

Community Housing Profiles for Apple Valley

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

Table 1: Demographics

| Demographic information | 1990 | 2000 | Change | % change |
|-------------------------|--------|--------|--------|----------|
| Total population | 34,598 | 45,527 | 10,929 | 31.6% |
| Number of households | 11,145 | 16,344 | 5,199 | 46.6% |
| Persons per household | 3.09 | 2.77 | -0.32 | -10.4% |
| Number of families | 9,247 | 12,399 | 3,152 | 34.1% |
| Persons per family | 3.41 | 3.21 | -0.20 | -5.9% |

Table 2: Population by age

| Age | 1990 | | 2000 | | Change | |
|-------------------------|---------------|---------------|---------------|---------------|---------------|--------------|
| | Number | % of total | Number | % of total | Number | Percent |
| Under 5 years | 3,190 | 9.2% | 3,286 | 7.2% | 96 | 3.0% |
| 5 to 9 | 3,578 | 10.3% | 3,599 | 7.9% | 21 | 0.6% |
| 10 to 14 | 3,372 | 9.7% | 4,127 | 9.1% | 755 | 22.4% |
| 15 to 17 | 1,844 | 5.3% | 2,517 | 5.5% | 673 | 36.5% |
| 18 to 21 | 1,630 | 4.7% | 1,983 | 4.4% | 353 | 21.7% |
| 22 to 24 | 1,089 | 3.1% | 1,306 | 2.9% | 217 | 19.9% |
| 25 to 34 | 6,352 | 18.4% | 6,351 | 13.9% | -1 | 0.0% |
| 35 to 44 | 7,367 | 21.3% | 8,723 | 19.2% | 1,356 | 18.4% |
| 45 to 54 | 4,050 | 11.7% | 7,413 | 16.3% | 3,363 | 83.0% |
| 55 to 64 | 1,229 | 3.6% | 3,716 | 8.2% | 2,487 | 202.4% |
| 65 to 74 | 541 | 1.6% | 1,491 | 3.3% | 950 | 175.6% |
| 75 to 84 | 253 | 0.7% | 712 | 1.6% | 459 | 181.4% |
| 85 and older | 103 | 0.3% | 303 | 0.7% | 200 | 194.2% |
| Total population | 34,598 | 100.0% | 45,527 | 100.0% | 10,929 | 31.6% |

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 | 2,834 | 79 | 7 | 146 | 57 | 163 | 126 |
| 5 to 17 | 9,210 | 243 | 32 | 359 | 94 | 305 | 242 |
| 18 to 24 | 2,926 | 80 | 10 | 141 | 63 | 69 | 151 |
| 25 to 44 | 13,789 | 312 | 60 | 591 | 151 | 171 | 304 |
| 45 to 54 | 7,057 | 106 | 9 | 182 | 20 | 39 | 56 |
| 55 to 64 | 3,574 | 27 | 10 | 89 | 4 | 12 | 20 |
| 65 to 74 | 1,418 | 16 | 1 | 40 | 8 | 8 | 10 |
| 75 and older | 990 | 7 | 1 | 11 | 2 | 4 | 3 |
| Total population | 41,798 | 870 | 130 | 1,559 | 399 | 771 | 912 |

Table 4: Households by type

| Household type | 1990 | 2000 | Change | % Change |
|--|---------------|---------------|--------------|--------------|
| Family households | 9,247 | 12,399 | 3,152 | 34.1% |
| Married couples | 8,060 | 10,413 | 2,353 | 29.2% |
| - With related children under age 18 | 5,379 | 5,762 | 383 | 7.1% |
| - No related children under age 18 | 2,681 | 4,651 | 1,970 | 73.5% |
| Other families | 1,187 | 1,986 | 799 | 67.3% |
| Male householder, no wife present | 280 | 514 | 234 | 83.6% |
| - With related children under age 18 | 161 | 329 | 168 | 104.3% |
| - No related children under age 18 | 119 | 185 | 66 | 55.5% |
| Female householder, no husband present | 907 | 1,472 | 565 | 62.3% |
| - With related children under age 18 | 695 | 1,051 | 356 | 51.2% |
| - No related children under age 18 | 212 | 421 | 209 | 98.6% |
| Non-family households | 1,898 | 3,945 | 2,047 | 107.9% |
| 1-person | 1,414 | 3,157 | 1,743 | 123.3% |
| 2 or more persons | 484 | 788 | 304 | 62.8% |
| Total | 11,145 | 16,344 | 5,199 | 46.6% |

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) | 119 | 42 | 78 |
| Working-age population (25-64) | 10,536 | 1,919 | 465 |
| Elderly (65 and older) | 846 | 333 | 30 |

| Age of renter householder | Family household | 1-person household | Other non-family household |
|--------------------------------|------------------|--------------------|----------------------------|
| Young adults (15-24 years) | 26 | 75 | 72 |
| Working-age population (25-64) | 897 | 449 | 97 |
| Elderly (65 and older) | 34 | 326 | 0 |

Table 6: Tenure by age of householder

| Age of householder | 1990 | | 2000 | | Change | |
|-------------------------|--------------|--------------|---------------|--------------|--------------|------------|
| | Owners | Renters | Owners | Renters | Owners | Renters |
| 15-24 years | 171 | 226 | 213 | 230 | 42 | 4 |
| 25-34 | 2,543 | 574 | 2,477 | 598 | -66 | 24 |
| 35-44 | 3,683 | 322 | 4,376 | 428 | 693 | 106 |
| 45-54 | 2,269 | 147 | 4,038 | 221 | 1,769 | 74 |
| 55-64 | 719 | 61 | 2,140 | 100 | 1,421 | 39 |
| 65-74 | 278 | 38 | 834 | 85 | 556 | 47 |
| 75 and over | 76 | 38 | 312 | 292 | 236 | 254 |
| Total households | 9,739 | 1,406 | 14,390 | 1,954 | 4,651 | 548 |

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 | 193 | 20 | 16 | 202 | 28 | 12 |
| 25-34 | 2,255 | 222 | 41 | 524 | 74 | 16 |
| 35-44 | 4,134 | 242 | 53 | 359 | 69 | 12 |
| 45-54 | 3,868 | 170 | 26 | 195 | 26 | 4 |
| 55-64 | 2,076 | 64 | 12 | 93 | 7 | 2 |
| 65-74 | 807 | 27 | 5 | 82 | 3 | 1 |
| 75 and over | 308 | 4 | 1 | 289 | 3 | 1 |
| Total households | 13,641 | 749 | 154 | 1,744 | 210 | 48 |

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 | 7,506 | 168 | 9,925 | 133 |
| Single family, attached | 1,392 | 411 | 3,520 | 353 |
| Duplexes | 5 | 13 | 9 | 28 |
| Buildings with 3 or 4 units | 39 | 100 | 87 | 116 |
| Buildings with 5 to 19 units | 90 | 95 | 174 | 186 |
| Buildings with 20 or more units | 162 | 600 | 141 | 1,131 |
| Mobile homes | 525 | 12 | 512 | 29 |
| Other units | 20 | 7 | 0 | 0 |
| Total occupied housing units | 9,739 | 1,406 | 14,368 | 1,976 |

Table 9: Measures of crowding by tenure, 2000

| Measures of crowding | Owner households | Renter households |
|-------------------------------|------------------|-------------------|
| 1.0 person per room or fewer | 14,228 | 1,880 |
| More than 1.0 person per room | 140 | 96 |

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

| Value: | Number of units in 2000 | Number of units in 2002 |
|---------------------------|-------------------------|-------------------------|
| Under \$50,000 | 343 | 197 |
| \$50,000-\$74,999 | 456 | 157 |
| \$75,000-\$99,999 | 1,672 | 459 |
| \$100,000-\$124,999 | 2,416 | 1,189 |
| \$125,000-\$149,999 | 3,676 | 2,609 |
| \$150,000-\$174,999 | 1,965 | 3,278 |
| \$175,000-\$199,999 | 1,161 | 2,384 |
| \$200,000-\$249,999 | 1,564 | 2,405 |
| \$250,000-\$299,999 | 799 | 1,299 |
| \$300,000-\$399,999 | 423 | 1,152 |
| \$400,000-\$499,999 | 56 | 267 |
| \$500,000 or more | 29 | 66 |
| Total owner units: | 14,560 | 15,462 |

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

| Value of owner-occupied units: | Number of units |
|--------------------------------|-----------------|
| Under \$100,000 | 1,809 |
| \$100,000-\$149,999 | 5,389 |
| \$150,000-\$174,999 | 2,386 |
| \$175,000-\$199,999 | 1,296 |
| \$200,000-\$299,999 | 2,629 |
| \$300,000-\$399,999 | 607 |
| \$400,000-\$499,999 | 192 |
| \$500,000 or higher | 60 |
| Total owner units: | 14,368 |

Table 12: Median value of owner-occupied units

| | |
|-------------------------|-----------|
| 1990 value | \$101,300 |
| 1990 value in 2000 \$'s | \$129,425 |
| 2000 value | \$154,300 |

Table 13: Monthly housing costs by mortgage status, 2000

| Owner-occupied units with a mortgage | |
|--------------------------------------|---------------|
| Monthly housing costs | Owner units |
| Less than \$300 | 10 |
| \$300-\$399 | 64 |
| \$400-\$499 | 45 |
| \$500-\$599 | 234 |
| \$600-\$699 | 388 |
| \$700-\$799 | 591 |
| \$800-\$899 | 823 |
| \$900-\$999 | 1,102 |
| \$1,000-\$1,249 | 2,620 |
| \$1,250-\$1,499 | 2,074 |
| \$1,500 or more | 3,707 |
| Total | 11,658 |

| Owner-occupied units with no mortgage | |
|---------------------------------------|--------------|
| Monthly housing costs | Owner units |
| Less than \$200 | 83 |
| \$200-\$299 | 340 |
| \$300-\$499 | 624 |
| \$500-\$799 | 204 |
| \$800 or more | 23 |
| Total | 1,274 |

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 | \$956 | \$1,221 | \$1,245 |
| Without a mortgage | \$266 | \$340 | \$342 |

Table 15: Gross monthly rent paid, 2000

| Gross rent | Number of units |
|-----------------|-----------------|
| Less than \$200 | 33 |
| \$200-\$299 | 33 |
| \$300-\$399 | 64 |
| \$400-\$499 | 146 |
| \$500-\$599 | 259 |
| \$600-\$699 | 239 |
| \$700-\$799 | 300 |
| \$800-\$899 | 184 |
| \$900-\$999 | 133 |
| \$1,000-\$1,249 | 389 |
| \$1,250 or more | 89 |

Table 16: Median gross rent

| | |
|-------------------|-------|
| 1990 | \$592 |
| 1990 in 2000 \$'s | \$756 |
| 2000 | \$746 |

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

| Rent categories | Number of bedrooms | | | |
|-----------------|--------------------|------------|------------|---------------|
| | None | One | Two | Three or more |
| With cash rent | 134 | 657 | 564 | 514 |
| Less than \$200 | 0 | 16 | 17 | 0 |
| \$200-\$299 | 0 | 18 | 7 | 8 |
| \$300-\$499 | 30 | 119 | 46 | 15 |
| \$500-\$749 | 66 | 344 | 155 | 109 |
| \$750-\$999 | 7 | 143 | 203 | 88 |
| \$1,000 or more | 31 | 17 | 136 | 294 |
| No cash rent | 0 | 7 | 52 | 43 |
| Total | 134 | 664 | 616 | 557 |

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 | 20 | 48 | 13 | 10 | 88 | 7 | 112 |
| \$10,000-\$14,999 | 27 | 39 | 20 | 33 | 37 | 42 | 83 |
| \$15,000-\$19,999 | 39 | 23 | 76 | 34 | 36 | 34 | 134 |
| \$20,000-\$24,999 | 43 | 57 | 83 | 36 | 97 | 56 | 56 |
| \$25,000-\$29,999 | 55 | 114 | 127 | 89 | 115 | 56 | 80 |
| \$30,000-\$34,999 | 22 | 188 | 208 | 124 | 125 | 39 | 31 |
| \$35,000-\$39,999 | 66 | 155 | 214 | 137 | 86 | 89 | 90 |
| \$40,000-\$44,999 | 8 | 194 | 239 | 161 | 69 | 58 | 29 |
| \$45,000-\$49,999 | 49 | 139 | 276 | 119 | 46 | 40 | 8 |
| \$50,000-\$59,999 | 46 | 422 | 493 | 337 | 183 | 160 | 35 |
| \$60,000-\$74,999 | 52 | 603 | 758 | 482 | 217 | 80 | 41 |
| \$75,000-\$99,999 | 29 | 568 | 1,028 | 1,042 | 447 | 86 | 18 |
| \$100,000-\$124,999 | 13 | 290 | 626 | 709 | 333 | 37 | 0 |
| \$125,000-\$149,999 | 0 | 109 | 243 | 272 | 167 | 16 | 0 |
| \$150,000-\$199,999 | 0 | 66 | 239 | 366 | 135 | 19 | 0 |
| \$200,000 or more | 0 | 0 | 134 | 232 | 157 | 30 | 0 |
| Total households | 469 | 3,015 | 4,777 | 4,183 | 2,338 | 849 | 717 |

Table 19: Median household income by age, 1999

| Age of householder | Median household income |
|-----------------------|-------------------------|
| Under 25 years | \$38,162 |
| 25-34 | \$62,380 |
| 35-44 | \$72,511 |
| 45-54 | \$87,430 |
| 55-64 | \$78,247 |
| 65-74 | \$50,194 |
| 75 and older | \$21,941 |
| All households | \$69,752 |

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 | 97 | 110 |
| \$10,000-\$19,999 | 44 | 49 | 197 | 276 |
| \$20,000-\$34,999 | 387 | 306 | 569 | 179 |
| \$35,000-\$49,999 | 1,025 | 298 | 579 | 75 |
| \$50,000-\$74,999 | 2,734 | 313 | 595 | 10 |
| \$75,000-\$99,999 | 2,744 | 142 | 171 | 0 |
| \$100,000 or more | 3,732 | 87 | 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 | 509 | 406 | 525 |
| Renters | 100 | 100 | 280 |

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

| Age of householder | Owner | Renter |
|--------------------|-------|--------|
| Under 25 years | 56 | 48 |
| 25-34 | 408 | 146 |
| 35-44 | 742 | 92 |
| 45-54 | 471 | 36 |
| 55-64 | 385 | 71 |
| 65-74 | 112 | 15 |
| 75 and older | 74 | 242 |

Table 23: Poverty rates

| Poverty rates | Below poverty level in 1989 | | Below poverty level in 1999 | |
|---------------|-----------------------------|---------|-----------------------------|---------|
| | Number | Percent | Number | Percent |
| Individuals | 1,198 | 3.5% | 961 | 2.1% |
| Families | 243 | 2.6% | 140 | 1.1% |
| Households | 402 | 3.6% | 378 | 2.3% |

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 | 159 | 5.0% | 50 | 1.5% |
| 5 | 31 | 4.0% | 21 | 3.3% |
| 6-11 | 168 | 3.9% | 107 | 2.3% |
| 12-17 | 125 | 3.4% | 183 | 3.7% |
| 18-64 | 675 | 3.1% | 512 | 1.7% |
| 65-74 | 17 | 3.7% | 12 | 0.9% |
| 75 and over | 23 | 9.3% | 76 | 7.5% |

Table 25: Poverty status by family type, 1999

| Family type | Number below poverty level | Percent below poverty level |
|--|----------------------------|-----------------------------|
| Married-couple family | 38 | 0.4% |
| - With related children under age 18 | 20 | 0.3% |
| - No related children under age 18 | 18 | 0.4% |
| Male householder, no wife present | 18 | 4.0% |
| - With related children under age 18 | 18 | 6.8% |
| - No related children under age 18 | 0 | 0.0% |
| Female householder, no husband present | 84 | 6.1% |
| - With related children under age 18 | 84 | 8.7% |
| - 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 | 77 | 9 | 97 | 1,673 | 3,591 | 4,033 | 2,425 | 1,895 | 568 | 14,368 |
| Renter-occupied | 62 | 0 | 29 | 106 | 547 | 611 | 280 | 160 | 181 | 1,976 |

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 | 3,085 | 2,808 | 1,231 | 994 | 56 | 19 |
| Townhouse | 531 | 1,086 | 818 | 733 | 139 | 117 |
| Duplex | 72 | 76 | 12 | 6 | 0 | 0 |
| Multifamily | 522 | 1,003 | 485 | 746 | 439 | 466 |
| Total permits | 4,210 | 4,973 | 2,546 | 2,479 | 634 | 602 |

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

| Type of unit demolished | Number of demolitions |
|-------------------------|-----------------------|
| Single-family, detached | 37 |
| Other residential | 0 |
| Total | 37 |

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

| | 1990 | 2000 | Change | % change |
|------------|-------|--------|--------|----------|
| Employment | 6,528 | 11,250 | 4,722 | 72.3% |

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 | 249 |
| Paying \$5.16 to \$11.04/hr | 4,860 |
| Paying \$11.05 to \$18.44/hr | 3,413 |
| Paying \$18.45 to \$29.49/hr | 2,260 |
| Paying \$29.50 to \$36.87/hr | 580 |
| Paying over \$36.87/hr | 1,174 |
| Total jobs in community | 12,536 |

*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.