

Community Housing Profiles for Ham Lake

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	8,924	12,710	3,786	42.4%
Number of households	2,720	4,139	1,419	52.2%
Persons per household	3.28	3.07	-0.21	-6.4%
Number of families	2,342	3,471	1,129	48.2%
Persons per family	3.51	3.33	-0.18	-5.1%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	795	8.9%	967	7.6%	172	21.6%
5 to 9	873	9.8%	1,145	9.0%	272	31.2%
10 to 14	927	10.4%	1,206	9.5%	279	30.1%
15 to 17	494	5.5%	627	4.9%	133	26.9%
18 to 21	489	5.5%	616	4.8%	127	26.0%
22 to 24	320	3.6%	343	2.7%	23	7.2%
25 to 34	1,608	18.0%	1,692	13.3%	84	5.2%
35 to 44	1,790	20.1%	2,610	20.5%	820	45.8%
45 to 54	961	10.8%	2,001	15.7%	1,040	108.2%
55 to 64	381	4.3%	973	7.7%	592	155.4%
65 to 74	205	2.3%	340	2.7%	135	65.9%
75 to 84	71	0.8%	158	1.2%	87	122.5%
85 and older	10	0.1%	32	0.3%	22	220.0%
Total population	8,924	100.0%	12,710	100.0%	3,786	42.4%

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	920	8	1	14	4	20	17
5 to 17	2,835	20	10	30	16	67	49
18 to 24	927	4	4	7	9	8	19
25 to 44	4,176	17	18	38	13	40	41
45 to 54	1,954	7	8	10	4	18	13
55 to 64	956	6	5	2	1	3	6
65 to 74	334	1	3	0	0	2	0
75 and older	188	1	0	0	0	1	0
Total population	12,290	64	49	101	47	159	145

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	2,342	3,471	1,129	48.2%
Married couples	2,086	3,061	975	46.7%
- With related children under age 18	1,361	1,695	334	24.5%
- No related children under age 18	725	1,366	641	88.4%
Other families	256	410	154	60.2%
Male householder, no wife present	88	163	75	85.2%
- With related children under age 18	56	111	55	98.2%
- No related children under age 18	32	52	20	62.5%
Female householder, no husband present	168	247	79	47.0%
- With related children under age 18	117	167	50	42.7%
- No related children under age 18	51	80	29	56.9%
Non-family households	378	668	290	76.7%
1-person	243	473	230	94.7%
2 or more persons	135	195	60	44.4%
Total	2,720	4,139	1,419	52.2%

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)	22	0	22
Working-age population (25-64)	3,080	344	134
Elderly (65 and older)	246	58	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	10	0	13
Working-age population (25-64)	94	54	17
Elderly (65 and older)	17	37	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	62	18	45	22	-17	4
25-34	676	59	666	45	-10	-14
35-44	921	28	1,320	60	399	32
45-54	549	14	1,052	31	503	17
55-64	224	9	558	20	334	11
65-74	108	5	191	13	83	8
75 and over	43	4	85	31	42	27
Total households	2,583	137	3,917	222	1,334	85

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	45	0	0	22	0	0
25-34	641	25	4	43	2	0
35-44	1,296	24	10	57	3	1
45-54	1,029	23	8	28	3	1
55-64	550	8	2	20	0	0
65-74	190	1	0	13	0	0
75 and over	83	2	0	31	0	0
Total households	3,834	83	24	214	8	2

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	2,324	62	3,504	67
Single family, attached	8	10	129	11
Duplexes	13	17	0	17
Buildings with 3 or 4 units	0	24	0	46
Buildings with 5 to 19 units	0	11	0	4
Buildings with 20 or more units	0	0	0	94
Mobile homes	233	6	273	3
Other units	5	7	0	0
Total occupied housing units	2,583	137	3,906	242

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	3,868	218
More than 1.0 person per room	38	24

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	34	25
\$50,000-\$74,999	36	16
\$75,000-\$99,999	139	27
\$100,000-\$124,999	991	108
\$125,000-\$149,999	924	769
\$150,000-\$174,999	470	843
\$175,000-\$199,999	357	547
\$200,000-\$249,999	436	792
\$250,000-\$299,999	163	458
\$300,000-\$399,999	73	293
\$400,000-\$499,999	8	55
\$500,000 or more	6	15
Total owner units:	3,637	3,948

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	544
\$100,000-\$149,999	1,488
\$150,000-\$174,999	459
\$175,000-\$199,999	341
\$200,000-\$299,999	767
\$300,000-\$399,999	230
\$400,000-\$499,999	35
\$500,000 or higher	42
Total owner units:	3,906

Table 12: Median value of owner-occupied units

1990 value	\$87,900
1990 value in 2000 \$'s	\$112,304
2000 value	\$150,300

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	19
\$300-\$399	17
\$400-\$499	31
\$500-\$599	88
\$600-\$699	124
\$700-\$799	132
\$800-\$899	280
\$900-\$999	271
\$1,000-\$1,249	690
\$1,250-\$1,499	557
\$1,500 or more	683
Total	2,892

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	20
\$200-\$299	187
\$300-\$499	110
\$500-\$799	30
\$800 or more	0
Total	347

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	\$800	\$1,022	\$1,175
Without a mortgage	\$196	\$250	\$287

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	0
\$200-\$299	6
\$300-\$399	0
\$400-\$499	28
\$500-\$599	62
\$600-\$699	48
\$700-\$799	46
\$800-\$899	17
\$900-\$999	0
\$1,000-\$1,249	6
\$1,250 or more	6

Table 16: Median gross rent

1990	\$488
1990 in 2000 \$'s	\$623
2000	\$625

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	20	86	99	14
Less than \$200	0	0	0	0
\$200-\$299	0	6	0	0
\$300-\$499	13	7	0	8
\$500-\$749	7	62	68	0
\$750-\$999	0	11	25	0
\$1,000 or more	0	0	6	6
No cash rent	0	0	0	23
Total	20	86	99	37

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	6	0	7	23	17	8	14
\$10,000-\$14,999	0	20	17	28	6	27	26
\$15,000-\$19,999	0	0	0	6	7	7	10
\$20,000-\$24,999	0	0	48	21	8	13	0
\$25,000-\$29,999	8	42	30	16	35	16	7
\$30,000-\$34,999	8	20	45	14	14	27	0
\$35,000-\$39,999	8	16	43	73	12	16	7
\$40,000-\$44,999	0	26	74	27	22	44	0
\$45,000-\$49,999	7	88	85	38	9	7	0
\$50,000-\$59,999	10	83	139	161	44	30	7
\$60,000-\$74,999	4	125	220	235	104	22	17
\$75,000-\$99,999	8	171	377	237	128	29	5
\$100,000-\$124,999	1	91	176	160	63	0	0
\$125,000-\$149,999	0	17	32	40	24	0	0
\$150,000-\$199,999	0	12	47	36	14	26	0
\$200,000 or more	0	7	0	27	24	0	0
Total households	60	718	1,340	1,142	531	272	93

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$41,250
25-34	\$63,750
35-44	\$71,961
45-54	\$70,049
55-64	\$73,047
65-74	\$42,500
75 and older	\$19,125
All households	\$67,750

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	31	24
\$10,000-\$19,999	51	0	30	18
\$20,000-\$34,999	49	40	103	25
\$35,000-\$49,999	293	43	145	0
\$50,000-\$74,999	824	63	164	0
\$75,000-\$99,999	792	0	14	0
\$100,000 or more	735	6	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	135	88	94
Renters	0	0	53

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

Age of householder	Owner	Renter
Under 25 years	13	6
25-34	78	8
35-44	189	17
45-54	119	8
55-64	47	0
65-74	41	0
75 and older	0	28

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	304	3.4%	267	2.1%
Families	55	2.3%	41	1.2%
Households	81	3.0%	100	2.4%

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	29	3.7%	16	1.7%
5	0	0.0%	0	0.0%
6-11	49	4.7%	18	1.2%
12-17	57	5.2%	22	1.7%
18-64	152	2.8%	196	2.4%
65-74	11	5.8%	8	2.3%
75 and over	6	6.2%	7	4.4%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	33	1.1%
- With related children under age 18	18	1.1%
- No related children under age 18	15	1.0%
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	8	2.7%
- With related children under age 18	8	3.8%
- 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	136	60	120	324	1,224	541	520	831	150	3,906
Renter-occupied	8	19	22	74	32	9	9	69	0	242

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	1,276	499	530	782	166	154
Townhouse	0	0	6	56	12	14
Duplex	4	0	0	0	0	0
Multifamily	8	4	0	49	0	0
Total permits	1,288	503	536	887	178	168

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	9
Other residential	0
Total	9

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	1,820	2,812	992	54.5%

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	87
Paying \$5.16 to \$11.04/hr	983
Paying \$11.05 to \$18.44/hr	999
Paying \$18.45 to \$29.49/hr	736
Paying \$29.50 to \$36.87/hr	111
Paying over \$36.87/hr	133
Total jobs in community	3,048

*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.