

Community Housing Profiles for Hennepin County

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	1,032,431	1,116,200	83,769	8.1%
Number of households	419,060	456,129	37,069	8.8%
Persons per household	2.41	2.39	-0.02	-0.8%
Number of families	257,347	267,303	9,956	3.9%
Persons per family	3.02	3.07	0.05	1.7%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	77,210	7.5%	73,261	6.6%	-3,949	-4.7%
5 to 9	69,723	6.8%	75,780	6.8%	6,057	7.2%
10 to 14	58,918	5.7%	75,109	6.7%	16,191	19.3%
15 to 17	32,958	3.2%	43,352	3.9%	10,394	12.4%
18 to 21	56,083	5.4%	59,126	5.3%	3,043	3.6%
22 to 24	52,942	5.1%	49,641	4.4%	-3,301	-3.9%
25 to 34	216,965	21.0%	183,860	16.5%	-33,105	-39.5%
35 to 44	170,376	16.5%	191,872	17.2%	21,496	25.7%
45 to 54	101,766	9.9%	156,068	14.0%	54,302	64.8%
55 to 64	78,533	7.6%	85,773	7.7%	7,240	8.6%
65 to 74	64,498	6.2%	59,737	5.4%	-4,761	-5.7%
75 to 84	37,486	3.6%	44,942	4.0%	7,456	8.9%
85 and older	14,973	1.5%	17,679	1.6%	2,706	3.2%
Total population	1,032,431	100.0%	1,116,200	100.0%	83,769	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	49,255	10,096	957	4,940	2,798	5,215	5,674
5 to 17	136,203	27,278	2,861	13,620	4,762	9,517	9,568
18 to 24	79,825	11,850	1,375	7,102	4,755	3,860	8,716
25 to 44	301,869	34,506	3,710	19,295	8,838	7,514	17,111
45 to 54	138,186	9,041	1,271	4,728	1,281	1,561	2,634
55 to 64	77,879	3,839	616	2,368	385	686	972
65 to 74	55,585	2,087	273	1,263	142	387	459
75 and older	60,119	1,246	100	770	85	301	305
Total population	898,921	99,943	11,163	54,086	23,046	29,041	45,439

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	257,347	267,303	9,956	3.9%
Married couples	203,656	206,487	2,831	1.1%
- With related children under age 18	94,023	97,754	3,731	1.4%
- No related children under age 18	109,633	108,733	-900	-0.3%
Other families	53,691	60,816	7,125	2.8%
Male householder, no wife present	11,708	15,824	4,116	1.6%
- With related children under age 18	5,259	8,528	3,269	1.3%
- No related children under age 18	6,449	7,296	847	0.3%
Female householder, no husband present	41,983	44,992	3,009	1.2%
- With related children under age 18	27,450	31,017	3,567	1.4%
- No related children under age 18	14,533	13,975	-558	-0.2%
Non-family households	161,713	188,826	27,113	10.5%
1-person	121,665	145,086	23,421	9.1%
2 or more persons	40,048	43,740	3,692	1.4%
Total	419,060	456,129	37,069	14.4%

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)	1,546	759	953
Working-age population (25-64)	178,431	46,840	15,448
Elderly (65 and older)	34,172	22,516	1,170

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	7,303	8,323	9,917
Working-age population (25-64)	42,424	50,039	14,797
Elderly (65 and older)	4,344	16,639	508

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	2,795	24,614	3,380	25,252	585	638
25-34	52,587	57,996	44,563	50,435	-8,024	-7,561
35-44	71,420	26,883	79,041	29,926	7,621	3,043
45-54	48,094	11,863	74,037	18,829	25,943	6,966
55-64	38,164	8,735	42,671	9,412	4,507	677
65-74	32,231	9,440	30,672	7,090	-1,559	-2,350
75 and over	20,319	13,919	27,429	13,392	7,110	-527
Total households	265,610	153,450	301,793	154,336	36,183	886

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	2,718	662	160	18,054	7,198	1,773
25-34	39,106	5,457	1,119	34,771	15,664	3,392
35-44	71,671	7,370	1,159	20,330	9,596	1,446
45-54	68,561	5,476	667	13,930	4,899	602
55-64	40,119	2,552	283	7,262	2,150	196
65-74	29,454	1,218	147	5,915	1,175	80
75 and over	26,782	647	70	12,743	649	67
Total households	278,411	23,382	3,605	113,005	41,331	7,556

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	226,636	12,281	249,758	10,591
Single family, attached	16,183	9,021	24,935	7,542
Duplexes	6,132	16,064	6,662	13,893
Buildings with 3 or 4 units	1,813	9,175	2,873	8,943
Buildings with 5 to 19 units	3,020	34,892	4,190	34,834
Buildings with 20 or more units	9,626	70,241	12,109	78,278
Mobile homes	1,061	116	1,279	196
Other units	1,139	1,660	29	17
Total occupied housing units	265,610	153,450	301,835	154,294

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	296,523	140,772
More than 1.0 person per room	5,312	13,522

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	19,104	11,709
\$50,000-\$74,999	24,607	7,662
\$75,000-\$99,999	46,528	16,666
\$100,000-\$124,999	72,806	32,358
\$125,000-\$149,999	55,423	60,045
\$150,000-\$174,999	33,307	60,062
\$175,000-\$199,999	21,114	39,971
\$200,000-\$249,999	25,671	44,180
\$250,000-\$299,999	13,025	23,695
\$300,000-\$399,999	11,582	23,195
\$400,000-\$499,999	4,807	9,343
\$500,000 or more	5,739	12,143
Total owner units:	333,713	341,029

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	62,469
\$100,000-\$149,999	108,091
\$150,000-\$174,999	35,936
\$175,000-\$199,999	22,743
\$200,000-\$299,999	42,092
\$300,000-\$399,999	15,333
\$400,000-\$499,999	6,369
\$500,000 or higher	8,802
Total owner units:	301,835

Table 12: Median value of owner-occupied units

1990 value	\$90,600
1990 value in 2000 \$'s	\$115,754
2000 value	\$143,400

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	377
\$300-\$399	1,440
\$400-\$499	3,674
\$500-\$599	6,470
\$600-\$699	10,519
\$700-\$799	14,568
\$800-\$899	18,776
\$900-\$999	19,565
\$1,000-\$1,249	44,955
\$1,250-\$1,499	31,503
\$1,500 or more	58,686
Total	210,533

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	2,402
\$200-\$299	19,258
\$300-\$499	22,546
\$500-\$799	5,777
\$800 or more	2,737
Total	52,720

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	\$833	\$1,064	\$1,166
Without a mortgage	\$220	\$281	\$325

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	8,918
\$200-\$299	5,676
\$300-\$399	6,807
\$400-\$499	14,916
\$500-\$599	25,550
\$600-\$699	24,887
\$700-\$799	20,325
\$800-\$899	16,138
\$900-\$999	9,725
\$1,000-\$1,249	11,136
\$1,250 or more	6,897

Table 16: Median gross rent

1990	\$487
1990 in 2000 \$'s	\$622
2000	\$654

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	17,759	68,742	49,643	14,831
Less than \$200	1,835	5,660	1,093	330
\$200-\$299	1,224	3,021	1,017	414
\$300-\$499	6,236	10,184	3,713	1,590
\$500-\$749	6,380	34,682	17,058	2,676
\$750-\$999	1,474	11,767	18,286	4,302
\$1,000 or more	610	3,428	8,476	5,519
No cash rent	127	594	1,011	1,215
Total	17,886	69,336	50,654	16,046

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	4,614	4,683	4,346	3,347	3,010	2,646	4,703
\$10,000-\$14,999	3,071	3,457	2,586	2,076	1,433	2,579	5,537
\$15,000-\$19,999	2,716	3,769	3,146	2,032	1,506	2,953	5,138
\$20,000-\$24,999	2,763	5,582	4,634	3,131	2,155	2,898	4,254
\$25,000-\$29,999	2,504	6,341	4,928	3,652	2,343	2,632	3,588
\$30,000-\$34,999	2,268	6,332	5,632	4,305	2,463	2,902	2,792
\$35,000-\$39,999	1,915	6,210	5,866	3,868	2,463	2,330	2,486
\$40,000-\$44,999	1,570	5,908	5,777	4,133	2,386	2,396	1,912
\$45,000-\$49,999	1,502	5,722	5,257	3,812	2,336	1,898	1,618
\$50,000-\$59,999	2,016	10,198	11,343	8,439	4,909	3,450	2,508
\$60,000-\$74,999	1,897	12,953	15,149	11,301	6,263	3,575	2,117
\$75,000-\$99,999	1,346	12,824	17,418	15,547	7,268	3,148	2,028
\$100,000-\$124,999	421	5,185	9,145	10,087	4,626	1,744	844
\$125,000-\$149,999	179	2,370	4,966	5,323	2,565	832	406
\$150,000-\$199,999	48	1,606	4,850	5,025	2,117	691	371
\$200,000 or more	47	1,265	5,486	6,536	3,339	1,107	588
Total households	28,877	94,405	110,529	92,614	51,182	37,781	40,890

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$27,324
25-34	\$49,200
35-44	\$61,339
45-54	\$69,995
55-64	\$61,091
65-74	\$39,898
75 and older	\$26,113
All households	\$51,711

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	273	3,956	4,024	14,516
\$10,000-\$19,999	5,186	5,432	6,669	20,517
\$20,000-\$34,999	15,965	22,288	14,112	17,825
\$35,000-\$49,999	26,058	23,801	11,057	2,812
\$50,000-\$74,999	55,884	22,701	7,820	675
\$75,000-\$99,999	44,031	8,026	2,620	50
\$100,000 or more	66,988	5,963	1,735	16

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	9,252	9,323	14,198
Renters	8,687	10,360	24,911

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

Age of householder	Owner	Renter
Under 25 years	884	12,165
25-34	7,802	14,543
35-44	14,296	9,152
45-54	10,762	5,710
55-64	6,047	3,480
65-74	4,415	3,051
75 and older	3,831	8,310

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	93,388	9.2%	90,384	9.0%
Families	16,538	6.4%	13,579	5.3%
Households	36,749	8.8%	33,953	8.0%

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	11,721	18.3%	8,044	12.7%
5	2,388	19.1%	1,798	13.5%
6-11	10,514	15.3%	9,832	12.1%
12-17	7,082	12.2%	8,903	11.6%
18-64	53,588	8.7%	55,059	8.3%
65-74	3,579	6.0%	2,990	5.4%
75 and over	4,516	11.4%	3,758	7.3%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	4,663	2.3%
- With related children under age 18	3,229	3.3%
- No related children under age 18	1,434	1.3%
Male householder, no wife present	1,346	9.6%
- With related children under age 18	1,049	14.4%
- No related children under age 18	297	4.5%
Female householder, no husband present	7,570	20.9%
- With related children under age 18	6,967	29.6%
- No related children under age 18	603	4.8%

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	65,318	24,673	57,702	34,485	41,451	44,820	15,460	13,701	4,225	301,835
Renter-occupied	32,521	8,118	16,133	29,513	35,270	22,860	5,783	3,099	997	154,294

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	30,723	29,660	12,695	10,795	2,223	1,909
Townhouse	7,799	7,660	1,241	3,980	740	734
Duplex	2,458	2,469	402	422	74	36
Multifamily	29,979	30,353	3,723	6,208	2,253	2,664
Total permits	70,959	70,142	18,061	21,405	5,290	5,343

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	3,644
Other residential	3,887
Total	7,531

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	723,105	856,331	133,226	18.4%

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	16,912
Paying \$5.16 to \$11.04/hr	193,988
Paying \$11.05 to \$18.44/hr	246,986
Paying \$18.45 to \$29.49/hr	187,053
Paying \$29.50 to \$36.87/hr	58,112
Paying over \$36.87/hr	114,850
Total jobs in community	817,902

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