

CITY OF CRYSTAL DATA SUMMARY	<i>CENSUS 2000</i>	CENSUS 2010	<i>MC Est** 2011</i>	<i>MC Est** 2012</i>	<i>MC Est** 2013</i>	MC Est** 2014
Population	22,698	22,151	22,168	22,417	22,645	22,436
Households	9,389	9,191	9,191	9,203	9,268	9,224
Avg Persons/HH*	2.39	2.39	2.39	2.41	2.42	2.40
Housing Units	9,481	9,634	9,613	9,602	9,605	9,626
Vacant Units	92	443	422	399	337	402
Vacancy Rate	1.0%	4.6%	4.4%	4.2%	3.5%	4.2%

% Change from 2010
1.3% Population
0.4% Households
0.4% Avg Persons/HH*
-0.1% Housing Units
-9.3% Vacant Units

** Average Persons Per Household does not include persons living in 'Group Quarters' such as a nursing home*

*** Estimates provided by Metropolitan Council*

May 14, 2015

Anne Norris, City Manager
City Of Crystal
4141 Douglas Dr N
Crystal, MN 55422-1696

Dear Ms. Norris:

The Metropolitan Council has prepared preliminary population and household estimates for your community as of April 1, 2014. This is an annual process governed by *Minnesota Statutes* 473.24. Please note that these estimates are different from the Council's draft local forecasts that your community recently had the opportunity to review. Forecasts look ahead to the coming decades; the annual estimates look backwards in time to the previous year.

2014 Annual Population Estimate

The Metropolitan Council estimates that the City of Crystal had 22,436 people and 9,224 households as of April 1, 2014. Household size averaged 2.40 persons per household.

How was this estimate calculated?

We estimate households and population with a housing-stock-based method, which involves three questions:

1. How many housing units does the community have? We estimate housing units with data from our annual surveys of residential construction and manufactured housing parks.
2. How many of these housing units are occupied? We estimate the number of households by examining occupancy rates in the community for different housing types. Data come from the U.S. Census Bureau.
3. How many people lived in these occupied housing units? We estimate the population in households by examining the average household sizes in the community for different housing types. These data also come from the U.S. Census Bureau. We add the group quarters population from our annual survey.

This letter includes a report with the data inputs and calculations used to develop the preliminary estimates. For more information, visit <http://stats.metc.state.mn.us/stats/aboutestimates.aspx>, or contact me at 651-602-1513.

How can my community provide feedback on this estimate?

We welcome discussion of the 2014 preliminary estimates and invite you to review and comment on them. Please send any written comments or questions to Matt Schroeder, Metropolitan Council Research, 390 Robert Street North, Saint Paul, MN 55101; or by e-mail to Matt.Schroeder@metc.state.mn.us. *Under Minnesota Statutes 473.24, we must receive your comments, questions or specific objections, in writing, by Wednesday, June 24.*

What happens after my community provides feedback?

The Council will certify final estimates by July 15, 2015 for state government use in allocating local government aid and street aid.

Sincerely,



Matt Schroeder
Senior Researcher

2014 Annual Population Estimates

Crystal city, Hennepin County, Minnesota

Households:	9,224	Population in Households:	22,177	Average Household Size:	2.404
Housing Total:	9,626	Population in Group Quarters:	259		
Occupancy Rate:	95.82%	Total Population:	22,436		

The Metropolitan Council's Annual Estimates account for housing stock changes since April 1, 2010. These include housing units permitted and other changes. Other changes are due to demolitions, building conversions (units added or lost), city boundary changes (units annexed in or out), and other changes reported by city and township staff. The Council assumes that 85% of multifamily and 95% of single-family units permitted in 2013 were completed and occupiable by April 1, 2014; the remainder are occupiable in the future.

Manufactured homes are counted each year from Metropolitan Council surveys of manufactured home park operators and local governments. Other housing (boats, RVs, etc. used as housing) is an estimate from the most recent Census ACS estimates.

	<u>Housing Stock</u> <u>April 1, 2010</u>	<u>Permitted and</u> <u>built since 2010</u>	<u>Other changes</u> <u>since 2010</u>	<u>Housing Stock</u> <u>April 1, 2014</u>
Single-family-detached:	7,280	46	-54	7,272
Townhomes:	263	0	0	263
Duplex, 3-, 4-plex units:	236	0	0	236
Multifamily units:	1,855	0	0	1,855
Manufactured homes:	0			0
Other (boats, RVs, etc. as shelter):	0			0
Housing Total:	9,634			9,626

Each housing type will have a specifically estimated occupancy rate and average household size. Starting with the 2011-12 cycle, the primary data are the most recent American Community Survey estimates, calculated and adjusted as described in the Council's methodology, available online at <http://stats.metc.state.mn.us/stats/aboutestimates.aspx>

Definitions: A household is a group of people (or one person alone) occupying a housing unit.

The number of occupied housing units and the number of households are equivalent.

Population in Group Quarters (or institutional housing) is counted separately through an annual Metropolitan Council survey.

	<u>Housing Stock</u> <u>April 1, 2014</u>	<u>Occupancy</u> <u>Rate 2014</u>	<u>Occupied with</u> <u>Households</u>	<u>Persons Per</u> <u>Household</u>	<u>Population in</u> <u>2014</u>
Single-family-detached:	7,272	95.62%	6,953	2.594	18,037
Townhomes:	263	95.62%	251	2.594	651
Duplex, 3-, 4-plex units:	236	99.50%	235	1.963	461
Multifamily units:	1,855	96.24%	1,785	1.696	3,028
Manufactured homes:	0	0.00%	0	2.570	0
Other:	0	Counted only if occupied	0	2.270	0
Housing Total:	9,626		9,224		
		Households:		In Households:	22,177
				In Group Qtrs:	259
				Total Population:	22,436