

## Community Housing Profiles for Excelsior

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	2,367	2,393	26	1.1%
Number of households	1,160	1,199	39	3.4%
Persons per household	2.00	1.95	-0.05	-2.5%
Number of families	564	548	-16	-2.8%
Persons per family	2.81	2.80	-0.01	-0.4%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	169	7.1%	128	5.3%	-41	-24.3%
5 to 9	128	5.4%	144	6.0%	16	12.5%
10 to 14	102	4.3%	118	4.9%	16	15.7%
15 to 17	61	2.6%	77	3.2%	16	26.2%
18 to 21	110	4.6%	117	4.9%	7	6.4%
22 to 24	146	6.2%	123	5.1%	-23	-15.8%
25 to 34	524	22.1%	417	17.4%	-107	-20.4%
35 to 44	340	14.4%	381	15.9%	41	12.1%
45 to 54	209	8.8%	340	14.2%	131	62.7%
55 to 64	190	8.0%	181	7.6%	-9	-4.7%
65 to 74	174	7.4%	157	6.6%	-17	-9.8%
75 to 84	148	6.3%	127	5.3%	-21	-14.2%
85 and older	66	2.8%	83	3.5%	17	25.8%
<b>Total population</b>	<b>2,367</b>	<b>100.0%</b>	<b>2,393</b>	<b>100.0%</b>	<b>26</b>	<b>1.1%</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	116	0	0	3	4	5	5
5 to 17	303	4	3	12	12	5	19
18 to 24	214	4	2	13	4	3	20
25 to 44	745	7	3	18	16	9	25
45 to 54	331	2	0	5	1	1	5
55 to 64	179	1	0	0	0	1	0
65 to 74	155	0	0	1	0	1	0
75 and older	208	0	0	1	0	1	1
<b>Total population</b>	<b>2,251</b>	<b>18</b>	<b>8</b>	<b>53</b>	<b>37</b>	<b>26</b>	<b>75</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	564	548	-16	-2.8%
Married couples	441	386	-55	-12.5%
- With related children under age 18	177	163	-14	-7.9%
- No related children under age 18	264	223	-41	-15.5%
Other families	123	162	39	31.7%
Male householder, no wife present	35	43	8	22.9%
- With related children under age 18	16	20	4	25.0%
- No related children under age 18	19	23	4	21.1%
Female householder, no husband present	88	119	31	35.2%
- With related children under age 18	64	88	24	37.5%
- No related children under age 18	24	31	7	29.2%
Non-family households	596	651	55	9.2%
1-person	507	542	35	6.9%
2 or more persons	89	109	20	22.5%
<b>Total</b>	<b>1,160</b>	<b>1,199</b>	<b>39</b>	<b>3.4%</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)	0	0	0
Working-age population (25-64)	269	79	13
Elderly (65 and older)	69	48	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	16	13	37
Working-age population (25-64)	139	283	74
Elderly (65 and older)	24	130	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	5	100	6	88	1	-12
25-34	77	222	47	212	-30	-10
35-44	111	110	111	132	0	22
45-54	93	48	130	102	37	54
55-64	82	39	74	45	-8	6
65-74	72	52	67	48	-5	-4
75 and over	50	99	46	91	-4	-8
<b>Total households</b>	<b>490</b>	<b>670</b>	<b>481</b>	<b>718</b>	<b>-9</b>	<b>48</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	5	1	1	82	6	7
25-34	47	0	0	196	16	8
35-44	108	3	0	123	9	2
45-54	130	0	1	97	5	1
55-64	74	0	0	44	1	0
65-74	67	0	0	46	2	0
75 and over	46	0	0	89	2	1
<b>Total households</b>	<b>477</b>	<b>4</b>	<b>2</b>	<b>677</b>	<b>41</b>	<b>19</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	415	51	410	36
Single family, attached	16	12	8	23
Duplexes	12	28	12	32
Buildings with 3 or 4 units	2	33	9	41
Buildings with 5 to 19 units	5	248	11	234
Buildings with 20 or more units	33	290	28	350
Mobile homes	0	0	0	0
Other units	7	8	0	0
<b>Total occupied housing units</b>	<b>490</b>	<b>670</b>	<b>478</b>	<b>716</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	476	686
More than 1.0 person per room	2	30

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	99	99
\$50,000-\$74,999	7	2
\$75,000-\$99,999	18	5
\$100,000-\$124,999	58	10
\$125,000-\$149,999	117	36
\$150,000-\$174,999	112	68
\$175,000-\$199,999	78	94
\$200,000-\$249,999	77	131
\$250,000-\$299,999	47	72
\$300,000-\$399,999	23	78
\$400,000-\$499,999	13	34
\$500,000 or more	14	35
<b>Total owner units:</b>	<b>663</b>	<b>664</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	13
\$100,000-\$149,999	70
\$150,000-\$174,999	115
\$175,000-\$199,999	68
\$200,000-\$299,999	95
\$300,000-\$399,999	54
\$400,000-\$499,999	24
\$500,000 or higher	39
<b>Total owner units:</b>	<b>478</b>

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

1990 value	\$96,000
1990 value in 2000 \$'s	\$122,653
2000 value	\$185,800

**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	4
\$400-\$499	0
\$500-\$599	8
\$600-\$699	9
\$700-\$799	14
\$800-\$899	13
\$900-\$999	17
\$1,000-\$1,249	66
\$1,250-\$1,499	78
\$1,500 or more	119
<b>Total</b>	<b>328</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	0
\$200-\$299	12
\$300-\$499	45
\$500-\$799	9
\$800 or more	16
<b>Total</b>	<b>82</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	\$865	\$1,105	\$1,356
Without a mortgage	\$241	\$308	\$375

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

Gross rent	Number of units
Less than \$200	50
\$200-\$299	22
\$300-\$399	14
\$400-\$499	58
\$500-\$599	196
\$600-\$699	189
\$700-\$799	122
\$800-\$899	27
\$900-\$999	8
\$1,000-\$1,249	4
\$1,250 or more	9

**Table 16: Median gross rent**

1990	\$462
1990 in 2000 \$'s	\$590
2000	\$604

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	54	421	204	20
Less than \$200	0	50	0	0
\$200-\$299	0	22	0	0
\$300-\$499	9	47	8	8
\$500-\$749	33	287	132	0
\$750-\$999	12	15	55	8
\$1,000 or more	0	0	9	4
No cash rent	0	9	8	0
<b>Total</b>	<b>54</b>	<b>430</b>	<b>212</b>	<b>20</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	6	15	26	0	9	7	33
\$10,000-\$14,999	8	14	0	0	5	8	22
\$15,000-\$19,999	12	19	18	9	8	8	20
\$20,000-\$24,999	10	29	18	7	0	3	14
\$25,000-\$29,999	6	31	6	11	10	9	7
\$30,000-\$34,999	9	10	5	4	2	10	9
\$35,000-\$39,999	8	9	9	40	13	8	0
\$40,000-\$44,999	0	20	25	21	0	3	6
\$45,000-\$49,999	15	31	12	8	18	10	5
\$50,000-\$59,999	0	45	24	20	9	8	0
\$60,000-\$74,999	0	27	26	28	32	9	6
\$75,000-\$99,999	0	35	16	31	4	15	0
\$100,000-\$124,999	0	0	32	9	19	4	0
\$125,000-\$149,999	0	9	0	9	7	0	6
\$150,000-\$199,999	0	10	2	0	5	0	0
\$200,000 or more	0	0	4	22	4	6	0
<b>Total households</b>	<b>74</b>	<b>304</b>	<b>223</b>	<b>219</b>	<b>145</b>	<b>108</b>	<b>128</b>

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

Age of householder	Median household income
Under 25 years	\$27,917
25-34	\$45,694
35-44	\$46,406
45-54	\$51,827
55-64	\$56,750
65-74	\$40,833
75 and older	\$16,125
<b>All households</b>	<b>\$43,598</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	34	8	35
\$10,000-\$19,999	4	25	13	110
\$20,000-\$34,999	21	99	6	61
\$35,000-\$49,999	32	163	43	3
\$50,000-\$74,999	84	115	29	2
\$75,000-\$99,999	61	23	6	0
\$100,000 or more	98	19	5	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	20	34	23
Renters	49	63	60

**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	32
25-34	5	64
35-44	29	40
45-54	32	9
55-64	15	14
65-74	17	4
75 and older	12	48

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	90	3.8%	132	5.7%
Families	9	1.5%	19	3.6%
Households	74	6.2%	76	6.3%

**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	0	0.0%	5	4.3%
5	0	0.0%	0	0.0%
6-11	0	0.0%	4	2.7%
12-17	0	0.0%	8	6.4%
18-64	39	2.5%	98	6.1%
65-74	9	4.4%	4	2.6%
75 and over	42	22.0%	13	8.6%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	9	2.3%
- With related children under age 18	4	2.5%
- No related children under age 18	5	2.1%
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	10	10.6%
- With related children under age 18	10	14.3%
- 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	229	40	73	32	28	51	13	12	0	478
Renter-occupied	78	39	91	231	200	77	0	0	0	716

**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	22	10	4	1	0	2
Townhouse	5	0	0	0	0	0
Duplex	6	0	2	0	0	0
Multifamily	243	120	0	0	0	0
<b>Total permits</b>	<b>276</b>	<b>130</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>2</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	14
Other residential	0
<b>Total</b>	<b>14</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	1,656	1,578	-78	-4.7%

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	50
Paying \$5.16 to \$11.04/hr	731
Paying \$11.05 to \$18.44/hr	959
Paying \$18.45 to \$29.49/hr	394
Paying \$29.50 to \$36.87/hr	76
Paying over \$36.87/hr	187
<b>Total jobs in community</b>	<b>2,398</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.