

Community Housing Profiles for Andover

Data from 1990 and 2000 U.S. Census except as noted.

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	15,216	26,588	11,372	74.7%
Number of households	4,430	8,107	3,677	83.0%
Persons per household	3.43	3.28	-0.15	-4.4%
Number of families	4,054	7,151	3,097	76.4%
Persons per family	3.57	3.48	-0.09	-2.5%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	1,462	9.6%	2,442	9.2%	980	67.0%
5 to 9	1,619	10.6%	2,822	10.6%	1,203	74.3%
10 to 14	1,574	10.3%	2,763	10.4%	1,189	75.5%
15 to 17	801	5.3%	1,413	5.3%	612	76.4%
18 to 21	830	5.5%	1,046	3.9%	216	26.0%
22 to 24	498	3.3%	550	2.1%	52	10.4%
25 to 34	3,016	19.8%	3,849	14.5%	833	27.6%
35 to 44	2,918	19.2%	5,832	21.9%	2,914	99.9%
45 to 54	1,722	11.3%	3,489	13.1%	1,767	102.6%
55 to 64	512	3.4%	1,623	6.1%	1,111	217.0%
65 to 74	190	1.2%	459	1.7%	269	141.6%
75 to 84	63	0.4%	214	0.8%	151	239.7%
85 and older	11	0.1%	86	0.3%	75	681.8%
Total population	15,216	100.0%	26,588	100.0%	11,372	74.7%

Table 3: Race/ethnicity by age, 2000

Age	White	Black or African American	American Indian	Asian or Pacific Islander	Other race	Two or more races	Hispanic or Latino
Under 5 years	2,318	15	1	17	11	80	35
5 to 17	6,666	49	31	90	38	124	109
18 to 24	1,520	10	6	31	6	23	22
25 to 44	9,413	49	41	81	29	68	85
45 to 54	3,415	9	6	39	1	19	17
55 to 64	1,589	7	9	12	1	5	4
65 to 74	439	3	0	15	0	2	6
75 and older	293	1	0	5	0	1	0
Total population	25,653	143	94	290	86	322	278

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	4,054	7,151	3,097	76.4%
Married couples	3,705	6,485	2,780	75.0%
- With related children under age 18	2,466	4,105	1,639	66.5%
- No related children under age 18	1,239	2,380	1,141	92.1%
Other families	349	666	317	90.8%
Male householder, no wife present	121	223	102	84.3%
- With related children under age 18	71	145	74	104.2%
- No related children under age 18	50	78	28	56.0%
Female householder, no husband present	228	443	215	94.3%
- With related children under age 18	166	336	170	102.4%
- No related children under age 18	62	107	45	72.6%
Non-family households	376	956	580	154.3%
1-person	252	677	425	168.7%
2 or more persons	124	279	155	125.0%
Total	4,430	8,107	3,677	83.0%

Table 5: Household type by age of householder, 2000

Age of owner householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	43	8	14
Working-age population (25-64)	6,727	429	221
Elderly (65 and older)	237	93	5

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	28	0	0
Working-age population (25-64)	123	17	18
Elderly (65 and older)	12	132	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	90	32	75	24	-15	-8
25-34	1,225	114	1,593	67	368	-47
35-44	1,504	39	2,974	81	1,470	42
45-54	953	23	1,848	25	895	2
55-64	292	12	933	18	641	6
65-74	108	4	252	21	144	17
75 and over	31	3	85	111	54	108
Total households	4,203	227	7,760	347	3,557	120

Table 7: Race/ethnicity by tenure and age of householder, 2000

Age of householder	Owner-occupied units			Renter-occupied units		
	White	Non-white	Hispanic or Latino	White	Non-white	Hispanic or Latino
15-24 years	74	1	1	21	3	0
25-34	1,550	43	11	65	2	3
35-44	2,910	64	20	74	7	2
45-54	1,817	31	8	25	0	0
55-64	914	19	0	17	1	1
65-74	246	6	2	20	1	0
75 and over	84	1	0	110	1	0
Total households	7,595	165	42	332	15	6

Table 8: Occupied housing units by type and tenure

Type of housing and units in structure	1990		2000	
	Owners	Renters	Owners	Renters
Single family, detached	4,130	91	7,660	64
Single family, attached	47	63	76	63
Duplexes	9	15	15	12
Buildings with 3 or 4 units	5	44	8	56
Buildings with 5 to 19 units	0	6	0	0
Buildings with 20 or more units	0	0	0	135
Mobile homes	5	3	18	0
Other units	7	5	0	0
Total occupied housing units	4,203	227	7,777	330

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	7,683	330
More than 1.0 person per room	94	0

Table 10: Value of owner-occupied units, county assessors' data

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	25	5
\$50,000-\$74,999	65	3
\$75,000-\$99,999	195	14
\$100,000-\$124,999	2,241	82
\$125,000-\$149,999	2,001	1,256
\$150,000-\$174,999	1,262	2,191
\$175,000-\$199,999	920	1,410
\$200,000-\$249,999	825	1,997
\$250,000-\$299,999	245	946
\$300,000-\$399,999	110	418
\$400,000-\$499,999	25	67
\$500,000 or more	11	30
Total owner units:	7,925	8,419

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	326
\$100,000-\$149,999	3,008
\$150,000-\$174,999	1,406
\$175,000-\$199,999	896
\$200,000-\$299,999	1,818
\$300,000-\$399,999	220
\$400,000-\$499,999	52
\$500,000 or higher	51
Total owner units:	7,777

Table 12: Median value of owner-occupied units

1990 value	\$96,000
1990 value in 2000 \$'s	\$122,653
2000 value	\$158,400

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	8
\$300-\$399	59
\$400-\$499	51
\$500-\$599	95
\$600-\$699	135
\$700-\$799	277
\$800-\$899	423
\$900-\$999	458
\$1,000-\$1,249	1,712
\$1,250-\$1,499	1,384
\$1,500 or more	2,079
Total	6,681

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	17
\$200-\$299	276
\$300-\$499	291
\$500-\$799	58
\$800 or more	6
Total	648

Table 14: Median housing costs for owner-occupied units

Median monthly housing costs by mortgage status	1990	1990 cost in 2000 \$'s	2000
With a mortgage	\$887	\$1,133	\$1,272
Without a mortgage	\$236	\$302	\$314

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	0
\$400-\$499	0
\$500-\$599	52
\$600-\$699	72
\$700-\$799	35
\$800-\$899	11
\$900-\$999	27
\$1,000-\$1,249	34
\$1,250 or more	69

Table 16: Median gross rent

1990	\$613
1990 in 2000 \$'s	\$783
2000	\$772

Table 17: Gross rents paid by number of bedrooms, 2000

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	38	78	123	61
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	0	0	0
\$500-\$749	0	18	102	23
\$750-\$999	0	19	12	23
\$1,000 or more	38	41	9	15
No cash rent	0	9	0	13
Total	38	87	123	74

Table 18: Household income by age of householder, 1999

Income	Age of householder						
	Under 25	25-34	35-44	45-54	55-64	65-74	75 and over
Less than \$10,000	0	6	18	19	7	9	27
\$10,000-\$14,999	0	18	0	22	0	18	29
\$15,000-\$19,999	8	30	8	26	25	14	20
\$20,000-\$24,999	11	24	17	13	18	13	0
\$25,000-\$29,999	0	26	40	5	22	30	25
\$30,000-\$34,999	0	32	54	33	30	37	8
\$35,000-\$39,999	10	15	47	38	39	0	0
\$40,000-\$44,999	0	43	64	25	29	34	0
\$45,000-\$49,999	8	85	89	83	71	57	12
\$50,000-\$59,999	24	168	441	156	123	0	0
\$60,000-\$74,999	17	451	570	301	140	33	16
\$75,000-\$99,999	16	591	881	414	188	13	13
\$100,000-\$124,999	0	185	466	337	91	0	0
\$125,000-\$149,999	0	20	153	107	67	8	6
\$150,000-\$199,999	0	38	139	103	33	10	16
\$200,000 or more	0	13	150	105	30	0	0
Total households	94	1,745	3,137	1,787	913	276	172

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$57,813
25-34	\$74,329
35-44	\$79,470
45-54	\$84,215
55-64	\$69,708
65-74	\$43,300
75 and older	\$26,316
All households	\$76,241

Table 20: Housing costs as a percent of household income, 2000

1999 income	Households paying <u>less than 30%</u> of income for housing		Households paying <u>30% or more</u> of income for housing	
	Owners	Renters	Owners	Renters
Less than \$10,000	0	0	62	38
\$10,000-\$19,999	27	0	101	85
\$20,000-\$34,999	149	11	204	60
\$35,000-\$49,999	426	42	220	0
\$50,000-\$74,999	1,803	10	463	19
\$75,000-\$99,999	1,851	20	124	0
\$100,000 or more	1,878	15	21	0

Table 21: Households paying 35% or more of income for housing costs, 2000

Tenure	Households paying _____% of household income for housing		
	35% - 39.9%	40% - 49.9%	50% or more
Owners	240	164	271
Renters	0	61	132

**Table 22: Households paying 30% or more of income for housing
by age of householder, 2000**

Age of householder	Owner	Renter
Under 25 years	37	0
25-34	268	59
35-44	452	8
45-54	281	0
55-64	79	0
65-74	58	0
75 and older	20	135

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	553	3.6%	531	2.0%
Families	92	2.2%	88	1.2%
Households	110	2.5%	152	1.9%

Table 24: Poverty status by age

Age group	Persons below poverty level in 1989		Persons below poverty level in 1999	
	Number	Percent	Number	Percent
Under 5	74	5.1%	21	0.9%
5	23	6.1%	8	1.9%
6-11	76	4.4%	110	3.1%
12-17	144	7.8%	89	2.9%
18-64	224	2.4%	274	1.7%
65-74	12	5.6%	9	1.9%
75 and over	0	0.0%	20	7.6%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	54	0.8%
- With related children under age 18	38	0.9%
- No related children under age 18	16	0.7%
Male householder, no wife present	4	2.2%
- With related children under age 18	4	3.6%
- No related children under age 18	0	0.0%
Female householder, no husband present	30	8.4%
- With related children under age 18	30	11.3%
- No related children under age 18	0	0.0%

Table 26: Homeless population by county

Year	Anoka	Dakota	Hennepin	Ramsey	Scott and Carver	Washington	Total
2000	259	175	3,592	981	100	176	5,383
2002	289	238	3,659	1,429	53	103	5,824

Source: MN Dept. of Children, Families and Learning Quarterly Shelter Survey.

Table 27: Year structure was built

Year structure was built	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-March 2000	Totals
Owner-occupied	45	10	149	535	1,549	1,779	1,811	1,388	511	7,777
Renter-occupied	14	13	19	59	47	27	8	125	18	330

Table 28: Residential permits issued, 1970 through 2001

Type of residential permits issued	Number of units permitted in:					
	1970-1979	1980-1989	1990-1994	1995-1999	2000	2001
Single family, detached	1,565	2,091	1,947	1,718	342	241
Townhouse	0	0	0	0	0	44
Duplex	0	14	0	0	0	0
Multifamily	12	0	0	0	0	0
Total permits	1,577	2,105	1,947	1,718	342	285

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	15
Other residential	0
Total	15

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	1,200	3,062	1,862	155.2%

Source: Minnesota Department of Employment and Economic Development (formerly Minnesota Department of Economic Security) and Metropolitan Council.

Table 31: Wage information, 2002

Wage group	Jobs*
Jobs paying \$5.15 or less/hr	45
Paying \$5.16 to \$11.04/hr	1,223
Paying \$11.05 to \$18.44/hr	1,082
Paying \$18.45 to \$29.49/hr	607
Paying \$29.50 to \$36.87/hr	142
Paying over \$36.87/hr	154
Total jobs in community	3,253

*Numbers may not add to total due to rounding.

Source: Minnesota Department of Employment and Economic Development (formerly Minnesota Department of Economic Security) and Metropolitan Council.