

## Community Housing Profiles for Eagan

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	47,409	63,557	16,148	34.1%
Number of households	17,427	23,773	6,346	36.4%
Persons per household	2.72	2.67	-0.05	-1.8%
Number of families	12,585	16,435	3,850	30.6%
Persons per family	3.18	3.23	0.05	1.6%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	5,298	11.2%	5,133	8.1%	-165	-3.1%
5 to 9	4,189	8.8%	5,708	9.0%	1,519	36.3%
10 to 14	3,101	6.5%	5,458	8.6%	2,357	76.0%
15 to 17	1,509	3.2%	2,757	4.3%	1,248	82.7%
18 to 21	1,840	3.9%	2,304	3.6%	464	25.2%
22 to 24	2,500	5.3%	2,396	3.8%	-104	-4.2%
25 to 34	13,530	28.5%	10,583	16.7%	-2,947	-21.8%
35 to 44	8,824	18.6%	13,715	21.6%	4,891	55.4%
45 to 54	3,919	8.3%	9,023	14.2%	5,104	130.2%
55 to 64	1,711	3.6%	3,806	6.0%	2,095	122.4%
65 to 74	730	1.5%	1,739	2.7%	1,009	138.2%
75 to 84	220	0.5%	792	1.2%	572	260.0%
85 and older	38	0.1%	143	0.2%	105	276.3%
<b>Total population</b>	<b>47,409</b>	<b>100.0%</b>	<b>63,557</b>	<b>100.0%</b>	<b>16,148</b>	<b>34.1%</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	4,233	204	10	353	57	276	197
5 to 17	11,958	600	31	719	160	455	361
18 to 24	4,013	193	24	297	61	112	141
25 to 44	21,387	830	62	1,499	258	262	534
45 to 54	8,352	235	23	305	43	65	112
55 to 64	3,517	78	11	134	24	42	53
65 to 74	1,607	24	2	91	6	9	13
75 and older	882	2	1	40	4	6	13
<b>Total population</b>	<b>55,949</b>	<b>2,166</b>	<b>164</b>	<b>3,438</b>	<b>613</b>	<b>1,227</b>	<b>1,424</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	12,585	16,435	3,850	30.6%
Married couples	10,780	13,753	2,973	27.6%
- With related children under age 18	6,428	8,139	1,711	26.6%
- No related children under age 18	4,352	5,614	1,262	29.0%
Other families	1,805	2,682	877	48.6%
Male householder, no wife present	429	675	246	57.3%
- With related children under age 18	235	415	180	76.6%
- No related children under age 18	194	260	66	34.0%
Female householder, no husband present	1,376	2,007	631	45.9%
- With related children under age 18	1,013	1,455	442	43.6%
- No related children under age 18	363	552	189	52.1%
Non-family households	4,842	7,338	2,496	51.5%
1-person	3,308	5,462	2,154	65.1%
2 or more persons	1,534	1,876	342	22.3%
<b>Total</b>	<b>17,427</b>	<b>23,773</b>	<b>6,346</b>	<b>36.4%</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)	97	65	27
Working-age population (25-64)	12,652	2,802	705
Elderly (65 and older)	926	478	33

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	272	218	476
Working-age population (25-64)	2,335	1,683	654
Elderly (65 and older)	119	234	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	183	948	162	972	-21	24
25-34	4,280	2,765	3,119	2,320	-1,161	-445
35-44	4,121	1,048	6,357	1,376	2,236	328
45-54	2,015	394	4,720	689	2,705	295
55-64	915	143	2,114	266	1,199	123
65-74	373	88	967	134	594	46
75 and over	109	45	400	177	291	132
<b>Total households</b>	<b>11,996</b>	<b>5,431</b>	<b>17,839</b>	<b>5,934</b>	<b>5,843</b>	<b>503</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	147	15	5	853	119	26
25-34	2,865	254	54	1,822	498	81
35-44	5,948	409	56	1,085	291	47
45-54	4,439	281	47	577	112	12
55-64	1,994	120	23	236	30	4
65-74	928	39	4	126	8	0
75 and over	395	5	3	172	5	3
<b>Total households</b>	<b>16,716</b>	<b>1,123</b>	<b>192</b>	<b>4,871</b>	<b>1,063</b>	<b>173</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	9,093	170	12,937	233
Single family, attached	2,119	689	3,739	641
Duplexes	12	38	58	93
Buildings with 3 or 4 units	96	220	254	185
Buildings with 5 to 19 units	249	1,005	342	1,280
Buildings with 20 or more units	367	3,283	430	3,548
Mobile homes	11	1	10	11
Other units	49	25	15	0
<b>Total occupied housing units</b>	<b>11,996</b>	<b>5,431</b>	<b>17,785</b>	<b>5,991</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	17,597	5,654
More than 1.0 person per room	188	337

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	737	584
\$50,000-\$74,999	1,006	98
\$75,000-\$99,999	2,607	820
\$100,000-\$124,999	2,418	2,048
\$125,000-\$149,999	3,590	2,479
\$150,000-\$174,999	2,708	2,734
\$175,000-\$199,999	2,020	2,983
\$200,000-\$249,999	2,444	3,749
\$250,000-\$299,999	988	2,207
\$300,000-\$399,999	557	1,551
\$400,000-\$499,999	102	399
\$500,000 or more	20	114
<b>Total owner units:</b>	<b>19,197</b>	<b>19,766</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	2,104
\$100,000-\$149,999	5,496
\$150,000-\$174,999	2,935
\$175,000-\$199,999	1,936
\$200,000-\$299,999	3,959
\$300,000-\$399,999	947
\$400,000-\$499,999	301
\$500,000 or higher	107
<b>Total owner units:</b>	<b>17,785</b>

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

1990 value	\$104,900
1990 value in 2000 \$'s	\$134,024
2000 value	\$164,500

**Table 13: Monthly housing costs by mortgage status, 2000**

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	49
\$300-\$399	58
\$400-\$499	124
\$500-\$599	242
\$600-\$699	423
\$700-\$799	797
\$800-\$899	978
\$900-\$999	1,113
\$1,000-\$1,249	3,121
\$1,250-\$1,499	2,687
\$1,500 or more	4,956
<b>Total</b>	<b>14,548</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	79
\$200-\$299	518
\$300-\$499	736
\$500-\$799	145
\$800 or more	0
<b>Total</b>	<b>1,478</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	\$973	\$1,243	\$1,284
Without a mortgage	\$246	\$314	\$321

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

Gross rent	Number of units
Less than \$200	106
\$200-\$299	60
\$300-\$399	66
\$400-\$499	108
\$500-\$599	364
\$600-\$699	1,220
\$700-\$799	976
\$800-\$899	868
\$900-\$999	791
\$1,000-\$1,249	940
\$1,250 or more	405

**Table 16: Median gross rent**

1990	\$604
1990 in 2000 \$'s	\$772
2000	\$806

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	324	1,957	2,693	930
Less than \$200	0	35	47	24
\$200-\$299	7	25	17	11
\$300-\$499	0	82	58	34
\$500-\$749	224	1,225	593	87
\$750-\$999	70	508	1,334	178
\$1,000 or more	23	82	644	596
No cash rent	0	16	7	50
<b>Total</b>	<b>324</b>	<b>1,973</b>	<b>2,700</b>	<b>980</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	43	77	125	112	65	44	64
\$10,000-\$14,999	71	43	111	43	36	16	41
\$15,000-\$19,999	66	153	54	77	38	67	63
\$20,000-\$24,999	73	164	77	104	64	43	64
\$25,000-\$29,999	131	269	186	119	82	125	43
\$30,000-\$34,999	61	331	264	225	105	89	47
\$35,000-\$39,999	126	338	318	202	67	100	64
\$40,000-\$44,999	76	387	362	151	97	68	0
\$45,000-\$49,999	110	347	388	208	130	105	34
\$50,000-\$59,999	143	626	610	387	364	222	17
\$60,000-\$74,999	112	1,002	995	810	304	104	26
\$75,000-\$99,999	61	969	1,663	1,107	465	114	22
\$100,000-\$124,999	23	423	1,104	949	170	47	9
\$125,000-\$149,999	17	246	561	450	163	13	0
\$150,000-\$199,999	9	171	426	305	159	15	0
\$200,000 or more	0	101	339	269	67	10	0
<b>Total households</b>	<b>1,122</b>	<b>5,647</b>	<b>7,583</b>	<b>5,518</b>	<b>2,376</b>	<b>1,182</b>	<b>494</b>

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

Age of householder	Median household income
Under 25 years	\$39,671
25-34	\$60,930
35-44	\$78,491
45-54	\$81,825
55-64	\$65,517
65-74	\$46,318
75 and older	\$26,014
<b>All households</b>	<b>\$67,388</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	24	32	109	251
\$10,000-\$19,999	63	58	156	528
\$20,000-\$34,999	442	422	648	790
\$35,000-\$49,999	1,206	1,156	672	187
\$50,000-\$74,999	3,291	1,438	610	41
\$75,000-\$99,999	3,246	581	208	7
\$100,000 or more	5,257	383	63	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	482	456	581
Renters	323	321	621

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

Age of householder	Owner	Renter
Under 25 years	73	367
25-34	537	560
35-44	892	376
45-54	592	176
55-64	193	83
65-74	134	93
75 and older	45	149

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	1,336	2.8%	1,848	2.9%
Families	275	2.2%	317	1.9%
Households	471	2.7%	642	2.7%

**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	223	4.2%	202	3.9%
5	38	4.0%	65	5.8%
6-11	116	2.5%	177	2.7%
12-17	69	2.2%	256	4.3%
18-64	820	2.5%	1,022	2.4%
65-74	38	6.0%	51	2.8%
75 and over	32	10.9%	75	9.1%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	133	0.9%
- With related children under age 18	105	1.2%
- No related children under age 18	28	0.5%
Male householder, no wife present	34	6.6%
- With related children under age 18	27	8.0%
- No related children under age 18	7	4.0%
Female householder, no husband present	150	7.7%
- With related children under age 18	150	10.6%
- 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	63	40	502	1,336	2,849	7,276	3,570	1,865	284	17,785
Renter-occupied	28	7	93	281	1,984	2,326	703	519	50	5,991

**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	1,881	5,476	2,745	1,194	258	176
Townhouse	1,108	1,961	275	18	0	72
Duplex	134	462	78	24	0	0
Multifamily	1,488	3,118	847	1,050	73	0
<b>Total permits</b>	<b>4,611</b>	<b>11,017</b>	<b>3,945</b>	<b>2,286</b>	<b>331</b>	<b>248</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	35
Other residential	0
<b>Total</b>	<b>35</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	26,000	42,114	16,114	62.0%

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	468
Paying \$5.16 to \$11.04/hr	9,627
Paying \$11.05 to \$18.44/hr	14,960
Paying \$18.45 to \$29.49/hr	10,795
Paying \$29.50 to \$36.87/hr	2,725
Paying over \$36.87/hr	5,636
<b>Total jobs in community</b>	<b>44,210</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.