

Future Population and Housing

Expansion in employment opportunities during the planning period will fuel an increase in the county's population base. By the year 2015 the population of Minnehaha County is projected to grow to 177,000, nearly 30 percent greater than in 1995.

Sioux Falls will contribute substantially to the county's future population base. Three-fourths of the projected 40,500 new county residents are expected to live in Sioux Falls. Projected growth on the southern border of Sioux Falls will also increase the city's population within Lincoln County. According to the City Planning Department, 16,000 city residents will reside in Lincoln County by 2015. The total population of Sioux Falls is expected to be 156,000 by the year 2015, an increase of 44,000 persons from 1995.

The number of persons residing in the smaller cities of Minnehaha County will also increase. Expansion of Brandon's industrial park and the community's close proximity to Sioux Falls is expected to push the population to 7,500 by 2015, a two-thirds increase over the current population. Hartford's population is projected to increase by more than 50 percent as the city capitalizes on its interstate highway location and industrial development potential. Dell Rapids and Crooks should also experience strong growth. It is expected that the combined population of the small cities will surpass that of the rural area during the planning period.

The farm population is expected to further decline due to farm consolidation although not as sharply as in the past. It is also unlikely that the unincorporated areas of Ellis, Lyons, Renner, and Rowena will account for any significant growth due to the lack of urban services. Corson's industrial development potential will likely lead to annexation into Brandon during the planning period.

The rural nonfarm residential sector will continue to increase in population. Approximately 120 new dwelling units are expected to be added to the rural area annually for the next several years. After the year 2000, housing construction is expected to decline gradually to an annual level of about 80 units by the end of the planning period. This decrease is anticipated as existing subdivisions are filled and density zoning standards exert a greater influence on development patterns.

TABLE 10

**Projected Housing Construction
Rural Minnehaha County**

<u>5-year Period</u>	<u>New Units</u>
1996-2000	600
2001-2005	500
2006-2010	425
2011-2015	400
TOTAL	1925

Future residential construction will be influenced by regional economic conditions, mortgage interest rates and any departure from established development policies. Therefore, annual construction statistics should be monitored to determine the accuracy of these projections and adjustments made accordingly.

Although over 1900 dwelling units are projected to be built in the rural area by the year 2015, the net increase in rural housing units will be far less due to the annexation of several rural subdivisions located in the Sioux Falls 2015 projected growth area. Many of these subdivisions are located east of Sioux Falls in Split Rock Township and include Pine Lake Hills, Mystic Meadows, and Split Rock Heights. The Meadow View area north of Sioux Falls in Mapleton Township and Prairie Meadows at 41st Street and Ellis Road are also expected to become part of the city during this time. The impact of these annexations will be seen in the rural population projections after the year 2005.

County residents will still be able to choose either an urban, small town or rural lifestyle. The level of growth outside Sioux Falls is obviously dependent on the economic climate of the city itself. Future transportation costs, commuting times and rural density standards will all play a role in the distribution of the year 2015 population. Although more detailed studies will follow the completion of this plan, it appears new residential construction during the planning period can be accommodated within the framework of the county's density zoning standards.