

May 29, 2013

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 22,417 people and 9,203 households as of April 1, 2012. Household size averaged 2.41 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.metroc.state.mn.us/stats/aboutestimates.aspx> or contact Todd Graham at 651-602-1322.

Council staff welcomes discussion of the 2012 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 Todd Graham, Metropolitan Council Research, 390 North Robert Street, Saint Paul, MN 55101; or by e-mail to [todd.graham@metc.state.mn.us](mailto:todd.graham@metc.state.mn.us)

Sincerely,



Todd Graham  
Principal Demographer

9,602 housing units  
- 9,203 households

399 units vacant  
(4.2% vacancy rate)

## 2012 Annual Population Estimates

### Crystal city, Hennepin County, Minnesota

Households:	9,203	Population in Households:	22,168	Average Household Size:	2.409
Housing Total:	9,602	Population in Group Quarters:	249		
Occupancy Rate:	95.84%	Total Population:	22,417		

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 2011 were completed and occupiable by April 1, 2012; 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, 2012</u>
Single-family-detached:	7,280	22	-54	7,248
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			9,602

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, 2012</u>	<u>Occupancy</u> <u>Rate 2012</u>	<u>Occupied with</u> <u>Households</u>	<u>Persons Per</u> <u>Household</u>	<u>Population</u> <u>in 2012</u>
Single-family-detached:	7,248	96.19%	6,972	2.580	17,991
Townhomes:	263	96.19%	253	2.580	653
Duplex, 3-, 4-plex units:	236	98.55%	233	1.715	400
Multifamily units:	1,855	94.06%	1,745	1.791	3,124
Manufactured homes:	0	0.00%	0	2.537	0
Other:	0	Counted only if occupied	0	1.600	0
Housing Total:	9,602		9,203		
		Households:		In Households:	22,168
				In Group Qtrs:	249
				Total Population:	22,417