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Comprehensive Plan 2030 **COMMUNITY PROFILE**

REGIONAL SETTING

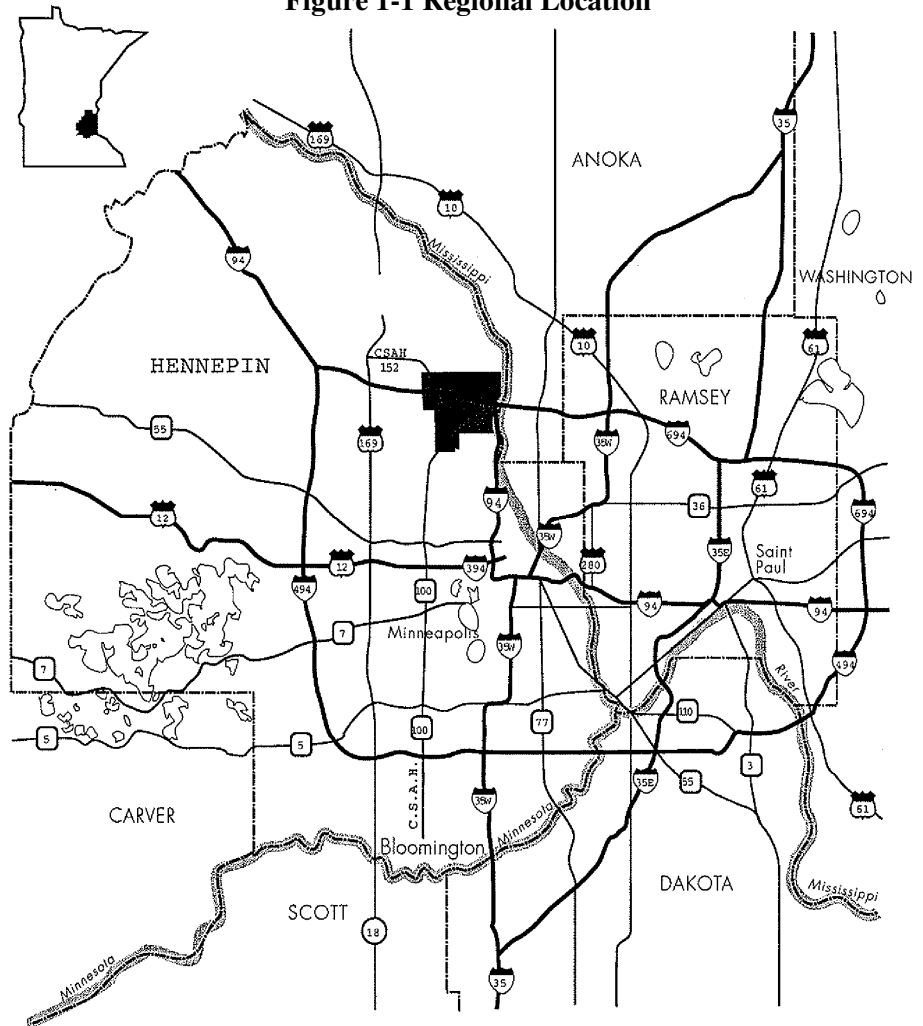
Brooklyn Center is located immediately north and west of Minneapolis, about six miles from downtown. It borders north Minneapolis along 53rd Avenue North, and this proximity stimulated its early development. To the east, the City's boundary is the Mississippi River; to the north, the City of Brooklyn Park, and to the west and southwest, the cities of Crystal and Robbinsdale (see Figure 1-1).

Established in 1911 as an incorporated village, the area remained largely rural until after World War I. Development up through World War II was confined to the southeastern corner of the village, the area with direct transportation links to Minneapolis. The population grew from 500 in 1911 to 4,300 by 1950, and then exploded during the 1950s to 24,356. This was the city's strongest growth period, during which most of its single-family housing was built.

As one of the Twin Cities metropolitan area's older suburbs, Brooklyn Center shares many issues with other cities within this "first ring" — for example, the need for renewal of their housing stock and infrastructure, increasing concentrations of poor and elderly residents, and a lack of growth in their commercial/industrial tax base. Brooklyn Center has been working throughout the 1980s and 1990s to address these issues, both within its own borders and with other first-ring suburbs on a regional basis.

The following sections examine recent population and employment trends for the city and neighboring communities in the north and northwest suburban area. These communities — Brooklyn Park, Crystal, Robbinsdale, Columbia Heights and Fridley — share both a geographic location and many demographic characteristics with Brooklyn Center.

Figure 1-1 Regional Location



POPULATION AND HOUSEHOLDS

Brooklyn Center's population reached its peak in the mid-1970s, at approximately 35,300; declined during the 1980s and 1990s; and began increasing again sometime in the 1990s, as shown in Table 1-1. The Metropolitan Council's forecasts show a slight increase in 2020 followed by a similar slight decrease by 2030.

Unlike population, the number of households continued to increase through 2000 as household sizes decreased. The Council's forecasts assume that household size has leveled off and will remain fairly constant (at around 2.5 persons per household) through 2030.

Table 1-1: Population and Household Change

Year	1970	1980	1990	2000	2010 Forecast	2020 Forecast	2030 Forecast
Population	35,173	31,230	28,887	29,172	29,500	30,500	29,500
Percent Change		-11.2	-7.5	1.0	1.1	3.4	-3.3
Households	9,151	10,751	11,226	11,430	11,800	12,200	12,100
Avg. Household Size	3.84	2.90	2.57	2.55	2.5	2.5	2.44

The Council allocates population to individual cities based upon past growth trends, land supply and policies such as the Regional Growth Management Strategy. The Council's projections for the older developed suburbs assume a modest overall eight percent growth rate, six percent of which is through complete build-out and two percent from redevelopment. The growth rate projected for Brooklyn Center from 1995 to 2020 is slightly lower, at just over seven percent.

AGE DISTRIBUTION

Changes in age groups during the 1980s and 1990s show a pattern that is typical of many first-ring suburbs that were settled in the 1950s through the 1970s. As shown in Table 1-2 below, the "first generation" of homeowners is aging — the over-65 population increased by 80 percent during the 1980s and 27 percent during the 1990s — and some of them are moving out of their single-family homes into "life cycle housing" such as townhouses, condominiums and apartments. The single-family homes they vacate are becoming occupied by a new generation of young adults. The school age population increased by 24 percent during the 1990s, while the number of children under age five decreased by about the same percentage. Another group that declined sharply is the age 55-64 group, or the "empty-nester" group. This may indicate that suitable housing alternatives are not available for this group in Brooklyn Center. The median age in the city is now at 35.3, slightly above the regional median.

Table 1-2: Age Distribution 1980-2000

Age Group	1980	Percent	1990	Percent	2000	Percent
Under 5	2,419	7.7 %	2,597	7.3 %	1,957	6.7 %
6-17	6,457	20.7 %	4,306	14.9 %	5,353	18.3 %
18-24	4,595	14.7 %	2,849	9.9 %	2,805	9.6 %
25-34	4,919	15.7 %	5,372	18.6 %	4,330	14.8 %
35-44	3,649	11.7 %	3,986	13.8 %	4,451	15.3 %
45-54	4,244	13.6 %	2,762	9.6 %	3,395	11.6 %
55-64	2,985	9.6 %	3,488	12.1 %	2,374	8.2 %
65 and over	1,962	6.3 %	3,546	12.3 %	4,507	15.4 %
Median Age	28.9		33.8		35.3	

HOUSEHOLD AND FAMILY STATUS

In keeping with the trend towards more and smaller households, the number of one-person households continued to increase during the 1990s. Table 1-3 shows the differences in family status in 1980, 1990 and 2000. Non-family households (two or more unmarried persons) increased at a rate during the 1990s that was even greater than the rate of increase in the 1980s. The number of families with children under 18 continued to decline during the 1990s. The increase in families with no children during the 1980s was more than offset by the decrease in such families during the 1990s. The number of female single-parent households continued to rise during the 1990s, though at a somewhat slower rate than during the 1980s. Likewise male single-parent households, though still a small group, increased substantially. "Other family households" (i.e., single house-holder and adult relatives) leveled off during the 1990s.

Table 1-3: Household and Family Status

	1980	1990	% Change	2000	% Change
Households					
One-person	1,763	2,445	38.6 %	3218	31.6 %
Non-family	509	640	25.7 %	830	29.7 %
Families					
Married, no children	3,449	3,775	9.4 %	3061	-18.9 %
Married, children	3,784	2,568	-32.1 %	2236	-12.9 %
Single Parent, Female	815	963	18.1 %	1088	13.0 %
Single Parent, Male	123	186	51.2 %	328	76.3 %
Other	397	649	63.4 %	669	3.1 %

POVERTY LEVEL

The number of persons living in poverty increased somewhat during the 1990s. Of those in poverty, over one-third are under 18. About 7.3% percent of Brooklyn Center residents are below the poverty level and about 22% are below 200% of the poverty level. The poverty level was defined as \$17,029 for a family of four in 1999. 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 1-4: Poverty Level

	1980	%	1990	%	% Change	2000	%	% Change
All Persons	1,686	5.4 %	2,031	7.1%	20.4 %	2143	7.3 %	5.5 %
Persons under 18			860	3.0%		775	2.7 %	-9.9 %
Persons over 65			130	0.5%		243	0.8 %	86.9 %
Persons < 200%	4,773	15.4%	5,381	18.7%	21.4%	6313	21.9%	17.3 %

Table 1-5: Poverty Levels in Brooklyn Center and Neighboring Cities

	1980		1990		2000	
	% in Poverty	%<200% of Poverty	% in Poverty	%<200% of Poverty	% in Poverty	%<200% of Poverty
Brooklyn Ctr.	5.4	15.4	7.1	18.7	7.4	21.9
Brooklyn Park	6.0	14.9	7.5	17.0	5.1	16.2
Crystal	3.0	12.1	3.8	12.8	4.4	13.2
Robbinsdale	3.8	16.3	5.0	16.7	4.7	17.5
Columbia Hts.	5.3	16.8	8.5	21.6	6.4	22.2
Fridley	4.2	13.9	6.1	17.1	7.3	18.6

RACIAL AND ETHNIC COMPOSITION

The trend in the direction of more racial diversity accelerated during the 1990s as shown on Table 1-6. The largest absolute increase again occurred among African Americans, and the number of Asian residents realized the largest percentage increase — more than 300%. The number of persons who identified themselves as Hispanic also more than doubled during the 1990s.

Table 1-6: Racial Composition, 1980-2000

	1980	% of Total	1990	% of Total	2000	% of Total
White	29,984	96.0	26,271	90.9	20,825	71.4
African American	530	1.2	1,502	5.2	4,110	14.1
American Indian	201	.6	271	.9	253	.9
Asian and other	515	1.6	843	2.9	2,569	8.8
Hispanic*	273	.9	367	1.3	823	2.8
Total Minority		4.5	2,820	9.8	8,642	29.6

*Hispanic population consists of people of any race. "Percent minority" includes all persons of minority races plus persons who identified themselves as white and Hispanic.

As a percentage of total population, Brooklyn Center's minority population is more than two times that of neighboring cities, except Brooklyn Park. Brooklyn Center's minority population and minority population composition, as a percentage of total population, is very similar to that of Brooklyn Park. As shown on Table 1-7.

**Table 1-7: Minority Population in Brooklyn Center and Neighboring Cities
(as percent of total population)**

	African American	American Indian	Asian and other	Hispanic	Total Minority
Brooklyn Center	14.1 %	0.9 %	8.8 %	2.8 %	29.6 %
Brooklyn Park	14.3 %	0.6 %	9.3 %	2.9 %	29.7 %
Crystal	4.2 %	0.6 %	3.4 %	2.5 %	12.8 %
Robbinsdale	5.7 %	0.6 %	2.1 %	2.0 %	12.0 %
Columbia Heights	3.6 %	1.6 %	3.5 %	3.1 %	14.2 %
Fridley	3.4 %	0.8 %	3.0 %	2.6 %	12.5 %

MOBILITY

According to the 2000 census, among persons five years and older, 56 percent had lived in the same dwelling for five years or more, while the remaining 44 percent had moved from elsewhere. Mobility has increased since 1990 when 60 percent had lived in the same dwelling for five years or more.

Of Brooklyn Center residents five years or older, about 25 percent moved from elsewhere in Hennepin County, 16 percent relocated from a different county and three percent moved to the community from outside the country. This shows a fairly stable population. In Hennepin County, by contrast, about 50 percent had moved from elsewhere.

EDUCATION LEVELS

The educational level attained by Brooklyn Center residents increased slightly between 1990 and 2000. Of the 2000 population aged 25 and over, 87 percent were high school graduates, while 17 percent had a bachelor's degree or higher. In comparison, in 1990 84 percent of the population aged 25 and over were high school graduates and 14 percent had a bachelor's degree or higher. In Hennepin County in 2000, by contrast, 88 percent were high school graduates and 32 percent had a college degree.

HOUSEHOLD AND FAMILY INCOME LEVELS

Like many first-ring suburbs, Brooklyn Center household and family income failed to keep pace with inflation in the 1990s. Also like other first-ring suburbs, Brooklyn Center saw marked increases in the elderly population during the decade, paralleling the increase in residents living in poverty.

Table 1-8: Household and Family Income, 1990-2000

	1989 (1999\$)	1999	Percent Change
Median Household	\$45,925	\$44,570	2.9 %
Median Family	\$52,175	\$52,006	0.3 %

Real income, or income adjusted for inflation, declined for most neighboring cities. Brooklyn Park and Robbinsdale, where buying power increased, were the exceptions to this general decline in real income as shown in Table 1-9 below.

Table 1-9: Change in Real Household Income in Brooklyn Center and Neighboring Cities, 1990-2000

	1989 (1999\$)	1999	Percent Change
Brooklyn Center	45,925	44,570	-3.0 %
Brooklyn Park	53,788	56,572	5.2 %
Crystal	49,856	48,736	-2.2 %
Robbinsdale	44,633	48,271	8.2 %
Columbia Heights	40,953	40,562	-1.0 %
Fridley	49,536	48,372	-2.3 %

EMPLOYMENT

Of the City's population, 70.1 percent was in the labor force in 2000, comparable to neighboring cities and to Hennepin County as shown on Table 1-10 below. The unemployment rate for persons in the labor force was 3.5%. (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.

Table 1-10: Employment Levels in Brooklyn Center and Neighboring Cities in 2000

	% in Labor Force	% Unemployed
Brooklyn Center	70.1 %	3.5 %
Brooklyn Park	78.8 %	2.6 %
Crystal	72.0 %	2.4 %
Robbinsdale	70.1 %	3.2 %
Columbia Heights	66.6 %	2.5 %
Fridley	73.5 %	2.2 %

JOBS OF RESIDENTS

Brooklyn Center's employed population can be classified by the industry sector they work in and by their occupational group — in other words, their individual job classifications (managers, technicians, etc.) as seen in Table 1-11 below. The industrial sector classification as compared with the Twin Cities region and the nation as a whole is shown in the table below. The percent of Brooklyn Center's employed population in manufacturing is significantly higher than the percent for either the Twin Cities MSA or the United States.

Table 1-11: Industrial Classification of Employed Residents in 2000

Industry	Brooklyn Center	Twin Cities MSA	United States
Ag/Mining	0.3 %	0.6 %	1.9 %
Construction	4.9 %	5.6 %	6.8 %
Manufacturing	18.8 %	15.9 %	14.1 %
Trans./Comm./Utilities	6.0 %	5.4 %	5.2 %
Trade (wholesale/retail)	16.7 %	15.7 %	15.3 %
Information	3.1 %	2.9 %	3.1 %
Finance/Insurance/Real Estate	8.4 %	8.9 %	6.9 %
Services	39.6 %	41.7 %	42.0 %
Government	2.4 %	3.3 %	4.8 %

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 1-12. 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.

Censuses prior to 2000 indicated that Brooklyn Center's job mix included significantly more sales jobs than the region or other first-ring suburbs — a function of retail jobs centered around Brookdale. According to the 2000 census, the percentage of jobs in Brooklyn Center involving sales declined to less than the region. This decline in percentage of jobs in sales is indicative of Brookdale's decline as a retail center within its trade area.

Table 1-12: Occupational Distribution of Employed Residents in 2000

Occupational Group	Brooklyn Center	Twin Cities MSA
Executive/Managerial	11.5 %	16.4 %
Professional/Technical	16.4 %	22.5 %
Sales	9.7 %	11.6 %
Administrative Support	21.1 %	16.5 %
Services	13.7 %	12.4 %
Production, Skilled Crafts	18.4 %	12.9 %
Farmers, Construction	9.2 %	7.7 %

JOBS IN BROOKLYN CENTER

The number of jobs based in Brooklyn Center increased significantly during the 1980s and declined slightly in the 1990s according to Table 1-13 below. The Metropolitan Council has forecasted a 9% growth in jobs in Brooklyn Center during this decade, followed by 2% job growth in each of the next two decades.

Region-wide, developing suburbs took the lead in job growth in the 1980s, with a 63 percent share of new jobs. Brooklyn Center retained a high jobs-to-residents ratio in 2000: 96 jobs per 100 "working age" residents (18-61). This is typical of the fully developed suburbs, although some communities (like Columbia Heights) have relatively few jobs and others (like Roseville) have a plentiful supply of jobs per working age resident.

Table 1-13: Jobs in Brooklyn Center

	1980	1990	2000	2010 Forecast	2020 Forecast	2030 Forecast	Jobs/100 Residents age 18-61, 2000
Number	11,995	17,006	16,698	18,200	18,600	19,000	96.2
% Change	62.9 %	41.8 %	-1.8 %	9.0 %	2.2 %	2.2 %	

Job growth in neighboring cities during the 1980s and 1990s shows no consistent pattern in the following Table 1-14. Of these cities, Brooklyn Center, Brooklyn Park and Fridley are significant centers of employment. Among these employment centers, only Brooklyn Park is experiencing significant job growth — a result of the large supply of available land for development. As a fully developed community, job growth in Brooklyn Center is related closely to redevelopment.

Table 1-14: Jobs in Brooklyn Center and Neighboring Cities, 1980-2000

	1980	1990	% Change	2000	% Change	2010	% Change
Brooklyn Center	11,995	17,006	41.8 %	16,698	-1.8 %	18,200	9.0 %
Brooklyn Park	8,017	16,592	106.9 %	23,256	40.2 %	26,900	15.7 %
Crystal	6,030	6,019	-1.2 %	5,567	-7.5 %	6,600	18.6 %
Robbinsdale	5,348	6,813	27.4 %	6,988	2.6 %	8,100	15.9 %
Columbia Hts.	4,618	4,536	-1.8 %	6,419	41.5 %	6,600	2.8 %
Fridley	22,968	23,821	3.7 %	25,957	9.0 %	30,200	16.3 %

A Metropolitan Council study, *Keeping the Twin Cities Vital* (1994), classified jobs in the first-ring or “fully developed area” suburbs. The data compiled in this study showed some differences in distribution of jobs between the region's sub-areas. While having a mix of occupations very similar to jobs in the developing suburbs, first-ring suburbs are slightly higher in their proportion of clerical workers and lower in their proportion of operators/laborers than jobs in the developing suburbs.