

COMMUNITY PROFILE

POPULATION

The population of East Grand Forks has been a consistent proportion of the Grand Forks, ND-MN Metropolitan Statistical Area (MSA) population since 1960, floating between 7.8 and 8.7 percent. The MSA includes the Cities of Grand Forks and East Grand Forks, as well as Grand Forks County and Polk County (Figure 1). Decades of population data are provided in Table 1. The population of East Grand Forks grew over the decades from 1960 and peaking at 8,658 per the 1990 Decennial Census. The annual growth rate over the 1980s (0.14 percent) had diminished considerably compared to the previous decade (1.2 percent per year), while remaining positive. The 2000 Decennial Census recorded a drastic population loss of about 13 percent, the cause of which was the Red River flood of 1997. By 2010, the region recovered, and a dike system was in place to increase protection from future flood events. The population estimate from that year's decennial census showed that population had also recovered and then some, rebounding to an estimated population of 8,604.

The Minnesota State Demographic Center publishes annual population estimates for all counties, cities, and township within Minnesota. Their estimate for

Figure 1. City, County, MSA

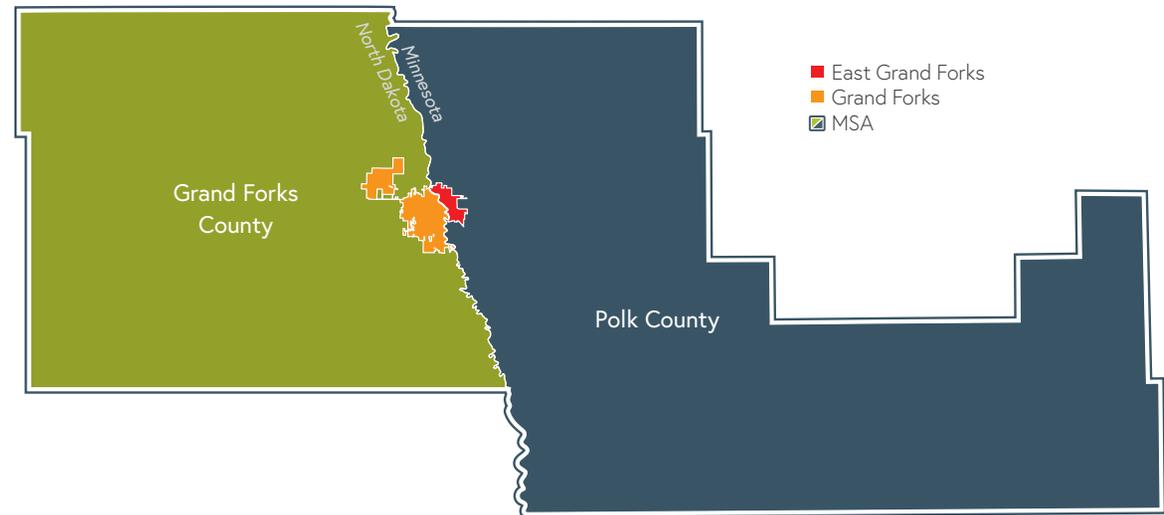


Table 1. East Grand Forks and MSA Historic Population

Year	East Grand Forks				Grand Forks - East Grand Forks MSA				EGF % of MSA Pop.
	Pop.	Change	% Change	Annual Rate	Pop.	Change	% Change	Annual Rate	
1960	6,998	1,949	38.6%	3.86%	84,859	9,511	12.6%	1.26%	8.25%
1970	7,607	609	8.7%	0.87%	95,537	10,678	12.6%	1.26%	7.96%
1980	8,537	930	12.2%	1.22%	100,944	5,407	5.7%	0.57%	8.46%
1990	8,658	121	1.4%	0.14%	103,181	2,237	2.2%	0.22%	8.39%
2000	7,609	-1,049	-12.1%	-1.21%	97,478	-5,703	-5.5%	-0.55%	7.81%
2010	8,604	995	13.1%	1.31%	98,461	983	1.0%	0.10%	8.74%
2018	8,875	31	0.4%	0.05%	102,299	3,838	3.9%	0.49%	8.44%

Source: US Census Bureau (1960 - 2010 populations); PopFinder for Cities and Townships, Minnesota State Demographic Center (2018 population)

Table 2. Population Projections

Year	Historic Average of 0.5%	15 SFR units/year	15 SFR units/year + 40 MFR units/10 years	20 SFR units/year	20 SFR units/year + 40 MFR units/10 years	25 SFR units/year	25 SFR units/year + 40 MFR units/10 years
2018	8,875	8,875	8,875	8,875	8,875	8,875	8,875
2020	8,971	8,971	8,971	8,971	8,971	8,971	8,971
2025	9,177	9,155	9,233	9,216	9,294	9,277	9,355
2030	9,387	9,339	9,417	9,461	9,539	9,584	9,662
2035	9,602	9,522	9,678	9,706	9,862	9,890	10,046
2040	9,822	9,706	9,862	9,951	10,107	10,196	10,352
2045	10,047	9,890	10,124	10,196	10,430	10,502	10,736
2050	10,277	10,074	10,308	10,441	10,675	10,809	11,043

SFR (Single-family Residential) assumes 2.45 pph (Minnesota Demographic State Demographic Center). MFR (Multi-family Residential) assumes 1.95 PPH, which is the SFR amount discounted by 0.5 PPH.

East Grand Fork's population in 2018 was 8,875. Population data developed by Esri shows an estimated 2020 population of about 8,971, which is used for the population projections shown in **Table 2**. The annual growth rate from 2010 to 2018 nearly plateaued at about 0.05 percent, a rate lower than that of the 1980s. The MSA, on the other hand, experienced a larger rate of growth (about 0.5 percent), which indicates that other areas in the region are experiencing higher demand.

Population Projections

The estimated 2018 population for East Grand Forks was projected out to 2050 using different projection approaches, the results of which are shown in

Table 2 above. The second column shows a population projection based on the historic annual growth rate as determined by averaging the annual growth rates shown in **Table 1**, minus the 1960 population count. The average annual growth rate is approximately 0.5 percent, which results in a projected 2050 population of 10,277.

The next six columns apply a different projection approach, the basis for which relies on building permit data for the years 2010 to 2017 and persons per household averaged over the past two decades. From 2010 to 2017, the City issued 129 building permits for single-family homes; no permits were issued for multi-family development.

This total number of permits for single-family homes averages to about 16 per year. The average occupancy of units, or persons per household (PPH), was calculated using data from the Minnesota State Demographic Center. Averaging the available data from the years 2000 to 2020 results in an average occupancy of 2.45 PPH.

The projection approach shown in **Table 2** applies six different scenarios to calculate the 2050 population. It starts with the assumption that 15 single-family homes will be built per year from 2020 to 2050. When average occupancy is factored into that assumed development pattern, the 2050 population is 10,074.

The next column adds population growth from prospective multi-family development that would occur every 10 years starting in 2025. This development is assumed to yield 40 units each decade. The average occupancy for multi-family development is estimated to be about 1.95 PPH, which is the figure for a single-family home discounted by 0.5 PPH to account for the lower average occupancy seen in multi-family dwelling units.

The next four columns carry this projection approach forward, but examine different scenarios that assume an increased number of single-family homes produced each year.

AGE DISTRIBUTION

2010 vs. 2018

The population within the 45-54 age cohort fell the greatest between 2010 and 2018, closely trailed by the 15-19 cohort (**Figure 2**). However, the 2018 population for the 55-64 cohort suggests that majority of the younger 2010 age group could have simply survived over the eight years and remained in East Grand Forks.

Populations within cohorts 10-14, 15-19, and 20-24 decreased over the eight-year period. Of those three, 15-19 saw the greatest decrease. This last age group typically contains most those persons pursuing college or other opportunities, sometimes outside their hometown. Simultaneously, the population within the 20-24 cohort decreased from 2010 to 2018, and those between ages 25 to 34 increased within that same time. A possible explanation for these changes is that some of those college-bound students may not be returning right away after finishing a four-year program, are pursuing more education/work experience outside of the City, or are

taking longer to obtain a four-year degree at those other locations.

The proportion of persons aged 5 years or younger increased over the eight years, which may be a result from improving economic conditions, providing greater financial stability to have children and expand families.

Male vs. Female

When observing 2018 Male-vs-Female population data (**Figure 3**), Baby Boomers (ages 54 to 72) and Echo Boomers (ages 22 to 37) compose a majority of the City's population. Their impact is observed within the bulging portions of population pyramid.

The population of males is greater than the females for those cohorts 24-years-old and younger. This phenomenon reverses for ages 25 and older. Another observation is that, consistent with broadly observed population patterns, females are outliving males. For instance, females within the 75-plus age group have a population that is almost twice that of their male counterparts.

Figure 2. 2010 and 2018 Age Cohort Distribution

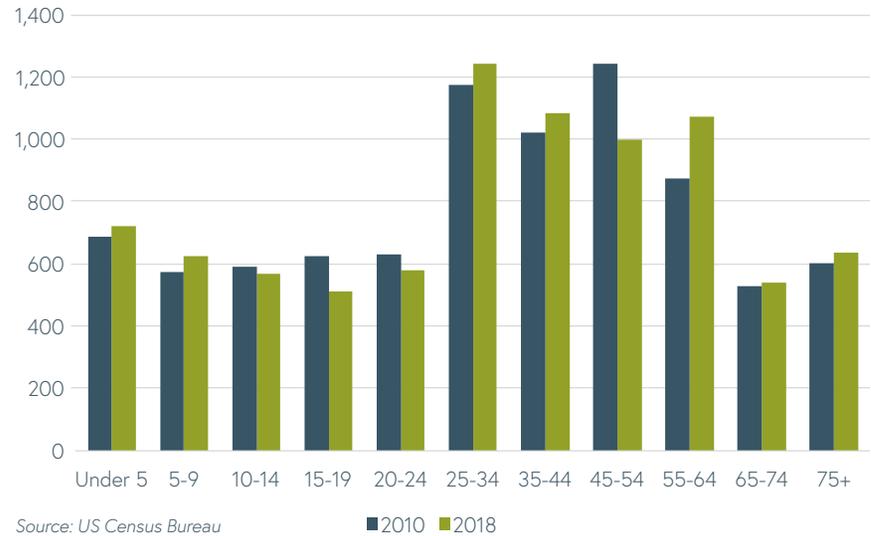


Figure 3. 2018 Population Pyramid

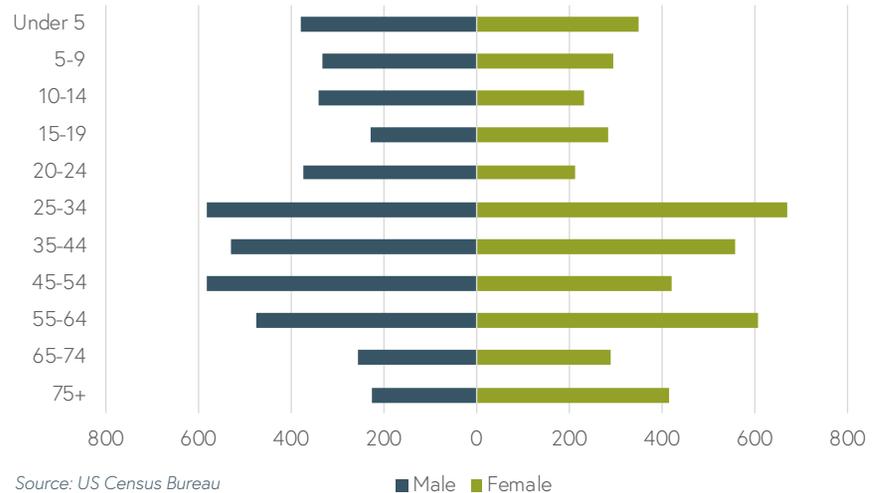
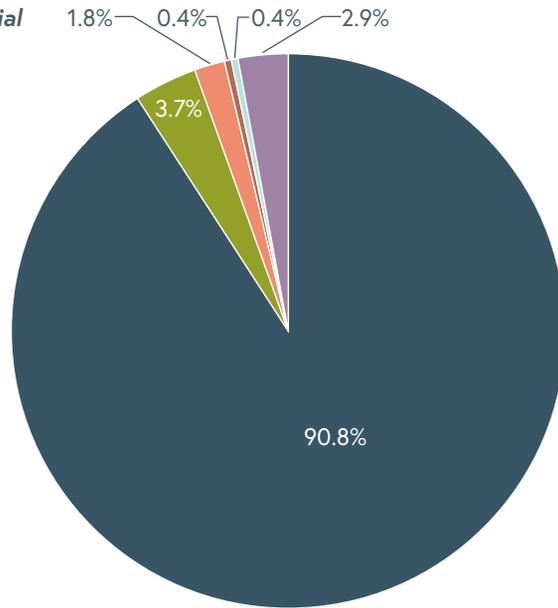


Figure 4. 2018 ACS Racial Composition

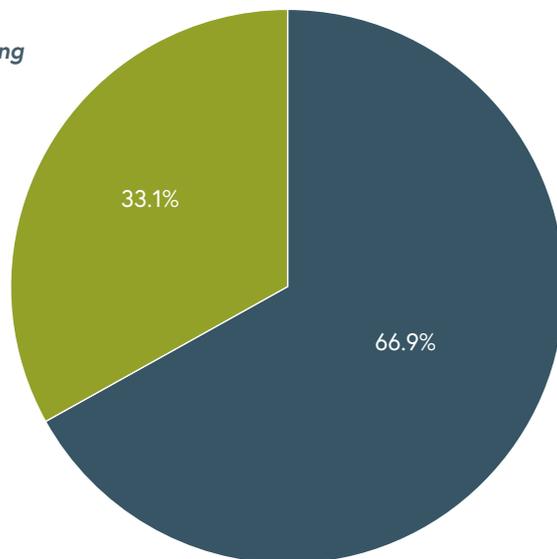
- White
- Black
- Native American
- Asian
- Other Race
- Two or More Races



Source: US Census Bureau

Figure 5. Owner versus Renter Occupied Housing

- Owner Occupied
- Renter Occupied



Source: US Census Bureau

Racial Composition

The population of East Grand Forks is predominantly White, making up about 91 percent of the population (**Figure 4**). Comparing estimates from 2010 Decennial Census to the 2018 ACS 5-year Estimate, the racial category that experienced the greatest change was Black, the population of which grew by almost 200 percent. However, the population of persons that identified as Black was only 3.7 percent of the total population in 2018. The categories, Native American and Asian, saw their populations decrease over the eight years. The population of those that identified as Other decreased by 174 percent, from 208 in 2010 to 34 in 2018. Either the population from that racial category left the City, or those surveyed for the 2018 ACS identified with other racial category options.

HOUSEHOLDS

Owners vs. Renters

The total amount of occupied units experienced little change from 2010 to 2018 (**Figure 5**). The figures for the City and the MSA increased but decreased at the county level. Those modest changes resulted in

more owner-occupied housing units for each geographic level. In 2018, approximately two thirds of occupied housing units in East Grand Forks are owner-occupied, the remainder being renter-occupied. Polk County was estimated to have a have an even higher share of owner-occupied housing units (about 72 percent). This observation is understandable given the greater concentration of college students, a highly transient population, residing in East Grand Forks.

Vacancy Rate

In 2018, most housing units (93.6 percent) within East Grand Forks were occupied. Data from 2010 to 2018 shown in **Figure 6** shows that the vacancy rate increased from 3.8 percent to 6.4 percent, but this increase only represents about 102 housing units out of 3,737. This amount of vacancy is not detrimental to the City as some vacancy is actually beneficial. It gives the City the room to address small fluctuations in the population, allowing the City to absorb new residents easier than otherwise. It also can benefit residents that need flexibility in living situations and to move internally within

Table 3. 2018 Household Size

(ACS five-year estimate)

Household Size	Total Households	% of Total Households
1-person	1,310	37.5%
2-person	972	27.8%
3-person	436	12.5%
4-person	363	10.4%
5-person	339	9.7%
6-person	35	1.0%
7-or-more	42	1.2%
Total	3,497	100.0%

Source: US Census Bureau

the City, whether it is for locating closer to a destination, upgrading housing, or to handle other life events.

Household Size

Per the U.S. Census Bureau, "a household includes all the persons who occupy a housing unit as their usual place of residence" and the average number of persons occupying the housing unit is household size. A household may be a single family, one person living alone, two or more families living together, and other non-family living arrangements, such as two or more unrelated individuals. In 2018, one-person and two-person households were about two-thirds of all households in the City (Table 3). From 2010 to 2018, one-person households

increased the most in absolute terms, from 1,002 to 1,310. Five-person households saw the greatest rate of growth (52 percent) from that eight-year period. By 2018, there were 206 less two-person households, which may be due to family size changes from death, divorce, and/or offspring. It may also result from households with multiple unrelated individuals shifting to living alone. These observations suggest trends that impact the supply of various housing types. The growth in one-person households means that there could be growing demand for housing that has a smaller footprint, whether as a detached house or one unit as part of a multi-unit development.

Figure 6. 2018 Vacancy Rate

- Occupied Units
- Vacant Units

Source: US Census Bureau

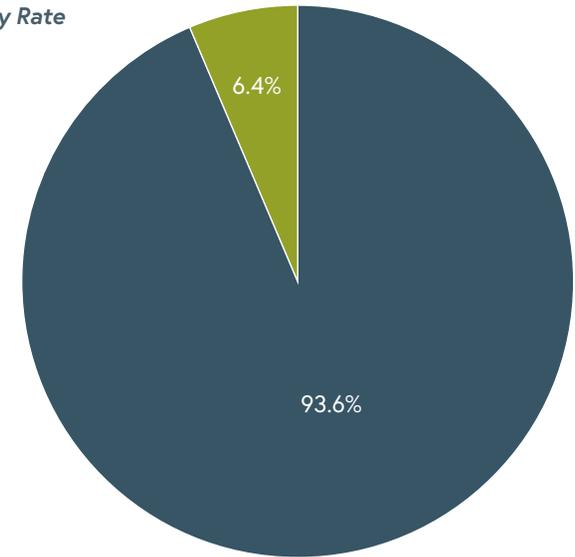
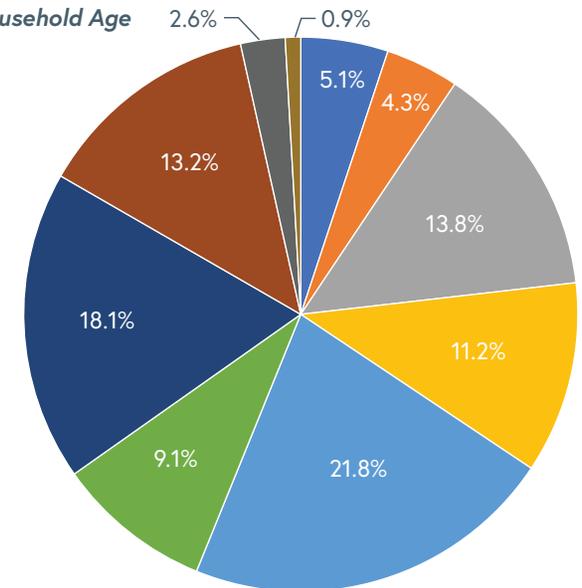


Figure 7. 2018 ACS Household Age in East Grand Forks

- 1939 or earlier
- 1940 to 1949
- 1950 to 1959
- 1960 to 1969
- 1970 to 1979
- 1980 to 1989
- 1990 to 1999
- 2000 to 2009
- 2010 to 2013
- 2014 or later

Source: US Census Bureau



Household Condition

The number of houses shown in **Figure 7** were segregated by the year they were built to illustrate the distribution of the age of housing structures within the City. This data assumes that all houses are in livable condition and it should not be assumed that the older a house is, the worse its condition.

ECONOMY

Household Income

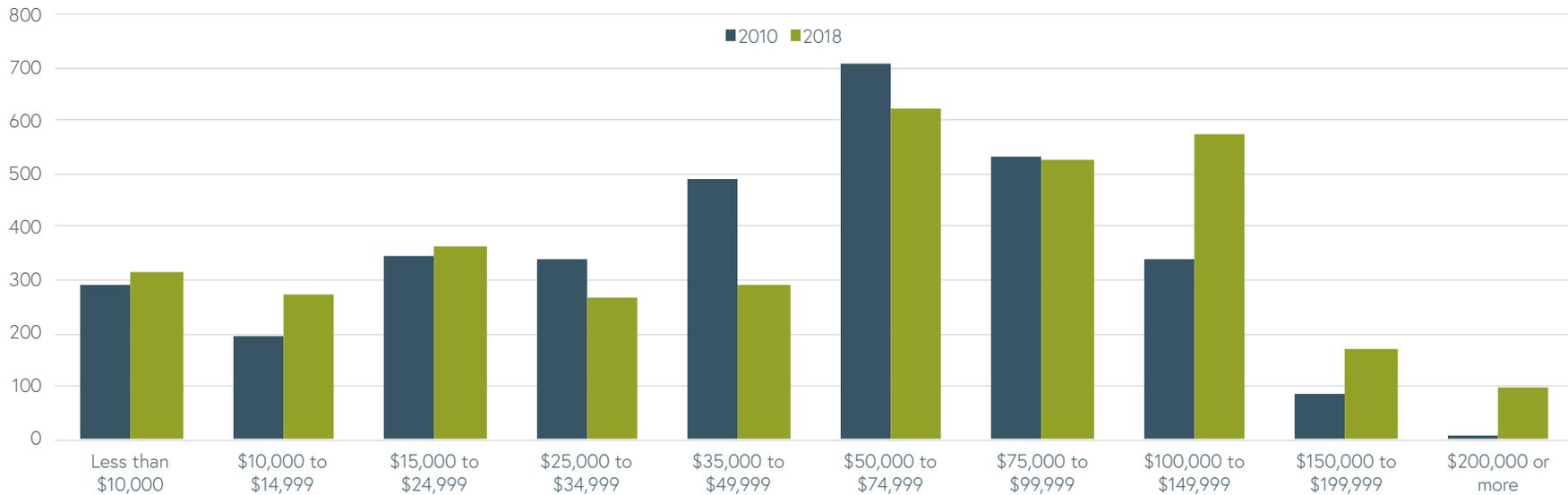
As shown in **Figure 8**, the City got wealthier from 2010 to 2018 as both median and mean household income grew. However, the number of households with annual incomes below \$25,000 also increased over that same period. Approximately half of households earned \$50,000 or less in 2010; more than half (about 57 percent) were earning \$50,000 or more in 2018. The household

income range that grew the most of those eight years was \$100,000 to \$149,999, increasing by 240 households from 337 in 2010. The number of households with incomes between \$25,000 to \$99,999 decreased from 2010 to 2018. This trend suggests that there is a growing gap between low- and high-income households, and greater skewing to higher incomes as number of households earning more than \$100,000 increased.

Average Wage

Data for average wage was sourced from the latest Quarterly Census of Employment and Wages (QCEW) conducted by the Minnesota Department of Employment and Economic Development. However, the QCEW only provides average weekly wage. To obtain the average hourly wage shown in **Figure 9**, the weekly wage was divided by 40, referring to the 40 hours a week for a full-time equivalent employee. At the city level,

Figure 8. 2010 and 2018 ACS Household Income



Source: US Census Bureau

each year from 2010 to Quarter 1 of 2020 saw modest hourly wage gains with one notable exception. The year 2014 saw the greatest hourly gain (11 percent) than all other years over the decade. The growth in average hourly wage started to stagnate in 2015 up until 2018. In 2019, there was a modest increase from \$15.95 an hour to \$16.43. Polk County outperformed the City with respect to growth of average hourly wage, starting at \$14.95 in 2010 and ending with \$20.40 in Q1 of 2020.

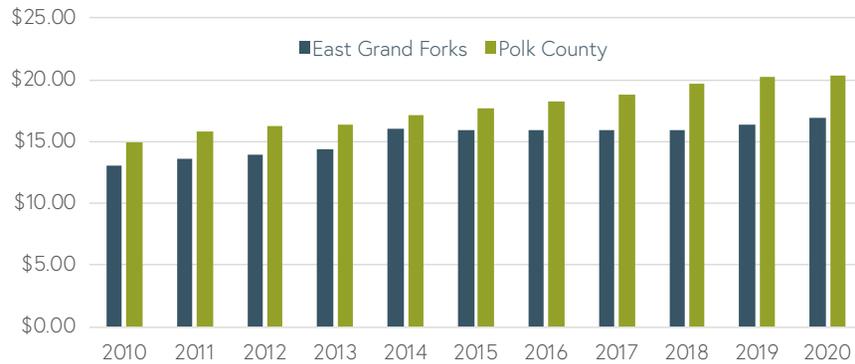
Employment

Data from years 2010 to 2018 were examined to understand employment trends in East Grand Forks. The ACS collects employment status information from the population aged 16 years or older. Analysis of that data distinguishes between those categorized as "not in labor force" from those that are "unemployed." "Not in labor force" should not be confused with the "unemployed" population as it includes individuals who are

retired, students, beyond working age, disabled, stay-at-home parents, or have chosen not to seek employment for a different reason. "Unemployed," on the other hand, refers to jobless people actively seeking employment. The amount of the City's population not in the labor force in 2018 was about 30 percent. Observing ACS data since 2010, minus years 2015 and 2016 due to unavailability of data, labor force participation has stuck around 70 percent, sticking within a

range of 2 percentage points around that participation rate. Looking at data from 2010 to 2018, the City's unemployment rate dropped from its high of 8.3 percent to 2.2 percent in 2014. In 2010, the City was still climbing its way out of the depression in 2008, hence the high unemployment rate. This rate increased from 2.7 percent in 2017 to 3.2 percent in 2018. The City was still performing better in 2018 compared to the MSA, which had an unemployment rate of 4.6 percent.

Figure 9. Average Hourly Wage 2010 to 2020 Q1



Source: QCEW, Minnesota Department of Employment and Economic Development

Table 4. Low to Moderate Income Populations

Income to Poverty Ratio	Population	% of Total Populations
Under .50	551	6.4%
.50 to .99	613	7.1%
1.00 to 1.24	329	3.8%
1.25 to 1.49	330	3.8%
1.50 to 1.84	270	3.1%
Total	2,093	24.2%

Source: US Census Bureau

Low- to Moderate-Income Populations

To understand the income level and poverty status of households in East Grand Forks, this analysis examines the income-to-poverty ratio measured by the Census (**Table 4**). This metric compares a household's income to a predetermined dollar amount developed by the Census that represents the threshold below which households are considered to be in poverty. This threshold changes with household size and composition and is also a pre-tax amount that does not account for all sources of income. Therefore, it is better to view it as a "statistical yardstick" and not a complete picture of a household's needs. The population with ratios below 1 is considered to be in poverty; those above 2 suggest a healthy income. The Grand Forks-East Grand Forks Metropolitan Planning Organization has identified that population whose ratios are lower than 1.84 to be low- to moderate-income. Employing this methodology, nearly a quarter of the population in 2018 was low- to moderate-income and about 13.5 percent of the population of East Grand Forks was in poverty.

Two maps were extracted from the 2045 Land Use Plan for reference: the Future Land Use Plan and Phasing Plan. The future land use plan provides a future land use designation for more area than is needed to accommodate the projected growth within the planning horizon. The phasing plan complements the future land use plan by guiding implementation of the planned land uses over the 30-year horizon.