

CITY OF MANHATTAN BEACH ~ BASIC DATA PROFILE

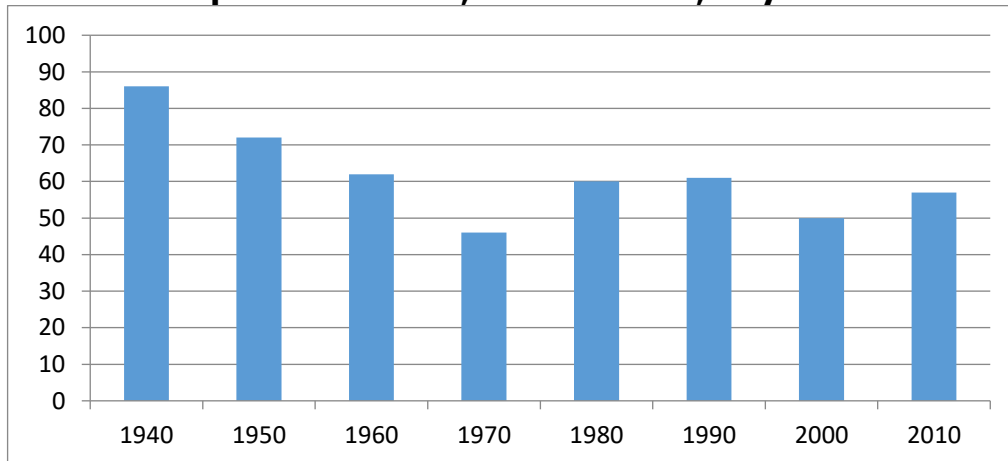
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Historical Population Trends, 1940 to 2010, City of Manhattan Beach



SOURCES: US Decennial Censuses, 1940 – 2010

Given the variability of the city's population over time, and the weakness of available projections beyond 2010, it's difficult to say with any certainty what Manhattan Beach's total population will be in 2020 or 2030. But the decennial censuses at least provide fairly solid numbers. (The American

Community Survey, often unreliable even at the county level and sporting a margin of error of +/- 49% for the city's 2016 estimate, has nothing useful to add to here.)

Reviewing the population changes – up and down – in the chart above, what was happening? What economic or business or other factors in the community's or area's history might have driven these shifts in the numbers of local residents?

Historical Population Trends, 1970 to 2010, City of Manhattan Beach, Crow Wing County & State of Minnesota

Jurisdiction	1970	1980	% Change	1990	% Change	2000	% Change	2010	% Change
Manhattan Beach	46	60	30%	61	2%	50	-18%	57	14%
Crow Wing County	34,826	41,722	20%	44,249	6%	55,099	25%	62,500	13%
State of MN	3,804,971	4,075,970	7%	4,375,099	7%	4,919,479	12%	5,303,925	8%

SOURCES: US Decennial Censuses, 1940 – 2010

Again, the city's story is characterized by a small population base and large swings in size. The county and state show a larger growth trend.

Looking at the above table, and the table immediately below highlighting percent changes for the same time period, what do you believe explains the differences between the city's population shifts and those of the 2 counties? What factors do think have supported Manhattan Beach's population variability.

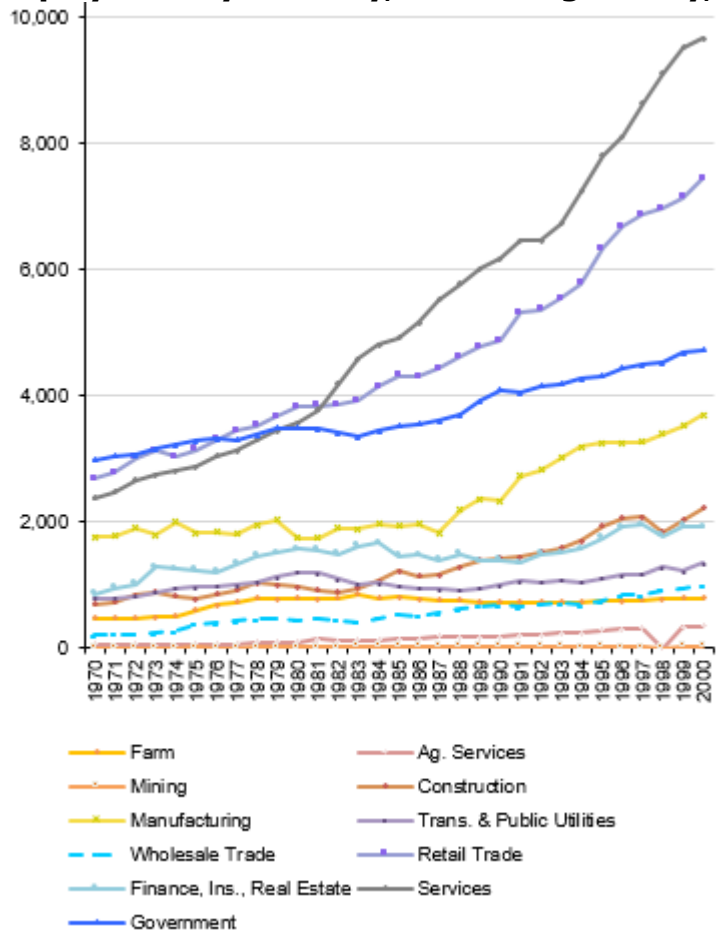
Employment by Industry, Crow Wing County, 1970 to 2000 (Table)

	1970	1990	2000	Change 1990-2000
Total Employment (number of jobs)	12,913	22,921	33,100	10,179
Non-Services Related	3,012	4,719	7,086	2,367
Farm	472	740	790	50
Agricultural services, forestry, fishing	66	182	344	162
Mining (including fossil fuels)	5	39	36	-3
Construction	706	1,424	2,226	802
Manufacturing (incl. forest products)	1,763	2,334	3,690	1,356
Services Related	6,926	14,108	21,343	7,235
Transportation & public utilities	794	995	1,343	348
Wholesale trade	216	683	998	315
Retail trade	2,681	4,870	7,436	2,566
Finance, insurance & real estate	860	1,399	1,921	522
Services	2,375	6,161	9,645	3,484
Government	2,976	4,094	4,731	637

	Percent Change 1990-2000			
Total Employment				44.4%
Non-Services Related	23.3%	20.6%	21.4%	50.2%
Farm	3.7%	3.2%	2.4%	6.8%
Agricultural services, forestry, fishing	0.5%	0.8%	1.0%	89.0%
Mining (including fossil fuels)	0.0%	0.2%	0.1%	-7.7%
Construction	5.5%	6.2%	6.7%	56.3%
Manufacturing (incl. forest products)	13.7%	10.2%	11.1%	58.1%
Services Related	53.6%	61.6%	64.5%	51.3%
Transportation & public utilities	6.1%	4.3%	4.1%	35.0%
Wholesale trade	1.7%	3.0%	3.0%	46.1%
Retail trade	20.8%	21.2%	22.5%	52.7%
Finance, insurance & real estate	6.7%	6.1%	5.8%	37.3%
Services	18.4%	26.9%	29.1%	56.5%
Government	23.0%	17.9%	14.3%	15.6%

SOURCES: U.S. Department of Commerce. 2017. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, headwaterseconomics.org/eps.

Employment by Industry, Crow Wing County, 1970 to 2000 (Chart)



SOURCES: U.S. Department of Commerce. 2017. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, headwaterseconomics.org/eps.

We can see in the table and chart above significant growth in the numbers of both non-service and service jobs in Crow Wing County. By 2000 (and increasing even more by 2016), service, retail, government and manufacturing job have come to dominate the employment landscape. (These US Census statistics are not available for smaller cities like Manhattan Beach.) The focus here is on the changing structure of employment. **NOTE:** These are jobs by place of employment vs the work that county residents do.

What patterns and trends do you see in the shifting percentages? How would you explain the changes? Do any of the trends surprise you? The federal government changed the way they categorize industries and employment in/around the year 2000, so comparable job numbers and percentages aren't as easy to produce for 2010, but if you could project what 2010 employment for the county might look like, what do you envision?

Components of Employment Change, Crow Wing County, 1970 to 2016

	1970	2000	2016	Change 2000-2016
Total Employment	12,913	33,100	41,510	8,410
Wage and salary jobs	10,214	27,464	31,223	3,759
Number of proprietors	2,699	5,636	10,287	4,651
Percent of Total				% Change 2000-2016
Total Employment				25.4%
Wage and salary jobs	79.1%	83.0%	75.2%	13.7%
Number of proprietors	20.9%	17.0%	24.8%	82.5%

SOURCES: U.S. Department of Commerce. 2017. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, headwaterseconomics.org/eps.

The table above, Components of Employment Change, shows change in the size of the workforce in Crow Wing county while underscoring the changing types of jobs of those who work. Job numbers and percentages are broken out by Wage & Salary Jobs vs Number of Proprietors. It is interesting that the number of wage and salary jobs increased substantially over time, as did the number of proprietors, and that the proportion between these two categories shifted. In some MN regions, the proportion of proprietors has steadily increased over the decades. ***How do you explain this shift?***

NOTE: These also are jobs and proprietorships by place of work, i.e., jobs located in Cass and Crow Wing counties vs. the jobs and proprietorships held by work eligible residents in these counties.

Presence of 2nd Homes and Homeowners in Manhattan Beach, MN's Lakes District

Second homeowners are important, part-time neighbors in Minnesota's Lake District. The 2010 Census tells us that housing units left vacant due to seasonal, recreational and occasional use account for 31 of all housing units in 8 Lakes District counties recently studied by University of Minnesota Extension. Extension's Community Economics program conducted a survey of second homeowners to better understand this group and to gauge their current and future impact in their second home communities.

As shown in the table below, seasonal housing units account for over 50% of all units in the City of Manhattan Beach, over 60% of housing units in the area around the city, and about 30% of all Crow Wing County units. Extension estimates that 124 second homeowners visit the city annually, while nearly 13,000 visit the larger Manhattan Beach area each year.

Estimated Number of Seasonal Housing Units and Visitors, 2010

	Seasonal Housing Units #	Seasonal Hsg Units As % of Total	Est of Avg # of Seas Res	Est # of Seasonal Residents
MB & Surrounding Jurisdictions				
~ City of Manhattan Beach	31	53.4%	4	124
~ City of Fifty Lakes	400	68.4%	4	1,600
~ City of Crosslake	1,659	59.3%	4	6,636
~ Twp of Ideal	1,084	66.3%	4	4,336
~ Twp of Timothy	60	46.9%	4	240
Subtotals	3,234	58.9%		12,936
Crow Wing County	11,920	29.7%	4	47,680

SOURCES: US Census, 2010; visitor estimates developed by UofM Extension

So, who are these folks?

According to the survey, second homeowners are:

- Well educated (65% have a bachelors or graduate degree)
- Predominantly in their 50s and 60s (65% of all respondents)
- Household income earners well above the state average (59% earn \$100,000 or more annually)
- Business owners, operators or managers (over half of survey respondents)

Property Ownership, Use, Future Plans and Potential Impacts. Second homeowners occupy their 2nd home an average of 93 days a year – mostly between the months of . A majority of respondents have owned their property for over 10 years; 56% of seasonal property owners plan to move permanently to their second home in the next 10 years. Lakes District communities and their county partners should consider the potential positive and negative impacts – economic, social, environmental, land use – and discuss what policy, planning, infrastructure and regulatory resources might be useful.

Economic Impacts. Respondent households report median annual spending of \$3,246 in the county where their second home resides and average spending of approximately \$18,000 each year. The largest components of spending are in these merchandise categories: grocery/liquor, dining, home maintenance, recreation, and gas/auto service.

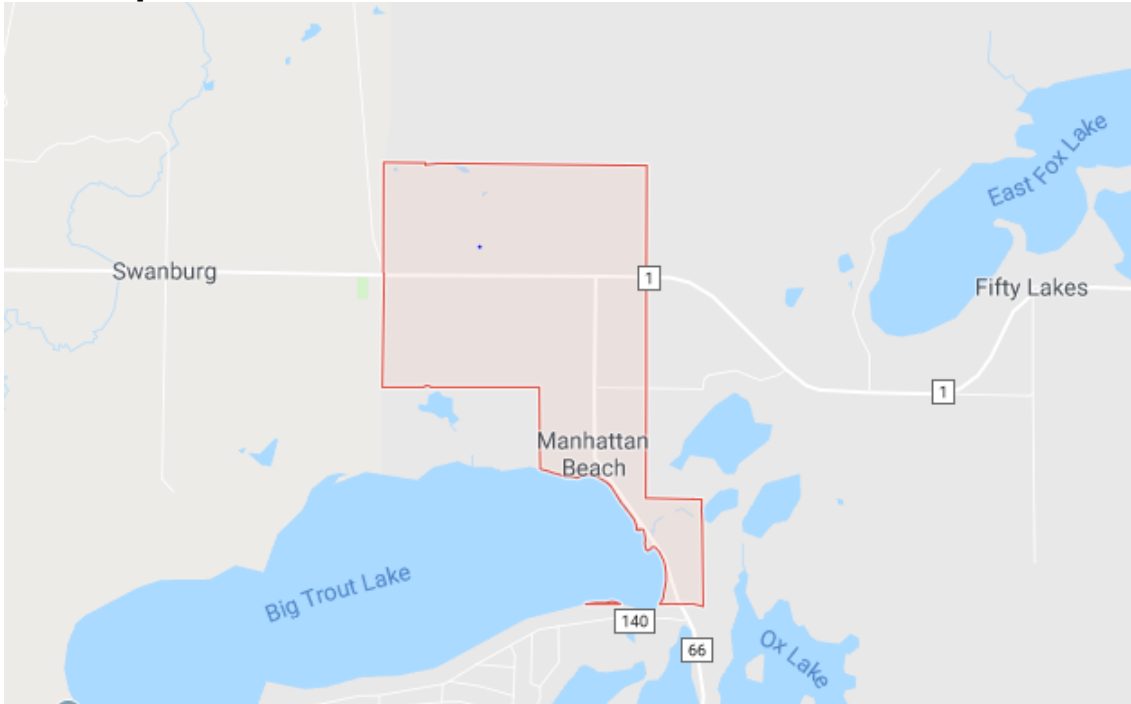
Community Attachment and Involvement. Respondents feel very attached to their second homes, but somewhat less attached to the communities near their second homes. Also, people responding to the survey are very active in their first home communities, for example, 81% are engaged in a first home community organization, but less so within their second home communities, where only 17% are so engaged. Second-home communities could benefit from the talents, leadership skills and resources seasonal residents bring and should undertake strategies to welcome and integrate them, especially in preparation for their permanent transition to the community. What strategies might communities & counties employ to welcome and engage second homeowners?

Business Experience. More than half of seasonal residents answering the survey report having significant business ownership, operations or management experience. A quarter of these respondents with business experience would consider moving their business, opening a branch, or starting a new business in their second home community.

What has been your experience working with second homeowners? What strategies might communities & counties use to welcome, engage and involve second homeowners?

A half hour interview on public television reviews the basic findings of the second homeowners study and related issues: <https://lptv.org/currents-709-seasonal-home-ownership-in-the-lakes-region/>

Area Map



2010 Census Information: City of Manhattan Beach, Crow Wing County & State of MN

Review Manhattan Beach demographics and other data in the tables below, and compare with county and state statistics. The source for all of this data is the US Census Bureau's 2010 Census. The online software tool, Social Explorer, was used to access the data.

Statistics	Manhattan Beach city, Minnesota	Crow Wing County, Minnesota	Minnesota
Total Population			
Total Population	57	62,500	5,303,925
Population Density (per sq. mile)			
Total Population	57	62,500	5,303,925
Population Density (per sq. mile)	37.6	62.6	66.6
Area (Land)	1.52	999.09	79,626.74
Land Area (sq. miles)			
Area Total:	1.79	1,156.53	86,935.83
Area (Land)	1.52 84.7%	999.09 86.4%	79,626.74 91.6%
Area (Water)	0.27 15.3%	157.43 13.6%	7,309.09 8.4%

Age (Short Version)						
Total Population:	57		62,500		5,303,925	
Under 18 years	10	17.5%	14,372	23.0%	1,284,063	24.2%
18 to 34 years	10	17.5%	11,862	19.0%	1,218,385	23.0%
35 to 64 years	22	38.6%	24,702	39.5%	2,118,356	39.9%
65 and over	15	26.3%	11,564	18.5%	683,121	12.9%
Median Age By Sex						
Median age for both Sexes:	53.2		42.4		37.4	
Male	47.5		41.3		36.3	
Female	55.0		43.5		38.4	
Race						
Total population:	57		62,500		5,303,925	
White alone	56	98.3%	60,368	96.6%	4,524,062	85.3%
Black or African American alone	0	0.0%	313	0.5%	274,412	5.2%
American Indian and Alaska Native alone	1	1.8%	526	0.8%	60,916	1.2%
Asian alone	0	0.0%	232	0.4%	214,234	4.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	16	0.0%	2,156	0.0%
Some Other Race alone	0	0.0%	137	0.2%	103,000	1.9%
Two or More Races	0	0.0%	908	1.5%	125,145	2.4%
Households By Household Type						
Households:	25		26,033		2,087,227	
Family households:	17	68.0%	17,211	66.1%	1,349,015	64.6%
Married-couple family	13	52.0%	13,738	52.8%	1,060,509	50.8%
Other family:	4	16.0%	3,473	13.3%	288,506	13.8%
Male householder, no wife present	2	8.0%	1,195	4.6%	89,707	4.3%
Female householder, no husband present	2	8.0%	2,278	8.8%	198,799	9.5%
Nonfamily households:	8	32.0%	8,822	33.9%	738,212	35.4%
Householder living alone	3	12.0%	7,196	27.6%	584,008	28.0%
Householder not living alone	5	20.0%	1,626	6.3%	154,204	7.4%
Tenure						
Occupied housing units:	25		26,033		2,087,227	
Owner Occupied	21	84.0%	19,835	76.2%	1,523,859	73.0%
Renter occupied	4	16.0%	6,198	23.8%	563,368	27.0%
Occupancy Status						
Housing units:	58		40,180		2,347,201	
Occupied	25	43.1%	26,033	64.8%	2,087,227	88.9%
Vacant	33	56.9%	14,147	35.2%	259,974	11.1%
Vacancy Status						
Vacant housing units:	33		14,147		259,974	
For rent	1	3.0%	789	5.6%	51,289	19.7%
For sale only	32	97.0%	12,660	89.5%	167,763	64.5%
Other vacant	0	0.0%	698	4.9%	40,922	15.7%

There are some interesting comparisons in the data set above. For instance, median* age for the city, the county and the state – highlighted in yellow – are rather different. What, in your experience, explains this variance in median age? What else jumps out at you from this data set?

*NOTE: The “median” refers to the midpoint in a range of values.

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