



Local forecast changes prior to System Statements issuance

Todd Graham, Principal Forecaster



August 4, 2025

metro council.org/forecasts/

Why we forecast: regional context



Long-range forecasts of population, households, jobs

- Metropolitan Council has authority (MN Statutes 473.146 and 473.859) to determine forecasts of when, where, and how much growth is probable, and to use those forecasts to guide regional systems planning
 - Regional systems and services are scaled to meet forecasted demand
 - Local plans, infrastructure, services respond to the same forecasts
- Maintained, updated to inform planning

Why we forecast: local context



Met Council's plan requirements for local governments

- Plan for future growth, as detailed in local forecast
- Provide land supply that *at least accommodates* the forecast
 - An oversupply of land is allowable and/or a post-2050 land reserve is allowable
- Use forecast as target for scaling and staging infrastructure and services that are connected to or served by regional systems
- Reconcile the growth forecast with the comprehensive plan
 - Council staff and local planners can cooperate to find solution

Progress of local forecasts for Imagine 2050



Recent steps, actions

- August 2024: Public Hearing Local Forecasts
- December 2024 – February 2025: Proposed/Approved Local Forecasts
- Now, August 2025: Specific cases have been proposed or considered. Forecast changes are proposed for two cities
- Local forecasts published at metro council.org/forecasts

Forecast changes proposed for two cities



Proposed action

1. Revise local forecasts in the Imagine 2050 development guide for the cities of Corcoran and West St. Paul, as detailed in Table 1.
2. Revise sewer-serviced forecasts in the Water Policy Plan, for the cities of Corcoran and West St. Paul, as detailed in Table 2.
3. Revise Affordable Housing Need allocations in the Housing Policy Plan, for the cities of Corcoran and West St. Paul, as detailed in Table 3.
4. Include the revised information in System Statements to be issued this fall.

Forecast changes proposed for two cities



Table 1. Local forecast revisions

		Census/ DEED 2020	Amended Forecast		
City	Category		2030	2040	2050
Corcoran	Population	6,185	11,700	15,000	19,600
	Households	2,174	4,200	5,400	7,100
	Employment	1,454	2,090	2,320	2,770
West St. Paul	Population	20,615	22,500	23,300	24,100
	Households	8,996	10,300	10,800	11,200
	Employment	7,279	8,500	8,700	8,900

Local forecast adjustments is an ongoing process

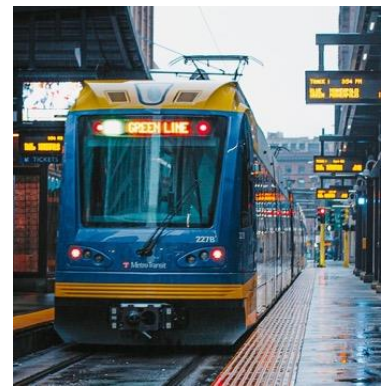


Other local situations were considered

- A second set of cities prefer to request forecast adjustments later, through the Council's comprehensive plan amendment authorization process
 - With this option, Imagine 2050's local forecasts set are adjusted;
 - also cities make the same adjustment in their 2040 Plans
- In a third set of discussions, some cities in the White Bear lakeshed indicate dissatisfaction with the Imagine 2050 local forecasts.
 - Council staff are actively working with the White Bear Lake Area Work Group. At present, Council staff recommend that local forecasts in the White Bear lakeshed be limited to (no higher than) the local forecasts adopted in Imagine 2050.

There are opportunities for adjustments throughout the planning cycle

Jan. – Feb. 29, 2024	Review and comment on Preliminary Local Forecasts v. 1 <ul style="list-style-type: none">Includes population, households, employment for counties, cities, townships
Aug. 15 – Oct. 7, 2024	Review and comment on Public Hearing Local Forecasts v. 2 <ul style="list-style-type: none">Includes population, households, employment for counties, cities, townships and Transportation Analysis ZonesPart of public comment period for <i>Imagine 2050</i>
Sept. – Dec. 2025	Review and comment on System Statement Local Forecasts <ul style="list-style-type: none">Includes population, households, employment for counties, cities, townships, sub-city sewer-service areas and policy areasPart of appeals period for System Statements
2026 – 2028*	Preparation and review of Comprehensive Plan Updates <ul style="list-style-type: none">Met Council and local governments can agree to local forecast revisions as expectations and plans evolve
2026 – 2034	Preparation and review of Plan Amendments <ul style="list-style-type: none">Met Council and local governments can agree to local forecast revisions as expectations and plans evolve



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