Lessons from 2023 Population Estimates
Today’s plan

Outline

• About population estimates
• Slower, less balanced growth
• Why is population growth slower?
• Caution with the narrative
• Looking ahead
About Met Council population estimates
What estimates are (and are not)

Decennial Census
- Complete count of people
- Every 10 years
- Limited characteristics

American Community Survey (ACS)
- Sample of people
- Every year
- Detailed characteristics

Population Estimates
- Approximation of population last year
- Every year
- No characteristics

Forecasts (Future decades)

Many other inputs
Who’s involved?

- Population estimates for seven-county region
- Population estimates for Greater Minnesota (outside 7-county region)
- Supply data
- Review preliminary estimates
- Comment if desired

Population estimates are governed by Minnesota Statutes 4A.02 and 473.24.
## The estimates timeline

| **Preliminary estimates**  | (by June 1) | • Transmitted to highest elected and appointed officials via email and US Mail  
|                          |             | • Detailed reports  
|                          |             | • Spreadsheets  

| **Local review**  | (by June 24) | • 16 comments resolved by answering questions  
|                   |             | • 1 comment resulting in an edit  
|                   |             | • 1 Council-initiated edit  

| **Final estimates**  | (by July 15) | • Local Government Aid  
|                     |              | • State Aid for Local Transportation  
|                     |              | • Tax-base sharing (Fiscal Disparities)  
|                     |              | • Miscellaneous local purposes  

How estimates are calculated

- **How many housing units?**
  - Housing units in 2020
  - Changes to housing stock since 2020

- **How many households?**
  - Occupancy rate

- **How many people?**
  - Average household size (Persons per household)

- **Population in households**
- **Population in group quarters**
- **TOTAL POPULATION**
What the estimates show:

Slower, less balanced growth
2010-2020: Steady population growth

Between 2010 & 2020, the Twin Cities region’s population grew:

+313,537
+11.0%

Source: Metropolitan Council staff analysis of U.S. Census Bureau data. “Twin Cities region” represents all seven counties in the jurisdiction of the Metropolitan Council (Minn. Stat. § 473.121, subd. 2)
### 2023 population estimates

As of April 1, 2023, the Twin Cities region had:

<table>
<thead>
<tr>
<th></th>
<th>Estimate for April 1, 2023</th>
<th>Change since 2020 Census</th>
<th>Percent change since 2020 Census</th>
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</thead>
<tbody>
<tr>
<td>Housing units</td>
<td>1,357,357</td>
<td>+62,494</td>
<td>+4.8%</td>
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<tr>
<td>Households</td>
<td>1,287,944</td>
<td>+48,418</td>
<td>+3.9%</td>
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<tr>
<td>People</td>
<td>3,222,455</td>
<td>+59,351</td>
<td>+1.9%</td>
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Source: Metropolitan Council population estimates for April 1, 2023. “Twin Cities region” represents all seven counties in the jurisdiction of the Metropolitan Council (Minn. Stat. § 473.121, subd. 2)
Region is still growing, but not as much

Average annual population growth by decade

Less annual growth than in previous decades

Source: Metropolitan Council staff analysis of U.S. Census Bureau data via the National Historical Geographic Information System (NHGIS); Metropolitan Council population estimates for April 1, 2023. "Twin Cities region" represents all seven counties in the jurisdiction of the Metropolitan Council (Minn. Stat. § 473.121, subd. 2)
Here’s where population growth is happening the most:

<table>
<thead>
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<th>Average annual change in population, 2020-2023</th>
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<tr>
<td>Gain of 500 or more</td>
</tr>
<tr>
<td>Gain of 100 to 499</td>
</tr>
<tr>
<td>Gain of 1 to 99</td>
</tr>
<tr>
<td>Loss of 1 to 49, or no change</td>
</tr>
<tr>
<td>Loss of 50 or more</td>
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Note: Labels identify cities with the ten largest population gains as well as Saint Paul (for orientation purposes).

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council annual population estimates for April 1, 2023.
Here’s where population growth is happening most rapidly:

Average annual % change in population, 2020-2023

- **Rapid growth (2% or more)**
- **Moderate growth (1%-2%)**
- **Slow growth (under 1%)**
- **Loss under 1%**
- **Loss of 1% or more**

Note: Labels identify cities with the ten highest growth rates as well as Minneapolis and Saint Paul (for orientation purposes).

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council annual population estimates for April 1, 2023.
The previous decade was more balanced:

Average annual % change in population, 2010-2020

Rapid growth (2% or more)
Moderate growth (1%-2%)
Slow growth (under 1%)
Loss under 1%
Loss of 1% or more

Note: Labels identify cities with the ten highest growth rates as well as Minneapolis and Saint Paul (for orientation purposes).

Source: Metropolitan Council staff analysis of U.S. Census Bureau data
2020-2023: Growth less spatially balanced

Rural Service Area
Emerging Suburban Edge & Suburban Edge
Urban & Suburban
Urban Center

Click here for a map of Thrive Community Designations

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council population estimates for April 1, 2023
Why has growth slowed?
How estimates are calculated (refresher)

- How many **housing units?**
  - Housing units in 2020
  - Changes to housing stock since 2020

- How many **households?**

- How many **people?**
  - Average household size (Persons per household)

- **Population in households**

- **Population in group quarters**

**TOTAL POPULATION**
Construction hasn’t slowed…

Number of housing units permitted

2023 permits count toward next year’s estimates, not this year’s

Source: Metropolitan Council Residential Building Permit Survey
As of April 1, 2023, the Twin Cities region had:

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Occupancy rates fell from 95.7% in 2020 to 94.9% in 2023.

Source: Metropolitan Council population estimates for April 1, 2023. “Twin Cities region” represents all seven counties in the jurisdiction of the Metropolitan Council (Minn. Stat. § 473.121, subd. 2)
As of April 1, 2023, the Twin Cities region had:

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<td>People in households</td>
<td>3,163,367</td>
<td>+61,383</td>
<td>+2.0%</td>
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Average household size fell from 2.503 in 2020 to 2.456 in 2023.

Source: Metropolitan Council population estimates for April 1, 2023. “Twin Cities region” represents all seven counties in the jurisdiction of the Metropolitan Council (Minn. Stat. § 473.121, subd. 2)
Births are down; deaths are up

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<th>2021-2023 annual average</th>
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<tr>
<td>Births</td>
<td>38,900</td>
<td>36,300</td>
<td>2,600 fewer births per year</td>
</tr>
<tr>
<td>Deaths</td>
<td>(21,200)</td>
<td>(24,500)</td>
<td>3,300 more deaths per year</td>
</tr>
<tr>
<td>Net population change</td>
<td>17,700</td>
<td>11,800</td>
<td>“Natural increase” lower by 5,900 per year</td>
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Children (and others) are leaving home  

Persons per household, by relationship to householder

Note that these numbers are not directly comparable to Met Council estimates.


Numbers in the chart reflect all metropolitan areas in states in the Midwest region as defined by the Census Bureau (map).
Caution against oversimplification
“The end of the urban boom”? Not quite…

StarTribune

Minnesota's urban core boomed over the past decade. Momentum is now shifting back to the suburbs.

New population estimates show slowed growth for the region and faster growth in farther-out suburbs.

By Katie Galioti and Jeff Hargarten Star Tribune | JUNE 15, 2024 — 4:20PM

≠

“All cities in the urban core are rapidly losing population, and all edge cities are rapidly gaining.”

(Don’t oversimplify.)
Most cities are gaining households...

Average annual % change in households, 2020-2023

- **Rapid growth (2% or more)**
- **Moderate growth (1%-2%)**
- **Slow growth (under 1%)**
- **Loss under 1%**
- **Loss of 1% or more**

Note: Labels identify cities with the ten highest growth rates as well as Minneapolis and Saint Paul (for orientation purposes).

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council annual population estimates for April 1, 2023
... and Minneapolis and Saint Paul gained more households than any other city.

Note: Labels identify cities with the ten highest growth rates.

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council annual population estimates for April 1, 2023
Most cities have census tracts that are adding people.

Average annual % change in population, 2020-2023

Rapid growth (2% or more)

Moderate growth (1%-2%)

Slow growth (under 1%)

Loss under 1%

Loss of 1% or more

Note: Labels identify cities with the ten highest growth rates as well as Minneapolis and Saint Paul (for orientation purposes).

Source: Metropolitan Council staff analysis of U.S. Census Bureau data; Metropolitan Council annual population estimates for April 1, 2023.
What might next year’s estimates for 2024 look like?

Positive contributions
- Death rates should continue to drop
- Increase in migration from outside the US

Negative contributions
- Dropoff in building activity
- Continued decline in multifamily occupancy
- Possible recession and cooling homeownership market

Question marks
- Developers’ responses to housing policy shifts?
- Coronavirus mutations?
- Effects of climate change?
Thank you

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metro council.org/populationestimates