

Community Housing Profiles for Waconia

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	3,498	6,814	3,316	94.8%
Number of households	1,401	2,568	1,167	83.3%
Persons per household	2.40	2.62	0.22	9.2%
Number of families	918	1,848	930	101.3%
Persons per family	3.04	3.12	0.08	2.6%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	241	6.9%	658	9.7%	417	173.0%
5 to 9	245	7.0%	586	8.6%	341	139.2%
10 to 14	229	6.5%	535	7.9%	306	133.6%
15 to 17	124	3.5%	258	3.8%	134	108.1%
18 to 21	145	4.1%	214	3.1%	69	47.6%
22 to 24	141	4.0%	184	2.7%	43	30.5%
25 to 34	556	15.9%	1,248	18.3%	692	124.5%
35 to 44	460	13.2%	1,174	17.2%	714	155.2%
45 to 54	351	10.0%	688	10.1%	337	96.0%
55 to 64	303	8.7%	424	6.2%	121	39.9%
65 to 74	256	7.3%	324	4.8%	68	26.6%
75 to 84	270	7.7%	320	4.7%	50	18.5%
85 and older	177	5.1%	201	2.9%	24	13.6%
Total population	3,498	100.0%	6,814	100.0%	3,316	94.8%

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	637	2	0	1	7	11	10
5 to 17	1,315	11	2	19	18	14	29
18 to 24	379	0	3	4	5	7	9
25 to 44	2,357	9	3	12	24	17	34
45 to 54	679	1	0	4	4	0	4
55 to 64	421	0	0	3	0	0	1
65 to 74	320	0	0	2	1	1	0
75 and older	506	0	0	0	9	6	0
Total population	6,614	23	8	45	68	56	87

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	918	1,848	930	101.3%
Married couples	777	1,566	789	101.5%
- With related children under age 18	363	862	499	137.5%
- No related children under age 18	414	704	290	70.0%
Other families	141	282	141	100.0%
Male householder, no wife present	29	81	52	179.3%
- With related children under age 18	16	53	37	231.3%
- No related children under age 18	13	28	15	115.4%
Female householder, no husband present	112	201	89	79.5%
- With related children under age 18	76	141	65	85.5%
- No related children under age 18	36	60	24	66.7%
Non-family households	483	720	237	49.1%
1-person	434	599	165	38.0%
2 or more persons	49	121	72	146.9%
Total	1,401	2,568	1,167	83.3%

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)	21	3	19
Working-age population (25-64)	1,346	208	57
Elderly (65 and older)	233	95	4

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	33	30	13
Working-age population (25-64)	173	73	34
Elderly (65 and older)	59	201	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	16	46	30	57	14	11
25-34	172	107	497	128	325	21
35-44	197	54	574	93	377	39
45-54	159	35	347	56	188	21
55-64	155	29	205	29	50	0
65-74	111	52	168	42	57	-10
75 and over	104	164	139	203	35	39
Total households	914	487	1,960	608	1,046	121

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	30	0	0	52	5	1
25-34	486	11	4	114	14	4
35-44	569	5	3	83	10	6
45-54	342	5	3	55	1	0
55-64	204	1	1	29	0	0
65-74	166	2	0	41	1	0
75 and over	139	0	0	193	10	0
Total households	1,936	24	11	567	41	11

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	805	35	1,769	21
Single family, attached	70	27	166	50
Duplexes	19	64	16	61
Buildings with 3 or 4 units	6	24	15	20
Buildings with 5 to 19 units	8	175	6	156
Buildings with 20 or more units	0	148	0	308
Mobile homes	0	1	14	0
Other units	6	13	0	0
Total occupied housing units	914	487	1,986	616

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	1,972	611
More than 1.0 person per room	14	5

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	6	1
\$50,000-\$74,999	38	1
\$75,000-\$99,999	314	84
\$100,000-\$124,999	524	337
\$125,000-\$149,999	511	414
\$150,000-\$174,999	259	553
\$175,000-\$199,999	158	312
\$200,000-\$249,999	123	382
\$250,000-\$299,999	53	131
\$300,000-\$399,999	40	110
\$400,000-\$499,999	7	32
\$500,000 or more	5	22
Total owner units:	2,038	2,379

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	195
\$100,000-\$149,999	793
\$150,000-\$174,999	318
\$175,000-\$199,999	261
\$200,000-\$299,999	332
\$300,000-\$399,999	41
\$400,000-\$499,999	29
\$500,000 or higher	17
Total owner units:	1,986

Table 12: Median value of owner-occupied units

1990 value	\$85,400
1990 value in 2000 \$'s	\$109,110
2000 value	\$151,500

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	5
\$300-\$399	13
\$400-\$499	36
\$500-\$599	35
\$600-\$699	42
\$700-\$799	64
\$800-\$899	108
\$900-\$999	57
\$1,000-\$1,249	358
\$1,250-\$1,499	304
\$1,500 or more	468
Total	1,490

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	24
\$200-\$299	103
\$300-\$499	183
\$500-\$799	33
\$800 or more	17
Total	360

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	\$816	\$1,043	\$1,272
Without a mortgage	\$207	\$264	\$345

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	60
\$200-\$299	37
\$300-\$399	44
\$400-\$499	50
\$500-\$599	63
\$600-\$699	125
\$700-\$799	71
\$800-\$899	59
\$900-\$999	81
\$1,000-\$1,249	8
\$1,250 or more	14

Table 16: Median gross rent

1990	\$423
1990 in 2000 \$'s	\$540
2000	\$652

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	3	221	331	57
Less than \$200	0	52	8	0
\$200-\$299	0	12	25	0
\$300-\$499	0	64	30	0
\$500-\$749	3	40	155	37
\$750-\$999	0	44	102	18
\$1,000 or more	0	9	11	2
No cash rent	0	0	4	0
Total	3	221	335	57

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	10	22	0	0	15	17	62
\$10,000-\$14,999	20	0	0	4	3	18	95
\$15,000-\$19,999	13	3	0	0	12	28	26
\$20,000-\$24,999	4	6	17	33	4	21	36
\$25,000-\$29,999	17	8	21	12	23	23	17
\$30,000-\$34,999	0	32	28	8	23	13	31
\$35,000-\$39,999	23	8	42	9	8	17	3
\$40,000-\$44,999	0	66	39	24	8	27	17
\$45,000-\$49,999	0	25	22	17	12	9	0
\$50,000-\$59,999	29	70	52	64	10	26	15
\$60,000-\$74,999	12	152	124	55	43	2	7
\$75,000-\$99,999	4	107	160	53	48	4	9
\$100,000-\$124,999	0	67	39	49	16	6	3
\$125,000-\$149,999	0	14	12	48	21	0	0
\$150,000-\$199,999	0	21	25	14	2	0	0
\$200,000 or more	0	18	36	14	22	10	8
Total households	132	619	617	404	270	221	329

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$35,385
25-34	\$68,781
35-44	\$70,673
45-54	\$66,827
55-64	\$61,771
65-74	\$31,250
75 and older	\$16,563
All households	\$55,705

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	43	26	52
\$10,000-\$19,999	33	35	32	131
\$20,000-\$34,999	90	60	135	85
\$35,000-\$49,999	134	110	109	0
\$50,000-\$74,999	476	60	63	0
\$75,000-\$99,999	334	19	11	0
\$100,000 or more	386	17	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	78	89	89
Renters	33	25	151

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

Age of householder	Owner	Renter
Under 25 years	22	43
25-34	79	38
35-44	91	12
45-54	64	0
55-64	36	6
65-74	40	10
75 and older	48	159

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	153	4.6%	256	3.8%
Families	22	2.4%	53	2.9%
Households	113	8.0%	143	5.5%

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	8	3.3%	50	7.3%
5	0	0.0%	0	0.0%
6-11	10	2.9%	26	3.6%
12-17	0	0.0%	0	0.0%
18-64	48	2.5%	106	2.7%
65-74	11	4.3%	25	6.9%
75 and over	76	24.1%	49	11.6%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	21	1.3%
- With related children under age 18	5	0.6%
- No related children under age 18	16	2.0%
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	32	22.4%
- With related children under age 18	32	28.1%
- 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	224	135	150	123	92	184	246	493	339	1,986
Renter-occupied	80	8	25	96	59	266	82	0	0	616

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	50	174	267	702	147	135
Townhouse	31	59	24	42	53	18
Duplex	6	10	12	38	10	0
Multifamily	46	188	90	0	0	0
Total permits	133	431	393	782	210	153

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	11
Other residential	0
Total	11

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	1,946	3,777	1,831	94.1%

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	28
Paying \$5.16 to \$11.04/hr	1,209
Paying \$11.05 to \$18.44/hr	1,302
Paying \$18.45 to \$29.49/hr	448
Paying \$29.50 to \$36.87/hr	114
Paying over \$36.87/hr	194
Total jobs in community	3,294

*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.