

## Community Housing Profiles for Chanhassen

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	11,732	20,321	8,589	73.2%
Number of households	4,016	6,914	2,898	72.2%
Persons per household	2.92	2.94	0.02	0.7%
Number of families	3,273	5,524	2,251	68.8%
Persons per family	3.24	3.33	0.09	2.8%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	1,343	11.4%	2,020	9.9%	677	50.4%
5 to 9	1,083	9.2%	2,227	11.0%	1,144	105.6%
10 to 14	811	6.9%	1,889	9.3%	1,078	132.9%
15 to 17	431	3.7%	890	4.4%	459	106.5%
18 to 21	421	3.6%	540	2.7%	119	28.3%
22 to 24	346	2.9%	357	1.8%	11	3.2%
25 to 34	2,832	24.1%	2,608	12.8%	-224	-7.9%
35 to 44	2,229	19.0%	4,903	24.1%	2,674	120.0%
45 to 54	1,157	9.9%	2,816	13.9%	1,659	143.4%
55 to 64	627	5.3%	1,151	5.7%	524	83.6%
65 to 74	307	2.6%	591	2.9%	284	92.5%
75 to 84	110	0.9%	270	1.3%	160	145.5%
85 and older	35	0.3%	59	0.3%	24	68.6%
<b>Total population</b>	<b>11,732</b>	<b>100.0%</b>	<b>20,321</b>	<b>100.0%</b>	<b>8,589</b>	<b>73.2%</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	1,891	18	2	53	6	50	57
5 to 17	4,702	38	4	160	38	64	111
18 to 24	812	12	8	48	4	13	41
25 to 44	7,147	63	8	223	28	42	156
45 to 54	2,724	15	3	50	7	17	31
55 to 64	1,109	5	5	27	1	4	3
65 to 74	572	0	1	15	0	3	3
75 and older	327	1	0	1	0	0	0
<b>Total population</b>	<b>19,284</b>	<b>152</b>	<b>31</b>	<b>577</b>	<b>84</b>	<b>193</b>	<b>402</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	3,273	5,524	2,251	68.8%
Married couples	2,982	4,925	1,943	65.2%
- With related children under age 18	1,767	3,143	1,376	77.9%
- No related children under age 18	1,215	1,782	567	46.7%
Other families	291	599	308	105.8%
Male householder, no wife present	88	168	80	90.9%
- With related children under age 18	47	112	65	138.3%
- No related children under age 18	41	56	15	36.6%
Female householder, no husband present	203	431	228	112.3%
- With related children under age 18	137	316	179	130.7%
- No related children under age 18	66	115	49	74.2%
Non-family households	743	1,390	647	87.1%
1-person	527	1,086	559	106.1%
2 or more persons	216	304	88	40.7%
<b>Total</b>	<b>4,016</b>	<b>6,914</b>	<b>2,898</b>	<b>72.2%</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)	19	7	12
Working-age population (25-64)	4,909	588	177
Elderly (65 and older)	325	150	12

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	39	33	58
Working-age population (25-64)	202	215	27
Elderly (65 and older)	56	89	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	34	92	42	112	8	20
25-34	1,086	288	1,029	203	-57	-85
35-44	1,111	107	2,473	147	1,362	40
45-54	609	37	1,549	88	940	51
55-64	340	25	622	58	282	33
65-74	177	16	311	44	134	28
75 and over	71	23	169	67	98	44
<b>Total households</b>	<b>3,428</b>	<b>588</b>	<b>6,195</b>	<b>719</b>	<b>2,767</b>	<b>131</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	39	3	0	104	8	7
25-34	985	44	7	175	28	25
35-44	2,391	82	19	130	17	11
45-54	1,511	38	8	79	9	5
55-64	609	13	0	51	7	0
65-74	306	5	1	43	1	0
75 and over	168	1	0	67	0	0
<b>Total households</b>	<b>6,009</b>	<b>186</b>	<b>35</b>	<b>649</b>	<b>70</b>	<b>48</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	3,102	105	5,212	88
Single family, attached	292	31	920	37
Duplexes	8	21	10	23
Buildings with 3 or 4 units	15	30	24	35
Buildings with 5 to 19 units	1	197	33	208
Buildings with 20 or more units	0	193	0	328
Mobile homes	2	0	0	0
Other units	8	11	0	0
<b>Total occupied housing units</b>	<b>3,428</b>	<b>588</b>	<b>6,199</b>	<b>719</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	6,118	628
More than 1.0 person per room	81	91

**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	2
\$50,000-\$74,999	29	9
\$75,000-\$99,999	209	16
\$100,000-\$124,999	875	345
\$125,000-\$149,999	925	687
\$150,000-\$174,999	1,038	688
\$175,000-\$199,999	738	977
\$200,000-\$249,999	975	1,266
\$250,000-\$299,999	598	792
\$300,000-\$399,999	662	1,025
\$400,000-\$499,999	187	473
\$500,000 or more	110	324
<b>Total owner units:</b>	<b>6,352</b>	<b>6,604</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	162
\$100,000-\$149,999	1,180
\$150,000-\$174,999	797
\$175,000-\$199,999	784
\$200,000-\$299,999	1,727
\$300,000-\$399,999	847
\$400,000-\$499,999	391
\$500,000 or higher	311
<b>Total owner units:</b>	<b>6,199</b>

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

1990 value	\$123,400
1990 value in 2000 \$'s	\$157,660
2000 value	\$210,700

**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	20
\$400-\$499	19
\$500-\$599	36
\$600-\$699	51
\$700-\$799	176
\$800-\$899	127
\$900-\$999	202
\$1,000-\$1,249	762
\$1,250-\$1,499	896
\$1,500 or more	2,926
<b>Total</b>	<b>5,215</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	17
\$200-\$299	83
\$300-\$499	274
\$500-\$799	111
\$800 or more	93
<b>Total</b>	<b>578</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	\$1,088	\$1,390	\$1,616
Without a mortgage	\$282	\$360	\$429

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

Gross rent	Number of units
Less than \$200	14
\$200-\$299	0
\$300-\$399	0
\$400-\$499	41
\$500-\$599	164
\$600-\$699	157
\$700-\$799	27
\$800-\$899	103
\$900-\$999	83
\$1,000-\$1,249	63
\$1,250 or more	16

**Table 16: Median gross rent**

1990	\$508
1990 in 2000 \$'s	\$649
2000	\$657

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	50	372	161	85
Less than \$200	0	0	14	0
\$200-\$299	0	0	0	0
\$300-\$499	8	24	0	9
\$500-\$749	42	255	41	0
\$750-\$999	0	93	81	22
\$1,000 or more	0	0	25	54
No cash rent	0	10	24	17
<b>Total</b>	<b>50</b>	<b>382</b>	<b>185</b>	<b>102</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	8	13	0	32	8	13	7
\$10,000-\$14,999	0	0	59	0	18	30	14
\$15,000-\$19,999	10	14	30	16	14	20	18
\$20,000-\$24,999	0	36	32	49	5	26	34
\$25,000-\$29,999	32	25	43	66	12	11	34
\$30,000-\$34,999	0	51	38	30	36	33	8
\$35,000-\$39,999	20	38	46	53	33	27	15
\$40,000-\$44,999	20	83	58	6	26	24	24
\$45,000-\$49,999	0	63	45	39	9	31	17
\$50,000-\$59,999	22	158	168	139	77	17	30
\$60,000-\$74,999	17	157	273	138	99	21	0
\$75,000-\$99,999	9	268	527	341	142	43	5
\$100,000-\$124,999	0	123	393	229	108	19	0
\$125,000-\$149,999	0	73	282	183	53	8	0
\$150,000-\$199,999	0	61	300	152	48	15	7
\$200,000 or more	3	97	255	168	69	11	0
<b>Total households</b>	<b>141</b>	<b>1,260</b>	<b>2,549</b>	<b>1,641</b>	<b>757</b>	<b>349</b>	<b>213</b>

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

Age of householder	Median household income
Under 25 years	\$40,089
25-34	\$73,462
35-44	\$97,741
45-54	\$89,498
55-64	\$79,171
65-74	\$41,510
75 and older	\$29,943
<b>All households</b>	<b>\$84,215</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	0	63	10
\$10,000-\$19,999	26	14	113	55
\$20,000-\$34,999	85	120	274	139
\$35,000-\$49,999	290	131	201	16
\$50,000-\$74,999	739	141	324	0
\$75,000-\$99,999	1,057	18	153	0
\$100,000 or more	2,385	24	75	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	232	196	405
Renters	45	57	50

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

Age of householder	Owner	Renter
Under 25 years	15	54
25-34	240	51
35-44	447	15
45-54	241	19
55-64	150	24
65-74	62	33
75 and older	48	24

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	233	2.0%	386	1.9%
Families	38	1.1%	79	1.4%
Households	78	1.9%	124	1.8%

**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	17	1.3%	58	2.9%
5	7	3.6%	16	3.6%
6-11	13	1.0%	66	2.6%
12-17	15	1.8%	36	1.8%
18-64	169	2.2%	190	1.5%
65-74	12	4.2%	13	2.3%
75 and over	0	0.0%	7	2.2%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	49	1.0%
- With related children under age 18	43	1.4%
- No related children under age 18	6	0.3%
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	30	7.2%
- With related children under age 18	30	10.1%
- 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	155	82	356	390	563	1,725	1,246	1,174	508	6,199
Renter-occupied	58	9	47	105	255	84	83	78	0	719

**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	616	1,634	1,133	1,019	119	92
Townhouse	52	192	114	339	30	28
Duplex	26	128	0	0	0	0
Multifamily	173	88	14	305	162	114
<b>Total permits</b>	<b>867</b>	<b>2,042</b>	<b>1,261</b>	<b>1,663</b>	<b>311</b>	<b>234</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	44
Other residential	0
<b>Total</b>	<b>44</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	6,105	8,501	2,396	39.2%

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	167
Paying \$5.16 to \$11.04/hr	2,630
Paying \$11.05 to \$18.44/hr	3,370
Paying \$18.45 to \$29.49/hr	2,298
Paying \$29.50 to \$36.87/hr	584
Paying over \$36.87/hr	1,231
<b>Total jobs in community</b>	<b>10,279</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.