

Metropolitan Council

Meeting date: July 24, 2019

Subject: We have more people (who need housing): 2018 Population Estimates

District(s), Member(s): All

Policy/Legal Reference: *Minnesota Statutes 473.24*

Staff Prepared/Presented: Matt Schroeder (651-602-1513)

Division/Department: Community Development / Regional Policy and Research

Proposed Action

None. Information only.

Background

Under *Minnesota Statutes 473.24*, the Metropolitan Council is responsible for preparing local population and household estimates for the cities and townships in the seven-county Twin Cities region. These are the official estimates used by other government agencies to determine local government aid and local street aid allocations. (For additional background, see metro council.org/populationestimates).

Key findings based on the population estimates for April 1, 2018 include:

- The region's population stood at 3.113 million residents, a 9.3% increase from 2010. While Minneapolis and Saint Paul have captured nearly 30% of the region's growth since 2010, most areas of the region are adding people.
- Single-person and empty-nest households are an increasing share of the region's households, which will continue to influence the housing market.
- Vacancy rates are very low, which drives up housing costs. To sustain housing affordability, the region needs to produce more housing.

Rationale

Under *Minnesota Statutes 473.24*, the Metropolitan Council is responsible for preparing local population and household estimates for the cities and townships in the Twin Cities seven-county area.

Thrive Lens Analysis

Population estimates assist planners across the region in evaluating the need for future investments in transportation, wastewater infrastructure, and housing, aiding progress toward all five Thrive outcomes. The estimates are also a collaborative product of the Council and communities.

Funding

Developing the population estimates is a regular part of the Community Development Division budget.

Known Support / Opposition

During the statutory comment period, eight communities communicated with the Council about the preliminary estimates. Four communities requested further information but did not submit a formal comment; and four other communities corrected the Council's estimate of the city's housing stock or requested revisions to occupancy rates and/or average household sizes. Council staff revised the preliminary estimates for these four communities and corrected a data error for a fifth community, lowering the estimated regional population by 697 people relative to the preliminary estimates.