

# POPULATION ESTIMATES AND DEVELOPMENT PATTERNS

Community Development Committee

July 16, 2012

A decorative graphic at the bottom of the slide consisting of three horizontal bars of different colors: a red bar on top, a blue bar in the middle, and a green bar on the bottom. The bars are of varying lengths and are positioned on the left side of the slide.

# Overview of Today's Presentation

- 2011 Population Estimates
- 2011 Residential Building Permits
- 2011 Commercial, Industrial, Public and Institutional Building Permits
- Policy Implications of Development Patterns

# 2011 POPULATION ESTIMATES



# Council's Population Estimates

- Conducted since 1971
- Mandated under Minnesota Statute 473.24
- Official state government population estimates used to allocate:
  - Local government aid
  - Local street aid
  - Tax-base sharing under Fiscal Disparities
- Used to track growth and development

# A housing-stock based approach

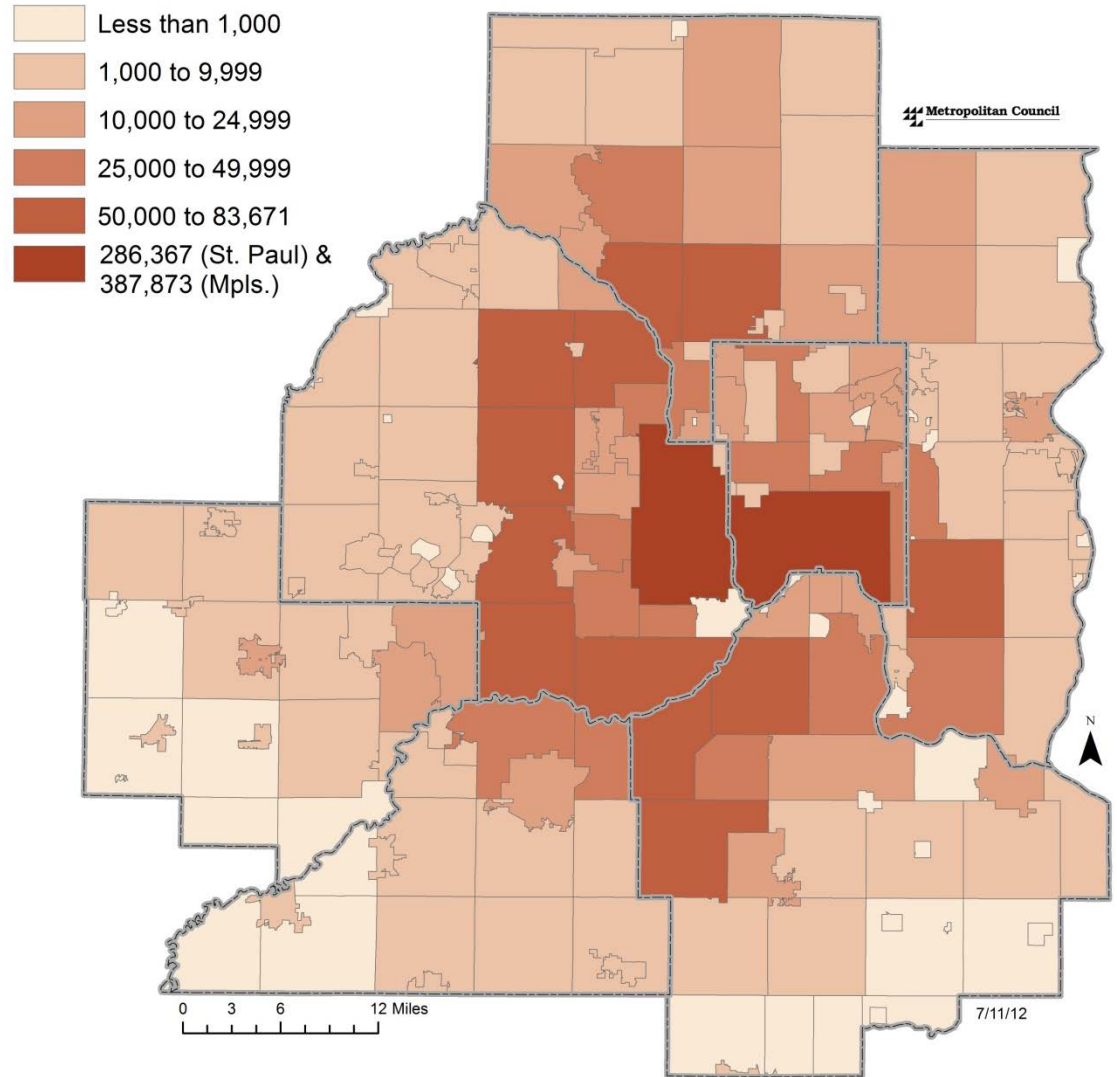
- Population and housing units from the Census
- Changes in housing stock by type
  - City-provided data on building permits / demolitions
- Occupancy rates by type
  - American Community Survey
  - GVA Marquette rental

# Council's 2011 Population Estimates

- 2011 population: 2,873,444
  - Increase of 23,877 residents
  - 0.8 percent
- Composition of growth:
  - 88 percent natural population growth
  - 12 percent came from migration

Source: Metropolitan Council Population Estimates

# Population in 2011



Source: Metropolitan Council Population Estimates





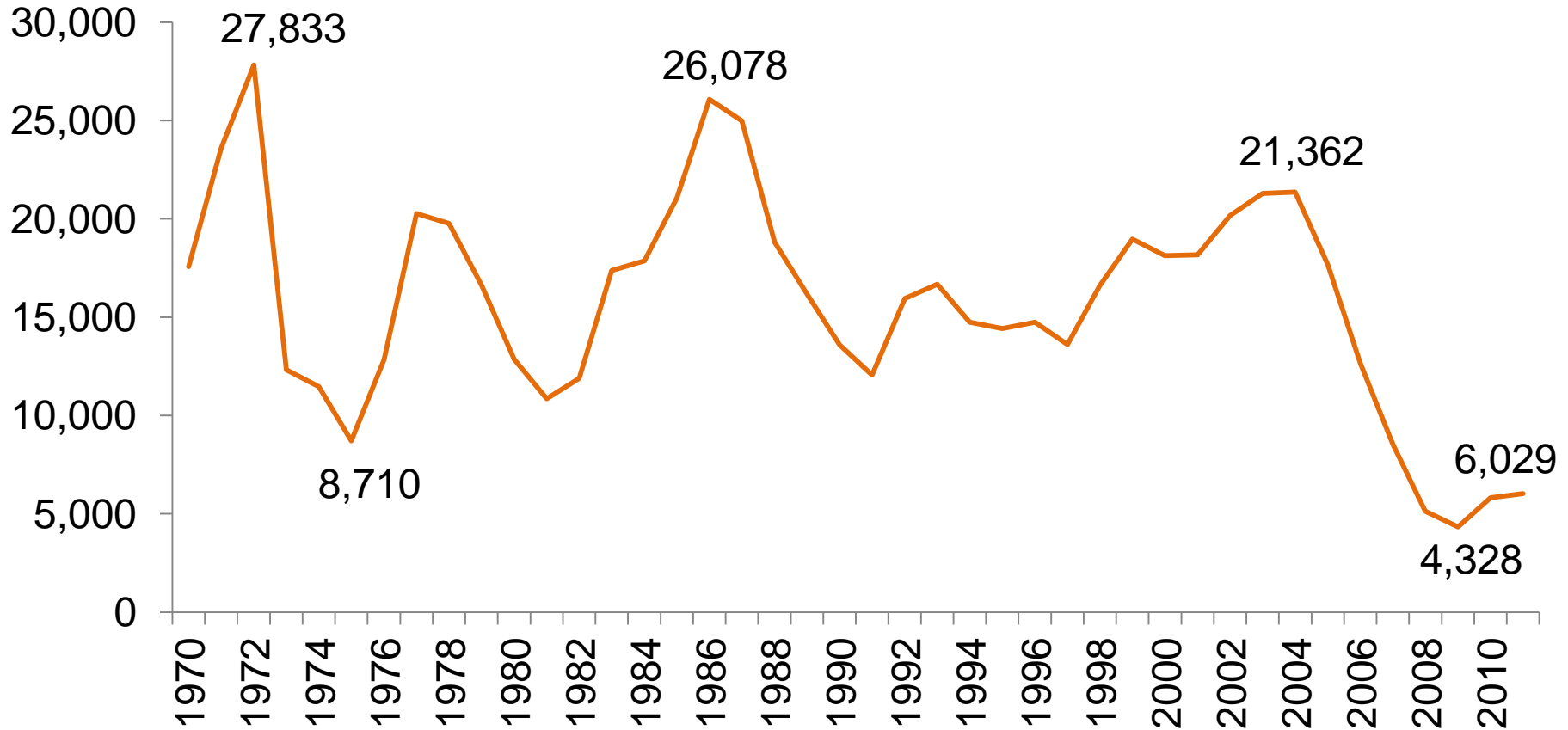
# Population Growth Leaders, 2010-11

City	2010 Population	2011 Population	Increase
Minneapolis	382,578	387,873	5,295
Saint Paul	285,068	286,367	1,299
Woodbury	61,961	63,143	1,182
Blaine	57,186	58,331	1,145
Maple Grove	61,567	62,436	869
Bloomington	82,893	83,671	778
Apple Valley	49,084	49,801	717
Plymouth	70,576	71,263	687
Lakeville	55,954	56,534	580
Shakopee	37,076	37,652	576

Source: Metropolitan Council Population Estimates

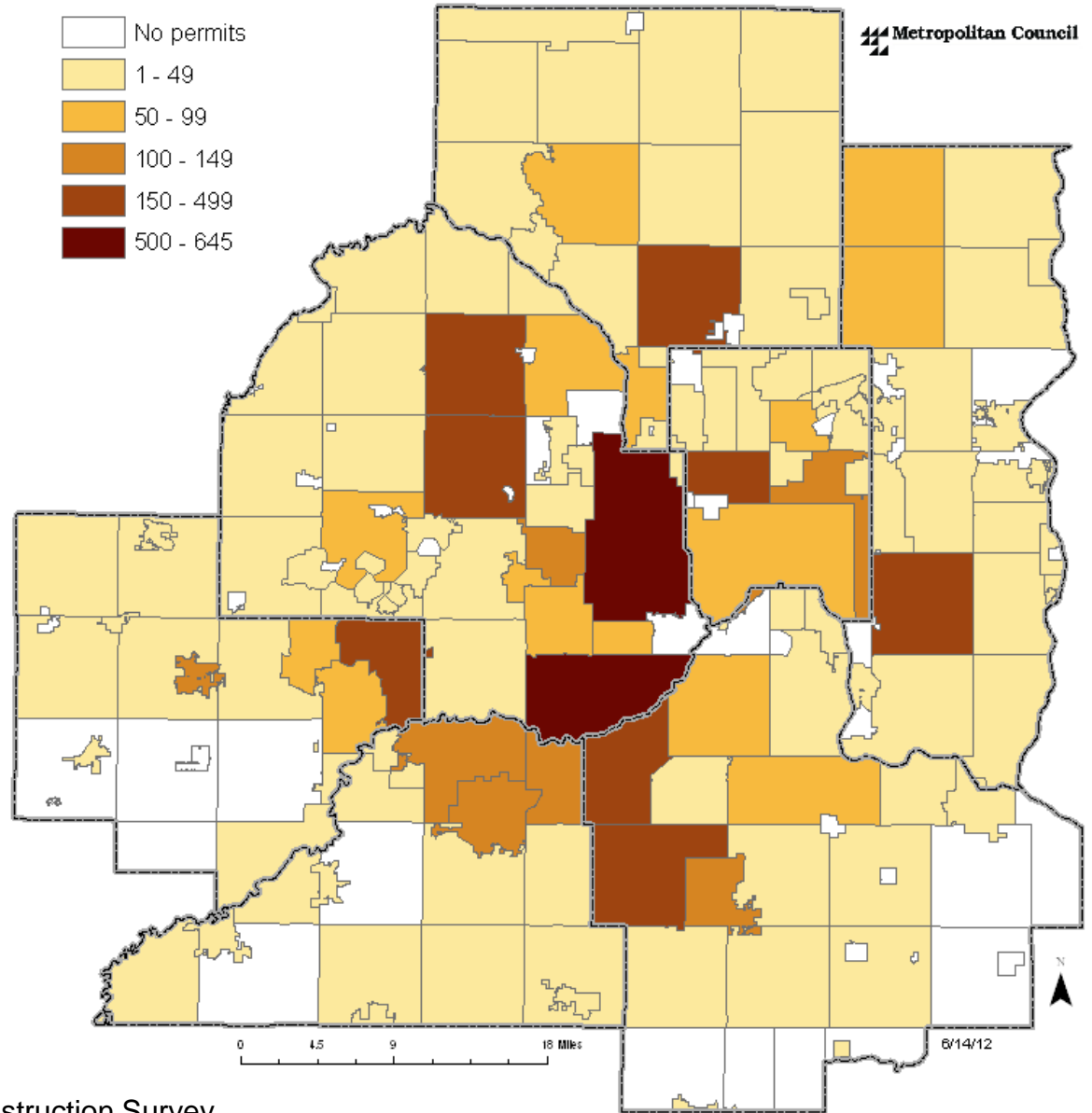
# 2011 RESIDENTIAL BUILDING PERMITS

# Residential Building Permits



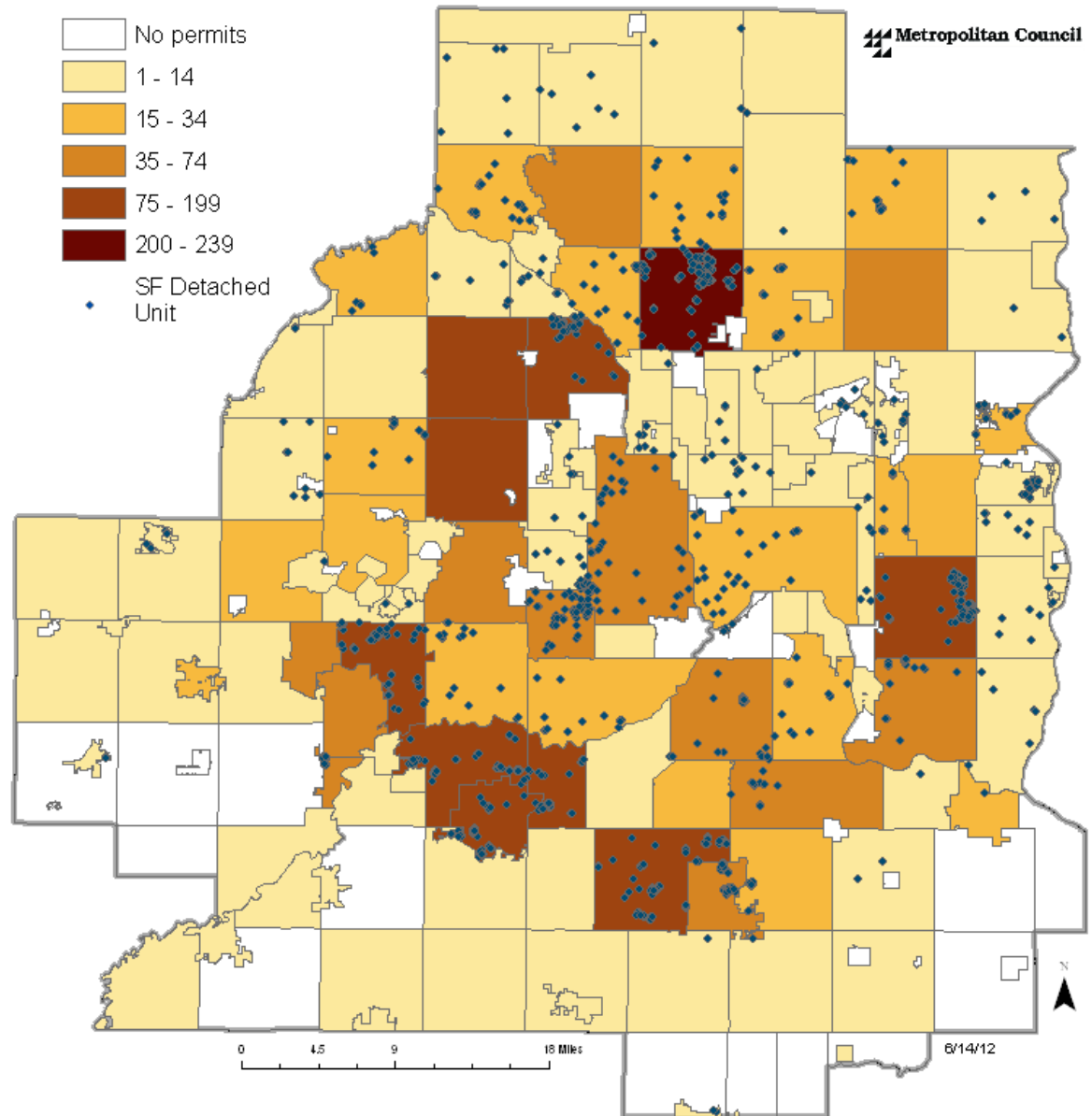
Source: Metropolitan Council Residential Construction Survey

# Residential Building Permits in 2011



Source: Metropolitan Council Residential Construction Survey

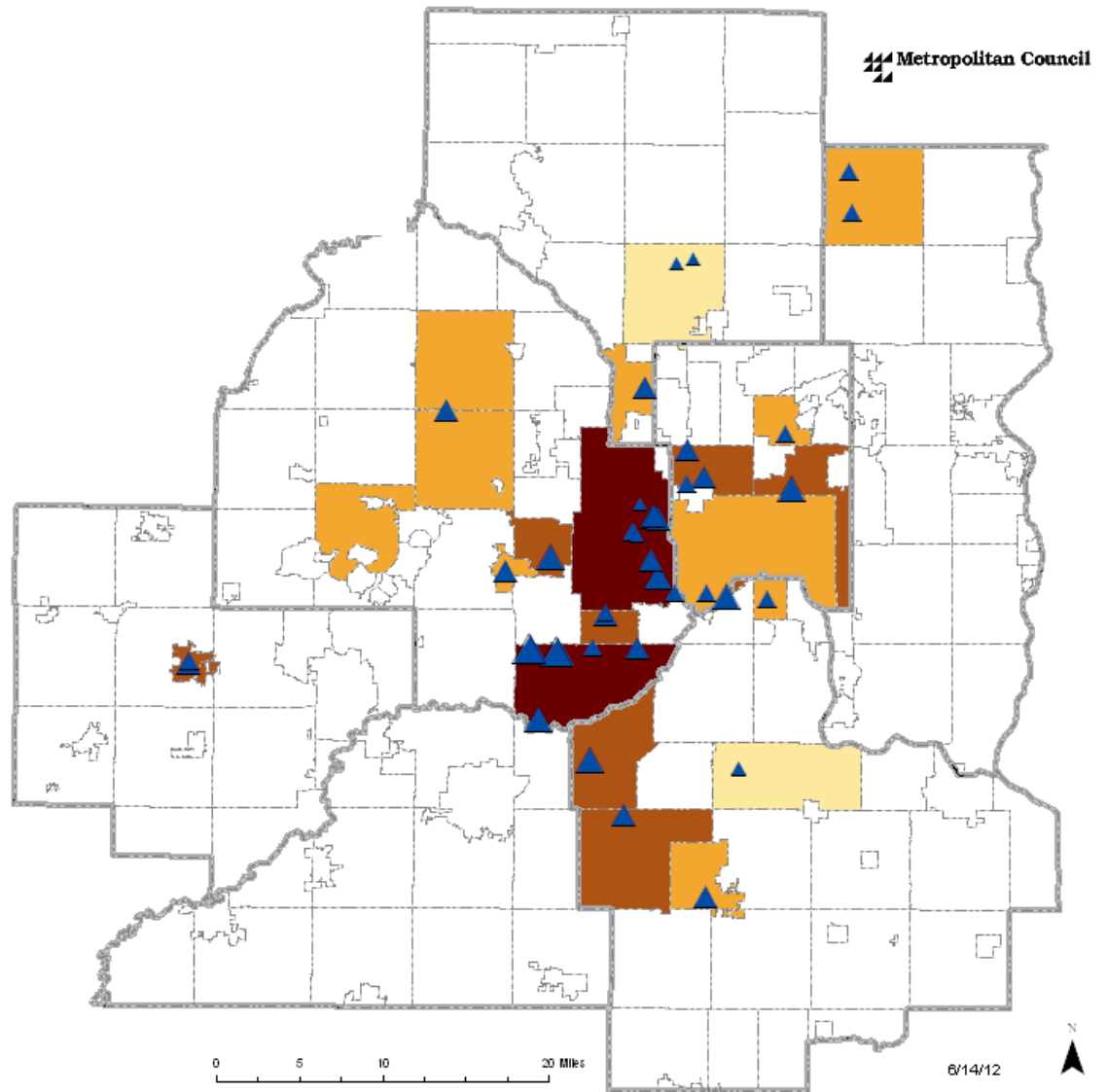
# Residential Building Permits in 2011: Single-family detached



Source: Metropolitan Council Residential Construction Survey

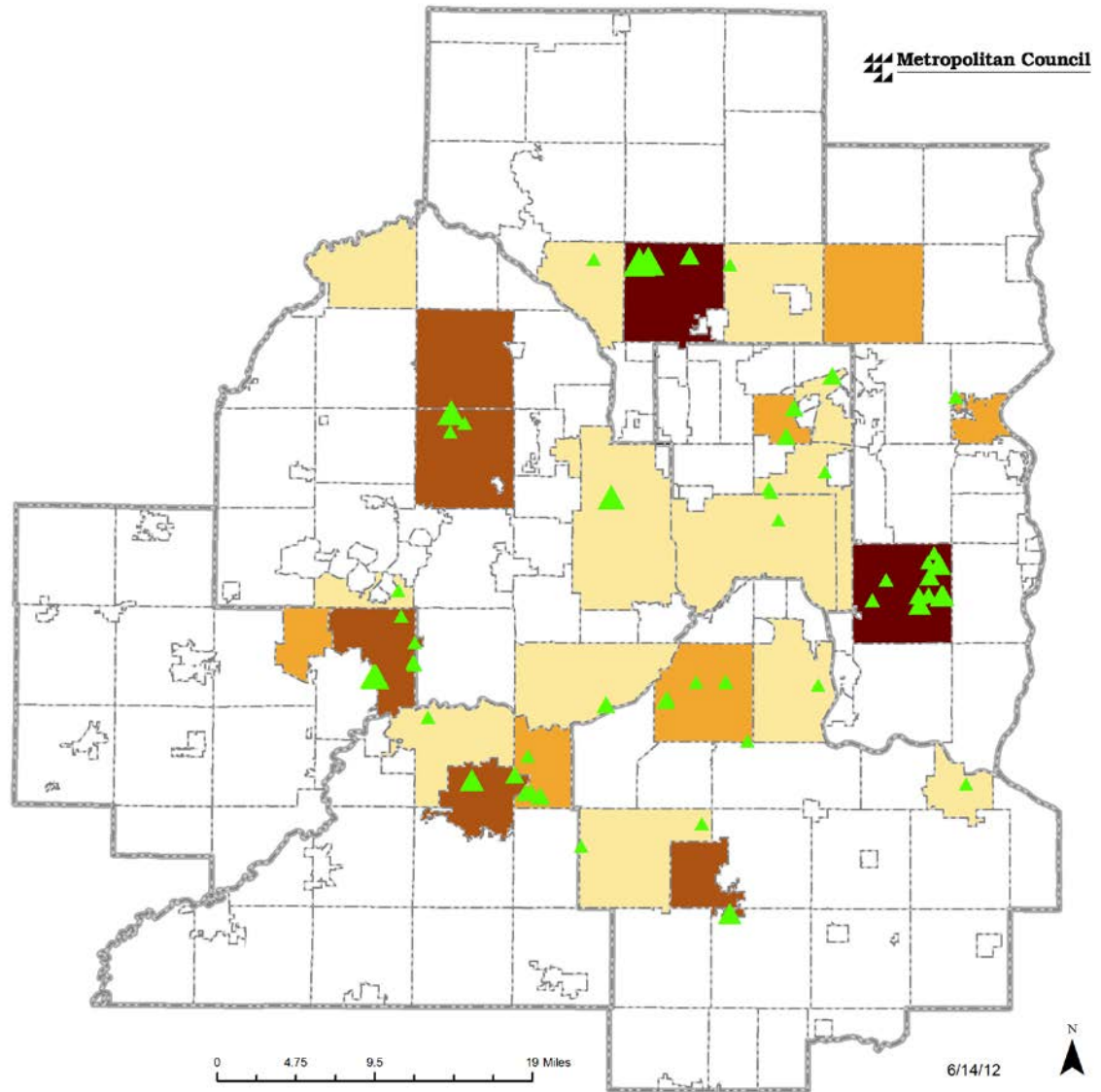
# Residential Building Permits in 2011: Multifamily

22 communities in 2011



Source: Metropolitan Council Residential Construction Survey

# Residential Building Permits in 2011: Townhomes, Duplexes, Triplexes and Quads



Source: Metropolitan Council Residential Construction Survey

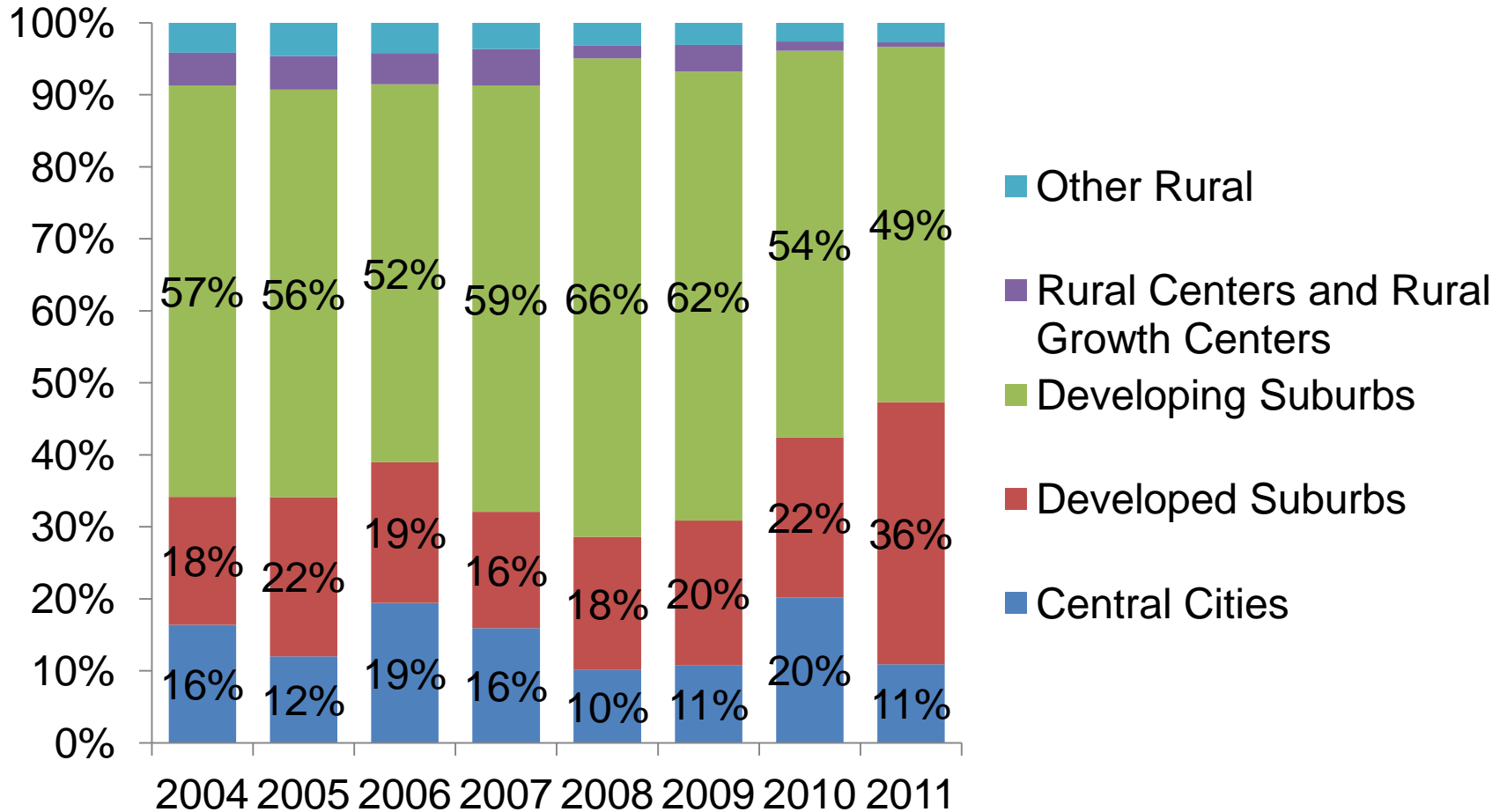
# Top-permitting cities, residential

City	2011 Permits
Bloomington	645
Minneapolis	583
Blaine	338
Plymouth	288
Woodbury	286
Maple Grove	261
Lakeville	223
Roseville	187
Chanhassen	167
Burnsville	150

Source: Metropolitan Council Residential Construction Survey

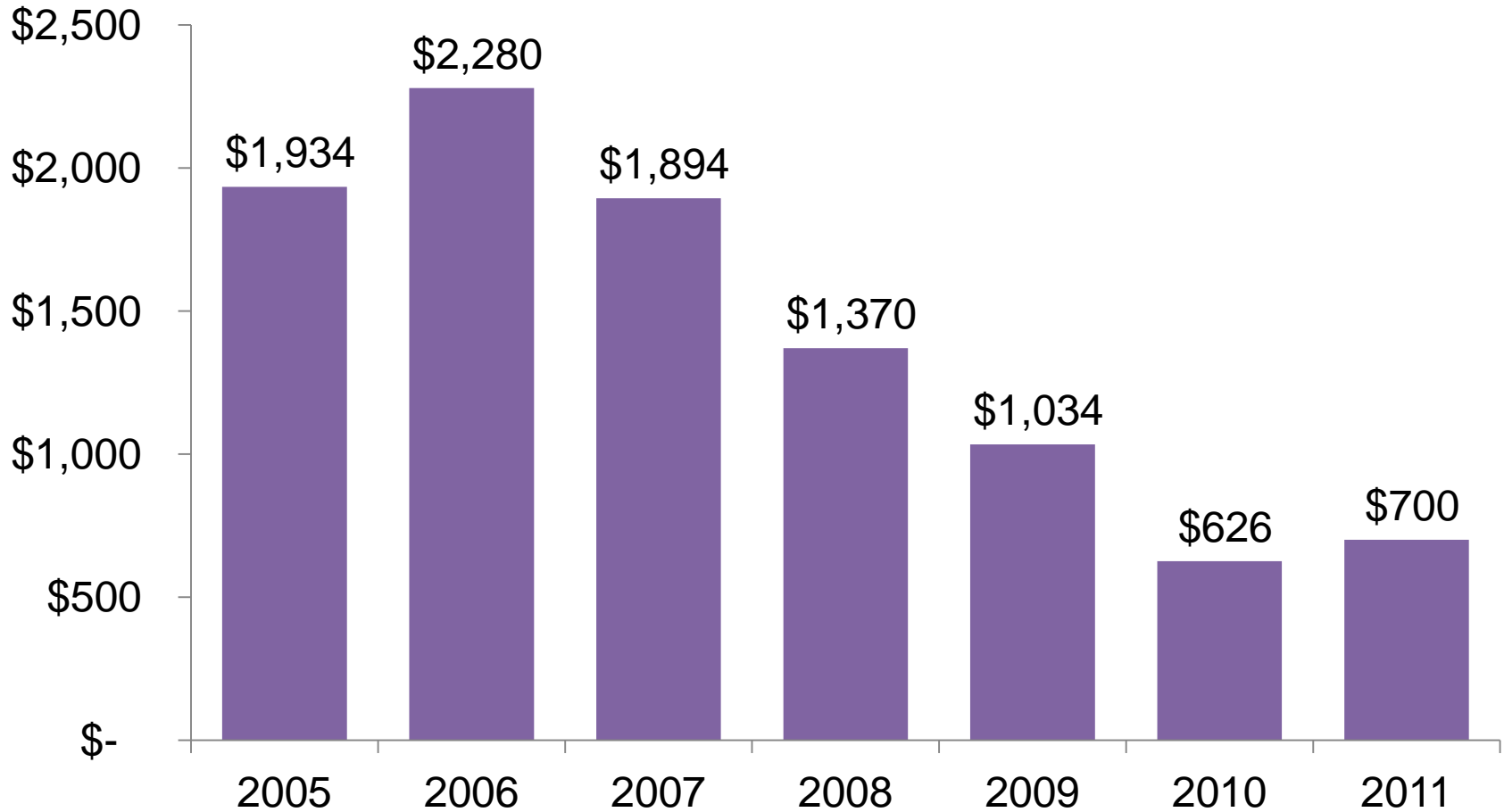


# Residential Permits by Planning Area

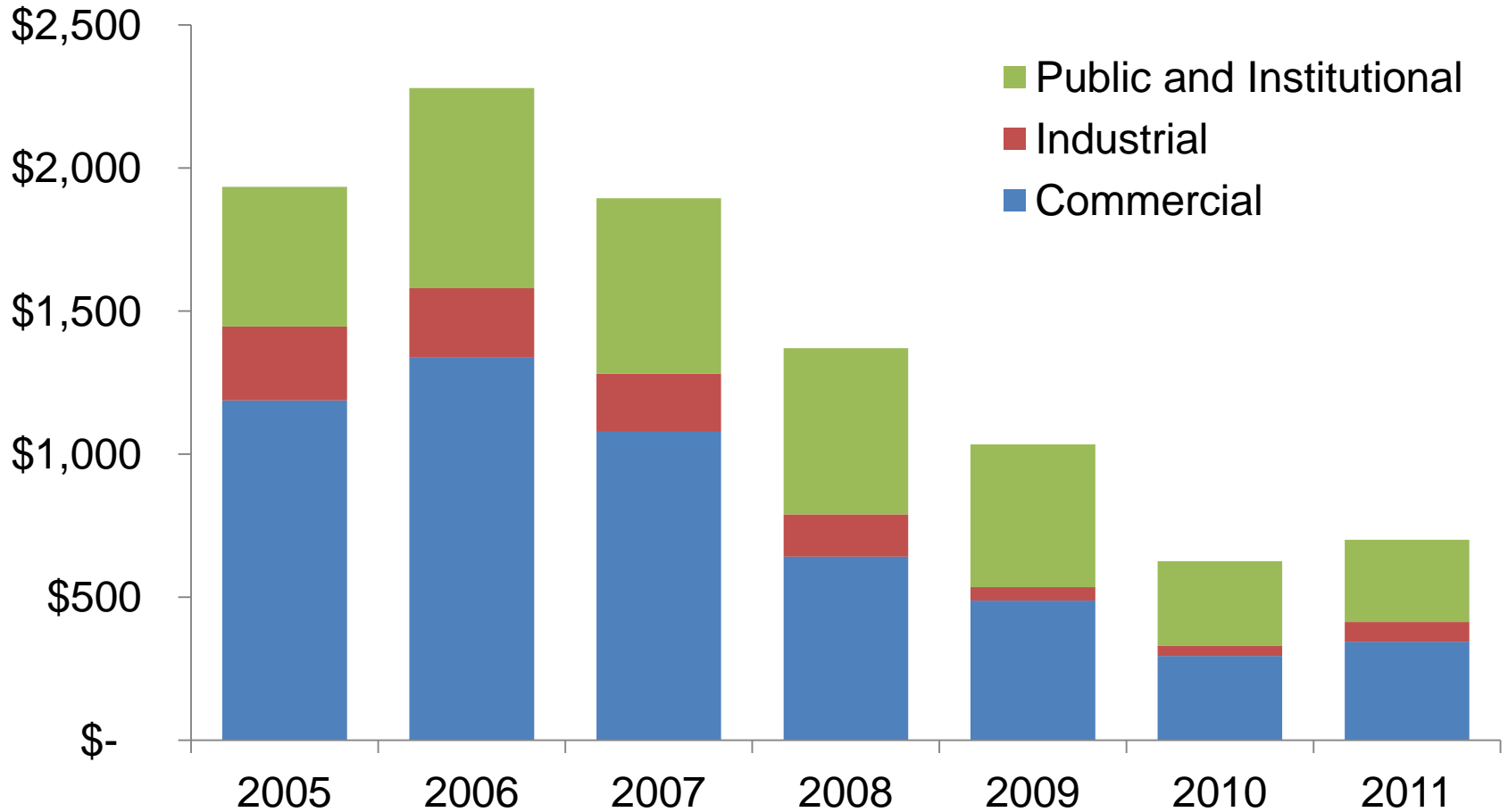


# **2011 COMMERCIAL, INDUSTRIAL, PUBLIC AND INSTITUTIONAL BUILDING PERMITS**

# Total permits by permit value



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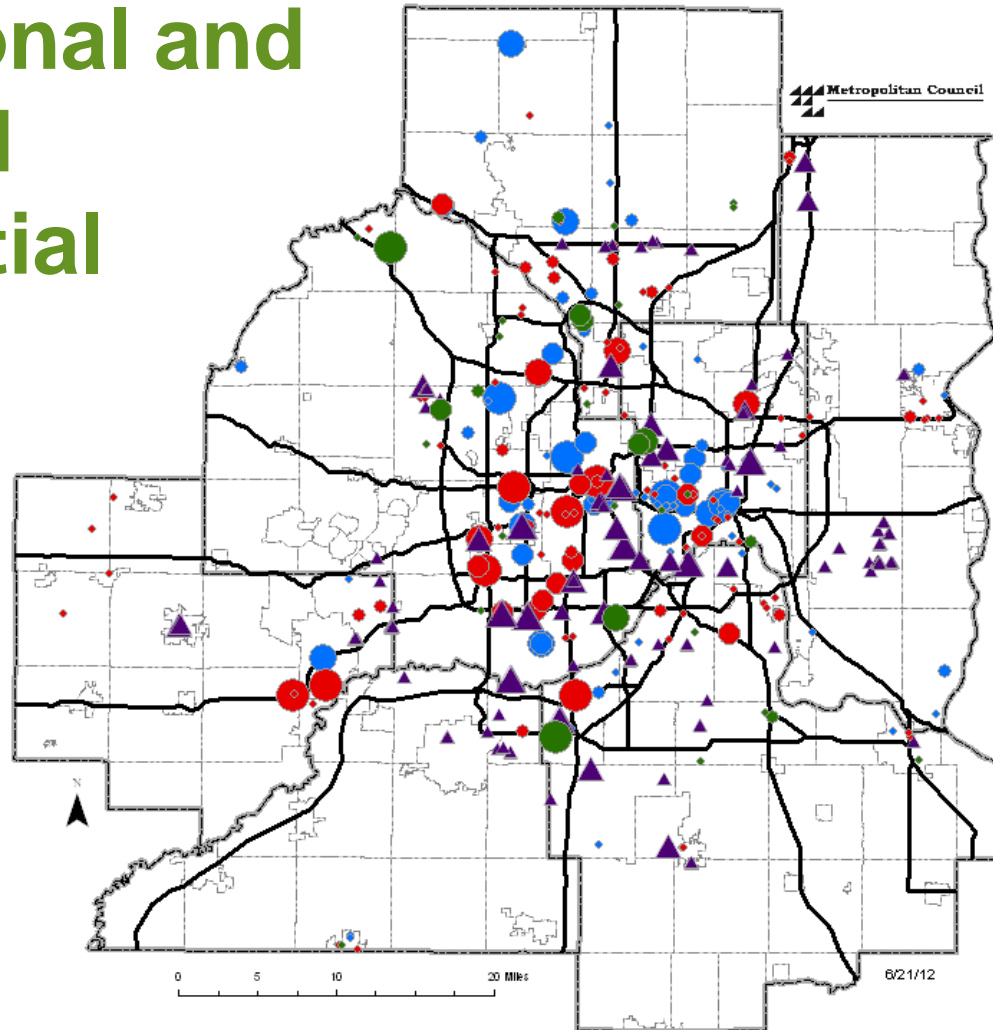


# Top-permitting cities, non-residential

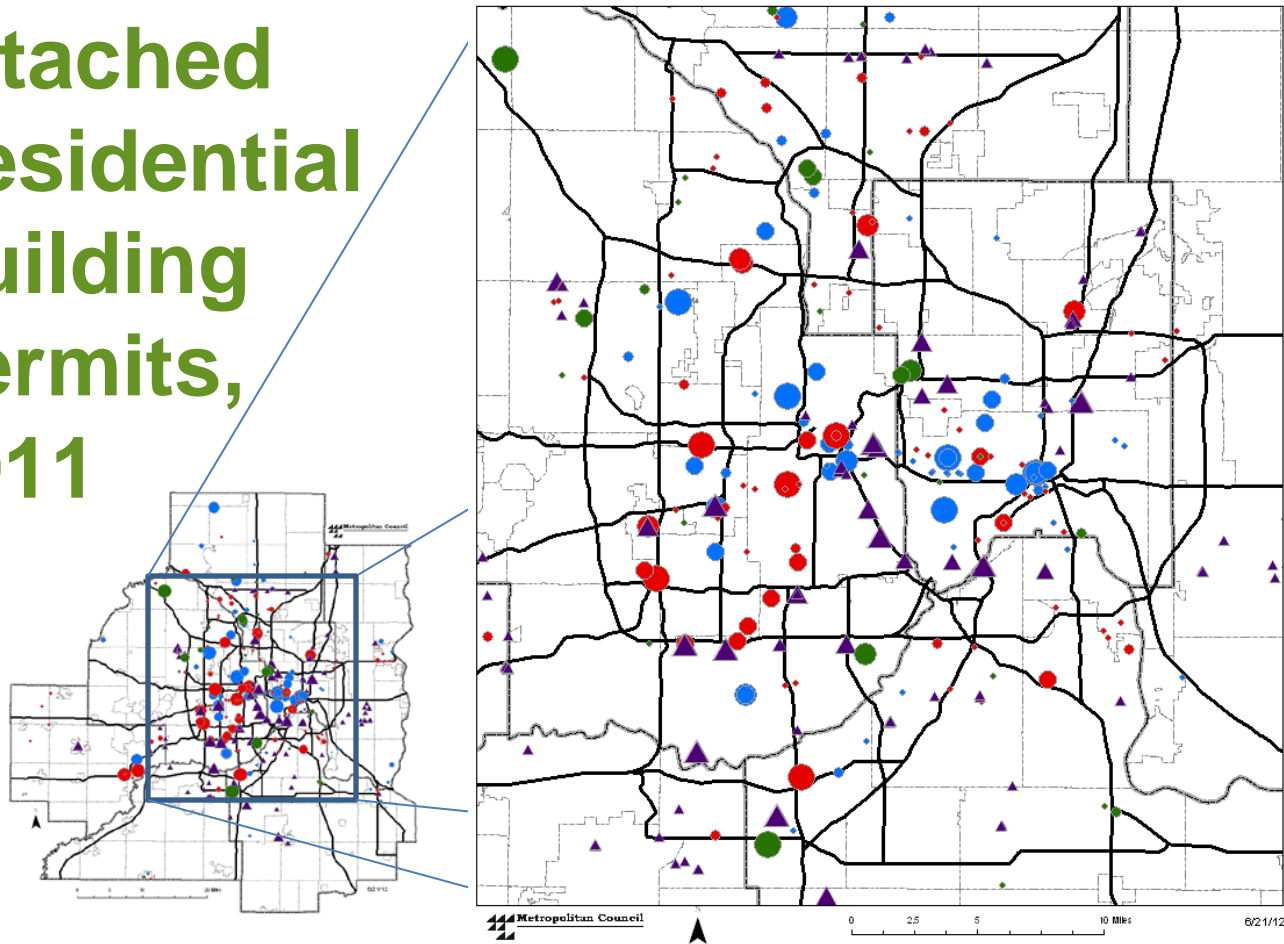
City	2011 Permits
Saint Paul	\$132,575,533
Minneapolis	\$83,132,241
Minnetonka	\$77,975,000
Chaska	\$51,000,000
Burnsville	\$34,509,500
Brooklyn Center	\$29,475,834
Bloomington	\$27,696,991
New Hope	\$27,271,703
Little Canada	\$17,600,000
Roseville	\$16,500,000

Source: Metropolitan Council Residential Construction Survey

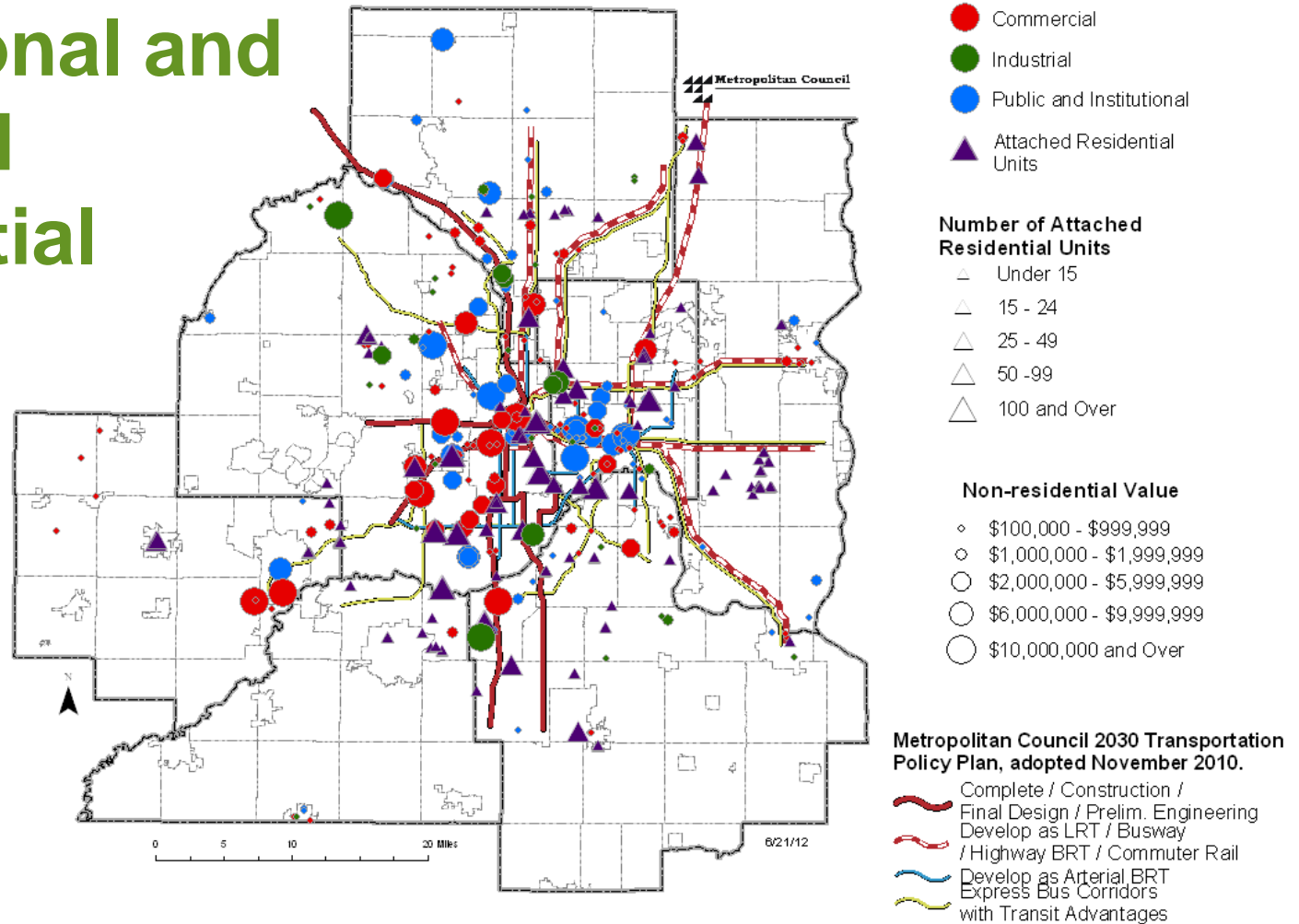
# Commercial, Industrial, Public and Institutional and Attached Residential Building Permits, 2011



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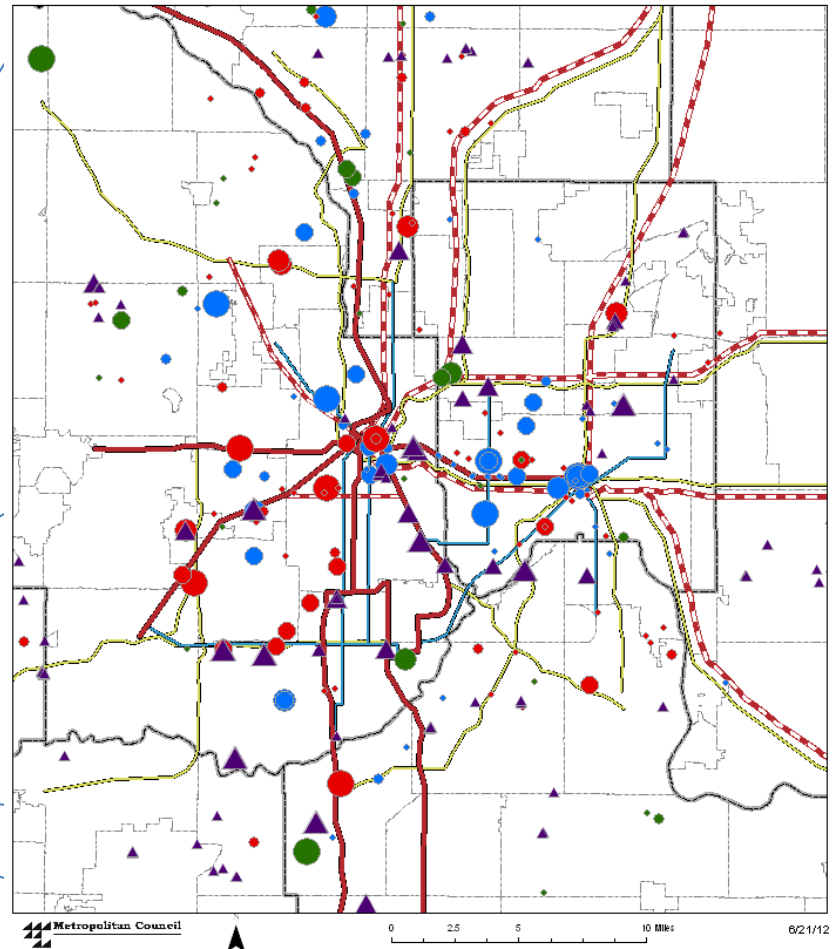
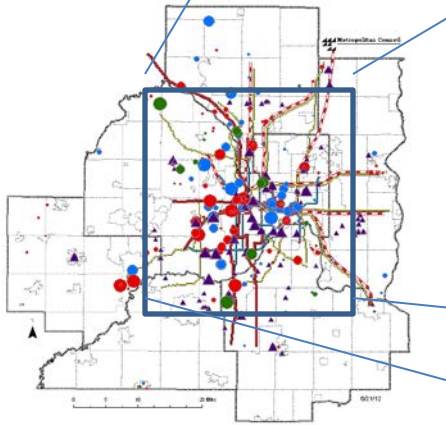


# Commercial, Industrial, Public and Institutional and Attached Residential Building Permits, 2011





# Commercial, Industrial, Public and Institutional and Attached Residential Building Permits, 2011



# Policy questions for *Thrive MSP 2040*:

- What distribution of new housing stock between attached and detached?
- What geographic distribution of new housing?
- How can the region most effectively leverage development along transitways to promote expanded ridership into the future?
- How can the region most effectively leverage development along highways to promote efficient use of the existing highway network into the future?

# Additional policy questions:

- Do aging developed suburbs have the redevelopment tools they need?
- Are there opportunities to improve how transit provides access to industrial jobs?

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For more information:

[www.metrocouncil.org/data](http://www.metrocouncil.org/data)

Libby Starling, Research and Regional Policy Manager

651-602-1135

libby.starling@metc.state.mn.us