

State of Minnesota
In Court of Appeals

Ethan Dean, Holly Richard, Ted Dzierzbicki
and Lauren Dzierzbicki,

Appellants,

vs.

City of Winona, a municipality,

Respondent.

**BRIEF AND ADDENDUM OF AMICUS CURIAE,
AMERICAN CIVIL LIBERTIES UNION OF MINNESOTA**

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OF MINNESOTA

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Introduction and Statement of *Amicus Curiae*¹

The American Civil Liberties Union of Minnesota (ACLU-MN) is a nonprofit, nonpartisan organization with approximately 8,500 members dedicated to the principles of liberty and equality embodied in the U.S. and Minnesota Constitutions and our state's civil rights laws. Since its founding in 1952, the ACLU-MN has engaged in constitutional litigation, both directly and as *amicus curiae*, in a wide variety of cases. Among those rights that the ACLU-MN has litigated to protect is the right to due process and equal protection.

The ACLU-MN respectfully urges this court to invalidate the City of Winona's ordinance prohibiting rental housing licenses in all residential zoning districts, except for the R-3 (multifamily) district, for properties that are located on blocks where more than 30 percent of the lots on the same block are already licensed. Appellant's Appendix at 133-4, 150-52. In addition to violating the homeowner's right to equal protection and due process, the Winona "30 percent rule" has a disparate impact on marginalized populations and treats rental housing tenants as second-class citizens. We recognize and acknowledge the fact that, due to the nature of the landlord-tenant relationship, the government has a legitimate interest in regulating rental housing. The government's legitimate interests include ensuring that tenants are not subject to substandard living conditions and providing both parties with adequate legal remedies to address breaches in the rental agreement. However, the government's legitimate interest in regulating rental housing code should not have the effect

¹ Counsel certifies that this brief was authored in whole by listed counsel for *amicus curiae* ACLU of Minnesota. No person or entity other than *amicus curiae* made any monetary contribution to the preparation or submission of the brief. This brief is filed on behalf of the American Civil Liberties Union of Minnesota, which was granted leave to participate as *amicus curiae* by this Court's Order dated July 9, 2013.

of denying property owners' rights to due process and equal protection and should not have a disparate impact on marginalized populations.

Statement of the Case and Facts

The ACLU-MN concurs with the Appellants' Statement of the Case and Facts and adopts and incorporates the facts set forth in the Brief of Appellants and the Appendix to Brief of Appellants.

Argument

I. Rental housing restrictions like the Winona 30 percent rule have a disproportionate impact on marginalized populations including minorities and lower income families.

The ACLU-MN agrees with Appellants that the Winona 30 percent rule violates the property owner's right to Equal Protection and Due Process; however, this court should also be cognizant about the impact that the rule has on the populations that are more likely to need rental housing – racial and ethnic minorities and lower income families.

A. Rental housing restrictions have historically been used to exclude minorities and low income people.

While it is common to use land use policies as a means of influencing a community's make-up, rental restrictions may have a disparate impact on marginalized populations. In *Home Sweet Home? The Efficacy of Rental Restrictions to Promote Neighborhood Stability*, 29 St. Louis U. Pub. L. Rev. 41 (2009) Ngai Pindell notes that "...rental restrictions may have the effect or intent of excluding the most economically vulnerable residents from neighborhoods, perhaps in violation of Fair Housing laws and related protections." Pindell, 29 St. Louis U. Pub. L. Rev. at 71. Historically, zoning rules have been used to exclude groups considered undesirable, including racial minorities, people with lower incomes and

renters, as a class, who were feared to have negative impacts on the economic and social fabric of the community. Pindell, 29 St. Louis U. Pub. L. Rev. at 74-5. This exclusionary impulse, however, is misplaced because, as is evident in the record in the case at bar, the harms that are assumed to be caused by rental housing – poor property maintenance, less stake in the community, vehicle issues – can often be true of homeowners; thereby making distinctions between renters and homeowners seem “arbitrary, exclusionary, and often mean spirited.” Pindell, 29 St. Louis U. Pub. L. Rev. at 46-47.

With this history in mind, it is important to view restrictions on rental property with skepticism to ensure that they do not keep out lower-income households by raising the cost of housing or limiting the supply of affordable housing. In order to ensure that renters as a class (and, consequently, vulnerable populations) are not excluded, municipalities must ensure an adequate amount of rental housing and dispense with the notion that renters are less desirable to the community than homeowners. Pindell, 29 St. Louis U. Pub. L. Rev. at 71. Municipalities should also consciously work to ensure that their rental housing regulations do not have a discriminatory impact. *Id.*

B. Census data suggest Winona has an unwelcome atmosphere for minorities and low income people.

A review of Census and other data suggests that Winona is less diverse than the State of Minnesota and that there is a serious lack of affordable housing available in Winona. While both phenomena undoubtedly have a myriad of causes, as explained below, the 30 percent rule likely impacts on the City’s overall diversity as well as the availability of affordable rental housing.

Census demographic data shows that Winona's population is less diverse compared to the State of Minnesota. While White non-Hispanic individuals accounted for 92% of the population of Winona with racial and ethnic minorities comprising the remaining 8% of the population, statewide numbers show White non-Hispanic individuals to be 82.4% of the population with racial and ethnic minorities comprising the remaining 17.6% of the population. Addendum at 3, 8. In contrast, in another university town of comparable size, the City of Moorhead has a White non-Hispanic population of 88.2% with a corresponding racial and ethnic minority population of 11.8%. Addendum at 13. The rate of growth for racial and ethnic minorities is also lower in Winona than it is for the entire state. Census data from 2000 show that White non-Hispanic individuals accounted for 93.7% of the population of Winona with racial and ethnic minorities comprising only 6.3% of the population. Addendum at 17. In contrast, the 2000 Census shows that White non-Hispanic individuals were 88.2% of the population with racial and ethnic minorities comprising the remaining 11.8% of the population. Addendum at 20. Therefore, while the percentage of Minnesota's racial and ethnic minority population statewide increased by 5.8 percentage points, the percentage growth of racial and ethnic minorities in Winona was only 1.7 percentage points – less than a third of the growth seen statewide.

Census Tenure Demographic data for the State of Minnesota and the City of Winona show that renter-occupied housing units are more likely to include racial and ethnic minorities than owner-occupied housing units. 97.5% of the occupants of owner-occupied housing units are White, non-Hispanic, compared to only 91.8% of the occupants of renter-occupied housing units in Winona. Addendum at 22. Likewise, the median income for

owner-occupied households is \$54,492 compared to only \$17,142 for renter-occupied households in Winona. Addendum at 25.

By limiting the number of properties that qualify for a rental license, the 30 percent rule artificially depresses the overall availability of rental housing. This has two impacts on the availability of affordable housing. First, rental housing units are an integral part of the affordable housing puzzle. Thus, a limit on rental housing likely has a direct impact on the number of affordable housing units in the City. *See* Pindell, 29 St. Louis U. Pub. L. Rev. at 73) (“Rental restrictions can also reduce the overall supply of rental housing, which disproportionately affects lower income residents who cannot afford a home.”).

Second, the cost of rental housing increases when the supply of rental housing is limited. Thus, a limit on rental housing likely has an indirect impact on the number of affordable housing units by increasing overall rental costs in the City. The lack of available rental housing, particularly affordable rental housing, has a disparate impact on populations that are traditionally marginalized such as immigrants, people living in poverty, and racial and ethnic minorities.

A recent comprehensive report by the Minnesota Housing Partnership documented the critical lack of affordable housing in Winona County. While the numbers are countywide, the City of Winona is the County’s largest municipality. According to the MHP report, 35% of renter households pay half or more of their income for housing, compared to only 9% for homeowners. Addendum at 30. Moreover, for every 100 extremely low-income renters there are only 38 units that are affordable and available in Winona County. Addendum at 29. While Winona County is not highlighted as one of the counties with the

most extreme renter hardships, the County’s indicators for renter hardship are in the top tier.²

Because rental housing ordinances similar to the one at issue here have been adopted by other municipalities in Minnesota (*see e.g.* West St. Paul Code of Ordinances §435.05 Subd. 11) (imposing 10 percent rental property limit per block in R-1 residential districts), the impact on marginalized populations in Minnesota will continue to grow.³

II. Courts in other states have acted to ensure that cities do not use exclusionary restrictions that have a disparate impact on marginalized groups.

Restrictions like the Winona 30 percent rule have the immediate effect of treating renters as second-class citizens. It is unsurprising that some courts have found that exclusionary zoning laws are unconstitutionally infirm because of their disparate impact on vulnerable groups.⁴

The New Jersey Supreme Court’s role in addressing unconstitutional exclusionary zoning in the Mount Laurel litigation is informative. So. Burlington County NAACP v. Mount Laurel Tp., 336 A.2d 713 (N.J. 1975). The statutory scheme at issue in Mount Laurel imposed minimum lot sizes for detached, single-family dwelling units; restricted the number

² MHP County Profiles 2013, *available online at* http://www.mhponline.org/images/stories/docs/research/countyprofiles/countyprofiles2013_charts_maps.pdf (*accessed* August 20, 2013).

³ The disparate impact on Hispanics is even starker in West St. Paul where 88.3% of the occupants of owner-occupied housing units are White, non-Hispanic, compared to only 70.9% of the occupants of renter-occupied housing units. Addendum at 31. If this Court were to uphold Winona’s ordinance, other cities will likely embrace similar ordinances, escalating the disparate impact.

⁴ As the Minnesota Supreme Court noted in Women of the State of Minn. by Doe v. Gomez, 542 N.W. 2d 17, 30–31 (Minn. 1995), “Minnesota possesses a long tradition of affording persons on the periphery of society a greater measure of government protection and support than may be available elsewhere.” Gomez, 542 N.W.2d at 30.

of bedrooms available in multi-family dwelling units; prevented the construction of attached townhouses, apartments, and mobile homes; and even went so far as to require the developer to pay the costs of tuition and other municipal services for children in excess of .3 per multi-family dwelling. The township had also set aside specific areas for industrial development, which required unskilled and semi-skilled workers. The result of the housing development restrictions, however, was a dearth of housing for low-to moderate-income families who would be needed to support the industrial growth the municipality seemed to desire. *Id.*

The court noted the significant problem of available low-to moderate-income housing in the state of New Jersey. Over the years, various decisions by the state's Supreme Court had warned that changes in social structure, especially post-World War II, would require that zoning take not only the municipality, but also the general welfare, into consideration. Mount Laurel's extensive regulation was admittedly aimed at creating a socioeconomically homogenous community and at generating taxable income for the city. While these concerns may have served the municipality appropriately, they run directly contrary to the general welfare. Mount Laurel, 336 A.2d at 730. The Court held that municipalities had an obligation to provide "the reasonable opportunity for an appropriate variety and choice of housing, including ... low and moderate cost housing, to meet the needs, desires and resources of all categories of people who may desire to live within its boundaries. Negatively, it may not adopt regulations or policies that *thwart or preclude* that opportunity." Mount Laurel, 336 A.2d at 727-28 (emphasis added). By prohibiting attached townhouses, apartments, and mobile homes and artificially increasing the value of properties

that could be built in the township, Mount Laurel did not meet its obligations under the state's laws. The court did not reach federal constitutional issues.

In his concurrence, Justice Pashman examines the history of zoning and the housing problem in New Jersey. As a result, he would have had the court generate broad guidelines for judging municipal zoning decisions that use zoning to “advance the parochial interests” at cost to the general welfare. Mount Laurel, 336 A.2d at 735-36 (Pashman, J., concurring).

Zoning restrictions in the same vein as those implemented by Mount Laurel improperly concern themselves with social conditions of the municipality, rather than its physical condition, in violation of the principles of New Jersey zoning acts. Pashman found impropriety in exclusionary zoning practices because they “are also often motivated by fear of and prejudices against other social, economic, and racial groups.” *Id.*

He also justified more forceful judicial review of such schemes based on acute state and national housing shortages, which disproportionately affect people with low or moderate incomes, who cannot afford to build new and must instead rely on what housing already exists. When housing is not available where blue-collar jobs are located, workers, who rely on mass transit, have no way of reaching employment. Availability of affordable housing is all the more critical with the shift of industrial jobs to suburban areas (which often lack effective public transit and affordable housing) from urban areas (which have effective local transit and affordable housing). The lack of affordable housing for low- to moderate-income families burdens the very job-seekers a developing suburban area needs in order for their commercial establishments to function. *Id.*

In 2002, the New Jersey Superior Court invalidated a moratorium on licensing of residential rental properties, holding that the municipality had neither police power nor land use regulatory power to justify the moratorium. Repair Master, Inc. v. Borough of Paulsboro, 799 A.2d 599 (N.J.Super. 2002). The moratorium was enacted based on perceptions that rental units “had a negative effect upon the real estate market, drove up municipal operating costs, negatively impacted tax rates, and placed additional strain upon the school system.” Repair Master, 799 A.2d at 601.

The court began with an inquiry into whether the power to impose such a moratorium had been conferred by the legislature. The power to require compliance with housing codes and to ensure safety and habitability was not broad enough to allow the Borough “to regulate the *nature and character* of occupants, i.e., owners or tenants, *a subject concerning the demographic makeup of the community*, not the health and safety of the occupants, or the physical integrity of the housing unit.” Repair Master, 799 A.2d at 8-9 (*emphasis added*).

Citing Mount Laurel, the Court noted that such a moratorium may also implicate the right to Equal Protection and the New Jersey affordable housing obligation imposed by the Mount Laurel line of cases. *Id.* (See also Ames Rental Property Ass’n v. City of Ames, 736 N.W.2d 255 (Iowa 2007) (Wiggins, J., dissenting)(Instead of promoting families, this [rental housing] ordinance disadvantages those most likely to live with roommates-the poor and the elderly).

In Greater New Orleans Fair Hous. Action Ctr. v. St. Bernard Parish, 641 F. Supp. 2d 563, (E.D. La. 2009) the District Court for the Eastern District of Louisiana assessed a 2008 moratorium enacted by the St. Bernard Parish prohibiting the construction of all

“multi-family residential and/or any housing developments with five or more units for up to twelve (12) months or until such time as the Council approves these structures in the zoning updates to the St. Bernard Parish Code of Ordinances.” St. Bernard Parish, 641 F. Supp. 2d at 569. The moratorium was one of several restrictions the Parish had imposed on multi-family residences in the past. *Id.* The Court invalidated the moratorium, concluding that (1) it had a disparate impact on African-Americans because in the New Orleans metropolitan area, African American households were 85% more likely than Caucasians to live in multifamily structures with 5 or more units and the moratorium reduced the number of available multifamily structures with 5 or more units; (2) the moratorium had a disparate impact on African-Americans because African-American households in New Orleans were twice as likely to live in rental units than Caucasian households (51.7% vs. just over 25%); and (3) the moratorium had a disparate impact on African-American households because they are significantly more likely than Caucasian households to have a need for affordable housing (just over 17% vs. 9.2%), and when focusing on families as opposed to households, African-American Families are over three times more likely as Caucasian families to have incomes in the lowest affordable housing income range. St. Bernard Parish, 641 F. Supp. 2d at 567-8.

The historical use of property restrictions coupled with the Winona Census data should at least give this court pause about the potentially negative impact of the Winona 30 percent rule on marginalized populations. While the record does not reflect any analysis of this potentially negative impact, the aforementioned cases demonstrate the very real impact that rental housing restrictions have had in other states.

III. The 30 percent rule fails Equal Protection scrutiny because the City of Winona has other tools at its disposal to address the interests it has proffered as justification for the 30 percent rule.

As the Minnesota Court of Appeals made clear in Wier v. ACCRA Care, Inc., scrutiny under the second prong of Minnesota’s equal protection rational basis test (“there must be an evident connection between the distinctive needs peculiar to the class and the prescribed remedy,” State v. Russell, 477 N.W.2d 886, 888 (Minn. 1991) includes an assessment of both the adequacy of alternatives and the efficacy of the remedy. Weir v. ACCRA Care, Inc., 828 N.W.2d 470, 475 (Minn. Ct. App. 2013) In Weir, the Court of Appeals invalidated a statutory denial of unemployment benefits for personal care assistants who performed work for family members. The Court concluded that the lack of evidence to suggest that existing statutes that protected against fraud in the unemployment benefits context, coupled with the fact that the provision would not entirely eliminate any potential for fraud, meant that the connection between the needs of the class and the chosen remedy were “simply too tenuous to pass constitutional muster.” *Id.*

Like the invalidated provision in Weir, the Winona 30 percent rule’s connection to the needs articulated by the City are too tenuous to pass constitutional muster because there exist ready alternatives to address the city’s concerns that do not result in treating renters as second-class citizens. Moreover, because the City’s remedy only applies to renters and landlords, it is both underinclusive and overinclusive. It is underinclusive because it fails to address homeowners who contribute to the City’s stated concerns. It is overinclusive because it impacts tenants and landlords who have done nothing to contribute to the problems cited by the City.

The California Court of Appeals decision in College Area Renters & Landlord Assn. v. City of San Diego, 50 Cal.Rptr.2d 515 (Cal. App. 1996) is instructive. In that case, the court addressed an ordinance that was aimed at the problems of “mini-dorms”—single-family detached dwellings that are rented to multiple unrelated occupants. The court held that the ordinance’s distinction between tenant-occupants and owner-occupants was irrational, and therefore the ordinance violated California’s Equal Protection Clause. *Id.*

The ordinance limited the number of persons over age 18 who may live in a non-owner occupied residence in specific areas of San Diego, apparently surrounding San Diego State University. The restriction was based on square feet of bedroom space, number and size of bathrooms, and amount of off-street parking.

The court first addressed the Equal Protection issue, deciding that, despite sympathy for the City’s response to concerns with mini-dorms and overcrowding, the ordinance violated California’s Constitution. Both tenant-occupants and owner-occupants could contribute to an overcrowding problem, so there was not a sufficient rational relationship between the ordinance and the City’s goals. There was simply no justification for a distinction between tenants and owners living in detached dwellings. The court noted that there were alternative means of addressing the city’s cited concerns:

Population density can be regulated by reference to floor space and facilities. Noise and morality can be dealt with by enforcement of police power ordinances and criminal statutes. Traffic and parking can be handled by limitations on the number of cars (applied evenly to all households) and by off-street parking requirements. In general, zoning ordinances are much less suspect when they focus on the use than when they command inquiry into who are the users.
Id. at 687 (*citing City of Santa Barbara v. Adamson*, 164 Cal.Rptr. 539 (Cal. 1980)).

A. The City of Winona has viable alternatives to address the condition of its housing stock.

In the instant case, to the extent that the Winona 30 percent rule is aimed at ensuring that its housing stock is adequately maintained and that rental properties do not fall into unsightly or dangerous disrepair, the City has other means of addressing the concern.

First, the City maintains a housing code that specifies minimally adequate conditions for all homes. *See generally* Winona Code of Ordinances Chapter 33A - Housing: Rental Property, *and* Chapter 44 – Building Code. Census records show that renter-occupied housing units account for only 39.2% of the occupied housing units in the City. Addendum at 35. It is unlikely that rental housing is the only housing that may fall into disrepair. By focusing on housing code violations of both owner-occupied and rental housing, the City could ensure that they are able to address the housing code issues that are the most serious, which will have a broader impact on the overall condition of the City's housing stock.

Second, the City can undertake to empower tenants to bring substandard living conditions to the attention of the appropriate authorities. By focusing on the tenants, the City can more easily identify problem rental properties and focus remediation efforts on them. For example, the City could embark on a public campaign to educate tenants about their rights and to empower tenants to advocate for their own rights when it comes to substandard housing conditions. The City could also provide tenants with information about some of the most common and some of the most dangerous housing code violations and ask them to report violations in their unit or their building. This information could be mailed to tenants or even posted in common areas of the building. The City should also act

to assuage reluctant tenants' fears of retaliation by enacting and enforcing strict penalties against landlords who retaliate against tenants who report housing code violations.

Third, with owners, the City could provide incentives such as low-interest loans or other financial assistance to owners who have serious code violations in their building that will require significant resources to fix. The City could then partner with landlords to address those property maintenance issues.

B. The City of Winona has viable alternatives to address “anti-social” behavior of college students.

Although it is unclear how the 30 percent rule will have any impact on “anti-social” behavior of college students given the fact that the rule has no impact on the number of students admitted to the City’s two universities and, consequently, the number of students who will be living in Winona, there are alternatives to address this concern as well.

For example, by partnering with the universities, the City could work to provide more recreational activities for students that will channel them away from “anti-social” behavior. The City could also work to engage students in the broader Winona community to help them develop a stake in the community’s well-being. Fostering relationships between students and the broader community will also help neighbors to address behavioral issues directly before they become serious problems.

Furthermore, the City has law enforcement mechanisms to address the issue of “anti-social” behavior by students and rental housing restrictions do little to address the problem while at the same time burdening innocuous renters. In Ocean County Bd. of Realtors v. Tp. of Long Beach, 599 A.2d 1309 (N.J.Super. 1991) the New Jersey Superior Court invalidated a rental housing ordinance aimed at controlling the potential for obnoxious or

antisocial behavior by seasonal land occupants. The court concluded that zoning powers were an improper avenue for addressing the city's concern. The court acknowledged the need to "accommodate the competing interests of municipalities and property owners." Ocean County, 599 A.2d at 1312. But noted that restrictions on the number of people who may live in a single family dwelling which prevent even innocuous occupants from living on the property have been stricken in New Jersey courts. *Id.* The court rejected the Long Beach ordinance, in part because "criteria based on biological or legal relationships ... prohibit a plethora of uses which pose no threat to the end sought to be achieved." Ocean County, 599 A.2d at 1314 (quoting State v. Baker, 405 A.2d 368 (N.J. 1979)). Further, regulations with such a basis often do not reflect reality: a related family may cause as much commotion and congestion as a group of unrelated persons.

C. The City of Winona has already implemented alternatives to address parking issues.

The record shows that the City recognizes that the availability of off-street parking is an issue regardless of whether the property is a rental or owner-occupied home; therefore, the issue needs to be addressed on a city-wide basis rather than focusing only on rental housing. The record shows that the City has already undertaken measures besides the 30 percent rule to address this issue, demonstrating that there are viable alternatives to address this issue.

IV. Conclusion

For all of the foregoing reasons, the American Civil Liberties Union of Minnesota, *amicus curiae*, urges this Court to reverse the decision of the District Court and to invalidate

the City of Winona's 30 percent rule as a violation of the right to Equal Protection and Due Process.

Dated: August 21, 2013

Respectfully submitted,

AMERICAN CIVIL LIBERTIES UNION
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ADDENDUM

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Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: Winona city, Minnesota

Subject	Number	Percent
SEX AND AGE		
Total population	27,592	100.0
Under 5 years	1,069	3.9
5 to 9 years	1,046	3.8
10 to 14 years	1,052	3.8
15 to 19 years	3,870	14.0
20 to 24 years	6,099	22.1
25 to 29 years	1,712	6.2
30 to 34 years	1,197	4.3
35 to 39 years	1,071	3.9
40 to 44 years	1,140	4.1
45 to 49 years	1,382	5.0
50 to 54 years	1,514	5.5
55 to 59 years	1,501	5.4
60 to 64 years	1,258	4.6
65 to 69 years	921	3.3
70 to 74 years	752	2.7
75 to 79 years	653	2.4
80 to 84 years	584	2.1
85 years and over	771	2.8
Median age (years)	26.7	(X)
16 years and over	24,164	87.6
18 years and over	23,606	85.6
21 years and over	18,605	67.4
62 years and over	4,408	16.0
65 years and over	3,681	13.3
Male population		
Under 5 years	537	1.9
5 to 9 years	533	1.9
10 to 14 years	531	1.9
15 to 19 years	1,676	6.1
20 to 24 years	2,764	10.0
25 to 29 years	943	3.4
30 to 34 years	650	2.4
35 to 39 years	568	2.1
40 to 44 years	571	2.1
45 to 49 years	683	2.5
50 to 54 years	739	2.7
55 to 59 years	755	2.7
60 to 64 years	613	2.2
65 to 69 years	437	1.6
70 to 74 years	348	1.3

Subject	Number	Percent
75 to 79 years	266	1.0
80 to 84 years	209	0.8
85 years and over	222	0.8
Median age (years)	27.3	(X)
16 years and over	11,311	41.0
18 years and over	11,012	39.9
21 years and over	8,969	32.5
62 years and over	1,831	6.6
65 years and over	1,482	5.4
Female population	14,547	52.7
Under 5 years	532	1.9
5 to 9 years	513	1.9
10 to 14 years	521	1.9
15 to 19 years	2,194	8.0
20 to 24 years	3,335	12.1
25 to 29 years	769	2.8
30 to 34 years	547	2.0
35 to 39 years	503	1.8
40 to 44 years	569	2.1
45 to 49 years	699	2.5
50 to 54 years	775	2.8
55 to 59 years	746	2.7
60 to 64 years	645	2.3
65 to 69 years	484	1.8
70 to 74 years	404	1.5
75 to 79 years	387	1.4
80 to 84 years	375	1.4
85 years and over	549	2.0
Median age (years)	26.0	(X)
16 years and over	12,853	46.6
18 years and over	12,594	45.6
21 years and over	9,636	34.9
62 years and over	2,577	9.3
65 years and over	2,199	8.0
RACE		
Total population	27,592	100.0
One Race	27,222	98.7
White	25,664	93.0
Black or African American	528	1.9
American Indian and Alaska Native	73	0.3
Asian	808	2.9
Asian Indian	67	0.2
Chinese	195	0.7
Filipino	23	0.1
Japanese	20	0.1
Korean	111	0.4
Vietnamese	28	0.1
Other Asian [1]	364	1.3
Native Hawaiian and Other Pacific Islander	2	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	2	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	147	0.5

Subject	Number	Percent
Two or More Races	370	1.3
White; American Indian and Alaska Native [3]	80	0.3
White; Asian [3]	73	0.3
White; Black or African American [3]	143	0.5
White; Some Other Race [3]	37	0.1
Race alone or in combination with one or more other races: [4]		
White	26,018	94.3
Black or African American	685	2.5
American Indian and Alaska Native	165	0.6
Asian	897	3.3
Native Hawaiian and Other Pacific Islander	18	0.1
Some Other Race	193	0.7
HISPANIC OR LATINO		
Total population	27,592	100.0
Hispanic or Latino (of any race)	460	1.7
Mexican	311	1.1
Puerto Rican	38	0.1
Cuban	26	0.1
Other Hispanic or Latino [5]	85	0.3
Not Hispanic or Latino	27,132	98.3
HISPANIC OR LATINO AND RACE		
Total population	27,592	100.0
Hispanic or Latino	460	1.7
White alone	276	1.0
Black or African American alone	1	0.0
American Indian and Alaska Native alone	10	0.0
Asian alone	3	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	125	0.5
Two or More Races	45	0.2
Not Hispanic or Latino	27,132	98.3
White alone	25,388	92.0
Black or African American alone	527	1.9
American Indian and Alaska Native alone	63	0.2
Asian alone	805	2.9
Native Hawaiian and Other Pacific Islander alone	2	0.0
Some Other Race alone	22	0.1
Two or More Races	325	1.2
RELATIONSHIP		
Total population	27,592	100.0
In households	23,369	84.7
Householder	10,449	37.9
Spouse [6]	3,799	13.8
Child	4,871	17.7
Own child under 18 years	3,672	13.3
Other relatives	581	2.1
Under 18 years	163	0.6
65 years and over	100	0.4
Nonrelatives	3,669	13.3
Under 18 years	84	0.3
65 years and over	43	0.2
Unmarried partner	720	2.6
In group quarters	4,223	15.3
Institutionalized population	376	1.4
Male	124	0.4

Subject	Number	Percent
Female	252	0.9
Noninstitutionalized population	3,847	13.9
Male	1,492	5.4
Female	2,355	8.5
HOUSEHOLDS BY TYPE		
Total households	10,449	100.0
Family households (families) [7]	5,022	48.1
With own children under 18 years	2,021	19.3
Husband-wife family	3,799	36.4
With own children under 18 years	1,325	12.7
Male householder, no wife present	336	3.2
With own children under 18 years	160	1.5
Female householder, no husband present	887	8.5
With own children under 18 years	536	5.1
Nonfamily households [7]	5,427	51.9
Householder living alone	3,715	35.6
Male	1,693	16.2
65 years and over	349	3.3
Female	2,022	19.4
65 years and over	976	9.3
Households with individuals under 18 years	2,158	20.7
Households with individuals 65 years and over	2,562	24.5
Average household size	2.24	(X)
Average family size [7]	2.84	(X)
HOUSING OCCUPANCY		
Total housing units	10,989	100.0
Occupied housing units	10,449	95.1
Vacant housing units	540	4.9
For rent	187	1.7
Rented, not occupied	16	0.1
For sale only	96	0.9
Sold, not occupied	16	0.1
For seasonal, recreational, or occasional use	46	0.4
All other vacants	179	1.6
Homeowner vacancy rate (percent) [8]	1.5	(X)
Rental vacancy rate (percent) [9]	4.1	(X)
HOUSING TENURE		
Occupied housing units	10,449	100.0
Owner-occupied housing units	6,137	58.7
Population in owner-occupied housing units	14,384	(X)
Average household size of owner-occupied units	2.34	(X)
Renter-occupied housing units	4,312	41.3
Population in renter-occupied housing units	8,985	(X)
Average household size of renter-occupied units	2.08	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.



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Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: Minnesota

Subject	Number	Percent
SEX AND AGE		
Total population	5,303,925	100.0
Under 5 years	355,504	6.7
5 to 9 years	355,536	6.7
10 to 14 years	352,342	6.6
15 to 19 years	367,829	6.9
20 to 24 years	355,651	6.7
25 to 29 years	372,686	7.0
30 to 34 years	342,900	6.5
35 to 39 years	328,190	6.2
40 to 44 years	352,904	6.7
45 to 49 years	406,203	7.7
50 to 54 years	401,695	7.6
55 to 59 years	349,589	6.6
60 to 64 years	279,775	5.3
65 to 69 years	202,570	3.8
70 to 74 years	151,857	2.9
75 to 79 years	122,114	2.3
80 to 84 years	99,916	1.9
85 years and over	106,664	2.0
Median age (years)	37.4	(X)
16 years and over	4,168,319	78.6
18 years and over	4,019,862	75.8
21 years and over	3,799,982	71.6
62 years and over	842,135	15.9
65 years and over	683,121	12.9
Male population		
Under 5 years	181,342	3.4
5 to 9 years	181,614	3.4
10 to 14 years	180,356	3.4
15 to 19 years	188,594	3.6
20 to 24 years	180,725	3.4
25 to 29 years	187,562	3.5
30 to 34 years	174,549	3.3
35 to 39 years	165,815	3.1
40 to 44 years	177,234	3.3
45 to 49 years	203,588	3.8
50 to 54 years	200,663	3.8
55 to 59 years	174,321	3.3
60 to 64 years	137,760	2.6
65 to 69 years	97,533	1.8
70 to 74 years	70,840	1.3

Subject	Number	Percent
75 to 79 years	54,464	1.0
80 to 84 years	40,865	0.8
85 years and over	34,307	0.6
Median age (years)	36.3	(X)
16 years and over	2,051,872	38.7
18 years and over	1,975,539	37.2
21 years and over	1,862,995	35.1
62 years and over	375,818	7.1
65 years and over	298,009	5.6
Female population	2,671,793	50.4
Under 5 years	174,162	3.3
5 to 9 years	173,922	3.3
10 to 14 years	171,986	3.2
15 to 19 years	179,235	3.4
20 to 24 years	174,926	3.3
25 to 29 years	185,124	3.5
30 to 34 years	168,351	3.2
35 to 39 years	162,375	3.1
40 to 44 years	175,670	3.3
45 to 49 years	202,615	3.8
50 to 54 years	201,032	3.8
55 to 59 years	175,268	3.3
60 to 64 years	142,015	2.7
65 to 69 years	105,037	2.0
70 to 74 years	81,017	1.5
75 to 79 years	67,650	1.3
80 to 84 years	59,051	1.1
85 years and over	72,357	1.4
Median age (years)	38.4	(X)
16 years and over	2,116,447	39.9
18 years and over	2,044,323	38.5
21 years and over	1,936,987	36.5
62 years and over	466,317	8.8
65 years and over	385,112	7.3
RACE		
Total population	5,303,925	100.0
One Race	5,178,780	97.6
White	4,524,062	85.3
Black or African American	274,412	5.2
American Indian and Alaska Native	60,916	1.1
Asian	214,234	4.0
Asian Indian	33,031	0.6
Chinese	24,643	0.5
Filipino	9,464	0.2
Japanese	3,611	0.1
Korean	14,982	0.3
Vietnamese	23,544	0.4
Other Asian [1]	104,959	2.0
Native Hawaiian and Other Pacific Islander	2,156	0.0
Native Hawaiian	573	0.0
Guamanian or Chamorro	378	0.0
Samoan	299	0.0
Other Pacific Islander [2]	906	0.0
Some Other Race	103,000	1.9

Subject	Number	Percent
Two or More Races	125,145	2.4
White; American Indian and Alaska Native [3]	27,255	0.5
White; Asian [3]	24,348	0.5
White; Black or African American [3]	36,912	0.7
White; Some Other Race [3]	11,584	0.2
Race alone or in combination with one or more other races: [4]		
White	4,634,915	87.4
Black or African American	327,548	6.2
American Indian and Alaska Native	101,900	1.9
Asian	247,132	4.7
Native Hawaiian and Other Pacific Islander	6,206	0.1
Some Other Race	121,996	2.3
HISPANIC OR LATINO		
Total population	5,303,925	100.0
Hispanic or Latino (of any race)	250,258	4.7
Mexican	176,007	3.3
Puerto Rican	10,807	0.2
Cuban	3,661	0.1
Other Hispanic or Latino [5]	59,783	1.1
Not Hispanic or Latino	5,053,667	95.3
HISPANIC OR LATINO AND RACE		
Total population	5,303,925	100.0
Hispanic or Latino	250,258	4.7
White alone	118,920	2.2
Black or African American alone	5,271	0.1
American Indian and Alaska Native alone	5,495	0.1
Asian alone	1,238	0.0
Native Hawaiian and Other Pacific Islander alone	296	0.0
Some Other Race alone	97,053	1.8
Two or More Races	21,985	0.4
Not Hispanic or Latino	5,053,667	95.3
White alone	4,405,142	83.1
Black or African American alone	269,141	5.1
American Indian and Alaska Native alone	55,421	1.0
Asian alone	212,996	4.0
Native Hawaiian and Other Pacific Islander alone	1,860	0.0
Some Other Race alone	5,947	0.1
Two or More Races	103,160	1.9
RELATIONSHIP		
Total population	5,303,925	100.0
In households	5,168,530	97.4
Householder	2,087,227	39.4
Spouse [6]	1,060,509	20.0
Child	1,507,367	28.4
Own child under 18 years	1,186,710	22.4
Other relatives	192,190	3.6
Under 18 years	70,524	1.3
65 years and over	24,441	0.5
Nonrelatives	321,237	6.1
Under 18 years	21,471	0.4
65 years and over	10,711	0.2
Unmarried partner	143,473	2.7
In group quarters	135,395	2.6
Institutionalized population	56,308	1.1
Male	30,514	0.6

Subject	Number	Percent
Female	25,794	0.5
Noninstitutionalized population	79,087	1.5
Male	40,003	0.8
Female	39,084	0.7
HOUSEHOLDS BY TYPE		
Total households	2,087,227	100.0
Family households (families) [7]	1,349,015	64.6
With own children under 18 years	615,770	29.5
Husband-wife family	1,060,509	50.8
With own children under 18 years	443,212	21.2
Male householder, no wife present	89,707	4.3
With own children under 18 years	48,844	2.3
Female householder, no husband present	198,799	9.5
With own children under 18 years	123,714	5.9
Nonfamily households [7]	738,212	35.4
Householder living alone	584,008	28.0
Male	264,076	12.7
65 years and over	55,631	2.7
Female	319,932	15.3
65 years and over	145,828	7.0
Households with individuals under 18 years	658,591	31.6
Households with individuals 65 years and over	476,444	22.8
Average household size	2.48	(X)
Average family size [7]	3.05	(X)
HOUSING OCCUPANCY		
Total housing units	2,347,201	100.0
Occupied housing units	2,087,227	88.9
Vacant housing units	259,974	11.1
For rent	48,091	2.0
Rented, not occupied	3,198	0.1
For sale only	30,726	1.3
Sold, not occupied	6,232	0.3
For seasonal, recreational, or occasional use	130,471	5.6
All other vacants	41,256	1.8
Homeowner vacancy rate (percent) [8]	2.0	(X)
Rental vacancy rate (percent) [9]	7.8	(X)
HOUSING TENURE		
Occupied housing units	2,087,227	100.0
Owner-occupied housing units	1,523,859	73.0
Population in owner-occupied housing units	3,950,160	(X)
Average household size of owner-occupied units	2.59	(X)
Renter-occupied housing units	563,368	27.0
Population in renter-occupied housing units	1,218,370	(X)
Average household size of renter-occupied units	2.16	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: Moorhead city, Minnesota

Subject	Number	Percent
SEX AND AGE		
Total population	38,065	100.0
Under 5 years	2,478	6.5
5 to 9 years	2,158	5.7
10 to 14 years	2,053	5.4
15 to 19 years	4,009	10.5
20 to 24 years	6,274	16.5
25 to 29 years	2,982	7.8
30 to 34 years	2,297	6.0
35 to 39 years	1,919	5.0
40 to 44 years	1,740	4.6
45 to 49 years	2,042	5.4
50 to 54 years	2,247	5.9
55 to 59 years	2,042	5.4
60 to 64 years	1,441	3.8
65 to 69 years	1,082	2.8
70 to 74 years	870	2.3
75 to 79 years	824	2.2
80 to 84 years	767	2.0
85 years and over	840	2.2
Median age (years)	28.3	(X)
16 years and over	30,957	81.3
18 years and over	30,101	79.1
21 years and over	25,650	67.4
62 years and over	5,202	13.7
65 years and over	4,383	11.5
Male population		
Under 5 years	1,250	3.3
5 to 9 years	1,095	2.9
10 to 14 years	1,055	2.8
15 to 19 years	1,823	4.8
20 to 24 years	3,065	8.1
25 to 29 years	1,590	4.2
30 to 34 years	1,150	3.0
35 to 39 years	983	2.6
40 to 44 years	862	2.3
45 to 49 years	1,016	2.7
50 to 54 years	1,060	2.8
55 to 59 years	1,004	2.6
60 to 64 years	726	1.9
65 to 69 years	506	1.3
70 to 74 years	376	1.0

Subject	Number	Percent
75 to 79 years	331	0.9
80 to 84 years	299	0.8
85 years and over	248	0.7
Median age (years)	27.7	(X)
16 years and over	14,811	38.9
18 years and over	14,349	37.7
21 years and over	12,461	32.7
62 years and over	2,167	5.7
65 years and over	1,760	4.6
Female population	19,626	51.6
Under 5 years	1,228	3.2
5 to 9 years	1,063	2.8
10 to 14 years	998	2.6
15 to 19 years	2,186	5.7
20 to 24 years	3,209	8.4
25 to 29 years	1,392	3.7
30 to 34 years	1,147	3.0
35 to 39 years	936	2.5
40 to 44 years	878	2.3
45 to 49 years	1,026	2.7
50 to 54 years	1,187	3.1
55 to 59 years	1,038	2.7
60 to 64 years	715	1.9
65 to 69 years	576	1.5
70 to 74 years	494	1.3
75 to 79 years	493	1.3
80 to 84 years	468	1.2
85 years and over	592	1.6
Median age (years)	29.0	(X)
16 years and over	16,146	42.4
18 years and over	15,752	41.4
21 years and over	13,189	34.6
62 years and over	3,035	8.0
65 years and over	2,623	6.9
RACE		
Total population	38,065	100.0
One Race	37,076	97.4
White	34,530	90.7
Black or African American	775	2.0
American Indian and Alaska Native	580	1.5
Asian	758	2.0
Asian Indian	61	0.2
Chinese	72	0.2
Filipino	36	0.1
Japanese	41	0.1
Korean	99	0.3
Vietnamese	120	0.3
Other Asian [1]	329	0.9
Native Hawaiian and Other Pacific Islander	17	0.0
Native Hawaiian	7	0.0
Guamanian or Chamorro	4	0.0
Samoan	0	0.0
Other Pacific Islander [2]	6	0.0
Some Other Race	416	1.1

Subject	Number	Percent
Two or More Races	989	2.6
White; American Indian and Alaska Native [3]	308	0.8
White; Asian [3]	196	0.5
White; Black or African American [3]	249	0.7
White; Some Other Race [3]	104	0.3
Race alone or in combination with one or more other races: [4]		
White	35,440	93.1
Black or African American	1,091	2.9
American Indian and Alaska Native	958	2.5
Asian	1,005	2.6
Native Hawaiian and Other Pacific Islander	50	0.1
Some Other Race	559	1.5
HISPANIC OR LATINO		
Total population	38,065	100.0
Hispanic or Latino (of any race)	1,576	4.1
Mexican	1,181	3.1
Puerto Rican	46	0.1
Cuban	7	0.0
Other Hispanic or Latino [5]	342	0.9
Not Hispanic or Latino	36,489	95.9
HISPANIC OR LATINO AND RACE		
Total population	38,065	100.0
Hispanic or Latino	1,576	4.1
White alone	958	2.5
Black or African American alone	14	0.0
American Indian and Alaska Native alone	36	0.1
Asian alone	9	0.0
Native Hawaiian and Other Pacific Islander alone	3	0.0
Some Other Race alone	383	1.0
Two or More Races	173	0.5
Not Hispanic or Latino	36,489	95.9
White alone	33,572	88.2
Black or African American alone	761	2.0
American Indian and Alaska Native alone	544	1.4
Asian alone	749	2.0
Native Hawaiian and Other Pacific Islander alone	14	0.0
Some Other Race alone	33	0.1
Two or More Races	816	2.1
RELATIONSHIP		
Total population	38,065	100.0
In households	34,415	90.4
Householder	14,304	37.6
Spouse [6]	6,229	16.4
Child	9,239	24.3
Own child under 18 years	7,480	19.7
Other relatives	1,007	2.6
Under 18 years	304	0.8
65 years and over	113	0.3
Nonrelatives	3,636	9.6
Under 18 years	121	0.3
65 years and over	37	0.1
Unmarried partner	960	2.5
In group quarters	3,650	9.6
Institutionalized population	344	0.9
Male	131	0.3

Subject	Number	Percent
Female	213	0.6
Noninstitutionalized population	3,306	8.7
Male	1,340	3.5
Female	1,966	5.2
HOUSEHOLDS BY TYPE		
Total households	14,304	100.0
Family households (families) [7]	8,372	58.5
With own children under 18 years	3,987	27.9
Husband-wife family	6,229	43.5
With own children under 18 years	2,664	18.6
Male householder, no wife present	629	4.4
With own children under 18 years	347	2.4
Female householder, no husband present	1,514	10.6
With own children under 18 years	976	6.8
Nonfamily households [7]	5,932	41.5
Householder living alone	4,180	29.2
Male	1,766	12.3
65 years and over	302	2.1
Female	2,414	16.9
65 years and over	1,123	7.9
Households with individuals under 18 years	4,210	29.4
Households with individuals 65 years and over	3,040	21.3
Average household size	2.41	(X)
Average family size [7]	2.97	(X)
HOUSING OCCUPANCY		
Total housing units	15,274	100.0
Occupied housing units	14,304	93.6
Vacant housing units	970	6.4
For rent	518	3.4
Rented, not occupied	24	0.2
For sale only	180	1.2
Sold, not occupied	41	0.3
For seasonal, recreational, or occasional use	59	0.4
All other vacants	148	1.0
Homeowner vacancy rate (percent) [8]	2.0	(X)
Rental vacancy rate (percent) [9]	8.6	(X)
HOUSING TENURE		
Occupied housing units	14,304	100.0
Owner-occupied housing units	8,808	61.6
Population in owner-occupied housing units	22,623	(X)
Average household size of owner-occupied units	2.57	(X)
Renter-occupied housing units	5,496	38.4
Population in renter-occupied housing units	11,792	(X)
Average household size of renter-occupied units	2.15	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP-1

Profile of General Demographic Characteristics: 2000

Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expst1u.htm>.

Subject	Winona city, Minnesota	
	Number	Percent
Total population	27,069	100.0
SEX AND AGE		
Male	12,727	47.0
Female	14,342	53.0
Under 5 years	1,222	4.5
5 to 9 years	1,300	4.8
10 to 14 years	1,433	5.3
15 to 19 years	3,433	12.7
20 to 24 years	4,949	18.3
25 to 34 years	2,850	10.5
35 to 44 years	3,170	11.7
45 to 54 years	2,973	11.0
55 to 59 years	1,027	3.8
60 to 64 years	865	3.2
65 to 74 years	1,575	5.8
75 to 84 years	1,452	5.4
85 years and over	820	3.0
Median age (years)	28.8	(X)
18 years and over	22,186	82.0
Male	10,201	37.7
Female	11,985	44.3
21 years and over	18,193	67.2
62 years and over	4,352	16.1
65 years and over	3,847	14.2
Male	1,396	5.2
Female	2,451	9.1
RACE		
One race	26,790	99.0
White	25,573	94.5
Black or African American	306	1.1
American Indian and Alaska Native	61	0.2
Asian	718	2.7
Asian Indian	94	0.3
Chinese	125	0.5
Filipino	19	0.1
Japanese	55	0.2
Korean	73	0.3
Vietnamese	33	0.1
Other Asian [1]	319	1.2
Native Hawaiian and Other Pacific Islander	4	0.0
Native Hawaiian	2	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	2	0.0

Subject	Winona city, Minnesota	
	Number	Percent
Some other race	128	0.5
Two or more races	279	1.0
Race alone or in combination with one or more other races [3]		
White	25,795	95.3
Black or African American	360	1.3
American Indian and Alaska Native	156	0.6
Asian	826	3.1
Native Hawaiian and Other Pacific Islander	22	0.1
Some other race	207	0.8
HISPANIC OR LATINO AND RACE		
Total population	27,069	100.0
Hispanic or Latino (of any race)	365	1.3
Mexican	231	0.9
Puerto Rican	17	0.1
Cuban	17	0.1
Other Hispanic or Latino	100	0.4
Not Hispanic or Latino	26,704	98.7
White alone	25,376	93.7
RELATIONSHIP		
Total population	27,069	100.0
In households	23,416	86.5
Householder	10,301	38.1
Spouse	4,163	15.4
Child	5,714	21.1
Own child under 18 years	4,601	17.0
Other relatives	437	1.6
Under 18 years	134	0.5
Nonrelatives	2,801	10.3
Unmarried partner	581	2.1
In group quarters	3,653	13.5
Institutionalized population	566	2.1
Noninstitutionalized population	3,087	11.4
HOUSEHOLDS BY TYPE		
Total households	10,301	100.0
Family households (families)	5,324	51.7
With own children under 18 years	2,461	23.9
Married-couple family	4,163	40.4
With own children under 18 years	1,758	17.1
Female householder, no husband present	868	8.4
With own children under 18 years	554	5.4
Nonfamily households	4,977	48.3
Householder living alone	3,626	35.2
Householder 65 years and over	1,321	12.8
Households with individuals under 18 years	2,607	25.3
Households with individuals 65 years and over	2,473	24.0
Average household size	2.27	(X)
Average family size	2.94	(X)
HOUSING OCCUPANCY		
Total housing units	10,666	100.0
Occupied housing units	10,301	96.6
Vacant housing units	365	3.4
For seasonal, recreational, or occasional use	19	0.2
Homeowner vacancy rate (percent)	0.8	(X)
Rental vacancy rate (percent)	4.1	(X)
HOUSING TENURE		
Occupied housing units	10,301	100.0
Owner-occupied housing units	6,277	60.9
Renter-occupied housing units	4,024	39.1
Average household size of owner-occupied unit	2.46	(X)

Subject	Winona city, Minnesota	
	Number	Percent
Average household size of renter-occupied unit	1.99	(X)

(X) Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.



ARIZONA

NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP-1

Profile of General Demographic Characteristics: 2000

Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Minnesota	
	Number	Percent
Total population	4,919,479	100.0
SEX AND AGE		
Male	2,435,631	49.5
Female	2,483,848	50.5
Under 5 years	329,594	6.7
5 to 9 years	355,894	7.2
10 to 14 years	374,995	7.6
15 to 19 years	374,362	7.6
20 to 24 years	322,483	6.6
25 to 34 years	673,138	13.7
35 to 44 years	824,182	16.8
45 to 54 years	665,696	13.5
55 to 59 years	226,857	4.6
60 to 64 years	178,012	3.6
65 to 74 years	295,825	6.0
75 to 84 years	212,840	4.3
85 years and over	85,601	1.7
Median age (years)	35.4	(X)
18 years and over	3,632,585	73.8
Male	1,775,400	36.1
Female	1,857,185	37.8
21 years and over	3,414,300	69.4
62 years and over	696,775	14.2
65 years and over	594,266	12.1
Male	246,847	5.0
Female	347,419	7.1
RACE		
One race	4,836,737	98.3
White	4,400,282	89.4
Black or African American	171,731	3.5
American Indian and Alaska Native	54,967	1.1
Asian	141,968	2.9
Asian Indian	16,887	0.3
Chinese	16,060	0.3
Filipino	6,284	0.1
Japanese	3,816	0.1
Korean	12,584	0.3
Vietnamese	18,824	0.4
Other Asian [1]	67,513	1.4
Native Hawaiian and Other Pacific Islander	1,979	0.0
Native Hawaiian	593	0.0
Guamanian or Chamorro	266	0.0
Samoan	508	0.0
Other Pacific Islander [2]	612	0.0

Subject	Minnesota	
	Number	Percent
Some other race	65,810	1.3
Two or more races	82,742	1.7
Race alone or in combination with one or more other races [3]		
White	4,466,325	90.8
Black or African American	202,972	4.1
American Indian and Alaska Native	81,074	1.6
Asian	162,414	3.3
Native Hawaiian and Other Pacific Islander	5,867	0.1
Some other race	89,042	1.8
HISPANIC OR LATINO AND RACE		
Total population	4,919,479	100.0
Hispanic or Latino (of any race)	143,382	2.9
Mexican	95,613	1.9
Puerto Rican	6,616	0.1
Cuban	2,527	0.1
Other Hispanic or Latino	38,626	0.8
Not Hispanic or Latino	4,776,097	97.1
White alone	4,337,143	88.2
RELATIONSHIP		
Total population	4,919,479	100.0
In households	4,783,596	97.2
Householder	1,895,127	38.5
Spouse	1,018,245	20.7
Child	1,472,917	29.9
Own child under 18 years	1,210,443	24.6
Other relatives	136,159	2.8
Under 18 years	47,983	1.0
Nonrelatives	261,148	5.3
Unmarried partner	100,358	2.0
In group quarters	135,883	2.8
Institutionalized population	63,058	1.3
Noninstitutionalized population	72,825	1.5
HOUSEHOLDS BY TYPE		
Total households	1,895,127	100.0
Family households (families)	1,255,141	66.2
With own children under 18 years	626,291	33.0
Married-couple family	1,018,245	53.7
With own children under 18 years	477,615	25.2
Female householder, no husband present	168,782	8.9
With own children under 18 years	111,371	5.9
Nonfamily households	639,986	33.8
Householder living alone	509,468	26.9
Householder 65 years and over	177,056	9.3
Households with individuals under 18 years	658,565	34.8
Households with individuals 65 years and over	402,837	21.3
Average household size	2.52	(X)
Average family size	3.09	(X)
HOUSING OCCUPANCY		
Total housing units	2,065,946	100.0
Occupied housing units	1,895,127	91.7
Vacant housing units	170,819	8.3
For seasonal, recreational, or occasional use	105,609	5.1
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	4.1	(X)
HOUSING TENURE		
Occupied housing units	1,895,127	100.0
Owner-occupied housing units	1,412,865	74.6
Renter-occupied housing units	482,262	25.4
Average household size of owner-occupied unit	2.69	(X)

Subject	Minnesota	
	Number	Percent
Average household size of renter-occupied unit	2.03	(X)

(X) Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.



S2502

Demographic Characteristics for Occupied Housing Units

2005-2009 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

NOTE. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	Winona city, Minnesota				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	10,922	+/-558	6,175	+/-370	4,747
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER					
One race --					
White	95.4%	+/-1.6	98.1%	+/-1.0	91.8%
Black or African American	0.9%	+/-0.8	0.0%	+/-0.3	2.0%
American Indian and Alaska Native	0.3%	+/-0.3	0.0%	+/-0.3	0.7%
Asian	3.4%	+/-1.4	1.9%	+/-1.0	5.2%
Native Hawaiian and Other Pacific Islander	0.0%	+/-0.2	0.0%	+/-0.3	0.0%
Some other race	0.0%	+/-0.2	0.0%	+/-0.3	0.0%
Two or more races	0.1%	+/-0.2	0.0%	+/-0.3	0.3%
Hispanic or Latino origin	0.5%	+/-0.4	0.6%	+/-0.6	0.3%
White alone, not Hispanic or Latino	95.0%	+/-1.6	97.5%	+/-1.2	91.8%
AGE OF HOUSEHOLDER					
Under 35 years	34.4%	+/-2.5	10.5%	+/-2.1	65.6%
35 to 44 years	13.2%	+/-1.4	16.0%	+/-2.0	9.7%
45 to 54 years	16.4%	+/-1.6	23.7%	+/-2.2	7.0%
55 to 64 years	13.4%	+/-1.3	19.6%	+/-2.1	5.4%
65 to 74 years	8.6%	+/-0.9	13.6%	+/-1.6	2.0%
75 to 84 years	9.6%	+/-1.4	13.2%	+/-2.0	4.9%
85 years and over	4.3%	+/-0.9	3.5%	+/-1.3	5.5%
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER					
Less than high school graduate	9.7%	+/-1.7	9.7%	+/-2.3	9.8%
High school graduate (includes equivalency)	22.2%	+/-2.4	24.7%	+/-3.3	19.1%
Some college or associate's degree	39.8%	+/-3.1	29.5%	+/-3.8	53.3%
Bachelor's degree or higher	28.2%	+/-2.5	36.1%	+/-3.7	17.8%
YEAR HOUSEHOLDER MOVED INTO UNIT					
Moved in 2000 or later	57.8%	+/-2.9	33.9%	+/-3.6	88.8%
Moved in 1990 to 1999	17.6%	+/-2.0	24.1%	+/-3.2	9.1%
Moved in 1980 to 1989	10.1%	+/-1.7	17.2%	+/-2.7	0.7%
Moved in 1970 to 1979	7.5%	+/-1.5	13.0%	+/-2.5	0.3%
Moved in 1969 or earlier	7.1%	+/-1.3	11.7%	+/-2.2	1.1%
PERCENT IMPUTED					
Tenure	0.3%	(X)	(X)	(X)	(X)
Year householder moved into unit	2.1%	(X)	(X)	(X)	(X)

Subject	Winona city, Minnesota
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-417
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER	
One race --	
White	+/-3.5
Black or African American	+/-1.9
American Indian and Alaska Native	+/-0.7
Asian	+/-2.9
Native Hawaiian and Other Pacific Islander	+/-0.4
Some other race	+/-0.4
Two or more races	+/-0.4
Hispanic or Latino origin	+/-0.4
White alone, not Hispanic or Latino	+/-3.5
AGE OF HOUSEHOLDER	
Under 35 years	+/-4.1
35 to 44 years	+/-2.5
45 to 54 years	+/-2.2
55 to 64 years	+/-2.2
65 to 74 years	+/-1.0
75 to 84 years	+/-2.1
85 years and over	+/-1.6
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER	
Less than high school graduate	+/-2.4
High school graduate (includes equivalency)	+/-4.2
Some college or associate's degree	+/-5.6
Bachelor's degree or higher	+/-4.0
YEAR HOUSEHOLDER MOVED INTO UNIT	
Moved in 2000 or later	+/-2.8
Moved in 1990 to 1999	+/-2.5
Moved in 1980 to 1989	+/-0.7
Moved in 1970 to 1979	+/-0.4
Moved in 1969 or earlier	+/-1.0
PERCENT IMPUTED	
Tenure	(X)
Year householder moved into unit	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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.

Notes:

• While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 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.

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.



S2503

Financial Characteristics

2005-2009 American Community Survey 5-Year Estimates

NOTE. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	Winona city, Minnesota				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	10,922	+/-558	6,175	+/-370	4,747
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2009 INFLATION-ADJUSTED DOLLARS)					
Less than \$5,000	5.2%	+/-1.7	1.8%	+/-1.1	9.8%
\$5,000 to \$9,999	10.0%	+/-2.2	2.2%	+/-1.1	20.1%
\$10,000 to \$14,999	8.1%	+/-2.2	2.6%	+/-1.2	15.3%
\$15,000 to \$19,999	10.8%	+/-2.2	6.3%	+/-1.9	16.6%
\$20,000 to \$24,999	6.4%	+/-1.9	4.3%	+/-1.5	9.2%
\$25,000 to \$34,999	11.2%	+/-2.0	10.1%	+/-2.1	12.7%
\$35,000 to \$49,999	14.6%	+/-2.1	16.3%	+/-2.5	12.4%
\$50,000 to \$74,999	15.3%	+/-1.9	24.8%	+/-2.5	2.9%
\$75,000 to \$99,999	9.3%	+/-1.5	15.8%	+/-2.5	0.8%
\$100,000 to \$149,999	6.4%	+/-1.2	11.1%	+/-2.1	0.2%
\$150,000 or more	2.7%	+/-0.9	4.7%	+/-1.7	0.0%
Median household income (dollars)	33,463	+/-2,278	54,492	+/-2,484	17,142
MONTHLY HOUSING COSTS					
Less than \$100	0.4%	+/-0.5	0.1%	+/-0.2	0.7%
\$100 to \$199	1.8%	+/-0.7	2.5%	+/-0.9	0.9%
\$200 to \$299	11.1%	+/-1.6	10.9%	+/-2.2	11.3%
\$300 to \$399	11.4%	+/-2.0	13.6%	+/-2.4	8.5%
\$400 to \$499	11.8%	+/-2.1	8.5%	+/-2.1	16.1%
\$500 to \$599	11.4%	+/-2.2	6.3%	+/-1.7	18.2%
\$600 to \$699	7.8%	+/-1.3	5.1%	+/-1.5	11.2%
\$700 to \$799	6.1%	+/-1.5	4.6%	+/-1.4	8.1%
\$800 to \$899	6.8%	+/-2.0	5.2%	+/-1.7	8.7%
\$900 to \$999	4.8%	+/-1.5	5.6%	+/-1.7	3.8%
\$1,000 to \$1,499	14.9%	+/-2.3	20.0%	+/-2.9	8.1%
\$1,500 to \$1,999	6.6%	+/-1.1	11.2%	+/-2.0	0.6%
\$2,000 or more	3.8%	+/-0.9	6.5%	+/-1.6	0.4%
No cash rent	1.5%	+/-0.9	(X)	(X)	3.4%
Median (dollars)	616	+/-34	766	+/-66	549
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					
Less than \$20,000	32.6%	+/-2.9	12.7%	+/-2.4	58.6%
Less than 20 percent	1.1%	+/-0.7	0.8%	+/-0.6	1.5%
20 to 29 percent	5.1%	+/-1.5	4.0%	+/-1.7	6.6%
30 percent or more	26.4%	+/-3.1	7.9%	+/-2.1	50.5%
\$20,000 to \$34,999	17.3%	+/-2.7	14.4%	+/-2.4	21.1%
Less than 20 percent	4.9%	+/-1.3	6.2%	+/-1.8	3.2%
20 to 29 percent	6.6%	+/-1.6	3.7%	+/-1.2	10.3%
30 percent or more	5.9%	+/-1.6	4.5%	+/-1.1	7.6%
\$35,000 to \$49,999	14.4%	+/-2.1	16.3%	+/-2.5	12.1%
Less than 20 percent	7.4%	+/-1.7	8.6%	+/-2.4	5.9%

Subject	Winona city, Minnesota				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
20 to 29 percent	4.3%	+/-1.1	4.3%	+/-1.4	4.2%
30 percent or more	2.8%	+/-1.2	3.3%	+/-1.3	2.0%
\$50,000 to \$74,999	15.3%	+/-1.9	24.8%	+/-2.5	2.9%
Less than 20 percent	8.5%	+/-1.5	13.7%	+/-2.4	1.8%
20 to 29 percent	4.4%	+/-1.1	7.8%	+/-1.9	0.0%
30 percent or more	2.4%	+/-0.9	3.3%	+/-1.3	1.1%
\$75,000 or more	18.3%	+/-1.8	31.6%	+/-3.2	1.0%
Less than 20 percent	13.7%	+/-1.6	23.4%	+/-2.7	1.0%
20 to 29 percent	3.8%	+/-1.1	6.7%	+/-1.9	0.0%
30 percent or more	0.8%	+/-0.5	1.4%	+/-0.9	0.0%
Zero or negative income	0.5%	+/-0.4	0.1%	+/-0.2	0.9%
No cash rent	1.5%	+/-0.9	(X)	(X)	3.4%
PERCENT IMPUTED					
Tenure	0.3%	(X)	(X)	(X)	(X)
Monthly housing costs	(X)	(X)	35.4%	(X)	(X)
Gross rent	(X)	(X)	(X)	(X)	20.9%

Subject	Winona city, Minnesota
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-417
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2009 INFLATION-ADJUSTED DOLLARS)	
Less than \$5,000	+/-4.0
\$5,000 to \$9,999	+/-4.9
\$10,000 to \$14,999	+/-4.8
\$15,000 to \$19,999	+/-4.6
\$20,000 to \$24,999	+/-3.9
\$25,000 to \$34,999	+/-3.5
\$35,000 to \$49,999	+/-3.4
\$50,000 to \$74,999	+/-1.7
\$75,000 to \$99,999	+/-1.1
\$100,000 to \$149,999	+/-0.3
\$150,000 or more	+/-0.4
Median household income (dollars)	+/-2,082
MONTHLY HOUSING COSTS	
Less than \$100	+/-1.1
\$100 to \$199	+/-1.2
\$200 to \$299	+/-3.1
\$300 to \$399	+/-3.0
\$400 to \$499	+/-4.1
\$500 to \$599	+/-3.9
\$600 to \$699	+/-2.7
\$700 to \$799	+/-3.3
\$800 to \$899	+/-3.8
\$900 to \$999	+/-2.9
\$1,000 to \$1,499	+/-3.9
\$1,500 to \$1,999	+/-0.7
\$2,000 or more	+/-0.6
No cash rent	+/-2.1
Median (dollars)	+/-33
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	
Less than \$20,000	+/-5.4
Less than 20 percent	+/-1.5
20 to 29 percent	+/-2.6
30 percent or more	+/-6.2
\$20,000 to \$34,999	+/-5.3
Less than 20 percent	+/-1.5
20 to 29 percent	+/-3.4
30 percent or more	+/-3.7
\$35,000 to \$49,999	+/-3.3
Less than 20 percent	+/-2.1
20 to 29 percent	+/-1.7
30 percent or more	+/-2.2
\$50,000 to \$74,999	+/-1.7
Less than 20 percent	+/-1.4
20 to 29 percent	+/-0.4
30 percent or more	+/-1.0
\$75,000 or more	+/-1.2
Less than 20 percent	+/-1.2
20 to 29 percent	+/-0.4
30 percent or more	+/-0.4
Zero or negative income	+/-0.8
No cash rent	+/-2.1
PERCENT IMPUTED	
Tenure	(X)
Monthly housing costs	(X)

Subject	Winona city, Minnesota
	Renter-occupied housing units
	Margin of Error
Gross rent	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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.

Notes:

Â•For occupied housing units and renter-occupied housing units, the median monthly housing costs excludes renter-occupied housing units for which no cash rent is paid.

Â•While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 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.

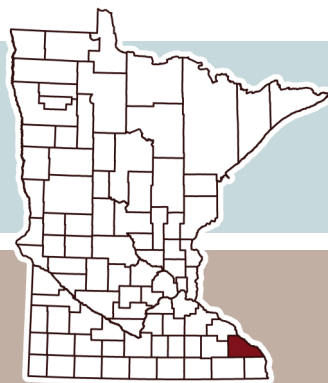
Â•Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the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

Explanation of Symbols:

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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.
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Homes for All in Winona County

2013



A slow economic recovery and fallout from the foreclosure crisis have made housing difficult for many to afford. Though homes are less expensive in some areas, many owners cannot sell due to excessive debt. Renters often lack the savings or credit needed to buy. Regardless, renting is the best choice for many. High rental demand and rising rents make renters a focus for the 2013 County Profiles.

RENTAL OPTIONS LIMITED

Despite more renters after waves of foreclosures, the supply of places to rent is limited, and often in poor condition. 2007-2011 saw the lowest level of apartment construction statewide in any 5-year period in at least 50 years.² In Winona County, **for every 100 extremely low-income renters there are now 38 units** that are affordable and available.³

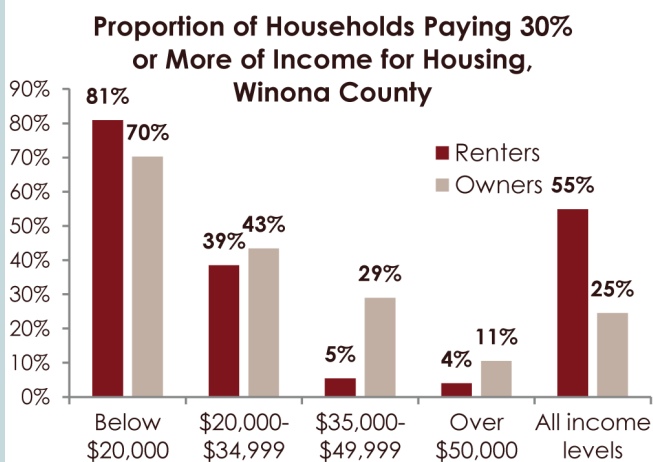
Thriving places need safe housing that people can afford. Yet some people, especially renters, are being left behind in Winona County. Renters make up 30% of the county's households.¹

INCOMES DO NOT COVER COSTS

In most Minnesota counties, **renter incomes have fallen**. According to the most recent data available, in Winona County, real renter incomes have fallen by 38% while rents have risen by 4% since 2000.⁵

A safe, modest 2-bedroom apartment costs \$693 per month in Winona County.⁶ A family could affordably spend \$448 per month on rent at the median renter household income of \$17,903.⁷ By definition, half of the county's renters earn less than this median, and would need less expensive housing. A minimum wage earner would have to work **74 hours per week**⁸ to afford the \$693 rent for a 2-bedroom apartment.

The cost of housing now consumes more than half of income for 1 in 7 Minnesota households. In 2000, only 1 in 13 households experienced this level of cost burden.⁹



Number of Households Impacted⁴

Household Income	Renters	Owners
Below \$20,000	2,373	1,071
\$20,00—\$34,999	478	810
\$35,000—\$49,999	29	620
Over \$50,000	23	860

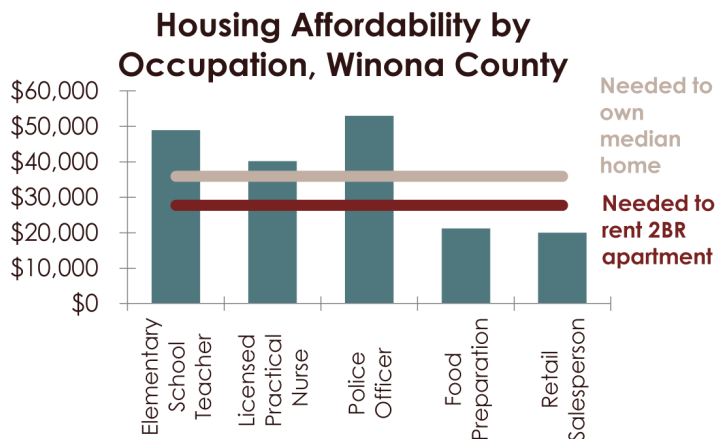
Minnesota Housing Partnership

2446 University Avenue West, Suite 140
 Saint Paul, MN 55114-1740
www.mhponline.org p: 651-651-1710 f: 651-649-1725



When parents cannot afford safe housing, kids do not reach their full potential.

Not all workers can afford housing readily. The median earnings for some essential jobs are simply too low in comparison to the actual costs of housing, the chart below shows.¹⁰



EMPLOYMENT OPTIONS

- There are 2.7 job seekers for each vacant job in Winona County and counties nearby.
- For vacant positions, the median wage is \$15.98 for full time and \$9.62 for part time jobs.
- The area unemployment rate was 4.7% in May, 2013. This does not include any workers who have quit looking for work.¹¹

In Winona County, 9% of owner and 35% of renter households pay half or more of their income for housing. These families must choose between housing, food, medicine, and other basic needs.¹²

HOMEOWNERSHIP & FORECLOSURE

- The median sales price for non-foreclosed homes is about \$137,000 in Winona County, which is a real decrease of about 13% since 2006.¹³
- From 2005-2012 in Winona County, there were 546 foreclosures.¹⁴
- 16% of Minnesota mortgage holders currently owe more on their home than it is worth.¹⁵
- Almost 4% of primary mortgages in Minnesota were delinquent by 60+ days in early 2013, down from 8% in 2009. The average was 1.7% from 1979 to 2004.¹⁶

SOURCES: 1 US Census 2010. 2 Building Permits Survey, US Census Bureau. 3 National Low Income Housing Coalition (NLIHC) analysis of CHAS data, 2006-10. 4 American Community Survey (ACS) 2007-11. 5 US Census 2000 & ACS 2007-11. 6 HUD Fair Market Rent (FMR), 2013. 7 ACS 2007-11. 8 Out of Reach 2013, NLIHC. 9 US Census 2000 & ACS 2011. 10 OES Wage Data by economic development region, MN DEED, Q4 2012; HUD FMR, 2013; MN Dept of Revenue Sales Ratio Study, Jan-Sept/2012. 11 MN DEED Job Vacancy Survey & Local Area Unemployment Statistics, Q4 2012. 12 ACS 2007-11. 13 MN Department of Revenue Sales Ratio Study, 2006 & Jan-Sept/2012. 14 HousingLink. 15 CoreLogic Negative Equity Report, Q4 2012. 16 National Delinquency Survey, Mortgage Bankers' Association, Q1 2013. 17 Wilder Research Center, 2007 & 2013. 18,19 Ibid. 20 Small Area Income & Poverty Estimates, 2001 & 2011. 21 Wilder Research Center, 2013.

Homelessness and poverty are a reality for too many Minnesotans, adults and children alike. 10,214 Minnesotans were found to be homeless on a given night in 2012. Homelessness increased by 32% statewide from 2006 to 2012.¹⁷

Children in the Region

About half of the people experiencing homelessness in Minnesota are 21 or under.¹⁸ Children are especially vulnerable to the impacts of unstable, unaffordable housing and homelessness. Normal growth and development can be stunted, and school performance suffers as a result.

Locally, on a single day in 2012, 619 people were known to be homeless in the Southeast Region. 256 were children with their parents, and 65 were youth through age 21 living on their own.¹⁹

In 2011, 15% of the children in Winona County were living in poverty, up from 10% in 2001.²⁰

Veterans in need

Statewide, 580 homeless veterans were identified on a single night in 2012. Veterans are far more likely than non-veterans to experience homelessness.

In October 2012, 7% of homeless adults identified in the Southeast Region had served in the military.²¹



S2502

Demographic Characteristics for Occupied Housing Units

2005-2009 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

NOTE: For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	West St. Paul city, Minnesota				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	8,309	+/-287	5,228	+/-242	3,081
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER					
One race --					
White	88.6%	+/-2.3	93.1%	+/-2.5	80.9%
Black or African American	4.0%	+/-1.5	1.9%	+/-1.4	7.5%
American Indian and Alaska Native	0.8%	+/-0.7	0.2%	+/-0.3	1.9%
Asian	1.1%	+/-0.6	0.8%	+/-0.8	1.6%
Native Hawaiian and Other Pacific Islander	0.0%	+/-0.2	0.0%	+/-0.4	0.0%
Some other race	3.8%	+/-1.4	2.6%	+/-1.5	5.7%
Two or more races	1.8%	+/-1.1	1.5%	+/-1.3	2.3%
Hispanic or Latino origin	11.0%	+/-1.9	8.1%	+/-2.5	16.1%
White alone, not Hispanic or Latino	81.8%	+/-2.5	88.3%	+/-2.9	70.9%
AGE OF HOUSEHOLDER					
Under 35 years	21.4%	+/-3.3	15.8%	+/-3.1	31.0%
35 to 44 years	17.6%	+/-2.5	16.1%	+/-2.2	20.1%
45 to 54 years	19.8%	+/-2.7	22.4%	+/-3.5	15.3%
55 to 64 years	18.7%	+/-2.3	21.5%	+/-3.2	13.8%
65 to 74 years	9.7%	+/-1.6	10.1%	+/-2.1	8.9%
75 to 84 years	9.7%	+/-1.5	11.3%	+/-2.1	6.8%
85 years and over	3.2%	+/-1.0	2.7%	+/-1.1	4.2%
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER					
Less than high school graduate	10.6%	+/-2.0	7.0%	+/-2.5	16.7%
High school graduate (includes equivalency)	30.1%	+/-3.9	27.9%	+/-4.0	33.8%
Some college or associate's degree	30.6%	+/-3.7	29.9%	+/-3.8	31.8%
Bachelor's degree or higher	28.7%	+/-3.2	35.2%	+/-4.0	17.7%
YEAR HOUSEHOLDER MOVED INTO UNIT					
Moved in 2000 or later	55.2%	+/-2.8	39.6%	+/-4.1	81.7%
Moved in 1990 to 1999	21.2%	+/-2.6	25.1%	+/-3.3	14.7%
Moved in 1980 to 1989	12.2%	+/-2.0	17.7%	+/-3.2	3.0%
Moved in 1970 to 1979	5.4%	+/-1.2	8.2%	+/-1.9	0.6%
Moved in 1969 or earlier	5.9%	+/-1.2	9.4%	+/-1.9	0.0%
PERCENT IMPUTED					
Tenure	0.7%	(X)	(X)	(X)	(X)
Year householder moved into unit	1.1%	(X)	(X)	(X)	(X)

Subject	West St. Paul city, Minnesota
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-258
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER	
One race --	
White	+/-5.2
Black or African American	+/-3.9
American Indian and Alaska Native	+/-1.7
Asian	+/-1.0
Native Hawaiian and Other Pacific Islander	+/-0.6
Some other race	+/-3.1
Two or more races	+/-1.8
Hispanic or Latino origin	+/-4.1
White alone, not Hispanic or Latino	+/-5.3
AGE OF HOUSEHOLDER	
Under 35 years	+/-7.0
35 to 44 years	+/-5.9
45 to 54 years	+/-5.0
55 to 64 years	+/-4.2
65 to 74 years	+/-2.7
75 to 84 years	+/-2.1
85 years and over	+/-1.9
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER	
Less than high school graduate	+/-4.4
High school graduate (includes equivalency)	+/-7.0
Some college or associate's degree	+/-7.4
Bachelor's degree or higher	+/-5.1
YEAR HOUSEHOLDER MOVED INTO UNIT	
Moved in 2000 or later	+/-4.2
Moved in 1990 to 1999	+/-3.8
Moved in 1980 to 1989	+/-1.7
Moved in 1970 to 1979	+/-0.7
Moved in 1969 or earlier	+/-0.6
PERCENT IMPUTED	
Tenure	(X)
Year householder moved into unit	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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.

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DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

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	Winona city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	11,438	+/-292	11,438	(X)
Occupied housing units	10,643	+/-329	93.0%	+/-1.8
Vacant housing units	795	+/-213	7.0%	+/-1.8
Homeowner vacancy rate	3.6	+/-2.2	(X)	(X)
Rental vacancy rate	6.5	+/-2.8	(X)	(X)
UNITS IN STRUCTURE				
1-unit, attached	512	+/-128	4.5%	+/-1.1
2 units	709	+/-185	6.2%	+/-1.6
3 or 4 units	960	+/-208	8.4%	+/-1.8
5 to 9 units	454	+/-127	4.0%	+/-1.1
10 to 19 units	720	+/-202	6.3%	+/-1.7
20 or more units	1,199	+/-154	10.5%	+/-1.4
Mobile home	137	+/-58	1.2%	+/-0.5
Boat, RV, van, etc.	0	+/-69	0.0%	+/-0.2
YEAR STRUCTURE BUILT				
Built 2005 or later	308	+/-110	2.7%	+/-1.0
Built 1990 to 1999	535	+/-117	4.7%	+/-1.0
Built 1980 to 1989	888	+/-185	7.8%	+/-1.6
Built 1970 to 1979	1,255	+/-197	11.0%	+/-1.7
Built 1960 to 1969	1,298	+/-251	11.3%	+/-2.2
Built 1950 to 1959	929	+/-220	8.1%	+/-1.9
Built 1940 to 1949	928	+/-165	8.1%	+/-1.4
Built 1939 or earlier	4,919	+/-379	43.0%	+/-3.0
ROOMS				
Total housing units	11,438	+/-292	11,438	(X)
1 room	292	+/-117	2.6%	+/-1.0
2 rooms	566	+/-160	4.9%	+/-1.4
3 rooms	1,222	+/-262	10.7%	+/-2.3
4 rooms	1,590	+/-251	13.9%	+/-2.1
5 rooms	1,943	+/-285	17.0%	+/-2.5

Subject	Winona city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
6 rooms	1,977	+/-301	17.3%	+/-2.6
7 rooms	1,285	+/-219	11.2%	+/-1.9
8 rooms	1,158	+/-226	10.1%	+/-2.0
9 rooms or more	1,405	+/-204	12.3%	+/-1.8
Median rooms	5.6	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	11,438	+/-292	11,438	(X)
No bedroom	302	+/-118	2.6%	+/-1.0
1 bedroom	1,879	+/-344	16.4%	+/-2.9
2 bedrooms	3,408	+/-309	29.8%	+/-2.7
3 bedrooms	3,519	+/-349	30.8%	+/-3.0
4 bedrooms	1,802	+/-258	15.8%	+/-2.2
5 or more bedrooms	528	+/-133	4.6%	+/-1.2
HOUSING TENURE				
Occupied housing units	10,643	+/-329	10,643	(X)
Owner-occupied	6,475	+/-278	60.8%	+/-2.2
Renter-occupied	4,168	+/-282	39.2%	+/-2.2
Average household size of owner-occupied unit	2.44	+/-0.08	(X)	(X)
Average household size of renter-occupied unit	1.90	+/-0.11	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Moved in 2005 or later	4,524	+/-366	42.5%	+/-2.7
Moved in 2000 to 2004	1,767	+/-194	16.6%	+/-1.8
Moved in 1990 to 1999	1,809	+/-236	17.0%	+/-2.3
Moved in 1980 to 1989	1,099	+/-149	10.3%	+/-1.3
Moved in 1970 to 1979	747	+/-137	7.0%	+/-1.3
Moved in 1969 or earlier	697	+/-130	6.5%	+/-1.2
VEHICLES AVAILABLE				
Occupied housing units	10,643	+/-329	10,643	(X)
No vehicles available	1,120	+/-221	10.5%	+/-2.1
1 vehicle available	4,018	+/-354	37.8%	+/-2.8
2 vehicles available	3,852	+/-306	36.2%	+/-2.9
3 or more vehicles available	1,653	+/-234	15.5%	+/-2.2
HOUSE HEATING FUEL				
Occupied housing units	10,643	+/-329	10,643	(X)
Utility gas	7,529	+/-410	70.7%	+/-3.2
Bottled, tank, or LP gas	148	+/-57	1.4%	+/-0.5
Electricity	2,551	+/-348	24.0%	+/-3.2
Fuel oil, kerosene, etc.	252	+/-64	2.4%	+/-0.6
Coal or coke	0	+/-69	0.0%	+/-0.2
Wood	68	+/-35	0.6%	+/-0.3
Solar energy	0	+/-69	0.0%	+/-0.2
Other fuel	66	+/-44	0.6%	+/-0.4
No fuel used	29	+/-35	0.3%	+/-0.3
SELECTED CHARACTERISTICS				
Occupied housing units	10,643	+/-329	10,643	(X)
Lacking complete plumbing facilities	29	+/-35	0.3%	+/-0.3
Lacking complete kitchen facilities	129	+/-71	1.2%	+/-0.7
No telephone service available	686	+/-202	6.4%	+/-1.9
OCCUPANTS PER ROOM				
Occupied housing units	10,643	+/-329	10,643	(X)
1.00 or less	10,624	+/-327	99.8%	+/-0.2

Subject	Winona city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
1.01 to 1.50	4	+/-8	0.0%	+/-0.1
1.51 or more	15	+/-23	0.1%	+/-0.2
VALUE				
Owner-occupied units	6,475	+/-278	6,475	(X)
Less than \$50,000	198	+/-75	3.1%	+/-1.1
\$50,000 to \$99,999	1,106	+/-194	17.1%	+/-2.9
\$100,000 to \$149,999	2,066	+/-201	31.9%	+/-3.1
\$150,000 to \$199,999	1,718	+/-207	26.5%	+/-2.9
\$200,000 to \$299,999	908	+/-142	14.0%	+/-2.2
\$300,000 to \$499,999	452	+/-102	7.0%	+/-1.5
\$500,000 to \$999,999	25	+/-21	0.4%	+/-0.3
\$1,000,000 or more	2	+/-5	0.0%	+/-0.1
Median (dollars)	147,100	+/-4,891	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	6,475	+/-278	6,475	(X)
Housing units with a mortgage	4,054	+/-254	62.6%	+/-2.9
Housing units without a mortgage	2,421	+/-219	37.4%	+/-2.9
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	4,054	+/-254	4,054	(X)
Less than \$300	10	+/-15	0.2%	+/-0.4
\$300 to \$499	107	+/-64	2.6%	+/-1.6
\$500 to \$699	287	+/-98	7.1%	+/-2.3
\$700 to \$999	1,002	+/-180	24.7%	+/-4.0
\$1,000 to \$1,499	1,291	+/-161	31.8%	+/-3.8
\$1,500 to \$1,999	876	+/-202	21.6%	+/-4.8
\$2,000 or more	481	+/-112	11.9%	+/-2.8
Median (dollars)	1,236	+/-72	(X)	(X)
Housing units without a mortgage	2,421	+/-219	2,421	(X)
Less than \$100	12	+/-18	0.5%	+/-0.7
\$100 to \$199	150	+/-56	6.2%	+/-2.3
\$200 to \$299	483	+/-113	20.0%	+/-4.5
\$300 to \$399	707	+/-147	29.2%	+/-5.4
\$400 or more	1,069	+/-176	44.2%	+/-6.0
Median (dollars)	377	+/-21	(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)	4,040	+/-249	4,040	(X)
Less than 20.0 percent	1,489	+/-202	36.9%	+/-4.4
20.0 to 24.9 percent	617	+/-143	15.3%	+/-3.4
25.0 to 29.9 percent	795	+/-147	19.7%	+/-3.5
30.0 to 34.9 percent	254	+/-80	6.3%	+/-2.1
35.0 percent or more	885	+/-176	21.9%	+/-3.9
Not computed	14	+/-23	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,414	+/-220	2,414	(X)
Less than 10.0 percent	1,129	+/-170	46.8%	+/-5.8
10.0 to 14.9 percent	434	+/-113	18.0%	+/-4.1
15.0 to 19.9 percent	265	+/-85	11.0%	+/-3.6
20.0 to 24.9 percent	255	+/-90	10.6%	+/-3.7
25.0 to 29.9 percent	29	+/-25	1.2%	+/-1.0
30.0 to 34.9 percent	60	+/-48	2.5%	+/-2.0
35.0 percent or more	242	+/-87	10.0%	+/-3.4

Subject	Winona city, Minnesota			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	7	+/-10	(X)	(X)
GROSS RENT				
Occupied units paying rent	4,042	+/-276	4,042	(X)
Less than \$200	216	+/-130	5.3%	+/-3.1
\$200 to \$299	341	+/-111	8.4%	+/-2.8
\$300 to \$499	961	+/-225	23.8%	+/-5.2
\$500 to \$749	1,341	+/-242	33.2%	+/-5.7
\$750 to \$999	782	+/-221	19.3%	+/-5.3
\$1,000 to \$1,499	250	+/-146	6.2%	+/-3.6
\$1,500 or more	151	+/-117	3.7%	+/-2.9
Median (dollars)	568	+/-45	(X)	(X)
No rent paid	126	+/-77	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	3,934	+/-288	3,934	(X)
Less than 15.0 percent	262	+/-117	6.7%	+/-2.9
15.0 to 19.9 percent	327	+/-112	8.3%	+/-2.8
20.0 to 24.9 percent	488	+/-173	12.4%	+/-4.2
25.0 to 29.9 percent	624	+/-157	15.9%	+/-4.2
30.0 to 34.9 percent	278	+/-108	7.1%	+/-2.8
35.0 percent or more	1,955	+/-324	49.7%	+/-6.7
Not computed	234	+/-107	(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.