

CITY OF DUNDAS

CHAPTER 2

DEMOGRAPHICS



DEMOGRAPHIC FORECASTS AND ANALYSIS

An analysis of the characteristics of the population of Dundas is the first step in the preparation of the foundation for this Plan's Goals, Policies, and Implementation Strategies. This demographic information will impact multiple areas of the Comprehensive Plan. Other, more section specific demographics, will be covered in later chapters as they become more relevant.

This demographic analysis suggests that Dundas is a relatively prosperous community with low crime that has been deemed a good place to live for area residents. It also shows that the City is adding employment opportunities at a reasonable rate.

Population Change and Growth

Dundas has grown dramatically in recent decades. From 547 residents at the time of the 2000 Census to almost 1,600 residents today.

Population Growth							
	1990	2000	1990-2000 % Change	2010	2000-2010 % Change	2019*	2010- 2019 % Change
Dundas	473	547	15.64%	1,367	149.91%	1,579	15.51%
Faribault	17,085	20,818	21.85%	23,352	12.17%	23,800	1.92%
Northfield	14,684	17,147	16.77%	20,053	16.95%	20,347	1.47%
Lonsdale	1,252	1,491	19.09%	3,674	146.41%	4,010	9.15%
Rice County	49,582	56,665	14.29%	64,142	13.20%	66,185	3.19%
Bridgewater Twp.	1527	1,887	23.58%	1,771	-6.15%	1,840	3.9%
Forest Twp.	N/A	1,136	N/A	1,233	8.5%	1,330	8.7%
Northfield Twp.	725	793	9.4%	839	5.8%	857	2.1%
Source: U.S Census 1980, 1990, 2000, 2010 *Estimates from American Community Survey							

From the early 20th century to 2000, Dundas remained at a relatively stable level of population. The addition of a City-wide sewer system, in conjunction with the City of Northfield, allowed for this expansion growth to happen. The switch from private septic systems allowed for new, larger developments, which has in turn allowed the city to greatly expand its housing capacity.

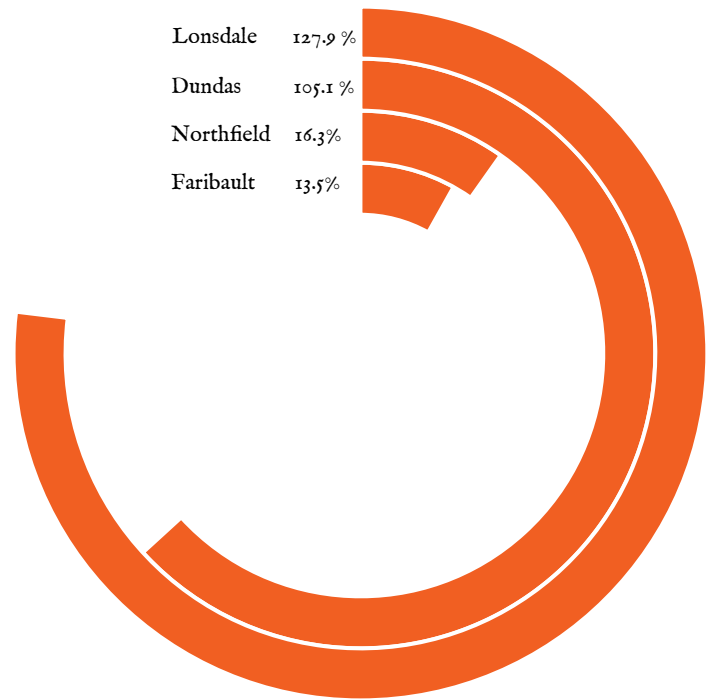
The sewer system has been designed for further expansion. This investment should allow Dundas to continue growing well into the future due to proximity to State Highway 3, Interstate 35, Northfield and Faribault. However, it should be noted that Townships with rural residential development can pose a threat to this orderly development system.

As a part of the 2018 Rice County Housing Study, population projections out to 2033 were provided for the cities within the County. The City is shown below, and its growth compared to other area communities.

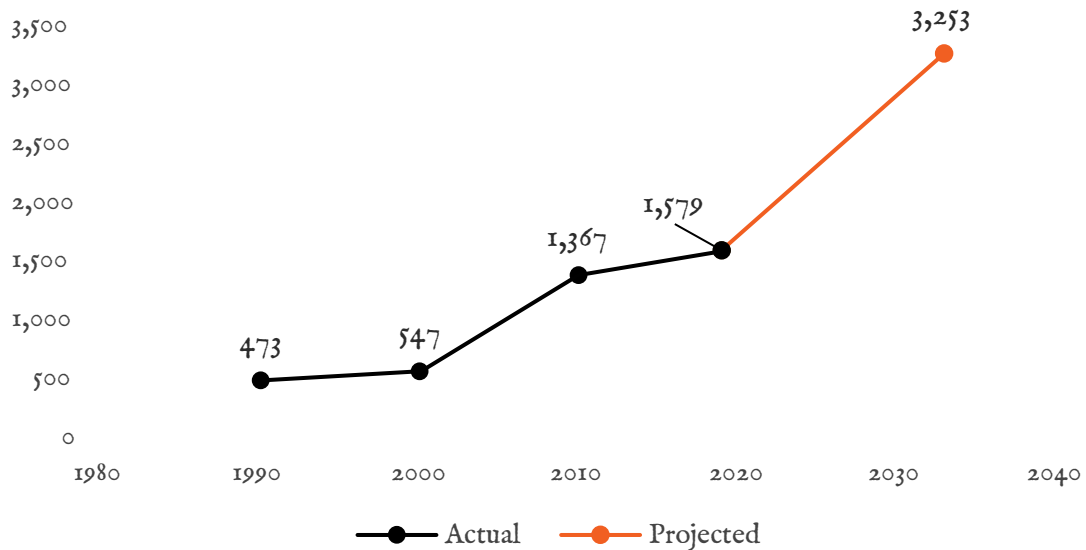
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Long Range Population Projections		
	2018 (est.)	2033
Dundas	1,586	3,253
Lonsdale	3,814	8695
Northfield	20,405	23,725
Faribault	23,530	26,646
Source: 2018 Rice County Housing Study		

Est. Percent Population Growth 2018 - 2033



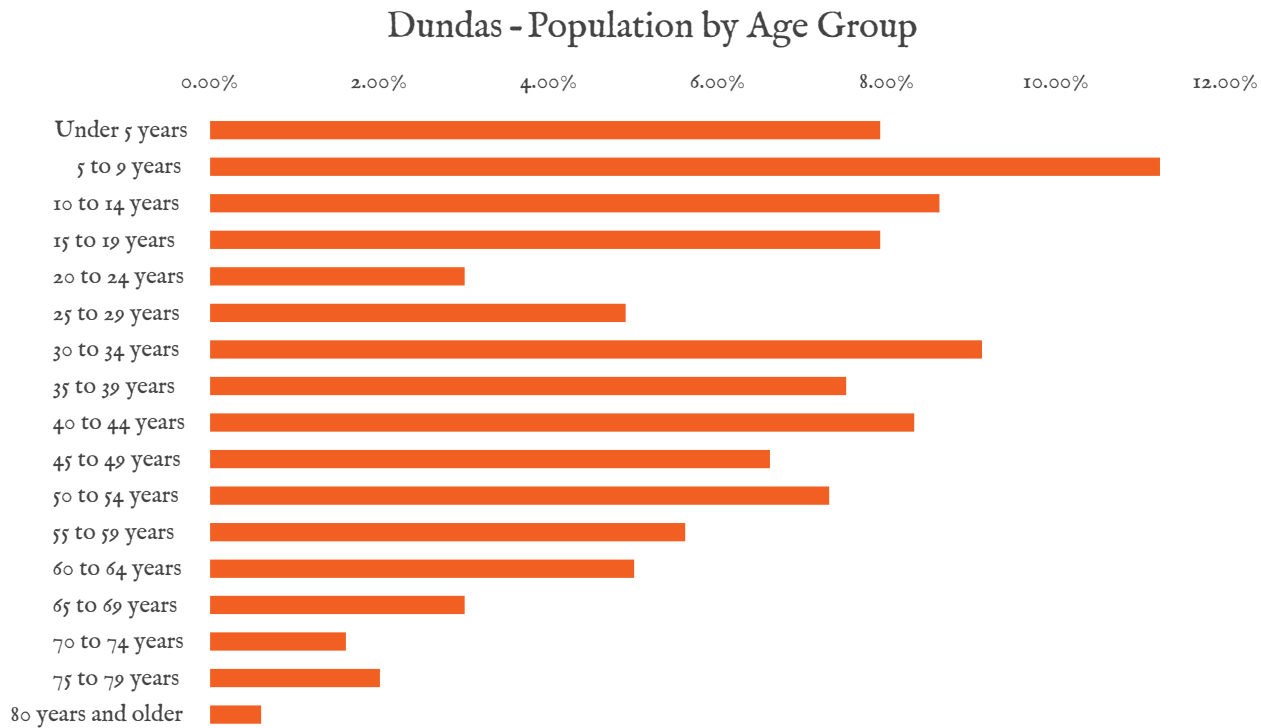
Population Projection Dundas



Rice County anticipates that Dundas will grow by about 105% over this time period. This increase, and continued increase into the future beyond this time period, requires the City to plan for the logical expansion including jobs and commercial areas. The Comprehensive Plan must identify expansion and annexation areas, future roadway, and right-of-way improvements, as well as assigning future land use categories that meet future employment and housing needs.

Population by Age

The chart below shows Dundas' population broken into 5-year groups. The largest individual groups are for 5-9 and 10-14-year old's and 30-34 years old. We also can see drops in population are amongst 20-year-olds and those over 65.



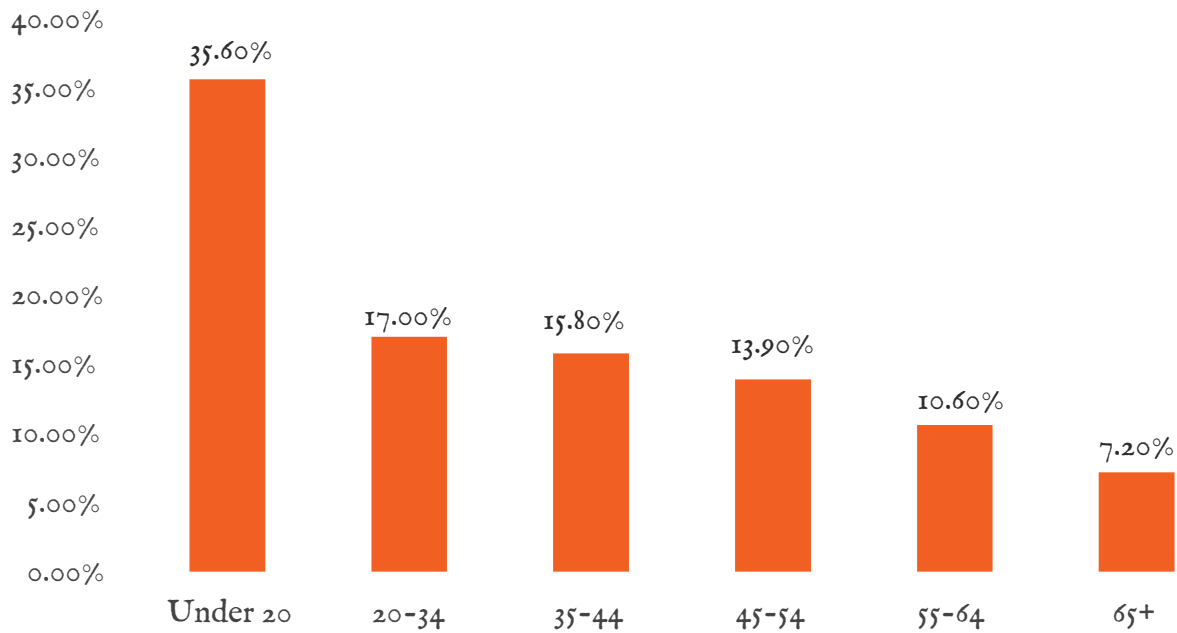
5-year brackets are only so helpful when determining age trends. When combined into larger age groups as shown below, we can again see a large youth population, but also that around 40% of the total population falls between the ages of 35 to 64. These 2 groups have added weight when trying to plan for twenty years in the future. The under 20 group represents the future workforce of the community and ensuring a stable population here will help to ensure employment base stability for businesses and industries that locate in the area. Meanwhile the 30-60 cohort is the group that will be exiting or beginning to exit the labor force and who are transitioning to their retirement years. This population group will add new demand for senior living and low maintenance housing and will be moving from a salary to a smaller fixed retirement income, changing their spending habits.

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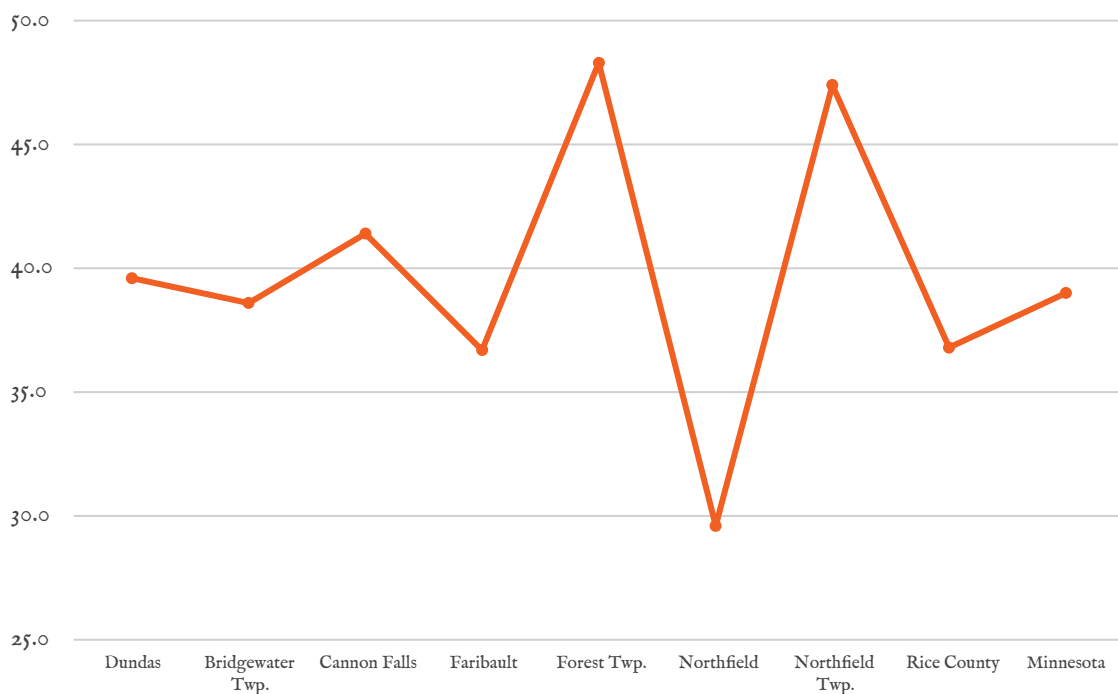
Percent of Population by Age

The City of Dundas has a large population of people under the age of 20, which shows that it has been identified by residents as a good place for families. Dundas has a median age of about 40 years old which is similar to that of other cities.

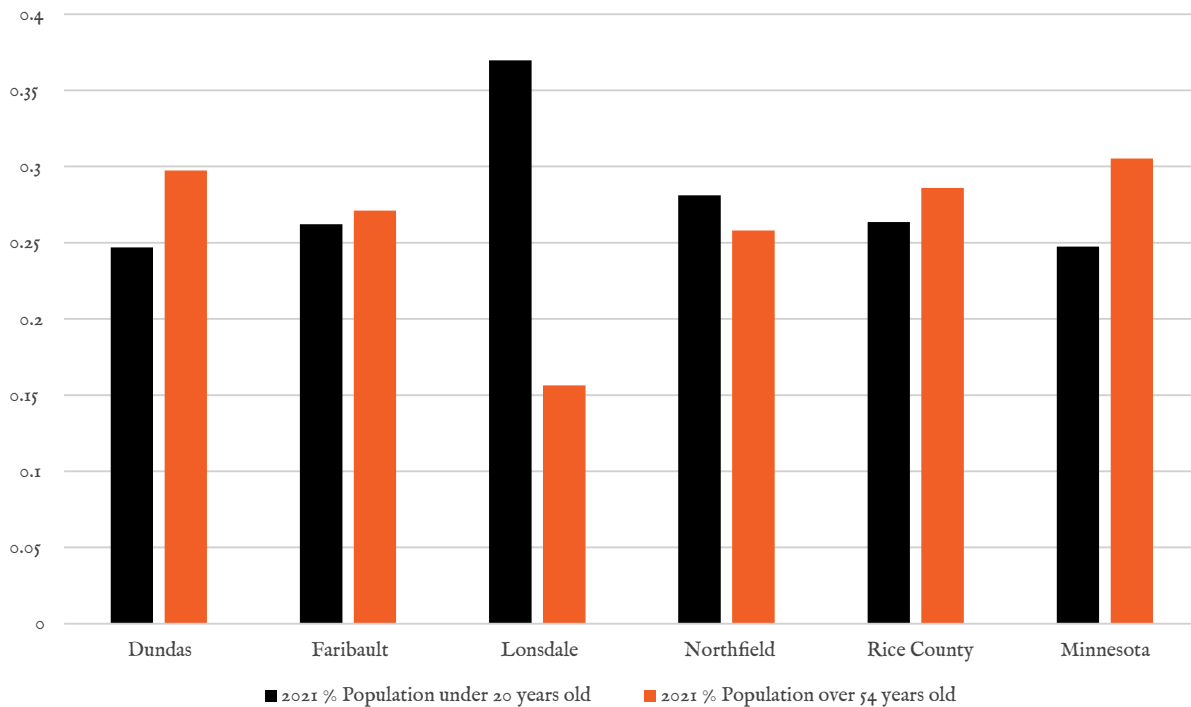
Dundas - Percent of Population by Age



2021 Median Age



2021 Population: Percentage under 20 and over 54



Homeowner Housing Costs as Percentage of Income

The following chart represents Dundas homeowner's monthly costs in comparison to a percentage of household income. There is a total of 386 households with a mortgage in Dundas, which is significantly lower than the cities studied in comparison due to its population, yet the percentages for costs are similar. Around 41.8% of households with a mortgage in Dundas pay less than 20% of their monthly household income on housing, while 17.1% pay more than 30% suggesting that there is a mixture of both affordable and unaffordable housing in the City. The City of Dundas is an attractive place for people to live partially due to the relatively low home price to income ratio of the city.

Housing Costs as Percentage of Income						
	Dundas	Faribault	Lonsdale	Northfield	Rice County	State
Less than 20%	47.4%	47.2%	34.8%	44.7%	44.9%	53.3%
20 to 24.9%	24.9%	18.5%	35.4%	19.3%	20.0%	16.6%
25 to 29.9%	10.6%	15.2%	15.7%	11.4%	12.6%	10.4%
30 to 34.9%	4.1%	5.4%	5.0%	9.7%	7.1%	6.3%
35% or more	13.0%	13.7%	9.1%	14.8%	15.3%	15.5%
Total Households with a Mortgage	386	3,665	947	2,607	11,128	1,035,104
Source: 2019 American Community Survey						

2021 Home Price to Income Ratio



Renter Housing Costs as a Percentage of Income

The following chart represents Dundas renter's monthly costs as a percentage of household income. The Department of Housing and Urban Development (HUD) defines affordable housing as households that spend 30 percent or more of pre-tax income on housing costs, including rent or mortgage payments and utilities as costs burdened. The 2019 American Community Survey (ACS) shows nearly 53.5% of rental households were burdened. HUD defines heavily burdened households as those paying over 35% of their pre-tax incomes. In comparison to the other study communities Dundas has the second highest heavily burdened rental households except for Lonsdale.

Gross Rent (Percentage of Household Income)						
	Dundas	Faribault	Lonsdale	Northfield	Rice County	State
Less than 15%	7%	8.30%	0.00%	14.30%	10.90%	14.10%
15 to 20%	11.6%	12.20%	6.60%	13.10%	12.50%	13.90%
20 to 24.9%	9.3%	15.70%	23.00%	11.20%	14.50%	13.90%
25 to 29.9%	18.6%	11.60%	0.00%	16.10%	13.10%	12.40%
30 to 34.9%	0.0%	7.80%	13.10%	6.90%	7.70%	9.20%
35% or more	53.5%	44.40%	57.40%	38.40%	41.30%	36.50%
Source: 2019 American Community Survey						

Household Income

Household Income is categorized into categories of median family income and median non family income. The median family income in 2019 for Dundas is \$103,523 per year, a significant increase from 2010 when it was \$64,861. Dundas holds the highest median family income amongst its surrounding communities, a change that occurred with the growth of the community. Median non family income in the city has remained stable over the same time period decreasing from \$55,729 in 2010 to \$55,368 in 2019. In comparison to neighboring communities, while Dundas has the second highest median non family income it has not grown compared to the surrounding communities in which the median has increased. Dundas has the lowest percent of population at 2.2%, a decrease from 6.5% in 2010. This is significantly lower than the state (9.7%) and Rice County (9.2%).

2010 & 2019 Household Income								
	Per Capita Income (\$)		Median Family Income (\$)		Median Non family Income (\$)		Percent of Population Below Poverty Level	
	2010	2019	2010	2019	2010	2019	2010	2019
Dundas	26,222	34,312	64,861	103,523	55,729	55,368	6.5%	2.20%
Northfield	24,986	30,649	78,036	90,696	31,136	39,036	8.3%	10.20%
Lonsdale	25,706	29,738	72,841	94,806	39,519	65,481	3.2%	3.00%
Faribault	20,832	24,459	56,678	66,525	30,612	30,757	17.9%	13.9%
Rice County	24,678	31,221	69,796	84,211	34,581	37,604	10.4%	9.20%
Minnesota	29,582	37,625	87,853	89,842	33,431	41,310	10.6%	9.70%

Owner Occupied vs. Renter Occupied Housing

Percentages are illustrated over time in the table regarding residents and whether they own or rent housing in the city. Dundas owner-occupied has grown slightly from 2000 to 2019 while the rental stock has decreased over that time period. This is not reflective of the study city's, county or the state in which the owner-occupied housing percentage has decreased as more rental occupied housing has been built. The decline in rental stock in Dundas is due to minimal development of rental housing while majority of the growth in Dundas has been single-family occupied housing. The relatively low level of rental housing in the City contributes to the higher rental costs.

Owner Occupied vs. Renter Occupied						
	2000		2010		2019	
	Own	Rent	Own	Rent	Own	Rent
Dundas	88.7	11.3	89.9	10.1	92.2	7.7
Faribault	73.0	26.9	67.6	32.3	64.0	35.9
Lonsdale	86.4	13.6	88.4	11.6	82.9	17.03
Northfield	68.3	31.7	68.6	31.4	67.3	32.6
Rice County	77.9	22.1	75.7	24.3	74	26
State	74.6	25.4	73	27	71.6	28.4

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Vacancy Rates

Dundas has very few households that are vacant, representing only 6.3% in the most recent study by the American Community Survey. This has increased since the 2010 and 2015 survey but is the lowest vacancy rate out of the surrounding communities studied except for Lonsdale. Dundas holds the lowest vacancy rate out of the surrounding communities studied. This may be due in part to the low number of households in the city compared to a larger housing stock in surrounding communities such as Northfield.

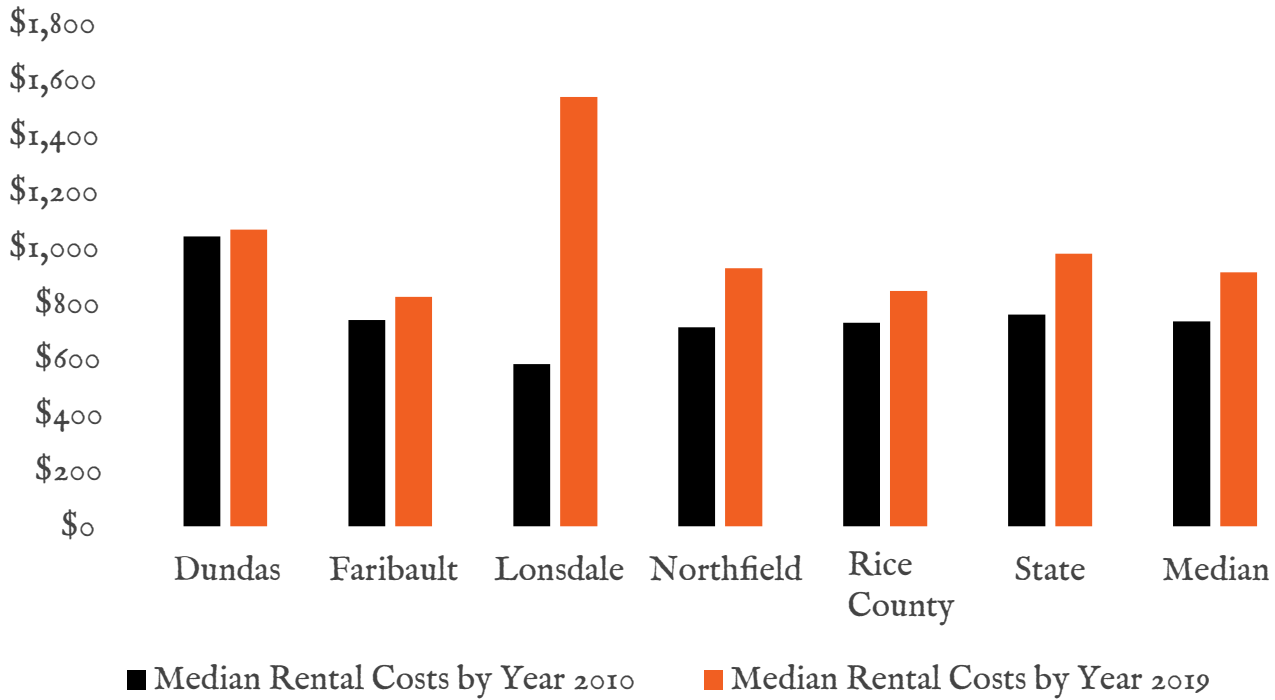
Vacancy Rates						
	2010		2015		2019	
	Occupied %	Vacant %	Occupied %	Vacant %	Occupied %	Vacant %
Dundas	96.4%	3.5%	98.5%	1.5%	93.7%	6.3%
Faribault	92.9%	7.0%	93.0%	7.0%	93.8%	6.2%
Lonsdale	93.2%	6.7%	94.0%	6.0%	100.0%	0.0%
Northfield	91.8%	8.2%	92.6%	7.4%	91.7%	8.3%
Rice County	91.2%	8.7%	91.9%	8.1%	92.0%	8.0%
State	88.9%	11.1%	89.5%	10.5%	89.6%	10.4%

Rental Costs

In 2017, over 40% of renters in Dundas pay \$1,500 or more per month in rent. The median monthly cost of rent in 2017 for Dundas was \$1,219 which is still under the median monthly cost overall for Rice County at \$1,491.

Rental Costs												
	Dundas		Faribault		Lonsdale		Northfield		Rice Co.		State	
	2010 %	2019 %	2010 %	2019 %	2010 %	2019 %	2010 %	2019 %	2010 %	2019 %	2010 %	2019 %
Less than \$500	0	0	20.4	13.2	13.8	13.1	19.7	17.1	19.7	13.7	19.9	12.8
\$500 to \$999	41.2	46.5	60.1	60.6	66	14.8	65.7	53.7	61.6	54.7	54.9	39.6
\$1,000 to \$1,499	58.8	14	19.1	20.2	2.5	20.8	11.3	17.6	15.8	21.6	18.3	30.1
\$1,500 or more	0	39.5	0.3	6.1	17.6	51.3	3.2	11.6	2.9	10.1	6.9	17.5
Median (Dollars)	1038	1063	739	822	582	1537	719	825	729	843	759	977

Median Rental Costs by Year



Household Size

Dundas has a larger household size than many communities in the area. This is likely an indicator of a greater number of families with children compared to surrounding cities.

2021 Household Size			
City	Population	Households	Persons per Household
Dundas	1,307	505	2.59
Lonsdale	4,225	1,798	2.3
Northfield	21,073	6,752	2.45
Rice County	67,889	591	2.67
Minnesota	5,762,325	2,269,567	2.48

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Household Type and Makeup

For owner-occupied properties, the average household size is 2.97 persons, which is slightly above the county average of 2.57. Most households own their home versus renting at around 88% of households, and many households identify as family households as opposed to persons living alone or with unrelated roommates.

	All Occupied Housing Units		Owner Occupied		Renter Occupied	
Family households	419	78%	380	80%	40	64%
Married-couple family	355	66%	335	70%	20	32%
Other family	65	12%	45	9%	20	32%
Non family households	121	22%	98	21%	23	37%
Householder living alone	111	21%	92	19%	19	30%
Householder not living alone	10	2%	6	1%	4	6%
Source: 2017 American Community Survey						

Dundas, based upon its household makeup seems to be doing a good job meeting the needs of family housing and owner-occupied housing, however the 2018 Rice County Housing Study has identified the need for more rental-based housing options as the City continues to grow. The option of rental housing in Dundas is desirable for younger people with less money saved, and for older families who may wish to move out of their existing single-family home with high maintenance and property tax considerations.

A city's growth is dependent on two factors, the rate of children being born, and the net migration to and from the City being more inflow than out. Ensuring that the City is one that is welcoming towards families with children and their needs will help to ensure stable and long-term growth.

Household Type in Dundas							
Households with Children			% Change	Households without Children			% Change
2010	2015	2019	-0.5%	2010	2014	2019	0.5%
41.3%	45.7%	40.8%		58.7%	58.5%	59.2.%	
Source: 2010 Census, 2015 and 2019 American Community Survey							

Educational Attainment

Dundas as a community has a relatively high level of educational attainment amongst its residents. Less than 3% of residents 25 and older do not have their high school or a GED equivalent. Meanwhile, 43.4% have achieved an associate degree or higher, compared to 38.4% in Rice County as a whole.

Educational Attainment (Ages 25 & Over)				
	Dundas		Rice County	
Level Attained	2019	%	2019	%
<9th Grade	8	0.8	583	1.4
9th to 12th Grade (no diploma)	35	3.5	2,116	5.0
High School Graduate	243	24.1	12,956	30.7
Some College (no degree)	212	21.1	7,758	18.4
Associate Degree	174	17.3	5,446	12.9
Bachelor's Degree	174	17.3	7,994	18.9
Graduate Degree	161	16	5,344	12.7
TOTAL	1,007	100	42,197	100
% Of High School Grad or Higher	95.7		93.6	
% Of bachelor's degree or Higher	33.5		31.6	
Source: American Community Survey 2019				

A person's level of educational attainment has large impacts on their employment preferences and opportunities as well as their capacity to earn higher wages. Given that the vast majority of residents have a high school diploma and a bit less than half have their associate degree or higher, Dundas should prioritize bringing in industries and businesses which require a higher skill base, and which pay greater wages, as opposed to low-skill low-wage employment.

Wage Earnings by Educational Attainment

Education levels in Dundas do not necessarily determine median earnings per year. High school graduates without any further education make the least amount of all categories, at just an average of \$29,118 per year. Residents that have obtained less than a high school degree earn on average \$49,063 per year. Residents with graduate degrees earn the highest amount on average per year at \$57,250. The average of workers at all education levels earns a median of \$45,483 per year.

Educational Attainment & Earnings Residents 25 Years Old or Over (2019)		
	Median Earnings (per year)	
Highest Education Level	Dundas	Rice County
Less than a high school degree	38,750	26,531
High School Graduate	35,278	35,619
Some College or associate degree	50,000	41,765
Bachelor's Degree	64,107	51,281
Graduate or Professional Degree	64,896	66,437
All Education Levels	51,290	42,553
Source: American Community Survey 2019		

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Employment Statistics

Dundas has had steady participation in its labor force. The table below shows employment data from the 2000 census contrasted with three more recent data points from 2013, 2015, and 2017 all from the American Community Survey. There has not been incredibly significant change between 2013 and 2017, however the city has seen the number of unemployed participants and non-participants increase slightly. 2.3% unemployment is a healthy unemployment rate overall, especially given the recent population growth. Having some unemployment is a sign that there is some employment mobility, that people can leave one job, spend some time classed as unemployed, before finding a new job.

Dundas Employment Characteristics								
Employment Status	2000		2010		2015		2019	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Total Population 16 years +	418	100	761	100	1,138	100	1,137	100
Civilian labor force	337	80.6%	604	79.4%	916	80.8%	912	80.2%
Employed	333	79.7%	578	76%	885	77.8%	879	77.3%
Unemployed	4	1%	29	3.4%	31	2.7%	33	2.9%
Armed Forces	2	0.5%	0	0%	3	0.3%	0	0%
Not in labor force	79	18.9%	157	20.6%	219	19.2%	225	19.8%
Sources: 2000 Census, American Community Survey								

The growth of non-participants in the labor force is a trend happening nationally. Non-participants are primarily made up of retirees, who are no longer seeking to find work or employment. As the population ages out of their employment years, the number of non-participants will grow. However, if the city adds younger age residents that are actively working, the percentage would be reduced.

Employment

The City of Dundas currently has about 0.5 jobs per person. This is less than what is found in certain communities that function as more of a job center. However, it is still greater than the County as a whole. The City ideally wants to ensure, as it grows, that this ratio of jobs to people is maintained or increased.

Employees per Capita			
Site	Population	Total Employees	Employees per Capita
Dundas	1,579	770	0.49
Faribault	23,800	14,674	0.61
Lonsdale	4,010	604	0.15
Northfield	20,347	10,316	0.50
Owatonna	25,863	21,183	0.82
Rice County	66,185	27,528	0.41
Minnesota	5,762,325	3,142,038	0.55
Source ACS, ESRI			

Dundas Residents Places of Employment

Most of Dundas' residents that are employed work outside of the city. Only 7.1% of employed residents both live and work in the city, leaving the remaining 92.9% of Dundas residents finding employment in other cities nearby or commuting north to the Twin Cities metropolitan area. The most popular cities for employment of Dundas residents are Northfield, Burnsville, and Faribault.

Where Residents Are Employed %	
Live and Work in Dundas	7.1%
Working outside of Dundas	92.9%
American Community Survey 2019	

Where Residents of Dundas Are Employed	
City	%
Northfield	25.3%
Burnsville	4.6%
Faribault	4.3%
Lakeville	4.0%
St. Paul	3.8%
Bloomington	3.5%
Eagan	2.7%
Minneapolis	2.4%
Dundas	2.2%
Chanhassen	1.7%
All Other Locations	45.4%
TOTAL	100.0%
Source: American Community Survey 2018	

Commute Times

Around 91% of Dundas residents who are employed have jobs in other cities. Although most people commute out of the city for work, around 30% of Dundas residents have less than a 15-minute drive, with a majority of those working in larger cities such as Northfield. About 25% of employed Dundas residents commute 45 minutes or more, suggesting that workers hold jobs in the Twin Cities Metro area. Between the largest commuter categories being less than 15 minutes and more than 45 minutes, the average commute time for an employed Dundas resident comes out to 24.4 minutes.

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Distance Traveled to Work for Dundas Residents

Commute times are reflective of the distance traveled to work by Dundas residents. Approximately 37% of Dundas residents have a short drive to work of less than 10 miles. Most of these workers are expected to work in Northfield or in Dundas itself. More than 24% of Dundas residents commute more than 50 miles to work, suggesting that the Twin Cities Metro Area holds a large majority of resident's jobs.

Mean Commute Times			
	2010	2015	2019
Dundas	25	25.1	24.8
Faribault	20.4	19.9	20.2
Lonsdale	30	35	30.2
Northfield	18.6	19.8	21.7
Rice County	22	22.7	23.5
State	22.4	23.1	23.7
Source: American Community Survey 2010, 2015 & 2019			

Distance Traveled to Dundas for Work (Non-Residents)

Most nonresidents who work in Dundas travel less than 10 miles to reach their job. This suggests that people who work in Dundas live in larger surrounding cities such as Northfield for more housing options and to live in multi-family buildings such as apartments or townhomes. Contrary to a large majority of residents traveling to the Twin Cities Metro Area for jobs, only 8.8% of nonresidents commute more than 50 miles to work in Dundas.




Distance Traveled to Dundas For Work		
Distance traveled	Count	%
Less than 10 miles	265	38
10 to 24 miles	171	24.5
25 to 50 miles	117	16.8
Greater than 50 miles	145	20.8
TOTALS	698	100
Source: American Community Survey 2018		

Median Home Price Chart

The median home price in the most recent study by the American Community Survey shows that Dundas has a median home price of \$209,500. Since 2000 Dundas's median home value has increased 86% while since 2010 the value has increased 11.14%. Dundas is the only community within studied communities and the county which has seen an increase in median home values. Median home prices have decreased over time in the communities of Faribault, Northfield, Lonsdale, and overall, in Rice County. Dundas has resembled the state in its Median home values increase.

Median Home Value			
	2000	2010	2020
Dundas	\$112,300	\$188,500	\$209,500
Faribault	\$105,600	\$159,700	\$153,500
Lonsdale	\$113,100	\$207,900	\$202,300
Northfield	\$142,900	\$229,500	\$226,000
Rice County	\$123,600	\$210,400	\$208,600
State	\$122,400	\$206,200	\$223,900
Sources: 2000 & 2010 Census, 2019 American Community Survey			

2000-2019 Median Home Prices

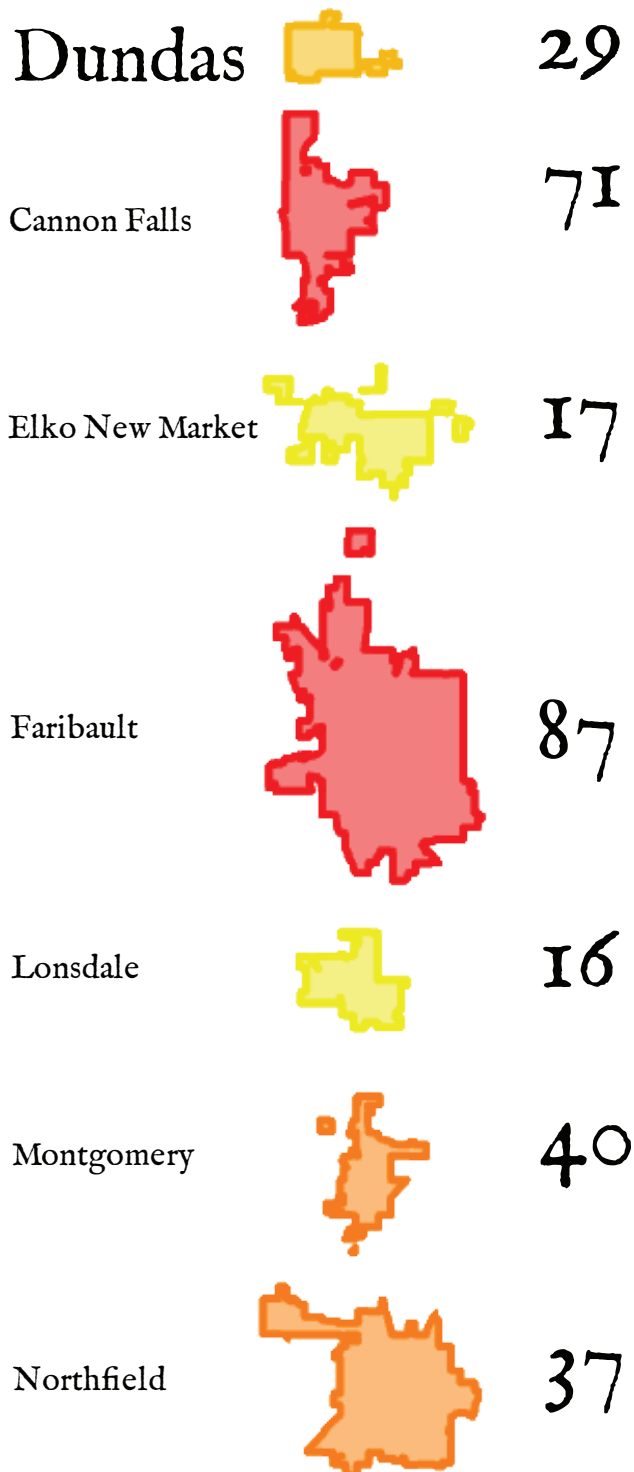
	2000 	2010 	2019 
Dundas	\$112,300	\$188,500	\$209,500
Faribault	\$105,600	\$159,700	\$153,500
Lonsdale	\$113,100	\$207,900	\$202,300
Northfield	\$142,900	\$229,500	\$226,000
Rice County	\$123,600	\$210,400	\$208,600
Minnesota	\$122,400	\$206,200	\$223,900

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Crime Index

The City of Dundas has relatively low crime in comparison to other area cities, the County, and the State. The crime index is factored at what percent of the national average are the levels of crime in the community. This shows Dundas as a very safe community for residents.

2021 Total Crime Index



Households Receiving Food Stamps

Data shows that Dundas has a relatively low percentage of residents receiving food stamps compared to neighboring communities.

Households Receiving Food Stamps/SNAP	
Site	2019 (%)
Dundas	1.26%
Faribault	10.69%
Lonsdale	6.99%
Northfield	6.20%
Owatonna	7.65%
Rice County	6.64%
Minnesota	7.89%
Source ESRI	