

2.0 COMMUNITY PROFILE

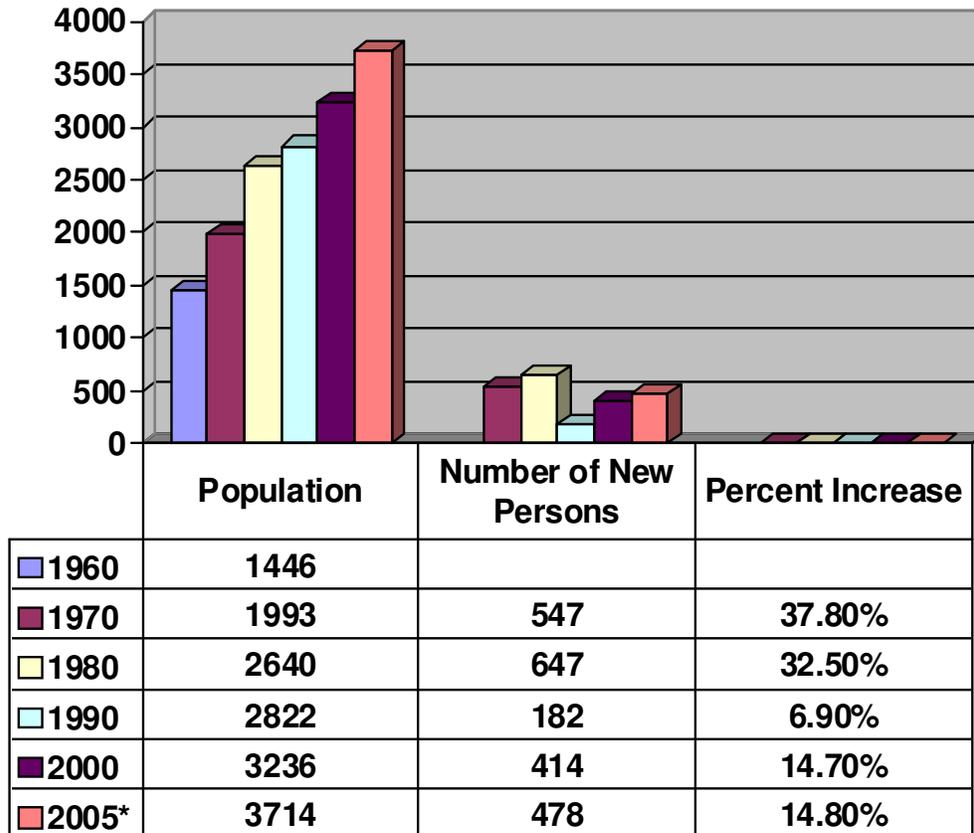
A demographic analysis clarifies the picture of who we are, what we do, and how we have changed. Historically, the City has been a homogeneous, low density, rural community. This picture is changing. This community profile includes demographic and existing land use data.

2.1 Local Demographics

Population and Households

The 14.7% rate of growth during the 1990's was more than double the 6.9% increase in population during the decade of the 1980's. Compared to the 1990's the rate of population increase doubled during the first half of this decade with a gain of 14.8%, which translates into a population gain of 30% on a ten-year basis. This rate is comparable to the rate of growth experienced in the 1970's. Overall population residing in Independence almost doubled from the 1970 census to present.

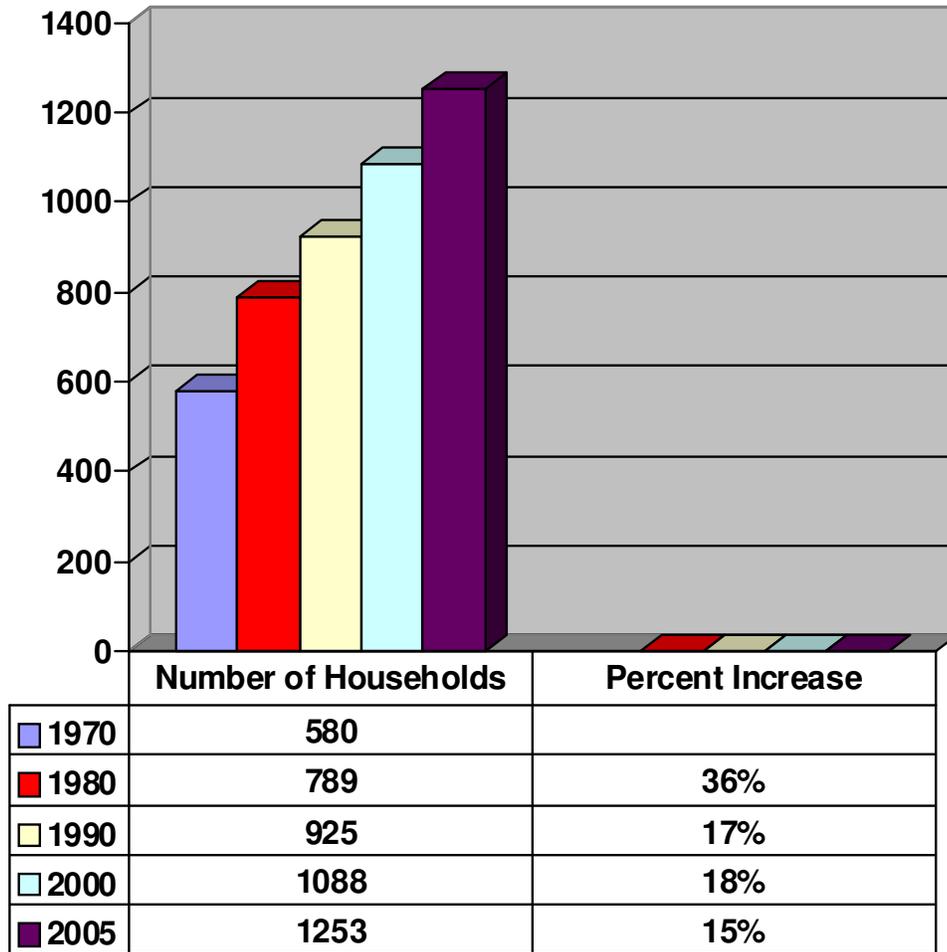
**Table 1
Population 1960 - 2005**



Source: U.S. Census; 2005 Estimate: Metropolitan Council

The average size of an Independence household in 2000 was about 2.96 persons, down from 3.28 in 1990 and reflecting a national trend. The reduction in average household size is projected to accelerate from 2010 to 2030 due to the planned Urban Residential north of Maple Plain to accommodate senior housing, often consisting of one-person households. Households equate closely to dwelling units and, in land consumption terms, is a better indicator of growth, than population.

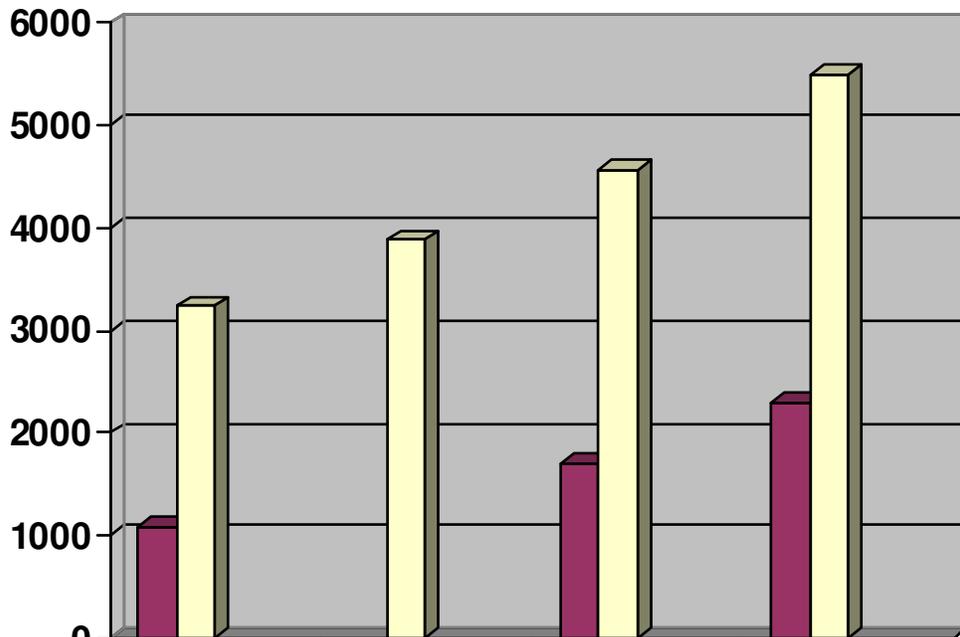
**Table 2
Households Growth 1970- 2005**



Source: U.S. Census; 2005 Estimate: Metropolitan Council

Residential construction slowed significantly during the last two years and a population gain of 23.6% is projected for the decade. Population increases of 17.0% and 16.10% are projected over the next two decades. These forecasts use the Metropolitan Council's forecasts as a base and add to that the expected development in the proposed Urban Residential area adjacent to Maple Plain.

**Table 3
Population and Household Forecast 2010-2030**

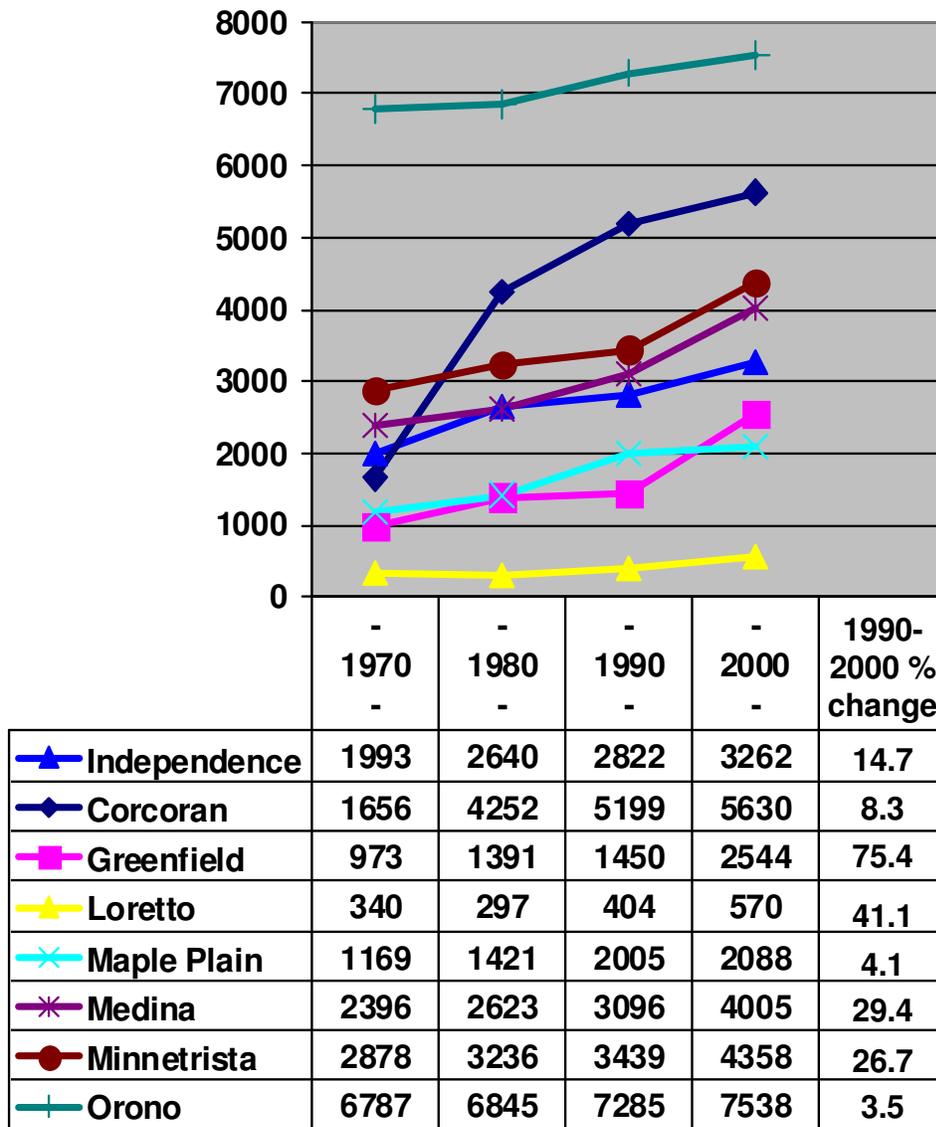


	2000	2010	2020	2030
Households	1088	1339*	1693	2293
Population	3236	3883	4571	5503
Percent Increase		20.00%	17.70%	20.30%
Increase in # of Persons		647	688	932

*Source for 2010 Existing Households: City of Independence Assessor; Hennepin County

Independence's rate of growth during the 1990's was generally less than that of similar nearby communities with the exception of Corcoran where population increased by only 8.3% during that decade. Adjacent communities that grew at slower rates than Independence, but which have different situational characteristics than Independence include Maple Plain, and Orono.

Table 4
Adjacent Communities Population Comparison 1970- 2000



Source: U.S. Census

Age, Race, Ethnicity, Poverty Status and Education

School age, middle age and older population groups experienced significant growth in numbers between 1990 and 2000 while post high school to age 44 population declined. School age and elderly groups are less productive and more dependent on others than the population as a whole.

Table 5
Age Groups- 1990 and 2000

Age	1990		2000		Change	
	Number	% of Total	Number	% of Total	Number	Percent
Under 5	218	7.7%	222	6.9%	4	1.8%
5 to 9	233	8.3%	272	8.4%	39	16.7%
10 to 14	229	8.1%	290	9.0%	61	26.6%
15 to 17	130	4.6%	190	5.9%	60	46.2%
18 to 21	144	5.1%	116	3.6%	-28	-19.4%
22 to 24	76	2.7%	47	1.5%	-29	-38.2%
25 to 34	409	14.5%	237	7.3%	-172	-42.1%
35 to 44	557	19.7%	702	21.7%	145	26.0%
45 to 54	381	13.5%	550	17.0%	169	44.4%
55 to 64	254	9.0%	345	10.7%	91	35.8%
65 to 74	120	4.3%	183	5.7%	63	52.5%
75 to 84	56	2.0%	66	2.0%	10	17.9%
85 and older	15	0.5%	16	0.5%	1	6.7%
TOTAL	2,822	100%	3,236	100%	414	14.7%

As of 2000 3.1% of people residing in Independence, 101 people in total, were non- white. About one-half of these people were of school age.

Table 6
Race/Ethnicity by Age: 2000

Age	White	Black or African American	American Indian	Asian or Pacific Islander	Other Race	Two or more races	Hispanic or Latino
Under 5	211	2	1	4	1	3	6
5 to 17	718	1	0	18	5	10	13
18 to 24	160	0	0	3	0	0	0
25 to 44	922	0	2	7	1	7	8
45 to 54	545	0	2	3	0	0	1
55 to 64	342	0	1	0	0	2	0
65 to 74	183	0	0	0	0	0	0
75 and older	82	0	0	0	0	0	0
Total Population	3163	3	6	35	7	22	28

Source: U.S. Census

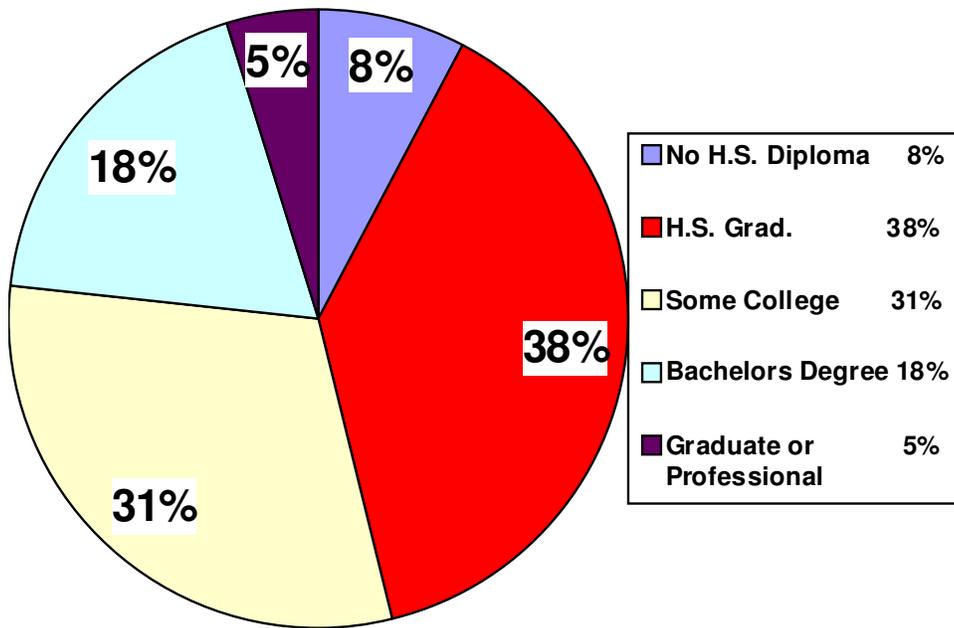
Educational attainment increased significantly during the decade of the 1990's among Independence residents in terms of the number obtaining education beyond high school. Independence surpasses the national trend of increasing levels of education.

Table 7
Educational Attainment, Persons 25 years and older: 1990, 2000

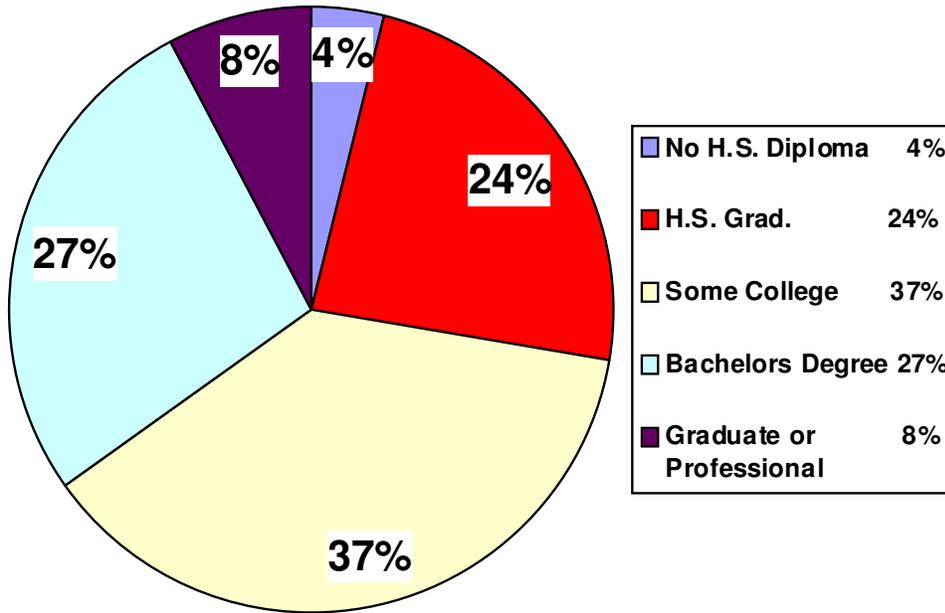
	1990	2000	Percentage Change
No High School Diploma	138	83	-39.9
High School Graduate	690	490	-29.0
Some College or AA Degree	553	774	+40.0
Bachelors Degree	333	562	+68.8
Graduate or Professional Degree	87	162	+86.2

Source: U.S. Census

1990 Education Make up



2000 Education Make up



Percent in poverty-- measured in terms of individuals, families or households-- declined substantially from 1989 to 1999. In 1989 the poverty level for a family of four was \$12,100 and the poverty level for the same family of four was \$16,700 in 1999.

Table 8
Population: 1989, 1999

Poverty Rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	107	3.8%	43	1.3%
Families	25	3.2%	7	0.8%
Households	37	4.0%	11	1.0%

Source: U.S. Census

Economic Base

A shift of employment among Independence residents from agriculture to other industries such as construction, transportation, retail/wholesale trade, finance/insurance/real estate occurred during the decade of the 1990's. A change in employment categories used between the 1990 and 2000 censuses accounts for many of the blank spaces on the chart below.

**Table 9
Employed Residents by Industry 1990 and 2000**

Industry	Number (1990)	Number (2000)	Percent (1990)	Percent (2000)
Agriculture	101	22	6.1	1.2
Construction	164	211	9.9	11.7
Manufacturing	328	335	19.9	18.5
Transportation	20	44	1.2	2.4
Retail/Wholesale	298	334	18.1	18.5
Finance/Insurance and Real Estate	91	183	5.5	10.1
Public Administration	34	35	2.1	1.9
Communication/Public Utilities	20		1.2	
Business and Repair Services	178		10.8	
Personal Services	17		1.0	
Entertainment and Recreational Services	63		3.8	
Professional Services	335		20.3	
Information		14		0.8
Professional, Scientific, Management, Administrative, and Waste Management Services		232		12.8
Educational Health and Social Services		216		12.0
Arts, Entertainment, Recreation, Accommodation and Food Services		118		6.5
Other Services		63		3.5
Total	1649	1,807	100	100

Source: U.S. Census

The number of households in Independence earning over \$75,000 also increased significantly during the 1990s. These numbers have not been adjusted for inflation and such an adjustment would bring 1999 income levels down some.

**Table 10
Income Levels**

Income	# of Households (1989)	# of Households (1999)
Less than \$10,000	44	24
\$10,000 to \$14,999	12	18
\$15,000 to \$24,999	49	38
\$25,000 to \$34,999	212	88
\$35,000 to \$49,999	174	115
\$50,000 to \$74,999	242	205
\$75,000 to \$99,999	119	187
\$100,000 or more	72	*415

*111 households have income \$200,000 or more.

Source: U.S. Census

The number of jobs based in Independence increased from 90 to 150 during the 1990's, giving the City a 67% job base increase during the decade. With expected growth in the Urban Commercial area on the west side of the community adjacent to Delano, job growth is expected to accelerate significantly during coming decades. The Metropolitan Council had forecasted 160 and 170 jobs in 2020 and 2030, respectively, without job growth from the Urban Commercial.

**Table 11
Job Growth in Independence: 1990, 2000**

	1990	2000	2010	2020	2030
Employment	90	150	160	560	970

Source: Metropolitan Council (plus job growth in Urban Commercial in 2020 and 2030)

Single-family homes continued to increase in value in Independence, more than doubling during the 1990's. With the recent economic downturn home values in Independence have declined.

**Table 12
Median Value of Owner Occupied Units**

1990 Value	\$113,000
2000 Value	\$234,900
2000 Value adjusted for inflation since 1990	\$144,373

Source: U.S. Census

2.2 Existing Land Use

The City of Independence is 22,400 acres or approximately 35 square miles in land area, most of which is non-urbanized. Only 1.5% of the land area, the single family sewer, is serviced with sewer. One-third of the land area is contained in parcels 40 acres or more in size and another one-third is in parcels of land from five to 40 acres. Of the land area, 6,108 acres consist of wetlands. Existing land use is shown on Figure 1. Currently the City has a gross density of 1 unit per 16 acres.

**Table 13
Existing Land Use in Acres and Percent- 2007**

	Acres	Percent
Single Family Sewered	326	1.5%
Commercial/Industrial	115	0.5%
Semi-Public/Institutional	402	1.8%
Single Family Residential <5 acres	1,644	7.4%
Rural Residential 5 to <40 acres	7,403	33.0%
Agricultural 40+ acres	7,531	33.6%
Parks and Recreation	1,733	7.7%
Open Space/Vacant	671	3.0%
Open Water, Rivers and Streams	1,418	6.3%
Roadways	1,137	5.1%
TOTAL	22,400	100.00%
Wetlands	6,108	

Source: City of Independence Assessor; Hennepin County

Figure 1: Land Use

Agriculture

While remaining the predominant land use in the City in terms of acreage, agriculture land use has continued to decline. In 2007 about 9,700 acres of land remained in agriculture

Residential

The 2000 census indicates that there were 1,086 occupied dwelling units in the City, an increase of 161 units or 14.8% over 1990. About 98% of the occupied dwelling units in the City are single family detached and about 95% are owner-occupied.

Table 14
Occupied Housing Units by Type and Tenure: 1990, 2000

Housing Type and Number of Units in Structure	1990		2000	
	Owners	Renters	Owners	Renters
Single Family, detached	838	62	1034	25
Single Family, attached	2	0	0	7
Duplexes	2	5	0	3
Buildings with 3 or 4 units	0	3	0	7
Buildings with 5 to 19 units	0	0	0	0
Buildings with 20 or more units	0	0	0	8
Mobile Homes	3	2	0	2
Other Units	4	4	0	0
Total Occupied Housing Units	849	76	1034	52

Source: U.S. Census

Building permits for construction of new housing during the 1980's, 1990's and so far this decade have all been for single-family detached housing.

Table 15
Residential Permits Issued: 1970 – 2006

Housing Type and Number of Units in Structure	Number of Units Permitted in:			
	1970-79	1980-89	1990-99	2000-06
Single Family, detached	242	140	238	192
Townhouse	0	0	0	0
Duplexes	0	0	0	0
Multifamily	21	0	0	0
Total Permits	263	140	238	192

Source: U.S. Census