

# Forecast adjustments following 2025 System Statements

Business Item 2026-50



February 17, 2026

[metro council.org/forecasts/](https://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 and 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 and/or a post-2050 land reserve are 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 adjust plans, or adjust the local forecast

# Forecast changes proposed



## Proposed action

1. Revise local forecasts in Imagine 2050 for 16 cities and townships, as detailed in Table 1.
2. Revise sewer-serviced forecasts in the Water Policy Plan for 15 cities and townships, as detailed in Table 2.
3. Revise Affordable Housing Need allocations in the Housing Policy Plan for 15 cities and townships as detailed in Table 3.
4. Include the information in revised System Statements to be re-issued.

# Table 1. Local forecast revisions



City	Category	Census/ DEED 2020	Amended Forecast		
			2030	2040	2050
Carver	Population	5,241	10,800	17,600	18,800
	Households	1,669	3,600	6,000	6,500
	Employment	182	394	610	1,270
Norwood Young America	Population	3,863	4,450	4,900	5,700
	Households	1,551	1,800	2,060	2,410
	Employment	810	1,240	1,450	1,740
Douglas Twp.	Population	748	750	750	750
	Households	261	265	270	275
	Employment	130	166	166	166
Farmington	Population	23,632	26,200	27,600	30,200
	Households	7,906	9,200	10,100	11,200
	Employment	4,431	5,400	5,800	6,500

# Table 1. Local forecast revisions



City	Category	Census/ DEED 2020	Amended Forecast		
			2030	2040	2050
Lakeville	Population	69,490	81,300	85,500	91,200
	Households	23,265	28,600	31,200	33,700
	Employment	15,888	23,100	25,200	29,900
Rosemount	Population	25,650	33,500	36,500	39,100
	Households	8,931	12,200	13,500	14,500
	Employment	7,072	9,600	11,500	15,300
Greenwood	Population	726	720	700	690
	Households	286	286	286	286
	Employment	123	165	165	165
Loretto	Population	646	690	720	740
	Households	268	281	295	304
	Employment	266	280	290	300

# Table 1. Local forecast revisions



City	Category	Census/ DEED 2020	Amended Forecast		
			2030	2040	2050
Minnetonka Beach	Population	546	530	520	520
	Households	198	200	200	200
	Employment	120	160	160	160
Arden Hills	Population	9,939	11,000	11,900	13,700
	Households	3,114	3,750	4,250	5,050
	Employment	10,143	11,500	12,700	14,700
Falcon Heights	Population	5,369	5,800	8,300	8,300
	Households	2,203	2,470	3,720	3,720
	Employment	4,603	5,300	5,400	5,700
Lauderdale	Population	2,271	2,550	2,550	2,550
	Households	1,170	1,330	1,330	1,330
	Employment	637	830	830	890

# Table 1. Local forecast revisions



City	Category	Census/ DEED 2020	Amended Forecast		
			2030	2040	2050
White Bear Twp.	Population	11,049	10,900	10,900	10,900
	Households	4,399	4,400	4,500	4,500
	Employment	2,588	3,110	3,300	3,300
Cottage Grove	Population	38,839	48,500	50,800	55,800
	Households	13,105	16,900	18,400	20,600
	Employment	8,210	10,800	12,000	14,000
Newport	Population	3,797	4,800	5,400	6,000
	Households	1,473	2,030	2,290	2,550
	Employment	1,635	1,820	2,020	2,430
Woodbury	Population	75,102	85,700	91,600	100,600
	Households	27,290	32,500	36,000	40,000
	Employment	21,095	28,000	30,200	33,600

# Discussions with local governments



## Post-system-statement forecast adjustments are advanced for Council action with the consent of the affected local jurisdiction

- Local governments and Council staff have agreed on local forecast adjustments for 16 cities and townships.
  - 3 cities requested employment forecast *reductions*
  - 4 cities and townships requested households and population *reductions*
  - 9 cities requested households and population increases for 2030, 2040 and 2050
  - 2 cities requested households and population increases only for 2030.
  - Cumulatively, adjustments add 20,700 population and 8,400 households to the region's 2050 residential forecast; 0.6% expansion
  - Adjustments *reduce* by -390 jobs the region's 2050 employment forecast

# Big picture: Slower and reduced growth expectations



## Local forecasts from previous planning cycle are not carried over

- Previously, regional total of Thrive MSP 2040 forecasts was 1,526,000 forecasted households in 2040
  - We now expect the metro region will reach that mark in 2047
  - Slower and reduced growth shows up in the region total forecast and local forecasts
- Met Council does not assume that all planned land will be fully developed and absorbed within 2050 time-horizon. We start with region totals that are allocated to local places.
- Households and population forecasts are shifted downward for cities where development has underperformed or slowed in past decade, or where previous planning was excessive

# Some discussions and issues remain unresolved

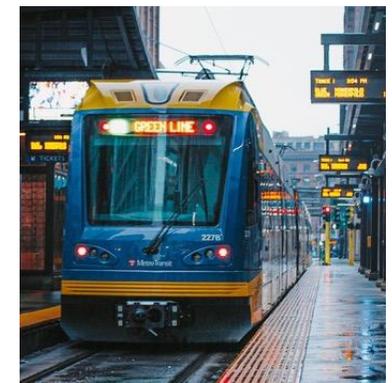


## Post-system-statement forecast adjustments are advanced for Council action with the consent of the affected local jurisdiction.

- In 4 cases, Council staff and cities could not agree; some discussions and issues remain unresolved
  - These cities did not accept the Council staff position and have requested post-system statement objection hearings
  - For White Bear lakeshed communities, Met Council staff can consider upward revisions at a later time, after the conclusion of the White Bear Lake Area Work Group

# There are opportunities for adjustments throughout the planning cycle

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



# Forecast adjustments following 2025 System Statements

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