TWIN CITIES
Metropolitan Council Trends, Preferences & Opportunities: 2010 to 2020, 2030 and 2040
Summary Assessment

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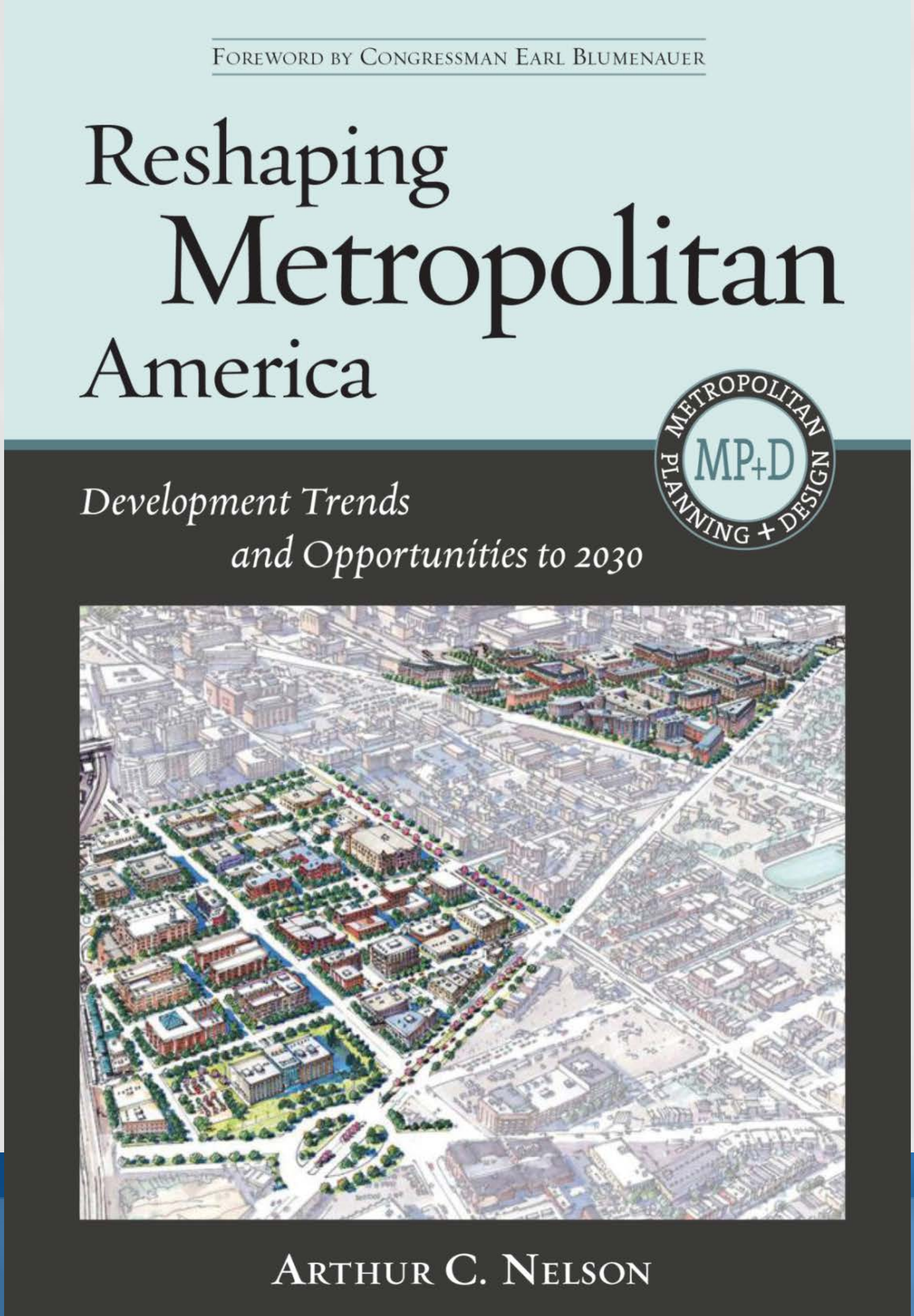


FOREWORD BY CONGRESSMAN EARL BLUMENAUER
Reshaping Metropolitan America
METROPOLITAN MP+D PLANNING + DESIGN
Development Trends and Opportunities to 2030
ARTHUR C. NELSON

Population Race/Ethnicity Change 2010-2040

Metric	United States	Minnesota	Metro Council	Central Counties	Non-Central Counties	Rest of Minnesota
Baseline						
Change, 2010-20	31,720	317	247	111	137	70
Change, 2010-30	64,575	760	525	247	278	235
Change, 2010-40	97,067	1,170	819	396	423	351
White Non-Latino						
Population 2010	201,912	4,413	2,180	1,159	1,021	2,233
Population 2040	210,932	4,517	2,187	1,067	1,120	2,330
Change 2010-2040	9,020	104	7	**-92**	**99**	97
Share of Change	**9%**	**9%**	**1%**	**0%**	**23%**	**28%**
New Majority						
Population 2010	107,438	897	675	502	173	222
Population 2040	195,485	1,963	1,487	990	497	476
Change 2010-2040	88,047	1,066	812	**488**	**324**	254
Share of Change	**91%**	**91%**	**99%**	**100%**	**77%**	**72%**

Source: Arthur C. Nelson. Adapted from Twin Cities Metro Council.

Net Change in Households by Type, 2010-2040

Metric	United States	Minnesota	Metro Council	Central Counties	Non-Central Counties	Rest of Minnesota
Baseline, 2010						
Households	116,945	2,090	1,118	679	439	972
HHs with Children	34,814	617	361	195	166	256
HHs without Children	82,131	1,473	757	484	273	717
People living alone	31,264	585	330	230	101	255
Change in Households by Type, 2010-2040						
Households 2040	152,171	2,728	1,509	851	658	1218
Household Growth	35,226	638	392	172	219	246
HHs with Children Change	6,672	115	89	36	53	28
HHs with Children Share	**19%**	**18%**	**23%**	**21%**	**24%**	**11%**
HHs w/o Children Change	28,554	523	303	137	166	220
HHs w/o Children Share	**81%**	**82%**	**77%**	**79%**	**76%**	**89%**
People living alone Growth	15,638	308	150	82	68	158
People living alone Share	**44%**	**48%**	**38%**	**48%**	**31%**	**64%**

Source: Arthur C. Nelson. Adapted from Twin Cities Metro Council.

Net Change in Households by Age, 2010-2040

Metric	United States	Minnesota	Metro Council	Central Counties	Non-Central Counties	Rest of Minnesota
Baseline 1990-2010						
HH Change	24,629	436	241	68	173	195
HH Change <35	(1,285)	-38	-33	-28	-5	-5
HH Change 35-64	20,457	388	220	85	135	168
HH Change 65+	5,779	91	57	13	44	35
HH <35 Share	-5%	-9%	-14%	-41%	-3%	-3%
HH 35-64 Share	**83%**	**89%**	**91%**	**125%**	**78%**	**86%**
HH 65+ Share	23%	21%	24%	19%	25%	18%
HH Change by Age, 2010-2040						
HH Change	35,226	638	392	172	219	246
HH Change <35	5,885	111	36	9	27	75
HH Change 35-64	10,041	169	65	1	64	104
HH Change 65+	19,300	358	291	163	128	68
HH <35 Share	17%	17%	9%	5%	12%	30%
HH 35-64 Share	**29%**	**26%**	**17%**	**1%**	**29%**	**42%**
HH 65+ Share	55%	56%	74%	95%	58%	28%

Source: Arthur C. Nelson. Adapted from Twin Cities Metro Council.

Conservative Ownership Change, 2010-2040

Metric	United States	Minnesota	Metro Council	Central Counties	Non-Central Counties
Baseline 2010					
Owner Units	76,133	1,526	775	433	342
Renter Units	40,812	564	327	246	81
Ownership Rate 2010	65%	73%	70%	64%	81%
Renter Rate 2010	35%	27%	30%	36%	19%
White N-H Rate	*72%*	*77%*	*76%*	*71%*	*83%*
New Majority Rate	*48%*	*41%*	*39%*	*33%*	*59%*
Tenure 2010-2040					
Owner Units 2040	94,013	1,878	999	500	499
Renter Units 2040	58,158	850	490	351	140
Ownership Rate 2040	62%	69%	67%	59%	78%
Renter Rate 2040	38%	31%	33%	41%	22%
Owner Change 2010-40	17,880	353	224	67	157
Renter Change 2010-40	17,346	285	163	105	59
Owner Share	51%	55%	58%	39%	73%
Renter Share	**49%**	**45%**	**42%**	**61%**	**27%**

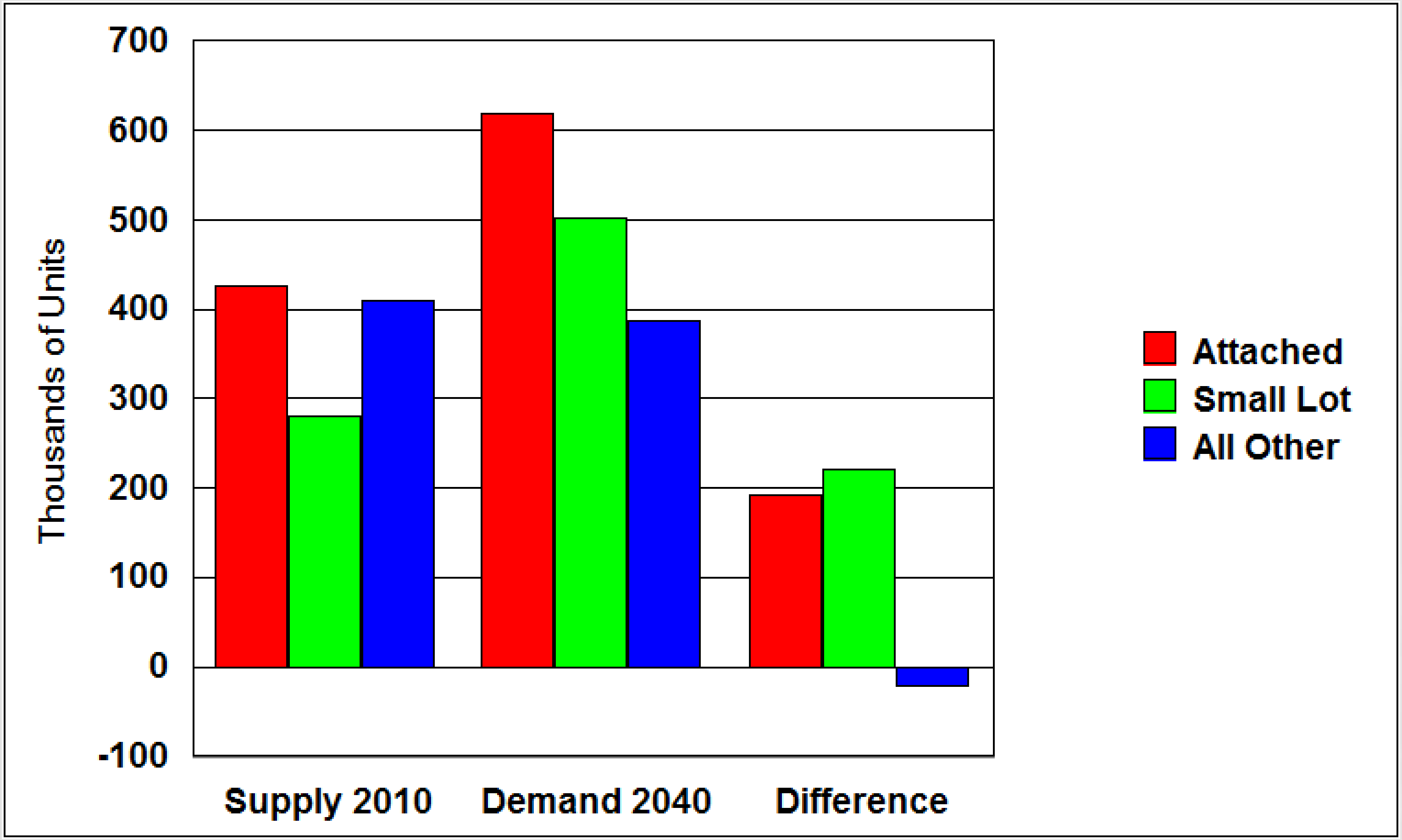
***Source*: Arthur C. Nelson**

Potential Excess Senior Home Sellers, 2010–2040

Analysis Period	Metro Region	Central Counties	Non-Central Counties
2010-2020			
Cumulative Senior Seller Demand	91	54	37
Cumulative Buyer Supply	90	30	60
Difference	**-1**	**-24**	**23**
Unmet Senior Renter Demand		**-11**	
2010-2030			
Cumulative Senior Seller Demand	223	129	94
Cumulative Buyer Supply	166	53	113
Difference	**-57**	**-76**	**19**
Unmet Senior Renter Demand		**-34**	
2010-2040			
Cumulative Senior Seller Demand	385	218	167
Cumulative Buyer Supply	229	67	162
Difference	**-156**	**-151**	**-5**
Unmet Senior Renter Demand	**-70**	**-68**	**-2**

Source: Arthur C. Nelson

Supply 2010 Compared to Estimated Demand 2040



Source: Arthur C. Nelson

Summary

- Almost all growth will be New Majority
- About 60+% of growth will be 65+
- Nearly 80+% of HH growth will be HHs without children
- Nearly 40+% of HH growth will be single persons
- Less than 20% of HH growth will be peak demand HHs (35-64) down from >90% during 1990-2010
- About half of all new demand will be for attached homes and the other half for small lot homes.


The New Promised Land?

Tear Up a Parking Lot, Rebuild Paradise

Large, flat and well drained

Single, profit-motivated ownership

Major infrastructure in place

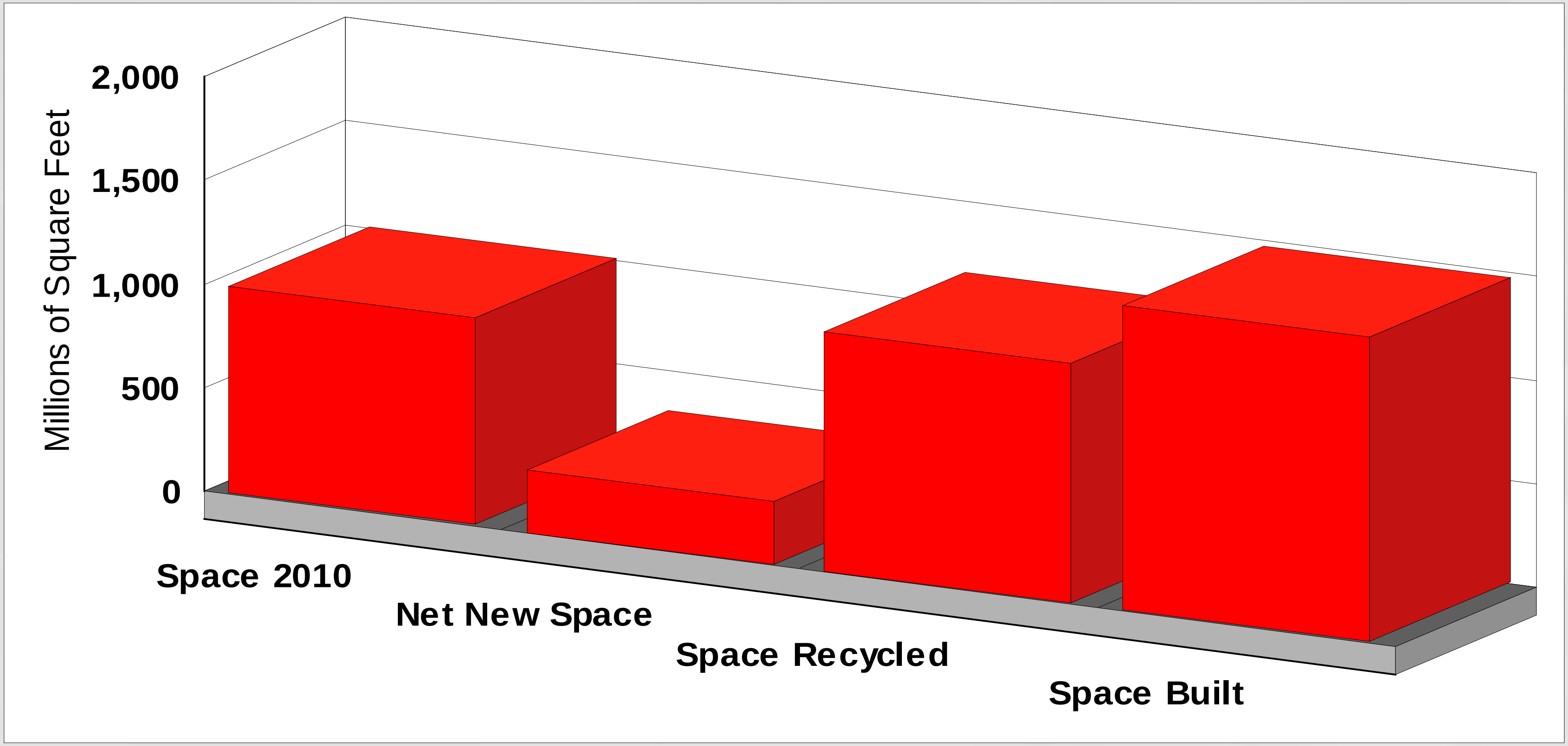
4+ lane highway frontage → "transit-potential"

Committed to commercial/mixed use

Can turn NIMBYs into YIMBYs

Slide title phrase adapted from Joni Mitchell, *Big Yellow Taxi*, refrain: "Pave over paradise, put up a parking lot."

Nonresidential Development 2010-2040



Source: Arthur C. Nelson

Summary

- 1.5 billion nonresidential square feet built = 1.5 times all space existing in 2010 with 80% redevelopment
- 2010 FAR @ ~0.20, with good design nearly all new nonresidential and attached residential demand can be met on through redevelopment of mostly existing parking lots with FAR rising to ~0.50.

Local Policies

- Updated plans and implementing ordinances need to get beyond the baby boom time warp.
- Housing policies need include more attached and small-lot options in neighborhoods that are walkable, with a mix of uses and access to transit, and include affordable options for a range of diverse households.
- The Metro area needs to meet needs of people living alone.
- Most of the demand for these housing options will be in the suburbs.

Local Policies

- Expanded accessory dwelling unit options including across-the-counter approvals.
- Rethink investment-return assumptions before jurisdictions become financially stressed when public investments based on extrapolation of past trends.
- Economic competitiveness is not opening the next distant office/industrial park redevelopment of existing commercial corridors and nodes with transit options.

Regional Policies

- Regional agencies can use their information and education tools to elevate regional knowledge of the sweeping nature of demographic changes that will occur.
- Regional agencies should show the effects of different land use and transportation scenarios.
- A regional land inventory should be considered so that priority sites and redevelopment opportunities can be discussed and planned for in a wider regional context.

Regional Policies

- Transit should be expanded to maximize the integration of higher-density redevelopment.
- The Livable Communities Act (LCA) may be refined to accelerate transit-mixed land use connectivity.
- The Metro Council might consider using MPO planning funds to help local governments leverage private investment in target development/redevelopment areas.
- Metro Council's new housing plan should support efforts that broaden housing choices.

State Policies

- Leap-frog suburban sprawl occurs beyond the 7-county Metro Council jurisdiction. Many of these communities do not have the resources to make and implement plans that facilitate change efficiently, effectively, and equitably. State and regional agencies need to partner with those suburban communities to help them get ahead of the curve.