

**VOLUME III:  
AMES**

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## Ames

### DEMOGRAPHICS

#### Population Estimates

Table III.8.1, at right shows the population for Ames. As can be seen, the population in Ames increased from 58,965 persons in 2010 to 66,191 person in 2016, or by 12.3 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 Ames. Although a city may span several counties, for the county level data pieces, Story County was selected. For a more in-depth county level view, please refer to Story County in Volume II of this profile.

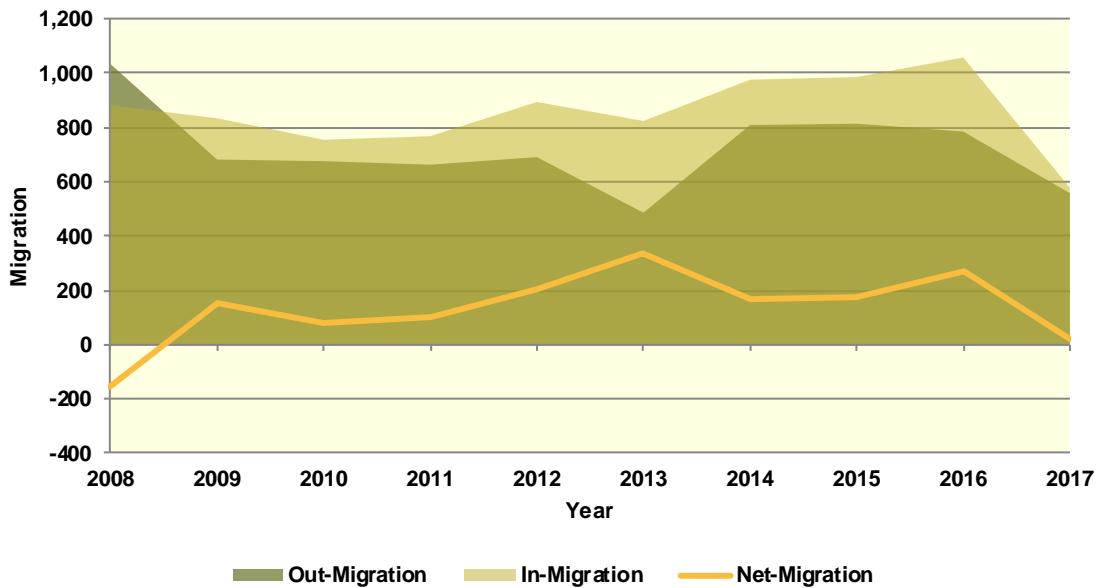
#### Story County Population Migration Trends

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.8.1, 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 338 people entering and the migration lowest net migration occurred in 2008 with 152 entering Ames.

Year	Population	Percent Yearly Change
2000	50,731	.
2001	51,123	0.8%
2002	52,652	3%
2003	52,720	0.1%
2004	53,305	1.1%
2005	53,512	0.4%
2006	55,035	2.8%
2007	56,567	2.8%
2008	57,477	1.6%
2009	58,669	2.1%
2010	58,965	0.5%
2011	60,252	2.2%
2012	61,297	1.7%
2013	62,857	2.5%
2014	64,488	2.6%
2015	65,504	1.6%
2016	66,191	1%

**Diagram III.8.1**  
**Net In-migration by Gender**  
 Story County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.8.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 55 percent of net-migrants, or 11 persons were male, with the remaining 45 percent, or 9 persons were female.

Table III.8.2, shows net-migration for Story County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 41 persons entering Story County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 35 persons leaving Story County.

**Table III.8.2**  
**New-Migration by Age Range**  
 Story County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	-7	-3	-2	0	2	2	-1	-2	0	0
18-22	80	74	83	83	96	117	118	126	132	41
23-25	-57	7	-19	-36	-16	25	-35	-22	32	3
26-35	-145	18	8	-19	34	89	31	-25	23	-35
36-45	-20	50	24	37	47	43	25	58	69	13
46-55	14	6	-14	18	40	27	18	22	0	1
56-65	-9	3	-3	10	-6	21	8	1	26	-4
66 +	-8	-3	2	12	6	14	3	14	-9	1
<b>Total</b>	<b>-152</b>	<b>152</b>	<b>79</b>	<b>105</b>	<b>203</b>	<b>338</b>	<b>167</b>	<b>172</b>	<b>273</b>	<b>20</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.8.3, shows population by age for the 2000 and 2010 Census. The population changed by 16.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 22.6 percent to a total of 4,774 persons in 2010. Those aged 25 to 34 changed by 26.3 percent, and those aged under 5 changed by 19 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	2,237	4.4%	2,661	4.5%	19%
5 to 19	10,783	21.3%	11,706	19.9%	8.6%
20 to 24	14,700	29%	17,475	29.6%	18.9%
25 to 34	7,192	14.2%	9,087	15.4%	26.3%
35 to 54	9,286	18.3%	8,928	15.1%	-3.9%
55 to 64	2,640	5.2%	4,334	7.4%	64.2%
65 or Older	3,893	7.7%	4,774	8.1%	22.6%
<b>Total</b>	<b>50,731</b>	<b>100.0%</b>	<b>58,965</b>	<b>100.0%</b>	<b>16.2%</b>

The elderly population is further explored in Table III.8.4. Those aged 65 to 66 changed by 29.3 percent between 2000 and 2010, resulting in a population of 565 persons. Those aged 85 or older changed by 24.6 percent during the same time period, and resulted in 714 persons over age 85 in 2010.

<b>Table III.8.4</b>					
<b>Elderly Population by Age</b>					
Ames					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	437	11.2%	565	11.8%	29.3%
67 to 69	617	15.8%	769	16.1%	24.6%
70 to 74	903	23.2%	1,083	22.7%	19.9%
75 to 79	775	19.9%	919	19.3%	18.6%
80 to 84	588	15.1%	724	15.2%	23.1%
85 or Older	573	14.7%	714	15%	24.6%
<b>Total</b>	<b>3,893</b>	<b>100.0%</b>	<b>4,774</b>	<b>100.0%</b>	<b>22.6%</b>

Population by race and ethnicity is shown in Table III.8.5. The white population changed by 12.5 percent between 2000 and 2010, and resulted in representing 84.5 percent of the population in 2010. The black population changed by 48.4 percent, represented 3.4 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 8.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 102.3 percent between 2000 and 2010, compared to the 14.5 percent growth rate for non-Hispanics.

<b>Table III.8.5</b>					
<b>Population by Race and Ethnicity</b>					
Ames					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	44,308	87.3%	49,838	84.5%	12.5%
Black	1,343	2.6%	1,993	3.4%	48.4%
American Indian	75	0.1%	103	0.2%	37.3%
Asian	3,906	7.7%	5,175	8.8%	32.5%
Native Hawaiian/ Pacific Islander	22	0%	17	0%	-22.7%
Other	388	0.8%	645	1.1%	66.2%
Two or More Races	689	1.4%	1,194	2%	73.3%
<b>Total</b>	<b>50,731</b>	<b>100.0%</b>	<b>58,965</b>	<b>100.0%</b>	<b>16.2%</b>
<b>Hispanic</b>	1,002	2%	2,027	3.4%	102.3%
<b>Non-Hispanic</b>	49,729	98%	56,938	96.6%	14.5%

Population by race and ethnicity through 2016 is shown in Table III.8.6. The white population represented 83.5 percent of the population in 2016, compared with black households accounting for 3.1 percent of the population. Hispanic households represented 3.2 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	49,838	84.5%	53,532	83.5%
Black	1,993	3.4%	1,994	3.1%
American Indian	103	0.2%	123	0.2%
Asian	5,175	8.8%	6,146	9.6%
Native Hawaiian/ Pacific Islander	17	0%	29	0%
Other	645	1.1%	278	0.4%
Two or More Races	1,194	2%	1,971	3.1%
<b>Total</b>	<b>58,965</b>	<b>100.0%</b>	<b>64,073</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>56,938</b>	<b>96.6%</b>	<b>61,994</b>	<b>96.8%</b>
<b>Hispanic</b>	<b>2,027</b>	<b>3.4%</b>	<b>2,079</b>	<b>3.2%</b>

The population by race is broken down further by ethnicity in Table III.8.7. While the white non-Hispanic population changed by 11.1 percent between 2000 and 2010, the white Hispanic population changed by 119.6 percent. The black non-Hispanic population changed by 46.7 percent, while the black Hispanic population changed by 160 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	43,762	88%	48,639	85.4%	11.1%
Black	1,323	2.7%	1,941	3.4%	46.7%
American Indian	64	0.1%	77	0.1%	20.3%
Asian	3,902	7.8%	5,162	9.1%	32.3%
Native Hawaiian/ Pacific Islander	22	0%	14	0%	-36.4%
Other	69	0.1%	91	0.2%	31.9%
Two or More Races	587	1.2%	1,014	1.8%	72.7%
<b>Total Non-Hispanic</b>	<b>49,729</b>	<b>100.0%</b>	<b>56,938</b>	<b>100.0%</b>	<b>14.5%</b>
<b>Hispanic</b>					
White	546	54.5%	1,199	59.2%	119.6%
Black	20	2%	52	2.6%	160%
American Indian	11	1.1%	26	1.3%	136.4%
Asian	4	0.4%	13	0.6%	225%
Native Hawaiian/ Pacific Islander	0	0%	3	0.1%	
Other	319	31.8%	554	27.3%	73.7%
Two or More Races	102	10.2%	180	8.9%	76.5%
<b>Total Hispanic</b>	<b>1,002</b>	<b>100.0%</b>	<b>2,027</b>	<b>100.0%</b>	<b>102.3%</b>
<b>Total Population</b>	<b>50,731</b>	<b>100.0%</b>	<b>58,965</b>	<b>100.0%</b>	<b>16.2%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.8.8. During this time, the total non-Hispanic population was 61,994 persons in 2016. The Hispanic population was 2,079.



<b>Table III.8.8</b>				
<b>Population by Race and Ethnicity</b>				
Ames				
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	48,639	85.4%	51,907	83.7%
Black	1,941	3.4%	1,870	3%
American Indian	77	0.1%	123	0.2%
Asian	5,162	9.1%	6,142	9.9%
Native Hawaiian/ Pacific Islander	14	0%	21	0%
Other	91	0.2%	0	0%
Two or More Races	1,014	1.8%	1,931	3.1%
<b>Total Non-Hispanic</b>	<b>56,938</b>	<b>100.0%</b>	<b>61,994</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,199	59.2%	1,625	78.2%
Black	52	2.6%	124	6%
American Indian	26	1.3%	0	0%
Asian	13	0.6%	4	0.2%
Native Hawaiian/ Pacific Islander	3	0.1%	8	0.4%
Other	554	27.3%	278	13.4%
Two or More Races	180	8.9%	40	1.9%
<b>Total Hispanic</b>	<b>2,027</b>	<b>100.0</b>	<b>2,079</b>	<b>100.0%</b>
<b>Total Population</b>	<b>58,965</b>	<b>100.0%</b>	<b>64,073</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.8.9. Family households represented 42.5 percent of households, while non-family households accounted for 57.5 percent. These changed from 43.8 and 56.2 percent, respectively.

<b>Table III.8.9</b>				
<b>Household Type by Tenure</b>				
Ames				
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	9,959	43.8%	10,480	42.5%
Married-Couple Family	8,111	81.4%	8,862	84.6%
Owner-Occupied	6,249	77%	6,630	74.8%
Renter-Occupied	1,862	23%	2,232	25.2%
Other Family	1,848	18.6%	1,618	17.6%
Male Householder, No Spouse Present	611	33.1%	478	37.8%
Owner-Occupied	204	33.4%	119	24.9%
Renter-Occupied	407	66.6%	359	75.1%
Female Householder, No Spouse Present	1,237	66.9%	1,140	76.5%
Owner-Occupied	432	34.9%	486	42.6%
Renter-Occupied	805	65.1%	654	57.4%
Non-Family Households	12,800	56.2%	14,163	57.5%
Owner-Occupied	2,818	22%	2,691	19%
Renter-Occupied	9,982	78%	11,472	81%
<b>Total</b>	<b>22,759</b>	<b>100.0%</b>	<b>24,643</b>	<b>100.0%</b>

The group quarters population was 7,767 in 2010, compared to 9,122 in 2000. Institutionalized populations experienced a 58.1 percent change between 2000 and 2010. Non-institutionalized populations experienced a -16.4 percent change during this same time period.



<b>Table III.8.10</b>					
<b>Group Quarters Population</b>					
Ames					
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	42	22.6%	42	14.3%	0%
Juvenile Facilities	.	.	69	23.5%	.
Nursing Homes	137	73.7%	181	61.6%	32.1%
Other Institutions	7	3.8%	2	0.7%	-71.4%
<b>Total</b>	<b>186</b>	<b>100.0%</b>	<b>294</b>	<b>100.0%</b>	<b>58.1 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	8,619	96.5%	7,298	97.7%	-15.3%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	317	3.5%	175	2.3%	-44.8%
<b>Total</b>	<b>8,936</b>	<b>100.0%</b>	<b>7,473</b>	<b>100.0%</b>	<b>-16.4%</b>
<b>Group Quarters Population</b>	<b>9,122</b>	<b>100.0%</b>	<b>7,767</b>	<b>100.0%</b>	<b>-14.9%</b>

The number of foreign born persons are shown in Table III.8.11. An estimated 4.2 percent of the population was born in China excluding Hong Kong and Taiwan, some 1.3 percent were born in India, and another 0.9 percent were born in Korea.

<b>Table III.8.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Ames			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	2,715	4.2%
#2 country of origin	India	831	1.3%
#3 country of origin	Korea	557	0.9%
#4 country of origin	Other Western Asia	373	0.6%
#5 country of origin	Malaysia	332	0.5%
#6 country of origin	Canada	233	0.4%
#7 country of origin	Nigeria	214	0.3%
#8 country of origin	Turkey	206	0.3%
#9 country of origin	Taiwan	192	0.3%
#10 country of origin	Mexico	134	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.8.12. An estimated 3 percent of the population speaks Chinese at home, followed by 0.7 percent speaking Other Asian and Pacific Island languages.

**Table III.8.12**  
**Limited English Proficiency and Language Spoken at Home**  
 Ames  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Chinese	1,823	3%
#2 LEP Language	Other Asian and Pacific Island languages	443	0.7%
#3 LEP Language	Korean	404	0.7%
#4 LEP Language	Spanish	294	0.5%
#5 LEP Language	Arabic	219	0.4%
#6 LEP Language	Other Indo-European languages	187	0.3%
#7 LEP Language	Russian, Polish, or other Slavic languages	42	0.1%
#8 LEP Language	Vietnamese	37	0.1%
#9 LEP Language	Other and unspecified languages	24	0%
#10 LEP Language	German or other West Germanic languages	21	0%

### Disability

The disability rate from the 2000 Census is shown in Table III.8.13. Some 8.3 percent of the population was disabled in 2000, or a total of 4,001 persons. The disability rate was highest for those over 65, with 31.6 percent disabled.

**Table III.8.13**  
**Disability by Age**  
 Ames  
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	216	5.1%
16 to 64	2,647	6.6%
65 and older	1,138	31.6%
<b>Total</b>	<b>4,001</b>	<b>8.3%</b>

Table III.8.14, shows disability by type in 2000. There were 1,496 physical disabilities in 2000, some 1,493 employment disabilities, and 1,145 go-outside-home disabilities.

**Table III.8.14**  
**Total Disabilities Tallied: Aged 5 and Older**  
 Ames  
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	883
Physical disability	1,496
Mental disability	1,318
Self-care disability	412
Employment disability	1,493
Go-outside-home disability	1,145
<b>Total</b>	<b>6,747</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.8.15. The disability rate for females was 6.7 percent, compared to 4.7 percent for males. The disability rate changed precipitously higher with age, with 34.8 percent of those over 75 experiencing a disability.

<b>Table III.8.15</b>						
<b>Disability by Age</b>						
Ames						
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	77	3%	73	2.7%	150	2.8%
18 to 34	434	2.1%	641	3.9%	1,075	2.9%
35 to 64	370	5.5%	548	8.2%	918	6.8%
65 to 74	225	16.6%	291	17.9%	516	17.3%
75 or Older	492	41.8%	446	29.4%	938	34.8%
<b>Total</b>	<b>1,598</b>	<b>4.7%</b>	<b>1,999</b>	<b>6.7%</b>	<b>3,597</b>	<b>5.6%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.8.16. Some 2.1 percent have an ambulatory disability, 1.7 have an independent living disability, and 0.8 percent have a self-care disability.

<b>Table III.8.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Ames		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,171	1.8%
Vision disability	586	0.9%
Cognitive disability	1,499	2.4%
Ambulatory disability	1,265	2.1%
Self-Care disability	469	0.8%
Independent living disability	961	1.7%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.8.17. In 2016, some 34,978 persons were employed and 2,241 were unemployed. This totaled a labor force of 37,219 persons. The unemployment rate for Ames was estimated to be 6 percent in 2016.

<b>Table III.8.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Ames	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	34,978
Unemployed	2,241
<b>Labor Force</b>	<b>37,219</b>
Unemployment Rate	6%

In 2016, 98.6 percent of households in Ames had a high school education or greater.



<b>Table III.8.18</b>	
<b>High School or Greater Education</b>	
Ames	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	24,305
Total Households	24,643
<b>Percent High School or Above</b>	<b>98.6%</b>

As seen in Table III.8.19, some 12.2 percent of the population had a high school diploma or equivalent, another 49 percent have some college, 21.3 percent have a Bachelor's Degree, and 15.6 percent of the population had a graduate or professional degree.

<b>Table III.8.19</b>		
<b>Educational Attainment</b>		
Ames		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,136	2%
High School or Equivalent	6,830	12.2%
Some College or Associates Degree	27,512	49%
Bachelor's Degree	11,943	21.3%
Graduate or Professional Degree	8,765	15.6%
<b>Total Population Above 18 years</b>	<b>56,186</b>	<b>100.0%</b>

## ECONOMICS

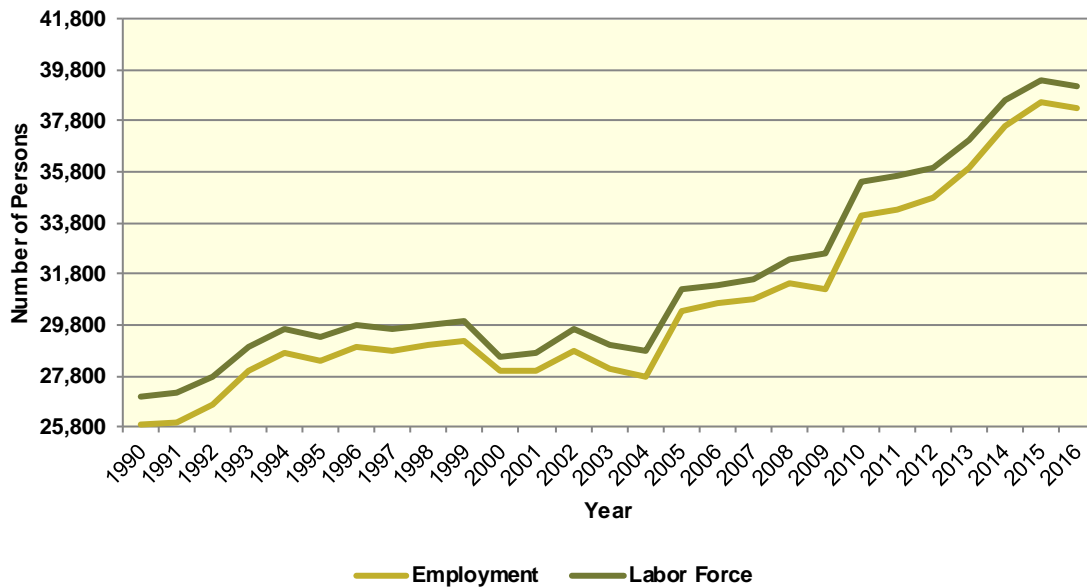
### Labor Force

Table III.8.20, shows the labor force statistics for Ames from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 2 percent. The highest level of unemployment occurred during 1991 rising to a rate of 4.3 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 Ames decreased from 2.3 percent in 2015 to 2.1 percent in 2016, which compared to a statewide decrease to 3.7 percent.

<b>Table III.8.20</b>					
<b>Labor Force Statistics</b>					
Ames					
1990 - 2016 BLS Data					
Year	Ames				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,125	25,880	27,005	4.2%	4.4%
1991	1,179	25,954	27,133	4.3%	4.7%
1992	1,111	26,667	27,778	4%	4.5%
1993	987	27,965	28,952	3.4%	4%
1994	929	28,698	29,627	3.1%	3.5%
1995	904	28,420	29,324	3.1%	3.4%
1996	884	28,904	29,788	3%	3.5%
1997	843	28,773	29,616	2.8%	3.1%
1998	828	28,976	29,804	2.8%	2.7%
1999	708	29,204	29,912	2.4%	2.6%
2000	558	27,997	28,555	2%	2.6%
2001	675	27,998	28,673	2.4%	3.3%
2002	848	28,786	29,634	2.9%	4%
2003	928	28,113	29,041	3.2%	4.5%
2004	949	27,794	28,743	3.3%	4.5%
2005	848	30,374	31,222	2.7%	4.3%
2006	732	30,620	31,352	2.3%	3.7%
2007	782	30,830	31,612	2.5%	3.7%
2008	931	31,443	32,374	2.9%	4.2%
2009	1,376	31,204	32,580	4.2%	6.4%
2010	1,316	34,116	35,432	3.7%	6%
2011	1,266	34,344	35,610	3.6%	5.5%
2012	1,175	34,798	35,973	3.3%	5%
2013	1,131	35,959	37,090	3%	4.7%
2014	1,037	37,610	38,647	2.7%	4.3%
2015	914	38,499	39,413	2.3%	3.8%
2016	840	38,335	39,175	2.1%	3.7%

Diagram III.8.2, shows the employment and labor force for Ames. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 38,335 persons, with the labor force reaching 39,175, indicating there were a total of 840 unemployed persons.

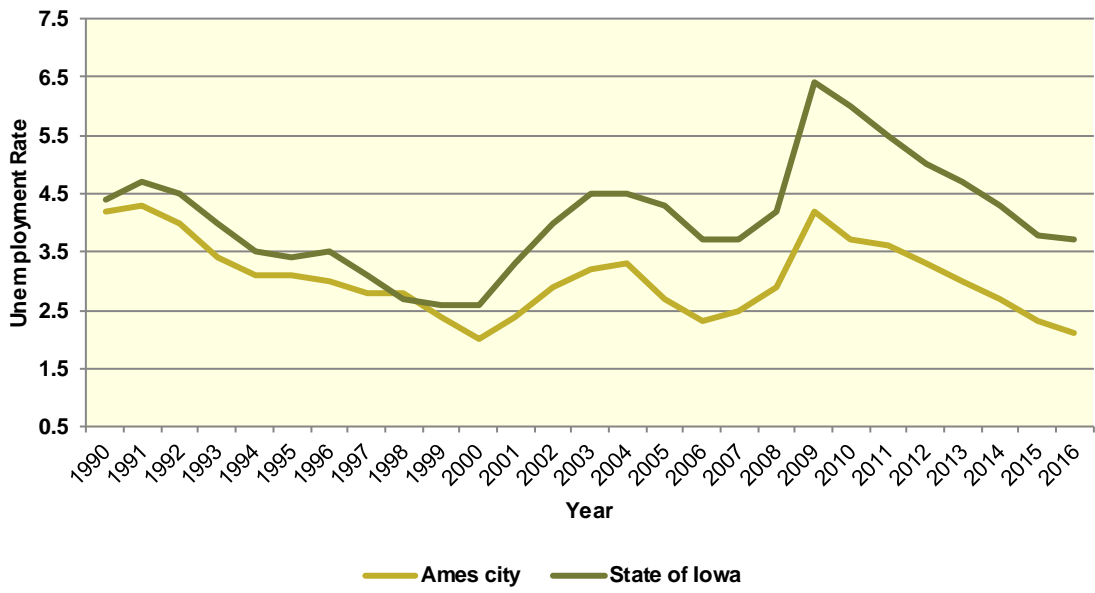
**Diagram III.8.2**  
**Employment and Labor Force**  
 Ames  
 1990 – 2016 BLS Data



**Unemployment**

Diagram III.8.3, shows the unemployment rate for both the State and Ames. During the 1990’s the average rate for Ames was 3.3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 2.9 percent. Over the course of the entire period the Ames had an average unemployment rate that lower than the State, 3 percent for Ames, versus 4.1 statewide.

**Diagram III.8.3**  
**Annual Unemployment Rate**  
 Ames  
 1990 – 2016 BLS Data



**Earnings: Story 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.8.4, shows real average earnings per job for Story County from 1990 to 2016. Over this period the average earning per job for Story County was \$42,890, which was lower than the statewide average of \$43,526 over the same period.

**Diagram III.8.4**  
**Real Average Earnings Per Job**  
 Story County  
 BEA Data 1990 - 2016

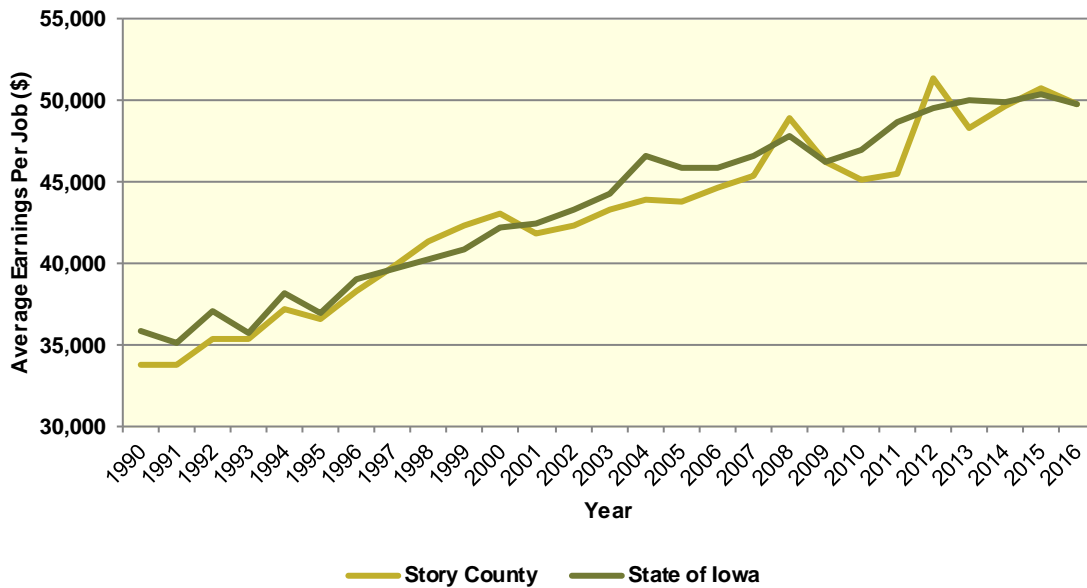
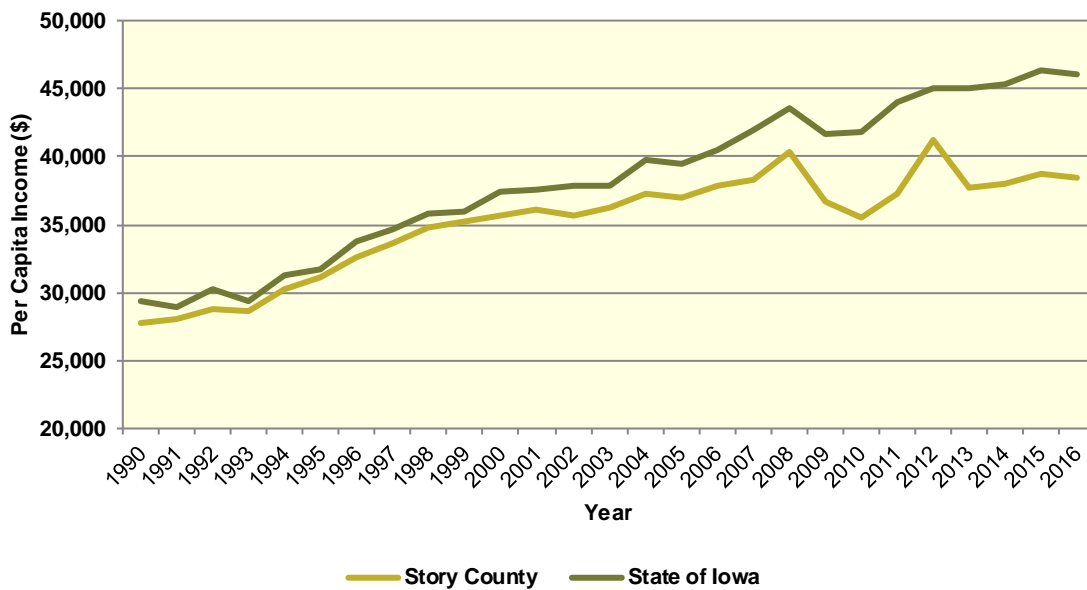


Diagram III.8.5, shows real per capita income for the Story County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Story County was \$35,174, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.8.5**  
**Real Per Capita Income**  
 Story County  
 BEA Data 1990 - 2016





## Iowa Department of Revenue: Story County

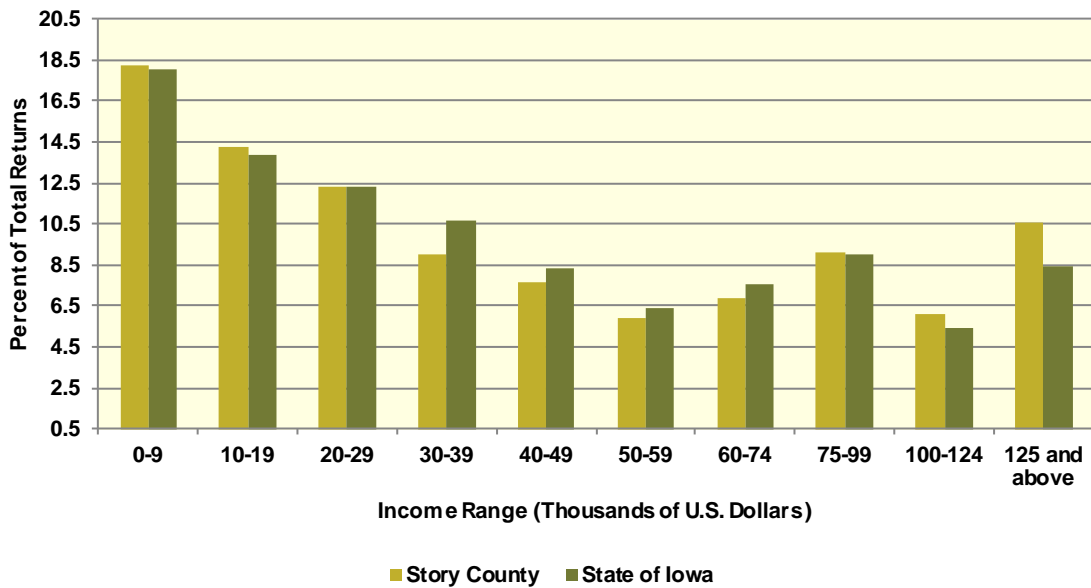
The Iowa Department of Revenue releases annual income tax statistics. Table III.8.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Story County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 6.8 percent, with 3,988 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 \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.3 percent.

**Table III.8.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Ames  
 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	7,025	5,251	3,904	3,170	2,532	2,156	2,627	2,529	1,062	1,324	31,580
2003	6,934	5,277	3,874	3,286	2,485	2,114	2,669	2,685	1,135	1,409	31,868
2004	6,892	5,180	3,924	3,138	2,602	2,142	2,713	2,885	1,292	1,561	32,329
2005	6,664	5,237	4,064	3,302	2,564	2,128	2,750	3,019	1,439	1,800	32,967
2006	6,449	5,268	3,978	3,306	2,736	2,157	2,845	3,284	1,551	2,100	33,674
2007	6,762	5,241	4,182	3,347	2,803	2,204	2,783	3,391	1,798	2,489	35,000
2008	6,613	5,246	4,266	3,478	2,741	2,217	2,777	3,446	1,916	2,558	35,258
2009	6,869	5,555	4,191	3,317	2,711	2,148	2,788	3,306	1,872	2,537	35,294
2010	6,781	5,698	4,095	3,305	2,765	2,114	2,733	3,364	1,959	2,645	35,459
2011	6,835	5,577	4,225	3,313	2,714	2,172	2,606	3,440	1,991	2,896	35,769
2012	6,675	5,533	4,356	3,239	2,834	2,153	2,613	3,460	2,048	3,319	36,230
2013	6,812	5,441	4,462	3,328	2,723	2,165	2,678	3,438	2,171	3,494	36,712
2014	6,831	5,399	4,486	3,405	2,764	2,186	2,634	3,443	2,271	3,849	37,268
2015	6,887	5,395	4,673	3,421	2,885	2,227	2,617	3,452	2,309	3,988	37,854
<b>Change 10 - 15</b>	<b>1.6%</b>	<b>-5.3%</b>	<b>14.1%</b>	<b>3.5%</b>	<b>4.3%</b>	<b>5.3%</b>	<b>-4.2%</b>	<b>2.6%</b>	<b>17.9%</b>	<b>50.8%</b>	<b>6.8%</b>

**Diagram III.8.6**  
**2015 Income Distribution**  
 Story County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Ames is shown in Table III.8.22. In 2016, there were an estimated 16,560 persons living in poverty. This represented a 30.1 percent poverty rate, compared to 20.4 percent poverty in 2000. In 2016, some 2.1 percent of those in poverty were under age 6, and 1.3 percent were 65 or older.

Table III.8.22 Poverty by Age Ames 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	377	4.4%	348	2.1%
6 to 17	385	4.5%	397	2.4%
18 to 64	7,598	89.3%	15,602	94.2%
65 or Older	147	1.7%	213	1.3%
<b>Total</b>	<b>8,507</b>	<b>100.0%</b>	<b>16,560</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>20.4%</b>	.	<b>30.1%</b>	.

## HOUSING

### Housing Production

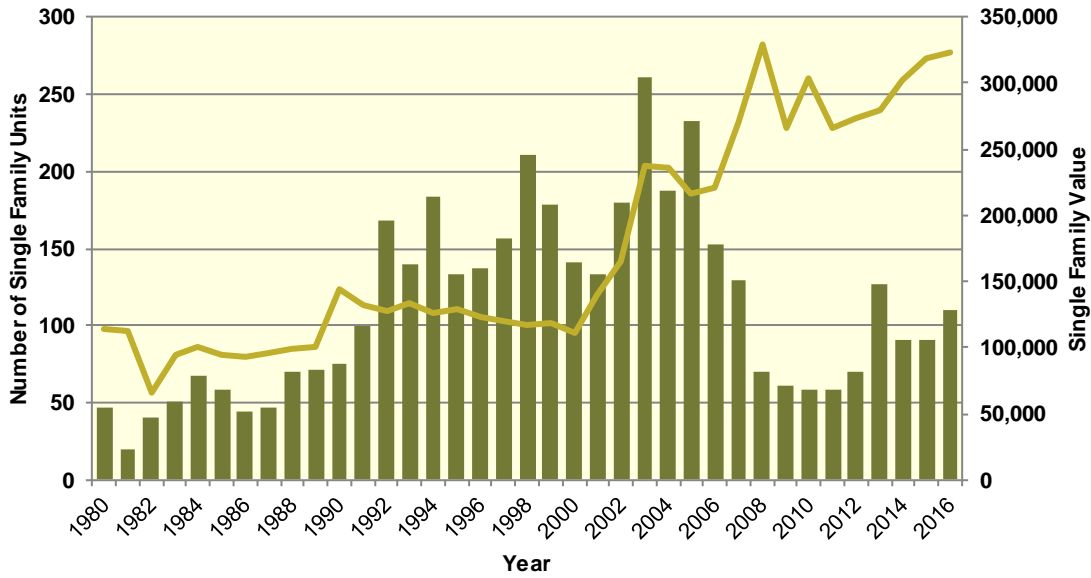
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Story County increased from 91 authorizations in 2015 to 110 in 2016.

The real value of single-family building permits increased from \$318,464 in 2015 to \$322,506 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.8.23.

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	47	12	11	141	211	114,799	47,120
1981	20	0	0	0	20	112,196	0
1982	41	10	0	0	51	66,488	0
1983	51	40	4	250	345	93,919	34,374
1984	67	8	4	231	310	100,921	18,284
1985	59	6	39	101	205	94,877	50,090
1986	45	6	0	14	65	92,975	49,788
1987	47	6	4	175	232	96,183	46,098
1988	70	4	0	16	90	99,005	47,111
1989	71	2	0	34	107	101,371	47,454
1990	75	4	0	121	200	143,726	76,541
1991	100	8	12	162	282	132,602	51,793
1992	168	6	0	186	360	127,179	57,820
1993	140	10	6	242	398	133,111	54,959
1994	184	10	0	106	300	126,126	46,402
1995	133	0	23	202	358	129,605	45,096
1996	137	2	16	106	261	123,612	41,592
1997	156	20	35	256	467	119,667	43,006
1998	210	4	43	380	637	116,845	40,056
1999	178	4	16	456	654	118,760	42,818
2000	141	16	0	384	541	111,748	48,023
2001	133	0	0	157	290	140,403	34,095
2002	180	0	0	573	753	165,050	57,530
2003	261	0	0	336	597	237,538	101,126
2004	187	10	3	398	598	236,159	72,218
2005	232	0	0	561	793	215,895	81,220
2006	153	0	0	202	355	220,346	60,451
2007	130	0	0	116	246	270,678	87,299
2008	70	0	0	201	271	329,551	87,745
2009	61	0	0	0	61	266,757	0
2010	58	0	0	74	132	304,239	157,796
2011	58	0	0	356	414	265,997	66,053
2012	70	0	0	291	361	273,524	63,446
2013	127	0	4	286	417	280,289	79,020
2014	91	0	0	350	441	301,553	116,308
2015	91	2	3	354	450	318,464	124,721
2016	110	0	0	459	569	322,506	114,611

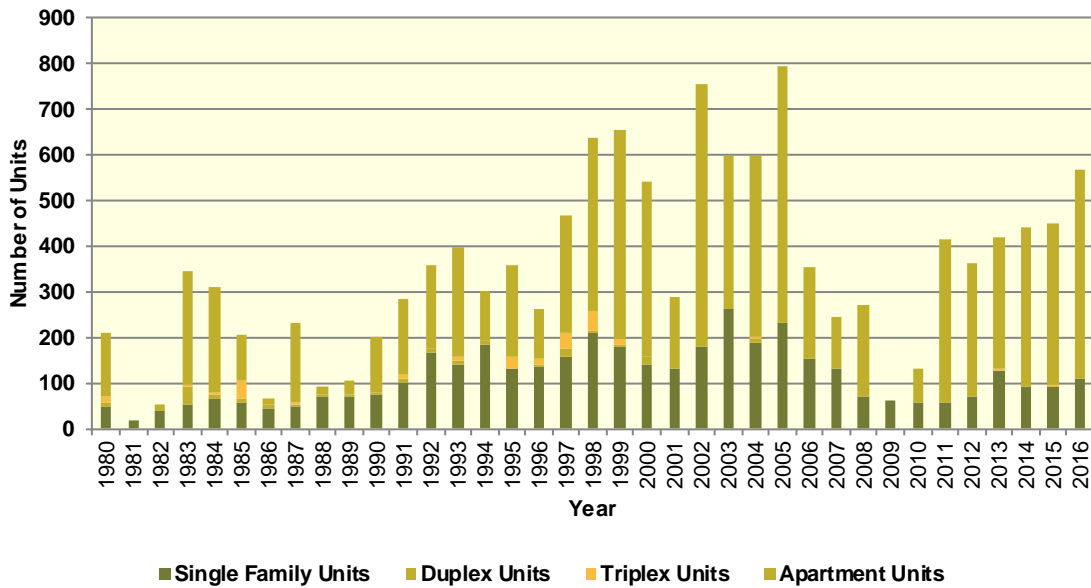
### Diagram III.8.7 Single Family Permits

Ames  
Census Bureau Data, 1980–2016



### Diagram III.8.8 Total Permits by Unit Type

Ames  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.8.24. In 2016, there were 25,604 housing units, up from 18,709 in 2000. Single-family units accounted for 46.5 percent of units in 2016, compared to 49.5 in 2000. Apartment units accounted for 41.9 percent in 2016, compared to 32.6 percent in 2000.

<b>Table III.8.24</b>				
<b>Housing Units by Type</b>				
Ames				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,264	49.5%	11,898	46.5%
Duplex	1,180	6.3%	1,243	4.9%
Tri- or Four-Plex	1,358	7.3%	1,044	4.1%
Apartment	6,090	32.6%	10,734	41.9%
Mobile Home	817	4.4%	685	2.7%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>18,709</b>	<b>100.0%</b>	<b>25,604</b>	<b>100.0%</b>

Some 95.3 percent of housing was occupied in 2010, compared to 96.4 percent in 2000. Owner-occupied housing changed 16.4 percent between 2000 and 2010, ending with owner-occupied units representing 42.6 percent of unit. Vacant units changed by 66.2 percent, resulting in 1,117 vacant units in 2010.

<b>Table III.8.25</b>					
<b>Housing Units by Tenure</b>					
Ames					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	18,085	96.4%	22,759	95.3%	25.8%
Owner-Occupied	8,337	46.1%	9,703	42.6%	16.4%
Renter-Occupied	9,748	53.9%	13,056	57.4%	33.9%
Vacant Housing Units	672	3.6%	1,117	4.7%	66.2%
<b>Total Housing Units</b>	<b>18,757</b>	<b>100.0%</b>	<b>23,876</b>	<b>100.0%</b>	<b>27.3%</b>

Table III.8.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 25,604 housing units. An estimated 40.3 percent were owner-occupied, and 3.8 percent were vacant.

<b>Table III.8.26</b>				
<b>Housing Units by Tenure</b>				
Ames				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	22,759	95.3%	24,643	96.2%
Owner-Occupied	9,703	42.6%	9,926	40.3%
Renter-Occupied	13,056	57.4%	14,717	59.7%
Vacant Housing Units	1,117	4.7%	961	3.8%
<b>Total Housing Units</b>	<b>23,876</b>	<b>100.0%</b>	<b>25,604</b>	<b>100.0%</b>

Households by household size are shown in Table III.8.27. There were a total of 22,759 households in 2010, up from 18,085 in 2000. One person households changed by 34.4 percent between 2000 and 2010, while two person households changed by 24.5 percent. Three and four person households changed by 19.8 and 23.9 respectively, representing 15.7 percent and 11.7 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	5,163	28.5%	6,941	30.5%	34.4%
Two Persons	6,828	37.8%	8,500	37.3%	24.5%
Three Persons	2,991	16.5%	3,584	15.7%	19.8%
Four Persons	2,145	11.9%	2,657	11.7%	23.9%
Five Persons	690	3.8%	746	3.3%	8.1%
Six Persons	168	0.9%	234	1%	39.3%
Seven Persons or More	100	0.6%	97	0.4%	-3%
<b>Total</b>	<b>18,085</b>	<b>100.0%</b>	<b>22,759</b>	<b>100.0%</b>	<b>25.8%</b>

Households by income is shown in Table III.8.28. Households earning more than \$100,000 per year represented 18.3 percent of households in 2016, compared to 9.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 14.8 percent of households in 2010, compared to 17.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 20.8 percent of households in 2016, compared to 19.7 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	3,550	19.7%	5,132	20.8%
\$15,000 to \$19,999	1,458	8.1%	1,751	7.1%
\$20,000 to \$24,999	1,469	8.1%	1,692	6.9%
\$25,000 to \$34,999	2,301	12.7%	2,295	9.3%
\$35,000 to \$49,999	2,695	14.9%	2,977	12.1%
\$50,000 to \$74,999	3,207	17.8%	3,646	14.8%
\$75,000 to \$99,999	1,646	9.1%	2,641	10.7%
\$100,000 or More	1,740	9.6%	4,509	18.3%
<b>Total</b>	<b>18,066</b>	<b>100.0%</b>	<b>24,643</b>	<b>100.0%</b>

Table III.8.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 18.7 percent and 3.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 15.7 percent, 10.1 percent, and 19.4, respectively. Housing units built prior to 1939 represented 9.5 percent of households in 2016.

**Table III.8.29**  
**Households by Year Home Built**  
Ames  
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	2,167	12%	2,353	9.5%
1940 to 1949	982	5.4%	890	3.6%
1950 to 1959	1,965	10.9%	1,709	6.9%
1960 to 1969	2,859	15.8%	3,010	12.2%
1970 to 1979	3,940	21.8%	3,874	15.7%
1980 to 1989	2,129	11.8%	2,485	10.1%
1990 to 1999	4,003	22.2%	4,787	19.4%
2000 to 2009	.	.	4,601	18.7%
2010 or Later	.	.	934	3.8%
<b>Total</b>	<b>18,045</b>	<b>100.0%</b>	<b>24,643</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.8.30. An estimated 51.1 percent of white households occupy single family homes, while 31.5 percent of black households do. Some 37.5 percent of white households occupied apartments, while 65.6 percent of black households do. An estimated 24.7 percent of Asian, and 100 percent of American Indian households occupy single family homes.

**Table III.8.30**  
**Distribution of Units in Structure by Race**  
Ames  
2016 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	51.1%	31.5%	100%	24.7%	0%	8.4%	25%
Duplex	4.9%	1.9%	0%	1.1%	0%	11.2%	13.2%
Tri- or Four-Plex	3.5%	1.1%	0%	7.7%	72.4%	16.8%	0%
Apartment	37.5%	65.6%	0%	64.7%	27.6%	63.6%	61.8%
Mobile Home	3%	0%	0%	1.7%	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.8.31. An estimated 40.3 percent of vacant units were for rent in 2010, a 35.5 percent change since 2000. In addition, some 22.6 percent of vacant units were for sale, a change of 141 percent between 2000 and 2010. "Other" vacant units represented 20.2 percent of vacant units in 2010. This is a change of 117.3 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.8.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Ames					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	332	49.4%	450	40.3%	35.5%
For Sale	105	15.6%	253	22.6%	141%
Rented or Sold, Not Occupied	82	12.2%	75	6.7%	-8.5%
For Seasonal, Recreational, or Occasional Use	49	7.3%	113	10.1%	130.6%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	104	15.5%	226	20.2%	117.3%
<b>Total</b>	<b>672</b>	<b>100.0%</b>	<b>1,117</b>	<b>100.0%</b>	<b>66.2%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.8.32. By 2016, for rent units accounted for 22.8 percent of vacant units, while for sale units accounted for 11.1 percent. "Other" vacant units accounted for 36.1 percent of vacant units, representing a total of 347 "other" vacant units.

<b>Table III.8.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Ames				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	450	40.3%	219	22.8%
For Sale	253	22.6%	107	11.1%
Rented Not Occupied	30	2.7%	101	10.5%
Sold Not Occupied	45	4%	35	3.6%
For Seasonal, Recreational, or Occasional Use	113	10.1%	152	15.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	226	20.2%	347	36.1%
<b>Total</b>	<b>1,117</b>	<b>100.0%</b>	<b>961</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.8.33. In 2016, an estimated 1.2 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.



Table III.8.33 Overcrowding and Severe Overcrowding Ames 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	8,277	99.4%	33	0.4%	16	0.2%	8,326
2016 Five-Year ACS	9,916	99.9%	10	0.1%	0	0%	9,926
<b>Renter</b>							
2000 Census	9,356	96.3%	184	1.9%	179	1.8%	9,719
2016 Five-Year ACS	14,355	97.5%	280	1.9%	82	0.6%	24,643
<b>Total</b>							
2000 Census	17,633	97.7%	217	1.2%	195	1.1%	18,045
2016 Five-Year ACS	24,271	98.5%	290	1.2%	82	0.3%	24,643

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 44 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Ames. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.8.34 Households with Incomplete Plumbing Facilities Ames 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	18,005	24,599
Lacking Complete Plumbing Facilities	40	44
<b>Total Households</b>	<b>18,045</b>	<b>24,643</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0.2%</b>

There were 235 households lacking complete kitchen facilities in 2016, compared to 69 households in 2000. This was a change from 0.4 percent of households in 2000 to 1 percent in 2016.

Table III.8.35 Households with Incomplete Kitchen Facilities Ames 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	17,976	24,408
Lacking Complete Kitchen Facilities	69	235
<b>Total Households</b>	<b>18,045</b>	<b>24,643</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>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 Ames, 15.8 of households had a cost burden and 24.3 percent had a severe cost burden. Some 20.6 percent of renters were cost burdened, and 38.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.6 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 11.5 percent, and severe cost burden at 3.2 percent.

**Table III.8.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Ames

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	4,235	83.4%	657	12.9%	186	3.7%	0	0%	5,078
2016 Five-Year ACS	5,378	85.4%	724	11.5%	199	3.2%	0	0%	6,301
<b>Owner Without a Mortgage</b>									
2000 Census	1,941	93.8%	75	3.6%	43	2.1%	10	0.5%	2,069
2016 Five-Year ACS	3,266	90.1%	132	3.6%	183	5%	44	1.2%	3,625
<b>Renter</b>									
2000 Census	4,456	45.9%	2,175	22.4%	2,620	27%	456	4.7%	9,707
2016 Five-Year ACS	5,189	35.3%	3,026	20.6%	5,615	38.2%	887	6%	14,717
<b>Total</b>									
2000 Census	10,632	63.1%	2,907	17.2%	2,849	16.9%	466	2.8%	16,854
2016 Five-Year ACS	13,833	56.1%	3,882	15.8%	5,997	24.3%	931	3.8%	24,643

**Housing Problems by Income**

Table III.8.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Story County. As can be seen in 2017 the MFI was \$80,000, which compared to \$69,900 for the State of Iowa.

Table III.8.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 670 owner-occupied and 2,785 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 395 owner-occupied 4,890 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 13,895 households without a housing problem.

**Table III.8.37**  
**Median Family Income**  
 Story County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	56,500	49,100
2001	60,500	52,500
2002	61,800	53,700
2003	63,300	54,900
2004	64,400	55,800
2005	66,650	57,650
2006	67,000	57,800
2007	66,500	58,100
2008	69,700	58,500
2009	73,300	62,000
2010	74,000	62,400
2011	77,400	64,000
2012	78,500	64,800
2013	74,900	64,700
2014	75,100	65,300
2015	76,500	67,500
2016	79,500	68,400
2017	80,000	69,900

**Table III.8.38**  
**Housing Problems by Income and Tenure**  
 Story 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	10	0	10	0	4	24
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	20	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	250	85	60	0	0	395
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	75	275	110	105	670
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	35	255	780	800	6,800	8,670
<b>Total</b>	<b>420</b>	<b>415</b>	<b>1,125</b>	<b>930</b>	<b>6,909</b>	<b>9,799</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	65	15	20	0	35	135
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	35	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	55	35	20	45	310
Housing cost burden greater than 50% of income (and none of the above problems)	4,070	715	105	0	0	4,890
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	385	1,570	770	40	20	2,785
Zero/negative income (and none of the above problems)	390	0	0	0	0	390
has none of the 4 housing problems	345	375	1,460	1,205	1,840	5,225
<b>Total</b>	<b>5,410</b>	<b>2,730</b>	<b>2,425</b>	<b>1,265</b>	<b>1,940</b>	<b>13,770</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	75	15	30	0	39	159
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	35	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	55	35	40	45	330
Housing cost burden greater than 50% of income (and none of the above problems)	4,320	800	165	0	0	5,285
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	490	1,645	1,045	150	125	3,455
Zero/negative income (and none of the above problems)	410	0	0	0	0	410
has none of the 4 housing problems	380	630	2,240	2,005	8,640	13,895
<b>Total</b>	<b>5,830</b>	<b>3,145</b>	<b>3,550</b>	<b>2,195</b>	<b>8,849</b>	<b>23,569</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.8.39 presents some basic statistics about the completed surveys.

<b>Table III.8.39</b>				
<b>Survey of Rental Properties</b>				
Ames				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	31	3,122	2.9	37.1

Table III.8.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 48 single family units in Ames, with 1 of them available. This translates into a vacancy rate of 2.1 percent in Ames, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,584 apartment units reported in the survey, with 73 of them available, which resulted in a vacancy rate of 2.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.8.40</b>			
<b>Rental Vacancy Survey by Type</b>			
Ames			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	48	1	2.1%
Apartments	2,584	73	2.8%
Mobile Homes	0	0	0%
“Other” Units	490	6	1.2%
Don’t Know	0	11	
<b>Total</b>	<b>3,122</b>	<b>91</b>	<b>2.9%</b>

Table III.8.41, reports units by bedroom size. As can be seen there were 400 two bedroom apartment units and 128 three bedroom units. Overall, the 420 two bedroom units accounted for 13.5 percent of all units, and the 142 three bedroom units accounted for 4.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,787 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.8.41</b>						
<b>Rental Units by Bedroom Size</b>						
Ames						
2017 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	25	0	455	·	480
One	2	268	0	6	·	276
Two	2	400	0	18	·	420
Three	8	128	0	6	·	142
Four	3	9	0	5	·	17
Don’t Know	33	1,754	0	0	0	1,787
<b>Total</b>	<b>48</b>	<b>2,584</b>	<b>0</b>	<b>490</b>	<b>0</b>	<b>3,122</b>



Table III.8.42, 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 12.5 percent.

Table III.8.43 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 3 percent.

<b>Table III.8.42</b> <b>Single Family Units by Bedroom Size</b> Ames 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	2	0	0%
Three	8	1	12.5%
Four	3	0	0%
Don't know	33	0	0%
<b>Total</b>	<b>48</b>	<b>1</b>	<b>2.1%</b>

<b>Table III.8.43</b> <b>Apartment Units by Bedroom Size</b> Ames 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	25	1	4%
One	268	11	4.1%
Two	400	12	3%
Three	128	12	9.4%
Four	9	5	55.6%
Don't know	1,754	32	1.9%
<b>Total</b>	<b>2,584</b>	<b>73</b>	<b>2.8%</b>

Average market-rate rents by unit type are shown in Table III.8.44. 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.8.44</b> <b>Average Market Rate Rents by Bedroom Size</b> Ames 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$674.4	\$0	\$0	\$674.4
One	\$800	\$817.2	\$0	\$575	\$795.6
Two	\$1033.3	\$855.8	\$0	\$825	\$885.4
Three	\$1243.8	\$1009.9	\$0	\$1000	\$1078.4
Four	\$1533.3	\$997	\$0	\$2500	\$1515.7
<b>Total</b>	<b>\$1081.9</b>	<b>\$868.7</b>	<b>\$0</b>	<b>\$1225</b>	<b>\$928.7</b>

Table III.8.45, shows vacancy rates for single family units by average rental rates for Ames. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.8.45</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Ames 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	2	0	0%
\$750 to \$1,000	1	0	0%
\$1,000 to \$1,250	10	1	10%
\$1,250 to \$1,500	20	0	0%
Above \$1,500	0	0	0%
Missing	15	0	0%
<b>Total</b>	<b>48</b>	<b>1</b>	<b>2.1%</b>

The average rent and availability of apartment units is displayed in Table III.8.46. 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 5.1 percent.

<b>Table III.8.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Ames 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	490	9	1.8%
\$500 to \$750	438	2	0.5%
\$750 to \$1,000	742	38	5.1%
\$1,000 to \$1,250	425	11	2.6%
\$1,250 to \$1,500	24	10	41.7%
Above \$1,500	0	0	0%
Missing	465	3	0.6%
<b>Total</b>	<b>2,584</b>	<b>73</b>	<b>2.8%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.8.47, 24 respondents, or 80 percent, included some sort of utility in the rent.

<b>Table III.8.47</b> <b>Are there any utilities included with the rent?</b> Ames 2017 Survey of Rental Properties	
Period	Respondent
Yes	24
No	6
<b>% Offering Utilities</b>	<b>80%</b>

The type of utility included in the rent is shown in Table III.8.48. There were 5 respondents who included electricity, 11 respondents who included natural gas, 18 respondents who included water and sewer and 18 respondents included trash collection in the rent.

<b>Table III.8.48</b> <b>Which utilities are included with the rent?</b> Ames 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	11
Water/Sewer	18
Trash Collection	18

### 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.8.49, there were 8 single family units which property managers considered accessible, with an additional 379 accessible apartment units. Respondents also indicated there were a total of 12 persons with disabilities currently residing in accessible units.

<b>Table III.8.49</b> <b>Accessible Units by Bedroom Size</b> Ames 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	9	0	0		9
One	0	86	0	0		86
Two	0	111	0	0		111
Three	5	12	0	0		17
Four	2	1	0	0		3
Don’t Know	1	160	0	0	-1	160
<b>Total</b>	<b>8</b>	<b>379</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>386</b>

Table III.8.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 percent or 0 two bedroom single family units are accessible, with 62.5 percent of three bedroom units were considered accessible. Overall, 16.7 percent of all single family units were considered accessible by survey respondents.

<b>Table III.8.50</b> <b>Single Family Units by Accessibility and Bedroom Size</b> Ames 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	2	0	2	0%
Two	2	0	2	0%
Three	3	5	8	62.5%
Four	1	2	3	66.7%
Don't know	32	1	33	3%
<b>Total</b>	<b>40</b>	<b>8</b>	<b>48</b>	<b>16.7%</b>

Table III.8.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 27.8 percent or 111 two bedroom apartment units are accessible, with 9.4 percent of three bedroom units were considered accessible. Overall, 14.7 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.8.51</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Ames 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	16	9	25	36%
One	182	86	268	32.1%
Two	289	111	400	27.8%
Three	116	12	128	9.4%
Four	8	1	9	11.1%
Don't know	1,594	160	1,754	9.1%
<b>Total</b>	<b>2,205</b>	<b>379</b>	<b>2,584</b>	<b>14.7%</b>

### Perceived Need for Rental Units

Table III.8.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 13 respondents said they keep a waitlist, with an estimated 148 number of persons on the wait list.

<b>Table III.8.52</b> <b>Do you keep a waiting list?</b> Ames 2017 Survey of Rental Properties	
Period	Respondent
Yes	13
No	18
<b>Waitlist Size</b>	<b>148</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.8.53, 1 respondent said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.



<b>Table III.8.53</b>				
<b>How would you rate the need for renovation of existing units in the?</b>				
Ames				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	0	0
Low Need	11	10	3	3
Moderate Need	9	9	1	1
High Need	2	2	1	1
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>2.5</b>	<b>2.5</b>	<b>2.6</b>	<b>2.6</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.8.54, 21 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 20 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

<b>Table III.8.54</b>				
<b>How would you rate the need for construction of new units in the?</b>				
Ames				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	21	20	7	5
Low Need	1	2	0	0
Moderate Need	1	1	0	0
High Need	1	1	0	0
Extreme Need	1	1	1	1
<b>Average Need</b>	<b>1.4</b>	<b>1.4</b>	<b>1.5</b>	<b>1.7</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.8.55, shows the *strong growth scenario* for Ames. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 24,643 households. In 2030, there will be a projected 26,934 households, of which 10,849 are projected to be owner occupied and the remaining 16,085 are expected to be renter-occupied.

By 2050, there are projected to be 11,496 owner-occupied households, of which 499 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,314 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 17,044 renter households, of which 6,711 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,993 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 28,540 occupied units by 2050, of which 7,209 are expected to have incomes on between 0 and 30 percent of MFI.

**Table III.8.55**  
**Housing Demand Forecast**  
 Ames  
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	451	460	471	480	487	494	499
30.1-50%	0	440	450	460	469	476	482	487
50.1-80%	0	1,187	1,213	1,241	1,264	1,284	1,301	1,314
80.1-95%	0	689	704	720	734	745	755	763
95.1-115%	0	938	959	980	999	1,015	1,028	1,039
115+%	0	6,678	6,825	6,978	7,112	7,224	7,316	7,394
<b>Total</b>	<b>0</b>	<b>10,383</b>	<b>10,611</b>	<b>10,849</b>	<b>11,058</b>	<b>11,231</b>	<b>11,374</b>	<b>11,496</b>
<b>Renter</b>								
0-30%	0	6,061	6,194	6,333	6,455	6,556	6,640	6,711
30.1-50%	0	3,050	3,117	3,187	3,248	3,299	3,341	3,377
50.1-80%	0	2,704	2,763	2,825	2,879	2,925	2,962	2,993
80.1-95%	0	1,279	1,307	1,337	1,362	1,384	1,401	1,416
95.1-115%	0	609	622	636	648	659	667	674
115+%	0	1,692	1,729	1,767	1,801	1,830	1,853	1,873
<b>Total</b>	<b>0</b>	<b>15,395</b>	<b>15,733</b>	<b>16,085</b>	<b>16,395</b>	<b>16,652</b>	<b>16,864</b>	<b>17,044</b>
<b>Total</b>								
0-30%	0	6,512	6,655	6,804	6,935	7,043	7,133	7,209
30.1-50%	0	3,490	3,567	3,647	3,717	3,775	3,823	3,864
50.1-80%	0	3,891	3,976	4,066	4,144	4,209	4,262	4,308
80.1-95%	0	1,968	2,012	2,057	2,096	2,129	2,156	2,179
95.1-115%	0	1,547	1,581	1,616	1,648	1,673	1,695	1,713
115+%	0	8,370	8,554	8,745	8,914	9,053	9,169	9,267
<b>Total</b>	<b>24,643</b>	<b>25,778</b>	<b>26,344</b>	<b>26,934</b>	<b>27,453</b>	<b>27,883</b>	<b>28,238</b>	<b>28,540</b>

