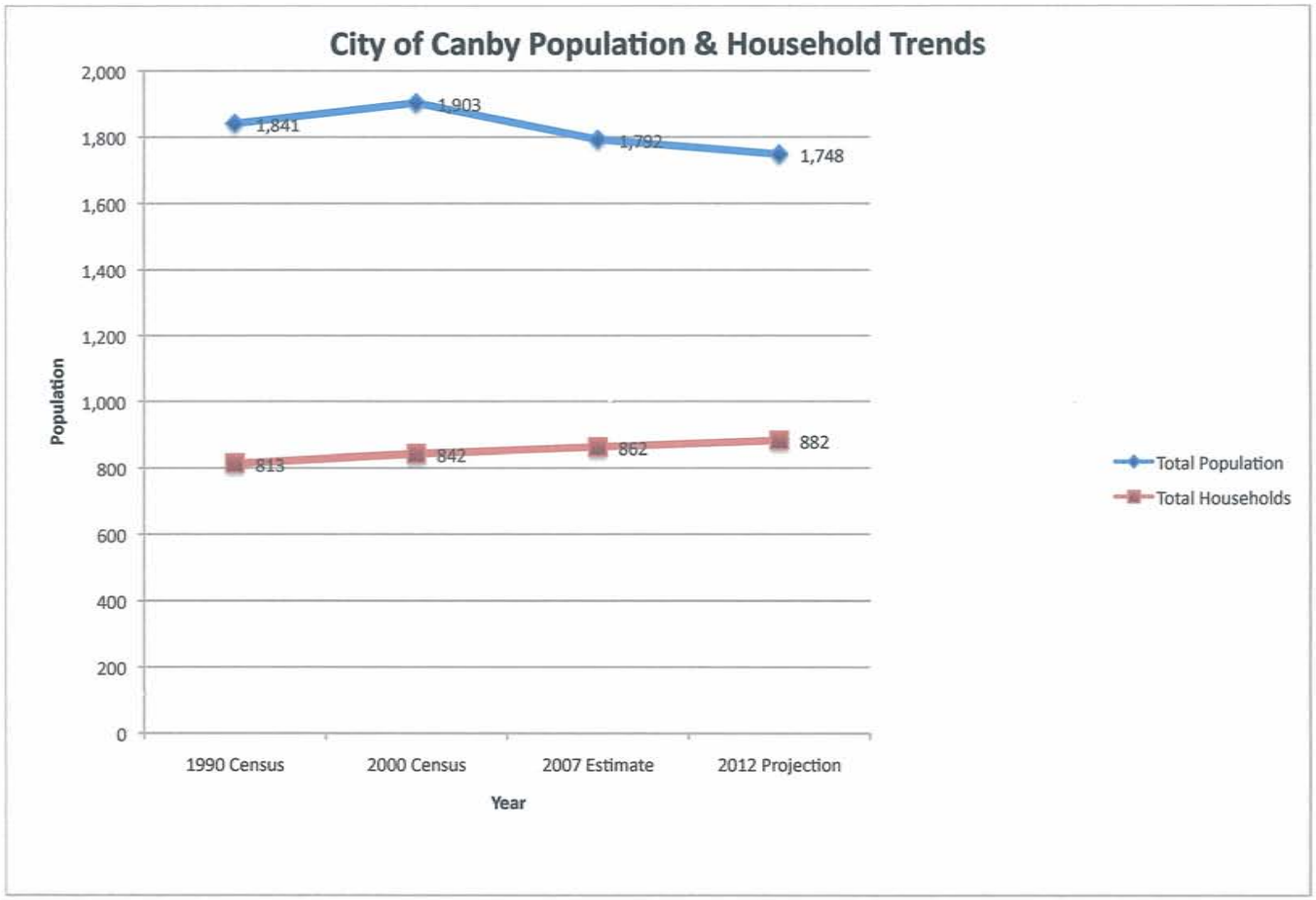

City of Canby Population & Household Trends
2,000
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
Population
1,841
1,903
1,792
1,748
813
842
862
882
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
Total Population
Total Households

CHART 2

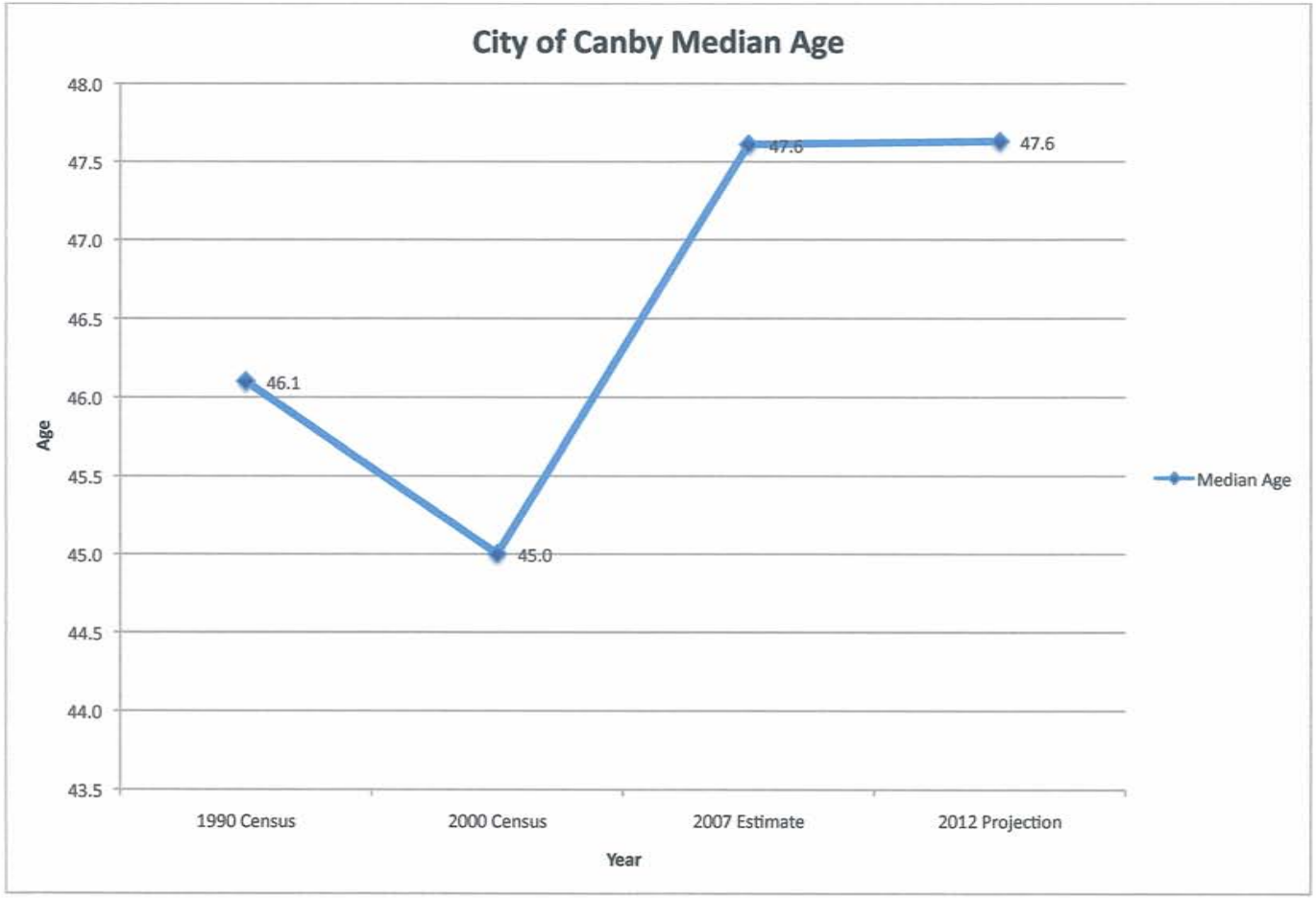

City of Canby Median Age
48.0
47.5
47.0
46.5
46.0
45.5
45.0
44.5
44.0
43.5
Age
46.1
45.0
47.6
47.6
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
Median Age

CHART 3

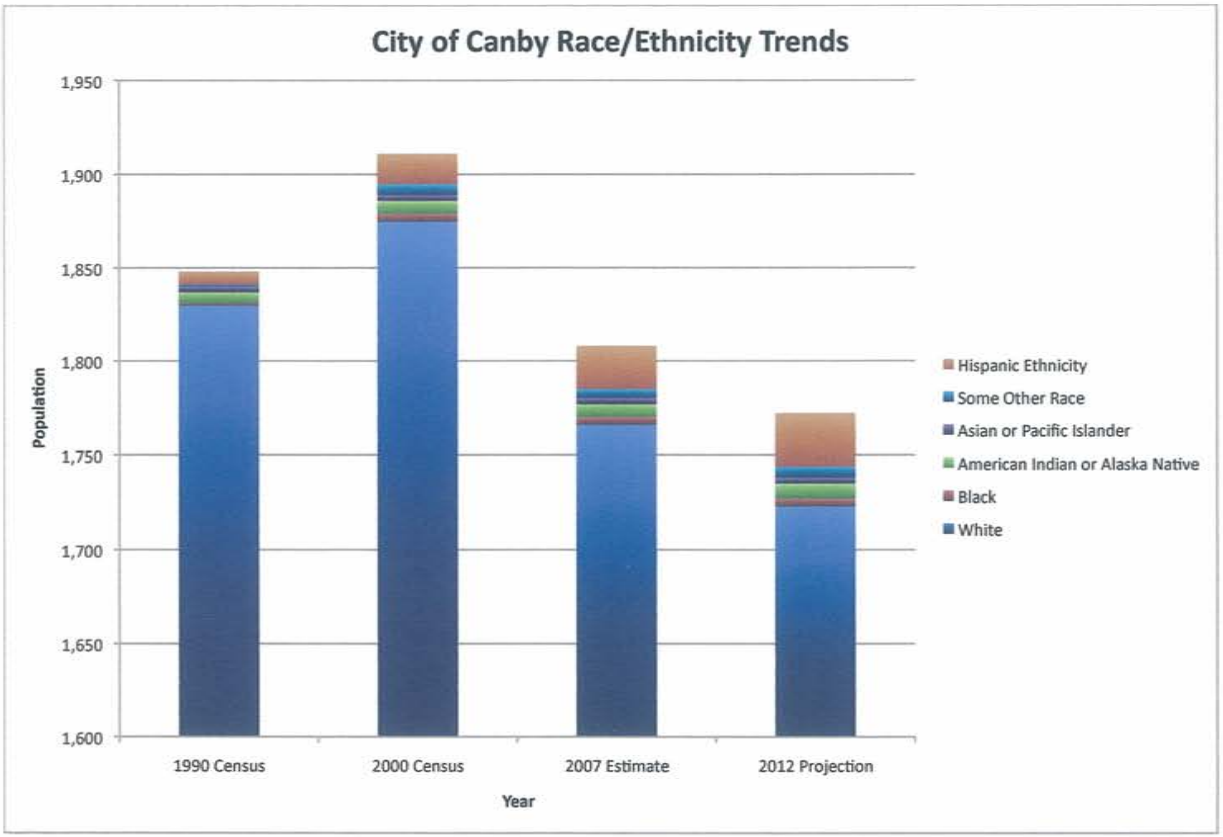

City of Canby Race/Ethnicity Trends
1,950
1,900
1,850
1,800
1,750
1,700
1,650
1,600
Population
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
Hispanic Ethnicity
Some Other Race
Asian or Pacific Islander
American Indian or Alaska Native
Black
White

CHART 4

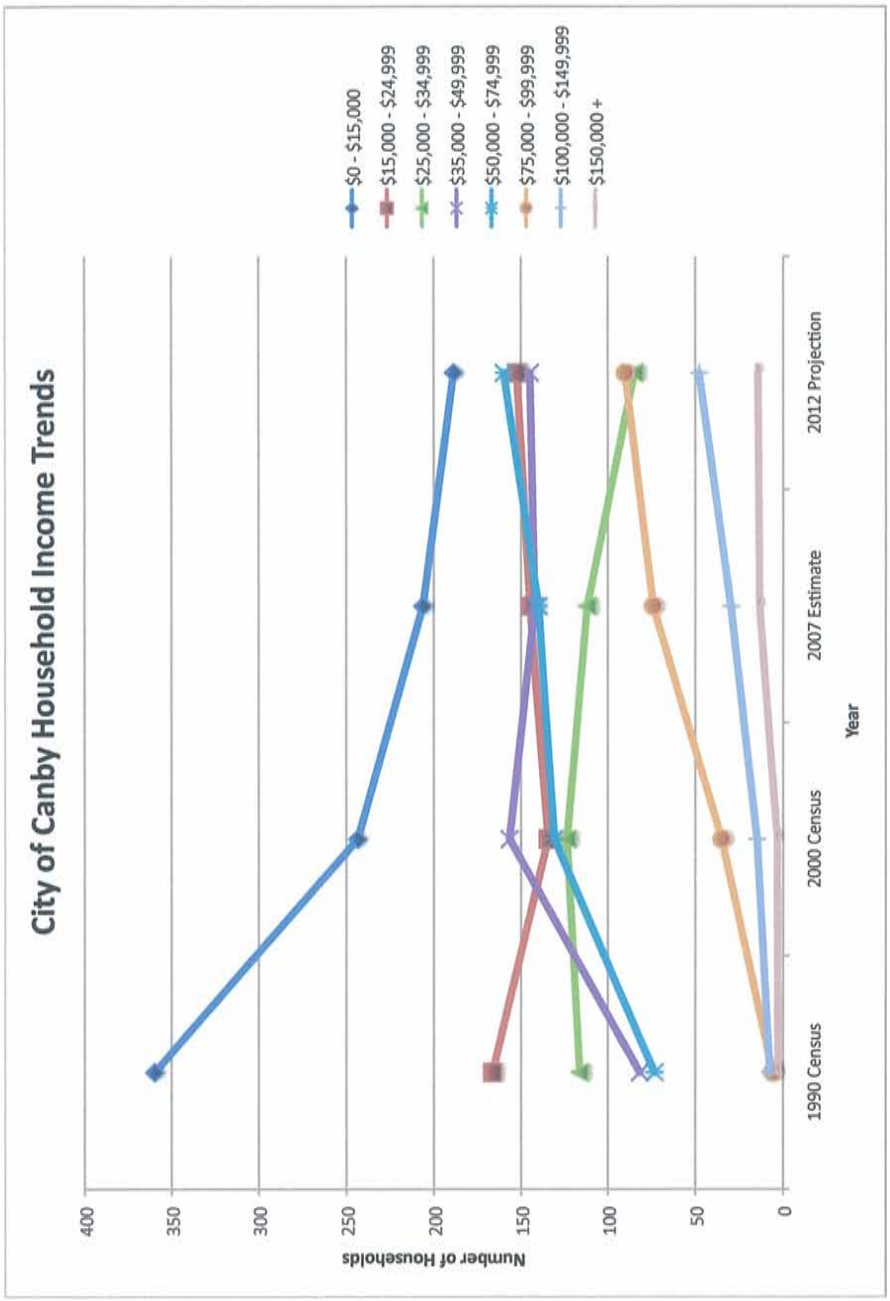

City of Canby Household Income Trends
$0 - $15,000
$15,000 - $24,999
$25,000 - $34,999
$35,000 - $49,999
$50,000 - $74,999
$75,000 - $99,999
$100,000 - $149,999
$150,000 +
Number of Households
400
350
300
250
200
150
100
50
0
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year

CHART 5

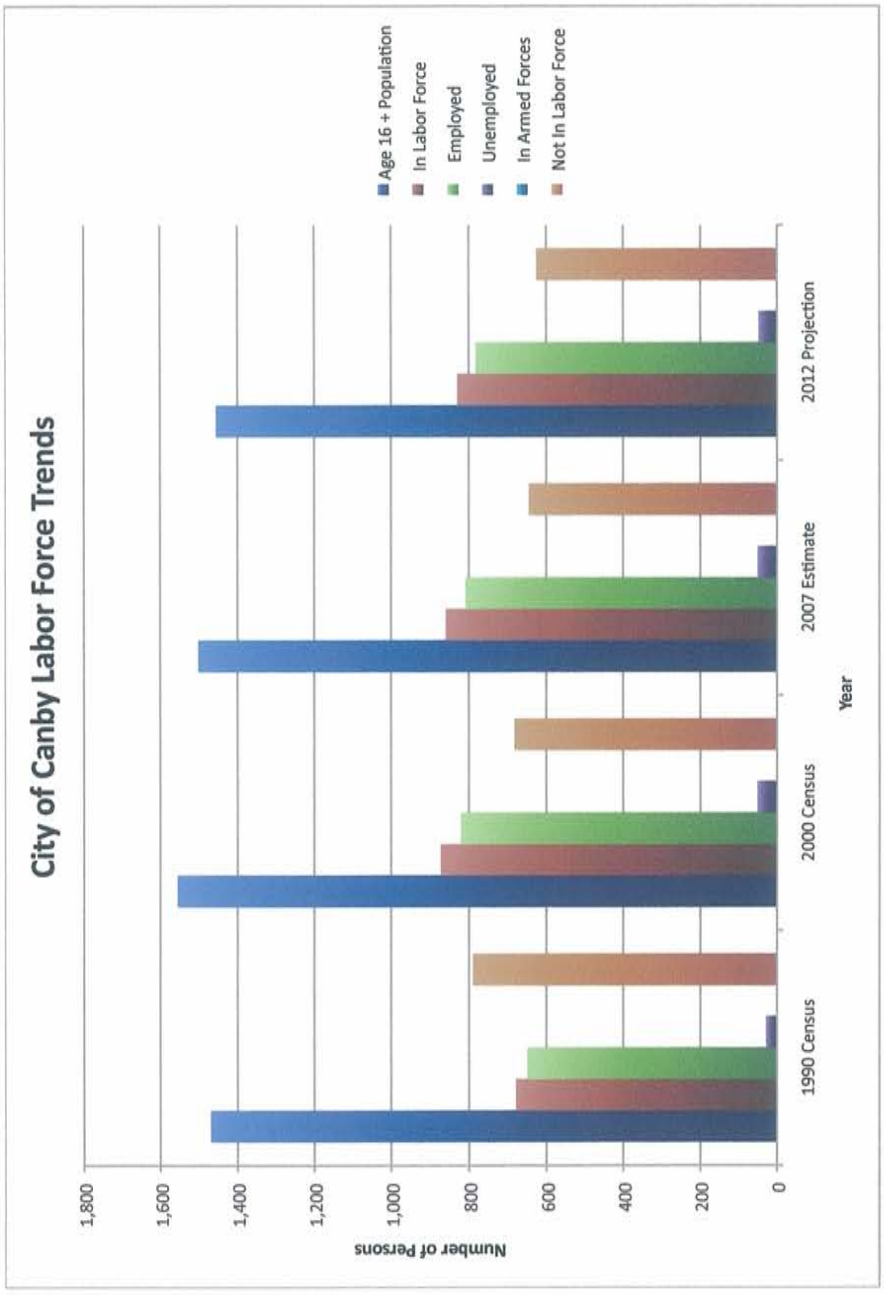

City of Canby Labor Force Trends
Age 16 + Population
In Labor Force
Employed
Unemployed
In Armed Forces
Not In Labor Force
Number of Persons
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year

CHART 6

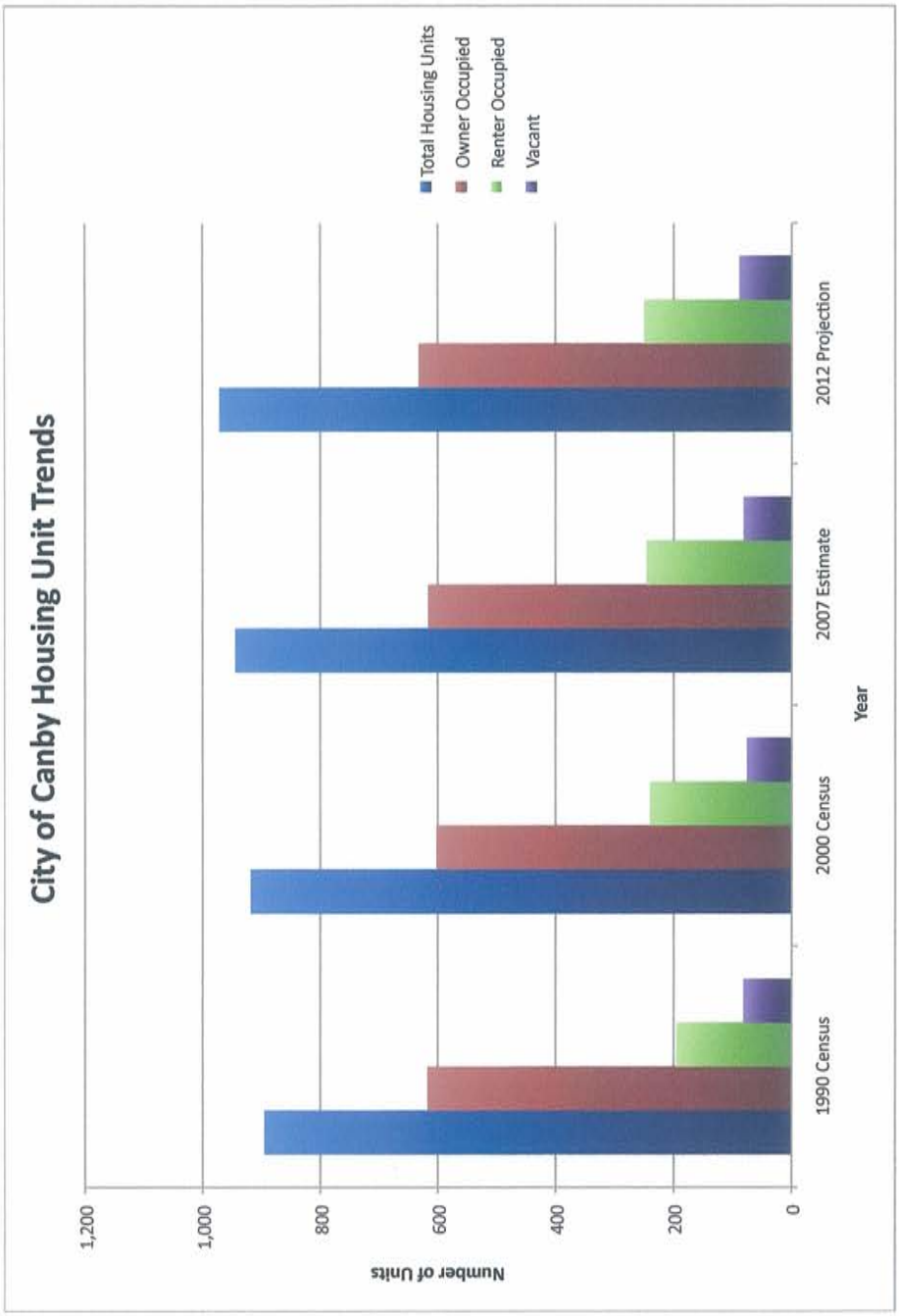

City of Canby Housing Unit Trends
Total Housing Units
Owner Occupied
Renter Occupied
Vacant
Number of Units
1,200
1,000
800
600
400
200
0
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year

TABLE 7

MULTIFAMILY HOUSING UNITS IN CANBY

Name Address	# of Units By Bedrooms	Rent	Vacancy	Utility Included	Garage	Population Served	Eligibility/ Subsidy
Oak Court Apartments Canby, MN	1 bdr - 10 2 bdr - 4 3 bdr - 1	$340 $390 $440	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	No	All	None
Valley View Apartments Canby, MN	1 bdr - 8 2 bdr - 8 3 bdr - 0	$275 $325	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	No	All	Section 8 Certificates
Twin Woods Apartments Canby, MN	1 bdr - 12 2 bdr - 12 3 bdr - 0	$280 $330	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	No	All	Section 8 Certificates
Lebans Raum Apartments Canby, MN	1 bdr - 10 2 bdr - 0 3 bdr - 0	$315	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	No	Seniors	None
Sara Ann Apartments Canby, MN	1 bdr - 0 2 bdr - 8 3 bdr - 0	$525	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	No	All	None
Bamg Town Homes Canby, MN	1 bdr - 0 2 bdr - 4 3 bdr - 0	$475	1 bdr - 0 2 bdr - 0 3 bdr - 0	Water Sewer Garbage	Yes	All	None

TABLE 8

CITY OF CANBY HOUSING CONDITIONS

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Number						
Standard	489	33	179	32	135	110
Substandard	375	70	125	41	103	36
Dilapidated	60	15	20	8	11	6
Total	924	118	324	81	249	152
Percent						
Standard	52.92%	27.97%	55.25%	39.51%	54.22%	72.37%
Substandard	40.58%	59.32%	38.58%	50.62%	41.37%	23.68%
Dilapidated	6.49%	12.71%	6.17%	9.88%	4.42%	3.95%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: April 2008 Housing Condition "Windshield" Survey

CHART 7

Housing Conditions By Geography
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
56.39%
61.86%
58.33%
50.62%
44.44%
58.23%
73.68%
Total
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5
Geography
Standard
Substandard but Rehab
Dilapidated

MAP 2
SURVEY TARGET AREA

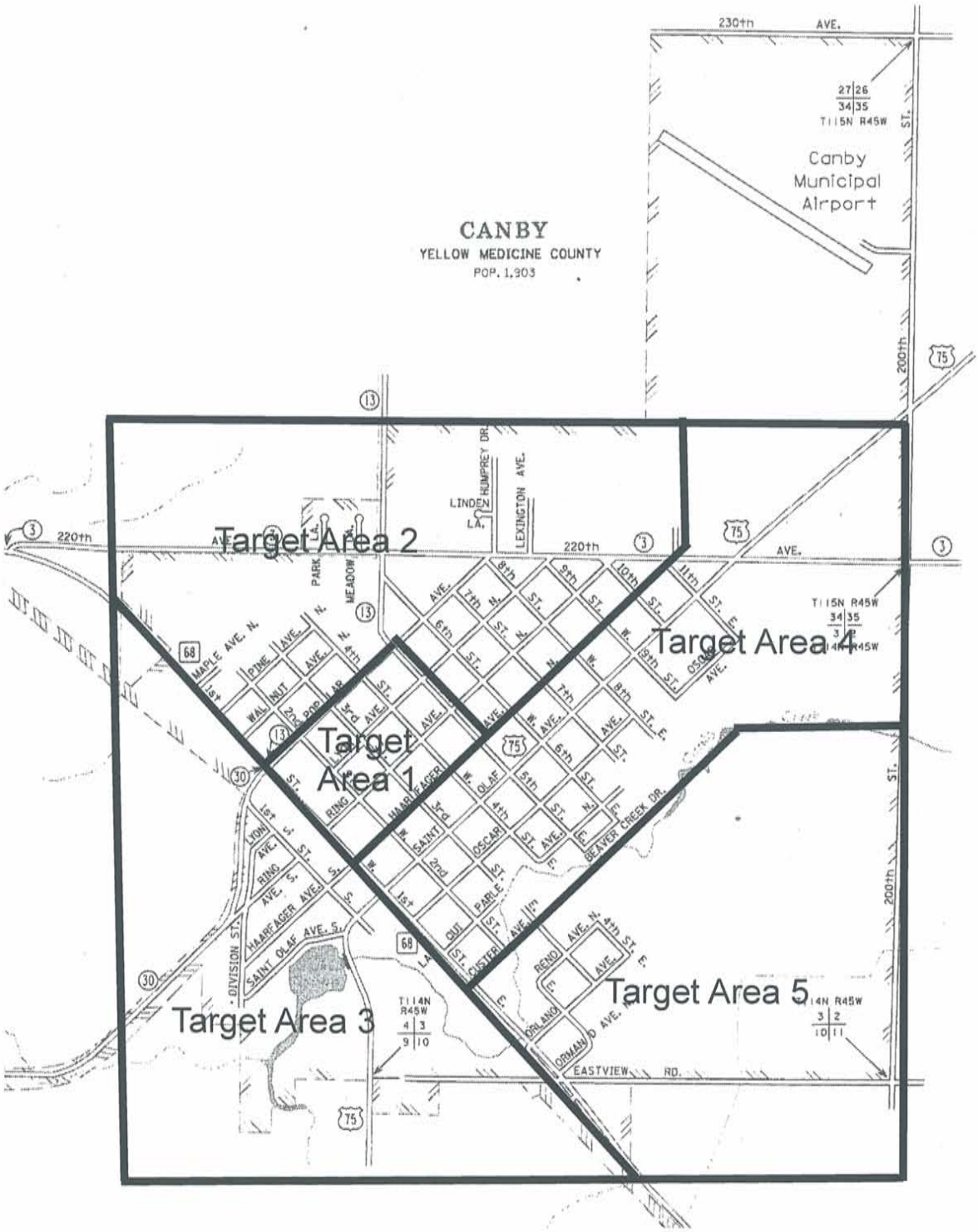


TABLE 9

HOUSEHOLD POPULATION BY TARGET AREA

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Number of Households in the City	828	118	304	61	209	136
Percent By Target Area	100.00%	14.25%	36.71%	7.37%	25.24%	16.43%

Source: April 2008 Community Needs Survey

TABLE 10

RATE OF QUESTIONAIRE RESPONSE

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Number of Questionaires By Target Area	260	36	110	20	66	28
Number of Questionaires Returned By Target Area	212	30	90	16	58	18
Response Rate By Target Area	81.54%	83.33%	81.82%	80.00%	87.88%	64.29%

Source: April 2008 Community Needs Survey

TABLE 11

RESPONDENTS BY AGE AND TARGET AREA

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Respondent Age Distribution By Target Area	427	62	182	32	117	36
Percent By Target Area	100.00%	14.52%	42.53%	7.53%	27.28%	8.46%
0 - 17	8	2	6	0	0	0
Percent By Target Area	100.00%	25.00%	75.00%	0.00%	0.00%	0.00%
18 - 39	74	16	18	8	24	8
Percent By Target Area	100.00%	21.62%	24.32%	10.81%	32.43%	10.81%
40 - 59	156	20	96	8	28	4
Percent By Target Area	100.00%	12.82%	61.54%	5.13%	17.95%	2.56%
60 and Over	186	22	60	16	64	24
Percent By Target Area	100.00%	11.83%	32.26%	8.60%	34.41%	12.90%

Source: April 2008 Community Needs Survey

TABLE 12

RESPONDENTS BY INCOME AND TARGET AREA

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Respondents Household Income By Target Area	212	30	90	16	58	18
Percent By Target Area	100.00%	14.13%	42.39%	7.54%	27.43%	8.51%
0 - $30,850	87	8	33	8	30	8
Percent By Target Area	100.00%	9.20%	37.93%	9.20%	34.48%	9.20%
$30,851 - $35,300	14	3	3	4	0	4
Percent By Target Area	100.00%	21.43%	21.43%	28.57%	0.00%	28.57%
$35,301 - $39,700	22	3	9	4	6	0
Percent By Target Area	100.00%	13.64%	40.91%	18.18%	27.27%	0.00%
$39,701 - $44,100	10	1	3	0	4	2
Percent By Target Area	100.00%	10.00%	30.00%	0.00%	40.00%	20.00%
$44,101 - $47,650	1	1	0	0	0	0
Percent By Target Area	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
$47,651 - $51,150	17	1	12	0	4	0
Percent By Target Area	100.00%	5.88%	70.59%	0.00%	23.53%	0.00%
$51,151 - $54,700	12	1	9	0	0	2
Percent By Target Area	100.00%	8.33%	75.00%	0.00%	0.00%	16.67%
$54,701 - $58,200	3	2	0	0	0	1
Percent By Target Area	100.00%	66.67%	0.00%	0.00%	0.00%	33.33%
Over $58,201	39	8	18	0	13	0
Percent By Target Area	100.00%	20.51%	46.15%	0.00%	33.33%	0.00%

Source: April 2008 Community Needs Survey

TABLE 13

RESPONDENTS BY LOW AND MODERATE INCOME AND TARGET AREA

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Respondents Household Income By Target Area	212	30	90	16	58	18
Respondents By LMI Status	110	16	42	12	30	10
Percent LMI	51.89%	53.33%	46.67%	75.00%	51.72%	55.56%

Source: April 2008 Community Needs Survey

TABLE 14

RESPONDENTS BY COMMUNITY NEED AND TARGET AREA (NUMBER)

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Improved Streets	70	23	24	6	13	4
Increased Employment Opportunities	62	21	20	3	14	4
Improved Sidewalks	55	14	17	4	10	10
Renovated Single-Family Homes	50	10	18	2	16	4
Additional Places to Shop	48	16	16	4	9	3
More Lodging Choices	36	9	16	1	8	2
Demolished Substandard Buildings	34	9	10	1	11	3
Renovated Downtown Buildings	33	5	14	2	8	4
Additional Affordable Apartments	22	2	9	1	4	6
More Housing for Seniors	22	6	9	0	6	1
Additional Dining Places	21	5	8	1	6	1
New Recreational Facilities	18	7	6	1	3	1
Improved Parks & Trails	18	3	7	0	7	1
New Home Construction	8	0	3	0	1	4
More Places to Build Homes	6	2	1	0	1	2
Other	4	1	1	1	1	0

Source: April 2008 Community Needs Survey

TABLE 15

RESPONDENTS BY COMMUNITY NEED AND TARGET AREA (PERCENT)

	Total	Target Area 1	Target Area 2	Target Area 3	Target Area 4	Target Area 5
Improved Streets	33.02%	76.67%	26.67%	37.50%	22.41%	22.22%
Increased Employment Opportunities	29.25%	70.00%	22.22%	18.75%	24.14%	22.22%
Improved Sidewalks	25.94%	46.67%	18.89%	25.00%	17.24%	55.56%
Renovated Single-Family Homes	23.58%	33.33%	20.00%	12.50%	27.59%	22.22%
Additional Places to Shop	22.64%	53.33%	17.78%	25.00%	15.52%	16.67%
More Lodging Choices	16.98%	30.00%	17.78%	6.25%	13.79%	11.11%
Demolished Substandard Buildings	16.04%	30.00%	11.11%	6.25%	18.97%	16.67%
Renovated Downtown Buildings	15.57%	16.67%	15.56%	12.50%	13.79%	22.22%
Additional Affordable Apartments	10.38%	6.67%	10.00%	6.25%	6.90%	33.33%
More Housing for Seniors	10.38%	20.00%	10.00%	0.00%	10.34%	5.56%
Additional Dining Places	9.91%	16.67%	8.89%	6.25%	10.34%	5.56%
New Recreational Facilities	8.49%	23.33%	6.67%	6.25%	5.17%	5.56%
Improved Parks & Trails	8.49%	10.00%	7.78%	0.00%	12.07%	5.56%
New Home Construction	3.77%	0.00%	3.33%	0.00%	1.72%	22.22%
More Places to Build Homes	2.83%	6.67%	1.11%	0.00%	1.72%	11.11%
Other	1.89%	3.33%	1.11%	6.25%	1.72%	0.00%

Source: April 2008 Community Needs Survey

CHART 8

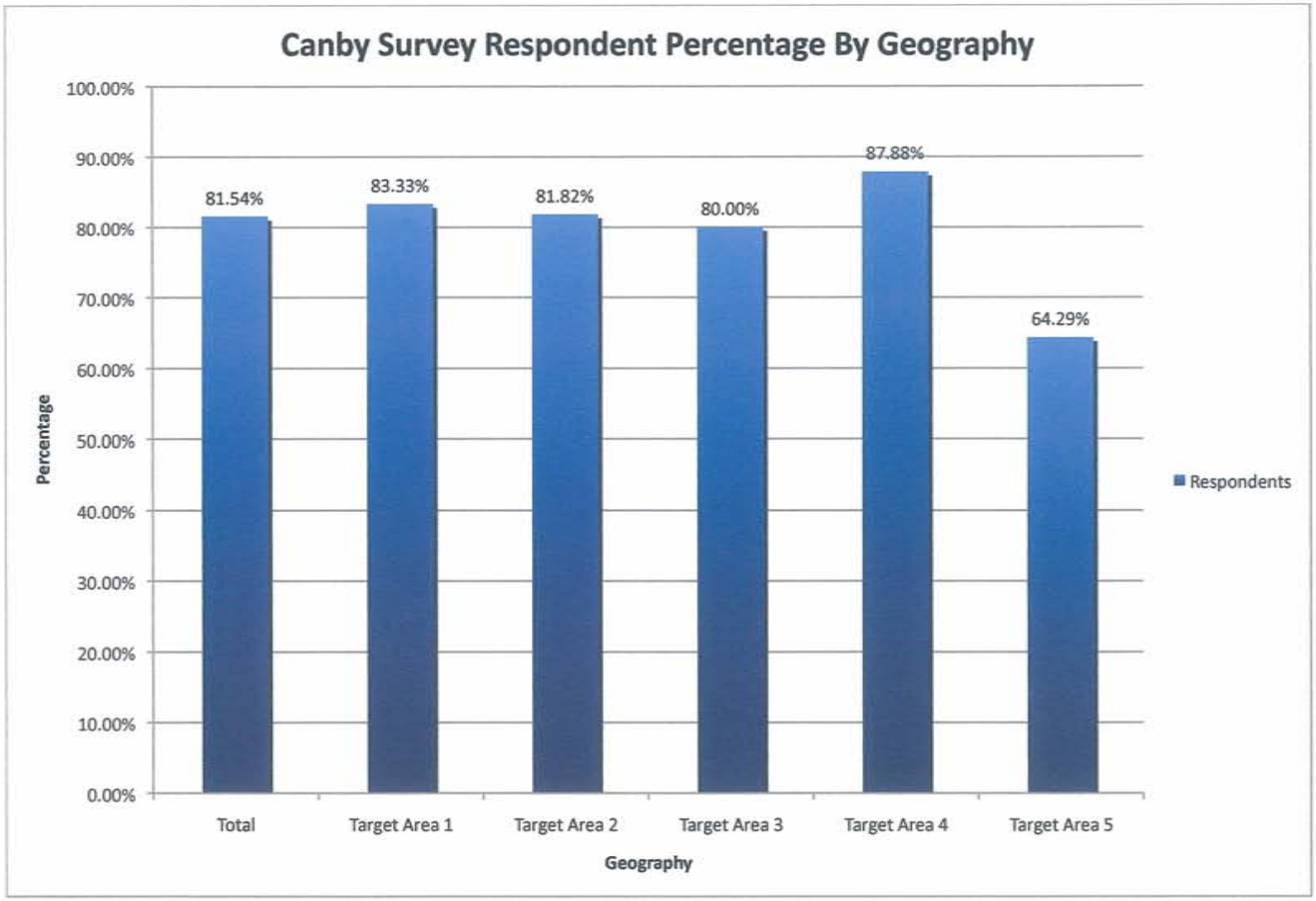

Canby Survey Respondent Percentage By Geography
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
81.54%
83.33%
81.82%
80.00%
87.88%
64.29%
Total
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5
Geography
Respondents

CHART 9

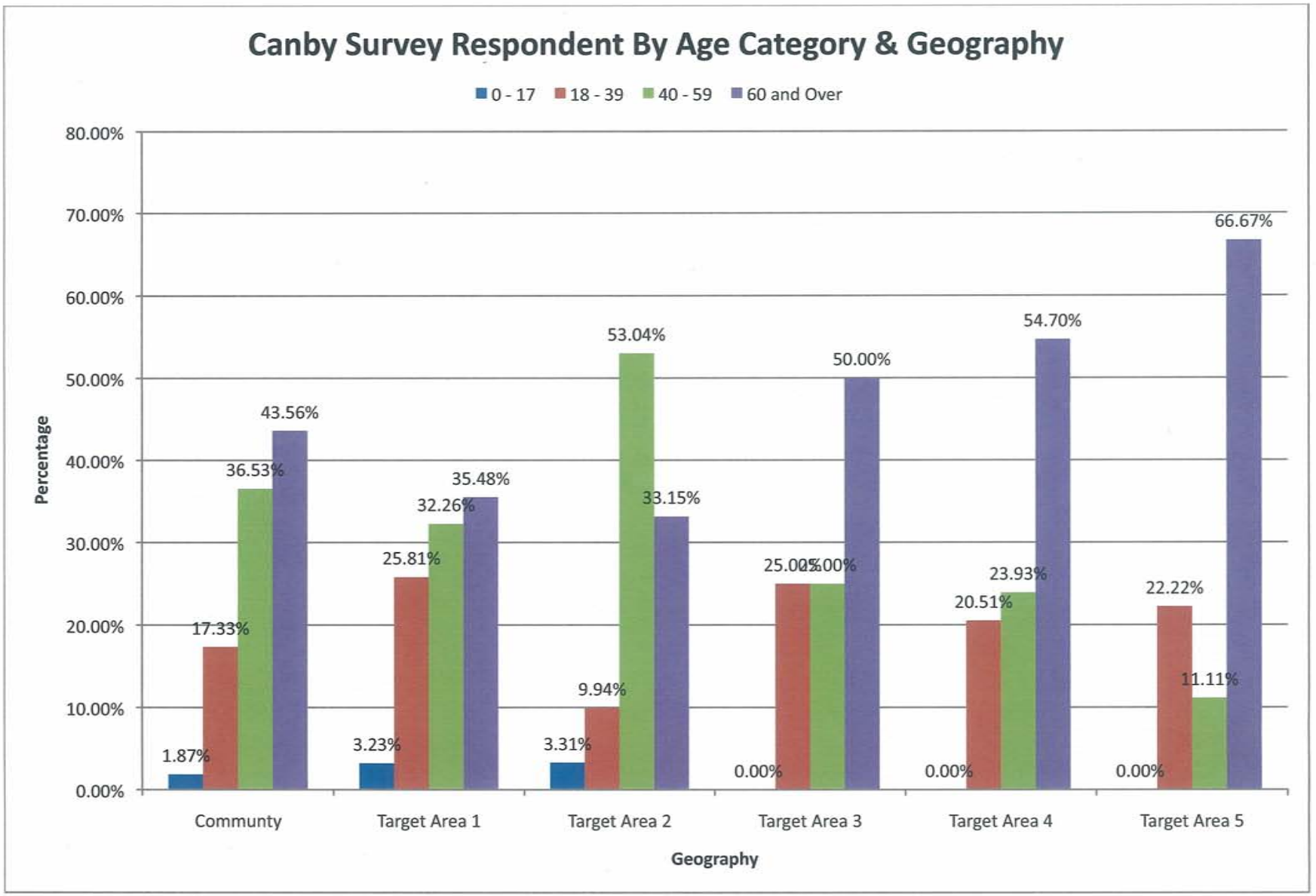

Canby Survey Respondent By Age Category & Geography
0 - 17
18 - 39
40 - 59
60 and Over
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
1.87%
17.33%
36.53%
43.56%
3.23%
25.81%
32.26%
35.48%
3.31%
9.94%
53.04%
33.15%
0.00%
25.00%
25.00%
50.00%
0.00%
20.51%
23.93%
54.70%
0.00%
22.22%
11.11%
66.67%
Communty
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5
Geography

CHART 10

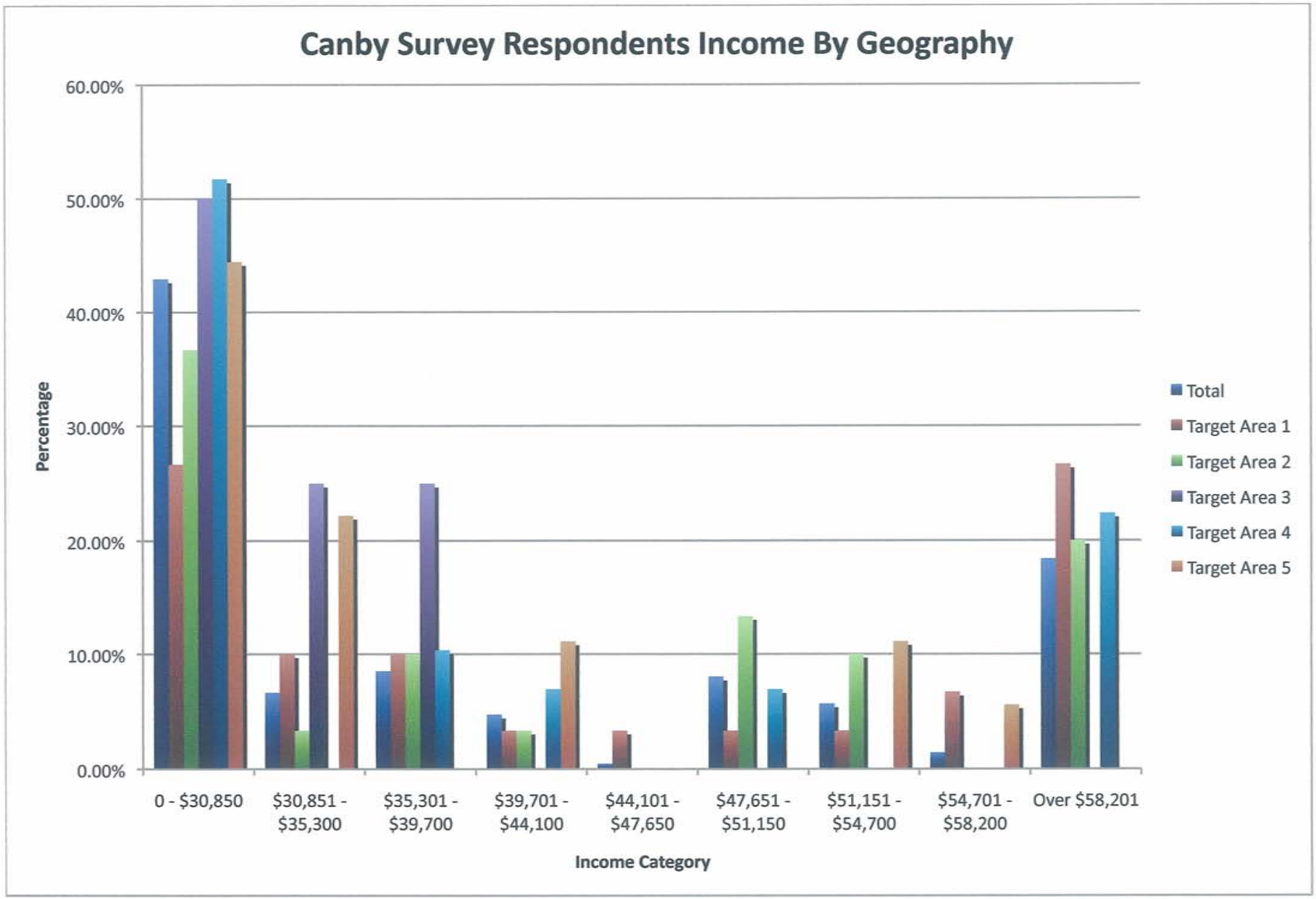

Canby Survey Respondents Income By Geography
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
0 - $30,850
$30,851 - $35,300
$35,301 - $39,700
$39,701 - $44,100
$44,101 - $47,650
$47,651 - $51,150
$51,151 - $54,700
$54,701 - $58,200
Over $58,201
Income Category
Total
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5

CHART 11

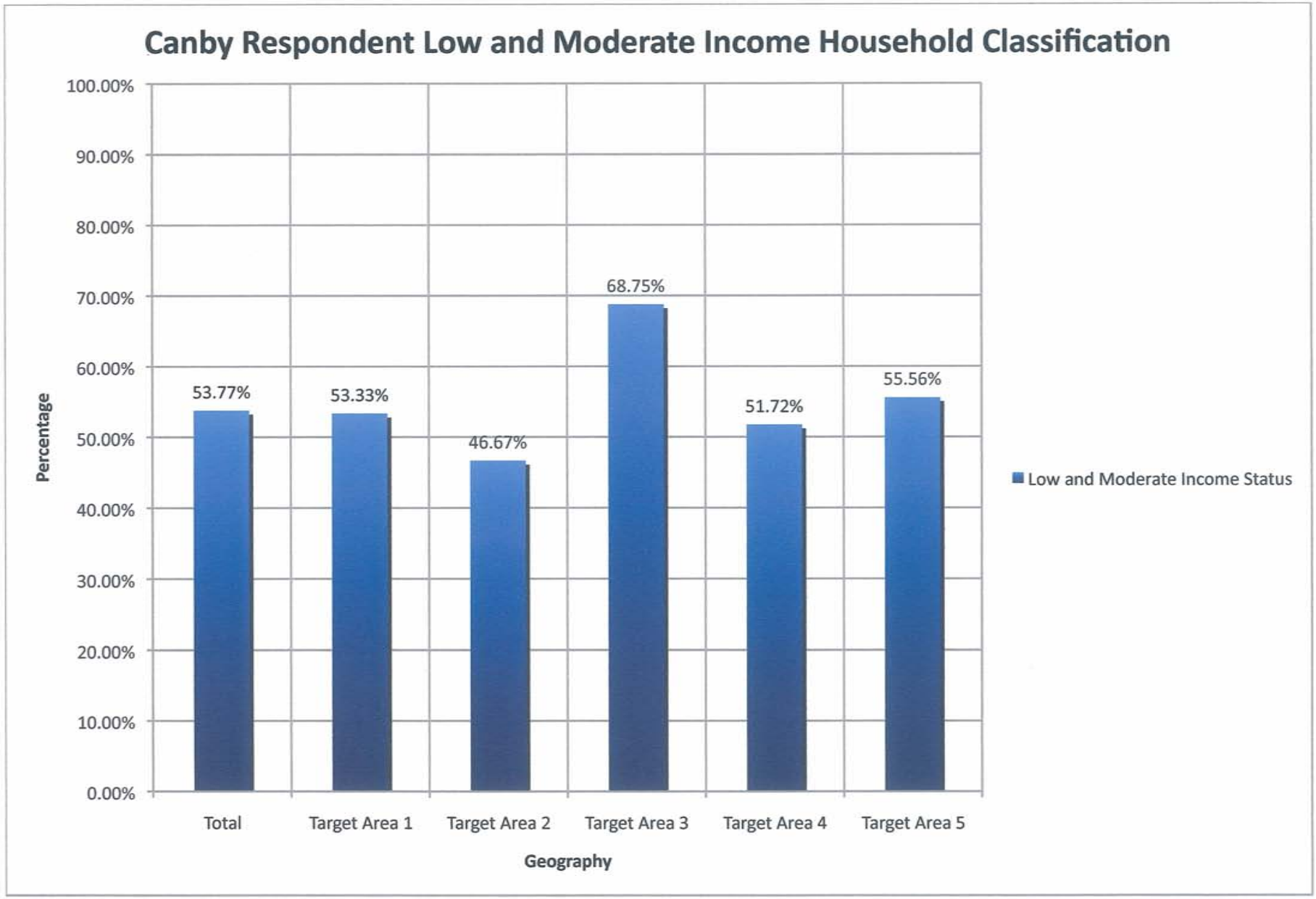
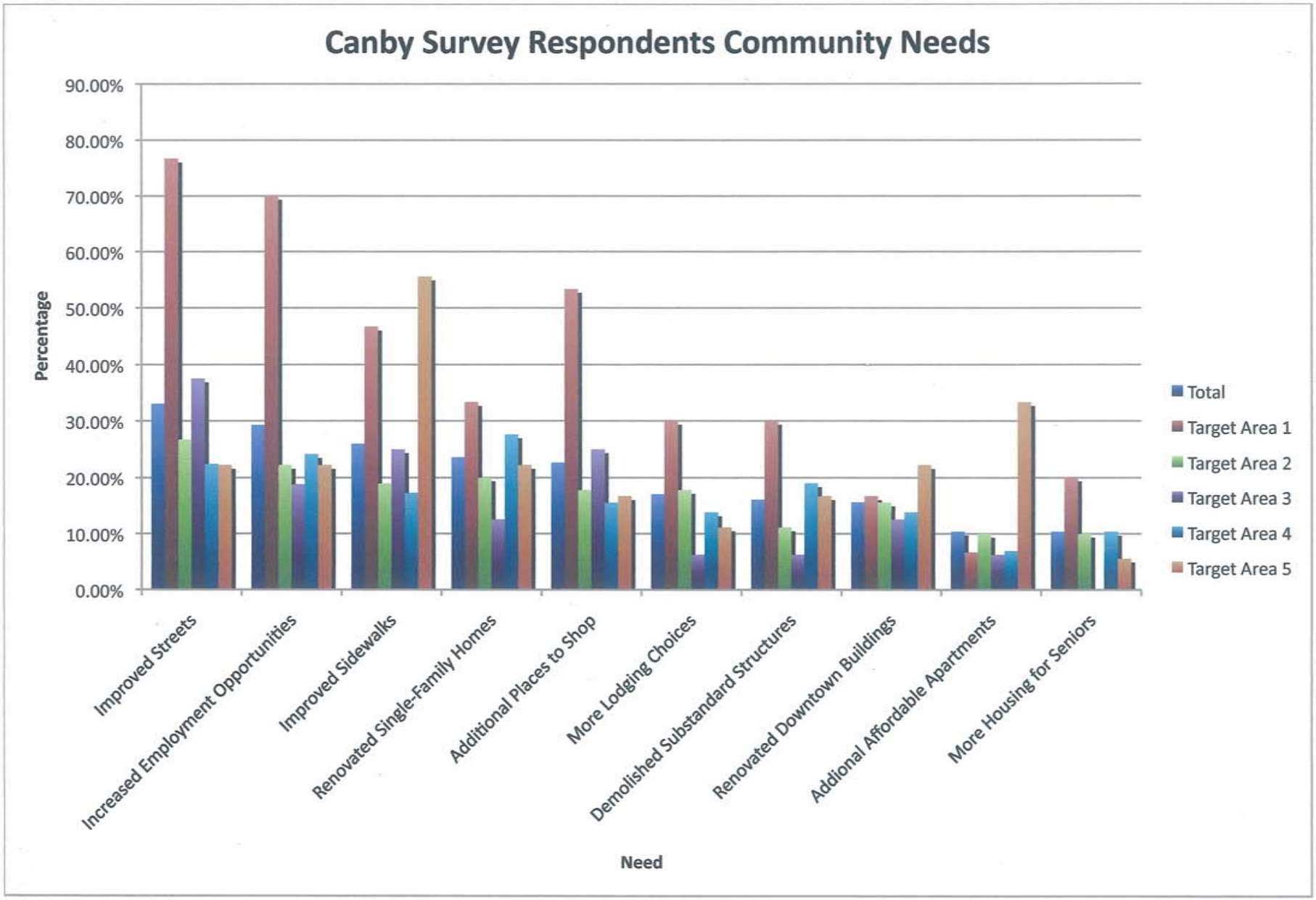

Canby Respondent Low and Moderate Income Household Classification
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
53.77%
53.33%
46.67%
68.75%
51.72%
55.56%
Total
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5
Geography
Low and Moderate Income Status

CHART 12


Canby Survey Respondents Community Needs
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Percentage
Improved Streets
Increased Employment Opportunities
Improved Sidewalks
Renovated Single-Family Homes
Additional Places to Shop
More Lodging Choices
Demolished Substandard Structures
Renovated Downtown Buildings
Addional Affordable Apartments
More Housing for Seniors
Need
Total
Target Area 1
Target Area 2
Target Area 3
Target Area 4
Target Area 5

MAP 3
CANBY TRADE AREA

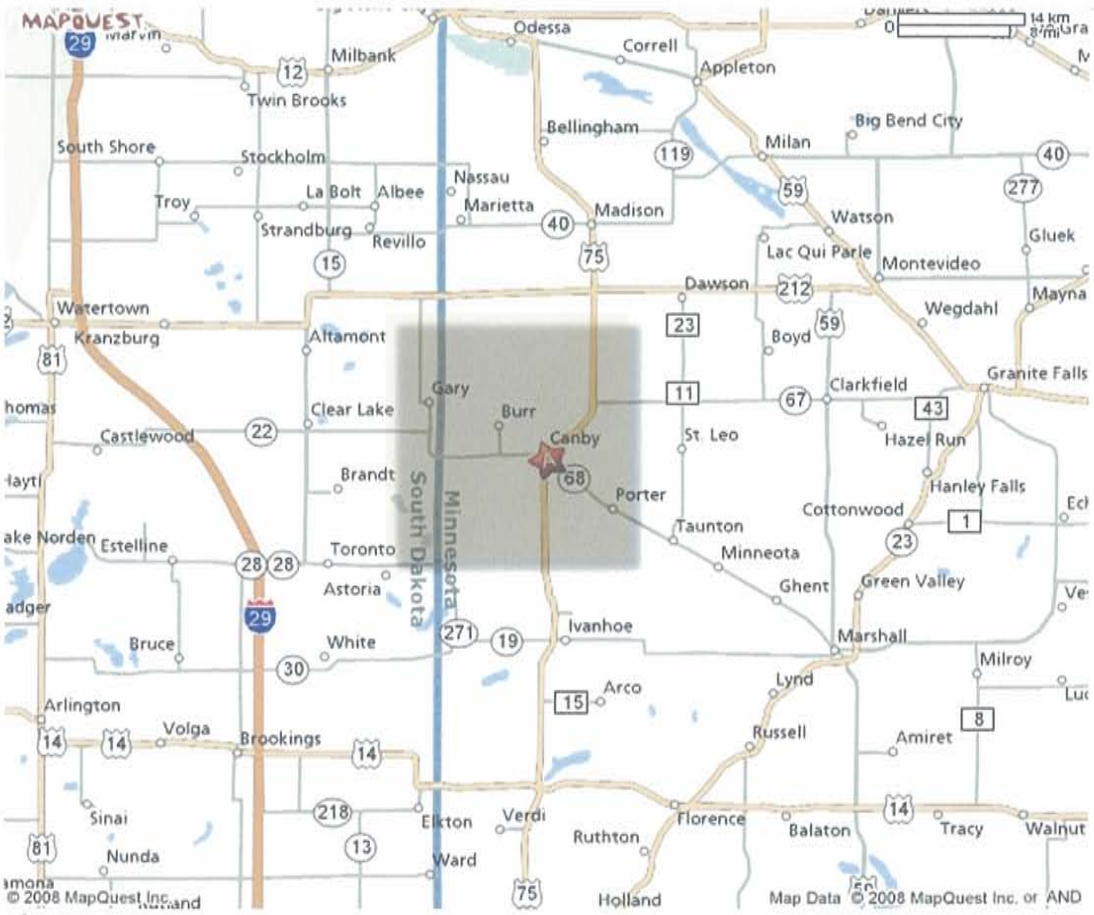


TABLE 16

CANBY TRADE AREA POPULATION, HOUSEHOLD AND GENDER TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
Canby Trade Area Population	3,472		3,347		3,165		3,095		-3.6%	-2.2%
Canby Trade Area Households	1,365		1,376		1,415		1,454		0.8%	2.8%
Population by Gender:										
Male	1,684	48.5%	1,639	49.0%	1,571	49.6%	1,549	50.0%	-2.7%	-1.4%
Female	1,788	51.5%	1,708	51.0%	1,595	50.4%	1,546	50.0%	-4.4%	-3.0%

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

TABLE 17

CANBY TRADE AREA POPULATION BY RACE/ETHNICITY

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
White	3,454	99.5%	3,303	98.7%	3,124	98.7%	3,048	98.5%	-4.4%	-2.4%
Black	2	0.1%	5	0.2%	5	0.2%	6	0.2%	127.8%	8.4%
American Indian or Alaska Native	6	0.2%	10	0.3%	9	0.3%	11	0.4%	56.3%	25.5%
Asian or Pacific Islander	7	0.2%	4	0.1%	4	0.1%	4	0.1%	-42.6%	10.9%
Some Other Race	3	0.1%	16	0.5%	14	0.5%	20	0.7%	498.3%	44.0%
Two or More Races			10	0.3%	10	0.3%	6	0.2%		-35.9%
Hispanic Ethnicity	11	0.3%	27	0.8%	38	1.2%	46	1.5%	148.7%	23.2%
Not Hispanic or Latino	3,461	99.7%	3,320	99.2%	3,128	98.8%	3,049	98.5%	-4.1%	-2.5%

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

TABLE 18

CANBY TRADE AREA POPULATION BY AGE

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
0 to 4	229	6.6%	171	5.1%	179	5.7%	201	6.5%	-25.1%	12.4%
5 to 14	542	15.6%	468	14.0%	366	11.6%	356	11.5%	-13.8%	-2.7%
15 to 19	201	5.8%	292	8.7%	252	8.0%	204	6.6%	45.2%	-19.0%
20 to 24	136	3.9%	158	4.7%	203	6.4%	243	7.9%	16.3%	19.8%
25 to 34	404	11.6%	275	8.2%	260	8.2%	309	10.0%	-31.9%	18.6%
35 to 44	381	11.0%	473	14.1%	340	10.7%	263	8.5%	24.3%	-22.8%
45 to 54	316	9.1%	401	12.0%	486	15.4%	434	14.0%	27.0%	-10.7%
55 to 64	372	10.7%	322	9.6%	363	11.5%	425	13.7%	-13.4%	17.0%
65 to 74	406	11.7%	314	9.4%	281	8.9%	294	9.5%	-22.5%	4.8%
75 to 84	303	8.7%	319	9.5%	266	8.4%	230	7.4%	5.0%	-13.4%
85+	184	5.3%	154	4.6%	169	5.3%	134	4.3%	-15.9%	-20.8%
Median Age:	39.9		41.8		44.6		44.1			

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

TABLE 19

CANBY TRADE AREA HOUSEHOLDS BY INCOME TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
$0 - $15,000	522	38.2%	312	22.6%	261	18.5%	239	16.4%	-40.3%	-8.5%
$15,000 - $24,999	307	22.5%	221	16.1%	220	15.5%	223	15.3%	-28.0%	1.6%
$25,000 - $34,999	237	17.3%	211	15.3%	173	12.3%	140	9.7%	-10.8%	-19.1%
$35,000 - $49,999	163	12.0%	276	20.1%	253	17.9%	246	16.9%	69.3%	-2.6%
$50,000 - $74,999	102	7.5%	248	18.0%	285	20.1%	313	21.5%	306.6%	9.8%
$75,000 - $99,999	17	1.3%	64	4.7%	133	9.4%	165	11.3%	273.3%	24.1%
$100,000 - $149,999	15	1.1%	31	2.2%	61	4.3%	92	6.3%	108.6%	52.0%
$150,000 +	7	0.5%	13	1.0%	30	2.1%	36	2.5%	84.5%	21.1%
Average Hhld Income	$25,191		$38,064		$45,733		$50,388		51.1%	10.2%
Canby Trade Area Median Hhld Income	$19,589		$32,061		$38,488		$42,551			
Per Capita Income	$10,052		$15,647		$21,554		$25,144			

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

TABLE 20

CANBY TRADE AREA POPULATION BY EMPLOYMENT TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
Age 16 + Population	2,664		2,647		2,575		2,499		-0.6%	-2.9%
In Labor Force	1,377	51.7%	1,621	61.2%	1,602	62.2%	1,554	62.2%	17.7%	-3.0%
Employed	1,303	94.6%	1,534	94.7%	1,518	94.8%	1,472	94.7%	17.8%	-3.1%
Unemployed	72	5.2%	86	5.3%	83	5.2%	81	5.2%	19.3%	-1.9%
In Armed Forces	1	0.0%	0	0.0%	0	0.0%	0	0.0%	-50.0%	0.0%
Not In Labor Force	1,286	48.3%	1,026	38.8%	972	37.8%	945	37.8%	-20.3%	-2.8%
Number of Employees (Daytime Pop)					1,399					
Number of Establishments					152					
Emp in Blue Collar Occupations			737	48.1%						
Emp in White Collar Occupations			797	51.9%						

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

TABLE 21

CANBY TRADE AREA POPULATION BY HOUSING TRENDS

	1990 Census		2000 Census		2007 Estimate		2012 Projection		Percent Change 1990 to 2000	Percent Change 2007 to 2012
City of Canby Housing Units	895		918		944		971			
Canby Trade Area Housing Units	1,498		1,514		1,564		1,616		1.1%	3.3%
Owner Occupied	1,063	71.0%	1,048	69.2%	1,078	68.9%	1,111	68.7%	-1.4%	3.1%
Renter Occupied	302	20.1%	328	21.7%	337	21.6%	344	21.3%	8.8%	1.9%
Vacant	133	8.9%	138	9.1%	149	9.6%	162	10.0%	3.5%	8.3%

Source: U.S. Census Bureau, John W. Meyer Ph.D. and Demographic Now

CHART 13

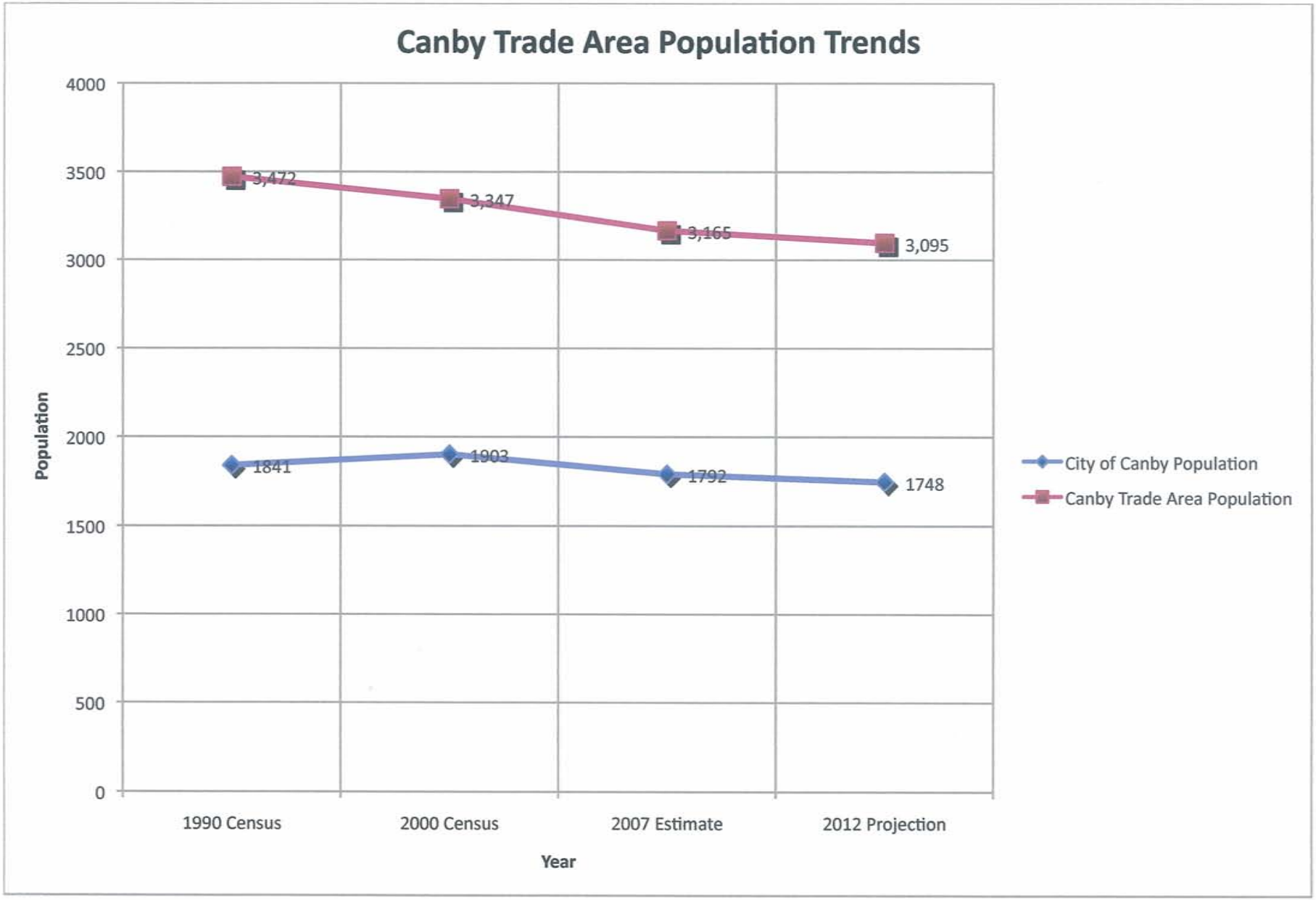

Canby Trade Area Population Trends
4000
3500
3000
2500
2000
1500
1000
500
0
Population
3,472
3,347
3,165
3,095
1841
1903
1792
1748
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Population
Canby Trade Area Population

CHART 14

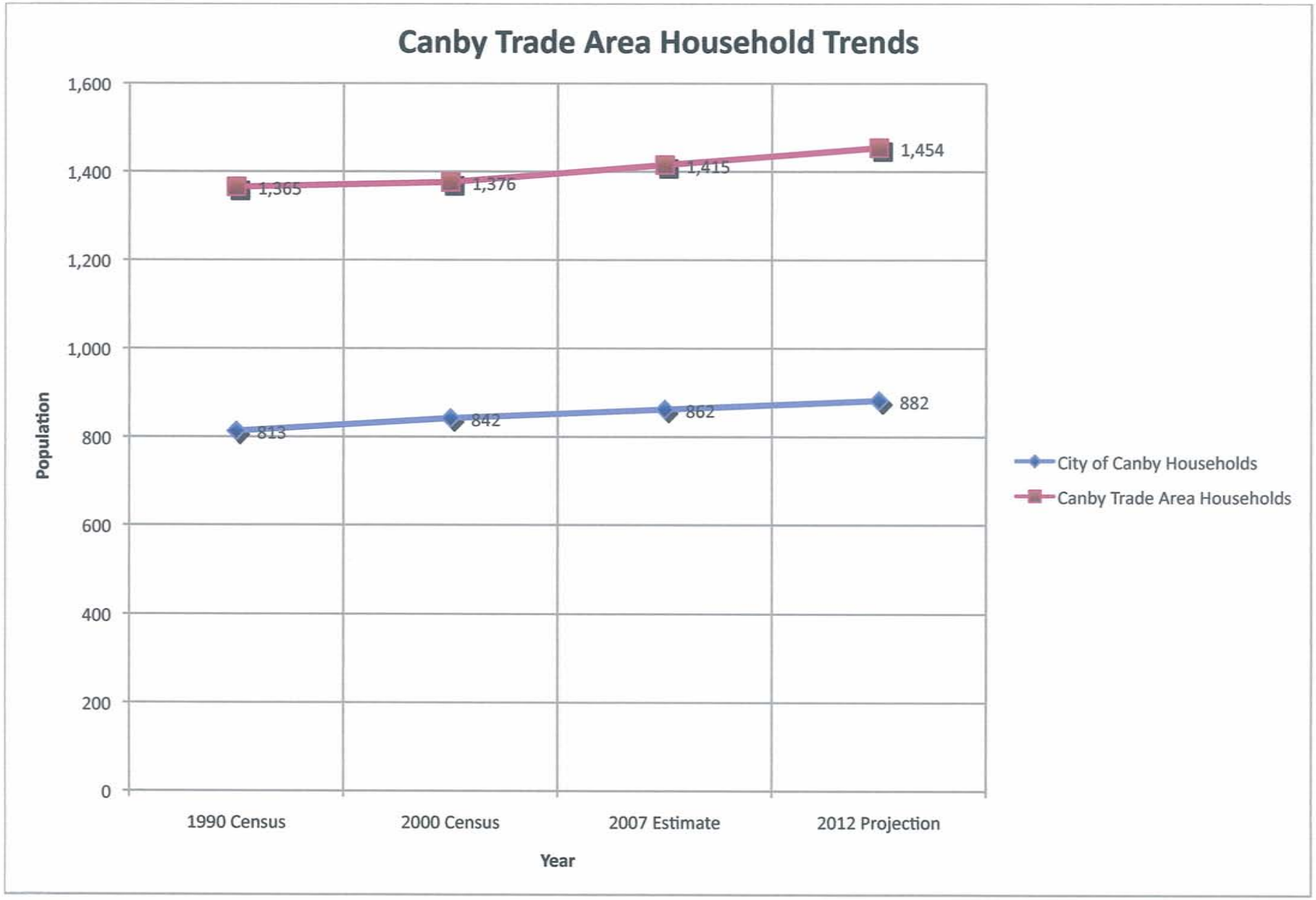

Canby Trade Area Household Trends
1,600
1,400
1,200
1,000
800
600
400
200
0
Population
1,365
1,376
1,415
1,454
813
842
862
882
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Households
Canby Trade Area Households

CHART 15

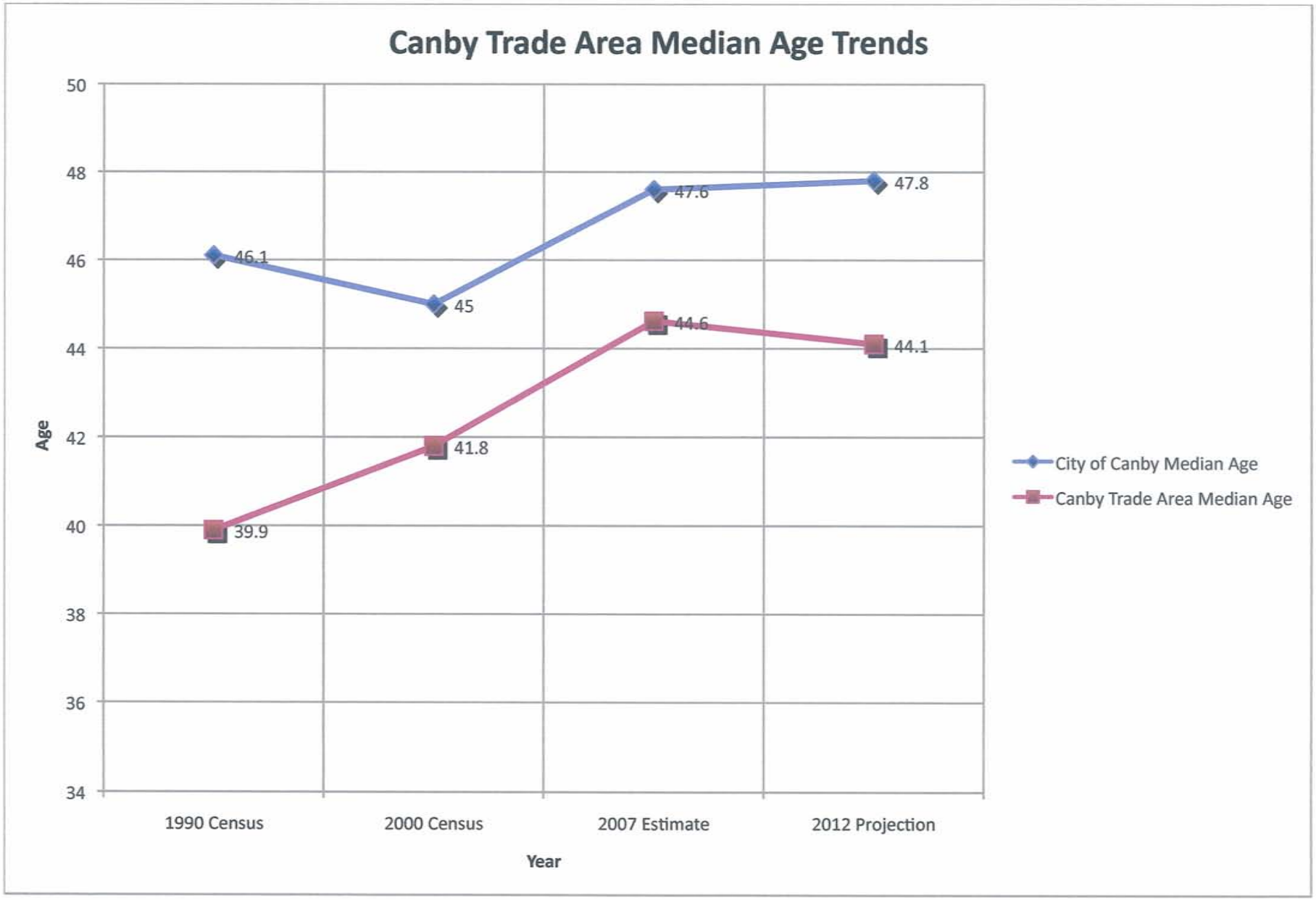

Canby Trade Area Median Age Trends
50
48
46
44
42
40
38
36
34
Age
46.1
45
47.6
47.8
39.9
41.8
44.6
44.1
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Median Age
Canby Trade Area Median Age

CHART 16

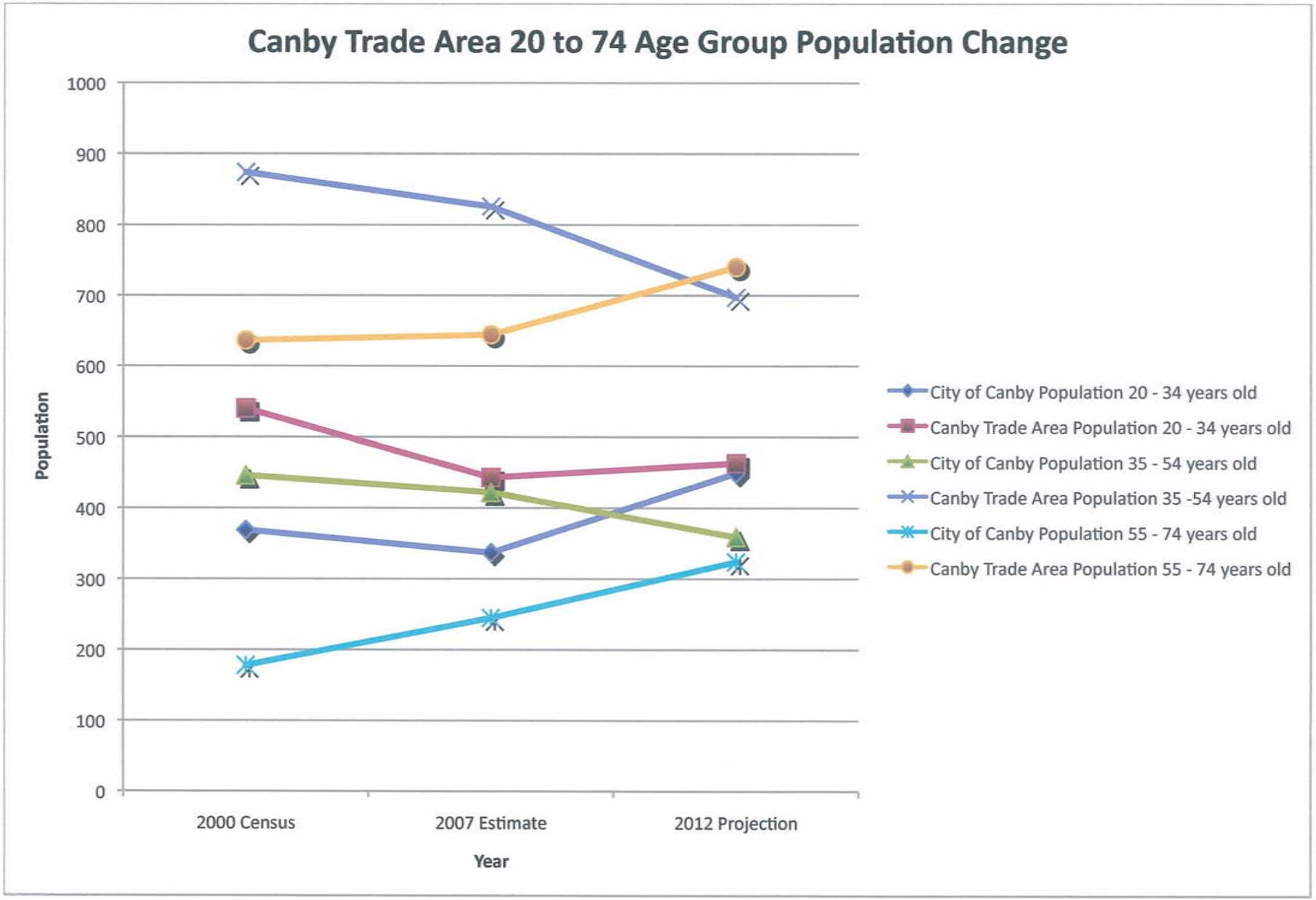

Canby Trade Area 20 to 74 Age Group Population Change
1000
900
800
700
600
500
400
300
200
100
0
Population
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Population 20 - 34 years old
Canby Trade Area Population 20 - 34 years old
City of Canby Population 35 - 54 years old
Canby Trade Area Population 35 -54 years old
City of Canby Population 55 - 74 years old
Canby Trade Area Population 55 - 74 years old

CHART 17

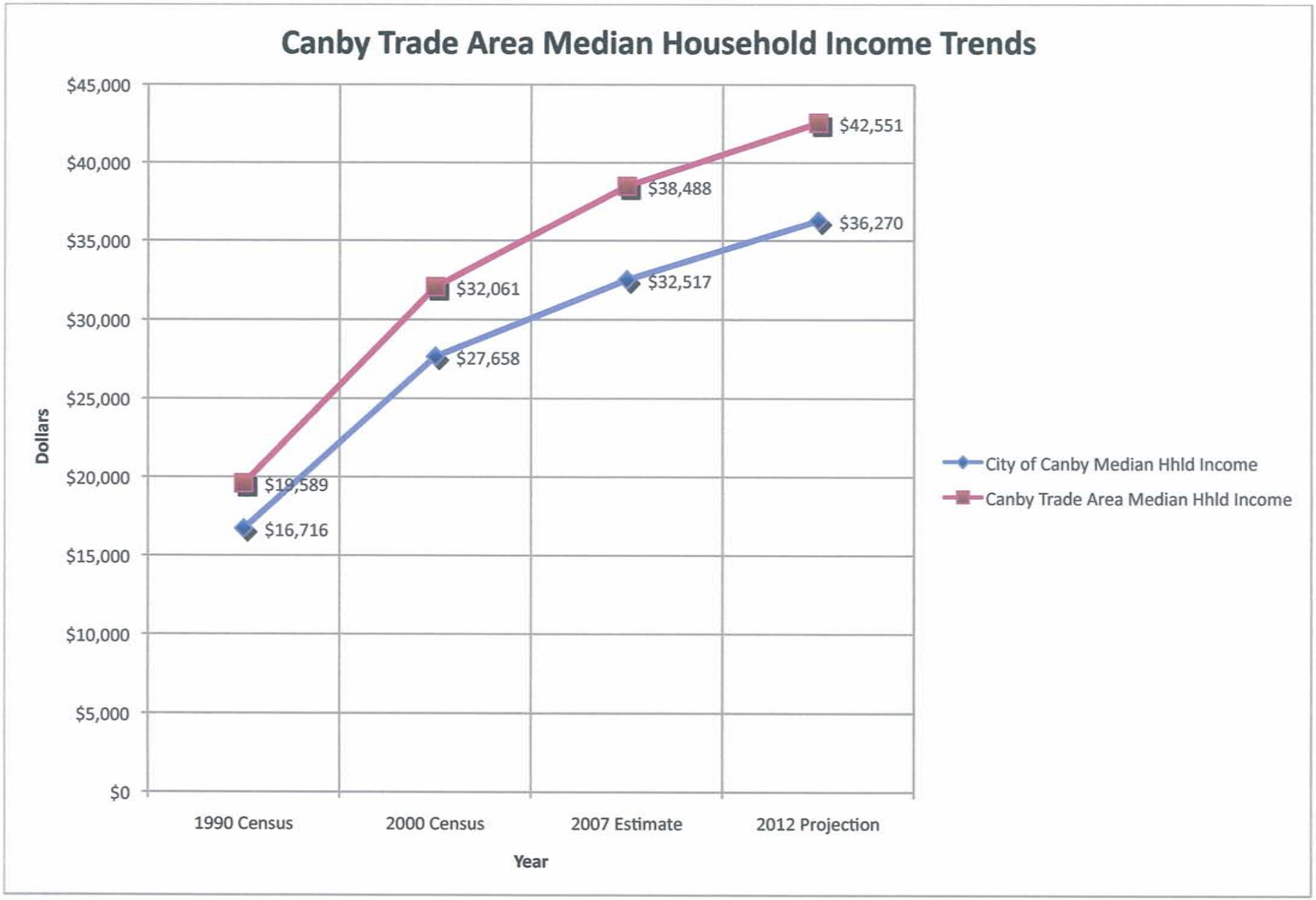
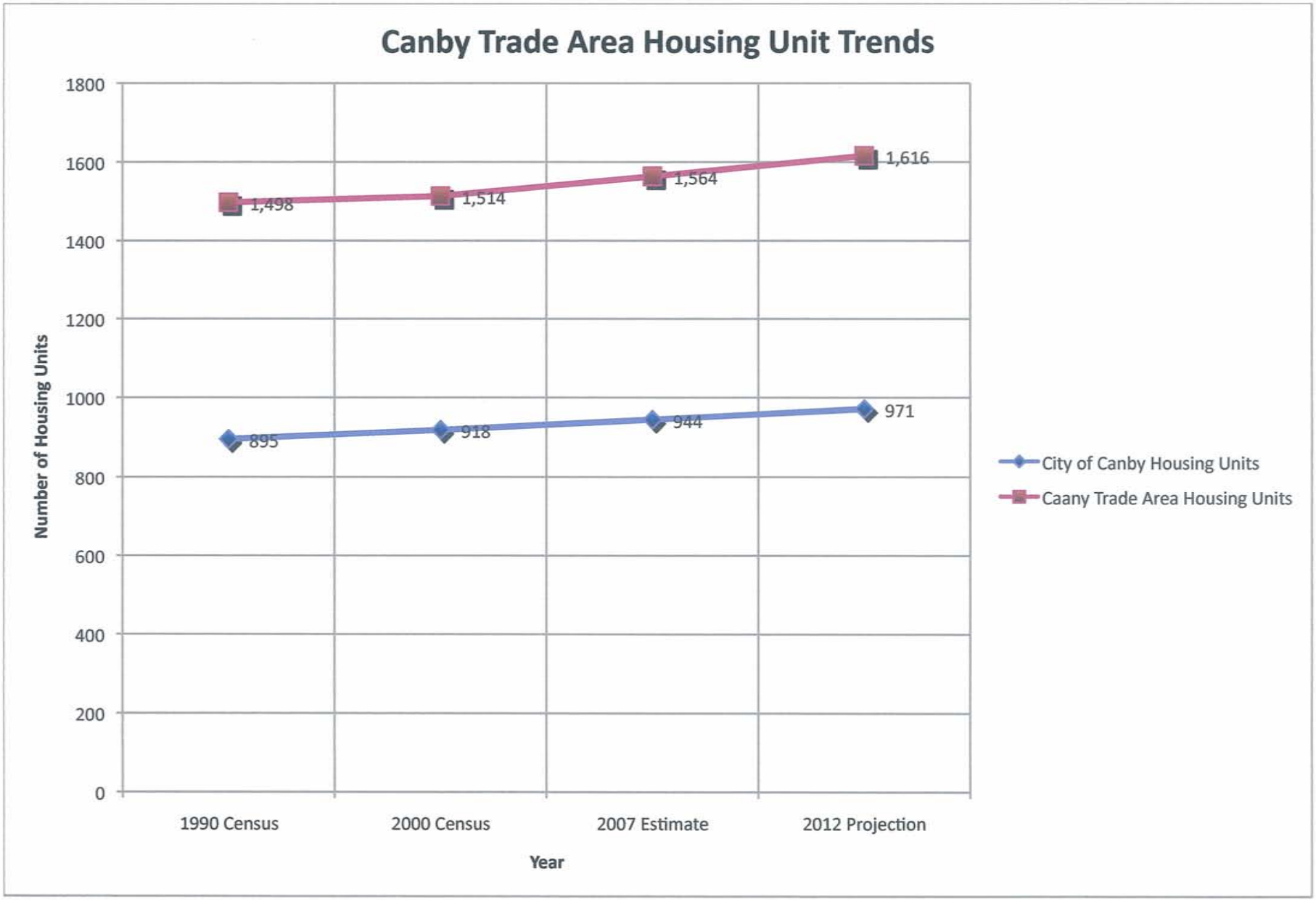

Canby Trade Area Median Household Income Trends
$45,000
$40,000
$35,000
$30,000
$25,000
$20,000
$15,000
$10,000
$5,000
$0
Dollars
$19,589
$32,061
$38,488
$42,551
$16,716
$27,658
$32,517
$36,270
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Median Hhld Income
Canby Trade Area Median Hhld Income

CHART 18


Canby Trade Area Housing Unit Trends
1800
1600
1400
1200
1000
800
600
400
200
0
Number of Housing Units
1,498
1,514
1,564
1,616
895
918
944
971
1990 Census
2000 Census
2007 Estimate
2012 Projection
Year
City of Canby Housing Units
Caany Trade Area Housing Units

APPENDIX

Community Needs Survey Questionnaire

SURVEY FOR THE CITY OF CANBY

You have been randomly selected to participate in this survey to assist in determining the community development needs of Canby. Please have the Head of Household complete this survey. It is important that all questions are answered. Your responses remain anonymous - the information provided is not linked to the addressee and results are kept strictly confidential. A report will be presented to the city council only as a summation of survey findings. City personnel will not be reviewing individual survey information.

PLEASE RETURN YOUR SURVEY BY MARCH 7, 2008 IN THE ENVELOPE PROVIDED.

Thank you,
Richard Blackwelder, Mayor of Canby

Please Check Any Community Improvements Below Which You Feel Are Needed -

☐	New Recreational Facilities	(identify)	_____
☐	Improved Parks & Trails	(identify)	_____
☐	Renovated Downtown Buildings	(identify)	_____
☐	Improved Streets	(identify)	_____
☐	Improved Sidewalks	(identify)	_____
☐	Increased Employment Opportunities	(identify)	_____
☐	Additional Places to Shop	(identify)	_____
☐	Additional Dining Places	(identify)	_____
☐	More Lodging Choices	(identify)	_____
☐	Demolished Substandard Buildings	(identify)	_____
☐	Renovated Single-Family Homes	(identify)	_____
☐	Additional Affordable Apartments	(identify)	_____
☐	More Housing for Seniors	(identify)	_____
☐	More Places to Build Homes	(identify)	_____
☐	New Home Construction	(identify)	_____
☐	Other	(identify)	_____

_____

_____

(Survey Continued on Back)

What type of dwelling do you live in? ☐ House (own) ☐ House (rent) ☐ Apartment

Do you need home repairs? ☐ Yes ☐ No

If yes, what type:

☐ Furnace	☐ Windows	☐ Floors	☐ Insulation
☐ Plumbing	☐ Doors	☐ Ceiling	☐ Foundation
☐ Electrical	☐ Siding	☐ Walls	☐ Other _____
☐ Water Heater	☐ Shingles	☐ Appliances	☐ Other _____

Special housing needs:

Is there anyone in your household with disabilities who needs to have changes made to your house to make it more accessible and useable? ☐ Yes ☐ No
If the answer is "yes", please list the needed changes:

Household Characteristics:
How many people live in your house? _____ How many are between the ages of:
0 - 17 _____ 18 - 39 _____ 40 - 59 _____ 60 and over _____

Total Household Income for all persons living with you:
Check one of the boxes below to indicate your total gross household income before taxes

☐ 0 - $30,850	☐ $47,651 - $51,150
☐ $30,851 - $35,300	☐ $51,151 - $54,700
☐ $35,301 - $39,700	☐ $54,701 - $58,200
☐ $39,701 - $44,100	☐ $58,201 and Over
☐ $44,101 - $47,650	

(Optional question) Housing Inspection:

If you would be willing to volunteer to have an inspection of your home to assist us in estimating rehabilitation costs, please fill in the information requested below. (This information will be detached from the survey and stored separately.)

As we need to inspect only a few houses, we may not contact you.

Name: _____

Address: _____

City: _____

THANK YOU FOR PARTICIPATING IN THIS IMPORTANT SURVEY.