

Community Housing Profiles for Dakota County

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	275,227	355,904	80,677	29.3%
Number of households	98,293	131,151	32,858	33.4%
Persons per household	2.78	2.70	-0.08	-2.9%
Number of families	73,632	94,011	20,379	27.7%
Persons per family	3.23	3.19	-0.04	-1.2%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	25,535	9.3%	27,585	7.8%	2,050	2.5%
5 to 9	24,389	8.9%	29,549	8.3%	5,160	6.4%
10 to 14	21,019	7.6%	30,047	8.4%	9,028	11.2%
15 to 17	11,203	4.1%	16,681	4.7%	5,478	6.8%
18 to 21	13,080	4.8%	15,652	4.4%	2,572	3.2%
22 to 24	12,210	4.4%	12,534	3.5%	324	0.4%
25 to 34	58,786	21.4%	54,030	15.2%	-4,756	-5.9%
35 to 44	47,304	17.2%	68,194	19.2%	20,890	25.9%
45 to 54	27,819	10.1%	49,249	13.8%	21,430	26.6%
55 to 64	16,407	6.0%	26,137	7.3%	9,730	12.1%
65 to 74	10,406	3.8%	14,842	4.2%	4,436	5.5%
75 to 84	5,393	2.0%	8,502	2.4%	3,109	3.9%
85 and older	1,676	0.6%	2,902	0.8%	1,226	1.5%
Total population	275,227	100.0%	355,904	100.0%	80,677	100.0%

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	23,658	872	116	982	572	1,385	1,426
5 to 17	67,881	2,236	338	2,378	1,114	2,330	2,731
18 to 24	24,889	774	160	1,042	696	625	1,482
25 to 44	111,583	2,966	488	4,109	1,744	1,334	3,563
45 to 54	46,646	802	140	1,040	301	320	711
55 to 64	25,013	275	78	521	109	141	310
65 to 74	14,349	120	14	264	37	58	143
75 and older	11,147	46	13	114	33	51	93
Total population	325,166	8,091	1,347	10,450	4,606	6,244	10,459



Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	73,632	94,011	20,379	27.7%
Married couples	62,196	77,648	15,452	21.0%
- With related children under age 18	35,407	42,594	7,187	9.8%
- No related children under age 18	26,789	35,054	8,265	11.2%
Other families	11,436	16,363	4,927	6.7%
Male householder, no wife present	2,719	4,382	1,663	2.3%
- With related children under age 18	1,470	2,679	1,209	1.6%
- No related children under age 18	1,249	1,703	454	0.6%
Female householder, no husband present	8,717	11,981	3,264	4.4%
- With related children under age 18	6,182	8,650	2,468	3.4%
- No related children under age 18	2,535	3,331	796	1.1%
Non-family households	24,661	37,140	12,479	16.9%
1-person	18,507	28,433	9,926	13.5%
2 or more persons	6,154	8,707	2,553	3.5%
Total	98,293	131,151	32,858	44.6%

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)	807	294	267
Working-age population (25-64)	72,152	12,409	3,746
Elderly (65 and older)	8,442	4,200	232

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	1,603	1,035	1,711
Working-age population (25-64)	10,539	7,537	2,272
Elderly (65 and older)	866	2,958	81

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	1,069	4,302	1,442	4,576	373	274
25-34	18,877	10,588	17,400	9,103	-1,477	-1,485
35-44	22,033	4,549	31,752	5,994	9,719	1,445
45-54	14,123	2,016	25,232	3,362	11,109	1,346
55-64	8,536	1,290	13,853	1,715	5,317	425
65-74	5,186	1,380	8,028	1,367	2,842	-13
75 and over	2,774	1,570	4,914	2,413	2,140	843
Total households	72,598	25,695	102,621	28,530	30,023	2,835

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	1,331	111	56	3,964	612	265
25-34	16,302	1,098	372	7,537	1,566	527
35-44	30,232	1,520	434	5,019	975	274
45-54	24,189	1,043	259	2,941	421	129
55-64	13,428	425	123	1,550	165	44
65-74	7,882	146	51	1,307	60	27
75 and over	4,863	51	23	2,374	39	20
Total households	98,227	4,394	1,318	24,692	3,838	1,286

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	58,653	1,833	78,950	1,897
Single family, attached	7,155	2,668	15,528	2,530
Duplexes	483	1,147	425	1,092
Buildings with 3 or 4 units	387	1,597	900	1,568
Buildings with 5 to 19 units	819	4,839	1,292	5,566
Buildings with 20 or more units	1,442	13,164	1,893	15,725
Mobile homes	3,418	237	3,504	213
Other units	241	210	57	11
Total occupied housing units	72,598	25,695	102,549	28,602

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	101,404	26,931
More than 1.0 person per room	1,145	1,671

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	2,876	1,786
\$50,000-\$74,999	3,510	1,020
\$75,000-\$99,999	12,801	3,573
\$100,000-\$124,999	20,303	9,477
\$125,000-\$149,999	22,971	18,839
\$150,000-\$174,999	14,868	20,524
\$175,000-\$199,999	9,090	16,995
\$200,000-\$249,999	9,885	18,795
\$250,000-\$299,999	4,584	9,185
\$300,000-\$399,999	2,548	7,302
\$400,000-\$499,999	498	1,824
\$500,000 or more	252	782
Total owner units:	104,186	110,102

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	15,229
\$100,000-\$149,999	37,274
\$150,000-\$174,999	16,699
\$175,000-\$199,999	9,933
\$200,000-\$299,999	17,075
\$300,000-\$399,999	4,090
\$400,000-\$499,999	1,427
\$500,000 or higher	822
Total owner units:	102,549

Table 12: Median value of owner-occupied units

1990 value	\$95,700
1990 value in 2000 \$'s	\$122,270
2000 value	\$152,400

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	121
\$300-\$399	333
\$400-\$499	754
\$500-\$599	1,425
\$600-\$699	2,441
\$700-\$799	4,364
\$800-\$899	5,942
\$900-\$999	6,841
\$1,000-\$1,249	17,765
\$1,250-\$1,499	14,067
\$1,500 or more	23,155
Total	77,208

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	1,000
\$200-\$299	4,709
\$300-\$499	5,581
\$500-\$799	1,204
\$800 or more	292
Total	12,786

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	\$899	\$1,149	\$1,231
Without a mortgage	\$222	\$284	\$314

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	853
\$200-\$299	753
\$300-\$399	855
\$400-\$499	1,720
\$500-\$599	3,519
\$600-\$699	5,121
\$700-\$799	4,662
\$800-\$899	3,815
\$900-\$999	2,495
\$1,000-\$1,249	2,745
\$1,250 or more	1,240

Table 16: Median gross rent

1990	\$542
1990 in 2000 \$'s	\$692
2000	\$722

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	1,650	10,559	11,504	4,065
Less than \$200	62	556	163	72
\$200-\$299	40	478	174	61
\$300-\$499	204	1,364	752	255
\$500-\$749	976	5,508	3,843	748
\$750-\$999	225	2,285	5,058	969
\$1,000 or more	143	368	1,514	1,960
No cash rent	14	62	212	299
Total	1,664	10,621	11,716	4,364

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	313	605	675	522	687	512	1,034
\$10,000-\$14,999	347	372	388	291	384	498	973
\$15,000-\$19,999	325	562	655	363	279	708	963
\$20,000-\$24,999	564	985	683	507	554	839	760
\$25,000-\$29,999	671	1,237	1,162	838	595	764	742
\$30,000-\$34,999	442	1,492	1,658	993	793	700	570
\$35,000-\$39,999	644	1,331	1,759	877	764	741	567
\$40,000-\$44,999	469	1,710	1,797	1,063	734	591	255
\$45,000-\$49,999	432	1,593	1,889	1,029	625	621	258
\$50,000-\$59,999	601	3,554	3,738	2,622	1,514	1,224	408
\$60,000-\$74,999	553	5,235	6,528	4,188	1,924	843	361
\$75,000-\$99,999	359	4,569	7,884	6,173	2,813	715	440
\$100,000-\$124,999	75	1,798	4,383	4,109	1,519	272	117
\$125,000-\$149,999	31	812	1,979	2,134	1,009	112	94
\$150,000-\$199,999	9	454	1,461	1,684	730	135	20
\$200,000 or more	17	223	1,231	1,147	563	174	60
Total households	5,852	26,532	37,870	28,540	15,487	9,449	7,622

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$37,095
25-34	\$59,408
35-44	\$70,282
45-54	\$78,541
55-64	\$65,986
65-74	\$39,719
75 and older	\$25,435
All households	\$61,863

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	64	407	898	1,900
\$10,000-\$19,999	1,009	654	1,343	2,997
\$20,000-\$34,999	3,488	3,484	3,802	3,808
\$35,000-\$49,999	7,219	5,379	4,030	631
\$50,000-\$74,999	21,360	5,148	3,726	121
\$75,000-\$99,999	18,403	1,885	967	14
\$100,000 or more	23,205	1,121	258	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	2,985	2,704	3,664
Renters	1,594	1,719	3,536

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

Age of householder	Owner	Renter
Under 25 years	340	1,597
25-34	2,920	2,363
35-44	5,177	1,729
45-54	3,049	940
55-64	1,781	598
65-74	1,074	715
75 and older	683	1,529

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	11,730	4.3%	12,757	3.7%
Families	2,460	3.3%	2,246	2.4%
Households	4,364	4.4%	4,939	3.9%

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	1,726	7.3%	1,221	4.7%
5	251	5.2%	246	4.7%
6-11	1,609	6.0%	1,386	4.1%
12-17	960	4.4%	1,406	4.3%
18-64	6,023	3.6%	7,077	3.2%
65-74	457	4.7%	497	3.4%
75 and over	704	13.3%	924	9.4%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	779	1.0%
- With related children under age 18	451	1.0%
- No related children under age 18	328	0.9%
Male householder, no wife present	179	4.9%
- With related children under age 18	146	6.5%
- No related children under age 18	33	2.4%
Female householder, no husband present	1,288	12.5%
- With related children under age 18	1,226	17.2%
- No related children under age 18	62	2.0%

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	5,094	2,148	7,331	12,393	19,233	25,416	15,166	12,451	3,317	102,549
Renter-occupied	1,308	495	1,421	3,742	8,423	7,775	2,905	1,992	541	28,602

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	14,701	19,004	11,466	9,070	1,666	1,530
Townhouse	3,564	4,793	2,065	2,563	708	636
Duplex	542	1,190	230	79	12	8
Multifamily	7,792	10,934	3,024	4,464	756	1,146
Total permits	26,599	35,921	16,785	16,176	3,142	3,320

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	476
Other residential	12
Total	488

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	106,029	148,261	42,232	39.8%

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	2,942
Paying \$5.16 to \$11.04/hr	46,328
Paying \$11.05 to \$18.44/hr	50,411
Paying \$18.45 to \$29.49/hr	33,629
Paying \$29.50 to \$36.87/hr	8,669
Paying over \$36.87/hr	15,469
Total jobs in community	157,449

Source: Minnesota Department of Employment and Economic Development (formerly Minnesota Department of Economic Security) and Metropolitan Council.