

## Community Housing Profiles for Dayton (Hennepin County)

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	4,392	4,686	294	6.7%
Number of households	1,359	1,544	185	13.6%
Persons per household	3.23	3.03	-0.20	-6.2%
Number of families	1,122	1,286	164	14.6%
Persons per family	3.55	3.29	-0.26	-7.3%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	359	8.2%	356	7.6%	-3	-0.8%
5 to 9	429	9.8%	393	8.4%	-36	-8.4%
10 to 14	423	9.6%	436	9.3%	13	3.1%
15 to 17	255	5.8%	246	5.2%	-9	-3.5%
18 to 21	254	5.8%	239	5.1%	-15	-5.9%
22 to 24	162	3.7%	129	2.8%	-33	-20.4%
25 to 34	780	17.8%	587	12.5%	-193	-24.7%
35 to 44	794	18.1%	969	20.7%	175	22.0%
45 to 54	499	11.4%	733	15.6%	234	46.9%
55 to 64	274	6.2%	376	8.0%	102	37.2%
65 to 74	100	2.3%	159	3.4%	59	59.0%
75 to 84	51	1.2%	48	1.0%	-3	-5.9%
85 and older	12	0.3%	15	0.3%	3	25.0%
<b>Total population</b>	<b>4,392</b>	<b>100.0%</b>	<b>4,686</b>	<b>100.0%</b>	<b>294</b>	<b>6.7%</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	323	5	1	2	19	6	22
5 to 17	1,002	7	12	13	25	16	40
18 to 24	348	1	2	5	9	3	11
25 to 44	1,490	5	9	14	31	7	46
45 to 54	718	6	3	2	2	2	8
55 to 64	366	4	3	1	1	1	1
65 to 74	155	2	0	1	0	1	0
75 and older	62	0	0	0	1	0	1
<b>Total population</b>	<b>4,464</b>	<b>30</b>	<b>30</b>	<b>38</b>	<b>88</b>	<b>36</b>	<b>129</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	1,122	1,286	164	14.6%
Married couples	990	1,108	118	11.9%
- With related children under age 18	628	612	-16	-2.5%
- No related children under age 18	362	496	134	37.0%
Other families	132	178	46	34.8%
Male householder, no wife present	32	56	24	75.0%
- With related children under age 18	17	37	20	117.6%
- No related children under age 18	15	19	4	26.7%
Female householder, no husband present	100	122	22	22.0%
- With related children under age 18	64	82	18	28.1%
- No related children under age 18	36	40	4	11.1%
Non-family households	237	258	21	8.9%
1-person	161	182	21	13.0%
2 or more persons	76	76	0	0.0%
<b>Total</b>	<b>1,359</b>	<b>1,544</b>	<b>185</b>	<b>13.6%</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)	8	20	0
Working-age population (25-64)	1,177	97	32
Elderly (65 and older)	105	42	8

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	0	0	10
Working-age population (25-64)	7	21	17
Elderly (65 and older)	0	0	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	32	9	28	6	-4	-3
25-34	324	20	212	26	-112	6
35-44	399	17	503	15	104	-2
45-54	273	6	394	6	121	0
55-64	166	6	211	0	45	-6
65-74	63	2	103	0	40	-2
75 and over	38	4	38	2	0	-2
<b>Total households</b>	<b>1,295</b>	<b>64</b>	<b>1,489</b>	<b>55</b>	<b>194</b>	<b>-9</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	26	2	2	6	0	0
25-34	200	12	11	24	2	1
35-44	494	9	7	14	1	1
45-54	388	6	4	6	0	0
55-64	208	3	0	0	0	0
65-74	101	2	0	0	0	0
75 and over	38	0	0	2	0	0
<b>Total households</b>	<b>1,455</b>	<b>34</b>	<b>24</b>	<b>52</b>	<b>3</b>	<b>2</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	1,059	39	1,279	34
Single family, attached	6	2	6	7
Duplexes	0	5	0	0
Buildings with 3 or 4 units	1	3	0	0
Buildings with 5 to 19 units	1	8	0	0
Buildings with 20 or more units	0	0	0	7
Mobile homes	226	4	204	7
Other units	2	3	0	0
<b>Total occupied housing units</b>	<b>1,295</b>	<b>64</b>	<b>1,489</b>	<b>55</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	1,470	55
More than 1.0 person per room	19	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	15	11
\$50,000-\$74,999	30	9
\$75,000-\$99,999	53	28
\$100,000-\$124,999	281	48
\$125,000-\$149,999	283	214
\$150,000-\$174,999	213	266
\$175,000-\$199,999	142	186
\$200,000-\$249,999	141	259
\$250,000-\$299,999	47	113
\$300,000-\$399,999	33	86
\$400,000-\$499,999	13	29
\$500,000 or more	11	24
<b>Total owner units:</b>	<b>1,262</b>	<b>1,273</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	295
\$100,000-\$149,999	527
\$150,000-\$174,999	152
\$175,000-\$199,999	124
\$200,000-\$299,999	282
\$300,000-\$399,999	56
\$400,000-\$499,999	22
\$500,000 or higher	31
<b>Total owner units:</b>	<b>1,489</b>

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

1990 value	\$89,900
1990 value in 2000 \$'s	\$114,859
2000 value	\$144,000

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

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	0
\$300-\$399	0
\$400-\$499	16
\$500-\$599	26
\$600-\$699	33
\$700-\$799	66
\$800-\$899	48
\$900-\$999	48
\$1,000-\$1,249	264
\$1,250-\$1,499	219
\$1,500 or more	241
<b>Total</b>	<b>961</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	10
\$200-\$299	33
\$300-\$499	69
\$500-\$799	16
\$800 or more	0
<b>Total</b>	<b>128</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	\$819	\$1,046	\$1,231
Without a mortgage	\$188	\$240	\$332

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

Gross rent	Number of units
Less than \$200	0
\$200-\$299	0
\$300-\$399	15
\$400-\$499	10
\$500-\$599	7
\$600-\$699	0
\$700-\$799	0
\$800-\$899	16
\$900-\$999	0
\$1,000-\$1,249	0
\$1,250 or more	0

**Table 16: Median gross rent**

1990	\$808
1990 in 2000 \$'s	\$1,032
2000	\$495

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	7	8	14	19
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	8	7	10
\$500-\$749	7	0	0	0
\$750-\$999	0	0	7	9
\$1,000 or more	0	0	0	0
No cash rent	0	0	0	0
<b>Total</b>	<b>7</b>	<b>8</b>	<b>14</b>	<b>19</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	0	0	7	0	0	0	6
\$10,000-\$14,999	16	12	0	0	0	9	13
\$15,000-\$19,999	0	0	0	8	9	37	0
\$20,000-\$24,999	0	37	24	8	0	0	0
\$25,000-\$29,999	7	0	24	7	0	27	11
\$30,000-\$34,999	0	23	16	13	8	7	0
\$35,000-\$39,999	0	20	14	6	6	6	8
\$40,000-\$44,999	0	0	18	20	0	0	0
\$45,000-\$49,999	0	22	43	8	16	0	11
\$50,000-\$59,999	8	42	40	39	9	10	17
\$60,000-\$74,999	0	29	110	49	17	0	0
\$75,000-\$99,999	9	17	79	88	69	0	0
\$100,000-\$124,999	0	23	41	78	44	0	0
\$125,000-\$149,999	0	10	50	23	0	0	0
\$150,000-\$199,999	0	10	11	14	0	0	0
\$200,000 or more	0	0	49	18	15	0	0
<b>Total households</b>	<b>40</b>	<b>245</b>	<b>526</b>	<b>379</b>	<b>193</b>	<b>96</b>	<b>66</b>

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

Age of householder	Median household income
Under 25 years	\$26,429
25-34	\$53,563
35-44	\$70,857
45-54	\$81,287
55-64	\$86,317
65-74	\$27,685
75 and older	\$35,938
<b>All households</b>	<b>\$66,875</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	0	0	0	0
\$10,000-\$19,999	25	0	34	7
\$20,000-\$34,999	33	0	52	7
\$35,000-\$49,999	90	15	60	0
\$50,000-\$74,999	229	0	32	0
\$75,000-\$99,999	174	19	0	0
\$100,000 or more	360	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	40	37	48
Renters	0	0	7

**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	0
25-34	45	14
35-44	53	0
45-54	29	0
55-64	17	0
65-74	34	0
75 and older	0	0

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	97	2.2%	127	2.7%
Families	20	1.8%	13	1.0%
Households	50	3.7%	13	0.8%

**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	4	1.2%	16	4.7%
5	2	2.9%	16	17.0%
6-11	4	0.8%	7	1.6%
12-17	23	4.5%	24	4.3%
18-64	45	1.6%	64	2.1%
65-74	2	2.2%	0	0.0%
75 and over	17	24.3%	0	0.0%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	6	0.6%
- With related children under age 18	6	1.1%
- 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	7	6.4%
- With related children under age 18	7	8.0%
- 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	108	18	42	192	566	253	196	106	8	1,489
Renter-occupied	23	8	0	7	17	0	0	0	0	55

**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	492	193	171	69	3	9
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0
<b>Total permits</b>	<b>492</b>	<b>193</b>	<b>171</b>	<b>69</b>	<b>3</b>	<b>9</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	7
Other residential	0
<b>Total</b>	<b>7</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	498	1,057	559	112.2%

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	19
Paying \$5.16 to \$11.04/hr	174
Paying \$11.05 to \$18.44/hr	248
Paying \$18.45 to \$29.49/hr	240
Paying \$29.50 to \$36.87/hr	54
Paying over \$36.87/hr	73
<b>Total jobs in community</b>	<b>808</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.