

Community Housing Profiles for Hancock Township

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

Table 1: Demographics

| Demographic information | 1990 | 2000 | Change | % change |
|-------------------------|------|------|--------|----------|
| Total population | 364 | 367 | 3 | 0.8% |
| Number of households | 110 | 121 | 11 | 10.0% |
| Persons per household | 3.31 | 3.03 | -0.28 | -8.5% |
| Number of families | 97 | 97 | 0 | 0.0% |
| Persons per family | 3.57 | 3.43 | -0.14 | -3.9% |

Table 2: Population by age

| Age | 1990 | | 2000 | | Change | |
|-------------------------|------------|---------------|------------|---------------|----------|-------------|
| | Number | % of total | Number | % of total | Number | Percent |
| Under 5 years | 27 | 7.4% | 28 | 7.6% | 1 | 3.7% |
| 5 to 9 | 33 | 9.1% | 35 | 9.5% | 2 | 6.1% |
| 10 to 14 | 33 | 9.1% | 32 | 8.7% | -1 | -3.0% |
| 15 to 17 | 18 | 4.9% | 14 | 3.8% | -4 | -22.2% |
| 18 to 21 | 26 | 7.1% | 16 | 4.4% | -10 | -38.5% |
| 22 to 24 | 11 | 3.0% | 6 | 1.6% | -5 | -45.5% |
| 25 to 34 | 55 | 15.1% | 48 | 13.1% | -7 | -12.7% |
| 35 to 44 | 52 | 14.3% | 63 | 17.2% | 11 | 21.2% |
| 45 to 54 | 30 | 8.2% | 57 | 15.5% | 27 | 90.0% |
| 55 to 64 | 36 | 9.9% | 24 | 6.5% | -12 | -33.3% |
| 65 to 74 | 28 | 7.7% | 30 | 8.2% | 2 | 7.1% |
| 75 to 84 | 11 | 3.0% | 13 | 3.5% | 2 | 18.2% |
| 85 and older | 4 | 1.1% | 1 | 0.3% | -3 | -75.0% |
| Total population | 364 | 100.0% | 367 | 100.0% | 3 | 0.8% |

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 | 22 | 0 | 0 | 4 | 0 | 2 | 0 |
| 5 to 17 | 80 | 0 | 0 | 0 | 0 | 1 | 0 |
| 18 to 24 | 21 | 0 | 0 | 1 | 0 | 0 | 0 |
| 25 to 44 | 104 | 0 | 0 | 7 | 0 | 0 | 1 |
| 45 to 54 | 57 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 to 64 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65 to 74 | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| 75 and older | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total population | 352 | 0 | 0 | 12 | 0 | 3 | 1 |

Table 4: Households by type

| Household type | 1990 | 2000 | Change | % Change |
|--|------------|------------|-----------|--------------|
| Family households | 97 | 97 | 0 | 0.0% |
| Married couples | 92 | 89 | -3 | -3.3% |
| - With related children under age 18 | 50 | 42 | -8 | -16.0% |
| - No related children under age 18 | 42 | 47 | 5 | 11.9% |
| Other families | 5 | 8 | 3 | 60.0% |
| Male householder, no wife present | 4 | 3 | -1 | -25.0% |
| - With related children under age 18 | 1 | 0 | -1 | -100.0% |
| - No related children under age 18 | 3 | 3 | 0 | 0.0% |
| Female householder, no husband present | 1 | 5 | 4 | 400.0% |
| - With related children under age 18 | 0 | 2 | 2 | 0.0% |
| - No related children under age 18 | 1 | 3 | 2 | 200.0% |
| Non-family households | 13 | 24 | 11 | 84.6% |
| 1-person | 11 | 20 | 9 | 81.8% |
| 2 or more persons | 2 | 4 | 2 | 100.0% |
| Total | 110 | 121 | 11 | 10.0% |

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) | 0 | 0 | 0 |
| Working-age population (25-64) | 72 | 5 | 0 |
| Elderly (65 and older) | 13 | 13 | 2 |

| Age of renter householder | Family household | 1-person household | Other non-family household |
|--------------------------------|------------------|--------------------|----------------------------|
| Young adults (15-24 years) | 0 | 0 | 0 |
| Working-age population (25-64) | 8 | 2 | 0 |
| Elderly (65 and older) | 0 | 2 | 0 |

Table 6: Tenure by age of householder

| Age of householder | 1990 | | 2000 | | Change | |
|-------------------------|------------|----------|------------|-----------|----------|----------|
| | Owners | Renters | Owners | Renters | Owners | Renters |
| 15-24 years | 1 | 0 | 0 | 0 | -1 | 0 |
| 25-34 | 19 | 4 | 14 | 4 | -5 | 0 |
| 35-44 | 26 | 1 | 27 | 2 | 1 | 1 |
| 45-54 | 13 | 1 | 30 | 2 | 17 | 1 |
| 55-64 | 18 | 0 | 10 | 1 | -8 | 1 |
| 65-74 | 17 | 1 | 17 | 3 | 0 | 2 |
| 75 and over | 9 | 0 | 10 | 1 | 1 | 1 |
| Total households | 103 | 7 | 108 | 13 | 5 | 6 |

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 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25-34 | 13 | 1 | 1 | 4 | 0 | 0 |
| 35-44 | 27 | 0 | 0 | 2 | 0 | 0 |
| 45-54 | 30 | 0 | 0 | 2 | 0 | 0 |
| 55-64 | 10 | 0 | 0 | 1 | 0 | 0 |
| 65-74 | 17 | 0 | 0 | 3 | 0 | 0 |
| 75 and over | 10 | 0 | 0 | 1 | 0 | 0 |
| Total households | 107 | 1 | 1 | 13 | 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 | 90 | 7 | 93 | 10 |
| Single family, attached | 0 | 0 | 0 | 0 |
| Duplexes | 0 | 0 | 0 | 2 |
| Buildings with 3 or 4 units | 0 | 0 | 0 | 0 |
| Buildings with 5 to 19 units | 0 | 0 | 2 | 0 |
| Buildings with 20 or more units | 0 | 0 | 0 | 0 |
| Mobile homes | 11 | 0 | 10 | 0 |
| Other units | 2 | 0 | 0 | 0 |
| Total occupied housing units | 103 | 7 | 105 | 12 |

Table 9: Measures of crowding by tenure, 2000

| Measures of crowding | Owner households | Renter households |
|-------------------------------|------------------|-------------------|
| 1.0 person per room or fewer | 105 | 12 |
| More than 1.0 person per room | 0 | 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 | 2 | 1 |
| \$50,000-\$74,999 | 3 | 0 |
| \$75,000-\$99,999 | 4 | 1 |
| \$100,000-\$124,999 | 8 | 3 |
| \$125,000-\$149,999 | 17 | 6 |
| \$150,000-\$174,999 | 9 | 15 |
| \$175,000-\$199,999 | 2 | 11 |
| \$200,000-\$249,999 | 4 | 13 |
| \$250,000-\$299,999 | 0 | 3 |
| \$300,000-\$399,999 | 0 | 2 |
| \$400,000-\$499,999 | 0 | 0 |
| \$500,000 or more | 0 | 0 |
| Total owner units: | 49 | 55 |

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

| Value of owner-occupied units: | Number of units |
|--------------------------------|-----------------|
| Under \$100,000 | 15 |
| \$100,000-\$149,999 | 22 |
| \$150,000-\$174,999 | 9 |
| \$175,000-\$199,999 | 5 |
| \$200,000-\$299,999 | 43 |
| \$300,000-\$399,999 | 0 |
| \$400,000-\$499,999 | 3 |
| \$500,000 or higher | 8 |
| Total owner units: | 105 |

Table 12: Median value of owner-occupied units

| | |
|-------------------------|-----------|
| 1990 value | \$90,600 |
| 1990 value in 2000 \$'s | \$115,754 |
| 2000 value | \$175,000 |

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 | 0 |
| \$400-\$499 | 2 |
| \$500-\$599 | 0 |
| \$600-\$699 | 0 |
| \$700-\$799 | 0 |
| \$800-\$899 | 0 |
| \$900-\$999 | 1 |
| \$1,000-\$1,249 | 2 |
| \$1,250-\$1,499 | 8 |
| \$1,500 or more | 15 |
| Total | 28 |

| Owner-occupied units with no mortgage | |
|---------------------------------------|-------------|
| Monthly housing costs | Owner units |
| Less than \$200 | 0 |
| \$200-\$299 | 2 |
| \$300-\$499 | 6 |
| \$500-\$799 | 0 |
| \$800 or more | 0 |
| Total | 8 |

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 | \$667 | \$852 | \$1,550 |
| Without a mortgage | \$401 | \$512 | \$375 |

Table 15: Gross monthly rent paid, 2000

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

Table 16: Median gross rent

| | |
|-------------------|-------|
| 1990 | \$375 |
| 1990 in 2000 \$'s | \$479 |
| 2000 | \$825 |

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

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 | 3 | 2 |
| \$10,000-\$14,999 | 0 | 0 | 3 | 3 | 0 | 0 | 4 |
| \$15,000-\$19,999 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| \$20,000-\$24,999 | 0 | 0 | 0 | 0 | 2 | 2 | 1 |
| \$25,000-\$29,999 | 0 | 0 | 0 | 4 | 0 | 2 | 0 |
| \$30,000-\$34,999 | 0 | 2 | 2 | 2 | 0 | 0 | 0 |
| \$35,000-\$39,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$40,000-\$44,999 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| \$45,000-\$49,999 | 0 | 0 | 2 | 2 | 0 | 5 | 0 |
| \$50,000-\$59,999 | 0 | 6 | 3 | 0 | 2 | 2 | 0 |
| \$60,000-\$74,999 | 0 | 3 | 9 | 5 | 0 | 0 | 2 |
| \$75,000-\$99,999 | 0 | 5 | 5 | 13 | 2 | 0 | 0 |
| \$100,000-\$124,999 | 0 | 0 | 3 | 0 | 0 | 3 | 0 |
| \$125,000-\$149,999 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| \$150,000-\$199,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 |
| \$200,000 or more | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total households | 0 | 16 | 32 | 37 | 6 | 21 | 9 |

Table 19: Median household income by age, 1999

| Age of householder | Median household income |
|-----------------------|-------------------------|
| Under 25 years | \$0 |
| 25-34 | \$62,500 |
| 35-44 | \$71,000 |
| 45-54 | \$72,083 |
| 55-64 | \$56,250 |
| 65-74 | \$29,375 |
| 75 and older | \$11,563 |
| All households | \$58,750 |

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 | 0 | 0 | 4 | 0 |
| \$20,000-\$34,999 | 4 | 0 | 0 | 2 |
| \$35,000-\$49,999 | 3 | 0 | 2 | 0 |
| \$50,000-\$74,999 | 6 | 0 | 1 | 0 |
| \$75,000-\$99,999 | 8 | 2 | 1 | 0 |
| \$100,000 or more | 5 | 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 | 0 | 2 | 5 |
| Renters | 0 | 2 | 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 | 1 | 2 |
| 35-44 | 3 | 0 |
| 45-54 | 2 | 0 |
| 55-64 | 0 | 0 |
| 65-74 | 2 | 0 |
| 75 and older | 2 | 0 |

Table 23: Poverty rates

| Poverty rates | Below poverty level in 1989 | | Below poverty level in 1999 | |
|---------------|-----------------------------|---------|-----------------------------|---------|
| | Number | Percent | Number | Percent |
| Individuals | 24 | 7.4% | 34 | 9.1% |
| Families | 4 | 4.3% | 6 | 6.1% |
| Households | 4 | 3.7% | 11 | 9.1% |

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 | 4 | 20.0% | 3 | 11.5% |
| 5 | 0 | 0.0% | 3 | 21.4% |
| 6-11 | 3 | 12.0% | 3 | 7.1% |
| 12-17 | 3 | 8.6% | 5 | 14.7% |
| 18-64 | 13 | 6.8% | 15 | 6.9% |
| 65-74 | 1 | 2.9% | 3 | 11.1% |
| 75 and over | 0 | 0.0% | 2 | 16.7% |

Table 25: Poverty status by family type, 1999

| Family type | Number below poverty level | Percent below poverty level |
|--|----------------------------|-----------------------------|
| Married-couple family | 3 | 3.3% |
| - With related children under age 18 | 3 | 6.0% |
| - No related children under age 18 | 0 | 0.0% |
| 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 | 3 | 60.0% |
| - With related children under age 18 | 3 | 100.0% |
| - 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 | 52 | 0 | 7 | 10 | 15 | 13 | 6 | 0 | 2 | 105 |
| Renter-occupied | 6 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 12 |

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 | 8 | 15 | 8 | 8 | 4 | 1 |
| Townhouse | 0 | 0 | 0 | 0 | 0 | 0 |
| Duplex | 0 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | 0 | 0 | 0 | 0 | 0 | 0 |
| Total permits | 8 | 15 | 8 | 8 | 4 | 1 |

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

| Type of unit demolished | Number of demolitions |
|-------------------------|-----------------------|
| Single-family, detached | 3 |
| Other residential | 0 |
| Total | 3 |

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

| | 1990 | 2000 | Change | % change |
|------------|------|------|--------|----------|
| Employment | 20 | 35 | 15 | 75.0% |

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 | 0 |
| Paying \$5.16 to \$11.04/hr | 1 |
| Paying \$11.05 to \$18.44/hr | 0 |
| Paying \$18.45 to \$29.49/hr | 0 |
| Paying \$29.50 to \$36.87/hr | 0 |
| Paying over \$36.87/hr | 0 |
| Total jobs in community | 1 |

*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.