

Community Housing Profiles for Hilltop

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	749	766	17	2.3%
Number of households	410	400	-10	-2.4%
Persons per household	1.83	1.89	0.06	3.3%
Number of families	171	165	-6	-3.5%
Persons per family	2.62	2.69	0.07	2.7%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	53	7.1%	70	9.1%	17	32.1%
5 to 9	36	4.8%	37	4.8%	1	2.8%
10 to 14	39	5.2%	37	4.8%	-2	-5.1%
15 to 17	21	2.8%	16	2.1%	-5	-23.8%
18 to 21	43	5.7%	38	5.0%	-5	-11.6%
22 to 24	49	6.5%	36	4.7%	-13	-26.5%
25 to 34	137	18.3%	124	16.2%	-13	-9.5%
35 to 44	118	15.8%	144	18.8%	26	22.0%
45 to 54	84	11.2%	125	16.3%	41	48.8%
55 to 64	71	9.5%	76	9.9%	5	7.0%
65 to 74	63	8.4%	36	4.7%	-27	-42.9%
75 to 84	32	4.3%	24	3.1%	-8	-25.0%
85 and older	3	0.4%	3	0.4%	0	0.0%
Total population	749	100.0%	766	100.0%	17	2.3%

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	54	4	1	1	1	9	6
5 to 17	57	14	7	5	0	7	10
18 to 24	59	8	0	3	2	2	6
25 to 44	223	20	7	11	2	5	15
45 to 54	113	5	5	0	0	2	3
55 to 64	68	0	1	4	0	3	1
65 to 74	32	0	2	2	0	0	0
75 and older	27	0	0	0	0	0	0
Total population	633	51	23	26	5	28	41

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	171	165	-6	-3.5%
Married couples	80	71	-9	-11.3%
- With related children under age 18	33	29	-4	-12.1%
- No related children under age 18	47	42	-5	-10.6%
Other families	91	94	3	3.3%
Male householder, no wife present	18	18	0	0.0%
- With related children under age 18	9	13	4	44.4%
- No related children under age 18	9	5	-4	-44.4%
Female householder, no husband present	73	76	3	4.1%
- With related children under age 18	49	57	8	16.3%
- No related children under age 18	24	19	-5	-20.8%
Non-family households	239	235	-4	-1.7%
1-person	199	206	7	3.5%
2 or more persons	40	29	-11	-27.5%
Total	410	400	-10	-2.4%

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)	11	2	0
Working-age population (25-64)	79	102	15
Elderly (65 and older)	15	29	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	8	2	2
Working-age population (25-64)	56	71	4
Elderly (65 and older)	0	4	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	15	17	15	21	0	4
25-34	59	31	35	37	-24	6
35-44	56	32	60	29	4	-3
45-54	48	17	70	26	22	9
55-64	48	7	43	16	-5	9
65-74	45	9	22	4	-23	-5
75 and over	24	2	20	2	-4	0
Total households	295	115	265	135	-30	20

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	13	2	1	17	4	1
25-34	34	1	1	29	8	3
35-44	53	7	3	22	7	0
45-54	63	7	3	24	2	0
55-64	40	3	1	15	1	0
65-74	22	0	0	4	0	0
75 and over	20	0	0	2	0	0
Total households	245	20	9	113	22	4

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	11	3	12	0
Single family, attached	8	3	10	4
Duplexes	1	5	3	4
Buildings with 3 or 4 units	0	0	0	4
Buildings with 5 to 19 units	2	44	0	70
Buildings with 20 or more units	0	52	0	43
Mobile homes	273	8	228	22
Other units	0	0	0	0
Total occupied housing units	295	115	253	147

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	240	137
More than 1.0 person per room	13	10

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	0	0
\$50,000-\$74,999	5	0
\$75,000-\$99,999	7	2
\$100,000-\$124,999	5	10
\$125,000-\$149,999	0	2
\$150,000-\$174,999	0	2
\$175,000-\$199,999	0	0
\$200,000-\$249,999	0	0
\$250,000-\$299,999	0	0
\$300,000-\$399,999	0	0
\$400,000-\$499,999	0	0
\$500,000 or more	0	0
Total owner units:	17	16

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	246
\$100,000-\$149,999	3
\$150,000-\$174,999	0
\$175,000-\$199,999	0
\$200,000-\$299,999	0
\$300,000-\$399,999	2
\$400,000-\$499,999	0
\$500,000 or higher	2
Total owner units:	253

Table 12: Median value of owner-occupied units

1990 value	\$56,700
1990 value in 2000 \$'s	\$72,442
2000 value	\$55,000

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	0
\$500-\$599	8
\$600-\$699	2
\$700-\$799	4
\$800-\$899	0
\$900-\$999	0
\$1,000-\$1,249	0
\$1,250-\$1,499	0
\$1,500 or more	0
Total	14

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	2
\$200-\$299	4
\$300-\$499	0
\$500-\$799	0
\$800 or more	0
Total	6

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	\$645	\$824	\$588
Without a mortgage	\$175	\$224	\$225

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	9
\$200-\$299	3
\$300-\$399	15
\$400-\$499	54
\$500-\$599	36
\$600-\$699	20
\$700-\$799	2
\$800-\$899	2
\$900-\$999	0
\$1,000-\$1,249	2
\$1,250 or more	0

Table 16: Median gross rent

1990	\$408
1990 in 2000 \$'s	\$521
2000	\$489

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	10	66	65	2
Less than \$200	0	4	5	0
\$200-\$299	0	0	3	0
\$300-\$499	10	44	15	0
\$500-\$749	0	18	38	0
\$750-\$999	0	0	4	0
\$1,000 or more	0	0	0	2
No cash rent	0	0	4	0
Total	10	66	69	2

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	2	12	12	14	13	4	2
\$10,000-\$14,999	0	12	2	4	3	2	2
\$15,000-\$19,999	7	11	8	11	4	5	7
\$20,000-\$24,999	0	0	9	27	6	5	2
\$25,000-\$29,999	4	15	10	12	4	7	0
\$30,000-\$34,999	5	6	11	11	5	2	0
\$35,000-\$39,999	0	7	10	2	3	2	3
\$40,000-\$44,999	4	3	9	2	0	0	0
\$45,000-\$49,999	0	10	7	7	2	0	0
\$50,000-\$59,999	0	7	3	6	2	0	0
\$60,000-\$74,999	2	5	2	0	3	0	0
\$75,000-\$99,999	0	0	6	1	5	0	0
\$100,000-\$124,999	0	2	0	1	0	0	0
\$125,000-\$149,999	0	0	3	4	0	0	0
\$150,000-\$199,999	0	0	2	0	0	0	2
\$200,000 or more	0	0	0	0	0	0	0
Total households	24	90	94	102	50	27	18

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$29,375
25-34	\$28,611
35-44	\$33,214
45-54	\$24,265
55-64	\$24,375
65-74	\$22,083
75 and older	\$19,000
All households	\$26,528

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	31
\$10,000-\$19,999	0	6	0	19
\$20,000-\$34,999	12	36	0	2
\$35,000-\$49,999	6	23	0	0
\$50,000-\$74,999	0	9	0	0
\$75,000-\$99,999	0	7	0	0
\$100,000 or more	2	7	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	0	0	0
Renters	9	4	28

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

Age of householder	Owner	Renter
Under 25 years	0	4
25-34	0	21
35-44	0	11
45-54	0	4
55-64	0	12
65-74	0	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	87	11.7%	163	21.4%
Families	21	11.7%	32	17.7%
Households	40	10.1%	73	18.0%

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	24	38.7%	18	33.3%
5	3	33.3%	2	28.6%
6-11	4	10.3%	11	32.4%
12-17	6	15.8%	10	21.3%
18-64	46	9.2%	116	20.7%
65-74	4	6.2%	4	12.1%
75 and over	0	0.0%	2	8.0%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	5	6.8%
- With related children under age 18	3	12.5%
- No related children under age 18	2	4.0%
Male householder, no wife present	1	4.5%
- With related children under age 18	1	5.6%
- No related children under age 18	0	0.0%
Female householder, no husband present	26	30.6%
- With related children under age 18	26	41.3%
- 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	4	6	2	65	92	53	4	15	12	253
Renter-occupied	4	13	21	42	54	11	0	0	2	147

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	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0
Total permits	0	0	0	0	0	0

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	1
Other residential	0
Total	1

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	250	254	4	1.6%

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	7
Paying \$5.16 to \$11.04/hr	120
Paying \$11.05 to \$18.44/hr	51
Paying \$18.45 to \$29.49/hr	25
Paying \$29.50 to \$36.87/hr	3
Paying over \$36.87/hr	11
Total jobs in community	218

*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.