

Community Housing Profiles for Carver

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	744	1,266	522	70.2%
Number of households	262	458	196	74.8%
Persons per household	2.84	2.76	-0.08	-2.8%
Number of families	192	350	158	82.3%
Persons per family	3.40	3.13	-0.27	-7.9%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	78	10.5%	113	8.9%	35	44.9%
5 to 9	67	9.0%	84	6.6%	17	25.4%
10 to 14	51	6.9%	109	8.6%	58	113.7%
15 to 17	30	4.0%	64	5.1%	34	113.3%
18 to 21	36	4.8%	39	3.1%	3	8.3%
22 to 24	18	2.4%	37	2.9%	19	105.6%
25 to 34	167	22.4%	248	19.6%	81	48.5%
35 to 44	111	14.9%	285	22.5%	174	156.8%
45 to 54	84	11.3%	140	11.1%	56	66.7%
55 to 64	51	6.9%	75	5.9%	24	47.1%
65 to 74	21	2.8%	49	3.9%	28	133.3%
75 to 84	27	3.6%	14	1.1%	-13	-48.1%
85 and older	3	0.4%	9	0.7%	6	200.0%
Total population	744	100.0%	1,266	100.0%	522	70.2%

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	109	0	0	0	1	3	7
5 to 17	247	0	0	1	4	5	5
18 to 24	76	0	0	0	0	0	0
25 to 44	519	3	2	1	7	1	9
45 to 54	136	0	1	3	0	0	0
55 to 64	75	0	0	0	0	0	0
65 to 74	49	0	0	0	0	0	0
75 and older	22	0	0	1	0	0	0
Total population	1,233	3	3	6	12	9	21

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	192	350	158	82.3%
Married couples	174	303	129	74.1%
- With related children under age 18	108	158	50	46.3%
- No related children under age 18	66	145	79	119.7%
Other families	18	47	29	161.1%
Male householder, no wife present	6	15	9	150.0%
- With related children under age 18	1	10	9	900.0%
- No related children under age 18	5	5	0	0.0%
Female householder, no husband present	12	32	20	166.7%
- With related children under age 18	6	23	17	283.3%
- No related children under age 18	6	9	3	50.0%
Non-family households	70	108	38	54.3%
1-person	57	79	22	38.6%
2 or more persons	13	29	16	123.1%
Total	262	458	196	74.8%

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)	6	6	2
Working-age population (25-64)	269	36	15
Elderly (65 and older)	41	10	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	2	0	2
Working-age population (25-64)	23	28	10
Elderly (65 and older)	0	3	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	3	1	8	5	5	4
25-34	60	18	91	25	31	7
35-44	57	6	142	16	85	10
45-54	42	4	71	10	29	6
55-64	32	3	37	5	5	2
65-74	9	3	33	1	24	-2
75 and over	22	2	11	3	-11	1
Total households	225	37	393	65	168	28

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	8	0	0	5	0	0
25-34	90	1	2	24	1	0
35-44	140	2	2	16	0	0
45-54	70	1	0	9	1	0
55-64	37	0	0	5	0	0
65-74	33	0	0	1	0	0
75 and over	11	0	0	3	0	0
Total households	389	4	4	63	2	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	216	10	369	21
Single family, attached	0	1	2	2
Duplexes	3	13	4	7
Buildings with 3 or 4 units	0	7	0	10
Buildings with 5 to 19 units	0	5	0	26
Buildings with 20 or more units	0	0	0	2
Mobile homes	4	0	10	0
Other units	2	1	0	0
Total occupied housing units	225	37	385	68

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	385	65
More than 1.0 person per room	0	3

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	18	8
\$50,000-\$74,999	61	19
\$75,000-\$99,999	58	44
\$100,000-\$124,999	94	55
\$125,000-\$149,999	98	74
\$150,000-\$174,999	54	115
\$175,000-\$199,999	33	78
\$200,000-\$249,999	25	119
\$250,000-\$299,999	10	61
\$300,000-\$399,999	3	29
\$400,000-\$499,999	1	5
\$500,000 or more	2	4
Total owner units:	457	611

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	66
\$100,000-\$149,999	119
\$150,000-\$174,999	88
\$175,000-\$199,999	39
\$200,000-\$299,999	55
\$300,000-\$399,999	10
\$400,000-\$499,999	4
\$500,000 or higher	4
Total owner units:	385

Table 12: Median value of owner-occupied units

1990 value	\$82,400
1990 value in 2000 \$'s	\$105,277
2000 value	\$152,500

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	2
\$400-\$499	3
\$500-\$599	4
\$600-\$699	4
\$700-\$799	11
\$800-\$899	18
\$900-\$999	21
\$1,000-\$1,249	68
\$1,250-\$1,499	57
\$1,500 or more	98
Total	286

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	2
\$200-\$299	31
\$300-\$499	30
\$500-\$799	2
\$800 or more	0
Total	65

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	\$770	\$984	\$1,303
Without a mortgage	\$183	\$234	\$299

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	2
\$200-\$299	0
\$300-\$399	6
\$400-\$499	7
\$500-\$599	12
\$600-\$699	17
\$700-\$799	8
\$800-\$899	5
\$900-\$999	4
\$1,000-\$1,249	2
\$1,250 or more	0

Table 16: Median gross rent

1990	\$479
1990 in 2000 \$'s	\$612
2000	\$638

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	2	18	20	23
Less than \$200	0	2	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	10	0	3
\$500-\$749	2	6	16	13
\$750-\$999	0	0	4	5
\$1,000 or more	0	0	0	2
No cash rent	0	0	2	3
Total	2	18	22	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	2	0	5	0	2
\$10,000-\$14,999	2	0	2	2	0	2	2
\$15,000-\$19,999	0	2	0	0	0	0	2
\$20,000-\$24,999	5	2	0	0	3	4	1
\$25,000-\$29,999	0	4	5	7	0	0	0
\$30,000-\$34,999	0	5	6	2	2	2	2
\$35,000-\$39,999	2	2	6	2	1	3	4
\$40,000-\$44,999	0	12	2	9	0	2	0
\$45,000-\$49,999	0	8	7	8	0	5	2
\$50,000-\$59,999	2	12	28	14	5	2	0
\$60,000-\$74,999	6	23	31	11	10	5	0
\$75,000-\$99,999	5	30	43	20	8	4	1
\$100,000-\$124,999	0	14	7	8	0	0	0
\$125,000-\$149,999	0	0	2	6	0	0	0
\$150,000-\$199,999	0	4	2	3	3	1	0
\$200,000 or more	0	0	2	3	0	0	0
Total households	22	118	145	95	37	30	16

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$60,000
25-34	\$70,556
35-44	\$67,321
45-54	\$68,036
55-64	\$65,313
65-74	\$47,500
75 and older	\$33,750
All households	\$65,083

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	6	6
\$10,000-\$19,999	6	0	4	2
\$20,000-\$34,999	13	6	24	4
\$35,000-\$49,999	29	23	14	0
\$50,000-\$74,999	80	20	30	0
\$75,000-\$99,999	99	0	4	0
\$100,000 or more	38	2	4	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	14	18	26
Renters	0	4	6

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

Age of householder	Owner	Renter
Under 25 years	8	2
25-34	16	2
35-44	30	4
45-54	14	0
55-64	12	2
65-74	6	0
75 and older	0	2

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	13	1.8%	24	2.0%
Families	2	1.0%	2	0.6%
Households	10	3.9%	7	1.5%

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	0	0.0%	0	0.0%
5	0	0.0%	0	0.0%
6-11	0	0.0%	0	0.0%
12-17	0	0.0%	2	1.9%
18-64	2	0.4%	22	2.7%
65-74	4	20.0%	0	0.0%
75 and over	7	21.2%	0	0.0%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	2	0.7%
- With related children under age 18	0	0.0%
- No related children under age 18	2	1.4%
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	91	2	14	20	29	60	10	117	42	385
Renter-occupied	38	2	8	10	6	2	2	0	0	68

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	21	58	15	208	79	84
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	0	0	18	0	0	0
Total permits	21	58	33	208	79	84

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	95	156	61	64.2%

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	22
Paying \$5.16 to \$11.04/hr	67
Paying \$11.05 to \$18.44/hr	53
Paying \$18.45 to \$29.49/hr	36
Paying \$29.50 to \$36.87/hr	6
Paying over \$36.87/hr	9
Total jobs in community	193

*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.