

Preliminary Local Forecasts to 2040

Metropolitan Council
September 11, 2013



About the Council's forecasts

- Forecasts of population, households and employment in 10-year increments
- Forecasting what development will happen where based on market demand
- *Minnesota Statutes 473.146 and 473.859*
- Develop shared expectations of a common future to inform regional and local planning

Forecasting: Key Dates

2012	2013	2014	2015	2016	2017	2018
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Regional Forecasts

★ April 2012



Preliminary Local Forecasts

★ September 2013

Final Regional and Local Forecasts

★ Adopted with *Thrive MSP 2040*

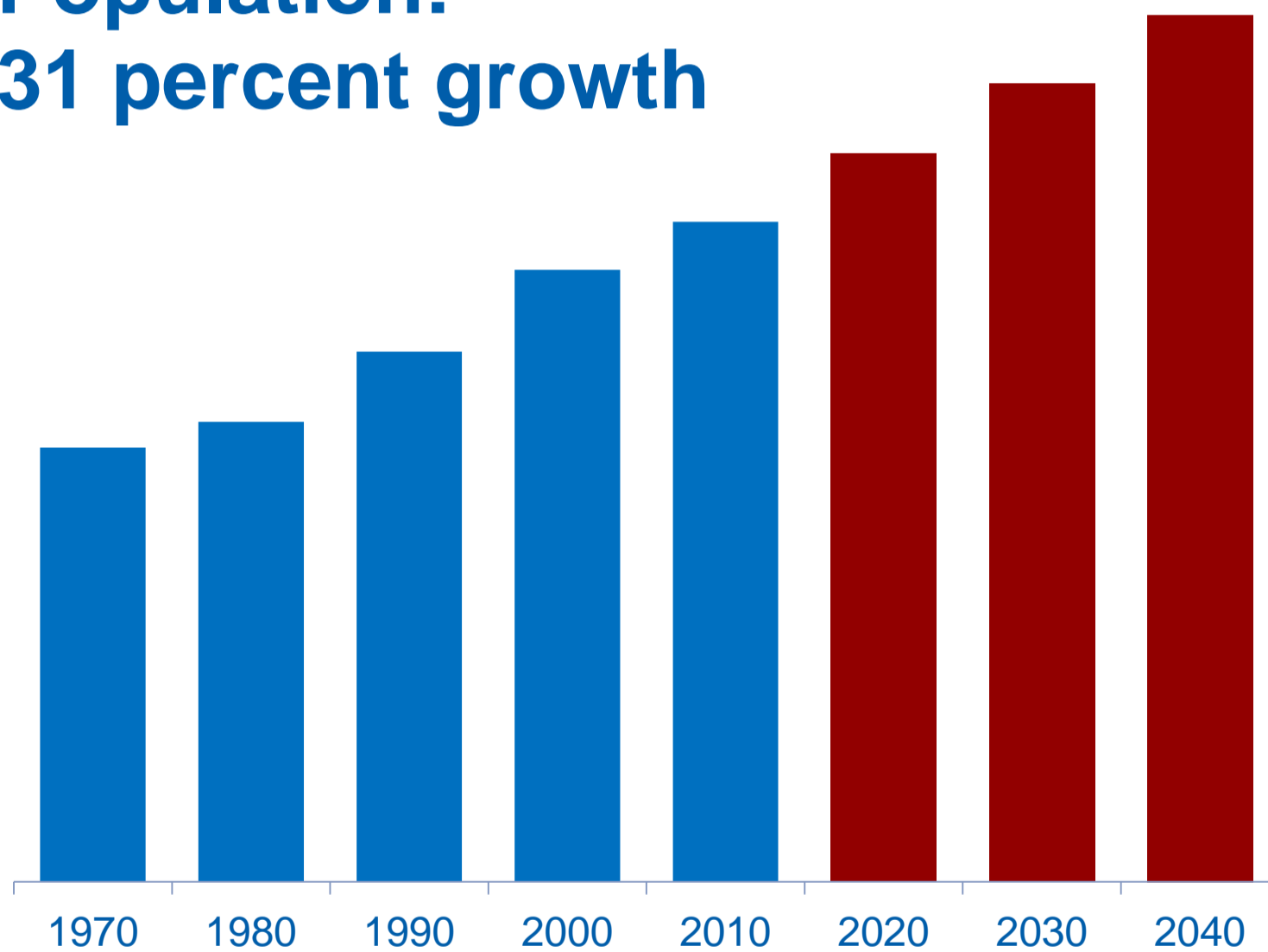
Systems Statements Forecasts

★ Adopted with Systems Statements

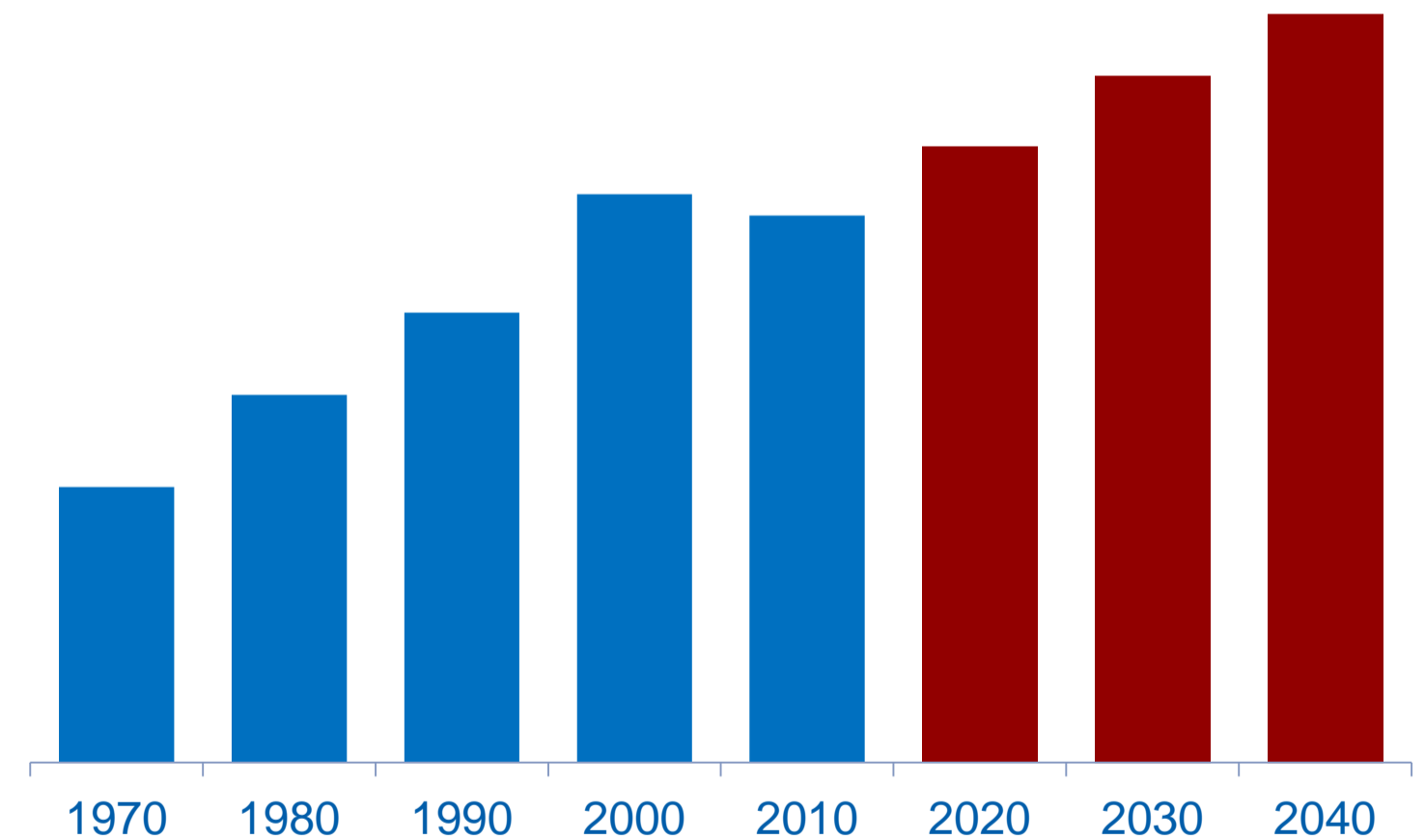
Local Comprehensive Planning

Regional forecast: Continued growth and prosperity

**Population:
31 percent growth**



**Employment:
37 percent growth**



What's behind the forecasts?

Who is the future market?

Demographics of future households
Real estate needs of businesses



What drives their real estate decisions?
Infrastructure
Accessibility
Amenities



Where is growth allowed?

Land capacity
Land use policies
Allowable density

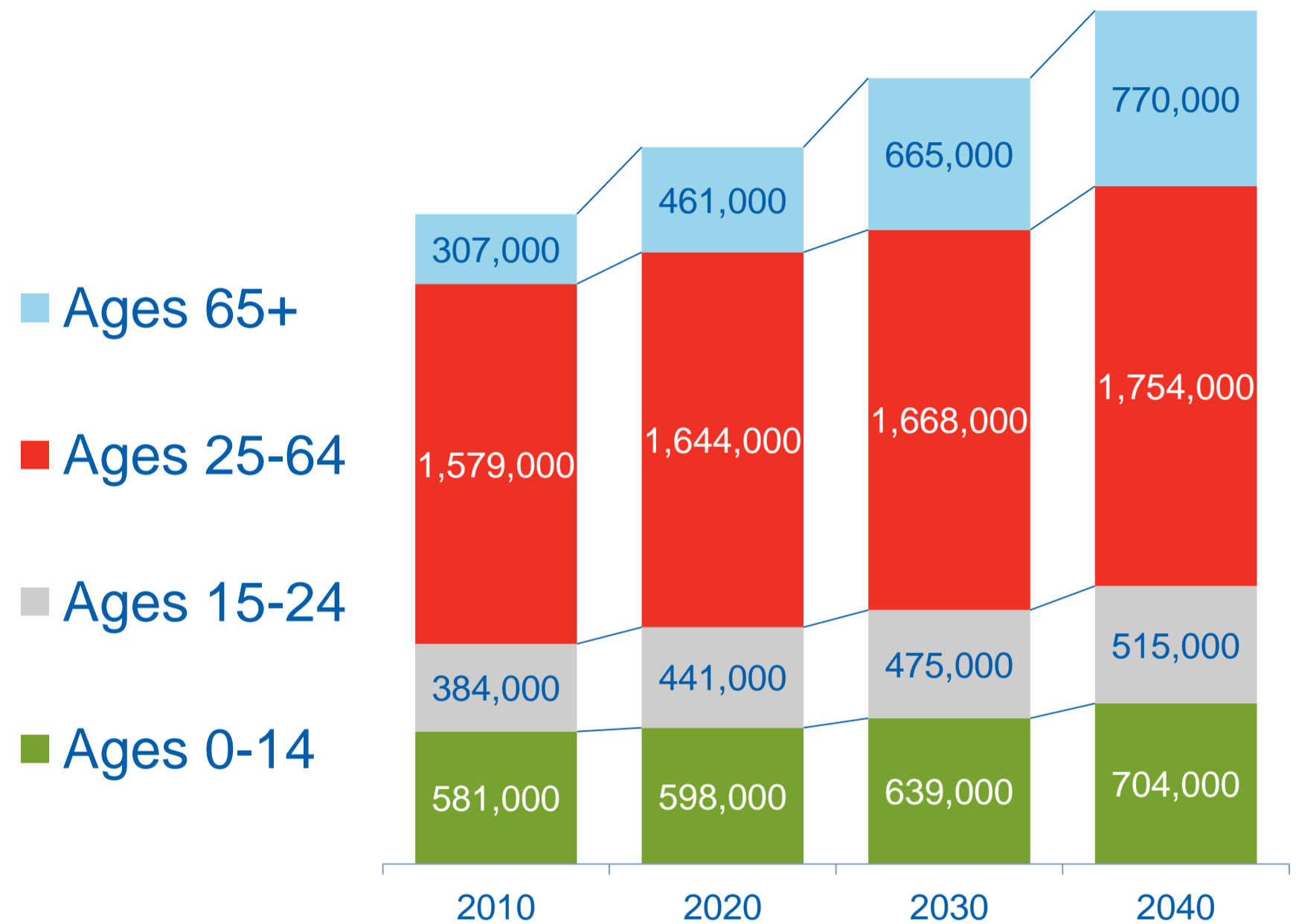
What is driving changes in growth?

**Different mix
of consumers**

**Consumers'
changing
preferences
and behavior**

Different mix of consumers

- More seniors
- More smaller households
- Entry of the Millennial generation into the real estate market

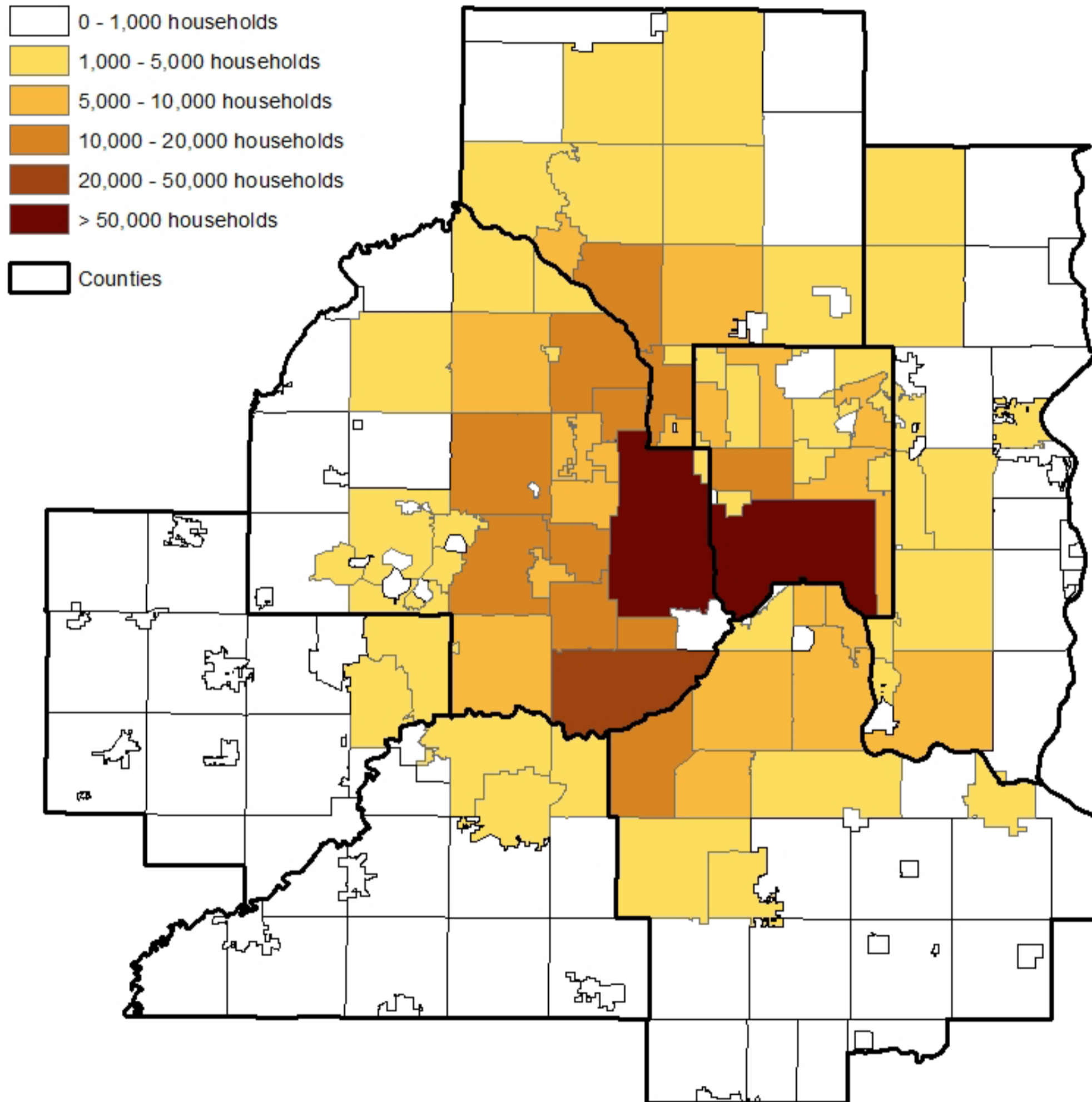


Consumers wanting different housing

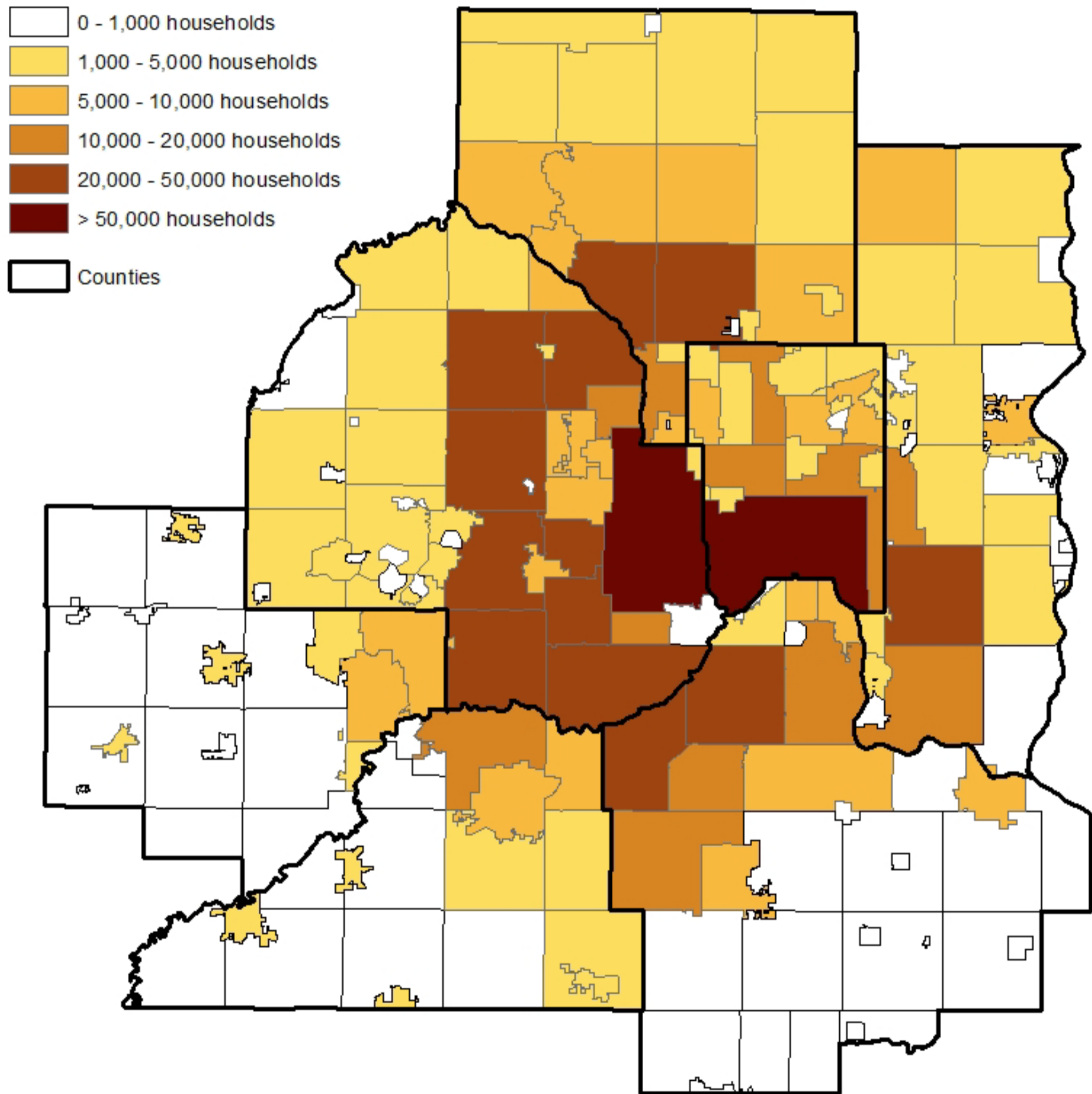
- From housing as an investment to housing as a place to live
- Interest in central locations, amenities, accessibility
- Millennial preferences for connected neighborhoods well-served by transit



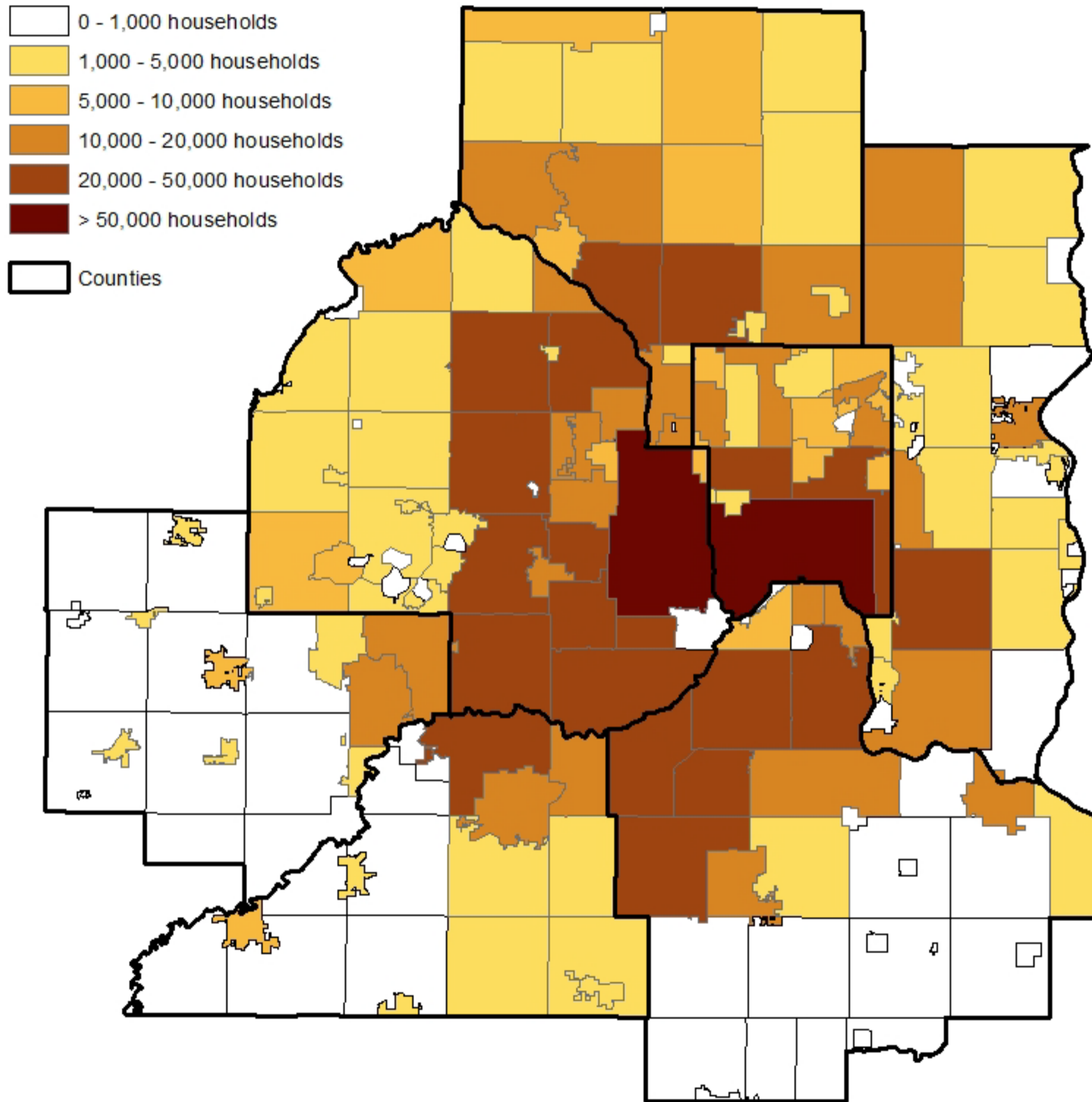
Total Households, 1980



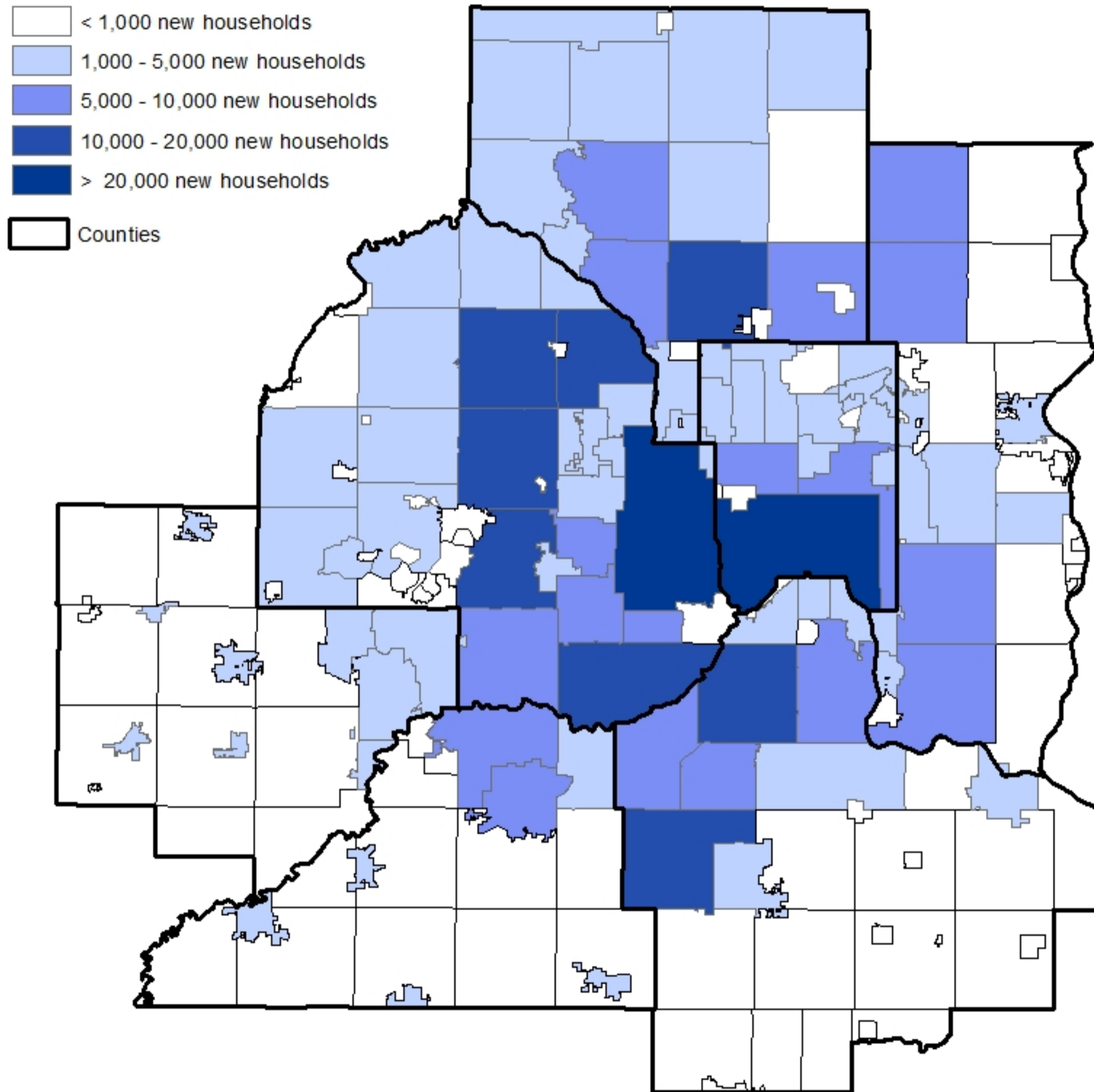
Total Households, 2010



Total Households, 2040



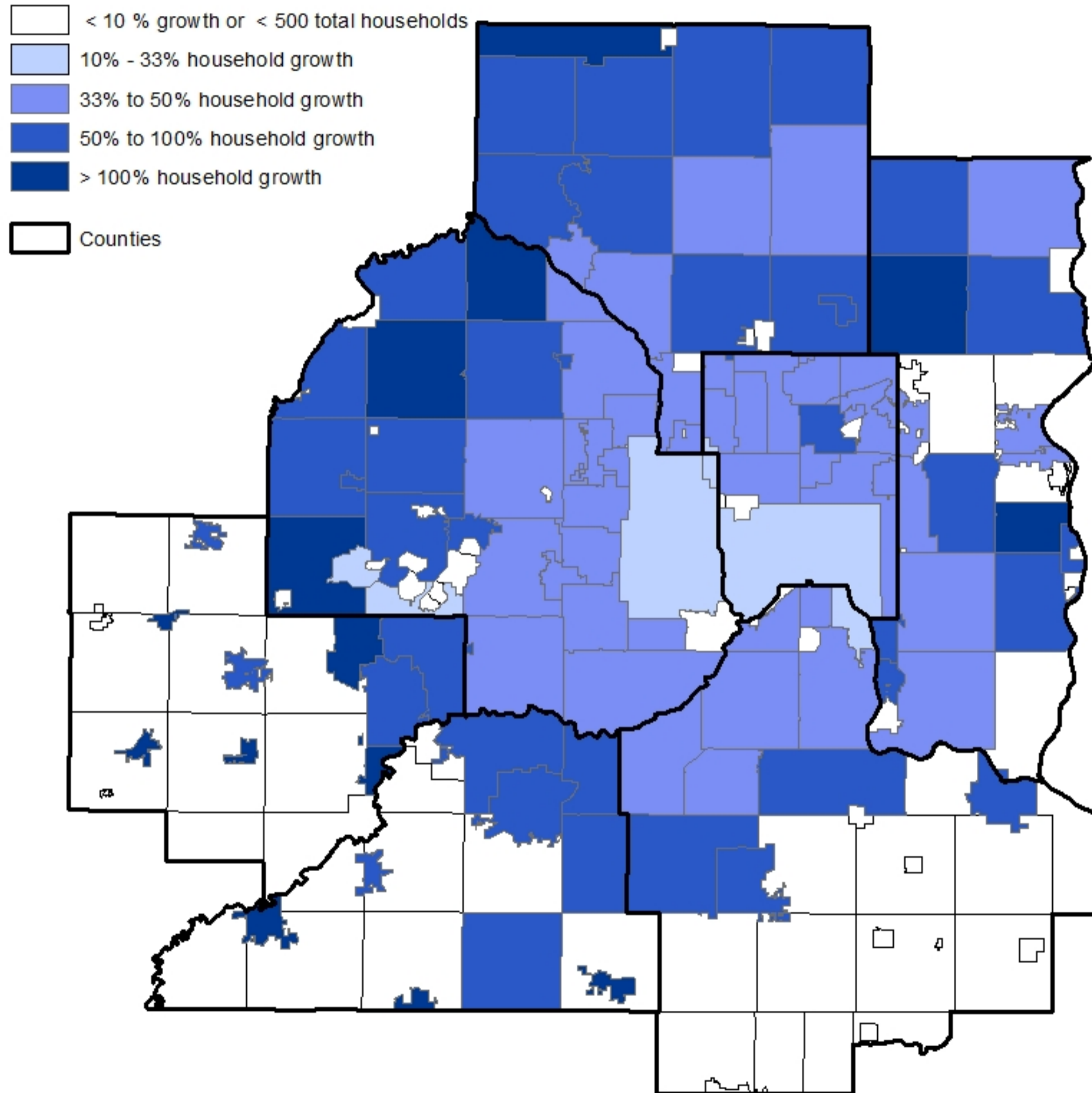
Household Growth, 2010-2040



Largest forecasted gains:

1. Minneapolis
2. St. Paul
3. Maple Grove
4. Bloomington
5. Plymouth
6. Blaine
7. Lakeville
8. Eagan
9. Brooklyn Park
10. Minnetonka

Percent Growth, 2010-2040



Highest growth rate among cities gaining 500+ households:

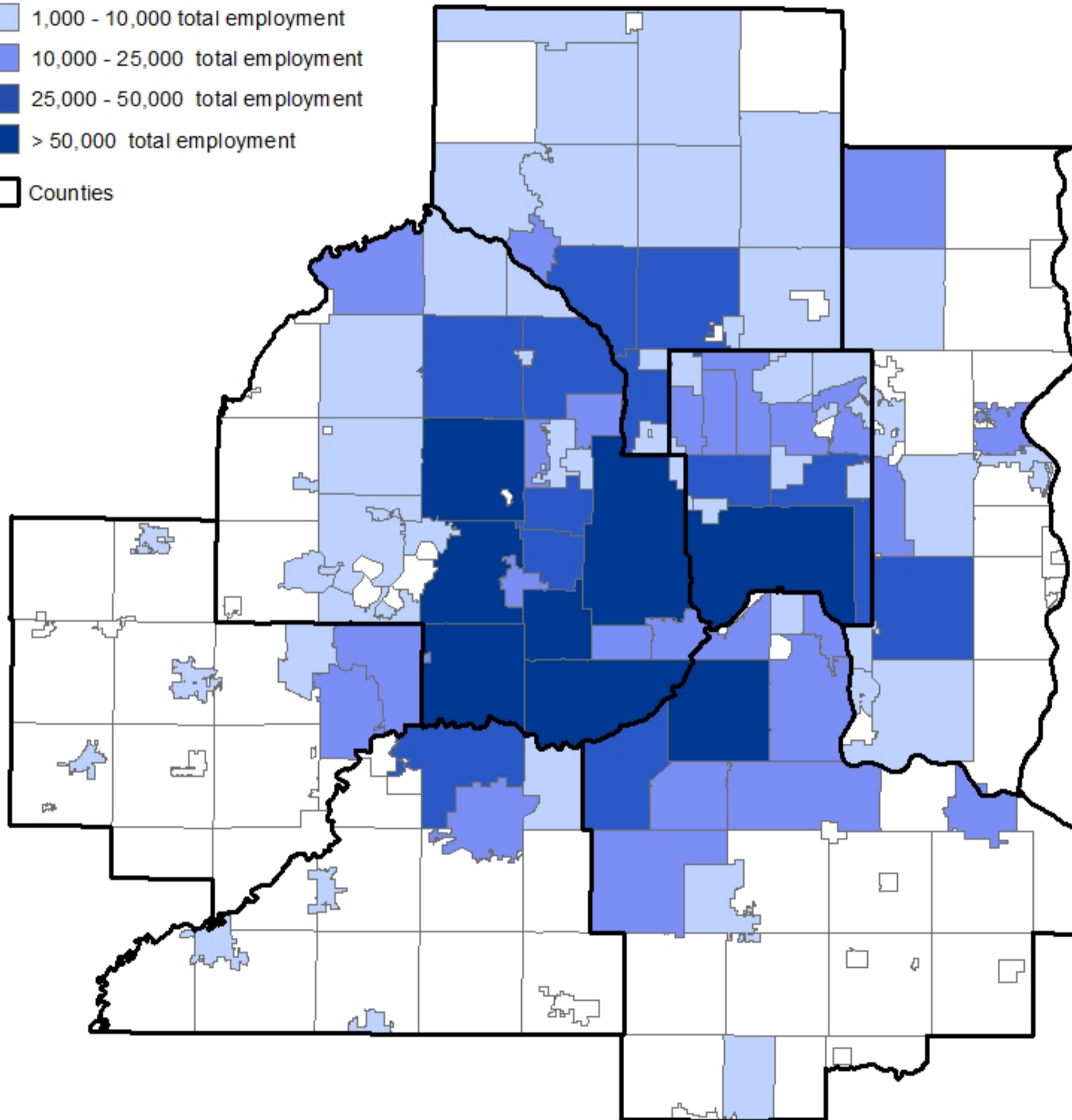
1. Mayer
2. New Germany
3. Cologne
4. Elko New Market
5. Norwood Young America
6. Carver
7. Minnetrista
8. West Lakeland Twp
9. Belle Plaine
10. Corcoran

County Household Growth

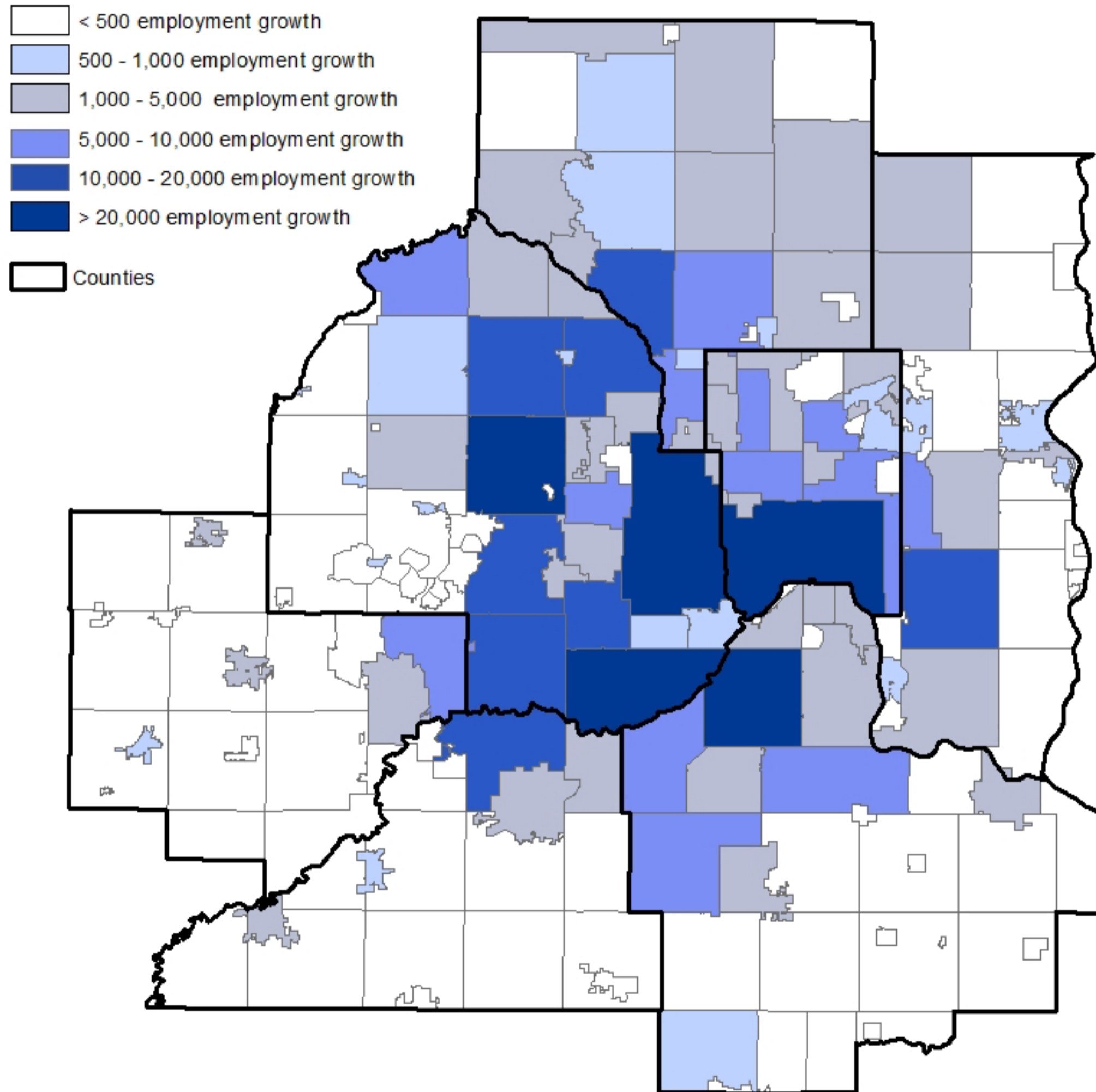
County	2010	2040	Growth	Percent
Anoka	121,227	184,020	62,800	52%
Carver	32,891	57,790	24,900	76%
Dakota	152,060	222,920	70,900	47%
Hennepin	475,913	664,560	188,600	40%
Ramsey	202,691	276,880	74,200	37%
Scott	45,108	74,310	29,200	65%
Washington	87,859	133,590	45,700	52%

Total Employment, 2040

-  < 1,000 total employment
-  1,000 - 10,000 total employment
-  10,000 - 25,000 total employment
-  25,000 - 50,000 total employment
-  > 50,000 total employment
-  Counties



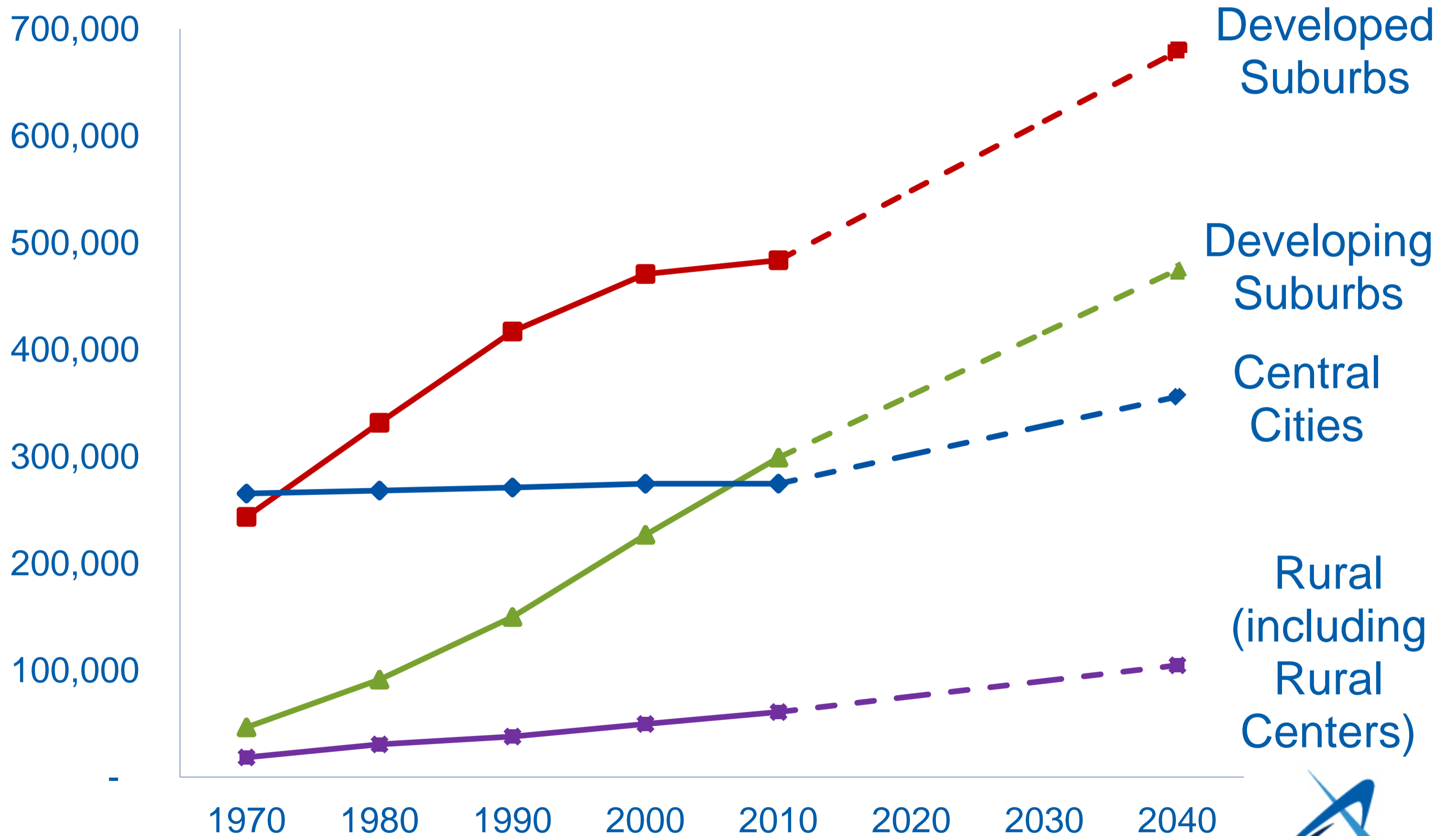
Employment Growth, 2010-2040



Largest forecasted gains:

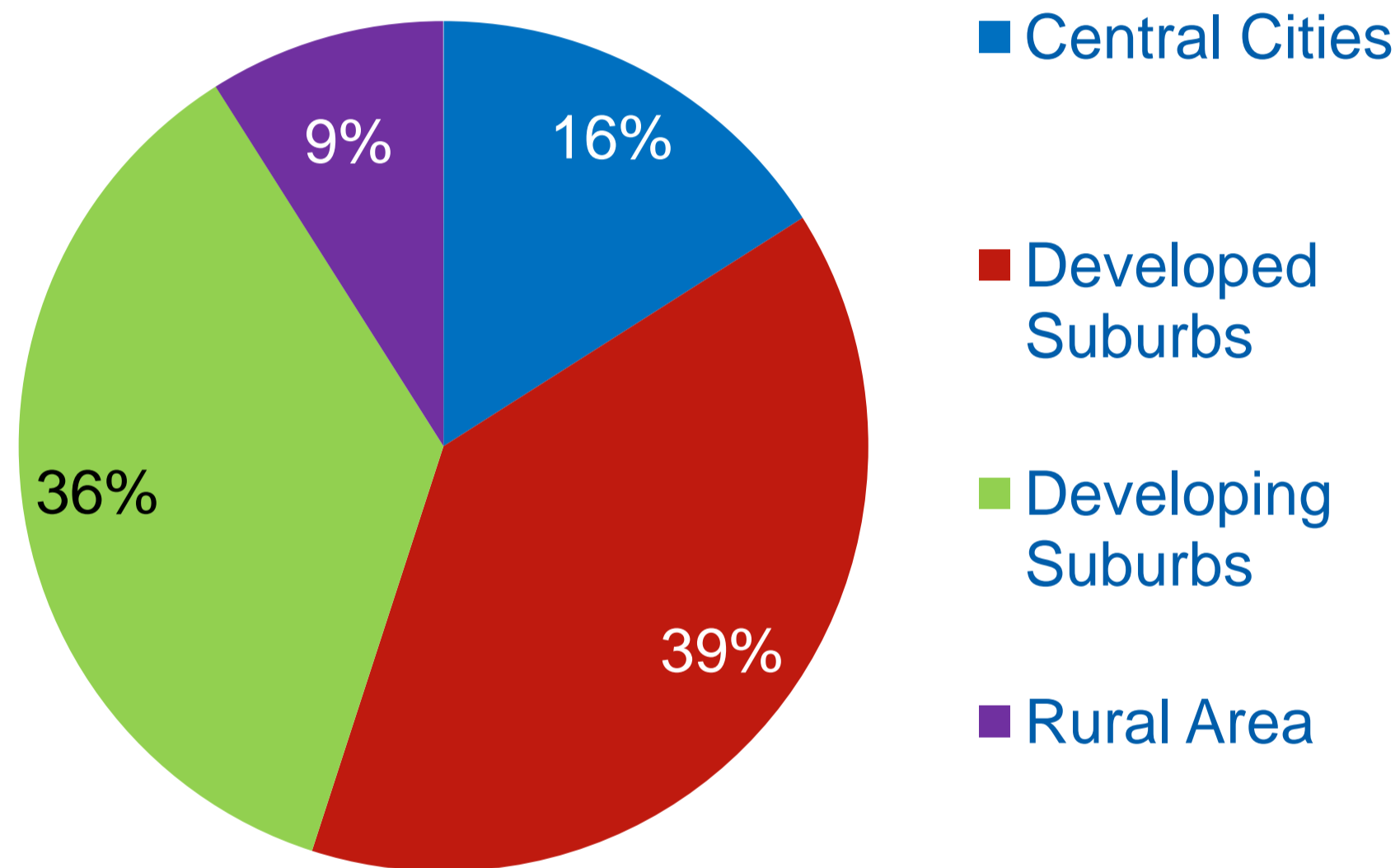
1. Minneapolis
2. St. Paul
3. Plymouth
4. Bloomington
5. Eagan
6. Minnetonka
7. Eden Prairie
8. Edina
9. Brooklyn Park
10. Coon Rapids

Regional households growth trending inward



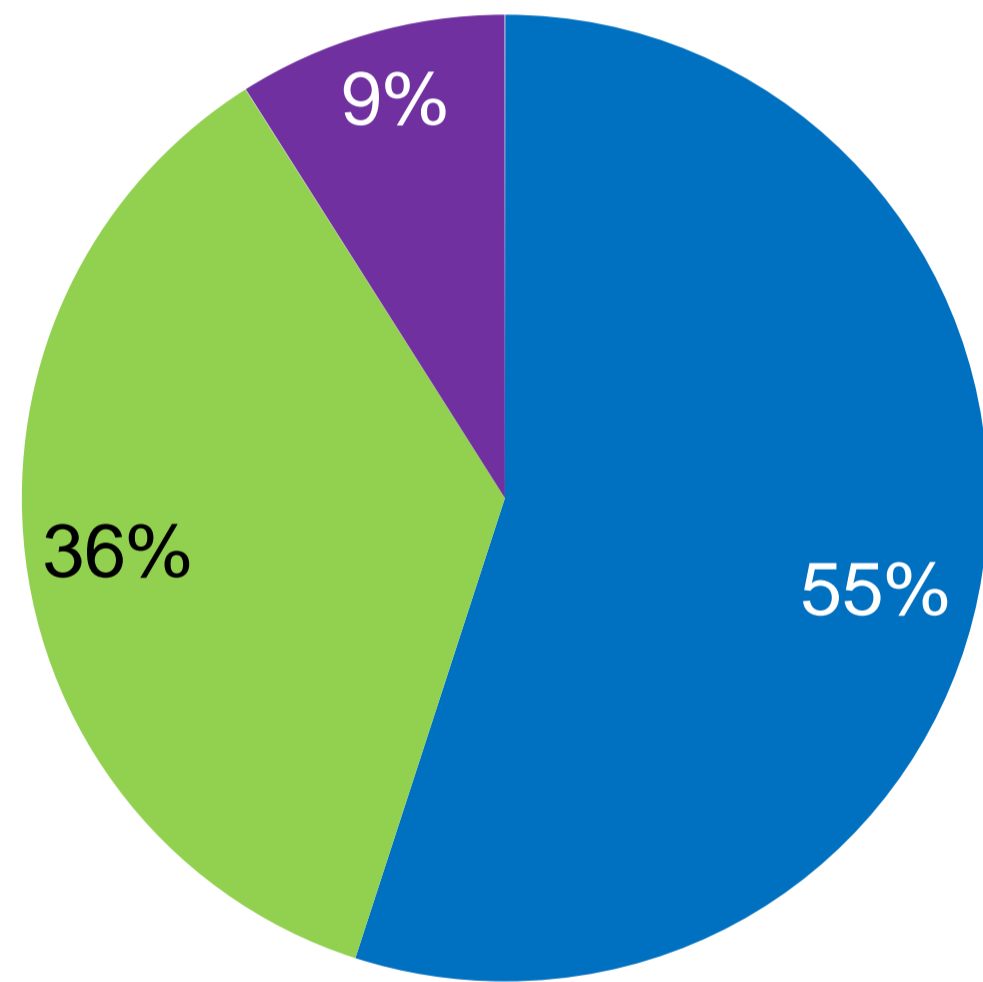
Distribution of growth to 2040

Household Growth, 2010-2040

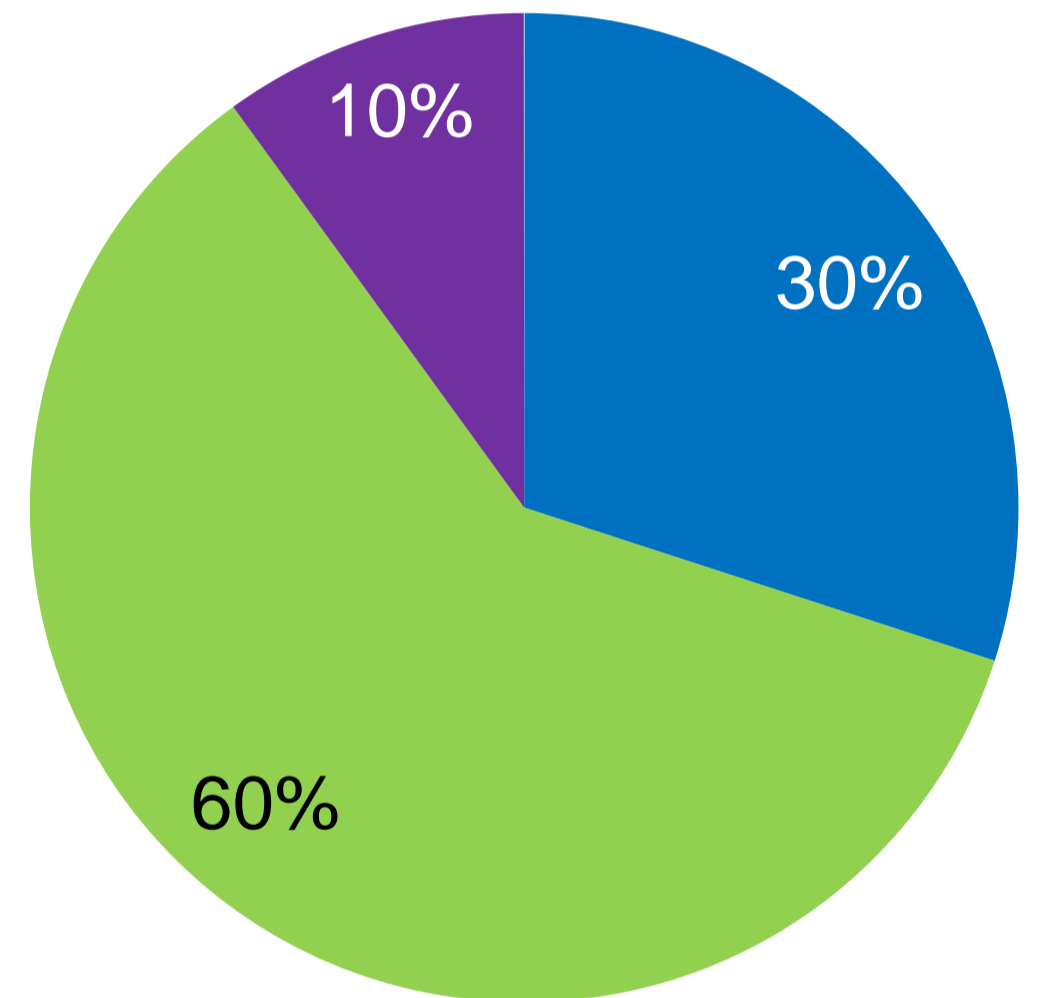


Distribution of growth to 2040

Household Growth, 2010-2040



Framework Forecasts: Households Growth, 2000-2030



- Developed Area (Central Cities + Suburbs)
- Developing Suburbs
- Rural Area

Next Steps

- Workshops with local government: October and November:
 - Opportunity for local government comment
 - Validation of local data and assumptions: What information are we missing?
- Revisions to preliminary forecasts in early 2014
- Adoption of 2040 regional and local forecasts with *Thrive MSP 2040* in the spring