

**VOLUME II:
BUENA VISTA COUNTY**

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Buena Vista County

DEMOGRAPHICS

Population Estimates

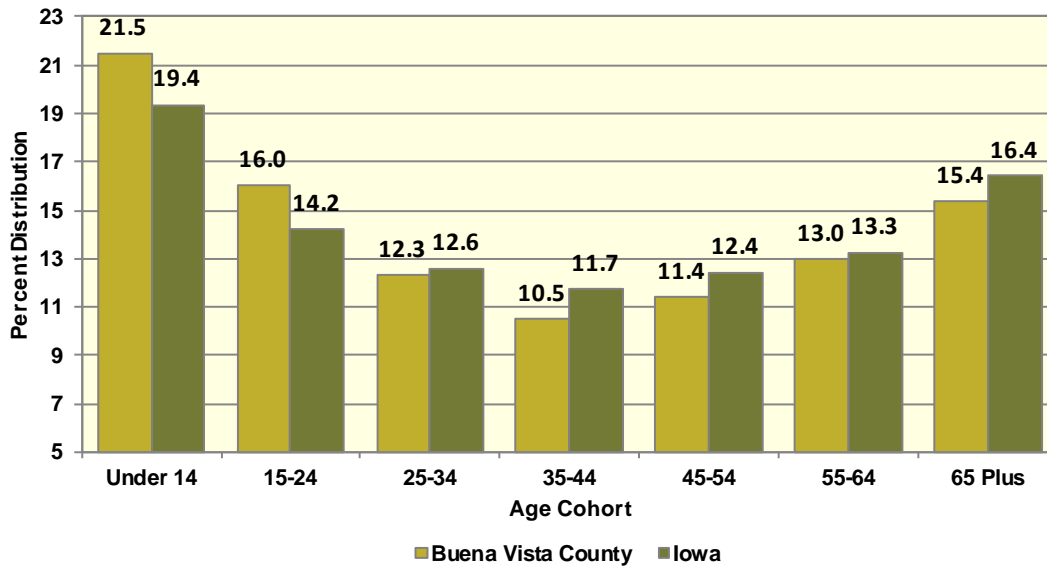
The Census Bureau's current census estimates indicate that Buena Vista County's population increased from 20,260 in 2010 to 20,332 in 2016, or by 0.4 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 10.8 percent, and the number of people from 55 to 64 years of age increased by 11.2 percent. The white population decreased by 5.7 percent, while the black population increased by 16.8 percent. The Hispanic population increased from 4,608 to 5,123 people between 2010 and 2016 or by 11.2 percent. These data are presented in Table II.11.1.

Table II.11.1 Profile of Population Characteristics Buena Vista County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Buena Vista County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	20,260	20,332	0.4%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	4,111	4,365	6.2%	603,673	607,020	0.6%
15 to 24 years	3,312	3,261	-1.5%	430,187	445,808	3.6%
25 to 34 years	2,254	2,498	10.8%	382,583	394,373	3.1%
35 to 44 years	2,190	2,132	-2.6%	364,548	367,535	0.8%
45 to 54 years	2,964	2,316	-21.9%	439,726	389,744	-11.4%
55 to 64 years	2,374	2,639	11.2%	372,750	415,998	11.6%
65 and Over	3,055	3,121	2.2%	452,888	514,215	13.5%
Race						
White	18,154	17,119	-5.7%	2,839,615	2,864,884	0.9%
Black	584	682	16.8%	91,695	114,874	25.3%
American Indian and Alaskan Native	85	129	51.8%	13,563	15,924	17.4%
Asian	1,163	1,799	54.7%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	117	301	157.3%	2,419	3,592	48.5%
Two or more races	157	302	92.4%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	4,608	5,123	11.2%	151,544	182,606	20.5%

Table II.11.2, presents the population of Buena Vista County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,142 males, who accounted for 50.1 percent of the population, and the remaining 49.9 percent, or 10,118 persons, were female. In 2016, the number of males rose to 10,266 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 10,066 persons being female.

Table II.11.2 Population by Age and Gender Buena Vista County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,094	2,017	4,111	2,227	2,138	4,365	6.2%
15 to 24 years	1,750	1,562	3,312	1,694	1,567	3,261	-1.5%
25 to 34 years	1,170	1,084	2,254	1,327	1,171	2,498	10.8%
35 to 44 years	1,132	1,058	2,190	1,095	1,037	2,132	-2.6%
45 to 54 years	1,132	1,058	2,190	1,095	1,037	2,132	-2.6%
55 to 64 years	1,500	1,464	2,964	1,143	1,173	2,316	-21.9%
65 and Over	1,262	1,793	3,055	1,404	1,717	3,121	0.4%
Total	10,142	10,118	20,260	10,266	10,066	20,332	0.4%
% of Total	50.1%	49.9%	.	50.5%	49.5%	.	

**Diagram II.11.1
Age Distribution**
Buena Vista County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Buena Vista County increased from 19,965 to 20,411 persons, or by 2.2 percent. Between 2000 and 2010, Buena Vista County population, changed by -151 persons, to a total population of 20,260 persons. The most recent estimates indicated that Buena Vista County’s population fell an additional 72 persons since the 2010 Census, to 20,332 persons in July 2016.

Table II.11.3 Population Estimates: Births, Deaths, and Migration Buena Vista County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	19,965
Natural Increase 90-00	379
Net Migration 90-00	67
2000 Census	20,411
Natural Increase 00-09	743
Net Migration 00-09	-1,150
2009 Population Estimate	20,004
2010 Census	20,260
Natural Increase 10-16	845
Net Migration 10-16	-773
2016 Population Estimate	20,332

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. As shown in Table II.11.3, Buena Vista County had a natural increase, of 379 persons between 1990 and 2000. During the April 2000 to July 2009 period, Buena Vista County’s natural increase was estimated at 743 persons. Between 2010 and 2016, the natural increase was estimated at 845 persons, and the net migration was -773 persons.

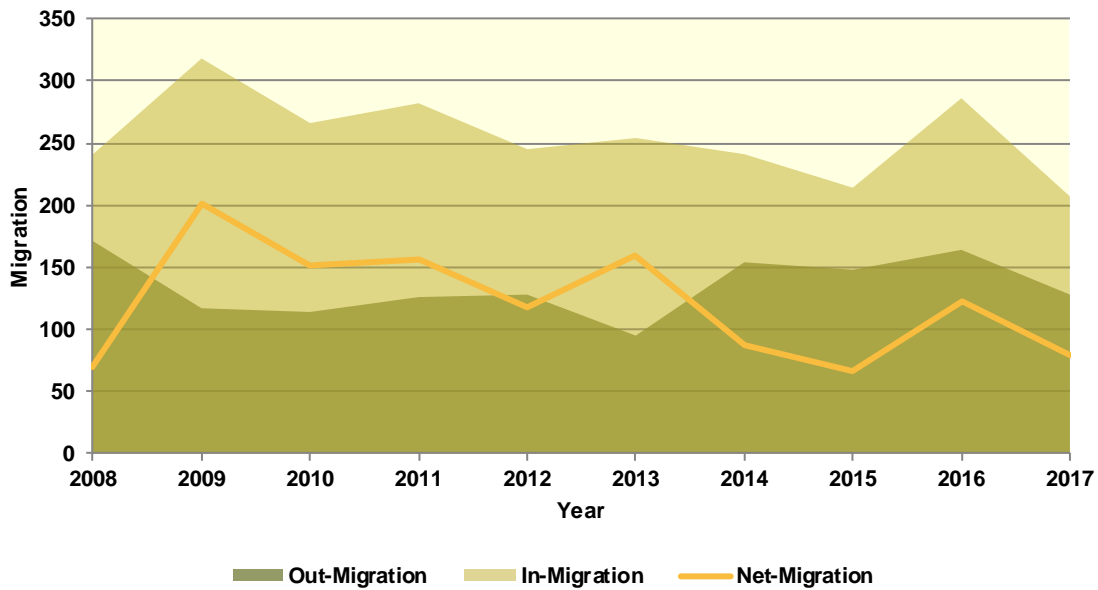
Population Migration Trends

The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver’s licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicate the general direction of population movement.

As can be seen in Table II.11.4 in 2008 there was a total of 241 in-migrations with a total of 171 out-migrations, which led to a net-migration of 70 persons. The most recent first half 2017 data saw a net-migration of 79 persons, with 207 persons entering Buena Vista County and 128 persons leaving Buena Vista County.

Diagram II.11.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2,009 with 201 people entering and the migration lowest net migration occurred in 2015 with 66 entering Buena Vista County.

Diagram II.11.2
Net In-migration by Gender
 Buena Vista County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.11.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 29 percent of net-migrants, or 23 persons were male, with the remaining 71 percent, or 56 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	98	122	99	122	91	96	94	101	109	83
Female	143	196	167	160	154	158	147	113	177	124
Total	241	318	266	282	245	254	241	214	286	207
Out										
Male	85	45	57	52	63	46	61	63	68	60
Female	86	72	57	74	65	49	93	85	96	68
Total	171	117	114	126	128	95	154	148	164	128
Net										
Male	13	77	42	70	28	50	33	38	41	23
Female	57	124	110	86	89	109	54	28	81	56
Total	70	201	152	156	117	159	87	66	122	79

Table II.11.5, shows net-migration for Buena Vista County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 47 persons entering Buena Vista County. Those in the age range of 65 and older had the lowest levels of net migration, with 5 persons leaving Buena Vista County.

Table II.11.5										
Migration by Age Range										
Buena Vista County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	4	2	3	1	2	3	2	3	1
18-22	33	65	44	44	50	48	38	27	40	20
23-25	37	37	40	40	30	48	34	19	34	18
26-35	71	95	79	75	62	61	72	66	91	88
36-45	43	65	52	59	42	38	41	46	54	44
46-55	44	35	30	39	40	29	28	32	34	17
56-65	7	7	15	18	16	23	12	11	13	12
66 +	6	10	4	4	4	5	13	11	17	7
Total	241	318	266	282	245	254	241	214	286	207
Out										
14-17	1	2	2	0	0	1	0	1	0	2
18-22	30	18	23	18	22	11	20	20	23	19
23-25	29	19	12	24	21	20	21	18	28	17
26-35	38	27	35	41	35	26	46	43	61	41
36-45	32	17	15	14	21	17	19	22	22	16
46-55	23	16	4	13	14	8	16	17	14	8
56-65	14	13	15	10	11	9	21	15	10	13
66 +	4	5	8	6	4	3	11	12	6	12
Total	171	117	114	126	128	95	154	148	164	128
Net										
14-17	-1	2	0	3	1	1	3	1	3	-1
18-22	3	47	21	26	28	37	18	7	17	1
23-25	8	18	28	16	9	28	13	1	6	1
26-35	33	68	44	34	27	35	26	23	30	47
36-45	11	48	37	45	21	21	22	24	32	28
46-55	21	19	26	26	26	21	12	15	20	9
56-65	-7	-6	0	8	5	14	-9	-4	3	-1
66 +	2	5	-4	-2	0	2	2	-1	11	-5
Total	70	201	152	156	117	159	87	66	122	79

School Age Enrollment

Table II.11.6, show the school enrollment from the Iowa Department of Education for Buena Vista County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 4,309 students and was 4,582 in 2017, a change of 6.3 percent. Enrollment for students in grades 1 to 5 was 1,387 students in 2010 and 1,534 in 2017, which was a change of 10.6 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,406 and 1,366 in 2017, which was a change of -2.8 percent.

Table II.11.6
School Enrollment

Buena Vista County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	368	1,570	962	1,325	478	4,300
2001	294	1,533	948	1,392	27	4,194
2002	260	1,491	957	1,339	24	4,071
2003	308	1,440	994	1,348	98	4,188
2004	429	1,416	957	1,358	42	4,202
2005	416	1,345	961	1,307	38	4,029
2006	406	1,332	979	1,367	18	4,084
2007	423	1,336	947	1,365	25	4,071
2008	515	1,358	865	1,445	126	4,183
2009	599	1,370	849	1,420	173	4,188
2010	653	1,387	863	1,406	238	4,309
2011	725	1,455	878	1,345	253	4,403
2012	719	1,562	792	1,417	278	4,490
2013	727	1,572	783	1,362	283	4,444
2014	767	1,610	802	1,334	275	4,513
2015	729	1,659	781	1,384	316	4,553
2016	765	1,646	840	1,385	300	4,636
2017	769	1,534	913	1,366	316	4,582
% Change 10-17	17.8%	10.6%	5.8%	-2.8%	32.8%	6.3%

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Estimates

Table II.11.7, shows population by age for the 2000 and 2010 Census. The population changed by -0.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -11.2 percent to a total of 3,055 persons in 2010. Those aged 25 to 34 changed by 3.4 percent, and those aged under 5 changed by 19.9 percent.



Table II.11.7 Population by Age Buena Vista County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,209	5.9%	1,449	7.2%	19.9%
5 to 19	4,856	23.8%	4,396	21.7%	-9.5%
20 to 24	1,595	7.8%	1,578	7.8%	-1.1%
25 to 34	2,180	10.7%	2,254	11.1%	3.4%
35 to 54	5,604	27.5%	5,154	25.4%	-8%
55 to 64	1,526	7.5%	2,374	11.7%	55.6%
65 or Older	3,441	16.9%	3,055	15.1%	-11.2%
Total	20,411	100.0%	20,260	100.0%	-0.7%

The elderly population is further explored in Table II.11.8. Those aged 65 to 66 changed by 8.9 percent between 2000 and 2010, resulting in a population of 294 persons. Those aged 85 or older changed by 19 percent during the same time period, and resulted in 659 persons over age 85 in 2010.

Table II.11.8 Elderly Population by Age Buena Vista County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	270	7.8%	294	9.6%	8.9%
67 to 69	465	13.5%	387	12.7%	-16.8%
70 to 74	872	25.3%	582	19.1%	-33.3%
75 to 79	745	21.7%	564	18.5%	-24.3%
80 to 84	535	15.5%	569	18.6%	6.4%
85 or Older	554	16.1%	659	21.6%	19%
Total	3,441	100.0%	3,055	100.0%	-11.2%

Population by race and ethnicity is shown in Table II.11.9. The white population changed by -9 percent between 2000 and 2010, and resulted in representing 80.7 percent of the population in 2010. The black population changed by 650 percent, represented 2.7 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 5.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 80 percent between 2000 and 2010, compared to the -12.3 percent growth rate for non-Hispanics.

Table II.11.9					
Population by Race and Ethnicity					
Buena Vista County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	17,962	88%	16,341	80.7%	-9%
Black	72	0.4%	540	2.7%	650%
American Indian	27	0.1%	51	0.3%	88.9%
Asian	884	4.3%	1,141	5.6%	29.1%
Native Hawaiian/ Pacific Islander	3	0%	100	0.5%	3233.3%
Other	1,174	5.8%	1,728	8.5%	47.2%
Two or More Races	289	1.4%	359	1.8%	24.2%
Total	20,411	100.0%	20,260	100.0%	-0.7%
Hispanic	2,560	12.5%	4,608	22.7%	80%
Non-Hispanic	17,851	87.5%	15,652	77.3%	-12.3%

Population by race and ethnicity through 2016 is shown in Table II.11.10. The white population represented 79.8 percent of the population in 2016, compared with black households accounting for 2.9 percent of the population. Hispanic households represented 24.7 percent of the population in 2016.

Table II.11.10				
Population by Race and Ethnicity				
Buena Vista County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	16,341	80.7%	16,319	79.8%
Black	540	2.7%	601	2.9%
American Indian	51	0.3%	4	0%
Asian	1,141	5.6%	1,724	8.4%
Native Hawaiian/ Pacific Islander	100	0.5%	224	1.1%
Other	1,728	8.5%	1,260	6.2%
Two or More Races	359	1.8%	313	1.5%
Total	20,260	100.0%	20,445	100.0%
Non-Hispanic	15,652	77.3%	15,399	75.3%
Hispanic	4,608	22.7%	5,046	24.7%

The population by race is broken down further by ethnicity in Table II.11.11. While the white non-Hispanic population changed by -17.9 percent between 2000 and 2010, the white Hispanic population changed by 114.7 percent. The black non-Hispanic population changed by 714.8 percent, while the black Hispanic population changed by 290.9 percent.

Table II.11.11					
Population by Race and Ethnicity					
Buena Vista County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	16,758	93.9%	13,756	87.9%	-17.9%
Black	61	0.3%	497	3.2%	714.8%
American Indian	16	0.1%	18	0.1%	12.5%
Asian	870	4.9%	1,119	7.1%	28.6%
Native Hawaiian/ Pacific Islander	1	0%	95	0.6%	9400%
Other	12	0.1%	10	0.1%	-16.7%
Two or More Races	133	0.7%	157	1%	18%
Total Non-Hispanic	17,851	100.0%	15,652	100.0%	-12.3%
Hispanic					
White	1,204	47%	2,585	56.1%	114.7%
Black	11	0.4%	43	0.9%	290.9%
American Indian	11	0.4%	33	0.7%	200%
Asian	14	0.5%	22	0.5%	57.1%
Native Hawaiian/ Pacific Islander	2	0.1%	5	0.1%	150%
Other	1,162	45.4%	1,718	37.3%	47.8%
Two or More Races	156	6.1%	202	4.4%	29.5%
Total Hispanic	2,560	100.0%	4,608	100.0%	80%
Total Population	20,411	100.0%	20,260	100.0%	-0.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.11.12. During this time, the total non-Hispanic population was 15,399 persons in 2016. The Hispanic population was 5,046.

Table II.11.12				
Population by Race and Ethnicity				
Buena Vista County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	13,756	87.9%	12,798	83.1%
Black	497	3.2%	550	3.6%
American Indian	18	0.1%	4	0%
Asian	1,119	7.1%	1,695	11%
Native Hawaiian/ Pacific Islander	95	0.6%	224	1.5%
Other	10	0.1%	11	0.1%
Two or More Races	157	1%	117	0.8%
Total Non-Hispanic	15,652	100.0%	15,399	100.0%
Hispanic				
White	2,585	56.1%	3,521	69.8%
Black	43	0.9%	51	1%
American Indian	33	0.7%	0	0%
Asian	22	0.5%	29	0.6%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	1,718	37.3%	1,249	24.8%
Two or More Races	202	4.4%	196	3.9%
Total Hispanic	4,608	100.0	5,046	100.0%
Total Population	20,260	100.0%	20,445	100.0%

Households by type and tenure are shown in Table II.11.13. Family households represented 68.3 percent of households, while non-family households accounted for 31.7 percent. These changed from 66.8 and 33.2 percent, respectively.

Table II.11.13				
Household Type by Tenure				
Buena Vista County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,027	66.8%	5,125	68.3%
Married-Couple Family	4,047	80.5%	3,970	77.5%
Owner-Occupied	3,393	83.8%	3,287	82.8%
Renter-Occupied	654	16.2%	683	17.2%
Other Family	980	19.5%	1,155	19.1%
Male Householder, No Spouse Present	341	34.8%	406	29.5%
Owner-Occupied	169	49.6%	258	63.5%
Renter-Occupied	172	50.4%	148	36.5%
Female Householder, No Spouse Present	639	65.2%	749	55.3%
Owner-Occupied	336	52.6%	420	56.1%
Renter-Occupied	303	47.4%	329	43.9%
Non-Family Households	2,495	33.2%	2,379	31.7%
Owner-Occupied	1,378	55.2%	1,134	47.7%
Renter-Occupied	1,117	44.8%	1,245	52.3%
Total	7,522	100.0%	7,504	100.0%

The group quarters population was 1,014 in 2010, compared to 1,381 in 2000. Institutionalized populations experienced a -27.2 percent change between 2000 and 2010. Non-institutionalized populations experienced a -26.4 percent change during this same time period.

Table II.11.14					
Group Quarters Population					
Buena Vista County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	11	3%	20	7.5%	81.8%
Juvenile Facilities	.	.	25	9.3%	.
Nursing Homes	297	80.7%	215	80.2%	-27.6%
Other Institutions	60	16.3%	8	3%	-86.7%
Total	368	100.0%	268	100.0%	-27.2%
Noninstitutionalized					
College Dormitories	942	93%	730	97.9%	-22.5%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	71	7%	16	2.1%	-77.5%
Total	1,013	100.0%	746	100.0%	-26.4%
Group Quarters Population	1,381	100.0%	1,014	100.0%	-26.6%

The number of foreign born persons are shown in Table II.11.15. An estimated 10.1 percent of the population was born in Mexico, some 1.9 percent were born in Laos, and another 1.1 percent were born in Thailand.

Table II.11.15
Place of Birth for the Foreign-Born Population
 Buena Vista County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	2,074	10.1%
#2 country of origin	Laos	390	1.9%
#3 country of origin	Thailand	219	1.1%
#4 country of origin	Vietnam	154	0.8%
#5 country of origin	Guatemala	134	0.7%
#6 country of origin	Oceania n.e.c	133	0.7%
#7 country of origin	El Salvador	83	0.4%
#8 country of origin	Honduras	74	0.4%
#9 country of origin	Ecuador	64	0.3%
#10 country of origin	Burma	53	0.3%

Limited English Proficiency and the language spoken at home are shown in Table II.11.16. An estimated 11.8 percent of the population speaks Spanish at home, followed by 4.4 percent speaking Other Asian and Pacific Island languages.

Table II.11.16
Limited English Proficiency and Language Spoken at Home
 Buena Vista County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	2,229	11.8%
#2 LEP Language	Other Asian and Pacific Island languages	823	4.4%
#3 LEP Language	Vietnamese	154	0.8%
#4 LEP Language	Other and unspecified languages	27	0.1%
#5 LEP Language	Korean	19	0.1%
#6 LEP Language	German or other West Germanic languages	8	0%
#7 LEP Language	Tagalog	2	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	Chinese	0	0%
#10 LEP Language	French, Haitian, or Cajun	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.11.17. Some 16.3 percent of the population was disabled in 2000, or a total of 3,062 persons. The disability rate was highest for those over 65, with 35 percent disabled.

Table II.11.17		
Disability by Age		
Buena Vista County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	225	6.6%
16 to 64	1,748	14.2%
65 and older	1,089	35%
Total	3,062	16.3%

Table II.11.18 shows disability by type in 2000. There were 1,242 physical disabilities in 2000, some 1,172 employment disabilities, and 943 go-outside-home disabilities.

Table II.11.18	
Total Disabilities Talled: Aged 5 and Older	
Buena Vista County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	714
Physical disability	1,242
Mental disability	702
Self-care disability	353
Employment disability	1,172
Go-outside-home disability	943
Total	5,126

Disability by age, as estimated by the 2016 ACS, is shown in Table II.11.19. The disability rate for females was 8.9 percent, compared to 9.5 percent for males. The disability rate changed precipitously higher with age, with 41.1 percent of those over 75 experiencing a disability.

Table II.11.19						
Disability by Age						
Buena Vista County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	10	1.3%	7	0.9%	17	1.1%
5 to 17	83	4.4%	54	3.1%	137	3.8%
18 to 34	77	3%	70	3%	147	3%
35 to 64	438	11.5%	249	7.1%	687	9.4%
65 to 74	157	24.2%	115	17.1%	272	20.6%
75 or Older	207	33.8%	385	46.5%	592	41.1%
Total	972	9.5%	880	8.9%	1,852	9.2%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.11.20. Some 4.4 percent have an ambulatory disability, 3.5 have an independent living disability, and 1.1 percent have a self-care disability.



Table II.11.20		
Total Disabilities Tallied: Aged 5 and Older		
Buena Vista County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	703	3.5%
Vision disability	271	1.3%
Cognitive disability	570	3.1%
Ambulatory disability	817	4.4%
Self-Care disability	206	1.1%
Independent living disability	525	3.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.11.21. In 2016, some 10,743 persons were employed and 506 were unemployed. This totaled a labor force of 11,249 persons. The unemployment rate for Buena Vista County was estimated to be 4.5 percent in 2016.

Table II.11.21	
Employment, Labor Force and Unemployment	
Buena Vista County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	10,743
Unemployed	506
Labor Force	11,249
Unemployment Rate	4.5%

In 2016, 82.4 percent of households in Buena Vista County had a high school education or greater.

Table II.11.22	
High School or Greater Education	
Buena Vista County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	6,187
Total Households	7,504
Percent High School or Above	82.4%

As seen in Table II.11.23, some 28.7 percent of the population had a high school diploma or equivalent, another 34.5 percent have some college, 11.3 percent have a Bachelor's Degree, and 4.9 percent of the population had a graduate or professional degree.

Table II.11.23		
Educational Attainment		
Buena Vista County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,148	20.6%
High School or Equivalent	4,380	28.7%
Some College or Associates Degree	5,257	34.5%
Bachelor's Degree	1,723	11.3%
Graduate or Professional Degree	749	4.9%
Total Population Above 18 years	15,257	100.0%



ECONOMICS

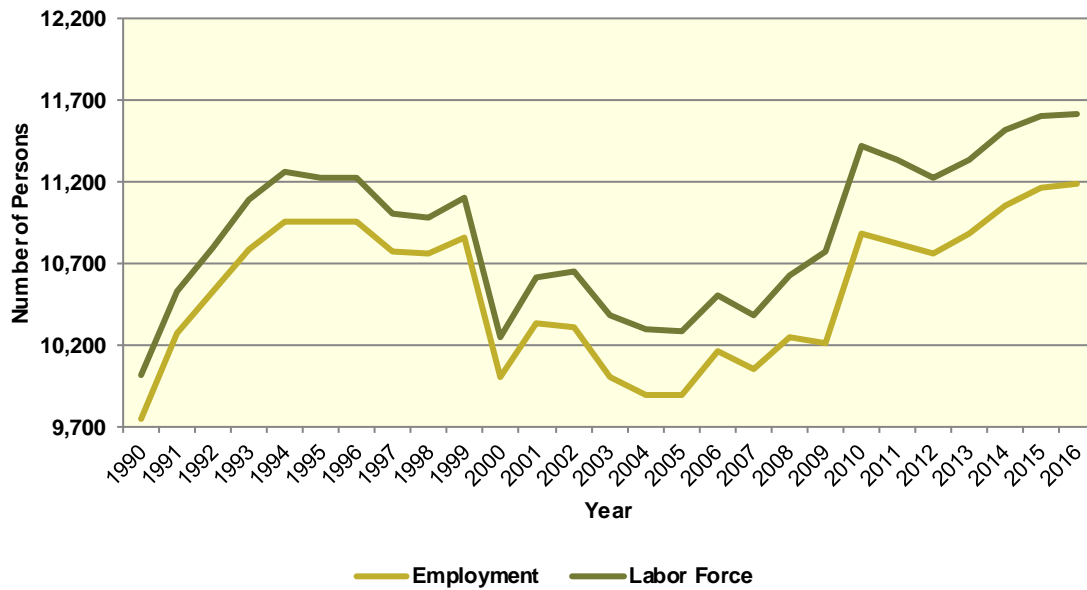
Labor Force

Table II.11.24, shows the labor force statistics for Buena Vista County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.2 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Buena Vista County decreased from 3.7 percent in 2015 to 3.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.11.24 Labor Force Statistics Buena Vista County 1990 - 2016 BLS Data					
Year	Buena Vista County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	267	9,749	10,016	2.7%	4.4%
1991	257	10,272	10,529	2.4%	4.7%
1992	271	10,532	10,803	2.5%	4.5%
1993	299	10,788	11,087	2.7%	4%
1994	295	10,964	11,259	2.6%	3.5%
1995	266	10,955	11,221	2.4%	3.4%
1996	266	10,955	11,221	2.4%	3.5%
1997	228	10,780	11,008	2.1%	3.1%
1998	219	10,764	10,983	2%	2.7%
1999	235	10,866	11,101	2.1%	2.6%
2000	239	10,010	10,249	2.3%	2.6%
2001	283	10,339	10,622	2.7%	3.3%
2002	341	10,309	10,650	3.2%	4%
2003	377	10,005	10,382	3.6%	4.5%
2004	405	9,896	10,301	3.9%	4.5%
2005	392	9,891	10,283	3.8%	4.3%
2006	344	10,165	10,509	3.3%	3.7%
2007	328	10,060	10,388	3.2%	3.7%
2008	384	10,245	10,629	3.6%	4.2%
2009	565	10,212	10,777	5.2%	6.4%
2010	540	10,882	11,422	4.7%	6%
2011	511	10,827	11,338	4.5%	5.5%
2012	467	10,760	11,227	4.2%	5%
2013	449	10,883	11,332	4%	4.7%
2014	459	11,060	11,519	4%	4.3%
2015	432	11,167	11,599	3.7%	3.8%
2016	416	11,195	11,611	3.6%	3.7%

Diagram II.11.3, shows the employment and labor force for Buena Vista County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 11,195 persons, with the labor force reaching 11,611, indicating there were a total of 416 unemployed persons.

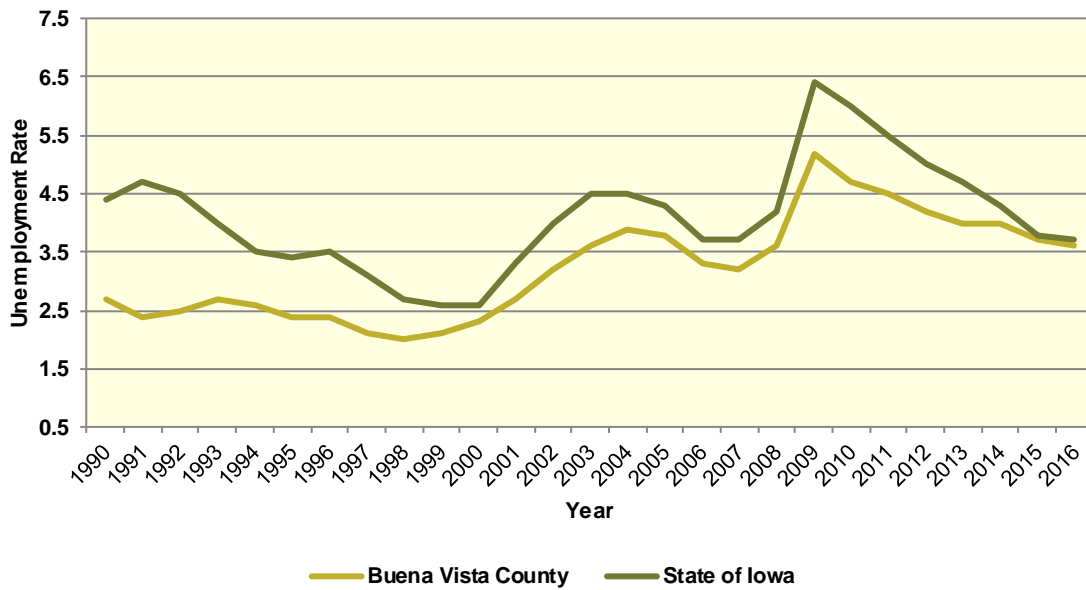
Diagram II.11.3
Employment and Labor Force
 Buena Vista County
 1990 – 2016 BLS Data



Unemployment

Diagram II.11.4, shows the unemployment rate for both the State and Buena Vista County. During the 1990’s the average rate for Buena Vista County was 2.4 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.1 percent. Over the course of the entire period the Buena Vista County had an average unemployment rate that lower than the State, 3.2 percent for Buena Vista County, versus 4.1 statewide.

Diagram II.11.4
Annual Unemployment Rate
 Buena Vista County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.11.25, shows total real earnings by industry for Buena Vista County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$183,744,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 12.6 percent.

Table II.11.25
Real Earnings by Industry
 Buena Vista County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	67,920	92,299	160,319	162,451	191,537	180,421	181,470	86,881	-52.1
Forestry, fishing, related activities, and other	5,685	6,289	6,988	9,926	11,301	8,600	7,739	6,758	-12.7
Mining	0	124	198	268	93	79	0	95	0
Utilities	4,636	6,639	6,163	5,773	0	5,612	6,321	6,926	9.6
Construction	17,960	27,980	29,355	33,088	30,303	29,064	26,925	30,316	12.6
Manufacturing	125,713	154,972	159,269	171,186	169,280	174,855	173,581	183,744	5.9
Wholesale trade	38,205	54,026	57,192	71,880	64,408	62,804	58,325	54,378	-6.8
Retail trade	46,246	42,923	42,793	43,261	42,065	41,027	39,298	39,042	-0.7
Transportation and warehousing	8,204	11,695	13,795	13,579	0	15,001	12,089	12,819	6
Information	4,144	3,602	3,846	3,543	3,489	3,575	3,744	3,439	-8.1
Finance and insurance	22,856	26,761	21,245	23,394	20,642	21,113	20,959	21,866	4.3
Real estate and rental and leasing	1,920	2,076	1,294	3,212	6,805	8,703	8,169	7,692	-5.8
Professional and technical services	13,505	15,405	0	0	0	0	0	0	0
Management of companies and enterprises	781	-64	0	0	0	0	0	0	0
Administrative and waste services	10,994	9,976	10,695	11,265	11,548	11,559	12,716	13,774	8.3
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	713	728	666	775	750	927	879	842	-4.3
Accommodation and food services	8,637	12,021	10,296	10,608	10,981	12,264	12,284	13,574	10.5
Other services, except public administration	15,087	19,618	19,874	20,766	19,262	18,505	18,384	18,570	1
Government and government enterprises	68,528	97,969	96,709	95,947	97,835	99,435	101,033	102,917	1.9
Total	517,045	649,374	721,730	762,050	776,328	770,462	761,611	684,272	-10.2



Table II.11.26, shows the total employment by industry for the Buena Vista County. The most recent estimates show the manufacturing industry was the largest employer in Buena Vista County, with employment reaching 3,316 jobs in 2016. Between 2015 and 2016 the real estate and rental and leasing industry saw the largest percentage increase, rising by 6.3 percent to 135 jobs.

Table II.11.26
Employment by Industry
 Buena Vista County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	996	898	893	863	906	852	903	894	-1
Forestry, fishing, related activities, and other	218	276	270	265	294	265	253	234	-7.5
Mining	0	0	0	17	0	0	19	19	0
Utilities	50	62	59	64	0	51	59	60	1.7
Construction	462	519	540	507	492	482	481	478	-0.6
Manufacturing	2,879	3,079	3,165	3,268	3,339	3,318	3,299	3,316	0.5
Wholesale trade	596	431	458	462	452	486	483	484	0.2
Retail trade	1,473	1,414	1,435	1,441	1,462	1,443	1,454	1,460	0.4
Transportation and warehousing	238	273	264	252	0	266	260	262	0.8
Information	134	94	94	80	88	85	88	87	-1.1
Finance and insurance	538	618	629	577	601	563	585	576	-1.5
Real estate and rental and leasing	167	283	301	311	305	306	317	337	6.3
Professional and technical services	320	309	0	0	0	0	0	0	0
Management of companies and enterprises	13	0	0	0	0	0	0	0	0
Administrative and waste services	430	413	448	431	433	439	445	450	1.1
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	96	104	105	96	103	107	108	97	-10.2
Accommodation and food services	748	805	744	755	776	837	855	862	0.8
Other services, except public administration	546	618	627	625	567	548	565	570	0.9
Government and government enterprises	1,703	1,761	1,776	1,782	1,812	1,808	1,780	1,810	1.7
Total	13,296	13,857	14,037	14,012	14,181	14,061	14,180	14,170	-0.1

Table II.11.27, shows the real average earnings per job by industry for Buena Vista County. These figures are calculated by dividing the total real earning displayed in Tables II.11.25 and II.11.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 115,433 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 13.3 percent.

Table II.11.27
Real Earnings Per Job by Industry
 Buena Vista County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	68,193	102,783	179,529	188,240	211,409	211,762	200,964	97,182	-51.6
Forestry, fishing, related activities, and other	26,076	22,785	25,882	37,456	38,439	32,453	30,587	28,880	-5.6
Mining	0	0	0	15,764	0	0	0	5,000	0
Utilities	92,721	107,077	104,456	90,198	0	110,037	107,139	115,433	7.7
Construction	38,875	53,911	54,361	65,262	61,592	60,299	55,977	63,423	13.3
Manufacturing	43,665	50,332	50,322	52,383	50,698	52,699	52,616	55,411	5.3
Wholesale trade	64,102	125,351	124,873	155,585	142,497	129,226	120,756	112,351	-7
Retail trade	31,396	30,356	29,821	30,022	28,772	28,432	27,027	26,741	-1.1
Transportation and warehousing	34,469	42,841	52,254	53,885	0	56,393	46,497	48,927	5.2
Information	30,923	38,323	40,912	44,288	39,648	42,059	42,542	39,529	-7.1
Finance and insurance	42,483	43,303	33,776	40,544	34,346	37,501	35,828	37,962	6
Real estate and rental and leasing	11,498	7,337	4,301	10,326	22,311	28,440	25,770	22,825	-11.4
Professional and technical services	42,203	49,853	0	0	0	0	0	0	0
Management of companies and enterprises	60,085	0	0	0	0	0	0	0	0
Administrative and waste services	25,567	24,154	23,872	26,136	26,670	26,329	28,576	30,609	7.1
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	7,430	6,997	6,339	8,076	7,277	8,661	8,143	8,680	6.6
Accommodation and food services	11,547	14,933	13,838	14,050	14,151	14,653	14,367	15,747	9.6
Other services, except public administration	27,632	31,744	31,697	33,225	33,972	33,768	32,538	32,579	0.1
Government and government enterprises	40,240	55,632	54,453	53,843	53,993	54,997	56,760	56,860	0.2
Total	38,887	46,862	51,416	54,385	54,744	54,794	53,710	48,290	-10.1

Table II.11.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$889,318,000 a -8.3 percent change between 2015 and 2016. Table II.11.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 13,857 and 14,170 in 2016, which a change of -0.1 percent over this period.

Table II.11.28
Total Employment and Real Personal Income
 Buena Vista County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	332,183	18,301	6,385	75,412	33,352	429,032	20,680	9,661	34,382
1970	326,424	18,283	7,236	80,435	35,563	431,375	20,793	9,584	34,061
1971	311,271	19,027	7,500	84,041	38,492	422,277	20,074	9,726	32,002
1972	326,823	19,772	8,162	90,330	41,258	446,801	21,058	9,589	34,083
1973	407,330	23,567	8,582	100,948	47,105	540,398	25,713	9,944	40,961
1974	352,884	25,431	8,183	105,749	48,882	490,268	23,474	10,025	35,202
1975	328,866	21,883	14,001	108,074	57,615	486,674	23,404	9,608	34,229
1976	270,057	25,298	13,159	110,300	54,884	423,102	20,283	10,274	26,285
1977	343,898	25,331	13,200	118,018	55,896	505,680	24,152	10,300	33,387
1978	379,558	26,932	12,851	118,900	56,731	541,108	25,854	10,479	36,221
1979	350,038	30,542	11,689	121,823	57,690	510,698	24,747	10,876	32,185
1980	318,290	30,314	11,200	137,381	61,806	498,363	23,953	11,008	28,915
1981	329,267	30,156	9,058	155,694	66,318	530,181	25,379	10,776	30,556
1982	269,572	25,636	11,244	162,215	72,357	489,751	23,484	10,488	25,703
1983	261,933	28,265	5,383	160,682	72,557	472,291	22,761	11,073	23,656
1984	310,713	31,736	774	158,481	72,712	510,944	24,416	11,582	26,827
1985	343,057	32,405	-1,182	153,649	75,199	538,318	26,168	11,393	30,111
1986	355,502	33,969	-3,939	151,181	78,956	547,731	26,842	11,366	31,277
1987	356,976	34,874	-6,129	139,449	79,648	535,070	26,618	11,405	31,299
1988	368,296	37,618	-8,107	132,131	81,284	535,985	26,579	11,839	31,109
1989	387,963	39,716	-11,237	144,169	81,490	562,669	28,060	11,892	32,624
1990	380,988	39,810	-12,742	138,934	81,762	549,132	27,468	11,949	31,884
1991	381,982	41,678	-14,531	129,294	84,463	539,530	26,874	12,323	30,998
1992	405,289	42,800	-14,867	128,482	89,506	565,610	27,863	12,516	32,382
1993	375,425	43,889	-15,177	126,135	91,345	533,839	25,942	12,478	30,086
1994	430,332	45,692	-15,608	121,895	96,058	586,985	28,638	12,528	34,350
1995	427,507	47,059	-15,979	134,872	96,872	596,214	29,084	12,910	33,114
1996	470,413	44,063	-14,753	144,555	101,898	658,050	32,091	12,931	36,379
1997	485,410	48,259	-14,727	147,837	104,969	675,230	33,056	12,972	37,420
1998	479,250	51,022	-17,004	151,221	104,642	667,087	32,860	13,276	36,099
1999	480,450	52,895	-19,472	145,746	104,754	658,582	32,113	13,350	35,988
2000	507,591	53,276	-18,880	152,787	106,545	694,767	34,122	13,375	37,950
2001	517,045	53,396	-17,788	148,498	109,355	703,713	34,766	13,296	38,888
2002	518,489	54,712	-18,779	143,646	117,822	706,466	34,917	13,226	39,202
2003	517,035	54,634	-19,107	127,778	110,004	681,075	33,816	13,226	39,093
2004	568,832	54,963	-19,645	124,644	111,756	730,624	36,531	13,358	42,583
2005	543,967	55,111	-19,615	113,602	115,048	697,891	34,947	13,235	41,100
2006	534,261	56,660	-20,015	117,223	122,224	697,032	35,011	13,479	39,637
2007	562,657	56,630	-20,337	131,541	122,566	739,797	37,368	13,543	41,546
2008	627,501	59,815	-21,252	141,112	136,493	824,039	41,503	13,767	45,580
2009	591,718	62,130	-26,010	134,666	142,565	780,810	39,033	13,731	43,094
2010	649,374	65,594	-27,066	132,253	154,111	843,077	41,482	13,857	46,862
2011	721,730	60,235	-25,537	146,762	150,495	933,215	46,098	14,037	51,416
2012	762,050	61,704	-26,853	155,116	146,107	974,716	47,447	14,012	54,385
2013	776,328	67,301	-26,542	150,454	145,921	978,860	47,628	14,181	54,744
2014	770,462	66,260	-27,220	149,973	149,915	976,870	47,636	14,061	54,795
2015	761,611	65,671	-29,881	149,873	153,980	969,912	47,804	14,180	53,710
2016	684,272	69,083	-31,593	152,078	153,644	889,318	43,740	14,170	48,290

Diagram II.11.5, shows real average earnings per job for Buena Vista County from 1990 to 2016. Over this period the average earning per job for Buena Vista County was \$41,170, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.11.5
Real Average Earnings Per Job
 Buena Vista County
 BEA Data 1990 - 2016

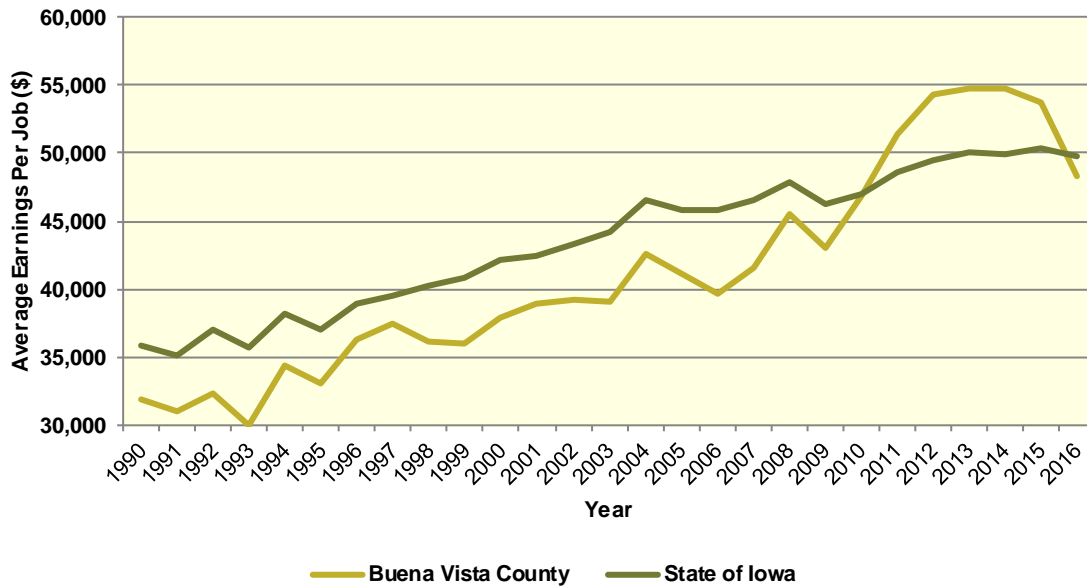
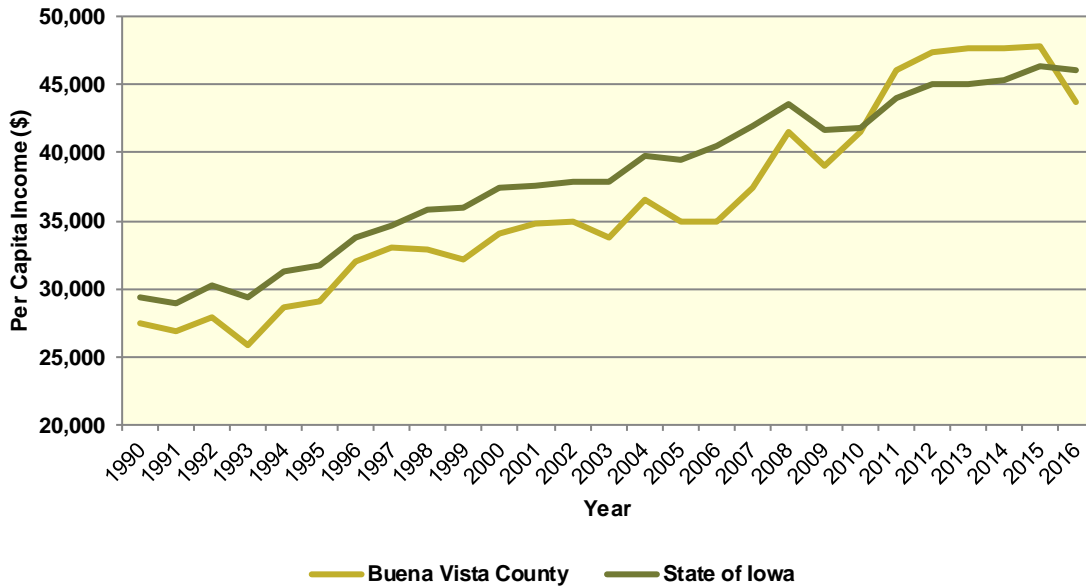


Diagram II.11.6, shows real per capita income for the Buena Vista County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Buena Vista County was \$36,290, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.11.6
Real Per Capita Income
 Buena Vista County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.11.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 10,930 persons in 2015 to 10,843 in 2016, a change of -0.8 percent.

Table II.11.29
Total Monthly Employment
 Buena Vista County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	10,043	10,099	10,311	10,416	10,357	10,454	10,642	10,672	10,779	10,743	10,600
Feb	10,148	10,075	10,400	10,393	10,362	10,466	10,590	10,624	10,713	10,866	10,534
Mar	10,182	10,285	10,612	10,490	10,475	10,571	10,718	10,762	10,784	10,878	10,661
Apr	10,289	10,231	10,581	10,555	10,500	10,598	10,608	10,735	10,861	11,049	10,724
May	10,361	10,477	10,742	10,670	10,682	10,802	10,870	10,928	11,115	11,215	10,947
Jun	10,442	10,555	10,808	10,851	10,831	10,873	10,835	10,971	11,146	11,108	11,013
Jul	10,168	10,103	10,289	10,383	10,450	10,490	10,609	10,711	10,780	10,729	10,750
Aug	10,259	10,356	10,583	10,456	10,471	10,575	10,712	10,793	10,800	10,689	10,780
Sep	10,454	10,523	10,713	10,544	10,658	10,828	10,944	11,063	11,085	11,055	10,974
Oct	10,362	10,470	10,601	10,542	10,566	10,854	10,808	11,174	10,923	10,913	10,968
Nov	10,337	10,522	10,584	10,556	10,583	10,913	10,948	11,274	11,025	11,023	11,092
Dec	10,460	10,526	10,605	10,559	10,562	10,918	10,846	11,112	10,999	10,891	11,078
Annual	10,292	10,352	10,569	10,535	10,541	10,695	10,761	10,902	10,918	10,930	10,843
% Change	.	0.6%	2.1%	-0.3%	0.1%	1.5%	0.6%	1.3%	0.1%	0.1%	-0.8%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$700 in 2015. In 2016, average weekly wages saw an increased of 5.6 percent over the prior year, rising to \$739, or by 39 dollars. These data are shown in Table II.11.30.

Table II.11.30 Average Weekly Wages Buena Vista County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	436	431	436	473	444	
2002	443	456	462	489	462	4.1%
2003	449	443	450	501	461	-0.2%
2004	442	455	473	515	472	2.4%
2005	459	481	492	537	492	4.2%
2006	496	507	513	572	522	6.1%
2007	521	531	536	590	545	4.4%
2008	548	560	560	624	573	5.1%
2009	560	576	581	655	593	3.5%
2010	572	599	632	670	618	4.2%
2011	623	608	635	665	633	2.4%
2012	651	634	649	693	657	3.8%
2013	657	641	654	686	660	0.5%
2014	675	648	670	729	681	3.2%
2015	676	673	691	759	700	2.8%
2016(p)	702	703	741	809	739	5.6%

Total business establishments reported by the QCEW are displayed in Table II.11.31. Between 2015 and 2016, the total number of business establishments in Buena Vista County increased by 5.6 percent, from 655 to 658 establishments.

Table II.11.31 Number of Business Establishments Buena Vista County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	710	714	659	657	685	
2002	643	648	648	644	646	-5.7%
2003	637	650	658	656	650	0.6%
2004	654	661	663	661	660	1.5%
2005	650	651	653	651	651	-1.4%
2006	655	654	660	653	656	0.8%
2007	658	672	671	670	668	1.8%
2008	657	664	668	664	663	-0.7%
2009	666	661	663	658	662	-0.2%
2010	656	658	649	646	652	-1.5%
2011	647	645	649	655	649	-0.5%
2012	648	647	650	648	648	-0.2%
2013	655	655	651	648	652	0.6%
2014	655	661	665	658	660	1.2%
2015	653	653	658	654	655	-0.8%
2016	651	658	660	663	658	0.5%

Iowa Department of Revenue

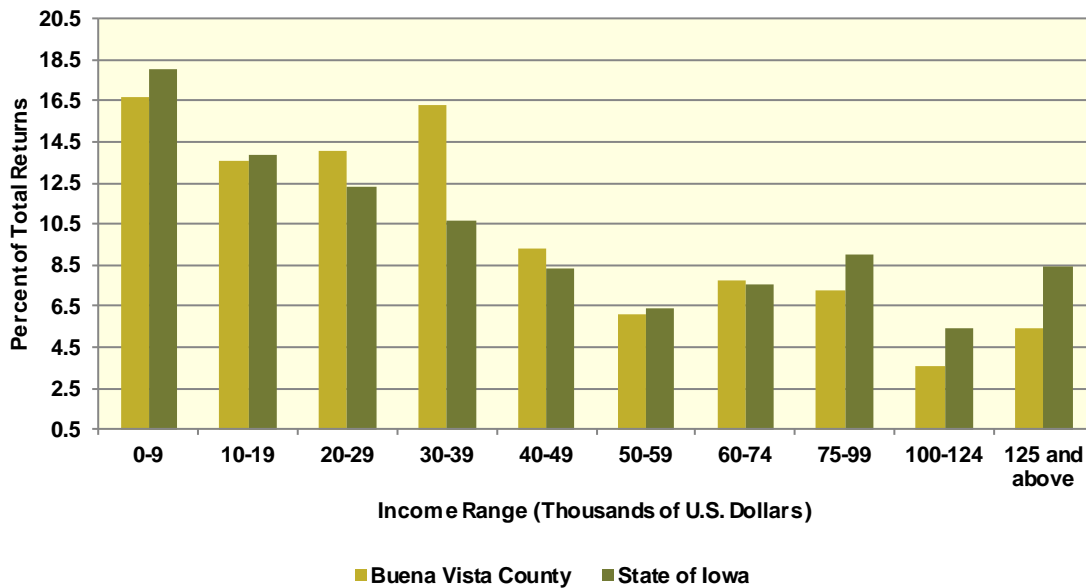
The Iowa Department of Revenue releases annual income tax statistics. Table II.11.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Buena Vista County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 3.8 percent, with 523 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 38 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -10.6 percent.

Table II.11.32
Number of Tax Returns by Adjusted Gross Income
 Buena Vista County
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	1,898	1,516	1,501	988	777	556	522	293	108	170	8,329
2003	1,830	1,382	1,567	915	760	566	518	345	135	171	8,189
2004	1,731	1,385	1,595	915	776	592	562	391	132	197	8,276
2005	1,692	1,394	1,573	1,006	734	596	592	412	175	215	8,389
2006	1,652	1,365	1,528	1,046	719	623	600	478	166	267	8,444
2007	1,716	1,359	1,557	1,144	711	611	616	556	193	294	8,757
2008	1,684	1,375	1,499	1,277	712	566	699	587	236	350	8,985
2009	1,784	1,434	1,489	1,291	718	588	638	603	230	370	9,145
2010	1,760	1,429	1,525	1,374	720	584	687	590	282	379	9,330
2011	1,826	1,403	1,525	1,429	748	594	676	594	296	454	9,545
2012	1,701	1,347	1,467	1,522	717	598	685	646	310	525	9,518
2013	1,691	1,446	1,553	1,521	724	588	727	641	336	525	9,752
2014	1,617	1,339	1,396	1,586	836	548	746	689	337	529	9,623
2015	1,617	1,317	1,363	1,579	899	590	751	705	342	523	9,686
Change 10 - 15	-8.1%	-7.8%	-10.6%	14.9%	24.9%	1%	9.3%	19.5%	21.3%	38%	3.8%

Diagram II.11.7
2015 Income Distribution
 Buena Vista County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,502 in 2010 to 2,338 in 2016, with the poverty rate reaching 12.1 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.11.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,810	9.5%
2001	1,792	9.4%
2002	1,834	9.6%
2003	1,790	9.4%
2004	2,038	10.7%
2005	2,158	11.5%
2006	1,972	10.5%
2007	1,967	10.6%
2008	2,287	12.3%
2009	2,809	15.2%
2010	2,502	13%
2011	2,097	10.9%
2012	2,626	13.4%
2013	2,448	12.5%
2014	2,415	12.4%
2015	2,645	13.7%
2016	2,338	12.1%

The rate of poverty for Buena Vista County is shown in Table II.11.34. In 2016, there were an estimated 2,575 persons living in poverty. This represented a 13.3 percent poverty rate, compared to 10.5 percent poverty in 2000. In 2016, some 18.4 percent of those in poverty were under age 6, and 8.8 percent were 65 or older.

Table II.11.34 Poverty by Age Buena Vista County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	254	12.8%	473	18.4%
6 to 17	414	20.8%	588	22.8%
18 to 64	1,086	54.5%	1,287	50%
65 or Older	237	11.9%	227	8.8%
Total	1,991	100.0%	2,575	100.0%
Poverty Rate	10.5%	.	13.3%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.5 percent in Buena Vista County between 2010 and 2016, from 8,237 to 8,276. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.11.35.

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Buena Vista County decreased from 7 authorizations in 2015 to 5 in 2016.

The real value of single-family building permits decreased from \$287,362 in 2015 to \$227,166 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table II.11.36.

Table II.11.35 Housing Units State of Iowa vs. Buena Vista County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Buena Vista County	% Growth Since Census
2000 Census Base	1,232,625	.	8,151	.
2010 Census	1,336,417	8.4%	8,237	1.1%
July 2011 Estimate	1,341,974	0.4%	8,225	-0.1%
July 2012 Estimate	1,346,403	0.7%	8,222	-0.2%
July 2013 Estimate	1,353,274	1.3%	8,223	-0.2%
July 2014 Estimate	1,362,458	1.9%	8,294	0.7%
July 2015 Estimate	1,370,778	2.6%	8,288	0.6%
July 2016 Estimate	1,380,162	3.3%	8,276	0.5%

Table II.11.36
Building Permits and Valuation
 Buena Vista County
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	46	8	36	63	153	116,295	42,612
1981	24	0	12	0	36	107,631	0
1982	65	0	32	0	97	76,234	0
1983	23	0	4	36	63	107,872	63,000
1984	27	6	0	36	69	89,531	30,027
1985	8	2	0	18	28	94,918	49,433
1986	5	0	0	0	5	64,885	0
1987	11	0	0	0	11	110,485	0
1988	10	0	0	25	35	112,819	43,150
1989	16	2	0	6	24	108,223	64,901
1990	24	2	4	6	36	140,326	51,457
1991	18	2	0	0	20	155,584	0
1992	31	2	0	0	33	152,380	0
1993	22	0	0	0	22	140,946	0
1994	19	0	0	8	27	151,304	75,517
1995	18	0	4	48	70	190,048	55,235
1996	13	2	0	80	95	183,713	51,718
1997	23	0	0	82	105	163,241	51,856
1998	17	0	0	12	29	177,070	34,360
1999	13	0	0	56	69	222,892	64,961
2000	20	2	0	0	22	187,670	0
2001	17	0	0	0	17	161,794	0
2002	7	2	0	0	9	153,169	0
2003	9	0	0	42	51	173,593	126,469
2004	15	4	0	6	25	126,214	26,051
2005	17	0	0	0	17	139,420	0
2006	22	0	0	0	22	129,088	0
2007	24	0	0	77	101	119,600	152,713
2008	15	0	3	0	18	156,017	0
2009	10	0	0	0	10	178,313	0
2010	8	4	0	0	12	126,384	0
2011	15	0	0	0	15	179,072	0
2012	13	2	0	0	15	216,242	0
2013	56	2	0	32	90	147,587	128,876
2014	8	0	0	0	8	254,934	0
2015	7	0	0	0	7	287,362	0
2016	5	0	0	0	5	227,166	0

Diagram II.11.8
Single Family Permits
 Buena Vista County
 Census Bureau Data, 1980–2016

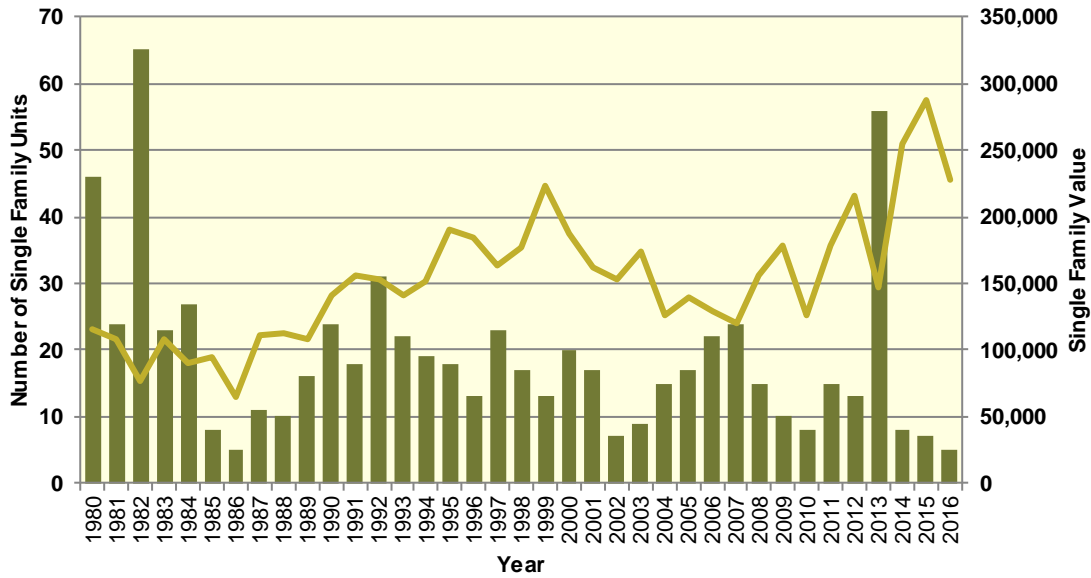
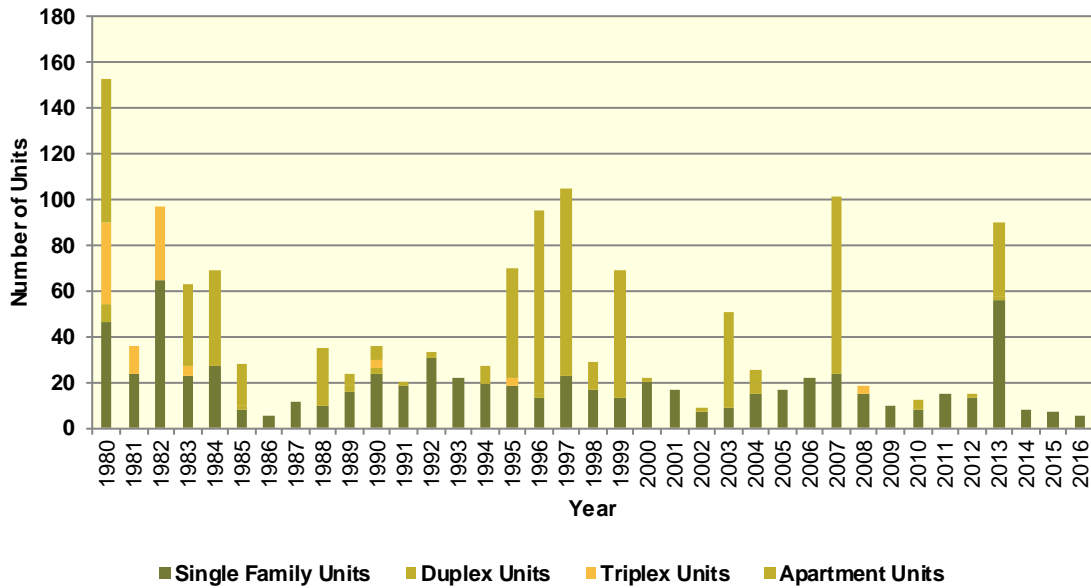


Diagram II.11.9
Total Permits by Unit Type
 Buena Vista County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.11.37. In 2016, there were 8,270 housing units, up from 8,145 in 2000. Single-family units accounted for 77.8 percent of units in 2016, compared to 81.2 in 2000. Apartment units accounted for 11.1 percent in 2016, compared to 6.8 percent in 2000.

Table II.11.37 Housing Units by Type Buena Vista County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,613	81.2%	6,435	77.8%
Duplex	221	2.7%	227	2.7%
Tri- or Four-Plex	427	5.2%	398	4.8%
Apartment	552	6.8%	916	11.1%
Mobile Home	332	4.1%	294	3.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	8,145	100.0%	8,270	100.0%

Some 91.3 percent of housing was occupied in 2010, compared to 92.1 percent in 2000. Owner-occupied housing changed -0.1 percent between 2000 and 2010, ending with owner-occupied units representing 70.1 percent of unit. Vacant units changed by 10.7 percent, resulting in 715 vacant units in 2010.

Table II.11.38 Housing Units by Tenure Buena Vista County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	7,499	92.1%	7,522	91.3%	0.3%
Owner-Occupied	5,279	70.4%	5,276	70.1%	-0.1%
Renter-Occupied	2,220	29.6%	2,246	29.9%	1.2%
Vacant Housing Units	646	7.9%	715	8.7%	10.7%
Total Housing Units	8,145	100.0%	8,237	100.0%	1.1%

Table II.11.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 8,270 housing units. An estimated 68 percent were owner-occupied, and 9.3 percent were vacant.

Table II.11.39 Housing Units by Tenure Buena Vista County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,522	91.3%	7,504	90.7%
Owner-Occupied	5,276	70.1%	5,099	68%
Renter-Occupied	2,246	29.9%	2,405	32%
Vacant Housing Units	715	8.7%	766	9.3%
Total Housing Units	8,237	100.0%	8,270	100.0%

Households by household size are shown in Table II.11.40. There were a total of 7,522 households in 2010, up from 7,499 in 2000. One person households changed by 7,499 percent between 2000 and 2010, while two person households changed by -0.5 percent. Three and four person households changed by -3.8 and -17.8 respectively, representing 12.2 percent and 11 percent of the population in 2010.

Table II.11.40					
Households by Household Size					
Buena Vista County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,023	27%	2,152	28.6%	6.4%
Two Persons	2,676	35.7%	2,663	35.4%	-0.5%
Three Persons	954	12.7%	918	12.2%	-3.8%
Four Persons	1,011	13.5%	831	11%	-17.8%
Five Persons	504	6.7%	498	6.6%	-1.2%
Six Persons	199	2.7%	246	3.3%	23.6%
Seven Persons or More	132	1.8%	214	2.8%	62.1%
Total	7,499	100.0%	7,522	100.0%	0.3%

Households by income is shown in Table II.11.41. Households earning more than \$100,000 per year represented 15.8 percent of households in 2016, compared to 5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20 percent of households in 2016, compared to 19.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.4 percent of households in 2016, compared to 16.4 percent in 2000.

Table II.11.41				
Households by Income				
Buena Vista County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,233	16.4%	783	10.4%
\$15,000 to \$19,999	586	7.8%	308	4.1%
\$20,000 to \$24,999	776	10.3%	518	6.9%
\$25,000 to \$34,999	1,130	15%	752	10%
\$35,000 to \$49,999	1,501	20%	1,396	18.6%
\$50,000 to \$74,999	1,459	19.4%	1,502	20%
\$75,000 to \$99,999	452	6%	1,061	14.1%
\$100,000 or More	377	5%	1,184	15.8%
Total	7,514	100.0%	7,504	100.0%

Table II.11.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 5.9 percent and 1.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 16.5 percent, 6.8 percent, and 8.1, respectively. Housing units built prior to 1939 represented 29.9 percent of households in 2016.

Table II.11.42				
Households by Year Home Built				
Buena Vista County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,632	35.1%	2,244	29.9%
1940 to 1949	863	11.5%	525	7%
1950 to 1959	1,213	16.2%	852	11.4%
1960 to 1969	722	9.6%	973	13%
1970 to 1979	1,095	14.6%	1,241	16.5%
1980 to 1989	521	6.9%	511	6.8%
1990 to 1999	453	6%	605	8.1%
2000 to 2009	.	.	442	5.9%
2010 or Later	.	.	111	1.5%
Total	7,499	100.0%	7,504	100.0%

The distribution of unit types by race are shown in Table II.11.43. An estimated 84.4 percent of white households occupy single family homes, while 19.7 percent of black households do. Some 7.5 percent of white households occupied apartments, while 39.4 percent of black households do. An estimated 57.8 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.11.43							
Distribution of Units in Structure by Race							
Buena Vista County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	84.4%	19.7%	100%	57.8%	38.8%	51.7%	100%
Duplex	1.8%	20.8%	0%	0%	44.9%	4.7%	0%
Tri- or Four-Plex	4.4%	10.2%	0%	5.7%	0%	13.7%	0%
Apartment	7.5%	39.4%	0%	25.2%	0%	14.2%	0%
Mobile Home	1.9%	9.9%	0%	11.3%	16.3%	15.6%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.11.44. An estimated 28.1 percent of vacant units were for rent in 2010, a 12.3 percent change since 2000. In addition, some 11.5 percent of vacant units were for sale, a change of -27.4 percent between 2000 and 2010. "Other" vacant units represented 39.6 percent of vacant units in 2010. This is a change of 12.7 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



Table II.11.44					
Disposition of Vacant Housing Units					
Buena Vista County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	179	27.7%	201	28.1%	12.3%
For Sale	113	17.5%	82	11.5%	-27.4%
Rented or Sold, Not Occupied	54	8.4%	90	12.6%	66.7%
For Seasonal, Recreational, or Occasional Use	48	7.4%	59	8.3%	22.9%
For Migrant Workers	1	0.2%	0	0%	-100%
Other Vacant	251	38.9%	283	39.6%	12.7%
Total	646	100.0%	715	100.0%	10.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.11.45. By 2016, for rent units accounted for 23.8 percent of vacant units, while for sale units accounted for 11.9 percent. “Other” vacant units accounted for 34.5 percent of vacant units, representing a total of 264 “other” vacant units.

Table II.11.45				
Disposition of Vacant Housing Units				
Buena Vista County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	201	28.1%	182	23.8%
For Sale	82	11.5%	91	11.9%
Rented Not Occupied	22	3.1%	50	6.5%
Sold Not Occupied	68	9.5%	66	8.6%
For Seasonal, Recreational, or Occasional Use	59	8.3%	113	14.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	283	39.6%	264	34.5%
Total	715	100.0%	766	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.11.46. In 2016, an estimated 5.5 percent of households were overcrowded, and an additional 1.1 percent were severely overcrowded.

Table II.11.46 Overcrowding and Severe Overcrowding Buena Vista County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	5,106	96.5%	89	1.7%	94	1.8%	5,289
2016 Five-Year ACS	4,921	96.5%	148	2.9%	30	0.6%	5,099
Renter							
2000 Census	1,962	88.8%	123	5.6%	125	5.7%	2,210
2016 Five-Year ACS	2,093	87%	263	10.9%	49	2%	7,504
Total							
2000 Census	7,068	94.3%	212	2.8%	219	2.9%	7,499
2016 Five-Year ACS	7,014	93.5%	411	5.5%	79	1.1%	7,504

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 14 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Buena Vista County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.11.47 Households with Incomplete Plumbing Facilities Buena Vista County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	7,472	7,490
Lacking Complete Plumbing Facilities	27	14
Total Households	7,499	7,504
Percent Lacking	0.4%	0.2%

There were 43 households lacking complete kitchen facilities in 2016, compared to 32 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.6 percent in 2016.

Table II.11.48 Households with Incomplete Kitchen Facilities Buena Vista County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	7,467	7,461
Lacking Complete Kitchen Facilities	32	43
Total Households	7,499	7,504
Percent Lacking	0.4%	0.6%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Buena Vista County, 11.2 of households had a cost burden and 8 percent had a severe cost burden. Some 17.5 percent of renters were cost burdened, and 10.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.4 percent and a severe cost burden rate of 4.2 percent. Owner occupied households with a mortgage had a cost burden rate of 10.7 percent, and severe cost burden at 9.4 percent.

Table II.11.49
Cost Burden and Severe Cost Burden by Tenure
 Buena Vista County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,963	82%	281	11.7%	135	5.6%	15	0.6%	2,394
2016 Five-Year ACS	2,168	79.6%	291	10.7%	257	9.4%	7	0.3%	2,723
Owner Without a Mortgage									
2000 Census	1,746	93.2%	60	3.2%	43	2.3%	25	1.3%	1,874
2016 Five-Year ACS	2,134	89.8%	129	5.4%	99	4.2%	14	0.6%	2,376
Renter									
2000 Census	1,271	62.4%	280	13.8%	262	12.9%	223	11%	2,036
2016 Five-Year ACS	1,489	61.9%	421	17.5%	242	10.1%	253	10.5%	2,405
Total									
2000 Census	4,980	79%	621	9.9%	440	7%	263	4.2%	6,304
2016 Five-Year ACS	5,791	77.2%	841	11.2%	598	8%	274	3.7%	7,504

Housing Problems by Income

Table II.11.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Buena Vista County. As can be seen in 2017 the MFI was \$62,500, which compared to \$69,900 for the State of Iowa.

Table II.11.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 535 owner-occupied and 325 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 364 owner-occupied 229 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,650 households without a housing problem.

Table II.11.50
Median Family Income
 Buena Vista County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	43,000	49,100
2001	46,300	52,500
2002	47,900	53,700
2003	47,100	54,900
2004	47,100	55,800
2005	49,700	57,650
2006	49,600	57,800
2007	49,700	58,100
2008	50,300	58,500
2009	53,600	62,000
2010	54,000	62,400
2011	52,500	64,000
2012	53,200	64,800
2013	56,700	64,700
2014	58,800	65,300
2015	60,300	67,500
2016	60,500	68,400
2017	62,500	69,900

Table II.11.51
Housing Problems by Income and Tenure

Buena Vista County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	10	40	4	58
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	35	0	15	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	55	30	50	139
Housing cost burden greater than 50% of income (and none of the above problems)	255	55	30	20	4	364
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	170	150	40	90	535
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	40	180	665	660	2,680	4,225
Total	388	409	945	790	2,843	5,375
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	40	0	0	4	48
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	25	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	120	20	10	25	179
Housing cost burden greater than 50% of income (and none of the above problems)	135	80	4	0	10	229
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	185	15	0	0	325
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	115	180	530	235	365	1,425
Total	423	605	579	245	429	2,281
Total						
Lacking complete plumbing or kitchen facilities	8	40	10	40	8	106
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	45	0	40	89
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	124	75	40	75	318
Housing cost burden greater than 50% of income (and none of the above problems)	390	135	34	20	14	593
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	210	355	165	40	90	860
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	155	360	1,195	895	3,045	5,650
Total	811	1,014	1,524	1,035	3,272	7,656

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.11.52, of the 255 loans in 2016, 165 loans were for Home Purchases, 32 were for Home Improvement and 58 were for refinancing.

Table II.11.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Buena Vista County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	151	24	103	278
2009	156	24	225	405
2010	136	23	174	333
2011	139	18	155	312
2012	134	25	215	374
2013	141	32	159	332
2014	133	12	54	199
2015	152	31	81	264
2016	165	32	58	255

Table II.11.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$102,813 in 2012 and \$108,921 in 2016. Overall, average loans were \$86,730 in 2008 and \$103,784 in 2016.

Table II.11.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Buena Vista County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$94,132	\$52,708	\$83,806	\$86,730
2009	\$94,487	\$45,792	\$100,369	\$94,869
2010	\$98,978	\$25,957	\$119,293	\$104,550
2011	\$101,986	\$39,278	\$107,523	\$101,119
2012	\$102,813	\$49,200	\$105,995	\$101,059
2013	\$109,149	\$56,594	\$101,874	\$100,599
2014	\$106,195	\$39,750	\$99,426	\$100,352
2015	\$119,164	\$45,065	\$148,975	\$119,610
2016	\$108,921	\$37,531	\$125,724	\$103,784

Table II.11.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$13,777,000 in 2012 and \$17,972,000 in 2016. Overall, average loans were \$24,111,000 in 2008 and \$26,465,000 in 2016.

Table II.11.54 Total Volume of Owner-Occupied Single Family Loans Buena Vista County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$14,214,000	\$1,265,000	\$8,632,000	\$24,111,000
2009	\$14,740,000	\$1,099,000	\$22,583,000	\$38,422,000
2010	\$13,461,000	\$597,000	\$20,757,000	\$34,815,000
2011	\$14,176,000	\$707,000	\$16,666,000	\$31,549,000
2012	\$13,777,000	\$1,230,000	\$22,789,000	\$37,796,000
2013	\$15,390,000	\$1,811,000	\$16,198,000	\$33,399,000
2014	\$14,124,000	\$477,000	\$5,369,000	\$19,970,000
2015	\$18,113,000	\$1,397,000	\$12,067,000	\$31,577,000
2016	\$17,972,000	\$1,201,000	\$7,292,000	\$26,465,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.11.55 presents some basic statistics about the completed surveys.

Table II.11.55 Survey of Rental Properties Buena Vista County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	4	162	1.9	20.5

Table II.11.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family unit in Buena Vista County, with 0 of them available. This translates into a vacancy rate of 0 percent in Buena Vista County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 161 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.11.56 Rental Vacancy Survey by Type Buena Vista County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	1	0	0%
Apartments	161	3	1.9%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	162	3	1.9%

Table II.11.57, reports units by bedroom size. As can be seen there were 11 two bedroom apartment units and 26 three bedroom units. Overall, the 11 two bedroom units accounted for 6.8 percent of all units, and the 27 three bedroom units accounted for 16.7 percent. Additional details for additional unit types are reported found below.

Table II.11.57						
Rental Units by Bedroom Size						
Buena Vista County						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	6	0	0	.	6
One	0	112	0	0	.	112
Two	0	11	0	0	.	11
Three	1	26	0	0	.	27
Four	0	6	0	0	.	6
Don’t Know	0	0	0	0	0	0
Total	1	161	0	0	0	162

Table II.11.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.11.58			
Single Family Units by Bedroom Size			
Buena Vista County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	1	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	1	0	0%

Table II.11.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 0.9 percent.

Table II.11.59			
Apartment Units by Bedroom Size			
Buena Vista County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	0%
One	112	1	0.9%
Two	11	0	0%
Three	26	2	7.7%
Four	6	0	0%
Don't know	0	0	0%
Total	161	3	1.9%

Average market-rate rents by unit type are shown in Table II.11.60. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.11.60					
Average Market Rate Rents by Bedroom Size					
Buena Vista County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$616	\$0	\$0	\$616
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$500	\$655.3	\$0	\$0	\$655.3

Table II.11.61, shows vacancy rates for single family units by average rental rates for Buena Vista County. The most common rent for single family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.11.61			
Single Family Market Rate Rents by Vacancy Status			
Buena Vista County			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	1	0	0%

The average rent and availability of apartment units is displayed in Table II.11.62. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 1.2 percent.

Table II.11.62			
Apartment Market Rate Rents by Vacancy Status			
Buena Vista County			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	13	0	0%
\$500 to \$750	82	1	1.2%
\$750 to \$1,000	24	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	42	2	4.8%
Total	161	3	1.9%

Respondents were asked if utilities are included in the rent and as shown in Table II.11.63, 4 respondents, or 100 percent, included some sort of utility in the rent.

Table II.11.63 Are there any utilities included with the rent? Buena Vista County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.11.64. There were 2 respondents who included electricity, 1 respondent who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.11.64 Which utilities are included with the rent? Buena Vista County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	4
Trash Collection	4

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.11.65, there were 0 single family units which property managers considered accessible, with an additional 89 accessible apartment units. Respondents also indicated there were a total of 89 persons with disabilities currently residing in accessible units.

Table II.11.65 Accessible Units by Bedroom Size Buena Vista County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	3	0	0		3
One	0	82	0	0		82
Two	0	4	0	0		4
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	0	0	0	0	0
Total	0	89	0	0	0	89

Table II.11.66, shows the breakdown of accessible and not accessible single family units by bedroom size.

Table II.11.66				
Single Family Units by Accessibility and Bedroom Size				
Buena Vista County				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	0	0	0%
Three	1	0	1	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	1	0	1	0%

Table II.11.67, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 36.4 percent or 4 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 55.3 percent of all apartment units were considered accessible by survey respondents.

Table II.11.67				
Apartment Units by Accessibility and Bedroom Size				
Buena Vista County				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	3	3	6	50%
One	30	82	112	73.2%
Two	7	4	11	36.4%
Three	26	0	26	0%
Four	6	0	6	0%
Don't know	0	0	0	0%
Total	72	89	161	55.3%

Perceived Need for Rental Units

Table II.11.68, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 108 number of persons on the wait list.

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.11.69, 0 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table II.11.68 Do you keep a waiting list? Buena Vista County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	0
Waitlist Size	108

Table II.11.69 How would you rate the need for renovation of existing units in the city? Buena Vista County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	1	1
Moderate Need	0	0	0	0
High Need	1	1	1	1
Extreme Need	1	1	1	1
Average Need	3.7	3.7	3.7	3.7

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.11.70, 0 respondents said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 0 respondents indicated no need for new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Table II.11.70 How would you rate the need for construction of new units in the city? Buena Vista County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	0
High Need	0	0	0	0
Extreme Need	2	2	2	2
Average Need	4.3	4.3	4.3	5

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create

three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.11.71, shows the *strong growth scenario* for the Buena Vista County. As can be seen there were 5,099 owner-occupied and 2,405 renter-occupied households in 2016, for a total of 7,504 households. In 2030, there will be a projected 8,241 households, of which 5,844 are projected to be owner occupied and the remaining 2,397 are expected to be renter-occupied.

By 2050, there are projected to be 5,958 owner-occupied households, of which 438 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,040 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,364 renter households, of which 437 renter households are expected to have incomes between 0 and 30.0 percent of median family income 598 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 8,323 occupied units by 2050, of which 875 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.11.72
Housing Demand Forecast
 Buena Vista County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	375	414	423	430	435	437	438	438
30.1-50%	385	425	434	442	447	449	450	450
50.1-80%	890	982	1,003	1,020	1,031	1,038	1,040	1,040
80.1-95%	557	614	627	638	645	649	651	650
95.1-115%	637	704	719	731	739	743	745	745
115+%	2,255	2,489	2,542	2,585	2,614	2,630	2,636	2,635
Total	5,099	5,629	5,747	5,844	5,910	5,947	5,960	5,958
Renter								
0-30%	444	436	440	443	443	443	440	437
30.1-50%	645	633	639	643	644	643	639	634
50.1-80%	608	597	602	606	607	606	603	598
80.1-95%	217	213	215	216	216	216	215	213
95.1-115%	143	140	141	142	143	142	141	140
115+%	349	343	346	348	348	348	346	343
Total	2,405	2,363	2,383	2,397	2,402	2,398	2,384	2,364
Total								
0-30%	819	850	862	872	878	880	878	875
30.1-50%	1,030	1,059	1,073	1,084	1,091	1,092	1,090	1,084
50.1-80%	1,497	1,579	1,605	1,626	1,638	1,644	1,643	1,637
80.1-95%	773	827	842	854	862	865	866	863
95.1-115%	780	844	860	873	881	886	887	885
115+%	2,604	2,832	2,887	2,932	2,962	2,978	2,982	2,978
Total	7,504	7,991	8,130	8,241	8,313	8,344	8,345	8,323