

**VOLUME III:  
BURLINGTON**

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## Burlington

### DEMOGRAPHICS

#### Population Estimates

Table III.11.1, at right shows the population for Burlington. As can be seen, the population in Burlington decreased from 25,663 persons in 2010 to 25,277 person in 2016, or by -1.5 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 Burlington. Although a city may span several counties, for the county level data pieces, Des Moines County was selected. For a more in-depth county level view, please refer to Des Moines County in Volume II of this profile.

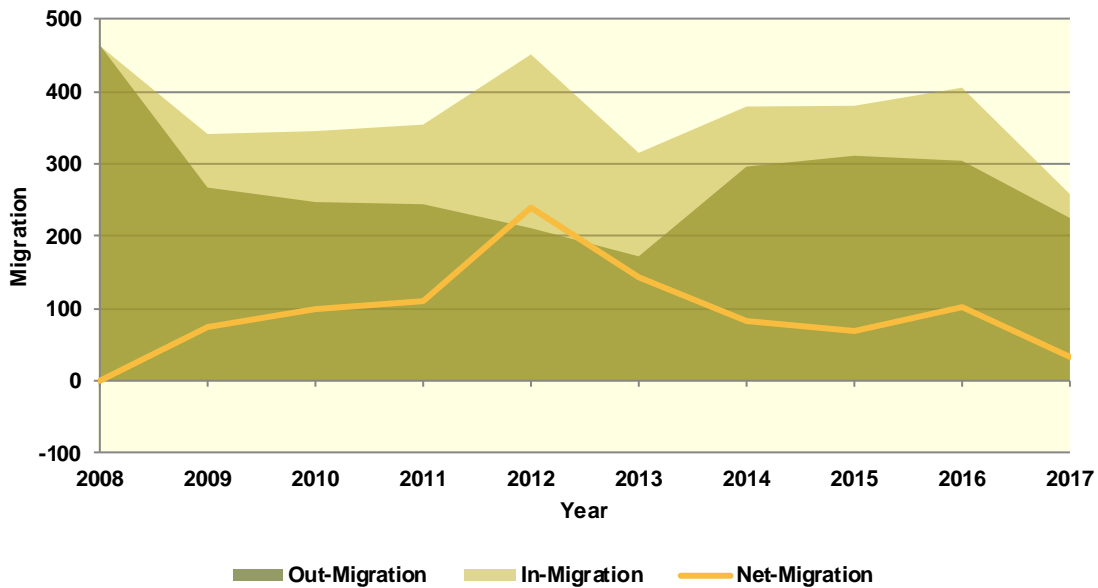
#### Des Moines County Population Migration Trends

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.11.1, 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 2012 with 240 people entering and the migration lowest net migration occurred in 2008 with 1 entering Burlington.

Year	Population	Percent Yearly Change
2000	26,839	.
2001	26,519	-1.2%
2002	26,093	-1.6%
2003	26,062	-0.1%
2004	25,763	-1.1%
2005	25,627	-0.5%
2006	25,548	-0.3%
2007	25,559	0%
2008	25,585	0.1%
2009	25,689	0.4%
2010	25,663	-0.1%
2011	25,489	-0.7%
2012	25,589	0.4%
2013	25,654	0.3%
2014	25,537	-0.5%
2015	25,432	-0.4%
2016	25,277	-0.6%

**Diagram III.11.1**  
**Net In-migration by Gender**  
 Des Moines County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.11.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 33 percent of net-migrants, or 11 persons were male, with the remaining 67 percent, or 22 persons were female.

Table III.11.2, shows net-migration for Des Moines County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 13 persons entering Des Moines County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 4 persons leaving Des Moines County.

**Table III.11.2**  
**New-Migration by Age Range**  
 Des Moines County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	-3	2	5	-2	5	0	1	1	-1	-1
18-22	6	13	22	21	48	11	13	10	1	5
23-25	-26	0	-1	-1	37	31	19	9	9	-4
26-35	16	11	19	19	65	34	11	27	18	-2
36-45	16	9	26	34	23	22	6	4	27	10
46-55	4	24	11	24	30	27	14	24	23	13
56-65	-17	10	5	10	24	16	11	-4	10	6
66 +	3	5	11	5	8	2	8	-2	14	6
<b>Total</b>	<b>-1</b>	<b>74</b>	<b>98</b>	<b>110</b>	<b>240</b>	<b>143</b>	<b>83</b>	<b>69</b>	<b>101</b>	<b>33</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.11.3, shows population by age for the 2000 and 2010 Census. The population changed by -4.4 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -3.6 percent to a total of 4,454 persons in 2010. Those aged 25 to 34 changed by 0.6 percent, and those aged under 5 changed by 0.8 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,769	6.6%	1,783	6.9%	0.8%
5 to 19	5,591	20.8%	4,917	19.2%	-12.1%
20 to 24	1,606	6%	1,392	5.4%	-13.3%
25 to 34	3,316	12.4%	3,335	13%	0.6%
35 to 54	7,534	28.1%	6,567	25.6%	-12.8%
55 to 64	2,404	9%	3,215	12.5%	33.7%
65 or Older	4,619	17.2%	4,454	17.4%	-3.6%
<b>Total</b>	<b>26,839</b>	<b>100.0%</b>	<b>25,663</b>	<b>100.0%</b>	<b>-4.4%</b>

The elderly population is further explored in Table III.11.4. Those aged 65 to 66 changed by 19.9 percent between 2000 and 2010, resulting in a population of 469 persons. Those aged 85 or older changed by 18.8 percent during the same time period, and resulted in 834 persons over age 85 in 2010.



<b>Table III.11.4</b>					
<b>Elderly Population by Age</b>					
Burlington					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	391	8.5%	469	10.5%	19.9%
67 to 69	645	14%	647	14.5%	0.3%
70 to 74	1,090	23.6%	950	21.3%	-12.8%
75 to 79	1,056	22.9%	820	18.4%	-22.3%
80 to 84	735	15.9%	734	16.5%	-0.1%
85 or Older	702	15.2%	834	18.7%	18.8%
<b>Total</b>	<b>4,619</b>	<b>100.0%</b>	<b>4,454</b>	<b>100.0%</b>	<b>-3.6%</b>

Population by race and ethnicity is shown in Table III.11.5. The white population changed by -7.9 percent between 2000 and 2010, and resulted in representing 88.2 percent of the population in 2010. The black population changed by 35.7 percent, represented 7.2 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 42.4 percent between 2000 and 2010, compared to the -5.4 percent growth rate for non-Hispanics.

<b>Table III.11.5</b>					
<b>Population by Race and Ethnicity</b>					
Burlington					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	24,581	91.6%	22,628	88.2%	-7.9%
Black	1,354	5%	1,838	7.2%	35.7%
American Indian	89	0.3%	70	0.3%	-21.3%
Asian	177	0.7%	196	0.8%	10.7%
Native Hawaiian/ Pacific Islander	11	0%	16	0.1%	45.5%
Other	242	0.9%	173	0.7%	-28.5%
Two or More Races	385	1.4%	742	2.9%	92.7%
<b>Total</b>	<b>26,839</b>	<b>100.0%</b>	<b>25,663</b>	<b>100.0%</b>	<b>-4.4%</b>
<b>Hispanic</b>	554	2.1%	789	3.1%	42.4%
<b>Non-Hispanic</b>	26,285	97.9%	24,874	96.9%	-5.4%

Population by race and ethnicity through 2016 is shown in Table III.11.6. The white population represented 88.5 percent of the population in 2016, compared with black households accounting for 8 percent of the population. Hispanic households represented 3.5 percent of the population in 2016.

<b>Table III.11.6</b>				
<b>Population by Race and Ethnicity</b>				
Burlington				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	22,628	88.2%	22,550	88.5%
Black	1,838	7.2%	2,030	8%
American Indian	70	0.3%	68	0.3%
Asian	196	0.8%	89	0.3%
Native Hawaiian/ Pacific Islander	16	0.1%	0	0%
Other	173	0.7%	92	0.4%
Two or More Races	742	2.9%	663	2.6%
<b>Total</b>	<b>25,663</b>	<b>100.0%</b>	<b>25,492</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>24,874</b>	<b>96.9%</b>	<b>24,601</b>	<b>96.5%</b>
<b>Hispanic</b>	<b>789</b>	<b>3.1%</b>	<b>891</b>	<b>3.5%</b>

The population by race is broken down further by ethnicity in Table III.11.7. While the white non-Hispanic population changed by -9 percent between 2000 and 2010, the white Hispanic population changed by 92.1 percent. The black non-Hispanic population changed by 34.9 percent, while the black Hispanic population changed by 86.4 percent.

<b>Table III.11.7</b>					
<b>Population by Race and Ethnicity</b>					
Burlington					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	24,328	92.6%	22,142	89%	-9%
Black	1,332	5.1%	1,797	7.2%	34.9%
American Indian	81	0.3%	66	0.3%	-18.5%
Asian	171	0.7%	195	0.8%	14%
Native Hawaiian/ Pacific Islander	6	0%	13	0.1%	116.7%
Other	36	0.1%	22	0.1%	-38.9%
Two or More Races	331	1.3%	639	2.6%	93.1%
<b>Total Non-Hispanic</b>	<b>26,285</b>	<b>100.0%</b>	<b>24,874</b>	<b>100.0%</b>	<b>-5.4%</b>
<b>Hispanic</b>					
White	253	45.7%	486	61.6%	92.1%
Black	22	4%	41	5.2%	86.4%
American Indian	8	1.4%	4	0.5%	-50%
Asian	6	1.1%	1	0.1%	-83.3%
Native Hawaiian/ Pacific Islander	5	0.9%	3	0.4%	-40%
Other	206	37.2%	151	19.1%	-26.7%
Two or More Races	54	9.7%	103	13.1%	90.7%
<b>Total Hispanic</b>	<b>554</b>	<b>100.0%</b>	<b>789</b>	<b>100.0%</b>	<b>42.4%</b>
<b>Total Population</b>	<b>26,839</b>	<b>100.0%</b>	<b>25,663</b>	<b>100.0%</b>	<b>-4.4%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.11.8. During this time, the total non-Hispanic population was 24,601 persons in 2016. The Hispanic population was 891.

<b>Table III.11.8</b>				
<b>Population by Race and Ethnicity</b>				
Burlington				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	22,142	89%	21,767	88.5%
Black	1,797	7.2%	2,030	8.3%
American Indian	66	0.3%	68	0.3%
Asian	195	0.8%	89	0.4%
Native Hawaiian/ Pacific Islander	13	0.1%	0	0%
Other	22	0.1%	0	0%
Two or More Races	639	2.6%	647	2.6%
<b>Total Non-Hispanic</b>	<b>24,874</b>	<b>100.0%</b>	<b>24,601</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	486	61.6%	783	87.9%
Black	41	5.2%	0	0%
American Indian	4	0.5%	0	0%
Asian	1	0.1%	0	0%
Native Hawaiian/ Pacific Islander	3	0.4%	0	0%
Other	151	19.1%	92	10.3%
Two or More Races	103	13.1%	16	1.8%
<b>Total Hispanic</b>	<b>789</b>	<b>100.0</b>	<b>891</b>	<b>100.0%</b>
<b>Total Population</b>	<b>25,663</b>	<b>100.0%</b>	<b>25,492</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.11.9. Family households represented 62.6 percent of households, while non-family households accounted for 37.4 percent. These changed from 61.2 and 38.8 percent, respectively.

<b>Table III.11.9</b>				
<b>Household Type by Tenure</b>				
Burlington				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	6,693	61.2%	6,724	62.6%
Married-Couple Family	4,580	68.4%	4,400	65.4%
Owner-Occupied	3,992	87.2%	3,790	86.1%
Renter-Occupied	588	12.8%	610	13.9%
Other Family	2,113	31.6%	2,324	31.4%
Male Householder, No Spouse Present	562	26.6%	778	24.2%
Owner-Occupied	332	59.1%	412	53%
Renter-Occupied	230	40.9%	366	47%
Female Householder, No Spouse Present	1,551	73.4%	1,546	66.7%
Owner-Occupied	757	48.8%	687	44.4%
Renter-Occupied	794	51.2%	859	55.6%
Non-Family Households	4,245	38.8%	4,011	37.4%
Owner-Occupied	2,310	54.4%	2,493	62.2%
Renter-Occupied	1,935	45.6%	1,518	37.8%
<b>Total</b>	<b>10,938</b>	<b>100.0%</b>	<b>10,735</b>	<b>100.0%</b>

The group quarters population was 495 in 2010, compared to 633 in 2000. Institutionalized populations experienced a -22.7 percent change between 2000 and 2010. Non-institutionalized populations experienced a -19 percent change during this same time period.



<b>Table III.11.10</b>					
<b>Group Quarters Population</b>					
Burlington					
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	109	22.9%	132	36%	21.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	339	71.4%	235	64%	-30.7%
Other Institutions	27	5.7%	0	0%	-100%
<b>Total</b>	<b>475</b>	<b>100.0%</b>	<b>367</b>	<b>100.0%</b>	<b>-22.7 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	44	34.4%	
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	158	100%	84	65.6%	-46.8%
<b>Total</b>	<b>158</b>	<b>100.0%</b>	<b>128</b>	<b>100.0%</b>	<b>-19%</b>
<b>Group Quarters Population</b>	<b>633</b>	<b>100.0%</b>	<b>495</b>	<b>100.0%</b>	<b>-21.8%</b>

The number of foreign born persons are shown in Table III.11.11. An estimated 0.4 percent of the population was born in Mexico, some 0.2 percent were born in Germany, and another 0.2 percent were born in Egypt.

<b>Table III.11.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Burlington			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	105	0.4%
#2 country of origin	Germany	58	0.2%
#3 country of origin	Egypt	40	0.2%
#4 country of origin	Russia	38	0.1%
#5 country of origin	Philippines	31	0.1%
#6 country of origin	Europe n.e.c	24	0.1%
#7 country of origin	Israel	23	0.1%
#8 country of origin	Iraq	22	0.1%
#9 country of origin	Cambodia	18	0.1%
#10 country of origin	Italy	16	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.11.12. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other Asian and Pacific Island languages.

<b>Table III.11.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Burlington 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	84	0.4%
#2 LEP Language	Other Asian and Pacific Island languages	38	0.2%
#3 LEP Language	Arabic	25	0.1%
#4 LEP Language	Other and unspecified languages	23	0.1%
#5 LEP Language	German or other West Germanic languages	19	0.1%
#6 LEP Language	Other Indo-European languages	16	0.1%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.11.13. Some 19.2 percent of the population was disabled in 2000, or a total of 4,718 persons. The disability rate was highest for those over 65, with 39.4 percent disabled.

<b>Table III.11.13</b> <b>Disability by Age</b> Burlington 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	389	9.6%
16 to 64	2,634	16.2%
65 and older	1,695	39.4%
<b>Total</b>	<b>4,718</b>	<b>19.2%</b>

Table III.11.14, shows disability by type in 2000. There were 2,181 physical disabilities in 2000, some 1,675 employment disabilities, and 1,478 go-outside-home disabilities.

<b>Table III.11.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Burlington 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,055
Physical disability	2,181
Mental disability	1,565
Self-care disability	675
Employment disability	1,675
Go-outside-home disability	1,478
<b>Total</b>	<b>8,629</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.11.15. The disability rate for females was 16.8 percent, compared to 14.5 percent for males. The disability rate changed precipitously higher with age, with 48.8 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	10	1.2%	0	0%	10	0.6%
5 to 17	161	7.2%	133	6.2%	294	6.7%
18 to 34	254	10.3%	330	13.2%	584	11.8%
35 to 64	665	14.1%	782	16.2%	1,447	15.2%
65 to 74	238	21.2%	291	22.6%	529	22%
75 or Older	447	51.1%	626	47.2%	1,073	48.8%
<b>Total</b>	<b>1,775</b>	<b>14.5%</b>	<b>2,162</b>	<b>16.8%</b>	<b>3,937</b>	<b>15.6%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.11.16. Some 8.5 percent have an ambulatory disability, 6.6 have an independent living disability, and 2.9 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	860	3.4%
Vision disability	608	2.4%
Cognitive disability	1,653	7%
Ambulatory disability	1,991	8.5%
Self-Care disability	688	2.9%
Independent living disability	1,267	6.6%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.11.17. In 2016, some 11,800 persons were employed and 868 were unemployed. This totaled a labor force of 12,668 persons. The unemployment rate for Burlington was estimated to be 6.9 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	11,800
Unemployed	868
<b>Labor Force</b>	<b>12,668</b>
Unemployment Rate	6.9%

In 2016, 92.9 percent of households in Burlington had a high school education or greater.

<b>Table III.11.18</b>	
<b>High School or Greater Education</b>	
Burlington	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	9,968
Total Households	10,735
<b>Percent High School or Above</b>	<b>92.9%</b>

As seen in Table III.11.19, some 35.6 percent of the population had a high school diploma or equivalent, another 36.9 percent have some college, 12.6 percent have a Bachelor's Degree, and 5 percent of the population had a graduate or professional degree.

<b>Table III.11.19</b>		
<b>Educational Attainment</b>		
Burlington		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,932	9.9%
High School or Equivalent	6,920	35.6%
Some College or Associates Degree	7,162	36.9%
Bachelor's Degree	2,441	12.6%
Graduate or Professional Degree	970	5%
<b>Total Population Above 18 years</b>	<b>19,425</b>	<b>100.0%</b>

## ECONOMICS

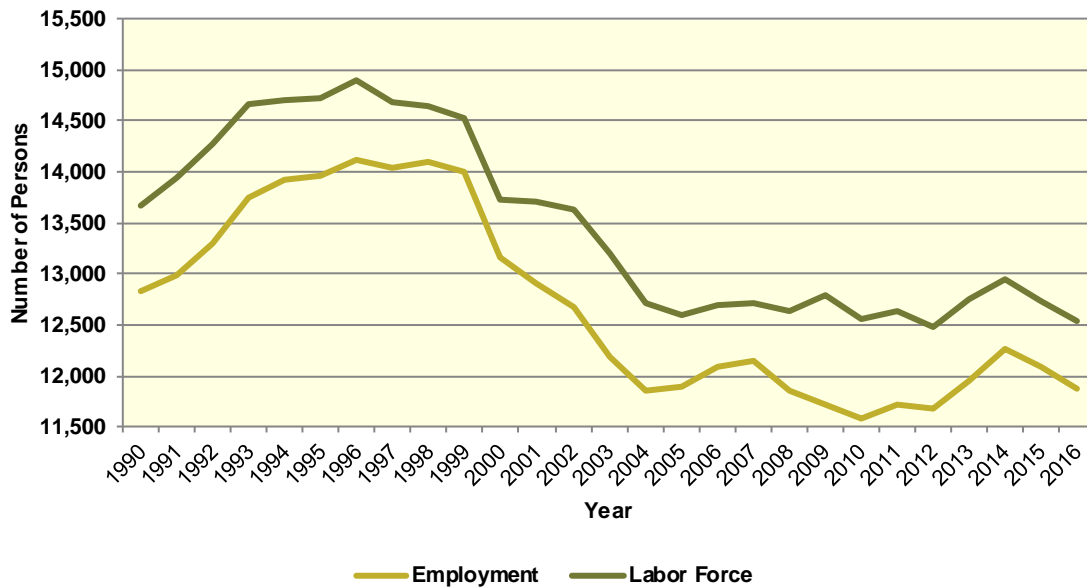
### Labor Force

Table III.11.20, shows the labor force statistics for Burlington from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 3.6 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.4 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 Burlington increased from 5.1 percent in 2015 to 5.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.11.20 Labor Force Statistics Burlington 1990 - 2016 BLS Data					
Year	Burlington				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	851	12,821	13,672	6.2%	4.4%
1991	955	12,988	13,943	6.8%	4.7%
1992	979	13,291	14,270	6.9%	4.5%
1993	920	13,753	14,673	6.3%	4%
1994	769	13,925	14,694	5.2%	3.5%
1995	752	13,963	14,715	5.1%	3.4%
1996	793	14,108	14,901	5.3%	3.5%
1997	648	14,032	14,680	4.4%	3.1%
1998	531	14,106	14,637	3.6%	2.7%
1999	530	14,006	14,536	3.6%	2.6%
2000	556	13,166	13,722	4.1%	2.6%
2001	798	12,911	13,709	5.8%	3.3%
2002	945	12,678	13,623	6.9%	4%
2003	1,029	12,181	13,210	7.8%	4.5%
2004	870	11,845	12,715	6.8%	4.5%
2005	693	11,897	12,590	5.5%	4.3%
2006	608	12,092	12,700	4.8%	3.7%
2007	574	12,147	12,721	4.5%	3.7%
2008	785	11,851	12,636	6.2%	4.2%
2009	1,081	11,718	12,799	8.4%	6.4%
2010	984	11,577	12,561	7.8%	6%
2011	899	11,726	12,625	7.1%	5.5%
2012	802	11,673	12,475	6.4%	5%
2013	817	11,944	12,761	6.4%	4.7%
2014	678	12,267	12,945	5.2%	4.3%
2015	652	12,086	12,738	5.1%	3.8%
2016	662	11,870	12,532	5.3%	3.7%

Diagram III.11.2, shows the employment and labor force for Burlington. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 11,870 persons, with the labor force reaching 12,532, indicating there were a total of 662 unemployed persons.

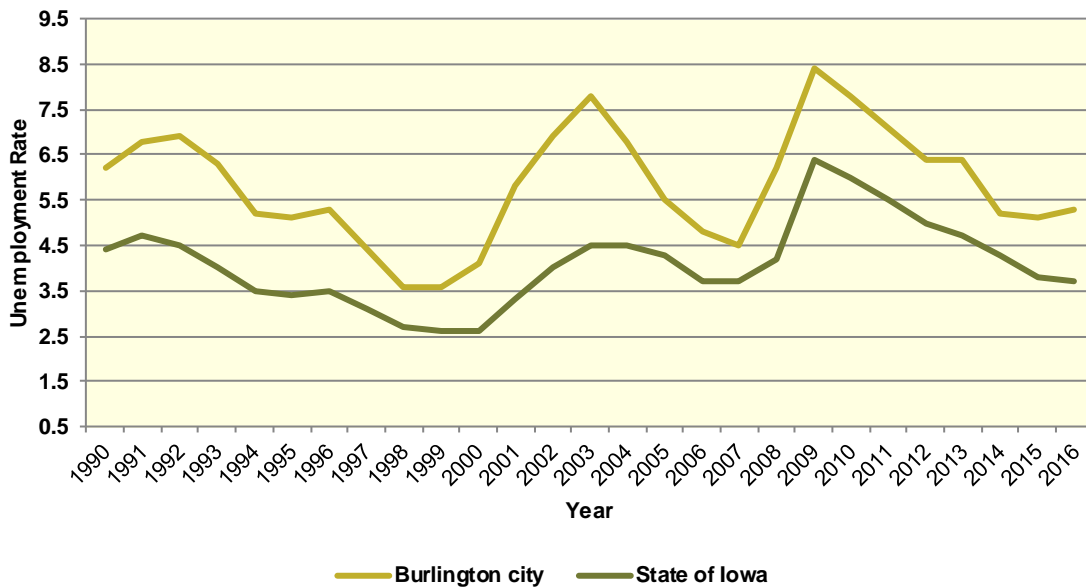
**Diagram III.11.2**  
**Employment and Labor Force**  
 Burlington  
 1990 – 2016 BLS Data



**Unemployment**

Diagram III.11.3, shows the unemployment rate for both the State and Burlington. During the 1990’s the average rate for Burlington was 5.3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 6.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.2 percent. Over the course of the entire period the Burlington had an average unemployment rate that higher than the State, 5.8 percent for Burlington, versus 4.1 statewide.

**Diagram III.11.3**  
**Annual Unemployment Rate**  
 Burlington  
 1990 – 2016 BLS Data



**Earnings: Des Moines 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.11.4, shows real average earnings per job for Des Moines County from 1990 to 2016. Over this period the average earning per job for Des Moines County was \$45,066, which was higher than the statewide average of \$43,526 over the same period.

**Diagram III.11.4**  
**Real Average Earnings Per Job**  
 Des Moines County  
 BEA Data 1990 - 2016

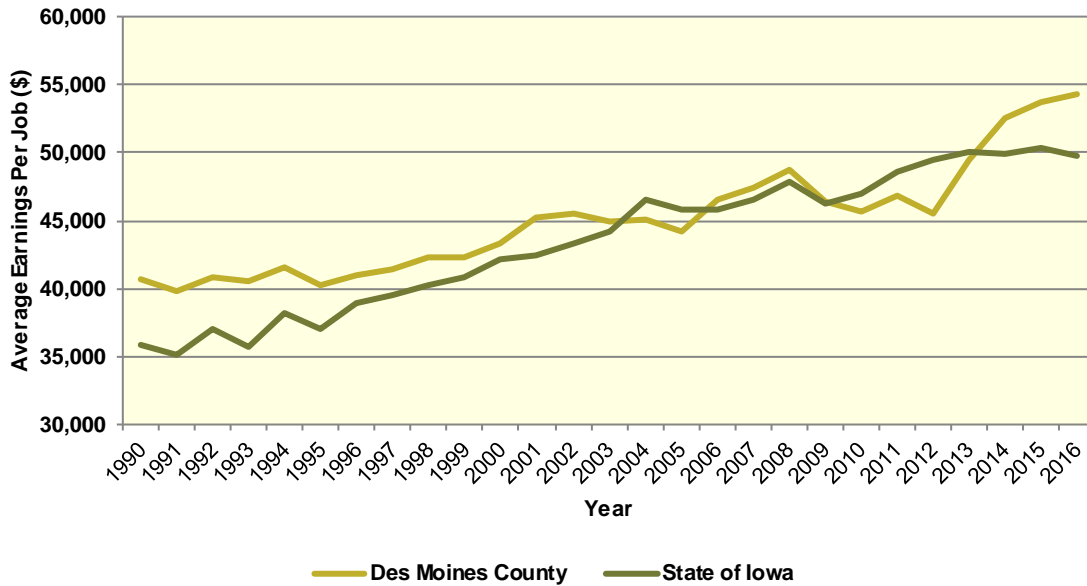
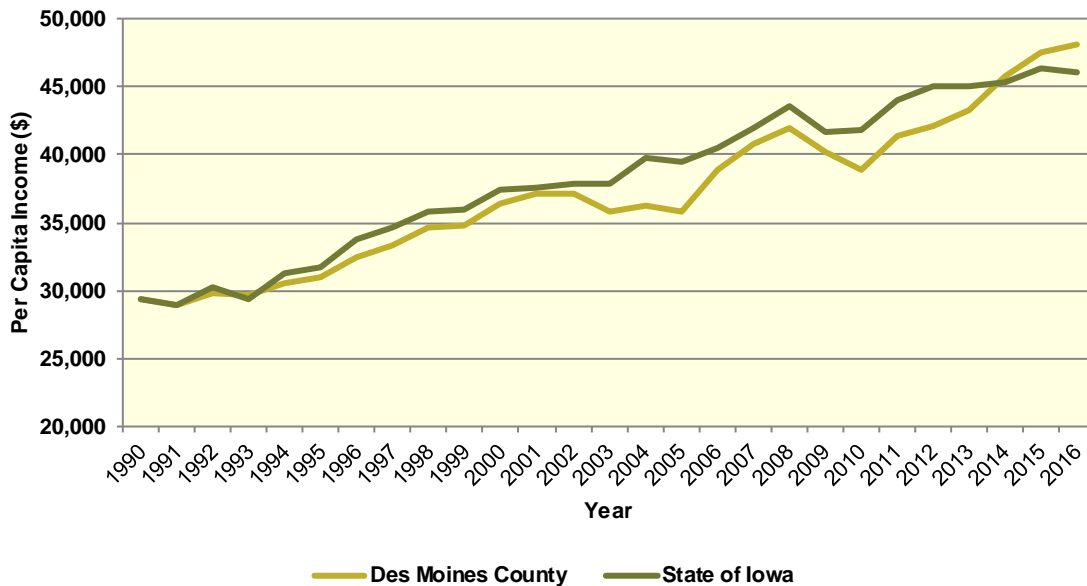


Diagram III.11.5, shows real per capita income for the Des Moines County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Des Moines County was \$37,121, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.11.5**  
**Real Per Capita Income**  
 Des Moines County  
 BEA Data 1990 - 2016





## Iowa Department of Revenue: Des Moines County

The Iowa Department of Revenue releases annual income tax statistics. Table III.11.21 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 Des Moines County.

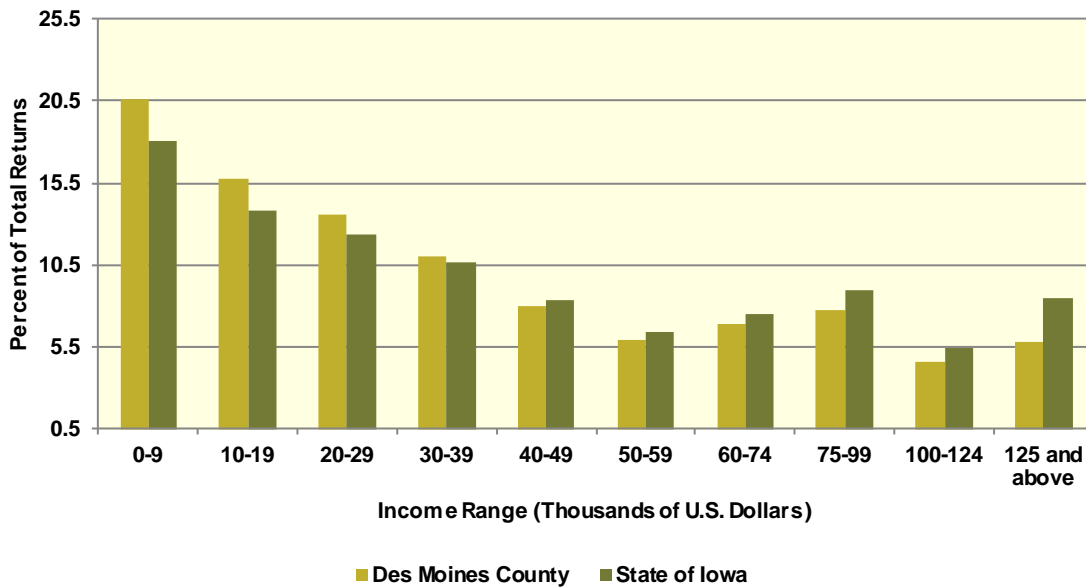
As can be seen below, the total number of returns between 2010 and 2015 increased by 5 percent, with 1,150 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 63.8 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -6.1 percent.

**Table III.11.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Burlington  
 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	4,229	3,218	2,486	1,999	1,653	1,301	1,322	943	262	358	17,771
2003	4,415	3,134	2,457	1,913	1,603	1,246	1,261	994	292	403	17,718
2004	4,373	3,158	2,521	1,889	1,546	1,209	1,313	1,181	352	424	17,966
2005	4,260	3,111	2,539	1,886	1,591	1,245	1,312	1,220	404	499	18,067
2006	4,075	3,278	2,508	1,937	1,600	1,243	1,352	1,329	466	598	18,386
2007	4,310	3,338	2,623	1,890	1,612	1,323	1,371	1,407	542	674	19,090
2008	4,158	3,306	2,593	2,024	1,538	1,220	1,429	1,437	604	668	18,977
2009	4,157	3,253	2,670	2,010	1,445	1,156	1,383	1,383	579	656	18,692
2010	3,994	3,312	2,780	2,010	1,404	1,167	1,359	1,369	628	702	18,725
2011	4,113	3,391	2,662	2,059	1,393	1,203	1,331	1,407	671	813	19,043
2012	4,142	3,331	2,684	2,052	1,485	1,150	1,451	1,415	667	906	19,283
2013	4,078	3,319	2,703	2,025	1,509	1,152	1,427	1,424	750	959	19,346
2014	4,086	3,157	2,726	2,109	1,498	1,145	1,447	1,534	853	1,067	19,622
2015	4,046	3,109	2,672	2,161	1,563	1,169	1,367	1,531	900	1,150	19,668
<b>Change 10 - 15</b>	<b>1.3%</b>	<b>-6.1%</b>	<b>-3.9%</b>	<b>7.5%</b>	<b>11.3%</b>	<b>0.2%</b>	<b>0.6%</b>	<b>11.8%</b>	<b>43.3%</b>	<b>63.8%</b>	<b>5%</b>



**Diagram III.11.6**  
**2015 Income Distribution**  
 Des Moines County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Burlington is shown in Table III.11.22. In 2016, there were an estimated 5,304 persons living in poverty. This represented a 21.1 percent poverty rate, compared to 12.6 percent poverty in 2000. In 2016, some 14 percent of those in poverty were under age 6, and 8.1 percent were 65 or older.

Table III.11.22 Poverty by Age Burlington 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	471	14.3%	742	14%
6 to 17	873	26.4%	1,160	21.9%
18 to 64	1,572	47.6%	2,973	56.1%
65 or Older	385	11.7%	429	8.1%
<b>Total</b>	<b>3,301</b>	<b>100.0%</b>	<b>5,304</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>12.6%</b>	<b>.</b>	<b>21.1%</b>	<b>.</b>

## HOUSING

### Housing Production

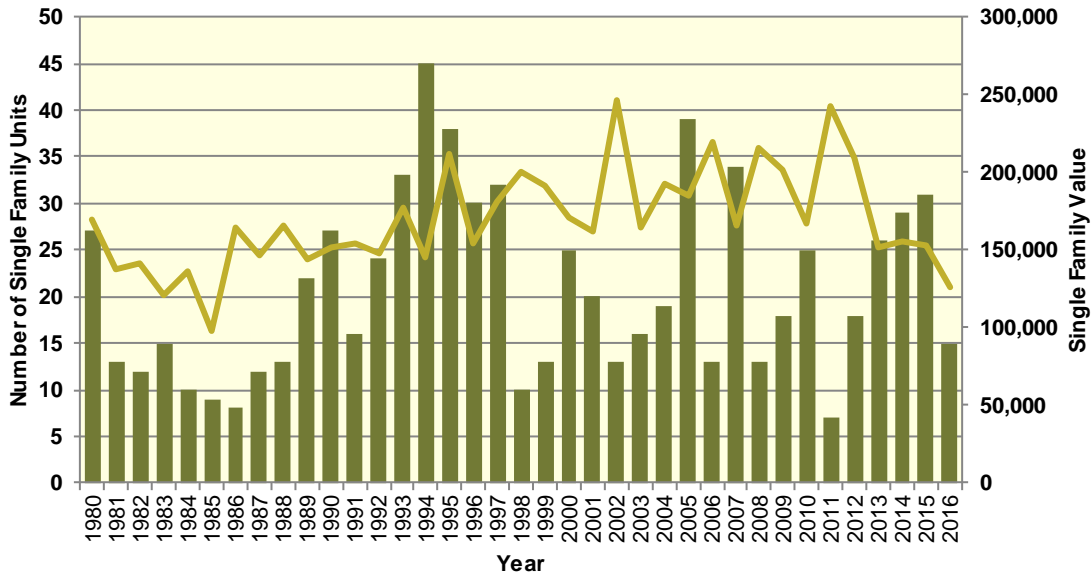
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Des Moines County decreased from 31 authorizations in 2015 to 15 in 2016.

The real value of single-family building permits decreased from \$153,253 in 2015 to \$126,667 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.11.23.

Table III.11.23 Building Permits and Valuation Burlington Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	27	0	4	0	31	169,859	0
1981	13	2	20	12	47	137,511	57,418
1982	12	4	8	12	36	141,832	56,409
1983	15	2	8	18	43	120,660	64,387
1984	10	0	0	0	10	135,987	0
1985	9	0	4	0	13	97,748	0
1986	8	0	0	0	8	164,981	0
1987	12	0	0	0	12	147,156	0
1988	13	2	0	0	15	165,291	0
1989	22	0	0	0	22	143,963	0
1990	27	0	0	0	27	151,200	0
1991	16	0	0	62	78	154,610	58,800
1992	24	0	4	0	28	147,992	0
1993	33	0	0	0	33	177,761	0
1994	45	0	24	48	117	144,775	23,599
1995	38	0	0	0	38	211,269	0
1996	30	0	44	0	74	154,722	0
1997	32	0	8	0	40	181,563	0
1998	10	0	12	74	96	200,869	91,669
1999	13	8	8	0	29	190,809	0
2000	25	0	9	0	34	170,747	0
2001	20	8	0	0	28	161,422	0
2002	13	6	0	48	67	245,960	95,553
2003	16	4	0	0	20	164,461	0
2004	19	4	0	0	23	192,704	0
2005	39	6	0	46	91	185,163	102,717
2006	13	8	0	0	21	219,430	0
2007	34	0	0	0	34	165,277	0
2008	13	0	0	0	13	215,642	0
2009	18	0	0	0	18	201,287	0
2010	25	0	0	0	25	167,350	0
2011	7	0	0	0	7	242,873	0
2012	18	0	0	0	18	209,585	0
2013	26	4	0	0	30	152,072	0
2014	29	0	0	0	29	154,901	0
2015	31	0	0	0	31	153,253	0
2016	15	14	0	0	29	126,667	0

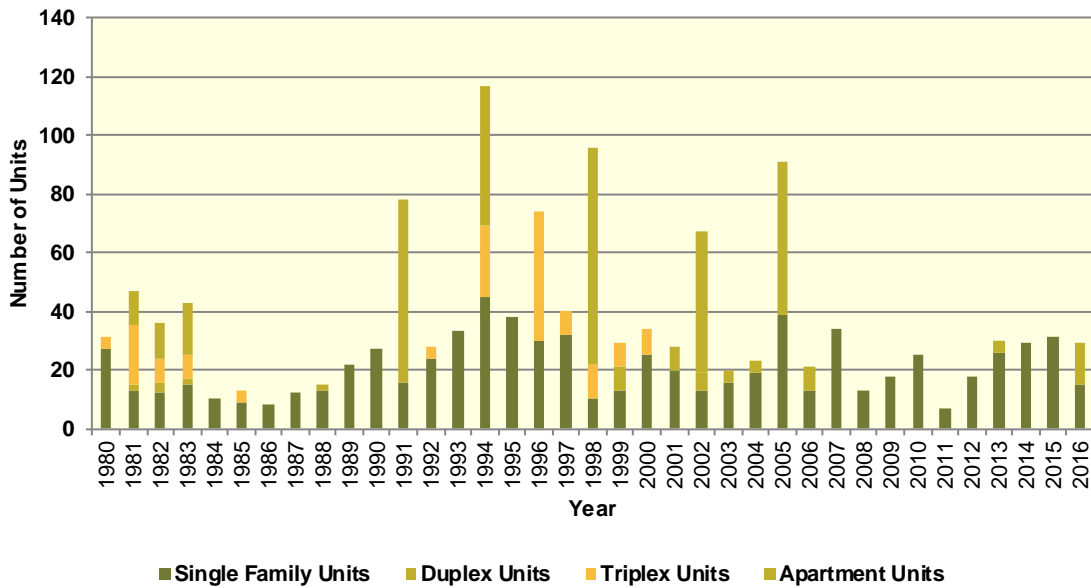
### Diagram III.11.7 Single Family Permits

Burlington  
Census Bureau Data, 1980–2016



### Diagram III.11.8 Total Permits by Unit Type

Burlington  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.11.24. In 2016, there were 12,030 housing units, up from 12,018 in 2000. Single-family units accounted for 78.5 percent of units in 2016, compared to 75.3 in 2000. Apartment units accounted for 10.8 percent in 2016, compared to 9.3 percent in 2000.

<b>Table III.11.24</b>				
<b>Housing Units by Type</b>				
Burlington				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,050	75.3%	9,444	78.5%
Duplex	649	5.4%	373	3.1%
Tri- or Four-Plex	994	8.3%	788	6.6%
Apartment	1,117	9.3%	1,301	10.8%
Mobile Home	208	1.7%	124	1%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>12,018</b>	<b>100.0%</b>	<b>12,030</b>	<b>100.0%</b>

Some 91.9 percent of housing was occupied in 2010, compared to 92.6 percent in 2000. Owner-occupied housing changed -5.1 percent between 2000 and 2010, ending with owner-occupied units representing 67.6 percent of unit. Vacant units changed by 8.8 percent, resulting in 961 vacant units in 2010.

<b>Table III.11.25</b>					
<b>Housing Units by Tenure</b>					
Burlington					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	11,102	92.6%	10,938	91.9%	-1.5%
Owner-Occupied	7,791	70.2%	7,391	67.6%	-5.1%
Renter-Occupied	3,311	29.8%	3,547	32.4%	7.1%
Vacant Housing Units	883	7.4%	961	8.1%	8.8%
<b>Total Housing Units</b>	<b>11,985</b>	<b>100.0%</b>	<b>11,899</b>	<b>100.0%</b>	<b>-0.7%</b>

Table III.11.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 12,030 housing units. An estimated 68.8 percent were owner-occupied, and 10.8 percent were vacant.

<b>Table III.11.26</b>				
<b>Housing Units by Tenure</b>				
Burlington				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,938	91.9%	10,735	89.2%
Owner-Occupied	7,391	67.6%	7,382	68.8%
Renter-Occupied	3,547	32.4%	3,353	31.2%
Vacant Housing Units	961	8.1%	1,295	10.8%
<b>Total Housing Units</b>	<b>11,899</b>	<b>100.0%</b>	<b>12,030</b>	<b>100.0%</b>



Households by household size are shown in Table III.11.27. There were a total of 10,938 households in 2010, up from 11,102 in 2000. One person households changed by 3.5 percent between 2000 and 2010, while two person households changed by -0.3 percent. Three and four person households changed by -0.5 and -16.1 respectively, representing 14.7 percent and 10.6 percent of the population in 2010.

<b>Table III.11.27</b>					
<b>Households by Household Size</b>					
Burlington					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,437	31%	3,559	32.5%	3.5%
Two Persons	3,794	34.2%	3,781	34.6%	-0.3%
Three Persons	1,618	14.6%	1,610	14.7%	-0.5%
Four Persons	1,379	12.4%	1,157	10.6%	-16.1%
Five Persons	605	5.4%	556	5.1%	-8.1%
Six Persons	171	1.5%	178	1.6%	4.1%
Seven Persons or More	98	0.9%	97	0.9%	-1%
<b>Total</b>	<b>11,102</b>	<b>100.0%</b>	<b>10,938</b>	<b>100.0%</b>	<b>-1.5%</b>

Households by income is shown in Table III.11.28. Households earning more than \$100,000 per year represented 11.2 percent of households in 2016, compared to 4.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.4 percent of households in 2010, compared to 19 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 15.8 percent of households in 2016, compared to 18.3 percent in 2000.

<b>Table III.11.28</b>				
<b>Households by Income</b>				
Burlington				
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	2,049	18.3%	1,694	15.8%
\$15,000 to \$19,999	1,058	9.5%	707	6.6%
\$20,000 to \$24,999	913	8.2%	686	6.4%
\$25,000 to \$34,999	1,780	15.9%	1,591	14.8%
\$35,000 to \$49,999	1,996	17.9%	1,834	17.1%
\$50,000 to \$74,999	2,120	19%	1,871	17.4%
\$75,000 to \$99,999	704	6.3%	1,154	10.7%
\$100,000 or More	547	4.9%	1,198	11.2%
<b>Total</b>	<b>11,167</b>	<b>100.0%</b>	<b>10,735</b>	<b>100.0%</b>

Table III.11.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 2.9 percent and 2.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 11.4 percent, 4.3 percent, and 6.7, respectively. Housing units built prior to 1939 represented 44.4 percent of households in 2016.

<b>Table III.11.29</b>				
<b>Households by Year Home Built</b>				
Burlington				
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	5,451	49%	4,770	44.4%
1940 to 1949	1,231	11.1%	911	8.5%
1950 to 1959	1,285	11.5%	1,087	10.1%
1960 to 1969	1,114	10%	1,018	9.5%
1970 to 1979	1,160	10.4%	1,225	11.4%
1980 to 1989	348	3.1%	457	4.3%
1990 to 1999	546	4.9%	723	6.7%
2000 to 2009	.	.	315	2.9%
2010 or Later	.	.	229	2.1%
<b>Total</b>	<b>11,135</b>	<b>100.0%</b>	<b>10,735</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.11.30. An estimated 82.7 percent of white households occupy single family homes, while 51.7 percent of black households do. Some 8.8 percent of white households occupied apartments, while 27 percent of black households do. An estimated 58.3 percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table III.11.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Burlington							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.7%	51.7%	100%	58.3%	0%	63.2%	69.2%
Duplex	2.5%	2.2%	0%	16.7%	0%	0%	0%
Tri- or Four-Plex	5%	19%	0%	0%	0%	0%	12.8%
Apartment	8.8%	27%	0%	25%	0%	36.8%	17.9%
Mobile Home	1%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.11.31. An estimated 41.7 percent of vacant units were for rent in 2010, a 20.4 percent change since 2000. In addition, some 16.8 percent of vacant units were for sale, a change of 1.3 percent between 2000 and 2010. "Other" vacant units represented 29.3 percent of vacant units in 2010. This is a change of 2.5 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.11.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Burlington					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	333	37.7%	401	41.7%	20.4%
For Sale	159	18%	161	16.8%	1.3%
Rented or Sold, Not Occupied	67	7.6%	62	6.5%	-7.5%
For Seasonal, Recreational, or Occasional Use	49	5.5%	53	5.5%	8.2%
For Migrant Workers	0	0%	2	0.2%	
Other Vacant	275	31.1%	282	29.3%	2.5%
<b>Total</b>	<b>883</b>	<b>100.0%</b>	<b>961</b>	<b>100.0%</b>	<b>8.8%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.11.32. By 2016, for rent units accounted for 34.4 percent of vacant units, while for sale units accounted for 20.1 percent. “Other” vacant units accounted for 32.1 percent of vacant units, representing a total of 416 “other” vacant units.

<b>Table III.11.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Burlington				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	401	41.7%	445	34.4%
For Sale	161	16.8%	260	20.1%
Rented Not Occupied	16	1.7%	0	0%
Sold Not Occupied	46	4.8%	60	4.6%
For Seasonal, Recreational, or Occasional Use	53	5.5%	114	8.8%
For Migrant Workers	2	0.2%	0	0%
Other Vacant	282	29.3%	416	32.1%
<b>Total</b>	<b>961</b>	<b>100.0%</b>	<b>1,295</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.11.33. In 2016, an estimated 1.6 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.



<b>Table III.11.33</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Burlington							
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	7,725	98.9%	70	0.9%	12	0.2%	7,807
2016 Five-Year ACS	7,289	98.7%	86	1.2%	7	0.1%	7,382
<b>Renter</b>							
2000 Census	3,252	97.7%	33	1%	43	1.3%	3,328
2016 Five-Year ACS	3,245	96.8%	89	2.7%	19	0.6%	10,735
<b>Total</b>							
2000 Census	10,977	98.6%	103	0.9%	55	0.5%	11,135
2016 Five-Year ACS	10,534	98.1%	175	1.6%	26	0.2%	10,735

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 69 households with incomplete plumbing facilities in 2016, representing 0.6 percent of households in Burlington. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.11.34</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
Burlington		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	11,119	10,666
Lacking Complete Plumbing Facilities	16	69
<b>Total Households</b>	<b>11,135</b>	<b>10,735</b>
<b>Percent Lacking</b>	<b>0.1%</b>	<b>0.6%</b>

There were 174 households lacking complete kitchen facilities in 2016, compared to 60 households in 2000. This was a change from 0.5 percent of households in 2000 to 1.6 percent in 2016.

<b>Table III.11.35</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Burlington		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	11,075	10,561
Lacking Complete Kitchen Facilities	60	174
<b>Total Households</b>	<b>11,135</b>	<b>10,735</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>1.6%</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 Burlington, 15.4 of households had a cost burden and 13.1 percent had a severe cost burden. Some 20.6 percent of renters were cost burdened, and 23.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.2 percent and a severe cost burden rate of 9.2 percent. Owner occupied households with a mortgage had a cost burden rate of 16.8 percent, and severe cost burden at 7.7 percent.

**Table III.11.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Burlington  
 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	3,299	80.3%	510	12.4%	290	7.1%	9	0.2%	4,108
2016 Five-Year ACS	3,125	75.2%	700	16.8%	322	7.7%	11	0.3%	4,158
<b>Owner Without a Mortgage</b>									
2000 Census	2,831	90.6%	185	5.9%	96	3.1%	14	0.4%	3,126
2016 Five-Year ACS	2,628	81.5%	263	8.2%	296	9.2%	37	1.1%	3,224
<b>Renter</b>									
2000 Census	2,051	61.6%	685	20.6%	384	11.5%	208	6.2%	3,328
2016 Five-Year ACS	1,693	50.5%	691	20.6%	787	23.5%	182	5.4%	3,353
<b>Total</b>									
2000 Census	8,181	77.5%	1,380	13.1%	770	7.3%	231	2.2%	10,562
2016 Five-Year ACS	7,446	69.4%	1,654	15.4%	1,405	13.1%	230	2.1%	10,735

**Housing Problems by Income**

Table III.11.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Des Moines County. As can be seen in 2017 the MFI was \$53,900, which compared to \$69,900 for the State of Iowa.

Table III.11.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 995 owner-occupied and 560 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 605 owner-occupied 870 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,570 households without a housing problem.

**Table III.11.37**  
**Median Family Income**  
 Des Moines County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	47,300	49,100
2001	51,200	52,500
2002	51,200	53,700
2003	52,000	54,900
2004	52,300	55,800
2005	54,000	57,650
2006	54,000	57,800
2007	53,900	58,100
2008	54,500	58,500
2009	56,600	62,000
2010	57,900	62,400
2011	56,300	64,000
2012	57,000	64,800
2013	57,300	64,700
2014	57,800	65,300
2015	56,900	67,500
2016	54,600	68,400
2017	53,900	69,900

<b>Table III.11.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Des Moines County 2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	10	40	0	0	0	50
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	40	20	10	70
Housing cost burden greater than 50% of income (and none of the above problems)	440	125	40	0	0	605
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	330	415	75	70	995
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	75	470	1,130	810	3,170	5,655
<b>Total</b>	<b>640</b>	<b>965</b>	<b>1,625</b>	<b>905</b>	<b>3,254</b>	<b>7,389</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	30	15	35	0	0	80
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	10	35
Housing cost burden greater than 50% of income (and none of the above problems)	735	85	50	0	0	870
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	210	200	0	0	560
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	230	450	465	295	475	1,915
<b>Total</b>	<b>1,175</b>	<b>760</b>	<b>775</b>	<b>305</b>	<b>485</b>	<b>3,500</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	40	55	35	0	0	130
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	10	4	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	65	20	20	105
Housing cost burden greater than 50% of income (and none of the above problems)	1,175	210	90	0	0	1,475
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	255	540	615	75	70	1,555
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
has none of the 4 housing problems	305	920	1,595	1,105	3,645	7,570
<b>Total</b>	<b>1,815</b>	<b>1,725</b>	<b>2,400</b>	<b>1,210</b>	<b>3,739</b>	<b>10,889</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.11.39 presents some basic statistics about the completed surveys.

<b>Table III.11.39</b>				
<b>Survey of Rental Properties</b>				
Burlington 2017 Survey of Rental Properties				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2017	17	774	7.9	47.6

Table III.11.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 222 single family units in Burlington, with 23 of them available. This translates into a vacancy rate of 10.4 percent in Burlington, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 523 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 6.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.11.40</b>			
<b>Rental Vacancy Survey by Type</b>			
Burlington			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	222	23	10.4%
Apartments	523	34	6.5%
Mobile Homes	1	0	0%
“Other” Units	0	0	0%
Don’t Know	28	4	14.3%
<b>Total</b>	<b>774</b>	<b>61</b>	<b>7.9%</b>

Table III.11.41, reports units by bedroom size. As can be seen there were 313 two bedroom apartment units and 91 three bedroom units. Overall, the 314 two bedroom units accounted for 40.6 percent of all units, and the 92 three bedroom units accounted for 11.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 263 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.11.41</b>						
<b>Rental Units by Bedroom Size</b>						
Burlington						
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	0	0	0	.	0
One	0	102	0	0	.	102
Two	1	313	0	0	.	314
Three	0	91	1	0	.	92
Four	0	3	0	0	.	3
Don’t Know	221	14	0	0	28	263
<b>Total</b>	<b>222</b>	<b>523</b>	<b>1</b>	<b>0</b>	<b>28</b>	<b>774</b>

Table III.11.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

<b>Table III.11.42</b> <b>Single Family Units by Bedroom Size</b> Burlington 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	1	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	221	23	10.4%
<b>Total</b>	<b>222</b>	<b>23</b>	<b>10.4%</b>

Table III.11.43 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 8.9 percent.

<b>Table III.11.43</b> <b>Apartment Units by Bedroom Size</b> Burlington 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	102	1	1%
Two	313	28	8.9%
Three	91	3	3.3%
Four	3	0	0%
Don't know	14	2	14.3%
<b>Total</b>	<b>523</b>	<b>34</b>	<b>6.5%</b>

Average market-rate rents by unit type are shown in Table III.11.44. 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.11.44</b> <b>Average Market Rate Rents by Bedroom Size</b> Burlington 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	\$500	\$565.3	\$0	\$0	\$558.8
Two	\$600	\$644.4	\$0	\$0	\$646.6
Three	\$737.5	\$798.8	\$575	\$0	\$768.8
Four	\$900	\$869	\$0	\$0	\$884.5
<b>Total</b>	<b>\$830.8</b>	<b>\$622.1</b>	<b>\$575</b>	<b>\$0</b>	<b>\$679.1</b>

Table III.11.45, 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.

<b>Table III.11.45</b>					
<b>Average Assisted Rate Rents by Bedroom Size</b>					
Burlington					
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>Total</b>
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$125	\$0	\$0	\$125
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$125</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125</b>

Table III.11.46, shows vacancy rates for single family units by average rental rates for Burlington. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 10.1 percent.

<b>Table III.11.46</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Burlington			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	0%
\$500 to \$750	18	0	0%
\$750 to \$1,000	129	13	10.1%
\$1,000 to \$1,250	75	10	13.3%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>222</b>	<b>23</b>	<b>10.4%</b>

The average rent and availability of apartment units is displayed in Table III.11.47. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 7.3 percent.

<b>Table III.11.47</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Burlington 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	7	0	0%
\$500 to \$750	412	30	7.3%
\$750 to \$1,000	90	3	3.3%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	14	1	7.1%
<b>Total</b>	<b>523</b>	<b>34</b>	<b>6.5%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.11.48 below 10 respondents, or 71.4 percent, included some sort of utility in the rent.

<b>Table III.11.48</b> <b>Are there any utilities included with the rent?</b> Burlington 2017 Survey of Rental Properties	
Period	Respondent
Yes	10
No	4
<b>% Offering Utilities</b>	<b>71.4%</b>

The type of utility included in the rent is shown in Table III.11.49. There were 3 respondents who included electricity, 3 respondents who included natural gas, 9 respondents who included water and sewer and 10 respondents included trash collection in the rent.

<b>Table III.11.49</b> <b>Which utilities are included with the rent?</b> Burlington 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	3
Water/Sewer	9
Trash Collection	10

### 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.11.50, there were 174 single family units which property managers considered accessible, with an additional 93 accessible apartment units. In addition to the units shown below there was 1 mobile home and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 42 persons with disabilities currently residing in accessible units.

<b>Table III.11.50</b>						
<b>Accessible Units by Bedroom Size</b>						
Burlington						
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	0	0	0		0
One	0	28	0	0		28
Two	1	43	0	0		44
Three	0	10	0	0		10
Four	0	0	0	0		0
Don’t Know	173	12	1	0	2	188
<b>Total</b>	<b>174</b>	<b>93</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>270</b>

Table III.11.51, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 100 percent or 1 two bedroom single family units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 78.4 percent of all single family units were considered accessible by survey respondents.

<b>Table III.11.51</b>				
<b>Single Family Units by Accessibility and Bedroom Size</b>				
Burlington				
2017 Survey of Rental Properties				
<b>Number of Bedrooms</b>	<b>Not Accessible</b>	<b>Accessible Units</b>	<b>Single Family Units</b>	<b>Percentage Accessible</b>
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	1	1	100%
Three	0	0	0	0%
Four	0	0	0	0%
Don’t know	48	173	221	78.3%
<b>Total</b>	<b>48</b>	<b>174</b>	<b>222</b>	<b>78.4%</b>

Table III.11.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 13.7 percent or 43 two bedroom apartment units are accessible, with 11 percent of three bedroom units were considered accessible. Overall, 17.8 percent of all apartment units were considered accessible by survey respondents.



<b>Table III.11.52</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Burlington 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	74	28	102	27.5%
Two	270	43	313	13.7%
Three	81	10	91	11%
Four	3	0	3	0%
Don't know	2	12	14	85.7%
<b>Total</b>	<b>430</b>	<b>93</b>	<b>523</b>	<b>17.8%</b>

### Perceived Need for Rental Units

Table III.11.53, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 51 number of persons on the wait list.

<b>Table III.11.53</b> <b>Do you keep a waiting list?</b> Burlington 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	12
<b>Waitlist Size</b>	<b>51</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.11.54, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.11.54</b> <b>How would you rate the need for renovation of existing units in the?</b> Burlington 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	2	2	2	0
Moderate Need	4	4	2	1
High Need	3	4	1	1
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>3.1</b>	<b>3.2</b>	<b>2.8</b>	<b>3.5</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.11.55, 8 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, 9 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	8	9	6	1
Low Need	0	0	0	0
Moderate Need	1	2	0	0
High Need	0	0	0	0
Extreme Need	1	1	1	1
<b>Average Need</b>	<b>1.6</b>	<b>1.7</b>	<b>1.6</b>	<b>3</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.11.56, shows the *strong growth scenario* for Burlington. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 10,735 households. In 2030, there will be a projected 11,118 households, of which 7,645 are projected to be owner occupied and the remaining 3,473 are expected to be renter-occupied.

By 2050, there are projected to be 7,321 owner-occupied households, of which 634 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,609 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,325 renter households, of which 1,116 renter households are expected to have incomes between 0 and 30.0 percent of median family income 735 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,646 occupied units by 2050, of which 1,750 are expected to have incomes on between 0 and 30 percent of MFI.

<b>Table III.11.56</b> <b>Housing Demand Forecast</b> Burlington Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	663	663	662	658	651	643	634
30.1-50%	0	999	1,000	998	992	982	969	955
50.1-80%	0	1,683	1,684	1,680	1,670	1,653	1,632	1,609
80.1-95%	0	725	725	724	719	712	703	693
95.1-115%	0	865	865	863	858	850	839	827
115+%	0	2,724	2,725	2,719	2,702	2,676	2,642	2,604
<b>Total</b>	<b>0</b>	<b>7,659</b>	<b>7,663</b>	<b>7,645</b>	<b>7,599</b>	<b>7,524</b>	<b>7,429</b>	<b>7,321</b>
<b>Renter</b>								
0-30%	0	1,168	1,168	1,166	1,159	1,147	1,133	1,116
30.1-50%	0	759	759	757	753	745	736	725
50.1-80%	0	769	769	767	763	755	746	735
80.1-95%	0	255	255	254	253	250	247	243
95.1-115%	0	205	205	204	203	201	198	196
115+%	0	324	325	324	322	319	315	310
<b>Total</b>	<b>0</b>	<b>3,479</b>	<b>3,480</b>	<b>3,473</b>	<b>3,451</b>	<b>3,417</b>	<b>3,374</b>	<b>3,325</b>
<b>Total</b>								
0-30%	0	1,831	1,832	1,827	1,816	1,798	1,776	1,750
30.1-50%	0	1,758	1,759	1,755	1,744	1,727	1,705	1,680
50.1-80%	0	2,452	2,453	2,447	2,432	2,408	2,378	2,343
80.1-95%	0	980	980	978	972	962	950	936
95.1-115%	0	1,069	1,070	1,068	1,061	1,051	1,037	1,022
115+%	0	3,048	3,050	3,043	3,024	2,995	2,957	2,914
<b>Total</b>	<b>10,735</b>	<b>11,138</b>	<b>11,143</b>	<b>11,118</b>	<b>11,050</b>	<b>10,941</b>	<b>10,803</b>	<b>10,646</b>

