

Community Housing Profiles for Corcoran

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	5,199	5,630	431	8.3%
Number of households	1,545	1,784	239	15.5%
Persons per household	3.37	3.16	-0.21	-6.2%
Number of families	1,335	1,512	177	13.3%
Persons per family	3.62	3.42	-0.20	-5.5%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	506	9.7%	409	7.3%	-97	-19.2%
5 to 9	604	11.6%	538	9.6%	-66	-10.9%
10 to 14	510	9.8%	542	9.6%	32	6.3%
15 to 17	282	5.4%	353	6.3%	71	25.2%
18 to 21	260	5.0%	265	4.7%	5	1.9%
22 to 24	124	2.4%	117	2.1%	-7	-5.6%
25 to 34	953	18.3%	528	9.4%	-425	-44.6%
35 to 44	1,023	19.7%	1,252	22.2%	229	22.4%
45 to 54	523	10.1%	938	16.7%	415	79.3%
55 to 64	246	4.7%	433	7.7%	187	76.0%
65 to 74	102	2.0%	173	3.1%	71	69.6%
75 to 84	48	0.9%	69	1.2%	21	43.8%
85 and older	18	0.3%	13	0.2%	-5	-27.8%
Total population	5,199	100.0%	5,630	100.0%	431	8.3%

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	381	2	0	11	4	11	8
5 to 17	1,363	3	2	45	3	17	9
18 to 24	366	1	1	7	5	2	9
25 to 44	1,732	4	6	25	8	5	14
45 to 54	923	0	2	9	1	3	6
55 to 64	426	0	0	1	0	6	3
65 to 74	172	0	0	1	0	0	0
75 and older	81	1	0	0	0	0	0
Total population	5,444	11	11	99	21	44	49

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	1,335	1,512	177	13.3%
Married couples	1,207	1,364	157	13.0%
- With related children under age 18	789	768	-21	-2.7%
- No related children under age 18	418	596	178	42.6%
Other families	128	148	20	15.6%
Male householder, no wife present	56	59	3	5.4%
- With related children under age 18	38	36	-2	-5.3%
- No related children under age 18	18	23	5	27.8%
Female householder, no husband present	72	89	17	23.6%
- With related children under age 18	56	64	8	14.3%
- No related children under age 18	16	25	9	56.3%
Non-family households	210	272	62	29.5%
1-person	146	187	41	28.1%
2 or more persons	64	85	21	32.8%
Total	1,545	1,784	239	15.5%

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)	13	8	0
Working-age population (25-64)	1,311	137	83
Elderly (65 and older)	139	29	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	5	0	0
Working-age population (25-64)	46	11	5
Elderly (65 and older)	4	0	0

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	22	8	19	9	-3	1
25-34	390	44	194	24	-196	-20
35-44	525	14	607	17	82	3
45-54	292	7	500	14	208	7
55-64	141	3	235	5	94	2
65-74	61	0	104	1	43	1
75 and over	35	3	54	1	19	-2
Total households	1,466	79	1,713	71	247	-8

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	19	0	0	7	2	2
25-34	186	8	4	23	1	1
35-44	591	16	2	17	0	0
45-54	493	7	2	13	1	0
55-64	231	4	0	5	0	0
65-74	104	0	0	1	0	0
75 and over	53	1	0	1	0	0
Total households	1,677	36	8	67	4	3

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	1,285	59	1,547	63
Single family, attached	5	3	16	3
Duplexes	3	4	0	0
Buildings with 3 or 4 units	1	3	7	0
Buildings with 5 to 19 units	0	0	0	0
Buildings with 20 or more units	0	0	0	0
Mobile homes	169	7	150	5
Other units	3	3	0	0
Total occupied housing units	1,466	79	1,720	71

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	1,698	71
More than 1.0 person per room	22	0

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	13	74
\$50,000-\$74,999	3	8
\$75,000-\$99,999	16	2
\$100,000-\$124,999	69	15
\$125,000-\$149,999	299	56
\$150,000-\$174,999	391	199
\$175,000-\$199,999	255	329
\$200,000-\$249,999	259	445
\$250,000-\$299,999	92	206
\$300,000-\$399,999	49	171
\$400,000-\$499,999	12	46
\$500,000 or more	12	39
Total owner units:	1,470	1,590

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	184
\$100,000-\$149,999	364
\$150,000-\$174,999	194
\$175,000-\$199,999	252
\$200,000-\$299,999	501
\$300,000-\$399,999	136
\$400,000-\$499,999	70
\$500,000 or higher	19
Total owner units:	1,720

Table 12: Median value of owner-occupied units

1990 value	\$105,600
1990 value in 2000 \$'s	\$134,918
2000 value	\$187,300

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	6
\$300-\$399	0
\$400-\$499	5
\$500-\$599	13
\$600-\$699	23
\$700-\$799	27
\$800-\$899	41
\$900-\$999	78
\$1,000-\$1,249	283
\$1,250-\$1,499	240
\$1,500 or more	423
Total	1,139

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	0
\$200-\$299	32
\$300-\$499	107
\$500-\$799	6
\$800 or more	0
Total	145

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	\$917	\$1,172	\$1,347
Without a mortgage	\$293	\$374	\$379

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	0
\$400-\$499	0
\$500-\$599	6
\$600-\$699	9
\$700-\$799	0
\$800-\$899	5
\$900-\$999	0
\$1,000-\$1,249	11
\$1,250 or more	3

Table 16: Median gross rent

1990	\$430
1990 in 2000 \$'s	\$549
2000	\$840

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	0	6	0	28
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	0	0	0
\$500-\$749	0	6	0	9
\$750-\$999	0	0	0	5
\$1,000 or more	0	0	0	14
No cash rent	0	0	0	11
Total	0	6	0	39

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	5	4	0	5	0	8
\$10,000-\$14,999	0	0	0	0	3	2	17
\$15,000-\$19,999	0	0	9	0	0	4	0
\$20,000-\$24,999	16	5	14	0	0	0	0
\$25,000-\$29,999	0	3	6	0	16	4	4
\$30,000-\$34,999	0	5	0	6	0	5	0
\$35,000-\$39,999	0	17	14	14	11	16	4
\$40,000-\$44,999	9	27	18	23	17	5	0
\$45,000-\$49,999	7	11	39	10	0	0	6
\$50,000-\$59,999	0	27	73	57	48	8	4
\$60,000-\$74,999	0	44	102	47	25	4	7
\$75,000-\$99,999	0	42	160	128	37	22	0
\$100,000-\$124,999	0	15	85	91	29	4	0
\$125,000-\$149,999	0	21	50	37	27	0	0
\$150,000-\$199,999	0	10	34	54	18	6	0
\$200,000 or more	0	0	4	57	7	0	2
Total households	32	232	612	524	243	80	52

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$32,500
25-34	\$62,353
35-44	\$81,666
45-54	\$89,871
55-64	\$73,750
65-74	\$58,750
75 and older	\$28,125
All households	\$78,984

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	15	0
\$10,000-\$19,999	7	0	4	0
\$20,000-\$34,999	27	0	19	8
\$35,000-\$49,999	57	0	68	5
\$50,000-\$74,999	256	21	80	0
\$75,000-\$99,999	237	0	44	0
\$100,000 or more	470	0	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	61	72	37
Renters	0	5	3

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

Age of householder	Owner	Renter
Under 25 years	0	5
25-34	51	8
35-44	93	0
45-54	26	0
55-64	28	0
65-74	25	0
75 and older	7	0

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	119	2.3%	52	0.9%
Families	18	1.3%	7	0.5%
Households	46	3.0%	25	1.4%

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	6	1.2%	0	0.0%
5	0	0.0%	0	0.0%
6-11	17	2.5%	4	0.6%
12-17	13	2.2%	11	1.6%
18-64	67	2.2%	26	0.7%
65-74	8	9.0%	3	1.8%
75 and over	8	10.1%	8	9.8%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	7	0.5%
- With related children under age 18	4	0.5%
- No related children under age 18	3	0.5%
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	0	0.0%
- With related children under age 18	0	0.0%
- 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	188	17	28	122	709	314	188	108	46	1,720
Renter-occupied	27	11	15	0	6	5	7	0	0	71

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	700	316	174	115	24	29
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0
Total permits	700	316	174	115	24	29

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	4
Other residential	0
Total	4

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	467	1,542	1,075	230.2%

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	14
Paying \$5.16 to \$11.04/hr	219
Paying \$11.05 to \$18.44/hr	388
Paying \$18.45 to \$29.49/hr	401
Paying \$29.50 to \$36.87/hr	118
Paying over \$36.87/hr	67
Total jobs in community	1,207

*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.