

2. COMMUNITY PROFILE

In order to plan for the future of Arden Hills, it is important to understand where the City has been, where the City is now, and how the City is likely to change. Understanding the history of Arden Hills and the trends that affect the City can provide a basis from which to make better decisions. While the past is not a perfect indicator of future changes, it does give perspective on the status of the community and suggests where Arden Hills may be heading.

Since 2000, population has remained fairly stable, the median household income has remained higher than Ramsey County as a whole, a greater percentage of residents have a higher education, and the number of jobs in the City has remained stable. Arden Hills is a stable community and many residents are choosing to remain in Arden Hills as long as possible. However, high property values and the relative lack of turnover in the housing stock have made it difficult for some younger households to move into the City. Of the thirteen age groupings, seven of them increased and six decreased from 2000 to 2015. The most notable were a 107% increase in the 60-64 age group, and a 52% decrease in the 10-14 age group. Overall, the city saw an increase of 1.5% in total population during that time.

This chapter provides demographic and economic information about Arden Hills and some of the changes the community has seen in the last 10, 20, and 30 years. While there is a tendency to only look within the City borders, Arden Hills is part of a larger metropolitan area of seven counties with 181 cities and townships. Therefore, a comparison of Arden Hills' demographic information to adjacent municipalities, Ramsey County, and the metropolitan area is provided where appropriate. The comparison helps provide context for this Plan and helps explain the role that Arden Hills plays in the larger metropolitan community.

2.1 FORECASTS

The Metropolitan Council prepared population, household, and employment forecasts for all counties, cities, and townships in the metropolitan area. The forecasts were based on anticipated future land uses from previous plans, vacant land that is developable, and other factors. The forecasts provided by the Metropolitan Council are as follows:

Table 2.1 – Forecasts

| | Census | Estimate | Thrive MSP 2040 Forecasts | | |
|-------------------|--------|----------|---------------------------|--------|--------|
| | 2010 | 2015 | 2020 | 2030 | 2040 |
| Population | 9,552 | 9,797 | 10,000 | 12,000 | 13,500 |
| Households | 2,957 | 3,116 | 3,200 | 4,100 | 4,600 |
| Employment | 12,402 | 11,885 | 15,000 | 16,300 | 17,500 |

2.2 POPULATION FORECASTS

Figure 2.1 – 1990 - 2040 Population Change

Source: Metropolitan Council, US Census

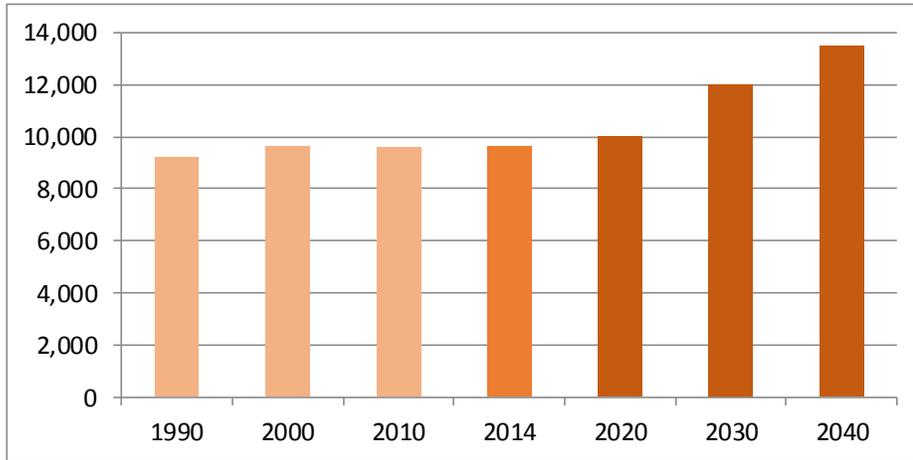


Table 2.2 – Population Change 1970-2040

Source: Metropolitan Council, US Census

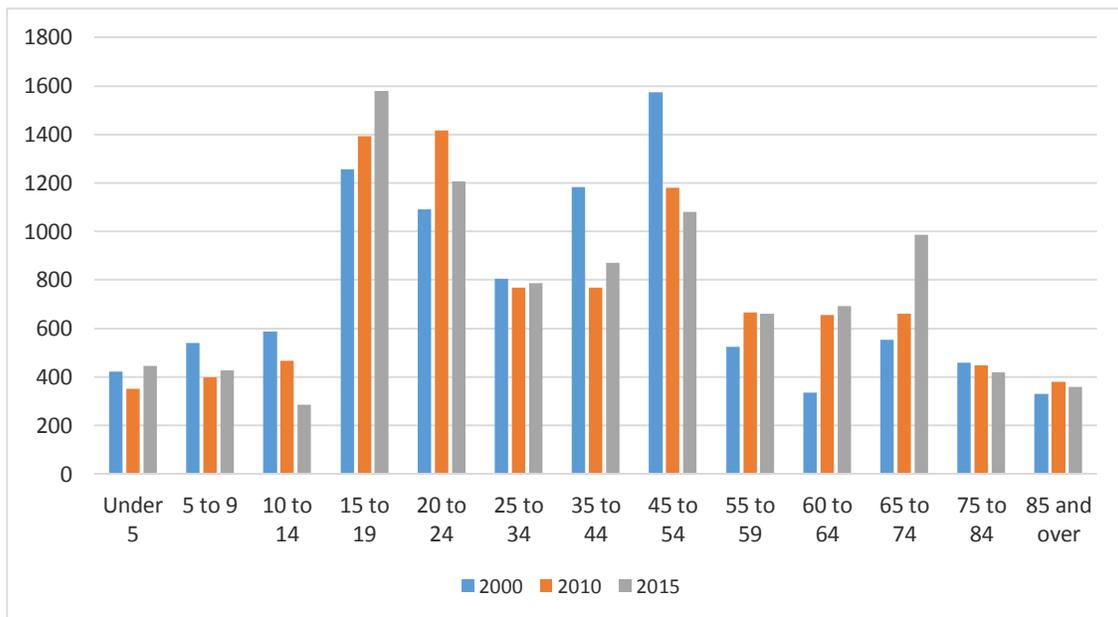
| | 1970 | 1980 | 1990 | 2000 | 2010 | % change 2000-2010 | 2015 Estimate | 2020 | 2030 | 2040 | % change 2010-2040 |
|-----------------------|-----------|-----------|-----------|-----------|-----------|--------------------|---------------|-----------|-----------|-----------|--------------------|
| Arden Hills | 5,149 | 8,012 | 9,199 | 9,652 | 9,552 | -1.04% | 9,797 | 10,000 | 12,000 | 13,500 | 41.33% |
| Mounds View | 10,599 | 12,593 | 12,541 | 12,738 | 12,155 | -4.58% | 12,584 | 12,300 | 12,300 | 12,400 | 2.02% |
| New Brighton | 19,507 | 23,269 | 22,207 | 22,206 | 21,456 | -3.38% | 22,080 | 22,300 | 23,100 | 24,100 | 12.32% |
| Roseville | 34,438 | 35,820 | 33,485 | 33,690 | 33,660 | -0.09% | 34,948 | 33,800 | 34,000 | 34,500 | 2.50% |
| Shoreview | 10,978 | 17,300 | 24,587 | 25,924 | 25,043 | 3.40% | 25,951 | 27,400 | 27,400 | 27,500 | 9.81% |
| Ramsey County | 476,255 | 459,784 | 485,765 | 511,035 | 508,640 | -0.47% | 527,411 | 550,120 | 572,510 | 595,220 | 17.02% |
| 7 county Metro | 1,874,612 | 1,985,873 | 2,288,721 | 2,642,062 | 2,849,567 | 7.85% | 3,005,419 | 3,160,000 | 3,459,000 | 3,738,000 | 31.18% |

Approved: November 2019

- From 2000 to 2010, Arden Hills experienced a slight decline in population. This is consistent with all other communities in the vicinity. However, the Seven County Metro Area grew 7.85% during this same time period.
- The City’s most rapid growth occurred during the 1970s when the City grew by 56 percent.
- The City’s population nearly doubled between 1970 and 2000 when it increased approximately 87 percent.
- Arden Hills is forecasted to experience a 41% jump in population between 2010 and 2040. Most of the projected growth is anticipated to occur on the proposed TCAAP property redevelopment.

Figure 2.2 – Arden Hills Age Distribution 2000, 2010, 2015

Source: US Census & American Community Survey



- The median age of Arden Hills residents has remained stable over the last fifteen years. In the year 2000, it was 36.2. By 2010, it had dropped down to 34.8. The latest population estimates show that it has increased back to 36.7 in the year 2015.
- The proportion of people over age 55 is anticipated to increase greatly from 2000 to 2015, increasing from 23 percent to 32 percent of the population.
- The relatively stable and higher percentage of population in the 18-24 age group from 2000 to 2015 is likely due to the student populations at Bethel University and Northwestern College.

- Except for the 15 – 24 age groups, Arden Hills’ population tended to shift into the older age groups in 2015. This growth in the older age groups, as noted in Figure 2.2, is anticipated to continue.

2.3 HOUSING

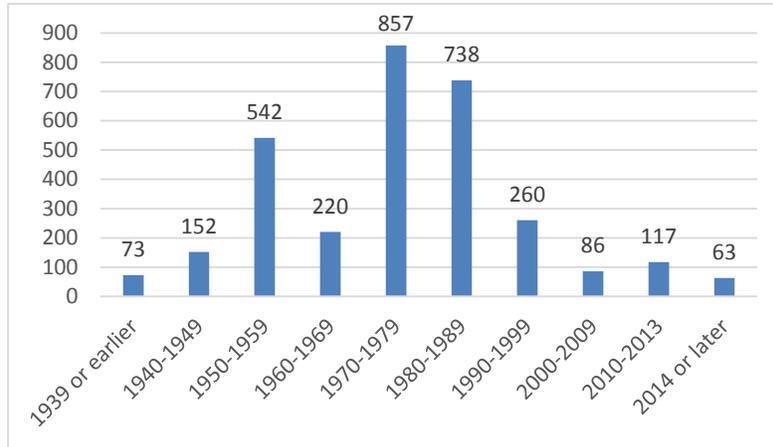
Table 2.3 – Household Forecasts

| | 2000 | 2010 | % change 2000- 2010 | 2020 | 2030 | 2040 | % change 2010- 2040 |
|-----------------------|-------------|-------------|------------------------------------|-------------|-------------|-------------|------------------------------------|
| Arden Hills | 2,959 | 2,957 | -0.07% | 3,200 | 4,100 | 4,600 | 55.56% |
| Mounds View | 5,018 | 4,954 | -1.28% | 5,100 | 5,200 | 5,200 | 4.97% |
| New Brighton | 9,013 | 8,915 | -1.09% | 9,500 | 10,000 | 10,400 | 16.66% |
| Roseville | 14,598 | 14,623 | 0.17% | 15,300 | 15,700 | 16,100 | 10.10% |
| Shoreview | 10,125 | 10,402 | 2.74% | 11,000 | 11,200 | 11,300 | 8.63% |
| Ramsey County | 201,236 | 202,691 | 0.72% | 223,460 | 236,090 | 246,050 | 21.39% |
| 7 county Metro | 1,021,456 | 1,117,749 | 9.42% | 1,257,730 | 1,378,830 | 1,490,470 | 33.35% |

- The forecasted increase in housing units from 2020 to 2040 is largely due to the proposed redevelopment of the TCAAP property.
- The adjacent communities and Ramsey County grew much slower between 1990 and 2000 and are anticipated to grow less than the seven county metropolitan area as a whole, which reflects the highly developed nature of Ramsey County.
- The developed portion of Arden Hills is likely to experience infill development and redevelopment in the coming years, particularly around the lakes.

Figure 2.3 – Age of Housing Stock

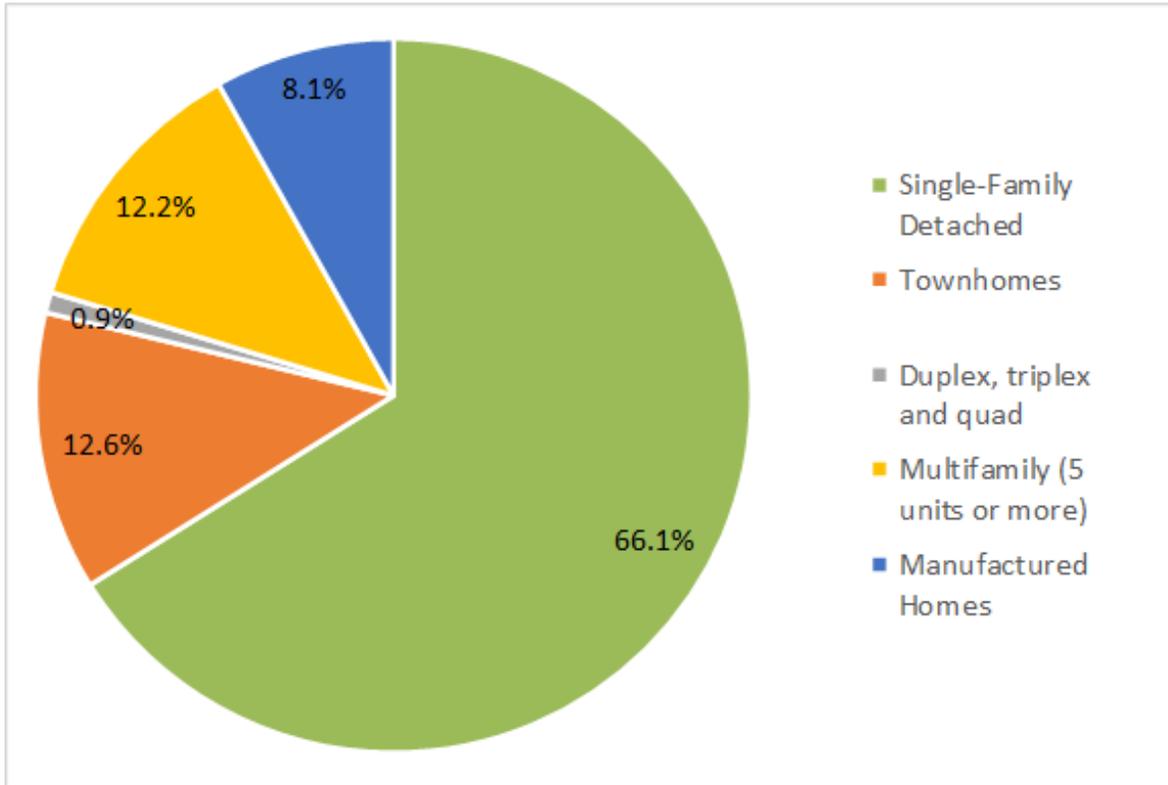
*Does not include the manufactured home community
Source: 2015 ACS



- Most of the housing units in Arden Hills were built between 1970 and 1989.
- Sixty percent of the homes in Arden Hills were built before 1980.
- At nearly 150 homes, more homes were built in 1979 than in any other year.
- There has been a significant drop in the number of housing units constructed as the availability of undeveloped land has significantly decreased.
- The large forecasted increase in housing in Arden Hills is largely focused in the TCAAP redevelopment area.

Figure 2.4 - Housing Type (2015)

Source: Met Council Estimates



- 78.7 percent of the housing in Arden Hills is single-family housing (attached and detached).
- 12.2 percent if the housing in Arden Hills is multi-family housing.
- 8.1 percent of the housing in Arden Hills is manufactured/mobile homes.

Table 2.4 Housing Type (2015)

Source: Met Council Estimates

| Housing Type | Estimate 2015 |
|-------------------------------|---------------|
| Single-Family Detached | 2,114 |
| Townhomes | 404 |
| Duplex, triplex and quad | 30 |
| Multifamily (5 units or more) | 390 |
| Manufactured Homes | 260 |

Chapter seven includes additional housing information.

2.4 EMPLOYMENT & INCOME

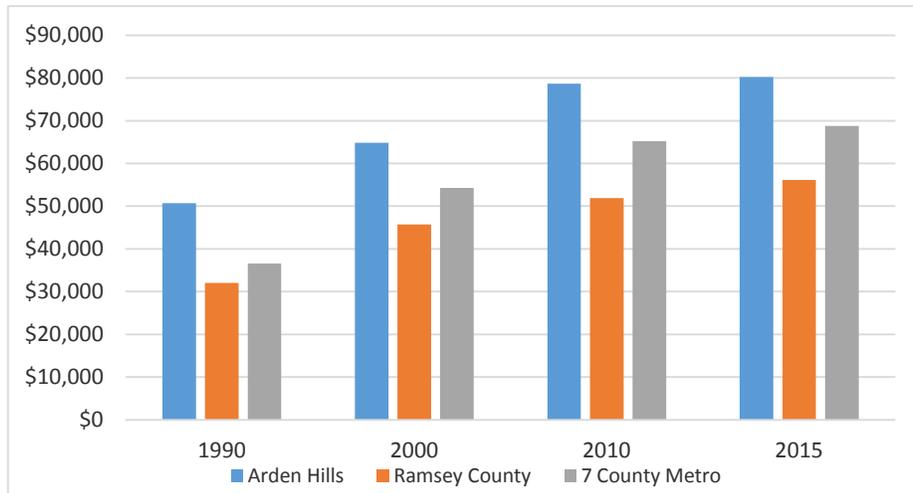
Table 2.5 – Employment Forecasts

| | 1990 | 2000 | 2010 | 2020 | 2030 | 2040 |
|--------------------|--------|--------|--------|--------|--------|--------|
| Arden Hills | 10,929 | 12,429 | 12,402 | 15,000 | 16,300 | 17,500 |
| Mounds View | 3,142 | 4,382 | 6,386 | 6,800 | 7,100 | 7,200 |
| Shoreview | 5,771 | 9,829 | 11,665 | 13,200 | 14,100 | 14,700 |
| Roseville | 33,046 | 39,103 | 35,104 | 37,300 | 38,300 | 39,300 |

- In 2010, Arden Hills had 23 percent more jobs than residents.
- Arden Hills is anticipated to have more jobs than people through 2040.
- Much of the employment growth after 2010 is anticipated to be on the TCAAP property.

Figure 2.5 – Household Income

Source: US Census



- The median household income in Arden Hills in 2015 was \$80,200.
- The Arden Hills median household income was \$64,800 in 2000 (2000 dollars).
- The median household income in Arden Hills is higher than both Ramsey County and the seven county metro area.

2.5 PLACE TO WORK/WORK TO PLACE

Table 2.6 – Top 10 Work Destinations in 2015

| Workplaces | Workers | Percent |
|------------------------|----------------|----------------|
| Minneapolis | 751 | 20.8% |
| St. Paul | 509 | 14.1% |
| Arden Hills | 232 | 6.4% |
| Roseville | 217 | 6.0% |
| Shoreview | 161 | 4.5% |
| New Brighton | 108 | 3.0% |
| Blaine | 106 | 2.9% |
| Bloomington | 99 | 2.7% |
| Fridley | 85 | 2.3% |
| Coon Rapids | 74 | 2.0% |
| Remaining Destinations | 1,260 | 35.0% |
| Total | 3,603 | 100% |

Source: US Census

Table 2.7 – Top 10 Sources of Employees in 2015

| Residences | Workers | Percent |
|-------------------|----------------|----------------|
| St. Paul | 1,150 | 10.6% |
| Minneapolis | 993 | 9.2% |
| Blaine | 580 | 5.4% |
| Shoreview | 517 | 4.8% |
| Brooklyn Park | 377 | 3.5% |
| Coon Rapids | 375 | 3.5% |
| Roseville | 329 | 3.0% |
| Woodbury | 285 | 2.6% |
| Lino Lakes | 258 | 2.4% |
| New Brighton | 242 | 2.2% |
| Remaining Sources | 5,705 | 52.8% |
| Total | 10,811 | 100% |

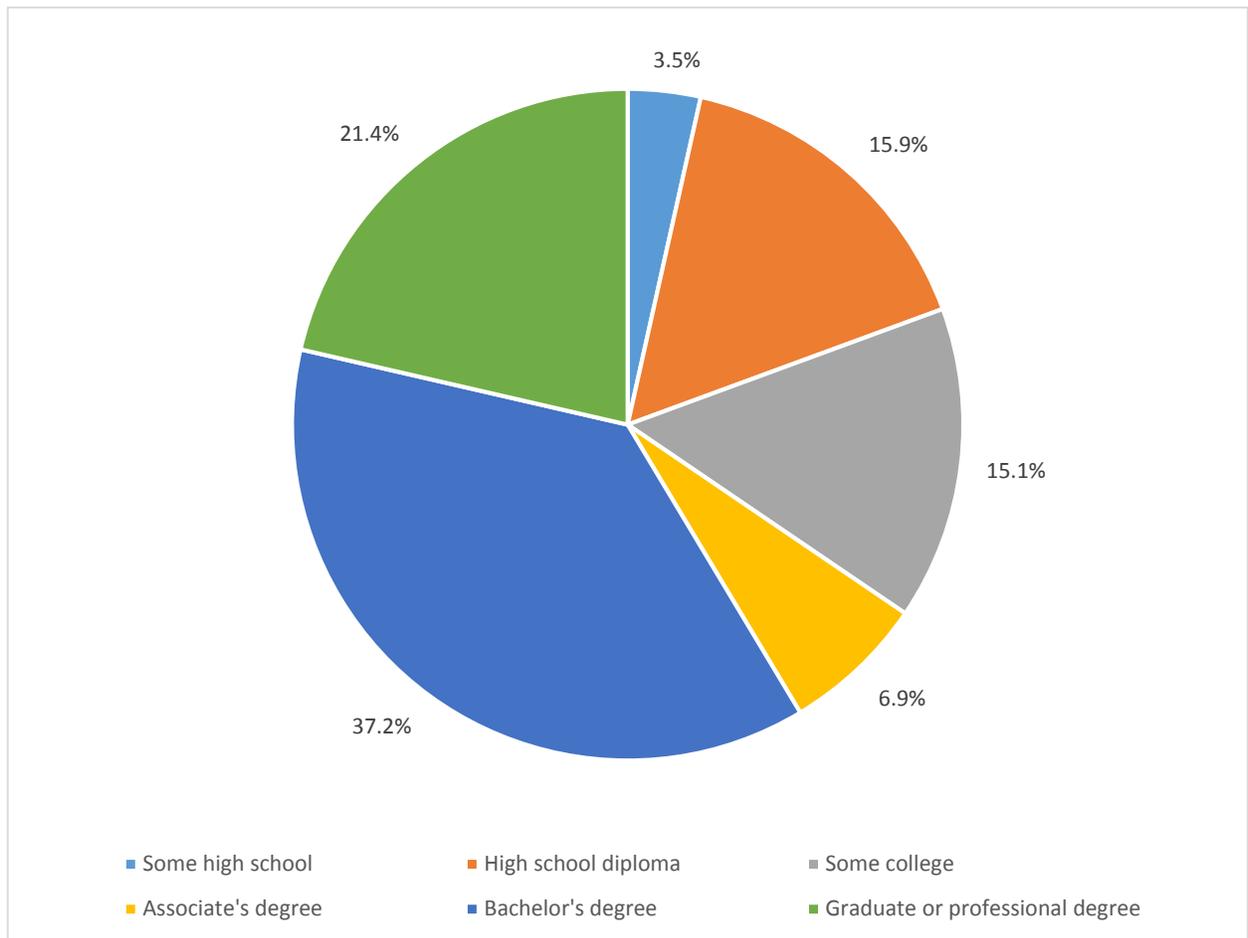
Source: US Census

In 2015, the City had over 7,000 people of working age and approximately, 12,188 jobs. Although the City had almost two jobs for each resident, a majority of people commuted out of the City for employment in 2015 (Table 2.7 and 2.8).

- 232 Arden Hills residents also work in Arden Hills.
- Over 34 percent of residents (of working age) worked in either Saint Paul or Minneapolis (Table 2.6).
- Saint Paul was the largest supply of workers for employers in Arden Hills (Table 2.7).

2.6 EDUCATION

Figure 2.6 – Educational Attainment of the Population 25 Years and Over (2015)



- Over 58 percent of Arden Hills residents have obtained a bachelor’s degree or higher.
- 96.5 percent of Arden Hills residents have obtained at least a High School Diploma.