

## Community Housing Profiles for Centerville

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	1,633	3,202	1,569	96.1%
Number of households	519	1,077	558	107.5%
Persons per household	3.15	2.97	-0.18	-5.7%
Number of families	439	879	440	100.2%
Persons per family	3.39	3.28	-0.11	-3.2%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	203	12.4%	346	10.8%	143	70.4%
5 to 9	182	11.1%	334	10.4%	152	83.5%
10 to 14	136	8.3%	270	8.4%	134	98.5%
15 to 17	50	3.1%	127	4.0%	77	154.0%
18 to 21	66	4.0%	87	2.7%	21	31.8%
22 to 24	92	5.6%	75	2.3%	-17	-18.5%
25 to 34	456	27.9%	690	21.5%	234	51.3%
35 to 44	227	13.9%	682	21.3%	455	200.4%
45 to 54	113	6.9%	324	10.1%	211	186.7%
55 to 64	54	3.3%	162	5.1%	108	200.0%
65 to 74	34	2.1%	65	2.0%	31	91.2%
75 to 84	17	1.0%	31	1.0%	14	82.4%
85 and older	3	0.2%	9	0.3%	6	200.0%
<b>Total population</b>	<b>1,633</b>	<b>100.0%</b>	<b>3,202</b>	<b>100.0%</b>	<b>1,569</b>	<b>96.1%</b>

**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	326	2	0	4	3	11	6
5 to 17	701	3	0	4	4	19	13
18 to 24	155	0	0	1	0	6	3
25 to 44	1,342	2	7	10	2	9	18
45 to 54	310	0	7	2	2	3	5
55 to 64	159	1	0	1	1	0	1
65 to 74	65	0	0	0	0	0	0
75 and older	39	0	0	1	0	0	0
<b>Total population</b>	<b>3,097</b>	<b>8</b>	<b>14</b>	<b>23</b>	<b>12</b>	<b>48</b>	<b>46</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	439	879	440	100.2%
Married couples	387	784	397	102.6%
- With related children under age 18	245	478	233	95.1%
- No related children under age 18	142	306	164	115.5%
Other families	52	95	43	82.7%
Male householder, no wife present	26	31	5	19.2%
- With related children under age 18	16	23	7	43.8%
- No related children under age 18	10	8	-2	-20.0%
Female householder, no husband present	26	64	38	146.2%
- With related children under age 18	20	50	30	150.0%
- No related children under age 18	6	14	8	133.3%
Non-family households	80	198	118	147.5%
1-person	52	147	95	182.7%
2 or more persons	28	51	23	82.1%
<b>Total</b>	<b>519</b>	<b>1,077</b>	<b>558</b>	<b>107.5%</b>

**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)	17	9	4
Working-age population (25-64)	792	102	34
Elderly (65 and older)	35	15	0

  

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	0	4	5
Working-age population (25-64)	26	15	10
Elderly (65 and older)	7	0	3

**Table 6: Tenure by age of householder**

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	22	8	18	4	-4	-4
25-34	211	23	318	15	107	-8
35-44	117	9	365	21	248	12
45-54	62	3	170	9	108	6
55-64	29	2	88	6	59	4
65-74	18	1	31	6	13	5
75 and over	13	1	17	9	4	8
<b>Total households</b>	<b>472</b>	<b>47</b>	<b>1,007</b>	<b>70</b>	<b>535</b>	<b>23</b>

**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	17	1	1	4	0	0
25-34	312	6	3	15	0	0
35-44	359	6	4	20	1	0
45-54	163	7	2	9	0	0
55-64	86	2	1	6	0	0
65-74	31	0	0	6	0	0
75 and over	17	0	0	9	0	0
<b>Total households</b>	<b>985</b>	<b>22</b>	<b>11</b>	<b>69</b>	<b>1</b>	<b>0</b>

**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	456	9	887	25
Single family, attached	3	2	108	3
Duplexes	9	11	5	6
Buildings with 3 or 4 units	0	5	0	3
Buildings with 5 to 19 units	0	18	4	22
Buildings with 20 or more units	0	0	4	11
Mobile homes	2	0	0	0
Other units	2	2	0	0
<b>Total occupied housing units</b>	<b>472</b>	<b>47</b>	<b>1,008</b>	<b>70</b>

**Table 9: Measures of crowding by tenure, 2000**

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	992	67
More than 1.0 person per room	16	3

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	6	2
\$50,000-\$74,999	13	6
\$75,000-\$99,999	45	13
\$100,000-\$124,999	339	32
\$125,000-\$149,999	250	271
\$150,000-\$174,999	114	259
\$175,000-\$199,999	59	129
\$200,000-\$249,999	52	163
\$250,000-\$299,999	11	54
\$300,000-\$399,999	1	29
\$400,000-\$499,999	0	1
\$500,000 or more	0	3
<b>Total owner units:</b>	<b>890</b>	<b>962</b>

Source: County Assessors' database.

**Table 11: Value of owner-occupied units, 2000**

Value of owner-occupied units:	Number of units
Under \$100,000	63
\$100,000-\$149,999	524
\$150,000-\$174,999	175
\$175,000-\$199,999	114
\$200,000-\$299,999	104
\$300,000-\$399,999	26
\$400,000-\$499,999	2
\$500,000 or higher	0
<b>Total owner units:</b>	<b>1,008</b>

**Table 12: Median value of owner-occupied units**

1990 value	\$87,100
1990 value in 2000 \$'s	\$111,282
2000 value	\$142,400

**Table 13: Monthly housing costs by mortgage status, 2000**

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	0
\$300-\$399	0
\$400-\$499	4
\$500-\$599	9
\$600-\$699	0
\$700-\$799	16
\$800-\$899	88
\$900-\$999	75
\$1,000-\$1,249	264
\$1,250-\$1,499	208
\$1,500 or more	194
<b>Total</b>	<b>858</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	5
\$200-\$299	11
\$300-\$499	52
\$500-\$799	3
\$800 or more	0
<b>Total</b>	<b>71</b>

**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	\$819	\$1,046	\$1,224
Without a mortgage	\$238	\$304	\$331

**Table 15: Gross monthly rent paid, 2000**

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	3
\$400-\$499	19
\$500-\$599	11
\$600-\$699	0
\$700-\$799	10
\$800-\$899	3
\$900-\$999	12
\$1,000-\$1,249	5
\$1,250 or more	0

**Table 16: Median gross rent**

1990	\$366
1990 in 2000 \$'s	\$468
2000	\$575

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	0	31	18	14
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	19	0	3
\$500-\$749	0	12	6	3
\$750-\$999	0	0	12	3
\$1,000 or more	0	0	0	5
No cash rent	0	0	4	3
<b>Total</b>	<b>0</b>	<b>31</b>	<b>22</b>	<b>17</b>

**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	5	0	0	0	0	0	0
\$10,000-\$14,999	0	4	0	3	0	0	12
\$15,000-\$19,999	0	5	4	11	4	0	0
\$20,000-\$24,999	7	0	16	8	10	0	0
\$25,000-\$29,999	4	4	8	4	4	9	0
\$30,000-\$34,999	0	12	16	0	0	4	4
\$35,000-\$39,999	4	13	12	5	0	6	0
\$40,000-\$44,999	0	37	9	0	0	0	0
\$45,000-\$49,999	0	30	4	9	0	11	0
\$50,000-\$59,999	5	51	63	15	15	4	0
\$60,000-\$74,999	4	79	93	53	22	3	0
\$75,000-\$99,999	5	109	117	31	15	4	3
\$100,000-\$124,999	4	5	15	8	6	3	0
\$125,000-\$149,999	0	0	14	4	4	0	0
\$150,000-\$199,999	0	0	4	8	3	0	0
\$200,000 or more	0	0	3	8	4	0	0
<b>Total households</b>	<b>38</b>	<b>349</b>	<b>378</b>	<b>167</b>	<b>87</b>	<b>44</b>	<b>19</b>

**Table 19: Median household income by age, 1999**

Age of householder	Median household income
Under 25 years	\$39,375
25-34	\$62,560
35-44	\$68,125
45-54	\$67,054
55-64	\$62,188
65-74	\$46,071
75 and older	\$13,958
<b>All households</b>	<b>\$63,696</b>

**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	0	0
\$10,000-\$19,999	5	4	18	7
\$20,000-\$34,999	23	10	52	8
\$35,000-\$49,999	44	7	70	8
\$50,000-\$74,999	305	12	56	0
\$75,000-\$99,999	269	4	6	0
\$100,000 or more	81	3	0	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	54	19	55
Renters	8	3	0

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

Age of householder	Owner	Renter
Under 25 years	9	5
25-34	90	7
35-44	61	0
45-54	27	6
55-64	7	5
65-74	8	0
75 and older	0	0

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	47	2.9%	77	2.4%
Families	9	2.1%	5	0.6%
Households	18	3.5%	21	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	4	2.0%	0	0.0%
5	0	0.0%	0	0.0%
6-11	4	2.2%	0	0.0%
12-17	6	4.7%	7	2.9%
18-64	22	2.2%	70	3.4%
65-74	8	25.8%	0	0.0%
75 and over	3	13.0%	0	0.0%

**Table 25: Poverty status by family type, 1999**

Family type	Number below poverty level	Percent below poverty level
Married-couple family	5	0.6%
- With related children under age 18	5	1.0%
- No related children under age 18	0	0.0%
Male householder, no wife present	0	0.0%
- With related children under age 18	0	0.0%
- No related children under age 18	0	0.0%
Female householder, no husband present	0	0.0%
- With related children under age 18	0	0.0%
- 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	23	4	17	45	69	251	247	232	120	1,008
Renter-occupied	21	0	17	12	6	0	4	10	0	70

**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	73	288	208	250	54	44
Townhouse	0	0	0	100	0	4
Duplex	4	0	0	14	0	0
Multifamily	0	0	0	16	0	0
<b>Total permits</b>	<b>77</b>	<b>288</b>	<b>208</b>	<b>380</b>	<b>54</b>	<b>48</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 29: Residential demolitions, 1990 through 2001**

Type of unit demolished	Number of demolitions
Single-family, detached	3
Other residential	0
<b>Total</b>	<b>3</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	168	359	191	113.7%

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	10
Paying \$5.16 to \$11.04/hr	133
Paying \$11.05 to \$18.44/hr	92
Paying \$18.45 to \$29.49/hr	49
Paying \$29.50 to \$36.87/hr	18
Paying over \$36.87/hr	13
<b>Total jobs in community</b>	<b>315</b>

\*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.