

## Community Housing Profiles for Inver Grove Heights

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	22,477	29,751	7,274	32.4%
Number of households	7,803	11,257	3,454	44.3%
Persons per household	2.85	2.62	-0.23	-8.1%
Number of families	6,022	7,930	1,908	31.7%
Persons per family	3.23	3.09	-0.14	-4.3%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	2,100	9.3%	2,133	7.2%	33	1.6%
5 to 9	2,029	9.0%	2,239	7.5%	210	10.3%
10 to 14	1,651	7.3%	2,382	8.0%	731	44.3%
15 to 17	957	4.3%	1,371	4.6%	414	43.3%
18 to 21	1,251	5.6%	1,533	5.2%	282	22.5%
22 to 24	1,030	4.6%	1,212	4.1%	182	17.7%
25 to 34	4,712	21.0%	4,588	15.4%	-124	-2.6%
35 to 44	3,659	16.3%	5,511	18.5%	1,852	50.6%
45 to 54	2,278	10.1%	4,137	13.9%	1,859	81.6%
55 to 64	1,522	6.8%	2,313	7.8%	791	52.0%
65 to 74	767	3.4%	1,412	4.7%	645	84.1%
75 to 84	367	1.6%	671	2.3%	304	82.8%
85 and older	154	0.7%	249	0.8%	95	61.7%
<b>Total population</b>	<b>22,477</b>	<b>100.0%</b>	<b>29,751</b>	<b>100.0%</b>	<b>7,274</b>	<b>32.4%</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	1,756	81	15	66	76	139	180
5 to 17	5,334	166	33	122	126	211	344
18 to 24	2,464	69	16	67	75	54	172
25 to 44	9,269	244	55	239	181	111	401
45 to 54	3,956	43	18	61	37	22	88
55 to 64	2,233	13	5	33	17	12	49
65 to 74	1,392	7	0	11	1	1	11
75 and older	908	2	1	4	3	2	11
<b>Total population</b>	<b>27,312</b>	<b>625</b>	<b>143</b>	<b>603</b>	<b>516</b>	<b>552</b>	<b>1,256</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	6,022	7,930	1,908	31.7%
Married couples	4,848	6,353	1,505	31.0%
- With related children under age 18	2,703	3,220	517	19.1%
- No related children under age 18	2,145	3,133	988	46.1%
Other families	1,174	1,577	403	34.3%
Male householder, no wife present	245	417	172	70.2%
- With related children under age 18	151	256	105	69.5%
- No related children under age 18	94	161	67	71.3%
Female householder, no husband present	929	1,160	231	24.9%
- With related children under age 18	706	841	135	19.1%
- No related children under age 18	223	319	96	43.0%
Non-family households	1,781	3,327	1,546	86.8%
1-person	1,273	2,422	1,149	90.3%
2 or more persons	508	905	397	78.1%
<b>Total</b>	<b>7,803</b>	<b>11,257</b>	<b>3,454</b>	<b>44.3%</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)	104	21	24
Working-age population (25-64)	5,813	1,248	332
Elderly (65 and older)	766	348	52

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	215	100	226
Working-age population (25-64)	962	622	233
Elderly (65 and older)	97	84	8

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	89	385	141	532	52	147
25-34	1,508	839	1,426	886	-82	47
35-44	1,722	361	2,514	527	792	166
45-54	1,154	148	2,162	276	1,008	128
55-64	821	89	1,250	134	429	45
65-74	390	78	807	86	417	8
75 and over	140	79	424	92	284	13
<b>Total households</b>	<b>5,824</b>	<b>1,979</b>	<b>8,724</b>	<b>2,533</b>	<b>2,900</b>	<b>554</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	123	18	10	477	55	34
25-34	1,340	86	48	760	126	48
35-44	2,417	97	55	445	82	38
45-54	2,096	66	33	254	22	11
55-64	1,213	37	31	123	11	1
65-74	804	3	4	83	3	3
75 and over	420	4	4	91	1	2
<b>Total households</b>	<b>8,413</b>	<b>311</b>	<b>185</b>	<b>2,233</b>	<b>300</b>	<b>137</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	4,335	114	5,978	152
Single family, attached	537	234	1,507	261
Duplexes	17	30	45	36
Buildings with 3 or 4 units	37	115	99	134
Buildings with 5 to 19 units	133	542	223	651
Buildings with 20 or more units	2	908	121	1,260
Mobile homes	742	27	722	42
Other units	21	9	13	11
<b>Total occupied housing units</b>	<b>5,824</b>	<b>1,979</b>	<b>8,708</b>	<b>2,547</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	8,576	2,346
More than 1.0 person per room	132	201

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	289	210
\$50,000-\$74,999	454	108
\$75,000-\$99,999	887	435
\$100,000-\$124,999	2,017	799
\$125,000-\$149,999	1,486	1,655
\$150,000-\$174,999	972	1,514
\$175,000-\$199,999	668	978
\$200,000-\$249,999	914	1,262
\$250,000-\$299,999	469	846
\$300,000-\$399,999	184	854
\$400,000-\$499,999	24	176
\$500,000 or more	15	60
<b>Total owner units:</b>	<b>8,379</b>	<b>8,897</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	2,045
\$100,000-\$149,999	3,173
\$150,000-\$174,999	897
\$175,000-\$199,999	644
\$200,000-\$299,999	1,371
\$300,000-\$399,999	360
\$400,000-\$499,999	119
\$500,000 or higher	99
<b>Total owner units:</b>	<b>8,708</b>

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

1990 value	\$93,500
1990 value in 2000 \$'s	\$119,459
2000 value	\$144,800

**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	20
\$400-\$499	104
\$500-\$599	169
\$600-\$699	164
\$700-\$799	393
\$800-\$899	508
\$900-\$999	698
\$1,000-\$1,249	1,315
\$1,250-\$1,499	952
\$1,500 or more	1,712
<b>Total</b>	<b>6,045</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	35
\$200-\$299	498
\$300-\$499	474
\$500-\$799	135
\$800 or more	39
<b>Total</b>	<b>1,181</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	\$826	\$1,055	\$1,182
Without a mortgage	\$230	\$294	\$321

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

Gross rent	Number of units
Less than \$200	61
\$200-\$299	18
\$300-\$399	39
\$400-\$499	108
\$500-\$599	195
\$600-\$699	430
\$700-\$799	566
\$800-\$899	434
\$900-\$999	267
\$1,000-\$1,249	244
\$1,250 or more	86

**Table 16: Median gross rent**

1990	\$545
1990 in 2000 \$'s	\$696
2000	\$767

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	124	708	1,313	303
Less than \$200	10	21	30	0
\$200-\$299	6	0	7	5
\$300-\$499	11	52	43	41
\$500-\$749	52	400	368	79
\$750-\$999	45	218	668	62
\$1,000 or more	0	17	197	116
No cash rent	0	14	32	47
<b>Total</b>	<b>124</b>	<b>722</b>	<b>1,345</b>	<b>350</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	42	48	37	34	84	48	54
\$10,000-\$14,999	56	27	36	23	23	21	42
\$15,000-\$19,999	45	80	70	15	38	52	55
\$20,000-\$24,999	47	107	144	43	30	26	60
\$25,000-\$29,999	72	86	123	127	67	93	43
\$30,000-\$34,999	52	125	195	96	51	95	60
\$35,000-\$39,999	116	106	158	76	82	75	7
\$40,000-\$44,999	61	165	132	91	108	63	44
\$45,000-\$49,999	22	179	157	84	55	24	29
\$50,000-\$59,999	47	252	340	277	125	123	37
\$60,000-\$74,999	91	424	444	320	163	117	6
\$75,000-\$99,999	33	397	635	492	197	39	46
\$100,000-\$124,999	0	172	388	434	129	12	11
\$125,000-\$149,999	0	70	144	214	101	7	16
\$150,000-\$199,999	0	43	65	106	29	0	0
\$200,000 or more	0	6	89	48	24	8	0
<b>Total households</b>	<b>684</b>	<b>2,287</b>	<b>3,157</b>	<b>2,480</b>	<b>1,306</b>	<b>803</b>	<b>510</b>

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

Age of householder	Median household income
Under 25 years	\$35,875
25-34	\$57,188
35-44	\$65,058
45-54	\$77,610
55-64	\$59,324
65-74	\$39,494
75 and older	\$30,192
<b>All households</b>	<b>\$59,090</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	6	21	111	77
\$10,000-\$19,999	49	22	131	233
\$20,000-\$34,999	364	250	269	450
\$35,000-\$49,999	632	439	342	81
\$50,000-\$74,999	1,676	559	251	0
\$75,000-\$99,999	1,458	221	49	0
\$100,000 or more	1,851	87	17	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	233	188	325
Renters	166	179	266

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

Age of householder	Owner	Renter
Under 25 years	30	216
25-34	236	237
35-44	381	151
45-54	235	101
55-64	157	22
65-74	80	50
75 and older	51	64

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	1,601	7.2%	1,231	4.2%
Families	370	6.1%	240	3.0%
Households	546	7.0%	452	4.0%

**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	309	14.7%	127	6.1%
5	42	8.6%	25	4.5%
6-11	272	12.2%	158	6.2%
12-17	106	5.9%	123	4.4%
18-64	788	5.4%	691	3.6%
65-74	27	3.8%	49	3.5%
75 and over	57	15.9%	58	7.4%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	79	1.2%
- With related children under age 18	35	1.1%
- No related children under age 18	44	1.4%
Male householder, no wife present	20	5.7%
- With related children under age 18	20	9.3%
- No related children under age 18	0	0.0%
Female householder, no husband present	141	12.2%
- With related children under age 18	126	14.4%
- No related children under age 18	15	5.3%

**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	236	87	882	1,022	1,475	1,778	1,191	1,646	391	8,708
Renter-occupied	29	41	77	245	904	640	333	278	0	2,547

**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	907	1,476	675	1,045	203	132
Townhouse	399	169	88	279	1	38
Duplex	12	50	4	2	0	4
Multifamily	975	736	677	634	4	223
<b>Total permits</b>	<b>2,293</b>	<b>2,431</b>	<b>1,444</b>	<b>1,960</b>	<b>208</b>	<b>397</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	39
Other residential	1
<b>Total</b>	<b>40</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	5,724	7,018	1,294	22.6%

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	210
Paying \$5.16 to \$11.04/hr	2,659
Paying \$11.05 to \$18.44/hr	2,145
Paying \$18.45 to \$29.49/hr	1,766
Paying \$29.50 to \$36.87/hr	535
Paying over \$36.87/hr	651
<b>Total jobs in community</b>	<b>7,966</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.