



MetroStats

Population Growth on the Developing Edge: the Metro Area in 2009

July 2010

This *MetroStats* discusses population growth and related trends in the Twin Cities. It presents 2009 estimates from Metropolitan Council, as well as American Community Survey statistics from US Census Bureau.

About Metropolitan Council's annual estimates

City- and town-level, annual estimates of population are a product of development monitoring and demographic research by Metropolitan Council Research. The estimates are authorized by Minnesota Statutes 473.24.

Metropolitan Council Research employs a locally-detailed, housing-based estimation methodology to calculate population. The Council accounts for housing stock changes – both gains and losses – since 2000.

The methodology represents households as the product of housing stock multiplied by estimated occupancy rates. Population in households is the multiplicative product of households and household size multipliers (persons per household).

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The Twin Cities metro area population in 2009

The Twin Cities metro area's population grew to 2.88 million in 2009 – up 240,000 (or 9 percent) since 2000. The region's growth has been driven primarily by retention of young adults, longer life expectancies, and *natural growth* – that is, more births than deaths.

Population growth has been accompanied by an *echo boom* gain in new household formations. The region had 1.14 million households in 2009, up 117,000 (or 11 percent) since 2000. During this decade, the first waves of Generation Y – the generation born 1980 to 2000 – have begun entering the housing and labor markets, spinning off from their parents' households, and starting their own families.

The region's demographic expansion is reflected in the location of new housing supply. The 15 communities with the most growth are all developing-edge suburbs. New housing in these communities has tended to attract younger, larger family households.

Migration has been a negligible driver of recent growth, according to Census and Metropolitan Council analysts: New arrivals (in-migration) to the Twin Cities region have been largely offset by those leaving (out-migration).

Population Growth Leaders, 2000-2009		
	Population April 1, 2009	Population Added 2000-09
Shakopee	34,691	+14,123
Blaine	58,020	13,006
Woodbury	59,338	12,875
Lakeville	55,772	12,644
Maple Grove	62,660	12,295
Brooklyn Park	75,306	7,918
Eden Prairie	62,536	7,635
Prior Lake	23,335	7,418
Rosemount	21,521	6,902
Hugo	13,140	6,777
Farmington	18,959	6,594
Chaska	24,177	6,574
Savage	27,567	6,452
Plymouth	71,930	6,036
Ramsey	23,272	4,762
15 Cities Subtotal	632,224	+132,011
Metro Area Total	2,881,812	+239,750

The regional picture

Until recently, Generation Y – the generation born 1980 to 2000 – drove the growth of school enrollments in the Twin Cities. Since 2000, the first waves of Generation Y have begun forming new households and generating new housing demand in the region. Still, as Gen Yers spin off from their parents, this dynamic, combined with long-term health advances and life expectancies, is also generating an unprecedented and long-term *empty-nest* trend.

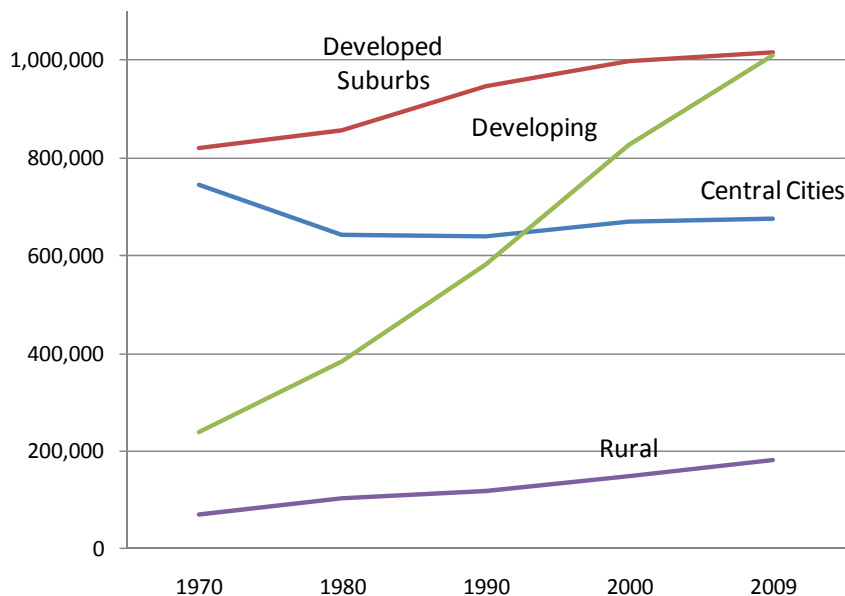
Members of the Baby Boom generation – now 46 to 64 years old – occupy and consume much of the housing and new construction in the region. Their emergence as *empty nesters* has driven down average household sizes. Census data show that average household sizes diminish steadily after age 45.

The overall population-to-households ratio for the Twin Cities metro area is estimated at 2.48 in 2009 – down from the 2.53 average found by Census 2000. Even as new housing goes up, demographic dynamics are dampening the population gains: smaller households are the trend. Metropolitan Council researchers expect that average household size declines will continue until 2025, before stabilizing.

Local population trends

The 15 cities experiencing the most growth between 2000 and 2009 are developing suburbs that have added thousands of housing units. Shakopee has added 14,100 residents since 2000. Blaine, Woodbury, Lakeville, and Maple Grove have also grown quickly, each adding 12,000 to 13,000 residents. These communities have available land, and room to grow, as well as the planning and services that accommodate new growth.

Population by regional planning area



Source: US Census Bureau (1970-2000) and Metropolitan Council (2009)

Generally, new single-family construction in developing suburbs attracts younger families, yielding larger household sizes. According to the American Community Survey (2006-2008), the average size of households headed by adults under 45 is 2.81 persons per household.

The housing and demographic life-cycle trends have been a challenge for fully-developed communities with post-World War II housing stock – and middle-aged and older residents. As Generation Y leaves the nest, households headed by adults aged 45 to 64 average 2.43 persons per household.

Households headed by seniors, 65 and over, have an average size of 1.62 persons per household.

Along with generational diversity, the local mix of housing products also influences population outcomes. New single-family construction in developing suburbs attracts younger and larger families than older re-sales. Condominiums and apartments yield still smaller household sizes.

The region’s largest city, Minneapolis, has led new housing production in recent years. Most of the additions are attached and multi-family developments. During 2000 to 2009, Minneapolis has gained 7,400 households. The population gain has been much smaller – an additional 3,900 people. The Metropolitan Council estimates that St. Paul has gained 3,300 households and 700 people since 2000.

Lacking significant new housing development, turnover, and generational diversity, some of the older first-ring suburbs are losing population. Notable population declines are estimated in Fridley, Crystal, Robbinsdale, Richfield, West St. Paul and North St. Paul.

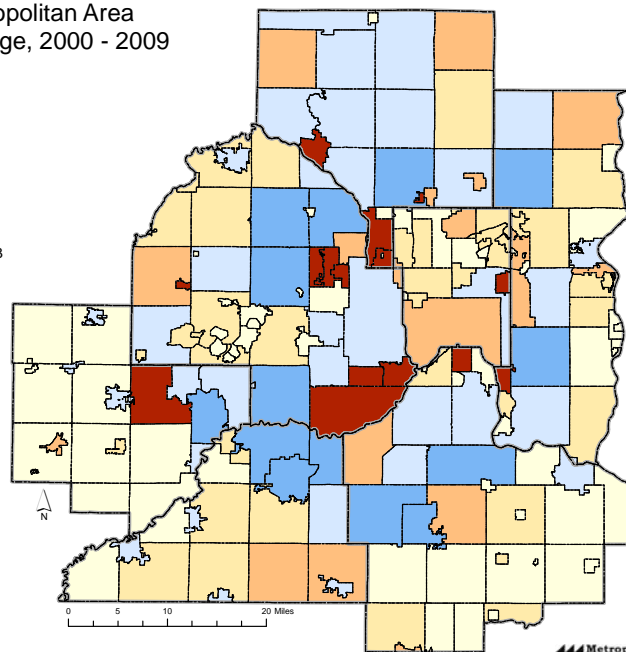
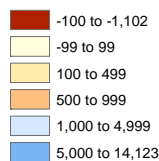
Local results can vary, however; the trend is not one-size-fits-all. Brooklyn Center is a fully-developed suburb that, despite losing households, has added 600 in population. A growing influx of foreign-born residents has contributed to Brooklyn Center’s gain. On average, immigrant households are younger in composition than US-born *natives*, and have more family members, with an average of 3.28 persons per household.

Looking forward to Census 2010

Metropolitan Council’s 2009 estimates are model-based estimates informed by Census 2000 data, current, local data sources, and demographic analysis. Historically, estimates prepared by the Council have been reasonably accurate when compared against later decennial Census counts.

The US Census Bureau conducted a decennial Census in 2010. New Census 2010 population counts for cities and towns will be available in March 2011. Metropolitan Council’s 2011 estimates and subsequent estimates will be benchmarked to measure housing growth and demographic changes since 2010.

Twin Cities Metropolitan Area
Population Change, 2000 - 2009



Source: Metropolitan Council.



Note: Some city and township boundaries shifted since 2000. A few townships lost population due to municipal annexations.