

APPENDIX C:
Summary Background Report



City of Brooklyn Center

2040 Comprehensive Plan Update

Appendix C: Background Information

2018



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SOCIO-ECONOMIC CONDITIONS

The following section presents demographic and economic data for the City of Brooklyn Center. This data provides an understanding of key trends that influence land use and other important community systems. In many of the exhibits included in this section, additional data is also presented for Hennepin County and the 7-County Twin Cities Metropolitan Area. This additional data is intended to provide greater context to trends and patterns that likely extend well beyond Brooklyn Center's border but nevertheless impact the community.

Metropolitan Council Forecasts

The Metropolitan Council prepares socio-economic forecasts for each community within the 7-County metropolitan area. These forecasts are meant to inform every element of the comprehensive plan.

The table and chart present data on the historic and forecasted growth trends for Brooklyn Center, Hennepin County, and metro area through 2040. In a departure from historic growth patterns, the Metropolitan Council anticipates Brooklyn Center will increase its number of persons and households by 4-7% each decade through 2040. Because Brooklyn Center is fully developed, new household growth will require a thoughtful approach as to where and how redevelopment will occur within the City.

Table SE-1: Population and Household Growth Trends 1970-2040

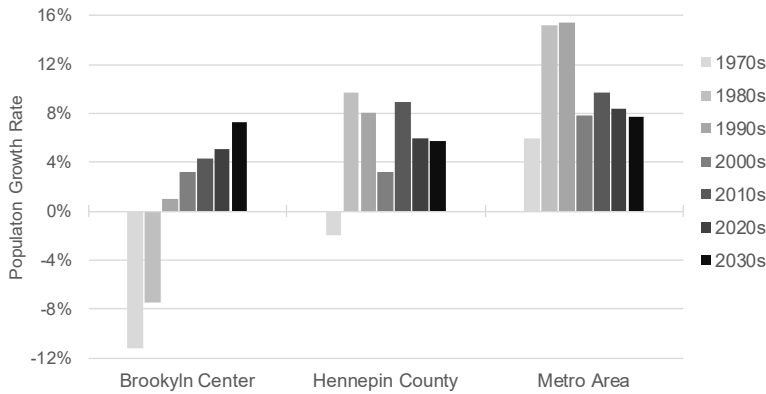
Geography	1970	1980	1990	2000	2010	Estimate	----- Met Council Forecast -----		
						2016	2020	2030	2040
Population									
Brooklyn Center	35,173	31,230	28,886	29,172	30,104	31,231	31,400	33,000	35,400
Hennepin County	960,080	941,411	1,032,431	1,116,200	1,152,425	1,237,560	1,255,220	1,329,580	1,406,640
7-County Metro Area ¹	1,874,380	1,985,873	2,288,721	2,642,062	2,849,567	3,041,195	3,127,660	3,388,950	3,652,060
Percent Change									
Brooklyn Center	--	-11.2%	-7.5%	1.0%	3.2%	--	4.3%	5.1%	7.3%
Hennepin County	--	-1.9%	9.7%	8.1%	3.2%	--	8.9%	5.9%	5.8%
7-County Metro Area ¹	--	5.9%	15.3%	15.4%	7.9%	--	9.8%	8.4%	7.8%
Households									
Brooklyn Center	9,151	10,751	10,751	11,430	10,756	11,042	11,300	12,300	13,300
Hennepin County	309,708	365,536	419,060	456,129	475,913	511,518	528,090	566,360	600,730
7-County Metro Area ¹	573,582	721,444	875,504	1,021,456	1,117,749	1,192,364	1,256,580	1,378,470	1,491,780
Percent Change									
Brooklyn Center	--	17.5%	0.0%	6.3%	-5.9%	--	5.1%	8.8%	8.1%
Hennepin County	--	18.0%	14.6%	8.8%	4.3%	--	11.0%	7.2%	6.1%
7-County Metro Area ¹	--	25.8%	21.4%	16.7%	9.4%	--	12.4%	9.7%	8.2%

¹ 7-County metro area, which includes the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington

Sources: US Census; Metropolitan Council



Figure SE-1: Population Growth Rates 1970-2040



Sources: US Census; Metropolitan Council

Age Distribution

The age profile of a community has important ramifications on demand for housing, goods and services, and social cohesion. The following table and two figures present data on the age profile of Brooklyn Center, Hennepin County, and the metro area. Unlike the broader region, in which the population continues to age rapidly, Brooklyn Center’s population grew younger between 2000 and 2010, and has stayed relatively stable since 2010. This is largely due to a significant increase in people age 25 to 34, many of which are starting families and having children. Increases in the number of young families place demands on schools, housing affordability, and the types of retail goods and services needed.

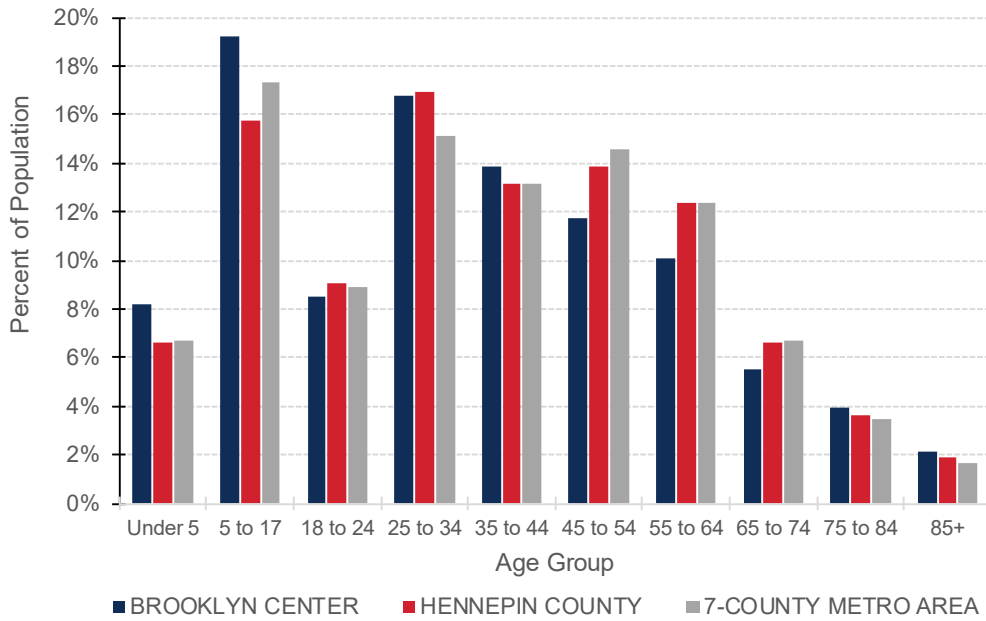
Table SE-2: Age Distribution of the Population 2000-2016

Age Group	2000	2010	2016	Change 2000-2016		Distribution		
				No.	Pct.	2000	2010	2016
BROOKLYN CENTER								
Under 5	1,957	2,674	2,552	595	30.4%	6.7%	8.9%	8.2%
5 to 17	5,353	5,628	6,011	658	12.3%	18.3%	18.7%	19.2%
18 to 24	2,805	3,056	2,657	-148	-5.3%	9.6%	10.2%	8.5%
25 to 34	4,330	4,768	5,244	914	21.1%	14.8%	15.8%	16.8%
35 to 44	4,451	3,681	4,336	-115	-2.6%	15.3%	12.2%	13.9%
45 to 54	3,395	3,817	3,669	274	8.1%	11.6%	12.7%	11.7%
55 to 64	2,374	2,822	3,149	775	32.7%	8.1%	9.4%	10.1%
65 to 74	2,428	1,653	1,718	-710	-29.2%	8.3%	5.5%	5.5%
75 to 84	1,569	1,377	1,222	-347	-22.1%	5.4%	4.6%	3.9%
85+	510	628	673	163	31.9%	1.7%	2.1%	2.2%
Total	29,172	30,104	31,231	2,059	7.1%	100.0%	100.0%	100.0%
<i>Median Age</i>	<i>35.3</i>	<i>32.6</i>	<i>32.8</i>	<i>-2.5</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
HENNEPIN COUNTY								
Under 5	73,261	76,236	81,745	8,484	11.6%	6.6%	6.6%	6.6%
5 to 17	194,241	185,109	194,733	492	0.3%	17.4%	16.1%	15.7%
18 to 24	108,767	113,551	112,439	3,672	3.4%	9.7%	9.9%	9.1%
25 to 34	183,860	187,523	209,948	26,088	14.2%	16.5%	16.3%	17.0%
35 to 44	191,872	154,304	162,590	-29,282	-15.3%	17.2%	13.4%	13.1%
45 to 54	156,068	171,130	172,004	15,936	10.2%	14.0%	14.8%	13.9%
55 to 64	85,773	133,758	153,315	67,542	78.7%	7.7%	11.6%	12.4%
65 to 74	59,737	66,516	82,421	22,684	38.0%	5.4%	5.8%	6.7%
75 to 84	44,942	42,476	44,595	-347	-0.8%	4.0%	3.7%	3.6%
85+	17,679	21,822	23,771	6,092	34.5%	1.6%	1.9%	1.9%
Total	1,116,200	1,152,425	1,237,560	121,360	10.9%	100.0%	100.0%	100.0%
<i>Median Age</i>	<i>34.9</i>	<i>35.9</i>	<i>36.1</i>	<i>1.2</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
7-COUNTY METRO AREA								
Under 5	188,236	194,329	200,616	12,380	6.6%	7.1%	6.8%	6.7%
5 to 17	509,298	506,631	519,966	10,668	2.1%	19.3%	17.8%	17.3%
18 to 24	244,226	263,462	267,717	23,491	9.6%	9.2%	9.2%	8.9%
25 to 34	411,155	420,311	454,518	43,363	10.5%	15.6%	14.7%	15.1%
35 to 44	469,324	391,324	396,260	-73,064	-15.6%	17.8%	13.7%	13.2%
45 to 54	363,592	440,753	438,335	74,743	20.6%	13.8%	15.5%	14.6%
55 to 64	200,980	326,007	371,486	170,506	84.8%	7.6%	11.4%	12.4%
65 to 74	130,615	163,425	201,165	70,550	54.0%	4.9%	5.7%	6.7%
75 to 84	90,292	97,442	104,920	14,628	16.2%	3.4%	3.4%	3.5%
85+	34,338	45,883	50,435	16,097	46.9%	1.3%	1.6%	1.7%
Total	2,642,056	2,849,567	3,005,419	363,363	13.8%	100.0%	100.0%	100.0%
<i>Median Age</i>	<i>34.2</i>	<i>36.0</i>	<i>36.5</i>	<i>2.3</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>

Sources: US Census; Metropolitan Council; Perkins+Will



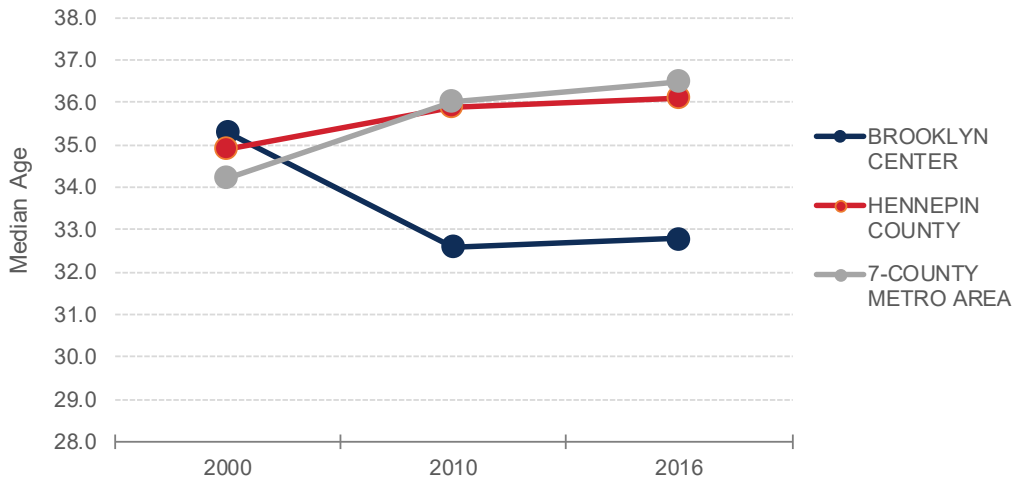
Figure SE-2: Age Distribution of the Population 2015



Sources: US Census; Metropolitan Council

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Figure SE-3: Median Age 2000-2016



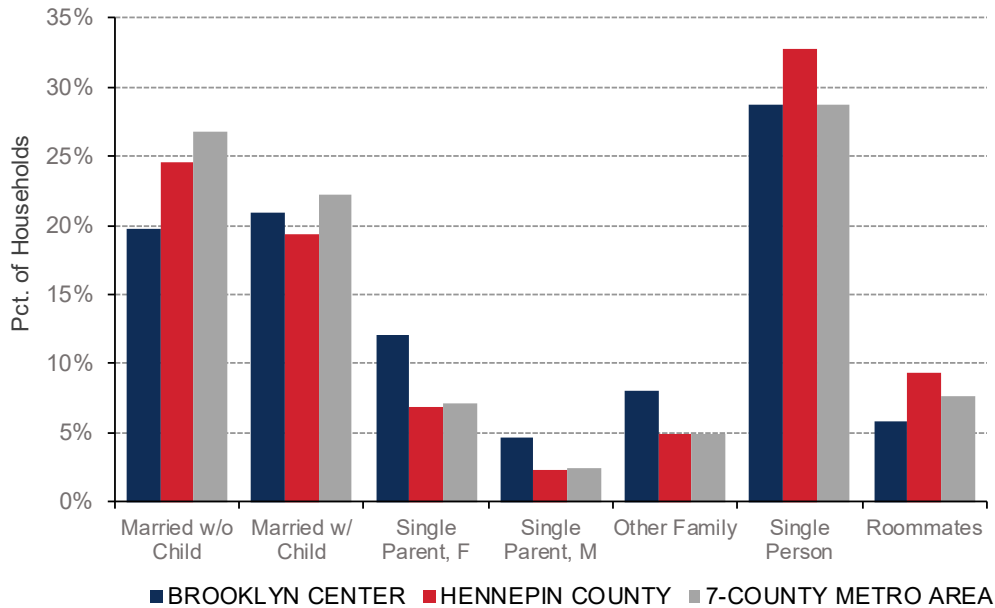
Sources: US Census; Metropolitan Council; Perkins+Will

Household & Family Type

Changing family and household structures can also have a profound effect on housing and other community needs. For example, decreasing household size has a direct impact on the amount of housing a household needs. Also, the presence of children not only impacts local schools and parks, but also the types of retailers that can be supported and the nature of housing demanded.

Since 2010, the number of households with children in both single-parent and married couple households has been growing significantly. Meanwhile, the trend among households without children, especially married couples (i.e., empty-nesters) has been on the decline. The percentage of households with children is approaching 40%, which is well above the rate in the County and the metro area.

Figure SE-4: Household and Family Types 2016



Sources: US Census; Metropolitan Council; Perkins+Will



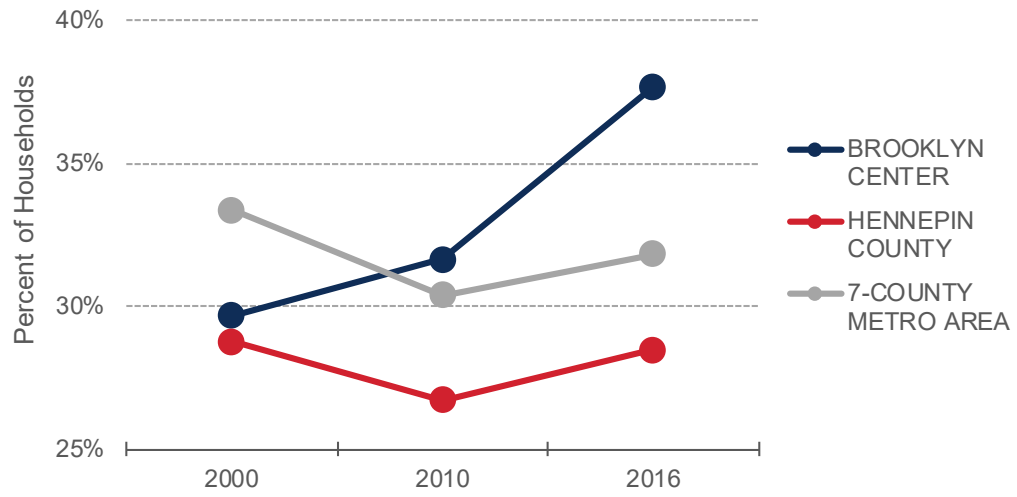
Table 3: Household Type 2000-2016

Household Type	2000	2010	2016	Change '10-'16		Distribution		
				Number	Percent	2010	2016	Change
BROOKLYN CENTER								
Married, no children	3,149	2,487	2,176	-311	-12.5%	23.1%	19.7%	-3.4%
Married, children	2,148	1,861	2,312	451	24.2%	17.3%	20.9%	3.6%
Single Parent, F	963	1,181	1,336	155	13.1%	11.0%	12.1%	1.1%
Single Parent, M	280	362	514	152	42.0%	3.4%	4.7%	1.3%
Other family*	842	1,119	882	-237	-21.2%	10.4%	8.0%	-2.4%
Single Person	3,218	2,978	3,174	196	6.6%	27.7%	28.7%	1.1%
Roommates	830	768	649	-119	-15.5%	7.1%	5.9%	-1.3%
Total Households	11,430	10,756	11,042	286	2.7%	100%	100%	0%
HENNEPIN COUNTY								
Married, no children	111,018	116,099	125,713	9,614	8.3%	24.4%	24.6%	0.2%
Married, children	95,469	89,084	98,819	9,735	10.9%	18.7%	19.3%	0.6%
Single Parent, F	28,322	29,334	35,391	6,057	20.6%	6.2%	6.9%	0.8%
Single Parent, M	7,471	8,841	11,565	2,724	30.8%	1.9%	2.3%	0.4%
Other family*	25,023	29,527	24,808	-4,719	-16.0%	6.2%	4.8%	-1.4%
Single Person	145,086	155,807	167,676	11,869	7.6%	32.7%	32.8%	0.0%
Roommates	43,740	47,221	47,545	324	0.7%	9.9%	9.3%	-0.6%
Total Households	456,129	475,913	511,518	35,605	7.5%	100%	100%	0%
7-COUNTY METRO AREA								
Married, no children	263,626	298,723	318,955	20,232	6.8%	26.7%	26.7%	0.0%
Married, children	256,655	244,687	265,418	20,731	8.5%	21.9%	22.3%	0.4%
Single Parent, F	65,606	71,417	85,260	13,843	19.4%	6.4%	7.2%	0.8%
Single Parent, M	18,640	23,710	28,905	5,195	21.9%	2.1%	2.4%	0.3%
Other family*	53,632	68,959	59,035	-9,924	-14.4%	6.2%	5.0%	-1.2%
Single Person	281,086	319,030	343,158	24,128	7.6%	28.5%	28.8%	0.2%
Roommates	82,209	91,223	91,633	410	0.4%	8.2%	7.7%	-0.5%
Total Households	1,021,454	1,117,749	1,192,364	74,615	6.7%	100%	100%	0%

* Other Family households can consist of households with adult siblings, parents with adult children, or householders with parents

Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-5: Households with Children 2000-2016



Sources: US Census; Metropolitan Council; Perkins+Will



Poverty Level

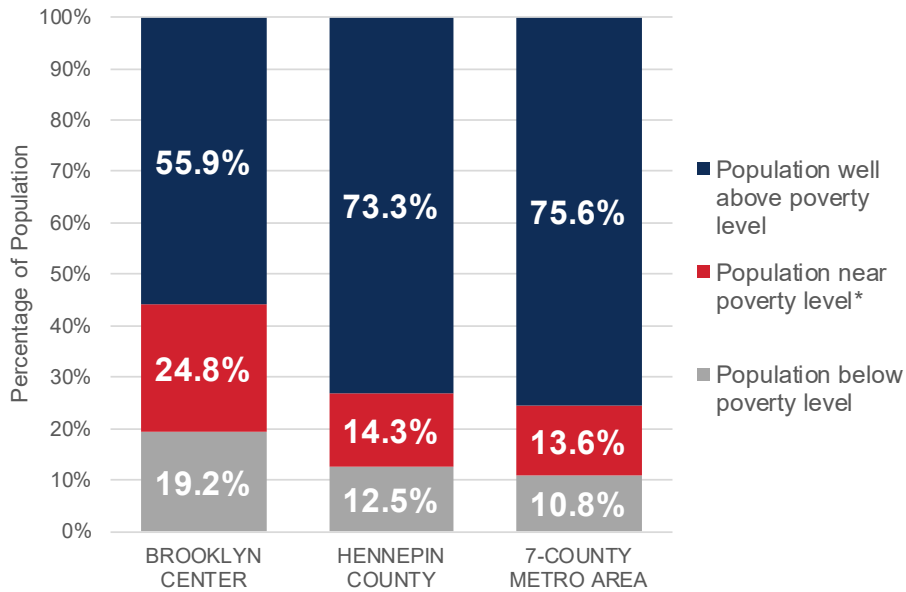
The number of persons living in poverty increased significantly between 2000 and 2016. Of those in poverty, over one-third are under 18. Over 19% of Brooklyn Center residents are below the poverty level and about 44% are below 200% of the poverty level. The poverty level was defined as \$24,563 for a family of four in 2016. Generally, a greater number of persons living in Brooklyn Center have incomes that place them below the poverty level and below 200% of the poverty level than in other neighboring cities.

Table SE-4: Poverty Level 2000-2016

Poverty Level	2000		2010		2016		% Change	
	No.	Pct.	No.	Pct.	No.	Pct.	'00-'10	'10-'16
BROOKLYN CENTER								
All Persons below Poverty Level	2,170	7.4%	4,915	16.3%	6,009	19.2%	126.5%	22.3%
Persons under 18 below Poverty Level	785	2.7%	2,286	7.6%	2,605	8.3%	191.2%	14.0%
Person 65 and over below Poverty Level	246	0.8%	466	1.5%	344	1.1%	89.3%	-26.2%
All Persons below 200% of Poverty Level	6,393	21.9%	--	--	13,758	44.1%	--	--
All Persons Regardless of Poverty Level	29,172	100.0%	30,104	100.0%	31,231	100.0%	3.2%	3.7%
HENNEPIN COUNTY								
All Persons below Poverty Level	92,339	8.3%	138,881	12.1%	154,117	12.5%	50.4%	11.0%
Persons under 18 below Poverty Level	29,195	2.6%	44,381	3.9%	46,531	3.8%	52.0%	4.8%
Person 65 and over below Poverty Level	6,894	0.6%	9,219	0.8%	11,473	0.9%	33.7%	24.4%
All Persons below 200% of Poverty Level	221,254	19.8%	--	--	330,911	26.7%	--	--
All Persons Regardless of Poverty Level	1,116,200	100.0%	1,152,425	100.0%	1,237,560	100.0%	3.2%	7.4%
7-COUNTY METRO AREA								
All Persons below Poverty Level	182,780	6.9%	284,811	10.0%	324,148	10.8%	55.8%	13.8%
Persons under 18 below Poverty Level	63,276	2.4%	96,120	3.4%	104,468	3.5%	51.9%	8.7%
Person 65 and over below Poverty Level	14,468	0.5%	20,430	0.7%	23,767	0.8%	41.2%	16.3%
All Persons below 200% of Poverty Level	462,760	17.5%	--	--	733,205	24.4%	--	--
All Persons Regardless of Poverty Level	2,642,056	100.0%	2,849,567	100.0%	3,005,419	100.0%	7.9%	5.5%

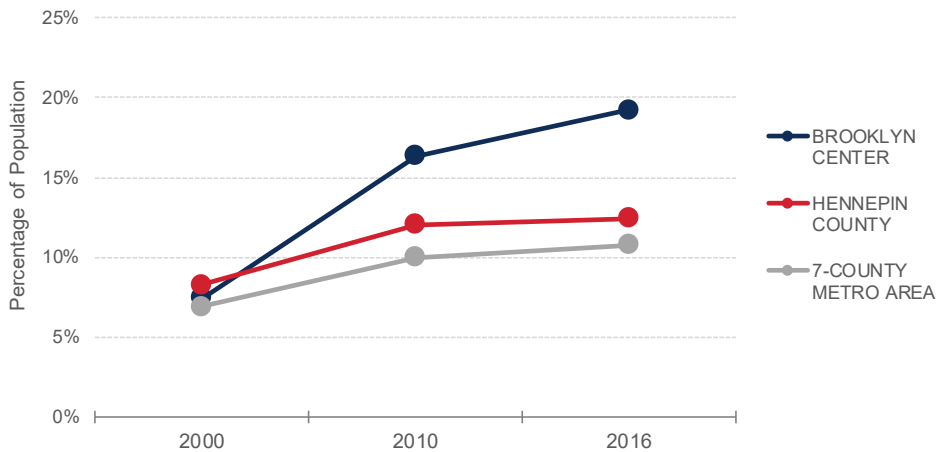
Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-6: Poverty Level 2016



* Near poverty level are persons living with incomes at or twice the level of poverty
 Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-7: Change in Population in Poverty 2000-2016



Sources: US Census; Metropolitan Council; Perkins+Will

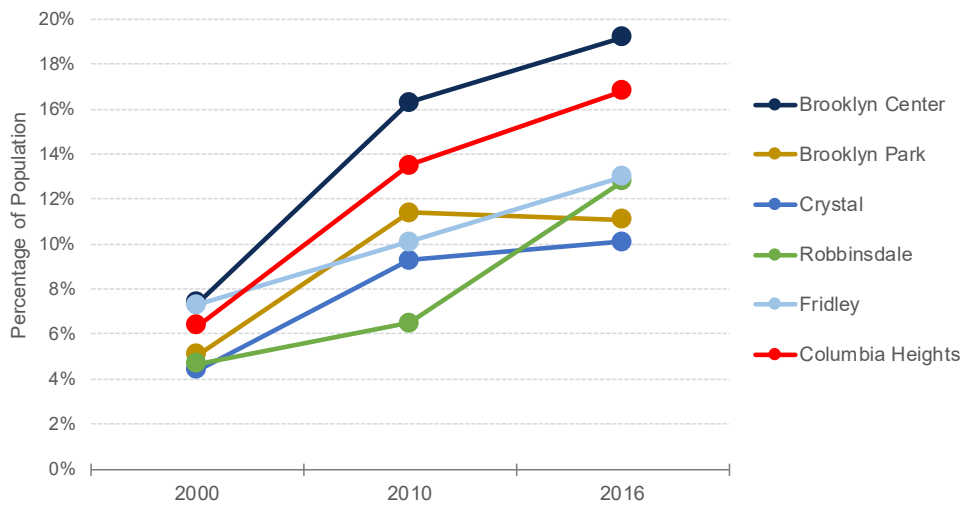


Table SE-5: Poverty Levels in Brooklyn Center and Neighboring Cities

Geographic Area	2000		2010		2016		% Change	
	% in Poverty	% Near Poverty*	% in Poverty	% Near Poverty*	% in Poverty	% Near Poverty*	'00-'10	'10-'15
Brooklyn Center	7.4%	14.5%	16.3%	---	19.2%	24.8%	8.9%	2.9%
Brooklyn Park	5.1%	11.1%	11.4%	---	11.1%	18.7%	6.3%	-0.3%
Crystal	4.4%	8.8%	9.3%	---	10.1%	15.8%	4.9%	0.8%
Robbinsdale	4.7%	12.8%	6.5%	---	12.8%	12.4%	1.8%	6.3%
Columbia Heights	6.4%	15.8%	13.5%	---	16.8%	24.9%	7.1%	3.3%
Fridley	7.3%	11.3%	10.1%	---	13.0%	19.3%	2.8%	2.9%
Hennepin County	8.3%	11.5%	12.1%	---	12.5%	14.3%	3.8%	0.4%
Metro Area	6.9%	10.6%	10.0%	---	10.8%	13.6%	3.1%	0.8%

* Near poverty level are persons living with incomes at or twice the level of poverty □
 Sources: US Census; Perkins+Will

Figure SE-8: Change in Poverty Levels of Brooklyn Center and Neighboring Cities 2000-2016



Sources: US Census; Perkins+Will

Racial & Ethnic Composition

The trend in the direction of more racial diversity accelerated during the 2000s and early 2010s as shown in the following tables and charts. As of 2016, nearly 60% of Brooklyn Center's residents are people of color or non-white. This is in contrast to the metro area, which is far less diverse. The largest absolute increase between 2000 and 2016 occurred among African Americans, and the number of Hispanic residents realized the largest percentage increase — nearly 300%.

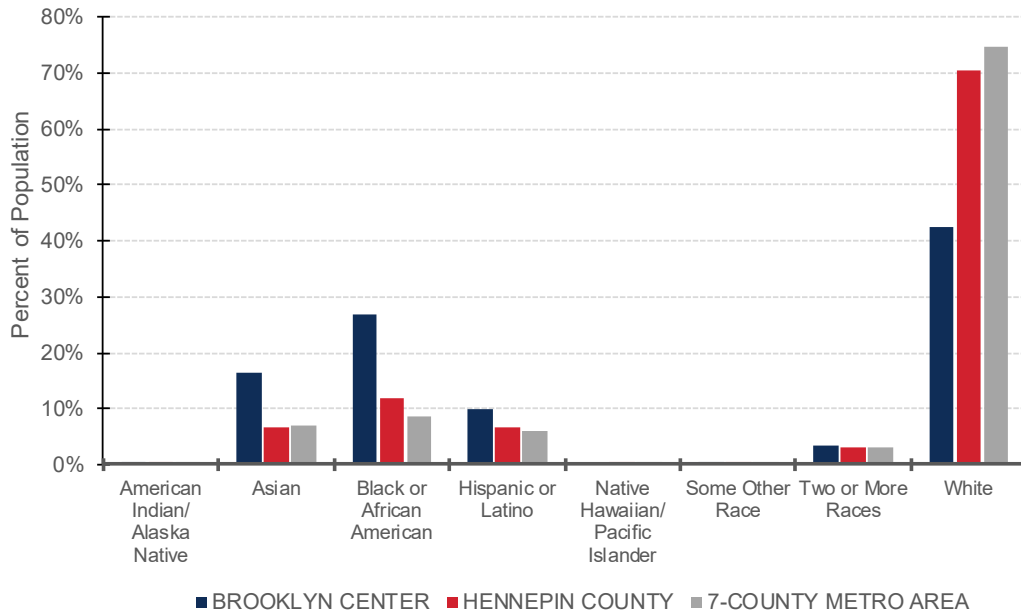
Table SE-6: Racial Composition 2000-2016

Racial/Ethnic Group	2000	2010	2016	Change 2000-2016		Distribution		
				No.	Pct.	2000	2010	2016
BROOKLYN CENTER								
American Indian or Alaska Native	229	182	125	-104	-45.3%	0.8%	0.6%	0.4%
Asian	2,549	4,291	5,177	2,628	103.1%	8.7%	14.3%	16.6%
Black or African American	4,088	7,744	8,374	4,286	104.8%	14.0%	25.7%	26.8%
Hispanic or Latino	823	2,889	3,145	2,322	282.1%	2.8%	9.6%	10.1%
Native Hawaiian and Pacific Islander	4	11	0	-4	-100.0%	0.0%	0.0%	0.0%
Some Other Race	70	70	107	37	52.7%	0.2%	0.2%	0.3%
Two or More Races	879	1,102	1,050	171	19.5%	3.0%	3.7%	3.4%
White	20,530	13,815	13,253	-7,277	-35.4%	70.4%	45.9%	42.4%
Total	29,172	30,104	31,231	2,059	7.1%	100.0%	100.0%	100.0%
<i>Non-White</i>	<i>8,642</i>	<i>16,289</i>	<i>17,978</i>	<i>9,336</i>	<i>108.0%</i>	<i>29.6%</i>	<i>54.1%</i>	<i>57.6%</i>
HENNEPIN COUNTY								
American Indian or Alaska Native	10,212	8,848	7,303	-2,909	-28.5%	0.9%	0.8%	0.6%
Asian	53,229	71,535	83,423	30,194	56.7%	4.8%	6.2%	6.7%
Black or African American	98,698	134,240	148,276	49,578	50.2%	8.8%	11.6%	12.0%
Hispanic or Latino	45,439	77,676	84,433	38,994	85.8%	4.1%	6.7%	6.8%
Native Hawaiian and Pacific Islander	473	431	423	-50	-10.7%	0.0%	0.0%	0.0%
Some Other Race	2,115	2,321	3,309	1,194	56.5%	0.2%	0.2%	0.3%
Two or More Races	25,018	30,704	38,967	13,949	55.8%	2.2%	2.7%	3.1%
White	881,016	826,670	871,427	-9,589	-1.1%	78.9%	71.7%	70.4%
Total	1,116,200	1,152,425	1,237,560	121,360	10.9%	100.0%	100.0%	100.0%
<i>Non-White</i>	<i>235,184</i>	<i>325,755</i>	<i>366,133</i>	<i>130,949</i>	<i>55.7%</i>	<i>21.1%</i>	<i>28.3%</i>	<i>29.6%</i>
7-COUNTY METRO AREA								
American Indian or Alaska Native	18,592	17,452	14,978	-3,614	-19.4%	0.7%	0.6%	0.5%
Asian	120,384	182,496	212,306	91,922	76.4%	4.6%	6.4%	7.0%
Black or African American	154,113	234,334	260,063	105,950	68.7%	5.8%	8.2%	8.6%
Hispanic or Latino	95,902	167,558	184,784	88,882	92.7%	3.6%	5.9%	6.1%
Native Hawaiian and Pacific Islander	1,041	1,091	884	-157	-15.1%	0.0%	0.0%	0.0%
Some Other Race	3,971	4,609	5,473	1,502	37.8%	0.2%	0.2%	0.2%
Two or More Races	50,427	68,809	89,301	38,874	77.1%	1.9%	2.4%	2.9%
White	2,197,626	2,173,218	2,273,407	75,781	3.4%	83.2%	76.3%	74.8%
Total	2,642,056	2,849,567	3,041,195	399,139	15.1%	100.0%	100.0%	100.0%
<i>Non-White</i>	<i>444,430</i>	<i>676,349</i>	<i>767,788</i>	<i>323,358</i>	<i>72.8%</i>	<i>16.8%</i>	<i>23.7%</i>	<i>25.2%</i>

Sources: US Census; Metropolitan Council; Perkins+Will



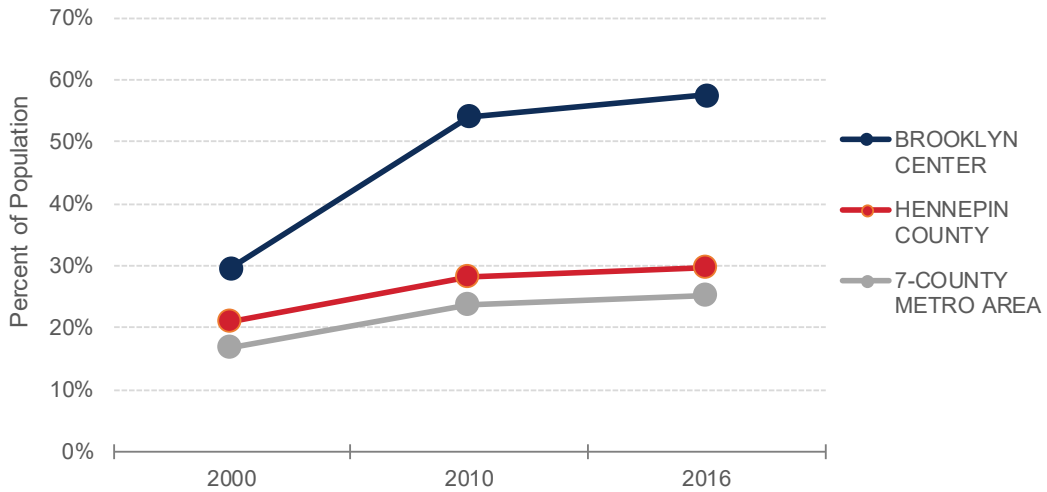
Figure SE-9: Racial Composition 2016



Sources: US Census; Metropolitan Council; Perkins+Will

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Figure SE-10: Change in the Percentage of Persons of Color (Non-White Population)



Sources: US Census; Metropolitan Council; Perkins+Will

APPENDIX C: BACKGROUND INFORMATION

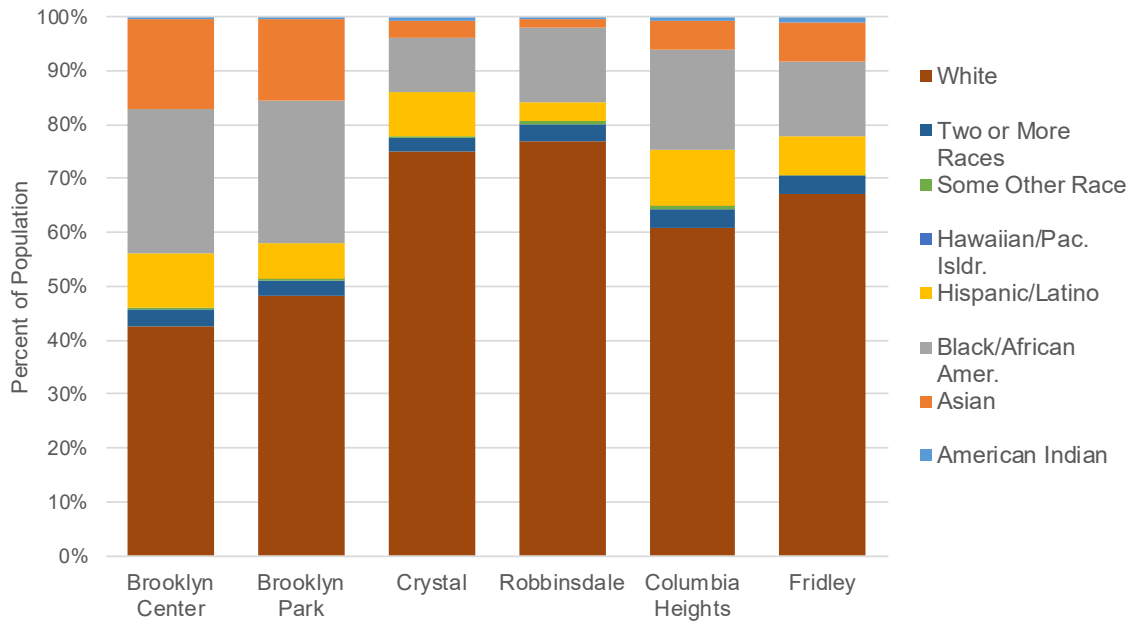
Brooklyn Center is one of the most racially and ethnically diverse communities in the region and state. However, neighboring cities are becoming increasingly diverse as well. Brooklyn Park has a similar profile with over 50% of its population comprised of people of color or non-white. Although Crystal's and Robbinsdale's levels of racial and ethnic diversity mirror that of the region, Columbia Heights and Fridley have a non-white population that is 1/3 or more of their populations.

Table SE-7: Racial Composition of Neighboring Cities 2016

Racial/Ethnic Group	Population						Distribution					
	Brooklyn Center	Brooklyn Park	Crystal	Robbinsdale	Columbia Heights	Fridley	Brooklyn Center	Brooklyn Park	Crystal	Robbinsdale	Columbia Heights	Fridley
American Indian/Alaska Native	125	222	137	60	142	307	0.4%	0.3%	0.6%	0.4%	0.7%	1.1%
Asian	5,177	12,228	760	224	1,079	2,029	16.6%	15.2%	3.3%	1.5%	5.4%	7.1%
Black or African American	8,374	21,263	2,299	2,050	3,720	4,006	26.8%	26.4%	10.1%	13.9%	18.5%	14.0%
Hispanic or Latino	3,145	5,279	1,878	522	2,099	2,065	10.1%	6.6%	8.2%	3.5%	10.4%	7.2%
Hawaiian/Pacific Islander	0	59	0	0	3	0	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Some Other Race	107	362	78	82	170	7	0.3%	0.4%	0.3%	0.6%	0.8%	0.0%
Two or More Races	1,050	2,316	550	454	654	964	3.4%	2.9%	2.4%	3.1%	3.2%	3.4%
White	13,253	38,721	17,152	11,312	12,291	19,253	42.4%	48.1%	75.0%	76.9%	61.0%	67.2%
Total	31,231	80,450	22,855	14,704	20,158	28,631	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Non-White	17,978	41,729	5,703	3,392	7,867	9,378	57.6%	51.9%	25.0%	23.1%	39.0%	32.8%

Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-11: Racial Composition of Neighboring Cities 2016



Sources: US Census; Metropolitan Council;



English Proficiency

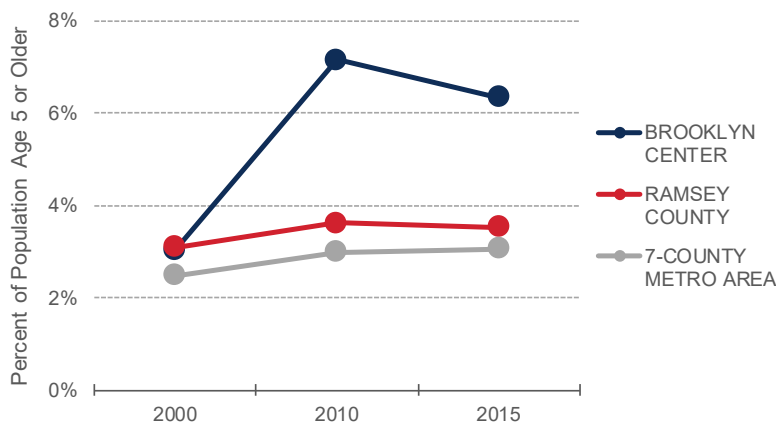
Changing levels of English proficiency not only indicate demographic change, but can also represent challenges for residents in accessing jobs and essential goods and services within a community. As of 2016, the percentage of Brooklyn Center resident who speak English “not well” or “not at all” is just over 6%. This is not a significantly high proportion, but it is over twice the metro area rate. Although the number of persons in which speaking English may be a barrier grew rapidly in Brooklyn Center from 2000 to 2010, it has actually appeared to have declined slightly from 2010 to 2016.

Table SE-8: English Proficiency among Population Age 5 and Older 2000-2016

English Proficiency	2000	2010	2016	Change '00-'16		Distribution		
				Number	Percent	2000	2016	Change
BROOKLYN CENTER								
Native English Speaker	22,830	19,548	20,365	-2,465	-10.8%	84.1%	71.0%	-13.1%
Speak another language - speak English "very well" or "well"	3,489	5,746	6,495	3,006	86.1%	12.9%	22.6%	9.8%
Speak another language - speak English "not well" or "not at all"	826	1,951	1,819	993	120.2%	3.0%	6.3%	3.3%
Population Age 5 Years and Older	27,145	27,245	28,679	1,534	5.7%	100%	100%	0%
HENNEPIN COUNTY								
Speak only English	909,793	889,242	956,318	46,525	5.1%	87.2%	82.7%	-4.4%
Speak another language - speak English "very well" or "well"	101,603	133,075	158,727	57,124	56.2%	9.7%	13.7%	4.0%
Speak another language - speak English "not well" or "not at all"	32,413	38,345	40,771	8,358	25.8%	3.1%	3.5%	0.4%
Population Age 5 Years and Older	1,043,809	1,060,662	1,155,815	112,006	10.7%	100%	100%	0%
7-COUNTY METRO AREA								
Speak only English	2,185,261	2,241,384	2,376,616	191,355	8.8%	89.0%	84.7%	-4.3%
Speak another language - speak English "very well" or "well"	208,836	294,761	342,182	133,346	63.9%	8.5%	12.2%	3.7%
Speak another language - speak English "not well" or "not at all"	61,050	78,101	86,005	24,955	40.9%	2.5%	3.1%	0.6%
Population Age 5 Years and Older	2,455,147	2,614,246	2,804,803	349,656	14.2%	100%	100%	0%

Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-12: Change in the Population the Speaks English “Not Well” or “Not at All”



Sources: US Census; Metropolitan Council; Perkins+Will

Geographic Mobility

The following table and charts present data on geographic mobility of households. Geographic stability can often be desirable because it represents more long-term residents in a community, which can lead to more civic involvement and investment. However, limited mobility can also signify challenges in the housing market due to limited options, both from a supply and financial affordability perspective.

As of 2016, the geographic mobility of Brooklyn Center's residents is similar to Hennepin County and the metro area, which indicates some stability. However, since 2010 the geographic mobility of households throughout the region has dropped sharply. This is likely due to the current condition of the housing market in which very few homes are for sale and very few apartment units are for rent.

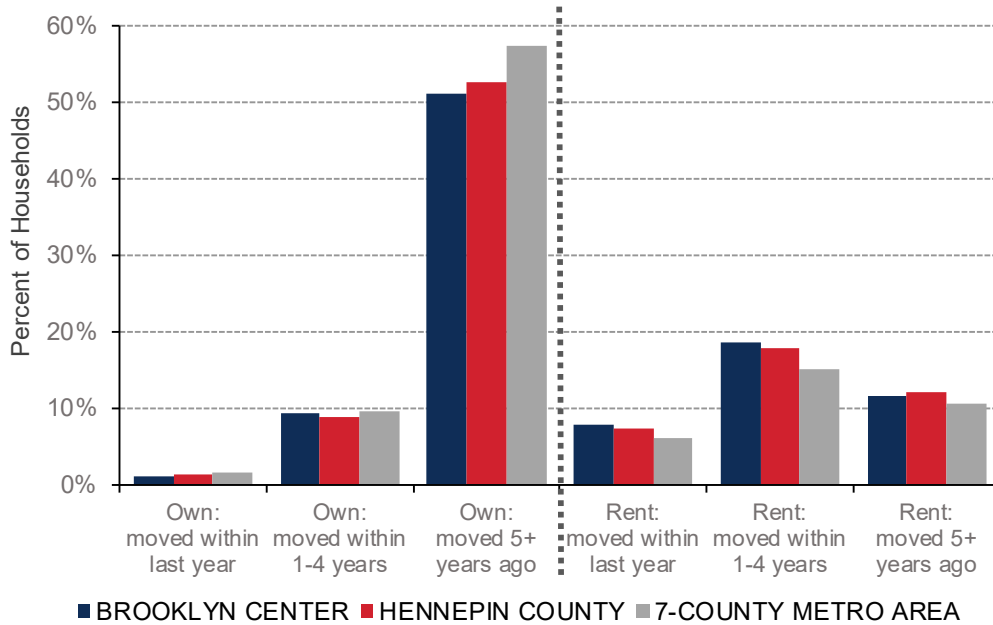
Table SE-9: Geographic Mobility of Households by Tenure 2000-2016

Geographic Mobility	2000	2010	2016	Change '00-'16		Distribution		
				Number	Percent	2000	2016	Change
BROOKLYN CENTER								
Own - moved within last year	683	745	134	-549	-80.4%	6.0%	1.2%	-4.8%
Own - moved within 1-4 years	1,649	436	1,044	-605	-36.7%	14.4%	9.5%	-5.0%
Own - moved 5+ years ago	5,542	5,711	5,642	100	1.8%	48.5%	51.1%	2.6%
Rent - moved within last year	1,409	1,466	879	-530	-37.6%	12.3%	8.0%	-4.4%
Rent - moved within 1-4 years	1,430	1,186	2,064	634	44.3%	12.5%	18.7%	6.2%
Rent - moved 5+ years ago	717	1,212	1,280	563	78.5%	6.3%	11.6%	5.3%
Total Households	11,430	10,756	11,042	-388	-3.4%	100%	100%	0%
HENNEPIN COUNTY								
Own - moved within last year	29,743	22,809	7,044	-22,699	-76.3%	6.5%	1.4%	-5.1%
Own - moved within 1-4 years	78,848	36,820	44,950	-33,898	-43.0%	17.3%	8.8%	-8.5%
Own - moved 5+ years ago	193,244	250,526	268,771	75,527	39.1%	42.4%	52.5%	10.2%
Rent - moved within last year	64,204	66,401	37,343	-26,861	-41.8%	14.1%	7.3%	-6.8%
Rent - moved within 1-4 years	59,346	50,088	91,029	31,683	53.4%	13.0%	17.8%	4.8%
Rent - moved 5+ years ago	30,744	49,269	62,380	31,636	102.9%	6.7%	12.2%	5.5%
Total Households	456,129	475,913	511,518	55,389	12.1%	100%	100%	0%
7-COUNTY METRO AREA								
Own - moved within last year	75,863	55,884	17,572	-58,291	-76.8%	7.4%	1.5%	-6.0%
Own - moved within 1-4 years	196,852	98,341	112,979	-83,873	-42.6%	19.3%	9.5%	-9.8%
Own - moved 5+ years ago	456,402	641,602	683,686	227,284	49.8%	44.7%	57.3%	12.7%
Rent - moved within last year	120,217	122,935	72,987	-47,230	-39.3%	11.8%	6.1%	-5.6%
Rent - moved within 1-4 years	113,615	100,675	179,537	65,922	58.0%	11.1%	15.1%	3.9%
Rent - moved 5+ years ago	58,505	98,311	125,604	67,099	114.7%	5.7%	10.5%	4.8%
Total Households	1,021,454	1,117,749	1,192,364	170,910	16.7%	100%	100%	0%

Sources: US Census; Metropolitan Council; Perkins+Will



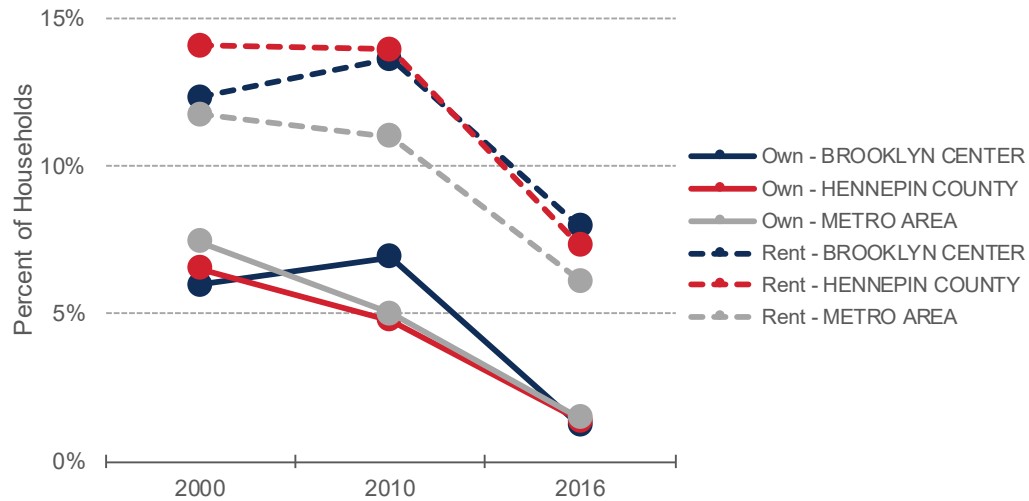
Figure SE-13: Geographic Mobility of Households 2016



Sources: US Census; Metropolitan Council; Perkins+Will

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Figure SE-14: Change in the Percentage of Households that moved within the Last Year 2000-2016



Sources: US Census; Metropolitan Council; Perkins+Will

Education Levels

The educational level attained by Brooklyn Center residents decreased between 2000 and 2016. Of the 2016 population aged 25 and over, 82% were high school graduates, while 20% had a bachelor's degree or higher. In comparison, in 2000 87% of the population aged 25 and over were high school graduates and 17% had a bachelor's degree or higher. In Hennepin County in 2016, by contrast, 93% were high school graduates and 47% had a college degree.

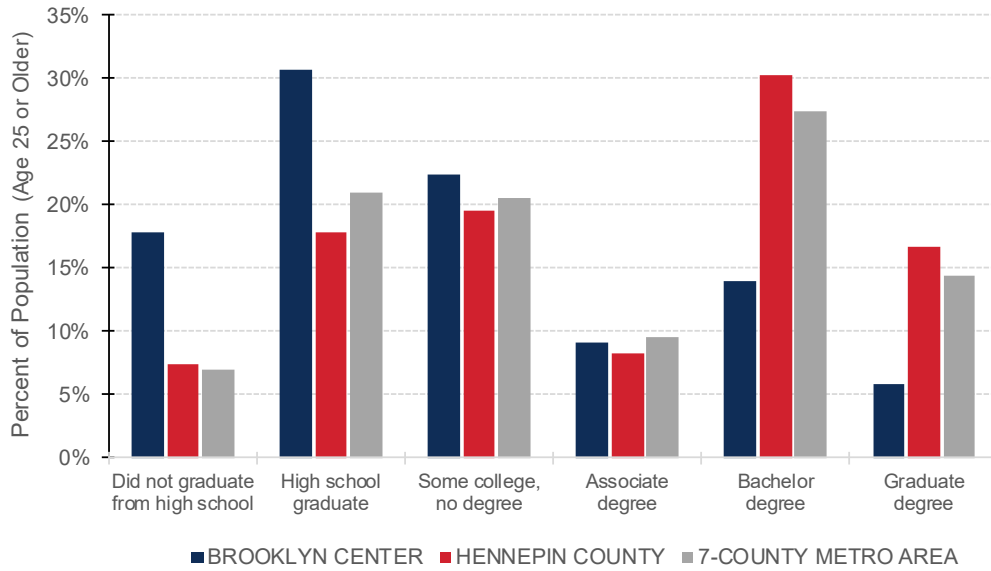
Table SE-10: Education Levels 2000-2016

Highest Level of Formal Education	2000	2010	2016	Change 2000-2016		Distribution		
				No.	Pct.	2000	2010	2016
BROOKLYN CENTER								
Did not graduate from high school	2,502	3,445	3,580	1,078	43.1%	13.1%	18.4%	17.9%
High school graduate	6,626	5,622	6,134	-492	-7.4%	34.8%	30.0%	30.7%
Some college, no degree	5,161	4,448	4,480	-681	-13.2%	27.1%	23.7%	22.4%
Associate degree	1,591	1,807	1,836	245	15.4%	8.3%	9.6%	9.2%
Bachelor degree	2,387	2,804	2,803	416	17.4%	12.5%	15.0%	14.0%
Graduate/professional degree	790	621	1,178	388	49.1%	4.1%	3.3%	5.9%
Total Population Age 25 or Older	19,057	18,746	20,011	954	5.0%	100.0%	100.0%	100.0%
HENNEPIN COUNTY								
Did not graduate from high school	69,200	61,184	62,513	-6,687	-9.7%	9.4%	7.9%	7.4%
High school graduate	156,838	154,155	151,171	-5,668	-3.6%	21.2%	19.8%	17.8%
Some college, no degree	172,879	159,417	165,471	-7,408	-4.3%	23.4%	20.5%	19.5%
Associate degree	51,809	60,572	70,641	18,832	36.3%	7.0%	7.8%	8.3%
Bachelor degree	199,602	228,229	257,329	57,728	28.9%	27.0%	29.4%	30.3%
Graduate/professional degree	89,603	113,971	141,518	51,915	57.9%	12.1%	14.7%	16.7%
Total Population Age 25 or Older	739,931	777,529	848,643	108,712	14.7%	100.0%	100.0%	100.0%
7-COUNTY METRO AREA								
Did not graduate from high school	157,481	139,930	141,508	-15,973	-10.1%	9.3%	7.4%	7.0%
High school graduate	412,472	430,008	422,994	10,523	2.6%	24.3%	22.8%	21.0%
Some college, no degree	409,177	405,772	414,844	5,666	1.4%	24.1%	21.5%	20.6%
Associate degree	128,740	165,537	194,146	65,406	50.8%	7.6%	8.8%	9.6%
Bachelor degree	411,153	499,465	553,885	142,732	34.7%	24.2%	26.5%	27.5%
Graduate/professional degree	181,273	244,434	289,742	108,469	59.8%	10.7%	13.0%	14.4%
Total Population Age 25 or Older	1,700,296	1,885,145	2,017,119	316,823	18.6%	100.0%	100.0%	100.0%

Sources: US Census; Metropolitan Council; Perkins+Will



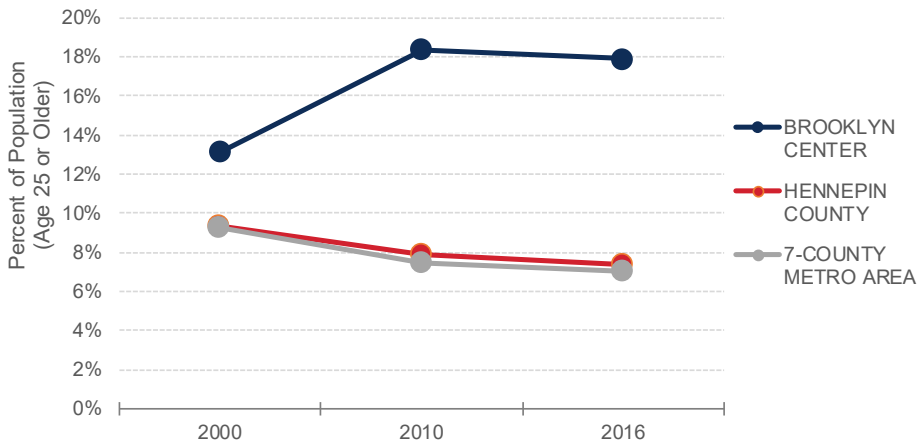
Figure SE-15: Education Levels 2016



Sources: US Census; Metropolitan Council; Perkins+Will

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Figure SE-16: Change in the Population without a High School Diploma 2000-2016



Sources: US Census; Metropolitan Council; Perkins+Will

Household Income Levels

Household income is important to track because it is strongly correlated with age and also directly affects the spending power of area residents and their ability to support retail and afford new forms of housing. The following tables and charts present data on the median household income of Brooklyn Center and the surrounding region.

Brooklyn Center has a very low median household income. As of 2015, it is just under \$45,000. This is nearly one-third lower than Hennepin County's median income. Much of this difference can be explained by a sharp decrease in Brooklyn Center's median income between 2010 and 2015. Since 2010, the median income of Brooklyn Center declined by nearly 9% while Hennepin County's median income continued to increase at a rate of almost 8%. Some of this decline can be explained by significant growth in the number of younger households who have yet to reach their peak earning years, and also the continued transitioning of older residents into retirement and are no longer working full time or at all.

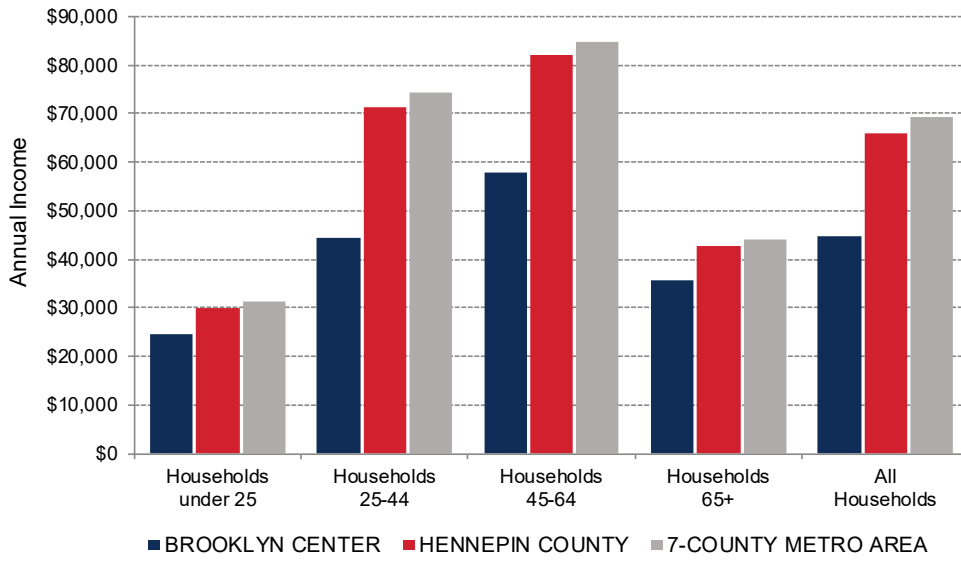
Table SE-11: Median Household Income 2000-2015

Household Age	2000	2010	2015	% Change	
				'00-'10	'10-'15
BROOKLYN CENTER					
Households under 25	\$25,729	\$26,305	\$24,510	2.2%	-6.8%
Households 25-44	\$50,849	\$51,385	\$44,490	1.1%	-13.4%
Households 45-64	\$56,775	\$59,899	\$57,848	5.5%	-3.4%
Households 65+	\$28,688	\$32,791	\$35,625	14.3%	8.6%
All Households	\$44,570	\$49,226	\$44,855	10.4%	-8.9%
HENNEPIN COUNTY					
Households under 25	\$27,324	\$29,688	\$29,998	8.7%	1.0%
Households 25-44	\$55,706	\$65,885	\$71,364	18.3%	8.3%
Households 45-64	\$66,917	\$76,581	\$81,948	14.4%	7.0%
Households 65+	\$32,114	\$39,094	\$42,827	21.7%	9.5%
All Households	\$51,711	\$61,238	\$65,834	18.4%	7.5%
7-COUNTY METRO AREA					
Households under 25	\$29,818	\$32,159	\$31,434	7.9%	-2.3%
Households 25-44	\$58,616	\$69,652	\$74,243	18.8%	6.6%
Households 45-64	\$67,861	\$77,813	\$84,804	14.7%	9.0%
Households 65+	\$31,233	\$38,589	\$44,133	23.6%	14.4%
All Households	\$54,807	\$64,471	\$69,233	17.6%	7.4%

Sources: US Census, 2011-2015 American Community Survey; Perkins+Will



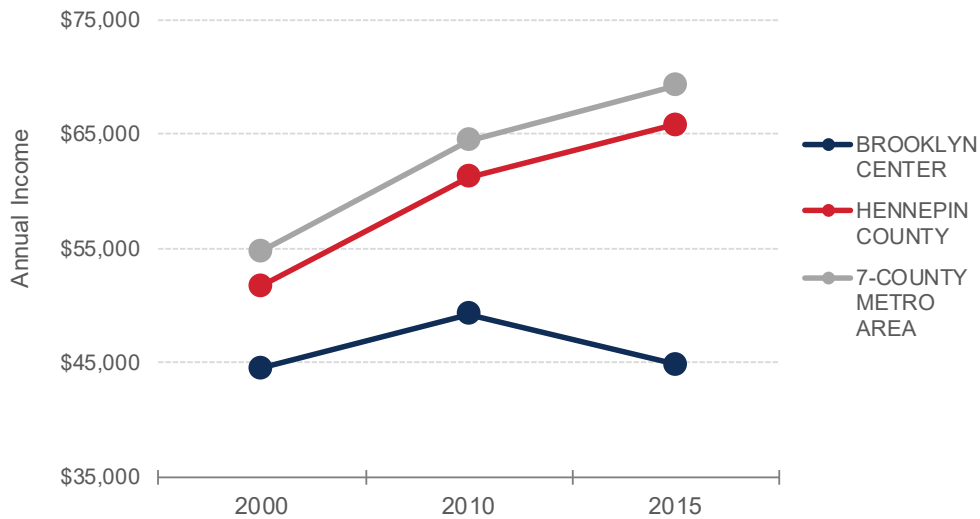
Figure SE-17: Median Household Income by Age of Householder 2015



Source: US Census; Perkins+Will

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Figure SE-18: Change in Median Household Income 2000-2016



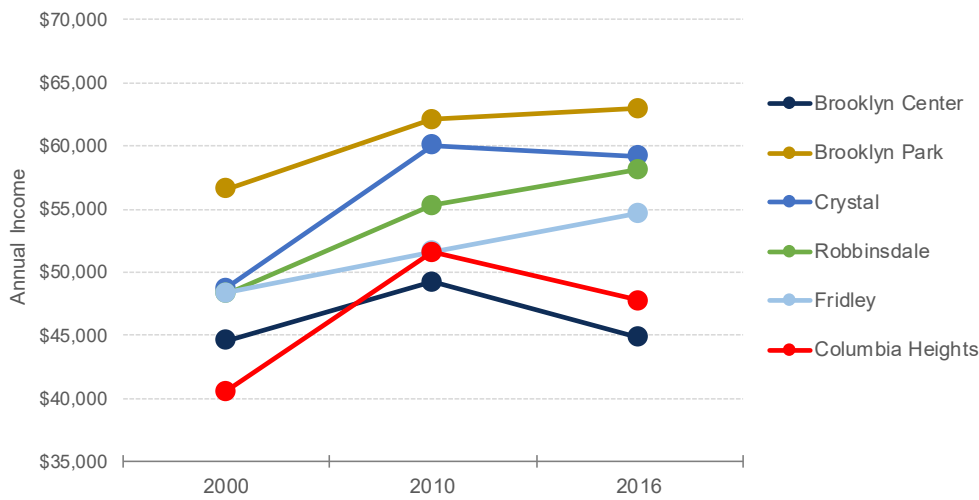
Sources: US Census; Perkins+Will

Table SE-12: Change in Median Household Income for Neighboring Cities 2000-2016

Geographic Area	2000	2010	2016	% Change	
				'00-'10	'10-'16
Brooklyn Center	\$44,570	\$49,226	\$44,855	10.4%	-8.9%
Brooklyn Park	\$56,572	\$62,077	\$62,974	9.7%	1.4%
Crystal	\$48,736	\$60,032	\$59,188	23.2%	-1.4%
Robbinsdale	\$48,271	\$55,270	\$58,155	14.5%	5.2%
Columbia Heights	\$40,562	\$51,565	\$47,717	27.1%	-7.5%
Fridley	\$48,372	\$51,656	\$54,652	6.8%	5.8%
Hennepin County	\$51,711	\$61,238	\$65,834	18.4%	7.5%
Metro Area	\$54,807	\$64,471	\$69,233	17.6%	7.4%

Sources: US Census; Perkins+Will

Figure SE-19: Change in Median Household Income for Neighboring Cities 2000-2016



Sources: US Census; Perkins+Will



Vehicle Access

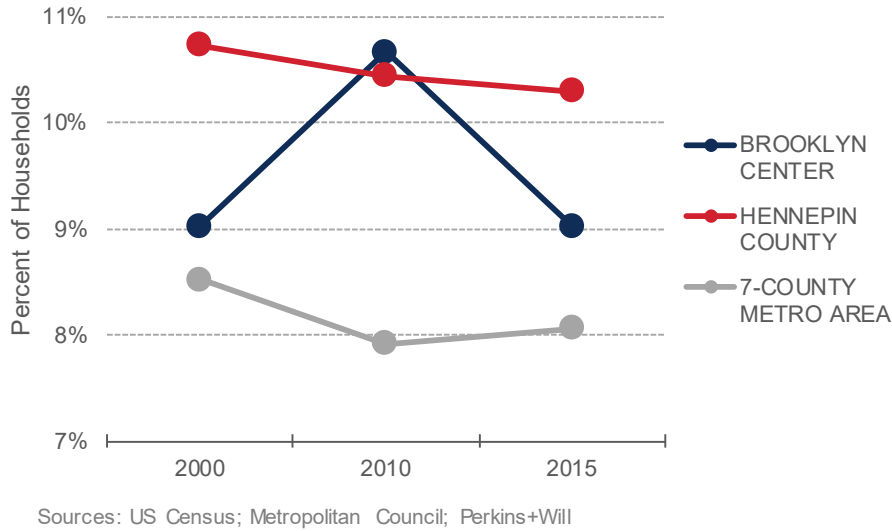
Limited access to vehicles can indicate a need for transit and a more walkable/bikeable built environment. The following table and charts present data on the number of vehicles available in each household in Brooklyn Center, Hennepin County, and the metro area. Roughly 9% of Brooklyn Center households do not have access to a vehicle. This is below the Hennepin County rate and above the metro area rate. In 2010, the rate was much higher, which was likely due to the impact of the Great Recession. With an improving economy more households can afford automobile ownership. However, it underscores the point that in lower income communities, economic cycles can significantly impact lives by altering the ability of persons to access vehicles and thus employment opportunities.

Table SE-13: Household Access to Motor Vehicles 2000-2016

Vehicle Access	2000	2010	2016	Change '00-'16		Distribution		
				Number	Percent	2000	2016	Change
BROOKLYN CENTER								
Households with no vehicle available	1,032	1,148	997	-35	-3.4%	9.0%	9.0%	0.0%
Households with 1 vehicle available	4,353	3,754	4,206	-148	-3.4%	38.1%	38.1%	0.0%
Households with 2+ vehicles available	6,045	5,854	5,839	-205	-3.4%	52.9%	52.9%	0.0%
Total	11,430	10,756	11,042	-388	-3.4%	100%	100%	0%
HENNEPIN COUNTY								
Households with no vehicle available	48,930	49,713	52,675	3,745	7.7%	10.7%	10.3%	-0.4%
Households with 1 vehicle available	166,357	171,877	183,774	17,417	10.5%	36.5%	35.9%	-0.5%
Households with 2+ vehicles available	240,842	254,323	275,069	34,227	14.2%	52.8%	53.8%	1.0%
Total	456,129	475,913	511,518	55,389	12.1%	100%	100%	0%
7-COUNTY METRO AREA								
Households with no vehicle available	87,091	88,503	96,127	9,036	10.4%	8.5%	8.1%	-0.5%
Households with 1 vehicle available	334,299	362,373	385,083	50,784	15.2%	32.7%	32.3%	-0.4%
Households with 2+ vehicles available	600,064	666,873	711,154	111,090	18.5%	58.7%	59.6%	0.9%
Total	1,021,454	1,117,749	1,192,364	170,910	16.7%	100%	100%	0%

Sources: US Census; Metropolitan Council; Perkins+Will

Figure SE-20: Change in the Percentage of Households with no Vehicle Available 2000-2016



Travel Time to Work

Being situated relatively close to the center of the metropolitan area, most Brooklyn Center residents that work have commute times that are consistent with other communities and the broader region. However, there are lower rates of workers with very short commute times (under 15 minutes). This suggests that there might not be a lot of jobs located in Brooklyn Center that are accessible to residents.

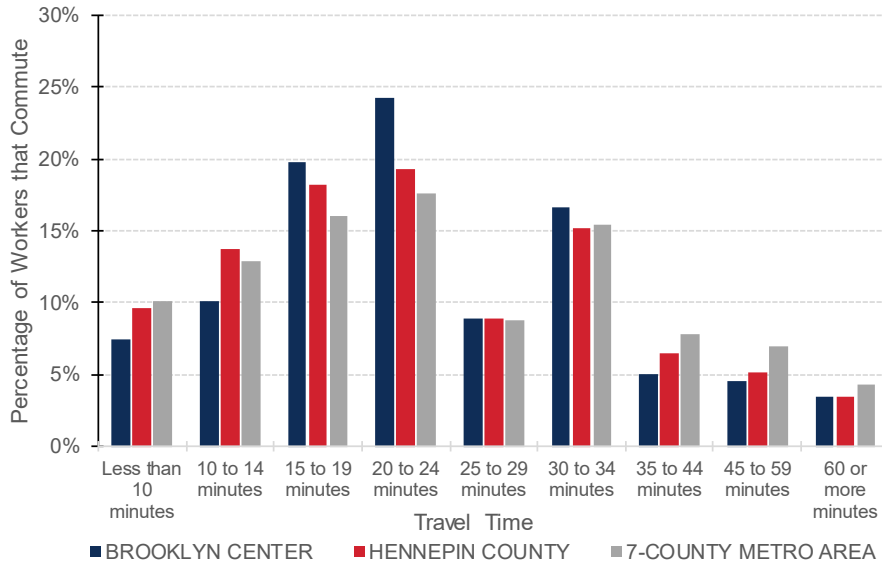


Table SE-14: Travel Times to Work 2000-2015

Travel Time to Work	Percentage of Working Residents		
	2000	2010	2015
BROOKLYN CENTER			
Less than 10 minutes	10.1%	8.4%	7.5%
10 to 14 minutes	11.8%	11.3%	10.1%
15 to 19 minutes	19.4%	18.6%	19.8%
20 to 24 minutes	22.9%	22.2%	24.2%
25 to 29 minutes	8.7%	9.7%	8.8%
30 to 34 minutes	14.8%	15.1%	16.6%
35 to 44 minutes	4.7%	6.8%	5.0%
45 to 59 minutes	4.8%	5.3%	4.5%
60 or more minutes	2.9%	2.7%	3.5%
Total	100.0%	100.0%	100.0%
<i>Median Travel Time in Minutes</i>	21.9	22.7	22.6
HENNEPIN COUNTY			
Less than 10 minutes	10.9%	10.4%	9.6%
10 to 14 minutes	15.3%	14.9%	13.7%
15 to 19 minutes	18.7%	18.2%	18.2%
20 to 24 minutes	19.8%	19.4%	19.3%
25 to 29 minutes	8.1%	8.7%	8.9%
30 to 34 minutes	14.2%	14.8%	15.1%
35 to 44 minutes	5.7%	5.8%	6.4%
45 to 59 minutes	4.4%	4.6%	5.2%
60 or more minutes	3.1%	3.1%	3.5%
Total	100.0%	100.0%	100.0%
<i>Median Travel Time in Minutes</i>	21.3	21.6	22.2
7-COUNTY METRO AREA			
Less than 10 minutes	11.6%	11.2%	10.1%
10 to 14 minutes	14.5%	13.6%	12.9%
15 to 19 minutes	16.9%	16.5%	16.1%
20 to 24 minutes	18.3%	17.8%	17.7%
25 to 29 minutes	8.1%	8.3%	8.7%
30 to 34 minutes	14.5%	14.8%	15.4%
35 to 44 minutes	6.9%	7.3%	7.8%
45 to 59 minutes	5.8%	6.5%	6.9%
60 or more minutes	3.4%	3.9%	4.4%
Total	100.0%	100.0%	100.0%
<i>Median Travel Time in Minutes</i>	21.9	22.4	23.1

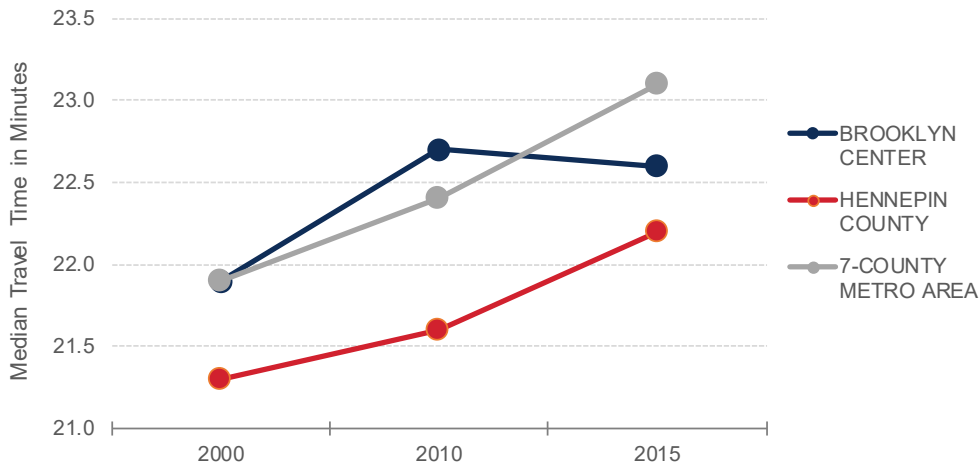
Source: US Census, 2011-2015 American Community Survey

Figure SE-21: Travel Times to Work 2015



Source: US Census, 2011-2015 American Community Survey

Figure SE-22: Change in Travel Times to Work 2000-2015



Source: US Census, 2011-2015 American Community Survey



Mode of Transportation to Work

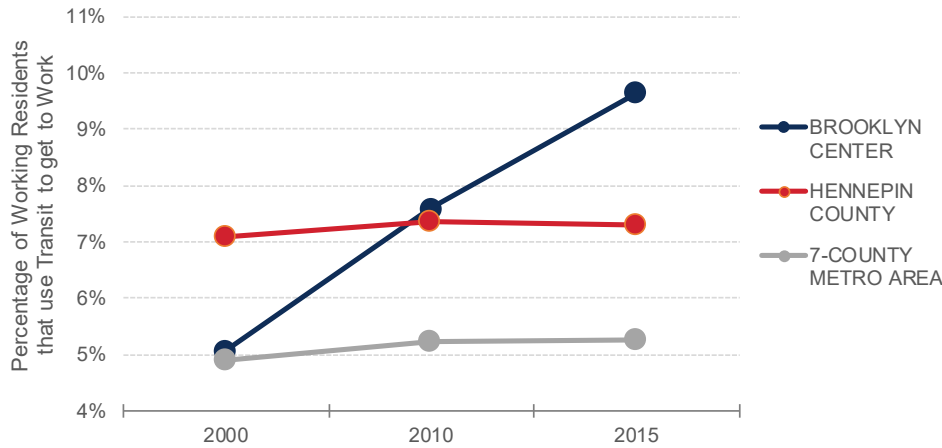
The following table and charts present data on the mode of transportation used by working residents in Brooklyn Center, Hennepin County, and the metro area. Although Brooklyn Center residents do not have appreciably lower rates of vehicle accessibility, they do appear to use transit at higher rates than compared to Hennepin County and the metro area. This can be partially explained by the availability of transit in Brooklyn Center. However, the rate of transit use has increased significantly since 2000, which suggests some other dynamic. Previously, it was demonstrated that the population is getting younger and less affluent in Brooklyn Center, which may explain the rise in the use of transit. If transit use continues to rise, it will be important to consider how certain places within Brooklyn Center may be planned to accommodate this change in behavior.

Table SE-15: Mode of Transportation to Work 2000-2015

Mode of Transportation to Work	2000	2010	2015	Percentage of Working Residents		
				2000	2010	2015
BROOKLYN CENTER						
Drive alone	11,299	9,746	10,426	76.9%	72.8%	73.3%
Carpool	1,701	1,680	1,728	11.6%	12.5%	12.2%
Transit	745	1,017	1,371	5.1%	7.6%	9.6%
Walk	32	80	93	0.2%	0.6%	0.7%
Bicycle	304	347	182	2.1%	2.6%	1.3%
Other modes	189	168	72	1.3%	1.3%	0.5%
Work at home	416	354	349	2.8%	2.6%	2.5%
Total	14,686	13,392	14,221	100.0%	100.0%	100.0%
<i>All modes other than driving alone</i>				<i>23.1%</i>	<i>27.2%</i>	<i>26.7%</i>
HENNEPIN COUNTY						
Drive alone	455,123	442,351	469,204	74.9%	73.6%	73.4%
Carpool	57,684	50,214	52,029	9.5%	8.4%	8.1%
Transit	43,058	44,321	46,756	7.1%	7.4%	7.3%
Walk	4,735	9,388	11,486	0.8%	1.6%	1.8%
Bicycle	19,116	19,892	21,460	3.1%	3.3%	3.4%
Other modes	4,035	4,985	5,346	0.7%	0.8%	0.8%
Work at home	23,816	29,810	33,176	3.9%	5.0%	5.2%
Total	607,567	600,961	639,457	100.0%	100.0%	100.0%
<i>All modes other than driving alone</i>				<i>25.1%</i>	<i>26.4%</i>	<i>26.6%</i>
7-COUNTY METRO AREA						
Drive alone	1,111,210	1,138,275	1,200,250	78.1%	77.5%	77.3%
Carpool	138,676	124,813	128,244	9.8%	8.5%	8.3%
Transit	69,513	76,673	81,663	4.9%	5.2%	5.3%
Walk	6,675	12,903	16,537	0.5%	0.9%	1.1%
Bicycle	35,180	35,661	36,089	2.5%	2.4%	2.3%
Other modes	8,289	11,941	12,004	0.6%	0.8%	0.8%
Work at home	52,536	67,805	77,317	3.7%	4.6%	5.0%
Total	1,422,079	1,468,071	1,552,104	100.0%	100.0%	100.0%
<i>All modes other than driving alone</i>				<i>21.9%</i>	<i>22.5%</i>	<i>22.7%</i>

Source: US Census, 2011-2015 American Community Survey

Figure SE-23: Change in Transit Use 2000-2015



Source: US Census, 2011-2015 American Community Survey

Employment

Of Brooklyn Center’s adult population (age 16+), 68% were in the labor force in 2015. This is below the rate for neighboring cities and Hennepin County as shown in the following table. The unemployment rate for persons in the labor force was 8.1%. (The “labor force” is defined as all persons 16 or over who are employed or unemployed — i.e., those who are actively seeking and available for work. It does not include persons in the military.) Low labor force participation is generally correlated to a high percentage of retired persons. However, it can also indicate a mismatch in the local economy between jobs available and worker skills or a high level of child care needs.

Table SE-16: Employment Levels in Brooklyn Center and Neighboring Cities 2015

Community	% in Labor Force	% Unemployed
Brooklyn Center	68.3%	8.1%
Brooklyn Park	73.5%	7.2%
Crystal	70.0%	4.2%
Robbinsdale	71.0%	7.6%
Columbia Heights	69.3%	10.7%
Fridley	69.2%	7.5%
Hennepin County	72.3%	6.0%
7-County Metro Area	72.3%	5.9%

Source: US Census, 2011-2015 American Community Survey



Jobs in Brooklyn Center

The number of jobs based in Brooklyn Center decreased significantly during the 2000s, but has rebounded slightly in the 2010s according to the following table and chart. The Metropolitan Council has forecasted an 18% growth in jobs in Brooklyn Center during this decade, followed by 6% job growth in each of the next two decades.

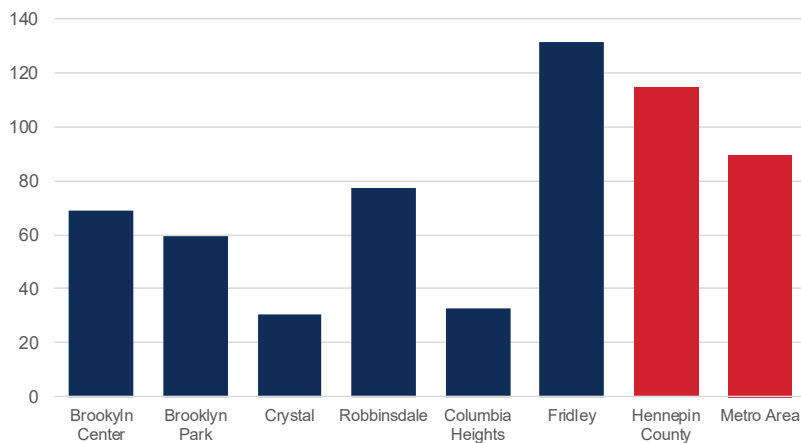
Based on a jobs-to-residents ratio, Brooklyn Center has a lower ratio (69 jobs per 100 “working age” residents age 18-64) than Hennepin County and the metro area. However, it has a higher ratio than several of its neighboring communities. Job growth in neighboring cities during the 2000s and early 2010s shows no consistent pattern. Of these cities, Brooklyn Center, Brooklyn Park and Fridley are significant centers of employment. With significant tracts of land available for development, only Brooklyn Park is experiencing significant job growth in recent years. As a fully developed community, job growth in Brooklyn Center is related closely to redevelopment.

Table SE-17: Jobs in Brooklyn Center 2000-2040

Geography			Estimate ----- Forecast -----				Numeric Change				Percent Change				2016 Jobs/100 residents 18-64
	2000	2010	2016	2020	2030	2040	'00-'10	'10-'20	'20-'30	'30-'40	'00-'10	'10-'20	'20-'30	'30-'40	
Brooklyn Center	16,698	11,001	12,871	13,000	13,800	14,600	-5,697	1,999	800	800	-34.1%	18.2%	6.2%	5.8%	68.8
Brooklyn Park	23,558	24,084	29,208	32,100	36,100	40,200	526	8,016	4,000	4,100	2.2%	33.3%	12.5%	11.4%	59.7
Crystal	5,538	3,929	4,386	4,400	4,640	4,900	-1,609	471	240	260	-29.1%	12.0%	5.5%	5.6%	30.5
Robbinsdale	7,079	6,858	7,224	7,000	7,100	7,200	-221	142	100	100	-3.1%	2.1%	1.4%	1.4%	77.6
Columbia Heights	6,345	3,484	4,134	4,280	4,440	4,600	-2,861	796	160	160	-45.1%	22.8%	3.7%	3.6%	32.6
Fridley	26,278	21,333	22,829	23,700	24,900	26,100	-4,945	2,367	1,200	1,200	-18.8%	11.1%	5.1%	4.8%	131.4
Hennepin County	874,882	805,089	899,951	924,710	981,800	1,038,140	-69,793	119,621	57,090	56,340	-8.0%	14.9%	6.2%	5.7%	114.8
Metro Area	1,414,024	1,543,872	1,701,785	1,791,080	1,913,050	2,032,660	129,848	247,208	121,970	119,610	9.2%	16.0%	6.8%	6.3%	89.8

Sources: Metropolitan Council; Minnesota Department of Employment and Economic Development (DEED)

Figure SE-24: Number of Jobs per 100 Working Residents Age 18-64 2016



Sources: Metropolitan Council; Minnesota Department of Employment and Economic Development

APPENDIX C: BACKGROUND INFORMATION

The following table and charts break down Brooklyn Center's employment base by industry. Employment in a community can influence not only its tax base and use of land, but can also impact the types of housing demanded and support of certain types of retail.

Between 2010 and 2016, Brooklyn Center's employment base increased by roughly 2,000 jobs or 18%. Industries that have led this growth have been in the "Eds and Meds", retail, and PDR (production, distribution, and repair) sectors.

It is not surprising that the educational and medical services sector (Eds and Meds) has driven job growth in Brooklyn Center in recent years. It is the industry that has performed the best throughout the metropolitan region since 2000 and has accounted for nearly 120,000 new jobs. No other industry sector even comes close.

Table SE-18: Employment by Industry 2000-2016

BROOKLYN CENTER				Employment Counts				Distribution				Numeric Change			Percentage Change		
Industry	2000	2005	2010	2016	2000	2005	2010	2016	'00-'05	'05-'10	'10-'16	'00-'05	'05-'10	'10-'16			
PDR**	4,226	3,263	2,641	3,135	25.5%	25.1%	24.3%	24.4%	-963	-622	494	-22.8%	-19.1%	18.7%			
Retail	3,767	2,025	1,521	2,228	22.7%	15.6%	14.0%	17.3%	-1,742	-504	707	-46.2%	-24.9%	46.5%			
Knowledge*	3,312	2,100	2,327	2,408	20.0%	16.2%	21.4%	18.7%	-1,212	227	81	-36.6%	10.8%	3.5%			
Eds/Meds	2,472	3,179	2,384	3,121	14.9%	24.5%	21.9%	24.2%	707	-795	737	28.6%	-25.0%	30.9%			
Hospitality	1,759	1,546	1,121	1,060	10.6%	11.9%	10.3%	8.2%	-213	-425	-61	-12.1%	-27.5%	-5.4%			
Gov't	505	473	418	401	3.0%	3.6%	3.8%	3.1%	-32	-55	-17	-6.3%	-11.6%	-4.1%			
Other	545	393	465	518	3.3%	3.0%	4.3%	4.0%	-152	72	53	-27.9%	18.3%	11.4%			
Total	16,586	12,979	10,877	12,871	100.0%	100.0%	100.0%	100.0%	-3,607	-2,102	1,994	-21.7%	-16.2%	18.3%			

7-COUNTY METRO AREA				Employment Counts				Distribution				Numeric Change			Percentage Change		
Industry	2000	2005	2010	2016	2000	2005	2010	2016	'00-'05	'05-'10	'10-'16	'00-'05	'05-'10	'10-'16			
PDR**	468,424	426,911	356,457	392,961	28.8%	26.3%	22.9%	23.1%	-41,513	-70,454	36,504	-8.9%	-16.5%	10.2%			
Retail	181,371	178,263	157,279	166,914	11.1%	11.0%	10.1%	9.8%	-3,108	-20,984	9,635	-1.7%	-11.8%	6.1%			
Knowledge*	451,059	434,882	430,823	456,905	27.7%	26.8%	27.6%	26.8%	-16,177	-4,059	26,082	-3.6%	-0.9%	6.1%			
Eds/Meds	274,382	311,016	348,911	390,068	16.9%	19.2%	22.4%	22.9%	36,634	37,895	41,157	13.4%	12.2%	11.8%			
Hospitality	137,828	151,232	147,182	168,931	8.5%	9.3%	9.4%	9.9%	13,404	-4,050	21,749	9.7%	-2.7%	14.8%			
Gov't	58,384	63,200	65,974	69,475	3.6%	3.9%	4.2%	4.1%	4,816	2,774	3,501	8.2%	4.4%	5.3%			
Other	56,212	55,992	52,403	56,551	3.5%	3.5%	3.4%	3.3%	-220	-3,589	4,148	-0.4%	-6.4%	7.9%			
Total	1,627,660	1,621,496	1,559,029	1,701,805	100.0%	100.0%	100.0%	100.0%	-6,164	-62,467	142,776	-0.4%	-3.9%	9.2%			

UNITED STATES				Employment Counts				Distribution				Numeric Change			Percentage Change		
Industry	2000	2005	2010	2016	2000	2005	2010	2016	'00-'05	'05-'10	'10-'16	'00-'05	'05-'10	'10-'16			
PDR**	37,900,038	35,194,199	30,226,593	32,787,642	29.3%	26.8%	23.7%	23.8%	-2,705,839	-4,967,606	2,561,048	-7.1%	-14.1%	8.5%			
Retail	15,344,488	15,321,421	14,547,773	15,459,457	11.8%	11.7%	11.4%	11.2%	-23,067	-773,647	911,683	-0.2%	-5.0%	6.3%			
Knowledge*	28,238,310	28,385,876	27,236,236	30,212,264	21.8%	21.6%	21.3%	21.9%	147,566	-1,149,641	2,976,028	0.5%	-4.1%	10.9%			
Eds/Meds	24,788,001	27,691,167	30,235,490	32,782,750	19.1%	21.1%	23.7%	23.7%	2,903,166	2,544,323	2,547,261	11.7%	9.2%	8.4%			
Hospitality	12,127,146	13,187,637	13,479,279	15,297,094	9.4%	10.0%	10.6%	11.1%	1,060,491	291,642	1,817,815	8.7%	2.2%	13.5%			
Gov't	6,961,572	7,149,265	7,543,200	7,202,374	5.4%	5.4%	5.9%	5.2%	187,692	393,935	-340,826	2.7%	5.5%	-4.5%			
Other	4,200,335	4,379,841	4,404,848	4,305,658	3.2%	3.3%	3.5%	3.1%	179,506	25,007	-99,190	4.3%	0.6%	-2.3%			
Total	129,559,890	131,309,404	127,673,418	138,047,236	100.0%	100.0%	100.0%	100.0%	1,749,515	-3,635,986	10,373,818	1.4%	-2.8%	8.1%			

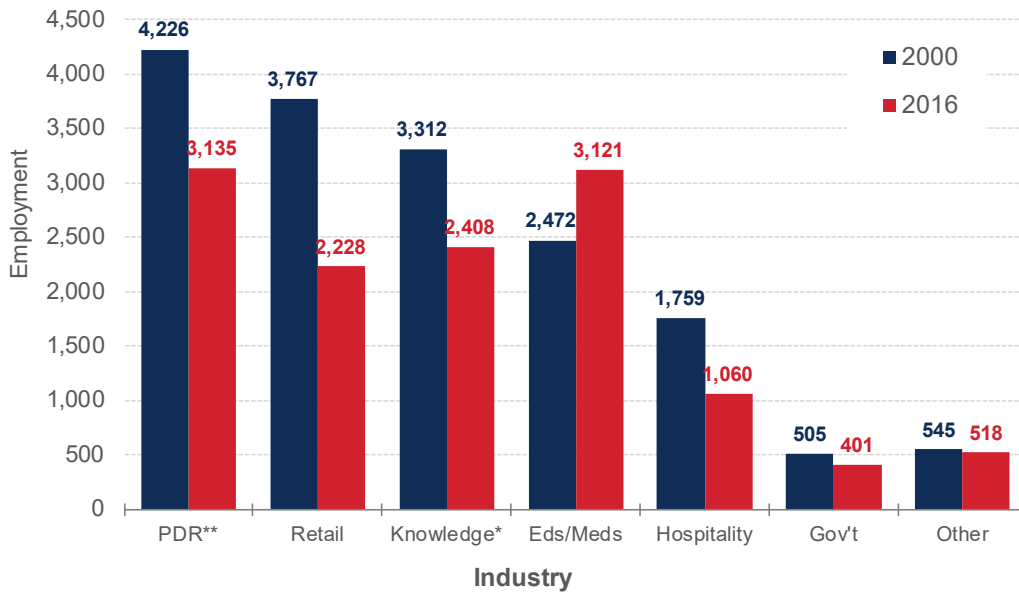
** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management

Sources: Minnesota Department of Employment and Economic Development, Quarterly Census of Employment and Wages (QCEW); Perkins+Will



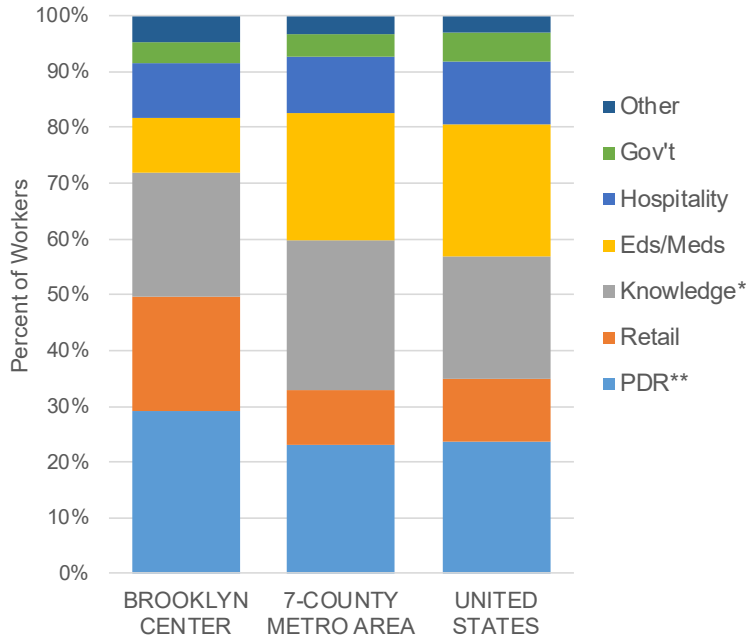
Figure 25: Brooklyn Center Employment Change by Industry 2000-2016



* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management
 ** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)
 Sources: Minnesota Department of Employment and Economic Development, QCEW dataset; Perkins+Will

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Figure 26: Employment Profile by Industry 2016



* Knowledge = Consists of "knowledge-based" industry sectors, such as Information, Finance, and Professional Services/Management
 ** PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)
 Sources: Minnesota Department of Employment and Economic Development, QCEW dataset; Perkins+Will

APPENDIX C: BACKGROUND INFORMATION

Jobs of Residents

The jobs of city residents can also be categorized by occupational category and compared with jobs in the Twin Cities region as shown in the following table. Compared to the region, Brooklyn Center has higher percentages of production, skilled craft and administrative support jobs and considerably fewer professional/ technical jobs. The relatively high percentage of Brooklyn Center residents employed in a production, skilled craft occupation is related to the relatively high percentage of employed residents in the manufacturing industry.

Table 19: Occupational Distribution of Employed Residents 2015

Occupational Group	Brooklyn Center	7-County Metro Area
Executive/Managerial	15.5%	23.8%
Professional/Technical	20.5%	25.5%
Sales	6.9%	10.1%
Administrative Support	14.1%	13.2%
Services	15.9%	10.5%
Production, Skilled Crafts	20.8%	10.9%
Farmers, Construction	6.3%	5.9%

Source: US Census, 2011-2015 American Community Survey

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HOUSING

Building on the previous socio-economic section, this section provides data specific to housing conditions in Brooklyn Center. It is intended to provide a better understanding of where important gaps in the supply of housing may exist.

Metropolitan Council Housing Assessment

In support of each community updating their comprehensive plan, the Metropolitan Council has prepared an existing housing assessment that provides specific housing data required for the plan and integral to determining the need for certain types of housing, especially affordably priced housing. The following table presents this data.



Table H-20: Metropolitan Council Existing Housing Assessment for the City of Brooklyn Center (February 2017)

TOTAL HOUSING UNITS¹ **11,603**

AFFORDABILITY²

Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI
539	6,669	3,603

TENURE³

Ownership Units	Rental Units
7,130	4,473

TYPE¹

Single-family Units	Multifamily Units	Manufactured Homes	Other Housing Units
8,270	3,333	0	0

PUBLICLY SUBSIDIZED UNITS⁴

All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
602	0	0	602

HOUSING COST BURDENED HOUSEHOLDS⁵

Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% of AMI
2,005	1,423	686

AMI = Area Median Income; area in this definition refers to the 16-county Minneapolis-St. Paul metropolitan statistical area

¹ Source: Metropolitan Council, 2015 housing stock estimates

² Source: Metropolitan Council staff estimates for 2015 based on 2105 and 2016 MetroGIS Parcel Datasets (ownership units), 2009-2013 Comprehensive Housing Affordability Strategy data from HUD (rental units and household income), and the Council's 2015 Manufactured Housing Parks Survey (manufactured homes).

³ Source: US Census Bureau, 2011-2015 American Community Survey five-year estimates; counts adjusted to better match the Council's 2015 housing stock estimates

⁴ Source: HousingLink Streams data (covers projects whose financing closed by December 2014), <http://www.housinglink.org/streams>

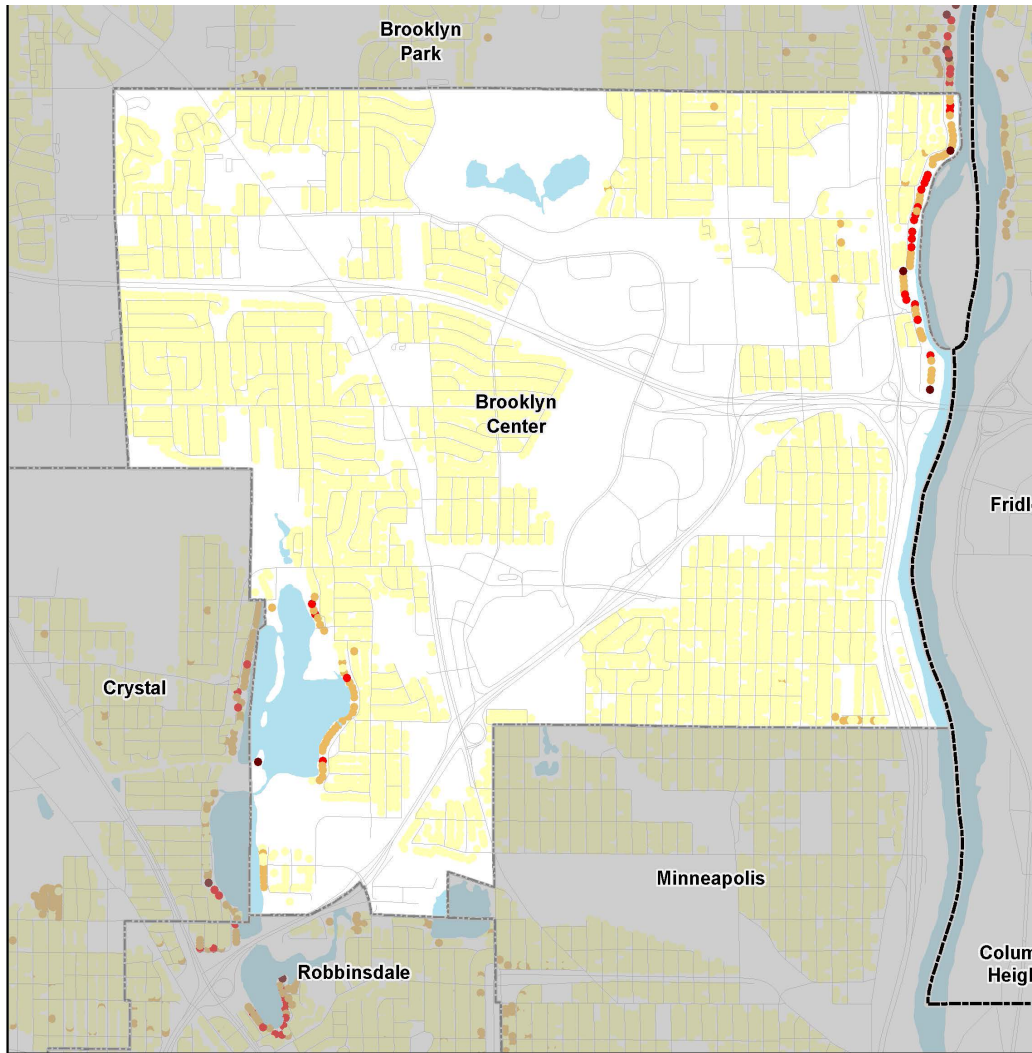
⁵ Housing cost burden refers to households whose housing costs are at least 30% of their income. Source: U.S. Department of Housing and Urban Development, 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data, with counts adjusted to better match Metropolitan Council 2015 household estimates.

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Metropolitan Council Map of Estimated Market Value of Brooklyn Center Homes

Map 1 below was produced by the Metropolitan Council in order to identify the location of affordably-priced owner-occupied homes in Brooklyn Center. Based on a set of assumptions, such as down payments, interest rates, etc., the Metropolitan Council considers an owner-occupied home to be affordable if it is valued at \$236,000 or less. Almost all of the owned homes in Brooklyn Center meet this criteria.

Map 1. Owner-Occupied Housing by Estimated Market Value Brooklyn Center



County Boundaries	Owner-Occupied Housing Estimated Market Value, 2015
City and Township Boundaries	\$238,500 or Less
Lakes and Major Rivers	\$238,501 to \$350,000
Street Centerlines	\$300,001 to \$450,000
	Over \$450,000

1 inch = 0.5511 miles

Source: MetroGIS Regional Parcel Dataset, 2015 estimated market value for taxes payable in 2016.
 Note: Estimated Market Value includes only homesteaded units with a building on the parcel.



Year Housing Built

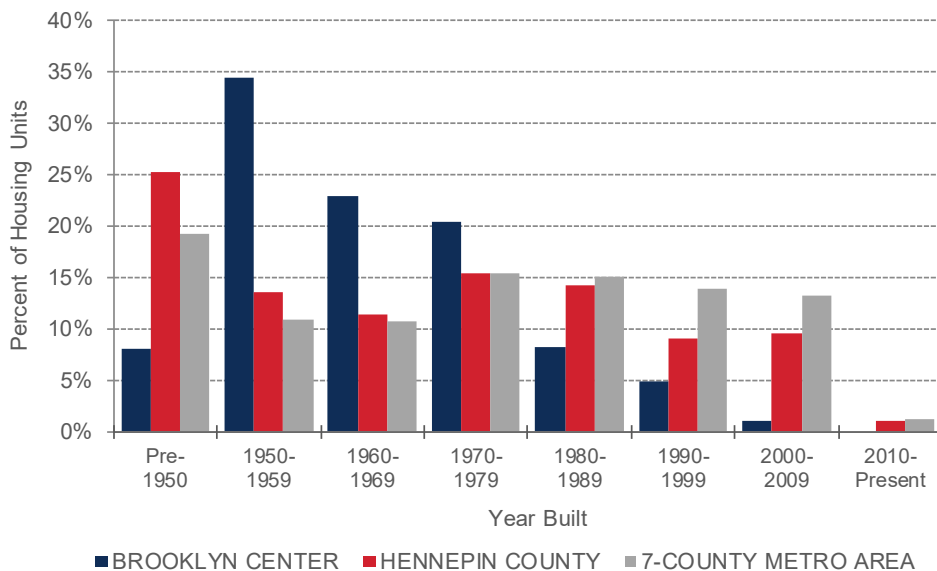
The age of housing is often a good proxy for its overall condition and value; older homes require more-frequent and costlier repairs, and their size and design may not match current cultural preferences. Although older housing stock can many times have aesthetic and historic value, if the homes are not well-maintained they are at significant risk to deferred maintenance, which could result in declining values and neighborhood blight. Therefore, many communities closely track the condition of their older housing stock and support programs that aid homeowners in their upkeep and overall maintenance.

The vast majority of Brooklyn Center’s housing stock is more than 40 years old. This is a major concern because at 40 years of age exterior components of a building including siding, windows and roofs often need to be replaced to protect its structural integrity.

The following table and chart shows that while the 1950s were the peak decade for housing construction in the City, this was a period in which owner-occupied housing predominated. Most of the City’s rental housing -- i.e., most of its multifamily apartments -- were built in the 1960s and 70s. The lack of vacant land has limited housing construction since then, and new construction will mostly take place through redevelopment.

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Figure H-27: Year Housing Structure Built 2015



Source: US Census: 2011-2015 American Community Survey

Table H-21: Housing by Year Built and Tenure 2015

Year Built	Number				Distribution By Year Built				Distribution by Occupancy			
	Own	Rent	Vacant	Total	Own	Rent	Vacant	Total	Own	Rent	Vacant	Total
BROOKLYN CENTER												
2010-Present	0	0	0	0	0.0%	0.0%	0.0%	0.0%	--	--	--	--
2000-2009	93	27	0	120	1.4%	0.6%	0.0%	1.0%	77.5%	22.5%	0.0%	100.0%
1990-1999	90	451	34	575	1.3%	10.7%	4.3%	4.9%	15.7%	78.4%	5.9%	100.0%
1980-1989	319	577	80	976	4.7%	13.7%	10.0%	8.3%	32.7%	59.1%	8.2%	100.0%
1970-1979	687	1,500	219	2,406	10.1%	35.7%	27.5%	20.4%	28.6%	62.3%	9.1%	100.0%
1960-1969	1,485	1,085	132	2,702	21.9%	25.8%	16.6%	22.9%	55.0%	40.2%	4.9%	100.0%
1950-1959	3,311	466	286	4,063	48.8%	11.1%	35.9%	34.5%	81.5%	11.5%	7.0%	100.0%
Pre-1950	806	99	46	951	11.9%	2.4%	5.8%	8.1%	84.8%	10.4%	4.8%	100.0%
All Housing Units	6,791	4,205	797	11,793	100.0%	100.0%	100.0%	100.0%	57.6%	35.7%	6.8%	100.0%
HENNEPIN COUNTY												
2010-Present	2,863	2,923	65	5,851	0.9%	1.6%	0.2%	1.1%	48.9%	50.0%	1.1%	100.0%
2000-2009	28,552	17,116	4,273	49,941	9.3%	9.4%	15.2%	9.6%	57.2%	34.3%	8.6%	100.0%
1990-1999	30,348	15,328	1,609	47,285	9.9%	8.4%	5.7%	9.1%	64.2%	32.4%	3.4%	100.0%
1980-1989	43,979	26,723	3,519	74,221	14.3%	14.6%	12.5%	14.3%	59.3%	36.0%	4.7%	100.0%
1970-1979	38,821	37,714	3,834	80,369	12.6%	20.6%	13.6%	15.5%	48.3%	46.9%	4.8%	100.0%
1960-1969	31,070	25,179	3,119	59,368	10.1%	13.8%	11.1%	11.5%	52.3%	42.4%	5.3%	100.0%
1950-1959	51,676	15,373	3,612	70,661	16.8%	8.4%	12.8%	13.6%	73.1%	21.8%	5.1%	100.0%
Pre-1950	80,086	42,445	8,105	130,636	26.1%	23.2%	28.8%	25.2%	61.3%	32.5%	6.2%	100.0%
All Housing Units	307,395	182,801	28,136	518,332	100.0%	100.0%	100.0%	100.0%	59.3%	35.3%	5.4%	100.0%
7-COUNTY METRO AREA												
2010-Present	9,570	6,027	115	15,712	1.2%	1.7%	0.2%	1.3%	60.9%	38.4%	0.7%	100.0%
2000-2009	109,222	42,555	8,342	160,119	13.9%	11.7%	14.7%	13.3%	68.2%	26.6%	5.2%	100.0%
1990-1999	123,747	39,311	5,225	168,283	15.8%	10.8%	9.2%	13.9%	73.5%	23.4%	3.1%	100.0%
1980-1989	119,915	56,336	6,637	182,888	15.3%	15.4%	11.7%	15.2%	65.6%	30.8%	3.6%	100.0%
1970-1979	105,139	72,799	8,535	186,473	13.4%	20.0%	15.1%	15.5%	56.4%	39.0%	4.6%	100.0%
1960-1969	76,288	46,570	6,228	129,086	9.7%	12.8%	11.0%	10.7%	59.1%	36.1%	4.8%	100.0%
1950-1959	96,299	28,556	6,136	130,991	12.3%	7.8%	10.8%	10.9%	73.5%	21.8%	4.7%	100.0%
Pre-1950	145,232	72,588	15,366	233,186	18.5%	19.9%	27.2%	19.3%	62.3%	31.1%	6.6%	100.0%
All Housing Units	785,412	364,742	56,584	1,206,738	100.0%	100.0%	100.0%	100.0%	65.1%	30.2%	4.7%	100.0%

Source: US Census, 2011-2015 American Community Survey



Housing Structure Type

The type housing structure can influence not only affordability but also overall livability. Having a range of housing structures can provide residents of a community options that best meet their needs as they shift from one life stage to another. For example, retirees often desire multifamily housing not only for the ease of maintenance, but also for security reasons. For those fortunate to travel south during the winter, multifamily residences are less susceptible to home maintenance issues or burglary concerns because of on-site management. For those with health concerns, multifamily residences often have neighbors that can also provide oversight should an acute health problem occur.

The majority (63%) of Brooklyn Center's housing stock consists of detached single-family homes. This is above the proportion found in Hennepin County (55%) or throughout the metropolitan area (59%). Nevertheless, the City's housing stock is diversified, with many multifamily units in large structures, as well as a significant number of single family attached units.

Table H-22: Housing Structure Type 2000-2015

Housing Type	2000	2010	2015	Change 2000-2015		Distribution		
				No.	Pct.	2000	2010	2015
BROOKLYN CENTER								
Single Family Detached	7,180	6,696	6,872	-308	-4.3%	62.9%	63.5%	62.5%
Single Family Attached	929	965	884	-45	-4.8%	8.1%	9.1%	8.0%
2-Units	97	83	94	-3	-3.1%	0.8%	0.8%	0.9%
3-4 Units	142	105	105	-37	-26.1%	1.2%	1.0%	1.0%
5 or more Units	3,048	2,678	3,033	-15	-0.5%	26.7%	25.4%	27.6%
Other Unit Types	28	26	8	-20	-71.4%	0.2%	0.2%	0.1%
Total	11,424	10,553	10,996	-428	-3.7%	100.0%	100.0%	100.0%
HENNEPIN COUNTY								
Single Family Detached	260,349	265,319	271,200	10,851	4.2%	57.1%	56.0%	55.3%
Single Family Attached	32,477	41,925	42,701	10,224	31.5%	7.1%	8.8%	8.7%
2-Units	20,555	17,579	16,841	-3,714	-18.1%	4.5%	3.7%	3.4%
3-4 Units	11,816	10,795	11,554	-262	-2.2%	2.6%	2.3%	2.4%
5 or more Units	129,411	136,607	146,411	17,000	13.1%	28.4%	28.8%	29.9%
Other Unit Types	1,521	1,631	1,489	-32	-2.1%	0.3%	0.3%	0.3%
Total	456,129	473,856	490,196	34,067	7.5%	100.0%	100.0%	100.0%
7-COUNTY METRO AREA								
Single Family Detached	624,734	669,718	682,595	57,861	9.3%	61.2%	60.3%	59.3%
Single Family Attached	84,436	123,763	130,366	45,930	54.4%	8.3%	11.1%	11.3%
2-Units	35,054	29,435	29,780	-5,274	-15.0%	3.4%	2.7%	2.6%
3-4 Units	24,416	22,573	23,891	-525	-2.2%	2.4%	2.0%	2.1%
5 or more Units	236,350	250,059	268,930	32,580	13.8%	23.1%	22.5%	23.4%
Other Unit Types	16,464	15,169	14,592	-1,872	-11.4%	1.6%	1.4%	1.3%
Total	1,021,454	1,110,717	1,150,154	128,700	12.6%	100.0%	100.0%	100.0%

Source: US Census, 2011-2015 American Community Survey

MAPPING & BACKGROUND INFORMATION

Introduction

The purpose of the following report is to provide context to the corresponding attached maps that have been prepared for the 2040 Comprehensive Plan Update (“2040 Plan”). This initial set of maps provides background context from which to begin the planning process, as well as checks off several of the Metropolitan Council’s required elements to be included within Brooklyn Center’s 2040 Plan.

Some of the information attached to this report is provided for reference and background information and may not necessarily be included within the final Comprehensive Plan document; however, it is included in this report because of how clearly some of the community and neighborhood characteristics and patterns are demonstrated physically through the mapping analysis. Additionally, some of the information shown on the maps spatially describes and supports the information contained within Part 1 Demographics Update (“Demographics Update”) of the background analysis, which provides updated demographics and housing information and tables that will be included as part of the 2040 Plan.

The following report is organized to correspond to the maps which follow this report. Each map description and summary includes the following information:

- Data captured/contained within the map; and
- Whether the map is required to be included within the 2040 Plan; and
- Relationship to the Demographics Update; and Significance or relationship of information to the Planning Process and 2040 Plan.

Community Snapshot

Size	5,363.4 Acres	County	Hennepin County
Adjacent Cities	Robbinsdale, Crystal, Brooklyn Park, Minneapolis, Fridley	Major Roadways	I-94, Hwy 100, Hwy 252, Hwy 694
Population 2016 (est)	31,231	School Districts	ISD #11, ISD #279, ISD #281, ISD#286
Parks & Trails	458 Acres: Shingle Creek, Twin Lake Regional Trails & North Mississippi Regional Park	Natural Resources	Mississippi River, Twin Lakes, Shingle Creek



Map 2: Metropolitan Council Community Designation

The Metropolitan Council created a uniform system of defining general development patterns across the region through the establishment of Community Designations. The 2015 System Statement issued to the City of Brooklyn Center included the City's Community Designation per the Metropolitan Council. Each city is required to acknowledge their community's designation(s), and to comply with intent and purpose of the designation in the 2040 Plan.

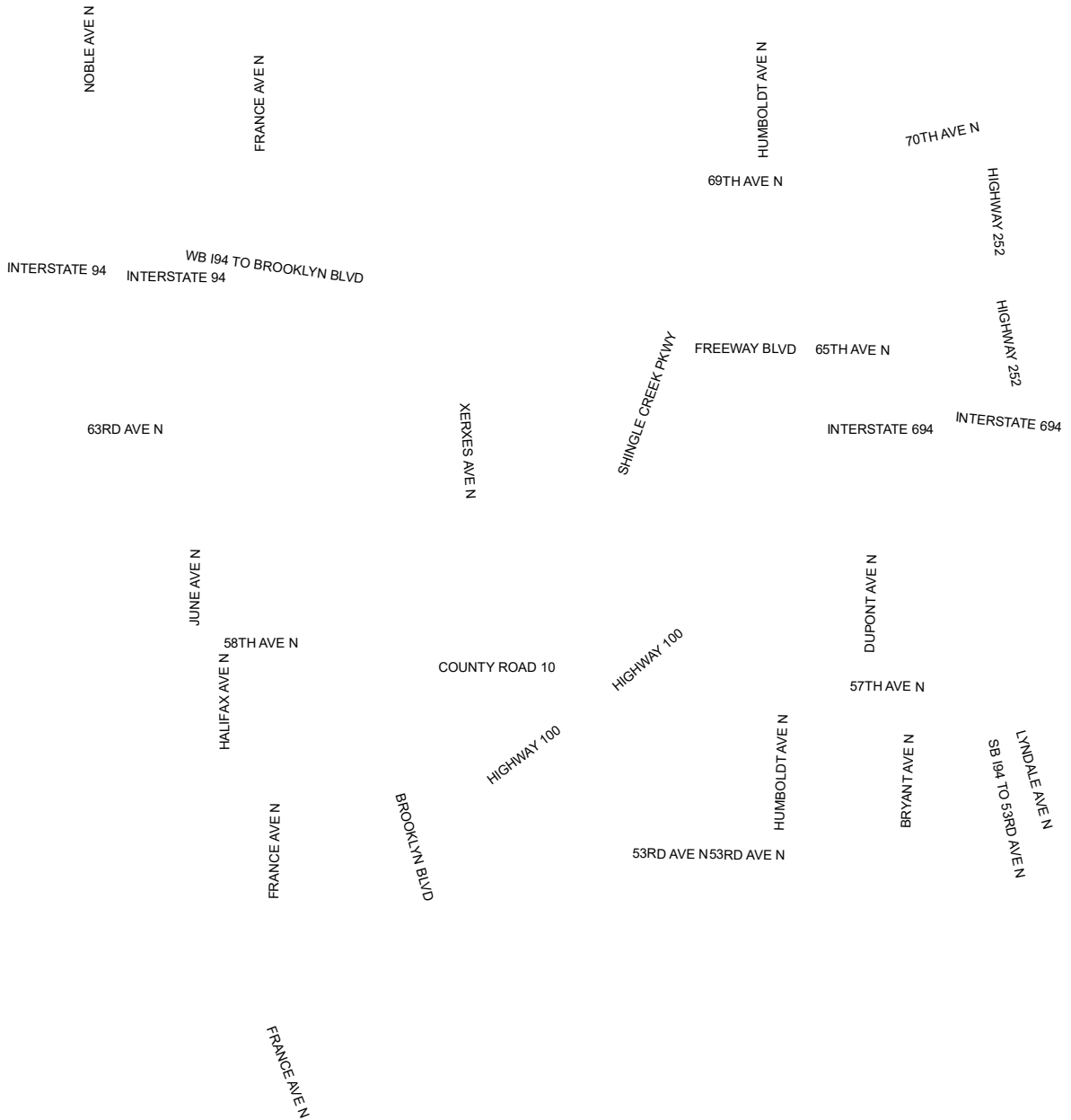
The City of Brooklyn Center is designated entirely as "Urban" which is described as:

"Urban communities experienced rapid development during the post-World War II era, and exhibit the transition toward the development stage dominated by the influence of the automobile. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, Urban communities are expected to target opportunities for more intensive development near regional transit investments..."

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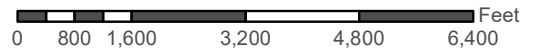
The community designation is consistent with the information provided in the Demographics Update which includes information regarding age of housing stock, which generally demonstrates that much of the community was developed in the post-World War II era.

Map 2: Metropolitan Council Community Designation



Community Designation

 Urban



DRAFT Date: 08.01.2017
 Source: Metropolitan Council,
 MNGEO, Hennepin County

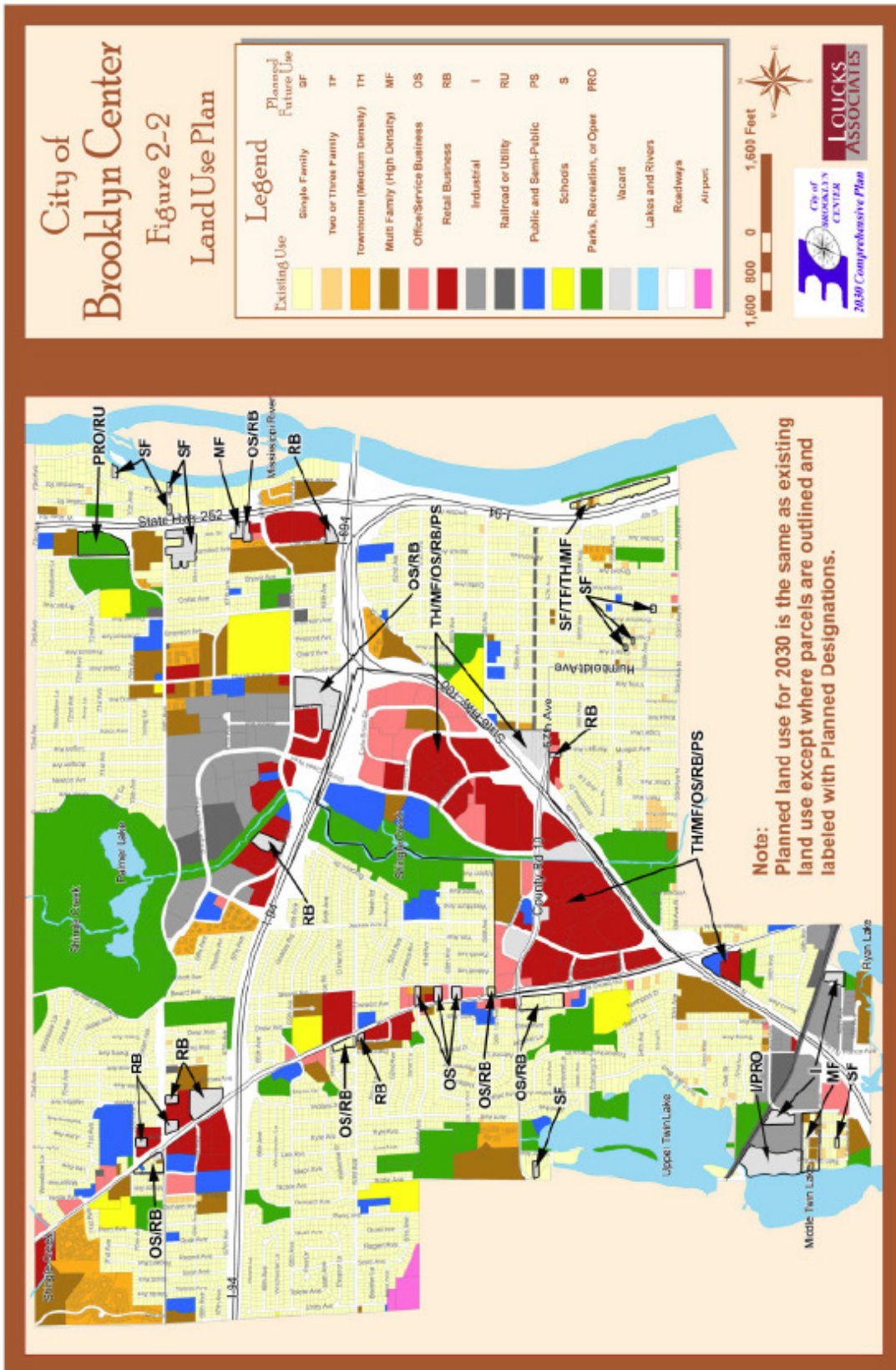


Map 3: Future Land Use Plan

Map 3 is taken directly from the City's 2030 Comprehensive Plan, and no changes have been made (GIS to be obtained from City). This map is simply a starting point from which the 2040 Plan is developed. The Future Land Use Plan will be updated to reflect any changes or modifications desired as determined through this 2040 Plan update process. The following background information supports the current plan, and should be modified as necessary. It should be noted that these designations can be changed, adjusted and/or modified as necessary to reflect the aspirations of this planning period, or they may stay exactly the same and unchanged.

Map 3, in an updated form, is required to be submitted as part of the 2040 Plan. The Future Land Use Plan must be amended and adjusted, as necessary, for consistency with the population, households and employment projections as stated within the 2015 System Statement (see Demographics Update for numbers.)

Map 3: Future Land Use Plan (To be updated with City GIS)



DRAFT Date: 08.01.2017
 Source: Metropolitan Council,
 MNGEO, Hennepin County



Map 4: Community Development Activities & Projects 2016

Since the 2030 Plan Update was adopted the City has been working diligently on redevelopment and revitalization efforts throughout the community. The 2030 Plan focused planning and redevelopment efforts of the Opportunity Site and the “City Center” comprehensively. These efforts take significant time, resources and effort to bring to fruition and as a result many of the redevelopment areas targeted in the 2030 Plan continue to be worked on today. Acknowledging current redevelopment activities and projects is important to understand how such projects and work may influence the 2040 Plan process, and to account for how such developments will contribute to the anticipated population, household and employment growth.

Several of the City’s redevelopment initiatives have been completed, or are in progress since adoption of the 2030 Plan. Successful projects include the Shingle Creek Crossing redevelopment project, the Joslyn Redevelopment Project and the FBI Regional Field Office. These projects are bringing new users to the community and helping to revitalize underutilized parcels in the City; however, opportunities for redevelopment remain and will likely be an integral part of the planning process and discussion moving forward in this planning process.

Information regarding redevelopment and staging is required to be included within the 2040 Plan update; however, it does not necessarily need to be with a map or with the specificity identified below. The information contained in the report can be used as context and foundation from which the Future Land Use Plan can be refined and developed for inclusion within the 2040 Plan. Additionally, the land use pattern associated with redevelopment should be evaluated for compliance with the projected population, household and employment growth contained within the 2015 System Statement. This analysis should also be completed to identify what infrastructure and transportation improvements may be necessary to support the planned redevelopment and growth.

Map 4 was produced in 2016 by the City to show and track community development and redevelopment activities. This map will be updated to reflect all current activities, and once updated, will remain current through the 2040 Plan process to ensure that the Future Land Use Plan, transportation and infrastructure plans account for current redevelopment activities in the community.

The following list is identified within the margins of Map 4:

Current Development Activities

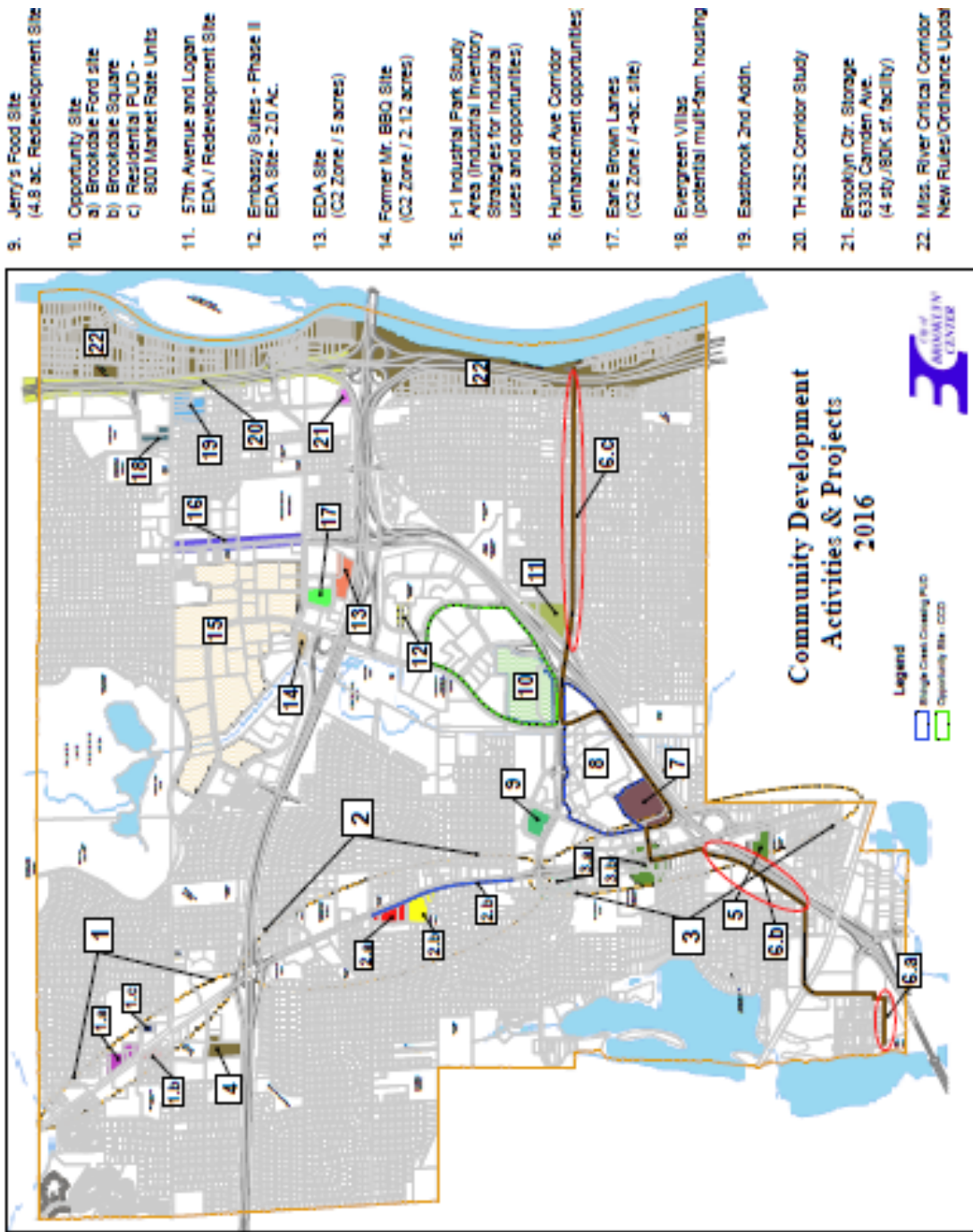
1. Brooklyn Boulevard Corridor – North Redevelopment Opportunities
 - NE corner of Brooklyn Boulevard and 70th Avenue
 - 4-6 lots north of Slim's restaurant
2. Brooklyn Boulevard Market (6,700 SF commercial pad site) Brooklyn Boulevard Corridor Mid
 - Bridgeman's/Boulevard Market Shopping Center
 - Senior Care Housing Project (former Cars w/Heart site)
 - Trail and Streetscape Improvements
3. Brooklyn Boulevard. Corridor – South
 - Commercial Redevelopment opportunities (5700 block of 58th Avenue/ Brooklyn Boulevard
 - Brooklyn Boulevard. & 55th Ave Intersection Improvements
 - C-Line Bus Rapid Transit Corridor
 - Phase I Brooklyn Boulevard. Improvements (Fed/County funded for Yr 2018)
4. Luther Auto Group
5. New Millennium Academy K-8 Charter School
6. Twin Lakes Regional Trail Connections and Extensions
 - Lakeside Avenue extension
 - Lake Point Apartments extension
 - 57th Avenue extension
7. Sears Store
 - Parking Lot Improvements
 - Store Front/Architectural Improvements
8. Shingle Creek Crossing PUD
9. Jerry's Food Site
10. Opportunity Site
 - Brookdale Ford site



- Brookdale Square
- Residential PUD – 800 Market Rate Units

11. 57th Avenue and Logan EDA/Redevelopment Site
12. Embassy Suites – Phase II
13. EDA Site (C2 Zone/5 Acres)
14. Former Mr. BBQ Site (C2 Zone/2.12 acres)
15. I-1 Industrial Park Study Area (Industrial Inventory Strategies of industrial uses and opportunities)
16. Humboldt Avenue Corridor (enhancement opportunities)
17. Earle Brown Lanes (C2 Zone/4-acre site)
18. Evergreen Villas (potential multi-family housing)
19. Eastbrook 2nd Addition
20. TH 252 Corridor Study
21. Brooklyn Center Storage 6330 Camden Avenue (4 Story/80,000 SF Facility)
21. Mississippi River Critical Corridor New Rules/Ordinance Update

Map 4: Redevelopment & Current Planning Activity



1. Brooklyn Blvd. Corridor - NORTH Redevelopment Opportunities
 (a) - NE corner of Brooklyn Blvd. & 70th Ave.
 (b) - 4-6 lots north of Slim's Rest.
 (c) - Brooklyn Blvd. Market (5,700 sq. comm. pad site)
2. Brooklyn Blvd. Corridor - MID
 (a) - Brineman's Boulevard Market Shopping Ctr.
 (b) - Senior Care Housing Project (former Cars w/ Heart site)
 (c) - Trail & Streetscape Improvements
3. Brooklyn Blvd. Corridor - SOUTH
 (a) - Commercial Redevelopment opportunity (5700 Blk. of 58th Ave. Brooklyn Blvd.
 (b) - Brooklyn Blvd. & 58th Ave. Intersection Improvements
 (c) - C-Line Bus Rapid Transit Corridor
 (d) - Phase I Brooklyn Blvd. Improvements (Fed./County funded for Yr. 2018)
4. Luther Auto Group (4435 & 4321 - 68th Ave.) - new auto dealership
5. New Millennium Academy K-8 Charter School
6. Twin Lakes Regional Trail Connections and Extensions
 (a) - Lakeside Ave. extension
 (b) - Lake Point Apts. extension
 (c) - 57th Avenue extension
7. Sears Store
 (a) - Parking Lot Improvements
 (b) - Store Front/Architectural Improvements
8. Shingle Creek Crossing PUD

9. Jem's Food Site (4.8 ac. Redevelopment Site)
10. Opportunity Site
 a) Brookdale Ford site
 b) Brookdale Square
 c) Residential PUD - 800 Market Rate Units
11. 57th Avenue and Logan EDA / Redevelopment Site
12. Embassy Suites - Phase II EDA Site - 2.0 Ac.
13. EDA Site (C2 Zone / 5 acres)
14. Former Mr. BBQ Site (C2 Zone / 2.12 acres)
15. I-1 Industrial Park Study Area (Industrial Inventory Strategies for industrial uses and opportunities)
16. Humboldt Ave Corridor (enhancement opportunities)
17. Earle Brown Lanes (C2 Zone / 4-8c. site)
18. Evergreen Villas (potential multi-fam. housing)
19. Eastbrook 2nd Addn.
20. TH 252 Corridor Study
21. Brooklyn Ctr. Storage 6330 Camden Ave. (4 sty./80K sq. facility)
22. Miss. River Critical Corridor New Rules/Ordinance Update



Map 5: Natural Resources

As a fully developed community, most of the land has been developed with some type of residential, commercial or industrial uses and not many areas of the community remain in their natural, pre-settlement condition. However, there are several water bodies and water features in the community that provide critical natural resource connections to the region, and to the City's park system. This map is a compilation of several data sets created by the Minnesota Department of Natural Resources (MnDNR) and the National Wetland Inventory. As demonstrated on the Map, in 2014 the MnDNR issued a draft list of impaired streams and lakes which identified Twin Lake and Shingle Creek in the City of Brooklyn Center. In addition, in 2008 the MnDNR in coordination with Hennepin County and the Metropolitan Council prepared a Natural Resources Inventory which was reflected in the Minnesota Land Cover Classification System (MLCCS) which identified the wetland area around Palmer Lake as an area having Moderate Quality natural resources. The National Wetland Inventory (NWI) shows likely wetland areas in the community, with the most notable being the complex that runs north-south from Palmer Lake adjacent to and surrounds Shingle Creek through the City Center.


These systems are important to consider when preparing the 2040 Plan update, particularly if any of the systems have the potential to be positively (or adversely) impacted at time of redevelopment. This is most relevant for Shingle Creek, which was listed in 2014 as impaired, and runs near the City Center and could be impacted or improved as redevelopment occurs in this area.

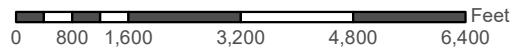


Natural Resources

-  Impaired Lakes 2014 (Draft)
-  Impaired Streams 2014 (Draft)
-  National Wetland Inventory

MLCCS Ecological Significance

-  Moderate Quality



DRAFT Date: 08.01.2017
 Source: Metropolitan Council,
 MNGEO, Hennepin County



Map 6: Metropolitan Council Transit Market Areas

The Metropolitan Council designates the City in Transit Market Area II and Transit Market Area III as shown on Map 6. The following definition of each market area are provided:

Transit Market Area II (Metropolitan Council's Definition): Transit Market Area II has high to moderately high population and employment densities and typically has a traditional street grid comparable to Market Area I. Much of Market Area II is also categorized as an Urban Center and it can support many of the same types of fixed-route transit as Market Area I, although usually at lower frequencies or short service spaces.

Approximately 33% of Brooklyn Center is designated as Transit Market Area II, and much of the area within this Transit Market Area includes neighborhoods dominated by aging single-family residential uses and integrated multi-family uses. Most of these areas were developed post-World War II and were generally constructed between 1950 and 1965.



Transit Market Area III (Metropolitan Council's Definition): Transit Market Area III has moderate density but tends to have a less traditional street grid that can limit the effectiveness of transit. It is typically Urban with large portions of Suburban and Suburban Edge communities. Transit service in this area is primarily commuter express bus service with some fixed-route local service providing basic coverage. General public dial-a-ride services are available where fixed-route service is not viable.

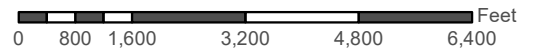
Approximately 67% (or two-thirds) of Brooklyn Center is designated as Transit Market Area III even though the entire extents of the City are designated Urban and there are no areas designated as 'suburban'. There are some fixed-route options within this Market Area in the community; however, it should be noted that this designation as Transit Market Area III may not truly reflect the existing neighborhood patterns particularly in the northeast quadrant of the community. While neighborhoods in this area were developed primarily from 1964 to 1975 the development pattern is still dominated by a fairly regular grid and is densely populated. Further, this area is identified by the Metropolitan Council as an area of concentrated poverty which would suggest that it is critical to ensure transit services are frequent and easily accessible in this area. This relationship and designation should be explored/analyzed further particularly with respect to route access, stops and frequency during the planning process.

Map 6: Metropolitan Council Transit Market Areas



Market Area

-  Transit Market Area II
-  Transit Market Area III



DRAFT Date: 08.01.2017
Source: Metropolitan Council,
MNGEO, Hennepin County

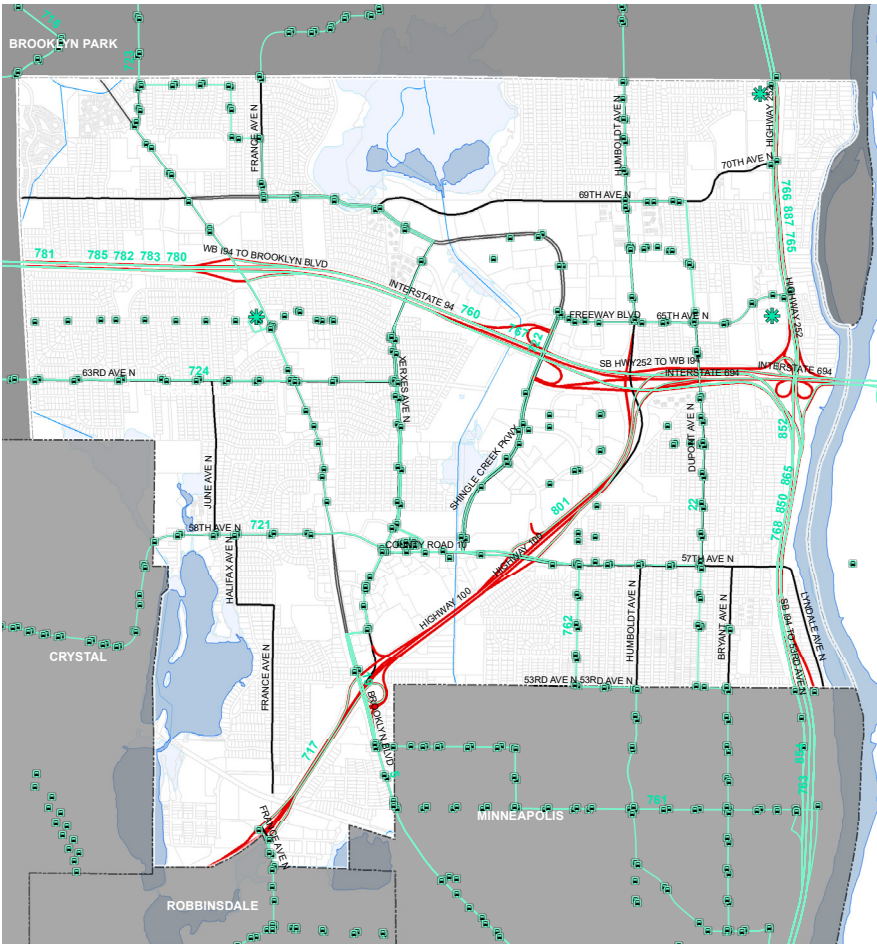


Map 7: Existing Transit/Bus Routes

Mass Transit/Bus Routes: Residents of the City of Brooklyn Center rely on public transit, and it is imperative that the bus lines that serve the City continue to serve the population cost effectively and efficiently. This is supported through information collected in the Demographics Update, as well as exhibited on several of the maps contained within this report. As demonstrated on Map 7, most major east-west and north-south roadways have at least one bus route that provides connections to the greater region and within the community. However, as described in the analysis of Map 11, further review of accessibility should be completed as part of this process particularly in the northeast and southwest quadrants of the City. The following bus lines currently serve the residents and employees in Brooklyn Center:




Route #	Description
19	Olson Memorial Hwy – Penn Ave N
22	Brooklyn Center – Lyndale Ave North – Cedar-28 th Av S – VA
5	Brooklyn Center – Fremont – 26 th Ave – Chicago – MOA
717	Brooklyn Center – Robbinsdale – Plymouth
721	Ltd Stop – Brooklyn Center – New Hope – Mpls
722	Brooklyn center – Humboldt Ave N – Shingle Creek Pkwy
723	Starlite – North Henn Community College – Brooklyn Center
724	Ltd Stop – Target Campus – Sarlite – Brooklyn Center
760	Express – Zane Ave – 63 rd Ave – 65 th Ave P& R, Mpls
761	Express – Brooklyn Park – Xerxes – 49 th Avenue – Mpls
762	Ltd Stop – Brooklyn Center – North Mpls – Mpls
763	Express – 85 th Ave – Brookdale Dr – Humboldt – Mpls
765	Express – Target – Hwy 252 and 73 rd Ave P&R – Mpls
766	Express – Champlin – Noble P&R – West River Rd
767	Express – 63 rd Ave P&R – 65 th Ave P& R - Mpls
768	Express – Noble P&R – Foley P&R – Mpls
801	Brooklyn Center – Columbia Heights - Rosedale

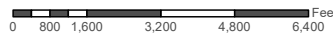
Map 7: Existing Transit/Bus Routes



DRAFT Date: 08.01.2017
 Source: Metropolitan Council,
 MNGEO, Hennepin County

Transit Service

-  ParkAndRideLots
-  Bus Stops
-  Bus Routes



There are three Park and Ride lots in the City of Brooklyn Center, all of which are operated by Metro Transit.

- **Church of the Nazarene** – located at Highway 252 and 73rd Avenue North (Bus Routes 765, 766) – Capacity of 115 Vehicles, no expansions planned.
- **Regal Cinemas20** – located at 6420 Camden Avenue North (Bus Routes 763, 765, 766) Capacity of 200 Vehicles, no expansions planned.
- **65th Avenue North and Brooklyn Boulevard** – 6503 Brooklyn Boulevard (Bus Routes 723, 760, 767) – Capacity of 239 Vehicles, no expansion planned – bike parking available.

This information is required to be addressed within the 2040 Plan update and further analysis, as well as future needs and demands should be projected. Preliminarily, the mapping analysis in conjunction with the information collected in the Demographics Update suggests that this portion of the Comprehensive Plan may need attention particularly as it relates to future transit needs and demands.



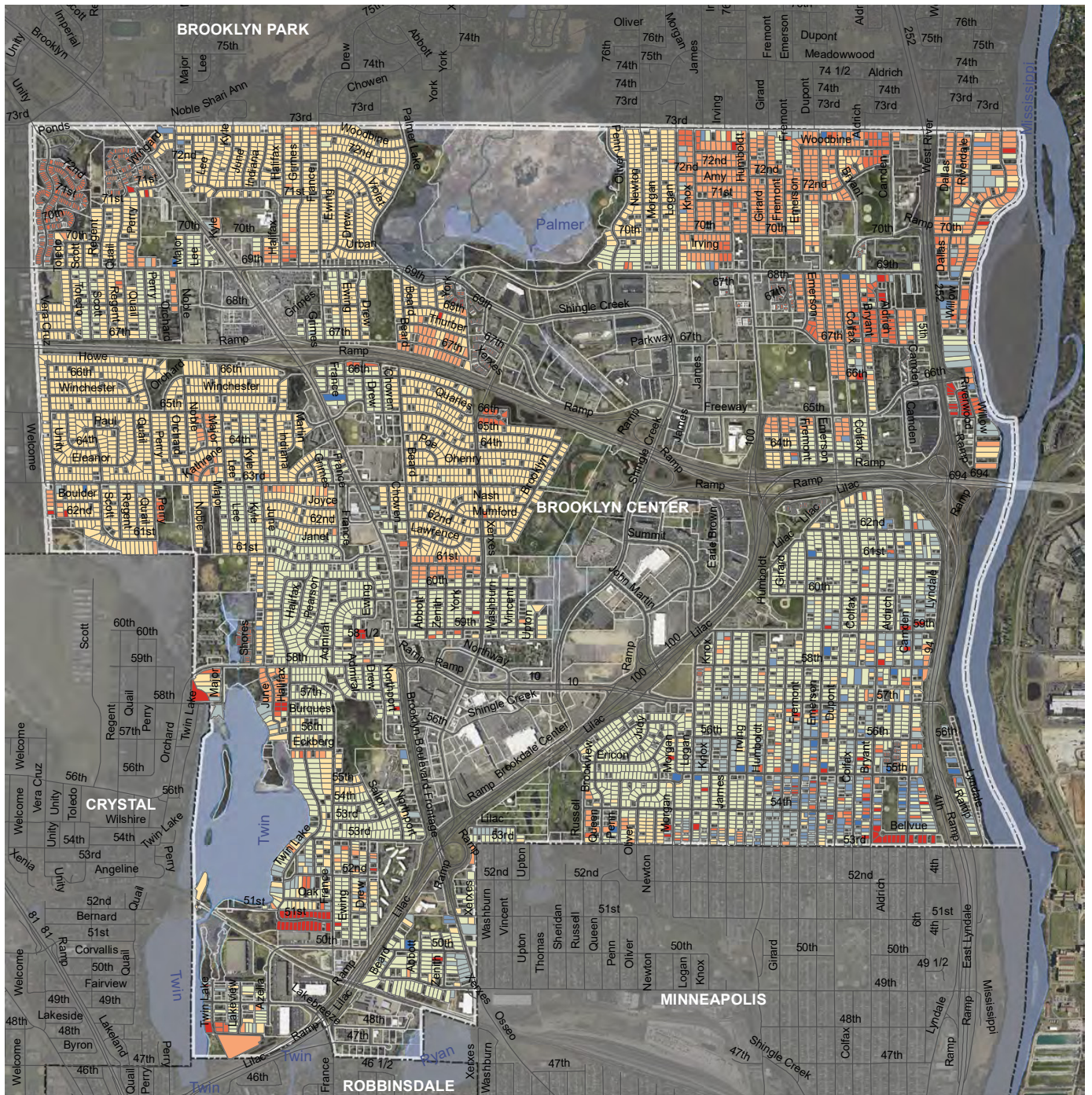
Map 8: Housing – Age of Homesteaded Structures

The age of the housing stock is an important characteristic of the community particularly as it relates to potential structural obsolescence and other limiting factors which correlate to housing values. As described earlier, much of Brooklyn Center's single-family housing stock was developed post-World War II between 1950 and 1963 and many of the homes in this age range were dominated by rambler architectural styles. As shown on Map 15, entire neighborhoods were all constructed in a relatively short period of time which strongly defines neighborhood pattern. As shown, most of Brooklyn Center was developed on a fairly regular grid pattern and does not reflect a 'suburban' development pattern. This is positive from the perspective that transportation and transit connections should be easier to improve, where necessary, because of the relatively dense population of the neighborhoods. However, aging neighborhoods can present a challenge as major systems (i.e. roof, siding, windows, HVAC, etc.) reach the end of their useful life. This can be particularly difficult if residents are unable to reinvest and maintain their properties, which leads to deferred maintenance and the potential for more significant problems that would become widespread across entire neighborhoods.

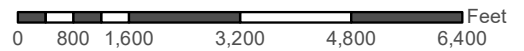
52

This map is not required to be a part of the 2040 Plan update, but instead is provided to supplement the information contained within the Demographics Update. This map shows the geographic pattern of development, and may provide greater insight when considering the land use plan in conjunction with the transit and transportation plans.

Map 8: Housing - Age of Homesteaded Structures



YEAR_BUILT	Color	Year Range
1957 - 1963	Light Orange	1957 - 1963
1856 - 1913	Dark Blue	1856 - 1913
1914 - 1935	Medium Blue	1914 - 1935
1936 - 1949	Light Blue	1936 - 1949
1950 - 1956	Light Green	1950 - 1956
1964 - 1974	Orange	1964 - 1974
1975 - 1989	Dark Orange	1975 - 1989
1990 - 2015	Red	1990 - 2015



DRAFT Date: 08.01.2017
 Source: Metropolitan Council,
 MN GEO, Hennepin County



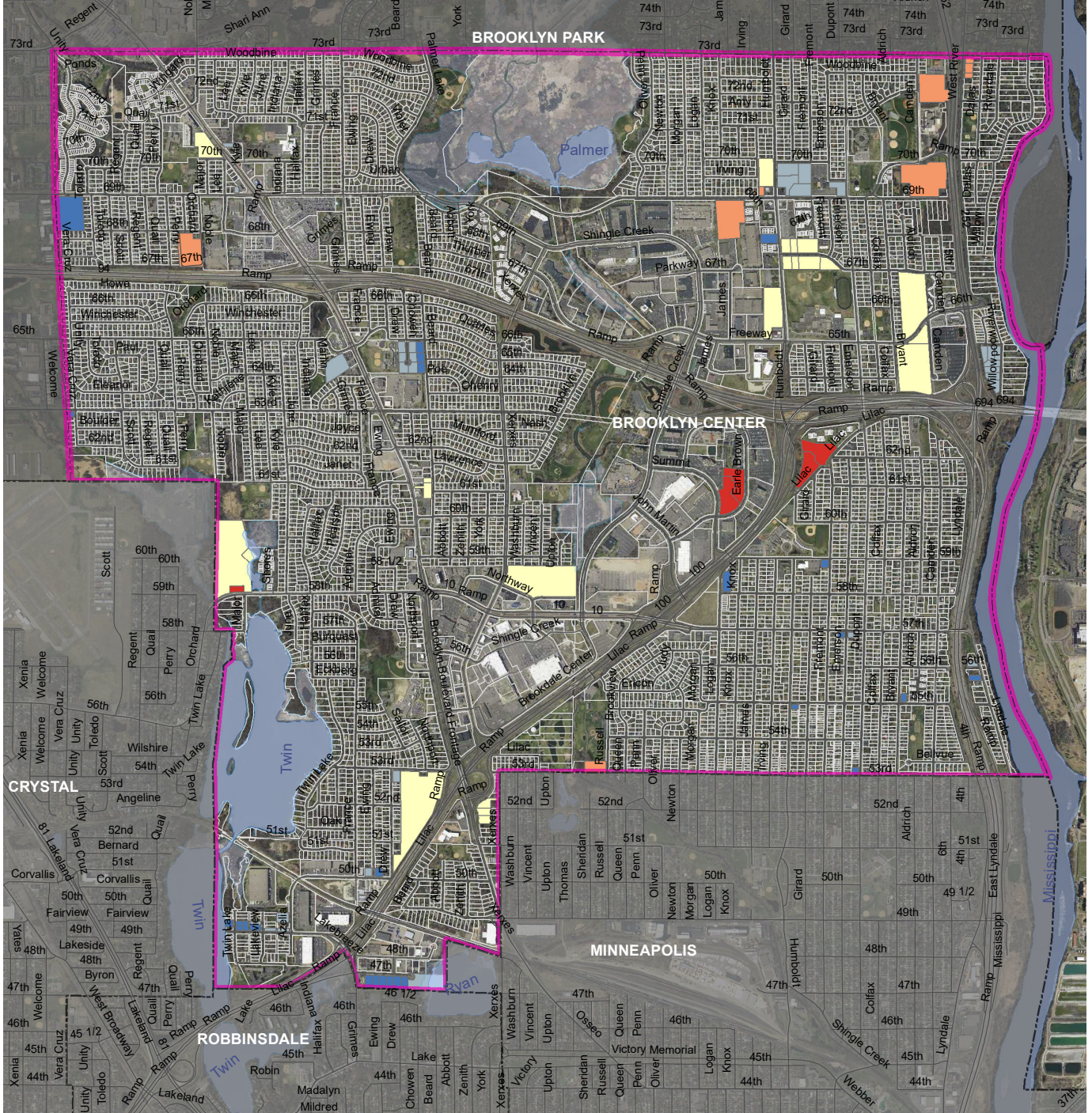
Map 9: Housing – Age of Rental/Multi-Family Structures

Nearly 40% of the community's residents rent and the majority of those renters live in apartment buildings which are integrated throughout the community as shown on Map 16. (See Demographics Update for more information regarding rental breakdowns.)

Given that a significant portion of the City's population lives in apartments the age of such structures becomes critically important to the overall health of the housing supply. As demonstrated on the map, the majority of the apartments were constructed prior to 1979 with the bulk of the units being constructed between 1966 and 1969. This means that the majority of the apartment are more than 50-years old, and that structural deficiencies and major capital improvements may be required in the relatively near term in order for the structures to remain marketable.

This map is not required to be included as part of the 2040 Plan update, however, it is important to understand geographically the location of the multi-family structures so that the future land use plan can be developed to consider where there may be demand for additional units, or where there may be redevelopment potential.

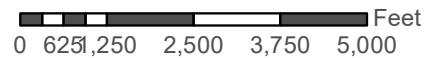
Map 9: Housing - Age of Rental/Multi-Family Structures



Apartments

Year Built

- 1954 - 1961
- 1962 - 1965
- 1966 - 1969
- 1970 - 1979
- 1980 - 1993



DRAFT Date: 08.01.2017
 Source: Metropolitan Council, MNGEO, Hennepin County

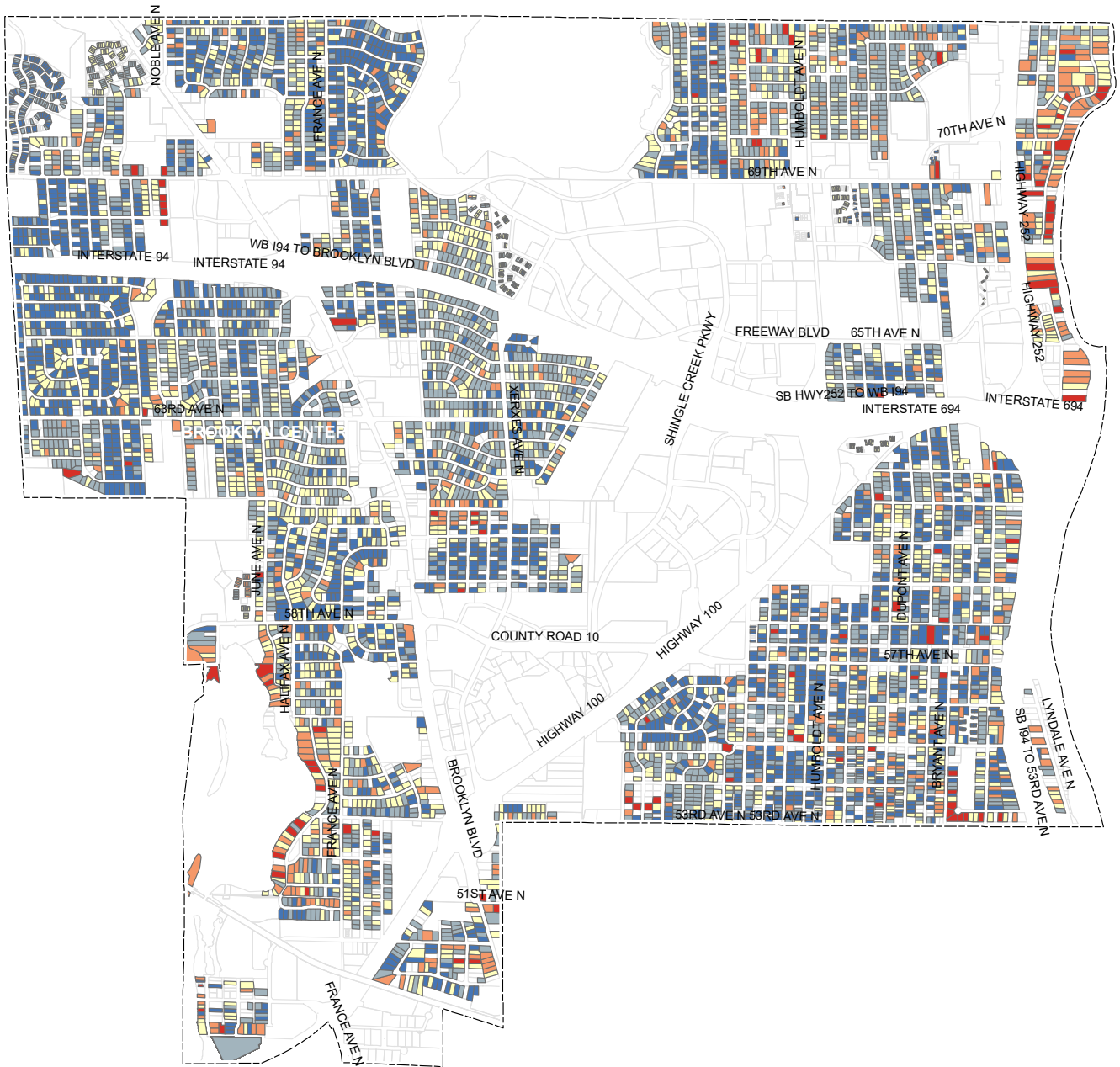


Map 10: Housing – Square Footage of Single-Family Homes

While related to housing age, the square footage of single-family homes also plays a significant role in the demographics of a community. Changes to family structure, technology, and other factors have changed housing demands which contributes to functional obsolescence in a home that can subsequently reduce home values. Brooklyn Center’s single-family housing stock is pretty homogeneous and nearly all homes and neighborhoods are dominated with square footages between less than 1,000 square feet and 1,500 square feet. This is a relatively modest housing size, and the single-family housing stock lacks diversity. As a result of house size and type, housing prices tend to be relatively affordable which is demonstrated by information contained within the Demographics Update.

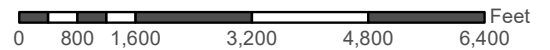
This map is not required to be included within the 2040 Plan update. However, it is extremely important to consider as the City plans for the future. Increasingly these homes are being used multi-generationally and with modest square footages the City needs to plan appropriately for the neighborhoods and supporting infrastructure.

Map 10: Square Footage of Single-Family Homes



Size of Homesteaded Single Family Homes

Finished Square Feet	Color	Range
0 - 1,019	Blue	0 - 1,019
1,019 - 1,196	Grey	1,019 - 1,196
1,196 - 1,462	Yellow	1,196 - 1,462
1,462 - 1,948	Orange	1,462 - 1,948
1,948 - 3,323	Red	1,948 - 3,323



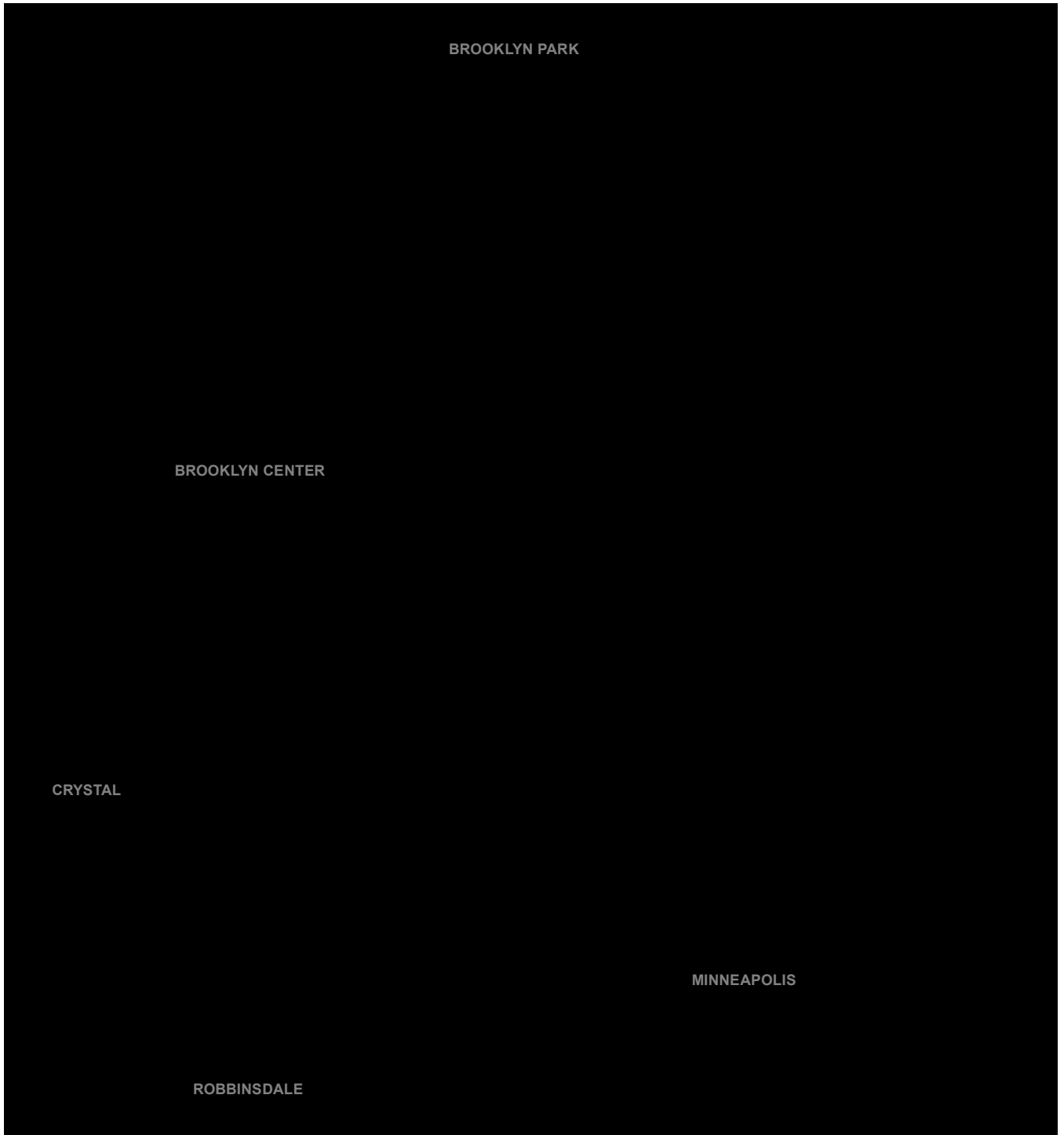
DRAFT Date: 08.01.2017
 Source: Metropolitan Council, MNGEO, Hennepin County



Map 11: Census Tracts with Concentrated Poverty

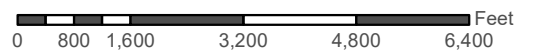
The Metropolitan Council collects and synthesizes information from the Census regarding income levels of population based on census tracts and has created two data sets which can be mapped to reflect household incomes. The data set shown on Map 18 shows census tracts where at least 40% of the households have family incomes at 185% of the federal poverty rate or less. This map is not required to be included within the 2040 Plan update, but is nevertheless important to consider because it can be used to identify potential gaps in relationships between land use pattern, incomes, transportation and transit access. As described and shown on other maps contained within this background report there appears to be a potential mismatch of services and neighborhood composition, and this map helps to geographically illustrate where further study and analysis may be warranted during this process.

Map 11: Census Tracts with Concentrated Poverty



Family Incomes Less than 185% Federal Poverty Level

 Census tracts with concentrated poverty (40%+)



DRAFT Date: 08.01.2017
Source: Metropolitan Council,
MNGEO, Hennepin County







Map 12: School District Boundaries

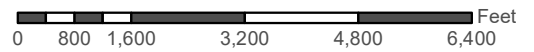
As shown on Map 18, the City of Brooklyn Center is served by four (4) school districts. Most interesting to note is the Brooklyn Center School District which is located entirely within the City and serves a very a small population. Since the school district is so small geographically even minor population and household changes could have a significant impact on the school district. While this is not necessary to include within the Comprehensive Plan, it is important to consider particularly with respect to location of facilities (existing and future) and planned growth and redevelopment areas.

Map 12: School District Boundaries



School District

-  Anoka-Hennepin (ISD 11)
-  Brooklyn Center (ISD 286)
-  Osseo (ISD 279)
-  Robbinsdale (ISD 281)



DRAFT Date: 08.01.2017
*Source: Metropolitan Council,
MNGEO, Hennepin County*



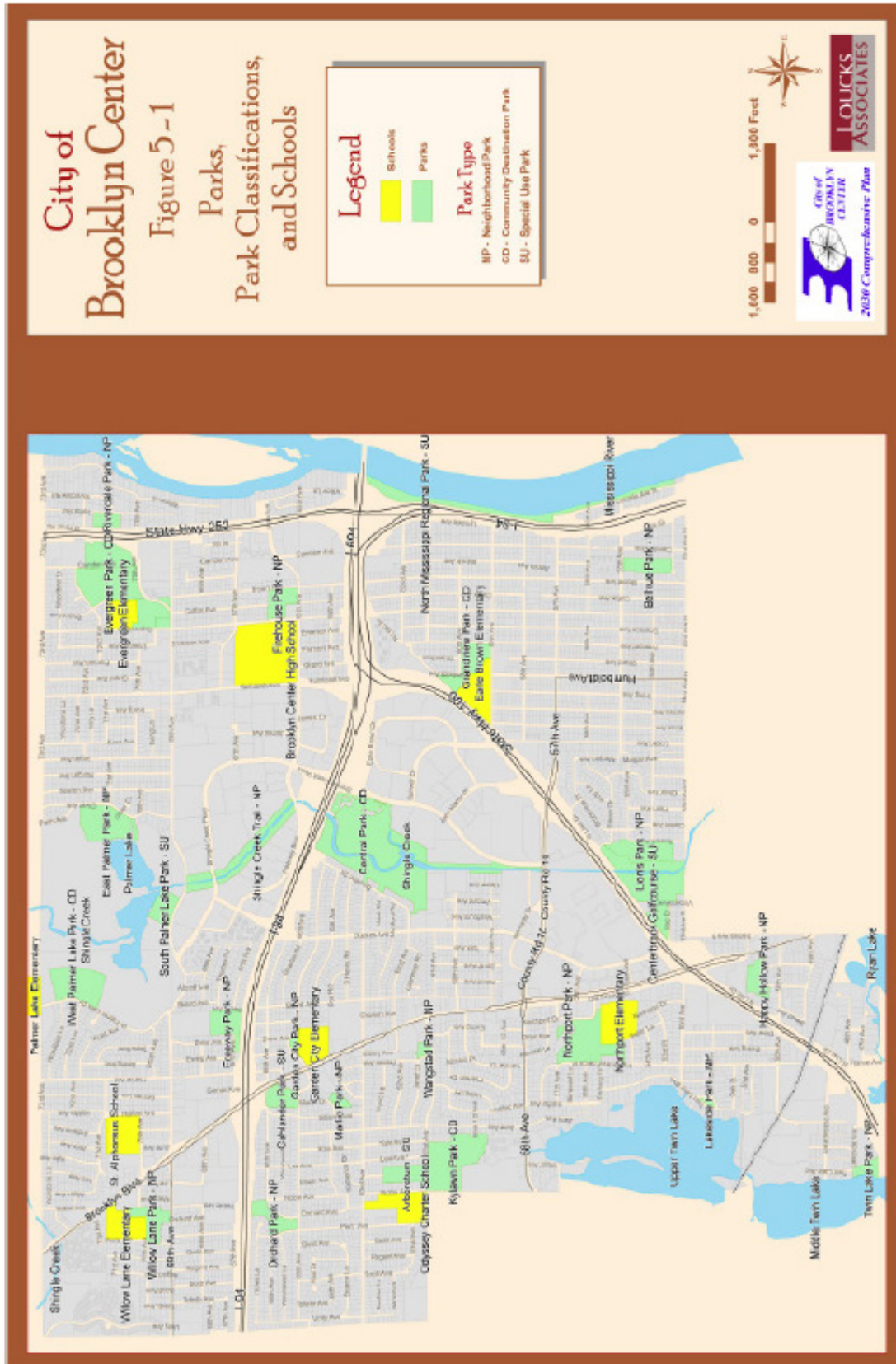
Map 13: Parks, Park Classifications & Schools

The City has an extensive network of parks and trails which are connected to (and often adjacent to) the existing schools in the community. As shown on previous trail planning maps, the City's trail system includes the Shingle Creek Regional Trail and the Twin Lakes Regional Trail, which are required to be identified within the 2040 Plan update. The trail system provides not only recreational opportunities, but also portions of the system are part of the regional bikeway system that provides transportation mode choice.

The City's park system robust and neighborhood and community parks are integrated throughout the community. Many of the park areas are located adjacent to existing civic center uses as well as schools in the community. The following table identifies the park name, acreage and classifications that serve the community's residents as shown on Map 20, from the 2030 Plan:

Name	Size (Acres)	Park Type
Arboretum	8	Special Use
Bellvue	7	Neighborhood Park
Bob Cahlander	5	Special Use
Central	48	Community Destination
Central West	20	Community Destination
East Palmer	15	Neighborhood Park
Evergreen	20	Community Destination
Firehouse	10	Neighborhood Park
Freeway	6	Neighborhood Park
Garden City	1	Neighborhood Park
Grandview	10	Community Destination
Happy Hollow	6	Neighborhood Park
Kylawn	22	Community Destination
Lions	18	Neighborhood Park
Marlin	2	Neighborhood Park
Northport	25	Neighborhood Park
North Mississippi Regional Park		Special Use
Orchard Lane	7	Neighborhood Park
Palmer Lake	196	Neighborhood Park/SU
Riverdale	4	Neighborhood Park
Twin Lake	3	Neighborhood Park
Wangstad	2	Neighborhood Park
West Palmer	15	Community Destination
Willow Lane	8	Neighborhood Park

Map 13: Parks, Park Classifications & Schools



Infrastructure (Water & Wastewater)

While relevant to the planning process, the infrastructure maps are not included within this report. The water, both from a utility and groundwater perspective, will be included within the 2040 Plan update but should be updated once the Future Land Use plan has been developed to ensure appropriate and adequate infrastructure is available. Likewise, as a fully developed community, the entire City is located within the Metropolitan Urban Service Area (MUSA) and therefore much of the system will remain unchanged. However, once the Future Land Use Plan and redevelopment plans are developed the City's sanitary sewer plan will need to be updated to reflect any needed infrastructure improvements. Any improvements to either the water or wastewater system will need to be addressed appropriately within the Implementation plan and incorporated in the 2040 Plan update.