

**VOLUME III:  
ALTOONA**

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# Altoona

## DEMOGRAPHICS

### Population Estimates

Table III.1.1, at right shows the population for the City of Altoona. As can be seen, the population in Altoona increased from 14,541 persons in 2010 to 17,938 persons in 2016, or by 23.4 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Altoona. Although a city may span several counties, for the county level data pieces, Polk County was selected. For a more in-depth county level view, please refer to Polk County in Volume II of this profile.

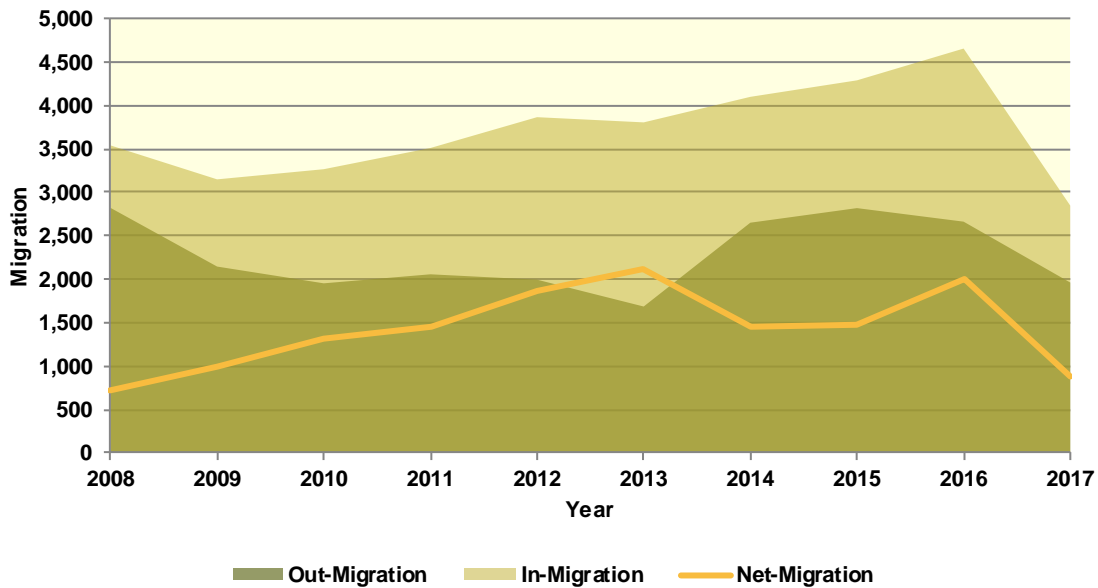
### Polk County Population Migration Trends

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.

Diagram III.1.1, 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 2013 with 2,120 people entering and the migration lowest net migration occurred in 2008 with 719 entering Altoona .

<b>Year</b>	<b>Population</b>	<b>Percent Yearly Change</b>
2000	10,345	.
2001	10,865	5%
2002	11,241	3.5%
2003	11,600	3.2%
2004	11,959	3.1%
2005	12,414	3.8%
2006	12,870	3.7%
2007	13,325	3.5%
2008	13,766	3.3%
2009	14,206	3.2%
2010	14,541	2.4%
2011	14,914	2.6%
2012	15,643	4.9%
2013	15,923	1.8%
2014	16,467	3.4%
2015	17,474	6.1%
2016	17,938	2.7%

**Diagram III.1.1**  
**Net In-migration by Gender**  
 Polk County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.1.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 45 percent of net-migrants, or 399 persons were male, with the remaining 55 percent, or 487 persons were female.

Table III.1.2, shows net-migration for Polk 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 402 persons entering Polk County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 9 persons leaving Polk County.

**Table III.1.2**  
**New-Migration by Age Range**  
 Polk County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	1	1	1	3	-6	11	11	0	-10	-9
18-22	99	132	172	160	176	214	163	146	190	83
23-25	62	141	175	256	239	381	221	191	353	136
26-35	349	328	400	494	678	819	601	552	658	402
36-45	118	223	277	290	311	317	257	313	365	154
46-55	103	99	179	126	238	209	92	188	226	48
56-65	-14	26	51	48	161	85	55	36	136	30
66 +	1	54	59	77	74	84	49	45	75	42
<b>Total</b>	<b>719</b>	<b>1,004</b>	<b>1,314</b>	<b>1,454</b>	<b>1,871</b>	<b>2,120</b>	<b>1,449</b>	<b>1,471</b>	<b>1,993</b>	<b>886</b>

## 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 III.1.3, shows population by age for the 2000 and 2010 Census. The population changed by 40.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 64.9 percent to a total of 1,316 persons in 2010. Those aged 25 to 34 changed by 28.4 percent, and those aged under 5 changed by 38.6 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	915	8.8%	1,268	8.7%	38.6%
5 to 19	2,533	24.5%	3,418	23.5%	34.9%
20 to 24	551	5.3%	749	5.2%	35.9%
25 to 34	1,678	16.2%	2,155	14.8%	28.4%
35 to 54	3,146	30.4%	4,208	28.9%	33.8%
55 to 64	724	7%	1,427	9.8%	97.1%
65 or Older	798	7.7%	1,316	9.1%	64.9%
<b>Total</b>	<b>10,345</b>	<b>100.0%</b>	<b>14,541</b>	<b>100.0%</b>	<b>40.6%</b>

The elderly population is further explored in Table III.1.4. Those aged 65 to 66 changed by 76 percent between 2000 and 2010, resulting in a population of 183 persons. Those aged 85 or older changed by 67.6 percent during the same time period, and resulted in 124 persons over age 85 in 2010.

<b>Table III.1.4</b>					
<b>Elderly Population by Age</b>					
Altoona					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	104	13%	183	13.9%	76%
67 to 69	158	19.8%	236	17.9%	49.4%
70 to 74	208	26.1%	337	25.6%	62%
75 to 79	146	18.3%	260	19.8%	78.1%
80 to 84	108	13.5%	176	13.4%	63%
85 or Older	74	9.3%	124	9.4%	67.6%
<b>Total</b>	<b>798</b>	<b>100.0%</b>	<b>1,316</b>	<b>100.0%</b>	<b>64.9%</b>

Population by race and ethnicity is shown in Table III.1.5. The white population changed by 39.4 percent between 2000 and 2010, and resulted in representing 95.1 percent of the population in 2010. The black population changed by 70.5 percent, represented 1.1 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 1.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 145.6 percent between 2000 and 2010, compared to the 38.8 percent growth rate for non-Hispanics.

<b>Table III.1.5</b>					
<b>Population by Race and Ethnicity</b>					
Altoona					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	9,922	95.9%	13,828	95.1%	39.4%
Black	95	0.9%	162	1.1%	70.5%
American Indian	34	0.3%	21	0.1%	-38.2%
Asian	48	0.5%	167	1.1%	247.9%
Native Hawaiian/ Pacific Islander	42	0.4%	24	0.2%	-42.9%
Other	80	0.8%	126	0.9%	57.5%
Two or More Races	124	1.2%	213	1.5%	71.8%
<b>Total</b>	<b>10,345</b>	<b>100.0%</b>	<b>14,541</b>	<b>100.0%</b>	<b>40.6%</b>
<b>Hispanic</b>	171	1.7%	420	2.9%	145.6%
<b>Non-Hispanic</b>	10,174	98.3%	14,121	97.1%	38.8%

Population by race and ethnicity through 2016 is shown in Table III.1.6. The white population represented 96 percent of the population in 2016, compared with black households accounting for 0.7 percent of the population. Hispanic households represented 3.8 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	13,828	95.1%	16,026	96%
Black	162	1.1%	122	0.7%
American Indian	21	0.1%	13	0.1%
Asian	167	1.1%	189	1.1%
Native Hawaiian/ Pacific Islander	24	0.2%	0	0%
Other	126	0.9%	7	0%
Two or More Races	213	1.5%	335	2%
<b>Total</b>	<b>14,541</b>	<b>100.0%</b>	<b>16,692</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>14,121</b>	<b>97.1%</b>	<b>16,054</b>	<b>96.2%</b>
<b>Hispanic</b>	<b>420</b>	<b>2.9%</b>	<b>638</b>	<b>3.8%</b>

The population by race is broken down further by ethnicity in Table III.1.7. While the white non-Hispanic population changed by 37.8 percent between 2000 and 2010, the white Hispanic population changed by 244.6 percent. The black non-Hispanic population changed by 69.1 percent, while the black Hispanic population changed by 200 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	9,848	96.8%	13,573	96.1%	37.8%
Black	94	0.9%	159	1.1%	69.1%
American Indian	29	0.3%	15	0.1%	-48.3%
Asian	48	0.5%	166	1.2%	245.8%
Native Hawaiian/ Pacific Islander	42	0.4%	24	0.2%	-42.9%
Other	7	0.1%	8	0.1%	14.3%
Two or More Races	106	1%	176	1.2%	66%
<b>Total Non-Hispanic</b>	<b>10,174</b>	<b>100.0%</b>	<b>14,121</b>	<b>100.0%</b>	<b>38.8%</b>
<b>Hispanic</b>					
White	74	43.3%	255	60.7%	244.6%
Black	1	0.6%	3	0.7%	200%
American Indian	5	2.9%	6	1.4%	20%
Asian	0	0%	1	0.2%	
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	73	42.7%	118	28.1%	61.6%
Two or More Races	18	10.5%	37	8.8%	105.6%
<b>Total Hispanic</b>	<b>171</b>	<b>100.0%</b>	<b>420</b>	<b>100.0%</b>	<b>145.6%</b>
<b>Total Population</b>	<b>10,345</b>	<b>100.0%</b>	<b>14,541</b>	<b>100.0%</b>	<b>40.6%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.1.8. During this time, the total non-Hispanic population was 16,054 persons in 2016. The Hispanic population was 638.

<b>Table III.1.8</b>				
<b>Population by Race and Ethnicity</b>				
Altoona				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	13,573	96.1%	15,399	95.9%
Black	159	1.1%	122	0.8%
American Indian	15	0.1%	13	0.1%
Asian	166	1.2%	189	1.2%
Native Hawaiian/ Pacific Islander	24	0.2%	0	0%
Other	8	0.1%	0	0%
Two or More Races	176	1.2%	331	2.1%
<b>Total Non-Hispanic</b>	<b>14,121</b>	<b>100.0%</b>	<b>16,054</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	255	60.7%	627	98.3%
Black	3	0.7%	0	0%
American Indian	6	1.4%	0	0%
Asian	1	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	118	28.1%	7	1.1%
Two or More Races	37	8.8%	4	0.6%
<b>Total Hispanic</b>	<b>420</b>	<b>100.0</b>	<b>638</b>	<b>100.0%</b>
<b>Total Population</b>	<b>14,541</b>	<b>100.0%</b>	<b>16,692</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.1.9. Family households represented 74.9 percent of households, while non-family households accounted for 25.1 percent. These changed from 72.3 and 27.7 percent, respectively.

<b>Table III.1.9</b>				
<b>Household Type by Tenure</b>				
Altoona				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	3,945	72.3%	4,632	74.9%
Married-Couple Family	3,116	79%	3,566	77%
Owner-Occupied	2,830	90.8%	3,224	90.4%
Renter-Occupied	286	9.2%	342	9.6%
Other Family	829	21%	1,066	17.9%
Male Householder, No Spouse Present	197	23.8%	335	18.5%
Owner-Occupied	115	58.4%	194	57.9%
Renter-Occupied	82	41.6%	141	42.1%
Female Householder, No Spouse Present	632	76.2%	731	59.3%
Owner-Occupied	317	50.2%	368	50.3%
Renter-Occupied	315	49.8%	363	49.7%
Non-Family Households	1,514	27.7%	1,555	25.1%
Owner-Occupied	837	55.3%	722	46.4%
Renter-Occupied	677	44.7%	833	53.6%
<b>Total</b>	<b>5,459</b>	<b>100.0%</b>	<b>6,187</b>	<b>100.0%</b>

The group quarters population was 124 in 2010, compared to 107 in 2000. Institutionalized populations experienced a 24.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a -29.4 percent change during this same time period.



<b>Table III.1.10</b>					
<b>Group Quarters Population</b>					
Altoona					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	8	7.1%	.
Nursing Homes	90	100%	104	92.9%	15.6%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>90</b>	<b>100.0%</b>	<b>112</b>	<b>100.0%</b>	<b>24.4%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	17	100%	12	100%	-29.4%
<b>Total</b>	<b>17</b>	<b>100.0%</b>	<b>12</b>	<b>100.0%</b>	<b>-29.4%</b>
<b>Group Quarters Population</b>	<b>107</b>	<b>100.0%</b>	<b>124</b>	<b>100.0%</b>	<b>15.9%</b>

The number of foreign born persons are shown in Table III.1.11. An estimated 0.4 percent of the population was born in Vietnam, some 0.4 percent were born in Mexico, and another 0.3 percent were born in Israel.

<b>Table III.1.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Altoona			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Vietnam	65	0.4%
#2 country of origin	Mexico	61	0.4%
#3 country of origin	Israel	44	0.3%
#4 country of origin	Laos	33	0.2%
#5 country of origin	Korea	14	0.1%
#6 country of origin	Colombia	12	0.1%
#7 country of origin	England	10	0.1%
#8 country of origin	Germany	7	0%
#9 country of origin	Cambodia	5	0%
#10 country of origin	Guatemala	4	0%

Limited English Proficiency and the language spoken at home are shown in Table III.1.12. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Russian, Polish, or other Slavic languages.

<b>Table III.1.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Altoona 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	63	0.4%
#2 LEP Language	Russian, Polish, or other Slavic languages	46	0.3%
#3 LEP Language	Other and unspecified languages	44	0.3%
#4 LEP Language	Vietnamese	39	0.3%
#5 LEP Language	Other Asian and Pacific Island languages	5	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Korean	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.1.13. Some 12.5 percent of the population was disabled in 2000, or a total of 1,161 persons. The disability rate was highest for those over 65, with 41.3 percent disabled.

<b>Table III.1.13</b> <b>Disability by Age</b> Altoona 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	95	5.1%
16 to 64	760	11.4%
65 and older	306	41.3%
<b>Total</b>	<b>1,161</b>	<b>12.5%</b>

Table III.1.14, shows disability by type in 2000. There were 575 physical disabilities in 2000, some 456 employment disabilities, and 301 go-outside-home disabilities.

<b>Table III.1.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Altoona 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	268
Physical disability	575
Mental disability	260
Self-care disability	182
Employment disability	456
Go-outside-home disability	301
<b>Total</b>	<b>2,042</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.1.15. The disability rate for females was 13.9 percent, compared to 10.4 percent for males. The disability rate changed precipitously higher with age, with 44.5 percent of those over 75 experiencing a disability.

<b>Table III.1.15</b>						
<b>Disability by Age</b>						
Altoona						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	165	10.8%	85	4.8%	250	7.6%
18 to 34	184	9.8%	293	14.7%	477	12.4%
35 to 64	288	9.6%	455	14%	743	11.9%
65 to 74	108	18.6%	191	30.1%	299	24.6%
75 or Older	69	31.9%	193	51.7%	262	44.5%
<b>Total</b>	<b>814</b>	<b>10.4%</b>	<b>1,217</b>	<b>13.9%</b>	<b>2,031</b>	<b>12.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.1.16. Some 4.8 percent have an ambulatory disability, 3.9 have an independent living disability, and 2.7 percent have a self-care disability.

<b>Table III.1.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Altoona		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	614	3.7%
Vision disability	261	1.6%
Cognitive disability	763	5%
Ambulatory disability	730	4.8%
Self-Care disability	409	2.7%
Independent living disability	463	3.9%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.1.17. In 2016, some 8,929 persons were employed and 438 were unemployed. This totaled a labor force of 9,367 persons. The unemployment rate for Altoona was estimated to be 4.7 percent in 2016.

<b>Table III.1.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Altoona	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	8,929
Unemployed	438
<b>Labor Force</b>	<b>9,367</b>
Unemployment Rate	4.7%

In 2016, 94.5 percent of households in Altoona had a high school education or greater.



<b>Table III.1.18</b>	
<b>High School or Greater Education</b>	
Altoona	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	5,844
Total Households	6,187
<b>Percent High School or Above</b>	<b>94.5%</b>

As seen in Table III.1.19, some 32.3 percent of the population had a high school diploma or equivalent, another 32.9 percent have some college, 20 percent have a Bachelor's Degree, and 8.6 percent of the population had a graduate or professional degree.

<b>Table III.1.19</b>		
<b>Educational Attainment</b>		
Altoona		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	751	6.2%
High School or Equivalent	3,890	32.3%
Some College or Associates Degree	3,957	32.9%
Bachelor's Degree	2,402	20%
Graduate or Professional Degree	1,039	8.6%
<b>Total Population Above 18 years</b>	<b>12,039</b>	<b>100.0%</b>

## ECONOMICS

### Earnings: Polk County

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. Diagram III.1.2 shows real average earnings per job for Polk County from 1990 to 2016. Over this period the average earning per job for Polk County was \$52,525, which was higher than the statewide average of \$43,526 over the same period.

**Diagram III.1.2**  
**Real Average Earnings Per Job**  
 Polk County  
 BEA Data 1990 - 2016

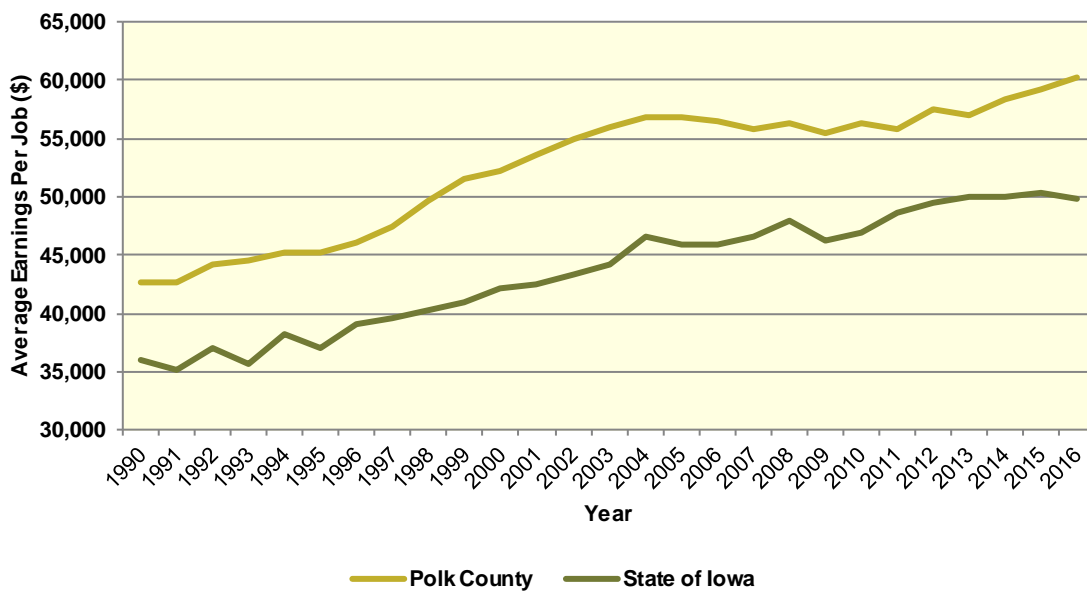
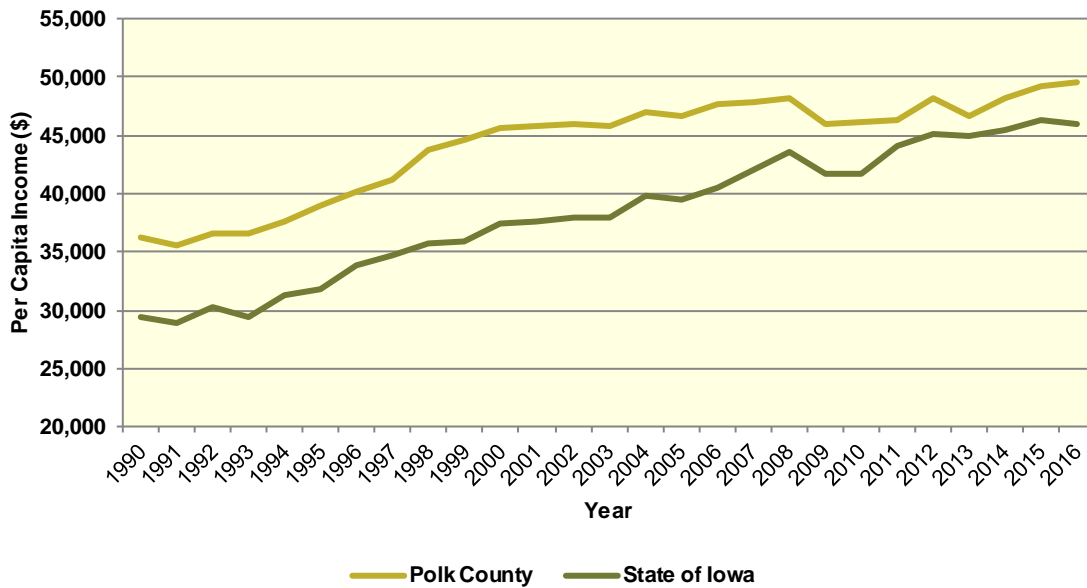


Diagram III.1.3, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Polk County was \$44,155, which was higher than the statewide average of \$38,254 over the same period.

**Diagram III.1.3**  
**Real Per Capita Income**  
 Polk County  
 BEA Data 1990 - 2016



**Iowa Department of Revenue: Polk County**

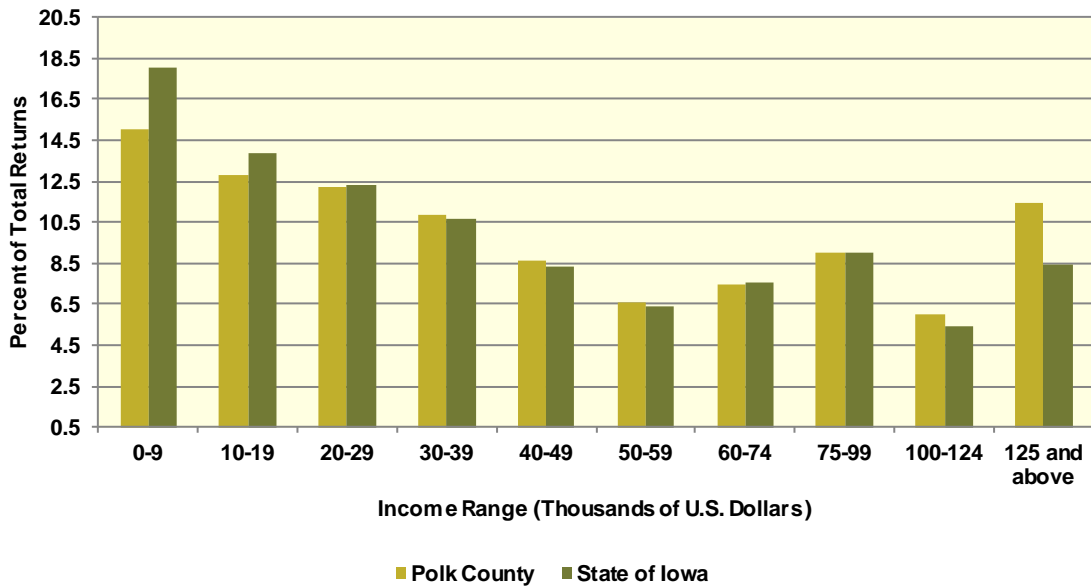
The Iowa Department of Revenue releases annual income tax statistics. Table III.1.20, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Polk County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11 percent, with 25,174 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 50.8 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of 2.8 percent.

**Table III.1.20**  
**Number of Tax Returns by Adjusted Gross Income**  
 Altoona  
 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	29,695	24,064	24,603	20,068	15,370	12,052	14,404	14,527	6,423	8,916	170,122
2003	29,870	23,699	24,545	19,956	15,459	11,777	14,324	15,063	6,873	9,826	171,392
2004	29,768	23,761	24,179	20,192	15,837	12,185	14,597	16,319	7,613	11,142	175,593
2005	29,610	23,834	24,492	20,583	16,081	12,511	14,805	16,967	8,435	12,411	179,729
2006	28,858	23,908	24,665	21,375	16,299	12,717	15,442	17,646	9,142	14,067	184,119
2007	31,279	24,584	25,427	22,139	16,859	13,012	15,648	18,619	9,981	15,724	193,272
2008	30,476	24,970	25,373	21,802	17,114	13,283	15,621	18,526	10,715	15,930	193,810
2009	31,297	26,127	25,831	21,945	16,784	13,190	15,428	18,360	10,566	15,659	195,187
2010	31,404	27,179	26,088	22,098	16,740	13,109	15,890	18,417	10,836	16,693	198,454
2011	32,906	27,152	26,072	22,087	16,991	13,400	15,321	18,727	11,312	18,171	202,139
2012	32,353	27,763	26,468	22,592	17,311	13,613	15,730	18,958	11,852	19,936	206,576
2013	33,076	27,910	26,782	23,191	17,731	13,639	15,865	19,235	12,469	21,212	211,110
2014	33,061	28,423	27,012	23,325	18,401	14,092	16,055	19,584	12,842	23,153	215,948
2015	33,115	28,225	26,846	23,999	19,074	14,429	16,334	19,850	13,292	25,174	220,338
<b>Change 10 - 15</b>	<b>5.4%</b>	<b>3.8%</b>	<b>2.9%</b>	<b>8.6%</b>	<b>13.9%</b>	<b>10.1%</b>	<b>2.8%</b>	<b>7.8%</b>	<b>22.7%</b>	<b>50.8%</b>	<b>11%</b>

**Diagram III.1.4**  
**2015 Income Distribution**  
 Polk County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Altoona is shown in Table III.1.21. In 2016, there were an estimated 1,160 persons living in poverty. This represented a 7 percent poverty rate, compared to 5.5 percent

poverty in 2000. In 2016, some 11 percent of those in poverty were under age 6, and 7.9 percent were 65 or older.

<b>Table III.1.21</b>				
<b>Poverty by Age</b>				
Altoona				
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	120	21.5%	128	11%
6 to 17	136	24.4%	202	17.4%
18 to 64	271	48.6%	738	63.6%
65 or Older	31	5.6%	92	7.9%
<b>Total</b>	<b>558</b>	<b>100.0%</b>	<b>1,160</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>5.5%</b>	<b>.</b>	<b>7%</b>	<b>.</b>

## HOUSING

### 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 Polk County increased from 125 authorizations in 2015 to 130 in 2016.

The real value of single-family building permits increased from \$163,763 in 2015 to \$175,488 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 III.1.22.



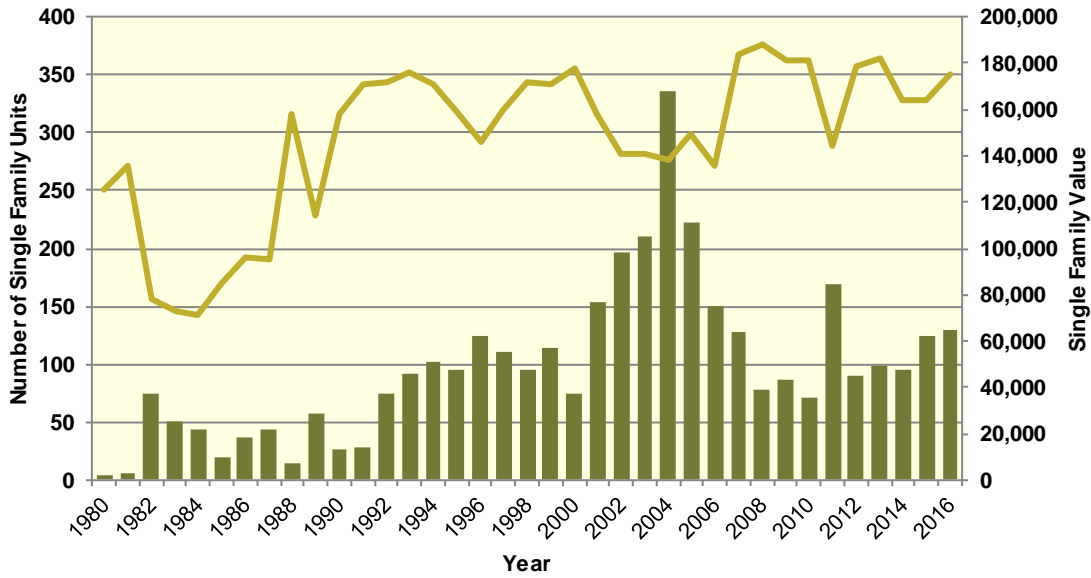
**Table III.1.22**  
**Building Permits and Valuation**  
 Altoona  
 Census Bureau Data, 1980–2016

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	4	4	0	0	8	125,655	0
1981	6	0	0	12	18	135,407	51,479
1982	75	0	8	40	123	78,002	53,021
1983	50	0	0	0	50	72,963	0
1984	44	0	0	0	44	71,353	0
1985	20	2	0	0	22	84,674	0
1986	37	0	3	72	112	95,885	52,992
1987	43	2	4	0	49	95,732	0
1988	14	0	4	78	96	157,881	47,256
1989	57	0	0	0	57	114,618	0
1990	27	0	4	0	31	158,184	0
1991	28	0	0	0	28	170,730	0
1992	75	0	0	0	75	172,058	0
1993	92	0	0	24	116	175,789	46,436
1994	102	2	0	96	200	171,191	51,396
1995	96	6	0	155	257	158,796	58,760
1996	125	0	0	0	125	145,839	0
1997	110	0	0	96	206	159,413	84,591
1998	96	0	0	0	96	171,901	0
1999	114	2	0	0	116	171,148	0
2000	74	0	0	0	74	177,510	0
2001	154	6	0	72	232	157,800	86,163
2002	197	16	0	0	213	140,942	0
2003	210	0	0	0	210	140,897	0
2004	335	4	4	44	387	138,261	79,413
2005	222	2	8	37	269	149,205	85,823
2006	151	8	0	0	159	135,808	0
2007	128	0	4	0	132	184,076	0
2008	78	0	0	0	78	188,128	0
2009	87	0	0	0	87	181,609	0
2010	72	4	0	0	76	181,540	0
2011	170	2	8	42	222	144,270	104,986
2012	90	0	0	0	90	178,625	0
2013	98	0	0	109	207	182,499	130,013
2014	95	0	0	228	323	163,824	115,780
2015	125	0	0	96	221	163,763	129,153
2016	130	2	0	183	315	175,488	120,698



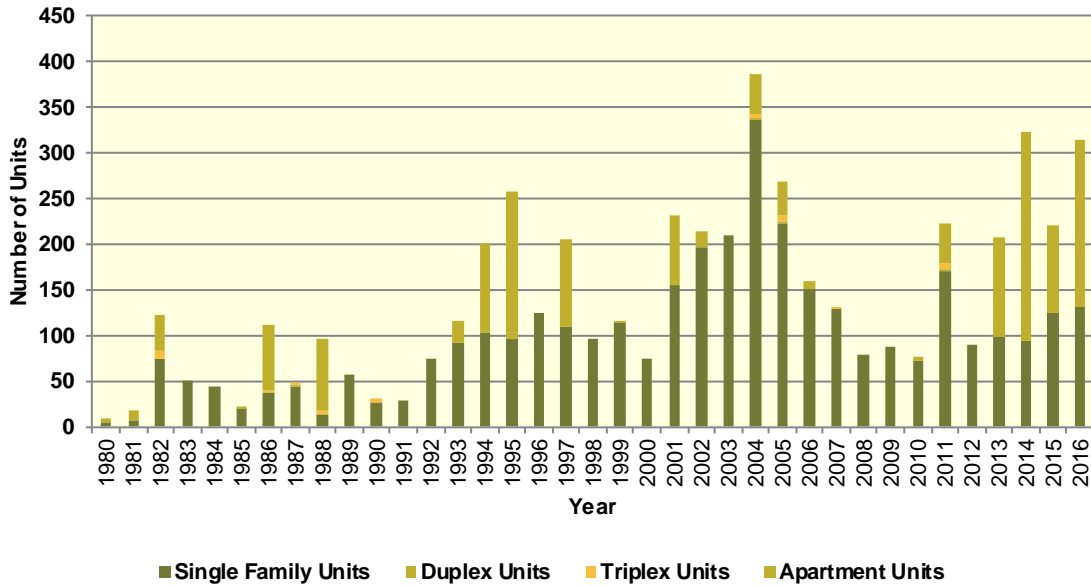
### Diagram III.1.5 Single Family Permits

Altoona  
Census Bureau Data, 1980–2016



### Diagram III.1.6 Total Permits by Unit Type

Altoona  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.1.23. In 2016, there were 6,374 housing units, up from 3,949 in 2000. Single-family units accounted for 76.5 percent of units in 2016, compared to 69.4 in 2000. Apartment units accounted for 17.4 percent in 2016, compared to 23.2 percent in 2000.

<b>Table III.1.23</b>				
<b>Housing Units by Type</b>				
Altoona				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,742	69.4%	4,878	76.5%
Duplex	105	2.7%	64	1%
Tri- or Four-Plex	81	2.1%	78	1.2%
Apartment	917	23.2%	1,107	17.4%
Mobile Home	104	2.6%	247	3.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>3,949</b>	<b>100.0%</b>	<b>6,374</b>	<b>100.0%</b>

Some 95.7 percent of housing was occupied in 2010, compared to 97.2 percent in 2000. Owner-occupied housing changed 50.2 percent between 2000 and 2010, ending with owner-occupied units representing 75.1 percent of unit. Vacant units changed by 122.9 percent, resulting in 243 vacant units in 2010.

<b>Table III.1.24</b>					
<b>Housing Units by Tenure</b>					
Altoona					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,850	97.2%	5,459	95.7%	41.8%
Owner-Occupied	2,729	70.9%	4,099	75.1%	50.2%
Renter-Occupied	1,121	29.1%	1,360	24.9%	21.3%
Vacant Housing Units	109	2.8%	243	4.3%	122.9%
<b>Total Housing Units</b>	<b>3,959</b>	<b>100.0%</b>	<b>5,702</b>	<b>100.0%</b>	<b>44%</b>

Table III.1.25, shows housing units by tenure from 2010 to 2016. By 2016, there were 6,374 housing units. An estimated 72.9 percent were owner-occupied, and 2.9 percent were vacant.

<b>Table III.1.25</b>				
<b>Housing Units by Tenure</b>				
Altoona				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,459	95.7%	6,187	97.1%
Owner-Occupied	4,099	75.1%	4,508	72.9%
Renter-Occupied	1,360	24.9%	1,679	27.1%
Vacant Housing Units	243	4.3%	187	2.9%
<b>Total Housing Units</b>	<b>5,702</b>	<b>100.0%</b>	<b>6,374</b>	<b>100.0%</b>



Households by household size are shown in Table III.1.26. There were a total of 5,459 households in 2010, up from 3,850 in 2000. One person households changed by 60.8 percent between 2000 and 2010, while two person households changed by 38.7 percent. Three and four person households changed by 29.3 and 29.7 respectively, representing 17.1 percent and 17.6 percent of the population in 2010.

<b>Table III.1.26</b>					
<b>Households by Household Size</b>					
Altoona					
2000 & 2010 Census SF1 Data					
<b>Size</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00–10</b>
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
One Person	768	19.9%	1,235	22.6%	60.8%
Two Persons	1,287	33.4%	1,785	32.7%	38.7%
Three Persons	720	18.7%	931	17.1%	29.3%
Four Persons	741	19.2%	961	17.6%	29.7%
Five Persons	257	6.7%	371	6.8%	44.4%
Six Persons	58	1.5%	132	2.4%	127.6%
Seven Persons or More	19	0.5%	44	0.8%	131.6%
<b>Total</b>	<b>3,850</b>	<b>100.0%</b>	<b>5,459</b>	<b>100.0%</b>	<b>41.8%</b>

Households by income is shown in Table III.1.27. Households earning more than \$100,000 per year represented 34.5 percent of households in 2016, compared to 7.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.3 percent of households in 2010, compared to 27.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.3 percent of households in 2016, compared to 8.2 percent in 2000.

<b>Table III.1.27</b>				
<b>Households by Income</b>				
Altoona				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Income</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
Less than \$15,000	313	8.2%	514	8.3%
\$15,000 to \$19,999	200	5.2%	161	2.6%
\$20,000 to \$24,999	289	7.5%	133	2.1%
\$25,000 to \$34,999	462	12.1%	510	8.2%
\$35,000 to \$49,999	644	16.8%	653	10.6%
\$50,000 to \$74,999	1,057	27.6%	1,195	19.3%
\$75,000 to \$99,999	565	14.8%	887	14.3%
\$100,000 or More	300	7.8%	2,134	34.5%
<b>Total</b>	<b>3,830</b>	<b>100.0%</b>	<b>6,187</b>	<b>100.0%</b>

Table III.1.28, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 30.9 percent and 5.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.5 percent, 9.6 percent, and 23, respectively. Housing units built prior to 1939 represented 4.3 percent of households in 2016.

<b>Table III.1.28</b>				
<b>Households by Year Home Built</b>				
Altoona				
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	120	3.1%	265	4.3%
1940 to 1949	49	1.3%	43	0.7%
1950 to 1959	245	6.4%	177	2.9%
1960 to 1969	421	11%	375	6.1%
1970 to 1979	1,134	29.6%	1,080	17.5%
1980 to 1989	513	13.4%	597	9.6%
1990 to 1999	1,355	35.3%	1,422	23%
2000 to 2009	.	.	1,909	30.9%
2010 or Later	.	.	319	5.2%
<b>Total</b>	<b>3,837</b>	<b>100.0%</b>	<b>6,187</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.1.29. An estimated 76.5 percent of white households occupy single family homes, while 100 percent of black households do. Some 17 percent of white households occupied apartments. An estimated 80.8 percent of Asian households occupy single family homes.

<b>Table III.1.29</b>							
<b>Distribution of Units in Structure by Race</b>							
Altoona							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.5%	100%	0%	80.8%	0%	0%	68.8%
Duplex	1.1%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	0%	0%	0%	0%	0%	0%
Apartment	17%	0%	0%	19.2%	0%	0%	31.2%
Mobile Home	4.1%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.1.30. An estimated 27.2 percent of vacant units were for rent in 2010, a 37.5 percent change since 2000. In addition, some 34.2 percent of vacant units were for sale, a change of 159.4 percent between 2000 and 2010. "Other" vacant units represented 21.4 percent of vacant units in 2010. This is a change of 271.4 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.

<b>Table III.1.30</b>					
<b>Disposition of Vacant Housing Units</b>					
Altoona					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	48	44%	66	27.2%	37.5%
For Sale	32	29.4%	83	34.2%	159.4%
Rented or Sold, Not Occupied	11	10.1%	22	9.1%	100%
For Seasonal, Recreational, or Occasional Use	3	2.8%	20	8.2%	566.7%
For Migrant Workers	1	0.9%	0	0%	-100%
Other Vacant	14	12.8%	52	21.4%	271.4%
<b>Total</b>	<b>109</b>	<b>100.0%</b>	<b>243</b>	<b>100.0%</b>	<b>122.9%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.1.31. By 2016, for sale units accounted for 29.4 percent. “Other” vacant units accounted for 53.5 percent of vacant units, representing a total of 100 “other” vacant units.

<b>Table III.1.31</b>				
<b>Disposition of Vacant Housing Units</b>				
Altoona				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	66	27.2%	0	0%
For Sale	83	34.2%	55	29.4%
Rented Not Occupied	9	3.7%	0	0%
Sold Not Occupied	13	5.3%	0	0%
For Seasonal, Recreational, or Occasional Use	20	8.2%	32	17.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	52	21.4%	100	53.5%
<b>Total</b>	<b>243</b>	<b>100.0%</b>	<b>187</b>	<b>100.0%</b>

### 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 III.1.32. In 2016, an estimated 0.3 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

<b>Table III.1.32</b> <b>Overcrowding and Severe Overcrowding</b> Altoona 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	
<b>Owner</b>							
2000 Census	2,687	98.6%	29	1.1%	8	0.3%	2,724
2016 Five-Year ACS	4,489	99.6%	9	0.2%	10	0.2%	4,508
<b>Renter</b>							
2000 Census	1,059	95.1%	33	3%	21	1.9%	1,113
2016 Five-Year ACS	1,672	99.6%	7	0.4%	0	0%	6,187
<b>Total</b>							
2000 Census	3,746	97.6%	62	1.6%	29	0.8%	3,837
2016 Five-Year ACS	6,161	99.6%	16	0.3%	10	0.2%	6,187

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 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Altoona.

<b>Table III.1.33</b> <b>Households with Incomplete Plumbing Facilities</b> Altoona 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,837	6,187
Lacking Complete Plumbing Facilities	0	0
<b>Total Households</b>	<b>3,837</b>	<b>6,187</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0%</b>

There were 8 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000.

<b>Table III.1.34</b> <b>Households with Incomplete Kitchen Facilities</b> Altoona 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,837	6,179
Lacking Complete Kitchen Facilities	0	8
<b>Total Households</b>	<b>3,837</b>	<b>6,187</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0.1%</b>

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 Altoona, 11.7 of households had a cost burden and 9.5 percent had a severe cost burden. Some 15.4 percent of renters were cost burdened, and 22.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.2 percent and a severe cost burden rate of 1.3 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 5.8 percent.

**Table III.1.35**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Altoona  
 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	
<b>Owner With a Mortgage</b>									
2000 Census	1,776	83.8%	284	13.4%	59	2.8%	0	0%	2,119
2016 Five-Year ACS	2,797	82.5%	397	11.7%	198	5.8%	0	0%	3,392
<b>Owner Without a Mortgage</b>									
2000 Census	376	94.2%	16	4%	7	1.8%	0	0%	399
2016 Five-Year ACS	1,022	91.6%	69	6.2%	15	1.3%	10	0.9%	1,116
<b>Renter</b>									
2000 Census	662	59.5%	290	26.1%	141	12.7%	20	1.8%	1,113
2016 Five-Year ACS	1,004	59.8%	259	15.4%	373	22.2%	43	2.6%	1,679
<b>Total</b>									
2000 Census	2,814	77.5%	590	16.2%	207	5.7%	20	0.6%	3,631
2016 Five-Year ACS	4,823	78%	725	11.7%	586	9.5%	53	0.9%	6,187

**Housing Problems by Income**

Table III.1.36, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Polk County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.1.37, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 505 owner-occupied and 385 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 180 owner-occupied 175 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,555 households without a housing problem.

**Table III.1.36**  
**Median Family Income**  
 Polk County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	60,000	49,100
2001	64,600	52,500
2002	66,900	53,700
2003	63,900	54,900
2004	65,300	55,800
2005	68,050	57,650
2006	67,700	57,800
2007	67,700	58,100
2008	67,900	58,500
2009	71,700	62,000
2010	73,200	62,400
2011	74,500	64,000
2012	75,500	64,800
2013	72,900	64,700
2014	74,900	65,300
2015	75,000	67,500
2016	76,900	68,400
2017	82,200	69,900



**Table III.1.37**  
**Housing Problems by Income and Tenure**  
 Polk 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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	45	85	50	0	0	180
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	140	215	85	50	505
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	10	95	285	435	2,715	3,540
<b>Total</b>	<b>80</b>	<b>320</b>	<b>550</b>	<b>520</b>	<b>2,765</b>	<b>4,235</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	150	25	0	0	0	175
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	300	25	0	0	385
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
has none of the 4 housing problems	55	60	205	195	500	1,015
<b>Total</b>	<b>300</b>	<b>385</b>	<b>230</b>	<b>195</b>	<b>500</b>	<b>1,610</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	195	110	50	0	0	355
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	440	240	85	50	890
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	65	155	490	630	3,215	4,555
<b>Total</b>	<b>380</b>	<b>705</b>	<b>780</b>	<b>715</b>	<b>3,265</b>	<b>5,845</b>

### Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table III.1.38 presents some basic statistics about the completed surveys.

**Table III.1.38**  
**Survey of Rental Properties**  
 Altoona  
 2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	7	683	7.9	29.8

Table III.1.39, shows the amount of total and vacant units with their associated vacancy rates. There were 683 apartment units reported in the survey, with 54 of them available, which resulted

in a vacancy rate of 7.9 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.1.39</b> <b>Rental Vacancy Survey by Type</b> Altoona 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	683	54	7.9%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
<b>Total</b>	<b>683</b>	<b>54</b>	<b>7.9%</b>

Table III.1.40, reports units by bedroom size. As can be seen there were 226 two bedroom apartment units and 40 three bedroom units. Overall, the 226 two bedroom units accounted for 33.1 percent of all units, and the 40 three bedroom units accounted for 5.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 361 units listed as "Don't Know". Additional details for additional unit types are reported found below.

<b>Table III.1.40</b> <b>Rental Units by Bedroom Size</b> Altoona 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	56	0	0	.	56
Two	0	226	0	0	.	226
Three	0	40	0	0	.	40
Four	0	0	0	0	.	0
Don't Know	0	361	0	0	0	361
<b>Total</b>	<b>0</b>	<b>683</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>683</b>

Table III.1.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two-bedroom units, which had a vacancy rate of 7.1 percent.

<b>Table III.1.41</b> <b>Apartment Units by Bedroom Size</b> Altoona 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	56	0	0%
Two	226	16	7.1%
Three	40	0	0%
Four	0	0	0%
Don't know	361	38	10.5%
<b>Total</b>	<b>683</b>	<b>54</b>	<b>7.9%</b>

Average market-rate rents by unit type are shown in Table III.1.42. 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.

<b>Table III.1.42</b> <b>Average Market Rate Rents by Bedroom Size</b> Altoona 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$707	\$0	\$0	\$707
One	\$0	\$804.6	\$0	\$0	\$804.6
Two	\$0	\$992.5	\$0	\$0	\$992.5
Three	\$0	\$1046.8	\$0	\$0	\$1046.8
Four	\$0	\$1659	\$0	\$0	\$1659
<b>Total</b>	<b>\$0</b>	<b>\$992</b>	<b>\$0</b>	<b>\$0</b>	<b>\$992</b>

The average rent and availability of apartment units is displayed in Table III.1.43. The most common rent for apartment rents was above 1,500 dollars and the units in this price range had a vacancy rate of 21.2 percent.

<b>Table III.1.43</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Altoona 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	467	28	6%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	126	12	9.5%
Above \$1,500	66	14	21.2%
Missing	24	0	0%
<b>Total</b>	<b>683</b>	<b>54</b>	<b>7.9%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.1.44, 4 respondents, or 80 percent, included some sort of utility in the rent.

<b>Table III.1.44</b> <b>Are there any utilities included with the rent?</b> Altoona 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
<b>% Offering Utilities</b>	<b>80%</b>

The type of utility included in the rent is shown in Table III.1.45. There was 1 respondent who included electricity, 3 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table III.1.45</b> <b>Which utilities are included with the rent?</b> Altoona 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	3
Water/Sewer	5
Trash Collection	5

### 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 III.1.46, there were 272 accessible apartment units. Respondents also indicated there were a total of 3 persons with disabilities currently residing in accessible units.

<b>Table III.1.46</b> <b>Accessible Units by Bedroom Size</b> Altoona 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0		0
One	0	7	0	0		7
Two	0	70	0	0		70
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	195	0	0	0	195
<b>Total</b>	<b>0</b>	<b>272</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>272</b>

Table III.1.47, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 31 percent or 70 two bedroom apartment units are accessible, with 0 percent of three bedroom units considered accessible. Overall, 39.8 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.1.47</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Altoona 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	49	7	56	12.5%
Two	156	70	226	31%
Three	40	0	40	0%
Four	0	0	0	0%
Don't know	166	195	361	54%
<b>Total</b>	<b>411</b>	<b>272</b>	<b>683</b>	<b>39.8%</b>

### Perceived Need for Rental Units

Table III.1.48, 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 21 number of persons on the wait list.

<b>Table III.1.48</b> <b>Do you keep a waiting list?</b> Altoona 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	3
<b>Waitlist Size</b>	<b>21</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.1.49, 2 respondents said there was no need for renovating single family units, with no respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units and no respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.1.49</b> <b>How would you rate the need for renovation of existing units in the?</b> Altoona 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	1	0
Low Need	2	2	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>1.5</b>	<b>1.5</b>	<b>1</b>	<b>0</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.1.50, 2 respondents said there was no need for new single family units, with no respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with no respondents saying there was extreme need for constructing new apartment units.

<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	2	2	1	0
Low Need	0	0	0	0
Moderate Need	2	2	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>

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 III.1.51, shows the *strong growth scenario* for Altoona. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 6,187 households. In 2030, there will be a projected 7,112 households, of which 5,182 are projected to be owner occupied and the remaining 1,930 are expected to be renter-occupied.



By 2050, there are projected to be 5,695 owner-occupied households, of which 107 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 739 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,121 renter households, of which 390 renter households are expected to have incomes between 0 and 30.0 percent of median family income 304 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 7,816 occupied units by 2050, of which 497 are expected to have incomes on between 0 and 30 percent of MFI.

<b>Table III.1.51 Housing Demand Forecast</b>								
Altoona Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	91	95	98	101	103	105	107
30.1-50%	0	365	378	391	403	413	422	430
50.1-80%	0	628	650	672	692	710	725	739
80.1-95%	0	462	479	495	510	523	534	544
95.1-115%	0	405	420	434	447	458	468	477
115+%	0	2,889	2,990	3,092	3,184	3,264	3,335	3,398
<b>Total</b>	<b>0</b>	<b>4,841</b>	<b>5,011</b>	<b>5,182</b>	<b>5,336</b>	<b>5,470</b>	<b>5,588</b>	<b>5,695</b>
<b>Renter</b>								
0-30%	0	331	343	355	365	374	383	390
30.1-50%	0	433	448	463	477	489	499	509
50.1-80%	0	258	267	277	285	292	298	304
80.1-95%	0	118	122	126	130	133	136	139
95.1-115%	0	309	320	331	341	349	357	363
115+%	0	354	366	379	390	400	408	416
<b>Total</b>	<b>0</b>	<b>1,803</b>	<b>1,866</b>	<b>1,930</b>	<b>1,987</b>	<b>2,037</b>	<b>2,081</b>	<b>2,121</b>
<b>Total</b>								
0-30%	0	423	438	453	466	478	488	497
30.1-50%	0	798	826	854	879	902	921	939
50.1-80%	0	886	917	949	977	1,002	1,023	1,043
80.1-95%	0	580	601	621	640	656	670	683
95.1-115%	0	714	739	765	787	807	825	840
115+%	0	3,243	3,356	3,471	3,574	3,664	3,743	3,814
<b>Total</b>	<b>6,187</b>	<b>6,645</b>	<b>6,877</b>	<b>7,112</b>	<b>7,323</b>	<b>7,508</b>	<b>7,670</b>	<b>7,816</b>

