

Community Housing Profiles for Twin Cities Metropolitan Area

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

Table 1: Demographics

Demographic information	1990	2000	Change	% change
Total population	2,288,721	2,642,056	353,335	15.4%
Number of households	875,504	1,021,454	145,950	16.7%
Persons per household	2.56	2.53	-0.03	-1.1%
Number of families	583,900	658,159	74,259	12.7%
Persons per family	3.12	3.14	0.02	0.5%

Table 2: Population by age

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	185,121	8.1%	188,236	7.1%	3,115	0.9%
5 to 9	174,366	7.6%	198,690	7.5%	24,324	6.9%
10 to 14	149,973	6.6%	197,611	7.5%	47,638	13.5%
15 to 17	82,791	3.6%	112,997	4.3%	30,206	8.5%
18 to 21	125,027	5.5%	137,670	5.2%	12,643	3.6%
22 to 24	110,339	4.8%	106,556	4.0%	-3,783	-1.1%
25 to 34	467,578	20.4%	411,155	15.6%	-56,423	-16.0%
35 to 44	376,286	16.4%	469,324	17.8%	93,038	26.3%
45 to 54	228,177	10.0%	363,592	13.8%	135,415	38.3%
55 to 64	163,930	7.2%	200,980	7.6%	37,050	10.5%
65 to 74	125,635	5.5%	130,615	4.9%	4,980	1.4%
75 to 84	71,994	3.1%	90,292	3.4%	18,298	5.2%
85 and older	27,504	1.2%	34,338	1.3%	6,834	1.9%
Total population	2,288,721	100.0%	2,642,056	100.0%	353,335	100.0%

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	141,092	16,165	1,657	12,298	5,600	11,424	12,576
5 to 17	395,563	43,029	5,186	34,941	10,153	20,426	22,787
18 to 24	192,982	18,331	2,488	14,891	8,229	7,305	16,020
25 to 44	748,010	53,972	6,998	40,386	16,742	14,371	33,941
45 to 54	331,128	14,091	2,280	10,135	2,692	3,266	5,978
55 to 64	186,443	5,835	1,168	5,167	968	1,399	2,564
65 to 74	122,951	3,227	452	2,761	412	812	1,264
75 and older	119,948	1,970	188	1,660	265	599	772
Total population	2,238,117	156,620	20,417	122,239	45,061	59,602	95,902

Table 4: Households by type

Household type	1990	2000	Change	% Change
Family households	583,900	658,159	74,259	12.7%
Married couples	471,507	520,281	48,774	8.4%
- With related children under age 18	238,126	262,754	24,628	4.2%
- No related children under age 18	233,381	257,527	24,146	4.1%
Other families	112,393	137,878	25,485	4.4%
Male householder, no wife present	25,479	36,488	11,009	1.9%
- With related children under age 18	12,457	20,791	8,334	1.4%
- No related children under age 18	13,022	15,697	2,675	0.5%
Female householder, no husband present	86,914	101,390	14,476	2.5%
- With related children under age 18	58,150	71,246	13,096	2.2%
- No related children under age 18	28,764	30,144	1,380	0.2%
Non-family households	291,604	363,295	71,691	12.3%
1-person	222,622	281,086	58,464	10.0%
2 or more persons	68,982	82,209	13,227	2.3%
Total	875,504	1,021,454	145,950	25.0%

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)	5,160	1,895	2,398
Working-age population (25-64)	467,474	98,420	32,146
Elderly (65 and older)	74,888	44,445	2,291

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	15,347	13,896	17,452
Working-age population (25-64)	88,826	88,686	24,524
Elderly (65 and older)	9,002	33,820	784

Table 6: Tenure by age of householder

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	7,889	44,854	9,790	46,699	1,901	1,845
25-34	127,898	105,815	114,071	91,342	-13,827	-14,473
35-44	164,074	49,451	203,729	58,438	39,655	8,987
45-54	110,889	22,212	177,090	36,077	66,201	13,865
55-64	81,834	16,081	102,583	18,205	20,749	2,124
65-74	62,948	17,753	68,030	14,491	5,082	-3,262
75 and over	38,427	25,379	53,673	27,236	15,246	1,857
Total households	593,959	281,545	728,966	292,488	135,007	10,943

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	8,446	1,344	405	35,212	11,487	3,089
25-34	103,413	10,658	2,628	65,818	25,524	5,954
35-44	189,208	14,521	3,110	42,015	16,423	2,883
45-54	166,602	10,488	1,805	27,940	8,137	1,260
55-64	97,846	4,737	839	14,610	3,595	474
65-74	65,810	2,220	443	12,525	1,966	241
75 and over	52,531	1,142	218	26,087	1,149	175
Total households	683,856	45,110	9,448	224,207	68,281	14,076

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	505,380	23,716	602,952	21,782
Single family, attached	36,927	17,849	67,384	17,052
Duplexes	10,942	27,496	11,196	23,858
Buildings with 3 or 4 units	3,602	18,578	6,018	18,398
Buildings with 5 to 19 units	5,988	66,899	8,426	68,600
Buildings with 20 or more units	14,116	122,990	17,893	141,431
Mobile homes	14,579	842	15,078	1,172
Other units	2,425	3,175	170	44
Total occupied housing units	593,959	281,545	729,117	292,337

Table 9: Measures of crowding by tenure, 2000

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	716,462	268,566
More than 1.0 person per room	12,655	23,771

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

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	30,983	17,765
\$50,000-\$74,999	49,666	12,875
\$75,000-\$99,999	111,773	34,558
\$100,000-\$124,999	177,791	80,313
\$125,000-\$149,999	139,888	154,971
\$150,000-\$174,999	81,124	148,539
\$175,000-\$199,999	51,329	97,360
\$200,000-\$249,999	57,657	107,043
\$250,000-\$299,999	27,387	55,566
\$300,000-\$399,999	21,521	48,418
\$400,000-\$499,999	7,495	17,193
\$500,000 or more	7,538	17,391
Total owner units:	764,152	791,992

Source: County Assessors' database.

Table 11: Value of owner-occupied units, 2000

Value of owner-occupied units:	Number of units
Under \$100,000	154,085
\$100,000-\$149,999	266,963
\$150,000-\$174,999	93,183
\$175,000-\$199,999	56,662
\$200,000-\$299,999	101,208
\$300,000-\$399,999	31,057
\$400,000-\$499,999	12,218
\$500,000 or higher	13,741
Total owner units:	729,117

Table 12: Median value of owner-occupied units

1990 value	\$86,111
1990 value in 2000 \$'s	\$110,018
2000 value	\$140,507

Table 13: Monthly housing costs by mortgage status, 2000

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	1,138
\$300-\$399	3,308
\$400-\$499	7,777
\$500-\$599	14,456
\$600-\$699	24,384
\$700-\$799	35,539
\$800-\$899	45,657
\$900-\$999	49,709
\$1,000-\$1,249	116,064
\$1,250-\$1,499	83,338
\$1,500 or more	136,358
Total	517,728

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	6,709
\$200-\$299	44,680
\$300-\$499	50,168
\$500-\$799	11,823
\$800 or more	4,328
Total	117,708

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	\$827	\$1,057	\$1,165
Without a mortgage	\$221	\$282	\$318

Table 15: Gross monthly rent paid, 2000

Gross rent	Number of units
Less than \$200	16,173
\$200-\$299	10,783
\$300-\$399	13,410
\$400-\$499	29,251
\$500-\$599	48,031
\$600-\$699	51,119
\$700-\$799	40,021
\$800-\$899	28,045
\$900-\$999	17,621
\$1,000-\$1,249	19,383
\$1,250 or more	11,484

Table 16: Median gross rent

1990	\$482
1990 in 2000 \$'s	\$616
2000	\$646

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

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	27,788	125,058	100,941	31,534
Less than \$200	2,710	10,348	2,330	785
\$200-\$299	1,891	5,848	2,070	974
\$300-\$499	9,514	21,756	8,005	3,386
\$500-\$749	10,522	63,094	41,039	6,280
\$750-\$999	2,048	18,436	34,150	9,268
\$1,000 or more	1,103	5,576	13,347	10,841
No cash rent	215	1,068	2,049	2,468
Total	28,003	126,126	102,990	34,002

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	7,506	8,576	8,260	6,886	6,173	5,750	10,050
\$10,000-\$14,999	5,265	6,525	5,205	4,041	3,396	5,788	11,799
\$15,000-\$19,999	5,006	7,515	6,474	4,391	3,457	6,480	10,499
\$20,000-\$24,999	5,399	10,294	8,715	6,393	4,709	6,625	8,510
\$25,000-\$29,999	5,291	12,545	10,816	7,190	5,290	6,599	6,962
\$30,000-\$34,999	4,482	13,654	12,830	8,951	5,968	6,678	5,712
\$35,000-\$39,999	4,170	12,785	13,450	8,314	5,747	5,662	4,686
\$40,000-\$44,999	3,673	12,744	14,006	9,310	5,849	5,128	3,629
\$45,000-\$49,999	3,043	12,289	12,910	8,852	5,500	4,703	2,972
\$50,000-\$59,999	4,847	24,311	27,924	20,354	12,042	7,686	4,626
\$60,000-\$74,999	3,985	31,687	40,644	28,747	15,540	7,235	4,043
\$75,000-\$99,999	2,576	30,052	47,340	39,445	18,292	6,657	3,796
\$100,000-\$124,999	732	11,589	24,015	24,695	10,848	3,343	1,554
\$125,000-\$149,999	364	4,758	11,666	12,874	5,860	1,630	794
\$150,000-\$199,999	77	3,212	10,166	10,792	4,851	1,311	634
\$200,000 or more	133	2,330	9,907	11,298	5,988	1,733	961
Total households	56,549	204,866	264,328	212,533	119,510	83,008	81,227

Table 19: Median household income by age, 1999

Age of householder	Median household income
Under 25 years	\$29,804
25-34	\$51,906
35-44	\$63,479
45-54	\$70,551
55-64	\$61,242
65-74	\$38,357
75 and older	\$24,824
All households	\$54,332

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	677	7,293	8,421	27,070
\$10,000-\$19,999	11,708	10,834	14,685	39,796
\$20,000-\$34,999	35,815	43,627	31,713	33,007
\$35,000-\$49,999	61,813	46,795	27,472	5,018
\$50,000-\$74,999	146,054	42,381	21,421	1,192
\$75,000-\$99,999	115,463	14,399	5,866	115
\$100,000 or more	149,518	9,782	3,023	39

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	21,937	21,636	30,819
Renters	16,332	19,610	46,498

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

Age of householder	Owner	Renter
Under 25 years	2,624	20,938
25-34	20,483	26,415
35-44	34,464	17,703
45-54	23,811	11,024
55-64	13,621	6,714
65-74	9,827	6,477
75 and older	7,771	16,966

Table 23: Poverty rates

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	182,680	8.1%	179,316	7.4%
Families	33,938	5.8%	29,090	4.6%
Households	68,773	7.9%	65,737	6.9%

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	24,495	13.4%	17,010	10.2%
5	4,879	13.4%	3,697	10.6%
6-11	22,139	11.1%	22,265	10.3%
12-17	15,245	9.2%	19,105	9.3%
18-64	99,431	6.9%	103,045	6.6%
65-74	7,146	5.8%	6,030	4.9%
75 and over	9,345	11.1%	8,164	7.9%

Table 25: Poverty status by family type, 1999

Family type	Number below poverty level	Percent below poverty level
Married-couple family	10,419	2.0%
- With related children under age 18	7,235	2.7%
- No related children under age 18	3,184	1.2%
Male householder, no wife present	2,479	7.7%
- With related children under age 18	2,046	11.5%
- No related children under age 18	433	3.0%
Female householder, no husband present	16,192	20.0%
- With related children under age 18	15,031	28.0%
- No related children under age 18	1,161	4.2%

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	121,983	42,380	105,961	83,481	112,255	125,478	64,694	55,592	17,293	729,117
Renter-occupied	52,847	14,359	28,180	53,020	70,793	46,551	14,482	9,234	2,871	292,337

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	88,473	90,656	53,868	46,835	9,557	8,746
Townhouse	16,347	19,705	7,101	12,610	3,339	3,287
Duplex	4,569	5,995	946	1,100	160	160
Multifamily	61,616	61,606	11,111	17,785	4,710	5,988
Total permits	171,005	177,962	73,026	78,330	17,766	18,181

Source: Metropolitan Council Annual Building Permit Survey.

Table 29: Residential demolitions, 1990 through 2001

Type of unit demolished	Number of demolitions
Single-family, detached	6,571
Other residential	4,570
Total	11,141

Source: Metropolitan Council Annual Building Permit Survey.

Table 30: Job growth

	1990	2000	Change	% change
Employment	1,272,773	1,562,833	290,060	22.8%

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	30,050
Paying \$5.16 to \$11.04/hr	392,893
Paying \$11.05 to \$18.44/hr	471,376
Paying \$18.45 to \$29.49/hr	346,186
Paying \$29.50 to \$36.87/hr	104,264
Paying over \$36.87/hr	186,185
Total jobs in community	1,530,954

Source: Minnesota Department of Employment and Economic Development (formerly Minnesota Department of Economic Security) and Metropolitan Council.