

May 18, 2020

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*. Please note that these estimates are different from the Council's local forecasts that your community has reviewed before.

2019 Annual Population Estimate

The Metropolitan Council estimates that the City of Spring Lake Park had 6,699 people and 2,891 households as of April 1, 2019. Household size averaged 2.308 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 your community. 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 2018 and 2019 estimates to calculate growth between 2018 and 2019. 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. Because I and most of my colleagues are working remotely to slow the spread of COVID-19, I can respond most promptly if you send any comments or questions to Matt.Schroeder@metc.state.mn.us. If this is not possible, you may mail them 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, 2020.*

What happens after my community provides feedback?

The Council will certify final estimates by July 15, 2020 for state government use in allocating certain funds.

Sincerely,



Matt Schroeder
Principal Researcher

HOW MANY HOUSING UNITS ARE IN THE COMMUNITY?

Housing units in 2010
(U.S. Census)



Changes to housing stock
since 2010
(Metropolitan Council surveys)

We start with the housing units from the 2010 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?

Occupancy rates
*(U.S. Census Bureau
and U.S. Postal Service)*



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.

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?

Average household sizes
(persons per household)
(U.S. Census Bureau)



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.

Spring Lake Park city, Anoka County

2019 Annual Population Estimate

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	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2019 Estimate	2,900	97.00%	2,813	2.304	6,480	28	6,508
2010 Census	2,715	95.65%	2,597	2.394	6,216	18	6,234

The Metropolitan Council estimates population using the housing stock method, which answers three main questions for each community as of April 1, 2019.

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 2018, based on permits reported to us by communities. Permit data is [available on our website](#).
 - We assume that 95% of single-family detached units and 90% of townhome/duplex/triplex/quadplex units permitted in 2018 were completed and occupiable by April 1, 2019.
 - Multifamily units permitted between 2010 and 2018 are assumed to be completed if they received a certificate of occupancy by April 1, 2019. According to our records, Spring Lake Park permitted 0 multifamily units before 2019 that were not open by April 1, 2019.
 - We will inspect 2020 Census counts to ensure that the remaining housing units (those assumed to have been completed after April 1, 2019) are counted in the 2020 Census, which will serve as the baseline for the next decade's population estimates.
 - 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, 2019
<i>Single-family detached</i>	1,693	9	-4	1,698
<i>Townhome (Single-family attached)</i>	313	0	0	313
<i>Duplex/triplex/quadplex</i>	90	4	0	94
<i>Multifamily (5 or more units)</i>	499	194	0	693
<i>Accessory dwelling units (ADU)</i>	0	0	0	0
<i>Manufactured homes</i>	120			102
<i>Other units</i>	0			0
Total	2,715			2,900

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, 2019	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	1,698	96.75%	1,643	2.555	4,198
<i>Townhome (Single-family attached)</i>	313	99.69%	312	2.555	797
<i>Duplex/triplex/quadplex</i>	94	88.85%	84	2.004	168
<i>Multifamily (5 or more units)</i>	693	97.10%	673	1.613	1,086
<i>Accessory dwelling units (ADU)</i>	0	97.10%	0	1.613	0
<i>Manufactured homes</i>	102	99.50%	101	2.283	231
<i>Other units</i>	0	N/A	0	1.811	0
Total	2,900	97.00%	2,813	2.304	6,480

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, 2019
6,480	28	6,508

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

2019 Annual Population Estimate

Published May 18, 2020 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2019 Estimate	80	97.50%	78	2.449	191	0	191
2010 Census	80	93.75%	75	2.373	178	0	178

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	Housing stock April 1, 2010	Permitted and built since 2010	Other changes since 2010	Housing stock April 1, 2019
<i>Single-family detached</i>	29	0	0	29
<i>Townhome (Single-family attached)</i>	18	0	0	18
<i>Duplex/triplex/quadplex</i>	4	0	0	4
<i>Multifamily (5 or more units)</i>	29	0	0	29
<i>Accessory dwelling units (ADU)</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, 2019	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	29	97.57%	28	2.137	60
<i>Townhome (Single-family attached)</i>	18	97.57%	18	2.137	38
<i>Duplex/triplex/quadplex</i>	4	97.77%	4	3.953	16
<i>Multifamily (5 or more units)</i>	29	96.83%	28	2.761	77
<i>Accessory dwelling units (ADU)</i>	0	96.83%	0	2.761	0
<i>Manufactured homes</i>	0	92.77%	0	1.000	0
<i>Other units</i>	0	N/A	0	2.779	0
Total	80	97.50%	78	2.449	191

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, 2019
191	0	191

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>.