

# Committee Report

Community Development Committee



Committee meeting date: Feb. 17, 2026

For the Metropolitan Council: Feb. 25, 2026

## Business Item: 2026-50

Forecast adjustments following 2025 System Statements

### Proposed action

That the Metropolitan Council:

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.

### Summary of Community Development discussion/questions

Principal Forecaster Todd Graham presented the staff's report to the Committee.

Committee Member Chambliss asked whether peer metro planning agencies, nationwide, also experience slowing growth; they do. Council Member Carter asked whether all work arrangements, such as remote work or contract work, are reflected in our employment metrics. Council staff reply that employment forecasts are benchmarked to employment counts at business addresses; Council staff aim to develop and implement a method or technique for distinguishing remote employment estimates from workplace-based employment estimates; Council staff aim for this to be a feature of the Council's 2060 forecast products.

The Community Development Committee recommended approval of the proposed action.

Motion by Morales, seconded by Carter. Motion carried.

# Business Item

Community Development Committee



Committee meeting date: Feb. 17, 2026

For the Metropolitan Council: Feb. 25, 2026

## Business Item: 2026-50

Forecast adjustments following 2025 System Statements

<b>District(s), member(s):</b>	All
<b>Policy/legal reference:</b>	Policy RF1-1: Regional Growth and Development Planning; Minn. Stat. §§ 473.146 and 473.859
<b>Staff prepared/presented:</b>	Todd Graham, Principal Forecaster, 651-602-1322
<b>Division/department:</b>	Community Development/ Research

### Proposed action

That the Metropolitan Council:

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.

### Background

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

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

System statements were prepared and communicated to local governments in September 2025. Following the system statements, from October 2025 to January 2026, Council staff met or corresponded with representatives of 20 cities and townships and 1 county government regarding local forecasts, known development pipelines, and the fit with local plans.

Table 1: Local forecast revisions

City	Measure	Census/DEED	Amended Forecast		
		2020	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
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
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
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



Table 2: Sewer-serviced forecast revisions

City	Measure	Estimated			
		2020	2030	2040	2050
Carver, to Blue Lake facility	Population	4,892	10,800	17,600	18,800
	Households	1,558	3,600	6,000	6,500
	Employment	182	394	610	1,270
Norwood Young America, municipal plant*	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
Farmington, to Empire facility	Population	23,381	26,034	27,488	30,089
	Households	7,822	9,142	10,059	11,159
	Employment	4,399	5,353	5,800	6,500
Lakeville, to Empire facility	Population	62,212	73,782	77,565	83,050
	Households	20,828	25,956	28,296	30,686
	Employment	14,722	21,351	23,441	27,974
Lakeville, to Seneca facility	Population	6,194	6,965	7,508	7,727
	Households	2,074	2,449	2,748	2,858
	Employment	1,155	1,709	1,759	1,926
Rosemount, to Empire facility	Population	23,984	32,046	35,046	37,656
	Households	8,351	11,677	12,964	13,964
	Employment	6,827	9,078	11,108	14,852
Greenwood, to Blue Lake facility	Population	726	720	700	690
	Households	286	286	286	286
	Employment	123	165	165	165
Loretto, to Blue Lake facility	Population	646	690	720	740
	Households	268	281	295	304
	Employment	266	280	290	300
Minnetonka Beach, to Blue Lake facility	Population	546	530	520	520
	Households	198	200	200	200
	Employment	120	160	160	160
Arden Hills, to Metro facility	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, to Metro facility	Population	5,369	5,800	8,300	8,300
	Households	2,203	2,470	3,720	3,720
	Employment	4,603	5,250	5,400	5,700
Lauderdale, to Metro facility	Population	2,271	2,550	2,550	2,550
	Households	1,170	1,330	1,330	1,330
	Employment	637	830	830	890
White Bear Twp., to Metro facility	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, to Eagles Point facility	Population	36,515	46,656	48,813	53,868
	Households	12,321	16,258	17,681	19,892
	Employment	6,690	8,710	9,469	10,946
Newport, to Metro facility	Population	3,575	4,800	5,400	6,000
	Households	1,387	2,030	2,290	2,550
	Employment	1,635	1,820	2,020	2,430
Woodbury, to Eagles Point facility	Population	45,239	53,920	59,360	66,130
	Households	16,438	20,437	23,319	26,290
	Employment	8,639	12,945	14,230	15,971
Woodbury, to Metro facility	Population	28,212	30,480	31,090	33,320
	Households	10,252	11,563	12,221	13,250
	Employment	12,456	15,055	15,970	17,629

\* Note: This assumes 100% of Norwood Young America is serviced; the City can specify a lower proportion, at its discretion.



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	
Carver	633	445	0	1,078
Norwood Young America	36	24	10	70
Farmington	203	136	13	352
Lakeville	511	518	202	1,231
Rosemount	309	238	13	560
Greenwood	0	0	0	0
Loretto	1	4	2	7
Minnetonka Beach	0	0	0	0
Arden Hills	75	91	55	221
Falcon Heights	347	139	83	569
Lauderdale	0	0	0	0
White Bear Twp.	33	17	2	52
Cottage Grove	349	281	0	630
Newport	49	30	3	82
Woodbury	897	791	0	1,688

### Rationale

Council staff met or corresponded with 20 cities and townships – as well as 1 county government – regarding local forecasts, known development pipelines, and the fit with local plans. In course, local governments and Council staff have agreed on local forecast adjustments for 16 cities and townships.

- 3 cities requested employment forecast *reductions* for 2030, 2040 and 2050.
- 4 cities and townships requested households and population *reductions* for 2030, 2040 and 2050.
- 9 cities requested households and population increases for 2030, 2040 and 2050.
- 2 cities requested households and population increases only for 2030; with no 2040 and 2050 changes.

Met Council’s standard procedure, since 2005, is that *post-system-statement* forecast adjustments are advanced for Council action with a rationale for acceptance and with the consent of the affected local jurisdiction. In 4 cases, Council staff and cities could not agree, or some issues remain unresolved:

- These cities did not accept the Council staff position and have requested post-system statement objection hearings. Council staff continue to work toward resolution ahead of those 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.

### Local forecast adjustments at a later date.

Cities and townships can initiate requests later, through the Council’s comprehensive plan amendment authorization process or at the time of their 2050 plan update preparation.



Some cities proximate to the White Bear lakeshed indicate dissatisfaction with the Imagine 2050 local forecasts. 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 lakeshed be *no higher than* the local forecasts now in cities' 2040 comprehensive plans, and also *no higher than* the local forecasts adopted in Imagine 2050.

Finally, there are new discussions with additional cities, discussions begun *after* the system statements objection period ended. Council staff will continue to work with these cities throughout their local planning processes and bring forward potential changes as part of Council review of comprehensive plan amendments or as part of 2050 local comprehensive plans.

### **Thrive lens analysis**

On February 12, 2025, the Council adopted *Imagine 2050*, which builds on policy direction in Thrive MSP 2040. The proposed action is an amendment to specific datapoints in Imagine 2050.

The revision of local forecasts at this time represents known development pipelines 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.

