

**VOLUME III:
ANKENY**

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Ankeny

DEMOGRAPHICS

Population Estimates

Table III.2.1, at right shows the population for Ankeny. As can be seen, the population in Ankeny increased from 45,582 persons in 2010 to 58,627 person in 2016, or by 28.6 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 Ankeny. 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.

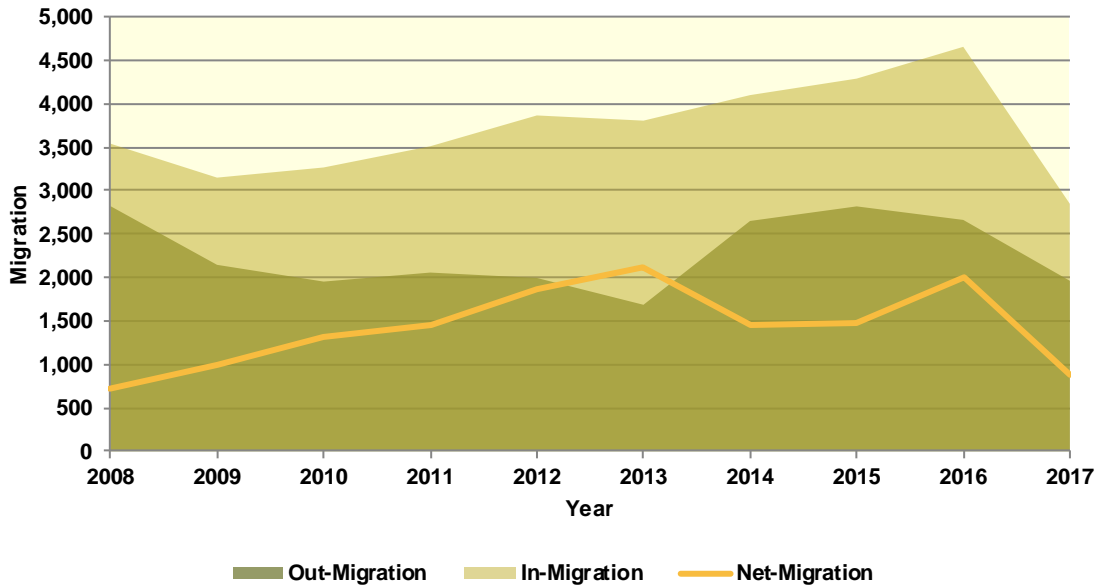
Polk County Population Migration Trends

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.2.1, 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 Ankeny.

Year	Population	Percent Yearly Change
2000	27,117	.
2001	29,681	9.5%
2002	31,370	5.7%
2003	33,016	5.2%
2004	34,654	5%
2005	36,558	5.5%
2006	38,475	5.2%
2007	40,401	5%
2008	42,285	4.7%
2009	44,156	4.4%
2010	45,582	3.2%
2011	46,996	3.1%
2012	48,338	2.9%
2013	50,752	5%
2014	53,304	5%
2015	56,109	5.3%
2016	58,627	4.5%

Diagram III.2.1
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.2.2, 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.2.2 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.2.2
New-Migration by Age Range
 Polk County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
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
Total	719	1,004	1,314	1,454	1,871	2,120	1,449	1,471	1,993	886

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.2.3 shows population by age for the 2000 and 2010 Census. The population changed by 68.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 75.7 percent to a total of 3,795 persons in 2010. Those aged 25 to 34 changed by 83.5 percent, and those aged under 5 changed by 84.9 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	2,274	8.4%	4,204	9.2%	84.9%
5 to 19	5,968	22%	9,654	21.2%	61.8%
20 to 24	2,215	8.2%	2,919	6.4%	31.8%
25 to 34	4,581	16.9%	8,405	18.4%	83.5%
35 to 54	8,005	29.5%	12,355	27.1%	54.3%
55 to 64	1,914	7.1%	4,250	9.3%	122%
65 or Older	2,160	8%	3,795	8.3%	75.7%
Total	27,117	100.0%	45,582	100.0%	68.1%

The elderly population is further explored in Table III.2.4. Those aged 65 to 66 changed by 95.9 percent between 2000 and 2010, resulting in a population of 527 persons. Those aged 85 or older changed by 35.8 percent during the same time period, and resulted in 429 persons over age 85 in 2010.



Table III.2.4					
Elderly Population by Age					
Ankeny 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	269	12.5%	527	13.9%	95.9%
67 to 69	370	17.1%	754	19.9%	103.8%
70 to 74	510	23.6%	931	24.5%	82.5%
75 to 79	372	17.2%	681	17.9%	83.1%
80 to 84	323	15%	473	12.5%	46.4%
85 or Older	316	14.6%	429	11.3%	35.8%
Total	2,160	100.0%	3,795	100.0%	75.7%

Population by race and ethnicity is shown in Table III.2.5. The white population changed by 64.3 percent between 2000 and 2010, and resulted in representing 94.7 percent of the population in 2010. The black population changed by 166 percent, represented 1.2 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 252.6 percent between 2000 and 2010, compared to the 66.1 percent growth rate for non-Hispanics.

Table III.2.5					
Population by Race and Ethnicity					
Ankeny 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	26,287	96.9%	43,188	94.7%	64.3%
Black	206	0.8%	548	1.2%	166%
American Indian	40	0.1%	63	0.1%	57.5%
Asian	254	0.9%	914	2%	259.8%
Native Hawaiian/ Pacific Islander	7	0%	23	0.1%	228.6%
Other	102	0.4%	256	0.6%	151%
Two or More Races	221	0.8%	590	1.3%	167%
Total	27,117	100.0%	45,582	100.0%	68.1%
Hispanic	293	1.1%	1,033	2.3%	252.6%
Non-Hispanic	26,824	98.9%	44,549	97.7%	66.1%

Population by race and ethnicity through 2016 is shown in Table III.2.6. The white population represented 94.1 percent of the population in 2016, compared with black households accounting for 1.2 percent of the population. Hispanic households represented 2.6 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	43,188	94.7%	50,255	94.1%
Black	548	1.2%	658	1.2%
American Indian	63	0.1%	0	0%
Asian	914	2%	1,161	2.2%
Native Hawaiian/ Pacific Islander	23	0.1%	0	0%
Other	256	0.6%	101	0.2%
Two or More Races	590	1.3%	1,238	2.3%
Total	45,582	100.0%	53,413	100.0%
Non-Hispanic	44,549	97.7%	52,017	97.4%
Hispanic	1,033	2.3%	1,396	2.6%

The population by race is broken down further by ethnicity in Table III.2.7. While the white non-Hispanic population changed by 62.6 percent between 2000 and 2010, the white Hispanic population changed by 360.7 percent. The black non-Hispanic population changed by 171.4 percent, while the black Hispanic population changed by 14.3 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	26,137	97.4%	42,497	95.4%	62.6%
Black	199	0.7%	540	1.2%	171.4%
American Indian	32	0.1%	56	0.1%	75%
Asian	254	0.9%	908	2%	257.5%
Native Hawaiian/ Pacific Islander	7	0%	22	0%	214.3%
Other	13	0%	20	0%	53.8%
Two or More Races	182	0.7%	506	1.1%	178%
Total Non-Hispanic	26,824	100.0%	44,549	100.0%	66.1%
Hispanic					
White	150	51.2%	691	66.9%	360.7%
Black	7	2.4%	8	0.8%	14.3%
American Indian	8	2.7%	7	0.7%	-12.5%
Asian	0	0%	6	0.6%	
Native Hawaiian/ Pacific Islander	0	0%	1	0.1%	
Other	89	30.4%	236	22.8%	165.2%
Two or More Races	39	13.3%	84	8.1%	115.4%
Total Hispanic	293	100.0%	1,033	100.0%	252.6%
Total Population	27,117	100.0%	45,582	100.0%	68.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.2.8. During this time, the total non-Hispanic population was 52,017 persons in 2016. The Hispanic population was 1,396.

Table III.2.8 Population by Race and Ethnicity Ankeny 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	42,497	95.4%	49,066	94.3%
Black	540	1.2%	646	1.2%
American Indian	56	0.1%	0	0%
Asian	908	2%	1,161	2.2%
Native Hawaiian/ Pacific Islander	22	0%	0	0%
Other	20	0%	11	0%
Two or More Races	506	1.1%	1,133	2.2%
Total Non-Hispanic	44,549	100.0%	52,017	100.0%
Hispanic				
White	691	66.9%	1,189	85.2%
Black	8	0.8%	12	0.9%
American Indian	7	0.7%	0	0%
Asian	6	0.6%	0	0%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	236	22.8%	90	6.4%
Two or More Races	84	8.1%	105	7.5%
Total Hispanic	1,033	100.0	1,396	100.0%
Total Population	45,582	100.0%	53,413	100.0%

Households by type and tenure are shown in Table III.2.9. Family households represented 70.3 percent of households, while non-family households accounted for 29.7 percent. These changed from 69.3 and 30.7 percent, respectively.

Table III.2.9 Household Type by Tenure Ankeny 2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	12,087	69.3%	13,970	70.3%
Married-Couple Family	10,263	84.9%	10,910	78.1%
Owner-Occupied	9,339	91%	9,702	88.9%
Renter-Occupied	924	9%	1,208	11.1%
Other Family	1,824	15.1%	3,060	13.1%
Male Householder, No Spouse Present	564	30.9%	1,136	18.4%
Owner-Occupied	370	65.6%	730	64.3%
Renter-Occupied	194	34.4%	406	35.7%
Female Householder, No Spouse Present	1,260	69.1%	1,924	41.2%
Owner-Occupied	802	63.7%	1,028	53.4%
Renter-Occupied	458	36.3%	896	46.6%
Non-Family Households	5,346	30.7%	5,906	29.7%
Owner-Occupied	3,059	57.2%	3,035	51.4%
Renter-Occupied	2,287	42.8%	2,871	48.6%
Total	17,433	100.0%	19,876	100.0%

The group quarters population was 663 in 2010, compared to 558 in 2000. Institutionalized populations experienced a -26 percent change between 2000 and 2010. Non-institutionalized populations experienced a 51.4 percent change during this same time period.

Table III.2.10					
Group Quarters Population					
Ankeny					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	28	16.1%	.
Nursing Homes	235	100%	146	83.9%	-37.9%
Other Institutions	0	0%	0	0%	0%
Total	235	100.0%	174	100.0%	-26 %
Noninstitutionalized					
College Dormitories	280	86.7%	485	99.2%	73.2%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	43	13.3%	4	0.8%	-90.7%
Total	323	100.0%	489	100.0%	51.4%
Group Quarters Population	558	100.0%	663	100.0%	18.8%

The number of foreign born persons are shown in Table III.2.11. An estimated 1.2 percent of the population was born in Bosnia and Herzegovina, some 0.2 percent were born in Other Western Africa, and another 0.2 percent were born in Vietnam.

Table III.2.11			
Place of Birth for the Foreign-Born Population			
Ankeny			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Bosnia and Herzegovina	628	1.2%
#2 country of origin	Other Western Africa	131	0.2%
#3 country of origin	Vietnam	128	0.2%
#4 country of origin	Other Eastern Europe	125	0.2%
#5 country of origin	Mexico	123	0.2%
#6 country of origin	China excluding Hong Kong and Taiwan	120	0.2%
#7 country of origin	India	100	0.2%
#8 country of origin	Panama	99	0.2%
#9 country of origin	Philippines	86	0.2%
#10 country of origin	Indonesia	78	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.2.12. An estimated 0.8 percent of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0.8 percent speaking Spanish.

Table III.2.12
Limited English Proficiency and Language Spoken at Home
 Ankeny
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	414	0.8%
#2 LEP Language	Spanish	369	0.8%
#3 LEP Language	Chinese	47	0.1%
#4 LEP Language	Tagalog	46	0.1%
#5 LEP Language	Other Indo-European languages	37	0.1%
#6 LEP Language	Other Asian and Pacific Island languages	36	0.1%
#7 LEP Language	Arabic	28	0.1%
#8 LEP Language	Vietnamese	22	0%
#9 LEP Language	Korean	19	0%
#10 LEP Language	French, Haitian, or Cajun	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.2.13. Some 11 percent of the population was disabled in 2000, or a total of 2,686 persons. The disability rate was highest for those over 65, with 36.8 percent disabled.

Table III.2.13
Disability by Age
 Ankeny
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	80	1.8%
16 to 64	1,908	10.5%
65 and older	698	36.8%
Total	2,686	11%

Table III.2.14, shows disability by type in 2000. There were 999 physical disabilities in 2000, some 1,185 employment disabilities, and 756 go-outside-home disabilities.

Table III.2.14
Total Disabilities Tallied: Aged 5 and Older
 Ankeny
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	533
Physical disability	999
Mental disability	574
Self-care disability	192
Employment disability	1,185
Go-outside-home disability	756
Total	4,239

Disability by age, as estimated by the 2016 ACS, is shown in Table III.2.15. The disability rate for females was 6.6 percent, compared to 7.2 percent for males. The disability rate changed precipitously higher with age, with 38.8 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	13	0.6%	13	0.3%
5 to 17	242	4.6%	143	2.8%	385	3.7%
18 to 34	426	5.9%	370	5%	796	5.4%
35 to 64	694	7.5%	692	7%	1,386	7.2%
65 to 74	192	15.9%	221	15.1%	413	15.4%
75 or Older	328	42.6%	356	35.9%	684	38.8%
Total	1,882	7.2%	1,795	6.6%	3,677	6.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.2.16. Some 2.6 percent have an ambulatory disability, 1.9 have an independent living disability, and 1.3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,265	2.4%
Vision disability	764	1.4%
Cognitive disability	1,325	2.7%
Ambulatory disability	1,286	2.6%
Self-Care disability	612	1.3%
Independent living disability	740	1.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.2.17. In 2016, some 30,152 persons were employed and 1,002 were unemployed. This totaled a labor force of 31,154 persons. The unemployment rate for Ankeny was estimated to be 3.2 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	30,152
Unemployed	1,002
Labor Force	31,154
Unemployment Rate	3.2%

In 2016, 98 percent of households in Ankeny had a high school education or greater.

Table III.2.18	
High School or Greater Education	
Ankeny	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	19,470
Total Households	19,876
Percent High School or Above	98%

As seen in Table III.2.19, some 18.4 percent of the population had a high school diploma or equivalent, another 36.9 percent have some college, 30.1 percent have a Bachelor's Degree, and 11.3 percent of the population had a graduate or professional degree.

Table III.2.19		
Educational Attainment		
Ankeny		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,249	3.2%
High School or Equivalent	7,102	18.4%
Some College or Associates Degree	14,225	36.9%
Bachelor's Degree	11,602	30.1%
Graduate or Professional Degree	4,373	11.3%
Total Population Above 18 years	38,551	100.0%

ECONOMICS

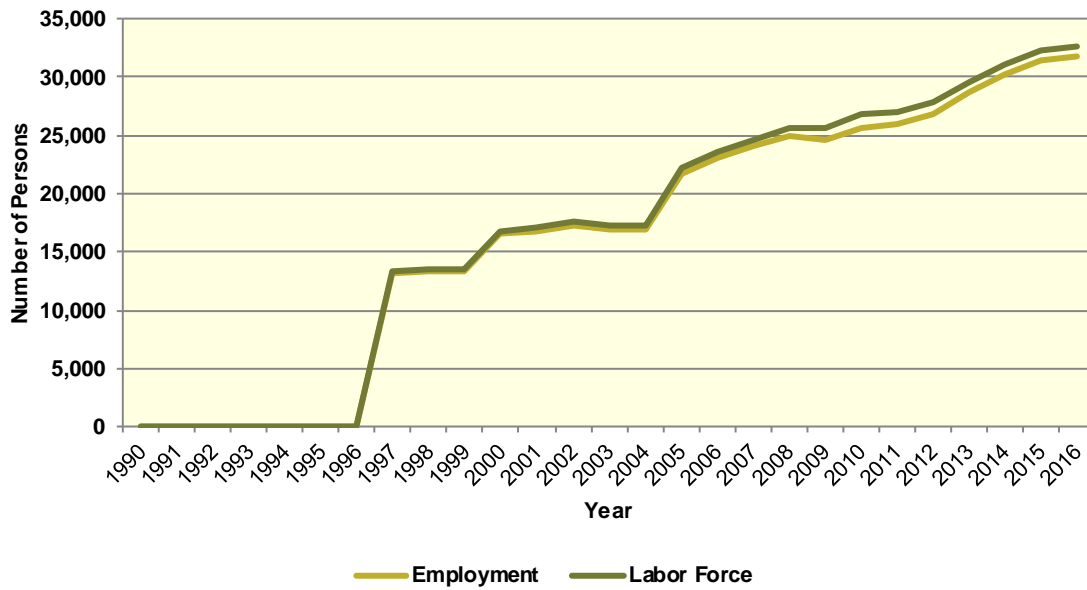
Labor Force

Table III.2.20, shows the labor force statistics for Ankeny from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.1 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 Ankeny decreased from 2.4 percent in 2015 to 2.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.2.20 Labor Force Statistics Ankeny 1990 - 2016 BLS Data					
Year	Ankeny				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	0	0	0	0%	4.4%
1991	0	0	0	0%	4.7%
1992	0	0	0	0%	4.5%
1993	0	0	0	0%	4%
1994	0	0	0	0%	3.5%
1995	0	0	0	0%	3.4%
1996	0	0	0	0%	3.5%
1997	177	13,167	13,344	1.3%	3.1%
1998	149	13,316	13,465	1.1%	2.7%
1999	135	13,301	13,436	1%	2.6%
2000	207	16,631	16,838	1.2%	2.6%
2001	264	16,839	17,103	1.5%	3.3%
2002	346	17,284	17,630	2%	4%
2003	385	16,902	17,287	2.2%	4.5%
2004	414	16,935	17,349	2.4%	4.5%
2005	519	21,687	22,206	2.3%	4.3%
2006	509	23,154	23,663	2.2%	3.7%
2007	528	24,067	24,595	2.1%	3.7%
2008	695	24,878	25,573	2.7%	4.2%
2009	1,040	24,599	25,639	4.1%	6.4%
2010	1,034	25,714	26,748	3.9%	6%
2011	987	25,969	26,956	3.7%	5.5%
2012	934	26,916	27,850	3.4%	5%
2013	937	28,669	29,606	3.2%	4.7%
2014	860	30,211	31,071	2.8%	4.3%
2015	762	31,449	32,211	2.4%	3.8%
2016	745	31,835	32,580	2.3%	3.7%

Diagram III.2.2, shows the employment and labor force for Ankeny. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 31,835 persons, with the labor force reaching 32,580, indicating there were a total of 745 unemployed persons.

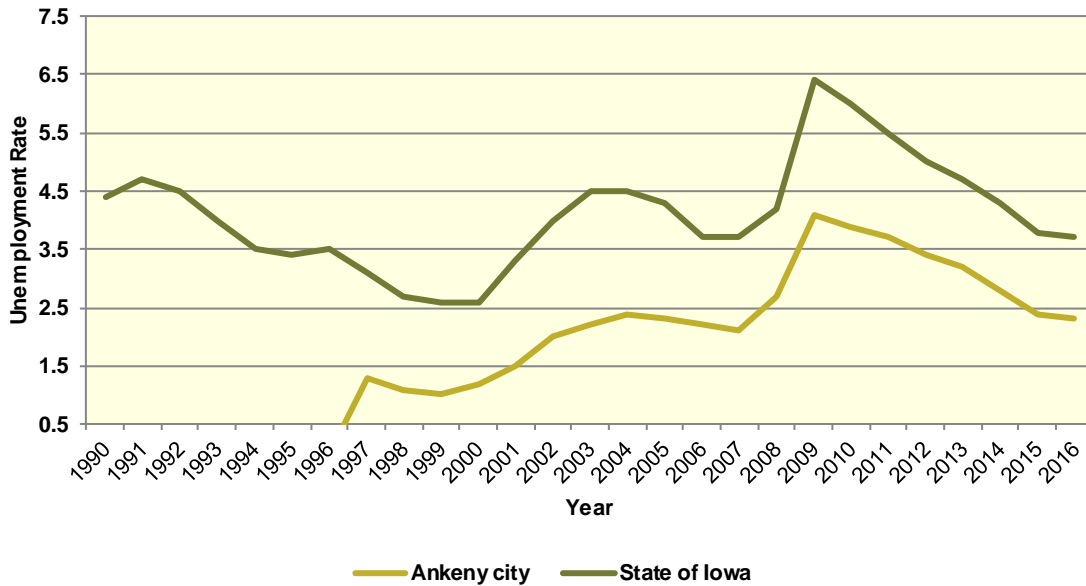
Diagram III.2.2
Employment and Labor Force
 Ankeny
 1990 – 2016 BLS Data



Unemployment

Diagram III.2.3, shows the unemployment rate for both the State and Ankeny. During the 1990’s the average rate for Ankeny was 1.1 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.4 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3 percent. Over the course of the entire period the Ankeny had an average unemployment rate that lower than the State, 2.6 percent for Ankeny, versus 4.1 statewide.

Diagram III.2.3
Annual Unemployment Rate
 Ankeny
 1990 – 2016 BLS Data



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.2.4, 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.2.4
Real Average Earnings Per Job
 Polk County
 BEA Data 1990 - 2016

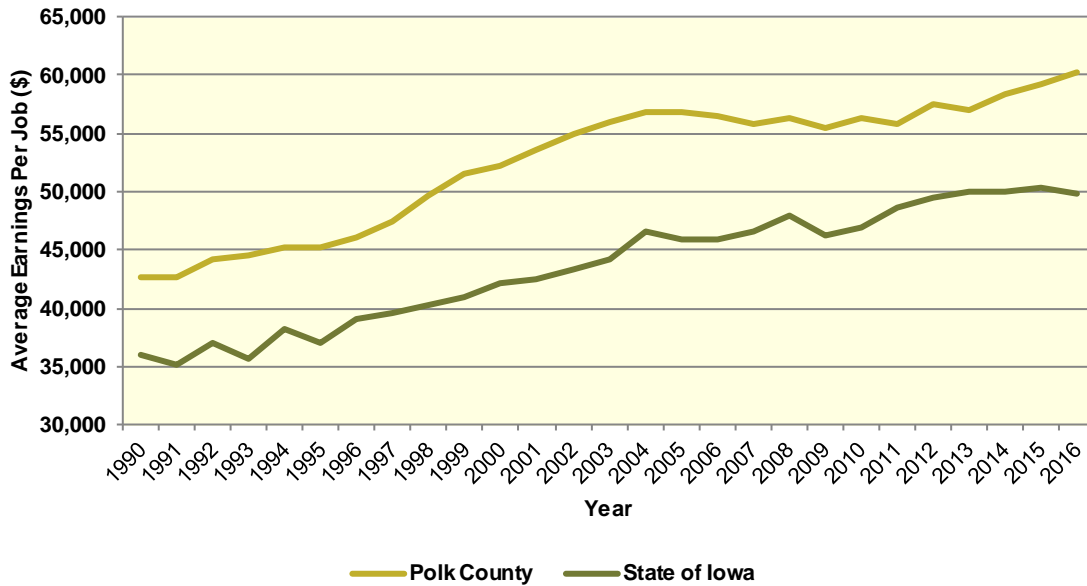
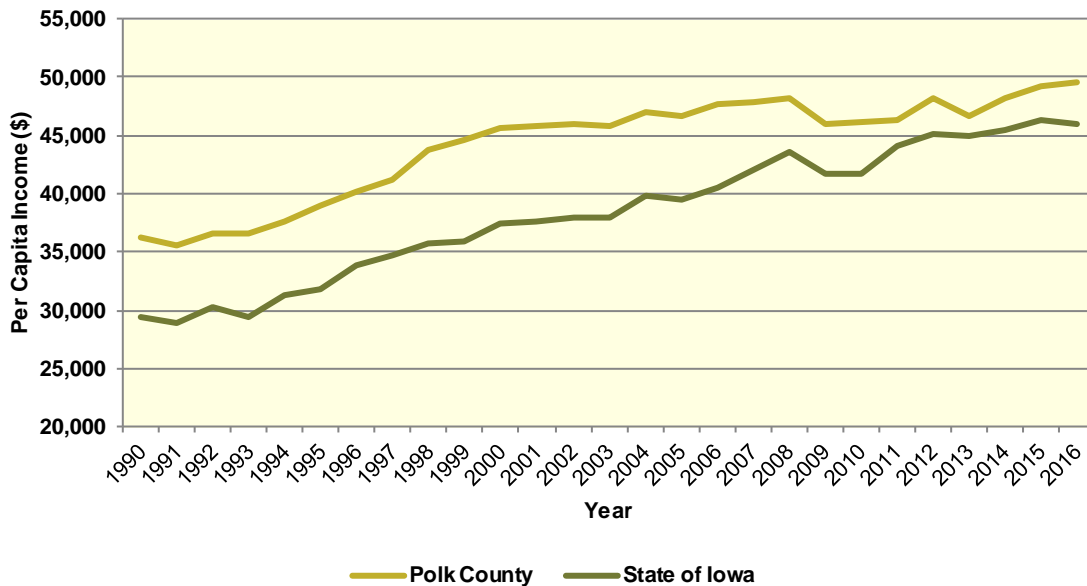


Diagram III.2.5, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over 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.2.5
Real Per Capita Income
 Polk County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Polk County

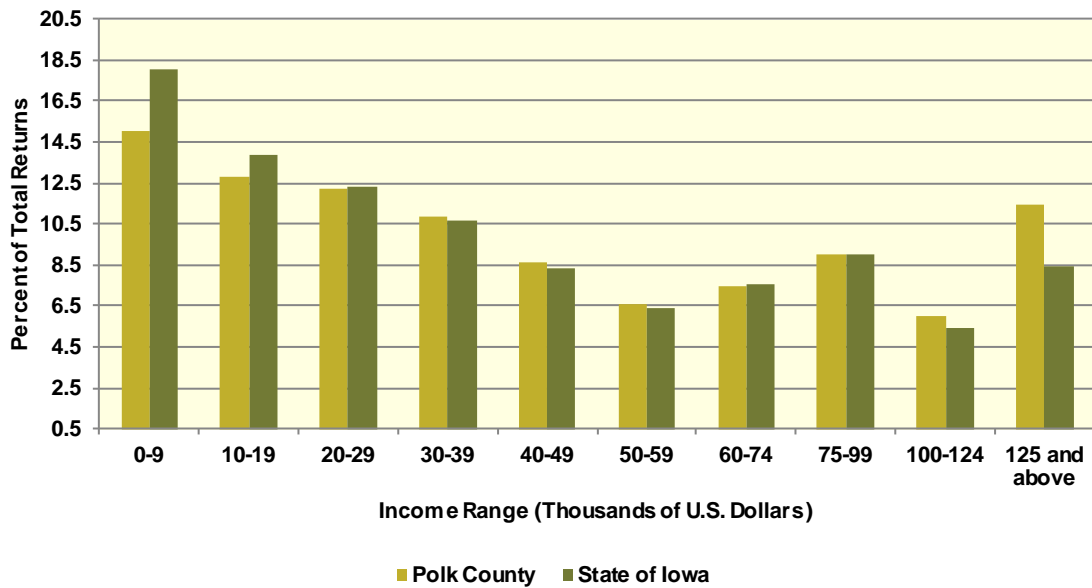
The Iowa Department of Revenue releases annual income tax statistics. Table III.2.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in 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.2.21
Number of Tax Returns by Adjusted Gross Income
 Ankeny
 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
Change 10 - 15	5.4%	3.8%	2.9%	8.6%	13.9%	10.1%	2.8%	7.8%	22.7%	50.8%	11%

Diagram III.2.6
2015 Income Distribution
 Polk County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Ankeny is shown in Table III.2.22. In 2016, there were an estimated 4,117 persons living in poverty. This represented a 7.8 percent poverty rate, compared to 4 percent poverty in 2000. In 2016, some 9.9 percent of those in poverty were under age 6, and 2.7 percent were 65 or older.

Table III.2.22				
Poverty by Age				
Ankeny				
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	135	12.7%	408	9.9%
6 to 17	167	15.8%	740	18%
18 to 64	709	66.9%	2,857	69.4%
65 or Older	48	4.5%	112	2.7%
Total	1,059	100.0%	4,117	100.0%
Poverty Rate	4%	.	7.8%	.

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 890 authorizations in 2015 to 1,012 in 2016.

The real value of single-family building permits increased from \$247,186 in 2015 to \$252,284 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.2.23.

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	24	2	0	0	26	113,356	0
1981	18	0	0	18	36	90,843	58,635
1982	53	4	0	36	93	96,875	55,211
1983	36	0	0	18	54	132,600	55,542
1984	41	0	0	29	70	127,772	78,951
1985	44	0	0	29	73	131,437	94,108
1986	67	0	4	29	100	132,294	92,240
1987	91	0	0	29	120	145,912	59,133
1988	108	0	0	24	132	147,404	74,420
1989	112	4	4	62	182	161,115	86,408
1990	131	4	19	134	288	151,997	4,789
1991	185	0	8	29	222	143,107	93,754
1992	243	2	6	0	251	141,352	0
1993	282	6	9	97	394	158,160	58,248
1994	375	12	3	205	595	138,189	53,341
1995	343	4	0	7	354	131,546	91,817
1996	279	2	4	56	341	143,237	59,679
1997	323	28	4	55	410	133,410	60,892
1998	453	6	0	32	491	130,699	58,322
1999	438	2	8	46	494	130,656	51,759
2000	390	18	16	32	456	123,384	253,050
2001	514	14	44	29	601	124,187	90,599
2002	688	30	4	16	738	135,263	64,552
2003	1,028	12	0	0	1,040	148,328	0
2004	908	0	0	190	1,098	161,328	84,865
2005	1,310	0	0	24	1,334	198,619	91,770
2006	725	0	0	120	845	205,110	120,724
2007	665	0	0	13	678	212,970	117,600
2008	296	0	0	0	296	227,311	0
2009	376	0	0	36	412	230,087	99,621
2010	519	0	0	0	519	217,455	0
2011	570	0	0	0	570	213,741	0
2012	937	0	0	88	1,025	213,473	85,242
2013	849	0	0	145	994	222,741	131,106
2014	974	0	0	206	1,180	235,739	93,762
2015	890	0	0	171	1,061	247,186	88,484
2016	1,012	0	0	557	1,569	252,284	121,849



Diagram III.2.7 Single Family Permits

Ankeny
Census Bureau Data, 1980–2016

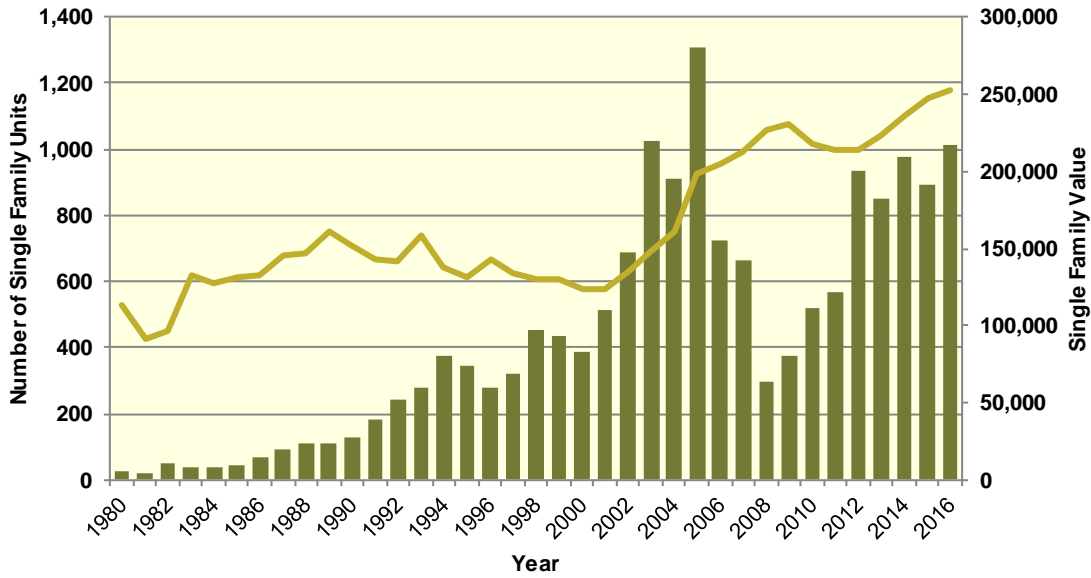
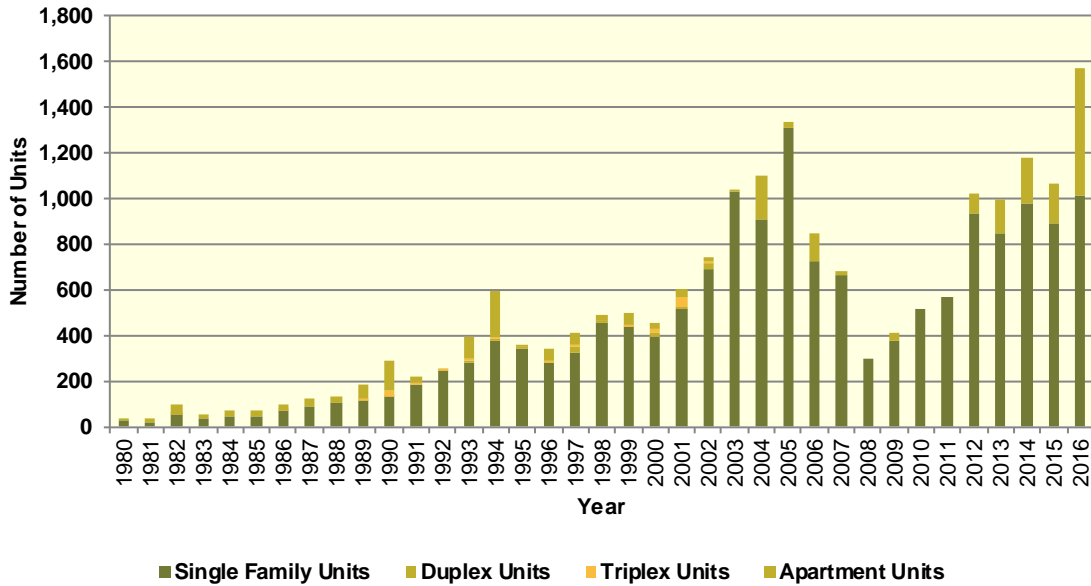


Diagram III.2.8 Total Permits by Unit Type

Ankeny
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.2.24. In 2016, there were 21,261 housing units, up from 10,803 in 2000. Single-family units accounted for 74.5 percent of units in 2016, compared to 68.4 in 2000. Apartment units accounted for 20.6 percent in 2016, compared to 23.5 percent in 2000.

Table III.2.24 Housing Units by Type Ankeny 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,389	68.4%	15,847	74.5%
Duplex	229	2.1%	194	0.9%
Tri- or Four-Plex	155	1.4%	259	1.2%
Apartment	2,540	23.5%	4,373	20.6%
Mobile Home	490	4.5%	588	2.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	10,803	100.0%	21,261	100.0%

Some 95.1 percent of housing was occupied in 2010, compared to 95 percent in 2000. Owner-occupied housing changed 82.7 percent between 2000 and 2010, ending with owner-occupied units representing 77.8 percent of unit. Vacant units changed by 66.9 percent, resulting in 906 vacant units in 2010.

Table III.2.25 Housing Units by Tenure Ankeny 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,339	95%	17,433	95.1%	68.6%
Owner-Occupied	7,427	71.8%	13,570	77.8%	82.7%
Renter-Occupied	2,912	28.2%	3,863	22.2%	32.7%
Vacant Housing Units	543	5%	906	4.9%	66.9%
Total Housing Units	10,882	100.0%	18,339	100.0%	68.5%

Table III.2.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 21,261 housing units. An estimated 72.9 percent were owner-occupied, and 6.5 percent were vacant.

Table III.2.26 Housing Units by Tenure Ankeny 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,433	95.1%	19,876	93.5%
Owner-Occupied	13,570	77.8%	14,495	72.9%
Renter-Occupied	3,863	22.2%	5,381	27.1%
Vacant Housing Units	906	4.9%	1,385	6.5%
Total Housing Units	18,339	100.0%	21,261	100.0%

Households by household size are shown in Table III.2.27. There were a total of 17,433 households in 2010, up from 10,339 in 2000. One person households changed by 74.7 percent between 2000 and 2010, while two person households changed by 65.3 percent. Three and four person households changed by 65.9 and 61.8 respectively, representing 16.7 percent and 16.8 percent of the population in 2010.

Table III.2.27					
Households by Household Size					
Ankeny					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,254	21.8%	3,938	22.6%	74.7%
Two Persons	3,699	35.8%	6,113	35.1%	65.3%
Three Persons	1,750	16.9%	2,904	16.7%	65.9%
Four Persons	1,805	17.5%	2,921	16.8%	61.8%
Five Persons	624	6%	1,145	6.6%	83.5%
Six Persons	158	1.5%	300	1.7%	89.9%
Seven Persons or More	49	0.5%	112	0.6%	128.6%
Total	10,339	100.0%	17,433	100.0%	68.6%

Households by income is shown in Table III.2.28. Households earning more than \$100,000 per year represented 34.4 percent of households in 2016, compared to 14.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.9 percent of households in 2010, compared to 24.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 5.4 percent of households in 2016, compared to 8.1 percent in 2000.

Table III.2.28				
Households by Income				
Ankeny				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	828	8.1%	1,076	5.4%
\$15,000 to \$19,999	446	4.4%	388	2%
\$20,000 to \$24,999	445	4.3%	553	2.8%
\$25,000 to \$34,999	1,110	10.8%	1,436	7.2%
\$35,000 to \$49,999	1,769	17.3%	2,143	10.8%
\$50,000 to \$74,999	2,499	24.4%	4,147	20.9%
\$75,000 to \$99,999	1,703	16.6%	3,297	16.6%
\$100,000 or More	1,450	14.1%	6,836	34.4%
Total	10,250	100.0%	19,876	100.0%

Table III.2.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 34 percent and 10.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 12.3 percent, 8.8 percent, and 19.3, respectively. Housing units built prior to 1939 represented 2.1 percent of households in 2016.

Table III.2.29				
Households by Year Home Built				
Ankeny				
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	191	1.9%	424	2.1%
1940 to 1949	227	2.2%	181	0.9%
1950 to 1959	559	5.4%	558	2.8%
1960 to 1969	1,511	14.7%	1,771	8.9%
1970 to 1979	2,786	27.1%	2,435	12.3%
1980 to 1989	1,411	13.7%	1,749	8.8%
1990 to 1999	3,585	34.9%	3,837	19.3%
2000 to 2009	.	.	6,765	34%
2010 or Later	.	.	2,156	10.8%
Total	10,270	100.0%	19,876	100.0%

The distribution of unit types by race are shown in Table III.2.30. An estimated 77.7 percent of white households occupy single family homes, while 46.9 percent of black households do. Some 17.5 percent of white households occupied apartments, while 53.1 percent of black households do. An estimated 69.7 percent of Asiann households occupy single family homes.

Table III.2.30							
Distribution of Units in Structure by Race							
Ankeny							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.7%	46.9%	0%	69.7%	0%	42.9%	86.3%
Duplex	0.7%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	0%	0%	0%	0%	0%	0%
Apartment	17.5%	53.1%	0%	30.3%	0%	35.7%	13.7%
Mobile Home	2.8%	0%	0%	0%	0%	21.4%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.2.31. An estimated 35 percent of vacant units were for rent in 2010, a 88.7 percent change since 2000. In addition, some 40.1 percent of vacant units were for sale, a change of 39.6 percent between 2000 and 2010. "Other" vacant units represented 11 percent of vacant units in 2010. This is a change of 138.1 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.2.31					
Disposition of Vacant Housing Units					
Ankeny					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	168	30.9%	317	35%	88.7%
For Sale	260	47.9%	363	40.1%	39.6%
Rented or Sold, Not Occupied	49	9%	71	7.8%	44.9%
For Seasonal, Recreational, or Occasional Use	24	4.4%	55	6.1%	129.2%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	42	7.7%	100	11%	138.1%
Total	543	100.0%	906	100.0%	66.9%

The disposition of vacant units between 2010 and 2016 are shown in Table III.2.32. By 2016, for rent units accounted for 42.7 percent of vacant units, while for sale units accounted for 6.7 percent. “Other” vacant units accounted for 14.7 percent of vacant units, representing a total of 203 “other” vacant units.

Table III.2.32				
Disposition of Vacant Housing Units				
Ankeny				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	317	35%	592	42.7%
For Sale	363	40.1%	93	6.7%
Rented Not Occupied	15	1.7%	146	10.5%
Sold Not Occupied	56	6.2%	196	14.2%
For Seasonal, Recreational, or Occasional Use	55	6.1%	155	11.2%
For Migrant Workers	0	0%	0	0%
Other Vacant	100	11%	203	14.7%
Total	906	100.0%	1,385	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.2.33. In 2016, an estimated 1.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.2.33 Overcrowding and Severe Overcrowding Ankeny 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	7,309	99.3%	16	0.2%	37	0.5%	7,362
2016 Five-Year ACS	14,348	99%	124	0.9%	23	0.2%	14,495
Renter							
2000 Census	2,800	96.3%	91	3.1%	17	0.6%	2,908
2016 Five-Year ACS	5,147	95.7%	204	3.8%	30	0.6%	19,876
Total							
2000 Census	10,109	98.4%	107	1%	54	0.5%	10,270
2016 Five-Year ACS	19,495	98.1%	328	1.7%	53	0.3%	19,876

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 59 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Ankeny. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.2.34 Households with Incomplete Plumbing Facilities Ankeny 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,254	19,817
Lacking Complete Plumbing Facilities	16	59
Total Households	10,270	19,876
Percent Lacking	0.2%	0.3%

There were 172 households lacking complete kitchen facilities in 2016, compared to 22 households in 2000. This was a change from 0.2 percent of households in 2000 to 0.9 percent in 2016.

Table III.2.35 Households with Incomplete Kitchen Facilities Ankeny 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,248	19,704
Lacking Complete Kitchen Facilities	22	172
Total Households	10,270	19,876
Percent Lacking	0.2%	0.9%

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 Ankeny, 14.6 of households had a cost burden and 7.7 percent had a severe cost burden. Some 18.6 percent of renters were cost burdened, and 18.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.3 percent and a severe cost burden rate of 2.2 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 4.3 percent.

Table III.2.36
Cost Burden and Severe Cost Burden by Tenure
 Ankeny
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	4,388	83.7%	634	12.1%	215	4.1%	8	0.2%	5,245
2016 Five-Year ACS	9,420	81%	1,683	14.5%	500	4.3%	22	0.2%	11,625
Owner Without a Mortgage									
2000 Census	1,041	92.5%	43	3.8%	35	3.1%	6	0.5%	1,125
2016 Five-Year ACS	2,588	90.2%	210	7.3%	64	2.2%	8	0.3%	2,870
Renter									
2000 Census	1,941	66.7%	566	19.5%	315	10.8%	86	3%	2,908
2016 Five-Year ACS	3,262	60.6%	1,003	18.6%	976	18.1%	140	2.6%	5,381
Total									
2000 Census	7,370	79.4%	1,243	13.4%	565	6.1%	100	1.1%	9,278
2016 Five-Year ACS	15,270	76.8%	2,896	14.6%	1,540	7.7%	170	0.9%	19,876

Housing Problems by Income

Table III.2.37, 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.2.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,660 owner-occupied and 740 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 755 owner-occupied 604 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 15,005 households without a housing problem.

Table III.2.37
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.2.38
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
Owner-Occupied						
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	15	0	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	15	0	45	80
Housing cost burden greater than 50% of income (and none of the above problems)	215	210	250	80	0	755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	220	535	310	530	1,660
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
has none of the 4 housing problems	0	245	855	1,130	9,675	11,905
Total	330	695	1,670	1,520	10,260	14,475
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	70	4	0	60	184
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)	80	15	0	35	10	140
Housing cost burden greater than 50% of income (and none of the above problems)	520	80	4	0	0	604
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	350	325	40	0	740
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
has none of the 4 housing problems	70	150	765	550	1,565	3,100
Total	815	665	1,098	625	1,635	4,838
Total						
Lacking complete plumbing or kitchen facilities	60	70	4	0	60	194
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	35	15	35	55	220
Housing cost burden greater than 50% of income (and none of the above problems)	735	290	254	80	0	1,359
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	570	860	350	530	2,400
Zero/negative income (and none of the above problems)	110	0	0	0	0	110
has none of the 4 housing problems	70	395	1,620	1,680	11,240	15,005
Total	1,145	1,360	2,768	2,145	11,895	19,313

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.2.39 presents some basic statistics about the completed surveys.

Table III.2.39				
Survey of Rental Properties				
Ankeny				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	21	1,752	7.3	25.1

Table III.2.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 31 single family units in Ankeny, with 5 of them



available. This translates into a vacancy rate of 16.1 percent in Ankeny, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 1,649 apartment units reported in the survey, with 120 of them available, which resulted in a vacancy rate of 7.3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	31	5	16.1%
Apartments	1,649	120	7.3%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	72	3	4.2%
Total	1,752	128	7.3%

Table III.2.41, reports units by bedroom size. As can be seen there were 488 two bedroom apartment units and 264 three bedroom units. Overall, the 488 two bedroom units accounted for 27.9 percent of all units, and the 276 three bedroom units accounted for 15.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 653 units listed as "Don't Know". Additional details for additional unit types are reported found below.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	24	0	0	.	24
One	0	292	0	0	.	292
Two	0	488	0	0	.	488
Three	12	264	0	0	.	276
Four	19	0	0	0	.	19
Don't Know	0	581	0	0	72	653
Total	31	1,649	0	0	72	1,752



Table III.2.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Four-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 15.8 percent.

Table III.2.43 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 4.3 percent.

Table III.2.42 Single Family Units by Bedroom Size Ankeny 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	12	2	16.7%
Four	19	3	15.8%
Don't know	0	0	0%
Total	31	5	16.1%

Table III.2.43 Apartment Units by Bedroom Size Ankeny 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	24	0	0%
One	292	7	2.4%
Two	488	21	4.3%
Three	264	52	19.7%
Four	0	0	0%
Don't know	581	40	6.9%
Total	1,649	120	7.3%

Average market-rate rents by unit type are shown in Table III.2.44. 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.

Table III.2.44 Average Market Rate Rents by Bedroom Size Ankeny 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$850	\$0	\$0	\$850
One	\$0	\$856.6	\$0	\$0	\$856.6
Two	\$0	\$1077.7	\$0	\$0	\$1077.7
Three	\$2250	\$1295.8	\$0	\$0	\$1369.2
Four	\$2225	\$2300	\$0	\$0	\$2262.5
Total	\$2237.5	\$1182.8	\$0	\$0	\$1288.2

Table III.2.45, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.2.45					
Average Assisted Rate Rents by Bedroom Size					
Ankeny					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$0	\$0	\$0	\$0
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Table III.2.46, shows vacancy rates for single family units by average rental rates for Ankeny. 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 16.1 percent.

Table III.2.46			
Single Family Market Rate Rents by Vacancy Status			
Ankeny			
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	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	31	5	16.1%
Missing	0	0	0%
Total	31	5	16.1%

The average rent and availability of apartment units is displayed in Table III.2.47. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 5.5 percent.

Table III.2.47 Apartment Market Rate Rents by Vacancy Status Ankeny 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	240	13	5.4%
\$750 to \$1,000	221	3	1.4%
\$1,000 to \$1,250	968	53	5.5%
\$1,250 to \$1,500	100	11	11%
Above \$1,500	120	40	33.3%
Missing	0	0	0%
Total	1,649	120	7.3%

Respondents were asked if utilities are included in the rent and as shown in Table III.2.48 below 14 respondents, or 70 percent, included some sort of utility in the rent.

Table III.2.48 Are there any utilities included with the rent? Ankeny 2017 Survey of Rental Properties	
Period	Respondent
Yes	14
No	6
% Offering Utilities	70%

The type of utility included in the rent is shown in Table III.2.49. There were 0 respondents who included electricity, 0 respondents who included natural gas, 3 respondents who included water and sewer and 12 respondents included trash collection in the rent.

Table III.2.49 Which utilities are included with the rent? Ankeny 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	3
Trash Collection	12

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.2.50, there were 282 accessible apartment units. Respondents also indicated there were a total of 3 persons with disabilities currently residing in accessible units.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	32	0	0		32
Two	0	58	0	0		58
Three	0	18	0	0		18
Four	0	0	0	0		0
Don't Know	0	174	0	0	30	204
Total	0	282	0	0	30	312

Table III.2.51, shows the breakdown of accessible and not accessible single family units by bedroom size.

Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	0	0	0%
Three	12	0	12	0%
Four	19	0	19	0%
Don't know	0	0	0	0%
Total	31	0	31	0%

Table III.2.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 11.9 percent or 58 two bedroom apartment units are accessible, with 6.8 percent of three bedroom units were considered accessible. Overall, 17.1 percent of all apartment units were considered accessible by survey respondents.



Table III.2.52 Apartment Units by Accessibility and Bedroom Size Ankeny 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	24	0	24	0%
One	260	32	292	11%
Two	430	58	488	11.9%
Three	246	18	264	6.8%
Four	0	0	0	0%
Don't know	407	174	581	29.9%
Total	1,367	282	1,649	17.1%

Perceived Need for Rental Units

Table III.2.53, at right, shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 52 number of persons on the wait list.

Table III.2.53 Do you keep a waiting list? Ankeny 2017 Survey of Rental Properties	
Period	Respondent
Yes	7
No	4
Waitlist Size	52

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.2.54, 1 respondent indicated no need for renovating existing apartment units, with no respondents saying there was extreme need for renovating existing apartment units.

Table III.2.54 How would you rate the need for renovation of existing units in the? Ankeny 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1	0	0
Low Need	3	4	1	1
Moderate Need	2	2	1	1
High Need	1	1	0	0
Extreme Need	0	0	0	0
Average Need	2.7	2.4	2.5	2.5

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.2.55, 6 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, 7 respondents indicated no need for new apartment units, with no respondents saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	7	1	1
Low Need	0	1	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1	1.1	1	1

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.2.56, shows the *strong growth scenario* for Ankeny. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 19,876 households. In 2030, there will be a projected 22,848 households, of which 16,663 are projected to be owner occupied and the remaining 6,186 are expected to be renter-occupied.



By 2050, there are projected to be 18,311 owner-occupied households, of which 417 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,112 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 6,798 renter households, of which 1,143 renter households are expected to have incomes between 0 and 30.0 percent of median family income 1,550 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 25,109 occupied units by 2050, of which 1,561 are expected to have incomes on between 0 and 30 percent of MFI.

**Table III.2.56
Housing Demand Forecast**

Ankeny
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	355	367	380	391	401	410	417
30.1-50%	0	747	773	800	824	844	862	879
50.1-80%	0	1,795	1,858	1,922	1,979	2,029	2,072	2,112
80.1-95%	0	1,102	1,140	1,179	1,215	1,245	1,272	1,296
95.1-115%	0	1,645	1,702	1,761	1,813	1,859	1,899	1,935
115+%	0	9,923	10,270	10,621	10,937	11,212	11,454	11,672
Total	0	15,567	16,111	16,663	17,157	17,589	17,969	18,311
Renter								
0-30%	0	972	1,006	1,041	1,071	1,098	1,122	1,143
30.1-50%	0	793	821	849	874	896	916	933
50.1-80%	0	1,318	1,364	1,411	1,453	1,489	1,521	1,550
80.1-95%	0	507	525	543	559	573	585	596
95.1-115%	0	889	920	951	979	1,004	1,026	1,045
115+%	0	1,300	1,346	1,392	1,433	1,469	1,501	1,529
Total	0	5,779	5,981	6,186	6,369	6,530	6,671	6,798
Total								
0-30%	0	1,327	1,373	1,420	1,462	1,499	1,532	1,561
30.1-50%	0	1,540	1,594	1,649	1,698	1,740	1,778	1,812
50.1-80%	0	3,113	3,222	3,332	3,431	3,518	3,594	3,662
80.1-95%	0	1,609	1,665	1,722	1,773	1,818	1,857	1,892
95.1-115%	0	2,533	2,622	2,712	2,792	2,863	2,924	2,980
115+%	0	11,223	11,615	12,013	12,370	12,681	12,955	13,201
Total	19,876	21,346	22,092	22,848	23,527	24,119	24,639	25,109



