

# DEMOGRAPHIC TRENDS AND ASSUMPTIONS

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the City, it is important to review historic trends that have occurred and develop assumptions for the future growth of the community. Population projections, land use and housing needs are dependent upon a number of factors including those which are outside of the City's control, however projections are necessary in order to assist the City in its long range planning for appropriate infrastructure and services and funding of those items. The information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the State Demographic Center, the Minnesota Department of Economic Security, the Minnesota Workforce Center, Douglas County, and City of Alexandria, including building permit activity.

## I. SOCIAL PROFILE SUMMARY

- **Population and Housing.** The MN Department of Administration State Demographic Center estimated that the City of Alexandria's population was 11,043 in 2005. The U.S. Census Bureau calculated a census population of 8,820 in 2000 (4,047 housing units) an increase from a population of 7,838 in 1990, representing a 12.5% increase over the ten-year period.
- **Household Size.** The average household size in 2000 was 2.06 persons per household, slightly lower than the 1990 Census calculation 2.22 persons per household and 2.41 persons per household in 1980.
- **Household Type.** 2000 Census household profile information reports 2,036 non-family households (49.7%) and 2,011 family households (41.1%). Conversely, 68% of the households in Douglas County are family households and 32% are non-family households. Likewise, while 77.2% of the housing units in Douglas County are owner-occupied, only 51% of the housing units in Alexandria are owner-occupied. The higher concentration of non-family households and renter-occupied units in the city of Alexandria is attributed to the presence of Alexandria Technical College and the student housing options as well as single adults migrating to the city for opportunities.
- **Population and Household Projected Growth.** Three models were used to project population and household growth with the final projection based upon an average of four forecasts. An average of the projections is incorporated in Table 3-6, page 7. **(Projected 2030 population of 15,489 persons (7,376 households), a 31% increase from 2005 to 2030).**
- **City Building Permit** activity trend analysis illustrates a fluctuation in the number of new single-family residential units constructed annually over the past five years, with significant increases in 2003 and 2004. This may be related to construction occurring in newly annexed areas as well as low interest rates, an influx of speculative home building and strong economy prior to 2005.
- **Age** distribution statistics indicate the City of Alexandria has a relatively diverse populace, with a median age of 36.8 years (2000 Census), compared to a County median age of 39.7 years. The largest age groups in Alexandria are the 25 to 34 years and 35 to 44 years at 12.1% and 12.0% of the total population respectively.
- **Gender.** 2000 Census information identifies a gender distribution of 53.4% female to 46.6% male within the City of Alexandria, illustrating a slightly higher female to male ratio than Douglas County (50.3% to 49.7%), Minnesota (50.5% to 49.5%) and the nation (50.9% to 49.1%).
- **Race.** 2000 Census statistics indicate 8,638 of the 8,820 residents (97.9%) of Alexandria residents classify themselves as white or Caucasian. Seventy-one residents (0.8%) are Hispanic

or Latino, 0.6% of the population (50) are Asian, 0.3% (30) of the population are American Indian or Alaskan Native, and 0.4% (37) of the population are Black or African American, with two or more races also present (0.5% of the population).

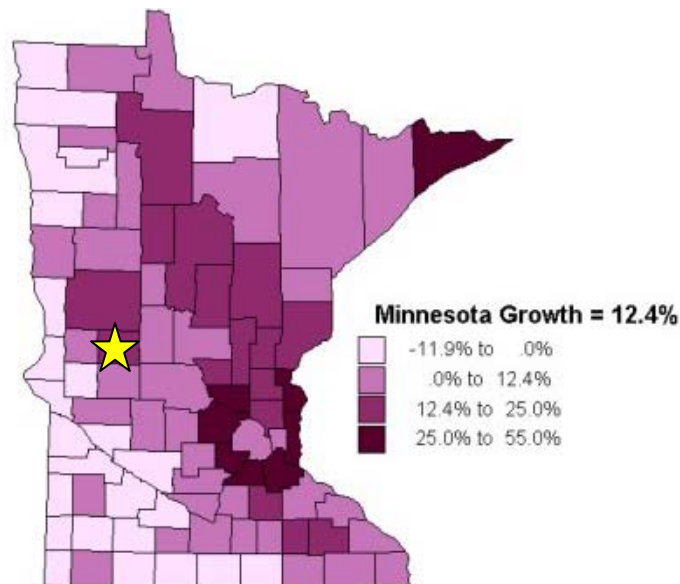
- **Income.** The Housing and Urban Development (HUD) Section 8 Income Guidelines places the 2006 Median *Family* Income in Douglas County at \$55,400. The 2000 Census reports a median family income in the City of Alexandria of \$38,245. It is estimated that a total of 1,126 individuals in the City of Alexandria are below the poverty level (2000 Census).
- **Employment.** The Minnesota Work Force Center estimates 5,983 people in the labor force in Douglas County in November 2006, with 5,704 persons employed, resulting in a 4.7% unemployment rate. Douglas County had an unemployment rate of 3.3%, Minnesota had an unemployment rate of 3.6% and the United States unemployment rate was 4.3%.
- **Travel Time to Work.** According to the 2000 Census, workers in Alexandria traveled an average of 13.8 minutes to their place of employment. This is less than workers within Douglas County which reported an average of 17.2 minutes.

## II. POPULATION GROWTH

### A. Regional and Statewide Context

According to information in the 2000 U.S. Census, the population of the City of Alexandria has increased by 13.7% in the past 20 years from 7,608 persons in 1980 to 8,820 persons in 2000. During this time, the City's population grew at an increased rate to that of the state as a whole, which increased in population by 12.4% during the same time decade. Douglas County (12.6%) has also experienced growth during the past 20 years with an increased rate occurring during the 1990 decade. Figure 3-1 below illustrates Minnesota's Population Change according to County.

**Figure 3-1  
MN Population Change By County  
1990 – 2000**



Source: U.S. Census Bureau

Overall Minnesota's population is projected to grow to 5.45 million by 2010 and 6.27 million by 2030. The current population is about 5 million. Gains are expected to be greatest in the Rochester-Twin Cities-St. Cloud corridor, but many rural areas can anticipate growth as well, especially if they have lakes and forests. Scott, Sherburne and Carver counties are projected to be the fastest-growing in this decade while 21 counties, mostly in western Minnesota, are expected to lose population.

Table 3-1 below, *Population Trends*, shows the changes in population that have taken place over time in Alexandria and neighboring townships. Comparisons also are made to Douglas County and the State of Minnesota.

**Table 3-1  
Population Trends**

	1980	1990	1980 - 1990		2000	1990 - 2000	
			Change	% Change		Change	% Change
<b>Alexandria</b>	7,608	7,838	230	2.9%	8,820	982	11.1%
<b>Alexandria Township</b>	3,521	4,014	493	12.3%	4,760	746	15.7%
<b>LaGrande Township</b>	3,080	3,112	32	1.0%	4,053	941	23.2%
<b>Douglas County</b>	27,839	28,674	835	2.9%	32,821	4,147	12.6%
<b>Minnesota</b>	4,075,970	4,375,099	299,129	7.3%	4,919,479	544,380	12.4%

Source: U.S. Census Bureau

**B. City of Alexandria Context**

Growth within Alexandria has been facilitated by the presence of Interstate Highway 94, the abundance of lakes, natural features and recreational opportunities. As more of the state becomes urbanized, greater Minnesota areas will offer a resource that is more in demand. These factors make Alexandria an attractive location for those desiring to live in a semi-rural (mid-sized community) setting close to metropolitan amenities (Fargo and St. Cloud). This is consistent with trends that show increased movement toward rural areas located near large metropolitan areas. It is reasonable to expect that the City's population will continue to grow as people migrate from the growing metropolitan areas in search of a less urban lifestyle and as existing younger residents of the City begin to establish families. Increased population coupled with the national trend of lower density development and advances in technology allowing workers to work outside of large cities, essentially ensures that the City will increasingly experience growth.

**III. CITY OF ALEXANDRIA POPULATION AND HOUSEHOLD PROJECTIONS**

It is understood the nature of the City's future with respect to housing, retail, commercial, and industrial market potentials depends to a great extent on the population growth that may take place in the coming years. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is the development of a viable approach to the provision of municipal services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of engaging a trade-off between environmental quality

and financial solvency. Throughout this document references are made to various demographic and statistic data, with some further analogies made according to specific Chapter components. For instance, detailed housing inventory data can be obtained in the Housing Chapter and traffic counts within the Transportation Chapter.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this Chapter and for support of municipal service policy development and various methods for projecting population and demographic characteristics was employed within this Chapter.

Projections of population and households in Alexandria were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of residential building permits issued since 2003, trends in City's urban and rural areas and Douglas County growth.

### A. Population Projection Methodology

Three methods of analyzing historic population trends to develop future projections were utilized as well as the Minnesota State Demographer's extrapolated population projections to determine an overall population forecast for the City of Alexandria. The methods employed include the "Top Down" method, the "Linear Model" and the "Exponential Model".

Table 3-2, *MN Census Data Extrapolated Population Projection*, below illustrates the projections made by the Office of the MN State Demographic Center. The State Demographer is projecting the City to increase a total of 24.5% over the next two decades to 12,501 persons in 2030.

**Table 3-2  
MN Census Data Extrapolated Population Projection**

Year	Alexandria	2000-2030 %Change	Difference	% Change
2000	9,436	24.52%	--	--
2005	10,068		632	6.3%
2010	10,521		453	4.3%
2015	11,038		517	4.7%
2020	11,708		670	5.7%
2025	12,054		346	2.9%
2030	<b>12,501</b>		447	3.6%

Source: MN State Demographic Office

The following tables (3-3, *Top Down Method of Population Projection*; 3-4, *Lineal Model Population Trends and Forecasts* and 3-5, *Exponential Model Population Trends and Forecasts*) also demonstrate a projected population growth for the City with varying, but similar rates.

The **Top Down method** calculates the City's population as a percentage of Douglas County population. Utilizing this method it is projected that the City's 2030 population will be 16,451.

**Table 3-3  
Top Down Method of Population Projection**

Year	1970	1980	1990	2000	2005	2010	2015	2020	2025	2030
<b>Douglas County</b>	22,910	27,839	28,674	32,821	35,194	37,739	40,468	43,395	46,533	49,898
% Growth Annual	0.72%	2.15%	0.30%	1.45%	1.45%	1.45%	1.45%	1.45%	1.45%	1.45%
<b>City of Alexandria</b>	6,973	7,608	7,838	8,820	9,418	10,055	10,737	11,464	12,241	13,071
% of County Plus Annexation- Alexandria Township LaGrande Township	30.44%	27.33%	27.33%	26.87%	26.76%	26.64%	26.53%	26.41%	26.31%	26.19%
Total City Population with Annexation	<b>6,973</b>	<b>7,608</b>	<b>7,838</b>	<b>8,820</b>	<b>10,858</b>	<b>13,185</b>	<b>14,117</b>	<b>14,844</b>	<b>15,621</b>	<b><u>16,451</u></b>

Source: U.S. Census Bureau, MN State Demographic Center and MDG, Inc. Projections

\* Alexandria has increased as a percentage of the County population an average of 1.36% per decade

The **Lineal Method** of forecasting future growth within the City was also completed. The **Lineal Method** assumes that the historical rate of growth (percentage change) will continue in the future. The City of Alexandria's population increased an average of 0.88% per year over the 30 year period of 1970 to 2000 and at an average rate of 1.25% per year from 1990 to 2000. Due to this variation, an average of the two were used to calculate the average total forecasted population. Again, a lineal approach alone cannot be used without analyzing the impact that annexation of already developed land in the townships will have on the future population, for this reason, the estimated population within the annexation areas was included.

**Table 3-4  
Lineal Model Population Trends and Forecasts**

Based on 30 Year Average 0.88% Annual		Based on 10 Year Average 1.25% Annual	Average of 30 and 10 Year Annual		Annexation Population	Total with Annexation
Year	Population	Population	Population	% Change		
1970	6,973	6,973	6,973	--		
1980	7,608	7,608	7,608	1.82%		
1990	7,838	7,838	7,838	0.60%		
2000	8,820	8,820	8,820	2.51%		
2005	9,208	9,373	9,291	1.07%	1,440	10,731
2010	9,613	9,960	9,787	1.07%	1,690	12,917
2015	10,036	10,584	10,310	1.07%	250	13,690
2020	10,478	11,247	10,863	1.07%	0	14,243
2025	10,939	11,909	11,424	1.07%	0	14,804
2030	11,420	12,653	12,037	1.07%	0	<b><u>15,417</u></b>
<b>Lineal Model w/ Annexation 2005-2030 % Increase = 30.3 percent</b>						

Source: U.S. Census Bureau, MN State Demographic Center and MDG, Inc. Projections

Finally, the **Exponential Model** of forecasting future population was used. The **Exponential Model** incorporates the historical average number of residents per decade and utilizes this number increase to calculate future population. Analyses of historic average increases over the past 10 years and past 30 years were completed. Due to the fluctuations, the average of the 10-year and 30-year trends were used to calculate the total forecast, with estimated annexation populations included.

**Table 3-5  
Exponential Model Population Trends and Forecasts**

Based on Ten Year Average			Based on Thirty Year Average		Average Both	Annexation Population	Total Population Average + Annexation
Year	Population	Absolute Annual Change	Population	Absolute Annual Change			
1970	6,973	64	6,973	--			
1980	7,608	23	7,608	--			
1990	7,838	98	7,838	--			
2000	8,820	98	8,820	62			
2005	9,311	98	9,128	62	9,220	1,440	<b>10,660</b>
2010	9,802	98	9,436	62	9,619	1,690	<b>12,749</b>
2015	10,293	98	9,744	62	10,019	250	<b>13,399</b>
2020	10,784	98	10,051	62	10,418	0	<b>13,798</b>
2025	11,274	98	10,361	62	10,818	0	<b>14,198</b>
2030	11,764	98	10,671	62	11,218	0	<b>14,598</b>
<b>Exponential Model w/ Annexation 2005-2030 % Increase = 27 percent</b>							

Source: U.S. Census Bureau, MN State Demographic Center and MDG, Inc. Projections  
A summary of the three methods of forecasting population is illustrated in Table 3-6, *Summary of Population Projections, Household Growth and Residential Land Demand*, along with projected households and residential land use needs. Table 3-7 does not take into account the additional population and households resulting in the annexation of already developed land in the townships, as those areas would not require additional raw land for development.

**Table 3-6  
Summary of Population Projections,  
Household Growth with Annexation Population Included**

Year	MN Demographer	Top Down	Lineal	Exponential	Average Top Down, Lineal and Exponential	Households
2005	*11,043	10,858	10,513	10,751	10,707	5,099
2010	10,521	13,185	12,790	12,932	12,969	6,176
2015	11,038	14,117	13,964	13,673	13,918	6,628
2020	11,708	14,844	14,627	14,164	14,545	6,926
2025	12,054	15,621	14,804	14,198	14,874	7,083
2030	12,501	16,451	15,417	14,598	<b>15,489</b>	7,376
<b>2005-2030 % Increase Based on Average of MN Demographer Estimate, Top Down, Lineal and Exponential Projection Methods = 31 percent</b>						

Projected households= Population/2.10 people per household  
\*2005 State Demographer's Estimate; 2010 – 2030 State Demographer's Projection

**Table 3-7  
Summary of Population Projections,  
Household Growth and Residential Land Demand  
(No Annexation Population Included)**

Year	MN Demographer	Top Down	Lineal	Exponential	Average	Households	Acre Demand	+30% Road, Park Etc.
2005	*11,043	9,418	9,373	9,311	9,367	4,461	1,229	1,597
2010	10,521	10,055	9,960	9,802	9,939	4,733	1,304	1,695
2015	11,038	10,737	10,584	10,293	10,538	5,018	1,382	1,797
2020	11,708	11,464	11,247	10,784	11,165	5,317	1,465	1,904
2025	12,054	12,241	11,424	10,818	11,494	5,473	1,508	1,960
2030	12,501	13,071	12,037	11,218	12,109	5,766	1,588	2,065

**Alexandria  
2005-2030 Residential Acreage Based on Average of  
Top Down, Lineal and Exponential Projection Methods = 2,065 acres**

Projected households= Population/2.10 people per household

\*2005 State Demographer's Estimate; 2010 – 2030 State Demographer's Projection

Average lot size 12,000 sq. ft

Existing vacant land and infill acreages not deducted from acre demand

Note: Household size may actually increase from 2.10 people per household as the City annexes existing family residents from the adjacent townships, therefore reducing the actual number of households. However, in light of a statewide trend to decrease in household size, 2.10 persons per household was used.

Based upon an average of the Demographer's estimate and the forecasting projections Alexandria should expect to see a steady increase in population over the next two decades around 28.4 percent. Table 3-6 illustrates that the population in 2030 is estimated to be 15,489 persons or 7,376 households (annexation population included). Table 3-7 show that it is estimated that the City will need 2,065 residential acres to accommodate this population (developed annexation area excluded). According to the U.S. Census Bureau (2000, pre-annexation acreage), the existing size of the City is 8.89 square miles of land or 5,689 acres.

#### **IV. BUILDING PERMIT TRENDS**

Building permits trends are a useful tool in projecting future growth. Since the 2000 Census data is already over five years old, building permits assist with identifying more recent trends. The following Table 3-8, *Single-Family Housing Construction Summary*, illustrates the increase in single-family homes beginning in the year 2003 and shows a more dramatic decline in 2005 and 2006. This decline in new housing construction is consistent with trends statewide due in part to rising fuel, material and construction costs coupled with rising interest rates and an abundance of speculative housing inventory. On average, the City issued 75.8 permits per year during the last five years. The average value per home has fluctuated over the past five years with a combined average of \$139,276. Using the average number of new home permits issued per year (with 2.10 persons per household), the City would increase its population by 902 households by the year 2030 (1,895 persons). If that growth continues for the period of 2005-2030, it is anticipated that 902 new housing units would be constructed. This supports the demographic data projections of an increasing population.

**Table 3-8  
Single-Family Housing Construction Summary**

Year	Number	Total Value	Average \$ Value Per Home
2002	70	8,867,742	\$126,682
2003	90	12,691,588	\$141,017
2004	92	11,750,861	\$127,726
2005	73	11,124,933	\$152,396
2006	54	8,022,896	\$148,572
<b>TOTAL</b>	<b>379</b>	<b>44,458,020</b>	<b>\$696,393</b>
<b>Average</b>	<b>75.8</b>	<b>10,491,604</b>	<b>\$139,276</b>

Source: City of Alexandria Building Permit Records

A review of the type of unit occupied (i.e. owner occupied or renter occupied) is an important measure of the sustainability of the communities housing stock. A diversity of housing options prevents a polarization of residents into one age or income group. Census 2000 data indicates that 51% of the residential units constructed are owner-occupied versus 49% which are renter-occupied or multiple-family units. Interest rates, which make home ownership affordable, guiding of land for multiple-family uses and market demand for units will impact future housing types.

**V. HOUSEHOLD GROWTH**

Continued household growth within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Douglas County to increase from 13,276 households to 20,250 households or a 52.5% increase between the year 2000 and 2030. A breakdown of projected household growth within Douglas County is illustrated in Table 3-9, *Projected Household Growth*, as follows. Census data indicates the number of households within Alexandria increased 12.8% over the past decade from 3,527 households in 1990 to 4,047 in 2000. Based on the average of the three types of population projections, the MN State Demographer's estimate, and an average household size of 2.10 individuals, the number of households within Alexandria is projected to increase from 4,047 in 2000 to 7,020 persons in 2030, a 42.3% increase. This is a lower percent pace than the household growth projected within Douglas County. Most of the growth is seen in the period between 2005 and 2015 due to annexed populations.

**Table 3-9  
Projected Household Growth**

Year	2000	2005	2010	2000-2010		2015	2020	2025	2030	2000-2030	
				Change	%Change					Change	% Change
Douglas County Households	13,276	14,310	15,420	2,144	16.1%	16,650	17,840	19,080	20,250	6,974	52.5%
Alexandria Households	4,047	5,023	5,884	1,837	31.2%	6,285	6,588	6,747	7,020	2,973	42.3%



Source: U.S. Census Bureau, MN State Demographic Center, Alexandria Households: MDG, Inc. based on average of MN Demographic estimate along with three methods of population projections and average 2.10 persons per household.

## VI. ALEXANDRIA POPULATION CHARACTERISTICS

Table 3-10, *Household Types*, indicates the type of households within Alexandria and the surrounding areas.

### A. Household Size and Type

The U.S. Census Bureau classifies households by type according to the gender of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Generally speaking, persons living alone, unmarried couples without children, female heads of household and male or female householders living with non-relatives are more likely to prefer/demand rental units than homeownership. Conversely, married couples, especially those with children, are much more likely to be homeowners.

**Table 3-10  
Household Types**

Area	Family Households	Non-Family Households	Total
City of Alexandria	2,011	2,036	4,047
Alexandria Township	1,394	370	1,764
LaGrande Township	1,231	297	1,528
Douglas County	9,030 (68%)	4,246 (32.0%)	13,276

Source: U.S. Census Bureau (2000 Statistics), MN State Demographic Center

The unusually high number of non-family households in the City is likely attributed to a large student population, the migration of single adults to the community for employment or recreational opportunities or seniors remaining in or moving to the community and living alone. According to the 2000 Census, of the 2,036 non-family households, 1,664 (82%) of these are householders living alone.

As depicted in the following Table, 2000 statistics indicate 1,478 or 73% of all family households consist of married couple households. Children 18 years and under reside in 30% of all family households.

The average household size in 2000 was 2.18 persons, which was very similar to the reported 2.22 persons per household in 1990. The average household size reported in the 2000 Census for Douglas County was 2.23.

Table 3-11, *Owner-Occupied and Rental Statistics*, shows that of the 4,311 housing units, 4,047 or 93.9% were occupied housing units. Of the occupied housing units, 51% were owner-occupied (2,062 units), while 49% (1,985 units) were renter-occupied.

**Table 3-11  
Owner-Occupied and Rental Statistics**

Area	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Occupied Units
<b>City of Alexandria</b>	2,062	51.0%	1,985	49.0%
<b>Douglas County</b>	10,243	77.2%	3,033	22.8%

Source: U.S. Census Bureau (2000 Statistics)

As depicted in the following Table, 2000 statistics indicate 1,478 or 73% of all family households consist of married couple households. Children 18 years and under reside in 30% of all family households.

**Table 3-12  
Families by Presence of Children and Family Type**

Family Type	Number of Families
Total Family Households	2,011
Total Family Households with children under 18 years old	959 (48% of all Family Households)
Married Couple-Family Household With and without children	1,478 (73% of all Family Households)
Married Couple-Family Household with children under 18 years old	595 (40% of Married Couple-Family Households and 30% of all Family Households)
Female householder, no husband present with children under 18 years old	299 (15% of all Family Households)

Source: U.S. Census Bureau (2000 Statistics)

**B. Age**

Table 3-12, *Population By Age Group*, identifies the age distribution within Alexandria. The City of Alexandria had a median age of 36.8 years, lower than the Douglas County median age (39.7). The median age in Minnesota was 48.8 years and the U.S. median age in 2000 was 35.3 years. The City has followed the statewide trend of an increase in the median age.

**Table 3-13  
Population By Age Group**

Age Group	Alexandria		Douglas County		Minnesota	
	Number	Percent	Number	Percent	Number	Percent
Under 5	512	5.8%	1,808	5.5%	329,594	6.7%
5 - 9	458	5.2%	2,067	6.3%	355,894	7.2%
10 - 14	507	5.7%	2,394	7.3%	374,995	7.6%
15 - 19	771	8.7%	2,692	8.2%	374,362	7.6%
20 - 24	909	<b>10.3%</b>	1,941	5.9%	322,483	6.6%
25 - 34	1,064	<b>12.1%</b>	3,359	10.2%	673,138	<b>13.7%</b>
35 - 44	1,057	<b>12.0%</b>	4,855	<b>14.8%</b>	824,182	<b>16.8%</b>
45 - 54	835	9.5%	4,383	<b>13.4%</b>	665,696	<b>13.5%</b>
55 - 64	634	7.2%	3,433	<b>10.4%</b>	404,869	8.2%
65 - 74	716	8.1%	2,892	8.8%	295,825	6.0%
75-84	836	9.5%	2,076	6.3%	212,840	4.3%
85 years +	521	5.9%	921	2.8%	85,601	1.7%
Total	8,820	100.0%	32,821	100.0%	4,919,479	100%
Median Age	36.8		39.7		35.4	

Source: US Census Bureau (2000 Statistics)

In 2000, the City had its largest percentages of the population in the 25 to 34 and 35 to 44 old age groups. The 35 to 44 year old age group typically is viewed as the new generation of community leaders and business owners and their children are found throughout the school system from kindergarten to 12<sup>th</sup> grade. These age groups also tend to be active in the community and demand a high quality service and standard of living for their children and families. However, these age groups also tend to be more mobile and may move away from a community to find better opportunities. They tend to be first time homebuyers and are also within the move-up homebuyer market. The 65 to 85 year old age group tend to be empty nesters looking to downsize their housing and maintenance needs. They also may demand more social and medical services.

Table 3-14, *Population Projections By Age Group Greater Alexandria Area and Minnesota*, indicates that within Douglas County by the year 2030, the 65 to 74 year old age group is projected to be the largest segment of the population (10,250) and will have sustained the largest increase (52.9%) from 2000. This growth is consistent with the statewide age group projections. Age Cohort plays an important part in future planning as the various age groups will have an impact on the housing stock, park and recreation, social services, medical services, future enrollments and the location of services. More in depth analysis relating to the various age projections are discussed within relevant component chapters.

The projections show the population overall in Minnesota will be older, due largely to continued aging of the baby boom generation. The number of Minnesotans ages 50 to 64 is expected to grow by more than 300,000 between 2000 and 2010. Younger age groups are expected to grow more modestly. The number of children under 15 is projected to grow about 10,000, for instance, while the number of 15 to 24 year olds is expected to rise by about 62,000. The projections are benchmarked to the 2000 Census.

**Table 3-14  
Population Projections By Age Group  
Douglas County and Minnesota**

<b>Douglas County</b>								
<b>Age Group</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2000 - 2030 % Change</b>
Under 5	3,254	3,250	3,580	3,790	3,850	3,820	3,810	14.59%
5 - 9	3,807	3,730	3,720	4,050	4,260	4,320	4,310	11.67%
10 - 14	4,440	4,160	4,060	4,050	4,340	4,550	4,640	4.31%
15 - 19	4,959	4,690	4,470	4,340	4,320	4,590	4,820	-2.88%
20 - 24	3,092	3,940	3,800	3,660	3,530	3,540	3,730	17.10%
25 - 34	5,702	6,380	7,510	8,090	7,940	7,690	7,550	24.48%
35 - 44	8,542	7,490	6,770	7,220	8,210	8,790	8,690	1.70%
45 - 54	7,670	8,920	9,160	8,170	7,400	7,720	8,660	11.43%
55 - 64	5,953	6,910	8,310	9,640	9,960	9,050	8,250	27.84%
65 - 74	4,911	5,100	5,870	7,000	8,450	9,800	10,250	52.09%
75-84	3,464	3,630	3,630	3,860	4,530	5,540	6,800	49.06%
85 years +	1,453	1,530	1,700	1,880	1,980	2,200	2,670	45.58%
<b>Total</b>	<b>57,247</b>	<b>59,730</b>	<b>62,580</b>	<b>65,750</b>	<b>68,770</b>	<b>71,610</b>	<b>74,180</b>	<b>22.83%</b>
<b>Minnesota</b>								
<b>Age Group</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2000 - 2030 % Change</b>
Under 5	329,594	337,900	353,000	369,900	377,800	375,900	372,500	11.52%
5 - 9	355,894	350,700	356,500	370,100	385,500	392,900	391,700	9.14%
10 - 14	374,995	368,900	360,900	365,000	377,300	392,300	400,000	6.25%
15 - 19	374,362	382,100	375,300	364,500	366,700	378,200	393,400	4.84%
20 - 24	322,483	378,300	383,900	376,300	361,300	362,100	373,700	13.71%
25 - 34	673,138	693,400	769,200	819,500	813,500	787,500	770,700	12.66%
35 - 44	824,182	782,600	720,400	727,300	790,900	835,300	832,400	0.99%
45 - 54	665,696	771,000	819,400	773,700	708,700	711,100	770,000	13.55%
55 - 64	404,869	511,800	633,900	732,000	776,300	732,800	673,200	39.86%
65 - 74	295,825	305,000	354,300	449,900	558,000	646,200	688,700	57.05%
75-84	212,840	219,900	218,900	230,000	272,100	350,500	438,800	51.49%
85 years +	85,601	95,400	106,800	115,400	121,600	134,900	163,300	47.58%
<b>Total</b>	<b>4,919,479</b>	<b>5,197,000</b>	<b>5,452,500</b>	<b>5,693,600</b>	<b>5,909,700</b>	<b>6,099,700</b>	<b>6,268,400</b>	<b>21.52%</b>

Source: MN State Demographic Center

**C. Educational Attainment**

Table 3-14, *Educational Attainment Comparison*, below compares educational attainment characteristics of Alexandria with similar or local political jurisdictions and the county and state averages.

**Table 3-15  
Educational Attainment Comparison  
(Percent)**

Area	With Diploma	W/O Diploma	Bachelors Degree or Higher
Alexandria	80.0	7.5	15.5
Sauk Centre	78.9	7.6	17.7
Glenwood	78.0	7.7	13.8
Osakis	33.9	11.8	10.2
Douglas County	33.1	6.9	17.3
Minnesota	88.0	12.0	28.0

Source: U.S. Census Bureau (2000 Statistics)

According to the 2000 Census, there were 5,708 people in Alexandria 25 years of age and older. Of these, 80% graduated from high school. Of those not graduating from high school, 11.7% (665) completed less than nine years of education and 7.5% (427) completed between 9 and 12 years of education but did not obtain a diploma. 15.5% of individuals of the population 25 years and over obtained bachelors degrees or higher.

**D. Employment**

Employment statistics from the 2000 Census indicates 4,522 people age 16 and over or 62.2% are in the labor force. The mean time traveled to work was 13.8 minutes in 2000. The Table below illustrates the travel time employees reported to get to work.

**Table 3-16  
Travel Time to Work**

Total	City of Alexandria
Did not work at home:	1,782
Less than 10 minutes	1,199
10 to 14 minutes	394
15 to 19 minutes	140
20 to 24 minutes	82
25 to 29 minutes	199
30 to 44 minutes	17
45 to 59 minutes	74
60 to 89minutes	148
90 or more minutes	50
Worked at home	178

Source: U.S. Census Bureau (2000 Statistics)

The Minnesota Work Force Center estimates 5,983 people in the labor force in Alexandria in November 2006, with 5,704 persons employed, resulting in a 4.7% unemployment rate.

Alexandria had an unemployment rate of 3.3%, Minnesota had an unemployment rate of 3.6% and the United States unemployment rate was 4.3%.

**E. Income**

It is noted that household income includes the income of the householder and all other individuals fifteen (15) years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. Family income is that the incomes of all members fifteen (15) years old and over related to the householder.

The 2000 Census reports a median *family* income in Alexandria of \$38,245. The median *household* income in Alexandria was \$26,851 with 2000 Census data reporting a median household income in Douglas County of \$37,703. Comparing the median *household* income (Table 3-18) with other area communities, Alexandria has the lowest household income (\$26,851). The highest surrounding area household income was that of Sauk Centre at \$37,644. The median household income for the state of Minnesota was \$47,111. Table 3-17, *Wage Comparison*, illustrate the area wage comparisons.

**Table 3-17  
Wage Comparison**

Area	Avg. Weekly Wage	Avg. Hourly Wage
Alexandria	\$578	\$14.45
Sauk Centre	\$479	\$11.98
Glenwood	\$552	\$13.80
Osakis	\$369	\$9.23
Douglas County	\$549	\$13.73
Minnesota	\$828	\$20.70

Source: MN Department of Economic Security 2006, 1<sup>st</sup> Qtr

The average wage in Alexandria is higher than those of surrounding similarly characterized jurisdictions. Glenwood also has a higher average weekly wage (\$552) and average hourly wage, \$13.80 respectively with Osakis indicating the lowest of the rates at \$369 weekly and \$9.23 hourly.

**Table 3-18  
Income Comparison**

Area	Per Capita Income	Household Income	Family Income
Alexandria	\$16,085	\$26,851	\$38,245
Sauk Centre	\$18,390	\$37,644	\$47,623
Glenwood	\$21,758	\$30,083	\$41,486
Osakis	\$15,212	\$29,833	\$38,864
Douglas County	\$18,850	\$37,703	\$46,250
Minnesota	\$23,198	\$47,111	\$56,874

Source: U.S. Census Bureau (2000 statistics)

The 2000 Census indicates that 1,126 people, or 13.3% of the population in Alexandria, were below the poverty level. Douglas County reported 506 people or 5.6% of the county's population

were below the poverty level. Poverty is defined on a sliding scale by size of family and number of related children under the age of 18.

#### **F. Race**

2000 Census statistics indicate 8,638 of the 8,820 residents (97.9%) of Alexandria residents classify themselves as white or Caucasian. Seventy-one residents (0.8%) are Hispanic or Latino, 0.6% of the population (50) are Asian, 0.3% (30) of the population are American Indian or Alaskan Native, and 0.4% (37) of the population are Black or African American, with two or more races also present (0.5% of the population).

#### **G. Gender**

As defined in the latest Census, in 2000 there were 604 more females (53.4% of the population) than males (46.6% of the population) residing in Alexandria. The distribution ratio is similar to that defined in the 1990 Census. The female/male population discrepancy may be attributed to a historically documented longer life expectancy for females as it is most evident in the over 65-age group.

#### **H. Ancestry**

2000 Census statistics indicate approximately 40.6% of Alexandria residents classify themselves as from German decent (3,582). Other prominent ancestries include: Norwegian (26.8%); Swedish (13.1%) and Irish (7.7%). Most (97.2%) speak one language (English) in the home.

### **VII. DEMOGRAPHIC OBJECTIVES/POLICIES & RECOMMENDATIONS**

The demographic and growth projections laid out within this Chapter will have a real impact on the future of Alexandria. With a current land area of 9,026 acres (14.1 square miles) and 12,925 in its future growth areas, Alexandria must adapt its land use practices to ensure this future growth and development in and around the City will not adversely affect its tax base and detract from the existing sense of place and community, but rather will preserve natural, scenic and recreational amenities; ensure long-term economic development; and improve the quality of life and level of services for current and future residents. The City should continue to work closely with surrounding townships to accommodate future growth in a manner that benefits the entire community.

**Objective:** Retain and increase the City's population that falls within the 0-29 age group.

Policies/Recommendations:

1. Encourage the retention and expansion of existing businesses and industries, as well as the development of new businesses and industries in order to increase employment opportunities.
2. Identify and modify rules and regulations that may create barriers to affordable housing.
3. Promote attractive and affordable housing and daycare facilities in order to help attract young families.
4. Ensure a high quality of life within the City by working with the school district by placing a priority on providing the opportunity for all children to obtain a high level of education so they can qualify for high-tech jobs.

5. Develop a diversified inventory of parks and recreational areas to insulate the City's tourism industry from changing seasons and user interest.

**Objective:** Ensure excellent care and support for the current and future needs of the community's aging population.

Policies/Recommendations:

1. Ensure all appropriate access to facilities throughout the City so as to provide easy entry for the elderly and the disabled and retain the elderly population by ensuring sufficient and affordable access to all services.
2. Seek continued support of public transportation and research the potential for expansion where appropriate.
3. Continue to support beneficial services for the elderly such as meals on wheels and place an emphasis on home health care.
4. Monitor to ensure adequate supply of housing opportunities for the community's senior citizens that meet all of their required needs.
5. Develop recreation opportunities for the elderly population.
6. Maintain high quality health care facilities within the community.