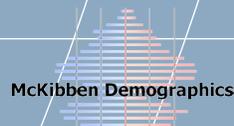


# Demographic Forecast Study for the FM Metropolitan Area

December 2012

Prepared for the  
**Fargo – Moorhead Metropolitan  
Council of Governments**



# **DEMOGRAPHIC FORECAST STUDY**

## **FOR THE FM METROPOLITAN AREA**

**DECEMBER 2012**

**Prepared for the**

**FARGO – MOORHEAD METROPOLITAN COUNCIL OF GOVERNMENTS**

**by**

**ULTEIG**

**and**

**MCKIBBEN DEMOGRAPHICS RESEARCH**

The preparation of this document was funded in part by the United States Department of Transportation with funding administered through the North Dakota & Minnesota Departments of Transportation, the Federal Highway Administration and the Federal Transit Administration. Additional funding was provided by the Minnesota Department of Transportation and through local contributions from the governments of Fargo, West Fargo, and Cass County in North Dakota; and Moorhead, Dilworth and Clay County in Minnesota. The United States Government and the States of North Dakota and Minnesota assume no liability for the contents or use thereof. This document does not constitute a standard, specification or regulation. The United States Government, the States of North Dakota and Minnesota and the Fargo-Moorhead Metropolitan Council of Governments do not endorse products or manufacturers. Trade or manufacturers' names may appear herein only because they are considered essential to the objective of this document. The contents of this document reflect the views of the authors, who are responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the policies of the state and federal Departments of Transportation.

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**TABLE OF CONTENTS**

**INTRODUCTION ..... 1**

**ASSESSMENT..... 3**

**Population Forecasts Comparison ..... 3**

**Households Forecasts Comparison ..... 4**

**Jobs Forecasts Comparison..... 5**

**METHODOLOGY ..... 7**

**Alternative Forecasting Methods Analysis..... 7**

**Forecast Method Recommendations ..... 8**

**Assumptions Analysis ..... 9**

**“Scenario A” Forecast Assumptions..... 10**

**“Scenario B” Forecast Assumptions ..... 12**

**FORECASTS..... 14**

**Population Forecasts ..... 15**

**Household Forecasts ..... 20**

**Jobs Forecasts ..... 23**

**Household Characteristics Forecasts..... 25**

**TABLE OF FIGURES**

**Figure 1. Comparison of FM Population Forecasts and Census Bureau Counts (1980-2035) ..... 1**

**Figure 2. Percent Difference between Forecast and 2010 Census Counts of Population by Geography ..... 3**

**Figure 3. Percent Difference between Forecast and 2010 Census Counts of Households by Geography ..... 4**

**Figure 4. Census Average Household Size by Geography..... 5**

**Figure 5. Fargo-Moorhead MSA Natural Increase Trend (1981-2035) ..... 14**

<b>Figure 6. Overall Population Growth Forecasts by Scenario (2010-2040)</b> .....	<b>15</b>
<b>Figure 7. Scenario A Population Forecasts by Geography (2010-2040)</b> .....	<b>16</b>
<b>Figure 8. Scenario B Population Forecasts by Geography (2010-2040)</b> .....	<b>16</b>
<b>Figure 9. Fargo-Moorhead MSA Population Distribution by Age Cohort (2010)</b> .....	<b>17</b>
<b>Figure 10. Fargo-Moorhead MSA Population Distribution by Age Cohort (2020 Scenario A)</b> .....	<b>17</b>
<b>Figure 11. Fargo-Moorhead MSA Population Distribution by Age Cohort (2020 Scenario B)</b> .....	<b>18</b>
<b>Figure 12. Fargo-Moorhead MSA Population Distribution by Age Cohort (2040 Scenario A)</b> .....	<b>18</b>
<b>Figure 13. Fargo-Moorhead MSA Population Distribution by Age Cohort (2040 Scenario B)</b> .....	<b>19</b>
<b>Figure 14. Small Area Scenario A Population Forecasts (2010-2040)</b> .....	<b>19</b>
<b>Figure 15. Small Area Scenario B Population Forecasts (2010-2040)</b> .....	<b>19</b>
<b>Figure 16. Overall Household Growth Forecasts by Scenario (2010-2040)</b> .....	<b>20</b>
<b>Figure 17. Scenario A Household Forecasts by Geography (2010-2040)</b> .....	<b>21</b>
<b>Figure 18. Scenario B Household Forecasts by Geography (2010-2040)</b> .....	<b>21</b>
<b>Figure 19. Small Area Scenario A Household Forecasts (2010-2040)</b> .....	<b>22</b>
<b>Figure 20. Small Area Scenario B Household Forecasts (2010-2040)</b> .....	<b>22</b>
<b>Figure 21. Households per Capita Comparison for Selected Census and Forecast Years</b> .....	<b>22</b>
<b>Figure 22. Overall Jobs Growth Forecasts by Scenario (2010-2040)</b> .....	<b>23</b>
<b>Figure 23. Scenario A Jobs Forecasts by Geography (2010-2040)</b> .....	<b>24</b>
<b>Figure 24. Scenario B Jobs Forecasts by Geography (2010-2040)</b> .....	<b>24</b>
<b>Figure 25. Jobs per Capita</b> .....	<b>24</b>
<b>Figure 26. Overall Distribution of Household Size by Scenario (2010-2040)</b> .....	<b>25</b>
<b>Figure 27. Percentage of Households by Size for the MSA and by Scenario (2010-2040)</b> .....	<b>25</b>
<b>Figure 28. Overall Distribution of Household Type by Scenario (2010-2040)</b> .....	<b>26</b>
<b>Figure 29. Percentage of Households by Type and by Scenario for the Study Area (2010-2040)</b> ....	<b>26</b>
<b>Figure 30. Overall Distribution of Household Tenure by Scenario (2010-2040)</b> .....	<b>27</b>

**Figure 31. Percentage of Households by Tenure and by Scenario for the Study Area (2010-2040) 27**

**Figure 32. Distribution of Households by Income Level in Constant Dollars and By Scenario (A & B) for the Study Area (2010-2040)..... 28**

**Figure 33. Percentage of Households by Income Category and Scenario for the Study Area (2010-2040) ..... 29**

***APPENDICES***

**Appendix 1. Summary of Past Demographic Projections**

**Appendix 2. Economic Trends Data**

**Appendix 3. Summary of Findings from Outreach Efforts**

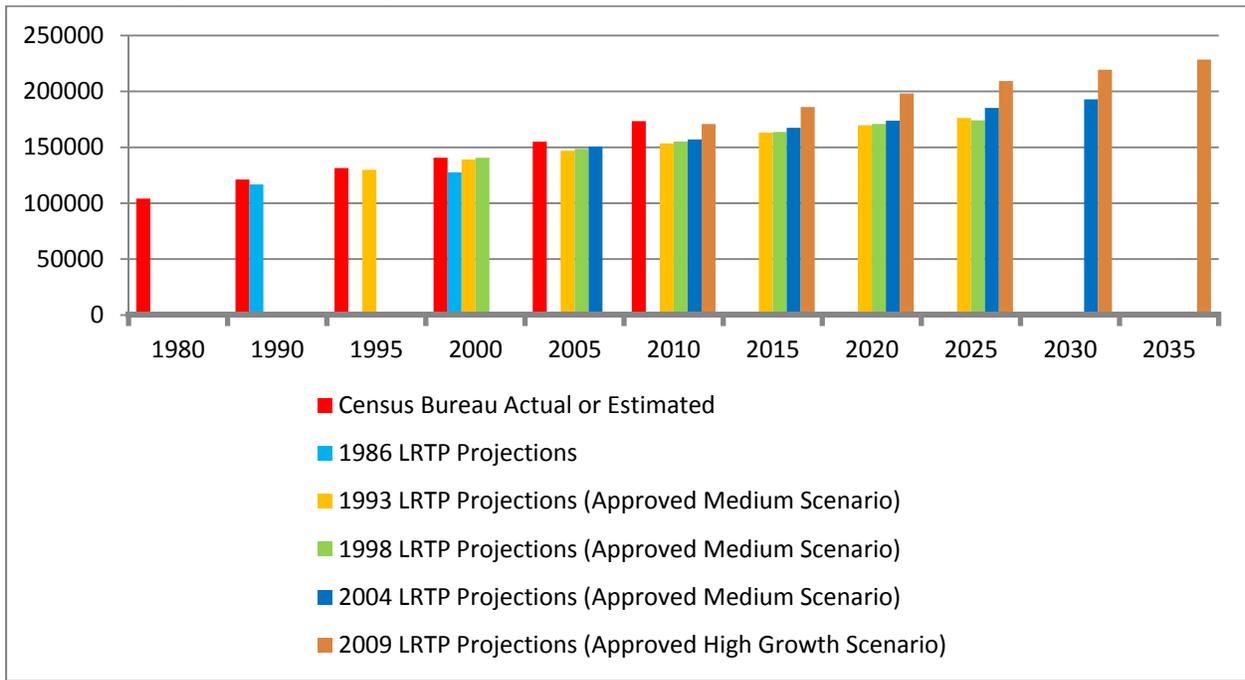
**Appendix 4. Detailed Demographic Forecast Data**



## INTRODUCTION

The Fargo Moorhead Metropolitan Council of Governments (Metro COG) has a standard procedure for updating its Long Range Transportation Plan every five years in accordance with federal requirements. This necessitates an updated traffic model, and the traffic model benefits from updated demographic data. Metro COG has been using this same process since the 1980's. Figure 1 compares the actual Census Bureau statistics with the projections used by the Long Range Transportation Plans (LRTP) from 1986 to the most current one completed in 2009. Additional information showing the details of the population projections used in each LRTP was compiled by Metro COG for this study, and may be found in Appendix 1.

**Figure 1. Comparison of FM Population Forecasts and Census Bureau Counts (1980-2035)**



The next traffic model is scheduled to be in place by 2014 for use in development of the 2015 Long Range Transportation Plan update (2010 base model with 2020 and 2040 forecast horizons). This Demographic Forecast Study for the FM Metropolitan Area (Update Study) is being prepared in time for the beginning of the traffic model update.

In December 2011, Metro COG issued an RFP to update forecasts of population, households and employment as well as other specific demographic metrics. The consulting team of Ulteig and McKibben Demographics was selected to complete the updated forecasts.

The objective of this study is to complete a demographic forecast for the Fargo-Moorhead Metropolitan Area to the year 2040. This will allow Metro COG to meet three the following needs:

- Re-evaluate 2006 demographic forecasts in comparison to 2010 Census numbers;
- Establish 2010 base year forecast data for the travel demand model;
- Provide updated demographic forecasts to the year 2040.

Therefore, Metro COG requested that this demographic forecast be completed in three phases:

1. Review and analyze the previous demographic forecast completed in 2006 with actual demographic statistics to determine accuracy and offer insights into methodology to be used in this project.
2. Recommend methodologies and assumptions for this Update Study.
3. Complete population, household, and employment forecasts for the next thirty years in five year increments based on approved methodologies and assumptions.

This report summarizes the activities and results for all three phases of the Update Study.

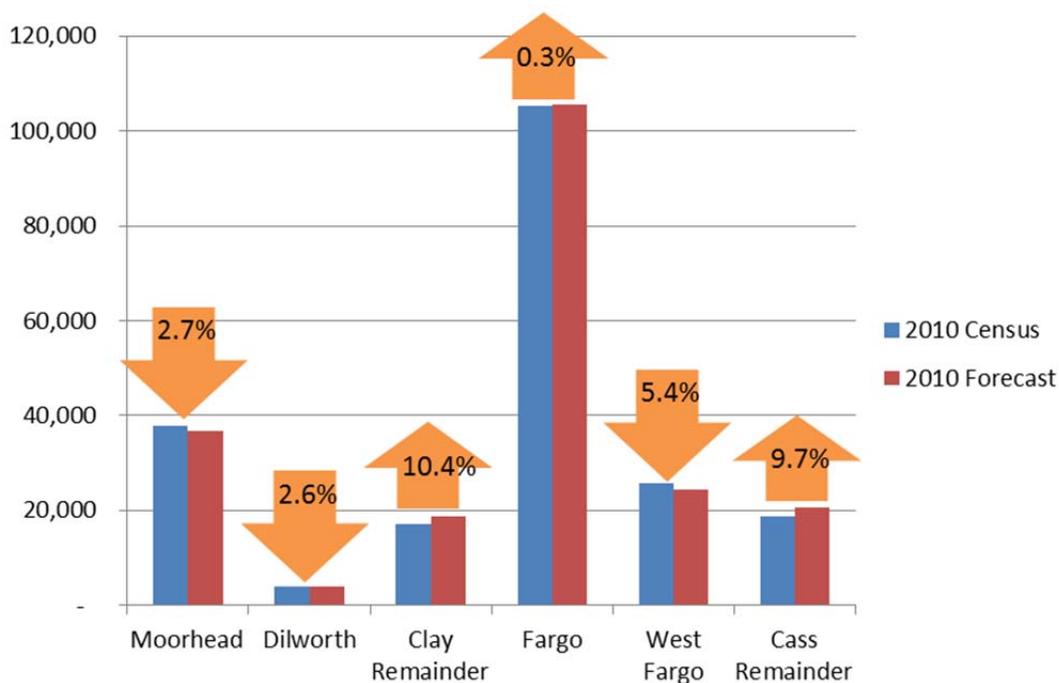
## ASSESSMENT

The first phase of this Update Study was to complete a comparison of the 2006 forecast with actual demographic statistics. A technical memorandum summarizing the findings of the first phase was submitted to Metro COG on March 22, 2012.

The 2006 Study produced two sets of forecasts for population, households and employment. The first set is referred to as the 'Most Likely' scenario and is based on assumptions that generally match the conditions which were in place at the time of the 2006 Study. After the production of the Most Likely scenario for the 2006 Study, Metro COG decided to obtain a second set of forecasts based on more optimistic assumptions than those used in the Most Likely scenario. This 'High Growth' forecast was utilized for the current travel demand model and the 2015/2035 travel demand forecasts. Analysis shows that forecast results for the High Growth scenario have more closely aligned with actual 2010 Census numbers in comparison to results based on the Most Likely scenario. Therefore the focus of this Assessment is on the forecast results of the High Growth scenario. The following pages summarize comparisons of population, households and employment statistics from the 2006 Study and the 2010 Census for the six (6) discrete geographies used in the 2006 Study: Fargo, West Fargo, all of Cass County outside of Fargo and West Fargo (Balance of Cass), Moorhead, Dilworth, and all of Clay County outside of Moorhead and Dilworth (Balance of Clay).

**Population Forecasts Comparison** – The population forecasts from the 2006 Study for each applicable geography, including age cohort, were compared to 2010 Census counts. Overall, for the entire study area (MSA), the population forecast was 0.7% higher than the actual 2010 Census population count of 208,777. Figure 2 illustrates the variance between the 2010 Census population count and forecasted population for each of the six discrete geographies pursuant to the 2006 Study.

**Figure 2. Percent Difference between Forecast and 2010 Census Counts of Population by Geography**

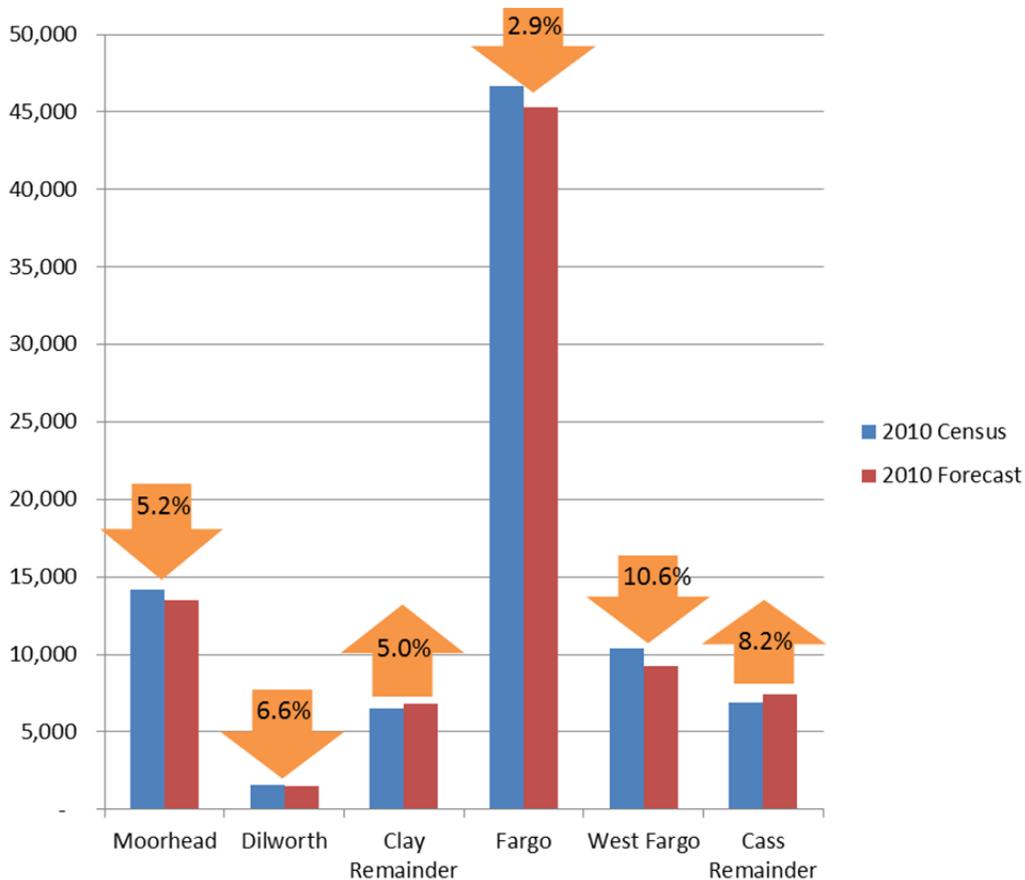


As shown in Figure 2, the 2006 Study attributed too much population growth to unincorporated areas (see Cass Remainder and Clay Remainder).

Overall, for the entire study area, the maximum variance between the age cohort forecast and the actual 2010 Census age cohort count was 33.8% higher for the 80-84 year old age group. The 25-29, 75-79, and 85 or older age cohorts forecasts each varied by 22% or more from the 2010 Census age cohort counts. The minimum variance was 1.8% for the 70-74 year old age group. The Cass Remainder and West Fargo geographies had the largest variance between size of age cohort forecasts and 2010 Census age cohort counts.

**Households Forecasts Comparison** – The household forecasts from the 2006 Study (for each geography), housing type (single family, multifamily, and group quarters) and household size were compared to the 2010 Census counts. Overall, for the entire study area (MSA) the household forecast was 2.8% lower than the actual 2010 Census count of 86,178 households. Figure 3 illustrates the variance between the Census household count and forecasted household number for each of the six discrete geographies of the 2006 Study. Similar to the 2006 Study population forecasts, not enough household growth was attributed to the four cities and too much growth was assigned to unincorporated areas. The pattern of higher or lower actual counts in comparison to forecasts matches that of the population comparisons except for the City of Fargo where there were more households than forecasted but less population than the forecast.

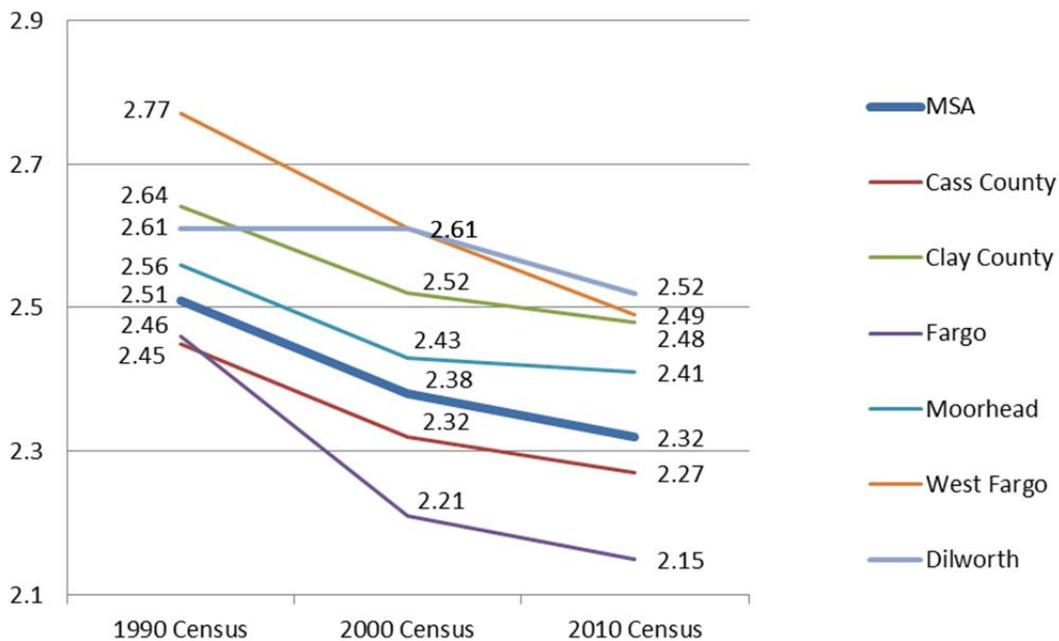
**Figure 3. Percent Difference between Forecast and 2010 Census Counts of Households by Geography**



Additional observations about the comparison of 2010 Census household counts and the 2006 Study forecast numbers are:

- The persons per household estimate from the 2006 Study was 3.9% higher than the actual 2010 Census data indicated. The 2010 Census data shows 2.32 persons per household compared to 2.41 persons per household anticipated by the 2006 Study. For comparison, in the 2000 Census the overall study area persons per household was 2.38. Thus the persons per household dropped instead of climbed. Figure 4 and the associated graph depict average household size numbers from the 1990, 2000 and 2010 Census. See associated analysis and comparisons to household forecasts in subsequent sections.

**Figure 4. Census Average Household Size by Geography**



- The actual 2010 Census count of people living in group quarters was 4.9% higher than the forecast number. (This is in contrast with the size of age cohort populations for those aged 75 and older being lower than forecast.) The Group Quarters population was 3.3% of the total population for Cass County, 6.3% for Clay County, and 4.2% for the entire Metro area.
- The proportion of owners to renters in the 2010 Census was as follows: Owners were 54% in Cass County and 70% in Clay County. Renters were 46% in Cass County, and 30% in Clay. For the entire Metro area these numbers were 59% and 41% respectively.

**Jobs Forecasts Comparison** – Employment data within the 2000 Census was used to develop the jobs baseline within the 2006 Study. It is not feasible to compare the 2010 jobs forecast from the 2006 Study with 2010 Census data, as employment data is no longer collected as a component of the decennial Census. Further, there is not currently any other employment or jobs data source that provides a useful comparison to determine the relative accuracy of 2006 Study projections. All data from government

sources can be traced back to QCEW data which is collected by Job Service North Dakota and Minnesota Department of Employment and Economic Development.

While a comparison of 2010 Census and 2006 Study forecast data is not possible, it may be useful to consider other economic indicators which illustrate probable jobs growth trends. The following observations provide insight into jobs growth in the Fargo-Moorhead area:

- At the time of the 2006 Study the unemployment rate in the Fargo-Moorhead area was approximately 6%, but during 2012 that rate has dropped to approximately 3%. This has occurred despite an opposing national trend that has the unemployment rate at over 8% by the most conservative estimates. (See Appendix 2 for additional data.)
- By 2006, the typical age for retirement was already moving to an older age. More people are working longer before retirement because of incurred losses to retirement funds which occurred for many over the last few years.
- Local economic impacts from the national economic downturn are considered minimal compared to most areas of the United States. Using sales and use tax as a proxy for economic expansion, Cass and Clay Counties outperformed the United States GDP three out of the last five years for which information was available. Except for 2009, both counties have maintained annual growth rates from approximately 2% to over 6%.
- Collectively, the 2006 forecast for 2010 under-forecasted the 20-34 year old age cohorts by approximately 10,000 people. Most of the under-forecast is due to the presence of more non-college age students in those age groups. Most of these non-college students are working.

## **METHODOLOGY**

The second phase of the study was to develop methodologies and assumptions for consideration within this update process. A technical memorandum summarizing the activities and results of this phase was submitted to Metro COG on June 7, 2012.

**Alternative Forecasting Methods Analysis** -- Population forecasting methods can be classified into three broad categories: trend extrapolations, cohort-component methods and structural models. Trend extrapolations are based on the continuation of observed historical trends. The cohort-component method divides the population into age-sex groups or birth cohorts and accounts for the fertility, mortality and migration behavior of each cohort. Structural models rely on observed relationships between demographic and other variables, such as employment, housing stock and land use.

Trend Extrapolation Review – There are several types of trend extrapolation methods. Some of the more widely used methods are as follows:

- Linear change assumes the same amount of change over a given period as has occurred over the base period.
- Geometric change assumes that a population will change at the same percentage rate over a given time in the future as was seen in the base period.
- Constant-share holds a smaller area's proportion of a larger area's population constant over time, (such as a city's share of the population of the county it is in.)

Trend extrapolations are relatively simple to calculate, require minimal data and are easy to explain to users of the forecasts' results. They do however have some inherent shortcomings. They do not account for differing demographic compositions or components of growth. They also provide little or no information regarding the forecasted demographic characteristics of the population. But perhaps the biggest weakness is the fact that the only way the forecasts can be accurate is if the change in the forecast base period is replicated throughout the life of the forecasts.

Cohort-Component Review – The cohort-component method requires the demographer to build age-specific fertility, mortality and migration models for each geographic area that is to be forecasted. This allows one to account for differences in fertility, mortality and migration rates among the different age groups at a particular time and how those rates change over time for the individual cohorts. It can also be used when the population is subdivided by race, ethnicity or some other characteristic.

The cohort-component method provides detailed information and knowledge on the population dynamics of the area being forecasted. It is a flexible method that allows for the implementation of various and diverse forecast scenarios. It can be used to ascertain what a future population will look like given a specific set of assumptions. There are some drawbacks to this method as well. Because the population usually needs to be subdivided into 36 age-sex categories, the base population needs to be of sufficient size (roughly at least 2,500) to make the calculations feasible. Additionally, there needs to be a large amount of quality data available at the

geographic level being forecasted that can be used to help build the fertility, mortality and migration models.

Structural Model Review – Structural models are broken down into two broad categories: economic-demographic and urban system models. Economic-demographic models are typically used to forecast population and economic activities in larger geographic areas such as counties. Economic factors such as employment, home sales, wages and income are used to forecast migration and/or population. Urban system models are used in smaller areas such as census tracts and block groups. In addition to using jobs and income as predictive variables, urban system models will use factors such as land use and availability.

While structural models can be tricky to use and implement, they are adaptable to small areas providing sufficient, high quality symptomatic variables are available. The shortcoming of both the economic-demographic models and urban system models are that while they can provide accurate total population forecasts, they are not the best methods to use when trying to forecast specific characteristics of the population such as age structure or household composition.

**Forecast Method Recommendations** – Choosing the “best” forecasting method for a particular project is dependent on several different factors. The amount of time, resources and level of detail required in the forecast results are some of the key considerations that must be addressed before deciding which method is preferable for a specific project. Additionally, the type and geographic detail of the data and variables to be used in the calculation of the forecasts must also be addressed.

For this forecasting project, the cities of Fargo, West Fargo, Moorhead, Dilworth and Horace have populations of sufficient size that the cohort-component method can be used. Further, there is enough high quality area specific data available to build fertility, mortality and migration models for each city. Therefore, the Steering Committee and Consultant Team recommended the cohort-component method be used for the forecasts of those five cities, the remainder of the Metropolitan Planning Area (MPA) located outside those cities, and the remainder of the Metropolitan Statistical Area (MSA) located outside those five cities. These forecasts will result in population, household, and employment numbers for each geographic unit for the years 2015, 2020, 2025, 2030, 2035, and 2040. The resulting population numbers will be distributed by five year age cohorts.

Additionally, the household forecasts generated on the basis of the cohort-component method for the cities of Fargo, West Fargo, Moorhead, Dilworth, Horace, MPA and MSA will be further refined with additional forecasts established for household type, household size, tenure, and income. Household type will identify the percentage of households in single family units and multi-family units (as defined by Metro COG). Household size will identify the distribution of households into 1 person, 2 person, 3 person, and 4+ persons on a percentage basis. Tenure will identify the percentage of households which are owner occupied and renter occupied. Income will identify the distribution into the following Household Income ranges: under \$20,000, \$20,000 – 34,999, \$35,000 – 49,999, \$50,000 – 64,999, \$65,000 – 99,999, \$100,000 or more.

For this forecasting project, the cities of Harwood, Mapleton, Frontier, Prairie Rose, Briarwood, North River, Argusville, Reile's Acres, Glyndon, and Sabin, and Oakport Township do not have sufficient population size for use of the cohort-component forecasting method. Therefore, for these areas to be forecasted, the Steering Committee and the Consultant Team recommended that a structural model be employed using an assessment of development potential and population characteristics as the predictive variables for future growth. These forecasts will result in total population and household forecast for each geographic unit for the years 2015, 2020, 2025, 2030, 2035, and 2040. The total growth of these geographic units and the rural areas surrounding them will not exceed the population and household growth cohort-component based forecast for the remainder of the Metropolitan Planning Area.

**Assumptions Analysis** -- Although the choice of the forecast model is important, the assumptions which underlie the forecast model are equally important. During the first phase of this study, the 2006 Study assumptions for the High Growth Scenario were evaluated. The following outlines the relevant conclusions from this analysis:

- Observations about variations between 2006 Study forecasts and 2010 Census data suggest a need for modification of certain aspects of the 2006 forecast models, particularly in the age-specific migration rates and housing tenure assumptions.
- Observations about variations between the 2006 Study forecasts and 2010 Census data illustrated patterns and consistencies which suggest continued use of certain aspects of the 2006 forecast models such as the fertility rates and mortality rates.
- Observations about variations between 2006 Study forecasts and 2010 Census data also identified assumptions which seem to remain valid such as those regarding household composition and migration trends.
- Observations about variations between 2006 Study forecasts and 2010 Census data identified assumptions which require additional consideration and analysis; particularly regarding elderly in-migration from the surrounding area and the age specific net migration.

During the second phase of this study, the Consultant Team met with representatives of various stakeholder groups (such as large employers, health care industry, residential real estate, school districts, and diversion authority representatives), the Study Steering Committee, and other key informants to help identify appropriate assumptions for the Update Study. Details pertaining to the discussion and findings of these meetings are summarized in Appendix 3. The following key observations resulted from these meetings:

- Major flooding has a real impact on home building and home buying patterns in the short term. The impact over the longer term is open to debate. Does a short term slow-down result in pent up demand that becomes a factor at which point flooding threats have been mitigated?
- The anticipated release of new Flood Insurance Rate Maps and higher Base Flood Elevations on the North Dakota side of the Red River will significantly impact the development patterns and

housing costs of Fargo and Horace in the short term, and ultimately all the communities located near the Red River. It may actually eliminate one of the models (bi-levels) for new home buyers.

- The Diversion project has the capacity to mitigate the impacts of the new Flood Insurance Rate Maps and higher Base Flood Elevations on the North Dakota side of the Red River over the long term, but probably not until 2021 or later. This may push growth into Moorhead and West Fargo or smaller communities not as constrained by flood hazards in the short term.
- Higher new homebuyer expectations, potential changes to mortgage interest deductions, and changing retirement demographic characteristics may all affect the type of housing in demand in the next decade (increasing existing home demand, more rentals, & downsizing).
- A perhaps surprising impact on future growth potential in the metro area may be a change in air transportation costs due to the loss of a mission for the Fargo Air National Guard. Currently, shared cost helps keep ticket prices down but significant ticket price increases may give larger firms cause to look elsewhere geographically for both start-up and expansion.
- Flooding and workforce availability are two specific factors that may adversely affect a company's decision to locate themselves in this area. Lower skill level workers are available in abundance in the region. Mid-skill level workers may be sufficient in the region. High skill level workers require significant recruiting from outside of the region. (Based on observations provided by agriculture, health, and engineering industries.)
- The national economy is not a big factor on local economic growth. The agricultural outlook remains very strong. Local conservative lending practices have limited some of the impacts. Local lenders have money to lend, but increased requirements have scared off some potential applicants. Commercial lending has realized more impact than residential lending. There is a need for more venture capital. (The relative health of the local economy can act as an attractant for job-seekers from the area, and across the United States.)
- There is general consensus that health care is a growth industry, but stakeholders encouraged caution as it may grow at a slower rate than actual population growth.
- The western North Dakota oil boom will not have a large impact on the growth pattern of the Fargo Moorhead Metropolitan Area because the vast majority of job growth from the boom will happen further west. Additionally, there is no statistical evidence of significant in-migration from western North Dakota (at least from a short term perspective).

On the basis of these two sets of observations, the following outlines assumptions that have been formulated for use within Scenario A and Scenario B, respectively, for the Update Study.

#### **“Scenario A” Forecast Assumptions**

1. The age-specific fertility rate of all jurisdictions will rise by 3% between 2012 and 2035.

2. The age-specific mortality rates of all jurisdictions will decline by 3% between 2012 and 2035. There will be no major medical breakthroughs that will reduce mortality (such as finding a cure for cancer or diabetes) or outbreak of new illness that will increase mortality (such as influenza pandemic).
3. The rate of foreign immigration into all areas will be maintained at 1.5% for the next 30 years.
4. Local colleges will increase their number of on-campus dorm rooms from 7,200 to 8,000 between 2012 and 2035.
5. Over the period 2012 - 2035 the proportion of local 18-22 year old population becoming four year matriculated college students and attending the colleges in the metropolitan area will increase from 45% to 50%.
6. The gross out-migration rate for 22 to 30 year old college graduates will decrease from 40% to 20% over the next 30 years.
7. The out-migration rate of graduating high school seniors and local non-college 18-22 years olds will be reduced from 22% to 19% over the life of the forecasts for all jurisdictions.
8. The gross out-migration rate for local non-college 22 to 30 year olds will decrease from 15% to 9% over the next 30 years.
9. The age specific in-migration rate of the elderly population (age 60 and older) from the bordering service area (75 mile radius) will increase +9.0% to +10.0% over the life of the forecasts.
10. The primary in-migration destination of non-college students 18-29 years old will be to the areas of the metropolitan area that are dominated by multi-family housing. The primary immigration destination of households 30-39 years old will be to parts of the metropolitan area that are dominated by detracted single family starter homes. The primary in-migration destination of households 40-49 years old will be to parts of the metropolitan area that are dominated by detracted single family "move up" homes. The net migration rates of 50-59 year old households are traditionally near zero and are expected to continue at that level over the next 30 years.
11. The interest rates for traditional 30 year fixed home mortgages will remain below 6.5% for the life of the forecasts.
12. The rate of sale of existing single family housing units will increase by 10% over the life of the forecasts.
13. The average occupancy rate of all multi-family housing units in all jurisdictions will remain above 95%.

14. There will be no short or long term expansion of the local or national economy exceeding a 5% annual increase in GDP.
15. The price of oil increases by a 3% annual average for the life of the forecasts.
16. The Diversion Project will be completed by 2021.
17. Floodplain requirements will limit growth (in fringe areas) of single-family homes from 2010 to 2021 in Fargo and West Fargo.

### **“Scenario B” Forecast Assumptions**

1. The age-specific fertility rate of all jurisdictions will remain within 3% of current level. The primary determinate of the annual number of births will be the number of women in child bearing ages.
2. The age-specific mortality rates of all jurisdictions will remain within 3% of current levels. The primary determinate of the annual number of deaths will be the number of people in high mortality age groups (60 and older). There will be no major medical breakthroughs that will reduce mortality (such as finding a cure for cancer or diabetes) or outbreak of new illness that will increase mortality (such as influenza pandemic).
3. The rate of foreign immigration into all areas will decline from 1.5% annually to 1.3% over the next 30 years.
4. Local colleges will maintain their current number of on-campus housing dormitory rooms at 7,200.
5. The proportion of local 18-22 year olds population becoming four year matriculated college students and attending the colleges in the metropolitan area will remain constant over the next 25 years at 45%.
6. The gross out-migration rate for 22 to 30 year old college graduates will decrease from 40% to 30% over the next 30 years.
7. The out-migration rate of graduating high school seniors and local non-college 18-22 year olds will remain at 22% per five year forecast period for all jurisdictions for the life of the forecasts.
8. The gross out-migration rate for local 22 to 30 year olds will decrease from 15% to 12% over the next 30 years.
9. The rate of out-migration to the sunbelt areas of the 60-69 year old population will increase from 4.0% to 4.5% over the next 30 years.

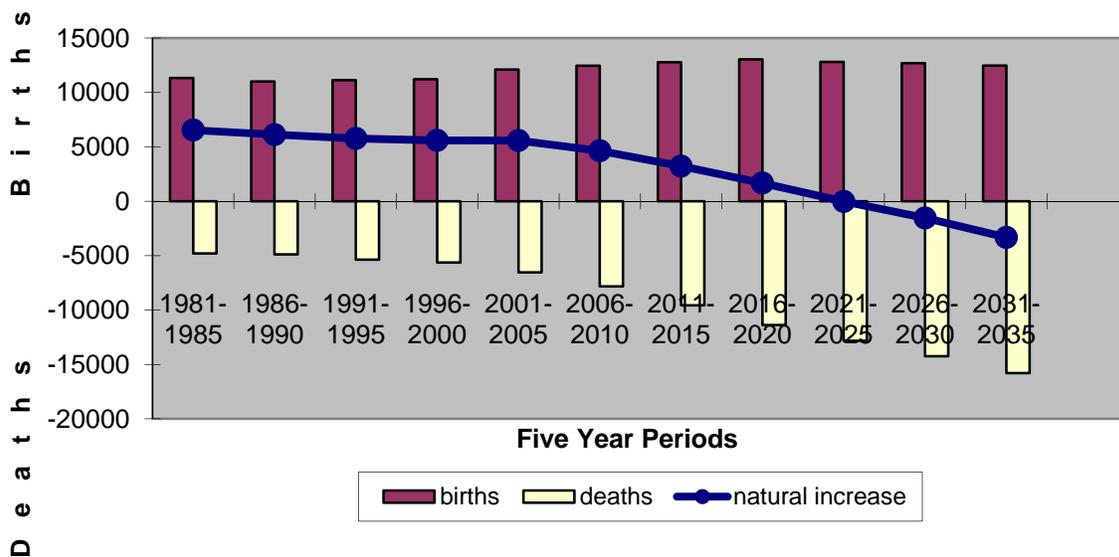
10. The age specific in-migration rate of the elderly population (age 60 and older) from the bordering service area (75 mile radius) will remain at +9.0% for the next 30 years.
11. The primary in-migration destination of non-college students 18-29 years old will be to the areas of the metropolitan area that are dominated by multi-family housing. The primary immigration destination of households 30-39 years old will be to parts of the metropolitan area that are dominated by detracted single family starter homes. The primary in-migration destination of households 40-49 years old will be to parts of the metropolitan area that are dominated by detracted single family “move up” homes. The net migration rates of 50-59 year old households are traditionally near zero and are expected to continue at that level over the next 30 years.
12. The interest rates for traditional 30 year fixed home mortgages will remain below 8.5% for the life of the forecasts.
13. The rate of sale of existing housing units will remain within 3% of current levels in all jurisdictions.
14. The average occupancy rate of all multi-family housing units in all jurisdiction remains above 85%.
15. There will be no short or long term expansion of the local or national economy exceeding a 3% annual increase in GDP.
16. The price of oil stays above \$80 a barrel for the life of the forecasts.
17. The Diversion Project will be completed by 2025.
18. Floodplain requirements will limit growth (in fringe areas) of single-family homes from 2010 to 2025 in Fargo and West Fargo.

## FORECASTS

The third phase of the study was to complete the population, household and employment forecasts for the next thirty years based on the identified methodologies and assumptions.

All population change occurs because of three factors: deaths, births, and migration. The two key factors which will drive the future population trends of Cass and Clay Counties are the increasing mortality rate as the baby boomer generation grows older, and the net migration rate. In the 2006 Study, these factors were illustrated by Figure 5 below. The anticipated eventual result was a natural decrease as deaths became greater than births. This means that the Fargo-Moorhead area would be increasingly dependent on net in-migration for future population growth. The anticipated natural decrease was not expected to be made up by increased net in-migration.

**Figure 5. Fargo-Moorhead MSA Natural Increase Trend (1981-2035)**



This trend is continuing, but the 2010 Census data showed that the net in-migration population was younger than anticipated. This has resulted in more women in the child-bearing age cohorts, and has the effect of slowing the trend toward a natural decrease. The continued economic stability of North Dakota and the Fargo-Moorhead area's economy in the face of significant economic malaise in the rest of the United States is expected to drive the level of net in-migration. Scenario B as developed within this Study Update assumes slow improvement of the economic status of the United States. This will lead to more economic opportunity elsewhere and will slow net in-migration. Scenario A for the Fargo-Moorhead area assumes continued economic malaise of the United States, and will lead to ongoing and increased net in-migration.

## Population Forecasts

Scenario A provides an overall population increase for the Fargo Moorhead Metropolitan Statistical Area (MSA) from the 2010 Census number of 208,777 to 298,070. This is a 42.8% change between 2010 and 2040. Scenario B provides an overall population increase for the MSA from the 2010 Census number of 208,777 to 273,230 in 2040. This represents an overall increase of 30.9% between 2010 and 2040. Figure 5 illustrates the overall growth in these two scenarios in comparison to the high growth population forecast in 2006.

**Figure 6. Overall Population Growth Forecasts by Scenario (2010-2040)**

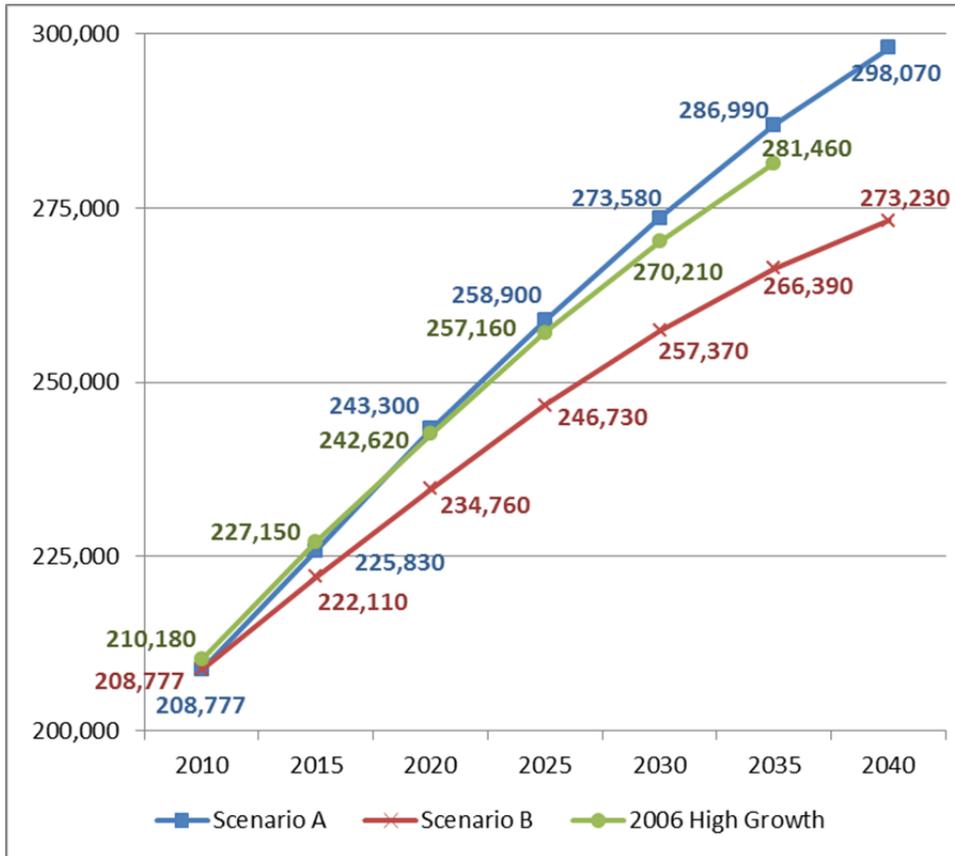


Figure 7 summarizes the Scenario A growth patterns for each jurisdiction for each five year period of the forecast. Figure 8 summarizes the Scenario B growth patterns for each jurisdiction for each five year period of the forecast.

**Figure 7. Scenario A Population Forecasts by Geography (2010-2040)**

A	2010	2015	2020	2025	2030	2035	2040
<b>MSA</b>	208,777	225,830	243,300	258,900	273,580	286,990	298,070
<b>MPA</b>	187,587	203,060	219,550	234,470	248,680	261,970	272,800
<b>Urban Total</b>	173,468	190,160	206,770	221,370	235,620	249,040	259,950
<b>Cass County</b>	149,778	162,450	175,760	187,390	198,300	208,390	216,700
<b>Clay County</b>	58,999	63,380	67,540	71,510	75,280	78,600	81,370
<b>Fargo</b>	105,549	113,540	122,050	130,370	139,030	147,260	154,170
<b>West Fargo</b>	25,830	30,010	35,020	38,290	41,020	43,450	45,190
<b>Horace</b>	2,430	2,590	2,690	2,850	2,880	2,920	2,940
<b>Balance of Cass</b>	15,969	16,310	16,000	15,880	15,370	14,760	14,400
<b>Moorhead</b>	38,065	42,250	45,050	47,820	50,440	52,950	54,990
<b>Dilworth</b>	4,024	4,360	4,650	4,890	5,130	5,380	5,600
<b>Balance of Clay</b>	16,910	16,770	17,840	18,800	19,710	20,270	20,780

**Figure 8. Scenario B Population Forecasts by Geography (2010-2040)**

B	2010	2015	2020	2025	2030	2035	2040
<b>MSA</b>	208,777	222,110	234,760	246,730	257,370	266,390	273,230
<b>MPA</b>	187,587	199,700	211,930	223,890	234,770	244,100	251,290
<b>Urban Total</b>	173,468	186,880	199,340	211,300	222,250	231,840	239,390
<b>Cass County</b>	149,778	159,820	169,600	179,030	187,550	194,840	200,530
<b>Clay County</b>	58,999	62,290	65,160	67,700	69,820	71,550	72,700
<b>Fargo</b>	105,549	111,400	117,160	122,910	128,010	132,280	135,900
<b>West Fargo</b>	25,830	29,450	33,550	37,470	41,260	44,790	47,410
<b>Horace</b>	2,430	2,610	2,680	2,750	2,760	2,760	2,710
<b>Balance of Cass</b>	15,969	16,360	16,210	15,900	15,520	15,010	14,510
<b>Moorhead</b>	38,065	41,770	44,090	46,190	48,080	49,700	50,830
<b>Dilworth</b>	4,024	4,260	4,540	4,730	4,900	5,070	5,250
<b>Balance of Clay</b>	16,910	16,260	16,530	16,780	16,840	16,780	16,620

The detailed (age-cohort specific) MSA, MPA, Cass County, Clay County, Fargo, West Fargo, Horace, Moorhead, and Dilworth forecasts are provided in Appendix 4. There are variations in the rate of growth within each geographic area due to a variety of factors including: the indigenous population characteristics and household characteristics, anticipated future population and household characteristics, and other community characteristics identified in our research.

As noted earlier in this report, population change is a result of three factors: deaths, births and migration. Deaths and births are usually the dominant factors in areas which are not experiencing some kind of major economic change (such as a gold rush or oil boom). A population pyramid is a graphical tool which provides a clear illustration of age and sex distribution, by geography, at a given point in time. The pattern of distribution can provide insights into the future growth of a given geography. Figure 9 illustrates the distribution for the Fargo-Moorhead MSA in 2010 (Census). Figures 10 – 13 illustrate the distribution for the Fargo-Moorhead MSA for both Scenario A and Scenario B in the forecast years 2020 and 2040.

Figure 9. Fargo-Moorhead MSA Population Distribution by Age Cohort (2010)

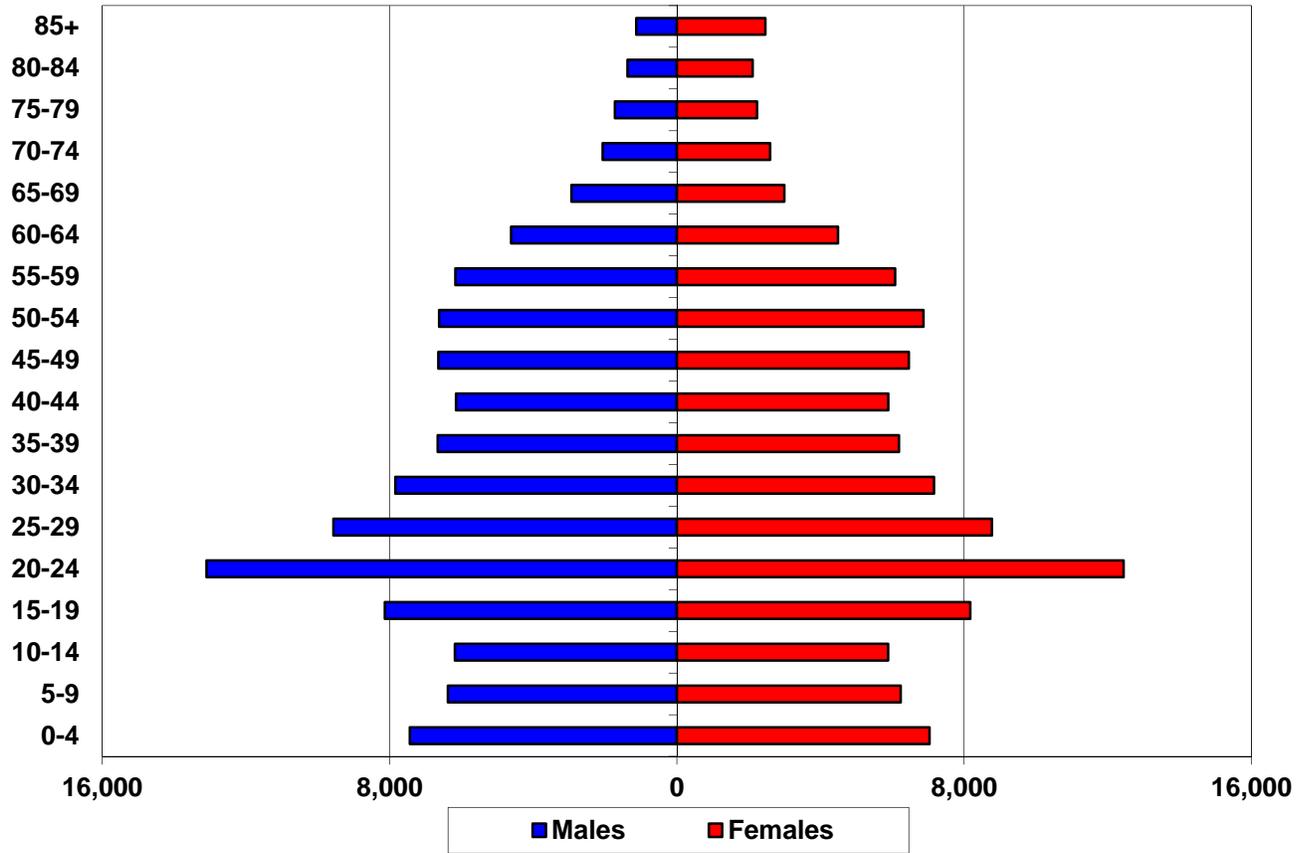


Figure 10. Fargo-Moorhead MSA Population Distribution by Age Cohort (2020 Scenario A)

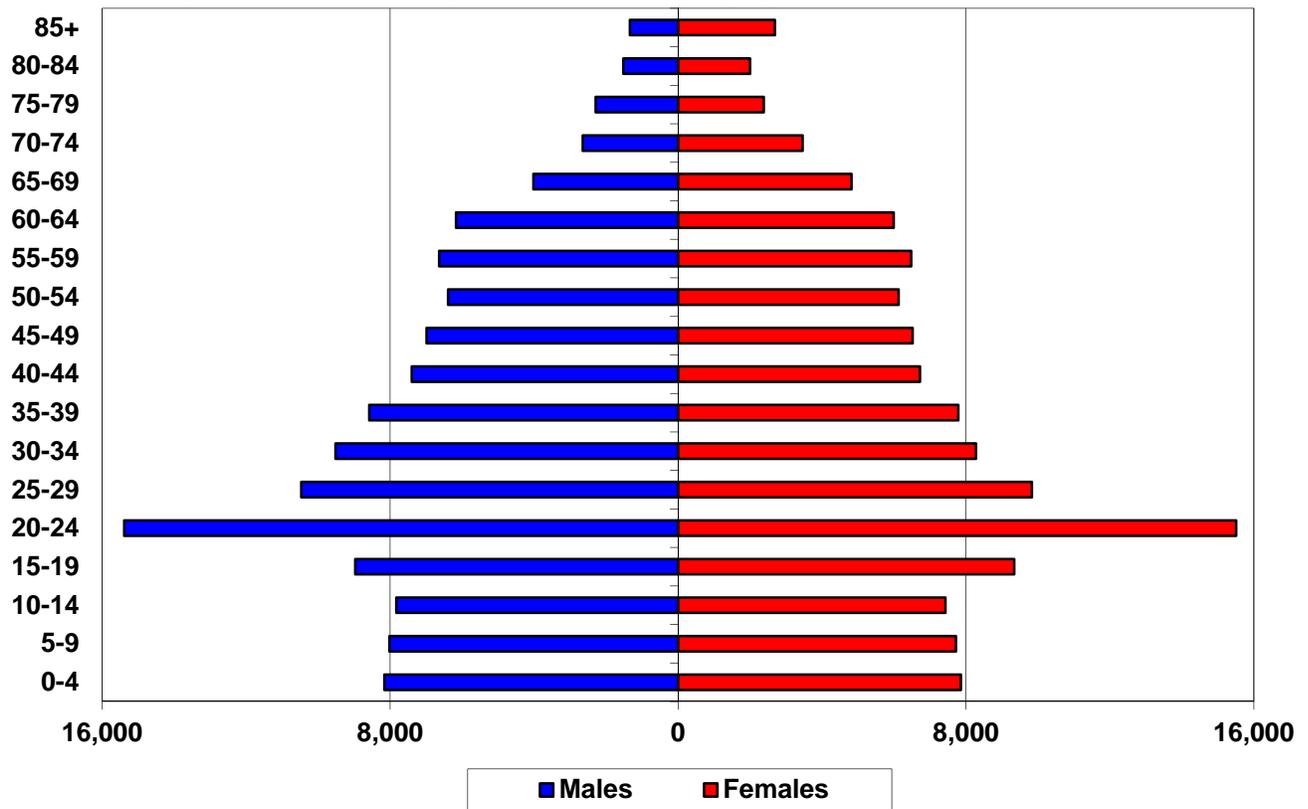


Figure 11. Fargo-Moorhead MSA Population Distribution by Age Cohort (2020 Scenario B)

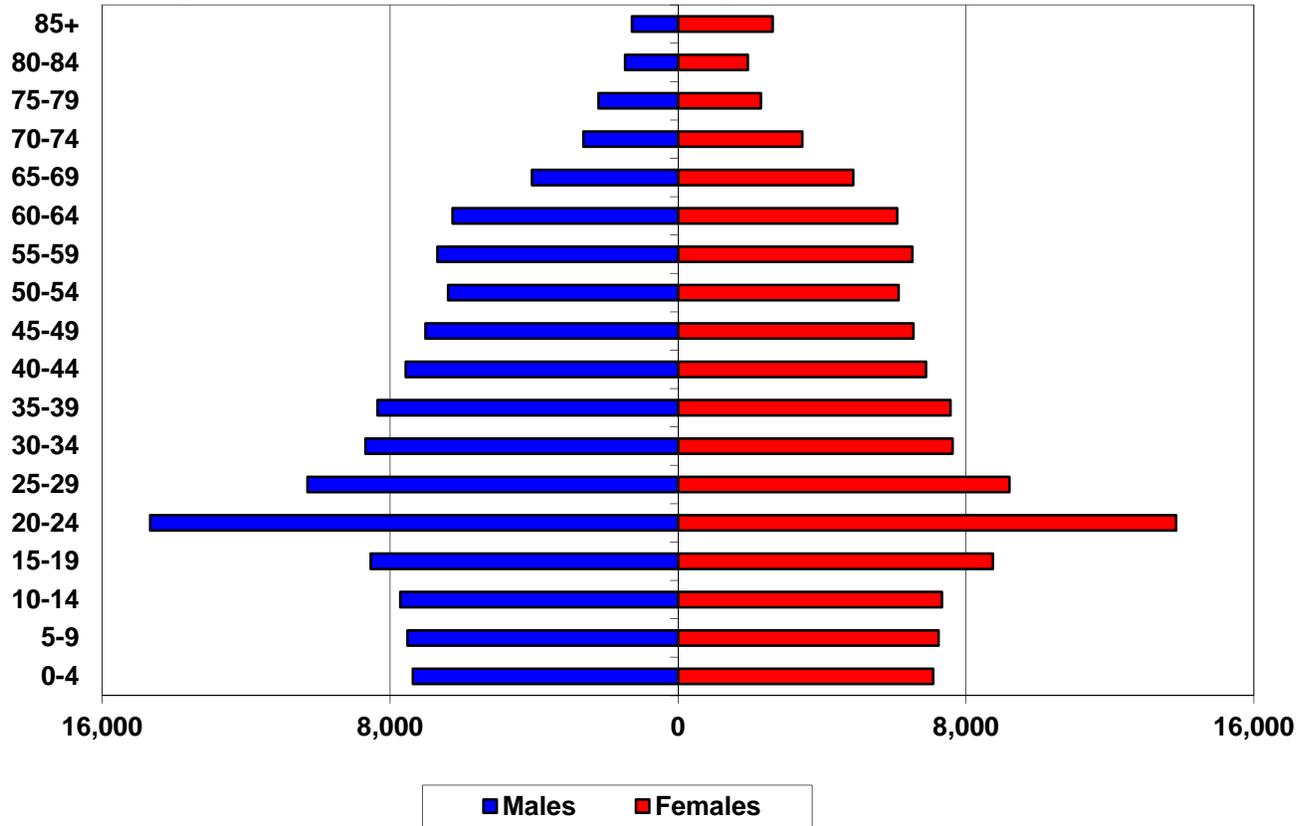
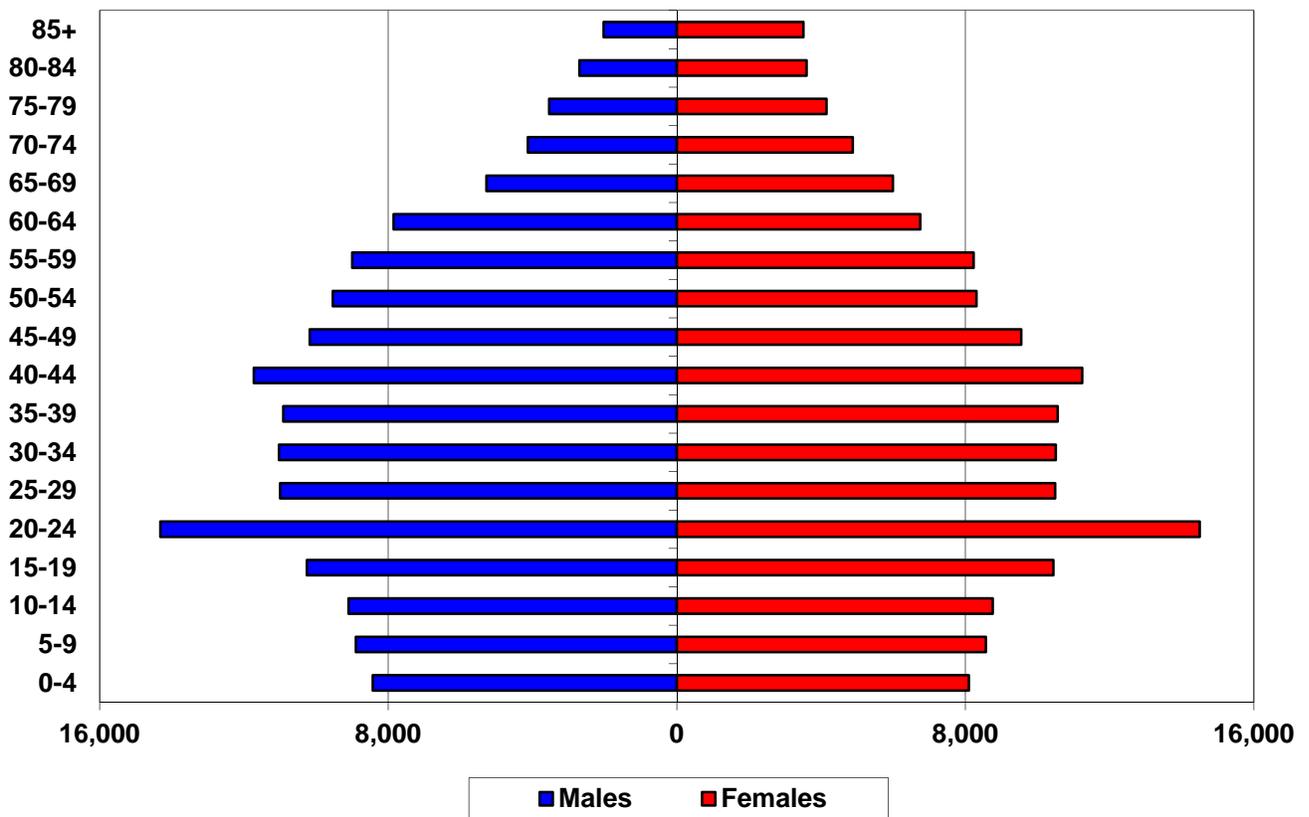
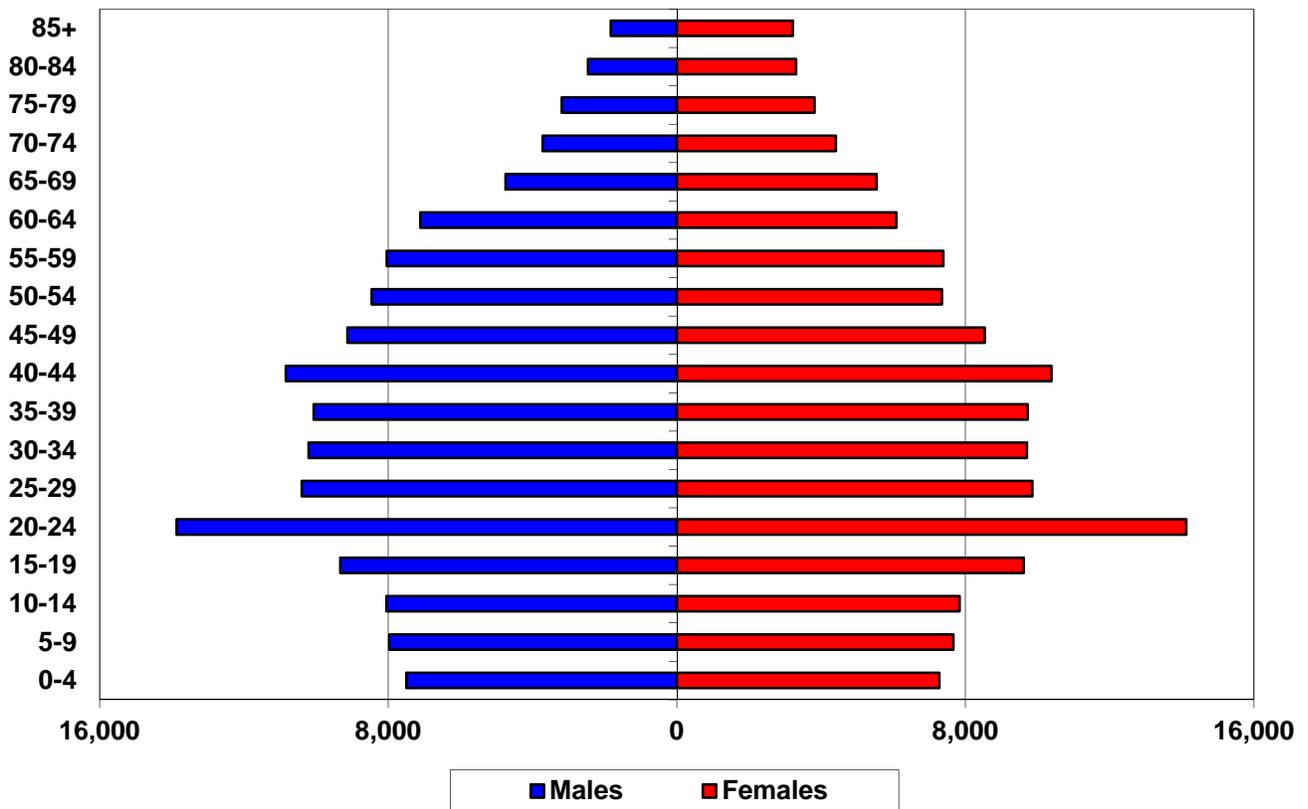


Figure 12. Fargo-Moorhead MSA Population Distribution by Age Cohort (2040 Scenario A)



**Figure 13. Fargo-Moorhead MSA Population Distribution by Age Cohort (2040 Scenario B)**



In addition to the cohort-component based forecasts, a structural model was used to forecast population numbers based on both scenarios for the remaining jurisdictions in the Metro COG Study Area (MPA). Summaries of these small area forecasts are presented in Figures 14 and 15. Individual small area geography forecasts are provided in Appendix 4.

**Figure 14. Small Area\* Scenario A Population Forecasts (2010-2040)**

A	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	187,587	203,060	219,550	234,470	248,680	261,970	272,800
<b>Cass Small Areas</b>	6,316	6,306	6,049	6,012	5,819	5,598	5,468
<b>Clay Small Areas</b>	5,373	4,018	4,051	4,215	4,362	4,411	4,468

\* "small areas" refers to areas within the MPA but outside Fargo, West Fargo, Horace, Moorhead, and Dilworth city limits

**Figure 15. Small Area Scenario\* B Population Forecasts (2010-2040)**

B	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	118,266	121,166	126,617	131,972	137,031	142,800	146,158
<b>Cass Small Areas</b>	6,316	6,350	6,128	5,944	5,736	5,471	5,211
<b>Clay Small Areas</b>	5,373	3,873	3,782	3,881	4,006	4,020	3,969

\* "small areas" refers to areas within the MPA but outside Fargo, West Fargo, Horace, Moorhead, and Dilworth city limits

## Household Forecasts

Scenario A provides an overall household increase for the Fargo Moorhead area (MSA) from the 2010 Census number of 86,178 to 122,060 in 2040. This is a 41.6% change between 2010 and 2040. Scenario B provides an overall household increase for the Fargo-Moorhead area from the 2010 Census number of 86,178 to 114,160 in 2040. This represents an overall increase of 32.5% between 2010 and 2040. Figure 16 illustrates the overall growth in these two scenarios in comparison to the high growth household forecast per the 2006 Study. (Note that for the purposes of this report “household” is a group of people living in a dwelling unit while “housing unit” is another term for a dwelling unit.)

**Figure 16. Overall Household Growth Forecasts by Scenario (2010-2040)**

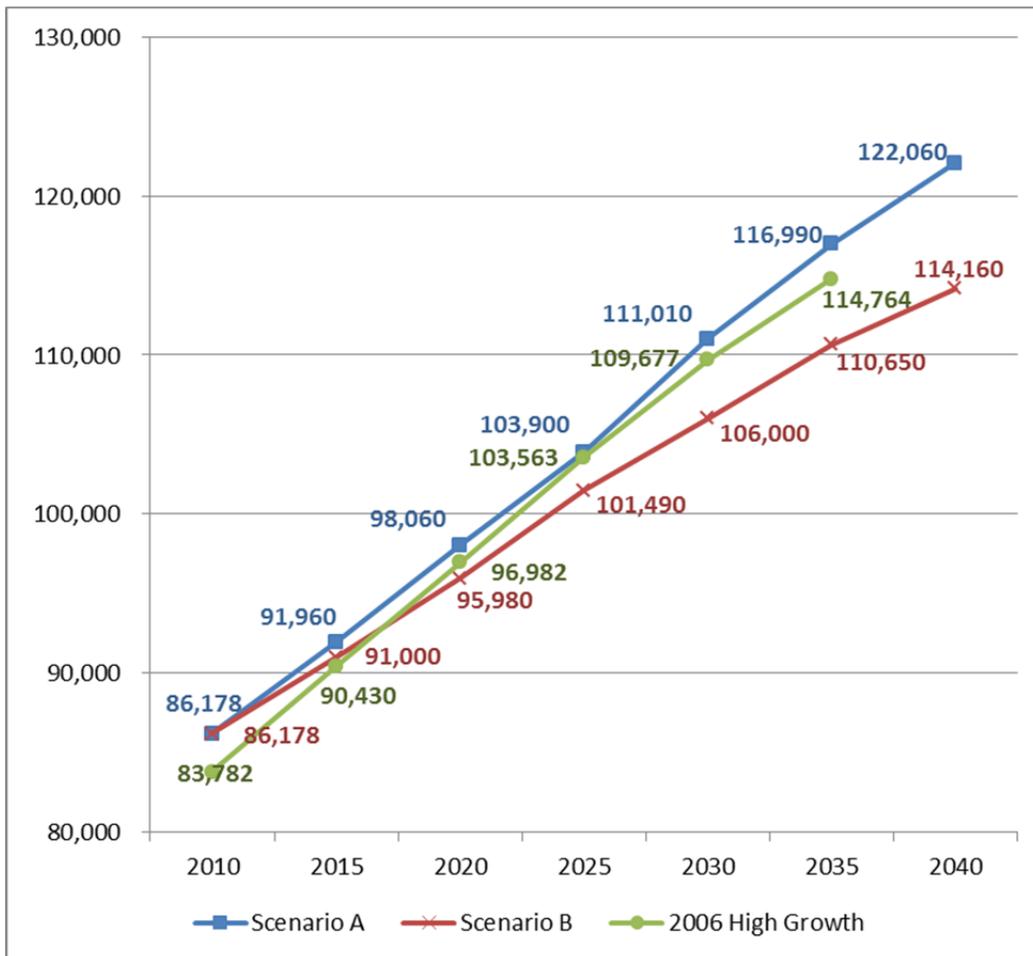


Figure 17 summarizes the Scenario A household growth patterns for each jurisdiction for each five year period of the forecast. Figure 18 summarizes the Scenario B household growth patterns for each jurisdiction for each five year period of the forecast.

**Figure 17. Scenario A Household Forecasts by Geography (2010-2040)**

A	2010	2015	2020	2025	2030	2035	2040
<b>MSA</b>	86,178	91,960	98,060	103,900	111,010	116,990	122,060
<b>MPA</b>	77,893	83,370	89,380	94,980	101,840	107,650	112,570
<b>Urban Total</b>	73,038	78,950	84,880	90,390	97,140	102,880	107,790
<b>Cass County</b>	63,899	68,120	72,940	77,210	82,690	87,330	91,210
<b>Clay County</b>	22,279	23,840	25,120	26,690	28,320	29,660	30,850
<b>Fargo</b>	46,791	49,590	52,920	55,330	58,600	61,510	64,580
<b>West Fargo</b>	10,348	11,810	13,230	15,020	17,150	18,890	19,730
<b>Horace</b>	810	850	880	930	950	970	980
<b>Balance of Cass</b>	5,950	5,870	5,910	5,930	5,990	5,960	5,920
<b>Moorhead</b>	14,304	15,840	16,910	18,130	19,440	20,430	21,350
<b>Dilworth</b>	1,595	1,710	1,820	1,910	1,950	2,050	2,130
<b>Balance of Clay</b>	6,380	6,290	6,390	6,650	6,930	7,180	7,370

**Figure 18. Scenario B Household Forecasts by Geography (2010-2040)**

B	2010	2015	2020	2025	2030	2035	2040
<b>MSA</b>	86,178	91,000	95,980	101,490	106,000	110,650	114,160
<b>MPA</b>	77,893	82,580	87,520	92,980	97,410	102,060	105,550
<b>Urban Total</b>	73,038	78,280	83,190	88,590	92,940	97,500	100,910
<b>Cass County</b>	63,899	67,490	71,340	75,770	79,510	83,340	86,280
<b>Clay County</b>	22,279	23,510	24,640	25,720	26,490	27,310	27,880
<b>Fargo</b>	46,791	49,170	51,730	54,420	56,550	58,790	60,350
<b>West Fargo</b>	10,348	11,720	12,960	14,650	16,220	17,780	19,110
<b>Horace</b>	810	830	840	860	880	890	910
<b>Balance of Cass</b>	5,950	5,770	5,810	5,840	5,860	5,880	5,910
<b>Moorhead</b>	14,304	15,730	16,780	17,710	18,330	19,010	19,440
<b>Dilworth</b>	1,595	1,660	1,720	1,810	1,840	1,920	2,010
<b>Balance of Clay</b>	6,380	6,120	6,140	6,200	6,320	6,380	6,430

The detailed projections for the MSA, Cass County, Clay County, Fargo, West Fargo, Horace, Moorhead, and Dilworth are provided in Appendix 4. There are variations in the rate of growth within each geographic area due to a variety of factors including: the indigenous population characteristics and household characteristics, anticipated future household composition and household characteristics, and other local dynamics identified in our research.

In addition to the household forecasts for the large areas which were derived from the cohort-component based population forecasts, a structural model was used to forecast Scenario A and Scenario B household numbers for the remaining jurisdictions in the Metro COG Study Area (MPA). Summaries of these small area forecasts are presented in Figures 19 and 20. Individual small area geography forecasts are provided in Appendix 4.

**Figure 19. Small Area\* Scenario A Household Forecasts (2010-2040)**

A	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	77,893	83,370	89,380	94,980	101,840	107,650	112,570
<b>Cass Small Areas</b>	2,147	2,160	2,180	2,180	2,210	2,190	2,160
<b>Clay Small Areas</b>	1,898	1,410	1,440	1,480	1,540	1,610	1,640

\* "small areas" refers to areas within the MPA but outside Fargo, West Fargo, Horace, Moorhead, and Dilworth city limits

**Figure 20. Small Area\* Scenario B Household Forecasts (2010-2040)**

B	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	77,893	82,580	87,520	92,980	97,410	102,060	105,550
<b>Cass Small Areas</b>	2,147	2,080	2,090	2,110	2,140	2,180	2,220
<b>Clay Small Areas</b>	1,898	1,390	1,400	1,420	1,450	1,490	1,510

\* "small areas" refers to areas within the MPA but outside Fargo, West Fargo, Horace, Moorhead, and Dilworth city limits

Figure 21 shows the forecasted population and household data extrapolated as household per capita. The data is paralleled to 2000 Census and 2010 Census data. These numbers may help provide some context relative to forecasted household growth within a jurisdiction in relationship to population growth.

**Figure 21. Households per Capita Comparison for Selected Census and Forecast Years**

A	2000 Census	2010 Census	2020	2040
<b>MSA</b>	0.40	0.41	0.40	0.41
<b>Cass County</b>	0.42	0.43	0.41	0.42
<b>Clay County</b>	0.36	0.38	0.37	0.40
<b>Fargo</b>	0.45	0.44	0.43	0.42
<b>West Fargo</b>	0.38	0.37	0.38	0.39
<b>Moorhead</b>	0.39	0.40	0.38	0.44
<b>Dilworth</b>	0.41	0.40	0.39	0.38

B	2000 Census	2010 Census	2020	2040
<b>MSA</b>	0.40	0.41	0.41	0.42
<b>Cass County</b>	0.42	0.43	0.42	0.43
<b>Clay County</b>	0.36	0.38	0.38	0.38
<b>Fargo</b>	0.45	0.44	0.44	0.44
<b>West Fargo</b>	0.38	0.37	0.38	0.38
<b>Moorhead</b>	0.39	0.40	0.38	0.40
<b>Dilworth</b>	0.41	0.40	0.38	0.38

## Jobs Forecasts

Scenario A provides an overall jobs increase for the Fargo Moorhead area (MSA) from the 2010 Census number of 134,127 to 182,684 in 2040. This is a 36.2% change between 2010 and 2040. Scenario B provides an overall jobs increase for the Fargo-Moorhead area from the 2010 estimated number of 134,127 to 165,603 in 2040. This represents an overall increase of 23.5% between 2010 and 2040. Figure 22 illustrates the overall growth in these two scenarios in comparison to the high growth jobs forecast in 2006.

**Figure 22. Overall Jobs Growth Forecasts by Scenario (2010-2040)**

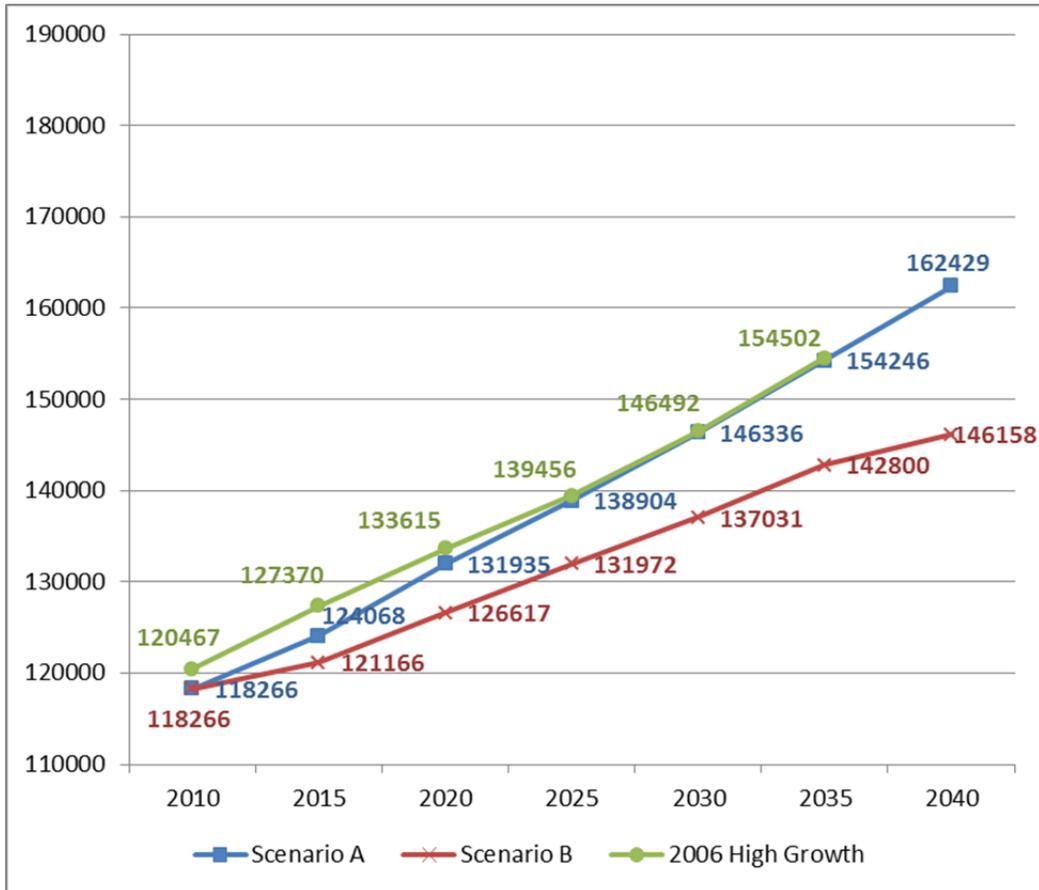


Figure 23 summarizes the Scenario A jobs growth patterns for each jurisdiction for each five year period of the forecast. Figure 24 summarizes the Scenario B jobs growth patterns for each jurisdiction for each five year period of the forecast.

**Figure 23. Scenario A Jobs Forecasts by Geography (2010-2040)**

A	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	118,266	124,068	131,935	138,904	146,336	154,246	162,429
<b>Urban Total</b>	116,007	121,720	129,511	136,384	143,800	151,727	159,944
<b>Cass County</b>	101,504	105,274	111,769	117,544	124,115	131,641	139,102
<b>Clay County</b>	16,762	18,794	20,166	21,360	22,220	22,604	23,327
<b>Fargo</b>	91,071	93,548	97,975	102,629	108,245	115,085	121,700
<b>West Fargo</b>	9,010	10,251	12,294	13,323	14,268	14,951	15,811
<b>Balance of Cass</b>	1,423	1,475	1,501	1,591	1,603	1,606	1,591
<b>Moorhead</b>	14,724	16,599	17,848	18,980	19,790	20,147	20,863
<b>Dilworth</b>	1,202	1,322	1,395	1,452	1,497	1,544	1,571
<b>Balance of Clay</b>	836	873	923	928	933	914	894

\* Cass and Clay County totals are within the MPA boundary (not MSA) and therefore the 'balance' numbers are for areas within the MPA that are outside of Fargo, West Fargo, Moorhead, and Dilworth

**Figure 24. Scenario B Jobs Forecasts by Geography (2010-2040)**

B	2010	2015	2020	2025	2030	2035	2040
<b>MPA</b>	118,266	121,166	126,617	131,972	137,031	142,800	146,158
<b>Urban Total</b>	116,007	118,882	124,340	129,779	134,867	140,668	144,098
<b>Cass County</b>	101,504	103,085	107,899	112,430	116,867	122,059	124,986
<b>Clay County</b>	16,762	18,081	18,718	19,542	20,164	20,741	21,172
<b>Fargo</b>	91,071	92,669	95,829	99,827	103,775	108,546	111,272
<b>West Fargo</b>	9,010	8,974	10,613	11,187	11,684	12,127	12,348
<b>Balance of Cass</b>	1,423	1,441	1,457	1,417	1,408	1,386	1,366
<b>Moorhead</b>	14,724	15,941	16,550	17,393	18,005	18,554	19,009
<b>Dilworth</b>	1,202	1,298	1,348	1,372	1,403	1,441	1,469
<b>Balance of Clay</b>	836	842	821	777	756	746	694

\* Cass and Clay County totals are within the MPA boundary (not MSA) and therefore the 'balance' numbers are for areas within the MPA that are outside of Fargo, West Fargo, Moorhead, and Dilworth

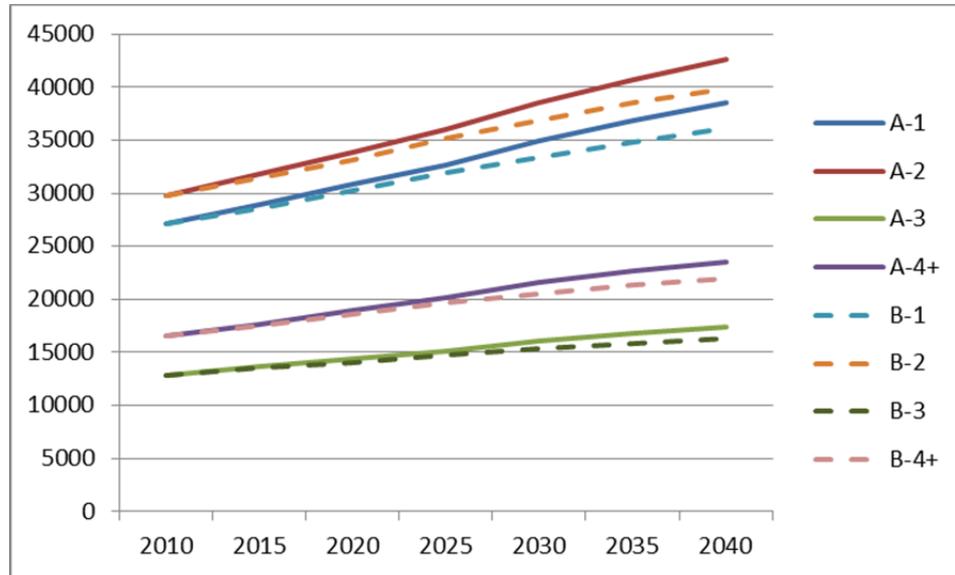
**Figure 25. Jobs per Capita**

A	2010 (2006 Study) (MSA)	2010 Base (MPA)	2020	2040	B	2010 (2006 Study) (MSA)	2010 Base (MPA)	2020	2040
<b>MSA/MPA</b>	0.57	0.63	0.60	0.59	<b>MSA/MPA</b>	0.57	0.63	0.60	0.58
<b>Cass County</b>	0.21	0.19	0.24	0.25	<b>Cass County</b>	0.21	0.19	0.23	0.22
<b>Clay County</b>	0.19				<b>Clay County</b>	0.19			
<b>Fargo</b>	0.85	0.86	0.80	0.79	<b>Fargo</b>	0.85	0.86	0.82	0.82
<b>West Fargo</b>	0.39	0.39	0.40	0.38	<b>West Fargo</b>	0.39	0.39	0.38	0.37
<b>Moorhead</b>	0.29	0.35	0.35	0.35	<b>Moorhead</b>	0.29	0.35	0.32	0.26
<b>Dilworth</b>	0.34	0.30	0.30	0.28	<b>Dilworth</b>	0.34	0.30	0.30	0.28

## Household Characteristics Forecasts

In addition to the preparation of population, household and job forecasts for the metropolitan cities and the remaining parts of the two counties; Metro COG also requested some household characteristic forecasts be developed so that they could potentially be used to further stratify trip generation data within the base 2010 travel model. These household characteristics included household size, household type, household income and tenure.

**Figure 26. Overall Distribution of Household Size by Scenario (2010 – 2040)**



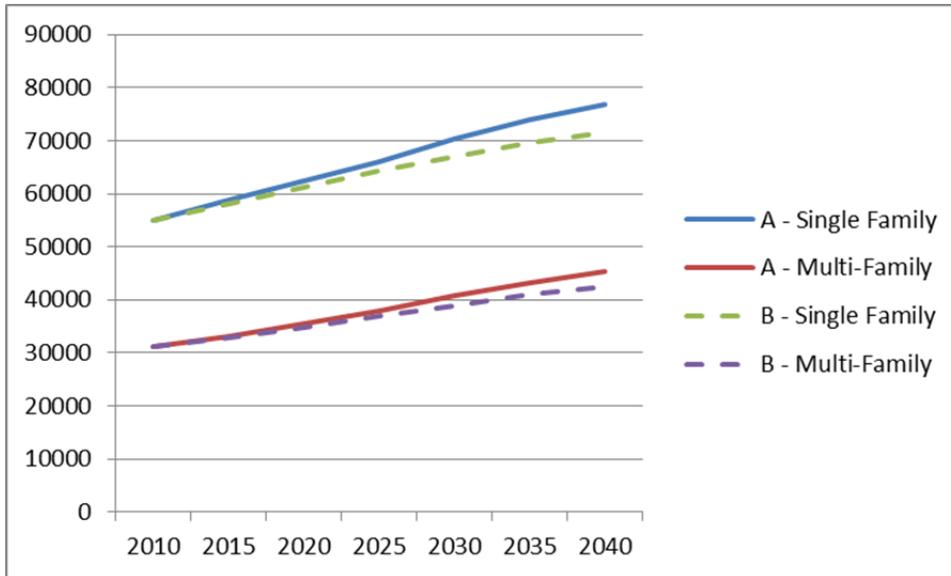
The household size characteristic was forecasted at the following geographies: MSA, Cass County, Clay County, Fargo, Moorhead, West Fargo, Dilworth, and Horace and distributed into 1 person, 2 person, 3 person, and 4 or more person households. Figure 26 illustrates this distribution for both Scenario A and Scenario B scenarios over the entire study area. Two person households are the most prevalent in the study area (MSA), followed by single person households, and then households with four or more persons. The least prevalent households are those with 3 persons. This pattern of household size prevalence does not change over the life of the forecast period for either scenario. As shown in Figure 27, the percentage of households in each size category for the study area as a whole barely changes throughout the forecast period. See Appendix 4 for jurisdictional specific data.

**Figure 27. Percentage of Households by Size for the MSA and by Scenario (2010 – 2040)**

	2010	2015	2020	2025	2030	2035	2040
<b>A - 1</b>	31.4%	31.4%	31.5%	31.5%	31.4%	31.5%	31.6%
<b>A - 2</b>	34.5%	34.5%	34.5%	34.6%	34.7%	34.8%	34.9%
<b>A - 3</b>	14.8%	14.8%	14.7%	14.6%	14.5%	14.4%	14.3%
<b>A - 4+</b>	19.2%	19.2%	19.3%	19.4%	19.4%	19.4%	19.3%
<b>B - 1</b>	31.4%	31.4%	31.5%	31.5%	31.5%	31.5%	31.6%
<b>B - 2</b>	34.5%	34.5%	34.5%	34.6%	34.7%	34.8%	34.9%
<b>B - 3</b>	14.8%	14.8%	14.7%	14.6%	14.4%	14.3%	14.2%
<b>B - 4+</b>	19.2%	19.2%	19.3%	19.3%	19.4%	19.3%	19.2%

The household type characteristic was forecasted for the following geographies: Cass County, Clay County, Fargo, Moorhead, West Fargo, Dilworth, and Horace and distributed into households classified as single family or multi-family. Metro COG requested that single family households be defined as households living in dwellings with 1, 2, or 3 units, and that multi-family households be defined as households living in dwellings with 4 or more units. Figure 28 illustrates this distribution for both Scenario A and Scenario B over the entire study area. See Appendix 4 for jurisdictional specific data which includes splits by geography for each household type classification.

**Figure 28. Overall Distribution of Household Type\* by Scenario (2010 – 2040)**



\*For the purposes of this study, Household Type means single family if the household is living in a dwelling with 1, 2, or 3 units, and multiple family if the household is living in a dwelling with 4 or more units.

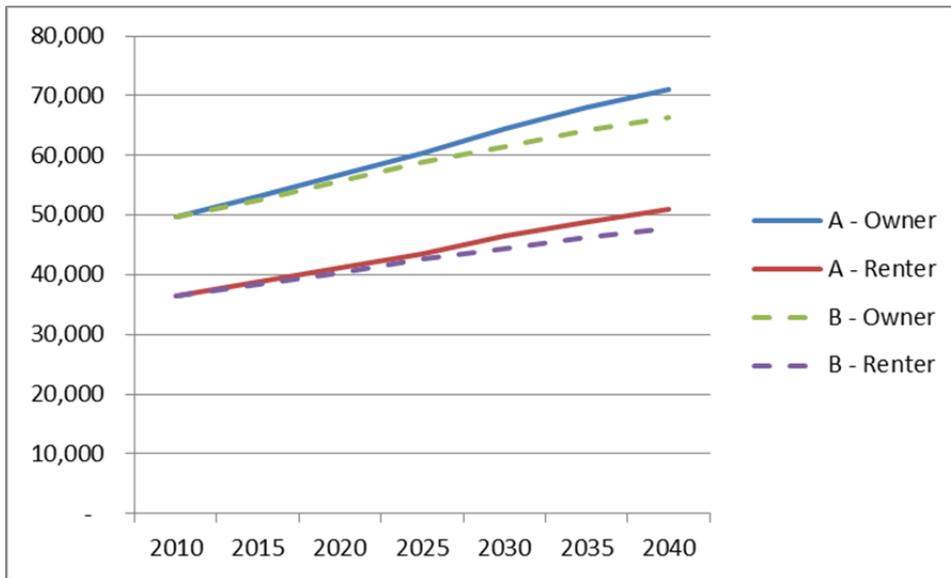
As shown in Figure 29, the percentage of households in single family and multiple family dwellings varies little over the life of the forecast.

**Figure 29. Percentage of Households by Type\* and by Scenario for the Study Area (2010 – 2040)**

	2010	2015	2020	2025	2030	2035	2040
<b>A - Single Family</b>	63.9%	63.9%	63.7%	63.6%	63.3%	63.1%	62.9%
<b>A - Multiple Family</b>	36.1%	36.1%	36.3%	36.4%	36.7%	36.9%	37.1%
<b>B - Single Family</b>	63.9%	63.9%	63.7%	63.5%	63.2%	63.0%	62.8%
<b>B - Multiple Family</b>	36.1%	36.1%	36.3%	36.5%	36.8%	37.0%	37.2%

The tenure characteristic was forecasted for the following geographies: MSA, Cass County, Clay County, Fargo, Moorhead, West Fargo, Dilworth, and Horace and distributed into households classified as owner occupied or renter occupied. Figure 30 illustrates this distribution for both Scenario A and Scenario B over the entire study area.

**Figure 30. Overall Distribution of Household Tenure by Scenario (2010 – 2040)**



This distribution of household tenure is expected to remain relatively consistent. However, after 2020 the percentage of owner occupied households is expected to increase slightly because an increasing number of rental households will have growing families and will move into starter homes. Figure 31 shows this variation in household tenure over time for both Scenario A and Scenario B.

**Figure 31. Percentage of Households by Tenure and by Scenario for the Study Area (2010 – 2040)**

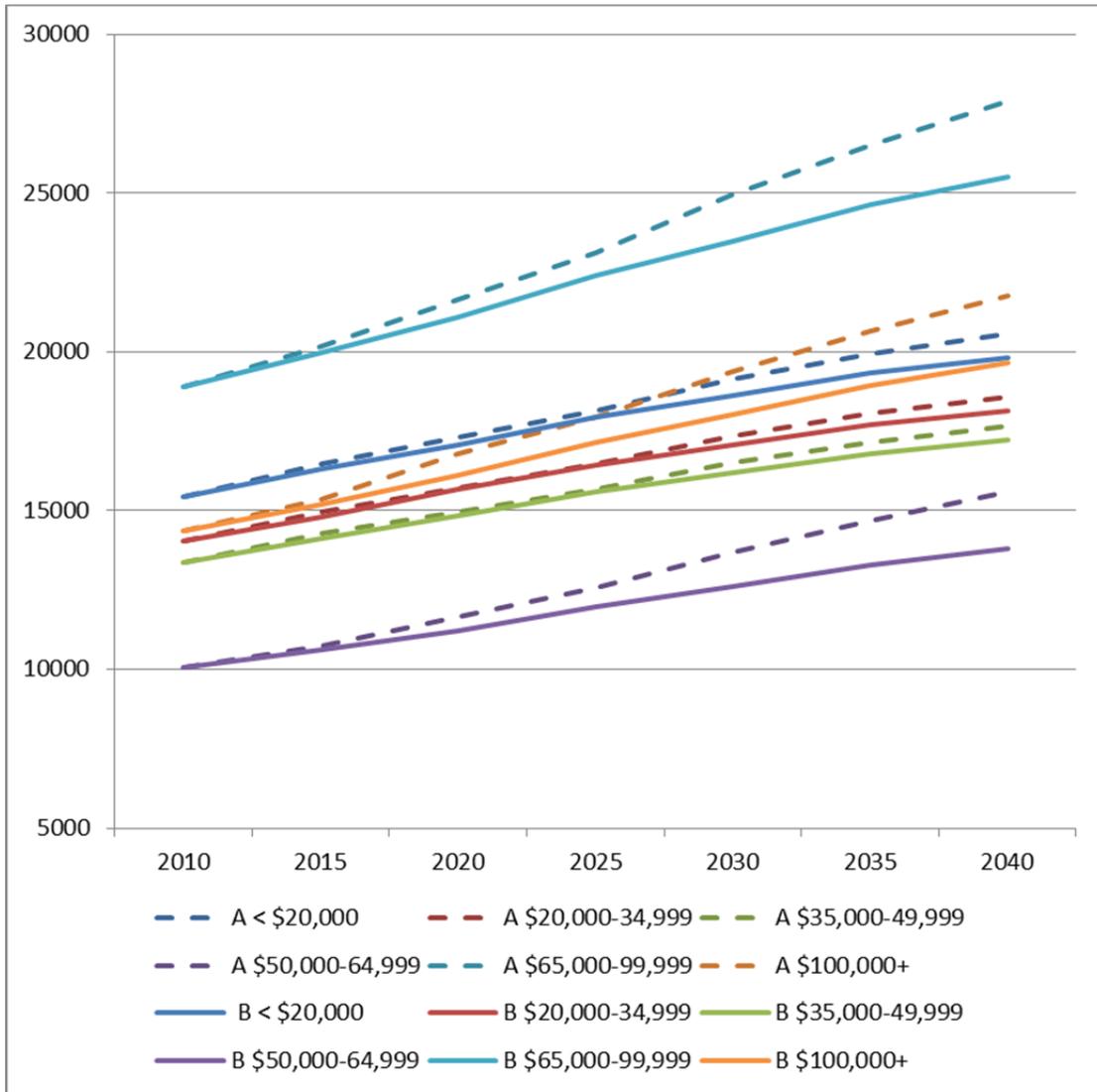
	2010	2015	2020	2025	2030	2035	2040
<b>A - Owner</b>	57.8%	57.8%	57.9%	58.1%	58.1%	58.2%	58.2%
<b>A - Renter</b>	42.2%	42.2%	42.1%	41.9%	41.9%	41.8%	41.8%
<b>B - Owner</b>	57.8%	57.8%	58.0%	58.0%	58.0%	58.1%	58.1%
<b>B - Renter</b>	42.2%	42.2%	42.0%	42.0%	42.0%	41.9%	41.9%

The household income characteristic was forecasted for the following geographies: MSA, Cass County, Clay County, Fargo, Moorhead, West Fargo, Dilworth, and Horace and distributed into households classified with the following income categories:

- <\$20,000
- \$20,000 – 34,999
- \$35,000 – 49,999
- \$50,000 – 64,999
- \$65,000 – 99,999
- \$100,000 +

Figure 32 illustrates this distribution for both Scenario A and Scenario B over the entire study area. Figure 33 summarizes this distribution in terms of percentage of households in each income category. The income is forecast in constant dollars.

**Figure 32. Distribution of Households by Income Level in Constant Dollars and by Scenario (A & B) for the Study Area (2010 – 2040)**



**Figure 33. Percentage of Households by Income Category and Scenario for the Study Area (2010–2040)**

	Income	2010	2015	2020	2025	2030	2035	2040
<b>Scenario A</b>	<b>&lt;\$ 20,000</b>	17.9%	17.9%	17.7%	17.5%	17.3%	17.1%	16.9%
	<b>\$20,000-34,999</b>	16.3%	16.3%	16.0%	15.8%	15.6%	15.4%	15.2%
	<b>\$35,000-49,999</b>	15.5%	15.5%	15.3%	15.1%	14.9%	14.7%	14.5%
	<b>\$50,000-64,999</b>	11.7%	11.7%	11.9%	12.1%	12.3%	12.6%	12.8%
	<b>\$65,000-99,999</b>	21.9%	21.9%	22.1%	22.3%	22.5%	22.7%	22.9%
	<b>\$100,000+</b>	16.7%	16.7%	17.1%	17.3%	17.5%	17.6%	17.8%
<b>Scenario B</b>	<b>&lt;\$ 20,000</b>	16.7%	16.7%	17.1%	17.3%	17.5%	17.6%	17.8%
	<b>\$20,000-34,999</b>	17.9%	17.9%	17.8%	17.7%	17.6%	17.5%	17.4%
	<b>\$35,000-49,999</b>	16.3%	16.3%	16.3%	16.2%	16.1%	16.0%	15.9%
	<b>\$50,000-64,999</b>	15.5%	15.5%	15.5%	15.4%	15.3%	15.2%	15.1%
	<b>\$65,000-99,999</b>	11.7%	11.7%	11.7%	11.8%	11.9%	12.0%	12.1%
	<b>\$100,000+</b>	21.9%	21.9%	22.0%	22.1%	22.1%	22.2%	22.3%

## ***APPENDICES***

APPENDIX 1 – Summary of Past Demographic Projections

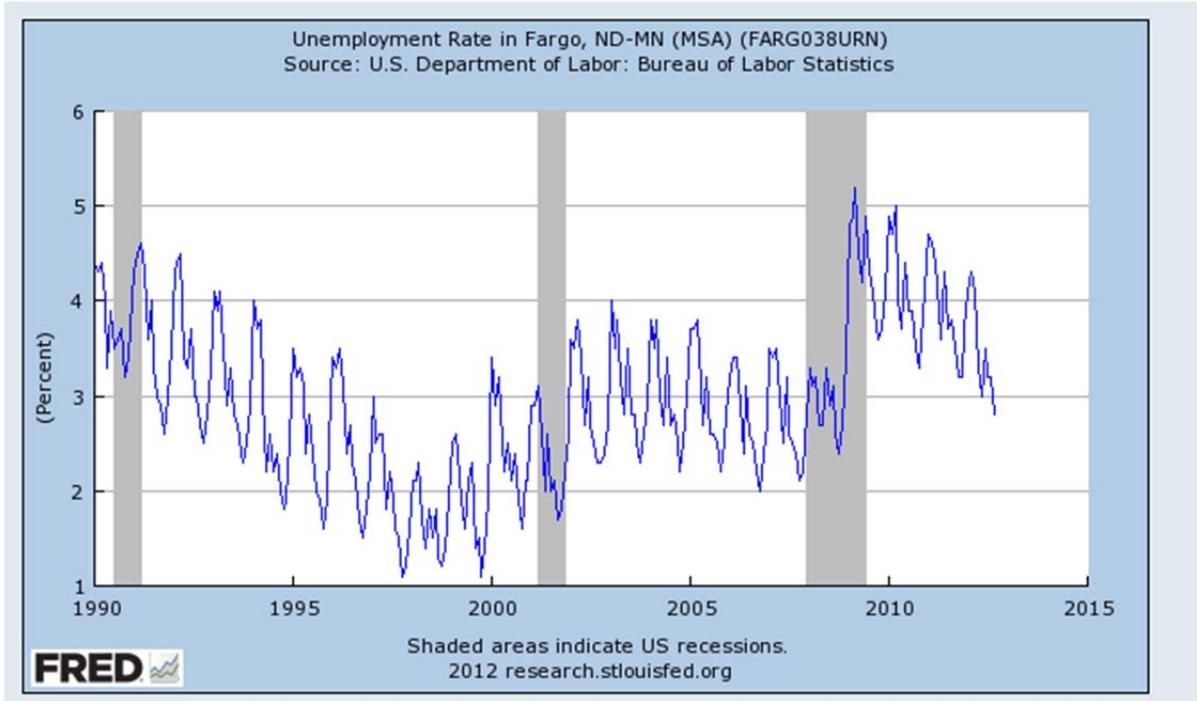
<b>Actual Census or Census Estimate</b>											
	<b>1980</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Fargo</b>	61,383	74,111	80,910	90,599	97,610	105,549					
<b>West Fargo</b>	10,099	12,287	13,977	14,940	19,880	25,830					
<b>Moorhead</b>	29,998	32,295	33,675	32,177	34,230	38,065					
<b>Dilworth</b>	2,585	2,562	2,915	3,001	3,360	4,024					
<b>Total</b>	<b>104,065</b>	<b>121,255</b>	<b>131,477</b>	<b>140,717</b>	<b>155,080</b>	<b>173,468</b>					
<b>1986 LRTP Projections</b>											
	<b>1980 Census</b>	<b>1990</b>		<b>2000</b>							
<b>Fargo</b>	61,383	69,000		75,000							
<b>West Fargo</b>	10,099	13,000		15,500							
<b>Moorhead</b>	29,998	32,070		34,285							
<b>Dilworth</b>	2,585	2,720		2,862							
<b>Total</b>	<b>104,065</b>	<b>116,790</b>		<b>127,647</b>							
<b>1993 LRTP Projections (Approved Medium Scenario)</b>											
		<b>1990 Census</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>		
<b>Fargo</b>		74,111	80,441	86,814	92,307	97,356	105,017	110,124	115,516		
<b>West Fargo</b>		12,287	13,462	14,609	15,723	16,671	18,195	19,302	20,293		
<b>Moorhead</b>		32,295	33,300	34,799	35,959	36,373	36,753	36,956	37,145		
<b>Dilworth</b>		2,562	2,693	2,859	2,997	3,078	3,208	3,324	3,377		
<b>Total</b>		<b>121,255</b>	<b>129,896</b>	<b>139,081</b>	<b>146,986</b>	<b>153,478</b>	<b>163,173</b>	<b>169,706</b>	<b>176,331</b>		
<b>1998 LRTP Projections (Approved Medium Scenario)</b>											
			<b>1995 (Census Estimate)</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>		
<b>Fargo</b>			80,910	87,301	92,800	97,611	103,440	108,501	113,805		
<b>West Fargo</b>			13,977	15,165	16,317	17,296	18,869	20,001	20,021		
<b>Moorhead</b>			33,675	35,190	36,351	36,950	37,984	38,842	36,698		
<b>Dilworth</b>			2,915	3,093	3,241	3,328	3,467	3,592	3,649		
<b>Total</b>			<b>131,477</b>	<b>140,749</b>	<b>148,709</b>	<b>155,185</b>	<b>163,760</b>	<b>170,936</b>	<b>174,173</b>		
<b>2004 LRTP Projections (Approved Medium Scenario)</b>											
				<b>2000 Census</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	
<b>Fargo</b>				90,599	97,911	103,454	109,946	115,239	122,593	128,772	
<b>West Fargo</b>				14,940	16,580	17,518	18,807	19,712	22,290	23,404	
<b>Moorhead</b>				32,177	33,138	32,950	35,314	35,512	36,740	37,082	
<b>Dilworth</b>				3,001	3,107	3,089	3,376	3,395	3,674	3,708	
<b>Total</b>				<b>140,717</b>	<b>150,736</b>	<b>157,011</b>	<b>167,443</b>	<b>173,858</b>	<b>185,297</b>	<b>192,966</b>	
<b>2009 LRTP Projections (Approved High Growth Scenario)</b>											
					<b>2005 Census Estimate</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Fargo</b>					97,610	105,600	112,870	120,010	127,340	135,050	142,740
<b>West Fargo</b>					19,880	24,430	27,840	29,680	30,440	30,040	28,870
<b>Moorhead</b>					34,230	36,890	40,920	43,640	46,360	49,110	51,670
<b>Dilworth</b>					3,360	3,920	4,440	4,840	5,160	5,210	5,190
<b>Total</b>					<b>155,080</b>	<b>170,840</b>	<b>186,070</b>	<b>198,170</b>	<b>209,300</b>	<b>219,410</b>	<b>228,470</b>

Source: In all cases the LRTP referenced; 2012 Metropolitan Surveillance & Monitoring Report

## Unemployment Rate in Fargo, ND-MN (MSA) (FARG038URN)

2012-09: **2.8** Percent [Last 5 Observations](#)

Monthly, Not Seasonally Adjusted, Updated: 2012-10-30 10:21 AM CDT



<http://research.stlouisfed.org/fred2/categories/30750> on November 20, 2012

## APPENDIX 3 – Summary of Findings from Outreach Efforts

During the second phase of this study, the project team and Metro COG staff held two focus group meetings and met with a number of other key stakeholders to gain a better understanding of the factors most likely to influence population and employment change over the forecast period. The organizations which were approached to obtain these insights included:

- Educational Institutions (specifically Higher Education Institutions)
- Healthcare Large Employers
- Housing Stakeholders (real estate, homebuilders association, appraisal, etc.)
- Private Sector Large Employers (ie. agricultural, manufacturing, construction, industrial, etc.)
- Rural /Small Communities
- Red River Diversion Authority Representatives
- Social Services

Efforts were made to learn from all of these organizations, but not all contacts were successful. The following meetings were held and following key findings were obtained:

1. Economic development and Large Employer Focus Group Meeting:
  - a. The agricultural industry has been and continues to grow in the region. It is a challenge to find enough technicians, and a NDSCS program is instrumental to meeting this need in the future.
  - b. Even if the ethanol subsidy lapses this growth trend is expected to continue.
  - c. Accessibility to the national and international business markets is important to maintaining existing business and to future growth. The loss of a mission for the local military base ultimately has a large impact on airline ticket prices, and could influence business location decisions.
  - d. The local job pool seems large enough to meet lower skilled job market, but higher skilled jobs require some recruiting from outside the area
  - e. There appears to be some change in the labor pool with a change in gender distribution. It is now closer to a 50-50 split.
  - f. Underemployment continues to be an issue.
  - g. The hot sectors recently have been agriculture, manufacturing, technology, and mobile applications companies
  - h. Job demand in western North Dakota does not seem to be having a large local impact.
  - i. Incentives and non-union worker availability influence business location decisions.
  - j. The number 1 reason businesses do not choose to locate here is lack of a qualified, sufficient labor force, and the number 2 reason is flooding concerns.
  - k. Growth in local health care industry will be a significant factor in future jobs growth
  - l. The national economy recovery timetable will not significantly affect local growth
2. Real Estate and Housing Stakeholders Focus Group Meeting:
  - a. Historically, housing market “plugs along” without experiencing the highs or lows of other parts of the country. This trend will continue.

- b. Expect a short term growth in multi-family because we are experiencing low interest rates and low vacancy rates. This has been a pattern for decades.
  - c. Key industries include healthcare, universities, regional distribution, agriculture, and high technologies
  - d. Lending limitations are not due to lack of funds but government restrictions
  - e. Recent major floods have impacted the building industry for several years.
  - f. In general, there may be relatively more short term housing growth in West Fargo, Moorhead, and Dilworth. There are relatively limited locations for single family growth west of the Red River until the diversion is completed.
  - g. There has been a change in market demand – young homebuyers are now looking to buy fixer-uppers.
  - h. Interest rates will not significantly affect housing growth until they reach seven or eight percent.
  - i. Growth in healthcare industry is anticipated to be a significant factor on future growth.
3. Essentia Health; Individual Meeting:
- a. The majority of non-advanced practitioners can be found within a 50 mile radius of Fargo-Moorhead, but advance practitioners often must be found further away
  - b. There will be continued growth in the demand for professional nurses
  - c. The model of care is evolving due to economic factors and healthcare industry coding changes
  - d. There will likely be increased “bundled services”
  - e. Chronic disease management is a significant area of increasing need
  - f. The most significant competition for health care workers comes from Noridian and BCBS, and because of their growth the overall market for these workers will continue to grow
  - g. Overall, employment will lag population growth
  - h. The strength of the local higher education system is a strength for the health care industry and helps to provide workers in both the biological and the business fields
4. West Fargo Public Schools Individual Meeting:
- a. West Fargo School District had a student enrollment projection completed for them this past year
  - b. Enrollment data and recent projections were provided
  - c. There is continued increase in ESL or ELL students
  - d. It appears that the “market share” of kids is growing
  - e. Currently anticipating a 500 student per year increase
  - f. LE Berger Elementary and Eastwood Elementary are both Title 1 schools
  - g. Harwood Elementary is losing students to Northern Cass
  - h. Overall student distribution is showing more growth on the south side
  - i. A significant number of homes being built are not entry level homes which suggests wealthier families, but if more apartments are built on the south side Freedom Elementary could become a Title 1 school as well
5. Fargo Public Schools Individual Meeting:
- a. Overall student enrollment is flat lining

- b. Enrollment data for last three years was provided
  - c. Elementary schools on the north side are seeing decreased enrollment and those on the south side are seeing increased enrollment
  - d. New Americans are generally located where affordable housing is located
  - e. There seems to be a pattern for New Americans where they are first located in the West Fargo School District but later move to the Fargo School District
  - f. Kennedy Elementary is reaching capacity – preschool cohorts are larger than the current K-5 cohorts
  - g. Bennett Elementary attendance area has a large supply of buildable lots
6. Moorhead Public Schools Individual Meeting:
- a. Overall enrollment is fairly flat
  - b. Recent enrollment data was provided
  - c. Reinertson Elementary is full and exporting kindergarten students
  - d. Minnesota has open enrollment and the district typically has a net loss of about 200 students through open enrollment
  - e. Robert Asp and Ellen Hopkins are both Title 1 schools
7. DGF School District phone and email contact
- a. Received information on student enrollment trends
8. NDSU phone and email contact.
- a. Received information on student enrollment and housing patterns.
9. MSUM phone and email contact
- a. Received information on student enrollment and housing patterns.
10. Concordia phone and email contact
- a. Received information on student enrollment and housing patterns.
11. Red River Diversion Authority individual meeting.
- a. Variations in the alignment of the diversion channel are still possible with the key potential variations being considered in the West Fargo area
  - b. Federal funding is the biggest wild card pertaining to the completion and timetable of the proposed diversion.
  - c. Anticipated timetable calls for completion of the diversion in 2021

APPENDIX 4 - Detailed Demographic Forecast Data

Detailed Population Forecasts.....	37
Detailed Household Forecasts.....	63
Detailed Household Characteristic Forecasts.....	70

## Detailed Population Forecasts – Scenario A – MSA

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	7,433	7,760	8,160	8,540	8,780	8,700	8,430
5-9	6,377	7,680	8,020	8,380	8,760	9,000	8,900
10-14	6,181	6,520	7,830	8,150	8,510	8,870	9,100
15-19	8,129	8,780	8,970	9,780	9,890	10,080	10,260
20-24	13,095	14,190	15,390	14,620	14,850	14,650	14,320
25-29	9,565	10,110	10,470	11,940	11,320	11,360	11,000
30-34	7,839	9,020	9,520	10,050	11,570	10,960	11,030
35-39	6,659	7,170	8,580	9,200	9,890	11,520	10,910
40-44	6,150	6,870	7,400	8,760	9,370	10,040	11,730
45-49	6,639	6,260	6,990	7,500	8,850	9,460	10,180
50-54	6,617	6,760	6,390	7,090	7,590	8,930	9,540
55-59	6,165	6,350	6,640	6,310	7,000	7,620	9,000
60-64	4,615	5,980	6,170	6,500	6,270	7,130	7,850
65-69	2,935	2,910	4,020	4,250	4,520	4,470	5,280
70-74	2,064	2,650	2,650	3,600	3,820	4,050	4,130
75-79	1,725	1,800	2,290	2,310	3,090	3,280	3,540
80-84	1,372	1,450	1,520	1,880	1,940	2,550	2,700
85+	1,128	1,240	1,340	1,400	1,570	1,690	2,030
<b>Total</b>	<b>104,688</b>	<b>113,500</b>	<b>122,350</b>	<b>130,260</b>	<b>137,590</b>	<b>144,360</b>	<b>149,930</b>
<b>Females</b>							
0-4	7,038	7,460	7,860	8,220	8,450	8,370	8,100
5-9	6,236	7,280	7,720	8,080	8,430	8,660	8,570
10-14	5,883	6,370	7,430	7,850	8,200	8,550	8,760
15-19	8,172	8,970	9,340	9,910	10,130	10,290	10,440
20-24	12,444	14,140	15,510	14,890	14,940	14,860	14,500
25-29	8,777	8,870	9,830	11,450	10,960	10,840	10,490
30-34	7,163	8,240	8,280	9,410	11,070	10,610	10,510
35-39	6,188	6,510	7,790	7,970	9,240	11,030	10,560
40-44	5,887	6,400	6,720	7,970	8,140	9,410	11,240
45-49	6,461	6,000	6,520	6,830	8,070	8,230	9,550
50-54	6,867	6,580	6,130	6,620	6,920	8,160	8,310
55-59	6,079	6,600	6,480	6,050	6,540	6,960	8,230
60-64	4,490	5,520	5,990	5,910	5,630	6,260	6,750
65-69	2,993	3,750	4,820	5,310	5,320	5,180	5,990
70-74	2,601	2,790	3,460	4,410	4,870	4,860	4,880
75-79	2,234	2,220	2,380	2,930	3,690	4,070	4,150
80-84	2,112	2,010	2,000	2,120	2,620	3,260	3,600
85+	2,464	2,620	2,690	2,710	2,770	3,030	3,510
<b>Total</b>	<b>104,089</b>	<b>112,330</b>	<b>120,950</b>	<b>128,640</b>	<b>135,990</b>	<b>142,630</b>	<b>148,140</b>
<b>Total</b>							
0-4	14,471	15,220	16,020	16,760	17,230	17,070	16,530
5-9	12,613	14,960	15,740	16,460	17,190	17,660	17,470
10-14	12,064	12,890	15,260	16,000	16,710	17,420	17,860
15-19	16,301	17,750	18,310	19,690	20,020	20,370	20,700
20-24	25,539	28,330	30,900	29,510	29,790	29,510	28,820
25-29	18,342	18,980	20,300	23,390	22,280	22,200	21,490
30-34	15,002	17,260	17,800	19,460	22,640	21,570	21,540
35-39	12,847	13,680	16,370	17,170	19,130	22,550	21,470
40-44	12,037	13,270	14,120	16,730	17,510	19,450	22,970
45-49	13,100	12,260	13,510	14,330	16,920	17,690	19,730
50-54	13,484	13,340	12,520	13,710	14,510	17,090	17,850
55-59	12,244	12,950	13,120	12,360	13,540	14,580	17,230
60-64	9,105	11,500	12,160	12,410	11,900	13,390	14,600
65-69	5,928	6,660	8,840	9,560	9,840	9,650	11,270
70-74	4,665	5,440	6,110	8,010	8,690	8,910	9,010
75-79	3,959	4,020	4,670	5,240	6,780	7,350	7,690
80-84	3,484	3,460	3,520	4,000	4,560	5,810	6,300
85+	3,592	3,860	4,030	4,110	4,340	4,720	5,540
<b>Total</b>	<b>208,777</b>	<b>225,830</b>	<b>243,300</b>	<b>258,900</b>	<b>273,580</b>	<b>286,990</b>	<b>298,070</b>
<b>Median Age</b>	<b>31.7</b>	<b>31.4</b>	<b>31.4</b>	<b>32.0</b>	<b>33.0</b>	<b>34.5</b>	<b>36.1</b>
<b>Births</b>	14,730	15,500	16,320	16,800	16,650	16,130	
<b>Deaths</b>	8,720	9,630	10,370	11,300	12,140	13,570	
<b>Natural Increase</b>	6,010	5,870	5,950	5,500	4,510	2,560	
<b>Net Migration</b>	11,070	11,570	9,620	9,200	8,890	8,490	
<b>Change</b>	17,080	17,440	15,570	14,700	13,400	11,050	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Cass

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	5,313	5,760	6,120	6,460	6,670	6,560	6,300
5-9	4,466	5,470	5,930	6,250	6,580	6,790	6,670
10-14	4,277	4,550	5,560	6,000	6,310	6,630	6,840
15-19	5,519	6,230	6,350	6,940	7,150	7,300	7,460
20-24	9,560	10,640	11,890	11,020	11,130	11,060	10,830
25-29	7,427	7,600	7,970	9,510	8,820	8,720	8,450
30-34	6,000	6,770	6,900	7,430	9,020	8,340	8,270
35-39	4,978	5,250	6,240	6,490	7,180	8,880	8,210
40-44	4,529	5,130	5,420	6,360	6,600	7,280	9,030
45-49	4,815	4,590	5,200	5,470	6,400	6,640	7,370
50-54	4,723	4,880	4,660	5,250	5,500	6,430	6,670
55-59	4,440	4,420	4,730	4,540	5,120	5,500	6,470
60-64	3,338	4,220	4,200	4,550	4,430	5,180	5,600
65-69	2,026	1,760	2,460	2,490	2,770	2,820	3,510
70-74	1,350	1,770	1,550	2,120	2,130	2,370	2,510
75-79	1,146	1,160	1,500	1,310	1,760	1,770	2,010
80-84	904	940	960	1,190	1,040	1,380	1,380
85+	740	810	870	880	980	960	1,090
<b>Total</b>	<b>75,551</b>	<b>81,950</b>	<b>88,510</b>	<b>94,260</b>	<b>99,590</b>	<b>104,610</b>	<b>108,670</b>
<b>Females</b>							
0-4	5,102	5,540	5,890	6,210	6,410	6,310	6,050
5-9	4,375	5,260	5,710	6,020	6,330	6,530	6,420
10-14	4,101	4,450	5,350	5,780	6,080	6,390	6,580
15-19	5,337	6,050	6,260	6,730	6,930	7,070	7,210
20-24	8,832	10,460	11,720	10,930	10,920	10,840	10,600
25-29	6,794	6,870	7,790	9,340	8,720	8,510	8,230
30-34	5,331	6,140	6,170	7,250	8,840	8,250	8,060
35-39	4,558	4,590	5,610	5,770	6,990	8,710	8,120
40-44	4,297	4,710	4,750	5,730	5,880	7,100	8,860
45-49	4,614	4,360	4,780	4,800	5,770	5,920	7,190
50-54	4,871	4,680	4,430	4,830	4,840	5,810	5,950
55-59	4,392	4,570	4,540	4,310	4,710	4,840	5,850
60-64	3,239	3,900	4,050	4,060	3,930	4,470	4,640
65-69	2,044	2,550	3,290	3,470	3,550	3,550	4,250
70-74	1,754	1,870	2,320	2,950	3,100	3,160	3,270
75-79	1,493	1,460	1,560	1,890	2,380	2,490	2,600
80-84	1,431	1,300	1,280	1,340	1,610	2,000	2,090
85+	1,662	1,740	1,750	1,720	1,720	1,830	2,060
<b>Total</b>	<b>74,227</b>	<b>80,500</b>	<b>87,250</b>	<b>93,130</b>	<b>98,710</b>	<b>103,780</b>	<b>108,030</b>
<b>Total</b>							
0-4	10,415	11,300	12,010	12,670	13,080	12,870	12,350
5-9	8,841	10,730	11,640	12,270	12,910	13,320	13,090
10-14	8,378	9,000	10,910	11,780	12,390	13,020	13,420
15-19	10,856	12,280	12,610	13,670	14,080	14,370	14,670
20-24	18,392	21,100	23,610	21,950	22,050	21,900	21,430
25-29	14,221	14,470	15,760	18,850	17,540	17,230	16,680
30-34	11,331	12,910	13,070	14,680	17,860	16,590	16,330
35-39	9,536	9,840	11,850	12,260	14,170	17,590	16,330
40-44	8,826	9,840	10,170	12,090	12,480	14,380	17,890
45-49	9,429	8,950	9,980	10,270	12,170	12,560	14,560
50-54	9,594	9,560	9,090	10,080	10,340	12,240	12,620
55-59	8,832	8,990	9,270	8,850	9,830	10,340	12,320
60-64	6,577	8,120	8,250	8,610	8,360	9,650	10,240
65-69	4,070	4,310	5,750	5,960	6,320	6,370	7,760
70-74	3,104	3,640	3,870	5,070	5,230	5,530	5,780
75-79	2,639	2,620	3,060	3,200	4,140	4,260	4,610
80-84	2,335	2,240	2,240	2,530	2,650	3,380	3,470
85+	2,402	2,550	2,620	2,600	2,700	2,790	3,150
<b>Total</b>	<b>149,778</b>	<b>162,450</b>	<b>175,760</b>	<b>187,390</b>	<b>198,300</b>	<b>208,390</b>	<b>216,700</b>
<b>Median Age</b>	<b>31.7</b>	<b>30.9</b>	<b>30.5</b>	<b>30.9</b>	<b>32.0</b>	<b>33.5</b>	<b>35.1</b>
<b>Births</b>	10,980	11,670	12,410	12,840	12,640	12,130	
<b>Deaths</b>	6,410	6,980	7,390	7,990	8,400	9,350	
<b>Natural Increase</b>	4,570	4,690	5,020	4,850	4,240	2,780	
<b>Net Migration</b>	8,140	8,590	6,580	6,080	5,840	5,520	
<b>Change</b>	12,710	13,280	11,600	10,930	10,080	8,300	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Fargo

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	3,478	3,790	4,040	4,550	4,920	4,870	4,620
5-9	2,774	3,580	3,900	4,140	4,600	4,970	4,910
10-14	2,608	2,670	3,470	3,890	4,130	4,600	4,970
15-19	4,025	4,730	4,860	5,230	5,280	5,400	5,690
20-24	8,345	9,220	10,300	9,650	9,620	9,390	9,130
25-29	5,889	5,810	5,820	7,560	7,180	6,990	6,570
30-34	4,261	4,720	4,660	5,030	6,850	6,500	6,320
35-39	3,249	3,140	3,840	4,060	4,610	6,570	6,220
40-44	2,879	3,240	3,190	3,880	4,100	4,650	6,650
45-49	3,050	2,870	3,340	3,180	3,870	4,090	4,720
50-54	3,135	3,040	2,860	3,330	3,170	3,850	4,160
55-59	2,957	3,100	3,000	2,730	3,290	3,080	3,850
60-64	2,245	2,920	3,060	2,820	2,650	3,210	3,090
65-69	1,357	1,300	1,880	1,760	1,570	1,740	2,170
70-74	928	1,180	1,140	1,610	1,520	1,450	1,670
75-79	811	790	1,000	960	1,340	1,260	1,250
80-84	676	660	650	800	770	1,050	990
85+	581	610	620	570	610	610	720
<b>Total</b>	<b>53,248</b>	<b>57,370</b>	<b>61,630</b>	<b>65,750</b>	<b>70,080</b>	<b>74,280</b>	<b>77,700</b>
<b>Females</b>							
0-4	3,327	3,630	3,880	4,380	4,730	4,680	4,440
5-9	2,702	3,430	3,740	3,970	4,420	4,780	4,720
10-14	2,502	2,600	3,320	3,740	3,970	4,420	4,780
15-19	3,933	4,620	4,790	5,080	5,130	5,240	5,520
20-24	7,627	9,130	10,200	9,580	9,470	9,240	8,970
25-29	5,177	5,090	5,730	7,450	7,110	6,840	6,420
30-34	3,579	4,010	3,940	4,940	6,750	6,430	6,170
35-39	2,872	2,460	3,130	3,350	4,520	6,460	6,150
40-44	2,702	2,870	2,510	3,170	3,390	4,550	6,540
45-49	3,010	2,690	2,970	2,500	3,160	3,370	4,630
50-54	3,307	3,000	2,680	2,950	2,490	3,150	3,450
55-59	2,975	3,270	2,960	2,550	2,920	2,420	3,150
60-64	2,248	2,750	3,020	2,590	2,310	2,650	2,280
65-69	1,428	1,900	2,500	2,540	2,120	2,150	2,530
70-74	1,221	1,300	1,710	2,240	2,270	1,990	2,100
75-79	1,154	1,010	1,080	1,400	1,800	1,830	1,650
80-84	1,140	990	880	930	1,190	1,520	1,540
85+	1,397	1,420	1,380	1,260	1,200	1,260	1,430
<b>Total</b>	<b>52,301</b>	<b>56,170</b>	<b>60,420</b>	<b>64,620</b>	<b>68,950</b>	<b>72,980</b>	<b>76,470</b>
<b>Total</b>							
0-4	6,805	7,420	7,920	8,930	9,650	9,550	9,060
5-9	5,476	7,010	7,640	8,110	9,020	9,750	9,630
10-14	5,110	5,270	6,790	7,630	8,100	9,020	9,750
15-19	7,958	9,350	9,650	10,310	10,410	10,640	11,210
20-24	15,972	18,350	20,500	19,230	19,090	18,630	18,100
25-29	11,066	10,900	11,550	15,010	14,290	13,830	12,990
30-34	7,840	8,730	8,600	9,970	13,600	12,930	12,490
35-39	6,121	5,600	6,970	7,410	9,130	13,030	12,370
40-44	5,581	6,110	5,700	7,050	7,490	9,200	13,190
45-49	6,060	5,560	6,310	5,680	7,030	7,460	9,350
50-54	6,442	6,040	5,540	6,280	5,660	7,000	7,610
55-59	5,932	6,370	5,960	5,280	6,210	5,500	7,000
60-64	4,493	5,670	6,080	5,410	4,960	5,860	5,370
65-69	2,785	3,200	4,380	4,300	3,690	3,890	4,700
70-74	2,149	2,480	2,850	3,850	3,790	3,440	3,770
75-79	1,965	1,800	2,080	2,360	3,140	3,090	2,900
80-84	1,816	1,650	1,530	1,730	1,960	2,570	2,530
85+	1,978	2,030	2,000	1,830	1,810	1,870	2,150
<b>Total</b>	<b>105,549</b>	<b>113,540</b>	<b>122,050</b>	<b>130,370</b>	<b>139,030</b>	<b>147,260</b>	<b>154,170</b>
<b>Median Age</b>	<b>30.2</b>	<b>29.3</b>	<b>28.7</b>	<b>28.7</b>	<b>29.6</b>	<b>30.9</b>	<b>32.5</b>
<b>Births</b>	7,630	8,030	8,740	9,470	9,280	8,880	
<b>Deaths</b>	4,670	5,010	5,310	5,440	5,590	6,160	
<b>Natural Increase</b>	2,960	3,020	3,430	4,030	3,690	2,720	
<b>Net Migration</b>	5,050	5,470	4,890	4,630	4,520	4,390	
<b>Change</b>	8,010	8,490	8,320	8,660	8,210	7,110	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – West Fargo

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	1,122	1,410	1,550	1,450	1,310	1,280	1,220
5-9	993	1,290	1,580	1,630	1,520	1,380	1,340
10-14	856	1,160	1,460	1,660	1,700	1,580	1,430
15-19	803	800	890	1,150	1,380	1,440	1,340
20-24	909	1,120	1,270	1,120	1,250	1,460	1,510
25-29	1,138	1,340	1,690	1,480	1,240	1,350	1,550
30-34	1,161	1,540	1,720	1,880	1,630	1,370	1,460
35-39	1,053	1,500	1,860	1,880	2,020	1,760	1,490
40-44	923	1,170	1,610	1,920	1,970	2,110	1,840
45-49	913	920	1,190	1,620	1,970	2,030	2,160
50-54	772	820	810	1,170	1,630	1,980	2,030
55-59	750	650	700	780	1,180	1,620	1,960
60-64	544	600	530	670	760	1,160	1,600
65-69	328	170	260	300	410	470	710
70-74	213	160	60	190	240	330	380
75-79	155	80	100	30	140	180	250
80-84	111	120	40	60	10	100	130
85+	71	80	90	60	60	40	60
<b>Total</b>	<b>12,815</b>	<b>14,930</b>	<b>17,410</b>	<b>19,050</b>	<b>20,420</b>	<b>21,640</b>	<b>22,460</b>
<b>Females</b>							
0-4	1,120	1,370	1,500	1,390	1,260	1,230	1,180
5-9	963	1,290	1,530	1,580	1,470	1,330	1,290
10-14	876	1,130	1,460	1,610	1,650	1,530	1,380
15-19	758	820	860	1,150	1,330	1,390	1,290
20-24	945	1,070	1,290	1,090	1,240	1,420	1,460
25-29	1,175	1,370	1,650	1,500	1,210	1,350	1,510
30-34	1,173	1,570	1,760	1,840	1,650	1,340	1,460
35-39	1,018	1,510	1,900	1,910	1,980	1,780	1,460
40-44	867	1,130	1,620	1,950	2,000	2,070	1,860
45-49	840	860	1,150	1,630	2,010	2,070	2,120
50-54	819	750	750	1,140	1,640	2,010	2,070
55-59	765	690	630	730	1,140	1,630	2,000
60-64	558	560	530	560	660	1,050	1,500
65-69	330	320	390	450	480	580	920
70-74	289	170	200	320	380	410	500
75-79	189	140	110	140	240	290	320
80-84	171	150	90	80	110	180	230
85+	159	180	190	170	150	150	180
<b>Total</b>	<b>13,015</b>	<b>15,080</b>	<b>17,610</b>	<b>19,240</b>	<b>20,600</b>	<b>21,810</b>	<b>22,730</b>
<b>Total</b>							
0-4	2,242	2,780	3,050	2,840	2,570	2,510	2,400
5-9	1,956	2,580	3,110	3,210	2,990	2,710	2,630
10-14	1,732	2,290	2,920	3,270	3,350	3,110	2,810
15-19	1,561	1,620	1,750	2,300	2,710	2,830	2,630
20-24	1,854	2,190	2,560	2,210	2,490	2,880	2,970
25-29	2,313	2,710	3,340	2,980	2,450	2,700	3,060
30-34	2,334	3,110	3,480	3,720	3,280	2,710	2,920
35-39	2,071	3,010	3,760	3,790	4,000	3,540	2,950
40-44	1,790	2,300	3,230	3,870	3,970	4,180	3,700
45-49	1,753	1,780	2,340	3,250	3,980	4,100	4,280
50-54	1,591	1,570	1,560	2,310	3,270	3,990	4,100
55-59	1,515	1,340	1,330	1,510	2,320	3,250	3,960
60-64	1,102	1,160	1,060	1,230	1,420	2,210	3,100
65-69	658	490	650	750	890	1,050	1,630
70-74	502	330	260	510	620	740	880
75-79	344	220	210	170	380	470	570
80-84	282	270	130	140	120	280	360
85+	230	260	280	230	210	190	240
<b>Total</b>	<b>25,830</b>	<b>30,010</b>	<b>35,020</b>	<b>38,290</b>	<b>41,020</b>	<b>43,450</b>	<b>45,190</b>
<b>Median Age</b>	<b>32.7</b>	<b>31.3</b>	<b>31.1</b>	<b>33.1</b>	<b>35.8</b>	<b>38.2</b>	<b>40.3</b>
<b>Births</b>	2,260	2,560	2,650	2,530	2,480	2,370	
<b>Deaths</b>	900	840	750	870	1,030	1,420	
<b>Natural Increase</b>	1,360	1,720	1,900	1,660	1,450	950	
<b>Net Migration</b>	2,860	2,750	1,350	1,110	960	810	
<b>Change</b>	4,220	4,470	3,250	2,770	2,410	1,760	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Horace

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	103	100	90	90	90	80	80
5-9	127	120	110	110	100	100	100
10-14	112	130	120	120	110	110	100
15-19	85	90	110	110	100	100	90
20-24	31	30	40	40	40	40	30
25-29	52	50	50	60	60	60	60
30-34	73	70	80	80	90	90	90
35-39	111	100	100	100	100	120	120
40-44	122	120	110	120	120	120	140
45-49	120	120	120	110	120	120	120
50-54	89	120	120	120	110	110	120
55-59	80	80	110	120	120	110	110
60-64	63	70	80	110	110	110	100
65-69	31	30	40	40	60	60	60
70-74	18	30	30	30	40	50	50
75-79	9	10	20	20	30	30	40
80-84	3	10	10	20	20	20	20
85+	1	10	10	10	10	10	10
<b>Total</b>	<b>1,230</b>	<b>1,290</b>	<b>1,350</b>	<b>1,410</b>	<b>1,430</b>	<b>1440</b>	<b>1440</b>
<b>Females</b>							
0-4	103	100	90	90	80	80	70
5-9	129	120	110	110	100	100	90
10-14	112	130	120	110	110	100	100
15-19	99	90	110	110	100	90	90
20-24	34	40	40	40	40	30	30
25-29	56	50	60	60	70	60	50
30-34	74	80	80	90	90	100	90
35-39	107	100	100	110	120	120	120
40-44	127	120	110	120	120	130	140
45-49	109	130	120	120	120	120	130
50-54	72	110	130	120	110	120	120
55-59	68	70	100	120	110	110	110
60-64	53	60	60	90	110	100	100
65-69	30	40	40	50	70	90	80
70-74	17	30	30	40	40	60	80
75-79	3	10	20	30	30	30	50
80-84	2	10	10	20	20	20	30
85+	5	10	10	10	10	20	20
<b>Total</b>	<b>1,200</b>	<b>1,300</b>	<b>1,340</b>	<b>1,440</b>	<b>1,450</b>	<b>1480</b>	<b>1500</b>
<b>Total</b>							
0-4	206	200	180	180	170	160	150
5-9	256	240	220	220	200	200	190
10-14	224	260	240	230	220	210	200
15-19	184	180	220	220	200	190	180
20-24	65	70	80	80	80	70	60
25-29	108	100	110	120	130	120	110
30-34	147	150	160	170	180	190	180
35-39	218	200	200	210	220	240	240
40-44	249	240	220	240	240	250	280
45-49	229	250	240	230	240	240	250
50-54	161	230	250	240	220	230	240
55-59	148	150	210	240	230	220	220
60-64	116	130	140	200	220	210	200
65-69	61	70	80	90	130	150	140
70-74	35	60	60	70	80	110	130
75-79	12	20	40	50	60	60	90
80-84	5	20	20	40	40	40	50
85+	6	20	20	20	20	30	30
<b>Total</b>	<b>2,430</b>	<b>2,590</b>	<b>2,690</b>	<b>2,850</b>	<b>2,880</b>	<b>2920</b>	<b>2940</b>
<b>Median Age</b>	<b>35.6</b>	<b>37.4</b>	<b>38.4</b>	<b>39.9</b>	<b>40.8</b>	<b>41.6</b>	<b>42.9</b>
<b>Births</b>	120	120	130	130	120	120	
<b>Deaths</b>	60	80	100	130	150	160	
<b>Natural Increase</b>	60	40	30	0	-30	-40	
<b>Net Migration</b>	90	90	80	80	80	70	
<b>Change</b>	150	130	110	80	50	30	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Balance of Cass

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	610	460	440	370	350	330	380
5-9	572	480	340	370	360	340	320
10-14	701	590	510	330	370	340	340
15-19	606	610	490	450	390	360	340
20-24	275	270	280	210	220	170	160
25-29	348	400	410	410	340	320	270
30-34	505	440	440	440	450	380	400
35-39	565	510	440	450	450	430	380
40-44	605	600	510	440	410	400	400
45-49	732	680	550	560	440	400	370
50-54	727	900	870	630	590	490	360
55-59	653	590	920	910	530	690	550
60-64	486	630	530	950	910	700	810
65-69	310	260	280	390	730	550	570
70-74	191	400	320	290	330	540	410
75-79	171	280	380	300	250	300	470
80-84	114	150	260	310	240	210	240
85+	87	110	150	240	300	300	300
<b>Total</b>	<b>8,258</b>	<b>8,360</b>	<b>8,120</b>	<b>8,050</b>	<b>7,660</b>	<b>7,250</b>	<b>7,070</b>
<b>Females</b>							
0-4	552	440	420	350	340	320	360
5-9	581	420	330	360	340	320	320
10-14	611	590	450	320	350	340	320
15-19	547	520	500	390	370	350	310
20-24	226	220	190	220	170	150	140
25-29	386	360	350	330	330	260	250
30-34	505	480	390	380	350	380	340
35-39	561	520	480	400	370	350	390
40-44	601	590	510	490	370	350	320
45-49	655	680	540	550	480	360	310
50-54	673	820	870	620	600	530	310
55-59	584	540	850	910	540	680	590
60-64	380	530	440	820	850	670	760
65-69	256	290	360	430	880	730	720
70-74	227	370	380	350	410	700	590
75-79	147	300	350	320	310	340	580
80-84	118	150	300	310	290	280	290
85+	101	130	170	280	360	400	430
<b>Total</b>	<b>7,711</b>	<b>7,950</b>	<b>7,880</b>	<b>7,830</b>	<b>7,710</b>	<b>7,510</b>	<b>7,330</b>
<b>Total</b>							
0-4	1,162	900	860	720	690	650	740
5-9	1,153	900	670	730	700	660	640
10-14	1,312	1,180	960	650	720	680	660
15-19	1,153	1,130	990	840	760	710	650
20-24	501	490	470	430	390	320	300
25-29	734	760	760	740	670	580	520
30-34	1,010	920	830	820	800	760	740
35-39	1,126	1,030	920	850	820	780	770
40-44	1,206	1,190	1,020	930	780	750	720
45-49	1,387	1,360	1,090	1,110	920	760	680
50-54	1,400	1,720	1,740	1,250	1,190	1,020	670
55-59	1,237	1,130	1,770	1,820	1,070	1,370	1,140
60-64	866	1,160	970	1,770	1,760	1,370	1,570
65-69	566	550	640	820	1,610	1,280	1,290
70-74	418	770	700	640	740	1,240	1,000
75-79	318	580	730	620	560	640	1,050
80-84	232	300	560	620	530	490	530
85+	188	240	320	520	660	700	730
<b>Total</b>	<b>15,969</b>	<b>16,310</b>	<b>16,000</b>	<b>15,880</b>	<b>15,370</b>	<b>14,760</b>	<b>14,400</b>
<b>Median Age</b>							
<b>Births</b>	1,090	1,080	1,020	840	880	880	
<b>Deaths</b>	840	1,130	1,330	1,680	1,780	1,770	
<b>Natural Increase</b>	250	-50	-310	-840	-900	-890	
<b>Net Migration</b>	230	370	340	340	360	320	
<b>Change</b>	480	320	30	-500	-540	-570	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Clay

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	2,120	2,000	2,040	2,080	2,110	2,140	2,130
5-9	1,911	2,210	2,090	2,130	2,180	2,210	2,230
10-14	1,904	1,970	2,270	2,150	2,200	2,240	2,260
15-19	2,610	2,550	2,620	2,840	2,740	2,780	2,800
20-24	3,535	3,550	3,500	3,600	3,720	3,590	3,490
25-29	2,138	2,510	2,500	2,430	2,500	2,640	2,550
30-34	1,839	2,250	2,620	2,620	2,550	2,620	2,760
35-39	1,681	1,920	2,340	2,710	2,710	2,640	2,700
40-44	1,621	1,740	1,980	2,400	2,770	2,760	2,700
45-49	1,824	1,670	1,790	2,030	2,450	2,820	2,810
50-54	1,894	1,880	1,730	1,840	2,090	2,500	2,870
55-59	1,725	1,930	1,910	1,770	1,880	2,120	2,530
60-64	1,277	1,760	1,970	1,950	1,840	1,950	2,250
65-69	909	1,150	1,560	1,760	1,750	1,650	1,770
70-74	714	880	1,100	1,480	1,690	1,680	1,620
75-79	579	640	790	1,000	1,330	1,510	1,530
80-84	468	510	560	690	900	1,170	1,320
85+	388	430	470	520	590	730	940
<b>Total</b>	<b>29,137</b>	<b>31,550</b>	<b>33,840</b>	<b>36,000</b>	<b>38,000</b>	<b>39,750</b>	<b>41,260</b>
<b>Females</b>							
0-4	1,936	1,920	1,970	2,010	2,040	2,060	2,050
5-9	1,861	2,020	2,010	2,060	2,100	2,130	2,150
10-14	1,782	1,920	2,080	2,070	2,120	2,160	2,180
15-19	2,835	2,920	3,080	3,180	3,200	3,220	3,230
20-24	3,612	3,680	3,790	3,960	4,020	4,020	3,900
25-29	1,983	2,000	2,040	2,110	2,240	2,330	2,260
30-34	1,832	2,100	2,110	2,160	2,230	2,360	2,450
35-39	1,630	1,920	2,180	2,200	2,250	2,320	2,440
40-44	1,590	1,690	1,970	2,240	2,260	2,310	2,380
45-49	1,847	1,640	1,740	2,030	2,300	2,310	2,360
50-54	1,996	1,900	1,700	1,790	2,080	2,350	2,360
55-59	1,687	2,030	1,940	1,740	1,830	2,120	2,380
60-64	1,251	1,620	1,940	1,850	1,700	1,790	2,110
65-69	949	1,200	1,530	1,840	1,770	1,630	1,740
70-74	847	920	1,140	1,460	1,770	1,700	1,610
75-79	741	760	820	1,040	1,310	1,580	1,550
80-84	681	710	720	780	1,010	1,260	1,510
85+	802	880	940	990	1,050	1,200	1,450
<b>Total</b>	<b>29,862</b>	<b>31,830</b>	<b>33,700</b>	<b>35,510</b>	<b>37,280</b>	<b>38,850</b>	<b>40,110</b>
<b>Total</b>							
0-4	4,056	3,920	4,010	4,090	4,150	4,200	4,180
5-9	3,772	4,230	4,100	4,190	4,280	4,340	4,380
10-14	3,686	3,890	4,350	4,220	4,320	4,400	4,440
15-19	5,445	5,470	5,700	6,020	5,940	6,000	6,030
20-24	7,147	7,230	7,290	7,560	7,740	7,610	7,390
25-29	4,121	4,510	4,540	4,540	4,740	4,970	4,810
30-34	3,671	4,350	4,730	4,780	4,780	4,980	5,210
35-39	3,311	3,840	4,520	4,910	4,960	4,960	5,140
40-44	3,211	3,430	3,950	4,640	5,030	5,070	5,080
45-49	3,671	3,310	3,530	4,060	4,750	5,130	5,170
50-54	3,890	3,780	3,430	3,630	4,170	4,850	5,230
55-59	3,412	3,960	3,850	3,510	3,710	4,240	4,910
60-64	2,528	3,380	3,910	3,800	3,540	3,740	4,360
65-69	1,858	2,350	3,090	3,600	3,520	3,280	3,510
70-74	1,561	1,800	2,240	2,940	3,460	3,380	3,230
75-79	1,320	1,400	1,610	2,040	2,640	3,090	3,080
80-84	1,149	1,220	1,280	1,470	1,910	2,430	2,830
85+	1,190	1,310	1,410	1,510	1,640	1,930	2,390
<b>Total</b>	<b>58,999</b>	<b>63,380</b>	<b>67,540</b>	<b>71,510</b>	<b>75,280</b>	<b>78,600</b>	<b>81,370</b>
<b>Median Age</b>	<b>31.7</b>	<b>32.8</b>	<b>34.0</b>	<b>35.4</b>	<b>36.7</b>	<b>37.8</b>	<b>39.1</b>
<b>Births</b>	3,750	3,830	3,910	3,960	4,010	4,000	
<b>Deaths</b>	2,310	2,650	2,980	3,310	3,740	4,220	
<b>Natural Increase</b>	1,440	1,180	930	650	270	-220	
<b>Net Migration</b>	2,930	2,980	3,040	3,120	3,050	2,970	
<b>Change</b>	4,370	4,160	3,970	3,770	3,320	2,750	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Moorhead

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	1,250	1,280	1,310	1,360	1,410	1,450	1,440
5-9	1,095	1,390	1,360	1,390	1,440	1,480	1,530
10-14	1,055	1,190	1,420	1,400	1,430	1,470	1,520
15-19	1,823	1,870	1,990	2,180	2,150	2,180	2,260
20-24	3,065	3,100	3,140	3,290	3,390	3,310	3,210
25-29	1,590	1,800	1,740	1,760	1,840	1,950	1,860
30-34	1,150	1,440	1,620	1,560	1,580	1,660	1,770
35-39	983	1,160	1,400	1,580	1,520	1,540	1,620
40-44	862	1,080	1,190	1,460	1,640	1,580	1,590
45-49	1,016	940	1,100	1,210	1,470	1,650	1,590
50-54	1,060	1,110	950	1,110	1,220	1,490	1,660
55-59	1,004	1,120	1,120	960	1,120	1,230	1,490
60-64	726	1,030	1,120	1,120	970	1,120	1,230
65-69	506	670	900	990	990	870	990
70-74	376	520	630	860	1,010	1,010	930
75-79	331	370	490	560	800	960	990
80-84	299	300	330	430	500	710	840
85+	248	280	290	310	370	430	550
<b>Total</b>	<b>18,439</b>	<b>20,650</b>	<b>22,100</b>	<b>23,530</b>	<b>24,850</b>	<b>26,090</b>	<b>27,070</b>
<b>Females</b>							
0-4	1,228	1,240	1,260	1,310	1,350	1,400	1,390
5-9	1,063	1,350	1,310	1,340	1,380	1,430	1,470
10-14	998	1,150	1,390	1,350	1,380	1,420	1,470
15-19	2,186	2,250	2,410	2,600	2,560	2,580	2,640
20-24	3,209	3,320	3,380	3,560	3,670	3,580	3,480
25-29	1,392	1,610	1,640	1,670	1,820	1,930	1,850
30-34	1,147	1,350	1,530	1,550	1,590	1,730	1,850
35-39	936	1,150	1,310	1,490	1,510	1,540	1,690
40-44	878	1,030	1,190	1,360	1,540	1,570	1,600
45-49	1,026	960	1,040	1,210	1,380	1,560	1,580
50-54	1,187	1,110	980	1,060	1,220	1,390	1,570
55-59	1,038	1,240	1,120	990	1,070	1,230	1,400
60-64	715	1,010	1,170	1,050	930	1,010	1,150
65-69	576	700	940	1,100	990	890	950
70-74	494	560	650	900	1,100	1,010	950
75-79	493	470	520	580	830	1,040	1,000
80-84	468	470	450	500	570	800	990
85+	592	630	660	670	700	750	890
<b>Total</b>	<b>19,626</b>	<b>21,600</b>	<b>22,950</b>	<b>24,290</b>	<b>25,590</b>	<b>26,860</b>	<b>27,920</b>
<b>Total</b>							
0-4	2,478	2,520	2,570	2,670	2,760	2,850	2,830
5-9	2,158	2,740	2,670	2,730	2,820	2,910	3,000
10-14	2,053	2,340	2,810	2,750	2,810	2,890	2,990
15-19	4,009	4,120	4,400	4,780	4,710	4,760	4,900
20-24	6,274	6,420	6,520	6,850	7,060	6,890	6,690
25-29	2,982	3,410	3,380	3,430	3,660	3,880	3,710
30-34	2,297	2,790	3,150	3,110	3,170	3,390	3,620
35-39	1,919	2,310	2,710	3,070	3,030	3,080	3,310
40-44	1,740	2,110	2,380	2,820	3,180	3,150	3,190
45-49	2,042	1,900	2,140	2,420	2,850	3,210	3,170
50-54	2,247	2,220	1,930	2,170	2,440	2,880	3,230
55-59	2,042	2,360	2,240	1,950	2,190	2,460	2,890
60-64	1,441	2,040	2,290	2,170	1,900	2,130	2,380
65-69	1,082	1,370	1,840	2,090	1,980	1,760	1,940
70-74	870	1,080	1,280	1,760	2,110	2,020	1,880
75-79	824	840	1,010	1,140	1,630	2,000	1,990
80-84	767	770	780	930	1,070	1,510	1,830
85+	840	910	950	980	1,070	1,180	1,440
<b>Total</b>	<b>38,065</b>	<b>42,250</b>	<b>45,050</b>	<b>47,820</b>	<b>50,440</b>	<b>52,950</b>	<b>54,990</b>
<b>Median Age</b>	<b>28.5</b>	<b>29.4</b>	<b>30.3</b>	<b>31.1</b>	<b>32.2</b>	<b>33.4</b>	<b>34.7</b>
<b>Births</b>	2,360	2,500	2,580	2,640	2,730	2,720	
<b>Deaths</b>	1,450	1,660	1,820	2,000	2,190	2,530	
<b>Natural Increase</b>	910	840	760	640	540	190	
<b>Net Migration</b>	1,910	1,960	1,990	1,980	1,970	1,880	
<b>Change</b>	2,820	2,800	2,750	2,620	2,510	2,070	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Dilworth

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	183	180	180	170	160	160	160
5-9	174	200	200	200	190	180	180
10-14	167	180	200	200	200	190	180
15-19	140	140	160	180	180	180	170
20-24	115	120	130	120	140	140	140
25-29	137	150	150	160	150	170	170
30-34	143	160	170	180	180	170	190
35-39	137	160	170	180	190	200	190
40-44	130	150	170	180	200	210	210
45-49	141	140	150	180	200	220	230
50-54	138	140	140	160	190	210	230
55-59	106	140	140	130	150	180	210
60-64	88	100	130	140	130	150	180
65-69	60	60	80	100	110	100	120
70-74	55	50	60	70	90	90	90
75-79	41	50	50	50	60	80	80
80-84	24	30	40	40	40	50	70
85+	32	30	30	30	30	30	40
<b>Total</b>	2,011	2,180	2,350	2,470	2,590	2,710	2,840
<b>Females</b>							
0-4	150	180	170	170	160	160	160
5-9	172	170	190	190	180	170	170
10-14	132	180	170	200	190	190	180
15-19	128	110	150	150	180	170	170
20-24	106	110	90	120	110	140	130
25-29	148	140	140	120	150	140	160
30-34	147	170	160	160	150	170	160
35-39	135	160	180	170	180	160	190
40-44	135	150	170	190	190	200	180
45-49	138	140	150	180	210	210	210
50-54	153	140	140	150	190	220	220
55-59	114	150	140	140	150	190	220
60-64	98	110	140	130	130	140	170
65-69	71	80	90	120	100	110	120
70-74	60	60	70	70	100	90	90
75-79	44	50	50	60	60	90	80
80-84	49	40	50	50	50	60	80
85+	33	40	50	50	60	60	70
<b>Total</b>	2,013	2,180	2,300	2,420	2,540	2,670	2,760
<b>Total</b>							
0-4	333	360	350	340	320	320	320
5-9	346	370	390	390	370	350	350
10-14	299	360	370	400	390	380	360
15-19	268	250	310	330	360	350	340
20-24	221	230	220	240	250	280	270
25-29	285	290	290	280	300	310	330
30-34	290	330	330	340	330	340	350
35-39	272	320	350	350	370	360	380
40-44	265	300	340	370	390	410	390
45-49	279	280	300	360	410	430	440
50-54	291	280	280	310	380	430	450
55-59	220	290	280	270	300	370	430
60-64	186	210	270	270	260	290	350
65-69	131	140	170	220	210	210	240
70-74	115	110	130	140	190	180	180
75-79	85	100	100	110	120	170	160
80-84	73	70	90	90	90	110	150
85+	65	70	80	80	90	90	110
<b>Total</b>	4,024	4,360	4,650	4,890	5,130	5,380	5,600
<b>Median Age</b>	34.5	34.8	35.9	36.8	38.3	40.0	41.3
<b>Births</b>	260	260	250	250	260	260	260
<b>Deaths</b>	150	170	190	200	220	240	240
<b>Natural Increase</b>	110	90	60	50	40	20	20
<b>Net Migration</b>	210	200	200	190	190	180	180
<b>Change</b>	320	290	260	240	230	200	200

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – Balance of Clay

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	687	540	550	550	540	530	530
5-9	642	620	530	540	550	550	520
10-14	682	600	650	550	570	580	560
15-19	647	540	470	480	410	420	370
20-24	355	330	230	190	190	140	140
25-29	411	560	610	510	510	520	520
30-34	546	650	830	880	790	790	800
35-39	561	600	770	950	1,000	900	890
40-44	629	510	620	760	930	970	900
45-49	667	590	540	640	780	950	990
50-54	696	630	640	570	680	800	980
55-59	615	670	650	680	610	710	830
60-64	463	630	720	690	740	680	840
65-69	343	420	580	670	650	680	660
70-74	283	310	410	550	590	580	600
75-79	207	220	250	390	470	470	460
80-84	145	180	190	220	360	410	410
85+	108	120	150	180	190	270	350
<b>Total</b>	<b>8,687</b>	<b>8,720</b>	<b>9,390</b>	<b>10,000</b>	<b>10,560</b>	<b>10,950</b>	<b>11,350</b>
<b>Females</b>							
0-4	558	500	540	530	530	500	500
5-9	626	500	510	530	540	530	510
10-14	652	590	520	520	550	550	530
15-19	521	560	520	430	460	470	420
20-24	297	250	320	280	240	300	290
25-29	443	250	260	320	270	260	250
30-34	538	580	420	450	490	460	440
35-39	559	610	690	540	560	620	560
40-44	577	510	610	690	530	540	600
45-49	683	540	550	640	710	540	570
50-54	656	650	580	580	670	740	570
55-59	535	640	680	610	610	700	760
60-64	438	500	630	670	640	640	790
65-69	302	420	500	620	680	630	670
70-74	293	300	420	490	570	600	570
75-79	204	240	250	400	420	450	470
80-84	164	200	220	230	390	400	440
85+	177	210	230	270	290	390	490
<b>Total</b>	<b>8,223</b>	<b>8,050</b>	<b>8,450</b>	<b>8,800</b>	<b>9,150</b>	<b>9,320</b>	<b>9,430</b>
<b>Total</b>							
0-4	1,245	1,040	1,090	1,080	1,070	1,030	1,030
5-9	1,268	1,120	1,040	1,070	1,090	1,080	1,030
10-14	1,334	1,190	1,170	1,070	1,120	1,130	1,090
15-19	1,168	1,100	990	910	870	890	790
20-24	652	580	550	470	430	440	430
25-29	854	810	870	830	780	780	770
30-34	1,084	1,230	1,250	1,330	1,280	1,250	1,240
35-39	1,120	1,210	1,460	1,490	1,560	1,520	1,450
40-44	1,206	1,020	1,230	1,450	1,460	1,510	1,500
45-49	1,350	1,130	1,090	1,280	1,490	1,490	1,560
50-54	1,352	1,280	1,220	1,150	1,350	1,540	1,550
55-59	1,150	1,310	1,330	1,290	1,220	1,410	1,590
60-64	901	1,130	1,350	1,360	1,380	1,320	1,630
65-69	645	840	1,080	1,290	1,330	1,310	1,330
70-74	576	610	830	1,040	1,160	1,180	1,170
75-79	411	460	500	790	890	920	930
80-84	309	380	410	450	750	810	850
85+	285	330	380	450	480	660	840
<b>Total</b>	<b>16,910</b>	<b>16,770</b>	<b>17,840</b>	<b>18,800</b>	<b>19,710</b>	<b>20,270</b>	<b>20,780</b>
<b>Median Age</b>							
<b>Births</b>	1,130	1,070	1,080	1,070	1,020	1,020	
<b>Deaths</b>	710	820	970	1,110	1,330	1,450	
<b>Natural Increase</b>	420	250	110	-40	-310	-430	
<b>Net Migration</b>	810	820	850	950	890	910	
<b>Change</b>	1,230	1,070	960	910	580	480	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario A – MPA

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	6,649	6920	7280	7640	7860	7770	7500
5-9	5,598	6840	7150	7480	7840	8080	7970
10-14	5,304	5580	6850	7140	7480	7830	8050
15-19	7,348	7940	8100	8880	8970	9160	9330
20-24	12,720	13790	14970	14190	14410	14210	13870
25-29	9,064	9570	9910	11360	10730	10770	10400
30-34	7,147	8280	8740	9250	10760	10140	10210
35-39	5,956	6420	7790	8390	9060	10690	10070
40-44	5,406	6070	6570	7900	8500	9160	10840
45-49	5,758	5310	6000	6480	7810	8420	9130
50-54	5,710	5790	5370	6040	6520	7860	8460
55-59	5,361	5490	5740	5380	6060	6670	8040
60-64	3,991	5310	5470	5780	5540	6390	7110
65-69	2,486	2430	3520	3730	3990	3940	4750
70-74	1,721	2280	2270	3200	3420	3650	3720
75-79	1,432	1490	1960	1970	2750	2930	3190
80-84	1,167	1230	1290	1640	1700	2310	2460
85+	958	1060	1150	1200	1370	1490	1830
<b>Total</b>	<b>93,780</b>	<b>101,800</b>	<b>110,130</b>	<b>117,650</b>	<b>124,770</b>	<b>131,470</b>	<b>136,930</b>
<b>Females</b>							
0-4	6,348	6720	7090	7420	7640	7560	7280
5-9	5,478	6470	6870	7210	7540	7760	7670
10-14	5,107	5540	6560	6950	7290	7630	7840
15-19	7,487	8230	8570	9120	9330	9480	9620
20-24	12,133	13810	15160	14530	14570	14490	14130
25-29	8,247	8300	9240	10840	10340	10210	9860
30-34	6,494	7520	7530	8640	10280	9820	9710
35-39	5,492	5760	7010	7170	8420	10210	9730
40-44	5,170	5630	5920	7140	7300	8560	10390
45-49	5,614	5090	5570	5850	7070	7230	8540
50-54	6,063	5720	5230	5690	5980	7210	7350
55-59	5,373	5840	5690	5240	5710	6130	7390
60-64	3,933	4920	5370	5270	4980	5600	6090
65-69	2,614	3340	4400	4870	4880	4730	5540
70-74	2,207	2370	3020	3960	4410	4390	4410
75-79	1,954	1920	2070	2610	3360	3740	3820
80-84	1,870	1750	1730	1840	2340	2970	3310
85+	2,223	2360	2420	2430	2490	2750	3220
<b>Total</b>	<b>93,807</b>	<b>101,290</b>	<b>109,450</b>	<b>116,780</b>	<b>123,930</b>	<b>130,470</b>	<b>135,900</b>
<b>Total</b>							
0-4	12,998	13640	14370	15060	15500	15330	14770
5-9	11,076	13310	14020	14690	15380	15850	15640
10-14	10,411	11110	13410	14090	14770	15470	15890
15-19	14,835	16180	16670	18000	18300	18640	18950
20-24	24,853	27590	30130	28720	28980	28700	28000
25-29	17,312	17870	19150	22200	21070	20980	20260
30-34	13,641	15800	16270	17890	21040	19960	19920
35-39	11,449	12180	14800	15560	17490	20900	19800
40-44	10,576	11700	12480	15040	15790	17730	21230
45-49	11,372	10400	11570	12340	14890	15650	17670
50-54	11,773	11500	10600	11740	12500	15070	15810
55-59	10,734	11330	11430	10620	11770	12800	15430
60-64	7,924	10230	10840	11050	10510	12000	13190
65-69	5,101	5770	7910	8610	8870	8670	10280
70-74	3,928	4650	5280	7160	7820	8040	8130
75-79	3,386	3400	4030	4580	6110	6670	7010
80-84	3,037	2980	3020	3480	4030	5280	5770
85+	3,181	3420	3570	3640	3860	4230	5050
<b>Total</b>	<b>187,587</b>	<b>203,060</b>	<b>219,550</b>	<b>234,470</b>	<b>248,680</b>	<b>261,970</b>	<b>272,800</b>

## Detailed Population Forecasts – Scenario B – MSA

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	7,433	7,330	7,370	7,560	7,680	7,570	7,400
5-9	6,377	7,620	7,520	7,550	7,720	7,840	7,730
10-14	6,181	6,480	7,720	7,610	7,640	7,810	7,930
15-19	8,129	8,530	8,540	9,080	8,850	8,880	8,790
20-24	13,095	14,300	14,670	14,150	13,510	13,360	13,040
25-29	9,565	9,340	10,300	11,210	10,700	9,970	9,770
30-34	7,839	8,670	8,690	9,620	10,620	10,060	9,450
35-39	6,659	7,350	8,350	8,420	9,490	10,610	10,040
40-44	6,150	6,880	7,570	8,580	8,670	9,720	10,870
45-49	6,639	6,290	7,020	7,710	8,700	8,780	9,870
50-54	6,617	6,740	6,390	7,110	7,800	8,780	8,850
55-59	6,165	6,410	6,690	6,340	7,080	7,810	8,820
60-64	4,615	6,030	6,270	6,540	6,390	7,160	7,920
65-69	2,935	2,950	4,060	4,480	4,750	4,560	5,230
70-74	2,064	2,610	2,630	3,650	4,070	4,230	4,110
75-79	1,725	1,770	2,210	2,280	3,180	3,530	3,650
80-84	1,372	1,420	1,470	1,850	1,960	2,600	2,870
85+	1,128	1,210	1,280	1,330	1,560	1,670	1,990
<b>Total</b>	<b>104,688</b>	<b>111,930</b>	<b>118,750</b>	<b>125,070</b>	<b>130,370</b>	<b>134,940</b>	<b>138,330</b>
<b>Females</b>							
0-4	7,038	7,060	7,090	7,280	7,390	7,280	7,120
5-9	6,236	7,230	7,240	7,270	7,450	7,550	7,440
10-14	5,883	6,340	7,330	7,340	7,370	7,530	7,640
15-19	8,172	8,570	8,750	9,030	8,910	8,920	8,820
20-24	12,444	13,630	13,840	13,660	13,360	13,330	12,990
25-29	8,777	8,290	9,210	10,000	9,820	9,430	9,350
30-34	7,163	7,880	7,630	8,530	9,410	9,180	8,910
35-39	6,188	6,670	7,570	7,380	8,400	9,400	9,170
40-44	5,887	6,410	6,890	7,790	7,610	8,630	9,660
45-49	6,461	6,020	6,540	7,040	7,910	7,730	8,790
50-54	6,867	6,560	6,130	6,640	7,130	7,990	7,810
55-59	6,079	6,660	6,510	6,090	6,620	7,150	8,050
60-64	4,490	5,560	6,090	5,960	5,740	6,290	6,810
65-69	2,993	3,800	4,870	5,570	5,550	5,300	5,930
70-74	2,601	2,740	3,450	4,460	5,140	5,060	4,880
75-79	2,234	2,190	2,300	2,910	3,790	4,340	4,260
80-84	2,112	1,980	1,940	2,080	2,650	3,340	3,810
85+	2,464	2,590	2,630	2,630	2,750	3,000	3,460
<b>Total</b>	<b>104,089</b>	<b>110,180</b>	<b>116,010</b>	<b>121,660</b>	<b>127,000</b>	<b>131,450</b>	<b>134,900</b>
<b>Total</b>							
0-4	14,471	14,390	14,460	14,840	15,070	14,850	14,520
5-9	12,613	14,850	14,760	14,820	15,170	15,390	15,170
10-14	12,064	12,820	15,050	14,950	15,010	15,340	15,570
15-19	16,301	17,100	17,290	18,110	17,760	17,800	17,610
20-24	25,539	27,930	28,510	27,810	26,870	26,690	26,030
25-29	18,342	17,630	19,510	21,210	20,520	19,400	19,120
30-34	15,002	16,550	16,320	18,150	20,030	19,240	18,360
35-39	12,847	14,020	15,920	15,800	17,890	20,010	19,210
40-44	12,037	13,290	14,460	16,370	16,280	18,350	20,530
45-49	13,100	12,310	13,560	14,750	16,610	16,510	18,660
50-54	13,484	13,300	12,520	13,750	14,930	16,770	16,660
55-59	12,244	13,070	13,200	12,430	13,700	14,960	16,870
60-64	9,105	11,590	12,360	12,500	12,130	13,450	14,730
65-69	5,928	6,750	8,930	10,050	10,300	9,860	11,160
70-74	4,665	5,350	6,080	8,110	9,210	9,290	8,990
75-79	3,959	3,960	4,510	5,190	6,970	7,870	7,910
80-84	3,484	3,400	3,410	3,930	4,610	5,940	6,680
85+	3,592	3,800	3,910	3,960	4,310	4,670	5,450
<b>Total</b>	<b>208,777</b>	<b>222,110</b>	<b>234,760</b>	<b>246,730</b>	<b>257,370</b>	<b>266,390</b>	<b>273,230</b>
<b>Median Age</b>	<b>31.7</b>	<b>31.9</b>	<b>32.4</b>	<b>33.2</b>	<b>34.6</b>	<b>36.1</b>	<b>37.7</b>
<b>Births</b>	13,770	13,910	14,300	14,510	14,320	13,990	
<b>Deaths</b>	8,720	9,590	10,290	11,320	12,440	13,850	
<b>Natural Increase</b>	5,050	4,320	4,010	3,190	1,880	140	
<b>Net Migration</b>	8,240	8,370	7,960	7,430	7,160	6,670	
<b>Change</b>	13,290	12,690	11,970	10,620	9,040	6,810	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Cass

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	5,313	5,330	5,420	5,620	5,740	5,640	5,510
5-9	4,466	5,440	5,460	5,540	5,730	5,840	5,740
10-14	4,277	4,530	5,500	5,510	5,590	5,780	5,890
15-19	5,519	5,900	5,850	6,270	6,170	6,280	6,220
20-24	9,560	10,810	11,140	10,690	10,060	10,060	9,830
25-29	7,427	7,120	8,140	8,970	8,430	7,680	7,600
30-34	6,000	6,670	6,610	7,600	8,520	7,900	7,290
35-39	4,978	5,430	6,280	6,230	7,360	8,400	7,780
40-44	4,529	5,100	5,550	6,390	6,340	7,460	8,530
45-49	4,815	4,570	5,140	5,580	6,420	6,370	7,530
50-54	4,723	4,860	4,620	5,180	5,620	6,450	6,390
55-59	4,440	4,480	4,770	4,530	5,120	5,600	6,470
60-64	3,338	4,260	4,300	4,590	4,540	5,160	5,680
65-69	2,026	1,830	2,530	2,740	3,030	2,930	3,460
70-74	1,350	1,750	1,590	2,230	2,450	2,630	2,590
75-79	1,146	1,140	1,460	1,330	1,890	2,070	2,200
80-84	904	920	920	1,160	1,110	1,470	1,600
85+	740	790	830	840	990	990	1,130
<b>Total</b>	<b>75,551</b>	<b>80,930</b>	<b>86,110</b>	<b>91,000</b>	<b>95,110</b>	<b>98,710</b>	<b>101,440</b>
<b>Females</b>							
0-4	5,102	5,130	5,210	5,410	5,520	5,420	5,300
5-9	4,375	5,230	5,250	5,330	5,520	5,620	5,520
10-14	4,101	4,440	5,290	5,310	5,390	5,570	5,670
15-19	5,337	5,720	5,760	6,060	5,970	6,070	6,000
20-24	8,832	10,010	10,200	10,000	9,850	9,860	9,620
25-29	6,794	6,390	7,340	8,040	7,740	7,470	7,390
30-34	5,331	6,040	5,880	6,800	7,590	7,210	7,080
35-39	4,558	4,760	5,650	5,510	6,560	7,470	7,100
40-44	4,297	4,680	4,880	5,760	5,610	6,660	7,600
45-49	4,614	4,340	4,720	4,920	5,790	5,640	6,730
50-54	4,871	4,660	4,390	4,760	4,960	5,820	5,670
55-59	4,392	4,630	4,570	4,310	4,710	4,950	5,850
60-64	3,239	3,940	4,150	4,110	4,040	4,460	4,720
65-69	2,044	2,630	3,370	3,750	3,810	3,690	4,200
70-74	1,754	1,850	2,360	3,070	3,450	3,440	3,380
75-79	1,493	1,440	1,520	1,920	2,520	2,810	2,800
80-84	1,431	1,280	1,240	1,300	1,680	2,120	2,350
85+	1,662	1,720	1,710	1,670	1,730	1,850	2,110
<b>Total</b>	<b>74,227</b>	<b>78,890</b>	<b>83,490</b>	<b>88,030</b>	<b>92,440</b>	<b>96,130</b>	<b>99,090</b>
<b>Total</b>							
0-4	10,415	10,460	10,630	11,030	11,260	11,060	10,810
5-9	8,841	10,670	10,710	10,870	11,250	11,460	11,260
10-14	8,378	8,970	10,790	10,820	10,980	11,350	11,560
15-19	10,856	11,620	11,610	12,330	12,140	12,350	12,220
20-24	18,392	20,820	21,340	20,690	19,910	19,920	19,450
25-29	14,221	13,510	15,480	17,010	16,170	15,150	14,990
30-34	11,331	12,710	12,490	14,400	16,110	15,110	14,370
35-39	9,536	10,190	11,930	11,740	13,920	15,870	14,880
40-44	8,826	9,780	10,430	12,150	11,950	14,120	16,130
45-49	9,429	8,910	9,860	10,500	12,210	12,010	14,260
50-54	9,594	9,520	9,010	9,940	10,580	12,270	12,060
55-59	8,832	9,110	9,340	8,840	9,830	10,550	12,320
60-64	6,577	8,200	8,450	8,700	8,580	9,620	10,400
65-69	4,070	4,460	5,900	6,490	6,840	6,620	7,660
70-74	3,104	3,600	3,950	5,300	5,900	6,070	5,970
75-79	2,639	2,580	2,980	3,250	4,410	4,880	5,000
80-84	2,335	2,200	2,160	2,460	2,790	3,590	3,950
85+	2,402	2,510	2,540	2,510	2,720	2,840	3,240
<b>Total</b>	<b>149,778</b>	<b>159,820</b>	<b>169,600</b>	<b>179,030</b>	<b>187,550</b>	<b>194,840</b>	<b>200,530</b>
<b>Median Age</b>	<b>31.7</b>	<b>31.5</b>	<b>31.7</b>	<b>32.3</b>	<b>33.7</b>	<b>35.3</b>	<b>36.9</b>
<b>Births</b>	10,210	10,450	10,850	11,040	10,860	10,620	10,620
<b>Deaths</b>	6,410	6,970	7,380	8,060	8,810	9,760	9,760
<b>Natural Increase</b>	3,800	3,480	3,470	2,980	2,050	860	860
<b>Net Migration</b>	6,230	6,320	5,980	5,490	5,260	4,810	4,810
<b>Change</b>	10,030	9,800	9,450	8,470	7,310	5,670	5,670

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Fargo

	2010	2015	2020	2025	2030	2035	2040	2045
<b>Males</b>								
0-4	3,478	3,520	3,550	3,700	3,880	3,800	3,800	3,510
5-9	2,774	3,550	3,590	3,620	3,760	3,910	3,860	3,830
10-14	2,608	2,700	3,480	3,520	3,550	3,700	3,850	3,830
15-19	4,025	4,420	4,270	4,460	4,430	4,490	4,260	4,330
20-24	8,345	9,380	9,530	8,980	8,260	8,440	8,120	7,680
25-29	5,889	5,460	6,210	6,910	6,350	5,630	5,790	5,110
30-34	4,261	4,680	4,380	5,320	6,230	5,530	5,010	5,220
35-39	3,249	3,400	3,940	3,760	4,880	6,080	5,380	4,870
40-44	2,879	3,280	3,430	4,000	3,690	4,870	6,010	5,400
45-49	3,050	2,870	3,370	3,420	3,980	3,560	4,830	5,990
50-54	3,135	3,040	2,960	3,430	3,430	3,940	3,520	4,940
55-59	2,957	3,060	3,070	2,930	3,390	3,420	3,950	3,580
60-64	2,245	2,850	3,030	3,040	2,950	3,400	3,490	4,170
65-69	1,357	1,260	1,780	1,890	2,040	1,900	2,320	2,470
70-74	928	1,170	1,050	1,580	1,720	1,730	1,720	2,070
75-79	811	780	930	1,180	1,360	1,410	1,440	1,430
80-84	676	610	580	700	940	1,020	1,080	1,140
85+	581	560	520	500	530	640	760	840
<b>Total</b>	<b>53,248</b>	<b>56,590</b>	<b>59,670</b>	<b>62,940</b>	<b>65,370</b>	<b>67,470</b>	<b>69,190</b>	<b>70,410</b>
<b>Females</b>								
0-4	3,327	3,380	3,410	3,550	3,730	3,660	3,660	3,380
5-9	2,702	3,400	3,450	3,480	3,610	3,760	3,710	3,680
10-14	2,502	2,630	3,330	3,380	3,410	3,550	3,700	3,680
15-19	3,933	4,310	4,200	4,310	4,290	4,340	4,110	4,180
20-24	7,627	8,720	8,970	8,400	8,110	8,300	7,980	7,540
25-29	5,177	4,740	5,550	6,350	5,770	5,480	5,650	4,970
30-34	3,579	3,960	3,660	4,660	5,680	4,950	4,860	5,090
35-39	2,872	2,720	3,230	3,040	4,220	5,520	4,800	4,720
40-44	2,702	2,900	2,750	3,290	2,980	4,220	5,460	4,820
45-49	3,010	2,690	3,000	2,740	3,280	2,850	4,180	5,440
50-54	3,307	3,000	2,790	3,050	2,760	3,230	2,810	4,290
55-59	2,975	3,230	3,030	2,750	3,020	2,760	3,250	2,880
60-64	2,248	2,680	2,990	2,800	2,610	2,850	2,660	3,270
65-69	1,428	1,860	2,380	2,660	2,640	2,370	2,730	2,660
70-74	1,221	1,290	1,620	2,190	2,480	2,340	2,220	2,520
75-79	1,154	990	1,010	1,310	1,810	1,970	1,900	1,800
80-84	1,140	940	810	830	1,130	1,480	1,640	1,600
85+	1,397	1,370	1,310	1,180	1,110	1,180	1,390	1,600
<b>Total</b>	<b>52,301</b>	<b>54,810</b>	<b>57,490</b>	<b>59,970</b>	<b>62,640</b>	<b>64,810</b>	<b>66,710</b>	<b>68,120</b>
<b>Total</b>								
0-4	6,805	6,900	6,960	7,250	7,610	7,460	7,460	6,890
5-9	5,476	6,950	7,040	7,100	7,370	7,670	7,570	7,510
10-14	5,110	5,330	6,810	6,900	6,960	7,250	7,550	7,510
15-19	7,958	8,730	8,470	8,770	8,720	8,830	8,370	8,510
20-24	15,972	18,100	18,500	17,380	16,370	16,740	16,100	15,220
25-29	11,066	10,200	11,760	13,260	12,120	11,110	11,440	10,080
30-34	7,840	8,640	8,040	9,980	11,910	10,480	9,870	10,310
35-39	6,121	6,120	7,170	6,800	9,100	11,600	10,180	9,590
40-44	5,581	6,180	6,180	7,290	6,670	9,090	11,470	10,220
45-49	6,060	5,560	6,370	6,160	7,260	6,410	9,010	11,430
50-54	6,442	6,040	5,750	6,480	6,190	7,170	6,330	9,230
55-59	5,932	6,290	6,100	5,680	6,410	6,180	7,200	6,460
60-64	4,493	5,530	6,020	5,840	5,560	6,250	6,150	7,440
65-69	2,785	3,120	4,160	4,550	4,680	4,270	5,050	5,130
70-74	2,149	2,460	2,670	3,770	4,200	4,070	3,940	4,590
75-79	1,965	1,770	1,940	2,490	3,170	3,380	3,340	3,230
80-84	1,816	1,550	1,390	1,530	2,070	2,500	2,720	2,740
85+	1,978	1,930	1,830	1,680	1,640	1,820	2,150	2,440
<b>Total</b>	<b>105,549</b>	<b>111,400</b>	<b>117,160</b>	<b>122,910</b>	<b>128,010</b>	<b>132,280</b>	<b>135,900</b>	<b>138,530</b>
<b>Median Age</b>	<b>30.2</b>	<b>29.8</b>	<b>29.6</b>	<b>30.4</b>	<b>32.0</b>	<b>33.4</b>	<b>34.8</b>	<b>36.7</b>
<b>Births</b>	6,970	7,100	7,390	7,550	7,350	7,290	6,840	
<b>Deaths</b>	4,670	4,850	5,040	5,440	5,980	6,470	6,880	
<b>Natural Increase</b>	2,300	2,250	2,350	2,110	1,370	820	-40	
<b>Net Migration</b>	3,550	3,480	3,390	3,040	2,910	2,780	2,680	
<b>Change</b>	5,850	5,730	5,740	5,150	4,280	3,600	2,640	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – West Fargo

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	1,122	1,250	1,330	1,410	1,370	1,360	1,260
5-9	993	1,260	1,350	1,430	1,500	1,450	1,430
10-14	856	1,140	1,420	1,490	1,560	1,630	1,560
15-19	803	810	1,000	1,230	1,250	1,350	1,540
20-24	909	1,090	1,120	1,380	1,500	1,310	1,400
25-29	1,138	1,290	1,500	1,380	1,540	1,540	1,350
30-34	1,161	1,470	1,650	1,740	1,580	1,830	1,790
35-39	1,053	1,420	1,730	1,840	1,940	1,620	1,860
40-44	923	1,100	1,520	1,800	2,040	1,980	1,810
45-49	913	920	1,040	1,490	1,860	2,200	2,100
50-54	772	910	860	1,010	1,550	1,930	2,260
55-59	750	670	850	830	1,070	1,620	1,970
60-64	544	620	560	810	800	1,140	1,620
65-69	328	200	280	320	440	540	690
70-74	213	180	140	210	200	410	430
75-79	155	150	120	110	170	180	310
80-84	111	90	110	90	80	130	120
85+	71	80	80	80	80	70	70
<b>Total</b>	<b>12,815</b>	<b>14,650</b>	<b>16,660</b>	<b>18,650</b>	<b>20,530</b>	<b>22,290</b>	<b>23,570</b>
<b>Females</b>							
0-4	1,120	1,200	1,290	1,360	1,320	1,310	1,210
5-9	963	1,260	1,310	1,380	1,450	1,400	1,380
10-14	876	1,110	1,420	1,450	1,510	1,580	1,510
15-19	758	830	970	1,230	1,200	1,300	1,490
20-24	945	1,040	1,140	1,350	1,490	1,270	1,360
25-29	1,175	1,320	1,460	1,400	1,510	1,540	1,300
30-34	1,173	1,510	1,690	1,700	1,600	1,800	1,790
35-39	1,018	1,430	1,760	1,870	1,890	1,640	1,830
40-44	867	1,060	1,530	1,830	2,070	1,930	1,830
45-49	840	860	1,010	1,510	1,890	2,230	2,050
50-54	819	840	810	980	1,570	1,970	2,300
55-59	765	710	770	770	1,040	1,630	2,000
60-64	558	590	560	690	690	1,040	1,530
65-69	330	350	420	470	550	660	910
70-74	289	190	280	340	340	520	560
75-79	189	200	130	220	270	290	390
80-84	171	130	170	100	180	220	220
85+	159	170	170	170	160	170	180
<b>Total</b>	<b>13,015</b>	<b>14,800</b>	<b>16,890</b>	<b>18,820</b>	<b>20,730</b>	<b>22,500</b>	<b>23,840</b>
<b>Total</b>							
0-4	2,242	2,450	2,620	2,770	2,690	2,670	2,470
5-9	1,956	2,520	2,660	2,810	2,950	2,850	2,810
10-14	1,732	2,250	2,840	2,940	3,070	3,210	3,070
15-19	1,561	1,640	1,970	2,460	2,450	2,650	3,030
20-24	1,854	2,130	2,260	2,730	2,990	2,580	2,760
25-29	2,313	2,610	2,960	2,780	3,050	3,080	2,650
30-34	2,334	2,980	3,340	3,440	3,180	3,630	3,580
35-39	2,071	2,850	3,490	3,710	3,830	3,260	3,690
40-44	1,790	2,160	3,050	3,630	4,110	3,910	3,640
45-49	1,753	1,780	2,050	3,000	3,750	4,430	4,150
50-54	1,591	1,750	1,670	1,990	3,120	3,900	4,560
55-59	1,515	1,380	1,620	1,600	2,110	3,250	3,970
60-64	1,102	1,210	1,120	1,500	1,490	2,180	3,150
65-69	658	550	700	790	990	1,200	1,600
70-74	502	370	420	550	540	930	990
75-79	344	350	250	330	440	470	700
80-84	282	220	280	190	260	350	340
85+	230	250	250	250	240	240	250
<b>Total</b>	<b>25,830</b>	<b>29,450</b>	<b>33,550</b>	<b>37,470</b>	<b>41,260</b>	<b>44,790</b>	<b>47,410</b>
<b>Median Age</b>	<b>32.7</b>	<b>31.9</b>	<b>32.2</b>	<b>33.3</b>	<b>35.3</b>	<b>37.6</b>	<b>39.5</b>
<b>Births</b>	2,170	2,360	2,490	2,550	2,590	2,430	
<b>Deaths</b>	910	880	900	1,030	1,160	1,560	
<b>Natural Increase</b>	1,260	1,480	1,590	1,520	1,430	870	
<b>Net Migration</b>	2,380	2,610	2,370	2,220	2,120	1,810	
<b>Change</b>	3,640	4,090	3,960	3,740	3,550	2,680	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Horace

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	103	90	80	80	80	70	60
5-9	127	120	100	100	90	90	80
10-14	112	130	120	100	100	90	90
15-19	85	100	120	110	90	90	80
20-24	31	30	40	40	30	30	40
25-29	52	50	40	60	60	50	50
30-34	73	70	70	60	80	90	70
35-39	111	90	90	90	80	100	100
40-44	122	120	100	100	100	100	110
45-49	120	120	120	110	110	100	100
50-54	89	120	120	120	110	110	100
55-59	80	90	120	120	120	110	110
60-64	63	80	90	120	120	120	110
65-69	31	40	50	50	70	70	70
70-74	18	30	30	40	50	60	60
75-79	9	10	20	30	30	40	50
80-84	3	10	10	20	20	20	30
85+	1	10	10	10	10	10	20
<b>Total</b>	1,230	1,310	1,330	1,360	1,350	1,350	1,330
<b>Females</b>							
0-4	103	90	80	80	70	70	60
5-9	129	120	100	90	90	90	80
10-14	112	130	120	100	100	90	90
15-19	99	100	120	110	90	80	80
20-24	34	40	40	50	30	30	30
25-29	56	50	50	60	70	50	40
30-34	74	70	70	80	80	90	70
35-39	107	100	90	90	100	100	110
40-44	127	120	110	100	100	110	110
45-49	109	130	120	110	110	100	110
50-54	72	110	130	120	110	110	100
55-59	68	70	110	130	120	110	110
60-64	53	60	70	100	120	110	100
65-69	30	50	60	60	90	100	90
70-74	17	30	40	50	50	80	90
75-79	3	10	20	30	40	40	60
80-84	2	10	10	20	30	30	30
85+	5	10	10	10	10	20	20
<b>Total</b>	1,200	1,300	1,350	1,390	1,410	1,410	1,380
<b>Total</b>							
0-4	206	180	160	160	150	140	120
5-9	256	240	200	190	180	180	160
10-14	224	260	240	200	200	180	180
15-19	184	200	240	220	180	170	160
20-24	65	70	80	90	60	60	70
25-29	108	100	90	120	130	100	90
30-34	147	140	140	140	160	180	140
35-39	218	190	180	180	180	200	210
40-44	249	240	210	200	200	210	220
45-49	229	250	240	220	220	200	210
50-54	161	230	250	240	220	220	200
55-59	148	160	230	250	240	220	220
60-64	116	140	160	220	240	230	210
65-69	61	90	110	110	160	170	160
70-74	35	60	70	90	100	140	150
75-79	12	20	40	60	70	80	110
80-84	5	20	20	40	50	50	60
85+	6	20	20	20	20	30	40
<b>Total</b>	2,430	2,610	2,680	2,750	2,760	2,760	2,710
<b>Median Age</b>	35.6	38.0	40.2	41.9	43.5	44.0	45.1
<b>Births</b>	120	120	120	120	110	100	
<b>Deaths</b>	60	90	110	140	170	190	
<b>Natural Increase</b>	60	30	10	-20	-60	-90	
<b>Net Migration</b>	70	70	60	60	60	50	
<b>Change</b>	130	100	70	40	0	-40	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Balance of Cass

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	610	470	460	430	410	410	390
5-9	572	510	420	390	380	390	370
10-14	701	560	480	400	380	360	390
15-19	606	570	460	470	400	350	340
20-24	275	310	450	290	270	280	270
25-29	348	320	390	620	480	460	410
30-34	505	450	510	480	630	450	420
35-39	565	520	520	540	460	600	440
40-44	605	600	500	490	510	510	600
45-49	732	660	610	560	470	510	500
50-54	727	790	680	620	530	470	510
55-59	653	660	730	650	540	450	440
60-64	486	710	620	620	670	500	460
65-69	310	330	420	480	480	420	380
70-74	191	370	370	400	480	430	380
75-79	171	200	390	10	330	440	400
80-84	114	210	220	350	70	300	370
85+	87	140	220	250	370	270	280
<b>Total</b>	<b>8,258</b>	<b>8,380</b>	<b>8,450</b>	<b>8,050</b>	<b>7,860</b>	<b>7,600</b>	<b>7,350</b>
<b>Females</b>							
0-4	552	460	430	420	400	380	370
5-9	581	450	390	380	370	370	350
10-14	611	570	420	380	370	350	370
15-19	547	480	470	410	390	350	320
20-24	226	210	50	200	220	260	250
25-29	386	280	280	230	390	400	400
30-34	505	500	460	360	230	370	360
35-39	561	510	570	510	350	210	360
40-44	601	600	490	540	460	400	200
45-49	655	660	590	560	510	460	390
50-54	673	710	660	610	520	510	460
55-59	584	620	660	660	530	450	490
60-64	380	610	530	520	620	460	430
65-69	256	370	510	560	530	560	470
70-74	227	340	420	490	580	500	510
75-79	147	240	360	360	400	510	450
80-84	118	200	250	350	340	390	460
85+	101	170	220	310	450	480	520
<b>Total</b>	<b>7,711</b>	<b>7,980</b>	<b>7,760</b>	<b>7,850</b>	<b>7,660</b>	<b>7,410</b>	<b>7,160</b>
<b>Total</b>							
0-4	1,162	930	890	850	810	790	760
5-9	1,153	960	810	770	750	760	720
10-14	1,312	1,130	900	780	750	710	760
15-19	1,153	1,050	930	880	790	700	660
20-24	501	520	500	490	490	540	520
25-29	734	600	670	850	870	860	810
30-34	1,010	950	970	840	860	820	780
35-39	1,126	1,030	1,090	1,050	810	810	800
40-44	1,206	1,200	990	1,030	970	910	800
45-49	1,387	1,320	1,200	1,120	980	970	890
50-54	1,400	1,500	1,340	1,230	1,050	980	970
55-59	1,237	1,280	1,390	1,310	1,070	900	930
60-64	866	1,320	1,150	1,140	1,290	960	890
65-69	566	700	930	1,040	1,010	980	850
70-74	418	710	790	890	1,060	930	890
75-79	318	440	750	370	730	950	850
80-84	232	410	470	700	410	690	830
85+	188	310	440	560	820	750	800
<b>Total</b>	<b>15,969</b>	<b>16,360</b>	<b>16,210</b>	<b>15,900</b>	<b>15,520</b>	<b>15,010</b>	<b>14,510</b>
<b>Median Age</b>							
<b>Births</b>	1,070	990	970	940	920	900	
<b>Deaths</b>	830	1,240	1,440	1,590	1,670	1,730	
<b>Natural Increase</b>	240	-250	-470	-650	-750	-830	
<b>Net Migration</b>	300	230	220	230	230	220	
<b>Change</b>	540	-20	-250	-420	-520	-610	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Clay

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	2,120	2,000	1,950	1,940	1,940	1,930	1,890
5-9	1,911	2,180	2,060	2,010	1,990	2,000	1,990
10-14	1,904	1,950	2,220	2,100	2,050	2,030	2,040
15-19	2,610	2,630	2,690	2,810	2,680	2,600	2,570
20-24	3,535	3,490	3,530	3,460	3,450	3,300	3,210
25-29	2,138	2,220	2,160	2,240	2,270	2,290	2,170
30-34	1,839	2,000	2,080	2,020	2,100	2,160	2,160
35-39	1,681	1,920	2,070	2,190	2,130	2,210	2,260
40-44	1,621	1,780	2,020	2,190	2,330	2,260	2,340
45-49	1,824	1,720	1,880	2,130	2,280	2,410	2,340
50-54	1,894	1,880	1,770	1,930	2,180	2,330	2,460
55-59	1,725	1,930	1,920	1,810	1,960	2,210	2,350
60-64	1,277	1,770	1,970	1,950	1,850	2,000	2,240
65-69	909	1,120	1,530	1,740	1,720	1,630	1,770
70-74	714	860	1,040	1,420	1,620	1,600	1,520
75-79	579	630	750	950	1,290	1,460	1,450
80-84	468	500	550	690	850	1,130	1,270
85+	388	420	450	490	570	680	860
<b>Total</b>	<b>29,137</b>	<b>31,000</b>	<b>32,640</b>	<b>34,070</b>	<b>35,260</b>	<b>36,230</b>	<b>36,890</b>
<b>Females</b>							
0-4	1,936	1,930	1,880	1,870	1,870	1,860	1,820
5-9	1,861	2,000	1,990	1,940	1,930	1,930	1,920
10-14	1,782	1,900	2,040	2,030	1,980	1,960	1,970
15-19	2,835	2,850	2,990	2,970	2,940	2,850	2,820
20-24	3,612	3,620	3,640	3,660	3,510	3,470	3,370
25-29	1,983	1,900	1,870	1,960	2,080	1,960	1,960
30-34	1,832	1,840	1,750	1,730	1,820	1,970	1,830
35-39	1,630	1,910	1,920	1,870	1,840	1,930	2,070
40-44	1,590	1,730	2,010	2,030	2,000	1,970	2,060
45-49	1,847	1,680	1,820	2,120	2,120	2,090	2,060
50-54	1,996	1,900	1,740	1,880	2,170	2,170	2,140
55-59	1,687	2,030	1,940	1,780	1,910	2,200	2,200
60-64	1,251	1,620	1,940	1,850	1,700	1,830	2,090
65-69	949	1,170	1,500	1,820	1,740	1,610	1,730
70-74	847	890	1,090	1,390	1,690	1,620	1,500
75-79	741	750	780	990	1,270	1,530	1,460
80-84	681	700	700	780	970	1,220	1,460
85+	802	870	920	960	1,020	1,150	1,350
<b>Total</b>	<b>29,862</b>	<b>31,290</b>	<b>32,520</b>	<b>33,630</b>	<b>34,560</b>	<b>35,320</b>	<b>35,810</b>
<b>Total</b>							
0-4	4,056	3,930	3,830	3,810	3,810	3,790	3,710
5-9	3,772	4,180	4,050	3,950	3,920	3,930	3,910
10-14	3,686	3,850	4,260	4,130	4,030	3,990	4,010
15-19	5,445	5,480	5,680	5,780	5,620	5,450	5,390
20-24	7,147	7,110	7,170	7,120	6,960	6,770	6,580
25-29	4,121	4,120	4,030	4,200	4,350	4,250	4,130
30-34	3,671	3,840	3,830	3,750	3,920	4,130	3,990
35-39	3,311	3,830	3,990	4,060	3,970	4,140	4,330
40-44	3,211	3,510	4,030	4,220	4,330	4,230	4,400
45-49	3,671	3,400	3,700	4,250	4,400	4,500	4,400
50-54	3,890	3,780	3,510	3,810	4,350	4,500	4,600
55-59	3,412	3,960	3,860	3,590	3,870	4,410	4,550
60-64	2,528	3,390	3,910	3,800	3,550	3,830	4,330
65-69	1,858	2,290	3,030	3,560	3,460	3,240	3,500
70-74	1,561	1,750	2,130	2,810	3,310	3,220	3,020
75-79	1,320	1,380	1,530	1,940	2,560	2,990	2,910
80-84	1,149	1,200	1,250	1,470	1,820	2,350	2,730
85+	1,190	1,290	1,370	1,450	1,590	1,830	2,210
<b>Total</b>	<b>58,999</b>	<b>62,290</b>	<b>65,160</b>	<b>67,700</b>	<b>69,820</b>	<b>71,550</b>	<b>72,700</b>
<b>Median Age</b>	<b>31.7</b>	<b>33.2</b>	<b>34.6</b>	<b>36.4</b>	<b>37.9</b>	<b>39.2</b>	<b>40.3</b>
<b>Births</b>	3,560	3,460	3,450	3,470	3,460	3,370	3,370
<b>Deaths</b>	2,310	2,620	2,910	3,260	3,630	4,090	4,090
<b>Natural Increase</b>	1,250	840	540	210	-170	-720	-720
<b>Net Migration</b>	2,010	2,050	1,980	1,940	1,900	1,860	1,860
<b>Change</b>	3,260	2,890	2,520	2,150	1,730	1,140	1,140

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Moorhead

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	1,250	1,280	1,240	1,250	1,280	1,300	1,280
5-9	1,095	1,370	1,350	1,300	1,310	1,340	1,360
10-14	1,055	1,180	1,400	1,380	1,330	1,340	1,370
15-19	1,823	1,910	2,010	2,080	2,040	1,950	1,940
20-24	3,065	3,040	3,090	3,060	3,010	2,940	2,830
25-29	1,590	1,620	1,470	1,580	1,620	1,590	1,570
30-34	1,150	1,300	1,210	1,070	1,190	1,240	1,220
35-39	983	1,190	1,360	1,270	1,130	1,250	1,290
40-44	862	1,070	1,260	1,440	1,350	1,210	1,320
45-49	1,016	1,000	1,130	1,360	1,540	1,450	1,310
50-54	1,060	1,150	1,060	1,220	1,450	1,630	1,500
55-59	1,004	1,160	1,190	1,120	1,290	1,510	1,680
60-64	726	1,060	1,190	1,250	1,190	1,350	1,590
65-69	506	660	940	1,060	1,100	1,050	1,210
70-74	376	530	650	890	990	1,040	990
75-79	331	370	490	590	810	910	940
80-84	299	280	310	450	550	750	810
85+	248	260	250	260	350	450	560
<b>Total</b>	<b>18,439</b>	<b>20,430</b>	<b>21,600</b>	<b>22,630</b>	<b>23,530</b>	<b>24,300</b>	<b>24,770</b>
<b>Females</b>							
0-4	1,228	1,240	1,190	1,200	1,230	1,250	1,240
5-9	1,063	1,330	1,300	1,250	1,270	1,290	1,310
10-14	998	1,150	1,360	1,330	1,280	1,300	1,320
15-19	2,186	2,200	2,400	2,450	2,400	2,270	2,250
20-24	3,209	3,300	3,310	3,390	3,310	3,240	3,120
25-29	1,392	1,450	1,490	1,560	1,730	1,680	1,660
30-34	1,147	1,180	1,130	1,180	1,250	1,420	1,390
35-39	936	1,190	1,250	1,190	1,230	1,310	1,480
40-44	878	1,020	1,250	1,320	1,260	1,310	1,380
45-49	1,026	1,020	1,080	1,360	1,430	1,360	1,410
50-54	1,187	1,150	1,080	1,170	1,450	1,510	1,420
55-59	1,038	1,280	1,190	1,150	1,240	1,510	1,570
60-64	715	1,040	1,230	1,170	1,140	1,220	1,500
65-69	576	690	990	1,160	1,110	1,070	1,170
70-74	494	570	670	930	1,080	1,040	1,010
75-79	493	470	520	610	840	980	940
80-84	468	450	430	530	620	850	960
85+	592	610	620	610	680	790	930
<b>Total</b>	<b>19,626</b>	<b>21,340</b>	<b>22,490</b>	<b>23,560</b>	<b>24,550</b>	<b>25,400</b>	<b>26,060</b>
<b>Total</b>							
0-4	2,478	2,520	2,430	2,450	2,510	2,550	2,520
5-9	2,158	2,700	2,650	2,550	2,580	2,630	2,670
10-14	2,053	2,330	2,760	2,710	2,610	2,640	2,690
15-19	4,009	4,110	4,410	4,530	4,440	4,220	4,190
20-24	6,274	6,340	6,400	6,450	6,320	6,180	5,950
25-29	2,982	3,070	2,960	3,140	3,350	3,270	3,230
30-34	2,297	2,480	2,340	2,250	2,440	2,660	2,610
35-39	1,919	2,380	2,610	2,460	2,360	2,560	2,770
40-44	1,740	2,090	2,510	2,760	2,610	2,520	2,700
45-49	2,042	2,020	2,210	2,720	2,970	2,810	2,720
50-54	2,247	2,300	2,140	2,390	2,900	3,140	2,920
55-59	2,042	2,440	2,380	2,270	2,530	3,020	3,250
60-64	1,441	2,100	2,420	2,420	2,330	2,570	3,090
65-69	1,082	1,350	1,930	2,220	2,210	2,120	2,380
70-74	870	1,100	1,320	1,820	2,070	2,080	2,000
75-79	824	840	1,010	1,200	1,650	1,890	1,880
80-84	767	730	740	980	1,170	1,600	1,770
85+	840	870	870	870	1,030	1,240	1,490
<b>Total</b>	<b>38,065</b>	<b>41,770</b>	<b>44,090</b>	<b>46,190</b>	<b>48,080</b>	<b>49,700</b>	<b>50,830</b>
<b>Median Age</b>	<b>28.5</b>	<b>29.7</b>	<b>30.9</b>	<b>32.8</b>	<b>34.6</b>	<b>36.4</b>	<b>37.8</b>
<b>Births</b>	2,280	2,300	2,330	2,390	2,430	2,400	
<b>Deaths</b>	1,450	1,630	1,800	2,070	2,330	2,730	
<b>Natural Increase</b>	830	670	530	320	100	-330	
<b>Net Migration</b>	1,510	1,630	1,570	1,550	1,520	1,470	
<b>Change</b>	2,340	2,300	2,100	1,870	1,620	1,140	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Dilworth

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	183	160	160	150	150	140	140
5-9	174	200	170	170	160	160	150
10-14	167	180	200	180	170	170	170
15-19	140	150	160	180	160	160	150
20-24	115	120	130	130	140	120	120
25-29	137	140	150	160	160	170	150
30-34	143	150	160	170	180	170	190
35-39	137	160	170	170	190	190	190
40-44	130	150	160	180	190	200	210
45-49	141	130	150	170	190	200	220
50-54	138	140	130	150	180	200	210
55-59	106	140	140	130	150	180	200
60-64	88	100	130	140	130	150	180
65-69	60	70	80	110	110	100	120
70-74	55	50	60	70	90	90	90
75-79	41	50	50	50	60	80	80
80-84	24	30	40	40	40	50	60
85+	32	30	30	30	30	30	40
<b>Total</b>	2,011	2,150	2,270	2,380	2,480	2,560	2,670
<b>Females</b>							
0-4	150	150	150	140	150	130	130
5-9	172	160	170	170	160	160	150
10-14	132	180	170	170	170	160	160
15-19	128	110	160	150	150	150	140
20-24	106	110	100	130	110	120	120
25-29	148	130	140	120	150	140	140
30-34	147	160	150	160	140	170	160
35-39	135	160	180	160	180	160	190
40-44	135	140	170	190	180	190	170
45-49	138	140	150	180	200	190	200
50-54	153	140	140	150	180	210	200
55-59	114	150	140	140	150	180	210
60-64	98	110	140	130	130	140	170
65-69	71	80	90	120	100	110	120
70-74	60	60	70	80	100	90	90
75-79	44	50	50	60	60	90	80
80-84	49	40	50	50	50	60	80
85+	33	40	50	50	60	60	70
<b>Total</b>	2,013	2,110	2,270	2,350	2,420	2,510	2,580
<b>Total</b>							
0-4	333	310	310	290	300	270	270
5-9	346	360	340	340	320	320	300
10-14	299	360	370	350	340	330	330
15-19	268	260	320	330	310	310	290
20-24	221	230	230	260	250	240	240
25-29	285	270	290	280	310	310	290
30-34	290	310	310	330	320	340	350
35-39	272	320	350	330	370	350	380
40-44	265	290	330	370	370	390	380
45-49	279	270	300	350	390	390	420
50-54	291	280	270	300	360	410	410
55-59	220	290	280	270	300	360	410
60-64	186	210	270	270	260	290	350
65-69	131	150	170	230	210	210	240
70-74	115	110	130	150	190	180	180
75-79	85	100	100	110	120	170	160
80-84	73	70	90	90	90	110	140
85+	65	70	80	80	90	90	110
<b>Total</b>	4,024	4,260	4,540	4,730	4,900	5,070	5,250
<b>Median Age</b>	34.5	35.5	36.4	37.8	39.1	40.8	42.3
<b>Births</b>	230	220	220	230	220	220	220
<b>Deaths</b>	150	170	190	200	220	220	240
<b>Natural Increase</b>	80	50	30	30	0	0	-20
<b>Net Migration</b>	180	180	170	170	160	160	160
<b>Change</b>	260	230	200	200	160	140	140

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – Balance of Clay

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	687	560	550	540	510	490	470
5-9	642	610	540	540	520	500	480
10-14	682	590	620	540	550	520	500
15-19	647	570	520	550	480	490	480
20-24	355	330	310	270	300	240	260
25-29	411	460	540	500	490	530	450
30-34	546	550	710	780	730	750	750
35-39	561	570	540	750	810	770	780
40-44	629	560	600	570	790	850	810
45-49	667	590	600	600	550	760	810
50-54	696	590	580	560	550	500	750
55-59	615	630	590	560	520	520	470
60-64	463	610	650	560	530	500	470
65-69	343	390	510	570	510	480	440
70-74	283	280	330	460	540	470	440
75-79	207	210	210	310	420	470	430
80-84	145	190	200	200	260	330	400
85+	108	130	170	200	190	200	260
<b>Total</b>	<b>8,687</b>	<b>8,420</b>	<b>8,770</b>	<b>9,060</b>	<b>9,250</b>	<b>9,370</b>	<b>9,450</b>
<b>Females</b>							
0-4	558	540	540	530	490	480	450
5-9	626	510	520	520	500	480	460
10-14	652	570	510	530	530	500	490
15-19	521	540	430	370	390	430	430
20-24	297	210	230	140	90	110	130
25-29	443	320	240	280	200	140	160
30-34	538	500	470	390	430	380	280
35-39	559	560	490	520	430	460	400
40-44	577	570	590	520	560	470	510
45-49	683	520	590	580	490	540	450
50-54	656	610	520	560	540	450	520
55-59	535	600	610	490	520	510	420
60-64	438	470	570	550	430	470	420
65-69	302	400	420	540	530	430	440
70-74	293	260	350	380	510	490	400
75-79	204	230	210	320	370	460	440
80-84	164	210	220	200	300	310	420
85+	177	220	250	300	280	300	350
<b>Total</b>	<b>8,223</b>	<b>7,840</b>	<b>7,760</b>	<b>7,720</b>	<b>7,590</b>	<b>7,410</b>	<b>7,170</b>
<b>Total</b>							
0-4	1,245	1,100	1,090	1,070	1,000	970	920
5-9	1,268	1,120	1,060	1,060	1,020	980	940
10-14	1,334	1,160	1,130	1,070	1,080	1,020	990
15-19	1,168	1,110	950	920	870	920	910
20-24	652	540	540	410	390	350	390
25-29	854	780	780	780	690	670	610
30-34	1,084	1,050	1,180	1,170	1,160	1,130	1,030
35-39	1,120	1,130	1,030	1,270	1,240	1,230	1,180
40-44	1,206	1,130	1,190	1,090	1,350	1,320	1,320
45-49	1,350	1,110	1,190	1,180	1,040	1,300	1,260
50-54	1,352	1,200	1,100	1,120	1,090	950	1,270
55-59	1,150	1,230	1,200	1,050	1,040	1,030	890
60-64	901	1,080	1,220	1,110	960	970	890
65-69	645	790	930	1,110	1,040	910	880
70-74	576	540	680	840	1,050	960	840
75-79	411	440	420	630	790	930	870
80-84	309	400	420	400	560	640	820
85+	285	350	420	500	470	500	610
<b>Total</b>	<b>16,910</b>	<b>16,260</b>	<b>16,530</b>	<b>16,780</b>	<b>16,840</b>	<b>16,780</b>	<b>16,620</b>
<b>Median Age</b>							
<b>Births</b>	1,050	940	900	850	810	750	
<b>Deaths</b>	710	820	920	990	1,080	1,120	
<b>Natural Increase</b>	340	120	-20	-140	-270	-370	
<b>Net Migration</b>	320	240	240	220	220	230	
<b>Change</b>	660	360	220	80	-50	-140	

Differences between period Totals may not equal Change due to rounding.

## Detailed Population Forecasts – Scenario B – MPA

	2010	2015	2020	2025	2030	2035	2040
<b>Males</b>							
0-4	6,649	6500	6530	6710	6840	6750	6590
5-9	5,598	6800	6680	6710	6890	7020	6920
10-14	5,304	5550	6770	6660	6700	6890	7020
15-19	7,348	7700	7700	8240	8020	8060	7980
20-24	12,720	13900	14270	13750	13110	12970	12650
25-29	9,064	8810	9760	10670	10170	9440	9250
30-34	7,147	7940	7940	8870	9880	9330	8730
35-39	5,956	6610	7590	7660	8740	9870	9310
40-44	5,406	6090	6770	7780	7880	8940	10100
45-49	5,758	5360	6070	6760	7760	7850	8960
50-54	5,710	5780	5410	6130	6830	7830	7910
55-59	5,361	5560	5820	5470	6220	6960	7990
60-64	3,991	5370	5600	5870	5720	6500	7270
65-69	2,486	2480	3580	4000	4270	4090	4770
70-74	1,721	2250	2260	3280	3700	3870	3760
75-79	1,432	1460	1890	1960	2870	3220	3350
80-84	1,167	1200	1250	1630	1740	2380	2660
85+	958	1030	1100	1150	1380	1490	1810
<b>Total</b>	<b>93,780</b>	<b>100,390</b>	<b>106,990</b>	<b>113,300</b>	<b>118,720</b>	<b>123,460</b>	<b>127,030</b>
<b>Females</b>							
0-4	6,348	6330	6350	6540	6650	6550	6410
5-9	5,478	6430	6420	6450	6640	6750	6650
10-14	5,107	5520	6490	6500	6540	6710	6840
15-19	7,487	7850	8010	8290	8180	8200	8110
20-24	12,133	13300	13500	13320	13030	13000	12670
25-29	8,247	7730	8640	9430	9250	8870	8800
30-34	6,494	7170	6910	7810	8700	8480	8220
35-39	5,492	5930	6820	6630	7660	8670	8450
40-44	5,170	5650	6120	7020	6840	7880	8920
45-49	5,614	5120	5630	6130	7010	6840	7910
50-54	6,063	5710	5260	5770	6270	7140	6980
55-59	5,373	5910	5750	5330	5870	6410	7320
60-64	3,933	4970	5490	5360	5150	5700	6230
65-69	2,614	3400	4460	5160	5150	4900	5540
70-74	2,207	2320	3030	4030	4720	4650	4470
75-79	1,954	1890	2000	2610	3490	4050	3970
80-84	1,870	1720	1680	1820	2390	3090	3560
85+	2,223	2340	2370	2370	2490	2750	3210
<b>Total</b>	<b>93,807</b>	<b>99,290</b>	<b>104,930</b>	<b>110,570</b>	<b>116,030</b>	<b>120,640</b>	<b>124,260</b>
<b>Total</b>							
0-4	12,998	12830	12870	13250	13500	13300	12990
5-9	11,076	13230	13100	13160	13530	13770	13580
10-14	10,411	11070	13270	13170	13250	13600	13860
15-19	14,835	15550	15710	16530	16200	16260	16090
20-24	24,853	27200	27770	27070	26140	25970	25320
25-29	17,312	16540	18400	20100	19420	18320	18050
30-34	13,641	15110	14850	16680	18580	17810	16950
35-39	11,449	12540	14410	14290	16400	18540	17760
40-44	10,576	11750	12890	14790	14720	16810	19020
45-49	11,372	10480	11700	12890	14770	14690	16870
50-54	11,773	11490	10680	11910	13100	14970	14890
55-59	10,734	11470	11570	10800	12090	13370	15310
60-64	7,924	10340	11090	11230	10870	12210	13510
65-69	5,101	5880	8040	9160	9420	8990	10300
70-74	3,928	4570	5290	7320	8420	8510	8230
75-79	3,386	3350	3890	4570	6360	7270	7320
80-84	3,037	2930	2930	3450	4130	5470	6220
85+	3,181	3370	3470	3520	3870	4240	5020
<b>Total</b>	<b>187,587</b>	<b>199,700</b>	<b>211,930</b>	<b>223,890</b>	<b>234,770</b>	<b>244,100</b>	<b>251,290</b>

Detailed Population Forecasts - Scenarios A & B – Small Areas

Cass County Small Area Population Forecasts								
Scenario A								
	2010	2015	2020	2025	2030	2035	2040	
Argusville city	475	485	464	464	452	437	429	
Barnes township	25	26	25	25	22	21	20	
Berlin township	124	127	112	113	108	102	101	
Briarwood City	73	75	64	64	61	59	58	
Frontier city	214	219	208	213	200	192	187	
Harwood city	718	733	704	705	686	664	651	
Harwood township	345	352	336	335	326	314	308	
Mapleton city	762	778	752	762	753	753	749	
Mapleton township	188	188	192	199	200	199	202	
North River city	56	57	48	49	51	44	43	
Prairie Rose city	73	75	64	67	68	59	58	
Raymond township	254	245	232	222	207	192	180	
Reed township	1,175	1,142	1,088	1,048	999	945	907	
Reile's Acres city	513	522	528	540	538	531	533	
Stanley township	1,182	1,142	1,104	1,080	1,030	974	936	
Warren township	139	142	128	127	120	112	107	
Total	6,316	6,306	6,049	6,012	5,819	5,598	5,468	
Remainder of Cass	9,653	10,004	9,951	9,868	9,551	9,162	8,932	

Clay County Small Area Population Forecasts								
Scenario A								
	2010	2015	2020	2025	2030	2035	2040	
Elmwood Township	415	419	428	442	463	460	468	
Glyndon City	1,394	1,375	1,356	1,410	1,459	1,480	1,496	
Glyndon Township	278	282	294	301	315	314	322	
Kragnes Township	293	295	300	312	323	328	332	
Kurtz Township	249	247	246	256	264	268	270	
Moland Township	299	299	303	320	325	324	332	
Moorhead Township	169	163	161	169	168	172	166	
Morken Township	156	159	161	169	177	182	187	
Oakport Township	1,598	252	268	282	296	304	312	
Sabin City	522	528	535	555	572	578	582	
Total	5,373	4,018	4,051	4,215	4,362	4,411	4,468	
Remainder of Clay	11,537	12,752	13,789	14,585	15,348	15,859	16,312	

Cass County Small Area Population Forecasts								
Scenario B								
	2010	2015	2020	2025	2030	2035	2040	
Argusville city	475	487	454	445	419	405	392	
Barnes township	25	26	25	25	22	21	17	
Berlin township	124	127	113	113	109	104	99	
Briarwood City	73	75	65	64	62	53	51	
Frontier city	214	219	211	210	202	195	186	
Harwood city	718	703	707	684	667	642	621	
Harwood township	345	353	324	318	310	300	283	
Mapleton city	762	769	778	779	776	751	726	
Mapleton township	188	193	193	191	189	188	196	
North River city	56	57	49	48	47	45	42	
Prairie Rose city	73	75	65	67	68	60	57	
Raymond township	254	260	243	223	202	180	160	
Reed township	1,175	1,145	1,118	1,049	993	931	871	
Reile's Acres city	513	507	519	525	528	525	508	
Stanley township	1,182	1,211	1,135	1,081	1,024	961	900	
Warren township	139	142	130	124	118	111	104	
Total	6,316	6,350	6,128	5,944	5,736	5,471	5,211	
Remainder of Cass	9,653	10,010	10,082	9,956	9,784	9,539	9,299	

<b>Clay County Small Area Population Forecasts</b>									
<b>Scenario B</b>									
	2010	2015	2020	2025	2030	2035	2040		
Elmwood Township	415	415	412	406	413	418	420		
Glyndon City	1,394	1,350	1,306	1,309	1,280	1,259	1,230		
Glyndon Township	278	276	278	290	296	302	299		
Kragnes Township	293	285	283	277	278	277	266		
Kurtz Township	249	239	231	240	244	243	241		
Moland Township	299	288	281	305	313	324	332		
Moorhead Township	169	163	149	151	152	151	150		
Morken Township	156	151	149	158	165	171	166		
Oakport Township	1,598	195	198	201	202	201	199		
Sabin City	522	512	496	544	663	675	665		
Total	5,373	3,873	3,782	3,881	4,006	4,020	3,969		
Remainder of Clay	11,537	12,387	12,748	12,899	12,834	12,760	12,651		

Detailed Household Forecasts - Scenarios A & B – Large Areas

<b>F-M Metro Total</b>												
		<b>Scenario A</b>										
	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>							
2010	208,777	8,753	200,024	86,178	2.32							
2015	225,830	9,380	216,450	91,960	2.35							
2020	243,300	10,360	232,940	98,060	2.38							
2025	258,900	11,160	247,740	103,900	2.38							
2030	273,580	12,070	261,510	111,010	2.36							
2035	286,990	13,170	273,820	116,990	2.34							
2040	298,070	13,820	284,250	122,060	2.33							
<b>Cass Co.</b>						<b>Fargo</b>						
		<b>Scenario A</b>					<b>Scenario A</b>					
	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>		
2010	149,778	5,010	144,768	63,899	2.27	2010	105,549	4,924	100,625	46,791	2.15	
2015	162,450	5,460	156,990	68,120	2.30	2015	113,540	5,350	108,190	49,590	2.18	
2020	175,760	6,180	169,580	72,940	2.32	2020	122,050	6,010	116,040	52,920	2.19	
2025	187,390	6,670	180,720	77,210	2.34	2025	130,370	6,450	123,920	55,330	2.24	
2030	198,300	7,260	191,040	82,690	2.31	2030	139,030	6,970	132,060	58,600	2.25	
2035	208,390	7,940	200,450	87,330	2.30	2035	147,260	7,560	139,700	61,510	2.27	
2040	216,700	8,260	208,440	91,210	2.29	2040	154,170	7,790	146,380	64,580	2.27	
<b>West Fargo</b>						<b>Horace</b>						
		<b>Scenario A</b>					<b>Scenario A</b>					
	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>		
2010	25,830	51	25,779	10,348	2.49	2010	2,430	4	2,426	810	3.00	
2015	30,010	70	29,940	11,810	2.54	2015	2,590	10	2,580	850	3.04	
2020	35,020	110	34,910	13,230	2.64	2020	2,690	10	2,680	880	3.05	
2025	38,290	150	38,140	15,020	2.54	2025	2,850	10	2,840	930	3.05	
2030	41,020	210	40,810	17,150	2.38	2030	2,880	10	2,870	950	3.02	
2035	43,450	280	43,170	18,890	2.29	2035	2,920	10	2,910	970	3.00	
2040	45,190	350	44,840	19,730	2.27	2040	2,940	10	2,930	980	2.99	
<b>Balance of Cass</b>												
		<b>Scenario A</b>										
	<b>Population</b>	<b>GQ POP</b>	<b>HH POP</b>	<b>Households</b>	<b>Mean HH Size</b>							
2010	15,969	31	15,938	5,950	2.68							
2015	16,310	30	16,280	5,870	2.77							
2020	16,000	50	15,950	5,910	2.70							
2025	15,880	60	15,820	5,930	2.67							
2030	15,370	70	15,300	5,990	2.55							
2035	14,760	90	14,670	5,960	2.46							
2040	14,400	110	14,290	5,920	2.41							

<b>Clay Co. Scenario A</b>						<b>Moorhead Scenario A</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	58,999	3,743	55,256	22,279	2.48	2010	38,065	3,650	34,415	14,304	2.41
2015	63,380	3,920	59,460	23,840	2.49	2015	42,250	3,810	38,440	15,840	2.43
2020	67,540	4,180	63,360	25,120	2.52	2020	45,050	4,050	41,000	16,910	2.42
2025	71,510	4,490	67,020	26,690	2.51	2025	47,820	4,350	43,470	18,130	2.40
2030	75,280	4,810	70,470	28,320	2.49	2030	50,440	4,640	45,800	19,440	2.36
2035	78,600	5,230	73,370	29,660	2.47	2035	52950	5,020	47,930	20,430	2.35
2040	81,370	5,560	75,810	30,850	2.46	2040	54990	5,330	49,660	21,350	2.33
<b>Dilworth Scenario A</b>						<b>Balance of Clay Scenario A</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	4,024	4	4,020	1,595	2.52	2010	16,910	89	16,821	6,380	2.64
2015	4,360	10	4,350	1,710	2.54	2015	16,770	100	16,670	6,290	2.65
2020	4,650	10	4,640	1,820	2.55	2020	17,840	120	17,720	6,390	2.77
2025	4,890	10	4,880	1,910	2.55	2025	18,800	130	18,670	6,650	2.81
2030	5,130	10	5,120	1,950	2.63	2030	19,710	160	19,550	6,930	2.82
2035	5380	10	5,370	2,050	2.62	2035	20,270	200	20,070	7,180	2.80
2040	5600	10	5,590	2,130	2.62	2040	20,780	220	20,560	7,370	2.79
<b>F-M Metro Total Scenario B</b>											
	Population	GQ POP	HH POP	Households	Mean HH Size						
2010	208,777	8,753	200,024	86,178	2.32						
2015	222,110	9,180	212,930	91,000	2.34						
2020	234,760	9,870	224,890	95,980	2.34						
2025	246,730	10,560	236,170	101,490	2.33						
2030	257,370	11,450	245,920	106,000	2.32						
2035	266,390	12,020	254,370	110,650	2.30						
2040	273,230	12,670	260,560	114,160	2.28						
<b>Cass Co. Scenario B</b>						<b>Fargo Scenario B</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	149,778	5,010	144,768	63,899	2.27	2010	105,549	4,924	100,625	46,791	2.15
2015	159,820	5,320	154,500	67,490	2.29	2015	111,400	5,210	106,190	49,170	2.16
2020	169,600	5,840	163,760	71,340	2.30	2020	117,160	5,690	111,470	51,730	2.15
2025	179,030	6,290	172,740	75,770	2.28	2025	122,910	6,100	116,810	54,420	2.15
2030	187,550	6,870	180,680	79,510	2.27	2030	128,010	6,650	121,360	56,550	2.15
2035	194,840	7,110	187,730	83,340	2.25	2035	132280	6,840	125,440	58,790	2.13
2040	200,530	7,480	193,050	86,280	2.24	2040	135900	7,170	128,730	60,350	2.13

<b>West Fargo</b>						<b>Horace</b>					
<b>Scenario B</b>						<b>Scenario B</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	25,830	51	25,779	10,348	2.49	2010	2,430	4	2,426	810	3.00
2015	29,450	60	29,390	11,720	2.51	2015	2,610	10	2,600	830	3.13
2020	33,550	80	33,470	12,960	2.58	2020	2,680	10	2,670	840	3.18
2025	37,470	110	37,360	14,650	2.55	2025	2,750	10	2,740	860	3.19
2030	41,260	130	41,130	16,220	2.54	2030	2,760	10	2,750	880	3.13
2035	44,790	160	44,630	17,780	2.51	2035	2760	10	2,750	890	3.09
2040	47,410	190	47,220	19,110	2.47	2040	2710	10	2,700	910	2.97
<b>Balance of Cass</b>											
<b>Scenario B</b>											
	Population	GQ POP	HH POP	Households	Mean HH Size						
2010	15,969	31	15,938	5,950	2.68						
2015	16,360	40	16,320	5,770	2.83						
2020	16,210	60	16,150	5,810	2.78						
2025	15,900	70	15,830	5,840	2.71						
2030	15,520	80	15,440	5,860	2.63						
2035	15,010	100	14,910	5,880	2.54						
2040	14,510	110	14,400	5,910	2.44						
<b>Clay Co.</b>						<b>Moorhead</b>					
<b>Scenario B</b>						<b>Scenario B</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	58,999	3,743	55,256	22,279	2.48	2010	38,065	3,650	34,415	14,304	2.41
2015	62,290	3,860	58,430	23,510	2.49	2015	41,770	3,760	38,010	15,730	2.42
2020	65,160	4,030	61,130	24,640	2.48	2020	44,090	3,920	40,170	16,780	2.39
2025	67,700	4,270	63,430	25,720	2.47	2025	46,190	4,160	42,030	17,710	2.37
2030	69,820	4,580	65,240	26,490	2.46	2030	48,080	4,460	43,620	18,330	2.38
2035	71,550	4,910	66,640	27,310	2.44	2035	49,700	4,780	44,920	19,010	2.36
2040	72,700	5,190	67,510	27,880	2.42	2040	50,830	5,040	45,790	19,440	2.36
<b>Dilworth</b>						<b>Balance of Clay</b>					
<b>Scenario B</b>						<b>Scenario B</b>					
	Population	GQ POP	HH POP	Households	Mean HH Size		Population	GQ POP	HH POP	Households	Mean HH Size
2010	4,024	4	4,020	1,595	2.52	2010	16,910	89	16,821	6,380	2.64
2015	4,260	10	4,250	1,660	2.56	2015	16,260	90	16,170	6,120	2.64
2020	4,540	10	4,530	1,720	2.63	2020	16,530	100	16,430	6,140	2.68
2025	4,730	10	4,720	1,810	2.61	2025	16,780	100	16,680	6,200	2.69
2030	4,900	10	4,890	1,840	2.66	2030	16,840	110	16,730	6,320	2.65
2035	5070	10	5,060	1,920	2.64	2035	16,780	120	16,660	6,380	2.61
2040	5250	10	5,240	2,010	2.61	2040	16,620	140	16,480	6,430	2.56

Detailed Household Forecasts - Scenario A – Small Areas

	2010					2015				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	475	0	475	151	3.15	476	0	476	150	3.17
Barnes township	25	0	25	12	2.08	25	0	25	10	2.51
Berlin township	124	0	124	44	2.82	124	0	124	40	3.11
Briarwood City	73	0	73	25	2.92	73	0	73	30	2.44
Frontier city	214	0	214	75	2.85	215	0	215	70	3.06
Harwood city	718	0	718	241	2.98	720	0	720	240	3.00
Harwood township	345	0	345	122	2.83	346	0	346	120	2.88
Mapleton city	762	0	762	248	3.07	764	0	764	250	3.06
Mapleton township	188	0	188	66	2.85	191	0	191	70	2.73
North River city	56	0	56	23	2.43	56	0	56	20	2.81
Prairie Rose city	73	0	73	25	2.92	73	0	73	30	2.44
Raymond township	254	0	254	100	2.54	249	0	249	100	2.49
Reed township	1175	0	1175	399	2.94	1162	0	1162	410	2.83
Reile's Acres city	513	0	513	146	3.51	531	0	531	150	3.54
Stanley township	1182	0	1182	416	2.84	1162	0	1162	420	2.77
Warren township	139	0	139	54	2.57	139	0	139	50	2.79
Remainder of Cass	10,242	31	10211	3,803	2.69	10,293	30	10263	3,710	2.77
	2020					2025				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	473	0	473	150	3.16	472	0	472	150	3.14
Barnes township	25	0	25	10	2.46	24	0	24	10	2.44
Berlin township	114	0	114	40	2.86	115	0	115	40	2.87
Briarwood City	65	0	65	30	2.18	65	0	65	30	2.15
Frontier city	212	0	212	70	3.03	216	0	216	70	3.09
Harwood city	718	0	718	250	2.87	717	0	717	250	2.87
Harwood township	343	0	343	120	2.86	341	0	341	120	2.84
Mapleton city	767	0	767	260	2.95	775	10	765	260	2.98
Mapleton township	196	0	196	70	2.80	202	0	202	70	2.88
North River city	49	0	49	20	2.45	50	0	50	20	2.50
Prairie Rose city	65	0	65	30	2.18	68	0	68	30	2.26
Raymond township	237	0	237	100	2.37	226	0	226	100	2.26
Reed township	1110	0	1110	410	2.71	1066	0	1066	410	2.60
Reile's Acres city	539	0	539	150	3.59	549	0	549	150	3.66
Stanley township	1126	0	1126	420	2.68	1098	0	1098	420	2.61
Warren township	131	0	131	50	2.61	129	0	129	50	2.58
Remainder of Cass	10,151	50	10101	3,730	2.72	10,037	50	9987	3,750	2.68
	2030					2035				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	460	0	460	160	2.87	446	0	446	160	2.79
Barnes township	22	0	22	10	2.19	21	0	21	10	2.11
Berlin township	109	0	109	40	2.74	104	0	104	40	2.60
Briarwood City	63	0	63	30	2.08	60	0	60	30	2.01
Frontier city	203	0	203	70	2.90	196	0	196	70	2.80
Harwood city	697	0	697	260	2.68	678	10	668	260	2.61
Harwood township	331	0	331	120	2.76	321	0	321	120	2.67
Mapleton city	766	10	756	270	2.84	768	10	758	270	2.84
Mapleton township	203	0	203	70	2.90	203	0	203	70	2.90
North River city	52	0	52	20	2.58	45	0	45	20	2.26
Prairie Rose city	69	0	69	30	2.29	60	0	60	30	2.01
Raymond township	211	0	211	100	2.11	196	0	196	100	1.96
Reed township	1016	0	1016	410	2.48	964	0	964	400	2.41
Reile's Acres city	547	0	547	150	3.65	542	0	542	150	3.61
Stanley township	1047	0	1047	420	2.49	994	0	994	410	2.42
Warren township	122	0	122	50	2.44	114	0	114	50	2.29
Remainder of Cass	9,712	60	9652	3,780	2.57	9,348	70	9278	3,770	2.48

		2040				Mean					Mean
	Population	GQ Pop	HH Pop	Households	HH Size						
Argusville city	437	0	437	160	2.73						
Barnes township	21	0	21	10	2.05						
Berlin township	103	0	103	40	2.56						
Briarwood City	59	0	59	30	1.95						
Frontier city	190	0	190	70	2.72						
Harwood city	662	10	652	260	2.55						
Harwood township	314	0	314	120	2.61						
Mapleton city	762	10	752	270	2.82						
Mapleton township	205	0	205	70	2.93						
North River city	44	0	44	20	2.20						
Prairie Rose city	59	0	59	30	1.95						
Raymond township	183	0	183	90	2.03						
Reed township	923	0	923	390	2.37						
Reile's Acres city	542	0	542	150	3.61						
Stanley township	952	0	952	400	2.38						
Warren township	108	0	108	50	2.17						
				2160							
Remainder of Cass	9,087	90	8997	3,760	2.42						
		2010				Mean	2015				Mean
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	
Elmwood Township	415	0	415	150	2.77	419	0	419	150	2.80	
Glyndon City	1394	0	1394	464	3.00	1375	0	1375	460	2.99	
Glyndon Township	278	0	278	105	2.65	282	0	282	100	2.82	
Kragnes Township	293	0	293	114	2.57	295	0	295	110	2.68	
Kurtz Township	249	0	249	92	2.71	247	0	247	90	2.74	
Moland Township	299	0	299	110	2.72	299	0	299	110	2.71	
Moorhead Township	169	0	169	67	2.52	163	0	163	70	2.32	
Morken Township	156	0	156	63	2.48	159	0	159	60	2.66	
Oakport Township	1598	5	1593	553	2.89	252	0	252	80	3.14	
Sabin City	522	0	522	180	2.90	528	0	528	180	2.93	
	5373			1898		4018			1410		
Remainder of Clay Co.	12,197	84	12113	4,482	2.72	12,752	100	12652	4,880	2.61	
		2020				Mean	2025				Mean
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	
Elmwood Township	428	0	428	150	2.85	442	0	442	160	2.76	
Glyndon City	1356	0	1356	470	2.88	1410	10	1400	480	2.94	
Glyndon Township	294	0	294	100	2.94	301	0	301	100	3.01	
Kragnes Township	300	0	300	110	2.72	312	0	312	110	2.84	
Kurtz Township	246	0	246	90	2.74	256	0	256	90	2.84	
Moland Township	303	0	303	110	2.76	320	0	320	120	2.66	
Moorhead Township	161	0	161	70	2.29	169	0	169	70	2.42	
Morken Township	161	0	161	60	2.68	169	0	169	60	2.82	
Oakport Township	268	0	268	90	2.97	282	0	282	90	3.13	
Sabin City	535	0	535	190	2.82	555	0	555	200	2.77	
	4051			1440		4215			1480		
Remainder of Clay Co.	13,789	120	13669	4,950	2.79	14,585	120	14465	5,170	2.82	
		2030				Mean	2035				Mean
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	
Elmwood Township	463	0	463	160	2.89	460	0	460	160	2.88	
Glyndon City	1459	10	1449	490	2.98	1480	20	1460	510	2.90	
Glyndon Township	315	0	315	110	2.87	314	0	314	120	2.62	
Kragnes Township	323	0	323	120	2.69	328	0	328	120	2.74	
Kurtz Township	264	0	264	90	2.93	268	0	268	100	2.68	
Moland Township	325	0	325	120	2.71	324	0	324	130	2.49	
Moorhead Township	168	0	168	70	2.39	172	0	172	70	2.46	
Morken Township	177	0	177	70	2.53	182	0	182	70	2.61	
Oakport Township	296	0	296	100	2.96	304	0	304	110	2.76	
Sabin City	572	10	562	210	2.72	578	10	568	220	2.63	
	4362			1540		4411			1610		
Remainder of Clay Co.	15,348	140	15208	5,390	2.85	15,859	170	15689	5,570	2.85	
		2040				Mean					Mean
	Population	GQ Pop	HH Pop	Households	HH Size						
Elmwood Township	468	0	468	160	2.92						
Glyndon City	1496	30	1466	520	2.88						
Glyndon Township	322	0	322	130	2.48						
Kragnes Township	332	0	332	120	2.77						
Kurtz Township	270	0	270	100	2.70						
Moland Township	332	0	332	130	2.56						
Moorhead Township	166	0	166	70	2.37						
Morken Township	187	0	187	70	2.67						
Oakport Township	312	0	312	110	2.83						
Sabin City	582	20	562	230	2.53						
	4468			1640							
Remainder of Clay Co.	16,312	170	16142	5,730	2.85						

Detailed Household Forecasts - Scenario B – Small Areas

	2010					2015				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	475	0	475	151	3.15	485	0	485	150	3.23
Barnes township	25	0	25	12	2.08	26	0	26	10	2.55
Berlin township	124	0	124	44	2.82	127	0	127	40	3.17
Briarwood City	73	0	73	25	2.92	75	0	75	20	3.73
Frontier city	214	0	214	75	2.85	219	0	219	70	3.12
Harwood city	718	0	718	241	2.98	716	0	716	240	2.98
Harwood township	345	0	345	122	2.83	352	0	352	120	2.94
Mapleton city	762	0	762	248	3.07	782	0	782	240	3.26
Mapleton township	188	0	188	66	2.85	192	0	192	60	3.20
North River city	56	0	56	23	2.43	57	0	57	20	2.86
Prairie Rose city	73	0	73	25	2.92	75	0	75	20	3.73
Raymond township	254	0	254	100	2.54	259	0	259	100	2.59
Reed township	1175	0	1175	399	2.94	1165	0	1165	390	2.99
Reile's Acres city	513	0	513	146	3.51	516	0	516	140	3.68
Stanley township	1182	0	1182	416	2.84	1207	0	1207	410	2.94
Warren township	139	0	139	54	2.57	142	0	142	50	2.84
Remainder of Cass	9,974	31	9943	3,803	2.62	10,246	40	10206	3,690	2.78
	2020					2025				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	463	0	463	150	3.09	454	0	454	150	3.02
Barnes township	25	0	25	10	2.54	25	0	25	10	2.49
Berlin township	116	0	116	40	2.90	115	0	115	40	2.88
Briarwood City	66	0	66	20	3.31	65	0	65	20	3.24
Frontier city	215	0	215	70	3.07	214	0	214	70	3.05
Harwood city	722	0	722	240	3.01	697	0	697	240	2.90
Harwood township	331	0	331	120	2.76	324	0	324	120	2.70
Mapleton city	794	0	794	250	3.18	794	0	794	260	3.05
Mapleton township	197	0	197	60	3.28	194	0	194	60	3.24
North River city	50	0	50	20	2.48	49	0	49	20	2.43
Prairie Rose city	66	0	66	20	3.31	68	0	68	20	3.40
Raymond township	248	0	248	100	2.48	227	0	227	100	2.27
Reed township	1142	0	1142	390	2.93	1069	0	1069	390	2.74
Reile's Acres city	530	0	530	140	3.78	535	0	535	140	3.82
Stanley township	1159	0	1159	410	2.83	1102	0	1102	420	2.62
Warren township	132	0	132	50	2.65	126	0	126	50	2.53
Remainder of Cass	10,294	60	10234	3,720	2.77	10,144	70	10074	3,730	2.72
	2030					2035				
	Population	GQ Pop	HH Pop	Households	Mean	Population	GQ Pop	HH Pop	Households	Mean
					HH Size					HH Size
Argusville city	426	0	426	150	2.84	411	0	411	160	2.57
Barnes township	22	0	22	10	2.21	21	0	21	10	2.13
Berlin township	110	0	110	40	2.76	105	0	105	40	2.63
Briarwood City	63	0	63	20	3.15	53	0	53	20	2.67
Frontier city	205	0	205	70	2.93	198	0	198	70	2.83
Harwood city	678	0	678	250	2.71	652	0	652	250	2.61
Harwood township	315	0	315	120	2.63	305	0	305	130	2.34
Mapleton city	789	10	779	260	3.03	762	10	752	270	2.82
Mapleton township	192	0	192	60	3.21	191	0	191	60	3.18
North River city	47	0	47	20	2.37	46	0	46	20	2.29
Prairie Rose city	69	0	69	20	3.47	61	0	61	20	3.05
Raymond township	205	0	205	100	2.05	183	0	183	100	1.83
Reed township	1009	0	1009	400	2.52	945	0	945	400	2.36
Reile's Acres city	536	0	536	150	3.57	533	0	533	150	3.56
Stanley township	1041	0	1041	420	2.48	975	0	975	430	2.27
Warren township	120	0	120	50	2.40	113	0	113	50	2.26
Remainder of Cass	9,941	70	9871	3,720	2.67	9,685	90	9595	3,700	2.62

		2040				Mean					
	Population	GQ Pop	HH Pop	Households	HH Size						
Argusville city	397	0	397	160	2.48						
Barnes township	18	0	18	10	1.77						
Berlin township	100	0	100	40	2.50						
Briarwood City	51	0	51	20	2.57						
Frontier city	188	0	188	80	2.35						
Harwood city	630	0	630	260	2.42						
Harwood township	287	0	287	130	2.21						
Mapleton city	736	10	726	270	2.72						
Mapleton township	199	0	199	60	3.31						
North River city	43	0	43	20	2.13						
Prairie Rose city	57	0	57	20	2.87						
Raymond township	162	0	162	110	1.47						
Reed township	883	0	883	400	2.21						
Reile's Acres city	515	10	505	160	3.22						
Stanley township	912	0	912	430	2.12						
Warren township	106	0	106	50	2.12						
				2220							
Remainder of Cass	9,428	90	9338	3,690	2.55						
		2010				Mean	2015				
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	Mean
Elmwood Township	415	0	415	150	2.77	415	0	415	150	2.76	2.76
Glyndon City	1394	0	1394	464	3.00	1350	0	1350	460	2.93	2.93
Glyndon Township	278	0	278	105	2.65	276	0	276	100	2.76	2.76
Kragnes Township	293	0	293	114	2.57	285	0	285	110	2.59	2.59
Kurtz Township	249	0	249	92	2.71	239	0	239	90	2.66	2.66
Moland Township	299	0	299	110	2.72	288	0	288	110	2.61	2.61
Moorhead Township	169	0	169	67	2.52	163	0	163	60	2.71	2.71
Morken Township	156	0	156	63	2.48	151	0	151	60	2.52	2.52
Oakport Township	1598	5	1593	553	2.89	195	0	195	70	2.79	2.79
Sabin City	522	0	522	180	2.90	512	0	512	180	2.85	2.85
				1898						1390	
Remainder of Clay	11,573	84	11489	4,482	2.58	12,387	90	12297	4,730	2.62	2.62
		2020				Mean	2025				
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	Mean
Elmwood Township	412	0	412	150	2.74	406	0	406	150	2.71	2.71
Glyndon City	1306	0	1306	470	2.78	1309	0	1309	470	2.78	2.78
Glyndon Township	278	0	278	100	2.78	290	0	290	110	2.64	2.64
Kragnes Township	283	0	283	110	2.57	277	0	277	110	2.52	2.52
Kurtz Township	231	0	231	90	2.57	240	0	240	90	2.67	2.67
Moland Township	281	0	281	110	2.55	305	0	305	110	2.78	2.78
Moorhead Township	149	0	149	60	2.48	151	0	151	60	2.52	2.52
Morken Township	149	0	149	60	2.48	158	0	158	60	2.63	2.63
Oakport Township	198	0	198	70	2.83	201	0	201	70	2.88	2.88
Sabin City	496	0	496	180	2.76	544	0	544	190	2.86	2.86
				1400						1420	
Remainder of Clay	12,748	100	12648	4,740	2.69	12,899	100	12799	4,780	2.70	2.70
		2030				Mean	2035				
	Population	GQ Pop	HH Pop	Households	HH Size	Population	GQ Pop	HH Pop	Households	HH Size	Mean
Elmwood Township	413	0	413	150	2.75	418	0	418	150	2.79	2.79
Glyndon City	1280	10	1270	480	2.67	1259	10	1249	490	2.57	2.57
Glyndon Township	296	0	296	110	2.69	302	0	302	110	2.75	2.75
Kragnes Township	278	0	278	110	2.53	277	0	277	110	2.52	2.52
Kurtz Township	244	0	244	90	2.71	243	0	243	90	2.70	2.70
Moland Township	313	0	313	110	2.85	324	0	324	120	2.70	2.70
Moorhead Township	152	0	152	60	2.53	151	0	151	60	2.52	2.52
Morken Township	165	0	165	60	2.75	171	0	171	70	2.45	2.45
Oakport Township	202	0	202	70	2.89	201	0	201	70	2.88	2.88
Sabin City	663	0	663	210	3.16	675	0	675	220	3.07	3.07
				1450						1490	
Remainder of Clay	12,834	100	12734	4,870	2.64	12,760	110	12650	4,890	2.61	2.61
		2040				Mean					
	Population	GQ Pop	HH Pop	Households	HH Size						
Elmwood Township	420	0	420	160	2.63						
Glyndon City	1230	10	1220	490	2.51						
Glyndon Township	299	0	299	110	2.72						
Kragnes Township	266	0	266	110	2.42						
Kurtz Township	241	0	241	90	2.68						
Moland Township	332	0	332	120	2.77						
Moorhead Township	150	0	150	60	2.49						
Morken Township	166	0	166	70	2.37						
Oakport Township	199	0	199	70	2.85						
Sabin City	665	10	655	230	2.89						
				1510							
Remainder of Clay	12,651	120	12531	4,920	2.57						

Detailed Household Income Forecast - Scenario A

		2010	2015	2020	2025	2030	2035	2040
<b>Metro Area</b>	< \$20,000	15,447	16,484	17,311	18,135	19,153	19,949	20,569
	\$20,000-34,999	14,030	14,972	15,724	16,454	17,355	18,053	18,589
	\$35,000-49,999	13,380	14,277	14,973	15,656	16,508	17,165	17,665
	\$50,000-64,999	10,046	10,720	11,646	12,575	13,685	14,685	15,596
	\$65,000-100,000	18,901	20,170	21,633	23,131	24,932	26,506	27,897
	\$100,000+	14,374	15,336	16,772	17,949	19,378	20,633	21,744
	<b>Total</b>	86,178	91,960	98,060	103,900	111,010	116,990	122,060
<b>Cass Co.</b>	< \$20,000	11,364	12,115	12,765	13,357	14,140	14,759	15,232
	\$20,000-34,999	10,117	10,785	11,379	11,890	12,569	13,100	13,499
	\$35,000-49,999	10,072	10,737	11,306	11,813	12,486	13,012	13,408
	\$50,000-64,999	7,452	7,944	8,607	9,265	10,088	10,829	11,492
	\$65,000-100,000	13,713	14,619	15,755	16,832	18,192	19,387	20,431
	\$100,000+	11,181	11,920	13,129	14,052	15,215	16,243	17,147
	<b>Total</b>	63,899	68,120	72,940	77,210	82,690	87,330	91,210
<b>Fargo</b>	< \$20,000	9,657	10,261	10,796	11,177	11,720	12,117	12,593
	\$20,000-34,999	8,072	8,577	8,996	9,295	9,728	10,088	10,462
	\$35,000-49,999	7,809	8,297	8,732	9,019	9,435	9,780	10,139
	\$50,000-64,999	4,736	5,032	5,451	5,810	6,270	6,705	7,168
	\$65,000-100,000	8,898	9,455	10,161	10,734	11,486	12,179	12,916
	\$100,000+	7,499	7,968	8,785	9,295	9,962	10,641	11,302
	<b>Total</b>	46,671	49,590	52,920	55,330	58,600	61,510	64,580
<b>West Fargo</b>	< \$20,000	1,373	1,567	1,720	1,923	2,161	2,342	2,407
	\$20,000-34,999	1,207	1,378	1,508	1,682	1,887	2,040	2,091
	\$35,000-49,999	1,559	1,779	1,958	2,193	2,470	2,682	2,762
	\$50,000-64,999	1,615	1,843	2,064	2,373	2,744	3,041	3,236
	\$65,000-100,000	2,834	3,234	3,638	4,161	4,785	5,308	5,584
	\$100,000+	1,760	2,009	2,342	2,689	3,104	3,476	3,650
	<b>Total</b>	10,348	11,810	13,230	15,020	17,150	18,890	19,730
<b>Horace</b>	< \$20,000	73	77	77	80	80	78	76
	\$20,000-34,999	65	68	69	71	70	68	67
	\$35,000-49,999	50	52	52	53	52	51	50
	\$50,000-64,999	86	90	95	102	107	116	121
	\$65,000-100,000	220	231	240	257	264	272	276
	\$100,000+	316	332	347	367	376	385	390
	<b>Total</b>	810	850	880	930	950	970	980
<b>Balance of Cass</b>	< \$20,000	261	210	171	178	179	221	155
	\$20,000-34,999	773	763	805	842	884	904	879
	\$35,000-49,999	654	608	564	548	530	498	457
	\$50,000-64,999	1,015	979	997	980	967	967	968
	\$65,000-100,000	1,761	1,699	1,716	1,681	1,657	1,629	1,655
	\$100,000+	1,606	1,611	1,656	1,701	1,773	1,741	1,806
	<b>Total</b>	6,070	5,870	5,910	5,930	5,990	5,960	5,920
<b>Clay Co.</b>	< \$20,000	4,083	4,369	4,547	4,778	5,013	5,191	5,337
	\$20,000-34,999	3,913	4,187	4,346	4,564	4,786	4,953	5,090
	\$35,000-49,999	3,308	3,540	3,668	3,843	4,021	4,152	4,257
	\$50,000-64,999	2,594	2,776	3,040	3,310	3,597	3,856	4,103
	\$65,000-100,000	5,188	5,552	5,878	6,299	6,740	7,118	7,466
	\$100,000+	3,193	3,417	3,642	3,897	4,163	4,390	4,597
	<b>Total</b>	22,279	23,840	25,120	26,690	28,320	29,660	30,850
<b>Moorhead</b>	< \$20,000	3,059	3,411	3,602	3,825	4,063	4,229	4,377
	\$20,000-34,999	2,671	2,978	3,145	3,336	3,538	3,677	3,800
	\$35,000-49,999	2,113	2,356	2,469	2,611	2,760	2,860	2,946
	\$50,000-64,999	1,471	1,640	1,826	2,012	2,216	2,390	2,562
	\$65,000-100,000	3,138	3,499	3,754	4,061	4,393	4,658	4,911
	\$100,000+	1,753	1,955	2,114	2,284	2,469	2,615	2,754
	<b>Total</b>	14,205	15,840	16,910	18,130	19,440	20,430	21,350

		2010	2015	2020	2025	2030	2035	2040
<b>Dilworth</b>	< \$20,000	257	276	289	300	302	314	322
	\$20,000-34,999	294	315	331	344	347	361	371
	\$35,000-49,999	239	256	268	277	279	289	296
	\$50,000-64,999	191	205	226	243	254	273	290
	\$65,000-100,000	389	417	446	472	486	515	539
	\$100,000+	225	241	260	275	283	299	313
	<b>Total</b>	1,595	1,710	1,820	1,910	1,950	2,050	2,130
<b>Balance of Clay</b>	< \$20,000	767	682	656	652	647	648	639
	\$20,000-34,999	948	894	869	884	901	915	919
	\$35,000-49,999	956	927	931	956	982	1,003	1,015
	\$50,000-64,999	932	931	988	1,055	1,127	1,193	1,251
	\$65,000-100,000	1,661	1,635	1,678	1,766	1,861	1,946	2,016
	\$100,000+	1,215	1,221	1,268	1,337	1,411	1,475	1,529
	<b>Total</b>	6,479	6,290	6,390	6,650	6,930	7,180	7,370

### Detailed Household Income Forecast – Scenario B

		2010	2015	2020	2025	2030	2035	2040
<b>Metro Area</b>	< \$20,000	15,447	16,311	17,065	17,941	18,629	19,334	19,831
	\$20,000-34,999	14,030	14,815	15,655	16,447	17,066	17,698	18,141
	\$35,000-49,999	13,380	14,129	14,847	15,601	16,192	16,794	17,216
	\$50,000-64,999	10,046	10,608	11,230	11,976	12,614	13,278	13,813
	\$65,000-100,000	18,901	19,958	21,079	22,385	23,479	24,613	25,503
	\$100,000+	14,374	15,179	16,104	17,141	18,020	18,932	19,657
	<b>Total</b>	86,178	91,000	95,980	101,490	106,000	110,650	114,160
<b>Cass Co.</b>	< \$20,000	11,364	12,003	12,556	13,260	13,835	14,418	14,840
	\$20,000-34,999	10,117	10,686	11,343	11,972	12,483	13,001	13,373
	\$35,000-49,999	10,072	10,638	11,200	11,820	12,324	12,834	13,201
	\$50,000-64,999	7,452	7,871	8,347	8,941	9,462	10,001	10,440
	\$65,000-100,000	13,713	14,484	15,338	16,366	17,254	18,168	18,895
	\$100,000+	11,181	11,809	12,556	13,411	14,153	14,918	15,530
	<b>Total</b>	63,899	67,490	71,340	75,770	79,510	83,340	86,280
<b>Fargo</b>	< \$20,000	9,657	10,174	10,656	11,156	11,536	11,934	12,191
	\$20,000-34,999	8,072	8,504	8,949	9,360	9,670	9,994	10,199
	\$35,000-49,999	7,809	8,227	8,639	9,034	9,331	9,642	9,837
	\$50,000-64,999	4,736	4,990	5,276	5,605	5,881	6,173	6,397
	\$65,000-100,000	8,898	9,374	9,880	10,449	10,914	11,405	11,768
	\$100,000+	7,499	7,901	8,329	8,816	9,218	9,642	9,958
	<b>Total</b>	46,671	49,170	51,730	54,420	56,550	58,790	60,350
<b>West Fargo</b>	< \$20,000	1,373	1,555	1,698	1,905	2,092	2,276	2,427
	\$20,000-34,999	1,207	1,367	1,516	1,699	1,865	2,027	2,159
	\$35,000-49,999	1,559	1,766	1,944	2,183	2,401	2,614	2,790
	\$50,000-64,999	1,615	1,829	2,035	2,315	2,579	2,845	3,077
	\$65,000-100,000	2,834	3,210	3,551	4,029	4,477	4,925	5,313
	\$100,000+	1,760	1,993	2,216	2,520	2,806	3,094	3,344
	<b>Total</b>	10,348	11,720	12,960	14,650	16,220	17,780	19,110
<b>Horace</b>	< \$20,000	73	75	74	74	74	71	71
	\$20,000-34,999	65	67	66	65	65	62	62
	\$35,000-49,999	50	51	50	49	48	47	46
	\$50,000-64,999	86	88	91	95	99	107	112
	\$65,000-100,000	220	225	229	237	245	249	257
	\$100,000+	316	324	331	340	348	353	362
	<b>Total</b>	810	830	840	860	880	890	910

		2010	2015	2020	2025	2030	2035	2040
<b>Balance of</b>	<b>&lt; \$20,000</b>	261	199	128	125	132	136	152
<b>Cass</b>	<b>\$20,000-34,999</b>	773	748	812	847	883	918	953
	<b>\$35,000-49,999</b>	654	594	568	555	544	532	527
	<b>\$50,000-64,999</b>	1,015	964	945	926	902	876	854
	<b>\$65,000-100,000</b>	1,761	1,674	1,677	1,652	1,618	1,589	1,558
	<b>\$100,000+</b>	1,606	1,592	1,680	1,736	1,781	1,829	1,866
	<b>Total</b>	6,070	5,770	5,810	5,840	5,860	5,880	5,910
<b>Clay Co.</b>	<b>&lt; \$20,000</b>	4,083	4,309	4,509	4,681	4,795	4,916	4,991
	<b>\$20,000-34,999</b>	3,913	4,129	4,312	4,475	4,583	4,697	4,767
	<b>\$35,000-49,999</b>	3,308	3,491	3,647	3,781	3,868	3,960	4,015
	<b>\$50,000-64,999</b>	2,594	2,737	2,883	3,035	3,152	3,277	3,373
	<b>\$65,000-100,000</b>	5,188	5,475	5,741	6,018	6,225	6,445	6,608
	<b>\$100,000+</b>	3,193	3,369	3,548	3,729	3,868	4,015	4,126
	<b>Total</b>	22,279	23,510	24,640	25,720	26,490	27,310	27,880
<b>Moorhead</b>	<b>&lt; \$20,000</b>	3,059	3,387	3,608	3,790	3,904	4,030	4,102
	<b>\$20,000-34,999</b>	2,671	2,958	3,138	3,294	3,391	3,498	3,558
	<b>\$35,000-49,999</b>	2,113	2,340	2,483	2,603	2,676	2,756	2,799
	<b>\$50,000-64,999</b>	1,471	1,629	1,745	1,860	1,943	2,034	2,100
	<b>\$65,000-100,000</b>	3,138	3,475	3,725	3,949	4,106	4,277	4,393
	<b>\$100,000+</b>	1,753	1,941	2,081	2,214	2,310	2,414	2,488
	<b>Total</b>	14,205	15,730	16,780	17,710	18,330	19,010	19,440
<b>Dilworth</b>	<b>&lt; \$20,000</b>	257	267	273	284	285	294	304
	<b>\$20,000-34,999</b>	294	306	313	326	328	338	350
	<b>\$35,000-49,999</b>	239	249	253	262	263	271	279
	<b>\$50,000-64,999</b>	191	199	213	230	239	255	273
	<b>\$65,000-100,000</b>	389	405	421	447	458	482	509
	<b>\$100,000+</b>	225	234	246	261	267	280	295
	<b>Total</b>	1,595	1,660	1,720	1,810	1,840	1,920	2,010
<b>Balance of</b>	<b>&lt; \$20,000</b>	767	654	628	607	605	592	585
<b>Clay</b>	<b>\$20,000-34,999</b>	948	865	861	855	864	862	860
	<b>\$35,000-49,999</b>	956	902	910	915	928	933	936
	<b>\$50,000-64,999</b>	932	910	924	946	970	988	1,001
	<b>\$65,000-100,000</b>	1,661	1,595	1,595	1,622	1,661	1,686	1,706
	<b>\$100,000+</b>	1,215	1,194	1,221	1,255	1,291	1,320	1,342
	<b>Total</b>	6,479	6,120	6,140	6,200	6,320	6,380	6,430

## Detailed Household Size Forecast – Scenario A

		2010	2015	2020	2025	2030	2035	2040
<b>MSA</b>	<b>Total</b>	86,178	91,960	98,060	103,900	111,010	116,990	122,060
	<b>1</b>	27,084	28,897	30,900	32,686	34,880	36,799	38,521
	<b>2</b>	29,764	31,761	33,853	35,973	38,547	40,741	42,598
	<b>3</b>	12,787	13,646	14,372	15,125	16,047	16,792	17,397
	<b>4+</b>	16,543	17,656	18,934	20,117	21,537	22,658	23,544
<b>Cass Co.</b>	<b>Total</b>	63,899	68,120	72,940	77,210	82,690	87,330	91,210
	<b>1</b>	21,067	22,459	24,143	25,479	27,205	28,732	30,099
	<b>2</b>	22,079	23,537	25,237	26,792	28,776	30,478	31,924
	<b>3</b>	9,329	9,945	10,503	11,041	11,742	12,314	12,769
	<b>4+</b>	11,424	12,179	13,056	13,898	14,967	15,807	16,418
<b>Fargo</b>	<b>Total</b>	46,791	49,590	52,920	55,330	58,600	61,510	64,580
	<b>1</b>	17,197	18,226	19,422	20,361	21,623	22,759	23,959
	<b>2</b>	16,101	17,064	18,257	19,144	20,334	21,405	22,538
	<b>3</b>	6,471	6,858	7,250	7,525	7,911	8,242	8,589
	<b>4+</b>	7,022	7,442	7,991	8,300	8,731	9,103	9,493
<b>West Fargo</b>	<b>Total</b>	10,348	11,810	13,230	15,020	17,150	18,890	19,730
	<b>1</b>	2,735	3,121	3,506	3,980	4,528	5,044	5,288
	<b>2</b>	3,465	3,955	4,432	5,047	5,780	6,309	6,531
	<b>3</b>	1,725	1,969	2,183	2,463	2,778	3,022	3,137
	<b>4+</b>	2,423	2,765	3,109	3,530	4,065	4,515	4,775
<b>Horace</b>	<b>Total</b>	810	850	880	930	950	970	980
	<b>1</b>	100	105	109	117	122	126	130
	<b>2</b>	265	278	290	308	316	325	331
	<b>3</b>	135	142	144	151	152	153	152
	<b>4+</b>	310	325	337	354	360	366	367
<b>Balance of Cass</b>	<b>Total</b>	5,950	5,870	5,910	5,930	5,990	5,960	5,920
	<b>1</b>	1,035	1,007	1,106	1,020	932	803	722
	<b>2</b>	2,248	2,241	2,258	2,293	2,346	2,438	2,523
	<b>3</b>	998	977	926	902	901	896	891
	<b>4+</b>	1,669	1,646	1,619	1,714	1,811	1,823	1,783
<b>Clay Co</b>	<b>Total</b>	22,279	23,840	25,120	26,690	28,320	29,660	30,850
	<b>1</b>	6,017	6,439	6,757	7,206	7,675	8,068	8,422
	<b>2</b>	7,685	8,223	8,616	9,181	9,770	10,262	10,674
	<b>3</b>	3,458	3,700	3,868	4,084	4,305	4,479	4,628
	<b>4+</b>	5,119	5,478	5,878	6,219	6,570	6,851	7,126
<b>Moorhead</b>	<b>Total</b>	14,304	15,840	16,910	18,130	19,440	20,430	21,350
	<b>1</b>	4,142	4,404	4,735	5,095	5,482	5,720	5,999
	<b>2</b>	4,918	5,386	5,766	6,200	6,668	7,007	7,344
	<b>3</b>	2,236	2,519	2,655	2,828	3,013	3,187	3,288
	<b>4+</b>	3,008	3,532	3,754	4,007	4,277	4,515	4,718
<b>Dilworth</b>	<b>Total</b>	1,595	1,710	1,820	1,910	1,950	2,050	2,130
	<b>1</b>	452	485	519	548	564	597	624
	<b>2</b>	504	540	577	609	626	662	692
	<b>3</b>	251	269	282	292	294	305	313
	<b>4+</b>	388	416	442	460	466	486	501
<b>Balance of Clay</b>	<b>Total</b>	6,380	6,290	6,390	6,650	6,930	7,180	7,370
	<b>1</b>	1,423	1,550	1,504	1,564	1,629	1,751	1,799
	<b>2</b>	2,263	2,298	2,273	2,372	2,477	2,593	2,637
	<b>3</b>	971	913	932	963	997	986	1,026
	<b>4+</b>	1,723	1,529	1,682	1,752	1,827	1,851	1,907

Detailed Household Size Forecast – Scenario B

		2010	2015	2020	2025	2030	2035	2040
<b>Metro Area</b>	<b>Total</b>	86,178	91,000	95,980	101,490	106,000	110,650	114,160
	<b>1</b>	27,084	28,600	30,242	31,949	33,338	34,847	36,084
	<b>2</b>	29,764	31,429	33,135	35,140	36,809	38,535	39,844
	<b>3</b>	12,787	13,502	14,068	14,770	15,317	15,875	16,261
	<b>4+</b>	16,543	17,468	18,536	19,631	20,537	21,393	21,971
<b>Cass Co.</b>	<b>Total</b>	63,899	67,490	71,340	75,770	79,510	83,340	86,280
	<b>1</b>	21,067	22,251	23,614	25,004	26,159	27,419	28,472
	<b>2</b>	22,079	23,320	24,684	26,292	27,669	29,086	30,198
	<b>3</b>	9,329	9,853	10,273	10,835	11,290	11,751	12,079
	<b>4+</b>	11,424	12,066	12,770	13,639	14,391	15,085	15,530
<b>Fargo</b>	<b>Total</b>	46,791	49,170	51,730	54,420	56,550	58,790	60,350
	<b>1</b>	17,197	18,071	18,985	20,027	20,867	21,752	22,330
	<b>2</b>	16,101	16,920	17,847	18,829	19,623	20,459	21,002
	<b>3</b>	6,471	6,800	7,087	7,401	7,634	7,878	8,027
	<b>4+</b>	7,022	7,379	7,811	8,163	8,426	8,701	8,992
<b>West Fargo</b>	<b>Total</b>	10,348	11,720	12,960	14,650	16,220	17,780	19,110
	<b>1</b>	2,735	3,098	3,434	3,882	4,282	4,747	5,121
	<b>2</b>	3,465	3,924	4,342	4,922	5,466	5,939	6,325
	<b>3</b>	1,725	1,954	2,138	2,403	2,628	2,845	3,038
	<b>4+</b>	2,423	2,744	3,046	3,443	3,844	4,249	4,625
<b>Horace</b>	<b>Total</b>	810	830	840	860	880	890	910
	<b>1</b>	100	102	104	108	113	116	121
	<b>2</b>	265	272	276	285	293	298	308
	<b>3</b>	135	138	138	139	141	141	145
	<b>4+</b>	310	318	322	328	334	336	340
<b>Balance of Cass</b>	<b>Total</b>	5,950	5,770	5,810	5,840	5,860	5,880	5,910
	<b>1</b>	1,035	979	1,090	987	897	804	900
	<b>2</b>	2,248	2,204	2,219	2,256	2,287	2,390	2,563
	<b>3</b>	998	961	910	892	888	888	869
	<b>4+</b>	1,669	1,625	1,591	1,705	1,788	1,799	1,573
<b>Clay Co</b>	<b>Total</b>	22,279	23,510	24,640	25,720	26,490	27,310	27,880
	<b>1</b>	6,017	6,349	6,628	6,944	7,179	7,428	7,611
	<b>2</b>	7,685	8,110	8,452	8,848	9,139	9,449	9,646
	<b>3</b>	3,458	3,649	3,795	3,935	4,026	4,124	4,182
	<b>4+</b>	5,119	5,402	5,766	5,993	6,146	6,309	6,440
<b>Moorhead</b>	<b>Total</b>	14,304	15,730	16,780	17,710	18,330	19,010	19,440
	<b>1</b>	4,142	4,373	4,698	4,977	5,169	5,323	5,463
	<b>2</b>	4,918	5,348	5,722	6,057	6,287	6,520	6,687
	<b>3</b>	2,236	2,501	2,634	2,763	2,841	2,966	2,994
	<b>4+</b>	3,008	3,508	3,725	3,914	4,033	4,201	4,296
<b>Dilworth</b>	<b>Total</b>	1,595	1,660	1,720	1,810	1,840	1,920	2,010
	<b>1</b>	452	470	490	519	532	559	589
	<b>2</b>	504	525	545	577	591	620	653
	<b>3</b>	251	261	267	277	278	286	295
	<b>4+</b>	388	404	418	436	440	455	472
<b>Balance of Clay</b>	<b>Total</b>	6,380	6,120	6,140	6,200	6,320	6,380	6,430
	<b>1</b>	1,423	1,506	1,440	1,448	1,478	1,547	1,560
	<b>2</b>	2,263	2,237	2,184	2,213	2,261	2,309	2,306
	<b>3</b>	971	887	894	895	907	872	893
	<b>4+</b>	1,723	1,490	1,623	1,643	1,673	1,652	1,672

Detailed Household Type Forecast – Scenario A

		2010	2015	2020	2025	2030	2035	2040
<b>Cass Co.</b>	<b>1 Unit</b>	34,464	36,741	39,315	41,539	44,405	46,809	48,797
	<b>2-3 Units</b>	3,357	3,579	3,720	3,861	4,052	4,192	4,287
	<b>4+units</b>	26,078	27,801	29,905	31,811	34,234	36,329	38,126
	<b>Total</b>	63,899	68,120	72,940	77,210	82,690	87,330	91,210
<b>Fargo</b>	<b>1 Unit</b>	21,326	22,602	24,026	25,064	26,487	27,741	29,061
	<b>2-3 Units</b>	2,254	2,389	2,487	2,545	2,637	2,706	2,777
	<b>4+units</b>	23,211	24,599	26,407	27,720	29,476	31,063	32,742
	<b>Total</b>	46,791	49,590	52,920	55,330	58,600	61,510	64,580
<b>West Fargo</b>	<b>1 Unit</b>	6,986	8,054	9,049	10,304	11,799	13,034	13,653
	<b>2-3 Units</b>	768	877	966	1,081	1,166	1,209	1,263
	<b>4+units</b>	2,594	2,882	3,215	3,635	4,185	4,647	4,814
	<b>Total</b>	10,348	11,810	13,230	15,020	17,150	18,890	19,730
<b>Horace</b>	<b>1 Unit</b>	789	810	830	880	900	910	920
	<b>2-3 Units</b>	4	10	10	10	10	10	10
	<b>4+units</b>	21	30	40	40	40	50	50
	<b>Total</b>	810	850	880	930	950	970	980
<b>Balance of Cass</b>	<b>1 Unit</b>	5,363	5,274	5,410	5,291	5,218	5,124	5,163
	<b>2-3 Units</b>	331	303	257	224	239	266	237
	<b>4+units</b>	252	290	243	415	533	570	520
	<b>Total</b>	5,950	5,870	5,910	5,930	5,990	5,960	5,920
<b>Clay Co.</b>	<b>1 Unit</b>	16,501	17,657	18,589	19,724	20,900	21,859	22,706
	<b>2-3 Units</b>	757	810	854	907	963	1,008	1,018
	<b>4+units</b>	5,021	5,373	5,677	6,059	6,457	6,792	7,126
	<b>Total</b>	22,279	23,840	25,120	26,690	28,320	29,660	30,850
<b>Moorhead</b>	<b>1 Unit</b>	10,001	10,898	11,617	12,437	13,316	13,974	14,582
	<b>2-3 Units</b>	313	665	710	761	816	858	875
	<b>4+units</b>	3,990	4,277	4,583	4,931	5,307	5,598	5,893
	<b>Total</b>	14,304	15,840	16,910	18,130	19,440	20,430	21,350
<b>Dilworth</b>	<b>1 Unit</b>	1,326	1,410	1,510	1,590	1,630	1,720	1,790
	<b>2-3 Units</b>	33	40	40	40	40	40	40
	<b>4+units</b>	236	260	270	280	280	290	300
	<b>Total</b>	1,595	1,710	1,820	1,910	1,950	2,050	2,130
<b>Balance of Clay</b>	<b>1 Unit</b>	5,174	5,349	5,462	5,697	5,954	6,165	6,334
	<b>2-3 Units</b>	411	105	104	106	106	110	103
	<b>4+units</b>	795	836	825	847	870	904	934
	<b>Total</b>	6,380	6,290	6,390	6,650	6,930	7,180	7,370

Detailed Household Type Forecast – Scenario B

		2010	2015	2020	2025	2030	2035	2040
<b>Cass Co.</b>	<b>1 Unit</b>	34,464	36,401	38,452	40,764	42,697	44,670	46,160
	<b>2-3 Units</b>	3,357	3,546	3,638	3,789	3,896	4,000	4,055
	<b>4+units</b>	26,078	27,544	29,249	31,217	32,917	34,669	36,065
	<b>Total</b>	63,899	67,490	71,340	75,770	79,510	83,340	86,280
<b>Fargo</b>	<b>1 Unit</b>	21,326	22,410	23,485	24,543	25,334	26,220	26,675
	<b>2-3 Units</b>	2,254	2,369	2,431	2,503	2,545	2,587	2,595
	<b>4+units</b>	23,211	24,391	25,813	27,373	28,671	29,983	31,080
	<b>Total</b>	46,791	49,170	51,730	54,420	56,550	58,790	60,350
<b>West Fargo</b>	<b>1 Unit</b>	6,986	7,993	8,865	10,050	11,159	12,268	13,224
	<b>2-3 Units</b>	768	870	959	1,055	1,103	1,138	1,223
	<b>4+units</b>	2,594	2,860	3,136	3,545	3,958	4,374	4,663
	<b>Total</b>	10,348	11,720	12,960	14,650	16,220	17,780	19,110
<b>Horace</b>	<b>1 Unit</b>	789	810	810	830	850	860	870
	<b>2-3 Units</b>	4	10	10	10	10	10	10
	<b>4+units</b>	21	20	20	20	30	30	30
	<b>Total</b>	810	830	840	860	880	890	910
<b>Balance of Cass</b>	<b>1 Unit</b>	5,363	5,187	5,292	5,341	5,353	5,322	5,391
	<b>2-3 Units</b>	331	297	238	220	238	266	227
	<b>4+units</b>	252	273	280	279	259	283	292
	<b>Total</b>	5,950	5,770	5,810	5,840	5,860	5,880	5,910
<b>Clay Co.</b>	<b>1 Unit</b>	16,501	17,413	18,234	19,007	19,550	20,127	20,520
	<b>2-3 Units</b>	757	799	838	874	901	929	920
	<b>4+units</b>	5,021	5,298	5,569	5,838	6,040	6,254	6,440
	<b>Total</b>	22,279	23,510	24,640	25,720	26,490	27,310	27,880
<b>Moorhead</b>	<b>1 Unit</b>	10,001	10,822	11,528	12,149	12,556	13,003	13,239
	<b>2-3 Units</b>	313	661	705	744	770	798	797
	<b>4+units</b>	3,990	4,247	4,547	4,817	5,004	5,209	5,404
	<b>Total</b>	14,304	15,730	16,780	17,710	18,330	19,010	19,440
<b>Dilworth</b>	<b>1 Unit</b>	1,326	1,390	1,440	1,510	1,540	1,610	1,690
	<b>2-3 Units</b>	33	40	40	40	40	40	40
	<b>4+units</b>	236	230	240	260	260	270	280
	<b>Total</b>	1,595	1,660	1,720	1,810	1,840	1,920	2,010
<b>Balance of Clay</b>	<b>1 Unit</b>	5,174	5,201	5,266	5,348	5,454	5,515	5,591
	<b>2-3 Units</b>	411	98	93	91	91	90	83
	<b>4+units</b>	795	821	781	761	776	775	756
	<b>Total</b>	6,380	6,120	6,140	6,200	6,320	6,380	6,430

Detailed Household Tenure Forecast – Scenario A

		2010	2015	2020	2025	2030	2035	2040
<b>Metro</b>	<b>Total</b>	86,178	91,960	98,060	103,900	111,010	116,990	122,060
	<b>Owner</b>	49,799	53,151	56,826	60,326	64,533	68,097	71,063
	<b>Renter</b>	36,379	38,809	41,234	43,574	46,477	48,893	50,997
<b>Cass</b>	<b>Total</b>	63,899	68,120	72,940	77,210	82,690	87,330	91,210
	<b>Owner</b>	34,294	36,559	39,242	41,616	44,653	47,246	49,345
	<b>Renter</b>	29,605	31,561	33,698	35,594	38,037	40,084	41,865
<b>Fargo</b>	<b>Total</b>	46,791	49,590	52,920	55,330	58,600	61,510	64,580
	<b>Owner</b>	21,433	22,715	24,184	25,341	26,897	28,295	29,707
	<b>Renter</b>	25,358	26,875	28,736	29,989	31,703	33,215	34,873
<b>West Fargo</b>	<b>Total</b>	10,348	11,810	13,230	15,020	17,150	18,890	19,730
	<b>Owner</b>	6,886	7,859	8,824	10,048	11,508	12,713	13,318
	<b>Renter</b>	3,462	3,951	4,406	4,972	5,642	6,177	6,412
<b>Horace</b>	<b>Total</b>	810	850	880	930	950	970	980
	<b>Owner</b>	769	807	835	883	903	922	931
	<b>Renter</b>	41	43	45	47	48	49	49
<b>Balance of Cass</b>	<b>Total</b>	5,950	5,870	5,910	5,930	5,990	5,960	5,920
	<b>Owner</b>	5,206	5,178	5,398	5,344	5,345	5,316	5,389
	<b>Renter</b>	744	692	512	586	645	644	531
<b>Clay</b>	<b>Total</b>	22,279	23,840	25,120	26,690	28,320	29,660	30,850
	<b>Owner</b>	15,505	16,591	17,584	18,710	19,881	20,851	21,718
	<b>Renter</b>	6,774	7,249	7,536	7,980	8,439	8,809	9,132
<b>Moorhead</b>	<b>Total</b>	14,304	15,840	16,910	18,130	19,440	20,430	21,350
	<b>Owner</b>	8,808	10,011	10,805	11,603	12,461	13,096	13,685
	<b>Renter</b>	5,496	5,829	6,105	6,527	6,979	7,334	7,665
<b>Dilworth</b>	<b>Total</b>	1,595	1,710	1,820	1,910	1,950	2,050	2,130
	<b>Owner</b>	1,142	1,224	1,310	1,394	1,443	1,538	1,619
	<b>Renter</b>	453	486	510	516	507	513	511
<b>Balance of Clay</b>	<b>Total</b>	6,479	6,290	6,390	6,650	6,930	7,180	7,370
	<b>Owner</b>	5,555	5,356	5,468	5,712	5,977	6,218	6,414
	<b>Renter</b>	825	934	922	938	953	962	956

Detailed Household Tenure Forecast – Scenario B

		2010	2015	2020	2025	2030	2035	2040	2045
<b>Metro</b>	<b>Total</b>	86,178	91,000	95,980	101,490	106,000	110,650	114,160	116,500
	<b>Owner</b>	49,799	52,583	55,629	58,870	61,531	64,286	66,305	67,641
	<b>Renter</b>	36,379	38,417	40,351	42,620	44,469	46,364	47,855	48,859
<b>Cass</b>	<b>Total</b>	63,899	67,490	71,340	75,770	79,510	83,340	86,280	88,360
	<b>Owner</b>	34,294	36,221	38,381	40,840	42,935	45,087	46,677	47,803
	<b>Renter</b>	29,605	31,269	32,959	34,930	36,575	38,253	39,603	40,557
<b>Fargo</b>	<b>Total</b>	46,791	49,170	51,730	54,420	56,550	58,790	60,350	61,420
	<b>Owner</b>	21,433	22,523	23,641	24,924	25,900	26,867	27,520	27,946
	<b>Renter</b>	25,358	26,647	28,089	29,496	30,650	31,923	32,830	33,474
<b>West Fargo</b>	<b>Total</b>	10,348	11,720	12,960	14,650	16,220	17,780	19,110	20,060
	<b>Owner</b>	6,886	7,799	8,644	9,801	10,884	11,966	12,899	13,581
	<b>Renter</b>	3,462	3,921	4,316	4,849	5,336	5,814	6,211	6,479
<b>Horace</b>	<b>Total</b>	810	830	840	860	880	890	910	930
	<b>Owner</b>	769	788	797	816	836	846	865	884
	<b>Renter</b>	41	42	43	44	44	45	46	47
<b>Balance of Cass</b>	<b>Total</b>	5,950	5,770	5,910	5,930	5,990	5,960	5,920	5,850
	<b>Owner</b>	5,206	5,112	5,299	5,299	5,316	5,408	5,394	5,393
	<b>Renter</b>	744	658	511	541	544	472	516	557
<b>Clay</b>	<b>Total</b>	22,279	23,510	24,640	25,720	26,490	27,310	27,880	28,140
	<b>Owner</b>	15,505	16,362	17,248	18,030	18,596	19,199	19,628	19,839
	<b>Renter</b>	6,774	7,148	7,392	7,690	7,894	8,111	8,252	8,301
<b>Moorhead</b>	<b>Total</b>	14,304	15,730	16,780	17,710	18,330	19,010	19,440	19,580
	<b>Owner</b>	8,808	9,941	10,722	11,334	11,750	12,185	12,461	12,551
	<b>Renter</b>	5,496	5,789	6,058	6,376	6,580	6,825	6,979	7,029
<b>Dilworth</b>	<b>Total</b>	1,595	1,660	1,720	1,810	1,840	1,920	2,010	2,040
	<b>Owner</b>	1,142	1,189	1,238	1,321	1,362	1,440	1,528	1,571
	<b>Renter</b>	453	471	482	489	478	480	482	469
<b>Balance of Clay</b>	<b>Total</b>	6,479	6,290	6,390	6,650	6,930	7,180	7,370	7,450
	<b>Owner</b>	5,555	5,232	5,287	5,374	5,485	5,574	5,639	5,717
	<b>Renter</b>	825	888	853	826	835	806	791	803