FORECASTS OF

POPULATION, HOUSEHOLDS AND EMPLOYMENT

2000 TO 2020

For Cities, Townships and Counties
In the Twin Cities Metropolitan Area

August 1992

Metropolitan Council
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The Metropolitan Council forecasts indicate that population, households and employment will continue to increase during the next several decades. These forecasts are the basis for the Council's planning for future investments in regional facilities such as highways and sewers. Regional commissions use the forecasts to design and stage their projects. The Council also uses the forecasts in other decisions related to water resources, solid waste, housing and aging. Local communities use them to guide planning for local growth and development.

REGIONAL SUMMARY
(forecasts are rounded to nearest 5,000)

Year	Households	Population	Employment
1980	721,357	1,985,873	1,069,030
1990	875,504*	2,288,721*	1,294,704
2000	1,000,000	2,560,000	1,500,000
2010	1,110,000	2,765,000	1,605,000
2020	1,215,000	2,945,000	1,640,000

* Includes Northfield part of Dakota County which is not forecasted.

Region-wide, the numbers of people, households and jobs are expected to keep growing in the next several decades, but at slower rates than the 1980s. For example, the number of households grew 21.4 percent during the 1980s. But the growth rate is expected to slow gradually between 1990 and 2020--from 13.5 percent in the '90s to 10.9 percent in the first decade of the next century and 9.7 percent in the second.

The Council projects that in the year 2020, the region will have 1,215,000 households, 2,945,000 people and 1,640,000 jobs. Those figures represent a 30-year increase of approximately 339,000 households, 656,000 people and 345,000 jobs. The forecasts are based primarily on current trends and existing Council policies for managing growth in the region. The Council is using the forecasts to update its overall planning framework for the region, the *Metropolitan Development and Investment Framework.* The numbers may be updated if the Council revises its growth management policy in a way that would significantly affect future development patterns.

These forecasts are higher than the ones we did in the mid-1980s. The region grew faster than we expected in the second half of the '80s. On the other hand, the smaller size of the post-baby-boom generations will probably outweigh any short-term growth spurts, so the long-term trend will be for slower growth. Generally, the western half of the region is expected to add two-thirds more households (206,901) than the eastern half (123,810) between now and the year 2020. That is consistent with growth trends of the last six decades. Growth in the northern and southern halves of the region, on the other hand, is anticipated to be more comparable--a gain of 141,091 and 189,620 households, respectively. An increase in the number of households is often more significant than population growth because households are more closely associated with the need for urban services such as roads and sewers.

Households
For cities, the Council forecasts that the 10 communities with the biggest gains in households between 1990 and 2020 will be Lakeville (20,649), Eden Prairie (17,553), Eagan (14,573), Woodbury (14,373), Plymouth (13,639), Maple Grove (12,969), Brooklyn Park (10,614), Savage (10,445), Coon Rapids (10,051) and Andover (9,770). If these cities grow as expected, they would account for 40 percent of the region's total expected increase in households in the next 30 years. Six of these cities had the biggest gains in households during the 1980s--Eagan, Eden Prairie, Plymouth, Coon Rapids, Maple Grove and Brooklyn Park. Three other big gainers in the '80s--Burnsville, Minnetonka and Bloomington--are expected to experience considerably slower growth in the next 30 years as they become fully developed.

Employment
Some of the same developing suburbs with household growth are expected to make large gains in jobs in the next three decades. But the biggest job gainers also include quite a few older, more mature suburbs near or adjacent to Minneapolis and St. Paul. The 10 cities with the biggest job gains by the year 2020 are expected to be Eden Prairie (24,405), Minnetonka (22,464), Plymouth (19,397), Bloomington (19,258), Burnsville (17,062), Eagan (15,800), Maplewood (13,546), Maple Grove (12,050), Roseville (9,654) and Coon Rapids (9,551). Together, these cities would add 163,187 jobs in the next three decades, or nearly half (47.5 percent) of all the region's job growth in the next three decades.

Population
The Council forecasts that the ten cities with the biggest population gains will be Lakeville (48,646), Eden Prairie (32,689), Woodbury (30,425), Maple Grove (26,764), Savage (25,594), Rosemount (23,678), Eagan (23,591), Andover (22,784), Plymouth (21,611) and Chanhassen (20,268). Five of these cities were not among the top ten population gainers in the 1980s--Woodbury, Savage, Rosemount, Andover and Chanhassen--although they all grew rapidly in the last decade.

Central Cities
Minneapolis and St. Paul are expected to hold their own in the next 30 years, growing slightly. Between 1990 and the year 2020, Minneapolis is expected to gain 2,818 households, 8,686 jobs and 6,617 people; St. Paul, 5,751 households, 3,730 jobs and 13,265 people.

FORECAST METHODOLOGY

The method used to develop municipal forecasts involved allocating the regional forecasts to subareas and then to individual communities. Preliminary allocations were given to communities for review and the final figures include revisions made in response to comments and discussions with local officials.

A detailed description of forecasting methods and allocation procedures follows the municipal forecasts.

FORECAST METHODOLOGY

Forecasting makes statements about what could happen. Prediction makes statements about what will happen. Forecasting implies that we have some ability to influence the course of events in the future. Council regional forecasts attempt to provide an understanding of the forces at work and, given a continuation of forces, a likely range of possibilities.

The forecasts provide a basis for monitoring growth. This is crucial for developing and applying procedures which have enough flexibility to respond to the trend shifts that are likely to occur in the future. However, it is important to recognize future uncertainty and the associated risks or costs of an incorrect forecast. The risks will vary with the service or facility being planned for. Roads, transit, sewer lines, waste treatment facilities, landfills, schools, social programs, etc., each differ in how much flexibility can be provided to deal with future uncertainty and at what cost.

Despite the uncertainty, decisions have to be made that result in things being built or organized that will have to be lived with for some time. In planning, these decisions will often be made, in part, based on the best available expectations of the future. We need to strike a balance between flexibility and associated costs.

REGIONAL POPULATION (AND HOUSEHOLD) FORECASTS

Basic **assumptions** underlying the forecasts of population and households:

- No wars or disasters. Although these events have profoundly influenced the demographics in the past--the post-war baby-boom being a particularly profound recent example--these events are not predictable.

- No major human behavioral changes in:
    1. Family size
    2. Marriage and divorce rates
    3. Housing preference
    4. Labor force participation and age at retirement

  Although these demographic and social behaviors have been continuously changing, they've demonstrated a certain amount of trend stability. Many appear to be leveling off after decades of change.

- No radical changes in the structure (functioning) of the U. S. economy.

A **step-down method** is used to forecast population and households for the Twin Cities Metro Area as a whole. A generally accepted forecasting principle is that the larger the geographic area, the more accurately it can be forecasted. This is because smaller areas tend to be influenced by more factors outside their control (many of which are internal to the larger area). In addition, it allows use of sophisticated forecasts that are available at the national level.

Twin Cities growth trends over the past several decades have remained vary stable in relative terms. Specifically, among the largest twenty-five metro areas the Twin Cities has been near the middle in terms of growth rate for the past 50 years. Since 1950, the Twin Cities has outgrown all of the dozen northern and eastern large metros, but has seldom grown faster than any of the dozen largest sunbelt or western metro areas. In the 1980s the Twin Cities growth rate was closer to the rates of several sun-belt/western metro areas (Miami, Houston, San Francisco and Seattle). Such stable long-term relationships make a step-down approach especially appropriate. This relative trend stability is the major reason we have relied on a national step-down method in preparing overall population forecasts for the Twin Cities region.

U. S. mid-range forecasts prepared by the U. S. Census Bureau were used as an overall control forecast. Trends of the Twin Cities share of growth for the U. S., all metros and 25 largest metros were projected using several different trend-based assumptions. The result chosen continued to show the Twin Cities increasing its share of U. S. growth, but at declining rate. We also looked at the high and low Census Bureau forecasts and related the Twin Cities growth to these forecasts. The result ranges from 2.3 million to 3.35 million for the year 2015--no change to an increase of over one million people in the next 25 years. This is a reasonable range of expectations based on the variation in trends occurring in the U. S. and Twin Cities over the past 40 years.

In the future we will use models such as cohort-survival to improve our understanding of the more subtle growth factors and generate essential detailed data on age and race. But we will still rely on a general step-down approach to provide realistic "control" forecasts.

SUBREGIONAL HOUSEHOLD (AND POPULATION) ALLOCATION

Subregional forecasts were prepared as the next stage in the Council's step-down forecast method. There are two main reasons for using subregional forecasts (allocations of the regional control total) as an interim step in making city-level forecasts. One reason is that large subareas of the region have much more stable, and thus predictable, trends than individual municipalities. The second reason is that subareas can be related to regional policy.

The Council's subregional allocation process uses **households** because they relate to land supply more closely than population. Once the households were allocated to subareas they were converted to population based on past trends, and then reconciled to regional forecasts.

One grouping of subregional areas used for this allocation is **quadrants**. These areas break the region, excluding the central cities, into four areas: Northwest, Northeast, Southeast and Southwest. The north-south break is roughly Highway 12 and the east-west break is about at the Minneapolis-St. Paul boundary. This configuration was used because it best fits the geographic grid pattern of Twin Cities Area cities and townships.

- Quadrant trends for household growth have been extremely stable over the past three decades as a share of regional growth. Most of the "errors" of past Council forecasts are due to major changes in overall regional growth trends and local variation, not changes in the broad patterns of growth within the region.

- Quadrant trends were expressed as shares of regional household growth and extrapolated (with shares converging slightly over the forecast period). Since these quadrants are of roughly uniform size (in terms of development capacity over the next forty or more years), it is unlikely that any one quadrant will capture a greatly increasing share of growth for an extended time period. Different assumptions regarding how these past trends should be projected were tested. This resulted in little variation in household forecasts.

The other major subregional forecast areas that were used were the Metro Council **policy areas**: fully developed area, developing area, freestanding growth centers and rural service area. These areas were used for two reasons. One was to reflect Metro Council policies and the other was to be able to relate growth forecasts to the movement of urbanization outward from the core of the region.

- Policy area household control forecasts were determined using a similar extrapolation methodology as was used for quadrants. Policy area trends are not as stable as quadrant trends and are not used rigidly as controls. The reason for this is that as cities in the inner policy area fill up growth moves further out--into the next policy area.

- Land use data at the city-level was used to modify the city-level household forecasts. This resulted in new policy area totals.

- The household control forecasts for policy areas (as revised) were converted to population.

MUNICIPAL LEVEL HOUSEHOLD (AND POPULATION) ALLOCATION

Because of the great, and largely unpredictable variation that occurs annually in residential growth at the municipal level, the municipal allocation of households was done in a very methodical way. This is more equitable than having the Council attempt to guess which cities will significantly exceed their past trends and which ones will fall behind.

- The formula for allocating household forecasts extrapolated a city or township's past share of its policy area/quadrant segment. This projection used different groupings of years, weighting recent trends more heavily. Several different groupings of years were tested. One grouped years according to housing cycles (boom or bust). Another looked at residential growth trends by decade.

- This formula-based process was modified to account for land supply and density trends of communities where land supply is, or will become a growth constraint. This process could not be specified using standardized equations and required some judgement. Adjustments were based on growth trends, land use data and local plan information. The final results were reconciled to quadrant household control forecasts.

- As land supply shrinks in developing cities, growth slows, but picks up in adjacent, less developed cities. For most developing communities it was assumed that during the forecast period 70 percent of vacant land, if developed, would be residential (including streets and alleys). This is consistent with trends over the past decade. Also, the mix of single-family and multifamily was generally held at the current mix. Finally, densities were kept close to those that prevailed during the 1984-1990 period.

- The household forecasts were converted to population at the city level, using projections of local population per household trends.

The primary goal of the municipal allocation process is to establish a technically objective method that we believe produces reasonable results. The goal is to provide a reasonable number that is objectively and equitably determined, which can then be closely monitored. Growth trends that deviate from the forecasts over time (when it becomes clear that the changes are not simply cyclical variations, but a major trend shift), can be dealt with through the Council's interim forecast process. Forecast revisions will also be mae for the region and all of its minor civil divisions approximately every five years.

REGIONAL EMPLOYMENT FORECASTS

Basic **assumptions** underlying the employment forecasts:

- Continuation of the Twin Cities increased share of national and urban growth.
- No major changes in the structure of the national economy over the forecast period.
- Due to current high labor force participation, there will be only modest increases in the near future.
- As the baby boom cohort reaches retirement age, the TCMA and national employment growth rates will decline.
- Employment tends to concentrate rather than disperse.
- Employment growth in subareas of the region is not strongly correlated with population and household growth, it is, however, on the regional level.
- Employment concentrations, while not necessarily stable in employment levels, continue for the long term.
- The location of employment concentrations is highly related to transportation corridors, intersections and traffic levels.
- Land cost, availability and local government incentives and subsidies affect employment growth at the subarea level.

Employment was forecast by using a national employment projection prepared by the U.S. Department of Labor. The national projection was used to determine the Metropolitan Area employment forecast based on the historical relationship between Twin City Metropolitan Area employment and national employment. Alternative forecasts were prepared using separate methodologies and data series to establish a range within which future metro area employment is likely to fall. We assume no major changes in the structure of the national economy over the forecast period; and that labor force growth will decline when the baby boom cohort reaches retirement age beginning around the year 2010.

SUBREGIONAL AND MUNICIPAL EMPLOYMENT ALLOCATION

As with population and households, the methodology does not attempt to directly forecast at the subarea level. Instead, forecasts are made for the entire region and allocated to subareas (quadrants, policy areas and cities) based on long term historical growth trends and other factors such as commercial/industrial construction activity, location of retail centers, population growth, highway improvements, and land supply. There were three steps.

- First, data for the period 1970-1990 were the basis for projecting future subarea growth for the period 1990-2020. The methodology used common statistical techniques (regression analysis) to relate employment change in the Twin Cities to forecasts of changes in the national economy.

- Second, the projections were dampened to fit within the region-wide employment growth totals for the period.

- Third, these projections were adjusted based on historical commercial/industrial construction activity, retail center location and retail leasable space, office space base and growth, highway upgrades and improvements planned for the period, and population and household growth.

Central city employment allocations were prepared in the same manner as quadrants.

The total of all quadrants, along with the central cities allocation, equals the regional employment forecasts. Allocations were then made to quadrant by policy area. Community level allocations were made using the quadrant/policy areas as control totals.

METROPOLITAN COUNCIL FORECASTS, 1990-2020
(Revised with Local Government Input)
August 27, 1992

	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
ANOKA COUNTY												
ANDOVER	15,216	22,300	28,500	38,000	4,430	7,150	10,000	14,200	2,278	3,150	3,550	3,700
ANOKA	17,192	17,700	17,800	17,700	6,394	6,950	7,350	7,800	11,755	13,600	14,400	14,600
BETHEL	394	460	530	600	130	150	180	200	193	240	280	290
BLAINE (PART)	38,975	45,000	49,000	53,800	12,825	15,800	18,400	21,500	11,401	15,200	17,300	18,000
BURNS T	2,401	2,800	3,050	3,300	754	940	1,100	1,300	259	320	350	360
CENTERVILLE	1,633	3,050	3,950	4,650	519	1,000	1,400	1,750	168	210	250	260
CIRCLE PINES	4,704	4,830	4,620	4,320	1,562	1,700	1,750	1,750	861	1,100	1,200	1,250
COLUMBIA HEIGHTS	18,910	19,600	19,600	19,600	7,766	8,050	8,050	8,050	4,536	4,800	4,950	4,950
COLUMBUS T	3,690	4,100	4,350	4,650	1,129	1,350	1,550	1,750	100	140	150	160
COON RAPIDS	52,978	63,500	69,500	66,300	17,449	22,800	26,900	27,500	16,449	22,200	25,000	26,000
EAST BETHEL	8,050	9,100	9,800	10,400	2,542	3,000	3,450	3,900	457	580	640	660
FRIDLEY	28,335	28,500	29,000	29,000	10,909	11,000	11,100	11,200	23,821	27,000	28,500	29,000
HAM LAKE	8,924	9,900	10,500	11,800	2,720	3,150	3,550	4,300	1,820	2,300	2,550	2,600
HILLTOP	749	750	750	750	410	410	410	410	325	370	380	390
LEXINGTON	2,279	2,350	2,300	2,250	829	880	910	950	1,220	1,500	1,700	1,750
LINO LAKES	8,807	14,600	19,600	25,000	2,603	4,600	6,600	9,000	1,229	1,600	1,750	1,800
LINWOOD T	3,588	4,250	4,600	5,050	1,146	1,450	1,700	1,950	50	80	90	90
OAK GROVE T	5,441	6,350	6,950	7,500	1,638	2,000	2,350	2,700	281	370	400	410
RAMSEY	12,408	15,600	17,700	22,000	3,620	4,800	5,600	7,000	1,941	2,550	2,800	2,850
ST. FRANCIS	2,538	3,150	3,600	4,000	760	980	1,200	1,400	793	950	1,050	1,050
SPRING LAKE PK (PART)	6,429	6,650	6,500	6,450	2,302	2,500	2,650	2,850	3,019	4,000	4,450	4,600
TOTAL	243,641	284,540	312,200	337,120	82,437	100,660	116,200	131,460	82,956	102,260	111,740	114,770

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August 27, 1992

	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
CARVER COUNTY												
BENTON T	895	880	860	840	276	290	300	310	227	290	310	320
CAMDEN T	910	920	900	890	287	310	330	350	12	30	40	40
CARVER	744	820	880	940	262	290	320	340	95	130	160	180
CHANHASSEN (PART)	11,732	19,900	26,000	32,000	4,016	7,000	9,800	12,800	4,605	6,800	8,910	9,600
CHASKA	11,339	14,900	17,600	19,900	4,212	5,700	7,100	8,550	7,833	10,400	11,900	12,400
CHASKA T	174	170	170	170	60	70	70	80	97	140	170	190
COLOGNE	563	590	600	620	216	230	240	250	117	150	170	180
DAHLGREN T	1,296	1,350	1,350	1,400	394	440	480	520	109	180	210	220
HAMBURG	492	520	540	570	184	200	210	220	58	80	90	90
HANCOCK T	364	380	370	360	110	120	130	130	20	40	50	50
HOLLYWOOD T	1,060	1,050	1,050	1,000	327	340	360	370	27	50	60	60
LAKETOWN T	2,232	2,250	2,300	2,300	601	660	720	780	274	430	570	620
MAYER	471	540	570	610	166	190	200	220	44	60	70	80
NEW GERMANY	353	370	390	400	138	150	150	160	43	60	70	80
NORWOOD	1,351	1,450	1,550	1,700	515	580	630	670	450	470	480	480
SAN FRANCISCO T	773	860	910	960	244	280	320	350	20	50	50	60
VICTORIA	2,354	3,300	3,950	4,750	756	1,150	1,450	1,850	653	790	840	860
WACONIA	3,498	4,400	5,250	6,050	1,401	1,850	2,200	2,550	1,946	2,250	2,450	2,600
WACONIA T	1,287	1,350	1,350	1,400	407	450	490	530	100	160	190	200
WATERTOWN	2,408	2,800	3,100	3,350	848	990	1,100	1,200	671	790	870	920
WATERTOWN T	1,349	1,350	1,300	1,300	439	470	490	520	76	100	110	110
YOUNG AMERICA	1,354	1,550	1,750	1,900	457	530	600	660	695	830	930	980
YOUNG AMERICA T	916	920	910	900	285	300	320	330	58	80	90	90
TOTAL	47,915	62,620	73,650	84,310	16,601	22,590	28,010	33,740	18,230	24,360	28,790	30,410

METROPOLITAN COUNCIL FORECASTS, 1990-2020
(Revised with Local Government Input)
August 27, 1992

	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
DAKOTA COUNTY												
APPLE VALLEY	34,598	42,000	47,000	49,500	11,145	14,400	17,200	19,400	6,528	8,950	10,200	10,600
BURNSVILLE	51,288	58,300	62,800	62,000	19,127	23,000	26,300	27,500	25,438	36,000	41,000	42,500
CASTLE ROCK T	1,480	1,550	1,600	1,600	460	510	540	580	273	340	370	380
COATES	186	180	170	170	66	70	70	70	90	120	140	150
DOUGLAS T	670	690	690	690	192	210	230	240	50	70	80	90
EAGAN	47,409	63,500	68,500	71,000	17,427	25,000	29,000	32,000	26,000	36,300	40,300	41,800
EMPIRE T	1,340	1,500	1,700	2,350	426	500	590	880	167	230	260	270
EUREKA T	1,405	1,500	1,600	2,050	447	510	580	770	250	310	370	380
FARMINGTON	5,940	8,700	12,900	16,200	2,064	3,050	4,600	5,800	2,342	2,950	3,350	3,850
GREENVALE T	685	710	700	710	228	250	270	290	302	370	400	410
HAMPTON	363	400	410	430	118	130	130	140	100	120	130	140
HAMPTON T	866	890	900	910	260	290	320	340	50	90	110	110
HASTINGS	15,440	17,600	19,800	22,200	5,401	6,400	7,250	8,200	6,982	7,700	7,950	8,050
INVER GROVE HEIGHTS	22,477	27,500	33,000	40,500	7,803	9,950	12,800	16,800	5,724	8,400	9,300	9,600
LAKEVILLE	24,854	41,000	56,000	73,500	7,851	13,500	20,300	28,500	6,563	9,750	11,700	12,200
LILYDALE	506	540	570	590	297	340	380	410	50	50	50	50
MARSHAN T	1,286	1,300	1,350	1,300	373	420	460	490	239	330	380	390
MENDOTA	164	170	180	190	69	70	80	80	534	670	800	850
MENDOTA HEIGHTS	9,431	10,800	12,150	13,300	3,302	4,150	5,000	5,850	5,805	7,550	8,400	8,650
MIESVILLE	135	130	130	130	47	50	50	50	50	50	60	60
NEW TRIER	96	100	100	100	29	30	30	30	50	50	60	60
NININGER T	805	830	840	860	241	270	300	320	100	160	200	210
RANDOLPH	331	330	330	330	111	110	120	120	50	60	70	70
RANDOLPH T	448	580	660	730	158	220	260	310	50	70	80	90
RAVENNA T	1,926	2,050	2,150	2,250	546	640	720	790	20	30	30	40
ROSEMOUNT	8,622	14,800	22,300	32,300	2,779	5,000	8,000	11,600	3,348	4,650	5,950	6,580
SCIOTA T	252	260	260	260	86	90	100	110	50	70	80	90
SOUTH ST. PAUL	20,197	21,000	21,700	22,500	7,914	8,200	8,500	8,800	5,564	6,050	6,350	6,500
SUNFISH LAKE	413	510	550	560	138	180	210	220	50	50	50	50
VERMILLION	510	560	600	640	157	180	200	210	167	200	230	240
VERMILLION T	1,201	1,300	1,300	1,350	354	410	450	490	50	70	80	90
WATERFORD T	485	500	490	480	182	190	200	210	191	250	290	300
WEST ST. PAUL	19,248	20,200	21,100	21,600	8,441	8,850	9,300	9,500	9,264	10,900	12,000	12,500
TOTAL	275,057	341,980	394,530	443,280	98,239	127,170	154,540	181,100	106,491	142,960	160,820	167,350

METROPOLITAN COUNCIL FORECASTS, 1990-2020
(Revised with Local Government Input)
August 27, 1992

	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
HENNEPIN COUNTY												
BLOOMINGTON	86,335	91,500	97,500	103,500	34,488	36,500	39,000	41,500	75,742	88,800	93,500	95,000
BROOKLYN CENTER	28,887	29,000	30,500	30,500	11,226	11,300	11,800	11,800	17,006	20,400	21,900	22,400
BROOKLYN PARK	56,381	65,500	71,000	75,500	20,386	24,200	27,500	31,000	16,592	22,300	25,000	26,000
CHAMPLIN	16,849	22,500	25,500	26,500	5,423	7,500	9,200	10,300	1,110	1,450	1,850	1,900
CHANHASSEN (PART)	0	0	0	0	0	0	0	0	1,500	1,870	1,980	2,020
CORCORAN	5,199	5,700	6,000	6,550	1,545	1,750	1,950	2,250	467	590	650	670
CRYSTAL	23,788	23,800	24,300	24,300	9,272	9,300	9,450	9,450	6,019	6,550	6,800	6,900
DAYTON (PART)	4,392	4,700	4,850	5,000	1,359	1,550	1,700	1,850	498	660	720	740
DEEPHAVEN	3,653	3,650	3,600	3,500	1,324	1,400	1,500	1,550	507	570	600	610
EDEN PRAIRIE	39,311	54,000	65,000	72,000	14,447	21,200	27,000	32,000	36,095	50,500	58,000	60,500
EDINA	46,070	47,000	48,000	48,500	19,860	20,300	20,700	21,000	45,434	50,000	52,000	52,500
EXCELSIOR	2,367	2,350	2,300	2,150	1,160	1,150	1,200	1,200	1,656	1,900	2,050	2,050
FORT SNELLING	97	100	100	100	7	10	10	10	29,844	33,500	35,000	35,500
GOLDEN VALLEY	20,971	21,200	21,500	21,500	8,273	8,350	8,450	8,450	28,589	30,000	30,500	30,500
GREENFIELD	1,450	1,500	1,550	1,550	457	510	550	600	50	80	90	90
GREENWOOD	614	580	570	530	250	260	260	260	185	220	240	240
HANOVER (PART)	269	380	430	500	82	130	150	170	52	70	70	80
HASSAN T	1,951	2,100	2,200	2,350	585	690	780	880	652	890	990	1,010
HOPKINS	16,534	16,700	16,900	17,000	7,973	8,050	8,150	8,200	11,352	11,900	12,100	12,200
INDEPENDENCE	2,822	2,950	3,050	3,150	925	1,050	1,150	1,250	137	200	250	260
LONG LAKE	1,984	2,050	2,150	2,150	747	830	910	960	1,570	2,000	2,200	2,250
LORETTO	404	480	570	660	167	210	250	290	212	250	260	270
MAPLE GROVE	38,736	50,500	58,500	65,500	12,531	17,000	21,200	25,500	7,750	14,600	19,000	19,800
MAPLE PLAIN	2,005	2,350	2,750	3,200	696	840	990	1,150	1,172	1,250	1,300	1,300
MEDICINE LAKE	385	370	360	350	169	170	180	180	50	70	70	80
MEDINA	3,096	3,600	4,050	4,750	1,007	1,250	1,500	1,850	2,155	2,600	2,900	2,950
MINNEAPOLIS	368,383	370,500	373,000	375,000	160,682	161,500	162,500	163,500	278,314	282,500	285,500	287,000
MINNETONKA	48,370	53,000	56,500	55,500	18,687	22,200	24,500	25,500	35,536	49,000	56,100	58,000
MINNETONKA BEACH	573	580	590	580	204	220	230	240	310	360	390	400
MINNETRISTA	3,439	4,500	5,450	5,950	1,195	1,700	2,200	2,400	513	760	950	1,020
MOUND	9,634	9,400	8,950	8,450	3,710	3,750	3,800	3,800	1,849	2,350	2,650	2,750
NEW HOPE	21,853	23,300	24,200	24,500	8,507	9,100	9,450	9,600	14,149	17,200	18,600	19,000
ORONO	7,285	7,800	8,350	8,850	2,613	2,950	3,350	3,750	900	1,400	1,700	1,800
OSSEO	2,704	2,700	2,650	2,600	995	1,050	1,100	1,100	3,120	3,550	3,800	3,850
PLYMOUTH	50,889	62,000	67,000	72,500	18,361	23,700	28,000	32,000	38,103	49,500	55,500	57,500
RICHFIELD	35,710	36,000	36,500	36,500	15,551	15,800	15,900	16,000	10,844	11,400	11,600	11,600
ROBBINSDALE	14,396	15,100	15,600	16,200	6,008	6,300	6,500	6,750	6,813	7,800	8,200	8,350
ROCKFORD	440	540	660	780	163	210	260	310	240	290	330	340
ROGERS	698	1,150	1,550	1,800	259	460	610	720	1,775	2,250	2,450	2,500
ST. ANTHONY	5,278	5,300	5,300	5,300	2,208	2,200	2,200	2,200	2,422	2,750	2,900	2,900
ST. BONIFACIUS	1,180	1,400	1,550	1,750	398	480	550	610	247	330	400	420
ST. LOUIS PARK	43,787	46,500	47,500	48,500	19,925	21,100	21,700	22,100	36,791	39,000	40,000	40,000
SHOREWOOD	5,917	7,200	8,150	8,900	2,026	2,600	3,150	3,650	877	1,050	1,150	1,150
SPRING PARK	1,571	1,600	1,550	1,500	741	770	790	810	842	940	980	990
TONKA BAY	1,472	1,550	1,600	1,600	577	640	690	740	75	110	130	140
WAYZATA	3,806	3,950	3,900	3,800	1,715	1,800	1,850	1,950	5,600	6,850	7,400	7,600
WOODLAND	496	490	440	420	176	180	180	180	100	130	150	150
TOTAL	1,032,431	1,109,120	1,164,220	1,202,270	419,060	454,210	485,040	511,560	725,816	822,740	870,900	885,280

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	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
RAMSEY COUNTY												
ARDEN HILLS	9,199	9,850	10,700	11,400	2,904	3,250	3,850	4,450	10,929	12,700	13,400	13,600
BLAINE (PART)	0	0	0	0	0	0	0	0	558	650	720	750
FALCON HEIGHTS	5,380	5,500	5,500	5,500	2,016	2,050	2,050	2,050	2,700	3,050	3,200	3,250
GEM LAKE	439	460	460	470	140	160	170	190	537	640	680	700
LAUDERDALE	2,700	2,700	2,700	2,700	1,166	1,150	1,150	1,150	500	560	590	600
LITTLE CANADA	8,971	9,450	9,750	9,600	3,902	4,250	4,600	4,800	4,287	5,350	6,020	6,200
MAPLEWOOD	30,954	33,000	33,500	34,000	11,496	13,200	14,700	15,900	31,954	40,500	44,000	45,500
MOUNDSVIEW	12,541	12,700	12,800	12,500	4,702	5,100	5,400	5,600	4,142	5,550	6,250	6,500
NEW BRIGHTON	22,207	23,200	23,600	23,600	8,523	8,900	9,050	9,050	9,779	11,100	11,800	11,900
NORTH OAKS	3,386	3,700	3,800	3,950	1,085	1,250	1,400	1,550	662	740	780	790
NORTH ST. PAUL	12,376	12,500	12,000	11,500	4,447	4,700	4,850	4,950	3,200	3,750	4,050	4,100
ROSEVILLE	33,485	35,500	37,000	38,000	13,562	14,300	15,100	15,500	35,046	41,500	44,000	44,700
ST. ANTHONY (PART)	2,449	2,450	2,650	2,650	1,245	1,250	1,250	1,250	1,550	1,650	1,700	1,700
ST. PAUL	272,235	275,000	280,000	285,500	110,249	112,000	114,000	116,000	173,270	175,500	176,500	177,000
SHOREVIEW	24,587	27,500	28,500	29,000	8,991	10,500	11,600	12,000	5,771	7,800	9,000	9,250
SPRING LAKE PK (PART)	103	100	90	90	41	40	40	40	0	0	0	0
VADNAIS HEIGHTS	11,041	14,600	15,400	15,700	3,924	5,300	6,000	6,500	3,800	5,000	5,600	5,800
WHITE BEAR T	9,424	12,100	14,100	15,400	3,205	4,400	5,500	6,400	906	1,450	1,850	1,900
WHITE BEAR LK (PART)	24,288	24,300	23,900	24,600	8,902	9,800	10,500	10,800	8,059	10,000	10,900	11,200
TOTAL	485,765	504,610	516,450	526,160	190,500	201,600	211,210	218,180	297,650	327,490	341,040	345,440

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	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
SCOTT COUNTY												
BELLE PLAINE	3,149	3,450	3,650	3,950	1,092	1,200	1,300	1,450	931	1,100	1,250	1,300
BELLE PLAINE T	691	690	680	660	211	230	250	260	50	80	80	90
BLAKELEY T	456	470	460	440	140	150	160	160	50	80	80	90
CEDAR LAKE T	1,688	1,850	1,950	2,050	523	620	710	800	25	50	60	60
CREDIT RIVER T	2,854	3,200	3,450	3,750	864	1,050	1,200	1,400	400	630	800	850
ELKO	223	250	280	310	75	90	110	120	50	100	130	150
HELENA T	1,107	1,100	1,100	1,100	352	390	410	450	50	80	80	90
JACKSON T	1,359	1,350	1,300	1,250	459	480	490	510	175	280	350	370
JORDAN	2,909	3,100	3,300	3,550	1,042	1,150	1,250	1,350	913	1,050	1,250	1,300
LOUISVILLE T	910	960	980	990	278	310	330	360	953	1,150	1,250	1,250
NEW MARKET	227	230	230	230	82	80	90	90	63	110	140	160
NEW MARKET T	2,008	2,200	2,350	2,500	627	750	870	990	113	190	240	250
NEW PRAGUE (PART)	2,356	2,600	2,950	3,300	870	1,000	1,150	1,300	1,044	1,200	1,300	1,350
PRIOR LAKE	11,482	14,600	18,300	20,000	3,901	5,200	6,850	8,000	3,000	3,900	4,500	4,750
ST. LAWRENCE T	418	460	470	500	122	140	160	170	186	270	320	330
SAND CREEK T	1,511	1,500	1,500	1,500	412	460	490	530	75	150	170	170
SAVAGE	9,906	19,000	27,500	35,500	3,255	6,500	10,100	13,700	3,180	3,850	4,150	4,200
SHAKOPEE	11,739	16,800	22,100	29,500	4,163	6,150	8,650	12,300	8,500	11,700	13,600	14,100
SPRING LAKE T	2,853	3,100	3,250	3,450	899	1,050	1,200	1,350	277	360	410	420
TOTAL	57,846	76,910	95,800	114,530	19,367	27,000	35,770	45,290	20,035	26,330	30,160	31,280

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	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	1990	2000	2010	2020	1990	2000	2010	2020	1990	2000	2010	2020
WASHINGTON COUNTY												
AFTON	2,645	2,950	3,150	3,350	890	1,050	1,200	1,350	481	630	720	740
BAYPORT	3,200	3,300	3,500	3,650	743	830	900	970	4,588	5,300	5,550	5,600
BAYTOWN T	939	1,100	1,200	1,350	302	390	460	540	292	380	420	430
BIRCHWOOD	1,042	1,000	960	930	364	380	390	400	30	30	30	30
COTTAGE GROVE	22,935	29,500	33,500	40,000	6,856	9,400	11,400	13,500	4,545	5,950	6,800	7,000
DELLWOOD	887	980	1,050	1,100	301	360	410	470	420	430	440	440
DENMARK T	1,172	1,250	1,250	1,250	367	420	450	490	247	310	350	360
FOREST LAKE	5,833	6,900	7,850	8,750	2,292	2,750	3,150	3,500	4,382	5,100	5,350	5,450
FOREST LAKE T	6,690	7,750	8,300	9,050	2,132	2,600	3,000	3,500	753	960	1,050	1,100
GRANT T	3,778	4,250	4,600	5,000	1,173	1,450	1,700	1,950	967	1,150	1,200	1,250
GREY CLOUD	414	490	560	590	165	200	250	280	50	50	50	50
HASTINGS (PART)	5	0	0	0	2	0	0	0	0	0	0	0
HUGO	4,417	5,550	6,350	7,700	1,416	1,850	2,250	2,950	1,012	1,200	1,300	1,300
LAKE ELMO	5,903	7,000	7,900	9,250	1,973	2,450	2,900	3,400	1,011	1,650	2,050	2,100
LAKELAND	2,000	2,250	2,500	2,650	645	760	840	890	167	220	250	260
LAKELAND SHORES	291	360	410	450	101	120	140	160	50	60	70	70
LAKE ST. CROIX BEACH	1,078	1,150	1,250	1,300	415	470	500	530	10	10	20	20
LANDFALL	685	690	660	620	300	300	300	300	50	70	90	90
MAHTOMEDI	5,569	6,950	8,200	9,200	1,874	2,400	3,000	3,600	993	1,250	1,400	1,400
MARINE ON ST. CROIX	602	660	730	800	234	260	290	320	126	130	130	130
MAY T	2,535	2,900	3,150	3,400	820	990	1,150	1,300	56	80	90	100
NEWPORT	3,720	3,950	3,950	3,850	1,323	1,450	1,500	1,550	1,654	1,900	2,000	2,050
NEW SCANDIA T	3,197	3,550	3,850	4,100	1,060	1,250	1,450	1,650	387	460	490	500
OAKDALE	18,374	24,100	27,500	30,000	6,699	9,300	11,300	13,200	3,962	5,100	5,600	5,750
OAK PARK HEIGHTS	3,486	4,000	4,700	5,350	1,322	1,700	2,000	2,300	2,630	3,470	3,660	3,720
PINE SPRINGS	436	440	450	450	135	140	150	150	30	30	30	30
ST. MARY'S POINT	339	350	370	390	126	140	140	150	48	60	70	70
ST. PAUL PARK	4,965	5,100	5,200	5,250	1,749	1,950	2,100	2,250	1,174	1,350	1,450	1,450
STILLWATER	13,882	15,900	17,400	19,300	4,982	6,000	6,800	7,600	8,397	9,750	10,200	10,400
STILLWATER TWP.	2,066	2,550	2,950	3,450	639	840	1,050	1,300	136	190	220	230
WEST LAKELAND T	1,736	2,300	2,700	3,100	524	750	940	1,150	50	90	100	110
WHITE BEAR LK (PART)	416	400	380	360	168	170	170	170	125	180	210	220
WILLERNIE	584	560	530	500	227	230	230	230	100	130	160	170
WOODBURY	20,075	30,000	40,000	50,500	6,927	11,000	15,800	21,300	4,603	7,350	10,600	10,900
TOTAL	145,896	180,180	207,050	236,990	49,246	64,350	78,310	93,400	43,526	55,020	62,150	63,520