



# APPENDIX A1: COMMUNITY PROFILE

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# COMMUNITY PROFILE

A snapshot of existing conditions and issues.

## Main Ideas

- Hopkins has seen steady population growth since 1990.
- The city has become more diverse; the city is roughly 60% White and 40% non-white, with Black/African American being the largest racial minority.
- About 28% of Hopkins residents were born outside the US - 42% in Asia, 30% in Africa, 22% in Central and South America, and 6% in Europe. Most residents speak English “very well,” but about 10% speak English “less than very well”.
- There is also more age diversity among residents. There has been an increase in both residents under 20 years old and residents 45-64 years old.
- There are more married and unmarried families with children and fewer non-family and couple households, though residents living alone has remained the most common household type between 1990 and 2015.
- The most common employment industries worked by Hopkins residents have remained the same between 2000 and 2015.
- In general, Hopkins residents in 2015 have more education than residents in 1990; a substantial proportion of residents had an Associate’s Degree or higher in 2015 than in 1990.

# Quality of Life Survey

The City of Hopkins periodically conducts a quality of life survey of residents. These surveys are used to measure opinion of the quality of city services and to receive input on relevant issues. Survey results help determine future courses of action, including the city's plans and policies.

The most recent community survey was completed in 2013. Results applicable to the comprehensive plan update are summarized below.

- Hopkins residents like the small town feel, convenient location, and housing/neighborhoods most about living in Hopkins.
- 97% of respondents rated quality of life in Hopkins as “excellent” or “good.”
- The majority of respondents felt a closer connection to their neighborhood than the city as a whole.
- On-street bike lanes, retail opportunities, and dining establishments were the most common responses for lacking community characteristics.
- 67% rated general redevelopment in the city as “excellent” or “good,” most common reasons being modernity, new businesses, and being well-planned.
- 92% supported or strongly supported continued redevelopment in the city.
- 77% “excellent” or “good” rating for redevelopment of Downtown Hopkins.
- 76% supported financial incentives for development.
- Fire and police services were the highest rated services; street repair/maintenance and city planning were the lowest rated services.
- Most used parks and recreation facilities are trails and The Hopkins Center for the Arts.
- 97% of respondents felt existing recreation facilities meet their household needs.
- About 25% of respondents were “very likely” to use the SWLRT; 34% are “somewhat likely.”
- 60% of residents felt safe walking in all areas of the city at night, compared to 36% who say there are areas of the city they felt unsafe walking at night. This is a direct flip from responses to a 2007 survey, where more residents felt unsafe than safe.
- Most respondents learned about city activities and government from the city newsletter, the local newspaper, or the city website.

# Population and Growth Forecasts

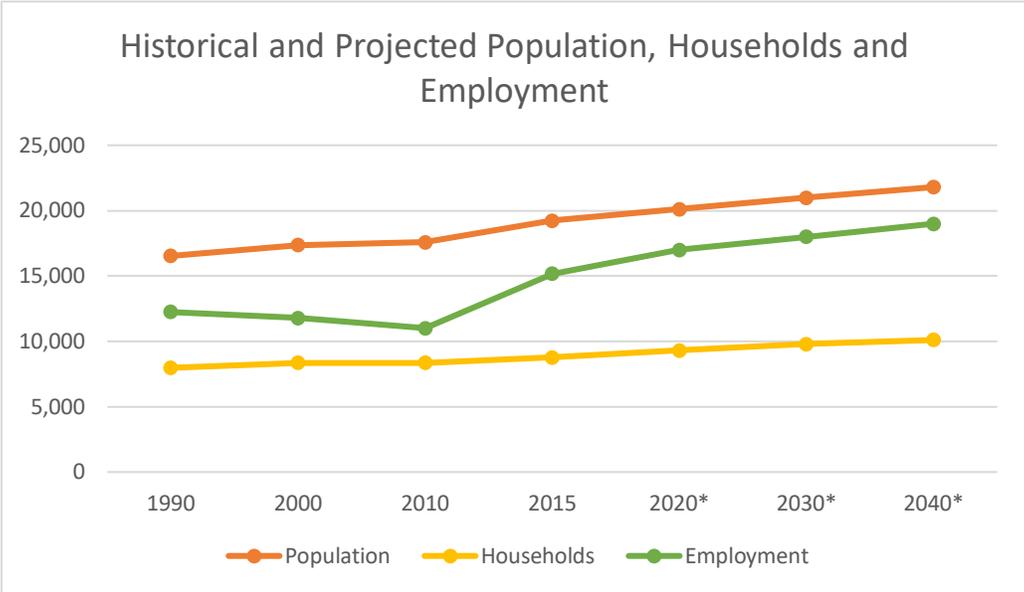
In 2015, the estimated population of Hopkins was 19,227. This is about a 16% increase from 16,534 in 1990 and about an 11% increase from 17,367 in 2000. There was little growth in the city between 2000 and 2010. Population is expected to grow 5% by 2040.

Household numbers have grown at a slower rate than population (10% since 1990, 5% since 2000), reflecting a modest increase in household size. This is likely tied to the increase in family households and children that has been occurring in Hopkins. Forecasts suggest that this won't continue, and household size will shrink. Households are expected to grow 15% by 2040.

Employment grew more rapidly than either population or households, increasing 24% since 1990 and 29% since 2000. This growth is expected to continue, with employment increasing 25% through 2040.

Table A1.1 – Population, Household, and Employment Projections							
	1990	2000	2010	2015	2020	2030	2040
<b>Population</b>	16,534	17,367	17,591	19,227	20,100	21,000	21,800
<b>Households</b>	7,973	8,359	8,366	8,770	9,300	9,800	10,100
<b>Employment</b>	12,252	11,777	11,009	15,177	17,000	18,000	19,000

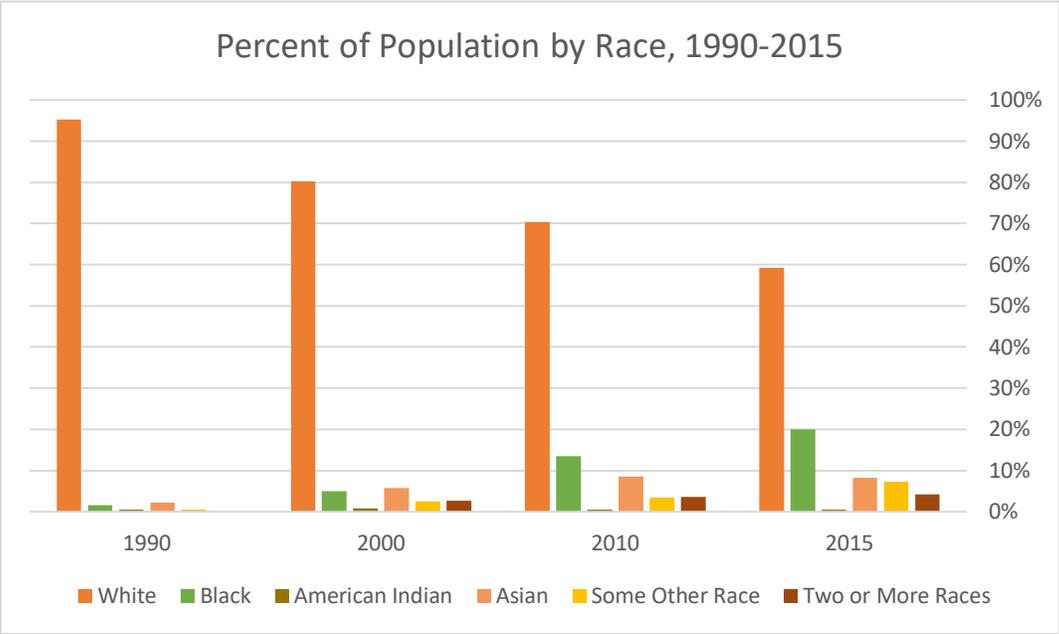
Source: Metropolitan Council



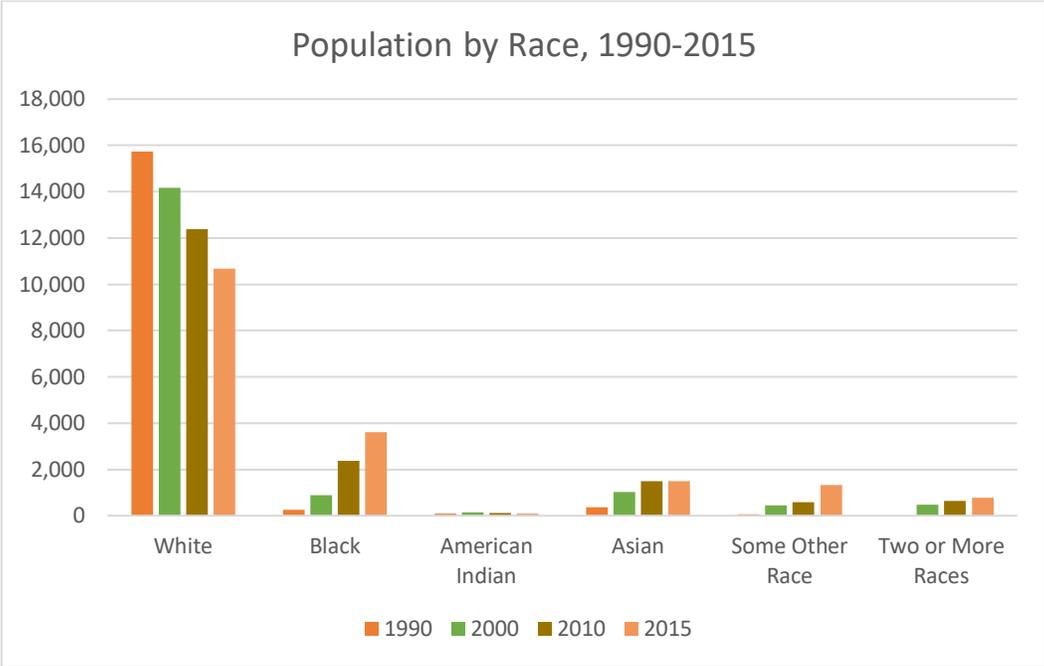
Source: US Census and Metropolitan Council

# Race and Ethnicity

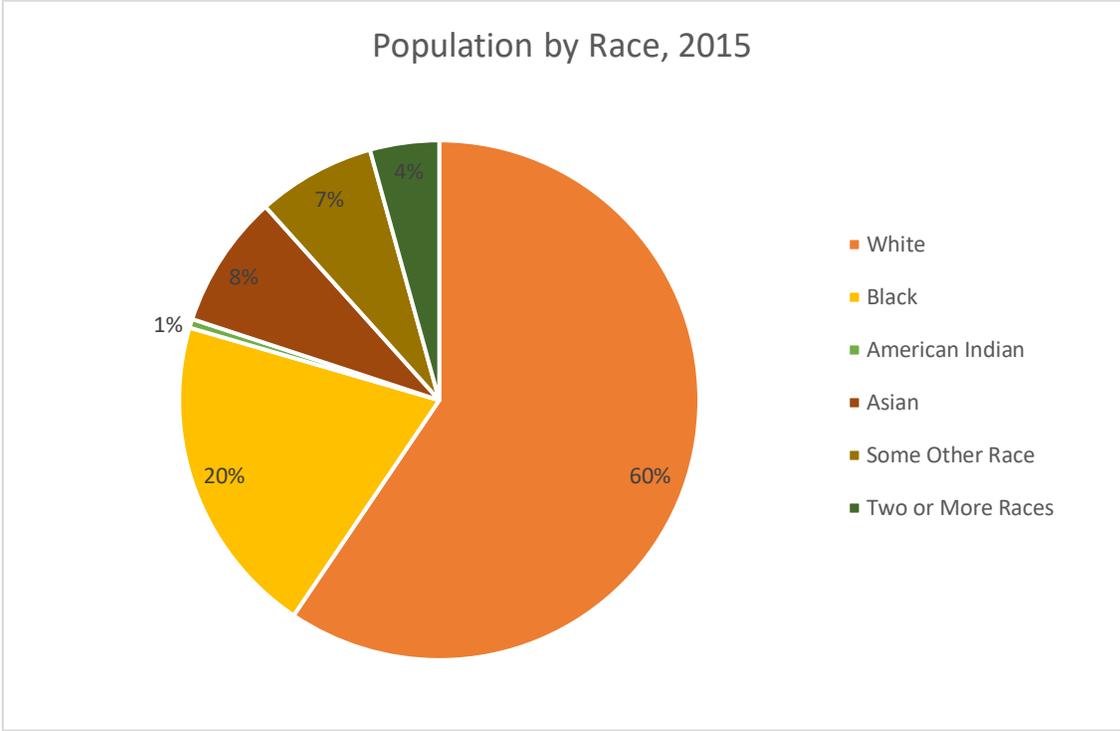
Hopkins has become more racially and ethnically diverse since 1990. In 2015, Hopkins was about 60% White and 40% Non-white, with Black or African American being the largest racial group (20%). The percentage of Hispanic/Latino has increased about 119% from 2000 to 2015; in 2000, Hispanic/Latino accounted for about 5.5% of the population and about 11.5% in 2015.



Source: US Census



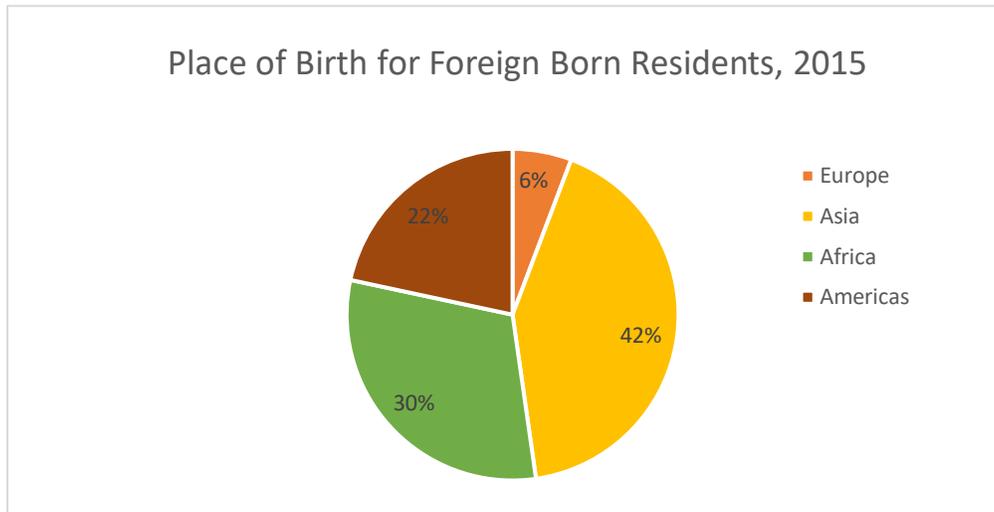
Source: US Census



*Source: US Census*

# Foreign Born

In 2015, about 19% of Hopkins residents (approximately 3,400 people) were born outside of the US, which is higher than the Twin Cities Metro average of 11%. **Table A1.2** provides more detail on the countries of birth of Hopkins' foreign born residents.



Source: US Census

Table A1.2 – Place of Birth of Foreign Born Residents	
<b>Asia</b>	<b>42%</b>
India	34%
China	3%
Vietnam	2%
Korea	1%
Laos	1%
<b>Africa</b>	<b>31%</b>
Somalia	16%
Ethiopia	6%
Kenya	3%
Other West African Nations	2%
<b>Americas</b>	<b>22%</b>
Mexico	16%
South American Countries	3%
Dominican Republic	1%
<b>Europe</b>	<b>6%</b>
Eastern Europe	4%
Western Europe	1%
Northern Europe	1%

Source: US Census

# Language

With a high percentage of foreign born residents, Hopkins also has a wide range of languages spoken at home. According to the Census, about 28% of Hopkins residents speak a language other than English at home. Roughly 8-11% of Hopkins residents speak English less than very well. The table below details the languages other than English most frequently spoken in Hopkins’ homes. The following languages may be spoken in a small portion of homes: French, western Germanic languages, Russian, and Chinese.

Table A1.3 – Language Spoken at Home			
Language	Percent	Percent Speaking English “Less than Very Well”	Language Likely Spoken
Spanish or Spanish Creole	9%	4%	Spanish
African Languages	8%	3%	Swahili, Amharic, Somali
Asian Languages	4%	2%	NOT Korean, Hmong or Vietnamese – accounted for in separate categories
Hindi	2%	1%	Hindi

*\*Based on most commonly spoken languages in home countries of foreign born residents; Source: US Census*

Other than English, the most common languages spoken at home by Hopkins students are Somali, Spanish, Hmong, Swahili, and Russian. More information on languages spoken at home by Hopkins School District students can be found in the Education Section.

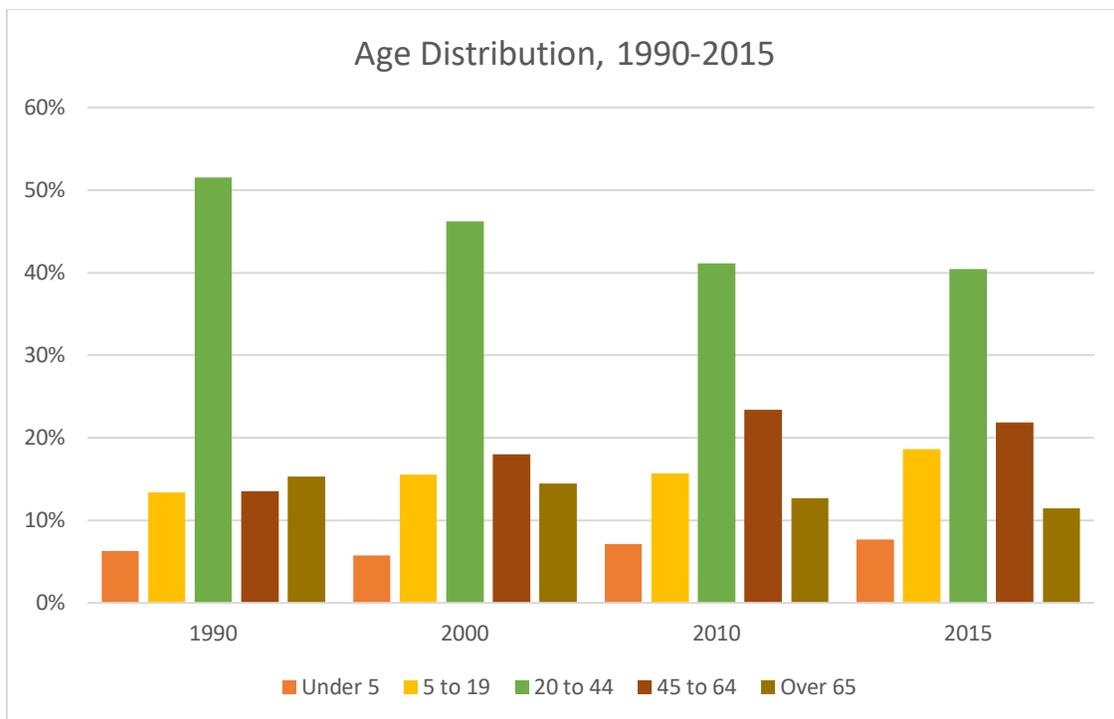
# Gender

In 2015, Hopkins had a fairly equal proportion of males and females with 49% male and 51% female. This proportion has narrowed gradually since 1990 when the proportion was 46% male and 54% female.

# Age

Hopkins is becoming diverse in the age of its residents. In 1990, residents age 20-44 were a majority of the city's population (52%). In 2015, this age bracket is still the largest portion of the population, but it now only makes up 40% of the population. Some of this shift can be attributed to the aging Baby Boomer population. The proportion of residents age 45 to 64 has increased gradually from 14% in 1990 to 22% in 2015. Interestingly, the proportion of residents over age 65 has slightly decreased from 15% in 1990 to 11% in 2015. As the Baby Boomers continue to enter this higher age bracket, this slight decline may reverse. Otherwise, older residents may be finding Hopkins less accommodating for senior living.

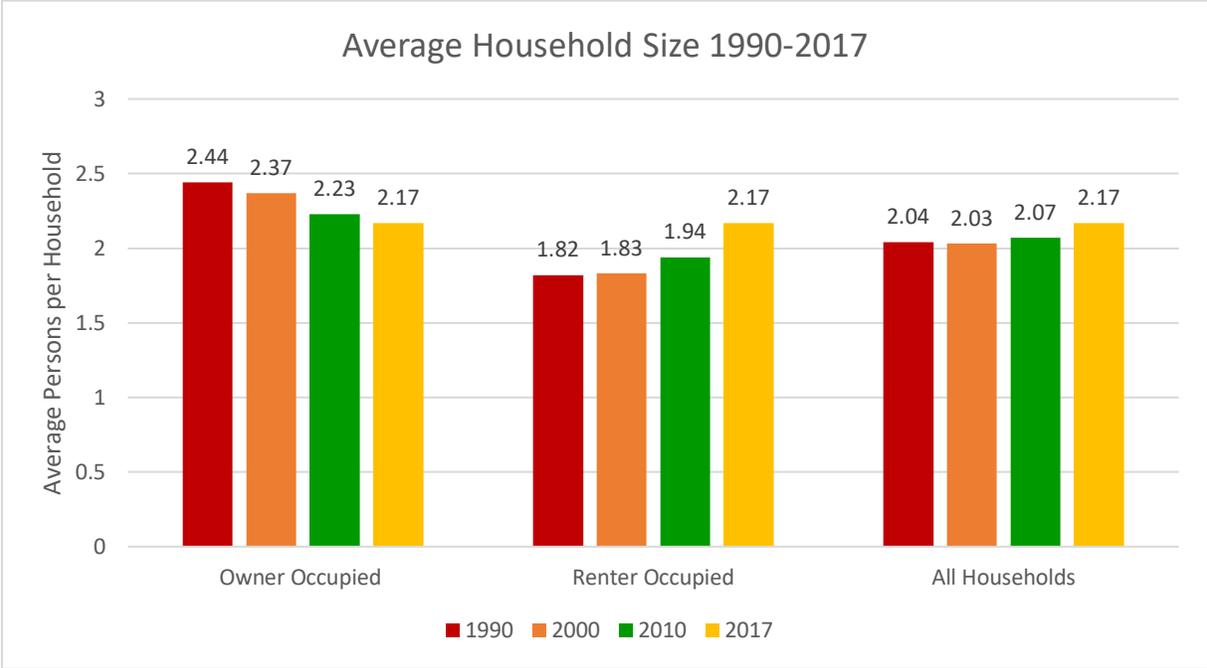
At the same time, Hopkins has seen a 6% increase in residents under 20 years old, from 20% in 1990 to 26% in 2015. Most of this increase has taken place in the 5-19 population. This creates an opportunity for Hopkins to retain this population as they become young adults.



Source: US Census

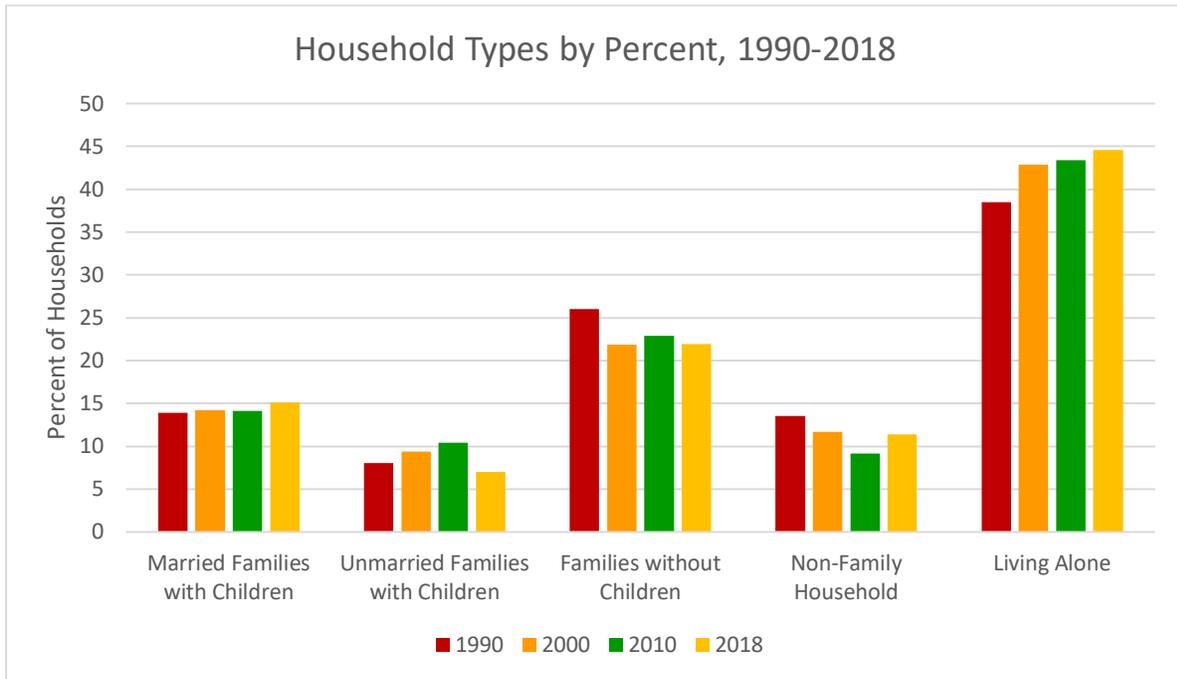
# Households

Since 1990, the average household size for owned housing units has decreased while the average household size for rented units has increased. In 2017, the average household size for both rental and owned units was 2.17 persons. The decrease in average owner household size may reflect the empty-nest Baby Boomer population in single family homes.



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

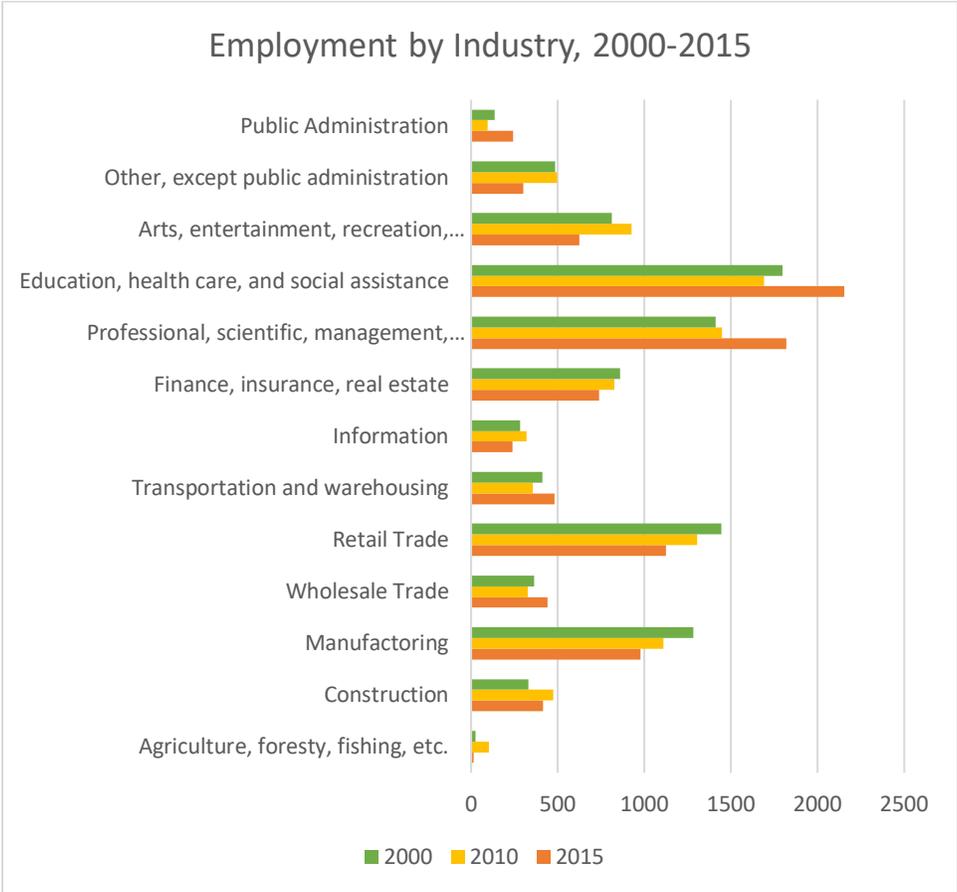
Household types have also slightly shifted in Hopkins since 1990. The most prominent household type is still residents living alone, but the percentage of families with children and unmarried households with children has increased. This supports the increase in residents under 20 noted above. At the same time, there has been a decrease in both nonfamily households and family households with no children (couples).



Source: Metropolitan Council, US Census, 2014-2018 American Community Survey 5-Year Estimates

# Employment

In 2015, the most common industries worked by Hopkins residents were education, health care, and social assistance; professional, scientific, management, administrative, and waste services; and retail trade. Given the Great Recession during 2010, it is hard to note trends overtime since many industries fluctuated. However, employment in the following industries grew between 2000 and 2015 among Hopkins residents: professional, scientific, management, administrative, and waste services. Employment in the following industries declined between 2000 and 2015 among Hopkins residents: finance, insurance, and real estate; retail trade; and manufacturing.



Source: US Census

<b>Table A1.3 – Employment by Industry</b>					
<b>Industry</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>% Change 00-15</b>	<b>% Change 10-15</b>
Agriculture, forestry, fishing, etc.	26	104	16	-38%	-85%
Construction	332	474	416	25%	-12%
Manufacturing	1,281	1,111	979	-24%	-12%
Wholesale Trade	362	326	442	22%	36%
Retail Trade	1,444	1,303	1,126	-22%	-14%
Transportation and warehousing	412	356	483	17%	36%
Information	283	319	237	-16%	-26%
Finance, insurance, real estate	861	825	739	-14%	-10%
Professional, scientific, management, administrative, and waste	1,412	1,448	1,819	29%	26%
Education, health care, and social assistance	1,797	1,692	2,154	20%	27%
Arts, entertainment, recreation, accommodation, and food	813	926	623	-23%	-33%
Other, except public administration	484	497	301	-38%	-39%
Public Administration	137	95	243	77%	156%

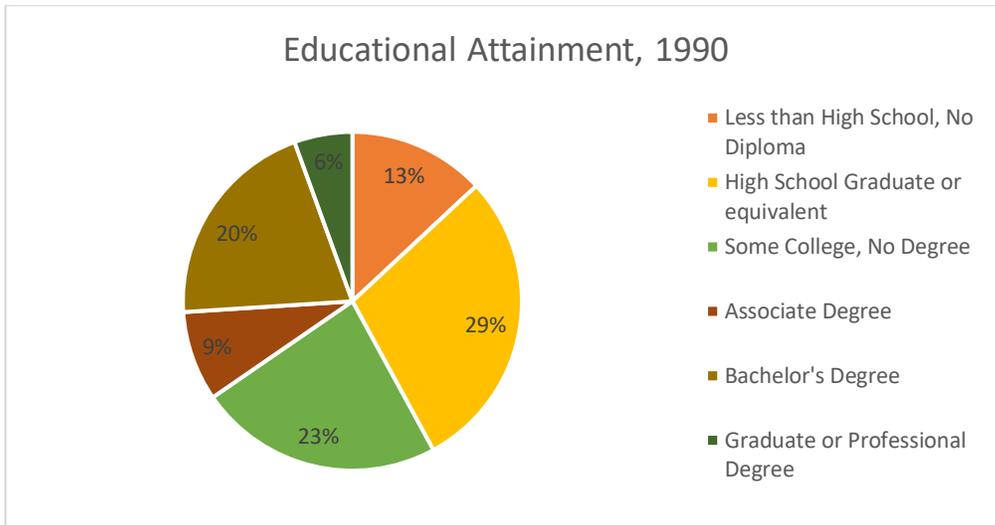
Source: US Census

## Education

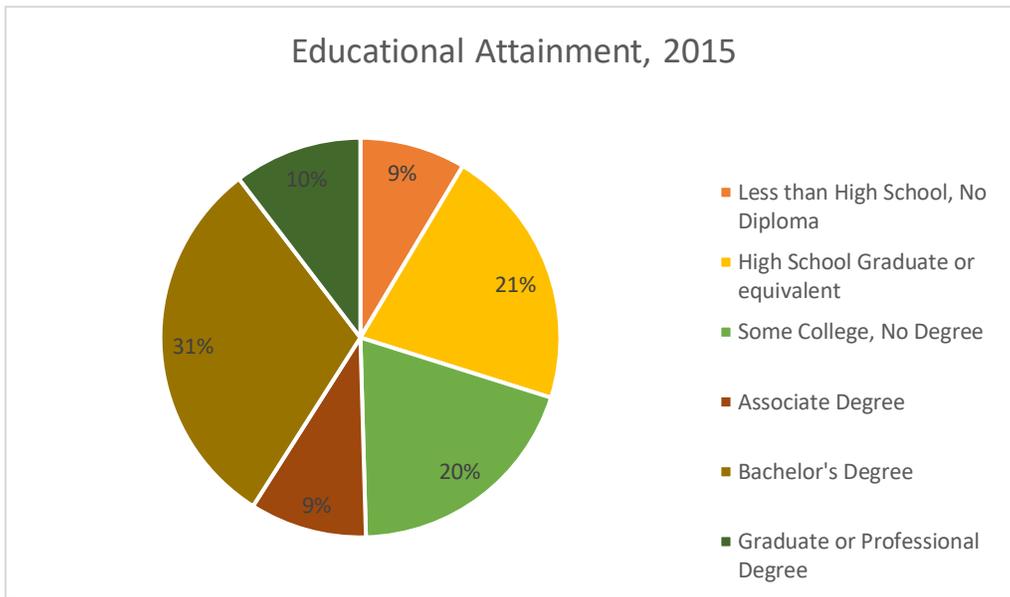
Since 1990, the proportions of residents with less than a high school diploma, a high school diploma or equivalent, or some college, no degree have all decreased while the proportions of residents with Associate, Bachelor’s or graduate and professional degrees have increased. In 2015, Hopkins residents had fewer graduate and professional degrees and more residents with less than a high school education than the Twin Cities regional average, which aligns with the slightly lower high school graduation rate in Hopkins. Hopkins has a higher proportion of residents with Bachelor’s Degrees than the regional average.

<b>Table A1.4 – Educational Attainment, 2015</b>		
<b>Level</b>	<b>Hopkins %</b>	<b>Twin Cities Region %</b>
Less than High School	8.6%	7%
High School Diploma or Equivalent	21.3%	21%
Some College or Associate Degree	29.2%	30.2%
Bachelor’s Degree	30.6%	27.5%
Graduate or Professional Degree	10.4%	14.4%
High School Graduation Rate	91.4%	93%

Source: US Census



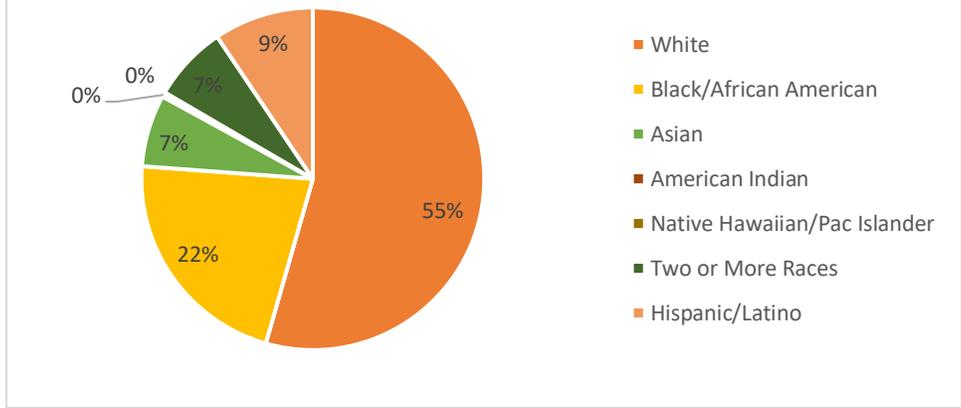
*Source: US Census*



*Source: US Census*

In 2017, over half of Hopkins students were white. The most common racial minority group is Black/African American. ***\*\*These percentages should not be compared with proportions below – data collected in 2 very different ways.***

### 2017 Hopkins School District Enrollment, by Race/Ethnicity



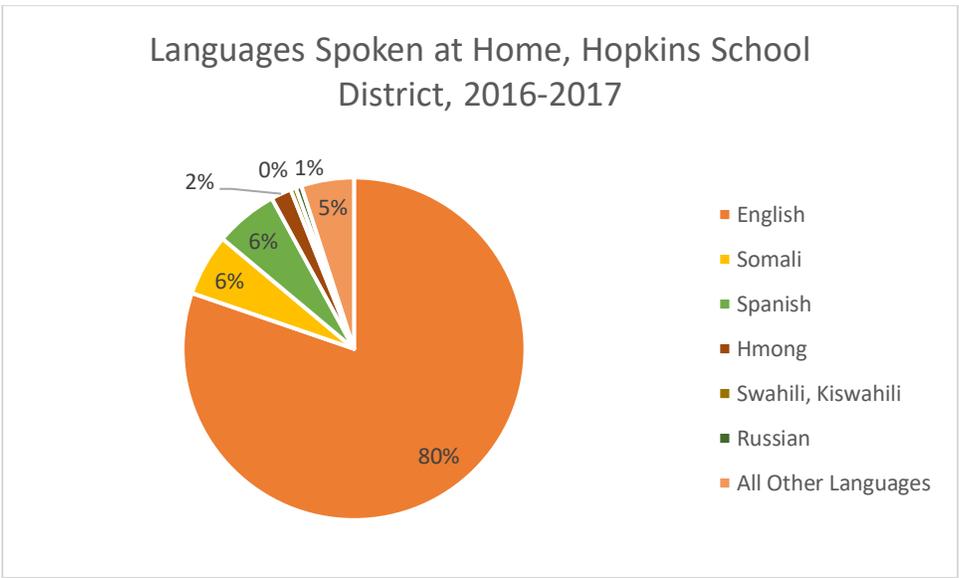
Source: Minnesota Department of Education

In both 2013 and 2016, students in grades 5, 8, 9, and 11 were given a survey asking questions about demographics, health, activities, and various risk factors. The table below shows the racial demographics with which they self-identify. A shift in demographics is noticeable with proportions of Whites decreasing and the proportion of Blacks/African Americans increasing. The proportion of Hispanic/Latino students also increased between the two years. *These percentages should not be compared with proportions above, as the data was collected in two very different ways.*

	<b>2013</b>	<b>2016</b>
White	62%	59%
Black/African American	14%	18%
Asian/Pacific Islander	6%	6%
American Indian	1%	1%
Two or More Races	11%	10%
No Answer	7%	6%
Hispanic/Latino	8%	10%

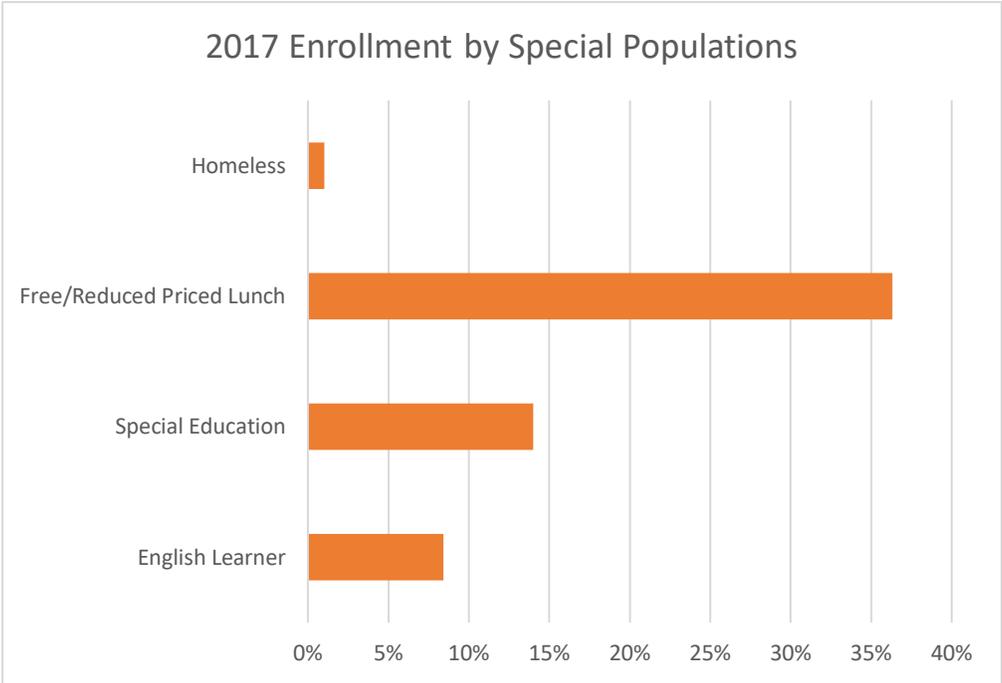
Source: Minnesota Department of Education Student Response Surveys

According to Minnesota State Department of Education 2016-2017 data, 70 different languages are spoken at home by Hopkins students. Other than English, the most common languages spoken are Somali, Spanish, Hmong, Swahili, and Russian.



*Source: Hopkins School District*

There are more students in special education programs than English language learning programs in the Hopkins School District. About 14% of all students are in special education while about 8% of Hopkins students participate in English learning programs, representing about 49 countries (District webpage). About 36% of students qualify for free or reduced lunch.

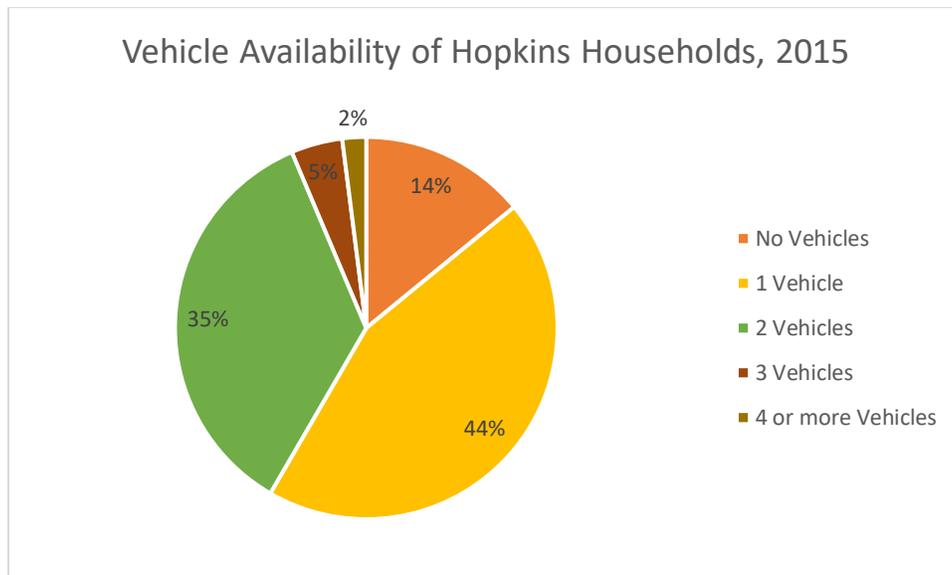


*Source: Hopkins School District*

# Vehicle Availability

About 14% of all households in Hopkins do not have access to a vehicle. A plurality of households have one vehicle.

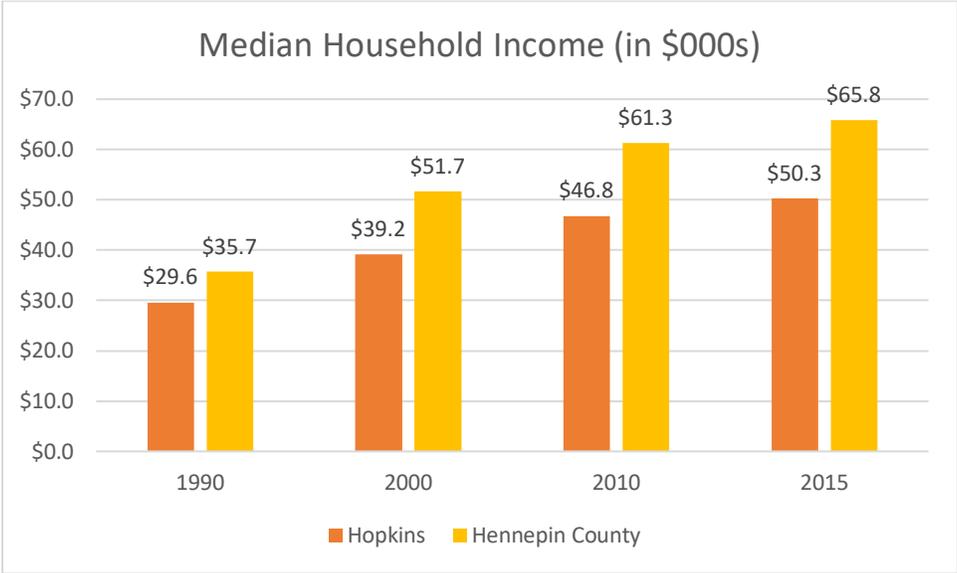
Of households without vehicles, the majority of householders are renters. About 6% of households with no vehicle access are headed by householders age 65 or older. This percentage, for both owner and renter households, may increase as the Baby Boomer population continues to age.



Source: US Census

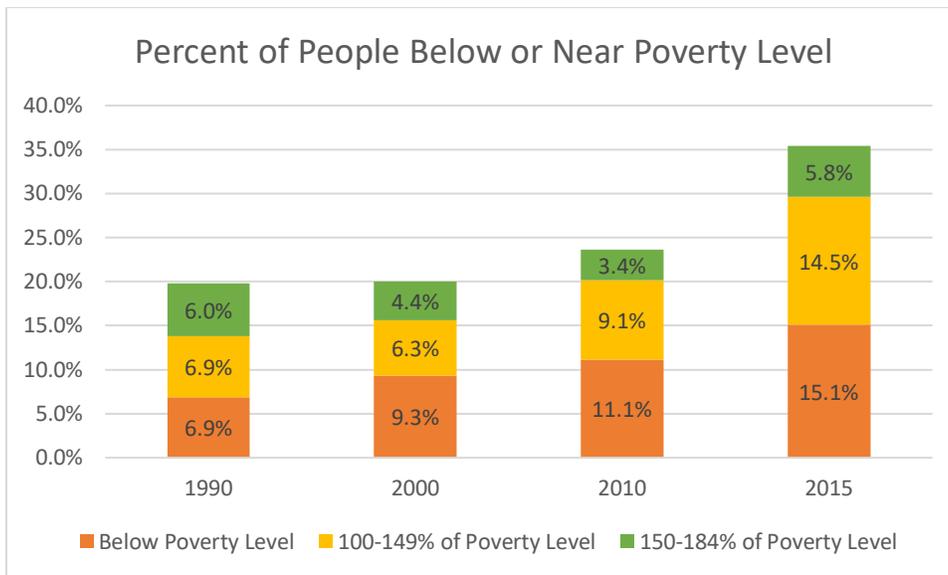
# Household Income and Poverty

In addition to housing values, household income is a determining factor in housing affordability. Median income in Hopkins, while steadily increasing since 1990, has remained lower than countywide averages.

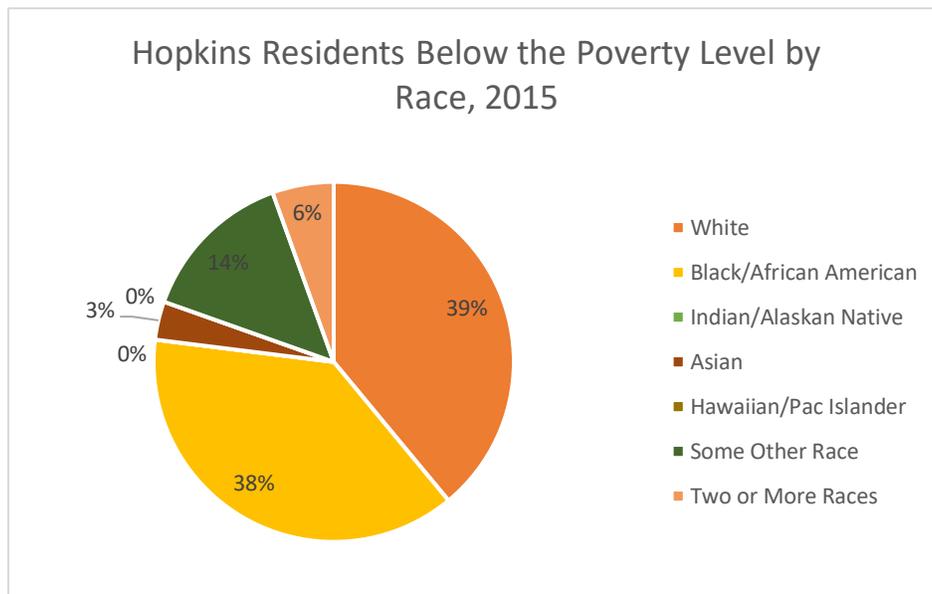


Source: US Census

At the same time, the percentage of Hopkins residents in poverty has also increased, as well as the percentage near the poverty line, as shown in the chart below. Compared with Hennepin County, this percentage has fluctuated – sometimes above County averages and sometimes below. As of 2015, Hennepin County’s poverty rate was 12.5%, slightly lower than Hopkins’ rate.



There are some distinct racial disparities in terms of poverty. While 60% of the population overall is white, only 39% of the population in poverty is white.



# Housing and Transportation Affordability

Traditional measures of housing affordability do not take into account the additional household costs associated with transportation, which can add greatly to costs for households who choose a less expensive house that has a long commute. The Housing and Transportation (H+T) affordability index strives to provide a more comprehensive picture of affordability and access in communities by combining the costs for both housing and transportation.

Hopkins currently has one of the highest job access score among neighboring and comparable communities, meaning residents have high access to a variety of jobs. The city also has the highest compact neighborhood score, meaning neighborhoods are denser and walkable compared to neighboring and comparable communities. The city’s transit access score is average compared to neighboring and comparable communities, offering moderate access to public transportation. **Table A1.7** compares Hopkins to the seven-county metropolitan area average scores.

Table A1.6 – H+T Scores					
	Hopkins	Edina	St. Louis Park	Richfield	Maplewood
Job Access Score	6.1	4.6	6.5	4.8	5.9
Transit Access Score	4.9	3.9	5.2	7.2	3.3
Compact Neighborhood Score	7.6	5.7	6.8	6.5	5.6

Source: Housing and Affordability Index

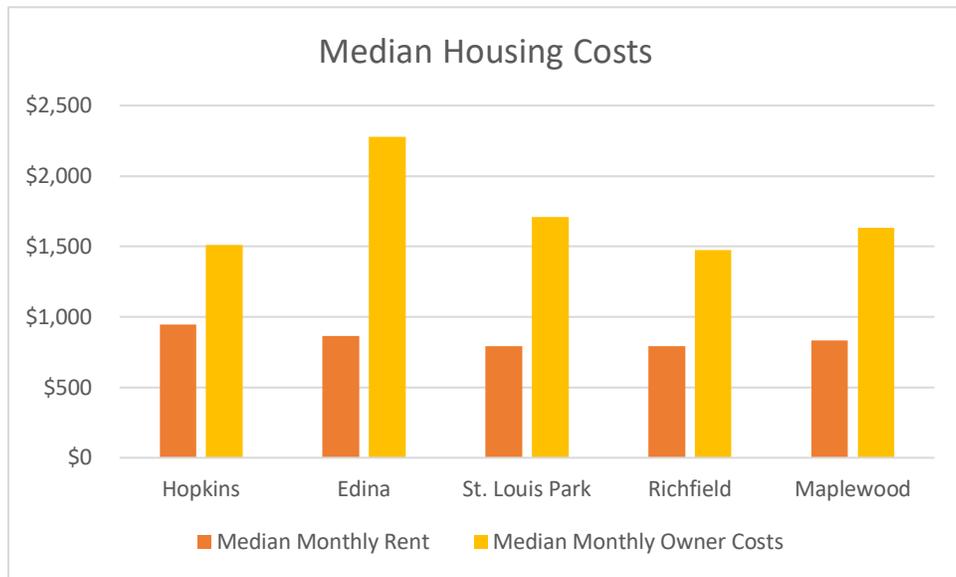
Table A1-7 - Hopkins Comparison to Metropolitan Area		
H+T Scores	Hopkins	7-County Metro
Housing + Transportation Costs as % of Income	39%	47%
Job Access Score (10=best)	6.1	5.8
Transit Access Score (10=best)	4.9	3.5
Compact Neighborhood Score (10=best)	7.6	2.6
Annual Vehicle Miles Traveled/Household	18,424	21,163

Source: Housing and Affordability Index

Hopkins has the lowest housing and transportation costs compared to neighboring and comparable communities. Interestingly, Hopkins has the highest median monthly rent and one of the lowest median monthly owner costs. This means there is little difference between the 2 types of housing costs (about \$560 dollars), compared to larger housing cost differences seen in other cities.

Table A1-8 – Average Costs as Percent of Income					
Average Costs as a Percent of Income	Hopkins	Edina	St. Louis Park	Richfield	Maplewood
Average Housing Cost	22%	38%	26%	24%	26%
Average Transportation Cost	17%	19%	18%	18%	19%
Total Average H+T Costs	39%	57%	44%	42%	45%
Average Transportation Cost	\$11,609	\$12,486	\$11,929	\$12,025	\$12,792
Median Monthly Rent	\$945	\$864	\$794	\$792	\$833
Median Monthly Owner Cost	\$1,509	\$2,276	\$1,709	\$1,473	\$1,632

Source: Housing and Affordability Index



Source: US Census

# Housing

## Housing Type and Tenure

Currently, about 66% of the housing stock in Hopkins is rental. This is up moderately from 61% in 2000, reflecting a rebalancing in the proportions of housing stock.

Table A1.9 – Housing Units						
	2000		2010		2015	
	Owned	Rented	Owned	Rented	Owned	Rented
1, Detached	2,357	126	2,373	331	2085	303
1, Attached	391	392	376	438	216	437
2	53	276	62	133	13	88
3 to 4	27	142	27	189	7	241
5 to 9	264	467	393	362	268	443
10 to 19	15	531	48	512	39	550
20 to 49	53	887	85	1,028	34	1,229
50 +	8	2,245	28	2,006	44	1,931
Mobile Home	0	0	0	36	0	0
<b>Total</b>	<b>3,168</b>	<b>5,066</b>	<b>3,392</b>	<b>5,035</b>	<b>2,706</b>	<b>5,222</b>

Source: US Census

## Housing Cost Burden

Over 75% of homes in Hopkins are affordable to households with incomes below 80% AMI. However, about 30% of households in Hopkins are cost burdened, the majority of which make 30% or less of area median income (AMI). There are publicly subsidized units in Hopkins, totaling about 3% of the city’s housing units.

Table A1.10 - Households Experiencing Cost Burden, 2016	
Existing households experiencing housing cost burden with incomes below 30% AMI	1,171
Existing households experiencing housing cost burden with incomes between 31 and 50% AMI	552
Existing households experiencing housing cost burden with incomes between 51 and 80% AMI	913

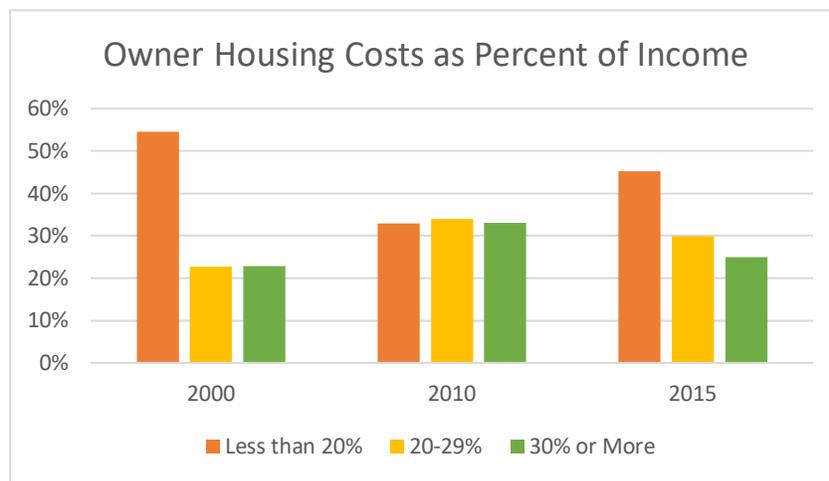
Source: Metropolitan Council

Housing is considered affordable when it consumes no more than 30% of gross household income. Families spending more than 30 percent of their income on housing may have difficulty affording basic needs like food or clothing, or handling unanticipated medical or financial expenses. For renter households, cost burden typically occurs when households spend 50% or more of income on housing.

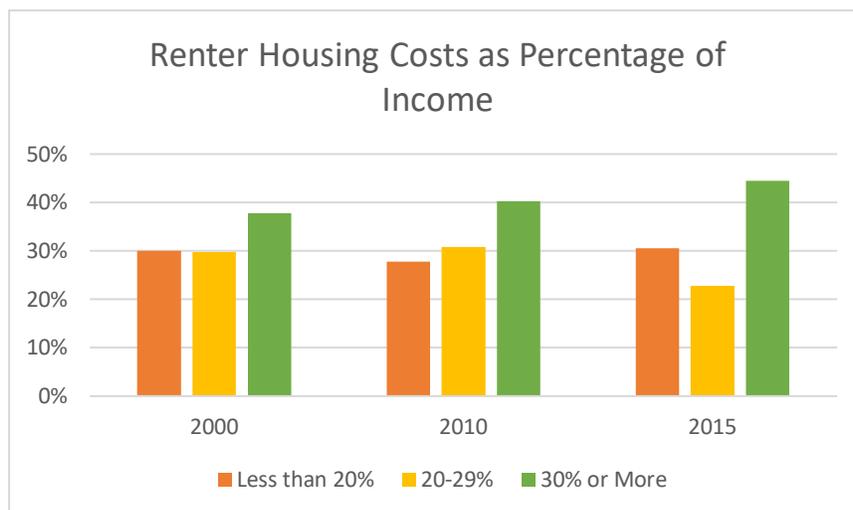
Housing cost burden has fluctuated for homeowners between 2000 and 2015 but has become a concern for more renters. Owner housing cost burdens in 2015 for Hopkins and Hennepin County were similar to cost burden rates in 2000, about 23% of owner households – decreasing from a slight increase in 2010 likely due to the Great Recession. Hopkins has a slightly higher owner cost burden rate than Hennepin County and the Twin Cities Region. On the other hand, Hopkins has slightly lower rental housing cost burden than both the County and the region. Rental housing cost burden has increased 21% since 2000 in Hopkins, from 38% of renter households to 45%.

Table A1.11 – Housing Cost Burden, 2015			
	Hopkins	Hennepin County	Twin Cities Region
Cost Burden Owners	25%	23%	23%
Cost Burden Renters	45%	46%	49%

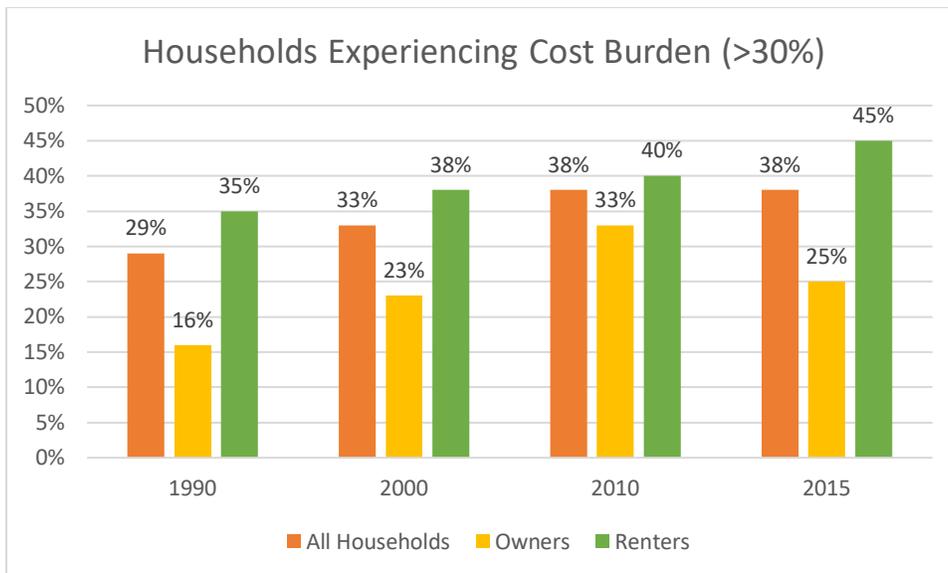
Source: US Census



Source: US Census



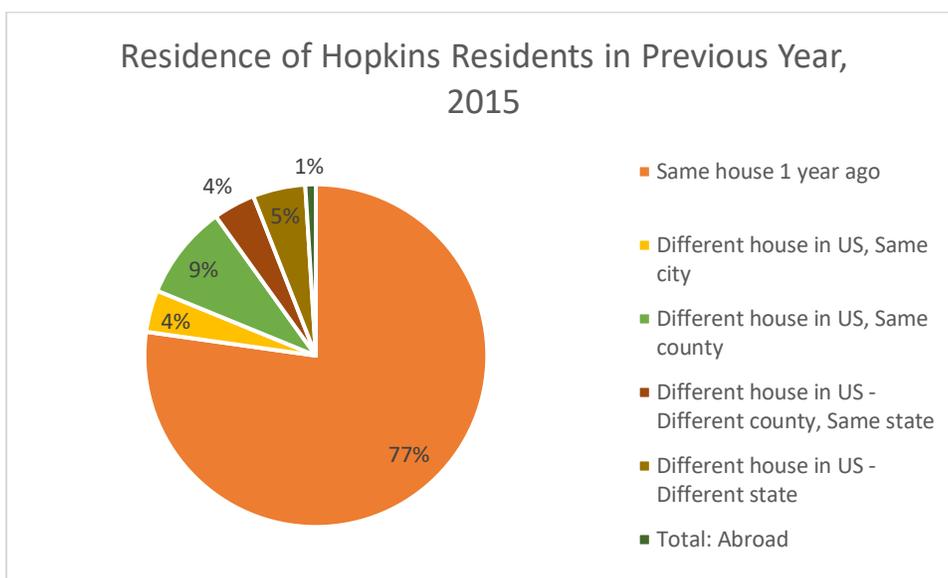
Source: US Census



*Source: US Census*

## Residence in Previous Year

Due to changes in data collection, data from the 2000 census cannot be compared with 2010 and 2015 ACS data. The majority of Hopkins residents did not move between 2014 and 2015. About 4% of residents who moved did so within the city. Most residents moving into the city do so from other areas in Hennepin County.



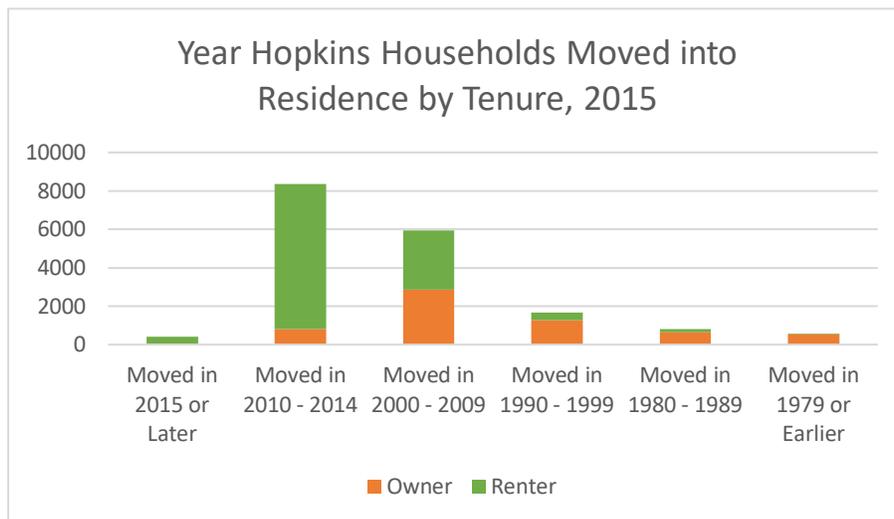
*Source: US Census*

## Length of Residence by Housing Tenure

Nearly 50% of Hopkins households moved into their current households between 2010 and 2014. 65% of renter households moved into their current house between 2010 and 2014 while almost 50% of owner households moved into their current house between 2000 and 2009.

Table A1.12 – Year Moved Into Residence, 2015					
Moved in 2015 or Later	Moved in 2010 - 2014	Moved in 2000 - 2009	Moved in 1990 - 1999	Moved in 1980 - 1989	Moved in 1979 or Earlier
2%	47%	33%	9%	5%	3%

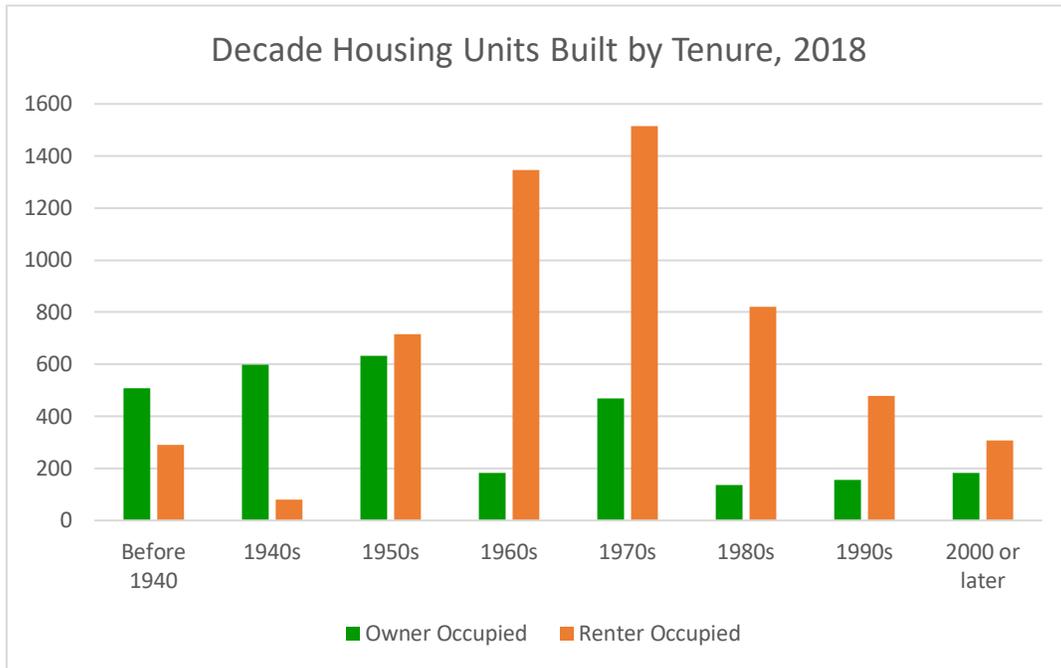
Source: US Census



Source: US Census

## Year Structure Built

66% of Hopkins owner housing units are over 60 years old, which is higher than Hennepin County (53%). Most of Hopkins's rental units were built between 1960 and 1989, which is similar to Hennepin County counts.



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates