

## Community Housing Profiles for Carver County

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

**Table 1: Demographics**

| Demographic information | 1990   | 2000   | Change | % change |
|-------------------------|--------|--------|--------|----------|
| Total population        | 47,915 | 70,205 | 22,290 | 46.5%    |
| Number of households    | 16,601 | 24,356 | 7,755  | 46.7%    |
| Persons per household   | 2.84   | 2.84   | 0.00   | 0.0%     |
| Number of families      | 12,864 | 18,774 | 5,910  | 45.9%    |
| Persons per family      | 3.26   | 3.26   | 0.00   | 0.0%     |

**Table 2: Population by age**

| Age                     | 1990          |               | 2000          |               | Change        |               |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                         | Number        | % of total    | Number        | % of total    | Number        | Percent       |
| Under 5 years           | 4,561         | 9.5%          | 6,170         | 8.8%          | 1,609         | 7.2%          |
| 5 to 9                  | 4,288         | 8.9%          | 6,497         | 9.3%          | 2,209         | 9.9%          |
| 10 to 14                | 3,704         | 7.7%          | 6,137         | 8.7%          | 2,433         | 10.9%         |
| 15 to 17                | 1,954         | 4.1%          | 3,276         | 4.7%          | 1,322         | 5.9%          |
| 18 to 21                | 2,304         | 4.8%          | 2,957         | 4.2%          | 653           | 2.9%          |
| 22 to 24                | 1,876         | 3.9%          | 1,871         | 2.7%          | -5            | 0.0%          |
| 25 to 34                | 9,735         | 20.3%         | 9,749         | 13.9%         | 14            | 0.1%          |
| 35 to 44                | 7,725         | 16.1%         | 14,615        | 20.8%         | 6,890         | 30.9%         |
| 45 to 54                | 4,604         | 9.6%          | 9,178         | 13.1%         | 4,574         | 20.5%         |
| 55 to 64                | 3,151         | 6.6%          | 4,509         | 6.4%          | 1,358         | 6.1%          |
| 65 to 74                | 2,166         | 4.5%          | 2,782         | 4.0%          | 616           | 2.8%          |
| 75 to 84                | 1,313         | 2.7%          | 1,737         | 2.5%          | 424           | 1.9%          |
| 85 and older            | 534           | 1.1%          | 727           | 1.0%          | 193           | 0.9%          |
| <b>Total population</b> | <b>47,915</b> | <b>100.0%</b> | <b>70,205</b> | <b>100.0%</b> | <b>22,290</b> | <b>100.0%</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           | 5,804         | 48                        | 5               | 102                       | 86         | 125               | 285                |
| 5 to 17                 | 15,091        | 114                       | 36              | 306                       | 174        | 189               | 473                |
| 18 to 24                | 4,505         | 56                        | 19              | 126                       | 70         | 52                | 223                |
| 25 to 44                | 23,405        | 143                       | 41              | 407                       | 224        | 144               | 644                |
| 45 to 54                | 8,950         | 40                        | 14              | 94                        | 39         | 41                | 113                |
| 55 to 64                | 4,427         | 11                        | 10              | 40                        | 10         | 11                | 35                 |
| 65 to 74                | 2,744         | 3                         | 3               | 25                        | 1          | 6                 | 12                 |
| 75 and older            | 2,435         | 2                         | 1               | 6                         | 9          | 11                | 6                  |
| <b>Total population</b> | <b>67,361</b> | <b>417</b>                | <b>129</b>      | <b>1,106</b>              | <b>613</b> | <b>579</b>        | <b>1,791</b>       |

**Table 4: Households by type**

| Household type                         | 1990          | 2000          | Change       | % Change     |
|--|---------------|---------------|--------------|--------------|
| Family households                      | 12,864        | 18,774        | 5,910        | 45.9%        |
| Married couples                        | 11,301        | 16,184        | 4,883        | 38.0%        |
| - With related children under age 18   | 6,377         | 9,418         | 3,041        | 23.6%        |
| - No related children under age 18     | 4,924         | 6,766         | 1,842        | 14.3%        |
| Other families                         | 1,563         | 2,590         | 1,027        | 8.0%         |
| Male householder, no wife present      | 439           | 815           | 376          | 2.9%         |
| - With related children under age 18   | 225           | 532           | 307          | 2.4%         |
| - No related children under age 18     | 214           | 283           | 69           | 0.5%         |
| Female householder, no husband present | 1,124         | 1,775         | 651          | 5.1%         |
| - With related children under age 18   | 784           | 1,277         | 493          | 3.8%         |
| - No related children under age 18     | 340           | 498           | 158          | 1.2%         |
| Non-family households                  | 3,737         | 5,582         | 1,845        | 14.3%        |
| 1-person                               | 2,965         | 4,416         | 1,451        | 11.3%        |
| 2 or more persons                      | 772           | 1,166         | 394          | 3.1%         |
| <b>Total</b>                           | <b>16,601</b> | <b>24,356</b> | <b>7,755</b> | <b>60.3%</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)     | 94               | 34                 | 89                         |
| Working-age population (25-64) | 15,150           | 1,802              | 657                        |
| Elderly (65 and older)         | 1,625            | 832                | 44                         |

| Age of renter householder      | Family household | 1-person household | Other non-family household |
|--------------------------------|------------------|--------------------|----------------------------|
| Young adults (15-24 years)     | 246              | 129                | 150                        |
| Working-age population (25-64) | 1,439            | 888                | 193                        |
| Elderly (65 and older)         | 239              | 745                | 0                          |

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

| Age of householder      | 1990          |              | 2000          |              | Change       |            |
|-------------------------|---------------|--------------|---------------|--------------|--------------|------------|
|                         | Owners        | Renters      | Owners        | Renters      | Owners       | Renters    |
| 15-24 years             | 230           | 491          | 263           | 475          | 33           | -16        |
| 25-34                   | 3,392         | 1,300        | 3,537         | 1,009        | 145          | -291       |
| 35-44                   | 3,681         | 548          | 6,997         | 866          | 3,316        | 318        |
| 45-54                   | 2,299         | 254          | 4,703         | 513          | 2,404        | 259        |
| 55-64                   | 1,658         | 193          | 2,344         | 274          | 686          | 81         |
| 65-74                   | 1,110         | 243          | 1,490         | 251          | 380          | 8          |
| 75 and over             | 747           | 455          | 998           | 636          | 251          | 181        |
| <b>Total households</b> | <b>13,117</b> | <b>3,484</b> | <b>20,332</b> | <b>4,024</b> | <b>7,215</b> | <b>540</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             | 247                  | 16         | 15                 | 439                   | 36         | 25                 |
| 25-34                   | 3,435                | 102        | 64                 | 920                   | 89         | 81                 |
| 35-44                   | 6,840                | 157        | 79                 | 802                   | 64         | 42                 |
| 45-54                   | 4,605                | 98         | 29                 | 480                   | 33         | 21                 |
| 55-64                   | 2,317                | 27         | 12                 | 260                   | 14         | 6                  |
| 65-74                   | 1,480                | 10         | 5                  | 248                   | 3          | 0                  |
| 75 and over             | 994                  | 4          | 3                  | 624                   | 12         | 1                  |
| <b>Total households</b> | <b>19,918</b>        | <b>414</b> | <b>207</b>         | <b>3,773</b>          | <b>251</b> | <b>176</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                | 11,233        | 579          | 17,558        | 639          |
| Single family, attached                | 609           | 278          | 1,578         | 269          |
| Duplexes                               | 114           | 308          | 93            | 227          |
| Buildings with 3 or 4 units            | 56            | 221          | 81            | 301          |
| Buildings with 5 to 19 units           | 53            | 1,171        | 99            | 1,274        |
| Buildings with 20 or more units        | 14            | 763          | 20            | 1,247        |
| Mobile homes                           | 971           | 76           | 896           | 72           |
| Other units                            | 67            | 88           | 2             | 0            |
| <b>Total occupied housing units</b>    | <b>13,117</b> | <b>3,484</b> | <b>20,327</b> | <b>4,029</b> |

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

| Measures of crowding          | Owner households | Renter households |
|-------------------------------|------------------|-------------------|
| 1.0 person per room or fewer  | 20,088           | 3,833             |
| More than 1.0 person per room | 239              | 196               |

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

| Value:                    | Number of units in 2000 | Number of units in 2002 |
|---------------------------|-------------------------|-------------------------|
| Under \$50,000            | 164                     | 79                      |
| \$50,000-\$74,999         | 523                     | 209                     |
| \$75,000-\$99,999         | 1,935                   | 737                     |
| \$100,000-\$124,999       | 3,622                   | 2,144                   |
| \$125,000-\$149,999       | 3,552                   | 3,216                   |
| \$150,000-\$174,999       | 2,503                   | 3,058                   |
| \$175,000-\$199,999       | 1,768                   | 2,428                   |
| \$200,000-\$249,999       | 2,126                   | 3,387                   |
| \$250,000-\$299,999       | 1,152                   | 2,013                   |
| \$300,000-\$399,999       | 1,167                   | 2,063                   |
| \$400,000-\$499,999       | 318                     | 929                     |
| \$500,000 or more         | 193                     | 578                     |
| <b>Total owner units:</b> | <b>19,023</b>           | <b>20,841</b>           |

Source: County Assessors' database.

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

| Value of owner-occupied units: | Number of units |
|--------------------------------|-----------------|
| Under \$100,000                | 2,598           |
| \$100,000-\$149,999            | 5,571           |
| \$150,000-\$174,999            | 2,671           |
| \$175,000-\$199,999            | 2,002           |
| \$200,000-\$299,999            | 4,363           |
| \$300,000-\$399,999            | 1,655           |
| \$400,000-\$499,999            | 759             |
| \$500,000 or higher            | 708             |
| <b>Total owner units:</b>      | <b>20,327</b>   |

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

|                         |           |
|-------------------------|-----------|
| 1990 value              | \$95,300  |
| 1990 value in 2000 \$'s | \$121,759 |
| 2000 value              | \$170,200 |

**Table 13: Monthly housing costs by mortgage status, 2000**

| Owner-occupied units with a mortgage |               |
|--------------------------------------|---------------|
| Monthly housing costs                | Owner units   |
| Less than \$300                      | 7             |
| \$300-\$399                          | 57            |
| \$400-\$499                          | 122           |
| \$500-\$599                          | 219           |
| \$600-\$699                          | 348           |
| \$700-\$799                          | 649           |
| \$800-\$899                          | 799           |
| \$900-\$999                          | 866           |
| \$1,000-\$1,249                      | 2,793         |
| \$1,250-\$1,499                      | 2,433         |
| \$1,500 or more                      | 5,993         |
| <b>Total</b>                         | <b>14,286</b> |

| Owner-occupied units with no mortgage |              |
|---------------------------------------|--------------|
| Monthly housing costs                 | Owner units  |
| Less than \$200                       | 114          |
| \$200-\$299                           | 809          |
| \$300-\$499                           | 1,215        |
| \$500-\$799                           | 355          |
| \$800 or more                         | 150          |
| <b>Total</b>                          | <b>2,643</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                                 | \$879 | \$1,123                | \$1,382 |
| Without a mortgage                              | \$200 | \$256                  | \$344   |

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

| Gross rent      | Number of units |
|-----------------|-----------------|
| Less than \$200 | 242             |
| \$200-\$299     | 164             |
| \$300-\$399     | 240             |
| \$400-\$499     | 385             |
| \$500-\$599     | 578             |
| \$600-\$699     | 688             |
| \$700-\$799     | 437             |
| \$800-\$899     | 340             |
| \$900-\$999     | 340             |
| \$1,000-\$1,249 | 198             |
| \$1,250 or more | 110             |

**Table 16: Median gross rent**

|                   |       |
|-------------------|-------|
| 1990              | \$442 |
| 1990 in 2000 \$'s | \$565 |
| 2000              | \$637 |

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

| Rent categories | Number of bedrooms |              |              |               |
|-----------------|--------------------|--------------|--------------|---------------|
|                 | None               | One          | Two          | Three or more |
| With cash rent  | 168                | 1,461        | 1,545        | 548           |
| Less than \$200 | 17                 | 180          | 37           | 8             |
| \$200-\$299     | 22                 | 83           | 44           | 15            |
| \$300-\$499     | 16                 | 336          | 216          | 57            |
| \$500-\$749     | 85                 | 604          | 632          | 163           |
| \$750-\$999     | 7                  | 205          | 487          | 200           |
| \$1,000 or more | 21                 | 53           | 129          | 105           |
| No cash rent    | 0                  | 14           | 55           | 86            |
| <b>Total</b>    | <b>168</b>         | <b>1,475</b> | <b>1,600</b> | <b>634</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      | 61                 | 73           | 84           | 94           | 69           | 151          | 270          |
| \$10,000-\$14,999       | 64                 | 50           | 129          | 40           | 78           | 163          | 317          |
| \$15,000-\$19,999       | 52                 | 62           | 70           | 68           | 64           | 144          | 163          |
| \$20,000-\$24,999       | 53                 | 158          | 142          | 195          | 81           | 196          | 161          |
| \$25,000-\$29,999       | 109                | 163          | 189          | 149          | 98           | 122          | 151          |
| \$30,000-\$34,999       | 10                 | 244          | 254          | 153          | 137          | 132          | 129          |
| \$35,000-\$39,999       | 71                 | 187          | 299          | 157          | 105          | 116          | 67           |
| \$40,000-\$44,999       | 69                 | 284          | 355          | 173          | 122          | 140          | 60           |
| \$45,000-\$49,999       | 22                 | 219          | 236          | 192          | 103          | 98           | 59           |
| \$50,000-\$59,999       | 102                | 646          | 746          | 483          | 243          | 151          | 93           |
| \$60,000-\$74,999       | 100                | 835          | 1,203        | 653          | 395          | 106          | 38           |
| \$75,000-\$99,999       | 38                 | 839          | 1,650        | 1,121        | 483          | 94           | 31           |
| \$100,000-\$124,999     | 8                  | 424          | 892          | 685          | 268          | 69           | 17           |
| \$125,000-\$149,999     | 0                  | 149          | 496          | 421          | 161          | 16           | 5            |
| \$150,000-\$199,999     | 2                  | 144          | 486          | 292          | 117          | 16           | 7            |
| \$200,000 or more       | 3                  | 155          | 465          | 344          | 178          | 26           | 12           |
| <b>Total households</b> | <b>764</b>         | <b>4,632</b> | <b>7,696</b> | <b>5,220</b> | <b>2,702</b> | <b>1,740</b> | <b>1,580</b> |

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

| Age of householder    | Median household income |
|-----------------------|-------------------------|
| Under 25 years        | \$37,500                |
| 25-34                 | \$64,156                |
| 35-44                 | \$77,148                |
| 45-54                 | \$79,202                |
| 55-64                 | \$69,208                |
| 65-74                 | \$33,390                |
| 75 and older          | \$21,053                |
| <b>All households</b> | <b>\$65,540</b>         |

**Table 20: Housing costs as a percent of household income, 2000**

| 1999 income        | Households paying <u>less than 30%</u><br>of income for housing |         | Households paying <u>30% or more</u><br>of income for housing |         |
|--------------------|---|---------|---|---------|
|                    | Owners  | Renters | Owners  | Renters |
| Less than \$10,000 | 17  | 142     | 236   | 248     |
| \$10,000-\$19,999  | 212   | 203     | 319   | 456     |
| \$20,000-\$34,999  | 596   | 584     | 829   | 481     |
| \$35,000-\$49,999  | 1,127   | 660     | 699   | 111     |
| \$50,000-\$74,999  | 3,431   | 599     | 831   | 0       |
| \$75,000-\$99,999  | 3,231   | 144     | 298   | 0       |
| \$100,000 or more  | 4,889   | 86      | 162   | 0       |

**Table 21: Households paying 35% or more of income for housing costs, 2000**

| Tenure  | Households paying _____% of household income<br>for housing |             |             |
|---------|---|-------------|-------------|
|         | 35% - 39.9%   | 40% - 49.9% | 50% or more |
| Owners  | 614   | 650         | 977         |
| Renters | 203   | 234         | 503         |

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

| Age of householder | Owner | Renter |
|--------------------|-------|--------|
| Under 25 years     | 74    | 219    |
| 25-34              | 649   | 264    |
| 35-44              | 1,200 | 141    |
| 45-54              | 608   | 130    |
| 55-64              | 328   | 59     |
| 65-74              | 256   | 151    |
| 75 and older       | 259   | 332    |

**Table 23: Poverty rates**

| Poverty rates | Below poverty level in 1989 |         | Below poverty level in 1999 |         |
|---------------|-----------------------------|---------|-----------------------------|---------|
|               | Number                      | Percent | Number                      | Percent |
| Individuals   | 2,288                       | 4.9%    | 2,391                       | 3.6%    |
| Families      | 494                         | 3.8%    | 436                         | 2.4%    |
| Households    | 930                         | 5.6%    | 922                         | 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     | 277                                 | 6.5%    | 325                                 | 5.6%    |
| 5           | 60                                  | 8.2%    | 65                                  | 5.2%    |
| 6-11        | 243                                 | 5.0%    | 285                                 | 3.9%    |
| 12-17       | 161                                 | 4.3%    | 194                                 | 2.9%    |
| 18-64       | 1,126                               | 4.0%    | 1,181                               | 2.9%    |
| 65-74       | 160                                 | 8.1%    | 127                                 | 4.8%    |
| 75 and over | 261                                 | 19.3%   | 214                                 | 11.0%   |

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

| Family type                            | Number below poverty level | Percent below poverty level |
|--|----------------------------|-----------------------------|
| Married-couple family                  | 210                        | 1.3%                        |
| - With related children under age 18   | 128                        | 1.4%                        |
| - No related children under age 18     | 82                         | 1.2%                        |
| Male householder, no wife present      | 38                         | 5.3%                        |
| - With related children under age 18   | 36                         | 7.5%                        |
| - No related children under age 18     | 2                          | 0.9%                        |
| Female householder, no husband present | 188                        | 13.4%                       |
| - With related children under age 18   | 188                        | 19.6%                       |
| - 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           | 2,486           | 560       | 1,172     | 1,523     | 3,019     | 3,604     | 3,385     | 3,266     | 1,312           | 20,327 |
| Renter-occupied          | 634             | 71        | 203       | 471       | 999       | 916       | 468       | 215       | 52              | 4,029  |

**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            | 2,578                         | 3,403        | 3,128        | 3,423        | 716          | 731          |
| Townhouse                          | 240                           | 369          | 271          | 579          | 212          | 142          |
| Duplex                             | 62                            | 170          | 22           | 51           | 10           | 0            |
| Multifamily                        | 839                           | 1,159        | 203          | 427          | 424          | 322          |
| <b>Total permits</b>               | <b>3,719</b>                  | <b>5,101</b> | <b>3,624</b> | <b>4,480</b> | <b>1,362</b> | <b>1,195</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 | 179                   |
| Other residential       | 0                     |
| <b>Total</b>            | <b>179</b>            |

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

|            | 1990   | 2000   | Change | % change |
|------------|--------|--------|--------|----------|
| Employment | 18,014 | 26,657 | 8,643  | 48.0%    |

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  | 453           |
| Paying \$5.16 to \$11.04/hr    | 8,162         |
| Paying \$11.05 to \$18.44/hr   | 10,709        |
| Paying \$18.45 to \$29.49/hr   | 6,043         |
| Paying \$29.50 to \$36.87/hr   | 1,459         |
| Paying over \$36.87/hr         | 3,382         |
| <b>Total jobs in community</b> | <b>30,208</b> |

Source: Minnesota Department of Employment and Economic Development (formerly Minnesota Department of Economic Security) and Metropolitan Council.