

## Community Housing Profiles for Greenfield

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	1,450	2,544	1,094	75.4%
Number of households	457	817	360	78.8%
Persons per household	3.17	3.11	-0.06	-1.9%
Number of families	402	674	272	67.7%
Persons per family	3.37	3.39	0.02	0.6%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	120	8.3%	215	8.5%	95	79.2%
5 to 9	150	10.3%	247	9.7%	97	64.7%
10 to 14	132	9.1%	258	10.1%	126	95.5%
15 to 17	71	4.9%	139	5.5%	68	95.8%
18 to 21	54	3.7%	109	4.3%	55	101.9%
22 to 24	37	2.6%	82	3.2%	45	121.6%
25 to 34	241	16.6%	302	11.9%	61	25.3%
35 to 44	267	18.4%	555	21.8%	288	107.9%
45 to 54	199	13.7%	332	13.1%	133	66.8%
55 to 64	86	5.9%	208	8.2%	122	141.9%
65 to 74	58	4.0%	67	2.6%	9	15.5%
75 to 84	29	2.0%	22	0.9%	-7	-24.1%
85 and older	6	0.4%	8	0.3%	2	33.3%
<b>Total population</b>	<b>1,450</b>	<b>100.0%</b>	<b>2,544</b>	<b>100.0%</b>	<b>1,094</b>	<b>75.4%</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	210	2	0	0	0	3	1
5 to 17	624	5	0	7	3	5	8
18 to 24	185	0	0	1	0	5	3
25 to 44	841	2	2	4	2	6	7
45 to 54	323	1	2	4	0	2	0
55 to 64	206	0	2	0	0	0	1
65 to 74	67	0	0	0	0	0	0
75 and older	30	0	0	0	0	0	0
<b>Total population</b>	<b>2,486</b>	<b>10</b>	<b>6</b>	<b>16</b>	<b>5</b>	<b>21</b>	<b>20</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	402	674	272	67.7%
Married couples	376	584	208	55.3%
- With related children under age 18	207	325	118	57.0%
- No related children under age 18	169	259	90	53.3%
Other families	26	90	64	246.2%
Male householder, no wife present	11	40	29	263.6%
- With related children under age 18	7	28	21	300.0%
- No related children under age 18	4	12	8	200.0%
Female householder, no husband present	15	50	35	233.3%
- With related children under age 18	7	38	31	442.9%
- No related children under age 18	8	12	4	50.0%
Non-family households	55	143	88	160.0%
1-person	41	98	57	139.0%
2 or more persons	14	45	31	221.4%
<b>Total</b>	<b>457</b>	<b>817</b>	<b>360</b>	<b>78.8%</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	3	13
Working-age population (25-64)	568	31	38
Elderly (65 and older)	41	27	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	6	4	0
Working-age population (25-64)	53	29	0
Elderly (65 and older)	0	5	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	6	1	16	17	10	16
25-34	87	9	98	32	11	23
35-44	133	10	262	22	129	12
45-54	103	5	180	10	77	5
55-64	47	3	105	11	58	8
65-74	28	1	44	1	16	0
75 and over	22	2	15	4	-7	2
<b>Total households</b>	<b>426</b>	<b>31</b>	<b>720</b>	<b>97</b>	<b>294</b>	<b>66</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	14	2	0	17	0	0
25-34	97	1	0	31	1	1
35-44	257	5	2	22	0	0
45-54	177	3	0	8	2	0
55-64	104	1	0	11	0	0
65-74	44	0	0	1	0	0
75 and over	15	0	0	4	0	0
<b>Total households</b>	<b>708</b>	<b>12</b>	<b>2</b>	<b>94</b>	<b>3</b>	<b>1</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	425	24	655	20
Single family, attached	0	0	0	0
Duplexes	1	4	0	0
Buildings with 3 or 4 units	0	0	0	5
Buildings with 5 to 19 units	0	0	0	16
Buildings with 20 or more units	0	0	0	50
Mobile homes	0	0	66	6
Other units	0	3	0	0
<b>Total occupied housing units</b>	<b>426</b>	<b>31</b>	<b>721</b>	<b>97</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	716	97
More than 1.0 person per room	5	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	3	4
\$50,000-\$74,999	5	1
\$75,000-\$99,999	7	3
\$100,000-\$124,999	47	8
\$125,000-\$149,999	137	35
\$150,000-\$174,999	95	113
\$175,000-\$199,999	80	103
\$200,000-\$249,999	145	134
\$250,000-\$299,999	71	126
\$300,000-\$399,999	41	129
\$400,000-\$499,999	4	30
\$500,000 or more	3	23
<b>Total owner units:</b>	<b>638</b>	<b>709</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	80
\$100,000-\$149,999	111
\$150,000-\$174,999	76
\$175,000-\$199,999	39
\$200,000-\$299,999	214
\$300,000-\$399,999	107
\$400,000-\$499,999	23
\$500,000 or higher	71
<b>Total owner units:</b>	<b>721</b>

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

1990 value	\$92,000
1990 value in 2000 \$'s	\$117,543
2000 value	\$212,500

**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	0
\$400-\$499	6
\$500-\$599	4
\$600-\$699	13
\$700-\$799	4
\$800-\$899	17
\$900-\$999	35
\$1,000-\$1,249	46
\$1,250-\$1,499	88
\$1,500 or more	204
<b>Total</b>	<b>417</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	0
\$200-\$299	12
\$300-\$499	35
\$500-\$799	9
\$800 or more	7
<b>Total</b>	<b>63</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	\$866	\$1,106	\$1,487
Without a mortgage	\$230	\$294	\$435

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

Gross rent	Number of units
Less than \$200	5
\$200-\$299	0
\$300-\$399	0
\$400-\$499	0
\$500-\$599	42
\$600-\$699	33
\$700-\$799	6
\$800-\$899	0
\$900-\$999	0
\$1,000-\$1,249	0
\$1,250 or more	6

**Table 16: Median gross rent**

1990	\$475
1990 in 2000 \$'s	\$607
2000	\$597

**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	10	65	17
Less than \$200	0	0	5	0
\$200-\$299	0	0	0	0
\$300-\$499	0	0	0	0
\$500-\$749	0	10	60	11
\$750-\$999	0	0	0	0
\$1,000 or more	0	0	0	6
No cash rent	0	0	0	0
<b>Total</b>	<b>0</b>	<b>10</b>	<b>65</b>	<b>17</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	5	0	0	0	4	3	1
\$10,000-\$14,999	0	0	0	0	0	0	3
\$15,000-\$19,999	0	0	0	12	0	10	6
\$20,000-\$24,999	7	4	5	0	4	3	0
\$25,000-\$29,999	0	7	5	7	5	2	3
\$30,000-\$34,999	0	0	3	7	5	0	0
\$35,000-\$39,999	7	24	11	3	6	4	0
\$40,000-\$44,999	12	7	0	4	11	14	2
\$45,000-\$49,999	0	0	13	6	0	6	0
\$50,000-\$59,999	0	9	11	5	11	0	0
\$60,000-\$74,999	0	51	38	10	10	0	0
\$75,000-\$99,999	0	19	74	60	26	9	0
\$100,000-\$124,999	0	16	33	15	13	5	0
\$125,000-\$149,999	0	0	44	21	11	4	0
\$150,000-\$199,999	0	6	16	3	11	0	0
\$200,000 or more	0	0	28	20	6	0	0
<b>Total households</b>	<b>31</b>	<b>143</b>	<b>281</b>	<b>173</b>	<b>123</b>	<b>60</b>	<b>15</b>

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

Age of householder	Median household income
Under 25 years	\$38,750
25-34	\$68,603
35-44	\$93,511
45-54	\$88,690
55-64	\$81,432
65-74	\$42,222
75 and older	\$17,917
<b>All households</b>	<b>\$80,933</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	3	4
\$10,000-\$19,999	8	0	7	0
\$20,000-\$34,999	9	29	15	5
\$35,000-\$49,999	26	20	19	6
\$50,000-\$74,999	70	15	24	0
\$75,000-\$99,999	122	8	9	0
\$100,000 or more	157	5	11	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	15	26	25
Renters	0	0	10

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

Age of householder	Owner	Renter
Under 25 years	7	0
25-34	29	11
35-44	22	0
45-54	23	0
55-64	4	4
65-74	3	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	35	2.4%	63	2.5%
Families	8	2.0%	5	0.7%
Households	16	3.5%	17	2.1%

**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%	0	0.0%
5	0	0.0%	0	0.0%
6-11	0	0.0%	0	0.0%
12-17	5	3.6%	15	5.4%
18-64	14	1.6%	45	2.9%
65-74	6	10.3%	3	3.7%
75 and over	10	28.6%	0	0.0%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	5	0.9%
- With related children under age 18	5	1.5%
- 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	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	96	15	20	40	200	87	71	140	52	721
Renter-occupied	10	5	4	0	27	45	0	6	0	97

**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	173	96	68	171	41	29
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>173</b>	<b>96</b>	<b>68</b>	<b>171</b>	<b>41</b>	<b>29</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	4
Other residential	0
<b>Total</b>	<b>4</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	50	100	50	100.0%

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	3
Paying \$5.16 to \$11.04/hr	108
Paying \$11.05 to \$18.44/hr	70
Paying \$18.45 to \$29.49/hr	37
Paying \$29.50 to \$36.87/hr	3
Paying over \$36.87/hr	5
<b>Total jobs in community</b>	<b>226</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.