

Community Housing Profiles for Fridley

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	28,335	27,449	-886	-3.1%
Number of households	10,909	11,328	419	3.8%
Persons per household	2.58	2.40	-0.18	-7.0%
Number of families	7,842	7,323	-519	-6.6%
Persons per family	3.00	2.91	-0.09	-3.0%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	1,889	6.7%	1,828	6.7%	-61	-3.2%
5 to 9	1,854	6.5%	1,754	6.4%	-100	-5.4%
10 to 14	1,742	6.1%	1,625	5.9%	-117	-6.7%
15 to 17	1,125	4.0%	972	3.5%	-153	-13.6%
18 to 21	1,760	6.2%	1,438	5.2%	-322	-18.3%
22 to 24	1,636	5.8%	1,360	5.0%	-276	-16.9%
25 to 34	5,286	18.7%	4,217	15.4%	-1,069	-20.2%
35 to 44	4,020	14.2%	4,289	15.6%	269	6.7%
45 to 54	3,793	13.4%	3,674	13.4%	-119	-3.1%
55 to 64	3,020	10.7%	3,011	11.0%	-9	-0.3%
65 to 74	1,467	5.2%	2,127	7.7%	660	45.0%
75 to 84	590	2.1%	910	3.3%	320	54.2%
85 and older	153	0.5%	244	0.9%	91	59.5%
Total population	28,335	100.0%	27,449	100.0%	-886	-3.1%

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	1,397	120	20	76	54	161	108
5 to 17	3,560	243	43	178	76	251	172
18 to 24	2,390	116	33	95	63	101	115
25 to 44	7,487	349	91	262	124	193	227
45 to 54	3,422	60	27	96	13	56	42
55 to 64	2,882	40	6	60	2	21	20
65 to 74	2,072	5	3	27	3	17	9
75 and older	1,124	6	1	18	2	3	11
Total population	24,334	939	224	812	337	803	704

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	7,842	7,323	-519	-6.6%
Married couples	6,196	5,504	-692	-11.2%
- With related children under age 18	2,651	2,176	-475	-17.9%
- No related children under age 18	3,545	3,328	-217	-6.1%
Other families	1,646	1,819	173	10.5%
Male householder, no wife present	374	500	126	33.7%
- With related children under age 18	195	284	89	45.6%
- No related children under age 18	179	216	37	20.7%
Female householder, no husband present	1,272	1,319	47	3.7%
- With related children under age 18	831	914	83	10.0%
- No related children under age 18	441	405	-36	-8.2%
Non-family households	3,067	4,005	938	30.6%
1-person	2,244	3,039	795	35.4%
2 or more persons	823	966	143	17.4%
Total	10,909	11,328	419	3.8%

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)	80	6	29
Working-age population (25-64)	4,129	1,076	393
Elderly (65 and older)	1,401	539	12

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	322	127	186
Working-age population (25-64)	1,340	1,063	348
Elderly (65 and older)	37	233	7

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	109	604	141	660	32	56
25-34	1,108	1,496	946	1,159	-162	-337
35-44	1,608	668	1,626	864	18	196
45-54	1,781	356	1,638	502	-143	146
55-64	1,644	173	1,504	218	-140	45
65-74	817	116	1,204	128	387	12
75 and over	297	132	612	126	315	-6
Total households	7,364	3,545	7,671	3,657	307	112

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	130	11	2	553	107	33
25-34	886	60	18	939	220	36
35-44	1,549	77	14	729	135	25
45-54	1,564	74	15	434	68	8
55-64	1,462	42	5	193	25	1
65-74	1,181	23	1	121	7	2
75 and over	605	7	1	123	3	4
Total households	7,377	294	56	3,092	565	109

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	6,410	176	6,469	119
Single family, attached	363	305	524	244
Duplexes	47	200	96	168
Buildings with 3 or 4 units	17	242	26	245
Buildings with 5 to 19 units	19	1,127	16	1,067
Buildings with 20 or more units	127	1,466	164	1,798
Mobile homes	365	11	370	22
Other units	16	18	0	0
Total occupied housing units	7,364	3,545	7,665	3,663

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	7,557	3,371
More than 1.0 person per room	108	292

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	772	568
\$50,000-\$74,999	93	203
\$75,000-\$99,999	1,009	66
\$100,000-\$124,999	3,616	434
\$125,000-\$149,999	1,241	2,973
\$150,000-\$174,999	477	2,106
\$175,000-\$199,999	189	598
\$200,000-\$249,999	107	422
\$250,000-\$299,999	14	131
\$300,000-\$399,999	15	26
\$400,000-\$499,999	4	12
\$500,000 or more	1	5
Total owner units:	7,538	7,544

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	2,195
\$100,000-\$149,999	4,127
\$150,000-\$174,999	696
\$175,000-\$199,999	304
\$200,000-\$299,999	288
\$300,000-\$399,999	40
\$400,000-\$499,999	9
\$500,000 or higher	6
Total owner units:	7,665

Table 12: Median value of owner-occupied units

1990 value	\$86,100
1990 value in 2000 \$'s	\$110,004
2000 value	\$120,300

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	23
\$300-\$399	51
\$400-\$499	94
\$500-\$599	193
\$600-\$699	437
\$700-\$799	526
\$800-\$899	502
\$900-\$999	588
\$1,000-\$1,249	1,066
\$1,250-\$1,499	710
\$1,500 or more	556
Total	4,746

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	183
\$200-\$299	1,093
\$300-\$499	622
\$500-\$799	66
\$800 or more	9
Total	1,973

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	\$733	\$937	\$993
Without a mortgage	\$205	\$262	\$271

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	152
\$200-\$299	141
\$300-\$399	160
\$400-\$499	258
\$500-\$599	680
\$600-\$699	974
\$700-\$799	517
\$800-\$899	385
\$900-\$999	173
\$1,000-\$1,249	157
\$1,250 or more	20

Table 16: Median gross rent

1990	\$485
1990 in 2000 \$'s	\$620
2000	\$635

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	148	1,575	1,516	378
Less than \$200	0	101	37	14
\$200-\$299	26	101	14	0
\$300-\$499	51	265	60	42
\$500-\$749	62	931	927	85
\$750-\$999	0	131	431	162
\$1,000 or more	9	46	47	75
No cash rent	0	8	14	24
Total	148	1,583	1,530	402

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	67	152	85	68	57	50	90
\$10,000-\$14,999	37	79	88	54	39	74	98
\$15,000-\$19,999	33	144	105	52	73	104	125
\$20,000-\$24,999	26	96	110	124	40	86	117
\$25,000-\$29,999	78	151	168	77	111	119	37
\$30,000-\$34,999	76	170	120	130	75	135	53
\$35,000-\$39,999	98	120	164	107	126	109	32
\$40,000-\$44,999	52	135	154	152	111	65	38
\$45,000-\$49,999	23	137	154	108	92	82	21
\$50,000-\$59,999	146	278	273	248	154	157	30
\$60,000-\$74,999	81	336	450	297	298	114	37
\$75,000-\$99,999	32	207	368	438	297	136	23
\$100,000-\$124,999	15	83	162	142	92	37	8
\$125,000-\$149,999	30	19	47	67	74	30	0
\$150,000-\$199,999	0	27	27	51	50	21	5
\$200,000 or more	0	4	14	24	27	14	8
Total households	794	2,138	2,489	2,139	1,716	1,333	722

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$38,902
25-34	\$45,917
35-44	\$53,780
45-54	\$57,930
55-64	\$58,148
65-74	\$39,539
75 and older	\$21,667
All households	\$48,372

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	19	77	103	298
\$10,000-\$19,999	242	157	191	445
\$20,000-\$34,999	617	575	285	343
\$35,000-\$49,999	931	694	224	20
\$50,000-\$74,999	1,788	640	149	0
\$75,000-\$99,999	1,212	242	9	0
\$100,000 or more	929	112	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	194	173	275
Renters	183	221	474

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

Age of householder	Owner	Renter
Under 25 years	7	148
25-34	130	336
35-44	184	266
45-54	219	194
55-64	156	53
65-74	174	53
75 and older	91	56

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	1,706	6.1%	2,007	7.3%
Families	383	4.9%	386	5.3%
Households	633	5.8%	767	6.8%

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	224	12.3%	265	15.3%
5	42	11.5%	23	9.1%
6-11	283	12.3%	339	16.4%
12-17	175	8.4%	105	5.1%
18-64	872	4.5%	1,170	6.5%
65-74	46	3.1%	31	1.5%
75 and over	64	11.4%	74	6.8%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	130	2.3%
- With related children under age 18	108	4.8%
- No related children under age 18	22	0.7%
Male householder, no wife present	31	6.3%
- With related children under age 18	31	10.5%
- No related children under age 18	0	0.0%
Female householder, no husband present	225	18.1%
- With related children under age 18	205	24.9%
- No related children under age 18	20	4.8%

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	113	489	2,194	2,356	1,540	616	80	245	32	7,665
Renter-occupied	60	68	268	1,346	1,199	483	207	32	0	3,663

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	972	263	45	38	10	15
Townhouse	569	67	8	155	6	28
Duplex	94	22	4	0	0	0
Multifamily	1,471	436	55	131	4	0
Total permits	3,106	788	112	324	20	43

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	72
Other residential	76
Total	148

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	23,821	25,957	2,136	9.0%

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	298
Paying \$5.16 to \$11.04/hr	4,986
Paying \$11.05 to \$18.44/hr	8,478
Paying \$18.45 to \$29.49/hr	6,444
Paying \$29.50 to \$36.87/hr	2,241
Paying over \$36.87/hr	3,615
Total jobs in community	26,062

*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.