

2012 Population Estimates: A Snapshot of Recent Growth Patterns

Community Development Committee



Counting people

- Every 10 years: 100% count by Census
- Between decennial censuses: A locally-detailed, housing-based estimation

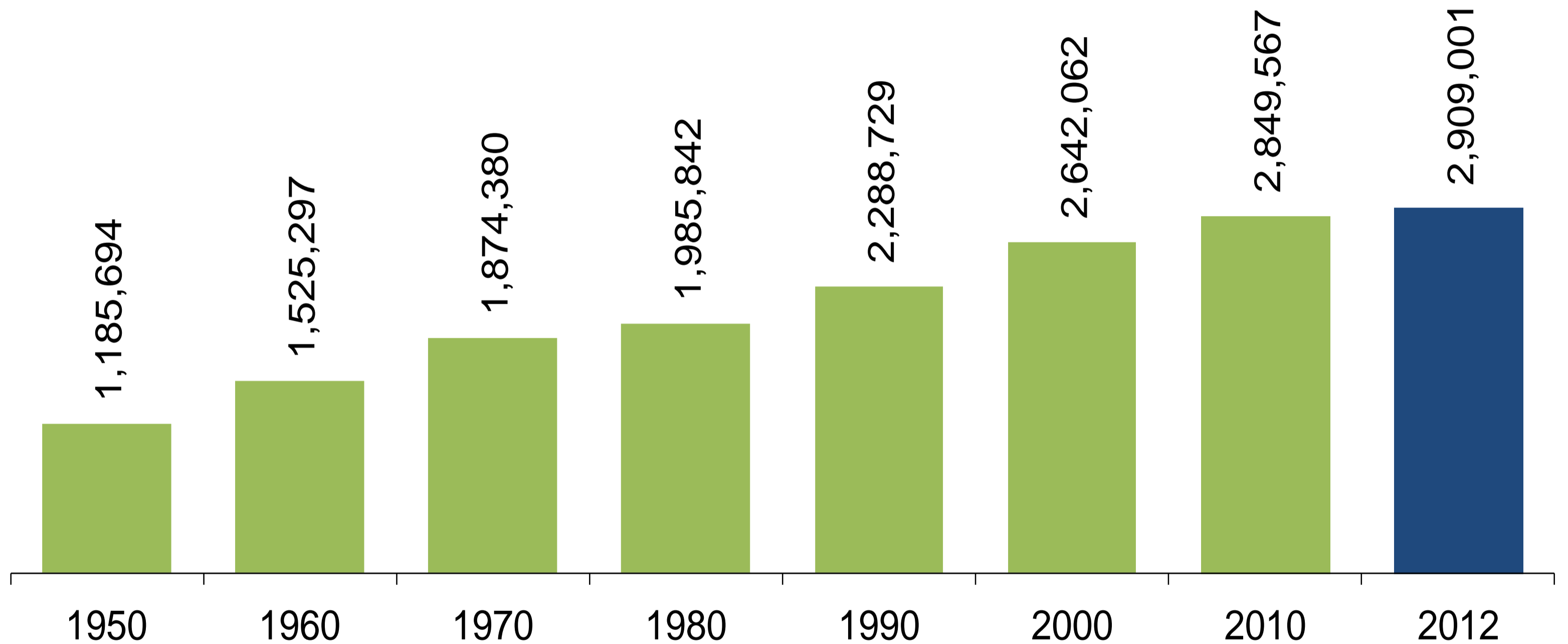
About the Council's estimates

- Annual estimates series began in 1971-72
- Local population estimates in metro area are prepared by Metropolitan Council (MS 473.24)
- Local population estimates “for each governmental subdivision for which the Metropolitan Council does **not** prepare an annual estimate” are prepared by the State Demographer (MS 4A.02)

About the Council's estimates

- Official statistics for State purposes
 - Local government aid (MS 477A)
 - Local street aid (MS 162)
 - Tax-base sharing under Fiscal Disparities (MS 473F)
 - Cap on local property tax levy increases (MS 275.71)
 - Cap on liquor licenses in cities (MS 340A.413)
- Used to track growth and development

Population growth since 1950



Council's methodology

- **Estimation of housing stock, by type**

$$\text{Housing Units}_{2012} = \text{Housing Units}_{2010} + \Sigma(\text{Changes}_{\text{since 2010}})$$

- **Occupancy rates and households estimates**

$$\text{Households}_{2012} = \text{Housing Units}_{2012} \times \text{Occupancy Rates}$$

- **Persons Per Household and population**

$$\text{Total Population}_{2012} = (\text{Households}_{2012} \times \text{PPH}) + \text{Group Quarters Pop.}$$

Local government review

- The Council must convey preliminary estimates by **June 1** each year.
- “A governing body may challenge an estimate by filing its specific objections in writing with the Metropolitan Council by **June 24.**”
- “The Metropolitan Council shall certify the estimates of population... by **July 15** each year, including any estimates still under objection.”

Minnesota Statutes 473.24

Estimate local population precisely

- Using best data resources available
- Valid framework – Reliable results
- Transparent – An open book
- Fair – An even playing field

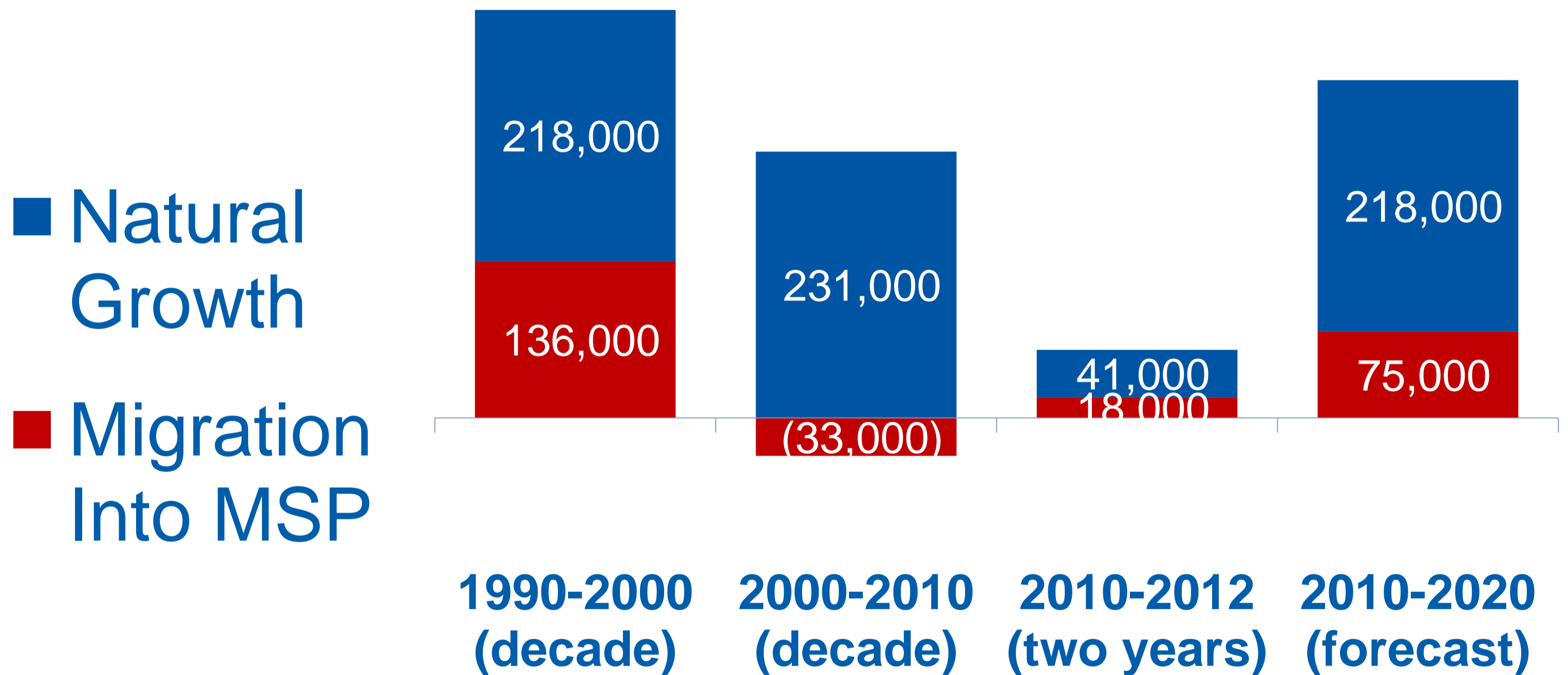


Highlights

- 2,909,001 Twin Cities residents in April 2012
- Up 59,434 or 2.1% during 2010-2012
- Natural growth *and* net migration to MSP
- Metro growth reflects larger, national trends
- And suggests an emerging housing shortage



Net migration can be positive or negative

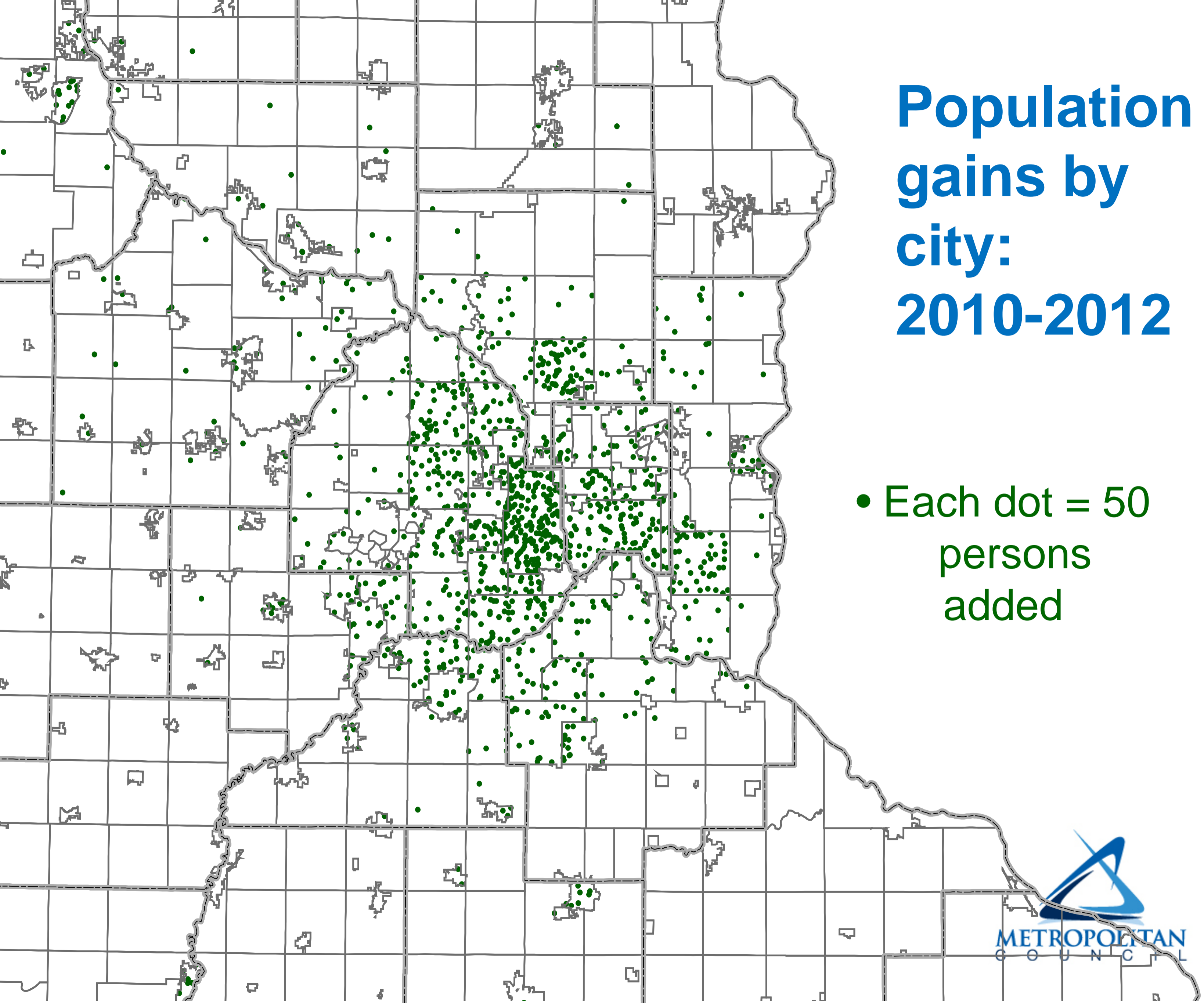


Major metros enjoying major growth since 2010

- 55% of US population growth occurring in nation's 25 largest metros
- Among the 25 largest metros, growth averaged 2.2% during 2010-2012
 - Twin Cities metro appears average among these
- Smaller metros: up 1.7% during 2010-2012
- Non-metropolitan, rural counties *lost* -0.1%

Population gains by city: 2010-2012

- Each dot = 50 persons added



Within metros, inward growth

- Minneapolis leads all cities in Minnesota in new housing, and population growth: +9,430 people
- Other fully developed communities also gaining
- Trends could be long-term or short-term:
 - Long-term: Shifting preferences, greater interest and value in central locations and urban amenities
 - Preference for renting – real, or temporary?
 - Delayed rebound of new housing construction contains growth to the current urban footprint

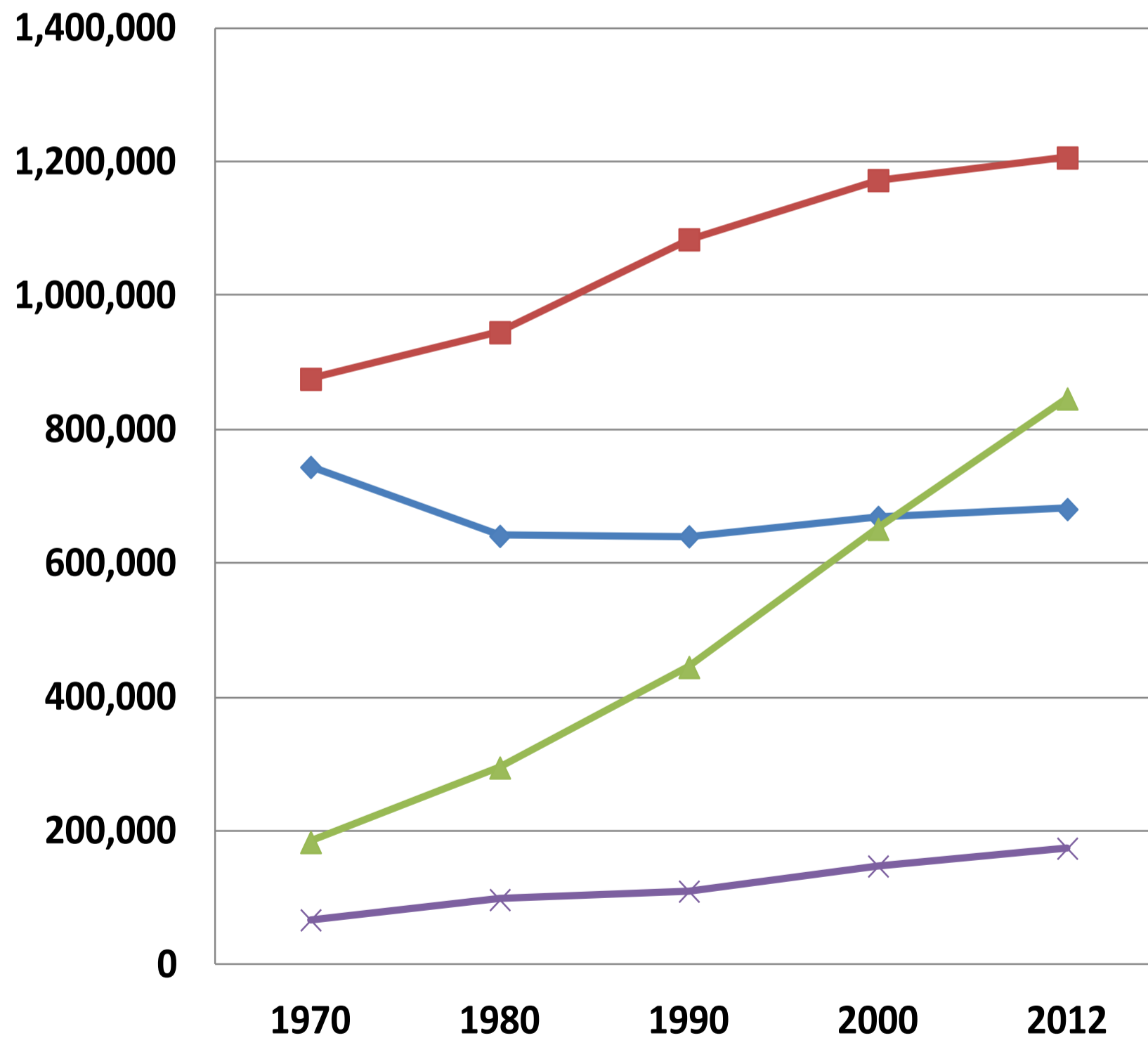
Population growth leaders

City name	Population 2012	Added 2010-2012	Growth over 2 years
1. Minneapolis	392,008	9,430	+ 2.5%
2. Saint Paul	289,270	4,202	1.5%
3. Blaine	60,199	3,013	5.3%
4. Bloomington	85,632	2,739	3.3%
5. Maple Grove	63,928	2,361	3.8%
6. Woodbury	64,238	2,277	3.7%
7. Plymouth	72,644	2,068	2.9%
8. Rochester	108,814	2,045	1.9%
9. Brooklyn Park	77,446	1,665	2.2%
10. Eden Prairie	62,004	1,207	2.0%

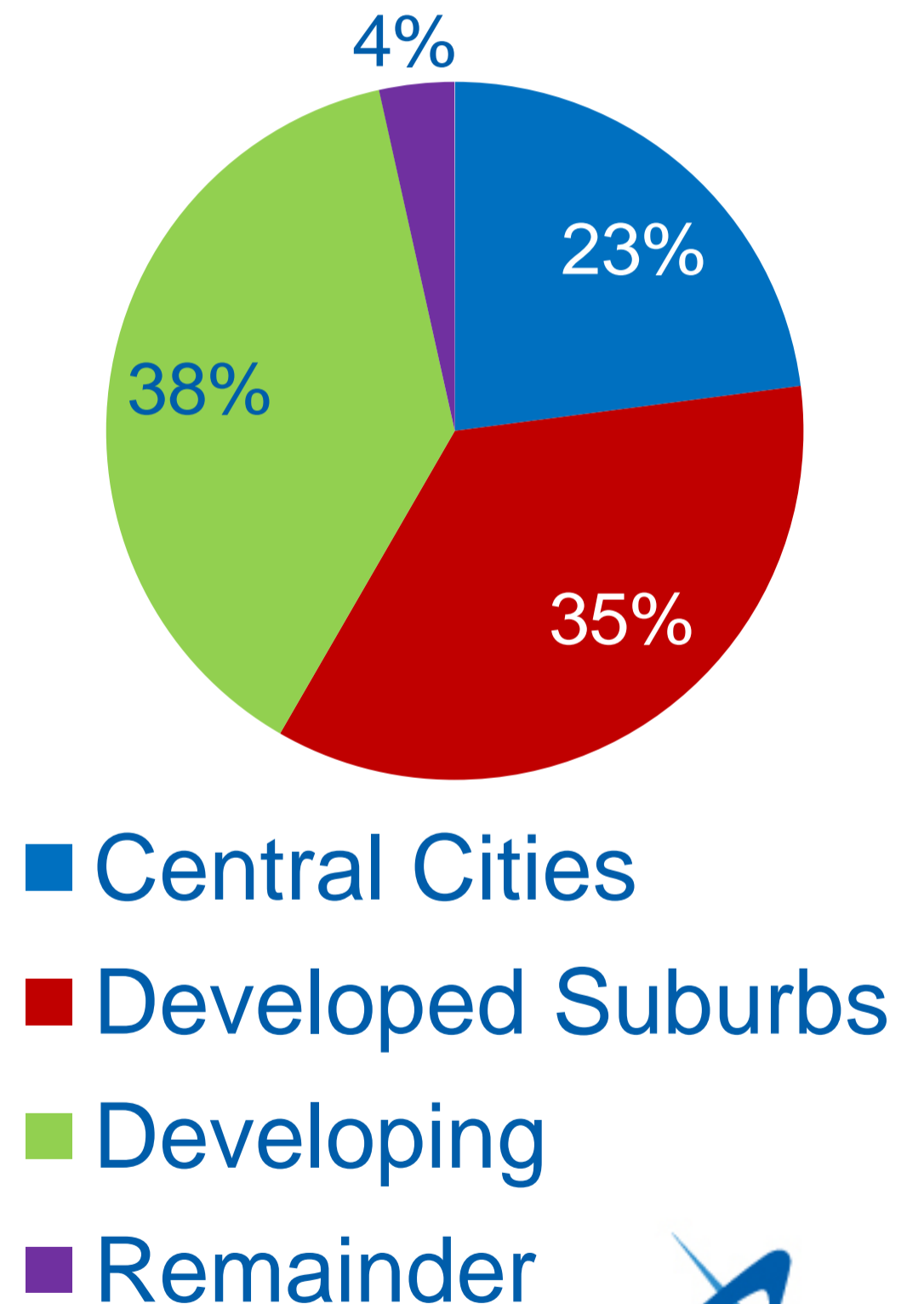
* Rogers and Alexandria are excluded from this ranking. Growth in each city was due to township annexations.

Population growth within the metro redistributing inward

1970-2012 Population Growth



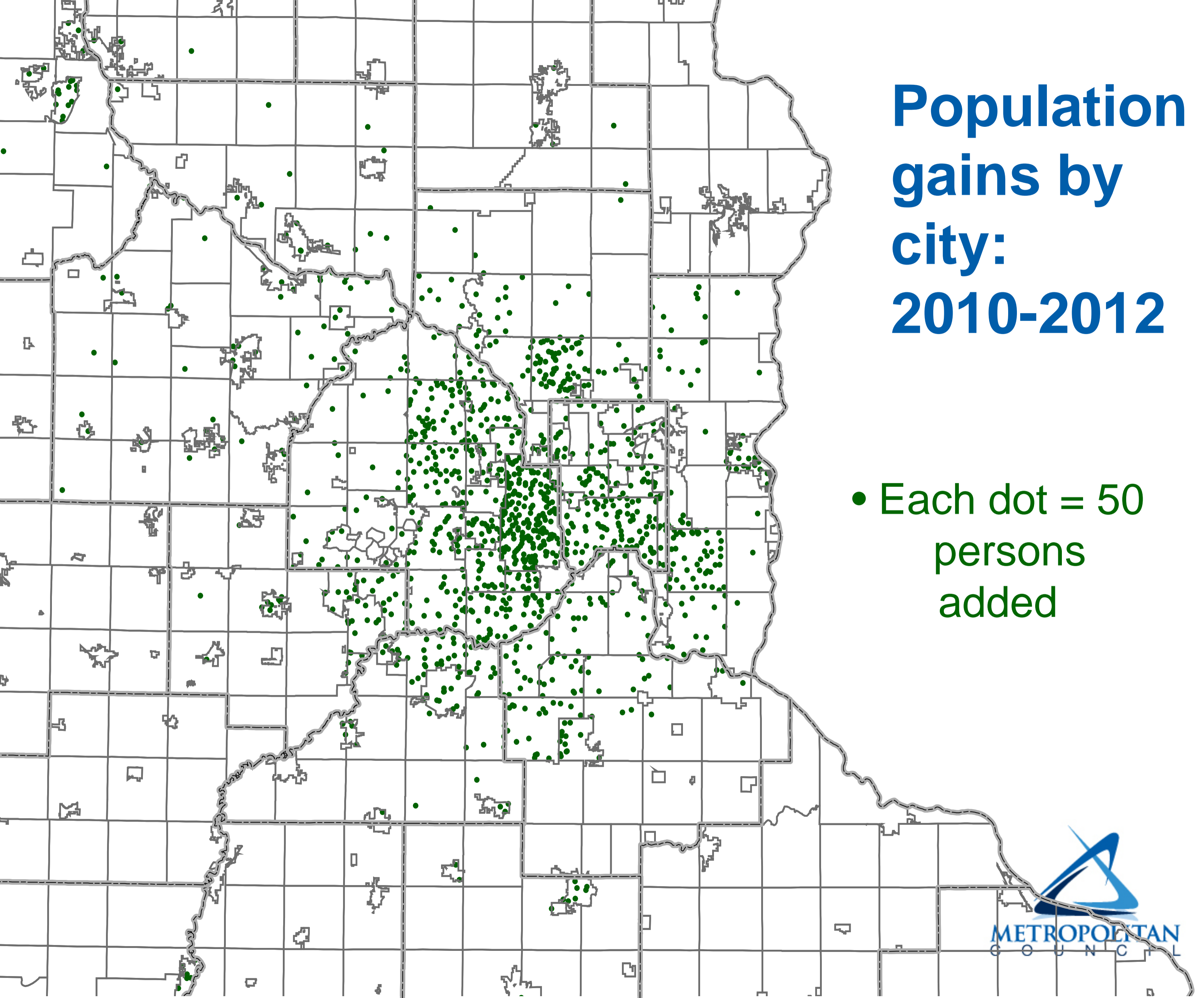
2010-2012 Growth



**City growth
rates:
2010-2012**

Population gains by city: 2010-2012

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Trend, or short-term blip?

- Long-term: Shifting preferences, greater interest and value in central locations and urban amenities
- Preference for renting – real, or temporary?
- Delayed rebound of new housing construction contains growth to the current urban footprint
- Where will the developers go when home-building rebounds?

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