

Community Housing Profiles for Edina

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	46,070	47,425	1,355	2.9%
Number of households	19,860	20,996	1,136	5.7%
Persons per household	2.30	2.24	-0.06	-2.6%
Number of families	13,093	12,878	-215	-1.6%
Persons per family	2.87	2.91	0.04	1.4%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	2,475	5.4%	2,546	5.4%	71	2.9%
5 to 9	2,722	5.9%	3,142	6.6%	420	15.4%
10 to 14	2,493	5.4%	3,221	6.8%	728	29.2%
15 to 17	1,501	3.3%	1,929	4.1%	428	28.5%
18 to 21	1,579	3.4%	1,067	2.2%	-512	-32.4%
22 to 24	1,389	3.0%	1,006	2.1%	-383	-27.6%
25 to 34	5,513	12.0%	4,153	8.8%	-1,360	-24.7%
35 to 44	7,377	16.0%	7,034	14.8%	-343	-4.6%
45 to 54	5,888	12.8%	7,552	15.9%	1,664	28.3%
55 to 64	5,747	12.5%	5,010	10.6%	-737	-12.8%
65 to 74	5,148	11.2%	4,776	10.1%	-372	-7.2%
75 to 84	3,123	6.8%	4,405	9.3%	1,282	41.1%
85 and older	1,115	2.4%	1,584	3.3%	469	42.1%
Total population	46,070	100.0%	47,425	100.0%	1,355	2.9%

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	2,271	43	5	107	18	102	55
5 to 17	7,597	131	9	310	52	193	162
18 to 24	1,867	44	5	103	12	42	38
25 to 44	10,244	183	25	583	55	97	180
45 to 54	7,260	65	10	163	16	38	56
55 to 64	4,859	41	6	88	5	11	17
65 to 74	4,679	21	1	55	5	15	19
75 and older	5,935	18	1	23	2	10	12
Total population	44,712	546	62	1,432	165	508	539

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	13,093	12,878	-215	-1.6%
Married couples	11,546	11,303	-243	-2.1%
- With related children under age 18	4,303	4,798	495	11.5%
- No related children under age 18	7,243	6,505	-738	-10.2%
Other families	1,547	1,575	28	1.8%
Male householder, no wife present	317	349	32	10.1%
- With related children under age 18	135	182	47	34.8%
- No related children under age 18	182	167	-15	-8.2%
Female householder, no husband present	1,230	1,226	-4	-0.3%
- With related children under age 18	584	697	113	19.3%
- No related children under age 18	646	529	-117	-18.1%
Non-family households	6,767	8,118	1,351	20.0%
1-person	5,903	7,149	1,246	21.1%
2 or more persons	864	969	105	12.2%
Total	19,860	20,996	1,136	5.7%

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)	9	16	13
Working-age population (25-64)	8,290	2,153	274
Elderly (65 and older)	3,115	2,103	51

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	94	97	260
Working-age population (25-64)	943	1,132	284
Elderly (65 and older)	461	1,639	52

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	62	269	53	349	-9	80
25-34	1,510	975	1,068	915	-442	-60
35-44	3,354	676	3,145	662	-209	-14
45-54	2,957	369	3,816	552	859	183
55-64	2,929	408	2,630	373	-299	-35
65-74	2,613	713	2,568	496	-45	-217
75 and over	1,745	1,280	2,792	1,577	1,047	297
Total households	15,170	4,690	16,072	4,924	902	234

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	46	7	1	306	43	5
25-34	1,003	65	18	710	205	24
35-44	3,027	118	26	559	103	25
45-54	3,698	118	16	504	48	8
55-64	2,565	65	7	345	28	2
65-74	2,530	38	4	481	15	2
75 and over	2,778	14	6	1,556	21	4
Total households	15,647	425	78	4,461	463	70

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	11,818	292	12,057	279
Single family, attached	651	376	821	266
Duplexes	48	108	110	113
Buildings with 3 or 4 units	57	47	124	95
Buildings with 5 to 19 units	416	491	492	608
Buildings with 20 or more units	2,084	3,319	2,411	3,593
Mobile homes	1	0	9	8
Other units	95	57	0	0
Total occupied housing units	15,170	4,690	16,024	4,962

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	15,980	4,779
More than 1.0 person per room	44	183

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	2,586	2,481
\$50,000-\$74,999	896	257
\$75,000-\$99,999	1,259	874
\$100,000-\$124,999	1,283	951
\$125,000-\$149,999	1,198	1,111
\$150,000-\$174,999	1,979	807
\$175,000-\$199,999	1,858	1,045
\$200,000-\$249,999	2,995	2,746
\$250,000-\$299,999	1,863	2,512
\$300,000-\$399,999	1,793	3,180
\$400,000-\$499,999	930	1,453
\$500,000 or more	1,060	2,313
Total owner units:	19,700	19,730

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	1,472
\$100,000-\$149,999	2,167
\$150,000-\$174,999	1,562
\$175,000-\$199,999	1,660
\$200,000-\$299,999	4,235
\$300,000-\$399,999	2,298
\$400,000-\$499,999	1,062
\$500,000 or higher	1,568
Total owner units:	16,024

Table 12: Median value of owner-occupied units

1990 value	\$156,400
1990 value in 2000 \$'s	\$199,822
2000 value	\$248,500

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	11
\$400-\$499	62
\$500-\$599	124
\$600-\$699	142
\$700-\$799	187
\$800-\$899	324
\$900-\$999	221
\$1,000-\$1,249	1,120
\$1,250-\$1,499	1,409
\$1,500 or more	5,513
Total	9,113

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	10
\$200-\$299	286
\$300-\$499	1,511
\$500-\$799	910
\$800 or more	592
Total	3,309

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	\$1,185	\$1,514	\$1,696
Without a mortgage	\$332	\$424	\$482

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	118
\$200-\$299	192
\$300-\$399	146
\$400-\$499	76
\$500-\$599	171
\$600-\$699	358
\$700-\$799	826
\$800-\$899	841
\$900-\$999	512
\$1,000-\$1,249	908
\$1,250 or more	709

Table 16: Median gross rent

1990	\$654
1990 in 2000 \$'s	\$836
2000	\$864

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	321	2,261	1,790	485
Less than \$200	0	78	28	12
\$200-\$299	36	132	6	18
\$300-\$499	14	150	43	15
\$500-\$749	71	517	162	27
\$750-\$999	103	1,033	706	89
\$1,000 or more	97	351	845	324
No cash rent	0	0	46	44
Total	321	2,261	1,836	529

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	27	75	38	96	106	45	292
\$10,000-\$14,999	50	52	71	74	65	193	415
\$15,000-\$19,999	24	26	60	70	60	173	384
\$20,000-\$24,999	36	20	71	45	58	174	476
\$25,000-\$29,999	41	84	135	75	120	153	310
\$30,000-\$34,999	25	92	139	66	125	190	318
\$35,000-\$39,999	43	99	148	123	104	195	232
\$40,000-\$44,999	32	96	121	136	97	131	203
\$45,000-\$49,999	30	105	161	92	53	140	255
\$50,000-\$59,999	72	161	280	288	232	325	376
\$60,000-\$74,999	101	248	388	394	340	400	305
\$75,000-\$99,999	42	365	622	562	373	266	343
\$100,000-\$124,999	0	154	479	583	293	247	146
\$125,000-\$149,999	10	121	290	344	201	126	79
\$150,000-\$199,999	4	91	429	514	250	133	70
\$200,000 or more	5	161	528	795	490	200	67
Total households	542	1,950	3,960	4,257	2,967	3,091	4,271

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$44,271
25-34	\$68,397
35-44	\$89,554
45-54	\$103,706
55-64	\$80,234
65-74	\$54,232
75 and older	\$33,938
All households	\$66,019

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	5	71	140	263
\$10,000-\$19,999	102	152	270	669
\$20,000-\$34,999	416	272	431	862
\$35,000-\$49,999	688	703	434	187
\$50,000-\$74,999	1,604	820	559	91
\$75,000-\$99,999	1,647	374	287	8
\$100,000 or more	5,526	346	264	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	441	472	908
Renters	303	325	1,118

**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	168
25-34	152	241
35-44	623	133
45-54	604	141
55-64	469	98
65-74	262	240
75 and older	275	1,059

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	1,464	3.2%	1,577	3.3%
Families	240	1.8%	261	2.0%
Households	804	4.1%	700	3.3%

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	43	1.8%	78	3.1%
5	24	3.7%	46	7.1%
6-11	109	3.4%	184	4.7%
12-17	104	3.6%	120	3.2%
18-64	689	2.5%	853	3.3%
65-74	164	3.2%	61	1.2%
75 and over	331	8.6%	235	4.2%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	171	1.5%
- With related children under age 18	93	1.9%
- No related children under age 18	78	1.2%
Male householder, no wife present	13	3.5%
- With related children under age 18	13	6.5%
- No related children under age 18	0	0.0%
Female householder, no husband present	77	7.3%
- With related children under age 18	68	11.5%
- No related children under age 18	9	1.9%

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	1,561	1,272	4,783	3,495	2,517	1,623	442	250	81	16,024
Renter-occupied	162	106	443	1,086	1,851	926	319	31	38	4,962

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	987	454	132	101	28	23
Townhouse	286	224	46	69	0	0
Duplex	150	102	30	6	0	0
Multifamily	4,103	1,483	435	57	0	71
Total permits	5,526	2,263	643	233	28	94

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	46
Other residential	0
Total	46

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	44,534	52,753	8,219	18.5%

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	1,071
Paying \$5.16 to \$11.04/hr	15,322
Paying \$11.05 to \$18.44/hr	16,413
Paying \$18.45 to \$29.49/hr	10,202
Paying \$29.50 to \$36.87/hr	3,628
Paying over \$36.87/hr	7,515
Total jobs in community	54,152

*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.