DEMOGRAPHIC REVIEW:
Bass Lake Road, Robbinsdale, and Van White Station Areas
INTRODUCTION

In the previous appendix on pre-planning for an areas of stability and change analysis, it was noted that market forces and, in particular, demographic shifts can have an important effect on the stability of land uses in station areas. This appendix presents data on recent demographic shifts within three station areas along the Bottineau Corridor: Bass Lake Road, Robbinsdale, and Van White. The focus on these three station areas is due to the uncertainty of the final alignment. All other proposed station areas, except for 63rd Avenue in Brooklyn Park, are on alignments that may change. Therefore, these three station areas are intended to be a model for the type and level of demographic analysis that could occur within all other station areas once a final alignment is approved.

Changes in the demographic composition of an area, especially a small area such as a station area or neighborhood, often drive changes in the demand for different types of housing, retail, recreation, and other land uses. For example, an increase in the overall age of the population may indicate a softened demand for detached single-family housing while at the same time represent an increased demand for multifamily housing, especially housing with services. Therefore, it is important to continuously monitor demographic change so that market forces can be anticipated, and thus planned for, prior to unwanted land use changes.

Table A2-1 presents data for ten different demographic variables for each of the three station areas being analyzed as well as Hennepin County, Minnesota, and the United States. Within the three station areas, data are further broken down by census tract. Although station areas are best defined by a 5- or 10-minute walk from a station, for data analysis purposes the census tract was used as a proxy to estimate the extent of each station area.
Table A2-1 - Demographic Change by Station Area 2000-2010

<table>
<thead>
<tr>
<th>Tract</th>
<th>Bass Lake Road Station Area</th>
<th>Robbinsdale Station Area</th>
<th>Van White Station Area</th>
<th>Hennepin County</th>
<th>Minnesota</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract</td>
<td>208.01</td>
<td>208.04</td>
<td>209.03</td>
<td>211</td>
<td>212</td>
<td>213</td>
</tr>
<tr>
<td>Population</td>
<td>3,965</td>
<td>2,038</td>
<td>2,852</td>
<td>3,124</td>
<td>2,188</td>
<td>4,500</td>
</tr>
<tr>
<td>Numeric Change</td>
<td>-375</td>
<td>-119</td>
<td>-25</td>
<td>90</td>
<td>19</td>
<td>-113</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-8.6%</td>
<td>-5.5%</td>
<td>-0.9%</td>
<td>3.0%</td>
<td>1.0%</td>
<td>-2.4%</td>
</tr>
<tr>
<td>Households</td>
<td>1,598</td>
<td>848</td>
<td>1,172</td>
<td>1,223</td>
<td>796</td>
<td>1,859</td>
</tr>
<tr>
<td>Numeric Change</td>
<td>-68</td>
<td>-32</td>
<td>-76</td>
<td>5</td>
<td>-26</td>
<td>-48</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-4.1%</td>
<td>-3.6%</td>
<td>-6.1%</td>
<td>0.4%</td>
<td>-3.2%</td>
<td>-2.5%</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.46</td>
<td>2.42</td>
<td>2.43</td>
<td>2.55</td>
<td>2.37</td>
<td>2.41</td>
</tr>
<tr>
<td>2010</td>
<td>2.59</td>
<td>2.46</td>
<td>2.31</td>
<td>2.48</td>
<td>2.27</td>
<td>2.41</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-0.13</td>
<td>-0.04</td>
<td>0.02</td>
<td>0.07</td>
<td>0.10</td>
<td>0.00</td>
</tr>
<tr>
<td>Median Age</td>
<td>39.2</td>
<td>36.9</td>
<td>36.4</td>
<td>36.8</td>
<td>34.0</td>
<td>38.1</td>
</tr>
<tr>
<td>2000</td>
<td>36.2</td>
<td>37.5</td>
<td>36.7</td>
<td>38.0</td>
<td>36.5</td>
<td>37.9</td>
</tr>
<tr>
<td>Percent Change</td>
<td>3.0</td>
<td>1.2</td>
<td>-0.3</td>
<td>-1.2</td>
<td>-2.5</td>
<td>0.2</td>
</tr>
<tr>
<td>Households with Children</td>
<td>2010</td>
<td>461</td>
<td>254</td>
<td>346</td>
<td>365</td>
<td>250</td>
</tr>
<tr>
<td>2000</td>
<td>555</td>
<td>298</td>
<td>361</td>
<td>376</td>
<td>255</td>
<td>613</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-16.2%</td>
<td>-14.8%</td>
<td>-4.2%</td>
<td>-2.9%</td>
<td>-2.0%</td>
<td>-9.1%</td>
</tr>
<tr>
<td>Bachelor's Degree*</td>
<td>2010</td>
<td>22.3%</td>
<td>29.1%</td>
<td>26.1%</td>
<td>25.7%</td>
<td>34.7%</td>
</tr>
<tr>
<td>Median Age</td>
<td>15.9%</td>
<td>15.3%</td>
<td>15.6%</td>
<td>23.5%</td>
<td>21.6%</td>
<td>36.6%</td>
</tr>
<tr>
<td>Change</td>
<td>6.4%</td>
<td>13.8%</td>
<td>10.5%</td>
<td>2.2%</td>
<td>13.1%</td>
<td>7.3%</td>
</tr>
<tr>
<td>English Proficiency*</td>
<td>2010</td>
<td>96.2%</td>
<td>88.6%</td>
<td>92.9%</td>
<td>87.7%</td>
<td>98.9%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>2000</td>
<td>77,198</td>
<td>3,238</td>
<td>14,185</td>
<td>11,724</td>
<td>8,024</td>
</tr>
<tr>
<td>Percent Change</td>
<td>14.8%</td>
<td>7.5%</td>
<td>33.0%</td>
<td>22.2%</td>
<td>10.9%</td>
<td>22.4%</td>
</tr>
<tr>
<td>Homeownership</td>
<td>2010</td>
<td>86.9%</td>
<td>80.1%</td>
<td>65.3%</td>
<td>93.7%</td>
<td>70.7%</td>
</tr>
<tr>
<td>Median Rent</td>
<td>2000</td>
<td>91.3%</td>
<td>83.0%</td>
<td>67.2%</td>
<td>94.7%</td>
<td>77%</td>
</tr>
<tr>
<td>Change</td>
<td>-4.4%</td>
<td>-2.9%</td>
<td>-1.9%</td>
<td>-3.0%</td>
<td>-6.4%</td>
<td>-3.3%</td>
</tr>
</tbody>
</table>

In order to augment the data presented in Table A2-1, a series of charts and maps were prepared for each demographic variable graphically illustrating the demographic change within each station area as well as surrounding neighborhoods. The geographic unit of analysis used for the maps are census block groups, which are slightly smaller than a census tract. This level of analysis provides additional context for how the corridor continues to evolve demographically.

The data in the maps has been standardized in order to reveal the extent of the change occurring in each block group. In other words, each block group within Hennepin County was ranked according to its degree of change relative to the county. Those that changed at a rate above that of the County are colored green, in which the darker the green the greater the rate of change relative to the County. For those block groups that changed at a rate below that of the County were colored red, in which the darker the red the lower the rate of change relative to the County. This type of standardization can reveal anomalies at the station area level and perhaps draw attention to places in which demographic change is profound.

APPENDIX A2

Demographic Review: Bass Lake Road, Robbinsdale, and Van White Station Areas
Bass Lake Road
The Census Tracts comprising the Bass Lake Road station area lost more than 3% of their population between 2000 and 2010. According to the map, these losses were concentrated in the neighborhoods northwest and southeast of the proposed station. Otherwise, population change in the station area was consistent with that of the County.

Robbinsdale
Overall, the population of the Robbinsdale station area remained flat between 2000 and 2010. Within the station, however, there was strong growth just west of the station, due to a large redevelopment project, which was balanced out by modest to strong declines in other parts of the station area, particularly to the south and east.

Van White
The population of the Van White station area declined by about 1% between 2000 and 2010, which is consistent with much of North Minneapolis during this time. However, the station area also includes some areas that experienced strong population growth, especially within the Heritage Park neighborhood where substantial amounts of new residential development occurred.

POPULATION
HOUSEHOLDS

Bass Lake Road
Consistent with population change, the Bass Lake Road station area experienced a loss in households, which was concentrated in the neighborhoods southeast of the station.

Robbinsdale
Household change in the Robbinsdale station area was generally flat with increases occurring west of the station balanced out by declines south of the station.

Van White
Unlike population change in the Van White station area, household change was extremely strong between 2000 and 2010. This disparity is largely the result of new residential construction in the Heritage Park neighborhood immediately east of the station that included a number of senior housing units and smaller apartments, which often have only one person per household. Therefore, as new households are added to the area, this does not necessarily result in a large increase in population, especially household sizes decline in other parts of the station area.

Figure A2-2.2 - Household Change 2000-2010

% Change in Households

- Bass Lake Rd
- Robbinsdale
- Van White
- Hennepin County

Source: US Census

Figure A2-1 - Change in Household 2000-2010
AVERAGE HOUSEHOLD SIZE

Bass Lake Road

The average household size in the Bass Lake Road station area is very similar to Hennepin County and did not experience much change between 2000 and 2010.

Robbinsdale

Household sizes in the Robbinsdale station area are slightly below that of Hennepin County, though between 2000 and 2010 the average size increased slightly, which was opposite to the County trend. The lower household size in the Robbinsdale station area is largely due to several senior housing projects that are located within several blocks of the station.

Van White

The average household size in the Van White station area is well above the County average. However, there was a profound decline in household sizes between 2000 and 2010, which is likely the result of new senior housing being built in the station area.
MEDIAN AGE

Bass Lake Road
The median age within the Bass Lake Road station area is very similar to Hennepin County and increased at a rate similar to the County between 2000 and 2010.

Robbinsdale
The median age within the Robbinsdale station area is also very similar to that of Hennepin County. Opposite to the trend at the County-level, however, the station area experienced a decline in its median age between 2000 and 2010. This indicates that the station area is becoming younger, which is likely the result of new residents moving into the area.

Van White
The median age of the Van White station area is substantially younger than the median age of Hennepin County. However, between 2000 and 2010, the median age of the station area increased sharply. This is likely due to the construction of new senior housing units in the Heritage Park neighborhood just east of the station.
HOUSEHOLDS WITH CHILDREN

**Bass Lake Road**
The number of households with children in the Bass Lake Road station area declined 10% between 2000 and 2010, which was significantly greater than the drop that occurred county-wide.

**Robbinsdale**
The Robbinsdale station area lost less than 1% of its households with children between 2000 and 2010. When compared to the County decrease of over 2%, this suggests that the Robbinsdale station area has managed to attract and/or maintain young families at greater rates than other fully built out areas.

**Van White**
The Van White station area experienced a decline in the number of households with children that exceeded the rate of the County. This was largely due to the construction of new senior housing just east of the station. However, most of the neighborhoods just outside of the station area experienced increases in the number of households with children that significantly exceeded that of the County.

**Figure A2-5.2 - Change in Households with Children 2000-2010**

Source: US Census
EDUCATIONAL ATTAINMENT

Bass Lake Road
The percentage of adults with a Bachelor’s degree in the Bass Lake Road station area is well below that of the County. However, there was an increase in the percentage between 2000 and 2010 and, more importantly, that increase grew at a faster rate than the County increase between 2000 and 2010.

Robbinsdale
The percentage of adults with a Bachelor’s degree in the Robbinsdale station is also below that of the County. However, the gap closed substantially between 2000 and 2010. As of 2010, the gap was only 7%, compared to 11% in 2000.

Van White
The Van White station area has a low level of educational attainment relative to the County. Like the Bass Lake Road and Robbinsdale station areas, however, the percentage of adults with Bachelor’s degree increased at a rate faster than the County between 2000 and 2010.
ENGLISH PROFICIENCY

Bass Lake Road
English proficiency in the Bass Lake Road station area is very high at 96%, which is just above the Hennepin County level of 94%. Like the County, though, the level of English proficiency has dropped slightly from 2000.

Robbinsdale
English proficiency in the Robbinsdale station area is nearly 99%, which hasn’t changed since 2000.

Van White
English proficiency in the Van White station area is 89%, which, opposite to the County, is a slight increase from 2000.

Figure A2-7.1 - Change in Non-English Speaking Population 2000-2010

Figure A2-7.2 - English Proficiency
INCOME

Bass Lake Road
The median household income in the Bass Lake Road station area is slightly below the Hennepin County median income, and, moreover, it increased at a rate similar to the County between 2000 and 2010.

Robbinsdale
The median household income in the Robbinsdale station area is slightly below the Hennepin County median income, and, like the Bass Lake Road station area, it increased at a rate similar to the County between 2000 and 2010.

Van White
The median household income in the Van White station area is significantly below the County median. Furthermore, although the median income increased between 2000 and 2010, it did not increase at the same rate as the County. Therefore, the gap in incomes between Van White station area households and the County appears to be expanding. A likely explanation of this situation is that the Van White station area added a significant number of new senior housing units during this time, and seniors typically have lower incomes becomes they are often retired and no longer in the workforce.
Bass Lake Road

The homeownership rate in the Bass Lake Road station area is just over 80%, which is well above the Hennepin County rate of 64%. Like the County, the homeownership rate declined slightly between 2000 and 2010 in the station area. Areas where the decline seems to be concentrated appear to be just east of the station.

Robbinsdale

The homeownership rate in the Robbinsdale station area is very similar to that of the County at about 67%. Although not a significant difference, the homeownership rate in the station area did decline at a slightly higher rate than compared to the County between 2000 and 2010. However, there area immediately west of the station did experience a strong increase in the homeownership rate, primarily due to a new residential development.

Van White

The Van White station has a low level of homeownership (26%) that is well below that of the County. Moreover, the homeownership rate declined at a rate slightly more than the County between 2000 and 2010. Opposite to this trend, however, is that the build out of the Heritage Park neighborhood with its mixture of owned and rental units has increased the number of owner-occupied housing options in the immediate vicinity of the station.
**MEDIAN RENT**

**Bass Lake Road**
For renter households in the Bass Lake Road station area, the median rent in 2010 was $881, which was slightly higher than the median rent for Hennepin County ($853). The median rent for the station increased nearly 30% between 2000 and 2010, which was a similar increase compared to Hennepin County.

**Robbinsdale**
In the Robbinsdale station area, the median rent was $841 in 2010, which was just below the County median. More importantly, though, the increase in the median between 2000 and 2010 was nearly 37%, which was well above the County increase of 30%.

**Van White**
In the Van White station area, the median rent is $702, which well below the median of the County. However, this is primarily due to the fact that the Van White station area has a significant number of subsidized rental units with rents that are based on household income. Nonetheless, the increase in the median rent between 2000 and 2010 was 42%, which was substantially above the County increase.

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**Figure A2-10.2 - Median Rent**

![Median Rent Chart](image)

**Source:** US Census

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**Figure A2-10.1 - Change in Median Gross Rent 2000-2010**

![Change in Median Gross Rent Map](image)
HOUSING VALUES

Although the overall housing market has been battered since 2005, the Bass Lake Road and Van White station areas have experienced sales price declines significantly greater than the metro-wide decline during this period.

In Contrast, homes in the Robbinsdale station area have been able to hold their value consistent with the remainder of the metro area.

Even by expanding the station areas to include a one-mile radius, housing values have still declined more than the metro area.