

## Community Housing Profiles for Independence

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

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	2,822	3,236	414	14.7%
Number of households	925	1,088	163	17.6%
Persons per household	3.04	2.97	-0.07	-2.3%
Number of families	789	909	120	15.2%
Persons per family	3.28	3.25	-0.03	-0.9%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	218	7.7%	222	6.9%	4	1.8%
5 to 9	233	8.3%	272	8.4%	39	16.7%
10 to 14	229	8.1%	290	9.0%	61	26.6%
15 to 17	130	4.6%	190	5.9%	60	46.2%
18 to 21	144	5.1%	116	3.6%	-28	-19.4%
22 to 24	76	2.7%	47	1.5%	-29	-38.2%
25 to 34	409	14.5%	237	7.3%	-172	-42.1%
35 to 44	557	19.7%	702	21.7%	145	26.0%
45 to 54	381	13.5%	550	17.0%	169	44.4%
55 to 64	254	9.0%	345	10.7%	91	35.8%
65 to 74	120	4.3%	183	5.7%	63	52.5%
75 to 84	56	2.0%	66	2.0%	10	17.9%
85 and older	15	0.5%	16	0.5%	1	6.7%
<b>Total population</b>	<b>2,822</b>	<b>100.0%</b>	<b>3,236</b>	<b>100.0%</b>	<b>414</b>	<b>14.7%</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	211	2	1	4	1	3	6
5 to 17	718	1	0	18	5	10	13
18 to 24	160	0	0	3	0	0	0
25 to 44	922	0	2	7	1	7	8
45 to 54	545	0	2	3	0	0	1
55 to 64	342	0	1	0	0	2	0
65 to 74	183	0	0	0	0	0	0
75 and older	82	0	0	0	0	0	0
<b>Total population</b>	<b>3,163</b>	<b>3</b>	<b>6</b>	<b>35</b>	<b>7</b>	<b>22</b>	<b>28</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	789	909	120	15.2%
Married couples	734	820	86	11.7%
- With related children under age 18	389	405	16	4.1%
- No related children under age 18	345	415	70	20.3%
Other families	55	89	34	61.8%
Male householder, no wife present	25	35	10	40.0%
- With related children under age 18	9	12	3	33.3%
- No related children under age 18	16	23	7	43.8%
Female householder, no husband present	30	54	24	80.0%
- With related children under age 18	13	36	23	176.9%
- No related children under age 18	17	18	1	5.9%
Non-family households	136	179	43	31.6%
1-person	96	127	31	32.3%
2 or more persons	40	52	12	30.0%
<b>Total</b>	<b>925</b>	<b>1,088</b>	<b>163</b>	<b>17.6%</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)	7	0	0
Working-age population (25-64)	796	69	35
Elderly (65 and older)	98	29	0

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	0	8	0
Working-age population (25-64)	15	9	10
Elderly (65 and older)	10	0	0

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

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	8	5	3	3	-5	-2
25-34	132	36	60	17	-72	-19
35-44	255	19	338	13	83	-6
45-54	193	9	294	12	101	3
55-64	149	1	180	5	31	4
65-74	67	4	112	0	45	-4
75 and over	45	2	46	5	1	3
<b>Total households</b>	<b>849</b>	<b>76</b>	<b>1,033</b>	<b>55</b>	<b>184</b>	<b>-21</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	3	0	0	3	0	0
25-34	58	2	0	17	0	1
35-44	337	1	2	13	0	0
45-54	292	2	0	12	0	0
55-64	178	2	0	4	1	0
65-74	112	0	0	0	0	0
75 and over	46	0	0	5	0	0
<b>Total households</b>	<b>1,026</b>	<b>7</b>	<b>2</b>	<b>54</b>	<b>1</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	838	62	1,034	25
Single family, attached	2	0	0	7
Duplexes	2	5	0	3
Buildings with 3 or 4 units	0	3	0	7
Buildings with 5 to 19 units	0	0	0	0
Buildings with 20 or more units	0	0	0	8
Mobile homes	3	2	0	2
Other units	4	4	0	0
<b>Total occupied housing units</b>	<b>849</b>	<b>76</b>	<b>1,034</b>	<b>52</b>

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

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	1,029	52
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	12	14
\$50,000-\$74,999	5	3
\$75,000-\$99,999	11	4
\$100,000-\$124,999	49	13
\$125,000-\$149,999	91	43
\$150,000-\$174,999	136	67
\$175,000-\$199,999	143	96
\$200,000-\$249,999	165	224
\$250,000-\$299,999	113	135
\$300,000-\$399,999	134	173
\$400,000-\$499,999	65	117
\$500,000 or more	63	178
<b>Total owner units:</b>	<b>987</b>	<b>1,067</b>

Source: County Assessors' database.

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

Value of owner-occupied units:	Number of units
Under \$100,000	20
\$100,000-\$149,999	115
\$150,000-\$174,999	123
\$175,000-\$199,999	55
\$200,000-\$299,999	298
\$300,000-\$399,999	212
\$400,000-\$499,999	63
\$500,000 or higher	148
<b>Total owner units:</b>	<b>1,034</b>

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

1990 value	\$113,000
1990 value in 2000 \$'s	\$144,373
2000 value	\$234,900

**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	2
\$400-\$499	0
\$500-\$599	28
\$600-\$699	0
\$700-\$799	2
\$800-\$899	2
\$900-\$999	46
\$1,000-\$1,249	74
\$1,250-\$1,499	105
\$1,500 or more	377
<b>Total</b>	<b>636</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	2
\$200-\$299	10
\$300-\$499	13
\$500-\$799	28
\$800 or more	4
<b>Total</b>	<b>57</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	\$996	\$1,273	\$1,789
Without a mortgage	\$241	\$308	\$588

**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	5
\$600-\$699	7
\$700-\$799	0
\$800-\$899	10
\$900-\$999	0
\$1,000-\$1,249	0
\$1,250 or more	6

**Table 16: Median gross rent**

1990	\$714
1990 in 2000 \$'s	\$912
2000	\$820

**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	15	5	8
Less than \$200	0	0	0	0
\$200-\$299	0	0	0	0
\$300-\$499	0	0	0	0
\$500-\$749	0	7	5	0
\$750-\$999	0	8	0	2
\$1,000 or more	0	0	0	6
No cash rent	0	0	3	9
<b>Total</b>	<b>0</b>	<b>15</b>	<b>8</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	0	0	6	12	1	0	5
\$10,000-\$14,999	0	0	0	0	0	9	9
\$15,000-\$19,999	0	5	0	0	2	0	9
\$20,000-\$24,999	0	2	0	10	0	10	0
\$25,000-\$29,999	0	9	2	4	2	21	0
\$30,000-\$34,999	12	0	21	4	8	5	0
\$35,000-\$39,999	7	0	10	1	2	20	7
\$40,000-\$44,999	0	0	14	9	3	5	7
\$45,000-\$49,999	0	12	10	0	8	0	0
\$50,000-\$59,999	0	0	27	31	15	9	7
\$60,000-\$74,999	0	7	38	31	30	10	0
\$75,000-\$99,999	0	6	86	70	20	2	3
\$100,000-\$124,999	0	10	17	69	35	0	0
\$125,000-\$149,999	0	6	23	20	33	4	0
\$150,000-\$199,999	0	17	36	14	12	8	0
\$200,000 or more	0	4	46	41	12	8	0
<b>Total households</b>	<b>19</b>	<b>78</b>	<b>336</b>	<b>316</b>	<b>183</b>	<b>111</b>	<b>47</b>

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

Age of householder	Median household income
Under 25 years	\$31,979
25-34	\$82,886
35-44	\$80,286
45-54	\$96,003
55-64	\$100,254
65-74	\$37,386
75 and older	\$35,179
<b>All households</b>	<b>\$79,126</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	19	0
\$10,000-\$19,999	8	0	13	0
\$20,000-\$34,999	10	0	32	8
\$35,000-\$49,999	6	12	55	0
\$50,000-\$74,999	98	2	57	0
\$75,000-\$99,999	105	6	28	0
\$100,000 or more	258	0	4	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	14	35	97
Renters	0	0	0

**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	8
25-34	9	0
35-44	55	0
45-54	88	0
55-64	27	0
65-74	22	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	107	3.8%	43	1.3%
Families	25	3.2%	7	0.8%
Households	37	4.0%	11	1.0%

**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	13	5.0%	13	4.2%
12-17	19	6.7%	0	0.0%
18-64	56	3.1%	30	1.5%
65-74	7	4.7%	0	0.0%
75 and over	12	23.1%	0	0.0%

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

Family type	Number below poverty level	Percent below poverty level
Married-couple family	7	0.8%
- With related children under age 18	6	1.4%
- No related children under age 18	1	0.2%
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	194	14	68	116	288	185	52	91	26	1,034
Renter-occupied	10	0	7	0	9	5	21	0	0	52

**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	242	140	88	150	53	27
Townhouse	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
Multifamily	21	0	0	0	0	0
<b>Total permits</b>	<b>263</b>	<b>140</b>	<b>88</b>	<b>150</b>	<b>53</b>	<b>27</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	32
Other residential	0
<b>Total</b>	<b>32</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	90	150	60	66.7%

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	5
Paying \$5.16 to \$11.04/hr	46
Paying \$11.05 to \$18.44/hr	56
Paying \$18.45 to \$29.49/hr	25
Paying \$29.50 to \$36.87/hr	4
Paying over \$36.87/hr	3
<b>Total jobs in community</b>	<b>139</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.