

Community Housing Profiles for Farmington

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	5,940	12,365	6,425	108.2%
Number of households	2,064	4,169	2,105	102.0%
Persons per household	2.85	2.95	0.10	3.5%
Number of families	1,552	3,255	1,703	109.7%
Persons per family	3.31	3.35	0.04	1.2%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	604	10.2%	1,424	11.5%	820	135.8%
5 to 9	598	10.1%	1,251	10.1%	653	109.2%
10 to 14	460	7.7%	1,055	8.5%	595	129.3%
15 to 17	225	3.8%	478	3.9%	253	112.4%
18 to 21	262	4.4%	445	3.6%	183	69.8%
22 to 24	248	4.2%	356	2.9%	108	43.5%
25 to 34	1,328	22.4%	2,769	22.4%	1,441	108.5%
35 to 44	867	14.6%	2,364	19.1%	1,497	172.7%
45 to 54	456	7.7%	1,005	8.1%	549	120.4%
55 to 64	308	5.2%	525	4.2%	217	70.5%
65 to 74	290	4.9%	291	2.4%	1	0.3%
75 to 84	200	3.4%	247	2.0%	47	23.5%
85 and older	94	1.6%	155	1.3%	61	64.9%
Total population	5,940	100.0%	12,365	100.0%	6,425	108.2%

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	1,346	13	2	17	10	36	35
5 to 17	2,622	28	14	34	23	63	69
18 to 24	743	5	2	26	13	12	39
25 to 44	4,937	37	10	83	27	39	76
45 to 54	974	9	6	9	0	7	12
55 to 64	521	0	0	3	0	1	1
65 to 74	283	0	1	7	0	0	0
75 and older	398	0	0	4	0	0	0
Total population	11,824	92	35	183	73	158	232

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	1,552	3,255	1,703	109.7%
Married couples	1,329	2,808	1,479	111.3%
- With related children under age 18	803	1,852	1,049	130.6%
- No related children under age 18	526	956	430	81.7%
Other families	223	447	224	100.4%
Male householder, no wife present	64	145	81	126.6%
- With related children under age 18	38	98	60	157.9%
- No related children under age 18	26	47	21	80.8%
Female householder, no husband present	159	302	143	89.9%
- With related children under age 18	104	228	124	119.2%
- No related children under age 18	55	74	19	34.5%
Non-family households	512	914	402	78.5%
1-person	413	696	283	68.5%
2 or more persons	99	218	119	120.2%
Total	2,064	4,169	2,105	102.0%

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)	80	0	8
Working-age population (25-64)	2,926	298	116
Elderly (65 and older)	167	73	17

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	35	8	16
Working-age population (25-64)	109	136	17
Elderly (65 and older)	17	169	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	35	59	95	51	60	-8
25-34	514	148	1,246	94	732	-54
35-44	420	70	1,252	98	832	28
45-54	218	37	507	65	289	28
55-64	162	26	271	41	109	15
65-74	136	53	138	55	2	2
75 and over	101	85	138	118	37	33
Total households	1,586	478	3,647	522	2,061	44

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	91	4	1	46	5	4
25-34	1,208	38	10	91	3	6
35-44	1,212	40	16	92	6	3
45-54	493	14	6	64	1	2
55-64	271	0	0	41	0	1
65-74	137	1	0	54	1	0
75 and over	137	1	0	118	0	0
Total households	3,549	98	33	506	16	16

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	1,472	52	3,418	56
Single family, attached	76	30	211	17
Duplexes	13	58	10	62
Buildings with 3 or 4 units	8	25	16	33
Buildings with 5 to 19 units	1	185	0	137
Buildings with 20 or more units	1	116	17	202
Mobile homes	9	1	13	0
Other units	6	11	0	0
Total occupied housing units	1,586	478	3,685	507

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	3,631	493
More than 1.0 person per room	54	14

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	91	53
\$50,000-\$74,999	97	97
\$75,000-\$99,999	341	99
\$100,000-\$124,999	1,118	385
\$125,000-\$149,999	1,119	1,052
\$150,000-\$174,999	604	1,147
\$175,000-\$199,999	330	809
\$200,000-\$249,999	131	883
\$250,000-\$299,999	4	192
\$300,000-\$399,999	2	13
\$400,000-\$499,999	0	2
\$500,000 or more	0	0
Total owner units:	3,837	4,732

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	217
\$100,000-\$149,999	1,804
\$150,000-\$174,999	892
\$175,000-\$199,999	395
\$200,000-\$299,999	351
\$300,000-\$399,999	2
\$400,000-\$499,999	7
\$500,000 or higher	17
Total owner units:	3,685

Table 12: Median value of owner-occupied units

1990 value	\$80,500
1990 value in 2000 \$'s	\$102,850
2000 value	\$146,200

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	7
\$300-\$399	0
\$400-\$499	25
\$500-\$599	12
\$600-\$699	39
\$700-\$799	144
\$800-\$899	196
\$900-\$999	219
\$1,000-\$1,249	968
\$1,250-\$1,499	898
\$1,500 or more	719
Total	3,227

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	26
\$200-\$299	71
\$300-\$499	177
\$500-\$799	18
\$800 or more	0
Total	292

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	\$809	\$1,034	\$1,251
Without a mortgage	\$188	\$240	\$324

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	51
\$200-\$299	25
\$300-\$399	26
\$400-\$499	73
\$500-\$599	118
\$600-\$699	63
\$700-\$799	47
\$800-\$899	20
\$900-\$999	9
\$1,000-\$1,249	39
\$1,250 or more	27

Table 16: Median gross rent

1990	\$411
1990 in 2000 \$'s	\$525
2000	\$569

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	9	266	178	45
Less than \$200	0	51	0	0
\$200-\$299	0	25	0	0
\$300-\$499	9	75	15	0
\$500-\$749	0	95	90	11
\$750-\$999	0	20	24	17
\$1,000 or more	0	0	49	17
No cash rent	0	0	0	9
Total	9	266	178	54

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	0	8	9	15	0	11	91
\$10,000-\$14,999	7	10	0	13	13	8	46
\$15,000-\$19,999	5	7	15	0	0	1	19
\$20,000-\$24,999	23	7	15	8	8	60	0
\$25,000-\$29,999	19	50	27	21	31	2	40
\$30,000-\$34,999	12	43	46	13	35	22	19
\$35,000-\$39,999	0	26	90	15	10	7	11
\$40,000-\$44,999	0	55	25	27	24	40	9
\$45,000-\$49,999	6	91	108	18	9	7	0
\$50,000-\$59,999	35	195	167	96	33	41	18
\$60,000-\$74,999	27	421	361	89	63	7	16
\$75,000-\$99,999	0	360	264	164	49	3	0
\$100,000-\$124,999	9	38	146	24	37	0	4
\$125,000-\$149,999	0	31	26	28	43	0	0
\$150,000-\$199,999	0	4	18	7	0	0	0
\$200,000 or more	8	20	19	2	0	9	0
Total households	151	1,366	1,336	540	355	218	273

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$50,313
25-34	\$66,800
35-44	\$66,102
45-54	\$65,385
55-64	\$62,014
65-74	\$39,167
75 and older	\$14,950
All households	\$61,864

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	9	35	15	58
\$10,000-\$19,999	19	17	46	58
\$20,000-\$34,999	99	103	189	67
\$35,000-\$49,999	209	60	254	8
\$50,000-\$74,999	1,147	56	257	13
\$75,000-\$99,999	816	9	18	0
\$100,000 or more	441	14	0	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	164	126	109
Renters	34	8	95

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

Age of householder	Owner	Renter
Under 25 years	16	41
25-34	322	7
35-44	281	32
45-54	76	15
55-64	65	0
65-74	10	8
75 and older	9	101

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	180	3.1%	291	2.4%
Families	17	1.1%	44	1.3%
Households	103	5.0%	135	3.2%

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	18	3.0%	53	4.0%
5	0	0.0%	0	0.0%
6-11	8	1.3%	31	2.4%
12-17	5	0.9%	21	1.8%
18-64	75	2.2%	123	1.6%
65-74	39	13.4%	11	3.2%
75 and over	35	15.0%	52	16.3%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	9	0.3%
- With related children under age 18	9	0.5%
- No related children under age 18	0	0.0%
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	35	11.8%
- With related children under age 18	35	15.1%
- 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	243	32	145	217	430	565	536	1,200	317	3,685
Renter-occupied	40	24	52	53	171	80	47	23	17	507

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	328	511	591	1,436	276	227
Townhouse	44	35	54	95	49	0
Duplex	8	8	4	8	4	0
Multifamily	191	69	55	42	58	261
Total permits	571	623	704	1,581	387	488

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	14
Other residential	0
Total	14

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	2,342	3,833	1,491	63.7%

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	60
Paying \$5.16 to \$11.04/hr	1,124
Paying \$11.05 to \$18.44/hr	1,012
Paying \$18.45 to \$29.49/hr	590
Paying \$29.50 to \$36.87/hr	183
Paying over \$36.87/hr	163
Total jobs in community	3,132

*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.