

Community Housing Profiles for St. Francis

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	2,538	4,910	2,372	93.5%
Number of households	760	1,638	878	115.5%
Persons per household	3.24	3.00	-0.24	-7.4%
Number of families	656	1,301	645	98.3%
Persons per family	3.46	3.27	-0.19	-5.5%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	335	13.2%	519	10.6%	184	54.9%
5 to 9	309	12.2%	449	9.1%	140	45.3%
10 to 14	275	10.8%	495	10.1%	220	80.0%
15 to 17	120	4.7%	267	5.4%	147	122.5%
18 to 21	138	5.4%	251	5.1%	113	81.9%
22 to 24	97	3.8%	211	4.3%	114	117.5%
25 to 34	562	22.1%	959	19.5%	397	70.6%
35 to 44	356	14.0%	869	17.7%	513	144.1%
45 to 54	183	7.2%	456	9.3%	273	149.2%
55 to 64	87	3.4%	263	5.4%	176	202.3%
65 to 74	54	2.1%	107	2.2%	53	98.1%
75 to 84	21	0.8%	53	1.1%	32	152.4%
85 and older	1	0.0%	11	0.2%	10	1000.0%
Total population	2,538	100.0%	4,910	100.0%	2,372	93.5%

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	485	1	0	8	5	20	9
5 to 17	1,134	2	11	29	3	32	18
18 to 24	442	3	5	6	1	5	6
25 to 44	1,776	1	14	14	2	21	11
45 to 54	440	2	2	7	2	3	0
55 to 64	256	2	4	0	0	1	1
65 to 74	104	0	0	1	0	2	0
75 and older	64	0	0	0	0	0	0
Total population	4,701	11	36	65	13	84	45

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	656	1,301	645	98.3%
Married couples	503	968	465	92.4%
- With related children under age 18	346	594	248	71.7%
- No related children under age 18	157	374	217	138.2%
Other families	153	333	180	117.6%
Male householder, no wife present	37	99	62	167.6%
- With related children under age 18	26	78	52	200.0%
- No related children under age 18	11	21	10	90.9%
Female householder, no husband present	116	234	118	101.7%
- With related children under age 18	102	195	93	91.2%
- No related children under age 18	14	39	25	178.6%
Non-family households	104	337	233	224.0%
1-person	75	218	143	190.7%
2 or more persons	29	119	90	310.3%
Total	760	1,638	878	115.5%

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)	55	0	14
Working-age population (25-64)	1,008	122	129
Elderly (65 and older)	56	27	5

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	12	0	4
Working-age population (25-64)	115	42	2
Elderly (65 and older)	0	33	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	21	37	88	46	67	9
25-34	213	75	404	78	191	3
35-44	166	43	448	37	282	-6
45-54	91	12	240	20	149	8
55-64	47	3	145	15	98	12
65-74	28	6	59	12	31	6
75 and over	12	6	28	18	16	12
Total households	578	182	1,412	226	834	44

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	85	3	0	44	2	1
25-34	398	6	2	76	2	1
35-44	431	17	5	35	2	0
45-54	233	7	0	19	1	0
55-64	142	3	0	13	2	0
65-74	57	2	0	12	0	0
75 and over	28	0	0	18	0	0
Total households	1,374	38	7	217	9	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	504	33	1,045	31
Single family, attached	14	13	98	32
Duplexes	6	4	0	8
Buildings with 3 or 4 units	0	14	10	11
Buildings with 5 to 19 units	2	97	0	67
Buildings with 20 or more units	0	14	0	53
Mobile homes	46	4	263	6
Other units	6	3	0	0
Total occupied housing units	578	182	1,416	208

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	1,373	199
More than 1.0 person per room	43	9

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	15	7
\$50,000-\$74,999	28	15
\$75,000-\$99,999	235	36
\$100,000-\$124,999	420	178
\$125,000-\$149,999	216	449
\$150,000-\$174,999	106	332
\$175,000-\$199,999	49	153
\$200,000-\$249,999	35	117
\$250,000-\$299,999	12	43
\$300,000-\$399,999	2	16
\$400,000-\$499,999	1	2
\$500,000 or more	0	1
Total owner units:	1,119	1,349

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	476
\$100,000-\$149,999	536
\$150,000-\$174,999	233
\$175,000-\$199,999	69
\$200,000-\$299,999	99
\$300,000-\$399,999	0
\$400,000-\$499,999	0
\$500,000 or higher	3
Total owner units:	1,416

Table 12: Median value of owner-occupied units

1990 value	\$66,700
1990 value in 2000 \$'s	\$85,218
2000 value	\$128,500

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	5
\$500-\$599	28
\$600-\$699	75
\$700-\$799	98
\$800-\$899	137
\$900-\$999	111
\$1,000-\$1,249	232
\$1,250-\$1,499	150
\$1,500 or more	129
Total	965

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	7
\$200-\$299	21
\$300-\$499	12
\$500-\$799	0
\$800 or more	0
Total	40

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	\$723	\$924	\$1,031
Without a mortgage	\$220	\$281	\$276

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	17
\$200-\$299	18
\$300-\$399	8
\$400-\$499	15
\$500-\$599	23
\$600-\$699	64
\$700-\$799	41
\$800-\$899	3
\$900-\$999	11
\$1,000-\$1,249	0
\$1,250 or more	0

Table 16: Median gross rent

1990	\$493
1990 in 2000 \$'s	\$630
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	0	65	102	33
Less than \$200	0	17	0	0
\$200-\$299	0	8	0	10
\$300-\$499	0	8	15	0
\$500-\$749	0	32	75	9
\$750-\$999	0	0	12	14
\$1,000 or more	0	0	0	0
No cash rent	0	0	0	0
Total	0	65	102	33

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	0	11	0	0	0	7	0
\$10,000-\$14,999	8	18	19	0	0	0	8
\$15,000-\$19,999	0	42	8	2	16	0	18
\$20,000-\$24,999	8	12	0	32	14	0	19
\$25,000-\$29,999	4	0	39	0	0	12	0
\$30,000-\$34,999	8	52	46	6	0	21	0
\$35,000-\$39,999	0	45	17	11	18	0	0
\$40,000-\$44,999	12	41	29	25	15	7	10
\$45,000-\$49,999	23	28	14	22	6	10	0
\$50,000-\$59,999	20	102	33	53	25	5	0
\$60,000-\$74,999	0	103	81	54	41	0	0
\$75,000-\$99,999	8	38	131	44	23	0	0
\$100,000-\$124,999	0	15	47	9	18	0	0
\$125,000-\$149,999	0	6	0	11	0	0	0
\$150,000-\$199,999	0	0	0	0	8	0	0
\$200,000 or more	0	0	15	3	0	0	0
Total households	91	513	479	272	184	62	55

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$46,528
25-34	\$50,568
35-44	\$62,054
45-54	\$56,250
55-64	\$56,250
65-74	\$33,929
75 and older	\$22,697
All households	\$51,982

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	9	10	0
\$10,000-\$19,999	0	16	31	61
\$20,000-\$34,999	21	34	81	38
\$35,000-\$49,999	141	28	91	0
\$50,000-\$74,999	321	14	36	0
\$75,000-\$99,999	189	0	0	0
\$100,000 or more	84	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	24	77	81
Renters	26	21	23

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

Age of householder	Owner	Renter
Under 25 years	10	6
25-34	102	32
35-44	53	19
45-54	49	17
55-64	28	9
65-74	0	0
75 and older	7	16

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	255	10.3%	227	4.8%
Families	68	10.3%	39	3.0%
Households	83	10.9%	64	3.9%

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	58	17.3%	18	3.4%
5	17	24.6%	12	21.4%
6-11	31	9.0%	20	3.5%
12-17	43	18.5%	46	11.0%
18-64	96	6.8%	124	4.1%
65-74	5	10.2%	7	8.9%
75 and over	5	18.5%	0	0.0%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	13	1.3%
- With related children under age 18	13	2.2%
- No related children under age 18	0	0.0%
Male householder, no wife present	10	11.0%
- With related children under age 18	10	12.5%
- No related children under age 18	0	0.0%
Female householder, no husband present	16	8.4%
- With related children under age 18	16	10.5%
- 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	81	11	23	36	105	337	144	452	227	1,416
Renter-occupied	4	0	13	9	77	76	17	12	0	208

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	120	276	132	437	114	116
Townhouse	0	42	16	70	42	30
Duplex	10	4	0	2	0	0
Multifamily	35	97	0	0	0	0
Total permits	165	419	148	509	156	146

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	5
Other residential	0
Total	5

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	793	1,226	433	54.6%

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	43
Paying \$5.16 to \$11.04/hr	651
Paying \$11.05 to \$18.44/hr	322
Paying \$18.45 to \$29.49/hr	253
Paying \$29.50 to \$36.87/hr	44
Paying over \$36.87/hr	36
Total jobs in community	1,349

*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.