

# ANNUAL POPULATION ESTIMATES METHODOLOGY

*Revised May 2022*



**METROPOLITAN**  
C O U N C I L

# ANNUAL POPULATION ESTIMATES METHODOLOGY

The Metropolitan Council prepares local households and population estimates for the Twin Cities seven-county area. The Council has the statutory responsibility to develop the estimates, distribute them for local government review, receive comments or challenges, revise estimates as warranted, and certify final estimates. These estimates are the official household and population estimates for State government purposes (*Minnesota Statutes 473.24*).

Since the 1970s, the Metropolitan Council has used a housing stock-based model to estimate households and population. While it is difficult to estimate the three components of population change (birth, death, and migration) at the local level, it is much easier to know how many housing units there are. We can then use what we know about those units to estimate how many people live in them.

In reduced form, the Council's model determines housing units, households and population as follows:

$$\text{Housing Units}_{2021} = \text{Housing Units}_{2020} + \Sigma(\text{Housing Changes}_{\text{Since2020}})$$

$$\text{Households}_{2021} = \text{Housing Units}_{2021} \times \text{Occupancy Rates}$$

$$\text{Total Population}_{2021} = (\text{Households}_{2021} \times \text{Persons Per Household}) + \text{Group Quarters Pop}_{2021}$$

The population grows when:

- More housing units are added (measured by building permits)
- More of those housing units are occupied by households (measured by occupancy/vacancy rates)
- Those households have more people (measured by average household size)

## Methodology improvements

Over the past two decades, we have worked to continually improve our annual estimates methodology.

- With the 2011-12 cycle, Census 2000 occupancy rates and household size multipliers were fully replaced with the most recent Census ACS five-year rates and multipliers. These rates and multipliers are calibrated to reconcile population estimates with Census 2010 counts and other data resources.
- With the 2015-16 cycle, we began using multiple data resources to estimate occupancy rates and average household size multipliers. The "weight" given to each data resource is locally customized and depends on the suitability and statistical reliability of each data resource for each city.
- Starting with the 2021-22 cycle, housing stock estimates and lists of group quarters facilities have been refreshed along with occupancy rates and household multipliers. Additionally, we first generated estimates for counties and ensured that city/township estimates align with county totals.

## Estimation of housing stock

For the April 1, 2021 estimates, we have worked to estimate housing unit counts, segmented by type. Housing types are:

- Single-family detached houses
- Townhomes (single-family attached)
- Units in duplexes and 3- and 4-unit buildings
- Units in multi-family buildings (5 or more units, including both condominiums and apartments)
- Accessory dwelling units (ADUs, small housing units on the same lot as a single-family home)
- Manufactured homes
- Other shelters (boats, RVs, and other situations that would not normally be considered)

For the first five housing types, the Council's model starts with base year (2010) housing stock, then adds (or subtracts) housing stock changes since 2010.<sup>1</sup> These include:

- Housing units permitted
- Other gross additions to housing stock
- Gross losses to housing stock

## Base year housing stock

The base year (2020) housing stock is controlled to the Census 2020 count of all housing units.<sup>2</sup>

Base year housing stock *by type* is calculated by multiplication of the count with percentage shares representing each housing type. Because the 2020 Census did not gather data on housing type, these percentage shares needed to be estimated. See Appendix A for more information.

These estimates may not align perfectly with other data sources. One reason for this is the need for consistency with the 2020 Census, which provides the baseline data for our estimates. If the 2020 Census counted too few or too many housing units, these estimates will be off as well. Another reason is how local governments report building permits to us. We attempt to standardize the definitions of housing types used in building permit reports, and we attempt to reconcile the numbers of units reported with other data sources. Still, our estimates ultimately depend on the accuracy of the data local governments submit to us, and we are grateful for their efforts.

Discrepancies in total numbers of housing units are possible. Evaluating the estimates model process used prior to 2020, there were 23 communities (out of 186) with housing counts differing from the Census 2020 enumeration by at least 100 units.<sup>3</sup> In 10 of these cases, the Council previously overestimated housing counts; this was likely due to an assumption that all permitted units are eventually completed. In the other 13 cases, the Council previously underestimated housing counts,

---

<sup>1</sup> We began tracking accessory dwelling units in 2016.

<sup>2</sup> These counts are subject to change during the Census Bureau's [Count Question Resolution](#) operation, which provides a way for local governments to challenge 2020 Census results if certain conditions are met. Until that process plays out, we have corrected an issue that erroneously placed several hundred housing units in Dahlgren Township in the City of Carver. We have also made a small number of much more minor edits. These decisions are detailed here: <https://metro council.org/Data-and-Maps/Research-and-Data/Census-Data/How-we-edited-initial-2020-Census-Data.aspx>

<sup>3</sup> In our 2011 evaluation of our housing unit estimates against the 2010 Census, there were 31 communities where our estimates diverged from the 2010 Census counts by at least 100 units.

likely due to incompleteness of building permits recordkeeping or reporting by local governments. In summary, the Council's method for estimating housing counts relies on the accuracy and completeness of city- and town-provided data inputs.

### *Housing units permitted*

We collect data on housing units permitted through an annual survey of cities and towns. In the rare cases when cities or towns do not respond to the survey, we substitute data from the US Commerce Department's Building Permits Survey. The substitute data are comparable but not always complete.<sup>4</sup>

The Council's model assumes that not all housing units permitted will be built in the year permitted. Single-family detached homes are the most likely to be completed in the same year permitted; multi-family construction has the longest cycle-times. The remaining permitted units are assumed to be completed and occupiable later, and they will be counted in subsequent years. In crediting the most recent year of permitting and construction, the Council assumes:<sup>5</sup>

- 80% same-year completion for townhomes, duplexes, 3- and 4-unit permits; 20% later completion
- 85% same-year completion for single family detached permits; 15% later completion
- Multifamily permits are counted only if they had opened for occupancy by April 1, 2021, as determined by city-issued certificates of occupancy and/or CoStar data.<sup>6</sup> Virtually all multifamily units permitted in 2020 had not opened by April 1, 2021. However, we estimate that there were approximately 14,300 multifamily units permitted before 2020 and open by April 1, 2021 that were not included in the 2020 Census. We have incorporated them into the 2021 estimates.

### *Gross additions and losses to housing stock*

Gross additions include physically moved structures, conversions reported to the Council's annual survey, and units annexed in as determined by the [Municipal Boundary Adjustment unit](#) in the Office of Administrative Hearings.

Gross losses include physically moved structures and demolitions reported to the Council's annual survey as well as units moved or annexed out.

### *Housing stock calculated*

As an example, for Single-Family Detached (SFD) housing stock, the calculation can be specified:

$$\mathbf{SFD}_{2021} = \mathbf{SFD}_{2020} + (\mathbf{SFD\ Permit}_{2020} \times 85\% \text{ Same-Year-Completion}) + \\ (\mathbf{SFD\ Additions}_{2020}) + (\mathbf{SFD\ Losses}_{2020}) + \mathbf{SFD\ Other\ Adjustments}$$

---

<sup>4</sup> We have found that some cities and towns underreport to US Commerce Department. The data are online at <http://socds.huduser.org/permits/>

<sup>5</sup> In past estimates cycles, these multipliers were 90% and 95% respectively, as suggested by cycle-time distributions from the US Commerce Department's Survey of Construction. For the 2021 estimates, we have lowered these multipliers to because of recent labor shortages and supply chain disruptions. Unfortunately, there is not information about where permitted construction failed to occur. Over the long term, we assume 100% eventual completion.

<sup>6</sup> CoStar is a proprietary source of data with more up-to-date information on rental apartments across the region than the ACS provides.

Where:

- $SFD_{2020}$  = 2020 housing units
- $SFD\ Permit_{2020}$  = Number of units permitted in 2020
- $SFD\ Additions_{2020}$  = Other gross additions in 2020
- $SFD\ Losses_{2020}$  = Gross losses in 2020
- As described above, the 85% completion rate assumes that not all units permitted in 2020 were completed by April 1, 2021.

The calculations of Townhomes, Duplex/Triplex/Quads, and Multifamily housing stock are comparable – but with different assumptions about same-year completion, as described previously.

### *Housing units outside of built housing stock*

In addition to the built housing stock, we also estimate manufactured home units. Manufactured homes in manufactured home parks are counted through an annual survey of park operators/managers. Manufactured homes outside of parks are counted through our annual survey of residential construction.

We do not estimate directly the number of other shelters (boats, RVs, and other situations that would not normally be considered). Instead, we take the “other” number from the most recent local ACS five-year estimates, counting such units only if they are occupied.

### **Estimation of households**

Following the completion of housing stock estimation, the Council model applies occupancy rates to those housing units in order to estimate the number of households. (By definition, the number of households is identical to the number of occupied housing units.)

### *County occupancy rates*

Because data for large geographic areas is more reliable than data for smaller geographic areas, we start by estimating occupancy rates and households for counties. Each county’s estimated occupancy rate is a composite of three separate occupancy rates based in different scenarios:

- 2020 Census occupancy rate (maintaining status quo)
- 2020 Census occupancy rate less 1.5 percentage points (large decline in occupancy and increase in vacancy)
- 2020 Census occupancy rate, applying trend in occupancy rates found in U.S. Postal Service vacancy data (educated guess about the 2020-2021 trend in occupancy rates)<sup>7</sup>

We multiplied each county’s total number of housing units by its estimated occupancy rate to calculate the number of households.

---

<sup>7</sup> The U.S. Department of Housing and Urban Development makes available U.S. Postal Service (USPS) vacancy data summarized to census tracts. While these data are current and offer complete coverage of all housing units, they were gathered for administrative purposes rather than research purposes. Our examination of these vacancy data showed that the 2020 USPS occupancy rates were unrealistically high for many tracts compared with Census 2020 data, so we use the trend rather than the rates themselves.

## Local occupancy rates

Occupancy rates for each type of housing are calculated primarily from Census ACS statistics and adjusted to align with other available data sources.<sup>8</sup>

### Occupancy rates by type (2020)

We started by estimating occupancy rates for each housing type in 2020:

- For single-family detached, townhome, duplex/triplex/quadplex, and multifamily units, we examined the differences in the 2016-2020 American Community Survey between a city/township's *overall* occupancy rate and its occupancy rates for each housing type. We then applied those differences to the 2020 Census occupancy rate. For instance, if single-family detached homes had an occupancy rate of 98% in the ACS data, and the jurisdiction's overall occupancy rate was 95% in the ACS data and 93% in the 2020 Census, we estimated the 2020 single-family detached occupancy rate as 96% (93% plus the three-percentage-point difference between 98% and 95%).<sup>9</sup>
- For multifamily units, we then averaged the resulting ACS-based occupancy rate estimate with an estimate from CoStar, weighting the latter in proportion to the share of the community's multifamily units for which CoStar contains occupancy information.
- For manufactured homes, we used the occupancy rate from our survey of manufactured housing parks.
- For accessory dwelling units (ADUs), we applied the multifamily occupancy rate.
- "Other" housing units are included only if they are occupied, so we assign an occupancy rate of 100%.

We adjusted these type-specific occupancy rates as needed to ensure that they yielded an overall occupancy rate identical to the 2020 Census occupancy rate.

### Occupancy rates by type (2021)

To update these occupancy rates for the 2021 estimates, we did much the same as the above, but we substituted 2021 data for multifamily and manufactured housing estimates:

- We adjusted the multifamily occupancy rates found in American Community Survey data downward by one percentage point to reflect the 2020-2021 decline in multifamily occupancy rates.)
- We used results from our 2021 survey of manufactured housing parks instead of the 2020 survey.

We then applied these occupancy rates to the 2021 estimates of housing stock and calculated the overall occupancy rate for each jurisdiction.

To further refine the occupancy rate estimates, we averaged each city/township's "preliminary" overall occupancy rate with three other occupancy rates. These are the same as in the county estimation process described above; they are simply specific to each city/township:

- 2020 Census occupancy rate (maintaining status quo)

---

<sup>8</sup> We assume that accessory dwelling units (ADUs) have the same occupancy rate as multifamily units.

<sup>9</sup> This describes the general concept. We converted the occupancy rates to log-odds first to avoid impossible occupancy rates – for example, adding those 3 percentage points to a 2020 Census occupancy rate of 98% would result in a single-family detached housing occupancy rate of 101%.

- 2020 Census occupancy rate less 1.5 percentage points (large decline in occupancy and increase in vacancy)
- 2020 Census occupancy rate, applying trend in occupancy rates found in U.S. Postal Service vacancy data (educated guess about the 2020-2021 trend in occupancy rates)

Each jurisdiction's set of housing-type-specific occupancy rates is then adjusted to align with its composite occupancy rate, then adjusted again to align with the county-level occupancy rates estimated previously.

### *Households calculated*

Estimates of housing units, segmented by housing type, are multiplied by housing-type-specific occupancy rate multipliers. The product is the estimated households:

$$\text{Households} = \sum_{\text{housing type}} (\text{Housing units}_{\text{h.t.}} \times \text{OccRt}_{\text{h.t.}})$$

That is, the estimated number of households for cities and townships is the sum of:

- Single family detached units *multiplied by* occupancy rate
- Townhome units *multiplied by* occupancy rate
- Duplex/triplex/quadplex units *multiplied by* occupancy rate
- Multi-family (apartment) units *multiplied by* occupancy rate
- Accessory dwelling units (ADUs) *multiplied by* occupancy rate
- Manufactured homes *multiplied by* occupancy rate
- Other shelters serving as housing units *multiplied by* 100%.

### **Estimation of population in households**

The final step in the Council's model is calculating the population in households. Household estimates are segmented by housing type, and household size multipliers are applied. We favor this approach because changes in housing units by type are associated with differing household sizes; building 100 single-family units will likely add more occupants than building the same number of multifamily units.

### *County average household sizes*

As with occupancy rates, we start by estimating the average household sizes of each county. Each county's estimated average household size is a composite of four separate average household sizes based in different scenarios:

- 2020 Census average household size (maintaining status quo)
- 2020 Census average household size, continuing trend observed during 2010-2020 (one educated guess about the trend in average household sizes)
- 2020 Census average household size, applying 2020-2021 births and deaths (another educated guess about trends in average household sizes; accounts for fewer births and more deaths than in past years)<sup>10</sup>

---

<sup>10</sup> The Census Bureau's 2021 county estimates show 2,700 fewer births and 5,000 more deaths in the region than the 2016-2020 annual average. This amounts to 7,700 people who might have been alive under more normal circumstances, which is 0.25% of the region's household population in 2020. Subtracting that amount from the region's 2020 average household size of 2.503 would yield a revised average household size of 2.497 (2.503 \*

- 99.5% of 2020 Census average household size (an even larger decline in household sizes than anticipated)<sup>11</sup>

Finally, we performed one additional calibration given the uncertainty surrounding migration out of the region (primarily Hennepin and Ramsey Counties, which according to Census Bureau estimates lost 25,000 people to other counties in the 2020-2021 period). We used the composite average household sizes developed above to develop estimates of the total population in households, then averaged the total population in households with two other estimates based on Census Bureau data:

- The Census Bureau’s county-level estimates for 2021, adjusted for an April 1, 2021 estimate date<sup>12</sup>
- The Census Bureau’s county-level estimates for 2021, adjusted for an April 1, 2021 estimate date *and* an alternative estimate of migration based on U.S. Postal Service change-of-address request data<sup>13</sup>

We weighted our housing-stock-based estimate at 80% and each of the modified Census Bureau estimates at 10%. This prioritizes the housing unit model that we believe accurately reflects trends “on the ground,” but it also lowers the housing-stock-based estimates (particularly in Hennepin and Ramsey Counties) to accommodate the possibility that domestic out-migration was larger than occupancy rate changes would suggest.

### *Local average household sizes*

Average household sizes for each type of housing are calculated primarily from Census ACS statistics and adjusted to align with other available data sources.<sup>14</sup>

### **Average household sizes by type (2020)**

We started by estimating average household sizes for each housing type in 2020:

- For single-family detached, townhome, duplex/triplex/quadplex, and multifamily units, we examined the differences in the 2016-2020 American Community Survey between a city/township’s *overall* average household size and its average household sizes *for each housing type*. We then applied those differences to the 2020 Census average household size. For instance, if single-family detached homes had an average household size of 2.5 in the ACS data, and the jurisdiction’s overall average household size was 2.0 in the ACS data and 2.2 in

99.75%). This factor varied by county, ranging from a low of -0.19% in Carver County to a high of -0.28% in Ramsey County. That is, the population losses were relatively larger in Ramsey County than in Carver County.

<sup>11</sup> This is approximately twice the region-wide decline suggested by analyses of births and deaths.

<sup>12</sup> The Census Bureau’s estimates are for July 1, 2021. To adjust them to an April 1 estimate date, we used the Census Bureau’s estimated change between April 1, 2020 and July 1, 2020 along with 75% of the estimated change between July 1, 2020 and July 1, 2021.

<sup>13</sup> To do this, we examined change-of-address request data from the U.S. Postal Service and found that migration out of Hennepin and Ramsey Counties *did* increase after the 2020 Census – just not by as much as the Census Bureau’s estimates show. We modeled the relationship between USPS change-of-address requests and Census Bureau estimates of migration between 2018 and 2020, then applied that relationship to USPS change-of-address requests between April 1, 2020 and April 1, 2021.

<sup>14</sup> We assume that accessory dwelling units (ADUs) have the same average household size as multifamily units.

the 2020 Census, we estimated the 2020 single-family detached average household size as 2.75 (2.2 times the ratio of 2.5 and 2.0, or 1.25).

- For manufactured homes, we used the average household size from our survey of manufactured housing parks.
- For accessory dwelling units (ADUs), we applied the multifamily average household size.
- “Other” housing units are assigned the average household size found in ACS data.

We adjusted these type-specific average household sizes as needed to ensure that they yielded an overall occupancy rate identical to the 2020 Census average household size.

### Average household sizes by type (2021)

To update these average household sizes for the 2021 estimates, we did much the same as the above, using results from our 2021 survey of manufactured housing parks instead of the 2020 survey.

Then we averaged each city/township’s “preliminary” overall average household size with four other average household size estimates. These are the same as in the county estimation process described above; they are simply specific to each city/township:

- 2020 Census average household size (maintaining status quo)
- 2020 Census average household size, continuing trend observed during 2010-2020 (one educated guess about the trend in average household sizes)
- 2020 Census average household size, applying 2020-2021 births and deaths in the jurisdiction’s county (another educated guess about trends in average household sizes; accounts for fewer births and more deaths than in past years)
- 99.5% of 2020 Census average household size (an even larger decline in household sizes than anticipated)

Each jurisdiction’s set of housing-type-specific occupancy rates is then adjusted to align with its composite occupancy rate, then adjusted again to align with the county-level occupancy rates estimated previously.

Finally, we applied these average household sizes to the 2021 estimates of housing stock and calculated the overall average household size for each jurisdiction.

### Population in households calculated

Estimates of households, segmented by housing type, are multiplied by housing-type-specific persons per household (PPH) multipliers. The product is the population in households:

$$\text{Population in Households} = \sum_{\text{housing type}} (\text{Households}_{\text{h.t.}} \times \text{PPH}_{\text{h.t.}})$$

That is, the estimated number of people in households for each city and township is the sum of:

- Households in single family detached units *multiplied by* average household size
- Households in townhome units *multiplied by* average household size
- Households in duplex/triplex/quadplex units *multiplied by* average household size
- Households in multi-family (apartment) units *multiplied by* average household size
- Households in accessory dwelling units (ADUs) *multiplied by* average household size
- Households in manufactured homes *multiplied by* average household size

## Population in group quarters

We enumerate known group quarters in order to account for persons living in institutional or non-household settings. The list of group quarters has been refreshed in light of the 2020 Census results; see Appendix B for a description of how we did this. These facilities are surveyed annually, and the resulting counts fully replace the counts from previous years and from the 2020 Census.<sup>15</sup>

## Total population

The total population estimate adds together the household population estimate with the group quarters population estimate:

$$\text{Total Population} = \sum_{\text{housing types}} (\text{Households}_{\text{h.t.}} \times \text{PPH}_{\text{h.t.}}) + \text{Group Quarters Pop}$$

## Maintenance of the model

The Council's model is maintained as a set of R programs that load data from input tables, perform calculations, and compile the results.

Input tables include minor-civil-division data on:

- Permitted housing units, segmented by housing type
- Other gross changes, segmented by housing type
- Manufactured home counts
- 2020 Census counts
- Metropolitan Council's estimation of 2020 housing units, segmented by type
- The most recent Census ACS occupancy rates and persons-per-household multipliers
- Counts of residents in group quarters facilities

---

<sup>15</sup> If a survey for a facility is not returned and field follow-up does not result in participation, we carry over the group quarters population from the previous annual survey.

## Appendix A: Estimating the 2020 housing stock

Our estimates model relies on housing type as an important piece of information about the likely occupancy and number of people living in each housing unit. Unfortunately, the 2020 Census did not ask respondents what kind of home they live in, so numbers of housing units by type need to be inferred.

To do this:

- We classified each parcel in the [Regional Parcel Dataset](#) as one of several types: single-family detached units, townhomes, units in duplex/triplex/quadplex buildings, and units in multifamily buildings with five or more units, or non-residential.
- We based these classification decisions on the characteristics of parcels, such as the use classification and type of structure, as well as information from two proprietary data sources (CoStar and Zillow's ZTRAX).
- Where this information was not sufficient to classify parcels with confidence, we consulted aerial imagery, Google Street View, and our building permit data to develop decision rules.
- We then added data on manufactured homes from our annual manufactured housing park survey.
- We added up all the parcel-based housing unit counts within each jurisdiction and calculated the percentage of all units that belonged to each housing type.

Finally, we multiplied the 2020 Census housing unit counts by these percentages. For example, if the 2020 Census showed 1,000 housing units in a city, and the parcel dataset suggested that 75% of that city's housing units were single-family detached, then we estimated 750 single-family detached housing units in that city.

## Appendix B: Refreshing group quarters facilities lists

Each year, we survey group quarters (GQ) facilities in the region to determine their population. We keep our list as up-to-date as possible: our survey usually informs us when facilities close, and we ask communities to report new GQ facilities in our (separate) survey of residential construction. We cannot know about all changes, though, because we depend on others to report these changes to us. Accordingly, we refresh our list following each decennial census. This ensures that our subsequent population estimates are as consistent as possible with the 2020 Census.

Unfortunately, the 2020 Census provides only block-level counts of GQ facilities and residents. (The Census Bureau's full list of GQ facilities is confidential.) Accordingly, we needed to build our own list by inspecting each block manually.

First, we identified the blocks to inspect.

- We gathered a list of all census blocks with any group quarters population according to the 2020 Census.
- We maintain GIS data on the spatial location of each facility in our list. We identified the census block in which each of these facilities fell.
- We checked each of the 2,421 blocks where the Census Bureau and/or the Metropolitan Council recorded group quarters residents and attempted to determine the facility or facilities that might be considered group quarters, using the following sources:
  - Number of residents in each type of group quarters facility (according to the Census Bureau)
  - Number of housing units and group quarters facilities in each block (according to the Census Bureau)
  - County parcel data
  - Internet searches
  - Previous Metropolitan Council GQ survey data
  - Aerial imagery
  - CoStar (a proprietary source of multifamily residential data)
  - Licensing data from the Department of Human Services

Based on the results of that inspection, we then decided whether to include each of these facilities in future population estimates:

- Facilities we will include in future group quarters population estimates
  - Facilities on our list that also appeared to be classified as group quarters in the 2020 Census.
    - For some smaller facilities on our list, we had been using the licensed capacity from Department of Human Services data as the population in pre-2020 estimates. This capacity sometimes exceeded the 2020 Census GQ population of the facility's block; in these situations, we assigned the 2020 Census block GQ population.
  - Facilities on our list that the Census Bureau did *not* classify as group quarters in the 2020 Census, as long as they meet all of the following conditions:
    - They are still open (or may have opened after April 1, 2020)
    - They meet the criteria for group quarters
    - They were not classified as housing units instead in the 2020 Census
  - The 2020 Census plan originally included an opportunity to identify and enumerate these missing facilities, but this operation was canceled when the previous presidential administration abruptly changed the deadline for completing the 2020 Census data collection.
  - Facilities not on our list that the Census Bureau classified as group quarters

- These will be surveyed starting in 2022, and we will use those survey results as the GQ population starting with the 2022 estimates (to be calculated in 2023).
  - For the 2021 estimates, we do not have survey data, and so we use the 2020 Census population.
- Collections of group quarters residents in census blocks where we could not identify a group quarters facility:
  - In some census blocks, the Census Bureau reported substantially more group quarters residents than our survey suggested there were.
  - Some of these lacked any residential buildings but did have buildings like food shelves, where unsheltered people may have been enumerated during the day.
  - Others lacked any buildings at all. This included, for example, several parks in Minneapolis, where the Census Bureau presumably counted people in encampments.
  - Still others simply contained substantially more group quarters residents than were reported to us in our annual survey.
  - To ensure that our estimates would still include these residents and remain comparable to the 2020 Census, we treated each block as its own facility and used the 2020 Census GQ population counts (subtracting the population from any existing facilities reported to us in our survey). For example, one block in Oakdale had 103 GQ residents according to the 2020 Census, but our survey showed only 53. We took the remaining 50 GQ residents and added them to Oakdale's population estimate. We did this for only those blocks where the 2020 Census GQ count was at least 10 higher than our survey results.
- Facilities that will not be included in future group quarters population estimates
  - Facilities on our list that are now closed
  - Facilities on our list that were enumerated as housing units instead of group quarters

As noted above, our estimates and the 2020 Census disagree on the type of housing in some cases.

- For example, facilities for older adults often contain memory care or skilled nursing units (which are considered group quarters) as well as independent/assisted living units (which are considered housing units).
- We prioritize consistency with the 2020 Census:
  - Even if the Census Bureau erroneously classified independent/assisted living units as group quarters, we treat them as group quarters as well.
  - Even if the Census Bureau erroneously classified memory care or skilled nursing units as housing units, we treat them as housing units as well. These residents will still show up in the population estimates -- just as part of the household population instead of the group quarters population.
  - In a small number of census blocks, the entire population appears to have been enumerated as *both* housing units and group quarters. We prioritize the consistency of housing unit numbers and treat these residents as living in households and *not* group quarters.



---

390 Robert Street North  
St Paul, MN 55101-1805

651.602.1000  
TTY 651.291.0904

*research@metc.state.mn.us*