



DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Ramsey city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	8,402	+/-201	8,402	(X)
Occupied housing units	7,974	+/-189	94.9%	+/-1.5
Vacant housing units	428	+/-129	5.1%	+/-1.5
Homeowner vacancy rate	1.6	+/-1.1	(X)	(X)
Rental vacancy rate	9.3	+/-8.2	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	8,402	+/-201	8,402	(X)
1-unit, detached	6,773	+/-221	80.6%	+/-2.3
1-unit, attached	1,299	+/-176	15.5%	+/-2.0
2 units	8	+/-13	0.1%	+/-0.2
3 or 4 units	22	+/-23	0.3%	+/-0.3
5 to 9 units	71	+/-43	0.8%	+/-0.5
10 to 19 units	9	+/-15	0.1%	+/-0.2
20 or more units	115	+/-67	1.4%	+/-0.8
Mobile home	105	+/-71	1.2%	+/-0.8
Boat, RV, van, etc.	0	+/-69	0.0%	+/-0.2
YEAR STRUCTURE BUILT				
Total housing units	8,402	+/-201	8,402	(X)
Built 2005 or later	1,092	+/-148	13.0%	+/-1.8
Built 2000 to 2004	1,174	+/-159	14.0%	+/-1.9
Built 1990 to 1999	2,420	+/-225	28.8%	+/-2.6
Built 1980 to 1989	1,105	+/-165	13.2%	+/-2.0
Built 1970 to 1979	2,120	+/-210	25.2%	+/-2.3
Built 1960 to 1969	339	+/-89	4.0%	+/-1.1
Built 1950 to 1959	99	+/-58	1.2%	+/-0.7
Built 1940 to 1949	20	+/-21	0.2%	+/-0.3
Built 1939 or earlier	33	+/-32	0.4%	+/-0.4
ROOMS				
Total housing units	8,402	+/-201	8,402	(X)
1 room	23	+/-33	0.3%	+/-0.4
2 rooms	15	+/-23	0.2%	+/-0.3

Subject	Ramsey city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	172	+/-80	2.0%	+/-1.0
4 rooms	598	+/-160	7.1%	+/-1.9
5 rooms	1,051	+/-176	12.5%	+/-2.0
6 rooms	1,403	+/-201	16.7%	+/-2.3
7 rooms	1,514	+/-213	18.0%	+/-2.6
8 rooms	1,347	+/-190	16.0%	+/-2.3
9 rooms or more	2,279	+/-240	27.1%	+/-2.8
Median rooms	7.1	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	8,402	+/-201	8,402	(X)
No bedroom	23	+/-33	0.3%	+/-0.4
1 bedroom	64	+/-38	0.8%	+/-0.5
2 bedrooms	1,504	+/-198	17.9%	+/-2.3
3 bedrooms	3,189	+/-244	38.0%	+/-2.8
4 bedrooms	2,904	+/-243	34.6%	+/-2.8
5 or more bedrooms	718	+/-151	8.5%	+/-1.8
HOUSING TENURE				
Occupied housing units	7,974	+/-189	7,974	(X)
Owner-occupied	7,337	+/-219	92.0%	+/-1.6
Renter-occupied	637	+/-132	8.0%	+/-1.6
Average household size of owner-occupied unit	2.88	+/-0.08	(X)	(X)
Average household size of renter-occupied unit	3.37	+/-0.34	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	7,974	+/-189	7,974	(X)
Moved in 2005 or later	2,473	+/-240	31.0%	+/-2.9
Moved in 2000 to 2004	1,712	+/-205	21.5%	+/-2.5
Moved in 1990 to 1999	2,204	+/-204	27.6%	+/-2.4
Moved in 1980 to 1989	906	+/-142	11.4%	+/-1.8
Moved in 1970 to 1979	599	+/-97	7.5%	+/-1.2
Moved in 1969 or earlier	80	+/-45	1.0%	+/-0.6
VEHICLES AVAILABLE				
Occupied housing units	7,974	+/-189	7,974	(X)
No vehicles available	107	+/-56	1.3%	+/-0.7
1 vehicle available	1,212	+/-187	15.2%	+/-2.1
2 vehicles available	4,138	+/-261	51.9%	+/-3.2
3 or more vehicles available	2,517	+/-228	31.6%	+/-3.0
HOUSE HEATING FUEL				
Occupied housing units	7,974	+/-189	7,974	(X)
Utility gas	7,157	+/-222	89.8%	+/-1.7
Bottled, tank, or LP gas	130	+/-56	1.6%	+/-0.7
Electricity	480	+/-114	6.0%	+/-1.4
Fuel oil, kerosene, etc.	163	+/-66	2.0%	+/-0.8
Coal or coke	0	+/-69	0.0%	+/-0.3
Wood	17	+/-19	0.2%	+/-0.2
Solar energy	0	+/-69	0.0%	+/-0.3
Other fuel	9	+/-13	0.1%	+/-0.2
No fuel used	18	+/-25	0.2%	+/-0.3
SELECTED CHARACTERISTICS				
Occupied housing units	7,974	+/-189	7,974	(X)
Lacking complete plumbing facilities	0	+/-69	0.0%	+/-0.3
Lacking complete kitchen facilities	0	+/-69	0.0%	+/-0.3
No telephone service available	55	+/-39	0.7%	+/-0.5

Subject	Ramsey city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	7,974	+/-189	7,974	(X)
1.00 or less	7,862	+/-200	98.6%	+/-0.9
1.01 to 1.50	37	+/-32	0.5%	+/-0.4
1.51 or more	75	+/-63	0.9%	+/-0.8
VALUE				
Owner-occupied units	7,337	+/-219	7,337	(X)
Less than \$50,000	154	+/-69	2.1%	+/-0.9
\$50,000 to \$99,999	140	+/-63	1.9%	+/-0.8
\$100,000 to \$149,999	579	+/-133	7.9%	+/-1.8
\$150,000 to \$199,999	1,599	+/-207	21.8%	+/-2.8
\$200,000 to \$299,999	3,270	+/-263	44.6%	+/-3.2
\$300,000 to \$499,999	1,327	+/-179	18.1%	+/-2.5
\$500,000 to \$999,999	257	+/-98	3.5%	+/-1.3
\$1,000,000 or more	11	+/-18	0.1%	+/-0.2
Median (dollars)	228,700	+/-3,802	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	7,337	+/-219	7,337	(X)
Housing units with a mortgage	6,269	+/-218	85.4%	+/-1.9
Housing units without a mortgage	1,068	+/-147	14.6%	+/-1.9
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	6,269	+/-218	6,269	(X)
Less than \$300	0	+/-69	0.0%	+/-0.3
\$300 to \$499	47	+/-34	0.7%	+/-0.5
\$500 to \$699	125	+/-64	2.0%	+/-1.0
\$700 to \$999	300	+/-76	4.8%	+/-1.2
\$1,000 to \$1,499	1,426	+/-203	22.7%	+/-3.1
\$1,500 to \$1,999	2,167	+/-250	34.6%	+/-3.6
\$2,000 or more	2,204	+/-189	35.2%	+/-2.9
Median (dollars)	1,785	+/-44	(X)	(X)
Housing units without a mortgage	1,068	+/-147	1,068	(X)
Less than \$100	0	+/-69	0.0%	+/-1.9
\$100 to \$199	9	+/-14	0.8%	+/-1.3
\$200 to \$299	41	+/-27	3.8%	+/-2.6
\$300 to \$399	174	+/-56	16.3%	+/-5.2
\$400 or more	844	+/-143	79.0%	+/-5.5
Median (dollars)	507	+/-30	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	6,269	+/-218	6,269	(X)
Less than 20.0 percent	1,857	+/-198	29.6%	+/-3.2
20.0 to 24.9 percent	1,077	+/-177	17.2%	+/-2.8
25.0 to 29.9 percent	1,041	+/-192	16.6%	+/-2.9
30.0 to 34.9 percent	643	+/-146	10.3%	+/-2.4
35.0 percent or more	1,651	+/-210	26.3%	+/-3.0
Not computed	0	+/-69	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,068	+/-147	1,068	(X)
Less than 10.0 percent	524	+/-120	49.1%	+/-8.2
10.0 to 14.9 percent	132	+/-46	12.4%	+/-4.6
15.0 to 19.9 percent	77	+/-47	7.2%	+/-4.3

Subject	Ramsey city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	129	+/-60	12.1%	+/-5.4
25.0 to 29.9 percent	28	+/-29	2.6%	+/-2.6
30.0 to 34.9 percent	55	+/-35	5.1%	+/-3.1
35.0 percent or more	123	+/-62	11.5%	+/-5.6
Not computed	0	+/-69	(X)	(X)
GROSS RENT				
Occupied units paying rent	591	+/-133	591	(X)
Less than \$200	0	+/-69	0.0%	+/-3.3
\$200 to \$299	0	+/-69	0.0%	+/-3.3
\$300 to \$499	0	+/-69	0.0%	+/-3.3
\$500 to \$749	33	+/-30	5.6%	+/-5.0
\$750 to \$999	75	+/-56	12.7%	+/-9.4
\$1,000 to \$1,499	220	+/-85	37.2%	+/-13.7
\$1,500 or more	263	+/-111	44.5%	+/-13.9
Median (dollars)	1,438	+/-138	(X)	(X)
No rent paid	46	+/-39	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	591	+/-133	591	(X)
Less than 15.0 percent	72	+/-50	12.2%	+/-8.1
15.0 to 19.9 percent	39	+/-48	6.6%	+/-8.1
20.0 to 24.9 percent	111	+/-66	18.8%	+/-10.7
25.0 to 29.9 percent	109	+/-75	18.4%	+/-12.0
30.0 to 34.9 percent	32	+/-29	5.4%	+/-4.8
35.0 percent or more	228	+/-87	38.6%	+/-12.0
Not computed	46	+/-39	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household income are valid values.

The 2007, 2008, 2009, 2010, and 2011 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic

entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

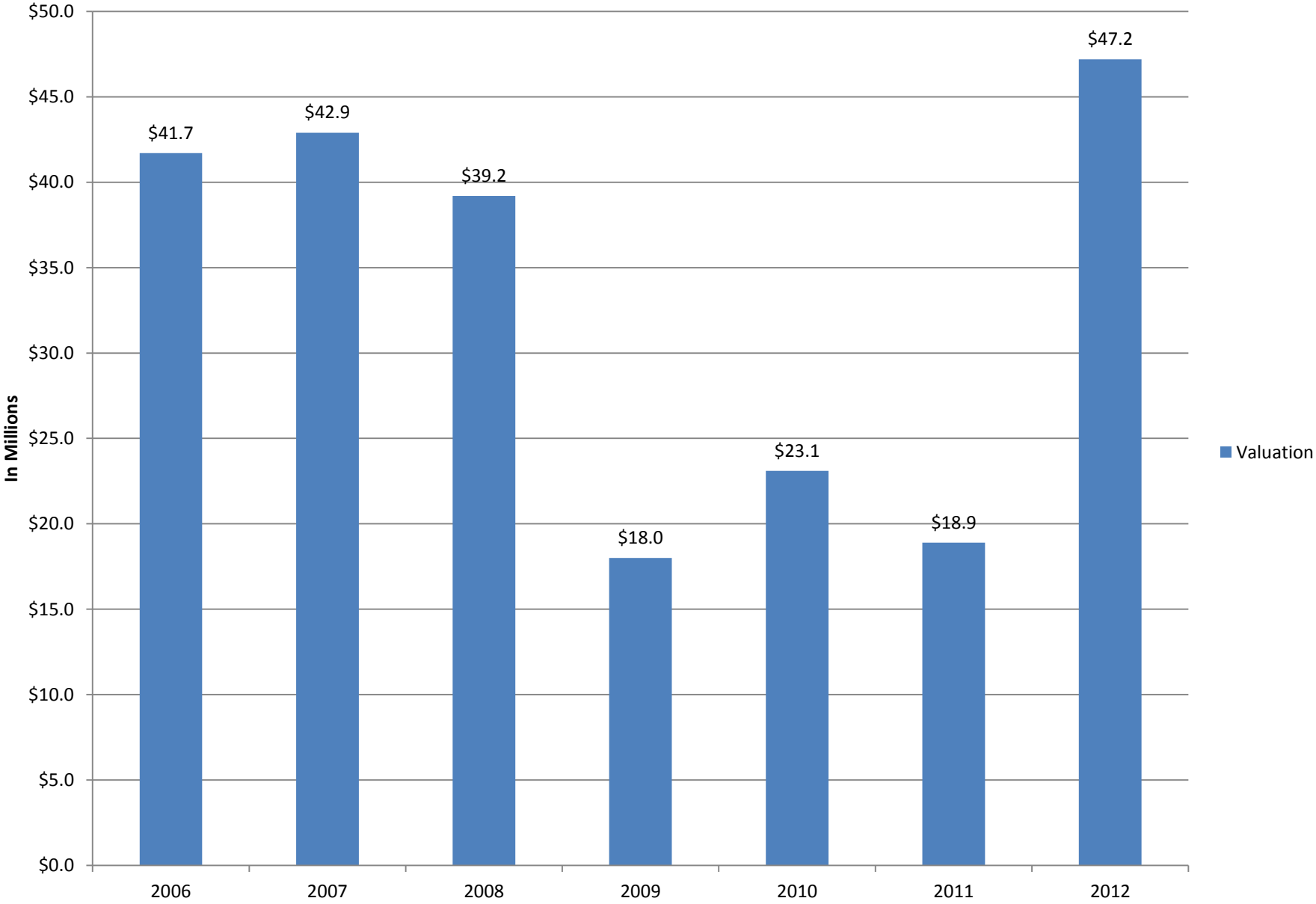
Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

NOTE: DATA SUMMARIZED BY QUARTER

periodyear	IndustryType	TotalOrPrivate	Average Number of Employees				Average Number of Employers				Total Wages				Average Weekly Wage			
			Q1	Q2	Q3	Q4	Q12	Q22	Q32	Q42	Q13	Q23	Q33	Q43	Q14	Q24	Q34	Q44
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
2012 Total, All Industries		Total, All Ownerships	5175	5393	5337		454	456	453		\$63,294,569	\$62,158,934	\$60,900,628		\$940	\$886	\$877	
2012 Total, All Industries		Private	4756	5016	5015		449	451	448		\$58,419,711	\$55,904,503	\$57,535,176		\$944	\$857	\$882	
2012 Manufacturing		Total, All Ownerships	1847	1865	1876		73	73	72		\$26,565,808	\$23,837,737	\$25,578,454		\$1,106	\$983	\$1,048	
2012 Manufacturing		Private	1847	1865	1876		73	73	72		\$26,565,808	\$23,837,737	\$25,578,454		\$1,106	\$983	\$1,048	
2012 Wholesale Trade		Total, All Ownerships	185	195	210		24	24	24		\$3,341,467	\$2,781,168	\$3,302,444		\$1,389	\$1,097	\$1,209	
2012 Wholesale Trade		Private	185	195	210		24	24	24		\$3,341,467	\$2,781,168	\$3,302,444		\$1,389	\$1,097	\$1,209	
2012 Retail Trade		Total, All Ownerships	427	437	445		46	46	46		\$2,472,053	\$2,506,829	\$2,735,993		\$445	\$441	\$472	
2012 Retail Trade		Private	427	437	445		46	46	46		\$2,472,053	\$2,506,829	\$2,735,993		\$445	\$441	\$472	
2012 Information		Total, All Ownerships	75				6				\$1,083,301				\$1,111			
2012 Information		Private	75				6				\$1,083,301				\$1,111			
2012 Finance and Insurance		Total, All Ownerships	48	47	110		14	14	14		\$529,896	\$503,714	\$1,927,158		\$849	\$824	\$1,347	
2012 Finance and Insurance		Private	48	47	110		14	14	14		\$529,896	\$503,714	\$1,927,158		\$849	\$824	\$1,347	
2012 Real Estate and Rental and Leasing		Total, All Ownerships		27	22			22	22			\$178,581	\$175,277			\$508	\$612	
2012 Real Estate and Rental and Leasing		Private		27	22			22	22			\$178,581	\$175,277			\$508	\$612	
2012 Professional, Scientific, and Technical Services		Total, All Ownerships			123				33				\$1,401,688				\$876	
2012 Professional, Scientific, and Technical Services		Private			123				33				\$1,401,688				\$876	
2012 Administrative and Support and Waste Management and Remediation Services		Total, All Ownerships	278	302	308		27	28	27		\$3,059,453	\$3,129,339	\$3,171,728		\$846	\$797	\$792	
2012 Administrative and Support and Waste Management and Remediation Services		Private	278	302	308		27	28	27		\$3,059,453	\$3,129,339	\$3,171,728		\$846	\$797	\$792	
2012 Educational Services		Total, All Ownerships	394	365	296		10	10	10		\$3,831,760	\$5,293,079	\$2,184,882		\$748	\$1,115	\$567	
2012 Educational Services		Private	136	123	107		8	8	8		\$874,862	\$853,980	\$787,816		\$494	\$534	\$566	
2012 Health Care and Social Assistance		Total, All Ownerships	228	215	214		19	19	20		\$1,715,559	\$1,760,529	\$1,749,693		\$578	\$629	\$628	
2012 Health Care and Social Assistance		Private	228	215	214		19	19	20		\$1,715,559	\$1,760,529	\$1,749,693		\$578	\$629	\$628	
2012 Arts, Entertainment, and Recreation		Total, All Ownerships	41	97	112		6	6	6		\$144,778	\$299,594	\$331,402		\$271	\$237	\$227	
2012 Arts, Entertainment, and Recreation		Private	41	97	112		6	6	6		\$144,778	\$299,594	\$331,402		\$271	\$237	\$227	
2012 Accommodation and Food Services		Total, All Ownerships	272	285	256		16	16	16		\$801,645	\$890,726	\$832,401		\$226	\$240	\$250	
2012 Accommodation and Food Services		Private	272	285	256		16	16	16		\$801,645	\$890,726	\$832,401		\$226	\$240	\$250	
2012 Other Services (except Public Administration)		Total, All Ownerships	157	157	179		25	23	24		\$1,013,114	\$1,058,453	\$1,099,975		\$496	\$518	\$472	
2012 Other Services (except Public Administration)		Private	157	157	179		25	23	24		\$1,013,114	\$1,058,453	\$1,099,975		\$496	\$518	\$472	
2012 Public Administration		Total, All Ownerships	161	135	133		3	3	3		\$1,917,960	\$1,815,332	\$1,968,386		\$916	\$1,034	\$1,138	

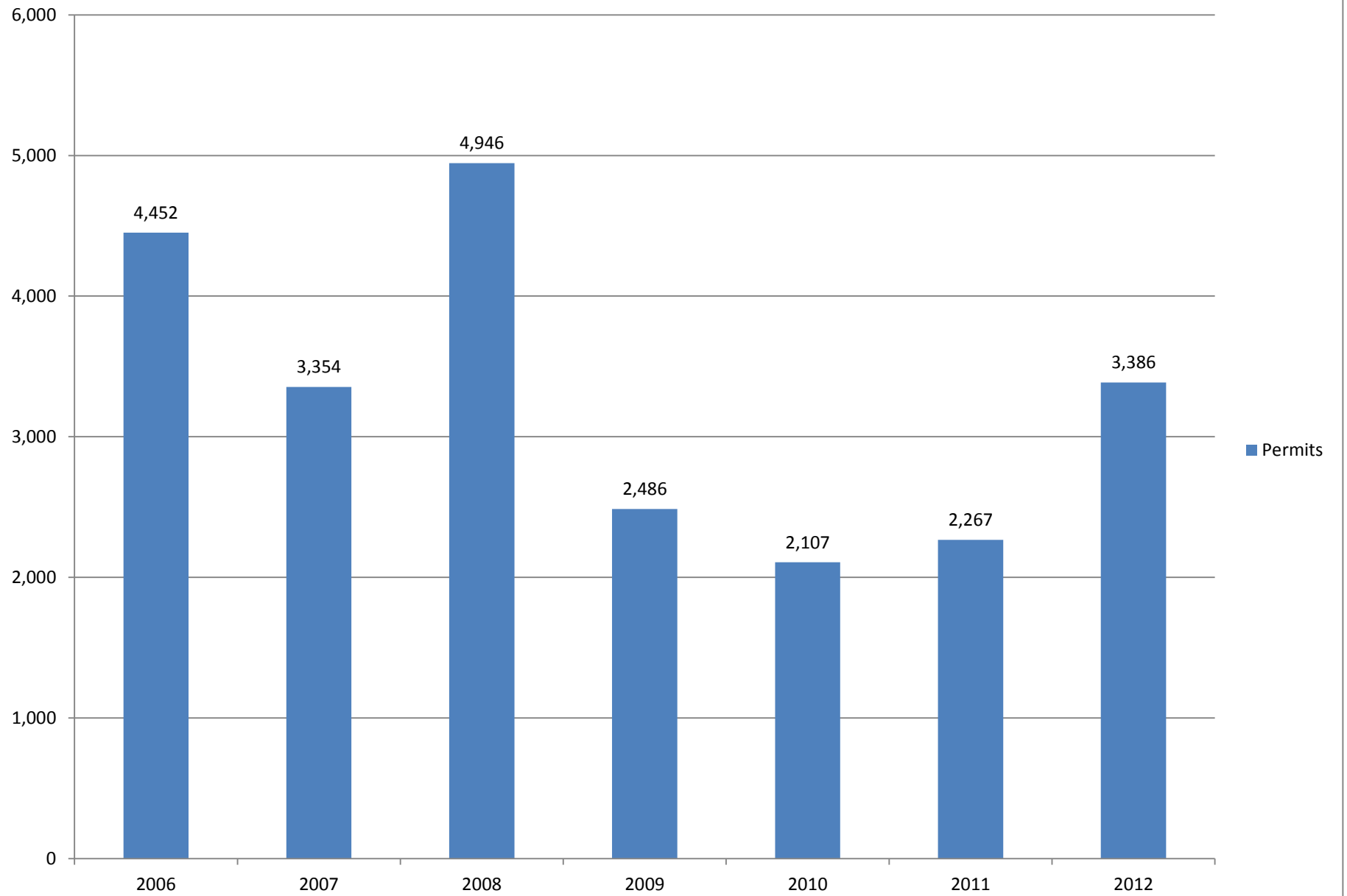
Building Permit Valuation



Valuation

2006	\$41.7
2007	\$42.9
2008	\$39.2
2009	\$18.0
2010	\$23.1
2011	\$18.9
2012	\$47.2

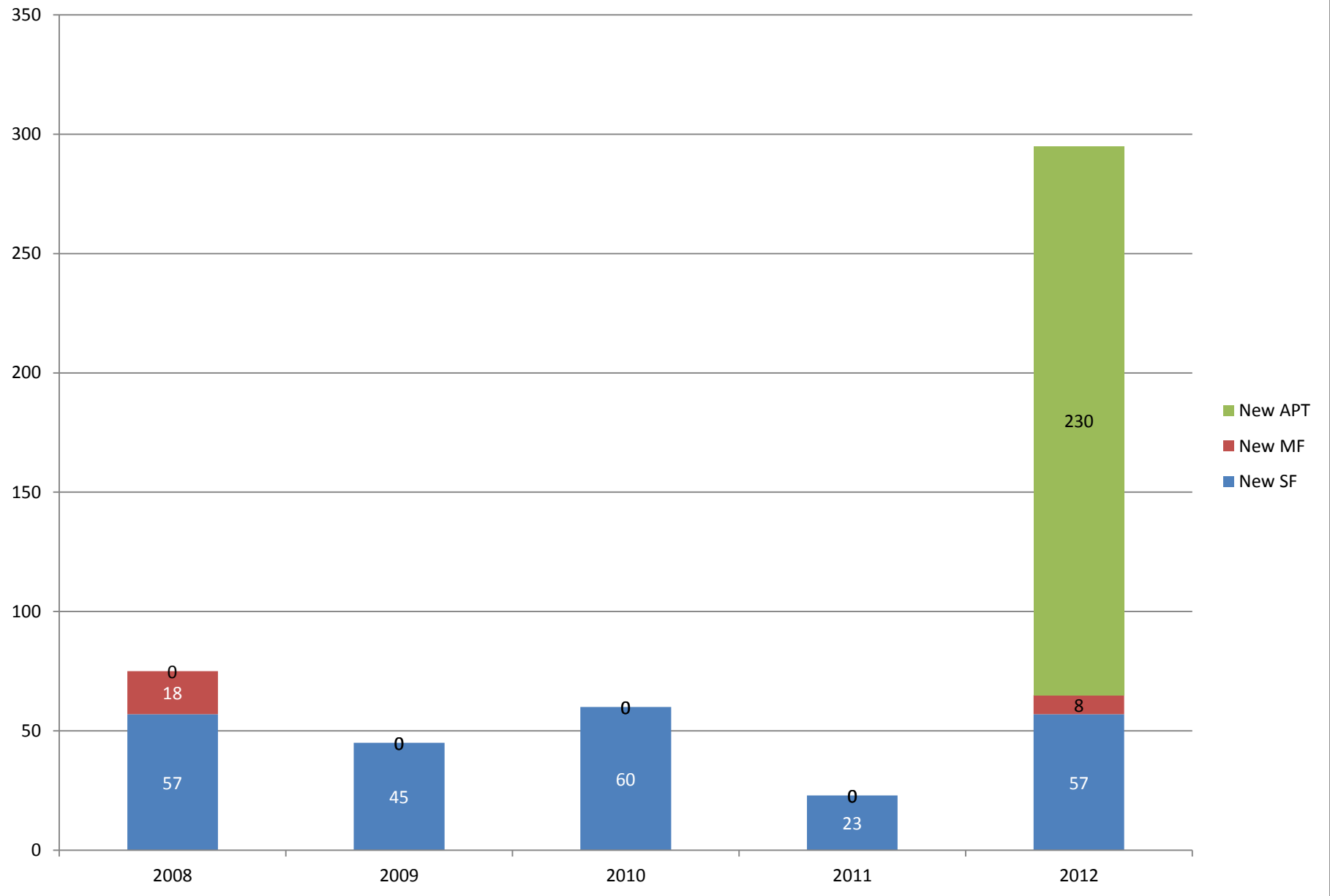
Total # of Building Permits



Permits

2006	4,452
2007	3,354
2008	4,946
2009	2,486
2010	2,107
2011	2,267
2012	3,386

New Housing Starts



	New SF	New MF	New APT
2008	57	18	0
2009	45	0	0
2010	60	0	0
2011	23	0	0
2012	57	8	230

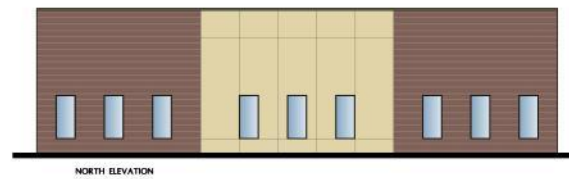
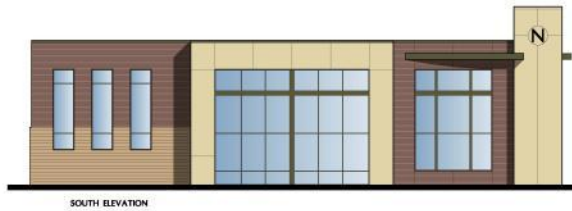
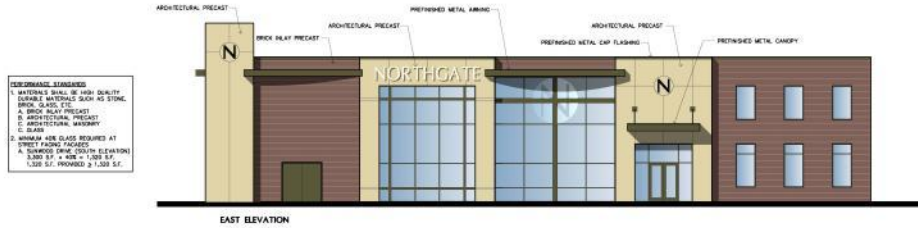
PROJECTS UNDER REVIEW/RECENTLY APPROVED

Project Name	Project Size
McDonalds	4,500 square feet
Northgate Performing Arts Center	20,000 square foot assembly space; 500 seat auditorium
Seasons of Ramsey	50 rental town homes
Stoney River	72 assisted living and memory care units
Super America	4,300 square foot retail
Wiser Choice Liquor	12,000 square foot retail

MCDONALD'S



NORTHGATE



NORTHGATE Performing Arts Center

L
A
S
E
R
S
E
R
V
I
C
E
S
I
N
C
O
R
P
O
R
A
T
E
D
I
N
T
E
X
A
S

11/15/2011
 11/15/2011
 11/15/2011
 11/15/2011

SEASONS OF RAMSEY



STONEY RIVER



SOUTH ELEVATION

FIRST PHOENIX - MN, LLC



SUPER AMERICA



PROJECTS UNDER CONSTRUCTION/RECENTLY COMPLETED

Project Name	Project Type
Cross of Hope Lutheran Church Expansion	Worship Space expansion
Lake Region RV	Relocated Business; Parking and Display Area Expansion
Northstar Commuter Rail	Ramsey Station
Residence at The COR	230 apartment units

NORTHSTAR COMMUTER RAIL

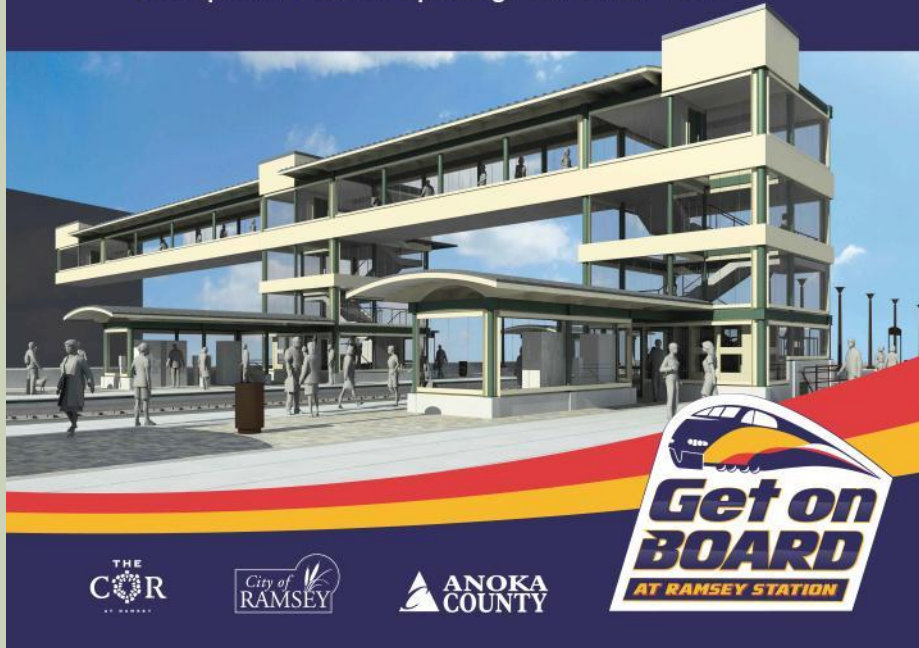


NORTHSTAR COMMUTER RAIL

Ramsey Station

Construction Begins: February 2012

Anticipated Station Opening: November 2012

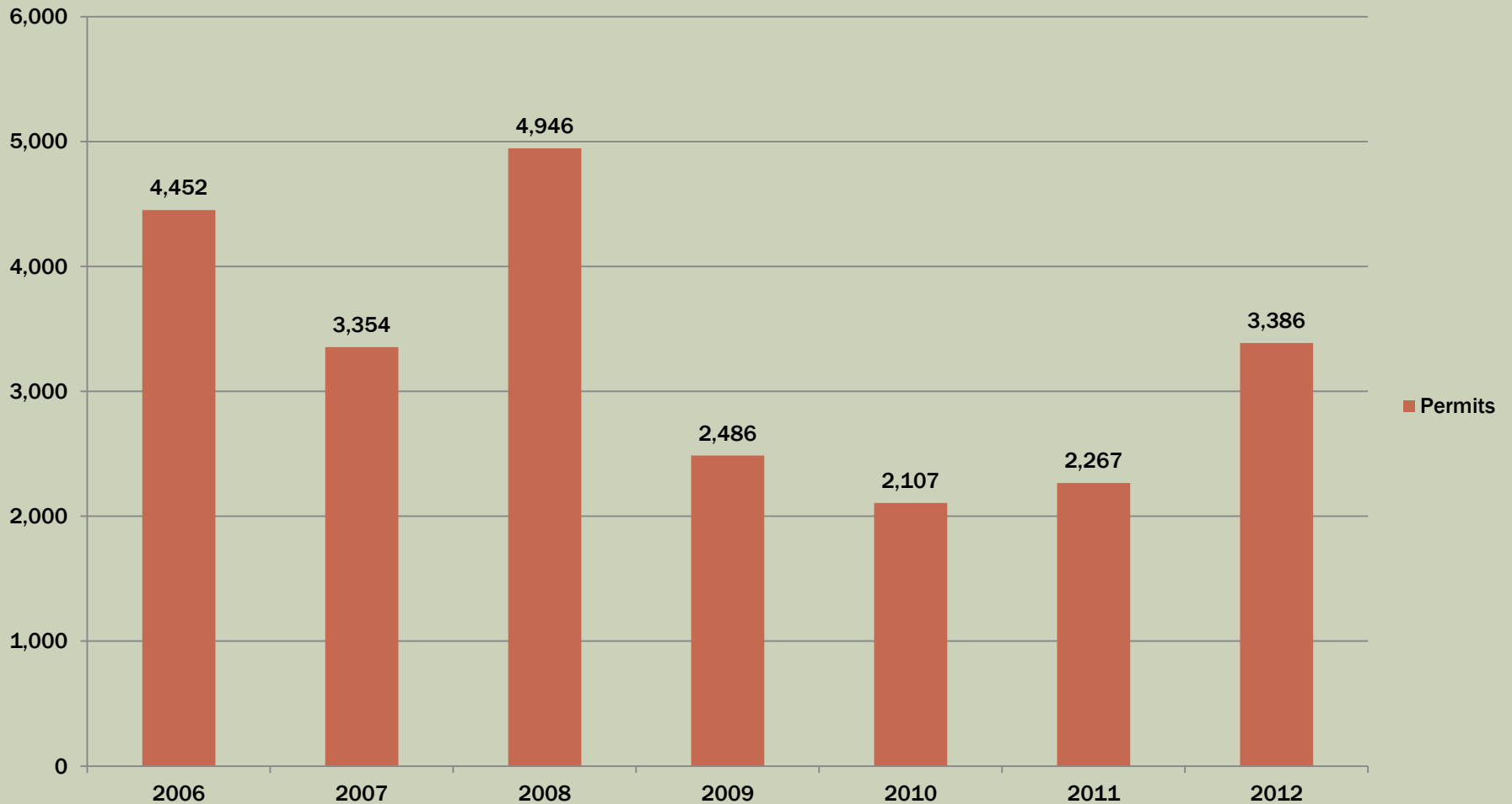


RESIDENCE AT THE COR

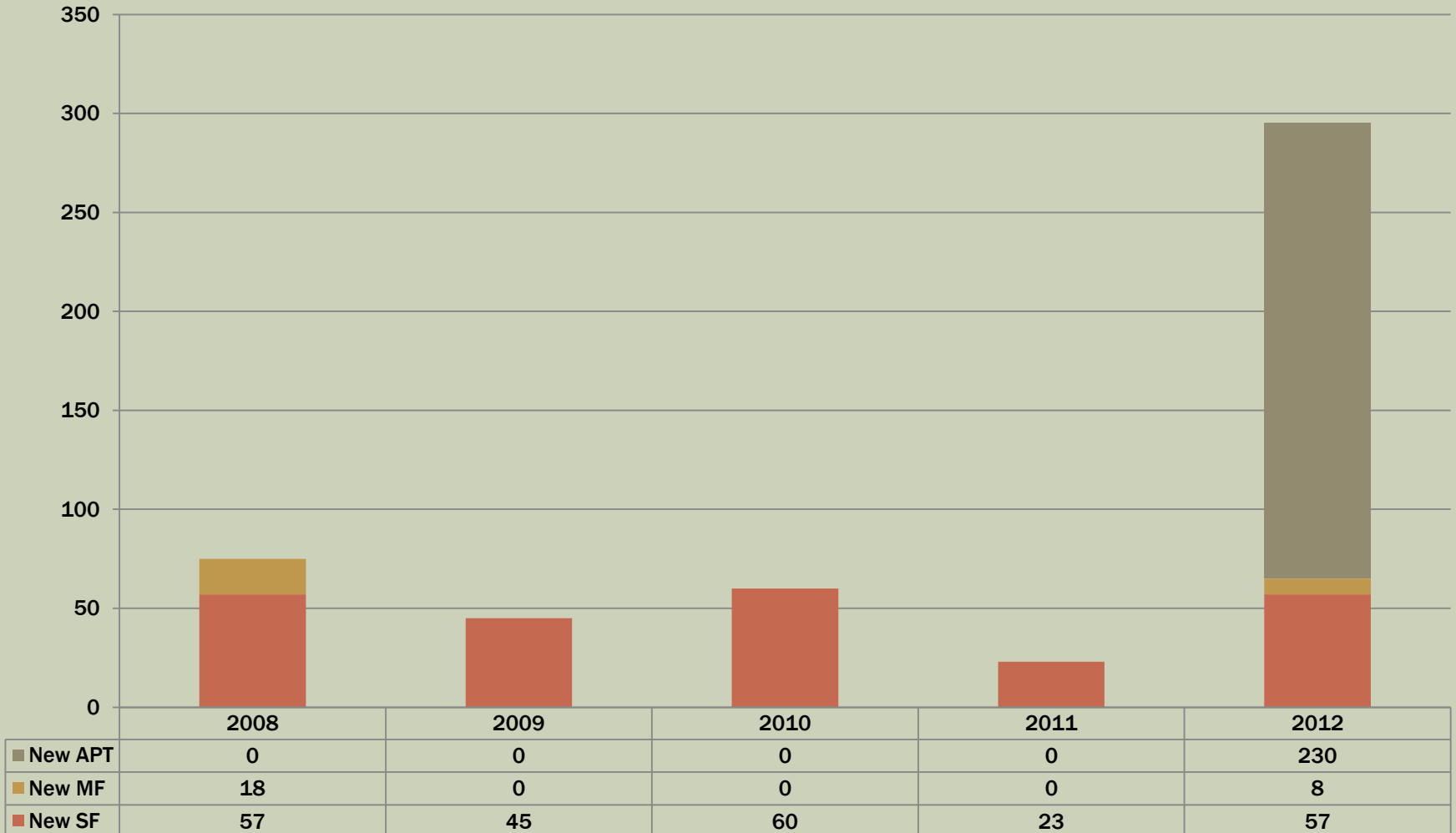


BUILDING INSPECTIONS

Total # of Building Permits



NEW HOUSING STARTS



NEW VALUATION



BUILDING INSPECTIONS

- **Development Highlights**
 - First town home since 2008
 - First apartment since 2007
 - 65 SF + MF in 2012 (23 in 2011)

CONTINUED GROWTH

- Based on projects reviewed or under review by Planning Commission, 2013 will bring:

Type	Growth
Residential	200 Households
Commercial	50,000 Square Feet

POTENTIAL PROJECTS FOR 2013

- Existing Manufacturer Expansion
- Existing Manufacturer Relocation
- Charter School User
- Two (2) Senior Housing Developments
- Workforce Housing Development

GRANT AWARDS

Project	Amount	Grantor	Purpose
Center Street	\$650,000	Metropolitan Council	Design and Construction of Public Street and Sidewalks
Mississippi Skyway	\$100,000	Metropolitan Council	Alternatives Analysis and Geotechnical Soils Investigations
Alpine Drive Trail	\$100,000	DNR	Trail Connection
Mississippi River Trail	\$1,120,000	Metropolitan Council (via Federal Transportation Enhancement Program)	Trail Development
Riverdale Drive Extension	\$700,000	MnDOT	Frontage Road
Sunwood Drive	\$500,000	MnDOT	Local Road Improvements
Total	3,170,000		

FORECLOSURES

■ Trend continues to decline

