

Community Housing Profiles for Benton Township

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	895	939	44	4.9%
Number of households	276	307	31	11.2%
Persons per household	3.24	3.06	-0.18	-5.6%
Number of families	236	250	14	5.9%
Persons per family	3.56	3.43	-0.13	-3.7%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	74	8.3%	45	4.8%	-29	-39.2%
5 to 9	70	7.8%	78	8.3%	8	11.4%
10 to 14	81	9.1%	86	9.2%	5	6.2%
15 to 17	49	5.5%	55	5.9%	6	12.2%
18 to 21	45	5.0%	56	6.0%	11	24.4%
22 to 24	48	5.4%	34	3.6%	-14	-29.2%
25 to 34	126	14.1%	89	9.5%	-37	-29.4%
35 to 44	120	13.4%	161	17.1%	41	34.2%
45 to 54	110	12.3%	130	13.8%	20	18.2%
55 to 64	89	9.9%	92	9.8%	3	3.4%
65 to 74	60	6.7%	72	7.7%	12	20.0%
75 to 84	17	1.9%	36	3.8%	19	111.8%
85 and older	6	0.7%	5	0.5%	-1	-16.7%
Total population	895	100.0%	939	100.0%	44	4.9%

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	45	0	0	0	0	0	0
5 to 17	218	0	0	1	0	0	0
18 to 24	88	0	0	2	0	0	0
25 to 44	250	0	0	0	0	0	0
45 to 54	129	0	0	0	1	0	0
55 to 64	92	0	0	0	0	0	2
65 to 74	72	0	0	0	0	0	2
75 and older	40	0	1	0	0	0	1
Total population	934	0	1	3	1	0	5

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	236	250	14	5.9%
Married couples	218	223	5	2.3%
- With related children under age 18	111	109	-2	-1.8%
- No related children under age 18	107	114	7	6.5%
Other families	18	27	9	50.0%
Male householder, no wife present	11	14	3	27.3%
- With related children under age 18	3	8	5	166.7%
- No related children under age 18	8	6	-2	-25.0%
Female householder, no husband present	7	13	6	85.7%
- With related children under age 18	3	4	1	33.3%
- No related children under age 18	4	9	5	125.0%
Non-family households	40	57	17	42.5%
1-person	36	46	10	27.8%
2 or more persons	4	11	7	175.0%
Total	276	307	31	11.2%

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)	3	0	0
Working-age population (25-64)	171	18	7
Elderly (65 and older)	41	18	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	3	0	0
Working-age population (25-64)	30	4	2
Elderly (65 and older)	6	5	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	5	4	3	5	-2	1
25-34	40	15	23	9	-17	-6
35-44	45	9	69	11	24	2
45-54	55	5	62	6	7	1
55-64	46	4	49	2	3	-2
65-74	29	3	39	4	10	1
75 and over	15	1	22	3	7	2
Total households	235	41	267	40	32	-1

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	3	0	0	5	0	0
25-34	23	0	0	9	0	0
35-44	69	0	0	11	0	0
45-54	61	1	0	6	0	0
55-64	49	0	1	2	0	0
65-74	39	0	1	4	0	0
75 and over	22	0	1	3	0	0
Total households	266	1	3	40	0	0

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	229	35	251	48
Single family, attached	2	1	2	2
Duplexes	0	3	0	0
Buildings with 3 or 4 units	0	0	0	0
Buildings with 5 to 19 units	0	0	0	0
Buildings with 20 or more units	0	0	0	0
Mobile homes	3	2	5	0
Other units	1	0	0	0
Total occupied housing units	235	41	258	50

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	244	50
More than 1.0 person per room	14	0

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	3	2
\$50,000-\$74,999	8	4
\$75,000-\$99,999	14	12
\$100,000-\$124,999	20	7
\$125,000-\$149,999	32	17
\$150,000-\$174,999	27	33
\$175,000-\$199,999	12	22
\$200,000-\$249,999	12	26
\$250,000-\$299,999	4	8
\$300,000-\$399,999	0	3
\$400,000-\$499,999	0	0
\$500,000 or more	1	2
Total owner units:	133	136

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	36
\$100,000-\$149,999	72
\$150,000-\$174,999	25
\$175,000-\$199,999	24
\$200,000-\$299,999	68
\$300,000-\$399,999	17
\$400,000-\$499,999	11
\$500,000 or higher	5
Total owner units:	258

Table 12: Median value of owner-occupied units

1990 value	\$79,200
1990 value in 2000 \$'s	\$101,189
2000 value	\$146,500

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	0
\$500-\$599	4
\$600-\$699	4
\$700-\$799	6
\$800-\$899	2
\$900-\$999	1
\$1,000-\$1,249	25
\$1,250-\$1,499	15
\$1,500 or more	23
Total	80

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	2
\$200-\$299	12
\$300-\$499	21
\$500-\$799	4
\$800 or more	0
Total	39

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	\$674	\$861	\$1,230
Without a mortgage	\$190	\$243	\$339

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	0
\$400-\$499	3
\$500-\$599	7
\$600-\$699	0
\$700-\$799	0
\$800-\$899	0
\$900-\$999	2
\$1,000-\$1,249	0
\$1,250 or more	0

Table 16: Median gross rent

1990	\$346
1990 in 2000 \$'s	\$442
2000	\$560

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	0	0	12
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	0	0	3
\$500-\$749	0	0	0	7
\$750-\$999	0	0	0	2
\$1,000 or more	0	0	0	0
No cash rent	0	0	4	14
Total	0	0	4	26

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	0	0	0	0	4	6
\$10,000-\$14,999	0	0	0	0	3	0	3
\$15,000-\$19,999	0	0	1	0	5	2	1
\$20,000-\$24,999	0	0	4	0	0	2	2
\$25,000-\$29,999	0	0	2	0	5	2	4
\$30,000-\$34,999	0	0	0	0	2	0	4
\$35,000-\$39,999	0	1	2	0	2	0	2
\$40,000-\$44,999	0	0	1	5	2	8	2
\$45,000-\$49,999	0	0	9	3	4	7	1
\$50,000-\$59,999	0	9	10	6	4	2	2
\$60,000-\$74,999	6	6	31	15	7	7	0
\$75,000-\$99,999	0	2	12	17	13	5	1
\$100,000-\$124,999	0	3	9	7	10	0	0
\$125,000-\$149,999	0	2	2	5	2	0	0
\$150,000-\$199,999	0	0	0	0	0	0	0
\$200,000 or more	0	0	0	5	0	0	0
Total households	6	23	83	63	59	39	28

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$65,000
25-34	\$61,250
35-44	\$64,028
45-54	\$78,012
55-64	\$70,417
65-74	\$46,875
75 and older	\$27,500
All households	\$62,574

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	2	0
\$10,000-\$19,999	2	0	5	0
\$20,000-\$34,999	6	0	6	0
\$35,000-\$49,999	15	0	4	2
\$50,000-\$74,999	32	10	10	0
\$75,000-\$99,999	20	0	2	0
\$100,000 or more	13	0	2	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	5	5	11
Renters	0	0	0

**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	0
25-34	3	2
35-44	13	0
45-54	2	0
55-64	3	0
65-74	4	0
75 and older	6	0

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	70	7.5%	24	2.6%
Families	16	6.8%	3	1.2%
Households	20	7.5%	9	3.0%

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	8	9.9%	0	0.0%
5	0	0.0%	0	0.0%
6-11	16	17.0%	2	2.5%
12-17	10	8.3%	8	6.6%
18-64	28	5.1%	4	0.7%
65-74	2	3.7%	2	2.9%
75 and over	6	26.1%	8	18.2%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	3	1.4%
- With related children under age 18	1	1.0%
- No related children under age 18	2	1.8%
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	0	0.0%
- With related children under age 18	0	0.0%
- 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	110	9	20	40	18	22	19	20	0	258
Renter-occupied	26	0	4	8	4	6	0	2	0	50

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	34	28	16	13	0	2
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0
Total permits	34	28	16	13	0	2

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
Total	2

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	227	300	73	32.2%

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	0
Paying \$5.16 to \$11.04/hr	5
Paying \$11.05 to \$18.44/hr	18
Paying \$18.45 to \$29.49/hr	6
Paying \$29.50 to \$36.87/hr	3
Paying over \$36.87/hr	1
Total jobs in community	33

*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.