

## Community Housing Profiles for Lexington

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	2,279	2,214	-65	-2.9%
Number of households	829	847	18	2.2%
Persons per household	2.75	2.61	-0.14	-5.1%
Number of families	576	554	-22	-3.8%
Persons per family	3.24	3.15	-0.09	-2.8%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	242	10.6%	171	7.7%	-71	-29.3%
5 to 9	243	10.7%	178	8.0%	-65	-26.7%
10 to 14	180	7.9%	184	8.3%	4	2.2%
15 to 17	69	3.0%	114	5.1%	45	65.2%
18 to 21	132	5.8%	133	6.0%	1	0.8%
22 to 24	106	4.7%	86	3.9%	-20	-18.9%
25 to 34	556	24.4%	334	15.1%	-222	-39.9%
35 to 44	333	14.6%	482	21.8%	149	44.7%
45 to 54	167	7.3%	283	12.8%	116	69.5%
55 to 64	129	5.7%	128	5.8%	-1	-0.8%
65 to 74	91	4.0%	73	3.3%	-18	-19.8%
75 to 84	29	1.3%	40	1.8%	11	37.9%
85 and older	2	0.1%	8	0.4%	6	300.0%
<b>Total population</b>	<b>2,279</b>	<b>100.0%</b>	<b>2,214</b>	<b>100.0%</b>	<b>-65</b>	<b>-2.9%</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	162	4	0	1	1	3	6
5 to 17	415	13	9	13	9	17	22
18 to 24	204	3	1	3	1	7	7
25 to 44	769	11	8	11	8	9	15
45 to 54	276	1	0	3	0	3	3
55 to 64	122	1	3	0	2	0	2
65 to 74	72	0	0	1	0	0	0
75 and older	47	0	0	0	1	0	1
<b>Total population</b>	<b>2,067</b>	<b>33</b>	<b>21</b>	<b>32</b>	<b>22</b>	<b>39</b>	<b>56</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	576	554	-22	-3.8%
Married couples	428	374	-54	-12.6%
- With related children under age 18	248	200	-48	-19.4%
- No related children under age 18	180	174	-6	-3.3%
Other families	148	180	32	21.6%
Male householder, no wife present	34	54	20	58.8%
- With related children under age 18	22	35	13	59.1%
- No related children under age 18	12	19	7	58.3%
Female householder, no husband present	114	126	12	10.5%
- With related children under age 18	99	95	-4	-4.0%
- No related children under age 18	15	31	16	106.7%
Non-family households	253	293	40	15.8%
1-person	189	229	40	21.2%
2 or more persons	64	64	0	0.0%
<b>Total</b>	<b>829</b>	<b>847</b>	<b>18</b>	<b>2.2%</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)	15	13	0
Working-age population (25-64)	379	95	34
Elderly (65 and older)	39	24	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	24	4	12
Working-age population (25-64)	93	78	21
Elderly (65 and older)	0	15	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	18	43	18	33	0	-10
25-34	178	117	103	67	-75	-50
35-44	156	50	194	84	38	34
45-54	75	28	133	41	58	13
55-64	70	7	68	14	-2	7
65-74	59	7	46	6	-13	-1
75 and over	19	2	37	3	18	1
<b>Total households</b>	<b>575</b>	<b>254</b>	<b>599</b>	<b>248</b>	<b>24</b>	<b>-6</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	18	0	0	32	1	1
25-34	100	3	1	60	7	2
35-44	186	8	1	77	7	2
45-54	131	2	0	40	1	2
55-64	68	0	0	13	1	1
65-74	45	1	0	6	0	0
75 and over	37	0	0	3	0	0
<b>Total households</b>	<b>585</b>	<b>14</b>	<b>2</b>	<b>231</b>	<b>17</b>	<b>8</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	405	16	436	19
Single family, attached	8	38	7	36
Duplexes	5	47	4	41
Buildings with 3 or 4 units	1	21	4	23
Buildings with 5 to 19 units	2	55	0	50
Buildings with 20 or more units	0	62	0	63
Mobile homes	152	10	148	15
Other units	2	5	0	0
<b>Total occupied housing units</b>	<b>575</b>	<b>254</b>	<b>599</b>	<b>247</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	566	237
More than 1.0 person per room	33	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	14	1
\$50,000-\$74,999	23	12
\$75,000-\$99,999	197	21
\$100,000-\$124,999	214	136
\$125,000-\$149,999	51	214
\$150,000-\$174,999	4	99
\$175,000-\$199,999	1	15
\$200,000-\$249,999	1	9
\$250,000-\$299,999	0	1
\$300,000-\$399,999	0	0
\$400,000-\$499,999	0	0
\$500,000 or more	0	0
<b>Total owner units:</b>	<b>505</b>	<b>508</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	347
\$100,000-\$149,999	209
\$150,000-\$174,999	21
\$175,000-\$199,999	22
\$200,000-\$299,999	0
\$300,000-\$399,999	0
\$400,000-\$499,999	0
\$500,000 or higher	0
<b>Total owner units:</b>	<b>599</b>

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

1990 value	\$71,200
1990 value in 2000 \$'s	\$90,968
2000 value	\$104,100

**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	4
\$400-\$499	19
\$500-\$599	17
\$600-\$699	24
\$700-\$799	33
\$800-\$899	66
\$900-\$999	36
\$1,000-\$1,249	90
\$1,250-\$1,499	54
\$1,500 or more	9
<b>Total</b>	<b>352</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	8
\$200-\$299	34
\$300-\$499	30
\$500-\$799	0
\$800 or more	0
<b>Total</b>	<b>72</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	\$700	\$894	\$936
Without a mortgage	\$192	\$245	\$285

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

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	45
\$400-\$499	35
\$500-\$599	55
\$600-\$699	47
\$700-\$799	22
\$800-\$899	9
\$900-\$999	15
\$1,000-\$1,249	5
\$1,250 or more	0

**Table 16: Median gross rent**

1990	\$480
1990 in 2000 \$'s	\$613
2000	\$563

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	29	43	131	30
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	29	43	8	0
\$500-\$749	0	0	107	14
\$750-\$999	0	0	16	11
\$1,000 or more	0	0	0	5
No cash rent	0	0	8	6
<b>Total</b>	<b>29</b>	<b>43</b>	<b>139</b>	<b>36</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	3	3	7	15	0	5	16
\$10,000-\$14,999	7	9	12	0	0	0	5
\$15,000-\$19,999	4	8	5	4	0	0	5
\$20,000-\$24,999	6	0	19	18	0	5	0
\$25,000-\$29,999	3	6	12	9	5	19	5
\$30,000-\$34,999	11	29	33	10	6	4	5
\$35,000-\$39,999	3	25	17	19	23	0	0
\$40,000-\$44,999	6	13	20	6	0	0	4
\$45,000-\$49,999	0	8	19	3	5	0	0
\$50,000-\$59,999	0	15	40	21	19	0	4
\$60,000-\$74,999	9	37	33	30	6	11	5
\$75,000-\$99,999	0	10	26	35	0	0	5
\$100,000-\$124,999	0	0	13	8	6	0	0
\$125,000-\$149,999	0	0	5	0	0	0	0
\$150,000-\$199,999	0	0	6	0	13	0	0
\$200,000 or more	0	3	0	0	0	0	0
<b>Total households</b>	<b>52</b>	<b>166</b>	<b>267</b>	<b>178</b>	<b>83</b>	<b>44</b>	<b>54</b>

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

Age of householder	Median household income
Under 25 years	\$31,071
25-34	\$41,250
35-44	\$46,118
45-54	\$53,125
55-64	\$51,250
65-74	\$27,000
75 and older	\$25,500
<b>All households</b>	<b>\$41,618</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	12	38
\$10,000-\$19,999	4	4	8	33
\$20,000-\$34,999	18	52	37	12
\$35,000-\$49,999	71	35	30	0
\$50,000-\$74,999	126	49	8	0
\$75,000-\$99,999	64	10	0	0
\$100,000 or more	46	0	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	16	19	25
Renters	8	18	45

**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	22
25-34	21	7
35-44	34	24
45-54	24	23
55-64	4	0
65-74	4	0
75 and older	8	7

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	286	12.7%	235	10.7%
Families	65	11.5%	53	9.6%
Households	99	11.8%	73	8.6%

**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	36	16.6%	44	25.3%
5	15	28.3%	18	43.9%
6-11	46	15.9%	23	11.1%
12-17	22	15.0%	15	7.1%
18-64	160	11.2%	120	8.3%
65-74	4	4.5%	9	15.5%
75 and over	3	9.1%	6	9.5%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	16	4.5%
- With related children under age 18	5	2.6%
- No related children under age 18	11	6.5%
Male householder, no wife present	4	6.5%
- With related children under age 18	4	10.5%
- No related children under age 18	0	0.0%
Female householder, no husband present	33	25.4%
- With related children under age 18	31	29.8%
- No related children under age 18	2	7.7%

**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	11	90	163	59	143	94	9	23	7	599
Renter-occupied	0	8	18	114	66	25	4	12	0	247

**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	71	24	7	8	2	1
Townhouse	0	0	0	0	0	0
Duplex	38	4	0	2	0	0
Multifamily	10	22	0	0	0	0
<b>Total permits</b>	<b>119</b>	<b>50</b>	<b>7</b>	<b>10</b>	<b>2</b>	<b>1</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	2
Other residential	0
<b>Total</b>	<b>2</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	630	631	1	0.2%

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	11
Paying \$5.16 to \$11.04/hr	250
Paying \$11.05 to \$18.44/hr	110
Paying \$18.45 to \$29.49/hr	52
Paying \$29.50 to \$36.87/hr	10
Paying over \$36.87/hr	10
<b>Total jobs in community</b>	<b>444</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.