

Committee Report

Community Development Committee



Committee meeting date: August 17, 2026

For the Metropolitan Council: August 26, 2026

Business Item: 2026-139

Forecast Revisions Following System Statements Reconciliation

Proposed action

That the Metropolitan Council:

1. Revise local forecasts in Imagine 2050 for North Oaks, Hugo, and Oakdale, as detailed in Table 1.
2. Revise sewer-served forecasts in the Water Policy Plan for North Oaks, Hugo, and Oakdale, as detailed in Table 2.
3. Revise Affordable Housing Need allocations in the Housing Policy Plan for North Oaks, Hugo, and Oakdale, as detailed in Table 3.

Summary of Community Development discussion/questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda on August 17, 2026.



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District(s), member(s):	All
Policy/legal reference:	Policy RF1-1: Regional Growth and Development Planning; Minn. Stat. §§ 473.146 and 473.856 – 859
Staff prepared/presented:	Todd Graham, Principal Forecaster, 651-602-1322
Division/department:	Community Development/ Research

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2. Revise sewer-serviced forecasts in the Water Policy Plan for North Oaks, Hugo, and Oakdale, as detailed in Table 2.
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Background

Forecasts

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

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

System Statements objections and reconciliation

System Statements were prepared and communicated to local governments in September 2025. Following the System Statements, Metropolitan Council responded to comments, requests, and objections by adjusting local forecasts for 16 cities and townships ([Business Item 2026-50](#), February 25, 2026).

The city councils of North Oaks, Hugo, Oakdale, Farmington and Forest Lake submitted objections and initiated requests for System Statement reconciliation hearings, as allowed by Minn. Stats. § 473.857.

During November 2025 through June 2026, Council staff conferred with representatives of these cities and accomplished agreements on key issues. The five cities have withdrawn their requests for reconciliation hearings.

Stipulated agreements with four of the five cities include revisions of local forecasts. The forecast for Farmington was revised by Metropolitan Council at its meeting on February 25, 2026 (Business Item 2026-50). The present action revises the local forecasts for North Oaks, Hugo, and Oakdale that were originally published in Imagine 2050 – Vision, Values and Goals – Appendix A.

Local forecast revisions

Revised local forecasts for North Oaks, Hugo, and Oakdale are detailed in Table 1.

Revised sewer-serviced forecasts for North Oaks, Hugo, and Oakdale are detailed in Table 2.

Table 1: Local forecast revisions

City	Measure	Census/DEED	Amended Forecast		
		2020	2030	2040	2050
North Oaks	Population	5,272	5,700	5,700	5,700
	Households	1,972	2,140	2,150	2,150
	Employment	1,288	1,630	1,630	1,630
Hugo	Population	15,766	23,000	27,100	29,000
	Households	5,939	9,000	10,900	11,900
	Employment	2,668	3,500	3,910	4,000
Oakdale	Population	28,303	35,300	36,000	36,000
	Households	11,304	14,500	14,900	14,900
	Employment	9,943	11,400	12,100	12,100

Table 2: Sewer-serviced forecast revisions

City	Measure	Estimated	Amended Forecast		
		2020	2030	2040	2050
North Oaks, to Metro facility	Population	1,831	2,300	2,300	2,300
	Households	685	850	860	860
	Employment	1,206	1,550	1,570	1,570
Hugo, to Metro facility	Population	12,904	21,280	25,420	27,340
	Households	4,861	8,330	10,230	11,230
	Employment	2,447	3,430	3,840	3,930
Oakdale, to Metro facility	Population	28,303	35,300	36,000	36,000
	Households	11,304	14,500	14,900	14,900
	Employment	9,943	11,400	12,100	12,100

Hugo

The stipulated agreement with Hugo includes also that Hugo will prepare its 2050 Comprehensive Plan with “unofficial projections” for the 2050 timepoint:

1. 13,000 households, 32,000 population, and 4,500 employment.

This expanded forecast for Hugo will be submitted for approval by Metropolitan Council simultaneous with authorization of Hugo’s 2050 Comprehensive Plan.

Oakdale

The stipulated agreement with Oakdale includes also that Oakdale will prepare its 2050 Comprehensive Plan with “unofficial projections” for the 2050 timepoint:

2. 16,000 households and 37,300 population.
3. Employment in 2050 is not adjusted at this time, but can be discussed as the City prepares its 2050 Plan.

The “unofficial projections” for the 2050 timepoint for Oakdale *may* be included in a Revised System Statement, to be issued by August 31, 2027. The 2030 and 2040 datapoints shown in tables 1 and 2, above, *will* be included in the same Revised System Statement.

Affordable Housing Need revisions

Affordable Housing Need allocations are calculated as a proportion of the sewer-served forecast for the next decade. Revised Affordable Housing Need allocations for North Oaks, Hugo, and Oakdale are detailed in Table 3.

Table 3: Affordable Housing Need revisions

City	Affordable Housing Need: 2031 – 2040 Decade			Total units needed
	Units needed 0 - 30% AMI	Units needed 31 - 50% AMI	Units needed 51 - 60% AMI	
North Oaks	3	2	1	6
Hugo	417	377	0	794
Oakdale	84	47	22	153

Rationale

North Oaks

The forecast revision agreed to by Metropolitan Council and North Oaks conforms to the Council’s 2050 system plan and land use policies. The sewer-served households forecasts for North Oaks for 2040 and 2050 are expanded for new housing developments now underway. However, households forecasts for the unserved part of North Oaks are reduced – and the overall city totals reduced – acknowledging the build-out of available land supply.

The employment forecast series for North Oaks is re-leveled to fit employment levels tracked by Minnesota DEED; North Oaks officials expect no expansion beyond 2025 employment levels.

Hugo and Oakdale

Met Council’s Environmental Services staff are 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 lakedshed *not exceed* the local forecasts now in cities’ 2040 comprehensive plans. This limitation conflicts with Oakdale’s and Hugo’s growth proposals at the time of their System Statement objections.

To address these objections, Council staff and City staff negotiated reasonable “unofficial projections” that can be used by the cities now as they prepare 2050 Plans, and that Metropolitan Council can consider and act on following conclusion, in 2027, of the White Bear Lake Area Work Group. These projections considered development sites plans or likely proposals that were identified by Oakdale and Hugo planners, as well as reasonable rates of continued development in the medium- and long-term. These projections were negotiated and are expanded from the Imagine 2050 model-based forecast.

The expanded forecast for Hugo will be submitted for approval by Metropolitan Council simultaneous with authorization of Hugo’s 2050 Comprehensive Plan.

The “unofficial projections” for Oakdale may be included in a Revised System Statement, to be issued by August 31, 2027.

Imagine 2050 lens analysis

On February 12, 2025, the Council adopted Imagine 2050. The proposed action is an amendment to specific datapoints in Imagine 2050. The revision of local forecasts at this time represents



known developments and limitations, 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.

