

NARRATIVE APPENDIX

Community Survey Summary
Community Meeting and Focus Group Meeting Summaries
Demographic Analysis
Park & Recreation Standards

Community Survey Summary

The city undertook a community survey in 1996. The results of the survey are summarized below:

PERSONAL BACKGROUND

- Two thirds of the households responding to the survey indicated they had lived in Lanesboro for more than fifteen years. Less than 16% of the respondents lived in the City for five or fewer years. The population responding to the survey were primarily persons who have a long relationship with the City.
- More than sixty percent of the respondents indicated they lived in the Brooklyn neighborhood. The Church Hill neighborhood sent back 30 responses, 17 responses came from the downtown area, 11 responses came from those living in the Flats neighborhood, seven (7) came from the rural area, and one response was received from a household in the Little Norway neighborhood.
- The largest number of persons by age group responding to the survey were in the 26 to 50 year old group.
- Fifty five (55%) percent of the adults represented in the survey had at least some post secondary education; 26% had either a college degree or a graduate degree.
- Forty five (45%) percent of the adults were employed full time; another 18% were employed part time. More than 19% were retired.
- Fifty five (55%) percent of those responding indicated they were employed in Lanesboro. The next most populous place for employment was Rochester (13%) and Preston or Fountain (11.5%).
- In response to a question regarding the level of hourly pay needed to be acceptable, the largest group of people indicated that \$7.51 to \$10.00 per hour would be the lowest rate needed (36.6%). The next largest response was for a rate between \$10.00 and \$15.00 per hour (28.1%).
- A range of 23 occupations were provided in response to the question about the wage earner's occupation with clerical worker and teaching being the two most frequently given responses.
- The federal income limits by household size were used as the household income guidelines. The largest number of responses fell in the \$20,250 or less range and the \$38,251 or more range. Just 36% of the persons responding to the survey had incomes that would qualify as low to moderate income.
- The largest number of respondents owned their own home (87%). The largest number of respondents lived in a single family home (87%). Most respondents were satisfied with their current housing situation with 91% indicating they would not prefer to live in a different home. Fifty one (51%) percent of those responding indicated they would rank their home as in good condition. Another 19% indicated their home needs major repairs.
- Interestingly, fifty five (55%) of the respondents indicated they are planning on retiring in Lanesboro; another 27% indicated they were already retired.

LOCAL ECONOMY

- In response to a question regarding the summer months, nearly 70% of the respondents indicated they needed to drive around to find parking space. Only 4% can find parking right away.
- Shopping habits were also explored. Lanesboro was the most frequently indicated location for the following items: groceries, dentist, banking, auto purchase, auto repair, gasoline, hardware, and restaurants. Rochester was the place most likely used for the following items: clothing, shoes, furniture, appliances, farm and home supplies, doctor, and building materials. Preston was the most popularly used location for prescription drugs.
- In response to the question about the type of retail establishment needed in the City, 82% indicated they would like to see a variety store and 75% indicated a pharmacy would be the most needed. The third most popular answer was a 30% response for a clothing store.

PARKS AND COMMUNITY FACILITIES

- More than 70% of respondents indicated the City does not need more park land.
- A swimming pool received the strongest support for needed community facilities (46% of all responses). Fifteen (15%) percent of the respondents indicated that a campground was needed.
- In response to a question regarding whether the City should upgrade existing equipment or purchase new, 61.5% indicated they would prefer the City upgrade existing equipment.

COMMUNITY IMAGE

- Respondents indicated the City ranks "very good" in terms of friendliness, recreational opportunities, good place for kids, community pride, and having an attractive downtown. It ranks "OK" in terms of the city moving ahead, encourages growth, social opportunities, cultural opportunities, progressive business, civic clubs meeting needs, city/rural relations, and maintenance of residential areas. It ranks "poor" for merchandise selection.
- Respondents, in ranking city services indicated that the following were "good" – fire protection, police protection, electrical utilities, library, school, garbage, telephone, preschool daycare, art organizations, and snow removal. The following ranked "OK" – city government, sewer system, water system, elderly services, handicapped services, local news media, and economic development.

COMMUNITY IMPROVEMENTS NEEDED

Those improvements ranked as "very important" included industrial development, new housing development, and residential lighting. Those improvements ranked as "important" included tourism services, more apartments, downtown improvements, housing rehabilitation, streets, sidewalks, storm sewers, sanitary sewers, parks and recreation, historic preservation, Root River access, and technology upgrades. Those

improvements indicated as "not important" included mobile home park, nursing home, and downtown lighting.

General Community Issues Meeting

Community residents gathered together on May 21, 1997 at 7:00 p.m. in the lower level of the Community Building to discuss the City's future. At least thirty persons participated in the issues identification session, generating a variety of issues and ranking those issues deemed most critical for the City to address. The top four (4) single issues of most concern to the participants were:

- a need to attract business or industry for the creation of good paying local jobs (9 votes);
- a good use for the old school building needs to be found (7 votes);
- in its future planning for development, there should be a focus on sustainability (5 votes); and
- there is a need for more housing, all types (5 votes).

1. Economic Development Concerns, development and redevelopment:

- the need to generate more well paying job opportunities (9 votes);
- find a good use for the old school building (7 votes);
- develop with an eye on sustainability (5 votes);
- develop the riverfront, utilize this valuable natural resource (4 votes);
- there is a need to focus on heritage and building preservation and preserve views and vistas in the use of land and development (4 votes);
- development efforts should focus on small business (3 votes);
- avoid or prevent blighting influences, development efforts should be concerned with positive appearances of buildings, avoid ugly buildings (2 votes);
- there is a need for an industrial park (2 votes), identify industry types for local recruitment efforts (1 vote);
- acquire land for infrastructure expansion;
- attract or recruit an oriental food restaurant (1 vote);
- attract or recruit the development of a Dairy Queen; and
- attract or recruit the development of a drug store or variety store.

2. Housing development issues included:

- development of all types of housing is needed in Lanesboro (5 votes);
- there is a need for low income housing (2 votes);
- in developing housing policies for existing housing stock, priorities need to be established regarding the conversion of family homes to a lodging use or preserving them for family housing (1 vote); and
- the development of rental housing.

3. School issues included:

- a need to keep the school independent (4 votes); and

- development activities should focus on attracting young families to Lanesboro for purposes of infusing additional children into the school system (1 vote).
4. The need for planning efforts generated several issues:
- the need to maintain and build on the community's strengths is critical in its long range planning efforts (3 votes);
 - the City needs to consider the impact of tourism development efforts on its infrastructure (1 vote);
 - a long range plan needs to be generated for the City's park system (1 vote);
 - planning efforts need to look long term (1 vote); and
 - those residents with vision need to get involved in this process and the visioning done needs to prioritize the City's efforts in terms of identifying the most valuable first steps needed.
5. City activities associated with enforcement of, reworking of its ordinances, or changing operating procedures of its enforcement personnel should include the following:
- there is a need for the City to be more vigilant in enforcement of its ordinances (3 votes);
 - a need to control litter (1 vote);
 - a concern with vandalism following festivals;
 - a concern expressed with the Planning and Zoning Committee's role in community affairs;
 - the need to manage conflict that arises through growth;
 - Planning and Zoning Committee members need to visit development sites prior to conducting hearings;
 - the Zoning Ordinance needs to be made more flexible;
 - the new comprehensive land use plan needs to be a simple, straight forward document;
 - there needs to be an update of the City's ordinances; and
 - there is a concern with business development in residential districts.
6. Other city sponsored activities or city leadership issues include the following:
- the need to develop a health club or teen center facility for the City's youth (2 votes);
 - the need to develop a swimming pool (2 votes);
 - the need to sponsor a town picnic for purposes of fostering closer local ties to neighbors and residents (2 votes);
 - there is a need to create additional parking or address parking problems (1 vote);
 - there is a need to develop an intra-city trail along the river from hwy. 250 to the ball field (1 vote);
 - there is a need to develop additional bike lanes in the City;
 - the walkability of the City needs to be addressed through the development of sidewalks, bike lanes, other non-motorized modes of transportation;

- there is a need to maintain and strengthen local emergency services;
- create a shuttle service for the tourist trade;
- develop alternative forms of energy;
- create a clearinghouse for local volunteers;
- the need to address brush removal and burning; and
- refocus on composting and recycling efforts.

7. Miscellaneous issues generated include:

- the need to focus and develop senior programs (1 vote);
- preserve non-tourist businesses;
- who pays for development; there should be a focus on fairness (1 vote);
- extra-territorial issues outside and adjacent to the City of Lanesboro;
- a concern with intergovernmental cooperation; and
- a concern with water quality.

Housing Issues Meeting Summary

Community issues generated during a housing focus group meeting conducted on November 20th, 1997 included:

1. Rehabilitation of existing buildings or reuse of existing buildings:
 - use of the old school house on the hill for some type of housing option;
 - identify underutilized buildings in town, specifically in the commercial core, and determine if they could be used for some type of housing option, if they are in need of some type of improvement activities, and if there is a need for some type of incentive program that could be put in place to facilitate the increased usage of these types of buildings.
2. Concerns raised regarding existing land use and the transition of usage:
 - the change in use of family homes to lodging places or bed & breakfasts has been a community concern. The specific concern raised during this meeting was with the changing character of neighborhoods in which this conversion takes place.
3. Existing land use concerns include:
 - there were concerns raised regarding the past location of mobile homes on single family home lots and how the City might encourage or hasten their elimination;
 - one suggestion included the need for the City to adopt policies to encourage infill housing development versus focusing on expansionary housing development policies;
 - the trend of seasonal housing was raised as a concern;
 - large lots in the Brooklyn area was raised as a concern.
4. New development issues raised include:
 - concern was raised regarding the development densities along Zenith Drive and the need for the City to ensure the densities are high enough to justify the expense of extending city utilities; access points were also raised as a concern for this area;
 - an assisted living facility for the elderly is needed;
 - a transitional type of housing for the elderly is needed in the City;
 - affordable housing, especially for families is needed in the City;
 - the City should consider the creation of a place in which manufactured homes can be built or placed.
5. Ordinance or zoning issues include:
 - more R-3 district space is needed;
 - a concern with spot zoning was raised;

- the regulation of unmaintained, unsightly, junky places in the City needs to be done;
- the City needs to ensure its control of land use does not encourage sprawl;
- the City needs to control land use along the bluff area to ensure the sightlines and views of and from bluffs are not built out;
- a concern with development design was raised, especially in regard to the types of housing allowed and to encourage the building of attractive housing types;
- the City should adopt building code.

Coordination of land use controls between the City and Townships and County needs to be a priority.

Economic Development Focus Group Meeting

Community issues generated during a December 4th, 1997 meeting included the following:

1. Philosophy the City should pursue when drafting an economic development program:
 - need to diversify the City's economic base;
 - it's important to understand what the City can absorb in terms of growth;
 - the City should establish growth thresholds as they relate to infrastructure.

2. Information that should be gathered and/or communications improvements that need to be made:
 - the City will be undertaking a business retention program in which visitations will be made to local businesses. The need for a local loan fund may be identified and, if it is determined to be of value, ways to finance it will need to be identified. Local ties to outside business expertise will be established. The point of this program is to help local businesses grow;
 - in its business expansion efforts, the City should target its efforts to those businesses that support and build upon the livability of the City;
 - encourage local businesses to share information with other businesses that is gathered on their clientele;
 - gather information regarding local services, goods providers, and other businesses and use it when drafting a marketing program, either in terms of attracting more families to the City or for tourist purposes;
 - assemble information about the City, such as available housing, particulars about the school system, and any other amenities about the City that would attract new residents;
 - improve communications with the County economic development efforts.

3. Specific projects that should be encouraged or attracted include the following (the first three items were indicated as being most vital):
 - the establishment of an incubator building to house artists or artisans and small food processing operations;
 - expand and encourage the establishment of cottage industries or home occupations;
 - tourism related projects would include the development of a parking lot (possibly by the softball field), make trail improvements (clearing of brush and weeds), fix up the old bridge and the surrounding area, and find ways to expand the tourist season;
 - attract small proprietorships with a few employees;
 - need a retail outlet that might include the sale or rental of sporting goods, hiking gear, and camping equipment;
 - telecommuters;

- food processors to finish locally grown products;
- bank would be better if locally owned;
- pharmacy;
- health club;
- swimming pool (indoor preferably);
- clothing store;
- elderly housing.

Green Space, Open Space, Historic or Natural Area Preservation Activities Focus Group Meeting

Community issues generated during a January 8th, 1998 meeting included the following:

1. Changes to ordinances or districts include:
 - establishing reasonable setbacks from bluffs, the river, and natural areas in order to preserve and protect these areas from development encroachment. Bring in further definitions of and adequately restrict development on areas of slope;
 - historic preservation needs to continue to be a local priority. The City needs to strengthen its preservationist focus in the commercial core and possibly expand the district, based upon the willingness of business owners to participate.
2. For the economic development and tourist efforts, the City must define its visitor and separate them into daytrippers versus the long stay group and determine their parking needs.
3. Individual projects to consider include:
 - establishing a regular riverway cleanup effort;
 - build upon and expand existing park facilities versus developing new park space;
 - determine the location for and support for establishing a local walkway along the river. However, ensure the walking path is a natural type of path and not an asphalt path;
 - the City should seek the "Tree City USA" status;
 - the City needs to refurbish the old bridge and old bridge area.

Public Infrastructure Focus Group Meeting

Community issues generated during a January 22nd, 1998 meeting included the following:

1. Street project activities include:
 - street lighting needs in the Brooklyn area;
 - sidewalk reconstruction and construction needs in the downtown commercial area and in the residential areas;
 - placement of stop signs along the state highway routes and along Coffee Street project area;
 - need for a scheduled maintenance program and seal coating program for local streets;
2. Improvements or projects needed in city utility infrastructure include:
 - need to acquire land for the eventual need to relocate and expand the City sewage treatment facility;
 - need to establish a long range maintenance plan for the sewage treatment and water supply systems;
 - age of the City infrastructure is a concern and a systematic program to upgrade and replace or rebuild this infrastructure should be done. This should be done for the sewage collection and treatment system, the water delivery and supply system, and the electrical generation and delivery system;
 - the need to relocate the water supply line that goes across the old bridge should be done.
3. Public building improvements include:
 - the school may need to be added on to at some point and the location for this expansion should be looked into;
 - public buildings should be inventoried and some determination should be made about future use, expansion needs, or renovation needs and then activities should be scheduled;
 - a new fire hall should be considered.
4. Recreation types of improvements to be considered include:
 - refurbishing the old bridge;
 - park furniture replacement program;
 - additional landscaping and plantings should be considered along the riverway;
 - inspect and fix the dam and levee area.
5. City vehicle purchases need to be scheduled versus being on an emergency purchase basis:

- a replacement fund has been started and should continue to be supported;
- a new city plow is needed;
- a new parks truck is needed.

6. City proper itself should be fully developed before expansion is undertaken.

Population

The City of Lanesboro and Fillmore County have both experienced significant population losses from 1950 to the 1996 estimates. The City of Lanesboro experienced its most significant population loss during the 1960s with a decline of more than 200 persons. The 1970s was a time of some resurgence but then some additional declines following the 1980s. Estimates as to what is occurring during the 1990s suggest that additional, although small declines can be expected. The 1960s was also a time in which the County experienced its most significant population decline as well with the loss of more than 1,800 persons. Almost no change was seen during the 1970s while the 1980s was a time in which another large decline was experienced. Small increases are estimated to be occurring in the 1990s.

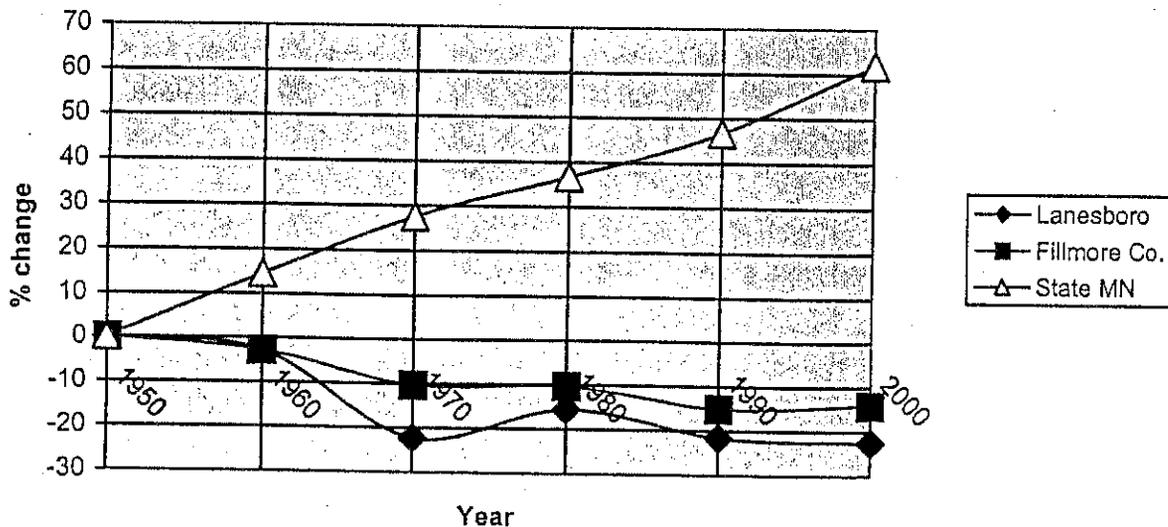
Both the table and the graphic below illustrate the type of change discussed above. As can be seen in the graphic below, the rate of change seen for Lanesboro and Fillmore County is diametrically opposed to the rates seen for the State. Both the County and the City of Lanesboro are predicted to continue to see further population losses during the coming 10 to 15 years and then a stabilization in 20 to 25 years.

Population Change – 1940 to 1996

	1950	1960	1970	1980	1990	1996 est.	% change
Lanesboro	1094	1063	850	923	858	851	-22.2%
Fillmore County	24465	23768	21916	21930	20777	20916	-14.5%

Source: U.S. Census - 1950 to 1990. The 1996 estimate was provided by the MN State Demographer

Population Change (by %) 1950 to 2000



In the graphic above, the population change over time is illustrated for the City of Lanesboro and Fillmore County. Projections based upon the 1996 population estimates show that the population change is still occurring at a negative rate for the City. Population projections made for the County by the State Demographer's office following the 1990 census indicate that the demographer expected population declines to continue through the year 2010, at which time they would stabilize out to the year 2020. However, estimates provided for 1996 indicate that there is some population growth occurring during the 1990s in the County, perhaps indicating that the County is becoming a more attractive place for people to migrate to.

The historical change in population, while informative, provides just a portion of the information needed for planning purposes. Population forecasts are typically incorporated into land use documents to provide a possible glimpse into what may be in store for the planning entity. The first activity conducted prior to calculating projections for the City was to calculate projections for the County. The table below lists three different projections for Fillmore County through the year 2025.

Population Projections for Fillmore County to the Year 2025

	2000	2005	2010	2015	2020	2025
% of State Growth ¹	21009	20571	19907	19177	18294	17357
Demographer	21009	19610	19510	19440	19520	19560
+0.005%/10 yrs. ¹	21009	21062	21115	21168	21222	21276

¹ Source: Pettipiece Cesario Development Solutions, Inc. - 1998

Projections for Lanesboro are illustrated in the table below. The first method was an averaging of the projected changes for the County, as illustrated in the table above. An average change in Lanesboro's percentage of the County population was then calculated for five (5) year increments and applied to the average of the County projections. This method predicts a steady population decline of about 20 people every five years with a population of 740 by the year 2025.

The second method was to use the County's growth projection as the base and apply the City's percentage used in the first method. This method illustrates a slower population loss cycle. By the year 2025 the projected population stands at 815, or an average decline of about six (6) persons every five (5) years.

In the third scenario, the average change in the City's population is assumed to average a negative two (-2%) percent every ten years. The results of this method is very similar to the second method. The 2025 population is estimated to be at 805 persons, or an average decline of about eight (8) persons every five (5) years.

	2000	2005	2010	2015	2020	2025
Ave. Co. Change	847	811	802	789	765	740
Decr. % of County	847	840	834	828	821	815
-2%/10 yrs.	847	838	830	822	813	805
+2%/10 yrs.	847	855	864	872	881	890

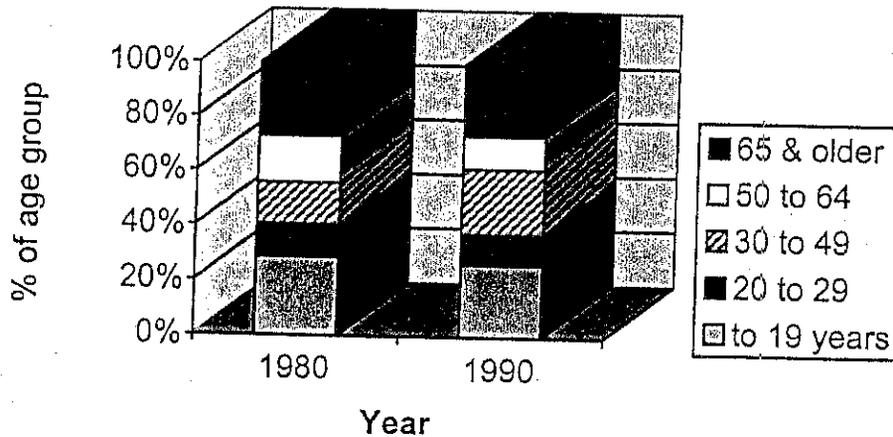
Source: Pettipiece Cesario Development Solutions, Inc. 1998

In the fourth scenario, just to give the scenario a positive growth spread, an assumption is made that the City will see a slow growth of two (+2%) percent every ten (10) years. In this scenario, the City's population by the year 2025 will be 890 persons, or the addition of about eight (8) persons every five (5) years.

While these projections seem to indicate the City's population will continue to decline, the thing to keep in mind is that the projections do not account for any annexation proceedings that may occur. The projections are primarily based upon historical data. The attractiveness of the City, its natural amenities, and the proximity to labor markets, providing housing is available, could result in a significant growth spurt.

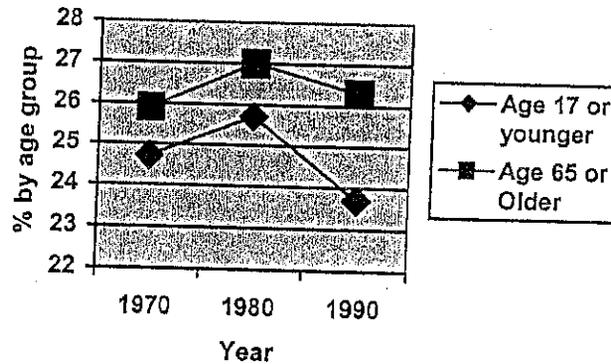
The population is getting older. National and state statistics all indicate this aging trend. Fillmore County and the City of Lanesboro are also experiencing this trend. As seen in the graphic to the right, during the two census periods, a smaller share of the population is made up of persons aged 29 and younger. The fastest growing segment of the population during the 1980s were those aged 30 to 49. This illustrates the baby boom group. Following the 2000 census, large increases will likely be seen in that group of persons aged 50 to 64. Ten years later, the fastest growing segments of the population is likely to be those aged 65 and older.

Population by Age Group (%)



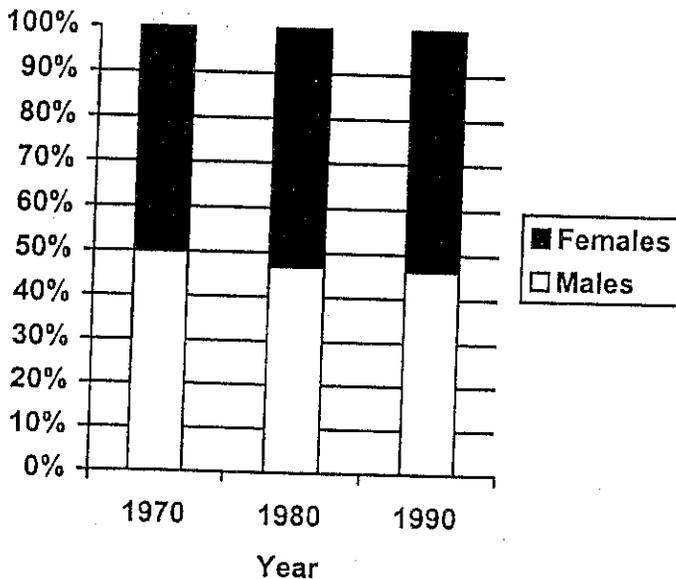
The graphic to the right illustrates change in the percentage of the population aged 17 or younger and that segment aged 65 or older. Large declines occurred in the youngest portion of the population during the 1980s while a small decline occurred for those aged 65 and older. An increase is likely to be seen in the older segment during the 1990s and further declines will probably occur for the younger group.

Change in % of Persons by Age Group



In the graphic below, the population in the City of Lanesboro is seen to have a fairly typical male and female split. In 1970, females accounted for exactly half of the City's population. The 1980 census indicated that females accounted for more than 53% of the City's population and in 1990 nearly 54% of the population was female. Given the current trend regarding the aging of the population, females will, in all likelihood, comprise an even larger portion of Lanesboro's population.

Population by Sex



In conjunction with the change in population, changes in the number of households and housing units also need to be considered. As shown in the table below population trends are not always a good indicator of household trends. From 1970 to 1996, there was no change in the number of persons. During this same period, the change in the number of households was an increase of 58, all of it occurring during the 1970s. Nearly no change occurred during the 1980s or the 1990s.

Lanesboro Household & Housing Unit Change - 1970 to 1996

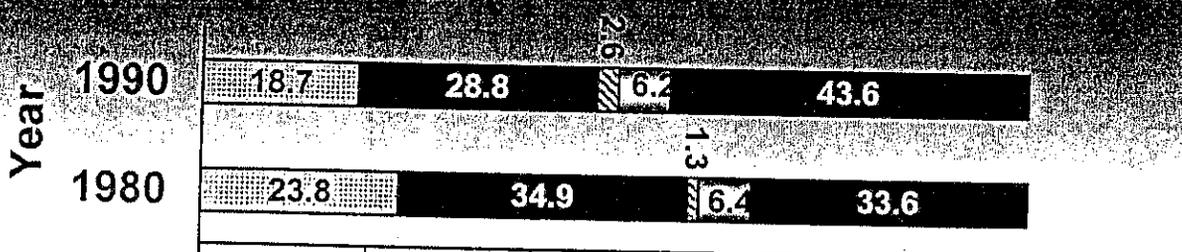
Year	1970	1980	1990	1996 est.
Population	850	923	858	851
# of Households	328	385	385	386
Persons per Household	2.59	2.4	2.23	2.2
# of Housing Units	363	413	417	Na

Source: U.S. Census: 1970 to 1990, MN Demographer: 1996 estimates

The average household size decreased radically in Lanesboro during the time period shown. The 1970 census indicates that the persons per household was nearly 2.6 persons per household. This declined during the 1970s to 2.4 persons and then declined again during the 1980s. The most current estimate indicates that the persons per household is at 2.2 persons. This type of pattern is estimated to continue by both the Minnesota Demographer's Office and the U.S. Census Bureau.

The change in households also affects the housing market. As changes occur in the makeup of households, the need for housing also changes. Even though the population experienced a 7% decrease during the 1980s, the number of households in the City remained the same and the number of housing units increased by four. As can be seen in the graphic below, the types of households being found in the City are indeed changing. The percentage of total households that are of a couple with children declined by 5% during this decade. In addition, the percentage of households made up of a couple without

Changes to Household by Type



- Couple w/kids
 Couple no kids
 Male w/kids
- Female w/kids
 Nonfamily hshold

children declined during the 1980s by more than six percent. The nonfamily type of household increased by 10% during the 1980s, moving from 33.6% in 1980 to 43.6% in 1990. Households headed by a female and containing children experienced a slight decline, going from 6.4% of all households in 1980 to 6.2% in 1990. The percentage of male headed households with children and no wife present increased from 1.3% of all households in 1980 to 2.6% of all households in 1990.

These changes are all due to increases in divorce rates, delayed marriages, and longer lifespans. These kinds of population trends all impact household sizes and household numbers. The increases seen in the percentage of households that are non-family is a typical trend and one that is likely to continue into the next decade or two. This type of trend is due to the ability of older people that are able to stay in their own homes later in life because of healthier lifestyles, better health care, and a variety of home care delivery programs.

**Household Projections Based Upon Population Projections
City of Lanesboro**

	2000	2005	2010	2015	2020	2025
Ave. Co. Change	847	811	802	789	765	740
Decr. % of County	847	840	834	828	821	815
-2%/10 yrs.	847	838	830	822	813	805
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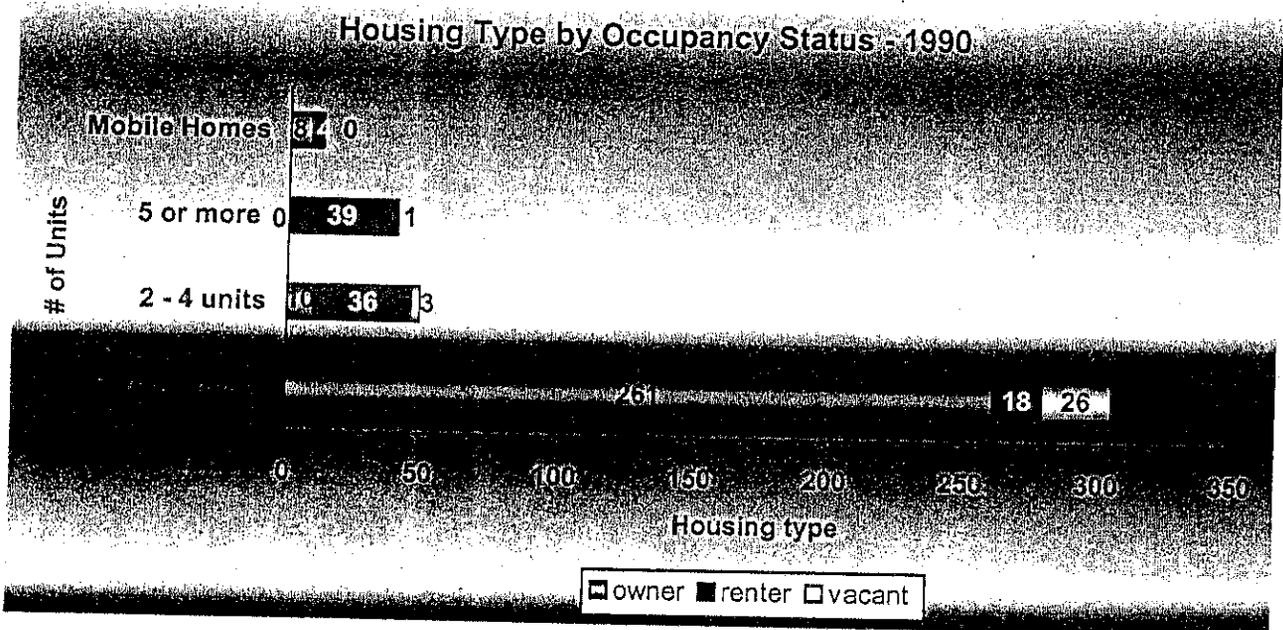
Source: Pettipiece Cesario Development Solutions, Inc. 1998

Why be concerned with households? It impacts land use and housing needs. Even with little to no growth in an area's population, a change in the composition of households can impact housing demand. Should elderly persons stay longer in their homes, housing turnover becomes stifled. Therefore, new families who would like to locate to an area in which few homes are for sale either locate elsewhere or look for new building sites. What is likely to happen with households in the City of Lanesboro? In the table above, the change in the number of households is estimated, based upon the population projections illustrated earlier. An assumption is made that the average household size will decrease over the time period displayed. Each population estimate was divided by an estimated average household size to yield a household estimate for each decade and each forecast estimate. The assumptions are as follows, the average household size of 2.17 persons per household was used for the year 2000, 2.15 persons for 2005, and 2.12 persons for the year 2010, 2.1 persons for 2015, 2.08 persons for 2020, and 2.1 persons for 2025, a very conservative set of estimates. Based upon these assumptions and the population projections above, an estimate can be made regarding the potential demand for housing in the city. As seen in the graphic, the housing demand to the year 2025 could decline as much as 33 units or increase as much as 40 units. Obviously, many other factors will have an impact upon this exercise. Energy costs, development patterns in the city, the costs of building single family homes, interest rates, family dynamics, and a variety of

other factors all will have an impact upon this development trend. However, as mentioned in the population projection section, the possibility of annexation(s) may have a huge impact upon the household numbers for the City.

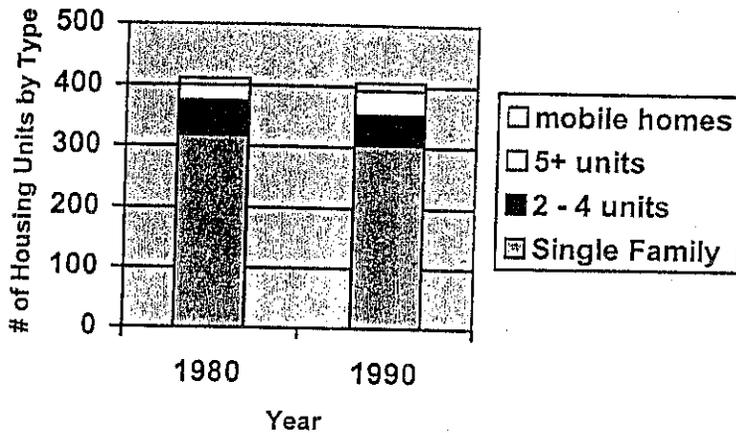
Housing

Housing in Lanesboro consists primarily of single family homes. The graphic below illustrates the 1990 mix of housing types and their occupancy and vacancy status. As seen, 305 units are single family homes. The majority of this type of housing is occupied by owners (85.6%). Renters occupy just 5.9% of the single family homes. The remaining twenty six (26) units (8.5%) were vacant as of the census period. In the graphic above, it shows there are 49 units in housing with from two to four units, 40 units in housing containing five or more units, both being primarily renter occupied, and twelve (12) mobile home units, eight of which were occupied by owners. Of the 417 housing units accounted for during the 1990 census, 32 units were vacant, a seemingly high vacancy rate of 8.5%. But based upon the more complete record of vacancies, eight units were for sale, five were for rent, six had been rented or sold but had not yet been occupied, seven were seasonal homes, and the remaining six were vacant for other reasons. Therefore, the vacancy rate would appear to be more like 3%.



Below is a graphic representation of the types of housing that existed during the census periods of 1980 and 1990. As can be seen, single family housing is by far the largest housing type. A decrease of 13 units occurred in single family homes during the 1980s. The number of units contained in buildings with from two (2) to four (4) units declined by eight units in 1980 also. The big change occurred in those housing units contained in buildings with five (5) or more units. In 1980, 25 housing units were found in this type of housing option. By 1990, another 15 units had been added to make a total of 40 units in this type of housing structure. Mobile homes do make up a part of the City's housing options, seeing an increase of one unit to the housing mix during the 1980s. They are becoming a rental option in the community. In 1980 all the mobile homes were owner occupied. By 1990, four of the units were renter occupied. So while single family homes still make up the largest share of the development activity, a large portion of housing

Comparison of Housing Types by Decade

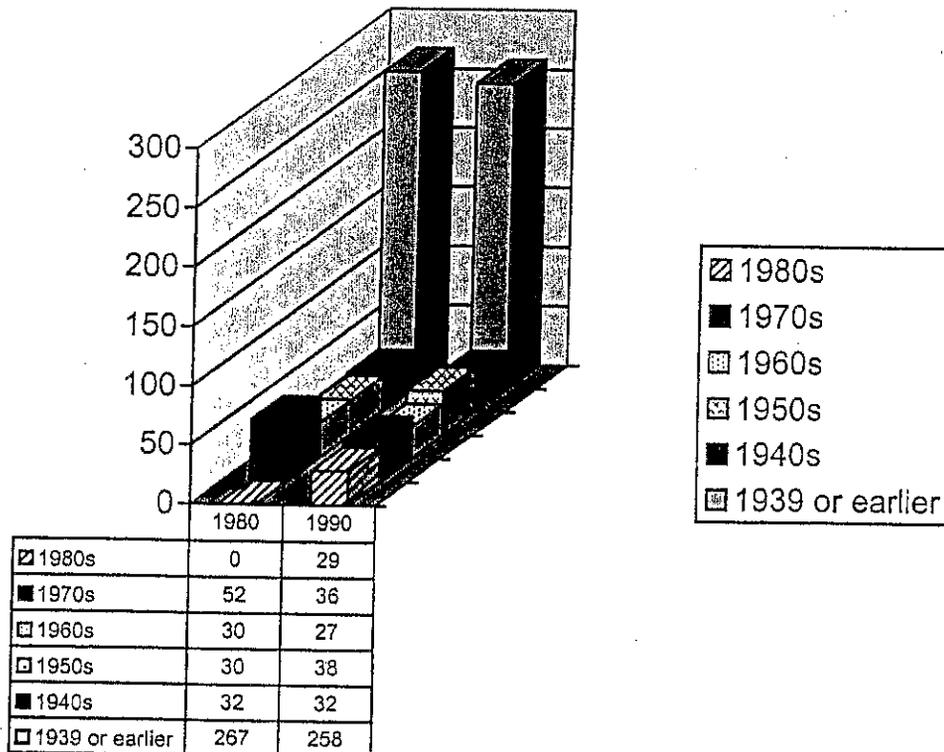


development pressure has shifted towards multi-family housing structures containing five or more units. This is a typical housing development profile seen by most growing communities in the State. In all likelihood, this trend will continue.

The housing development cycle in the City of Lanesboro shows a development cycle that is characteristic of a City in a stagnant cycle. As can be

seen in the graphic above, the development of housing units in the City from the 1940s through the 1980s averages about 30 to 35 units per year. While the change in overall units from the 1980 to the 1990 census indicates a growth of four (4) units, the addition of 29 units during the 1980s indicates that the community lost about 25 existing units during the 1990s. The implication from previous graphics, renters are occupying a larger

Housing by Year Built



portion of the total housing mix. In 1980, renters occupied 22.8% of the total housing units. By 1990, renters occupied 26.8% of the City's housing units. Given the escalating costs of developing housing, the costs of borrowing money, and the stagnant growth in wages, rental housing has become the prime source of affordable housing.

The table below illustrates housing occupancy status by age group. Owners of homes in the City of Lanesboro tend to be spread throughout all age groups. The largest single group of homeowners are between the ages of 65 to 74 with the next largest group being those aged 35 to 44. Nearly 41% of owner occupied households in the city are occupied by persons 65 and older.

Renters tend to be comprised of those in the youngest age groups or the oldest. The largest group of renters are those aged 75 or older followed by those aged 25 to 34 and those aged 15 to 24. This is a pretty typical trend. The younger aged households tend to have difficulty with downpayment requirements and the closing costs associated with a home purchase. By the time most persons reach their mid 30s, the purchase of a home becomes more important and their incomes have reached a level to where they can afford house payments. As they move through the age groups and reach retirement age, the trend is to gravitate to rental units again because maintenance of the home becomes more difficult, the home layout may be difficult for a person with physical impairments, or the

<i>Owner Occupied Housing by Age</i>			<i>Renter Occupied Housing by Age</i>		
Age Group	# of Units	% of total	Age Group	# of Units	% of total
15 to 24	9	3.2%	15 to 24	13	12.6%
25 to 34	31	11%	25 to 34	14	13.6%
35 to 44	57	20.2%	35 to 44	9	8.7%
45 to 54	35	12.4%	45 to 54	7	6.8%
55 to 64	35	12.4%	55 to 64	11	10.7%
65 to 74	62	22%	65 to 74	13	12.6%
75 or older	53	18.8%	75 or older	36	35%
Totals	282	100%	Totals	103	100%

Source: U.S. Census, 1990

space of the home is larger than an elderly person or couple needs or wants. This trend towards rental occupancy for the elderly is illustrated in the statistics below. Those households with persons aged 75 or older have moved into rental housing in strong numbers. Those persons aged 65 to 74 are still seen as primary homeowners.

<i>Housing Quality Indicators</i>		
Water Source for Homes	1980	1990
Public System	383	407
Drilled Well	18	13
Sewage Disposal Type		
Public Sewer	398	409
Septic System	11	11
Other	2	0
Complete Plumbing Facilities		
Complete Plumbing	395	419
Lacks Complete Plumbing	14	1
Type of Fuel		
Utility Supplied Gas	291	313
Bottle Gas	2	10
Electricity	29	25
Fuel Oil or Kerosene	61	25
Wood	2	13
Persons per Room		
One or less	376	381
More than one person	9	4

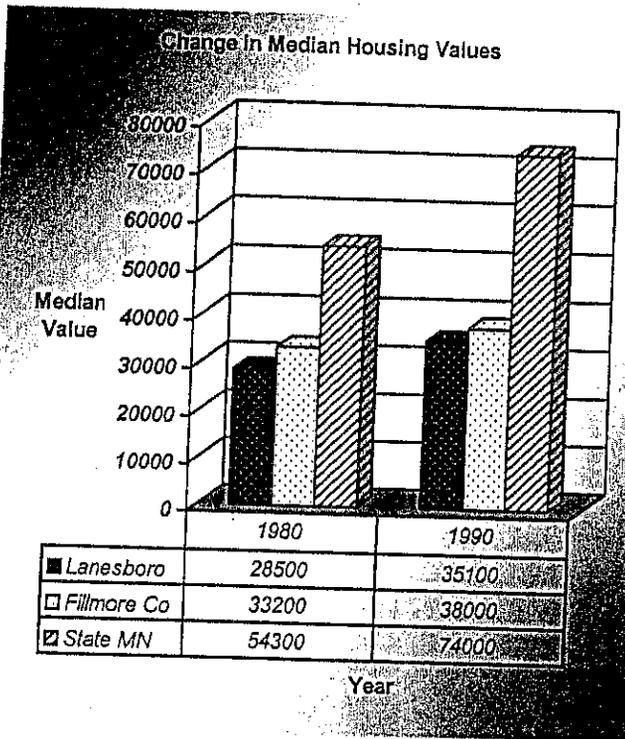
Source: U.S. Census, 1980 & 1990

The quality of the housing in Lanesboro is good. In a comparison of housing quality indicators between 1980 and 1990, most of the city's homes are connected to the municipal water supply system and the municipal sewage system. All but 13 homes are connected to the municipal water system, down from 18 homes in the 1980 census. Eleven (11) homes use septic systems for their sewage disposal, the same as in 1980. The number of homes without complete plumbing facilities declined from 14 homes in 1980 to just one (1) in 1990. The primary source of heating fuel is utility supplied gas with an increase in the use of wood. There is a decreased usage of fuel oil or kerosene. This is

indicative of homeowners upgrading furnace systems in homes. In the last housing quality indicator, there has been a decrease in the number of households with more than

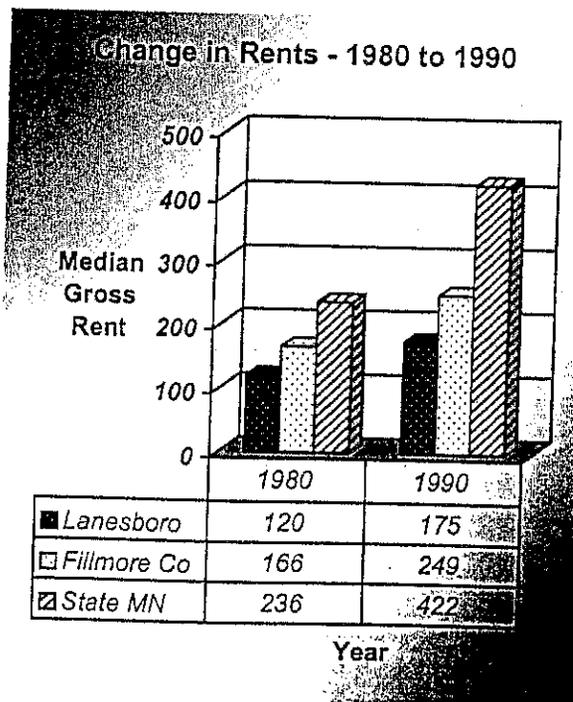
one (1) person per room, an indication that residents are either making improvements to substandard housing, or the makeup of the households are changing, or those households with more than one persons per room are moving out of this substandard housing and into standard housing.

The quality indicators of Lanesboro's housing shown in the table above and new housing starts have resulted in small increases in the City's housing valuations. The graphic to the left illustrates the change in median housing values from 1980 to 1990 for the City, Fillmore County, and the State of Minnesota. From 1980 to 1990, the median housing value in Lanesboro



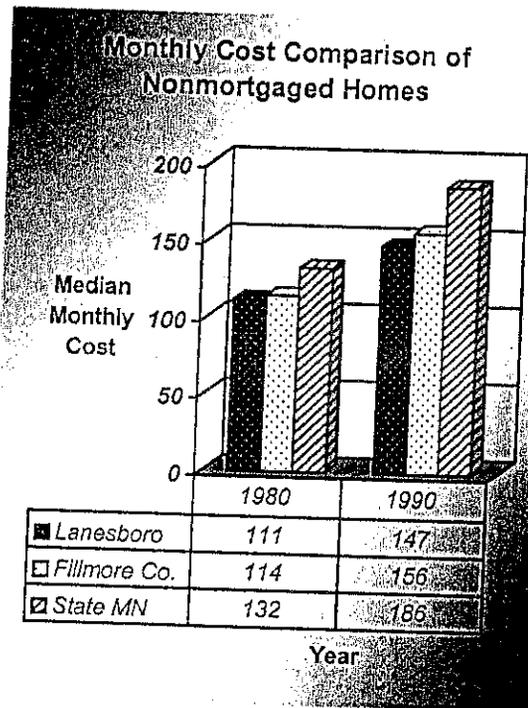
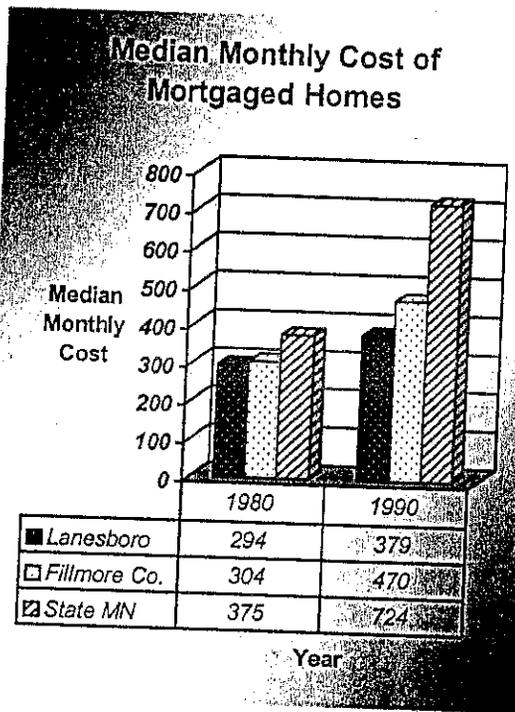
increased from \$28,500 to \$35,100, a 23% increase. Comparing this housing data to the county's housing figures, the housing values have increased at a faster pace than seen in the County. The 1980 median value of homes in Lanesboro were about 86% of the county values. By 1990, the City's housing values increased to 92% of the County's median housing value. A different picture is seen when comparing the City's values to the State's value. In 1980 the City's median housing value was 52.5% of the State value. By 1990, the percentage decreased to 47.4%, an indicator that the development pace, the value of homes being built, and the housing market in the City is far more sluggish than that seen Statewide.

In the graphic to the right, the change in median gross rents is displayed for the 1980 and 1990 census periods. As seen, rents have increased at faster rates statewide and at the County level than is seen for Lanesboro. Rents in the City increased less than 46% from the 1980 census to the 1990 census. Lanesboro rents in 1990 were 70.3% of the level seen in the County, down from 72.3% in 1980. Compared to



statewide rents, the 1990 rent levels in Lanesboro were 41.5% of the 1990 state level, up from 50.8% in 1980.

In the following graphics, comparisons are made of the monthly costs to the owners of occupied noncondominium housing units. As can be seen in the left graphic, the median cost for owners who are paying on a mortgage in the City of Lanesboro increased from \$294 to \$379 or 29% from 1980 to 1990. For housing units that have no mortgage costs, and referring to the graphic below, the median monthly cost is seen to have increased by 32%, moving from \$111 per month in 1980 to \$147 per month in 1990. For Fillmore County, these two housing cost summaries saw increases of 55% for mortgaged units and a 37% increase for nonmortgaged units. Statewide figures for mortgaged units are higher, naturally, given the higher housing values. Cost increases experienced statewide for mortgaged housing units were 93%, moving from \$375 a month to \$724 a month. For nonmortgaged homes, this monthly cost increase was a more modest 41%.



In the table below, another comparison is made of the 1980 and 1990 housing costs for Lanesboro residents. It appears as if the costs of owning a home in the City, when compared to household income, has decreased from 1980 to 1990. In 1980, 75% of homeowners were paying 24% or less of their household income on housing costs. By 1990, this percentage increased to 87% of the homeowners. The big change between 1980 and 1990 occurred in those households paying 25% to 34% of their household income for housing. The number of households in this payment range dropped from 33 households in 1980 to 16 households.

For renters, a different picture emerges. In 1980 nearly 63% of renters were paying 24% or less of their household income on housing costs. By 1990, this percent decreased to 55%. Those rental households paying at the highest rate, 35% or more, saw a slight increase and those paying from 25% to 34% doubled their numbers. It would appear as if the incomes for renters are not keeping pace with rent increases or the new rental units are more expensive.

Housing Costs as a Percentage of Household Income

	Renters				Homeowners			
	1980		1990		1980		1990	
	<u># of units</u>	<u>% of total</u>						
24% or less	54	62.8%	55	55%	180	75.3%	204	86.8%
25% to 34%	11	12.8%	21	21%	33	13.8%	16	6.8%
35% or more	15	17.4%	17	17%	23	9.6%	16	6.8%
not computed	6	7%	7	7%	3	1.3%	2	.8%

Source: U.S. Census, 1980 & 1990

Labor Force

The number of Lanesboro residents participating in the labor force increased by 49 persons during the 1980s. There are 16 more males and 33 more females. The number of persons employed increased by 54 persons during the 1980s, five (5) more than the increase seen in the local labor force. Growth in participation by females versus males was about two to one. The interesting item to note about the labor market is that people living in Lanesboro generally work somewhere within the County but the job growth appears to be split between the County and outside the County. In 1980, 10% of the City's residents were employed outside the County. By 1990, 17% of the City's residents were employed outside the County.

Labor Force Statistics

	1980	1990	# change
Labor Force	408	457	49
# of males	234	250	16
# of females	174	207	33
# of employed persons	330	384	54
# who worked in County	274	313	39
# who worked outside Co.	30	70	40
# not reporting	26	0	- 26

Source: U.S. Census, 1980 & 1990

Another indicator regarding the changing household composition is usually found in the labor force data. For most census areas, more families are found to have two or more workers in 1990 than was typically the case in 1980. While the changing composition of the City's population is illustrated below with the decline in the number of families, the percentage of families with two or more workers increased from 1980 to 1990. The percentage of families with just one worker or no workers declined during the 1980s.

Number of Workers per Family

	1980	1990	# change
No Workers	40	28	- 12
1 Worker	94	73	- 21
2 Workers	125	122	- 3

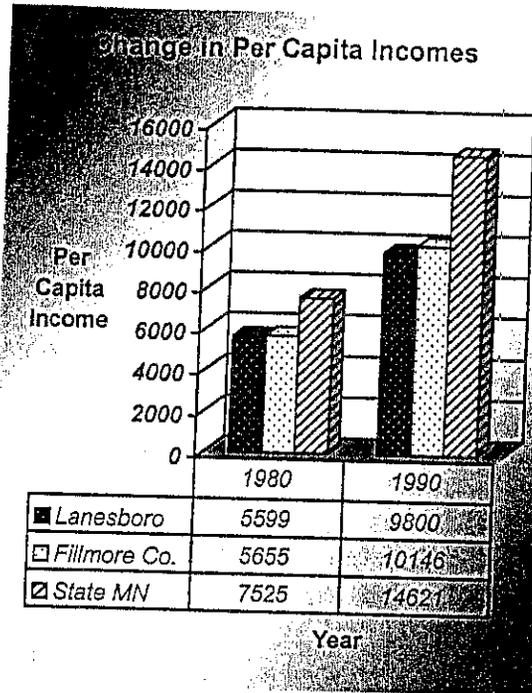
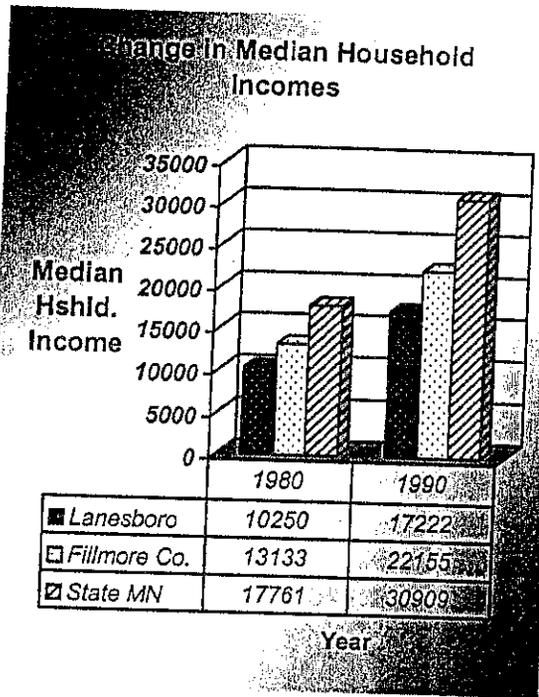
Source: U.S. Census, 1980 & 1990

The table below illustrates the source of household income for residents in Lanesboro. Increases are seen in the number of households receiving income through wages or salaries. In addition, there is an increase in the number of households receiving income through non-farm self employment. Very few individuals in the City receive farm self employment income and the numbers from 1980 declined from 22 households to 17 by 1990. Surprisingly, decreases are seen in the number of households receiving income from investments or income generating property through rents. An increase of just two (2) households receiving income from social security is seen between the two periods. The number of households receiving income through public assistance declined by 11 households. Nearly the same number of households in both decades indicate that they received other income that was not able to fit in the other income classifications listed.

<i>Source of Income</i>			
Income Type by Household	1980	1990	# change
Wage or Salary	226	256	30
Self Employment (non-farm)	48	67	19
Self Employment (farm)	22	17	- 5
Interest, dividends, rents	214	195	- 19
Social Security	189	191	2
Public assistance	37	26	- 11
Other	93	94	1

Source: U.S. Census, 1980 & 1990

In comparing income levels displayed in the two graphics below, the 1980s was a time in which the income levels for the average Lanesboro resident decreased when compared to Fillmore County or State residents. As seen in the graphic to the left, even though the median household income for Lanesboro residents increased by 68% during the 1980s, this income figure lost ground to the figures displayed for the County. In 1980, the median household income for Lanesboro was 78% of the County's. By 1990, this income figure for Lanesboro's residents was about .3% lower. Compared to the State, the City's rate was less than 58% of the State figure in 1980 and fell to less than 56% in 1990. The same picture is seen when considering per capita income. The City of Lanesboro experienced an increase in its per capita income of 75% from 1980 to 1990. Changes at the County level and State show increases of 94% for the State and nearly 80% for the County. Lanesboro's per capita income was 99% of the County's per capita income in 1980 but dropped to 96% in 1990. When compared to the State of Minnesota, it was 74% in 1980 and 67% in 1990.



The table below illustrates annual household income by age group. It shows that the City of Lanesboro has some segments of the population with low incomes. In 1990, nearly 44% of all households had incomes of less than \$15,000. The largest percentage of those households (37%) with the lowest incomes are households with persons who are aged 75 or older. A full 75% of households with persons in this age group have incomes in this lowest range. More than 40% of those households with persons aged 65 to 74 also have incomes in the lowest income range. Another 23.6% of the City's households have incomes ranging between \$15,000 to \$24,999. Two thirds of all the City's households

Household Income by Age of Householder

	less than 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	totals
Less than \$15000	17	20	9	11	15	36	63	171
\$15000 - 24999	3	15	10	4	15	28	17	92
\$25000 - 34999	3	8	14	14	0	11	0	50
\$35000 - 49999	0	9	15	8	12	6	0	50
\$50000 - 74999	0	0	6	7	3	0	4	20
\$75000+	0	0	0	0	0	7	0	7
totals	23	52	54	44	45	88	84	390

Source: U.S. Census, 1990

had annual incomes of less than \$25,000 in 1990. Less than seven (7%) percent of all households in Lanesboro had incomes that were at the \$50,000 or more level.

The information contained in the table below displays the poverty status of Lanesboro residents. The 1990 census indicates that 14.9% of the persons in Lanesboro live below the official poverty level. The poverty rate for residents decreased from the 15.9% rate that existed in 1980.

<i>Persons Living in Poverty</i>			
	<u>1980</u>	<u>1990</u>	<u># change</u>
# of Persons Above	776	737	- 39
# of Persons Below	147	129	- 18

Source: U.S. Census, 1980 & 1990

In the table below, the 1990 poverty status is displayed by age groups. The largest number of persons living below poverty are aged 54 or less but the group having the highest poverty rate (17.2%) is those 60 or older.

<i>Age Group</i>	<i># persons above poverty</i>	<i># persons below poverty</i>
Less than 55	469	77
55 to 59	41	5
60 and older	227	47

Source: U.S. Census, 1980 & 1990

In the table below, the poverty status of families is displayed. As can be seen, household incomes that fall below the poverty rate is more likely to occur if children are a part of the household. The poverty rate for families with children in the home is 13.6% while the

<i>Total Families</i>	<i>Children in Household</i>	<i>No Children in Household</i>
Incomes above poverty	70	133
Incomes below poverty	11	9
Female householder with no husband present		
Incomes above poverty	8	7
Incomes below poverty	6	0

Source: U.S. Census, 1990

poverty rate for families with no children in the home is 6.3%. In a further breakout of families, the poverty status for families headed by female householders is displayed. As would be expected, the presence of children also severely impacts the tendency for this type of household to have incomes below the poverty rate. The poverty rate for families with children that are headed by a female is nearly 43%. Female headed households with no children present have a 0% poverty rate.

Employment

How are the Lanesboro residents employed? Based upon the employment data contained in the 1990 census materials, the retail industry is the largest employment sector followed by education services, public administration, and the manufacturing of durable goods.

<i>Employment Sector</i>	<i>1980</i>	<i>% of total</i>	<i>1990</i>	<i>% of total</i>	<i># change</i>
farming/forestry/mining	28	8.5%	22	5.7%	- 6
construction	25	7.6%	19	4.9%	- 6
manufacturing (nondurables)	8	2.4%	15	3.9%	7
manufacturing (durables)	28	8.5%	40	10.4%	12
transportation	0	0%	0	0%	0
communications/public utilities	6	1.8%	13	3.4%	7
wholesale trade	21	6.4%	22	5.7%	1
retail trade	73	22.1%	63	16.4%	- 10
finance/insurance/real estate	23	7%	16	4.2%	7
business repair services	13	3.9%	23	6%	10
personal, entertainment, recreation	18	5.5%	11	2.9%	- 7
health services	19	5.8%	25	6.5%	6
education services	49	14.8%	51	13.3%	2
other professional services	7	2.1%	21	5.5%	14
public administration	12	3.6%	43	11.2%	31
totals	330	100%	384	100%	54

Source: U.S. Census, 1980 & 1990

As was mentioned earlier and as can be seen in the table above, more people living in the City are employed. The question then is "Where is the job growth occurring?" More people living in the City are employed in the public administration sector (+31), other professional services (+14), manufacture of durable goods (+12), and business repair services (+10). Job losses occurred in the retail industry (-10), the personal, entertainment, recreation sector (-7), farming (-6), and construction (-6).

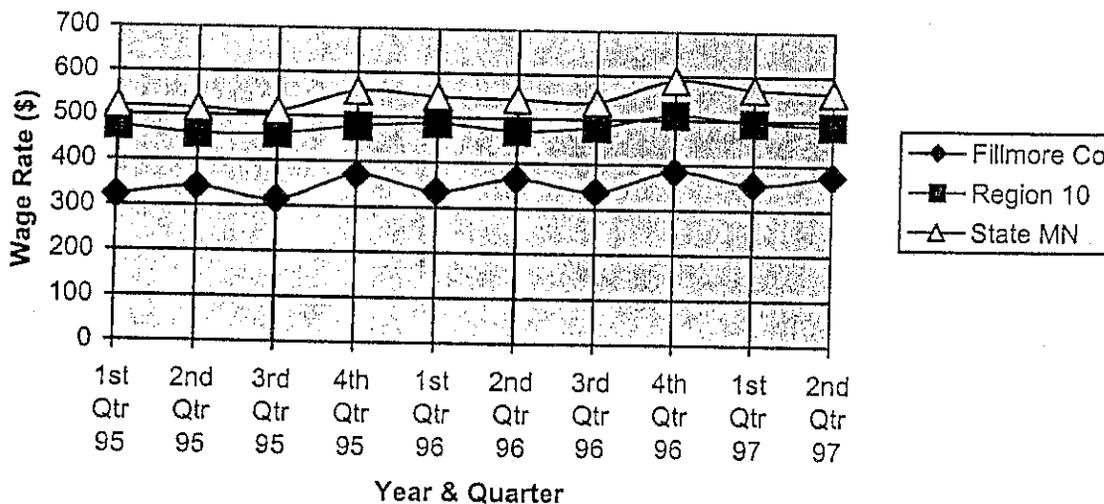
As implied earlier, the number of persons living in the City of Lanesboro and commuting elsewhere for work has seen increases during the 1980s, as have a lot of other places. In the table below, commuting behavior information is displayed for the 1980 and 1990 census periods. In 1980, more than 23% of those employed were commuting 30 minutes or more; less than 33% of those traveling more than 60 minutes. By 1990, 31% of those persons living in Lanesboro and employed had commuting times of 30 minutes or more; more than 28% of those needing to travel 60 minutes or more.

	<u>1980</u>	<u>1990</u>	<u>change</u>
Average travel time (minutes)	15	22	7
# traveling more than 30 mins.	70	109	39
# traveling more than 60 mins.	23	31	8

Source: U.S. Census, 1980 & 1990

The Minnesota Department of Jobs and Training publishes a quarterly report specifying wage data for approximately 97% of all nonagricultural wage and salary employment. The data is collated by County, Region, and State. The graphic below compares the average weekly wage by quarter for employees who live in Fillmore County, the Region 10 area, and the State of Minnesota. As can be seen in the graphic, wages at all levels tend to move in the same direction. However, some subtle differences can be pointed out. Changes in wages appear to be more pronounced for the County than is seen at the Regional or State levels. Changes at the regional level appear to be less pronounced than either of the other two entities and tend to be more closely related to the State wage level than the County wage level. When compared to the State wage levels, the County's

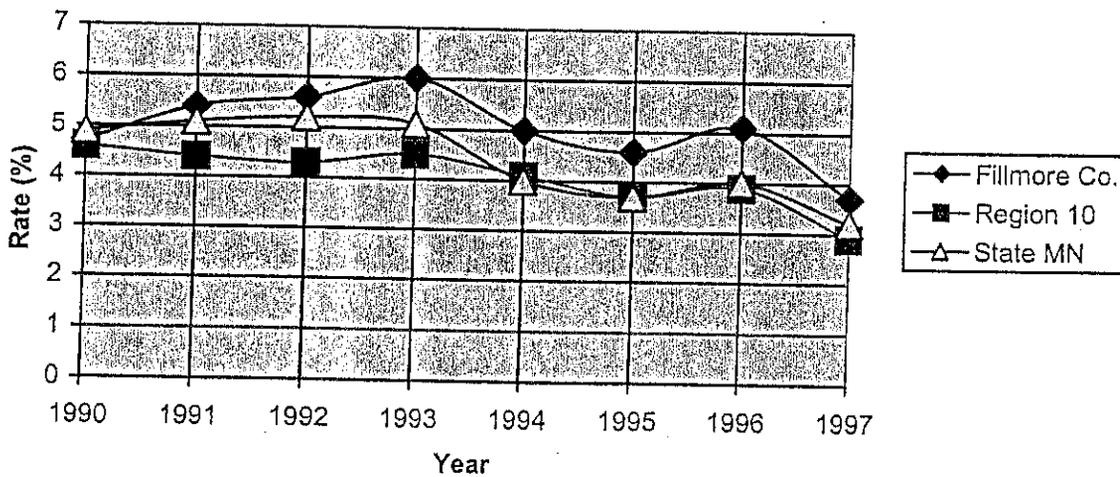
Average Weekly Wages



average weekly wage level is somewhere in the 61% to 67% range. Compared to the region 10 area, Fillmore County's wage levels are from 68% to 77% range.

Unemployment in the area also needs to be shown by county, regional, and by state. Annual estimates are not made for most of the cities in the state, except during the decennial census periods. However, indications regarding the economy of a city can be inferred when looking at the data by County. As can be seen in the graphic, the unemployment level for Fillmore County is higher than that seen at the regional and at the state level for each year except 1990. Considering the most recent year for which complete data is available, the year 1997 was a period of high job creation. Unemployment rates declined drastically within all three jurisdictions. The trendlines for all three jurisdictions are very much alike for most years.

Annual Unemployment Rates



Park Development Standards

The provision of recreational facilities in the City needs to be based upon some type of adopted standard. The standards for Lanesboro, based upon the type of recreational use, are listed below:

Playlots (totlots - play areas for those children aged 6 or younger)

Playlots should be provided for preschool children up to 6 years of age primarily in conjunction with multifamily developments and in single family housing developments that are remote from elementary schools. These playlots should be included as an integral part of the housing area design when specified as a need during the development process and, at a minimum, be sized from 2,400 to 5,000 square feet each with a minimum of 70 square feet allotted per child. These types of playlots usually include some types of play equipment such as climbers, slides, swing sets, and play sculpture, a sand area, open turf area, a shaded area, and other miscellaneous elements such as benches, walkways, play space dividers, drinking fountains, trash containers, or landscape plantings.

Neighborhood Playground (typically designed for children aged less than 14)

Neighborhood playgrounds should be readily accessible from and conveniently related to the housing area served. A playground should be within one quarter to one half mile of every family housing unit. The recommended minimum size of a playground should be from 3 to 6 acres. A three (3) acre playground will adequately serve approximately 250 families or about 110 elementary school aged children. This minimum area should be increased at the rate of 0.2 to 0.4 acres for each additional 50 families. More than one playground should be provided where (1) a complete school playground is not feasible, (2) the population to be served exceeds 500 families, or (3) the distance from the housing units is too great. A playground should include the following basic activity spaces and elements:

- a playlot, as described above;
- an enclosed playground equipment area with supplemental planting for elementary school children;
- an open, turf area for informal active games for elementary school children;
- shaded areas for quiet activities such as handicrafts, picnicking, and horseshoe pitching;
- a paved and well lighted multipurpose area large enough for activities such as roller skating (blading), basketball, tennis, or handball;
- an area for field games such as baseball, softball, touch or flag football, soccer, informal field sports, kite flying, pageants, or other community events; and
- miscellaneous elements such as a public shelter, toilet facilities, drinking fountains, benches, trash containers, and buffer zones with plantings.

Neighborhood Park

The neighborhood park is land set aside primarily for passive recreation. Ideally, it gives the impression of being rural or natural in character. It emphasizes horticultural features, with spacious turf areas bordered by trees, shrubs, and sometimes floral arrangements. It is essential in densely populated areas, but not required where there is ample yard space attached to individual home sites. This use is often incorporated in neighborhood playground areas. A separately located neighborhood park normally requires three (3) to five (5) acres.

Community Playfield

The community playfield is typically a joint development between a school and community and is planned to provide facilities for youth and adults to meet a wide range of educational and recreational needs and interests on a single site. A minimum area of 50 acres is suggested. It is suggested that the area be developed as follows:

USE TYPE	# of Acres
Buildings (including gym)	6
Turf field games area for instruction, intramurals, interscholastic athletics practice, recreation use	8
Hard surface games court and multiple use area	3
Tennis courts	1.5
Recreation area - hard surface area (shuffleboard, outdoor bowling) turf area (horseshoes and croquet) or turf area (golf and archery)	5
Football field with bleachers and 440 year track	6
Baseball field	3.5
Playlot and apparatus	0.5
Park and natural areas	5
Recreation building with senior citizen center	0.5
Parking and driver education range	6
Buffer zones and circulation	5
Total	50

If a cooperative arrangement is not possible between the school and community, a separate community playfield developed by the community requires an area of from 15 to 20 acres. At least two thirds of the area should be developed for active recreation purposes such as:

- fields for baseball, football, field hockey, soccer, and softball;
- courts for tennis, basketball, boccie, volleyball, handball, horseshoes, and other games;
- recreation building containing an auditorium, a gymnasium, and special use rooms for crafts or other social activities;
- quiet recreation area;
- hard surface area for dodgeball and kickball; and
- this area may include or may be included in a neighborhood playground.

The standards for the major types of recreational activities are as follows:

Type of Recreational Activity	Space Requirements for Activity per Population	Ideal Size of Space
Children's Play Area (with equipment)	.5 acre/1,000 population	1 acre
Field Play Areas for Young Children	1.5 acres/1,000 population	3 acres
Older Children - Adult Field Sports	1.5 acres/1,000 population	15 acres
Tennis, Outdoor Basketball, other Court Sports	1 acre/5,000 population	2 acres
Swimming	1 Outdoor pool/25,000 people	2 acres
Hiking, Camping, Horseback Riding, Nature Study	10 acres/1,000 population	50+ acres
Picnicking	4 acres/1,000 population	varies
Parking at Recreational Areas	1 acre/1,000 population	varies
Indoor Recreation Centers	1 acre/10,000 population	1-2 acres

The following tables illustrate the types, quantities, and minimum play space requirements for various types of play equipment that could be procured for playlots and for playground areas for elementary aged school children.

Playlots

Equipment	Number of Pieces	Play Space Requirements (in feet)
Climber	1	10 x 25
Junior swing set (4 swings)	1	16 x 32
Play sculpture	1	10 x 10
Play wall or playhouse	1	15 x 15
Sand area	1	15 x 15
Slide	1	10 x 25
Spray pool (including deck)	1	36 x 36

For Playgrounds - Elementary aged children

Equipment	Number of Pieces	Play Space Requirements (in feet)
Balance beam	1	15 x 30
Climbers	3	21 x 50
Climbing poles	3	10 x 20
Horizontal bars	3	15 x 30
Merry-go-round	1	40 x 40
Parallel bars	1	15 x 30

Equipment	Number of Pieces	Play Space Requirements (in feet)
Senior swing set (6 swings)	1	30 x 45
Slide	1	12 x 35

Suggested size dimensions for game areas that may be developed in conjunction with recreation areas are as follows:

Type of Game	Area Size (in square feet)
Basketball	5,000
Volleyball	2,800
Badminton	1,800
Tennis	7,200
Ice Hockey	17,000
Field Hockey	54,000
Horseshoes	1,000
Tetherball	12' circle
Croquet	2,275
Handball	1,280
Archery	20,000
Baseball	122,500
Softball	62,500
Football	180,000
Touch football	68,400
Soccer	57,600