

CHAPTER IV DEMOGRAPHIC CHARACTERISTICS

Population Characteristics

An analysis of the population provides the basic foundation that the planning commission may set reasonable and rational guidelines for the town's future development. If the Comprehensive Plan is to provide the Planning & Zoning Commission and Town Board with a realistic guide to future development, then the analysis of past population trends and the projection of future population levels must be as accurate as possible.

Many issues that a city should be concerned with are affected by the population. Social services, health care, education, recreation, community facilities, and economic development are just a few issues which are linked to the population.

Like many towns in South Dakota, Pickstown's population reached its peak many years ago. However, the difference in Pickstown's case was that its population reached its peak in a short time frame. Between 1948 and 1954, Pickstown exploded to 4,000 people, mainly to complete work on the Fort Randall Dam. From that point on the population steadily decreased in Pickstown and the surrounding region, with some having significant losses. A fair number of residents stayed in Pickstown once the Missouri River Project was complete. The Town also attracted residents in the 1960s and 1970s when the US Air Force had a radar site at the present location of Fort Randall Casino. Many area residents refer to it as "Radar Hill." After the radar station closed in the late 1970s, the population decreased to 145 residents. What was once a bustling rural city became a quiet rural village in a matter of a few years. **Table 4** shows Pickstown's population from 1930 to 2000 as compared to Charles Mix County and other surrounding counties, and the State of South Dakota.

**Table 4
Changes in Population 1930 – 2000**

	1950	1960	1970	1980	1990	2000	2010	2017	% Change 2000-2017	% Change 1950-2017
<i>Brule County</i>	6,076	6,319	5,870	5,245	5,485	5,364	7,080	5,280	-1.57%	-15.08%
<i>Bon Homme County</i>	9,440	9,229	8,577	8,059	7,089	7,260	5,128	6,972	-3.97%	-35.40%
<i>Charles Mix County</i>	15,558	11,785	9,994	9,680	9,131	9,350	9,075	9,319	-0.33%	-66.95%
<i>Douglas</i>	5,636	5,113	4,569	4,181	3,746	3,458	3,046	2,940	-14.98%	-91.70%
<i>Gregory</i>	8,556	7,399	6,710	6,015	5,359	4,792	4,272	4,209	-12.17%	-103.28%
<i>Highland Twp.</i>	345	281	205	387	461	463	357	571	23.33%	39.58%
<i>Plain Center Twp.</i>	295	211	173	207	192	129	57	137	6.20%	-115.33%
<i>White Swan Twp.</i>	2989	700	600	516	522	636	641	747	17.45%	-300.13%
<i>Pickstown</i>	2217	700	1,000	145	95	168	86	163	-2.98%	-1260.12%
<i>South Dakota</i>	652,740	680,514	665,507	690,768	696,004	754,844	799,462	855,444	13.33%	23.70%

Source: 1980 Census of Population, PC80-1-D43; 2000 Census of Population; 1994 and 1999 Statistical Abstract of the United States

The long term growth rate (1950-2000) in Table 4 illustrates how all of the counties in the region have lost significant population. In reviewing the more recent percent change from 2000-2017, only Highland, Plain Center, and White Swan Townships and the State have seen a positive change in population. This growth may be attributed to the fact that Native American lands are located in Charles Mix and the Yankton Sioux Tribe has seen increases in the number of births. While the Town has experienced a general long-term decline in population between 1950 and 1990, the Town has grown significantly between 1990 and 2017 (from 95 to 163). The Town's setting along the Missouri River,

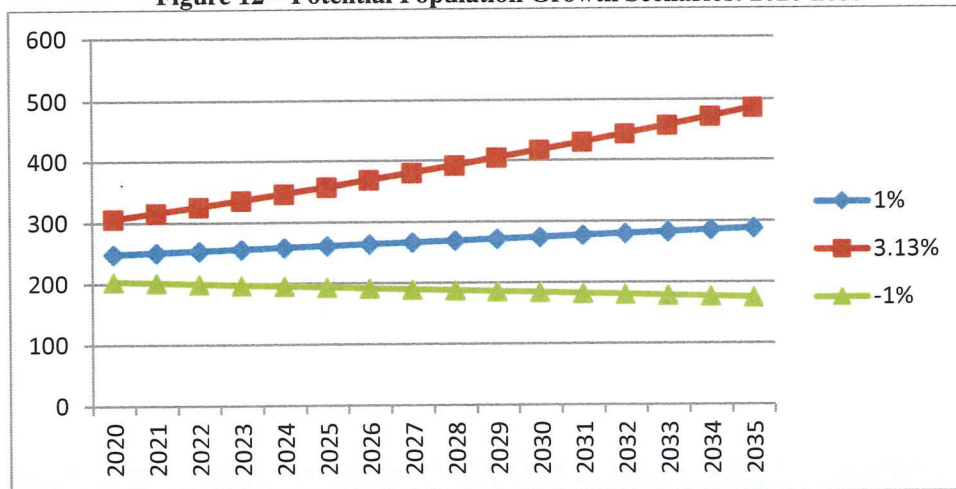
as well as its other recreational amenities (such as a beautiful nine hole golf course) make long-term growth possible among avid outdoor enthusiasts and retirees.

Table 5 and Figure 12 illustrate future resident population growth in Pickstown. The model used to predict future growth is based on past trends and recent conditions, but it is not perfect. The model is based on recent census data that shows Pickstown’s population as 201 in 2010 and 223 in 2019. The annual growth rate is calculated to be about 3%, which is considered a rapid rate in planning terms.

**Table 5
Population Projections - Pickstown**

Year/Growth Rate	3.13%
2020	306
2025	357
2030	417
2035	487
2040	568

Figure 12 – Potential Population Growth Scenarios: 2020-2035



SOURCE: Regression Analysis Model, MS Excel; Planning and Development District III

The model predicts that Pickstown will continue to gain resident population throughout the next twenty years. From 2020 through 2040, the Town is expected to about ten persons per year for a total of approximately 250 persons. Population growth or loss can be explained by three factors. Comparing births and deaths, migration patterns, and annexation can influence whether a community is gaining population or losing. If there are more births than deaths in the community, the population will grow. A city with a high population of younger adults in their childbearing years will tend to continue to gain population. Also if more people move into the city than move out, the population will increase.

A community that is progressive and building a number of new homes may experience significant in-migration. The new residents may be new to the region, or they may be rural families who are leaving the farm and moving to town.

Age and Family Structure

Table 6 illustrates the number of persons in the different age groups from 1960 through 2000. It appears that the greatest loss of individuals is in the under 19 age group. A comparison of data from 1960 to 2000 results in a loss of over 159 young adults. This could be due to the much higher number of youth pursuing further education after graduating high school and family sizes steadily decreasing with the advent of better farming technology. **Table 6** also demonstrates that the 20-44 population has steadily increased over the forty year period and the over 65 generation has also slightly increased. Improvements in the field of medicine and an increase in elderly care facilities may be accountable for this trend.

Table 6
1960 – 2000
Town of Pickstown Age Distribution

	<19	20-44	45-64	65+	Median Age
1990	25	34	21	5	33.7
2000	34	52	47	34	44.0
2010	47	9	105	40	48.9
2017	21	26	55	61	59.8

The median age in Pickstown is slightly higher than in Brule County and the state, but lower than the U.S. (**Table 7**). In looking at other similar sized communities of the region, Pickstown has a much higher median age than Bon Homme, Charles Mix, Brule, Douglas, and Gregory Counties. The percentage of persons over age 65 is the highest among the comparison geographies. The need for facilities such as assisted living centers, clinics, senior centers, and transportation services may continue to be an issue in the future based on the distribution of population by age.

Table 7
Age Characteristics (2017)

	Under Age 19 (%)	Age 65 or Over (%)	Median Age
<i>Bon Homme County</i>	19.7	20.7	43.5
<i>Brule County</i>	26.8	17.0	40.5
<i>Charles Mix County</i>	32.6	18.1	36.0
<i>Douglas</i>	24.3	24.0	47.5
<i>Gregory</i>	25.0	24.1	45.8
<i>Highland Twp.</i>	49.4	5.1	21.4
<i>Plain Center Twp.</i>	34.3	10.9	22.8
<i>White Swan Twp.</i>	33.6	13.0	31.7
<i>Pickstown</i>	13.0	37.4	59.8

Source: US Census 2017

A comparison of “population pyramids” for Pickstown and the state illustrates the difference in population dynamics (**Figures 10A and 10B**). The horizontal bars in the pyramids reflect the number of people in each of the age groups shown at the left. Compared to South Dakota, the Pickstown pyramid shows a similar number of middle aged individuals and more senior citizens as a percentage in the community. Pickstown’s situation in this regard is similar to many other small towns across the state.

Pickstown has emerged as a place which attracts retirees. A study of the population pyramids reveals a shift in the “bulge” of the pyramid up the cohort chain. There are two forces at odds over the possibility of natural growth: Fertility (births rates), and In-Out Migration. The 2017 population pyramid indicates that Pickstown experienced a net in-migration of older individuals over the past

twenty years. In spite of the increase in the older population, there appears to be more children in town under the age of 10 in the 2020 pyramid.

Figure 10A
Pickstown Population Pyramid (2000)

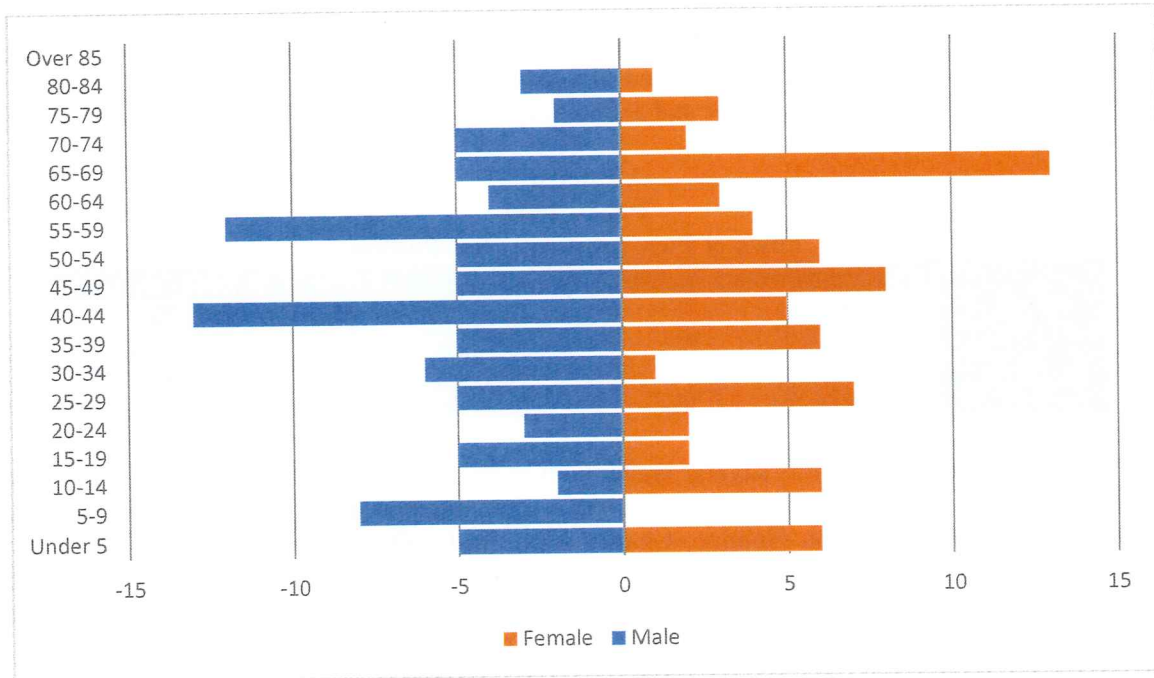


Figure 10B
South Dakota Population Pyramid (2017)

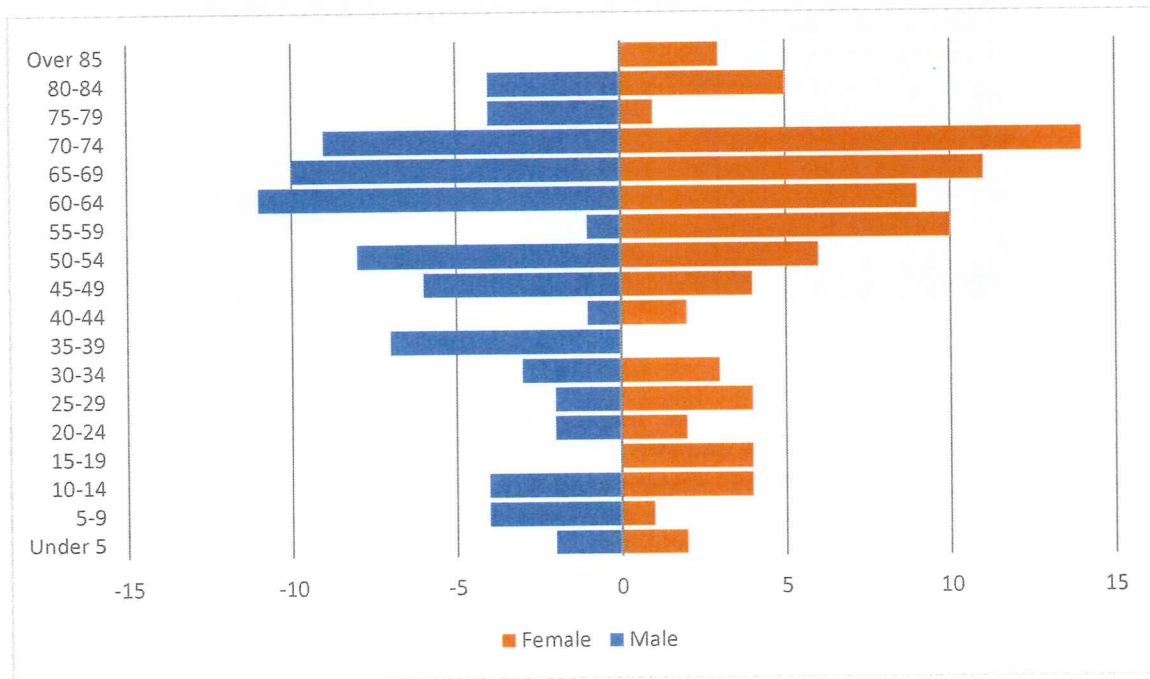


Table 8
Household and Family Structure (2017)

	Average Household Size	Average Family Size	Family Households (%)	Married-Couple Families (%)
<i>Bon Homme County</i>	2.18	2.73	62.3	53.3
<i>Brule County</i>	2.30	2.79	68.8	54.0
<i>Charles Mix County</i>	2.82	3.63	64.2	47.8
<i>Douglas</i>	2.23	2.70	68.8	62.7
<i>Gregory</i>	2.14	2.70	63.0	47.4
<i>Highland Twp.</i>	5.19	5.58	80.0	30.0
<i>Plain Center Twp.</i>	3.43	5.65	50.0	50.0
<i>White Swan Twp.</i>	3.58	3.78	80.8	36.5
<i>Pickstown</i>	1.94	2.42	59.5	54.8

Source: 2017 US Census

Regarding household and family structure, there is a slight difference between Pickstown and the counties measured, but Pickstown varies greatly when compared to the townships in Charles Mix County. This is mainly due to a higher percentage of Native American Households in these areas.

Education

Education may be reviewed from three perspectives:

- 1) Educational attainment;
- 2) Overall status of the existing systems; and
- 3) Opportunities for residents.

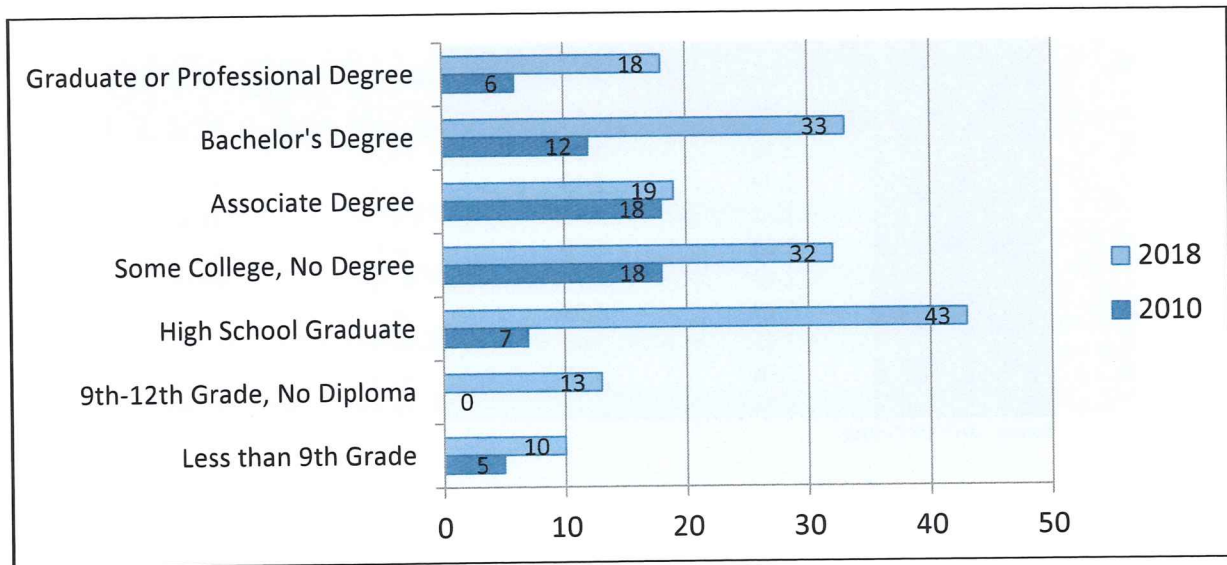
There are factors which may be difficult to quantify yet are related to education, such as: on-the-job training, specific professional development opportunities, military training, and work experience. Since comprehensive and accurate data addressing these activities are not readily available, they will not be addressed.

The residents of Pickstown are very well educated. Between 2010 and 2018, there was a dramatic increase in the number of residents that held a bachelor's degree or higher from college. There was also a noticeable increase in the number of residents with a high school diploma. These facts can be related to the increase in the number of executive and administrative occupations in Pickstown, which will be covered in the Economic Development. The following chart illustrates the level of education completed by the residents in Pickstown.

Table 9
High School and College Graduates (Among Persons 25 Years and Older)

Area	2010		2018	
	H.S. Grads	College Grads	H.S. Grads	College Grads
<i>Bon Homme County</i>	87.7%	15.4%	87.7%	18.4%
<i>Brule County</i>	87.7%	25.2%	87.5%	24.8%
<i>Charles Mix County</i>	80.7%	15.5%	87.9%	17.5%
<i>Douglas</i>	74.1%	16.0%	87.6%	16.9%
<i>Gregory</i>	85.7%	14.7%	89.3%	20.5%
<i>Highland Twp.</i>	87.7%	15.6%	83.1%	20.0%
<i>Plain Center Twp.</i>	100.0%	33.3%	95.7%	17.2%
<i>White Swan Twp.</i>	80.5%	14.7%	84.1%	15.9%
<i>Pickstown</i>	92.4%	27.3%	86.3%	30.4%

Source: 1980 US Census – Note: College Grads figures represent 1-4 years of college completed (no degree indicated)
1990, 2000 US Census, Table DP-2 – Note: College Grads figures represent those that obtained an Associates degree or greater



In regards to the percentage of college graduates, Pickstown lost almost 10% of college grads from 1980 to 1990, but appears to have gained several back from 1990 to 2000. Of the communities studied, only White Lake and Wessington Springs have consistently lost college grads since 1980. The high percentage of college graduates in Chamberlain is likely due to the higher number of professional persons working with the U.S Army Corp of Engineers and several State Agencies.

HOUSING

Housing Overview

Pickstown’s existing and future housing stock is critical to the city’s growth and development. Basic housing goals that the city should consider are the preservation of the sound existing housing stock and creation of better housing opportunities for all residents. The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. The City of Pickstown contains a wide range of housing units such as single family, multi-family and mobile homes.

According to 2000 Census data, there are 88 total housing units in Pickstown, of which 76.5 percent are single units with a detached garage. The housing stock in Pickstown is significantly newer than in South Dakota and the United States (**Table 12**).

Pickstown experienced increased housing construction from 1960 through 1970. Entering the 1980’s housing construction numbers drop significantly, and continued to drop from 1990-2000. This percentage is still lower than Chamberlain, Wessington Springs, Brule County, and the nation but higher than White Lake, Woonsocket, Platte and the state. Much of the new housing has been built in the eastern part of the community.

The demand for housing in Pickstown appears to be primarily from two sources: people who are retiring, and young families. Much of the demand is for single-family, detached housing, even for people who want to rent.

Table 12
Age of Housing Stock

	Charles Mix County	Lake Andes	Pickstown	Platte	Ravinia	Wagner
Total housing units	3876	321	132	682	43	693
Built 2014 or later	1.4%	0.0%	3.0%	0.0%	0.0%	0.0%
Built 2010 to 2013	1.9%	0.0%	0.0%	0.4%	7.0%	0.4%
Built 2000 to 2009	6.5%	0.6	21.2	6.5	0.0	3.0
Built 1990 to 1999	8.8%	3.4%	19.7%	9.1%	2.3%	8.5%
Built 1980 to 1989	11.7%	1.9%	6.8%	12.6%	7.0%	11.8%
Built 1970 to 1979	15.3%	25.5%	8.3%	7.6%	30.2%	18.9%
Built 1960 to 1969	9.0%	15.3%	5.3%	9.4%	7.0%	12.6%
Built 1950 to 1959	8.6%	10.9%	22.7%	6.3%	9.3%	14.0%
Built 1940 to 1949	5.3%	6.9%	9.8%	7.6%	0.0%	4.2%
Built 1939 or earlier	31.4%	35.5%	3.0%	40.5%	37.2%	26.6%

Source: 2018: ACS 5-Year Estimates

Table 13 shows that the majority of the housing units in Pickstown are single-family dwellings, with the remaining units being comprised of multi-family dwellings, namely duplexes left over from the early days of the community. Based on the following figures, Pickstown appears to have suitable housing to accommodate lower income households in the form of the duplexes, but could expand its options with the addition of a few more multi-family units in order to keep pace with the other communities in the region.

Table 13
Type of Housing Unit

	Charles Mix County	Lake Andes	Pickstown	Platte	Ravinia	Wagner
Total housing units	3,876	321	132	682	43	693
1-unit, detached	83.8%	80.7%	78.0%	87.0%	76.7%	65.1%
1-unit, attached	1.3%	0.6%	10.6%	1.0%	0.0%	2.6%
2 units	1.7%	5.0%	8.3%	1.9%	0.0%	3.5%
3 or 4 units	1.8%	0.9%	0.0%	2.3%	4.7%	4.2%
5 to 9 units	2.4%	6.5%	0.0%	4.4%	0.0%	4.9%
10 to 19 units	1.7%	0.0%	0.0%	0.0%	0.0%	8.1%
20 or more units	1.7%	0.0%	1.5%	1.8%	0.0%	6.9%
Mobile home	5.6%	6.2%	1.5%	1.6%	18.6%	4.8%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: 2018: ACS 5-Year Estimates

Housing Conditions

A visual survey of housing conditions in Pickstown revealed few obvious problems concerning the state of the community’s housing. Houses were classified as either good, minor rehabilitation needed, major rehabilitation needed, or dilapidated, according to the following guidelines:

- ❖ Good – a structure that is well built and well maintained, showing no apparent deficiencies.
- ❖ Fair – a structure that shows some deficiencies, but is still livable. Minor repairs would be sufficient in most cases to bring such houses up to a sound condition.
- ❖ Marginal – a structure that shows major deficiencies, but is still livable. Major repairs would be sufficient in most cases to bring such houses up to a sound condition.
- ❖ Dilapidated - a structure that lacks basic facilities, or has major or minor deficiencies to such an extent that the unit is considered barely fit for habitation. Rehabilitating such structures to minimum standards of safety and livability is often not economically feasible.

FIGURE 14 shows the result of the housing survey. Conditions are generally good, and there are no areas of deteriorating or dilapidated houses anywhere in the community. Areas that have small concentrations of fair-rated housing include the south-central part of the community, specifically on Chapel Street. Even with these units being rated as “fair,” Pickstown residents should take pride in maintaining superior housing conditions in the community.

The presence of substandard houses can have a negative effect on neighborhood housing values. Properties that are poorly kept can have the same effect, as can the existence of vacant lots in residential neighborhoods. Busy commercial or industrial areas often depress housing values in nearby residential areas, but this is not a major concern in Pickstown.

Factors that positively affect residential areas include proximity to such amenities as well maintained parks and greenways, schools, and shopping. Fortunately for Pickstown’s residents, the community has an excellent park system and a school system that is highly regarded. The community’s low crime rate is another factor positively affecting property values.

A problem common in small towns is that developers and private individuals are often tempted to build small clusters of homes around these communities. These developments can negatively affect nearby homes and depress property values. If not properly planned, they can also adversely impact public services, fragile environments, and the local road system.

Figure 14 Housing Conditions

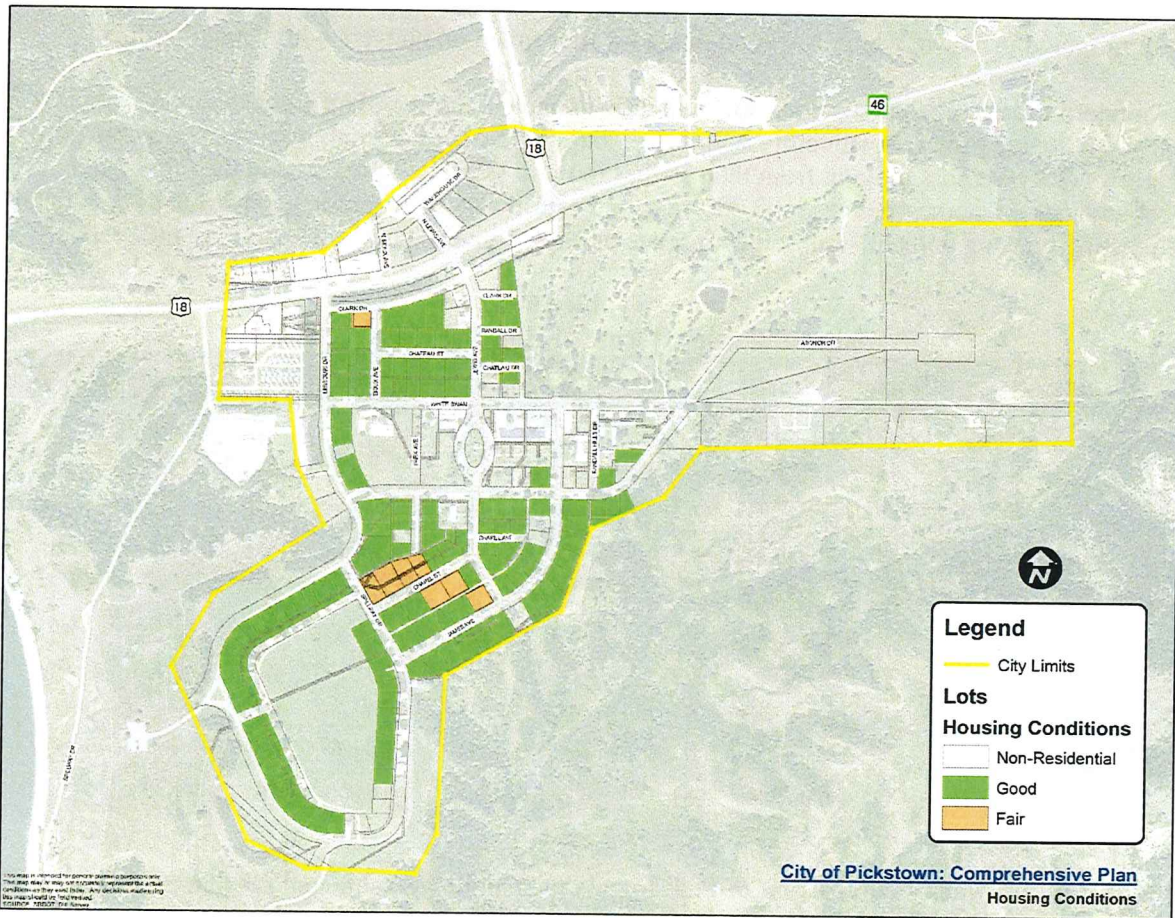


Table 15 provides the vacancy rate and ownership data of all housing units in the community and neighboring communities. The ownership rate in Pickstown is higher than towns like Wagner (70.5% compared to 57.0%), but significantly lower than the rate in Ravinia (84.6%).

Most of the communities have a vacancy percentage of approximately 15-20 percent which is shown in Table 15. Vacancy numbers will continue to fluctuate on a yearly basis due to the in-migration and out-migration of persons within the community. Pickstown has a higher percentage of vacant units than the other towns in the County. This is mainly due to the fact that most of the vacant units in town are for seasonal use. The majority of housing units in most communities will continue to be owner occupied as opposed to rentals due to recent low mortgage rates.

Table 15
Housing Units by Occupancy - Ownership - Rental - 2018

	Charles Mix County		Lake Andes		Pickstown		Platte		Ravinia		Wagner	
Total housing units	3876	%	321	%	132	%	682	%	43	%	693	%
Occupied housing units	3144	81.1	262	81.6	95	72.0	634	93.0	26	60.5	579	83.5
Vacant housing units	732	18.9	59	18.4	37	28.0	48	7.0	17	39.5	114	16.5
Owner-occupied	2206	70.2	180	68.7	67	70.5	456	71.9	22	84.6	330	57.0
Renter-occupied	938	29.8	82	31.3	28	29.5	178	28.1	4	15.4	249	43.0

Source: 2018: ACS 5-Year Estimates Data Profiles

Table 16 lists the values of owner occupied housing units within the Town and comparative places for the year 2018. Home values within the community are represented within all ranges except values over

\$500,000. A bulk of homes in Pickstown fall within \$200,000-\$300,000 range, which contribute heavily to local property tax revenues. Homes valued between \$150,000 and \$200,000 are fairly represented in Town, which is a good range for first-time homebuyers with young families.

In relative terms, Pickstown does not contain an abundant number of affordable homes in the \$100,000 and less value range. Availability will rely on out migration of current residents and as the population grows older, seniors moving from their homes to more skilled assistance. On the other hand, an overabundance of homes below \$100,000 may indicate the need to enforce rehabilitation standards of existing housing units or signify the presence of older homes that lost or have very little value.

Table 16
Value of Owner Occupied Housing Units – 2018

	Charles Mix County		Lake Andes		Pickstown		Platte		Ravinia		Wagner	
Owner-occupied units	2,206	%	180	%	67	%	456	%	22	%	330	%
Less than \$50,000	529	24	111	61.7	1	1.5	88	19.3	11	50	75	22.7
\$50,000 to \$99,999	551	25	57	31.7	4	6	87	19.1	9	40.9	111	33.6
\$100,000 to \$149,999	329	14.9	10	5.6	9	13.4	93	20.4	0	0	60	18.2
\$150,000 to \$199,999	312	14.1	2	1.1	20	29.9	85	18.6	1	4.5	52	15.8
\$200,000 to \$299,999	212	9.6	0	0	21	31.3	74	16.2	1	4.5	18	5.5
\$300,000 to \$499,999	155	7	0	0	12	17.9	27	5.9	0	0	4	1.2
\$500,000 to \$999,999	73	3.3	0	0	0	0	2	0.4	0	0	6	1.8
\$1,000,000 or more	45	2	0	0	0	0	0	0	0	0	4	1.2
Median (dollars)	\$102,200	(X)	\$45,200	(X)	\$198,400	(X)	\$116,800	(X)	\$50,000	(X)	\$90,500	(X)

2018: ACS 5-Year Estimates Data Profiles

Table 17 provides a comparison of Pickstown’s median home value and median gross rent from the years 2000-2018. The table also shows the percent change in the values in that time frame. Pickstown’s median home value increased more than the other communities studied with the exception of Ravinia. In reviewing the statistics for median gross rent, Pickstown’ median rent increased by 54.6% between 2000 and 2018. Generally, as median income grows, so do home values and rent. This indicates that Pickstown continues to have a robust housing market, characterized by home values and modest rent than other communities of similar size.

Table 17
Housing Value Trends – 2000-2018

Entity	Median Home Value			Median Gross Rent		
	2000	2018	% Change	2000	2018	% Change
Charles Mix County	\$49,100	\$102,200	108.1%	\$307	\$531	73.0%
Lake Andes	\$22,900	\$45,200	97.4%	\$302	\$569	88.4%
Pickstown	\$90,400	\$198,400	119.5%	\$414	\$640	54.6%
Platte	\$57,900	\$116,800	101.7%	\$339	\$558	64.6%
Ravinia	\$12,500	\$50,000	300.0%	\$425	-	-
Wagner	\$53,400	\$90,500	69.5%	\$426	\$375	-12.0%

Source: 2000 US Census, Table DP-4, and 2018: ACS 5-Year Estimates Data Profiles

Residential Building Activity

Table 18 illustrates Pickstown’s building permit activity from 2005 to 2017. Construction is focused on single family homes in Pickstown. Recent activity has increased between 2015 and 2017. No multi-family units or manufactured homes were constructed in the time period. The average value of homes based on building permits appears to be at least \$200,000. There are a few examples where a “move up” home was built, as is evident by the spike in building value. This bodes well for property values in Pickstown and should be a good indicator of a strong source of revenue for the Town.

**Table 18
Town of Pickstown Residential Building Permits**

Year	Single Family Homes	Modular Homes	Multi Family	Average Building Value
2005	5	0	0	\$119,000
2006	4	0	0	\$188,800
2007	1	0	0	\$210,000
2008	1	0	0	\$188,000
2009	0	0	0	-
2010	2	0	0	\$170,000
2011	1	0	0	\$150,000
2012	2	0	0	\$205,000
2013	1	0	0	\$200,000
2014	1	0	0	\$140,000
2015	2	0	0	\$288,500
2016	3	0	0	\$116,700
2017	2	0	0	\$255,000

Housing Demand

Theoretically, the number of housing units needed over the next several years could be calculated by using current census data. **Table 18** is a full model computation of new housing units needed in Pickstown by the year 2040:

**Table 19
Housing Demand Calculation**

Action	Result
Year 2040 Population Projection	457
Minus Persons in Group Quarters	- 0
<i>Equals</i> Population to be Housed	457
<i>Divided by</i> Persons Per Household Projection	÷ 1.85
<i>Equals</i> Total Units Needed	247
<i>Plus</i> 10 % Desired Vacancy Rate	+ 25
<i>Plus</i> Replacement Housing	+ 4
<i>Equals</i> Required Number of Housing Units	276
<i>Minus</i> Total Housing Units (2018 Census)	- 131
<i>Equals</i> Total Number of Housing Units Needed in Pickstown by the Year 2040	= 135

Table 20 presents twenty-year housing projections for Pickstown, based on the town’s distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in Pickstown will be about 88% single family and 11% multi family housing. This is comparable to the 2018 owner/renter distribution of occupied housing.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 118 single family occupied units and 10 multi family units in the next twenty years (2020-2040). Therefore, a housing program for Pickstown should establish an average annual production target of about 6 to 7 units. As Pickstown grows beyond the ten year projection, the annual production rate will increase. These numbers are dependent on Pickstown meeting its growth projections and could be further influenced by actions that could continue to expand Pickstown’s market. These include:

- Employment expansions.
- Housing developments that can attract people from surrounding regions

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 20
Housing Demand Breakdown: 2020-2040

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	26	30	36	42	135
Infill/Replacement	1	1	1	1	4
Single Family Units	21	25	30	41	118
Multi-Family	3	3	3	0	10
Mobile Homes	1	1	1	0	3

Table 21 lays out the acreage that will be needed to accommodate the housing units projected in Table 20. If growth in Pickstown follows the projected population and housing units, over 65 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

Table 21
Projected Residential Acreage Needs: 2020-2040

	2021-2025	2026-2030	2031-2035	2031-2036	Total
Single Family Units (2.5/acre)	8.86	10.44	12.54	16.93	48.77
Multi-Family	0.36	0.43	0.43	0.00	1.22
Mobile Homes	0.14	0.16	0.19	0.00	0.49
Total	9.36	11.03	13.16	16.93	50.48
30 % Markup (roads, market)	2.81	3.31	3.95	5.08	15.14
Total All Land Uses	12.16	14.33	17.11	22.01	65.62

Conclusion

Much of Pickstown’s affordable housing stock is already in place within its existing neighborhoods. Encouraging preventative maintenance can be a cost-effective method of assuring a continued supply of good housing for future residents.

The changing demographics of Pickstown’s population will compel the Town to develop land use policies that permit the development of housing that is slightly higher density. This higher density housing will be geared toward retirees and “empty-nesters” that do not wish to care for a large property anymore.

However, the land use plan calls for a significant amount of the town’s land resources to be dedicated to lower density housing. This demand should be accommodated by land that is currently served by water, sewer and streets, but it may lead the Town to extend its infrastructure into the eastern part of the community if the need arises.

Factors that positively affect residential areas include proximity to such amenities as well maintained parks, greenways and dining. Fortunately for Pickstown’s residents, the community has a wonderful connection to open space and natural resources, which is attractive to a growing number of young families.

Another common problem in small towns is that developers and private individuals are often tempted to build small clusters of homes around the perimeter of the community. These developments can strain existing infrastructure such as water, sewer and streets along with the environment if not properly planned.

Pickstown is also home for those seeking to take advantage of the recreational opportunities available on a seasonal basis. These part time residents are often called “weekenders,” or second homeowners and contribute significantly to the level of sales tax collected in town.

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CHAPTER VI ECONOMIC OVERVIEW

Economic health is an important component of a city's prosperity and livability. Strong commercial/industrial business and healthcare sectors contribute jobs for the residents and money for the tax base. Maintaining these existing businesses and fostering an environment for new business should be a priority in every community.

Pickstown's employment base is similar to the communities around it and to the state, as indicated in **Tables 18**. The following table shows that Pickstown has the highest percentage of people employed in the education, health and social service occupations. This is not a surprising fact considering that the Lake Andes and Wagner school districts and clinics are major employers of the Town's residents. Also worth noting is the high number of individuals employed by the retail trade industry. Pickstown had a significant gain in jobs from 2010 and 2018. Looking at the numbers it appears that the Educational Services sector showed the largest increase in Pickstown with an increase of 17 people employed in Education. There is an unconventional ratio of jobs to people in Pickstown. This is because most people that live in Pickstown work outside of town.

Table 22
Employment by Industry

Employment Sector	Pickstown	Pickstown	SD	SD
	2010	2018	2010	2018
Agriculture/Fish/For	1	2	28,340	26,902
Mining/Extraction	0	0	1,501	2,227
Construction	8	9	26,665	32,118
Manufacturing	3	3	41,192	45,662
Transportation/Communication	3	2	13,522	14,493
Utilities	5	4	3,647	4,306
Information	0	0	7,954	6,524
Wholesale Trade	0	1	11,625	12,908
Retail Trade	15	13	47,928	50,581
Finance & Insurance	1	4	27,767	26,589
Real Estate & Leasing	0	0	4,809	5,325
Professional, Scientific Services	0	4	13,648	16,010
Management of Companies	0	0	156	209
Admin Support/Waste Management	0	0	10,297	11,418
Education	10	27	35,734	37,599
Health Care/Social Assistance	7	8	60,578	70,173
Arts Entertainment	11	10	9,025	9,284
Accommodation/Food Services	5	3	27,096	30,546
Other Services	6	4	18,233	19,596
Government	9	17	20,439	20,303
Total	82	111	410,156	442,773

Source: 2010, 2018: ACS 5-Year Estimates Data Profiles

Planning and Development District III used the Shift-Share Model to project Pickstown's employment in 2026. The Shift-Share Model simply compares how a community's sector employment changed to the same sectors at the state level. The last column in **Table 23** illustrates the projected employment in Pickstown in 2026 using this method.

Applying the difference in the rates of change between the community and the state projects a community's future employment. The Shift-Share Model projects that employment in sectors such as

Agriculture, Education, and Government should grow significantly in the next eight years. Employment in the Finance Sector sectors should grow steadily, while the remaining sectors may decrease slightly by 2026. The results of the Shift Share analysis are shown by sector in **Table 23**.

If employment in a particular sector is expected to grow, the amount of land needed to support those extra jobs can be calculated using planning standards for different types of firms. In Table 23, the acres needed to accommodate the projected jobs are listed. The acres needed for jobs in the Education sector are misleading. Most, if not all, of the jobs in the Education sector in Pickstown are not located in an educational facility in town. Therefore, three acres are probably not needed for schools or educational facilities in Pickstown in the near future.

Table 23 – Employment and Acreage Projections, 2026

Sector	Constant Growth Forecast	Acres Needed
Agriculture/Fish/For	8	0.60
Mining/Extraction	0	0.00
Construction	10	0.14
Manufacturing	3	0.00
Transportation/Communication	1	0.00
Utilities	3	0.00
Information	0	0.00
Wholesale Trade	1	0.00
Retail Trade	12	0.00
Finance & Insurance	5	0.07
Real Estate & Leasing	0	0.00
Professional, Scientific Services	5	0.07
Management of Companies	0	0.00
Admin Support/Waste Management	0	0.00
Education	73	3.06
Health Care/Social Assistance	9	0.08
Arts Entertainment	9	0.00
Accommodation/Food Services	2	0.00
Other Services	3	0.00
Government	34	0.85
	179	4.86 acres
Market Adjustment	4.86 acres + 20.0%	5.8 acres
Roads, Easements, etc.	5.8 acres + 25.0%	7.3 acres

Most of the employed persons in Pickstown have a career in administration, management, or some other executive profession. This is followed by professional specialty. These occupations that are prevalent among those employed help support the higher household income figures in Pickstown. Table 24 illustrates the growth in occupations in Pickstown between 2010 and 2018.

Table 24: Occupations in Pickstown: 2010 - 2018

	2010	2018
Civilian employed population 16 years and over	44	111
Management, business, science, and arts occupations:	28	53
Management, business, and financial occupations:	13	17
Management occupations	13	12
Business and financial operations occupations	0	5
Computer, engineering, and science occupations:	0	2
Computer and mathematical occupations	0	0
Architecture and engineering occupations	0	0
Life, physical, and social science occupations	0	2
Education, legal, community service, arts, and media occupations:	10	23
Community and social service occupations	0	0
Legal occupations	0	0
Educational instruction, and library occupations	10	21
Arts, design, entertainment, sports, and media occupations	0	2
Healthcare practitioners and technical occupations:	5	11
Health diagnosing and treating practitioners and other technical occupations	5	11
Health technologists and technicians	0	0
Service occupations:	0	10
Healthcare support occupations	0	0
Protective service occupations:	0	2
Firefighting and prevention, and other protective service workers including supervisors	0	0
Law enforcement workers including supervisors	0	2
Food preparation and serving related occupations	0	6
Building and grounds cleaning and maintenance occupations	0	2
Personal care and service occupations	0	0
Sales and office occupations:	0	29
Sales and related occupations	0	13
Office and administrative support occupations	0	16
Natural resources, construction, and maintenance occupations:	8	9
Farming, fishing, and forestry occupations	0	1
Construction and extraction occupations	8	6
Installation, maintenance, and repair occupations	0	2
Production, transportation, and material moving occupations:	8	10
Production occupations	5	8
Transportation occupations	3	0
Material moving occupations	0	2

Source: 2010, 2018: ACS 5-Year Estimates Data Profiles

As shown in **Table 25**, the average travel time to work for people living in Pickstown is slightly higher than in other communities studied excluding Lake Andes who had a slightly higher travel time. This

probably reflects the fact that many people living in Pickstown travel to Wagner or other regional communities to work.

**Table 25
Commuting to Work**

	Charles Mix County	Lake Andes	Pickstown	Platte	Ravinia	Wagner
Workers 16 years and over-	3,725	272	87	770	25	574
Car, truck, or van -- drove alone	2905	190	75	674	21	481
Car, truck, or van -- carpooled	269	35	8	31	3	47
Public transportation (excluding taxicab)	10	3	0	0	0	0
Walked	153	26	0	27	0	30
Other means	96	12	0	31	1	0
Worked at home	292	6	4	7	0	16
Mean travel time to work (minutes)	10.3	14.1	13.1	5.2	12.6	8.8

Source: 2018: ACS 5-Year Estimates Data Profiles

Unemployment is not a significant problem in Pickstown or the rest of Brule County, where the unemployment rate tends to remain at or below the state average. There were times throughout the years that the unemployment rate was higher than the state. This could be due to major shifts in the local or regional agriculturally based economy.

**Table 26
Unemployment Rate, Charles Mix County**

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
2000	4,013	3,903	110	2.7%
2001	4,182	4,050	132	3.2%
2002	4,336	4,207	129	3.0%
2003	4,322	4,171	151	3.5%
2004	4,264	4,088	176	4.1%
2005	4,173	3,988	185	4.4%
2006	4,116	3,969	147	3.6%
2007	4,030	3,895	135	3.3%
2008	4,054	3,911	143	3.5%
2009	4,194	3,987	207	4.9%
2010	4,144	3,941	203	4.9%
2011	4,124	3,919	205	5.0%
2012	4,056	3,855	201	5.0%
2013	3,983	3,810	173	4.3%
2014	4,008	3,855	153	3.8%
2015	3,980	3,843	137	3.4%
2016	3,888	3,764	124	3.2%
2017	3,887	3,749	138	3.6%
2018	3,841	3,718	123	3.2%

Business Activity

Pickstown may not be the regional trade center for the entire area but there are a fair number of businesses located there. The major employers in Pickstown are the Army Corps of Engineers, Abby's, and Ft. Randall Bait and Tackle and Knothead's (Table 27). In a way, all of the major employers in Pickstown rely on recreation and natural resources for their business' success.

Table 27
Major Employers

Name	Business Type	Employees
Abby's	Convenience Store	15
Knothead's Bar & Grill	Restaurant	6
Dakota Inn	Lodging	4
Ft. Randall Bait & Tackle	Fishing Supplies	12
US Army Corps of Engineers	Power and Recreation	50
Donlin Marine	Boat Dealer	10
Rand Hills Golf Club	Recreation	8

Table 28 shows taxable sales in Pickstown for different economic sectors from 2016 to 2018. With the close proximity to the River and recreation, and businesses geared toward accommodating outdoor enthusiasts, it is no surprise that Retail Sales and Services accounted for the majority of taxable sales.

Table 28
Taxable Sales in Pickstown

Economic Sector	2016	2017	2018
Agriculture, Forestry, Fishing	\$68,230.39	\$51,640.50	\$39,401.70
Construction	\$80,672.09	\$125,436.82	\$125,569.41
Manufacturing	\$74,228.89	\$71,424.67	\$76,422.28
Transportation/Utilities	\$346,542.73	\$321,500.23	\$323,579.89
Wholesale	\$8,548.55	\$259,391.37	\$466,697.51
Retail	\$2,284,839.46	\$2,261,073.77	\$2,581,414.15
Finance, Insurance, Real Estate	\$49,677.46	\$100,959.72	\$62,437.61
Services	\$1,003,598.10	\$960,157.78	\$1,271,401.05
Public Administration	-	-	\$209.00
Total	\$3,916,337.67	\$4,151,584.86	\$4,947,132.60

Income

There are several factors to consider in obtaining an accurate understanding of local economic characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is in turn influenced by employment.

In 2018, Pickstown's median household income was estimated at \$64,750, which is much higher than the other towns in Charles Mix County. Nearly 32% of Pickstown's households earned incomes between \$50,000 and \$75,000 and over 20% of the households in Pickstown earn over \$100,000. The higher reported income in Pickstown is probably due to number of Executive and Management-level employees who reside there.

Table 29 – Median Household Income 2018

	Charles Mix County		Lake Andes		Pickstown		Platte		Ravinia		Wagner	
Total households	3144	%	262	%	95	%	634	%	26	%	579	%
Less than \$10,000	274	8.7	34	13.0	8	8.4	60	9.5	2	7.7	66	11.4
\$10,000 to \$14,999	198	6.3	20	7.6	4	4.2	44	6.9	0	0.0	83	14.3
\$15,000 to \$24,999	360	11.5	31	11.8	4	4.2	80	12.6	7	26.9	69	11.9
\$25,000 to \$34,999	352	11.2	49	18.7	4	4.2	36	5.7	7	26.9	50	8.6
\$35,000 to \$49,999	468	14.9	41	15.6	5	5.3	82	12.9	7	26.9	88	15.2
\$50,000 to \$74,999	634	20.2	34	13.0	30	31.6	142	22.4	0	0.0	92	15.9
\$75,000 to \$99,999	328	10.4	20	7.6	13	13.7	101	15.9	1	3.8	56	9.7
\$100,000 to \$149,999	331	10.5	27	10.3	20	21.1	74	11.7	1	3.8	62	10.7
\$150,000 to \$199,999	132	4.2	2	0.8	7	7.4	7	1.1	0	0.0	9	1.6
\$200,000 or more	67	2.1	4	1.5	0	0.0	8	1.3	1	3.8	4	0.7
Median household income	\$46,389	(X)	\$34,318	(X)	\$64,750	(X)	\$51,974	(X)	\$30,625	(X)	\$38,512	(X)

Source: 2018: ACS 5-Year Estimates Data Profiles

Table 30 compares median family income. Pickstown residents are fortunate in that their median family income fall is over \$70,000. The median family income grew consistently by 24% for most towns in Charles Mix County between 2010 and 2018, with the exception of Pickstown, whose median family income grew by over 60%.

**Table 30
Median Family Income: 2010 - 2018**

	Charles Mix County	Lake Andes	Pickstown	Platte	Ravinia	Wagner
2010	\$46,962	\$33,125	\$44,792	\$54,655	\$53,125	\$47,188
2018	\$58,365	\$41,250	\$72,083	\$67,857	\$31,250	\$58,750
% Change	24.28%	24.53%	60.93%	24.16%	-41.18%	24.50%

Source: 2010, 2018: ACS 5-Year Estimates Data Profiles

Table 31 provides information on the percentage of the population living below poverty for individuals and families in 2018. Poverty affects persons of all ages with the largest impact upon children, thus the need to also include the family data. The poverty rate for both individuals and families in Pickstown is negligible compared to the other towns in Charles Mix County.

**Table 31
Population Living Below Poverty Level**

	Charles Mix County	Lake Andes	Pickstown	Platte	Ravinia	Wagner
All families	11.9	18.1	3.3	3.7	27.8	14.2
All people	20.2	26.4	8	8.8	50	19.5
Under 18 years	26.3	35.1	0	3.2	65	17.9
Related children of the householder under 18 years	25.8	35.1	0	2.6	65	17.9
Related children of the householder under 5 years	32.4	36	0	0	50	27.9
Related children of the householder 5 to 17 years	23.2	34.8	0	3.2	66.7	12.5

Source: 2018: ACS 5-Year Estimates Data Profiles

Conclusion

While income in Pickstown is much higher than in other towns, the Town should continue to investigate and improve employment opportunities in the next twenty years. The State of South Dakota offers a favorable tax climate and a high quality of life which prospective employers appreciate when looking to start a new or expand an existing business. Pickstown's position as a recreation destination located at a major natural resource should continue to help market the community. Continued operation of the Fort Randall Dam by the Army Corps of Engineers should hold incomes in Pickstown steady.

Tourism will continue to be the primary economic force affecting the city. There are numerous groups and organizations who continue to actively promote visitor attractions. Outdoor recreation, primarily fishing, boating, hunting, hiking, and golf are important components of Charles Mix County's and Pickstown's economy.

Particular attention should focus on opportunities for economic development along South Dakota Highway 46 and in the town center. By using employment data and interpreting shift-share analysis projections, proper use of the existing buildings and new facilities can be explored. Links between sectors should also be examined for economic development opportunities. For example, if employment analysis projects increased employment in the Construction and Educational Service sectors, perhaps a community course geared specifically for construction trades would be a good fit for the Town and the region.

The community survey conducted in March of 2008 indicated that the main reasons the residents' travel somewhere else to shop is availability, price and variety. Economic development efforts may want to focus on attracting or expanding businesses to provide basic needs beyond incidental needs of the residents.

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