

Business Item

Community Development Committee



Committee meeting date: August 4, 2025

For the Metropolitan Council: August 13, 2025

Business Item: 2025-183

Local forecast changes prior to System Statements issuance

District(s), member(s): All

Policy/legal reference: Policy RF1-1: Regional Growth and Development Planning;
Minn. Stat. §§ 473.146 and 473.859

Staff prepared/presented: Todd Graham, Principal Forecaster, 651-602-1322

Division/department: Community Development/ Research

Proposed action

That the Metropolitan Council take the following actions:

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-served 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.

Table 1: Local forecast revisions

City	Category	Census/DEED		Amended Forecast	
		2020	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

Table 2: Sewer-serviced forecast revisions

City	Category	Estimated		Amended Forecast	
		2020	2030	2040	2050
Corcoran to Crow River Plant	Population	0	0	0	13,400
	Households	0	0	0	4,900
	Employment	0	0	0	1,605
Corcoran to Metro Plant	Population	1,292	7,000	11,700	2,800
	Households	454	2,500	4,200	1,000
	Employment	176	1,256	1,573	284
West St. Paul to Metro Plant	Population	20,560	22,500	23,300	24,100
	Households	8,972	10,300	10,800	11,200
	Employment	7,279	8,500	8,700	8,900

Table 3: Affordable Housing Need revisions

City	Units needed 0 - 30% AMI	Affordable Housing Need: 2031 – 2040			Total units needed
		Units needed 31 - 50% AMI	Units needed 51 - 60% AMI		
Corcoran	77	259	260		596
West St. Paul	99	60	6		165

Background

Minn. Stats. §§ 473.146 and 473.859 assign Met Council the responsibility for developing long-range forecasts and using forecasts as a foundation for coordinated planning. Local forecasts represent the Council's authorization to plan for future growth and its commitment to regional systems and services provision in local communities.

Local forecasting at Met Council involves the geographic allocation of regional employment, households, and population totals to specific places. Major decennial updates of the local forecasts set were prepared and adopted on February 12, 2025, as part of the *Imagine 2050* metropolitan development guide. Local forecasts are published at metrocouncil.org/forecasts.

Since the adoption of *Imagine 2050*, Council staff have met or corresponded with several cities regarding local forecasts, known development pipelines, and the fit with local plans.

Rationale

Council staff have met or corresponded with several cities regarding local forecasts, known development pipelines, and the fit with local plans.

In the course of these discussions, the cities of Corcoran and West St. Paul requested the local forecasts for their jurisdictions be amended now, through the proposed action.

1. Council staff recommend upward adjustments of the households and population forecast for Corcoran. Adjustments are spread across all three decades of the forecast horizon. New homebuilding in Corcoran is at a historic peak in the current decade; developments underway or mostly certain are expected to add 1,000 housing units during 2024 – 2030. Post-2030 development is more speculative; City and Council staff did reach a compromise on expanded expectations after 2030.
2. Council staff recommend upward adjustments of the households and population forecast for West St. Paul. Adjustments are predominantly in the current decade, recognizing the development described by the city in its recent Housing Redevelopment Environmental Assessment Worksheet (EAW).

Local forecast adjustments at a later date.

A second set of cities prefer to wait on forecast adjustments. These cities will initiate a request later, through the Council's comprehensive plan amendment authorization process.

In a third set of discussions, some cities proximate to 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 to analyze and plan for future local water supply; strategies and

solutions are expected by 2027. While the work proceeds, Council staff recommend that local forecasts in the White Bear lakeshed be limited to (no higher than) the local forecasts adopted in *Imagine 2050*.

Thrive lens analysis

On February 12, 2025, the Council adopted *Imagine 2050*, which builds on policy direction in *Thrive MSP 2040*. The proposed action is an amendment to specific datapoints in *Imagine 2050*.

The revision of local forecasts at this time represents known development pipelines and enables the coordination of adopted regional system plans with upcoming local comprehensive plans in the 2050 planning cycle.

Funding

Not applicable.

Small business inclusion

Not applicable.

