

May 26, 2022

Daniel Buchholtz, City Administrator
City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432-2188

Dear Mr. Buchholtz:

The Metropolitan Council has prepared preliminary population and household estimates for your community as of April 1, 2019. This is an annual process governed by Minnesota Statutes 473.24.

As of April 1, 2021, the City of Spring Lake Park had 3,219 housing units, 3,129 households, and 7,544 people (of whom 16 lived in group quarters facilities). Household size averaged 2.406 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 each 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 your community. For more information, visit <https://www.metrocouncil.org/populationestimates>, or contact me at 651-602-1513.

How can local governments provide feedback on this estimate?


We welcome discussion of the preliminary estimates and invite you to review and comment on them. We are particularly interested in feedback on the housing type estimates and the group quarters facilities, since this data has been refreshed following the 2020 Census and has not yet been reviewed by local governments.

Please send any comments or questions to Matt.Schroeder@metc.state.mn.us (preferred) or to Matt Schroeder, Community Development Research, 390 Robert St N, Saint Paul, MN 55101. *Under Minnesota Statutes 473.24, we must receive your comments or specific objections, in writing, by June 24, 2022.*

What happens after local governments provide feedback?

The Council will certify final estimates by July 15, 2022 for state government use in allocating certain funds.

Sincerely,



Matt Schroeder
Principal Researcher

Spring Lake Park city, Anoka County

2021 Annual Population Estimate

Published May 26, 2022 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2021 Estimate	3,139	97.16%	3,050	2.4013	7,324	16	7,340
2020 Census	2,946	97.66%	2,877	2.4164	6,952	31	6,983

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2021.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2021, based on permits reported to us by communities. Permit data is [available on our website](#).
 - We assume that 85% of single-family detached units and 80% of townhome/duplex/triplex/quadplex units permitted in 2020 were completed and occupiable by April 1, 2021.
 - Multifamily units permitted in and before 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2021.
 - 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 jurisdictions. 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, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2021
<i>Single-family detached</i>	1,841	3	-2	1,842
<i>Townhome (Single-family attached)</i>	265	0	0	265
<i>Duplex/triplex/quadplex</i>	107	0	0	107
<i>Multifamily (5 or more units)</i>	625	194	0	819
<i>Accessory dwelling units (ADUs)</i>	0	0	0	0
<i>Manufactured homes</i>	108			106
<i>Other units</i>	0			0
Total	2,946			3,139

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, 2021	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	1,842	97.19%	1,790	2.7574	4,936
<i>Townhome (Single-family attached)</i>	265	99.15%	263	2.7574	725
<i>Duplex/triplex/quadplex</i>	107	98.15%	105	1.9725	207
<i>Multifamily (5 or more units)</i>	819	96.05%	787	1.5493	1,219
<i>Accessory dwelling units (ADUs)</i>	0	94.31%	0	1.5493	0
<i>Manufactured homes</i>	106	98.88%	105	2.2613	237
<i>Other units</i>	0	99.82%	0	2.1217	0
Total	3,139	97.16%	3,050	2.4013	7,324

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. A list of facilities in each community can be found at <https://www.metrocouncil.org/populationestimates>.

Population in households	Population in group quarters	Total population April 1, 2021
7,324	16	7,340

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>.

Spring Lake Park city, Ramsey County

2021 Annual Population Estimate

Published May 26, 2022 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2021 Estimate	80	98.75%	79	2.5823	204	0	204
2020 Census	80	98.75%	79	2.5949	205	0	205

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2021.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2021, based on permits reported to us by communities. Permit data is [available on our website](#).
 - We assume that 85% of single-family detached units and 80% of townhome/duplex/triplex/quadplex units permitted in 2020 were completed and occupiable by April 1, 2021.
 - Multifamily units permitted in and before 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2021.
 - 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 jurisdictions. 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, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2021
<i>Single-family detached</i>	30	0	0	30
<i>Townhome (Single-family attached)</i>	39	0	0	39
<i>Duplex/triplex/quadplex</i>	0	0	0	0
<i>Multifamily (5 or more units)</i>	11	0	0	11
<i>Accessory dwelling units (ADUs)</i>	0	0	0	0
<i>Manufactured homes</i>	0			0
<i>Other units</i>	0			0
Total	80			80

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, 2021	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	30	99.09%	30	2.5886	78
<i>Townhome (Single-family attached)</i>	39	97.37%	38	2.5886	98
<i>Duplex/triplex/quadplex</i>	0	97.47%	0	4.1498	0
<i>Multifamily (5 or more units)</i>	11	99.51%	11	2.5886	28
<i>Accessory dwelling units (ADUs)</i>	0	99.09%	0	2.5886	0
<i>Manufactured homes</i>	0	94.51%	0	0.0000	0
<i>Other units</i>	0	99.51%	0	3.6496	0
Total	80	98.75%	79	2.5823	204

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

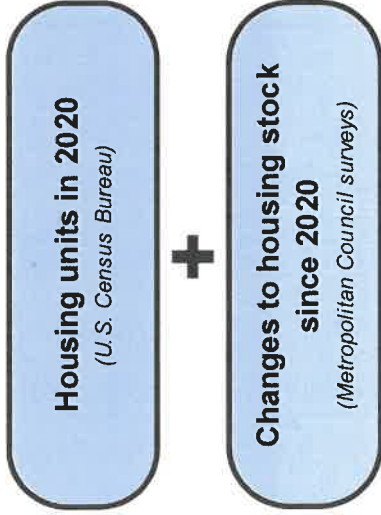
These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey. A list of facilities in each community can be found at <https://www.metrocouncil.org/populationestimates>.

Population in households	Population in group quarters	Total population April 1, 2021
204	0	204

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>.

HOW MANY HOUSING UNITS ARE IN THE COMMUNITY?



We start with the housing units from the 2020 Census, then we add units identified in our annual surveys of residential construction (building permits and other housing stock changes) and manufactured housing parks.

This results in the estimated number of housing units in each community, broken down by the type of housing.

HOW MANY HOUSEHOLDS OCCUPY THESE HOUSING UNITS?

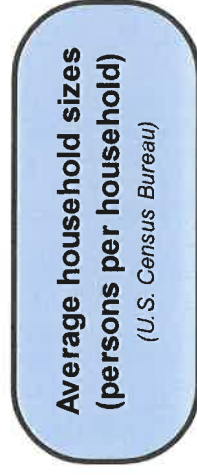


Not all of these housing units are occupied; some are vacant.

To estimate the number of households, we examine occupancy rates in the community for different types of housing. These data come from the U.S. Census Bureau's American Community Survey and Decennial Census as well as the U.S. Postal Service and CoStar.

This results in the estimated number of households in each community, again broken down by the type of housing.

HOW MANY PEOPLE LIVE IN THESE OCCUPIED HOUSING UNITS?



Finally, we examine the average household sizes in the community for different types of housing. These data come from the U.S. Census Bureau's American Community Survey and Decennial Census.

To arrive at the total population, we add in residents of "group quarters" (places like correctional facilities, college dormitories, emergency housing shelters, and nursing homes), measured by our annual survey of such facilities.

The data inputs for your community are shown in the enclosed report.

For more detail, see the estimates methodology, available from <https://www.metrocouncil.org/populationestimates>.