

METROPOLITAN COUNCIL  
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PRELIMINARY FORECASTS BY COMMUNITY FOR 1990 AND 2000

November 8, 1985

FORECASTS OF HOUSEHOLDS, POPULATION AND EMPLOYMENT  
BY COMMUNITY FOR 1990 AND 2000

INTRODUCTION

The Metropolitan Council forecasts show continued gains in the number of people, jobs and households in the Twin Cities area through 1990 and 2000. These preliminary forecasts are part of the Metropolitan Development and Investment Framework, the Council's plan for orderly and economic change in the region. The plan refers specifically to growth in regional facilities that the Council oversees, such as sewers, transportation, parks and airports. Generally, the higher the forecast numbers, the greater the demand on regional facilities.

The Council will use the forecasts to plan for expected demands on regional facilities and other services including health, aging and solid waste. Regional commissions use the forecasts to design and stage their projects. Local communities use them to guide planning for local growth and development.

The Council projected the following increases for the region by 1990: 17 percent in households, 9 percent in population and 21 percent in employment. This is slightly above the population growth rate during the 1970s, but not as high as the rates of the 1950s and 1960s. The forecasted growth rate for households and employment is down slightly from growth in the 1970s. Growth is expected to continue from 1990 to 2000 at a lower rate than forecasted for the 1980s.

REGIONAL FORECASTS

Population and employment forecasts were done using different methods. A description of these forecasting methods follows the tables. The demographically based forecasts used the cohort survival method. Regional employment forecasts resulted from a regression analysis comparing local and national trends. The demographic method yielded population, household and labor force forecasts. The labor force and employment forecasts were compared to ensure compatibility between them. The regional forecasts are shown below.

<u>Year</u>	<u>Households</u>	<u>Population</u>	<u>Employment</u>
1970	573,834	1,874,612	853,000
1980	721,444	1,985,873	1,075,000
1990	850,000	2,180,000	1,300,000
2000	920,000	2,290,000	1,400,000

FORECASTS FOR CITIES AND TOWNSHIPS

Growth occurs throughout the region. In most instances, change can be understood by examining local trends. In the suburbs, it is easy to spot; whole subdivisions and new office buildings appear in a short time. Construction goes on in most communities during every economic recovery, even in some areas that have been stable for years. In a few areas, growth trends run counter to these economic cycles. Business expansion even occurs during recessions. In turn, that causes construction in some areas during periods of general decline. In the older, more developed areas, growth occurs in buildings left by firms

expanding to the suburbs or in buildings where other firms went out of business. Office buildings and apartments replace single-family housing. Industrial parks fill up and shopping centers try new marketing strategies and tenant mixes. The forecast for each area considers the dispersed nature of change, as well as regional and national trends.

Each minor civil division was independently forecasted. These minor civil division forecasts were totaled and compared to the regional forecasts. Individual community forecasts were adjusted so that the total of minor civil divisions would equal the regional forecast. This method reflects the regional forecasts, as well as changes in rural areas, developing suburbs, older suburbs and the central cities.

The region exhibits two interesting housing characteristics. Housing activity has been about equal each year since 1970 on either side of a line drawn along Hwy. 12. If one divides the region approximately along Hwy. 65, the west side of the region has twice as much housing construction annually as the east. The forecasts reflect these ratios.

In each minor civil division, the procedure followed was to forecast households first, then population and finally employment. Close examination of recent trends helped determine each city's or township's forecast. For example, the household change was examined from the 1970 to the 1980 census. Annual residential building permits furnished another indicator of change. The permits showed the types of housing units constructed each year between 1970 and 1984. Finally, growth limitations were examined; for example, additional land supply and zoning restrictions. Information about these factors came from Council land use data, local plans and contacts with local planners.

Even though growth occurs through the region, the majority is expected in a few cities. The following tables show the cities with the largest forecasted changes of households, population and employment. Most of the cities in the next table are in the suburbs and most of the change is forecasted to be single-family housing.

FORECASTED CHANGE 1980 TO 2000  
HOUSEHOLDS

<u>Households</u>	<u>1980</u>	<u>2000</u>	<u>Change</u>	<u>Change</u>
Eagan	6,824	20,000	13,200	190%
Plymouth	10,491	22,000	11,500	110
Eden Prairie	5,383	16,000	10,600	200
Brooklyn Park	15,268	25,000	9,700	60
St. Paul	106,223	115,000	8,800	8
Coon Rapids	10,336	19,000	8,700	80
Bloomington	28,660	36,500	7,800	30
Maple Grove	6,239	14,000	7,800	120
Blaine	8,474	15,000	6,500	80
Minnetonka	12,667	19,500	6,800	50
Burnsville	12,080	18,700	6,600	50
Minneapolis	161,858	168,000	6,100	4

Household growth appears to have nothing to do with size of the city. It is location, development services and economic cycles that influence growth. A glance at the table above, reveals that Eagan and Eden Prairie will add over 10,000 new units. St. Paul and Minneapolis may have nearly the same levels of activity in spite of their size.

FORECASTED CHANGE 1980 TO 2000  
POPULATION

<u>Population</u>	<u>1980</u>	<u>2000</u>	<u>Change</u>	<u>Percent Change</u>
Eagan	20,700	50,000	29,300	140%
Eden Prairie	16,263	43,000	26,700	160
Plymouth	31,615	58,000	26,400	80
Maple Grove	20,525	42,000	21,500	100
Coon Rapids	35,826	57,000	21,200	60
Brooklyn Park	43,332	63,000	19,700	50
Blaine	28,558	45,000	16,400	60
Apple Valley	21,818	36,000	14,200	70
Burnsville	35,674	49,000	13,300	40
Woodbury	10,297	23,000	12,700	120
Minnetonka	38,683	49,000	10,300	30
Shoreview	17,300	26,000	8,700	50

Population growth should continue in the suburbs. During the last decade the region started housing and employing the post-war baby boom generation. Their influence is still evident during the forecasting period. The more developed cities still lose large numbers of children moving away from their parent's home to start their own homes.

FORECASTED CHANGE 1980 TO 2000  
EMPLOYMENT

<u>Employment</u>	<u>1980</u>	<u>2000</u>	<u>Change</u>	<u>Percent Change</u>
Bloomington	59,000	90,000	31,000	50%
Eden Prairie	12,200	38,000	25,800	210
Plymouth	20,000	45,000	25,000	130
Eagan	8,400	27,000	18,600	220
Minnetonka	18,000	33,000	15,000	80
Burnsville	13,200	28,000	14,800	110
Minneapolis	284,000	298,000	14,000	5
Fridley	22,000	36,000	14,000	60
Brooklyn Park	7,200	21,000	13,800	190
Edina	41,000	54,000	13,000	30
Roseville	32,000	43,000	11,000	30
Maplewood	20,000	29,000	9,000	50

The region's employment growth should be in the 300,000 range. The table above shows those cities with the largest net change. Employment varies in a small area much more than population or housing. In any city with a few hundred employees the net change is dependent on the general health of the firms already there, their ability to respond to business cycles and whether there is room for expansion. In Bloomington, Minneapolis, Edina and Roseville most of the expansion will be into new office buildings. In the rest, expansion depends on being able to develop large tracts of land.

#### CONCLUSION

The tables that follow show the minor civil division forecasts. They may be revised after public hearings. Early next year, the forecasts will be adopted by the Council as part of the Metropolitan Development and Investment Framework. A more detailed discussion of the minor civil division household, population and employment forecast methodology follows the tables.

ANDOKA	1970	1980	1990	2000
	Household Forecasts			
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Andover	888	2469	3400	3800
Anoka	3894	5382	5900	6200
Bethel	88	93	100	100
Blaine	5011	8474	12500	15000
Burns T	281	536	700	800
Centerville	147	214	350	400
Circle Pines	819	922	1400	1600
Columbia Heights	6861	7343	7800	8000
Columbus T	487	870	1100	1200
Coon Rapids	6777	10336	16000	19000
East Bethel	706	1955	2400	2600
Fridley	7855	10416	11000	11200
Ham Lake	865	2226	2700	2900
Hilltop	465	453	450	450
Lexington	633	746	800	800
Lino Lakes	812	1388	2100	2400
Linwood T	299	833	1000	1100
Oak Grove T	393	1093	1300	1500
Ramsey	647	2660	3300	3500
St Francis	240	355	700	1000
Spring Lake Park	1549	1992	2400	2500
TOTAL	39717	60756	77000	86000

#### CARVER

Benton T	234	260	280	300
Camden T	232	257	280	300
Carver	182	218	250	300
Chanhassen	1349	2075	3000	3500
Chaska	1299	3006	3700	4000
Chaska T	29	59	80	100
Cologne	174	202	250	275
Dahlgren T	265	331	370	400
Hamburg	132	173	200	225
Hancock T	100	108	130	150
Hollywood T	266	314	350	375
Laketown T	403	521	550	600
Mayer	106	142	150	175
New Germany	106	130	150	175
Norwood	326	442	480	500
San Francisco T	126	194	240	275
Victoria	215	427	700	800
Waconia	810	988	1300	1400
Waconia T	345	408	500	525
Watertown	462	658	850	950
Watertown T	326	412	450	500
Young America	244	414	500	550
Young America T	212	274	290	300
TOTAL	7943	12013	15100	16700

## DAKOTA

	1970	1980	1990	2000
	Household Forecasts			10/29/85
Apple Valley	2031	6376	10000	12000
Burnsville	4879	12080	16000	18700
Castle Rock T	290	395	450	500
Coates	61	65	80	100
Douglas T	122	164	180	200
Eagan	2607	6824	15400	20000
Empire T	271	360	450	500
Eureka T	216	373	500	600
Farmington	1054	1511	1900	2200
Greenvale T	151	190	220	250
Hampton	103	101	120	130
Hampton T	126	223	300	350
Hastings	3110	4201	4700	5000
Inver Grove Heights	2845	5551	7200	8000
Lakeville	1883	4337	6500	7500
Lilydale	124	222	275	300
Marshan T	253	431	550	600
Mendota	87	80	100	100
Mendota Heights	1641	2210	3000	3500
Miesville	43	49	50	50
New Trier	32	31	50	50
Nininger T	121	201	250	300
Randolph	96	110	120	125
Randolph T	69	118	150	175
Ravenna T	120	433	500	525
Rosemount	1025	1456	2300	2700
Sciota T	56	75	90	100
S St Paul	7518	7748	8100	8200
Sunfish Lake	76	107	125	150
Vermillion	81	123	175	200
Vermillion T	171	281	330	375
Waterford T	152	164	175	200
W St Paul	6148	7501	8100	8500
TOTAL	37562	64091	88000	102000

HENNEPIN	1970	1980	1990	2000
	Household Forecasts		10/29/85	
Bloomington	21824	28660	34000	36500
Brooklyn Center	9151	10751	11600	11800
Brooklyn Park	7343	15268	21500	25000
Champlin	1291	2733	4000	5000
Corcoran	407	1243	1600	1800
Crystal	8296	8977	9300	9300
Dayton	691	1161	1500	1700
Deephaven	1062	1223	1300	1300
Eden Prairie	1653	5383	11500	16000
Edina	13005	17961	19500	19800
Excelsior	900	1149	1400	1400
Fort Snelling	105	17	0	0
Golden Valley	6534	7597	8200	8400
Greenfield	252	402	500	500
Greenwood	194	234	250	250
Hanover	28	64	80	100
Hassan T	215	452	550	600
Hopkins	4667	7061	7800	8000
Independence	533	789	875	900
Long Lake	422	586	900	1000
Loretto	88	109	150	150
Maple Grove	1503	6239	11400	14000
Maple Plain	324	465	600	700
Medicine Lake	157	162	175	175
Medina	582	765	900	1100
Minneapolis	161141	161858	166000	168000
Minnetonka	9088	12667	17300	19500
Minnetonka Beach	181	187	225	225
Minnetrista	731	974	1150	1200
Mound	2355	3384	3700	4000
New Hope	6019	7627	8500	8500
Orono	1976	2291	2600	2700
Osseo	807	1015	1100	1100
Plymouth	4645	10491	18000	22000
Richfield	14801	15258	15800	16000
Robbinsdale	5290	5705	6000	6000
Rockford	47	125	170	200
Rogers	134	210	230	250
St Anthony	1887	1935	2000	2000
St Bonifacius	188	281	400	450
St Louis Park	15781	17669	19500	20000
Shorewood	1112	1484	1650	1700
Spring Park	458	684	750	800
Tonka Bay	428	495	700	700
Wayzata	1260	1560	1800	1900
Woodland	157	183	200	200
TOTAL	309713	365534	417000	443000



RAMSEY	1970	1980	1990	2000
	Household Forecasts			10/29/85
Arden Hills	1343	2284	3400	3600
Falcon Heights	1766	1894	2000	2100
Gem Lake	92	118	140	150
Lauderdale	856	809	1100	1100
Little Canada	995	2936	3500	3500
Maplewood	6495	8806	11000	12000
Mounds View	2777	4248	4900	5200
New Brighton	5467	7739	8500	9000
North Oaks	472	810	1000	1100
North St Paul	3189	3980	4500	4900
Roseville	9584	12876	13500	14000
St Anthony	867	1110	1200	1300
St Paul	104126	106223	112000	115000
Shoreview	2775	5954	9200	10500
Vadnais Heights	868	1760	3700	4500
White Bear Lake	5859	7124	8000	8500
White Bear T	1378	1797	2900	3400
TOTAL	148909	170468	191000	200000

#### SCOTT

Belle Plaine	714	942	1100	1300
Belle Plaine T	189	202	225	250
Blakeley T	140	149	170	180
Cedar Lake T	223	396	480	550
Credit River T	243	637	850	950
Elko	33	80	100	125
Helena T	221	321	375	400
Jackson T	448	466	600	650
Jordan	530	893	1200	1300
Louisville T	115	232	300	350
New Market	70	99	130	150
New Market T	282	441	550	600
New Prague	558	677	900	900
Prior Lake	1070	2313	3800	4700
St Lawrence T	92	101	125	150
Sand Creek T	242	371	400	450
Savage	828	1234	2700	3700
Shakopee	2109	3226	4100	4600
Spring Lake T	379	721	850	900
TOTAL	8486	13501	19000	22000

WASHINGTON	1970	1980	1990	2000
	Household Forecasts			10/29/85
Afton	521	776	850	875
Bayport	655	677	750	775
Baytown T	184	237	300	350
Birchwood	235	326	360	360
Cottage Grove	2853	5127	6300	6800
Dellwood	147	223	300	300
Denmark T	231	318	400	450
Forest Lake	966	1752	2400	2700
Forest Lake T	804	1559	1900	2000
Grant T	438	831	1050	1150
Grey Cloud T	98	112	120	125
Hugo	654	1082	1300	1400
Lake Elmo	918	1687	2100	2300
Lakeland	273	550	650	750
Lakeland Shores	27	65	90	100
Lake St Croix	325	397	450	475
Landfall	261	310	340	340
Mathomedi	1016	1239	1650	1800
Marine on St Croix	170	201	220	225
May T	348	611	750	800
Newport	830	1153	1400	1500
New Scandia T	408	851	1000	1100
Oakdale	1982	4004	5500	6500
Oak Park Heights	372	955	1200	1400
Pine Springs	41	77	120	150
St Mary's Point	88	114	130	150
St Paul Park	1390	1511	1600	1700
Stillwater	3035	4065	4600	4800
Stillwater T	245	448	600	700
West Lakeland T	180	355	425	425
Willernie	181	236	275	275
Woodbury	1428	3232	6500	8000
TOTAL	21304	35081	46000	51000
REGIONAL TOTAL	573634	721444	850000	920000

Totals rounded

ANOKA	1970 Population	1980 Forecast	1990	2000 10/29/85
Andover	3904	9387	11900	12900
Anoka	13591	15634	15400	15500
Bethel	311	272	250	240
Blaine	20573	28558	39000	45000
Burns T	1129	1976	2300	2600
Centerville	534	734	1100	1200
Circle Pines	3902	3321	4500	5000
Columbia Heights	23997	20029	20000	20000
Columbus T	1999	3232	3700	4000
Coon Rapids	30505	35826	50000	57000
East Bethel	2586	6626	7400	7800
Fridley	29233	30228	31000	30000
Ham Lake	3327	7832	9200	9300
Hilltop	1015	817	810	810
Lexington	2165	2150	2100	2000
Lino Lakes	3692	4966	7000	7700
Linwood T	1004	2839	3200	3400
Oak Grove T	1674	3926	4400	4800
Ramsey	2360	10093	12200	12600
St Francis	897	1184	2100	2900
Spring Lake Park	6417	6477	7200	7300
TOTAL	154815	196107	235000	252000

#### CARVER

Benton T	947	939	950	990
Camden T	895	898	900	930
Carver	669	642	680	780
Chanhassen	4879	6359	8500	9500
Chaska	4352	8346	9600	10000
Chaska T	119	205	260	320
Cologne	558	545	650	690
Dahlgren T	1147	1225	1300	1300
Hamburg	405	475	500	540
Hancock T	402	391	430	480
Hollywood T	1064	1100	1100	1200
Laketown T	1558	2424	2600	2700
Mayer	325	388	360	400
New Germany	303	347	380	420
Norwood	1065	1219	1200	1200
San Francisco T	509	650	740	830
Victoria	1042	1425	2200	2400
Waconia	2465	2638	3100	3200
Waconia T	1369	1402	1500	1500
Watertown	1456	1818	2200	2300
Watertown T	1282	1429	1500	1600
Young America	719	1237	1400	1500
Young America T	841	952	960	960
TOTAL	28371	37054	43000	46000

DAKOTA	1970	1980	1990	2000
	Population Forecast			10/29/85
Apple Valley	8502	21818	30000	36000
Burnsville	19940	35674	43000	49000
Castle Rock T	1235	1340	1400	1500
Coates	212	207	230	280
Douglas T	552	614	610	660
Eagan	10398	20700	40000	50000
Empire T	1136	1224	1400	1600
Eureka T	860	1268	1600	1800
Farmington	3464	4370	5200	5800
Greenvale T	624	654	700	780
Hampton	369	299	340	350
Hampton T	595	848	1100	1200
Hastings	12195	12827	13600	14000
Inver Grove Heights	12148	17171	20000	22000
Lakeville	7196	14790	20000	23000
Lilydale	322	417	470	510
Marshan T	1186	1655	1900	2000
Mendota	266	219	250	240
Mendota Heights	6565	7288	9000	10200
Miesville	192	179	180	170
New Trier	153	115	170	170
Nininger T	554	774	850	990
Randolph	350	351	360	360
Randolph T	267	385	480	540
Ravenna T	550	1683	1900	1900
Rosemount	4034	5083	7100	8100
Sciota T	213	242	280	300
S St Paul	25016	21235	20000	20000
Sunfish Lake	269	344	360	410
Vermillion	359	438	560	620
Vermillion T	779	1070	1200	1300
Waterford T	521	486	470	520
W St Paul	18802	18527	17300	17300
TOTAL	139824	194295	242000	274000

HENNEPIN	1970	1980	1990	2000
	Population	Forecast		10/29/85
Bloomington	81970	81831	89000	92000
Brooklyn Center	35173	31230	30000	30000
Brooklyn Park	26230	43332	56000	63000
Champlin	4704	9006	12400	15000
Corcoran	1656	4252	5100	5600
Crystal	30925	25543	24000	23000
Dayton	2631	4000	5000	5600
Deephaven	3853	3716	3500	3400
Eden Prairie	6938	16263	32000	43000
Edina	44046	46073	45000	46000
Excelsior	2563	2523	2900	2700
Fort Snelling	624	223	200	200
Golden Valley	24246	22775	22000	22000
Greenfield	973	1391	1700	1600
Greenwood	587	653	630	600
Hanover	96	248	290	350
Hassan T	917	1766	2000	2100
Hopkins	13428	15336	14400	14800
Independence	1993	2640	2700	2700
Long Lake	1506	1747	2300	2500
Loretto	340	297	350	350
Maple Grove	6275	20525	35000	42000
Maple Plain	1169	1421	1700	1900
Medicine Lake	446	419	440	420
Medina	2396	2623	2900	3400
Minneapolis	434400	370951	352000	340000
Minnetonka	35776	38683	46000	49000
Minnetonka Beach	586	575	610	590
Minnetrista	2878	3236	3500	3500
Mound	7572	9280	9300	10000
New Hope	23180	23087	24000	23000
Orono	6787	6845	7000	7000
Osseo	2908	2974	3100	2900
Plymouth	18077	31615	49000	58000
Richfield	47231	37851	37000	37000
Robbinsdale	16845	14422	14200	14200
Rockford	166	380	490	560
Rogers	544	652	690	750
St Anthony	6886	5619	4600	4600
St Bonifacius	685	857	1100	1200
St Louis Park	48883	42931	42000	43000
Shorewood	4223	4646	4800	4800
Spring Park	1087	1465	1500	1500
Tonka Bay	1397	1354	1800	1800
Wayzata	3700	3621	3900	3900
Woodland	544	526	540	520
TOTAL	960040	941403	999000	1032000

RAMSEY	1970	1980	1990	2000
	Population Forecast			10/29/85
Arden Hills	5149	8012	10700	10900
Falcon Heights	5530	5291	5100	5100
Gem Lake	216	394	420	440
Lauderdale	2530	1985	2200	2100
Little Canada	3481	7102	8100	8100
Maplewood	25186	26990	29000	31000
Mounds View	10599	12593	13700	14000
New Brighton	19507	23269	24000	24000
North Oaks	2002	2846	3200	3400
North St Paul	11950	11921	12700	13300
Roseville	34438	35820	35000	35000
St Anthony	2353	2362	2400	2500
St Paul	309866	270230	256000	253000
Shoreview	10978	17300	24000	26000
Vadnais Heights	3411	5111	9600	11300
White Bear Lake	23313	22538	24000	25000
White Bear T	5666	5921	8400	9500
TOTAL	476175	459685	469000	475000

#### SCOTT

Belle Plaine	2328	2754	3100	3500
Belle Plaine T	805	765	810	880
Blakeley T	565	515	600	580
Cedar Lake T	1051	1507	1700	1900
Credit River T	1165	2360	3000	3200
Elko	115	274	340	400
Helena T	1016	1215	1400	1400
Jackson T	1526	1483	1900	2000
Jordan	1836	2663	3500	3600
Louisville T	571	813	1000	1100
New Market	215	286	350	390
New Market T	1236	1636	1900	2000
New Prague	1871	1898	2200	2100
Prior Lake	4127	7284	11000	13200
St Lawrence T	388	350	430	500
Sand Creek T	1250	1516	1500	1700
Savage	3115	3954	8100	10700
Shakopee	7716	9941	12100	13100
Spring Lake T	1527	2570	2900	3000
TOTAL	32423	43784	58000	65000

WASHINGTON	1970	1980	1990	2000
	Population Forecast			10/29/85
Afton	1993	2550	2600	2600
Bayport	2987	2932	2800	2800
Baytown T	723	851	1000	1100
Birchwood	926	1059	1100	1100
Cottage Grove	13419	18994	22000	24000
Dellwood	524	751	930	900
Denmark T	923	1140	1400	1500
Forest Lake	3213	4596	5700	6100
Forest Lake T	2984	5331	6100	6200
Grant T	1797	3083	3400	3600
Grey Cloud T	389	351	350	350
Hugo	2669	3771	4300	4500
Lake Elmo	3542	5296	6100	6400
Lakeland	962	1812	2100	2300
Lakeland Shores	72	171	210	220
Lake St Croix	1111	1176	1200	1200
Landfall	671	679	680	680
Mathomedi	3828	3851	4500	4700
Marine on St Croix	513	543	550	540
May T	1298	2076	2400	2500
Newport	2922	3323	3600	3800
New Scandia T	1513	2858	3200	3400
Oakdale	7818	12123	14500	16400
Oak Park Heights	1256	2591	3500	3900
Pine Springs	165	267	380	470
St Mary's Point	319	348	360	410
St Paul Park	5587	4864	4800	4900
Stillwater	10208	12290	13200	13300
Stillwater T	979	1599	2000	2300
West Lakeland T	772	1318	1400	1400
Willernie	697	654	720	690
Woodbury	6184	10297	19000	23000
TOTAL	82964	113545	136000	147000
REGIONAL TOTAL	1874612	1985873	2180000	2290000

Totals rounded

ANOKA	1970	1980	1990	2000
	PRELIMINARY EMPLOYMENT FORECAST 4/17/85			
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Andover	240	310	400	500
Anoka	7540	11200	13000	13000
Bethel	20	50	150	200
Blaine	1913	5500	9000	13000
Burns T	4	100	100	100
Centerville	45	160	250	400
Circle Pines	375	520	700	800
Columbia Heights	4072	5100	6000	7000
Columbus T	83	100	200	200
Coon Rapids	3414	10200	15000	19000
East Bethel	3	260	300	400
Fridley	11694	22000	32000	36000
Ham Lake	217	310	500	600
Hilltop	255	310	300	400
Lexington	175	520	700	800
Lino Lakes	469	520	800	1000
Linwood T	1	50	100	100
Dak Grove T	65	100	200	200
Ramsey	102	310	400	600
St Francis	300	520	800	1000
Spring Lake Park	800	1900	3000	3500
TOTALS	31787	60000	84000	100000

#### CARVER

Benton T	160	210	200	200
Camden T	6	50	50	50
Carver	62	210	400	400
Chanhassen	985	1200	3000	4000
Chaska	1249	3600	5500	6500
Chaska T	115	160	200	200
Cologne	75	100	100	100
Dahlgren T	15	50	100	100
Hamburg	60	50	50	50
Hancock T	0	50	50	50
Hollywood T	4	50	50	50
Laketown T	6	100	200	200
Mayer	30	50	100	100
New Germany	20	50	50	50
Norwood	210	520	600	600
San Francisco T	0	50	50	50
Victoria	85	310	600	600
Waconia	899	1800	2200	2500
Waconia T	26	50	50	100
Watertown	250	360	600	700
Watertown T	165	100	200	200
Young America	65	210	200	200
Young America T	76	50	100	100
TOTAL	4563	9400	15000	17000



DAKOTA	1970	1980	1990	2000
	PRELIMINARY EMPLOYMENT FORECAST 4/17/85			
Apple Valley	300	2000	3500	4000
Burnsville	2808	13200	22000	28000
Castle Rock T	49	50	100	100
Coates	10	50	50	50
Douglas T	2	50	50	50
Eagan	5915	8400	20000	27000
Empire T	44	100	200	300
Eureka T	4	50	200	200
Farmington	680	2500	3500	4000
Greenvale T	2	50	50	50
Hampton	87	100	200	200
Hampton T	8	50	100	100
Hastings	3545	6400	9000	10000
Inver Grove Heights	2083	2600	6000	7000
Lakeville	1143	2700	5000	7000
Lilydale	200	100	200	200
Marshan T	4	100	100	100
Mendota	150	130	200	200
Mendota Heights	1254	2800	6000	7000
Miesville	17	50	100	100
New Trier	9	50	50	50
Nininger T	8	100	200	300
Randolph	34	100	100	100
Randolph T	8	50	50	50
Ravenna T	4	50	50	50
Rosemount	2534	4300	5000	6000
Sciota T	1	50	50	50
S St Paul	8364	7400	8000	8000
Sunfish Lake	50	50	100	100
Vermillion	24	50	100	100
Vermillion T	4	50	50	50
Waterford T	28	100	100	200
W St Paul	4541	7700	11000	12000
TOTALS	33914	61500	101000	120000

HENNEPIN	1970 PRELIMINARY	1980 EMPLOYMENT	1990 FORECAST	2000 4/17/85
Bloomington	43955	59000	75000	90000
Brooklyn Center	8064	10600	14000	14000
Brooklyn Park	2810	7200	15000	21000
Champlin	345	440	700	1000
Corcoran	35	230	200	200
Crystal	5623	6000	6500	6500
Dayton	50	100	200	300
Deephaven	275	160	300	300
Eden Prairie	3306	12200	29000	38000
Edina	22060	41000	52000	54000
Excelsior	1300	3000	3000	3000
Fort Snelling	14888	20000	24000	24000
Golden Valley	18985	30000	33000	33000
Greenfield	5	50	100	100
Greenwood	35	100	100	100
Hanover	4	50	50	50
Hassan T	4	100	500	500
Hopkins	16091	19100	21000	21000
Independence	30	100	100	100
Long Lake	1213	1900	2000	2000
Loretto	75	160	250	250
Maple Grove	759	1700	4000	6000
Maple Plain	500	1800	2000	2000
Medicine Lake	36	50	50	50
Medina	384	1100	1200	1200
Minneapolis	290324	284000	295000	298000
Minnetonka	5736	18000	32000	33000
Minnetonka Beach	145	210	300	300
Minnetrista	10	50	100	150
Mound	2725	2600	2200	2700
New Hope	4415	9400	10000	10000
Orono	550	470	600	600
Osseo	1738	4300	4500	4500
Plymouth	6587	20000	34000	45000
Richfield	10328	14100	14500	14500
Robbinsdale	4416	3200	5000	5000
Rockford	143	160	250	250
Rogers	175	730	1000	1200
St Anthony	1999	1800	2500	2500
St Bonifacius	120	260	300	300
St Louis Park	30788	35000	38000	38000
Shorewood	509	520	550	550
Spring Park	1500	1100	1500	1500
Tonka Bay	30	50	50	50
Wayzata	2350	5400	5500	5500
Woodland	4	50	50	50
TOTAL	505424	618000	732000	780000

RAMSEY	1970	1980	1990	2000
	PRELIMINARY EMPLOYMENT FORECAST 4/17/85			
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Arden Hills	13662	7400	10000	10000
Falcon Heights	3466	3000	3500	3500
Gem Lake	250	310	350	400
Lauderdale	310	520	550	550
Little Canada	1000	1800	3000	3000
Maplewood	12003	20000	27000	29000
Moundsview	725	3000	5000	6000
New Brighton	4098	8300	10000	10000
North Oaks	100	100	100	100
North St Paul	1795	3600	4000	4000
Roseville	22534	32000	41000	43000
St Anthony	2183	1900	2000	2000
St Paul	186759	187000	190000	193000
Shoreview	1279	3400	6000	7000
Vadnais Heights	481	830	1500	2000
White Bear Lake	3388	7300	7500	7500
White Bear T	150	160	200	200
TOTAL	254183	281000	312000	320000

SCOTT

Belle Plaine	415	1040	1200	1300
Belle Plaine T	57	50	100	100
Blakeley T	3	50	50	50
Cedar Lake T	0	50	50	50
Credit River T	4	50	50	50
Elko	56	50	50	50
Helena T	40	50	50	50
Jackson T	42	50	50	50
Jordan	527	830	1000	1200
Louisville T	8	210	300	300
New Market	20	50	50	50
New Market T	0	50	50	50
New Prague	488	1250	1400	1500
Prior Lake	365	1250	2000	2200
St Lawrence T	0	50	50	50
Sand Creek T	0	160	150	150
Savage	2098	2600	4000	5000
Shakopee	3260	5000	8000	9000
Spring Lake T	12	50	50	50
TOTAL	7395	12900	19000	21000



## FORECASTING METHODS

### REGIONAL POPULATION AND HOUSEHOLD FORECASTS

The regional population forecast was prepared using the cohort survival model. It is a widely used, relatively simple way of applying assumptions to project future population change for different age groups. The 1980 census population and age distribution by sex provided the basis for these regional forecasts. Each cohort (group of people the same age) is advanced or aged one year at a time until the desired forecast year is reached. The number of people still in the age group each year is equal to the number that survived, minus the number that moved out of the region, plus the number that moved in. Each year's births are calculated by multiplying the number of women in each age group by the percentage likely to have a child that year.

The forecast uses assumptions about the number of people that will survive, the fertility rate and migration. Future survival rates were assumed to stay the same as in 1980, except for the future elderly; they are projected to live longer. Recent evidence shows fewer people are dying from heart disease. The fertility rates were held at the 1980 level. A few more people moved out of the region than into it during the last decade--a reversal of the trend of the previous two decades. The migration assumptions resulted in a slight future net migration loss. It was assumed that both in- and out-migration would drop slightly over the period from 1980 to 2000. Fewer people are expected to be in the age ranges that have the highest mobility.

Households were forecasted using assumptions regarding the rate at which people of different ages form households. It was assumed that these rates would remain the same (by age) as they were in 1980. To determine the number of households for a future year, the household information rates were multiplied by the forecasted population by age. The household forecasts reflect the historically high household formation rates of 1980, but do not further increase the rates for 1990 and 2000. In light of the sharp drop in household formation rates during the recent recession, this seems appropriate.

The employment forecasts are consistent with the labor force expected in 1990 and 2000, even though employment was not derived from the demographic forecasts.

### REGIONAL EMPLOYMENT FORECASTS

Employment for 1990 and 2000 was calculated from regression equations. The equations were derived from analysis of a special series of total nonagricultural employment for the seven-county area and total United States nonagricultural employment from 1958 to 1983. Two equations were used for each category, such as manufacturing, services and retail. One equation made local employment a function of national employment. To obtain 1990 figures, a Bureau of Labor Statistics forecast of national employment was simply substituted into the equation. The other equation was a trend line. The 2000 forecasts are a continuation of the trend from 1958 to 1983.

### MINOR CIVIL DIVISION FORECASTS

The primary data for the minor civil division household forecasts were the 1970 and 1980 censuses, annual residential building permits and the amount of developable land left in a city. (A household is an occupied housing unit,

either a single-family home or a single apartment unit.) For example, if the census showed a change of 500 households from 1970 to 1980, the first approximation of a city's trend was 50 households per year. Examination of the permits indicated important aspects of change in a community. It showed if a community followed national growth cycles and to what degree the community's overall trend was influenced by a few large projects. Over the last 10 to 15 years, a number of cities had only one large apartment project. Some of these projects had hundreds of units, enough to significantly affect the annual average. That is, the overall trend was too high. These communities actually had single-family housing activity with one large project. In these cases, the initial forecasts used the single-family trend. If there was not enough land available in a city to accommodate continuation of the trend, the city was assumed to stop growing during the forecast period. Finally, all city and township forecasts were adjusted to total to the regional household forecasts.

#### MINOR CIVIL DIVISION POPULATION FORECASTS

This work had much the same form as the household forecast, but used additional data. Census data, school enrollment by grade and building permits helped project the number of people living in a household. The age distribution and number of students in the higher grades indicate the potential number of people that could leave the area to go to work, to further training or to college. The types of housing built in an area change the number of people per unit. Apartments have a much smaller number of people per unit than single-family houses. The forecasted persons per household ratio multiplied by the expected number of households yielded the population forecasts. Once again, the minor civil divisions were added and adjusted to meet the regional population forecast.

#### MINOR CIVIL DIVISION EMPLOYMENT FORECASTS

"Employment" is the number of people that work within a community, whether they live there or not. This differs from census data, which counts "employed" people where they live rather than where they work. Minor civil division employment in 1970 came from a Minnesota Department of Transportation data set done for transportation modeling. More recent employment data came from a special tabulation of covered employment by city. This source is divided by industry and is available from 1977 to 1983. Covered employment includes all working people that are covered by the Unemployment Compensation Insurance Program. The program is administered by the Department of Economic Security. They prepared the data for this region.

The initial trend was calculated from 1970 to 1983 using covered employment. Just as in the household forecasts, the structure of employment was examined to determine factors that would affect the trend. In addition, commercial and industrial building permit data help determine if recent development activity reflected local service and retail needs, or was regional in nature. Local service and retail activities include fast food restaurants, grocery stores, dentist offices and small banks. Regional activities are specialty shopping centers, warehouses, multitenant office buildings and corporate headquarters. The forecasts reflected other factors such as land supply shortages, zoning restrictions and planned projects. The minor civil division forecasts were summed and compared to regional forecasted employment and adjusted as necessary.

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