



Community Report Card

The City has prepared a Community Report Card to provide you a snapshot of how the community has been changing over the years. These changes and trends are some of the things we will be considering as we prepare a Future Land Use Plan for the year 2040. We hope the information here prompts questions and discussions in an effort to create a better place for all of us to live, work, and thrive.

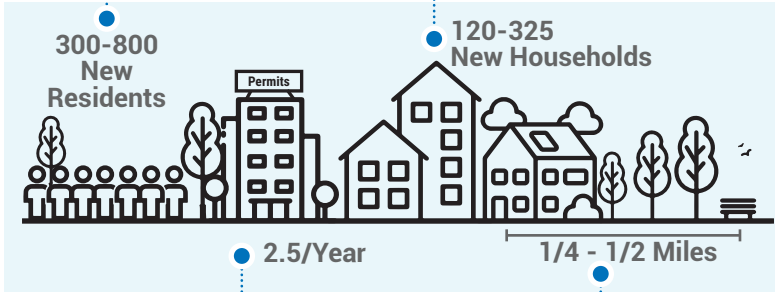
Facts & Trends

Findings

Growth ↗

Foley is expected to add **300 to 800 new residents and 120 to 325 new households by the year 2040**. The State Demographer has projected modest growth projections for Benton County between the year 2020 (41,012) and 2040 (44,093).

Foley can expect **modest growth in employment based on demographic trends**.

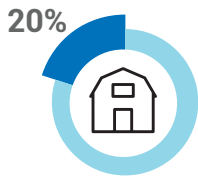


On average, **Benton County has issued 2.5 building permits annually** (2011 – 2021) in Gilmanton Township. Prior to 2011, Gilmanton Township was averaging 6 building permits annually (1990 – 2010).

Most homes are within a ¼ to ½ mile walking radius to a park, open space, or recreational opportunities (e.g., Foley School Campus).

- The City is working on an Orderly Annexation Agreement (OAA) with Gilmanton Township to address growth projections.
- The City will be expanding/improving its wastewater treatment facility to meet current and future needs (e.g., growth and aging infrastructure).
- A growing population may mean more demand for City services.
- In general, growth projections would equate to similar building permit numbers issued in Gilmanton Township (6+ annually) between 1990 and 2010.
- There are opportunities to expand the City's park and open space systems to align with projected growth.

Agricultural/Rural



293 acres (20%) of Foley's existing land uses are classified as rural or agriculture.



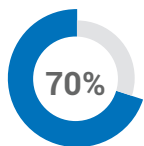
The City is working with Gilmanton Township to incorporate **840 acres** of land.



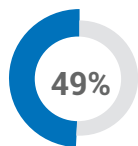
There are approximately **12 small gravel pits** located in Foley or within proximity.

- A growing population and new development may put pressure on rural and agricultural land uses along the city's border.
- The City will need to plan for new growth and determine methods for guiding and zoning new property that may be incorporated into the city.

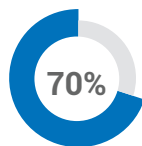
Housing



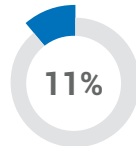
70% of Foley's housing stock is **owner-occupied**.



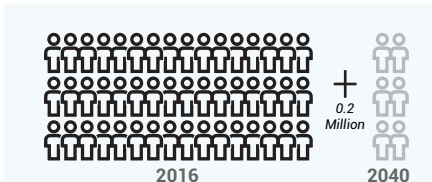
49% of Foley's housing stock was **built 40+ years ago**.



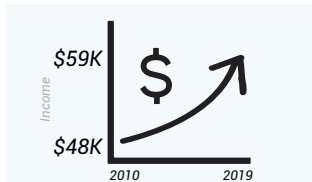
70% of Foley's housing stock is **single family homes** (1-unit detached).



11% of households **do not have a vehicle**.



The **number of people per household** is projected to be **2.7 by the year 2040**. This is a slight increase from the year 2016 (2.5).



The **median household income** has steadily **increased** over the years (2010 est. – \$47,9555 | 2019 est. \$59,375)

- Foley is in need of a wider variety of housing types, as well as an increase in the overall number of housing units (e.g., affordable rental options, affordable senior living facilities, and affordable options for first-time homebuyers).
- A potential outcome of an aging housing stock can result in substandard housing. For example, if regular maintenance/extensive repairs are not made to a home this can result in naturally occurring affordable housing.



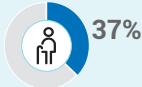
11.6% of Foley's population lives below the poverty level (2018), which is a slight decrease from 2012 (12.4%).



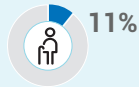
60% of people renting spend 30% or more of their income on housing.



13% of people who own their home spend 30% or more of their income on housing.



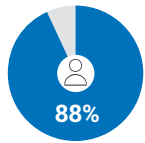
37% of households with one or more people are **over the age of 60.**



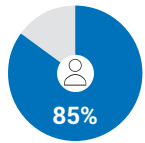
11% of all households are **over the age of 65** and living alone.



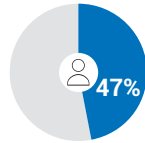
32% of renters are **over the age of 65.**



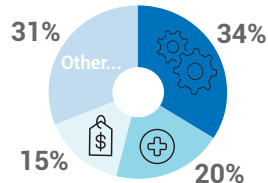
There are **1,286 people working in Foley** – 88% of those workers live outside of Foley.



85% of people living in Foley **work in other parts of the region.**

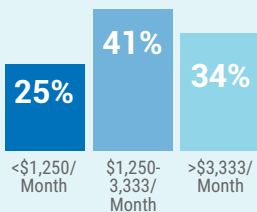


47% of Foley's workforce is **between the ages of 30 and 54.**

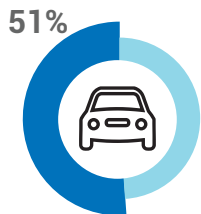
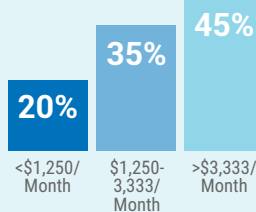


A large part of Foley's work force is employed in the **manufacturing (34%), health care/social assistance (20%), or retail (15%)** sector.

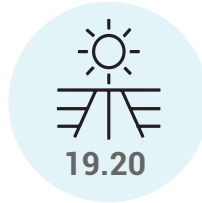
25% of people working in Foley **earn \$1,250 per month or less, 41% earn \$1,251 to \$3,333 per month, and 34% earn more than \$3,333 per month.**



20% of Foley residents working outside of Foley **earn \$1,250 per month or less, 35% earn \$1,251 to \$3,333 per month, and 45% earn more than \$3,333 per month.**



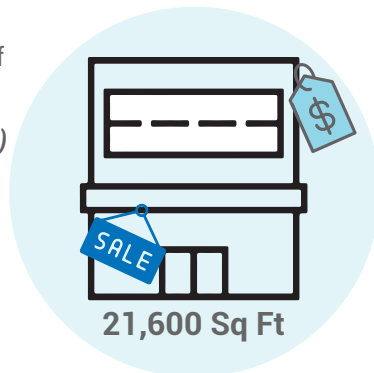
51% of people **living in Foley** have a 10 to 25 minute commute.



The existing **industrial/business park** has **19.24 acres** of undeveloped land.

There is currently **21,600 sq. ft. of vacant building space in downtown** for sale (as of 02/24/21) :

- Foley Movie Theater (**8,000 sq. ft.**)
- 351 Dewey St. (**4,680 sq. ft.**)
- Foley Drug (**4,680 sq. ft.**)
- 100 4th Ave. (**4,300 sq. ft.**)



- When a household pays more than 30% of its income on housing costs it is classified as a "housing burdened household."
- An aging population may shape housing demands.
- There is a larger percent of owner-occupied single family homes with larger median incomes.

- There is a larger inflow of people living outside of Foley that work in the community, while a large number of Foley residents are working in other communities (e.g., St. Cloud, Sartell, Sauk Rapids, Elk River and Minneapolis).
- In general, those who live in Foley and work in other parts of the region are earning more money compared to those working in the community.
- National trends, especially during COVID-19, has shown an increase in tele-commuting and working from home. This may result in long-term shift in travel patterns as people are less likely to drive to work or St. Cloud for their shopping needs. This shift may result in a stronger demand for services in Foley.

- One of Foley's greatest assets is the distinct historic character of its core Downtown District.
- It is the City's policy (2015 Downtown Redevelopment Plan) to seek redevelopment and investment opportunities for vacant sites in and surrounding downtown, as well as encouraging re-investment in existing properties.