



CHAPTER 3 POPULATION & DEMOGRAPHICS

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- » Household Composition
- » Race/Ethnicity
- » Housing Tenure & Occupancy
- » Length of Residence
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The purpose of this chapter is to analyze historic and current population and demographic trends; and to provide reasonable projections of population growth that will help guide policy decisions through the year 2040.

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SETTING

Shoreview has transitioned from its' earlier role as a farming community and recreational area for wealthy residents of St. Paul to a thriving premier suburban community in the Twin Cities Metropolitan Area (**Map 3.1**). The proximity of the area to St. Paul along with the construction of the Interstate improved accessibility to the community and growth followed. Residential development throughout the City occurred primarily between the 1960s and 1990s. Edgetown Acres, north of County Road I adjacent to the Twin Cities Army Ammunition Plant, was developed in response to expectations that the Korean War would generate jobs on the arsenal property. Development of the remaining areas followed as agricultural land changed to residential land uses. The age of housing in the City ranges from post World War II housing to the present with the majority of housing being developed in the 1970s and 1980s. The community was one of the state's ten fastest growing suburbs in the mid-1980s.

The lakeshore areas have transitioned from small cabins to executive housing. The road pattern, hills and lakeshore environment have created small compact neighborhoods like Horseshoe Drive on Lake Owasso's north shore. These lakeshore neighborhoods are similar in terms of their development pattern. Most of these lakeshore parcels and houses are not consistent with the Development Code requirements and the street patterns tend to be narrow, disjointed, and some rely on the use of alleys to provide access.

The community is now fully developed and will rely on infill and redevelopment to meet the changing needs of the residents. Overall, the low-density residential development pattern will remain with some areas transitioning to higher density residential uses, employment, and shopping areas in response to changing market dynamics and resident needs.

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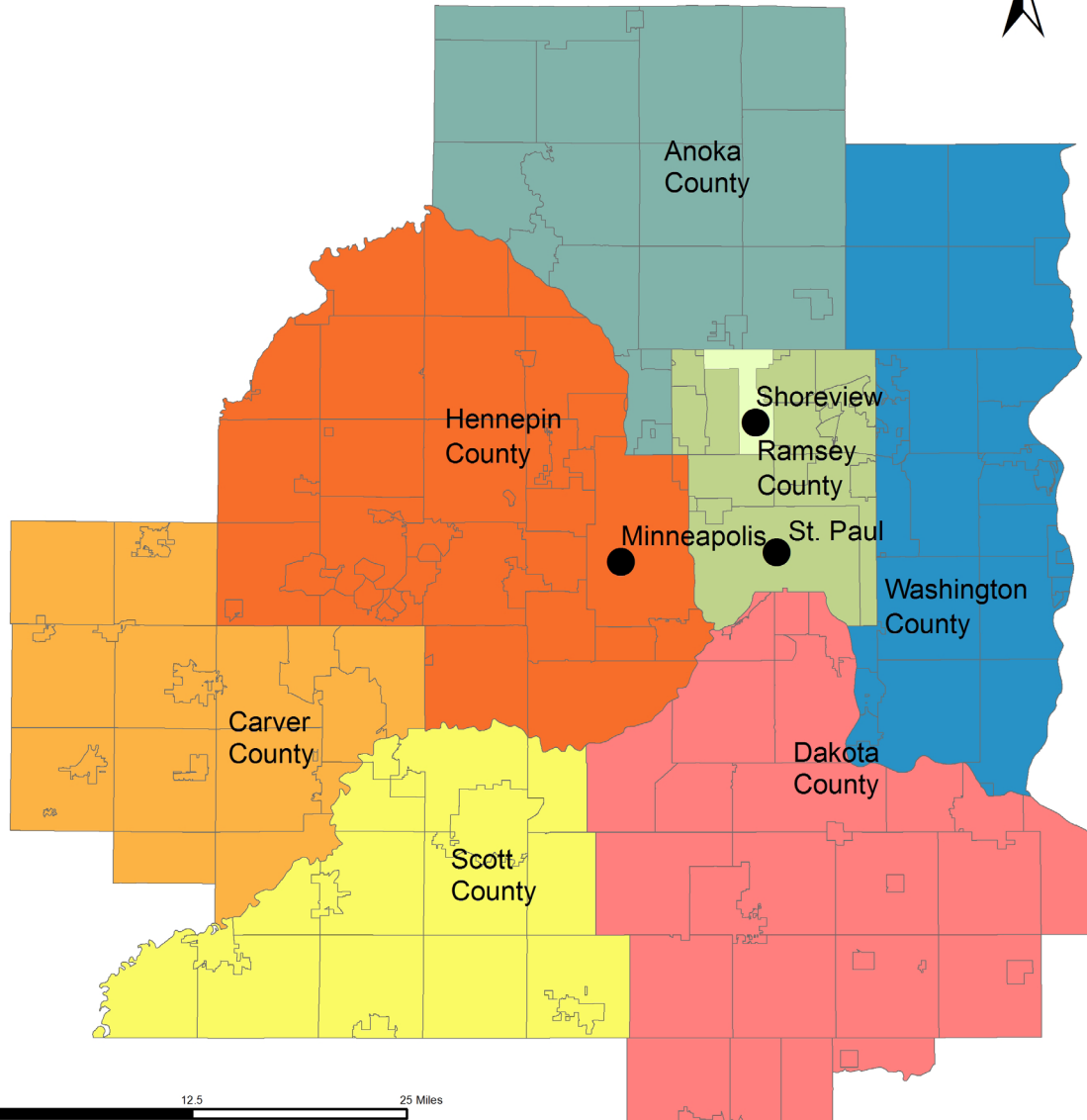
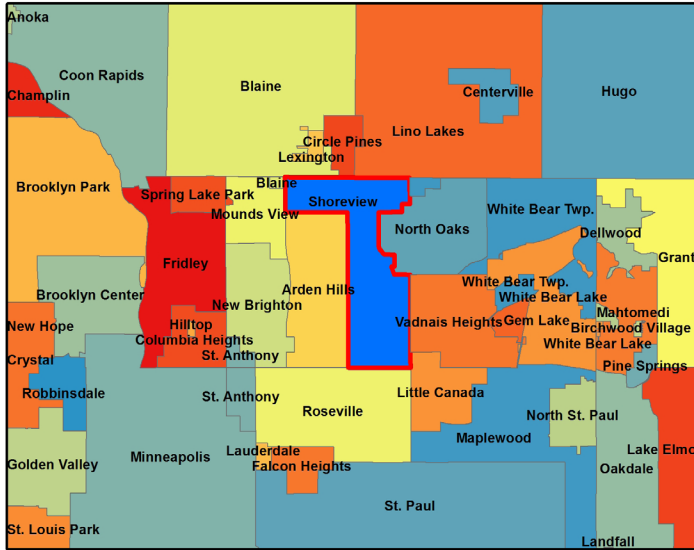
POPULATION CHARACTERISTICS

The primary source of our demographic data is the United States Census Bureau. The Census Bureau conducts a full census every 10 years and is a count of everyone residing in the United States on the census date of April 1. The last decennial census was taken in 2010. Information from the decennial census is supplemented by the American Community Survey, a survey of a portion of the population taken every year. This nationwide survey also collects and produces information on demographic, social, economic and housing characteristics.

AGE DISTRIBUTION

Based on this information **Figure 3.1** shows Shoreview's population by age group. Results from the most recent demographic study in 2015 found that persons 27.1% of the population is within the 35 to 54 year age range. The 2015 data also shows that those residents over 55 years of age accounted for

Map 3.1 Neighboring Cities



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Figure 3.1 Population by Age

Age Group	1990	2000	2010	2015
Less than 5	2,073 (8.4%)	1,437 (5.5%)	1,244 (5%)	1,425 (5.5%)
5 to 9	2,047 (8.3%)	1,844 (7.1%)	1,451 (5.8%)	1,377 (5.3%)
10 to 14	1,851 (7.5%)	2,233 (8.6%)	1,580 (6.3%)	1,621 (6.2%)
15 to 24	2,821 (11.5%)	3,065 (11.8%)	2,913 (11.6%)	2,508 (9.7%)
25 to 34	4,626 (18.8%)	2,672 (10.3%)	2,577 (10.3%)	3,125 (12%)
35 to 44	5,032 (20.5%)	4,731 (18.2%)	2,884 (11.5%)	3,254 (12.5%)
45 to 54	2,956 (12%)	4,861 (18.8%)	4,645 (18.5%)	3,800 (14.6%)
55 to 64	1,791 (7.3%)	2,562 (9.9%)	4,146 (16.6%)	4,675 (18%)
65 to 74	1,075 (4.4%)	1,537 (5.9%)	2,036 (8.1%)	2,553 (9.8%)
75 +	315 (1.3%)	982 (3.9%)	1,567 (6.3%)	1,613 (6.2%)
Total	24,587	25,924	25,043	25,951
Median Age	32.1	39.2	44.6	43.9

Source: US Census

34% of the population, an increase of 21% since 1990. Senior citizens (65 or older) comprise 15% of Shoreview's population and has steadily increased over the past 25 years. Future planning efforts will need to address the continued increase in this population group.

There has, however, been a shift in the age group between 25 and 44 years of age. The historical decline of population has reversed slightly with a 2.7% increase in the 5 year period between 2010 and 2015. This segment of the population comprises 24.5% of the community's population. While this is an increase, it is still under the 1990 population where this segment of the population accounted for 39.3% of our residents. This younger population can be attributed to the growth of single-family residential development which occurred primarily in the 1980s and early 1990s. The recent upturn in this population age group may be the result of turnover that has occurred with the senior population seeking different housing types and occupancy. The City will need to adapt programs and services to meet the changing life-cycle needs of our residents.

Map 3.2 shows the geographic distribution of residents by median age. This map generally shows a typical "life-cycle" housing pattern with the younger age group concentrated in rental housing, attached housing units and lower-valued single family homes, the middle age groups in single-family detached housing, and later age groups (older than 54) in attached housing and senior housing. Within detached single-family neighborhoods, the population tends to be younger in the north part of the City and older in the south part of the City. This distribution may, to some degree, reflect the age of homes in those areas.

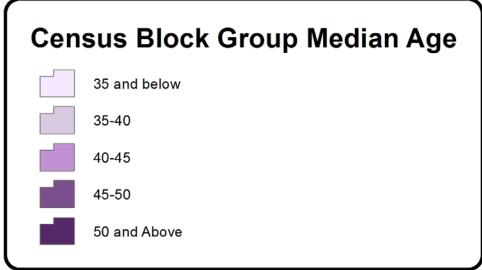
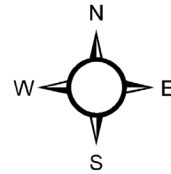
Map 3.2 Median Age by Census Block

County Road J W



County Road I W

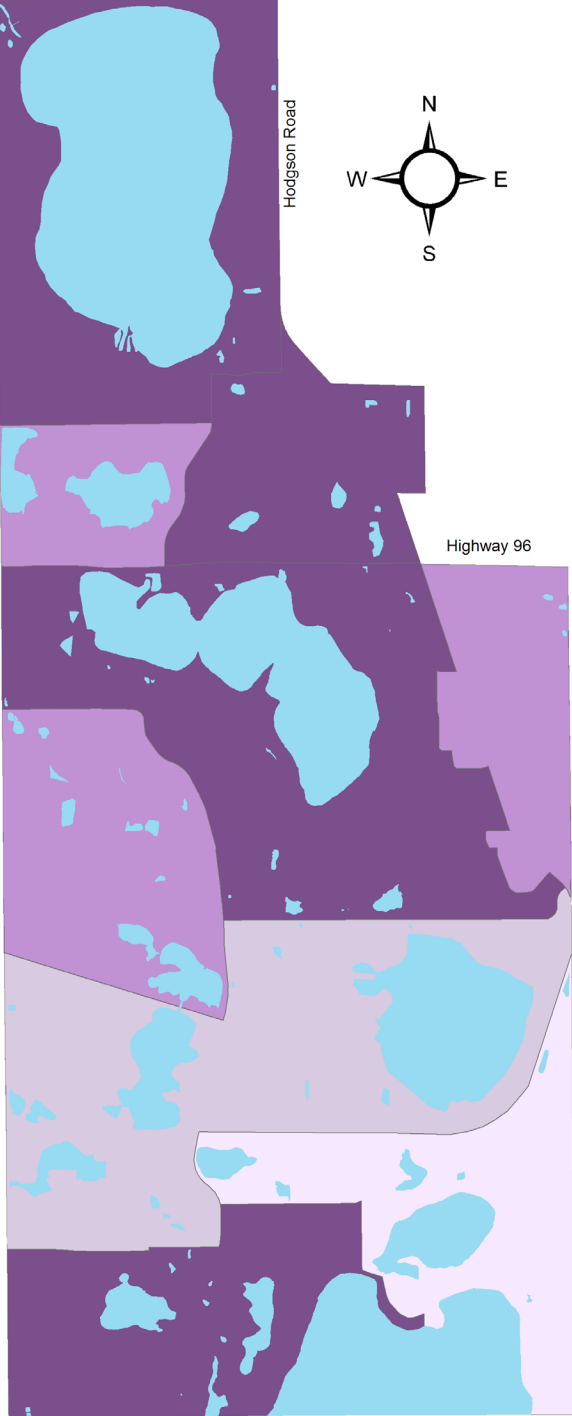
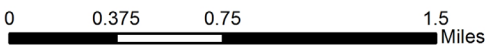
Hodgson Road



Highway 96

Lexington Ave N

Rice Street



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Figure 3.1 also identifies the median age. This information shows that the population continues to “age in place”, however, there has been a slight decline between 2010 and 2015. This may be attributed to the increase in the 35-54 year old age group and decline in the 75 years of age plus group.

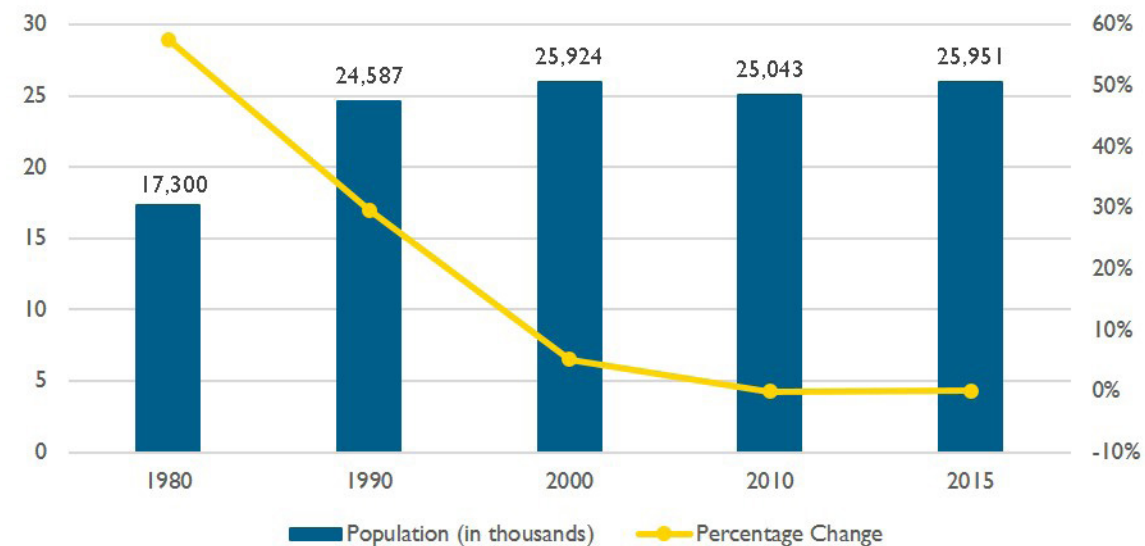
Data from the U.S. Census Bureau and the State Demographers Office indicates that the population is going to continue to age. The advancement of the Baby Boom generation (1946 To 1964) into their senior years has significant impact and policy implications on all levels of government. Policies are needed to address the needs of an aging population, including aging in place. The following summarizes policies that are explored further in this Plan. It is noted that these policies are intended to address the needs of all our residents regardless of age and will also help attract a younger population and young families to the community.

- » **Land Use:** Policies are aimed to expand housing choice with an increase in land designated for medium/high-density/senior residential and mixed uses.
- » **Transportation:** Policies include enhancing transportation options and/or multi-modal transportation systems, including public transit, and supporting other emerging choices; building upon the existing trail and sidewalk system to create walkable neighborhoods and connections to services; integrating modifications to the street network that improve safety.
- » **Housing and Neighborhoods:** Policies support life-cycle and affordable housing to increase housing choice for our residents. Expanding housing choice for our senior citizens can open up housing opportunities for younger individuals and families looking to move into the community. In addition to expanding housing choice, policies are aimed at allowing older adults to reside in the homes longer and providing assistance when needed to maintain and improve their homes.
- » **Community Health:** The relationship between health and the environment is recognized throughout the plan. The health of our community is not only affected by our built environment but also the quality of our water and air, food, access to health and social services, housing and physical activity. Policies that support community health have been integrated throughout the plan.
- » **Parks and Recreation:** Park programming and facilities should accommodate all age groups. Policies are designed to provide opportunities for residents, regardless of age, to utilize our park facilities and programs.

Figure 3.2 identifies the percent change in population growth over the past 26 years. The population of the City grew rapidly between 1980 and 1990, which is reflective of the high rate of development, specifically housing that the City, experienced at that time. Population growth has slowed as the community has matured and will continue to grow at a slow rate due to smaller household sizes, an aging population and little development potential.

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Figure 3.2 Change in Population Growth



HOUSEHOLD COMPOSITION

Household composition is determined by the people living together and their relationships to one another. The number of households in the City grew slightly in the ten-year period between 2000 and 2010. The composition of households in the City correlates with the data on age groups. The 2010 Census data indicates that there has been a decrease in family households, including those with children. Households where children under the age of 18 are present only account for 27.1% of all households. There has also been an increase in householder living alone and those over 65 years of age. It is anticipated that these population trends will continue into the future as the baby boom generation ages and family sizes decrease. This does provide some challenges to the City with respect to providing services that meet the needs of an aging population while trying to attract young families into the community. **Figure 3.3** provides information related to household composition and **Figure 3.4** has data on the average household size.

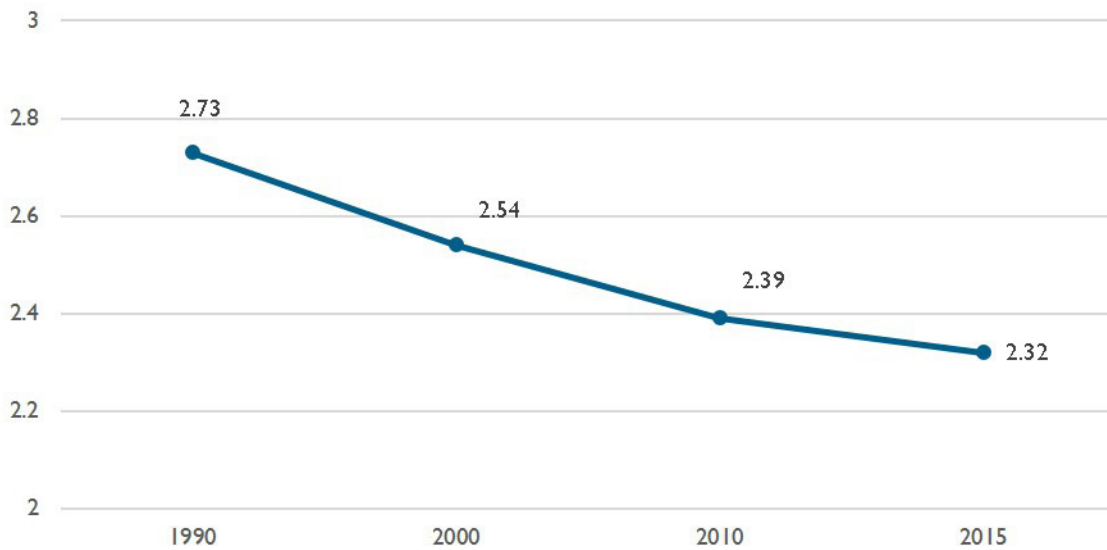
Figure 3.3 Household Composition

Composition	2000	2010
Total Households	10,125	10,402
Family	7,167 (70.8%)	6,996 (67.3%)
With children under 18	3,554 (35.1%)	2,817 (27.1%)
Non-Family	2,958 (29.2%)	3,406 (32.7%)
Householder living alone	2,438 (24.1%)	2,841 (27.3%)
Over 65 years	659 (6.5%)	1,010 (9.7%)

Source: US Census

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Figure 3.4 Average Household Size

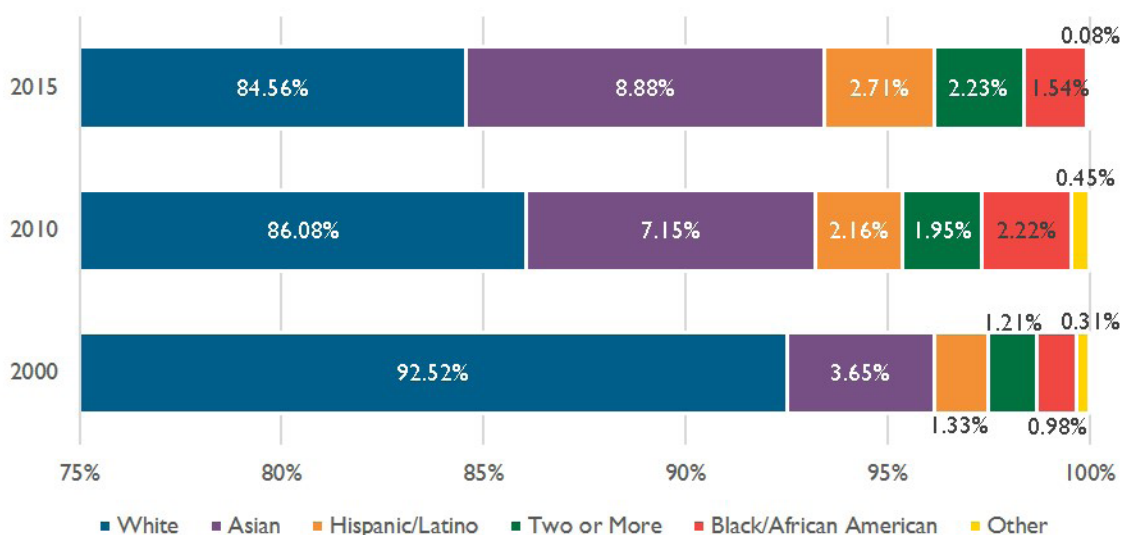


Source: US Census

RACE/ETHNICITY

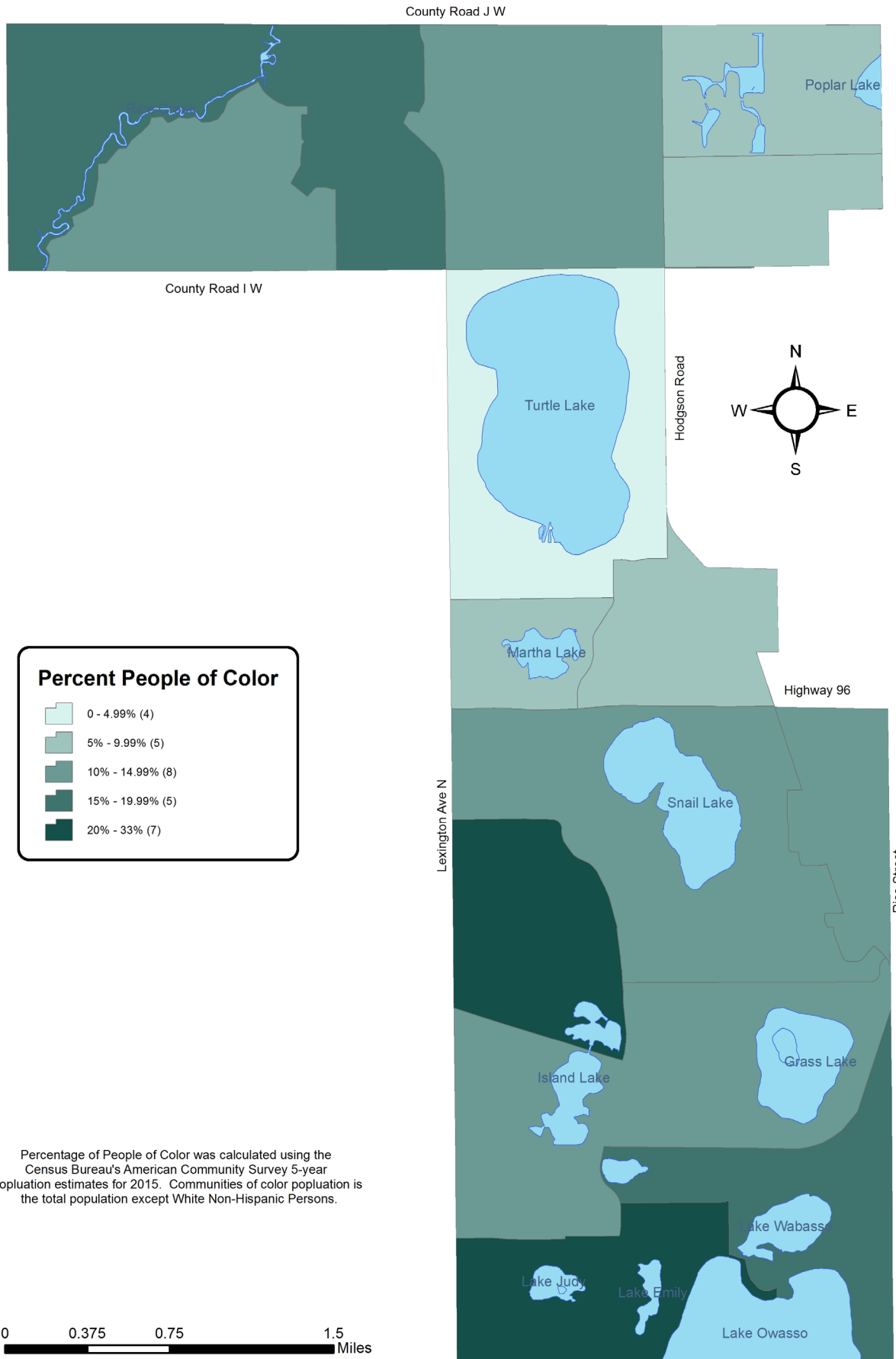
The 2000 Census found that the community is predominantly white with 96.4% of the population falling within this category. A comparison of data from the 1990 and 2000 Census identified that Shoreview is experiencing a greater increase in racial diversity, which is reflective of the trend in the greater Twin Cities region. When these population numbers are viewed independently, it does not appear to be a significant change, however, when compared to the previous population data from the 1990 Census the increase is notable. This changing trend can have an impact on the City’s delivery of services. **Figure 3.5** shows the distribution of race and ethnicity in the community with a comparison to the 1990 Census data. **Map 3.3** shows the percentage of race and ethnicity throughout the City.

Figure 3.5 Race & Ethnicity



Source: US Census

Map 3.3 Percent People of Color



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HOUSING TENURE AND OCCUPANCY

Information on housing tenure is also found in the 2010 Census data. Owner occupied homes account for 85% of the housing units while the remaining 15% are renter occupied. Owner-occupied housing had a vacancy rate of 1.3% while renter occupied housing had a vacancy rate of 8%. Households within owner occupied housing are larger with 2.45 persons per household versus 2.04 persons per household in rental units.

The majority of rental housing within the City is found in multi-family housing developments. The City saw an upward trend with the transition of owner-occupied housing to rental use in the after the housing crisis in 2006. This trend has stabilized; however, these rental conversions generally took place in older detached single-family residential neighborhoods, townhome and condominium developments.

LENGTH OF RESIDENCE

The 2015 Resident Survey also provided information regarding resident longevity in the community. Of those residents surveyed, 19 percent reported moving to the community within the last five years, while 64 percent had lived here for more than 20 years. The majority of residents, 73 percent, indicated that they would stay within the community for another ten years. Ten percent of residents anticipated moving within the next five years.

The year a householder moves into a dwelling unit is also tracked in the Census data from 2000. This data found that 39.8% of households moved into their dwelling unit during the 1995-2000 time period. Twenty-one percent moved in between 1990 and 1994 and 22.3% moved in between 1980 and 1989. The remaining 16.9% of households moved into their unit prior to 1979.

EDUCATION

Information on the education level of residents is found in the 2015 American Community Survey (ACS) and the 2015 Shoreview *Quality of Life Survey*. The ACS reports that the 2015 school enrollment population for the community was 7,442 individuals. This is broken down further and identifies a preschool population of 400 students, kindergarten through twelfth grade population of 4,040 students and a college level population of 1,313 students. The *Quality of Life Survey* reported that of the households surveyed, 32% had children in school. The school population is served by two public school districts; Mounds View Public Schools (District 621) and Roseville Area Schools (District 623) and two private schools; St. Odilia Catholic School (K-8) and Oak Hill Montessori School (K-8).

Regarding education attainment, the 2015 ACS reported 96.3% of the population 25 years and older were high school graduates or higher and 54.9% received a bachelor's degree or higher.

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OCCUPATION AND INCOME

According to the 2015 *Quality of Life Survey*, the majority of residents within the City (37 percent) identify themselves as owners-managers or professional–technical workers. Clerical–sales workers accounted for 10 percent of all households. Retirees represented an additional 22 percent which has remained stable.

Fifty percent of those surveyed stated that they leave the City to go to work on a daily or regular basis. St. Paul, Minneapolis, and Roseville were the primary destinations for these individuals. Data from the 2000 Census indicates that 85.3% of the working population rely on their own vehicle to drive to work while 8.4% carpool and 1.8% use public transportation. Also, 3.2% of workers reported that they work from home. The mean travel time to work was 22 minutes.

The median household income in 2015 was \$79,252. It is estimated that 5.3% of household are in poverty.

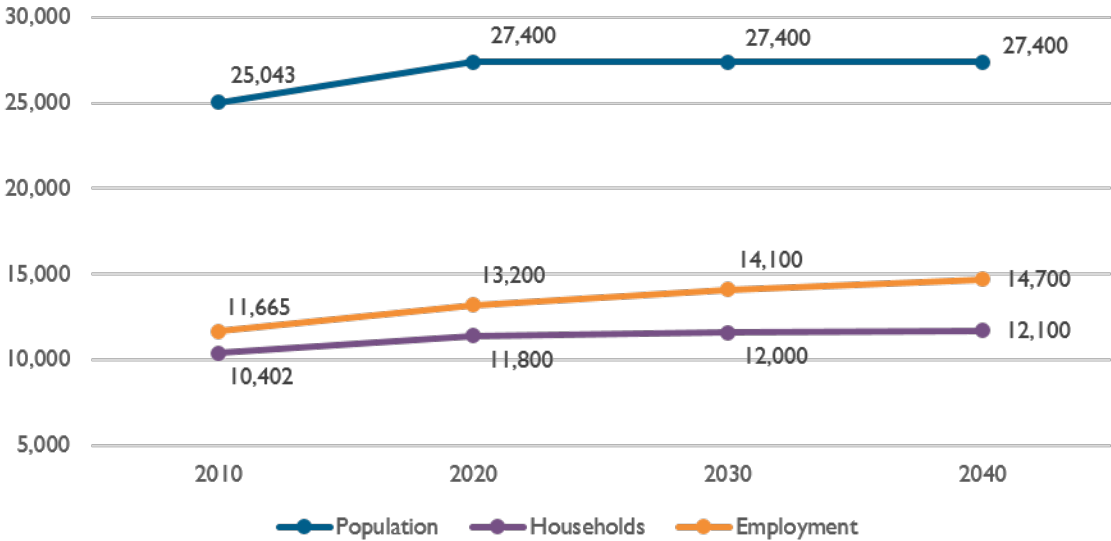
FORECASTED GROWTH

Although Shoreview is almost fully developed, the community will continue to grow over the next twenty years. The population forecasts estimate 27,400 people will live in the City by the year 2040, an increase of about 2,357 people from the year 2010. Although this increase may not seem significant in comparison to the overall population, providing for this growth will be challenging because this growth will take place on infill sites or redevelopment sites. Coupled with this population increase will be 1,698 additional households between the years 2010 and 2040. It is expected that household size will continue the trend decreasing in size with 2.32 persons per household by 2040. Smaller household sizes are indicative of a variety of factors including an aging population, young adults marrying later in life and having fewer children. **Figure 3.6** provides the City's adopted community forecasts from 2010 to 2040.

Employment is also forecasted to increase approximately 3,035 jobs or 26 percent. This employment growth will be challenging to achieve since Shoreview is a fully developed community and employment growth is more dependent on the economic climate than population and household growth. Opportunities for employment growth is present through development in our business parks and redevelopment of under-utilized industrial areas.

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Figure 3.6 Adopted Community Forecasts



Source: US Census