

## Community Housing Profiles for Chaska

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	11,339	17,449	6,110	53.9%
Number of households	4,212	6,104	1,892	44.9%
Persons per household	2.67	2.82	0.15	5.6%
Number of families	2,991	4,486	1,495	50.0%
Persons per family	3.18	3.31	0.13	4.1%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	1,183	10.4%	1,698	9.7%	515	43.5%
5 to 9	1,002	8.8%	1,627	9.3%	625	62.4%
10 to 14	835	7.4%	1,536	8.8%	701	84.0%
15 to 17	432	3.8%	809	4.6%	377	87.3%
18 to 21	545	4.8%	773	4.4%	228	41.8%
22 to 24	556	4.9%	574	3.3%	18	3.2%
25 to 34	2,743	24.2%	2,703	15.5%	-40	-1.5%
35 to 44	1,788	15.8%	3,726	21.4%	1,938	108.4%
45 to 54	900	7.9%	2,131	12.2%	1,231	136.8%
55 to 64	576	5.1%	858	4.9%	282	49.0%
65 to 74	405	3.6%	504	2.9%	99	24.4%
75 to 84	273	2.4%	322	1.8%	49	17.9%
85 and older	101	0.9%	188	1.1%	87	86.1%
<b>Total population</b>	<b>11,339</b>	<b>100.0%</b>	<b>17,449</b>	<b>100.0%</b>	<b>6,110</b>	<b>53.9%</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	1,546	21	3	26	62	40	171
5 to 17	3,656	48	15	89	95	69	255
18 to 24	1,218	29	5	25	52	18	140
25 to 44	6,051	58	15	108	143	54	363
45 to 54	2,052	15	5	27	20	12	60
55 to 64	832	4	4	8	9	1	18
65 to 74	491	3	2	6	0	2	4
75 and older	505	0	0	3	0	2	2
<b>Total population</b>	<b>16,351</b>	<b>178</b>	<b>49</b>	<b>292</b>	<b>381</b>	<b>198</b>	<b>1,013</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	2,991	4,486	1,495	50.0%
Married couples	2,399	3,606	1,207	50.3%
- With related children under age 18	1,421	2,280	859	60.5%
- No related children under age 18	978	1,326	348	35.6%
Other families	592	880	288	48.6%
Male householder, no wife present	135	243	108	80.0%
- With related children under age 18	80	174	94	117.5%
- No related children under age 18	55	69	14	25.5%
Female householder, no husband present	457	637	180	39.4%
- With related children under age 18	348	490	142	40.8%
- No related children under age 18	109	147	38	34.9%
Non-family households	1,221	1,618	397	32.5%
1-person	932	1,271	339	36.4%
2 or more persons	289	347	58	20.1%
<b>Total</b>	<b>4,212</b>	<b>6,104</b>	<b>1,892</b>	<b>44.9%</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)	16	14	27
Working-age population (25-64)	3,519	435	185
Elderly (65 and older)	229	165	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	114	36	43
Working-age population (25-64)	592	371	66
Elderly (65 and older)	32	255	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	84	202	104	179	20	-23
25-34	931	504	899	420	-32	-84
35-44	837	227	1,710	351	873	124
45-54	442	100	1,043	215	601	115
55-64	302	66	440	90	138	24
65-74	179	87	252	81	73	-6
75 and over	133	118	144	176	11	58
<b>Total households</b>	<b>2,908</b>	<b>1,304</b>	<b>4,592</b>	<b>1,512</b>	<b>1,684</b>	<b>208</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	94	10	15	161	18	12
25-34	869	30	43	385	35	40
35-44	1,659	51	40	317	34	20
45-54	1,010	33	16	200	15	13
55-64	431	9	6	86	4	5
65-74	249	3	0	80	1	0
75 and over	143	1	1	175	1	1
<b>Total households</b>	<b>4,455</b>	<b>137</b>	<b>121</b>	<b>1,404</b>	<b>108</b>	<b>91</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	1,924	77	3,514	109
Single family, attached	196	203	370	164
Duplexes	35	97	18	71
Buildings with 3 or 4 units	22	78	35	100
Buildings with 5 to 19 units	36	433	41	536
Buildings with 20 or more units	14	367	11	483
Mobile homes	659	22	601	46
Other units	22	27	0	0
<b>Total occupied housing units</b>	<b>2,908</b>	<b>1,304</b>	<b>4,590</b>	<b>1,509</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	4,531	1,440
More than 1.0 person per room	59	69

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	72	26
\$50,000-\$74,999	153	88
\$75,000-\$99,999	436	184
\$100,000-\$124,999	778	486
\$125,000-\$149,999	952	1,006
\$150,000-\$174,999	419	778
\$175,000-\$199,999	357	393
\$200,000-\$249,999	506	654
\$250,000-\$299,999	210	425
\$300,000-\$399,999	157	341
\$400,000-\$499,999	40	138
\$500,000 or more	17	69
<b>Total owner units:</b>	<b>4,097</b>	<b>4,588</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	1,001
\$100,000-\$149,999	1,328
\$150,000-\$174,999	636
\$175,000-\$199,999	352
\$200,000-\$299,999	895
\$300,000-\$399,999	222
\$400,000-\$499,999	81
\$500,000 or higher	75
<b>Total owner units:</b>	<b>4,590</b>

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

1990 value	\$88,900
1990 value in 2000 \$'s	\$113,582
2000 value	\$161,000

**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	6
\$400-\$499	28
\$500-\$599	69
\$600-\$699	94
\$700-\$799	93
\$800-\$899	242
\$900-\$999	241
\$1,000-\$1,249	738
\$1,250-\$1,499	592
\$1,500 or more	1,249
<b>Total</b>	<b>3,352</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	27
\$200-\$299	143
\$300-\$499	145
\$500-\$799	77
\$800 or more	14
<b>Total</b>	<b>406</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	\$822	\$1,050	\$1,320
Without a mortgage	\$179	\$229	\$323

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

Gross rent	Number of units
Less than \$200	115
\$200-\$299	71
\$300-\$399	57
\$400-\$499	99
\$500-\$599	195
\$600-\$699	260
\$700-\$799	237
\$800-\$899	146
\$900-\$999	135
\$1,000-\$1,249	103
\$1,250 or more	73

**Table 16: Median gross rent**

1990	\$500
1990 in 2000 \$'s	\$639
2000	\$683

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	86	599	607	199
Less than \$200	14	101	0	0
\$200-\$299	17	41	0	13
\$300-\$499	0	84	60	12
\$500-\$749	27	265	214	32
\$750-\$999	7	66	250	112
\$1,000 or more	21	42	83	30
No cash rent	0	0	10	8
<b>Total</b>	<b>86</b>	<b>599</b>	<b>617</b>	<b>207</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	26	25	34	38	7	54	47
\$10,000-\$14,999	40	27	35	15	32	36	61
\$15,000-\$19,999	16	30	27	30	7	20	42
\$20,000-\$24,999	15	75	50	79	28	51	39
\$25,000-\$29,999	43	69	59	32	23	24	30
\$30,000-\$34,999	0	77	83	50	36	19	27
\$35,000-\$39,999	16	98	90	37	21	4	0
\$40,000-\$44,999	28	54	147	56	29	16	1
\$45,000-\$49,999	9	66	73	42	26	0	13
\$50,000-\$59,999	41	189	226	88	41	44	23
\$60,000-\$74,999	36	231	308	182	47	34	10
\$75,000-\$99,999	2	234	425	311	112	5	2
\$100,000-\$124,999	5	135	203	140	49	6	9
\$125,000-\$149,999	0	33	94	46	34	0	0
\$150,000-\$199,999	0	47	82	54	22	0	0
\$200,000 or more	0	19	83	56	27	0	0
<b>Total households</b>	<b>277</b>	<b>1,409</b>	<b>2,019</b>	<b>1,256</b>	<b>541</b>	<b>313</b>	<b>304</b>

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

Age of householder	Median household income
Under 25 years	\$29,531
25-34	\$59,570
35-44	\$70,386
45-54	\$72,500
55-64	\$63,681
65-74	\$24,297
75 and older	\$20,385
<b>All households</b>	<b>\$60,325</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	71	35	98
\$10,000-\$19,999	39	95	50	167
\$20,000-\$34,999	115	196	170	173
\$35,000-\$49,999	173	288	162	87
\$50,000-\$74,999	853	252	207	0
\$75,000-\$99,999	866	49	49	0
\$100,000 or more	992	15	40	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	117	156	195
Renters	69	98	191

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

Age of householder	Owner	Renter
Under 25 years	6	94
25-34	140	124
35-44	326	56
45-54	130	94
55-64	22	16
65-74	34	75
75 and older	55	66

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	771	6.9%	816	4.7%
Families	186	6.3%	153	3.4%
Households	300	7.2%	284	4.6%

**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	140	12.0%	136	8.1%
5	20	9.8%	36	9.8%
6-11	87	7.5%	129	6.7%
12-17	59	6.6%	58	3.3%
18-64	390	5.5%	401	3.8%
65-74	16	4.1%	21	4.5%
75 and over	59	17.1%	35	8.6%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	46	1.2%
- With related children under age 18	35	1.4%
- No related children under age 18	11	0.8%
Male householder, no wife present	23	11.5%
- With related children under age 18	23	15.5%
- No related children under age 18	0	0.0%
Female householder, no husband present	84	15.3%
- With related children under age 18	84	19.3%
- 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	306	81	174	275	1,068	720	1,075	686	205	4,590
Renter-occupied	131	2	57	140	476	361	199	96	47	1,509

**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	626	645	935	634	108	130
Townhouse	157	37	79	131	75	54
Duplex	8	22	10	0	0	0
Multifamily	475	669	19	122	262	208
<b>Total permits</b>	<b>1,266</b>	<b>1,373</b>	<b>1,043</b>	<b>887</b>	<b>445</b>	<b>392</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	52
Other residential	0
<b>Total</b>	<b>52</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	7,833	10,185	2,352	30.0%

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	124
Paying \$5.16 to \$11.04/hr	2,286
Paying \$11.05 to \$18.44/hr	3,765
Paying \$18.45 to \$29.49/hr	2,706
Paying \$29.50 to \$36.87/hr	596
Paying over \$36.87/hr	1,646
<b>Total jobs in community</b>	<b>11,123</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.