

CITY OF CRYSTAL DATA SUMMARY	CENSUS 2000	CENSUS 2010	MC Est** 2011	MC Est** 2012	MC Est** 2013	% Change from 2010
Population	22,698	22,151	22,168	22,417	22,645	+ 2.2% Population
Households	9,389	9,191	9,191	9,203	9,268	+ 0.8% Households
Avg Persons/HH*	2.39	2.39	2.39	2.41	2.42	+1.3% Avg Persons/HH*
Housing Units	9,481	9,634	9,613	9,602	9,605	- 0.3% Housing Units
Vacant Units	92	443	422	399	337	- 23.9% Vacant Units
Vacancy Rate	1.0%	4.6%	4.4%	4.2%	3.5%	

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

** Estimate provided by Metropolitan Council

May 9, 2014

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

Dear Ms. Norris:

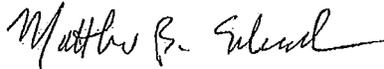
Each year, the Metropolitan Council prepares population and household estimates as of April 1 of the previous year. Local governments are invited to review and comment on the preliminary estimates. The Council will certify final estimates by July 15 for state government use in allocating local government aid and street aid.

The Metropolitan Council estimates that the City Of Crystal had 22,645 people and 9,268 households as of April 1, 2013. Household size averaged 2.42 persons per household.

With this letter, the Council is reporting the data inputs used to develop the preliminary estimates for your community. The Council estimates current population and households through changes in the housing stock, occupancy rates and persons per household. Input data sources include housing stock, manufactured home parks, and group quarters data maintained by Metropolitan Council Research, as well as U.S. Census Bureau's American Community Survey data. For more information on the Council's population estimates model, please visit the Council's website at <http://stats.metc.state.mn.us/stats/aboutestimates.aspx> or contact Matt Schroeder at 651-602-1513.

Council staff welcomes discussion of the 2013 preliminary estimates. *Under Minnesota Statutes 473.24, the Metropolitan Council must receive your comments, questions or specific objections, in writing, by June 24.* Please send any written comments or questions to Matt Schroeder, Metropolitan Council Research, 390 North Robert Street, Saint Paul, MN 55101; or by e-mail to matt.schroeder@metc.state.mn.us

Sincerely,



Matt Schroeder
Senior Researcher

2013 Annual Population Estimates

Crystal city, Hennepin County, Minnesota

Households:	9,268	Population in Households:	22,397	Average Household Size:	2.417
Housing Total:	9,605	Population in Group Quarters:	248		
Occupancy Rate:	96.49%	Total Population:	22,645		

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 2012 were completed and occupiable by April 1, 2013; 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, 2013</u>
Single-family-detached:	7,280	31	-60	7,251
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			9,605

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, 2013</u>	<u>Occupancy</u> <u>Rate 2013</u>	<u>Occupied with</u> <u>Households</u>	<u>Persons Per</u> <u>Household</u>	<u>Population in</u> <u>2013</u>
Single-family-detached:	7,251	96.91%	7,027	2.617	18,390
Townhomes:	263	96.91%	255	2.617	667
Duplex, 3-, 4-plex units:	236	99.50%	235	1.723	405
Multifamily units:	1,855	94.39%	1,751	1.676	2,935
Manufactured homes:	0	0.00%	0	2.571	0
Other:	0	Counted only if occupied	0	1.800	0
Housing Total:	9,605		9,268	In Households:	22,397
				In Group Qtrs:	248
				Total Population:	22,645