

CITY OF CRYSTAL, MINNESOTA
DATA SUMMARY - 2010 CENSUS AND ANNUAL METROPOLITAN COUNCIL ESTIMATES

	CENSUS 2010	Estimate** 2011	Estimate** 2012	Estimate** 2013	Estimate** 2014	Estimate** 2015	Estimate** 2016	Estimate** 2017	Estimate** 2018
Population	22,151	22,168	22,417	22,645	22,436	22,852	22,855	22,929	23,287
Households	9,191	9,191	9,203	9,268	9,224	9,413	9,461	9,488	9,544
Persons per Household*	2.390	2.390	2.410	2.420	2.400	2.400	2.390	2.394	2.418
Total Housing Units	9,634	9,613	9,602	9,605	9,626	9,732	9,763	9,776	9,786
Vacant Housing Units	443	422	399	337	402	319	302	288	242
Vacancy Rate	4.60%	4.39%	4.16%	3.51%	4.18%	3.28%	3.09%	2.95%	2.47%

* Persons Per Household is an average that does not include people living in Group Quarters such as a nursing home

** These estimates are provided by Metropolitan Council in the summer of the following year



<u>Change from 2010-2018</u>		
Population	+ 1,136	+ 5.1%
Households	+ 353	+ 3.8%
Total Housing Units	+ 152	+ 1.6%
Vacant Housing Units	- 201	- 45.4%

May 16, 2019

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, 2018. This is an annual process governed by Minnesota Statutes 473.24. Please note that these estimates are different from the Council's local forecasts that your community has reviewed before. Forecasts look ahead to the coming decades; the annual estimates communicated below look back in time to the previous year.

2018 Annual Population Estimate

The Metropolitan Council estimates that the City of Crystal had 23,287 people and 9,544 households as of April 1, 2018. Household size averaged 2.418 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 did your community have?*
- 2. How many households occupied these housing units?*
- 3. How many people lived in these occupied housing units?*

This letter includes an overview of our estimation method along with a report showing the data inputs and calculations used to develop the preliminary estimates. For more information, visit <https://www.metrocouncil.org/populationestimates>, or contact me at 651-602-1513.

Can this estimate be compared to last year's estimate?

Each year, we update our data and refine our methods, so preliminary estimates from different years are not directly comparable. We don't recommend taking the difference between the 2017 and 2018 estimates to calculate growth between 2017 and 2018. Instead, we recommend examining growth since the 2010 Census.

How can my community provide feedback on this estimate?

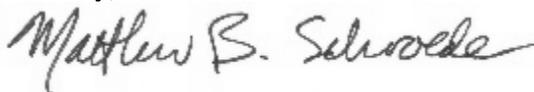
We welcome discussion of the preliminary estimates and invite you to review and comment on them. Please send any written comments or questions to Matt Schroeder, Metropolitan Council Research, 390 Robert Street North, Saint Paul, MN 55101; or by e-mail to Matt.Schroeder@metc.state.mn.us. *Under Minnesota Statutes 473.24, we must receive your comments, questions, or specific objections, in writing, by June 24, 2019.*

What happens after my community provides feedback?

The Council will certify final estimates by July 15, 2019 for state government use in allocating certain funds.

I have also enclosed a flyer about the Census Bureau's New Construction Program. Please consider participating in this effort, as it will ensure a complete 2020 Census count and improve the accuracy of future years' estimates.

Sincerely,



Matt Schroeder
Principal Researcher

Crystal city, Hennepin County

2018 Annual Population Estimate

Published May 16, 2019 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2018 Estimate	9,786	97.53%	9,544	2.418	23,080	207	23,287
2010 Census	9,634	95.32%	9,183	2.388	21,927	224	22,151

The Metropolitan Council estimates population using the housing stock method, which answers three main questions for each community as of April 1, 2018.

First, how many housing units did the community have?

- We start with housing units measured by the 2010 Census, then add units built between 2010 and 2017, based on permits reported to us by communities. Permit data is available on our website (https://stats.metc.state.mn.us/data_download/DD_start.aspx (https://stats.metc.state.mn.us/data_download/DD_start.aspx)).
 - We assume that 95% of single-family detached units and 90% of townhome/duplex/triplex/quadplex units permitted in 2017 were completed and occupiable by April 1, 2018; the remainder are assumed to have been completed after that date and will count toward next year's estimates (for April 1, 2019).
 - Multifamily units permitted between 2010 and 2017 are assumed to be completed if they received a certificate of occupancy by April 1, 2018. The remaining units will count toward next year's estimates if they received a certificate of occupancy by April 1, 2019. According to our records, Crystal permitted 0 multifamily units before 2017 that were not open by April 1, 2018, and permitted 0 units in 2017 that were not open by April 1, 2018.
 - Manufactured home data comes from our annual surveys of manufactured home park operators and local governments.
 - Data on other housing (boats, RVs, etc. used as housing) comes from the most recent American Community Survey data; this housing is included in the estimates only if occupied.
- We also examine other housing stock changes reported by communities. These include demolitions, building conversions (units added or lost), boundary changes (units annexed in or out), and other changes reported by city and township staff.

	Housing stock April 1, 2010	Permitted and built since 2010	Other changes since 2010	Housing stock April 1, 2018
Single-family detached	7,280	103	-78	7,305

	Housing stock April 1, 2010	Permitted and built since 2010	Other changes since 2010	Housing stock April 1, 2018
<i>Townhome (Single-family attached)</i>	263	0	0	263
<i>Duplex/triplex/quadplex</i>	236	0	-4	232
<i>Multifamily (5 or more units)</i>	1,855	131	0	1,986
<i>Accessory dwelling units (ADU)</i>	0	0	0	0
<i>Manufactured homes</i>	0			0
<i>Other units</i>	0			0
Total	9,634			9,786

Second, how many of these housing units were occupied by households?

- Each housing type has an estimated occupancy rate. These data come from the most recent American Community Survey estimates for housing units and households, decennial census data from the U.S. Census Bureau, and the U.S. Postal Service. To estimate multifamily occupancy rates, we also use CoStar, a proprietary data source covering the apartment market.
- Multiplying the number of housing units of each type by the occupancy rate yields the number of households (occupied housing units).

Third, how many people lived in these occupied housing units?

- Each housing type has an estimated average household size. These data come from the most recent American Community Survey estimates of households and population in households as well as decennial census data from the U.S. Census Bureau.
- Multiplying the number of households in each housing type by the average household size yields the population in households.

	Housing stock April 1, 2018	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	7,305	97.48%	7,121	2.544	18,119
<i>Townhome (Single-family attached)</i>	263	98.51%	259	2.544	659
<i>Duplex/triplex/quadplex</i>	232	98.11%	228	2.461	561
<i>Multifamily (5 or more units)</i>	1,986	97.47%	1,936	1.932	3,741
<i>Accessory dwelling units (ADU)</i>	0	97.47%	0	1.932	0

	Housing stock April 1, 2018	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Manufactured homes</i>	0	94.74%	0	1.000	0
<i>Other units</i>	0	N/A	0	2.000	0
<i>Total</i>	9,786	97.53%	9,544	2.418	23,080

To obtain the total population, we also add the number of residents in group quarters facilities.

These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey and the Minnesota Department of Human Services.

Population in households	Population in group quarters	Total population April 1, 2018
23,080	207	23,287

Due to rounding, not all estimates can be reproduced exactly from the above inputs.

For more information, see our methodology document, available from <https://www.metrocouncil.org/populationestimates> (<https://www.metrocouncil.org/populationestimates>).