

**VOLUME III:
CEDAR RAPIDS**

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Cedar Rapids

DEMOGRAPHICS

Population Estimates

Table III.14.1, at right shows the population for Cedar Rapids. As can be seen, the population in Cedar Rapids increased from 126,326 persons in 2010 to 131,127 person in 2016, or by 3.8 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 Cedar Rapids. Although a city may span several counties, for the county level data pieces, Linn County was selected. For a more in-depth county level view, please refer to Linn County in Volume II of this profile.

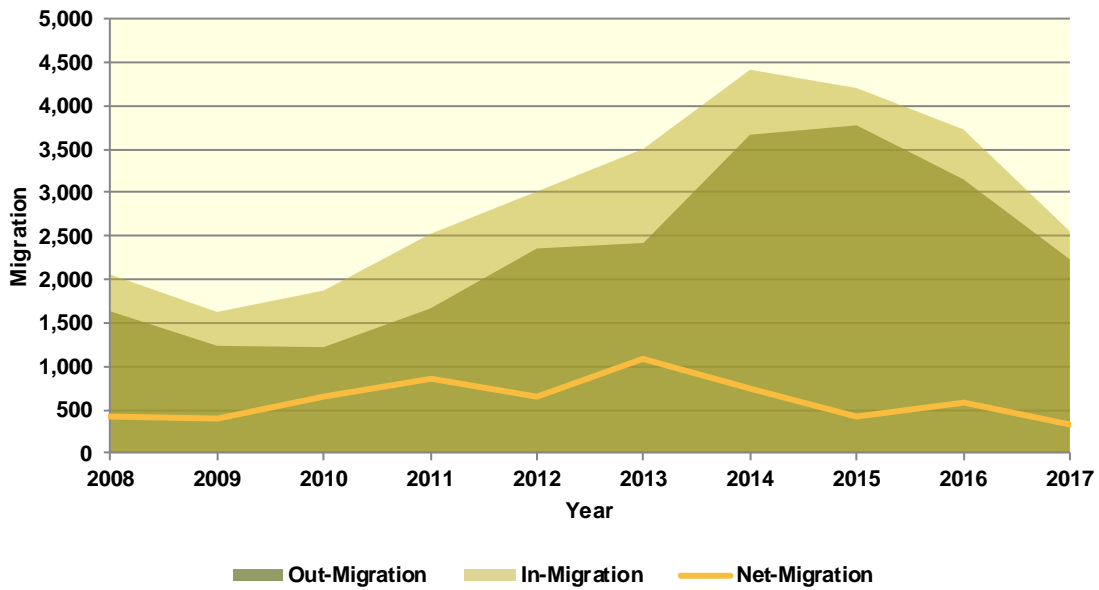
Linn County Population Migration Trends

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.

| Year | Population | Percent Yearly Change |
|------|------------|-----------------------|
| 2000 | 120,758 | . |
| 2001 | 121,907 | 1% |
| 2002 | 122,230 | 0.3% |
| 2003 | 122,122 | -0.1% |
| 2004 | 122,301 | 0.1% |
| 2005 | 122,907 | 0.5% |
| 2006 | 123,647 | 0.6% |
| 2007 | 124,887 | 1% |
| 2008 | 125,871 | 0.8% |
| 2009 | 126,211 | 0.3% |
| 2010 | 126,326 | 0.1% |
| 2011 | 127,982 | 1.3% |
| 2012 | 128,230 | 0.2% |
| 2013 | 128,510 | 0.2% |
| 2014 | 129,341 | 0.6% |
| 2015 | 130,570 | 1% |
| 2016 | 131,127 | 0.4% |

Diagram III.14.1, 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 1,084 people entering and the migration lowest net migration occurred in 2,009 with 389 entering Cedar Rapids.

Diagram III.14.1
Net In-migration by Gender
 Linn County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.14.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 43 percent of net-migrants, or 138 persons were male, with the remaining 57 percent, or 184 persons were female.

Table III.14.2, shows net-migration for Linn 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 93 persons entering Linn County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 2 persons leaving Linn County.

Table III.14.2
New-Migration by Age Range
 Linn County
 Iowa DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 – First Half |
|--------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|-------------------|
| | Net | | | | | | | | | |
| 14-17 | -1 | -1 | -2 | -1 | 0 | 4 | -1 | 1 | -4 | -2 |
| 18-22 | 29 | 41 | 114 | 127 | 99 | 154 | 156 | 106 | 87 | 57 |
| 23-25 | -17 | 19 | 45 | 116 | 88 | 116 | 88 | 68 | 1 | 27 |
| 26-35 | 186 | 153 | 217 | 249 | 241 | 343 | 173 | 112 | 181 | 93 |
| 36-45 | 160 | 75 | 124 | 153 | 124 | 222 | 206 | 65 | 106 | 24 |
| 46-55 | 66 | 53 | 94 | 164 | 76 | 181 | 101 | 23 | 74 | 67 |
| 56-65 | -2 | 40 | 44 | 20 | 17 | 52 | 10 | 14 | 74 | 9 |
| 66 + | 3 | 9 | 16 | 30 | 11 | 12 | 15 | 40 | 56 | 47 |
| Total | 424 | 389 | 652 | 858 | 656 | 1,084 | 748 | 429 | 575 | 322 |

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.14.3, shows population by age for the 2000 and 2010 Census. The population changed by 4.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 4.9 percent to a total of 16,572 persons in 2010. Those aged 25 to 34 changed by 2.7 percent, and those aged under 5 changed by -1.7 percent.

| Table III.14.3 | | | | | |
|-----------------------------|----------------|---------------|----------------|---------------|----------------|
| Population by Age | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Age | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Population | % of Total | Population | % of Total | |
| Under 5 | 8,625 | 7.1% | 8,478 | 6.7% | -1.7% |
| 5 to 19 | 24,958 | 20.7% | 25,654 | 20.3% | 2.8% |
| 20 to 24 | 9,039 | 7.5% | 9,673 | 7.7% | 7% |
| 25 to 34 | 18,338 | 15.2% | 18,837 | 14.9% | 2.7% |
| 35 to 54 | 34,378 | 28.5% | 33,064 | 26.2% | -3.8% |
| 55 to 64 | 9,626 | 8% | 14,048 | 11.1% | 45.9% |
| 65 or Older | 15,794 | 13.1% | 16,572 | 13.1% | 4.9% |
| Total | 120,758 | 100.0% | 126,326 | 100.0% | 4.6% |

The elderly population is further explored in Table III.14.4. Those aged 65 to 66 changed by 22.7 percent between 2000 and 2010, resulting in a population of 1,945 persons. Those aged 85 or older changed by 29.3 percent during the same time period, and resulted in 2,861 persons over age 85 in 2010.

| Table III.14.4 | | | | | |
|----------------------------------|---------------|---------------|---------------|---------------|----------------|
| Elderly Population by Age | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Age | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Population | % of Total | Population | % of Total | |
| 65 to 66 | 1,585 | 10% | 1,945 | 11.7% | 22.7% |
| 67 to 69 | 2,335 | 14.8% | 2,514 | 15.2% | 7.7% |
| 70 to 74 | 3,808 | 24.1% | 3,583 | 21.6% | -5.9% |
| 75 to 79 | 3,423 | 21.7% | 3,080 | 18.6% | -10% |
| 80 to 84 | 2,430 | 15.4% | 2,589 | 15.6% | 6.5% |
| 85 or Older | 2,213 | 14% | 2,861 | 17.3% | 29.3% |
| Total | 15,794 | 100.0% | 16,572 | 100.0% | 4.9% |

Population by race and ethnicity is shown in Table III.14.5. The white population changed by 0.2 percent between 2000 and 2010, and resulted in representing 88 percent of the population in 2010. The black population changed by 57.2 percent, represented 5.6 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 2.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 102.2 percent between 2000 and 2010, compared to the 2.9 percent growth rate for non-Hispanics.

| Table III.14.5 | | | | | |
|---|----------------|---------------|----------------|---------------|----------------|
| Population by Race and Ethnicity | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Race | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Population | % of Total | Population | % of Total | |
| White | 110,931 | 91.9% | 111,144 | 88% | 0.2% |
| Black | 4,481 | 3.7% | 7,046 | 5.6% | 57.2% |
| American Indian | 306 | 0.3% | 392 | 0.3% | 28.1% |
| Asian | 2,135 | 1.8% | 2,796 | 2.2% | 31% |
| Native Hawaiian/ Pacific Islander | 78 | 0.1% | 147 | 0.1% | 88.5% |
| Other | 670 | 0.6% | 1,174 | 0.9% | 75.2% |
| Two or More Races | 2,157 | 1.8% | 3,627 | 2.9% | 68.2% |
| Total | 120,758 | 100.0% | 126,326 | 100.0% | 4.6% |
| Hispanic | 2,065 | 1.7% | 4,176 | 3.3% | 102.2% |
| Non-Hispanic | 118,693 | 98.3% | 122,150 | 96.7% | 2.9% |

Population by race and ethnicity through 2016 is shown in Table III.14.6. The white population represented 86.7 percent of the population in 2016, compared with black households accounting for 6.2 percent of the population. Hispanic households represented 3.7 percent of the population in 2016.

| Table III.14.6 | | | | |
|---|----------------|---------------|--------------------|---------------|
| Population by Race and Ethnicity | | | | |
| Cedar Rapids | | | | |
| 2010 Census & 2016 Five-Year ACS | | | | |
| Race | 2010 Census | | 2016 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| White | 111,144 | 88% | 112,299 | 86.7% |
| Black | 7,046 | 5.6% | 8,045 | 6.2% |
| American Indian | 392 | 0.3% | 329 | 0.3% |
| Asian | 2,796 | 2.2% | 3,447 | 2.7% |
| Native Hawaiian/ Pacific Islander | 147 | 0.1% | 41 | 0% |
| Other | 1,174 | 0.9% | 1,204 | 0.9% |
| Two or More Races | 3,627 | 2.9% | 4,172 | 3.2% |
| Total | 126,326 | 100.0% | 129,537 | 100.0% |
| Non-Hispanic | 122,150 | 96.7% | 124,726 | 96.3% |
| Hispanic | 4,176 | 3.3% | 4,811 | 3.7% |

The population by race is broken down further by ethnicity in Table III.14.7. While the white non-Hispanic population changed by -1 percent between 2000 and 2010, the white Hispanic population changed by 108.9 percent. The black non-Hispanic population changed by 55.5 percent, while the black Hispanic population changed by 196.4 percent.

| Table III.14.7 | | | | | |
|---|----------------|---------------|----------------|---------------|---------------------|
| Population by Race and Ethnicity | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census Data | | | | | |
| Race | 2000 | | 2010 Census | | % Change 00 - 10 |
| | Population | % of Total | Population | % of Total | |
| Non-Hispanic | | | | | |
| White | 109,759 | 92.5% | 108,696 | 89% | -1% |
| Black | 4,425 | 3.7% | 6,880 | 5.6% | 55.5% |
| American Indian | 279 | 0.2% | 338 | 0.3% | 21.1% |
| Asian | 2,121 | 1.8% | 2,779 | 2.3% | 31% |
| Native Hawaiian/ Pacific Islander | 77 | 0.1% | 132 | 0.1% | 71.4% |
| Other | 145 | 0.1% | 107 | 0.1% | -26.2% |
| Two or More Races | 1,887 | 1.6% | 3,218 | 2.6% | 70.5% |
| Total Non-Hispanic | 118,693 | 100.0% | 122,150 | 100.0% | 2.9% |
| Hispanic | | | | | |
| White | 1,172 | 56.8% | 2,448 | 58.6% | 108.9% |
| Black | 56 | 2.7% | 166 | 4% | 196.4% |
| American Indian | 27 | 1.3% | 54 | 1.3% | 100% |
| Asian | 14 | 0.7% | 17 | 0.4% | 21.4% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 15 | 0.4% | 1400% |
| Other | 525 | 25.4% | 1,067 | 25.6% | 103.2% |
| Two or More Races | 270 | 13.1% | 409 | 9.8% | 51.5% |
| Total Hispanic | 2,065 | 100.0% | 4,176 | 100.0% | 102.2% |
| Total Population | 120,758 | 100.0% | 126,326 | 100.0% | 4.6% |

The change in race and ethnicity between 2010 and 2016 is shown in Table III.14.8. During this time, the total non-Hispanic population was 124,726 persons in 2016. The Hispanic population was 4,811.

| Table III.14.8 | | | | |
|---|----------------|---------------|--------------------|---------------|
| Population by Race and Ethnicity | | | | |
| Cedar Rapids | | | | |
| 2010 Census & 2016 Five-Year ACS | | | | |
| Race | 2010 Census | | 2016 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| Non-Hispanic | | | | |
| White | 108,696 | 89% | 109,351 | 87.7% |
| Black | 6,880 | 5.6% | 7,747 | 6.2% |
| American Indian | 338 | 0.3% | 306 | 0.2% |
| Asian | 2,779 | 2.3% | 3,437 | 2.8% |
| Native Hawaiian/ Pacific Islander | 132 | 0.1% | 30 | 0% |
| Other | 107 | 0.1% | 151 | 0.1% |
| Two or More Races | 3,218 | 2.6% | 3,704 | 3% |
| Total Non-Hispanic | 122,150 | 100.0% | 124,726 | 100.0% |
| Hispanic | | | | |
| White | 2,448 | 58.6% | 2,948 | 61.3% |
| Black | 166 | 4% | 298 | 6.2% |
| American Indian | 54 | 1.3% | 23 | 0.5% |
| Asian | 17 | 0.4% | 10 | 0.2% |
| Native Hawaiian/ Pacific Islander | 15 | 0.4% | 11 | 0.2% |
| Other | 1,067 | 25.6% | 1,053 | 21.9% |
| Two or More Races | 409 | 9.8% | 468 | 9.7% |
| Total Hispanic | 4,176 | 100.0 | 4,811 | 100.0% |
| Total Population | 126,326 | 100.0% | 129,537 | 100.0% |

Households by type and tenure are shown in Table III.14.9. Family households represented 57.6 percent of households, while non-family households accounted for 42.4 percent. These changed from 58.1 and 41.9 percent, respectively.

| Household Type | 2010 Census | | 2016 Five-Year ACS | |
|---------------------------------------|---------------|---------------|--------------------|---------------|
| | Households | Households | Households | % of Total |
| Family Households | 30,931 | 58.1% | 31,086 | 57.6% |
| Married-Couple Family | 22,790 | 73.7% | 23,549 | 75.8% |
| Owner-Occupied | 20,242 | 88.8% | 20,636 | 87.6% |
| Renter-Occupied | 2,548 | 11.2% | 2,913 | 12.4% |
| Other Family | 8,141 | 26.3% | 7,537 | 26.2% |
| Male Householder, No Spouse Present | 2,279 | 28% | 2,242 | 30.2% |
| Owner-Occupied | 1,411 | 61.9% | 1,391 | 62% |
| Renter-Occupied | 868 | 38.1% | 851 | 38% |
| Female Householder, No Spouse Present | 5,862 | 72% | 5,295 | 77.8% |
| Owner-Occupied | 3,073 | 52.4% | 2,859 | 54% |
| Renter-Occupied | 2,789 | 47.6% | 2,436 | 46% |
| Non-Family Households | 22,305 | 41.9% | 22,891 | 42.4% |
| Owner-Occupied | 11,584 | 51.9% | 12,307 | 53.8% |
| Renter-Occupied | 10,721 | 48.1% | 10,584 | 46.2% |
| Total | 53,236 | 100.0% | 53,977 | 100.0% |

The group quarters population was 3,518 in 2010, compared to 3,369 in 2000. Institutionalized populations experienced a 10.9 percent change between 2000 and 2010. Non-institutionalized populations experienced a -0.3 percent change during this same time period.

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00-10 |
|----------------------------------|--------------|---------------|--------------|---------------|----------------|
| | Population | % of Total | Population | % of Total | |
| Institutionalized | | | | | |
| Correctional Institutions | 399 | 28.4% | 482 | 30.9% | 20.8% |
| Juvenile Facilities | . | . | 193 | 12.4% | . |
| Nursing Homes | 985 | 70% | 769 | 49.3% | -21.9% |
| Other Institutions | 23 | 1.6% | 117 | 7.5% | 408.7% |
| Total | 1,407 | 100.0% | 1,561 | 100.0% | 10.9 % |
| Noninstitutionalized | | | | | |
| College Dormitories | 1,265 | 64.5% | 1,376 | 70.3% | 8.8% |
| Military Quarters | 0 | 0% | 0 | 0% | 0% |
| Other Noninstitutionalized | 697 | 35.5% | 581 | 29.7% | -16.6% |
| Total | 1,962 | 100.0% | 1,957 | 100.0% | -0.3% |
| Group Quarters Population | 3,369 | 100.0% | 3,518 | 100.0% | 4.4% |

The number of foreign born persons are shown in Table III.14.11. An estimated 0.7 percent of the population was born in India, some 0.6 percent were born in Mexico, and another 0.4 percent were born in Korea.

| Table III.14.11 Place of Birth for the Foreign-Born Population Cedar Rapids 2016 Five-Year ACS | | | |
|---|--------------------------------------|-------------------|-----------------------------|
| Number | Country | Number of Persons | Percent of Total Population |
| #1 country of origin | India | 919 | 0.7% |
| #2 country of origin | Mexico | 808 | 0.6% |
| #3 country of origin | Korea | 554 | 0.4% |
| #4 country of origin | Vietnam | 345 | 0.3% |
| #5 country of origin | Africa n.e.c | 224 | 0.2% |
| #6 country of origin | China excluding Hong Kong and Taiwan | 202 | 0.2% |
| #7 country of origin | Canada | 201 | 0.2% |
| #8 country of origin | Other Eastern Africa | 179 | 0.1% |
| #9 country of origin | Haiti | 163 | 0.1% |
| #10 country of origin | Kenya | 145 | 0.1% |

Limited English Proficiency and the language spoken at home are shown in Table III.14.12. An estimated 0.9 percent of the population speaks Spanish at home, followed by 0.3 percent speaking French, Haitian, or Cajun.

| Table III.14.12 Limited English Proficiency and Language Spoken at Home Cedar Rapids 2016 Five-Year ACS | | | |
|--|--|-------------------|-----------------------------|
| Number | Country | Number of Persons | Percent of Total Population |
| #1 LEP Language | Spanish | 1,030 | 0.9% |
| #2 LEP Language | French, Haitian, or Cajun | 393 | 0.3% |
| #3 LEP Language | Other Asian and Pacific Island languages | 349 | 0.3% |
| #4 LEP Language | Vietnamese | 216 | 0.2% |
| #5 LEP Language | Other and unspecified languages | 195 | 0.2% |
| #6 LEP Language | Other Indo-European languages | 169 | 0.1% |
| #7 LEP Language | Korean | 164 | 0.1% |
| #8 LEP Language | Chinese | 155 | 0.1% |
| #9 LEP Language | Arabic | 94 | 0.1% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 52 | 0% |

Disability

The disability rate from the 2000 Census is shown in Table III.14.13. Some 16.1 percent of the population was disabled in 2000, or a total of 17,897 persons. The disability rate was highest for those over 65, with 35.9 percent disabled.

| Table III.14.13 Disability by Age Cedar Rapids 2000 Census SF3 Data | | |
|--|---------------------|-----------------|
| Age | Total | |
| | Disabled Population | Disability Rate |
| 5 to 15 | 1,383 | 7.7% |
| 16 to 64 | 11,182 | 14.3% |
| 65 and older | 5,332 | 35.9% |
| Total | 17,897 | 16.1% |

Table III.14.14, shows disability by type in 2000. There were 7,473 physical disabilities in 2000, some 6,542 employment disabilities, and 5,261 go-outside-home disabilities.

| Table III.14.14 Total Disabilities Tallied: Aged 5 and Older Cedar Rapids 2000 Census SF3 Data | |
|---|---------------|
| Disability Type | Population |
| Sensory disability | 3,782 |
| Physical disability | 7,473 |
| Mental disability | 5,706 |
| Self-care disability | 2,094 |
| Employment disability | 6,542 |
| Go-outside-home disability | 5,261 |
| Total | 30,858 |

Disability by age, as estimated by the 2016 ACS, is shown in Table III.14.15. The disability rate for females was 10.6 percent, compared to 11.2 percent for males. The disability rate changed precipitously higher with age, with 40.6 percent of those over 75 experiencing a disability.

| Table III.14.15 Disability by Age Cedar Rapids 2016 Five-Year ACS Data | | | | | | |
|---|---------------------|-----------------|---------------------|-----------------|---------------------|-----------------|
| Age | Male | | Female | | Total | |
| | Disabled Population | Disability Rate | Disabled Population | Disability Rate | Disabled Population | Disability Rate |
| Under 5 | 32 | 0.7% | 0 | 0% | 32 | 0.4% |
| 5 to 17 | 692 | 6.7% | 587 | 5.6% | 1,279 | 6.2% |
| 18 to 34 | 1,414 | 8.3% | 724 | 4.4% | 2,138 | 6.4% |
| 35 to 64 | 2,385 | 10.1% | 2,837 | 11.7% | 5,222 | 10.9% |
| 65 to 74 | 1,029 | 25.5% | 945 | 18.6% | 1,974 | 21.7% |
| 75 or Older | 1,407 | 45.2% | 1,886 | 37.8% | 3,293 | 40.6% |
| Total | 6,959 | 11.2% | 6,979 | 10.6% | 13,938 | 10.9% |

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.14.16. Some 5.5 percent have an ambulatory disability, 4.6 have an independent living disability, and 1.9 percent have a self-care disability.

| Table III.14.16 | | |
|---|-----------------------------------|--------------------------------|
| Total Disabilities Tallied: Aged 5 and Older | | |
| Cedar Rapids 2016 Five-Year ACS | | |
| Disability Type | Population with Disability | Percent with Disability |
| Hearing disability | 4,024 | 3.1% |
| Vision disability | 2,305 | 1.8% |
| Cognitive disability | 6,066 | 5.1% |
| Ambulatory disability | 6,613 | 5.5% |
| Self-Care disability | 2,319 | 1.9% |
| Independent living disability | 4,561 | 4.6% |

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.14.17. In 2016, some 69,528 persons were employed and 3,439 were unemployed. This totaled a labor force of 72,967 persons. The unemployment rate for Cedar Rapids was estimated to be 4.7 percent in 2016.

| Table III.14.17 | |
|---|---------------------------|
| Employment, Labor Force and Unemployment | |
| Cedar Rapids 2016 Five-Year ACS Data | |
| Employment Status | 2016 Five-Year ACS |
| Employed | 69,528 |
| Unemployed | 3,439 |
| Labor Force | 72,967 |
| Unemployment Rate | 4.7% |

In 2016, 94.9 percent of households in Cedar Rapids had a high school education or greater.

| Table III.14.18 | |
|---|-------------------|
| High School or Greater Education | |
| Cedar Rapids 2016 Five-Year ACS Data | |
| Education Level | Households |
| High School or Greater | 51,211 |
| Total Households | 53,977 |
| Percent High School or Above | 94.9% |

As seen in Table III.14.19, some 26.6 percent of the population had a high school diploma or equivalent, another 38.3 percent have some college, 20.2 percent have a Bachelor's Degree, and 8.6 percent of the population had a graduate or professional degree.

| Table III.14.19 | | |
|---|-------------------|----------------|
| Educational Attainment | | |
| Cedar Rapids 2016 Five-Year ACS Data | | |
| Education Level | Population | Percent |
| Less Than High School | 6,315 | 6.3% |
| High School or Equivalent | 26,564 | 26.6% |
| Some College or Associates Degree | 38,167 | 38.3% |
| Bachelor's Degree | 20,149 | 20.2% |
| Graduate or Professional Degree | 8,556 | 8.6% |
| Total Population Above 18 years | 99,751 | 100.0% |



ECONOMICS

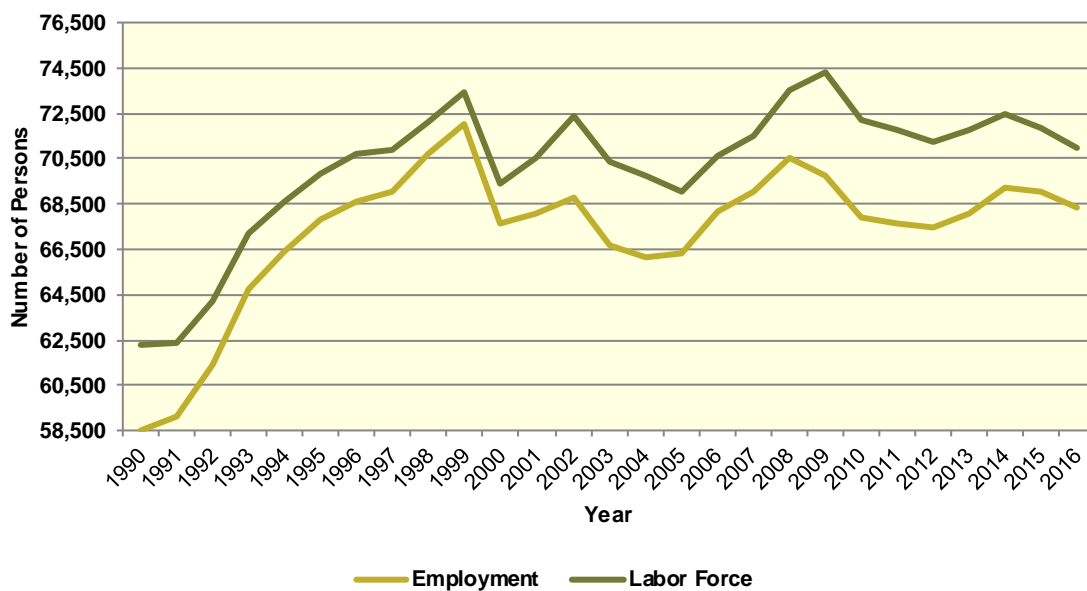
Labor Force

Table III.14.20, shows the labor force statistics for Cedar Rapids from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2 percent. The highest level of unemployment occurred during 1990 rising to a rate of 6.1 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 Cedar Rapids decreased from 3.9 percent in 2015 to 3.8 percent in 2016, which compared to a statewide decrease to 3.7 percent.

| Table III.14.20 Labor Force Statistics Cedar Rapids 1990 - 2016 BLS Data | | | | | |
|---|--------------|------------|-------------|-------------------|--------------------------------|
| Year | Cedar Rapids | | | | Statewide Unemployment Rate |
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 3,775 | 58,553 | 62,328 | 6.1% | 4.4% |
| 1991 | 3,286 | 59,090 | 62,376 | 5.3% | 4.7% |
| 1992 | 2,761 | 61,442 | 64,203 | 4.3% | 4.5% |
| 1993 | 2,467 | 64,775 | 67,242 | 3.7% | 4% |
| 1994 | 2,169 | 66,417 | 68,586 | 3.2% | 3.5% |
| 1995 | 2,052 | 67,829 | 69,881 | 2.9% | 3.4% |
| 1996 | 2,079 | 68,616 | 70,695 | 2.9% | 3.5% |
| 1997 | 1,856 | 69,050 | 70,906 | 2.6% | 3.1% |
| 1998 | 1,457 | 70,707 | 72,164 | 2% | 2.7% |
| 1999 | 1,453 | 72,011 | 73,464 | 2% | 2.6% |
| 2000 | 1,729 | 67,675 | 69,404 | 2.5% | 2.6% |
| 2001 | 2,440 | 68,080 | 70,520 | 3.5% | 3.3% |
| 2002 | 3,569 | 68,798 | 72,367 | 4.9% | 4% |
| 2003 | 3,762 | 66,643 | 70,405 | 5.3% | 4.5% |
| 2004 | 3,589 | 66,160 | 69,749 | 5.1% | 4.5% |
| 2005 | 2,755 | 66,299 | 69,054 | 4% | 4.3% |
| 2006 | 2,400 | 68,209 | 70,609 | 3.4% | 3.7% |
| 2007 | 2,431 | 69,045 | 71,476 | 3.4% | 3.7% |
| 2008 | 3,020 | 70,502 | 73,522 | 4.1% | 4.2% |
| 2009 | 4,522 | 69,785 | 74,307 | 6.1% | 6.4% |
| 2010 | 4,285 | 67,944 | 72,229 | 5.9% | 6% |
| 2011 | 4,084 | 67,672 | 71,756 | 5.7% | 5.5% |
| 2012 | 3,738 | 67,483 | 71,221 | 5.2% | 5% |
| 2013 | 3,642 | 68,092 | 71,734 | 5.1% | 4.7% |
| 2014 | 3,206 | 69,259 | 72,465 | 4.4% | 4.3% |
| 2015 | 2,796 | 69,030 | 71,826 | 3.9% | 3.8% |
| 2016 | 2,664 | 68,321 | 70,985 | 3.8% | 3.7% |

Diagram III.14.2, shows the employment and labor force for Cedar Rapids. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 68,321 persons, with the labor force reaching 70,985, indicating there were a total of 2,664 unemployed persons.

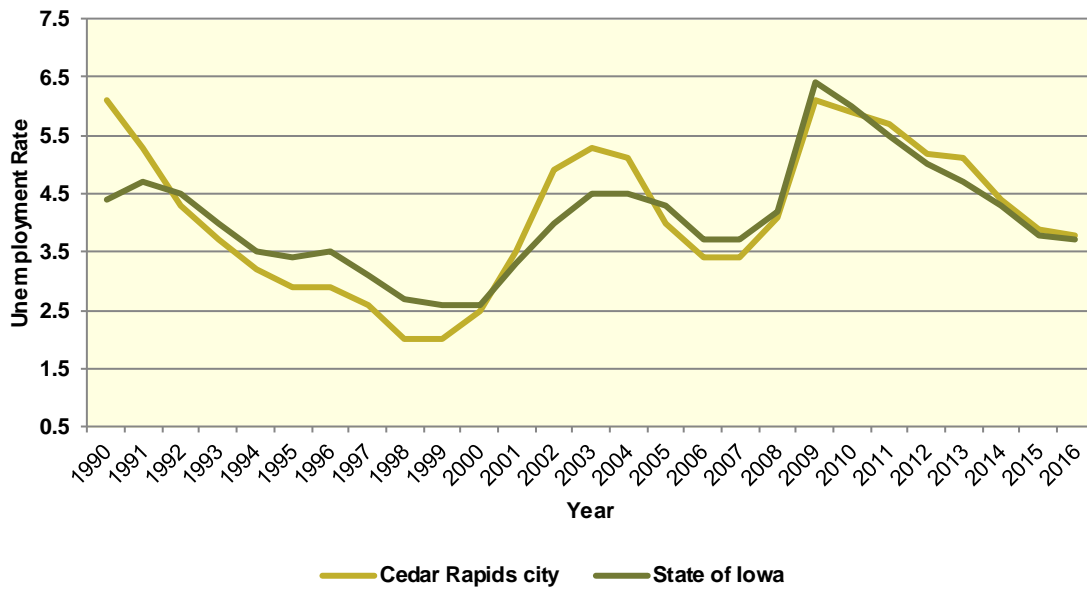
Diagram III.14.2
Employment and Labor Force
 Cedar Rapids
 1990 – 2016 BLS Data



Unemployment

Diagram III.14.3, shows the unemployment rate for both the State and Cedar Rapids. During the 1990’s the average rate for Cedar Rapids was 3.4 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Cedar Rapids had an average unemployment rate that higher than the State, 4.1 percent for Cedar Rapids, versus 4.1 statewide.

Diagram III.14.3
Annual Unemployment Rate
 Cedar Rapids
 1990 – 2016 BLS Data



Earnings: Linn 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.14.4, shows real average earnings per job for Linn County from 1990 to 2016. Over this period the average earning per job for Linn County was \$50,309, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.14.4
Real Average Earnings Per Job
 Linn County
 BEA Data 1990 - 2016

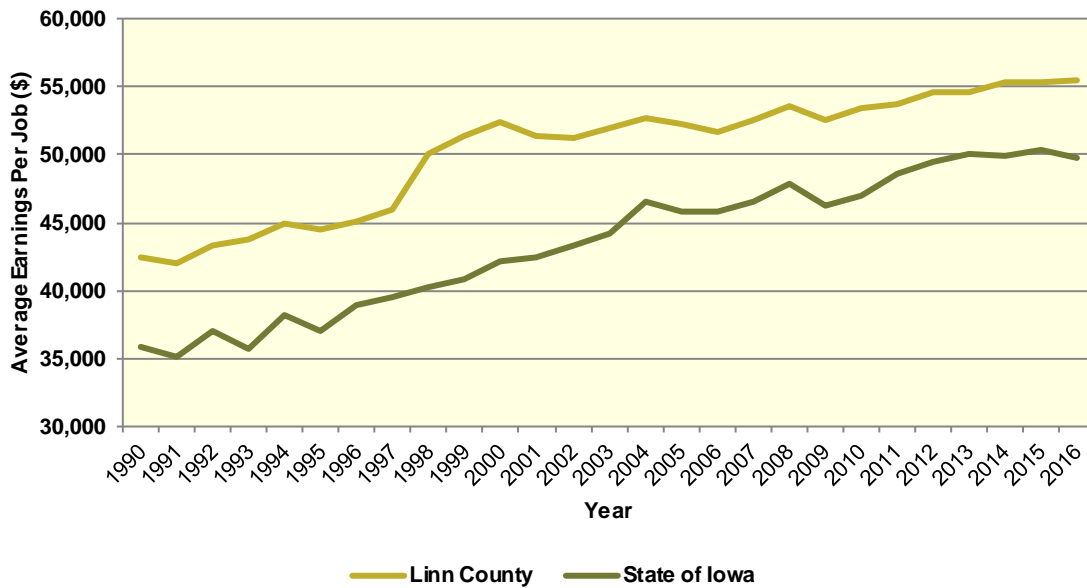
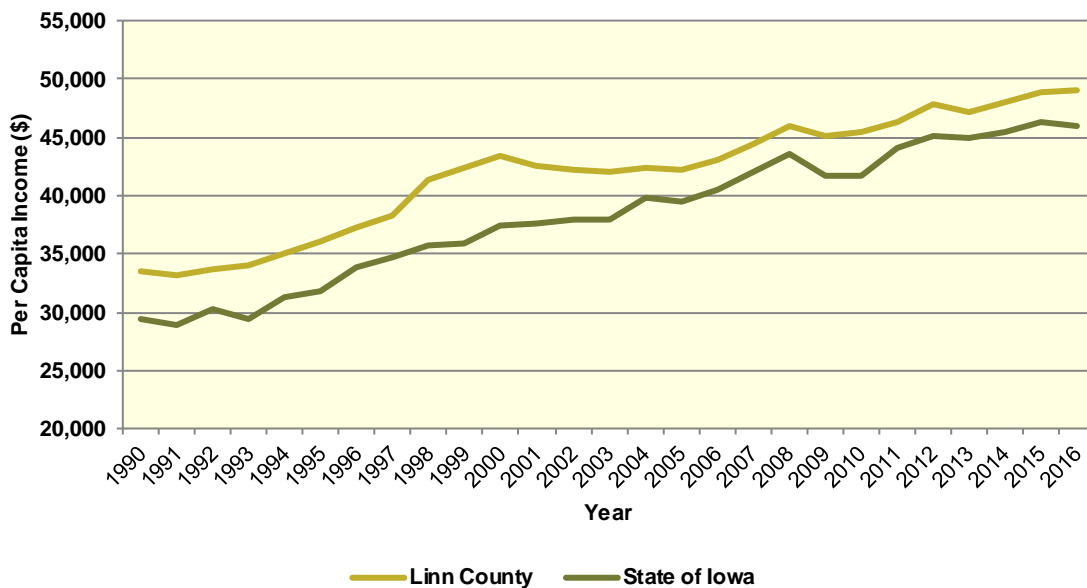


Diagram III.14.5, shows real per capita income for the Linn County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Linn County was \$41,895, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.14.5
Real Per Capita Income
 Linn County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Linn County

The Iowa Department of Revenue releases annual income tax statistics. Table III.14.21, 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 Linn County.

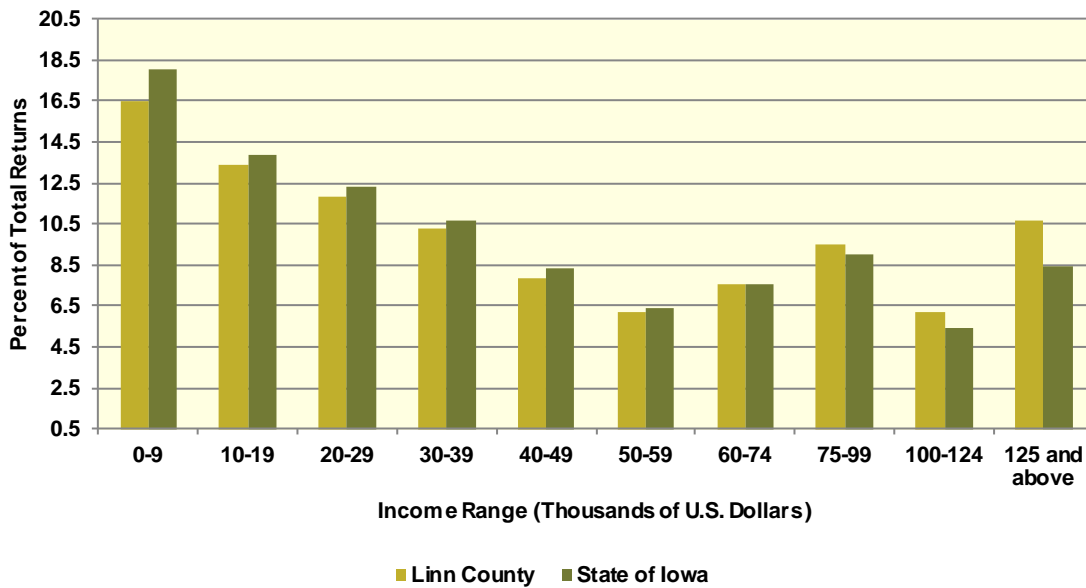
As can be seen below, the total number of returns between 2010 and 2015 increased by 7 percent, with 11,033 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 49.5 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -2.1 percent.

Table III.14.21
Number of Tax Returns by Adjusted Gross Income
 Cedar Rapids
 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 | 16,347 | 12,573 | 12,068 | 9,522 | 7,557 | 6,405 | 7,782 | 7,548 | 2,951 | 3,375 | 86,128 |
| 2003 | 16,604 | 12,601 | 11,634 | 9,530 | 7,264 | 6,233 | 7,673 | 7,795 | 3,225 | 3,663 | 86,222 |
| 2004 | 16,361 | 12,550 | 11,538 | 9,356 | 7,376 | 6,249 | 7,649 | 8,262 | 3,625 | 4,412 | 87,378 |
| 2005 | 15,852 | 12,519 | 11,567 | 9,378 | 7,365 | 6,158 | 7,811 | 8,512 | 4,084 | 5,111 | 88,357 |
| 2006 | 15,704 | 12,526 | 11,424 | 9,828 | 7,470 | 6,387 | 7,963 | 9,010 | 4,610 | 5,755 | 90,677 |
| 2007 | 16,550 | 12,753 | 11,765 | 10,034 | 7,788 | 6,344 | 8,117 | 9,558 | 5,237 | 6,889 | 95,035 |
| 2008 | 16,398 | 12,582 | 11,815 | 10,019 | 7,741 | 6,620 | 8,079 | 9,664 | 5,556 | 7,043 | 95,517 |
| 2009 | 16,744 | 13,162 | 11,879 | 9,760 | 7,647 | 6,638 | 7,937 | 9,492 | 5,446 | 6,622 | 95,327 |
| 2010 | 16,690 | 13,541 | 11,610 | 10,077 | 7,816 | 6,566 | 7,912 | 9,547 | 5,633 | 7,381 | 96,773 |
| 2011 | 17,171 | 13,572 | 11,541 | 10,074 | 7,900 | 6,355 | 7,899 | 9,530 | 5,707 | 8,259 | 98,008 |
| 2012 | 16,718 | 13,536 | 11,741 | 9,967 | 7,819 | 6,427 | 7,956 | 9,671 | 5,949 | 8,810 | 98,594 |
| 2013 | 16,646 | 13,920 | 11,981 | 10,138 | 7,972 | 6,272 | 7,821 | 9,773 | 6,073 | 9,397 | 99,993 |
| 2014 | 16,628 | 13,925 | 12,287 | 10,486 | 8,096 | 6,236 | 7,785 | 9,857 | 6,313 | 10,290 | 101,903 |
| 2015 | 17,110 | 13,844 | 12,229 | 10,654 | 8,128 | 6,427 | 7,787 | 9,865 | 6,439 | 11,033 | 103,516 |
| Change 10 - 15 | 2.5% | 2.2% | 5.3% | 5.7% | 4% | -2.1% | -1.6% | 3.3% | 14.3% | 49.5% | 7% |



Diagram III.14.6
2015 Income Distribution
 Linn County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Cedar Rapids is shown in Table III.14.22. In 2016, there were an estimated 14,367 persons living in poverty. This represented a 11.4 percent poverty rate, compared to 7.5 percent poverty in 2000. In 2016, some 9.2 percent of those in poverty were under age 6, and 8.1 percent were 65 or older.

| Table III.14.22 Poverty by Age Cedar Rapids 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 | 1,113 | 12.6% | 1,325 | 9.2% |
| 6 to 17 | 1,590 | 18% | 2,259 | 15.7% |
| 18 to 64 | 5,119 | 57.9% | 9,615 | 66.9% |
| 65 or Older | 1,021 | 11.5% | 1,168 | 8.1% |
| Total | 8,843 | 100.0% | 14,367 | 100.0% |
| Poverty Rate | 7.5% | . | 11.4% | . |

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 Linn County decreased from 285 authorizations in 2015 to 268 in 2016.

The real value of single-family building permits increased from \$99,911 in 2015 to \$109,119 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.14.23.

| 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 | 114 | 24 | 66 | 189 | 393 | 71,173 | 36,586 |
| 1981 | 92 | 4 | 68 | 112 | 276 | 67,729 | 35,467 |
| 1982 | 22 | 2 | 4 | 42 | 70 | 75,688 | 39,602 |
| 1983 | 55 | 4 | 8 | 0 | 67 | 70,830 | 0 |
| 1984 | 81 | 2 | 27 | 33 | 143 | 86,022 | 53,575 |
| 1985 | 104 | 6 | 40 | 8 | 158 | 85,051 | 43,339 |
| 1986 | 175 | 26 | 52 | 142 | 395 | 85,854 | 36,589 |
| 1987 | 275 | 2 | 34 | 211 | 522 | 101,579 | 33,830 |
| 1988 | 267 | 14 | 59 | 112 | 452 | 100,167 | 40,258 |
| 1989 | 297 | 10 | 108 | 285 | 700 | 107,847 | 51,345 |
| 1990 | 223 | 6 | 44 | 58 | 331 | 105,004 | 34,503 |
| 1991 | 266 | 12 | 47 | 349 | 674 | 132,382 | 37,645 |
| 1992 | 348 | 26 | 88 | 237 | 699 | 132,745 | 39,878 |
| 1993 | 348 | 8 | 48 | 248 | 652 | 126,690 | 40,075 |
| 1994 | 309 | 30 | 112 | 120 | 571 | 121,164 | 38,682 |
| 1995 | 289 | 24 | 104 | 368 | 785 | 117,555 | 66,792 |
| 1996 | 320 | 14 | 30 | 154 | 518 | 144,366 | 45,805 |
| 1997 | 332 | 28 | 8 | 145 | 513 | 141,678 | 47,696 |
| 1998 | 367 | 56 | 27 | 45 | 495 | 135,916 | 68,362 |
| 1999 | 375 | 68 | 36 | 338 | 817 | 135,589 | 43,613 |
| 2000 | 349 | 40 | 31 | 545 | 965 | 165,325 | 43,052 |
| 2001 | 363 | 30 | 8 | 432 | 833 | 162,181 | 38,376 |
| 2002 | 380 | 28 | 12 | 209 | 629 | 133,724 | 45,747 |
| 2003 | 379 | 10 | 48 | 258 | 695 | 131,359 | 38,533 |
| 2004 | 383 | 30 | 101 | 631 | 1,145 | 125,877 | 43,170 |
| 2005 | 351 | 30 | 166 | 194 | 741 | 131,409 | 65,745 |
| 2006 | 356 | 14 | 69 | 50 | 489 | 127,930 | 57,802 |
| 2007 | 298 | 34 | 46 | 156 | 534 | 129,968 | 55,031 |
| 2008 | 299 | 18 | 100 | 42 | 459 | 116,656 | 51,211 |
| 2009 | 323 | 40 | 111 | 251 | 725 | 105,554 | 82,997 |
| 2010 | 342 | 34 | 55 | 10 | 441 | 96,294 | 66,706 |
| 2011 | 249 | 34 | 19 | 24 | 326 | 101,450 | 35,999 |
| 2012 | 289 | 18 | 34 | 20 | 361 | 102,737 | 35,347 |
| 2013 | 242 | 36 | 32 | 177 | 487 | 105,700 | 105,986 |
| 2014 | 325 | 28 | 42 | 54 | 449 | 109,091 | 105,719 |
| 2015 | 285 | 48 | 15 | 6 | 354 | 99,911 | 65,755 |
| 2016 | 268 | 92 | 0 | 35 | 395 | 109,119 | 52,962 |



Diagram III.14.7 Single Family Permits

Cedar Rapids
Census Bureau Data, 1980–2016

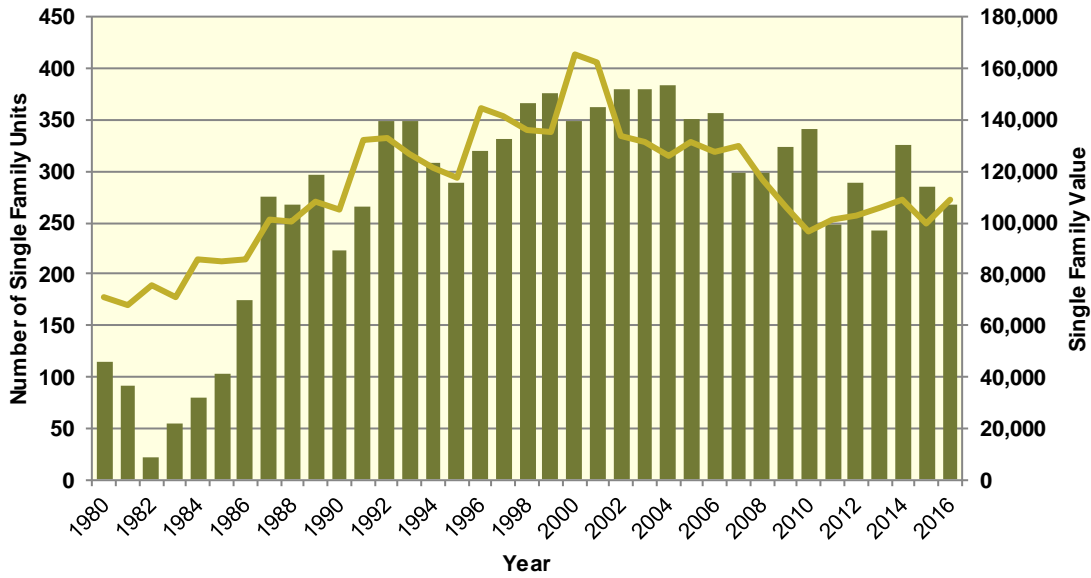
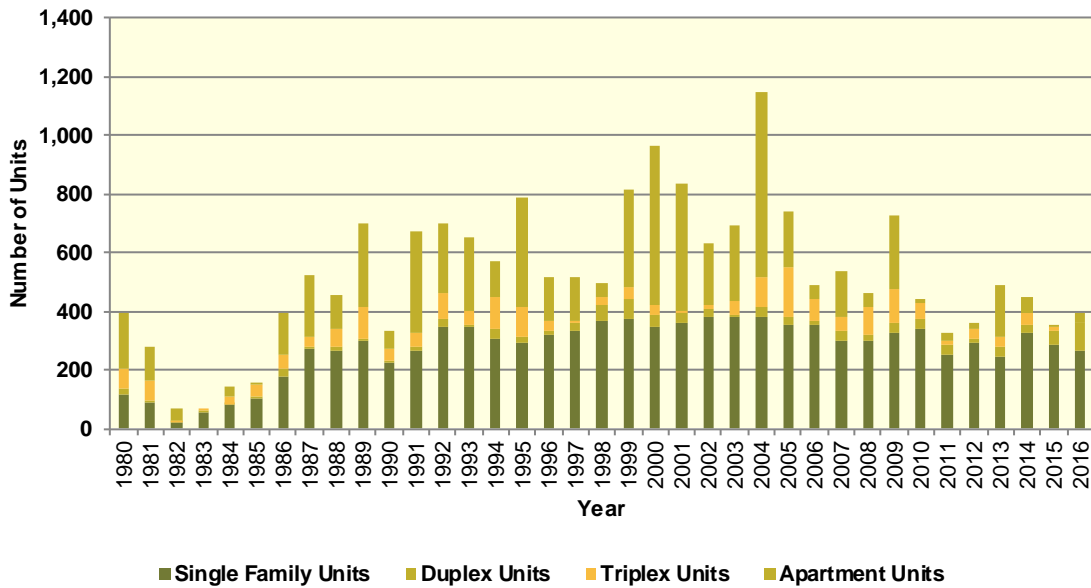


Diagram III.14.8 Total Permits by Unit Type

Cedar Rapids
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.14.24. In 2016, there were 58,447 housing units, up from 52,169 in 2000. Single-family units accounted for 67.2 percent of units in 2016, compared to 68.4 in 2000. Apartment units accounted for 22.7 percent in 2016, compared to 19.3 percent in 2000.

| Table III.14.24 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Housing Units by Type | | | | |
| Cedar Rapids | | | | |
| 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
| Unit Type | 2000 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 35,659 | 68.4% | 39,255 | 67.2% |
| Duplex | 1,541 | 3% | 1,033 | 1.8% |
| Tri- or Four-Plex | 2,603 | 5% | 2,799 | 4.8% |
| Apartment | 10,067 | 19.3% | 13,245 | 22.7% |
| Mobile Home | 2,299 | 4.4% | 2,115 | 3.6% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| Total | 52,169 | 100.0% | 58,447 | 100.0% |

Some 93 percent of housing was occupied in 2010, compared to 95.4 percent in 2000. Owner-occupied housing changed 5.6 percent between 2000 and 2010, ending with owner-occupied units representing 68.2 percent of unit. Vacant units changed by 64.5 percent, resulting in 3,981 vacant units in 2010.

| Table III.14.25 | | | | | |
|--------------------------------|---------------|---------------|---------------|---------------|-------------------|
| Housing Units by Tenure | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Tenure | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Units | % of Total | Units | % of Total | |
| Occupied Housing Units | 49,820 | 95.4% | 53,236 | 93% | 6.9% |
| Owner-Occupied | 34,393 | 69% | 36,310 | 68.2% | 5.6% |
| Renter-Occupied | 15,427 | 31% | 16,926 | 31.8% | 9.7% |
| Vacant Housing Units | 2,420 | 4.6% | 3,981 | 7% | 64.5% |
| Total Housing Units | 52,240 | 100.0% | 57,217 | 100.0% | 9.5% |

Table III.14.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 58,447 housing units. An estimated 68.9 percent were owner-occupied, and 7.6 percent were vacant.

| Table III.14.26 | | | | |
|---------------------------------------|---------------|---------------|--------------------|---------------|
| Housing Units by Tenure | | | | |
| Cedar Rapids | | | | |
| 2010 Census & 2016 Five-Year ACS Data | | | | |
| Tenure | 2010 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 53,236 | 93% | 53,977 | 92.4% |
| Owner-Occupied | 36,310 | 68.2% | 37,193 | 68.9% |
| Renter-Occupied | 16,926 | 31.8% | 16,784 | 31.1% |
| Vacant Housing Units | 3,981 | 7% | 4,470 | 7.6% |
| Total Housing Units | 57,217 | 100.0% | 58,447 | 100.0% |



Households by household size are shown in Table III.14.27. There were a total of 53,236 households in 2010, up from 49,820 in 2000. One person households changed by 15.1 percent between 2000 and 2010, while two person households changed by 5.1 percent. Three and four person households changed by 3.6 and -3.9 respectively, representing 14.4 percent and 11.3 percent of the population in 2010.

| Size | 2000 Census | | 2010 Census | | % Change 00-10 |
|-----------------------|---------------|---------------|---------------|---------------|-------------------|
| | Households | % of Total | Households | % of Total | |
| One Person | 15,047 | 30.2% | 17,317 | 32.5% | 15.1% |
| Two Persons | 17,409 | 34.9% | 18,305 | 34.4% | 5.1% |
| Three Persons | 7,390 | 14.8% | 7,656 | 14.4% | 3.6% |
| Four Persons | 6,280 | 12.6% | 6,038 | 11.3% | -3.9% |
| Five Persons | 2,540 | 5.1% | 2,536 | 4.8% | -0.2% |
| Six Persons | 780 | 1.6% | 913 | 1.7% | 17.1% |
| Seven Persons or More | 374 | 0.8% | 471 | 0.9% | 25.9% |
| Total | 49,820 | 100.0% | 53,236 | 100.0% | 6.9% |

Households by income is shown in Table III.14.28. Households earning more than \$100,000 per year represented 21.1 percent of households in 2016, compared to 8.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.4 percent of households in 2010, compared to 23.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.4 percent of households in 2016, compared to 12.4 percent in 2000.

| Income | 2000 Census | | 2016 Five-Year ACS | |
|----------------------|---------------|---------------|--------------------|---------------|
| | Households | % of Total | Households | % of Total |
| Less than \$15,000 | 6,208 | 12.4% | 5,588 | 10.4% |
| \$15,000 to \$19,999 | 2,923 | 5.9% | 2,610 | 4.8% |
| \$20,000 to \$24,999 | 3,240 | 6.5% | 2,723 | 5% |
| \$25,000 to \$34,999 | 6,852 | 13.7% | 5,814 | 10.8% |
| \$35,000 to \$49,999 | 9,272 | 18.6% | 7,677 | 14.2% |
| \$50,000 to \$74,999 | 11,619 | 23.3% | 10,474 | 19.4% |
| \$75,000 to \$99,999 | 5,342 | 10.7% | 7,688 | 14.2% |
| \$100,000 or More | 4,423 | 8.9% | 11,403 | 21.1% |
| Total | 49,879 | 100.0% | 53,977 | 100.0% |

Table III.14.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 12.2 percent and 3.3 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 14.9 percent, 7.7 percent, and 14.2, respectively. Housing units built prior to 1939 represented 16.1 percent of households in 2016.



| Table III.14.29 | | | | |
|---|---------------|---------------|--------------------|---------------|
| Households by Year Home Built | | | | |
| Cedar Rapids | | | | |
| 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 | 10,758 | 21.6% | 8,679 | 16.1% |
| 1940 to 1949 | 3,151 | 6.3% | 2,431 | 4.5% |
| 1950 to 1959 | 8,049 | 16.2% | 6,851 | 12.7% |
| 1960 to 1969 | 8,144 | 16.4% | 7,804 | 14.5% |
| 1970 to 1979 | 8,659 | 17.4% | 8,022 | 14.9% |
| 1980 to 1989 | 3,870 | 7.8% | 4,152 | 7.7% |
| 1990 to 1999 | 7,179 | 14.4% | 7,648 | 14.2% |
| 2000 to 2009 | . | . | 6,611 | 12.2% |
| 2010 or Later | . | . | 1,779 | 3.3% |
| Total | 49,810 | 100.0% | 53,977 | 100.0% |

The distribution of unit types by race are shown in Table III.14.30. An estimated 72.4 percent of white households occupy single family homes, while 36.5 percent of black households do. Some 18.2 percent of white households occupied apartments, while 52.8 percent of black households do. An estimated 53.7 percent of Asian, and 59 percent of American Indian households occupy single family homes.

| Table III.14.30 | | | | | | | |
|---|---------------|---------------|-----------------|---------------|-----------------------------------|---------------|-------------------|
| Distribution of Units in Structure by Race | | | | | | | |
| Cedar Rapids | | | | | | | |
| 2016 Five-Year ACS Data | | | | | | | |
| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/Pacific Islanders | Other | Two or More Races |
| Single-Family | 72.4% | 36.5% | 59% | 53.7% | 100% | 20.6% | 51.2% |
| Duplex | 1.6% | 2.9% | 0% | 0% | 0% | 0.7% | 9.3% |
| Tri- or Four-Plex | 4.3% | 7.9% | 13.3% | 5.4% | 0% | 17.1% | 8% |
| Apartment | 18.2% | 52.8% | 27.7% | 40.9% | 0% | 43.1% | 31.5% |
| Mobile Home | 3.6% | 0% | 0% | 0% | 0% | 18.5% | 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.14.31. An estimated 40.2 percent of vacant units were for rent in 2010, a 68.8 percent change since 2000. In addition, some 18.4 percent of vacant units were for sale, a change of 40.8 percent between 2000 and 2010. "Other" vacant units represented 30.6 percent of vacant units in 2010. This is a change of 103.2 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.14.31 | | | | | |
|---|--------------|---------------|--------------|---------------|-------------------|
| Disposition of Vacant Housing Units | | | | | |
| Cedar Rapids | | | | | |
| 2000 & 2010 Census SF1 Data | | | | | |
| Disposition | 2000 Census | | 2010 Census | | % Change 00-10 |
| | Units | % of Total | Units | % of Total | |
| For Rent | 948 | 39.2% | 1,600 | 40.2% | 68.8% |
| For Sale | 519 | 21.4% | 731 | 18.4% | 40.8% |
| Rented or Sold, Not Occupied | 192 | 7.9% | 222 | 5.6% | 15.6% |
| For Seasonal, Recreational, or Occasional Use | 159 | 6.6% | 208 | 5.2% | 30.8% |
| For Migrant Workers | 2 | 0.1% | 1 | 0% | -50% |
| Other Vacant | 600 | 24.8% | 1,219 | 30.6% | 103.2% |
| Total | 2,420 | 100.0% | 3,981 | 100.0% | 64.5% |

The disposition of vacant units between 2010 and 2016 are shown in Table III.14.32. By 2016, for rent units accounted for 33.7 percent of vacant units, while for sale units accounted for 18.7 percent. "Other" vacant units accounted for 32.8 percent of vacant units, representing a total of 1,465 "other" vacant units.

| Table III.14.32 | | | | |
|---|--------------|---------------|--------------------|---------------|
| Disposition of Vacant Housing Units | | | | |
| Cedar Rapids | | | | |
| 2010 Census & 2016 Five-Year ACS Data | | | | |
| Disposition | 2010 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| For Rent | 1,600 | 40.2% | 1,507 | 33.7% |
| For Sale | 731 | 18.4% | 836 | 18.7% |
| Rented Not Occupied | 77 | 1.9% | 382 | 8.5% |
| Sold Not Occupied | 145 | 3.6% | 127 | 2.8% |
| For Seasonal, Recreational, or Occasional Use | 208 | 5.2% | 153 | 3.4% |
| For Migrant Workers | 1 | 0% | 0 | 0% |
| Other Vacant | 1,219 | 30.6% | 1,465 | 32.8% |
| Total | 3,981 | 100.0% | 4,470 | 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.14.33. In 2016, an estimated 1 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.



| Table III.14.33 Overcrowding and Severe Overcrowding Cedar Rapids 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 | 34,065 | 99% | 271 | 0.8% | 75 | 0.2% | 34,411 |
| 2016 Five-Year ACS | 37,021 | 99.5% | 143 | 0.4% | 29 | 0.1% | 37,193 |
| Renter | | | | | | | |
| 2000 Census | 14,754 | 95.8% | 390 | 2.5% | 255 | 1.7% | 15,399 |
| 2016 Five-Year ACS | 16,227 | 96.7% | 394 | 2.3% | 163 | 1% | 53,977 |
| Total | | | | | | | |
| 2000 Census | 48,819 | 98% | 661 | 1.3% | 330 | 0.7% | 49,810 |
| 2016 Five-Year ACS | 53,248 | 98.6% | 537 | 1% | 192 | 0.4% | 53,977 |

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 140 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Cedar Rapids. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

| Table III.14.34 Households with Incomplete Plumbing Facilities Cedar Rapids 2000 Census SF3 & 2016 Five-Year ACS Data | | |
|--|---------------|--------------------|
| Households | 2000 Census | 2016 Five-Year ACS |
| With Complete Plumbing Facilities | 49,651 | 53,837 |
| Lacking Complete Plumbing Facilities | 159 | 140 |
| Total Households | 49,810 | 53,977 |
| Percent Lacking | 0.3% | 0.3% |

There were 555 households lacking complete kitchen facilities in 2016, compared to 142 households in 2000. This was a change from 0.3 percent of households in 2000 to 1 percent in 2016.

| Table III.14.35 Households with Incomplete Kitchen Facilities Cedar Rapids 2000 Census SF3 & 2016 Five-Year ACS Data | | |
|---|---------------|--------------------|
| Households | 2000 Census | 2016 Five-Year ACS |
| With Complete Kitchen Facilities | 49,668 | 53,422 |
| Lacking Complete Kitchen Facilities | 142 | 555 |
| Total Households | 49,810 | 53,977 |
| Percent Lacking | 0.3% | 1% |

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 Cedar Rapids, 15.2 of households had a cost burden and 10.4 percent had a severe cost burden. Some 21.4 percent of renters were cost burdened, and 19.3 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 5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.6 percent, and severe cost burden at 6.9 percent.

Table III.14.36
Cost Burden and Severe Cost Burden by Tenure
 Cedar Rapids
 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 | 17,484 | 82.6% | 2,690 | 12.7% | 959 | 4.5% | 31 | 0.1% | 21,164 |
| 2016 Five-Year ACS | 20,274 | 78.1% | 3,790 | 14.6% | 1,802 | 6.9% | 92 | 0.4% | 25,958 |
| Owner Without a Mortgage | | | | | | | | | |
| 2000 Census | 8,409 | 94.3% | 340 | 3.8% | 113 | 1.3% | 55 | 0.6% | 8,917 |
| 2016 Five-Year ACS | 9,749 | 86.8% | 818 | 7.3% | 559 | 5% | 109 | 1% | 11,235 |
| Renter | | | | | | | | | |
| 2000 Census | 9,851 | 64.1% | 2,871 | 18.7% | 2,059 | 13.4% | 583 | 3.8% | 15,364 |
| 2016 Five-Year ACS | 9,312 | 55.5% | 3,593 | 21.4% | 3,241 | 19.3% | 638 | 3.8% | 16,784 |
| Total | | | | | | | | | |
| 2000 Census | 35,744 | 78.7% | 5,901 | 13% | 3,131 | 6.9% | 669 | 1.5% | 45,445 |
| 2016 Five-Year ACS | 39,335 | 72.9% | 8,201 | 15.2% | 5,602 | 10.4% | 839 | 1.6% | 53,977 |

Housing Problems by Income

Table III.14.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Linn County. As can be seen in 2017 the MFI was \$79,900, which compared to \$69,900 for the State of Iowa.

Table III.14.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 4,285 owner-occupied and 2,820 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 2,130 owner-occupied 3,185 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 39,075 households without a housing problem.

Table III.14.37
Median Family Income
 Linn County
 2000–2017 HUD MFI

| Year | MFI | State of Iowa MFI |
|------|--------|-------------------|
| 2000 | 59,400 | 49,100 |
| 2001 | 65,300 | 52,500 |
| 2002 | 67,100 | 53,700 |
| 2003 | 65,700 | 54,900 |
| 2004 | 65,700 | 55,800 |
| 2005 | 67,450 | 57,650 |
| 2006 | 65,200 | 57,800 |
| 2007 | 63,800 | 58,100 |
| 2008 | 62,900 | 58,500 |
| 2009 | 67,600 | 62,000 |
| 2010 | 68,400 | 62,400 |
| 2011 | 70,100 | 64,000 |
| 2012 | 71,000 | 64,800 |
| 2013 | 71,700 | 64,700 |
| 2014 | 74,500 | 65,300 |
| 2015 | 78,100 | 67,500 |
| 2016 | 76,200 | 68,400 |
| 2017 | 79,900 | 69,900 |

Table III.14.38
Housing Problems by Income and Tenure
 Linn 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 | 25 | 10 | 20 | 15 | 35 | 105 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 50 | 50 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 20 | 55 | 0 | 90 | 55 | 220 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,195 | 760 | 145 | 15 | 15 | 2,130 |
| Housing cost burden greater than 30% but less than 50% of income (and none of the above problems) | 465 | 945 | 1,860 | 475 | 540 | 4,285 |
| Zero/negative income (and none of the above problems) | 95 | 0 | 0 | 0 | 0 | 95 |
| has none of the 4 housing problems | 320 | 1,915 | 4,815 | 4,365 | 18,515 | 29,930 |
| Total | 2,120 | 3,685 | 6,840 | 4,960 | 19,210 | 36,815 |
| Renter-Occupied | | | | | | |
| Lacking complete plumbing or kitchen facilities | 120 | 210 | 20 | 30 | 25 | 405 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 70 | 15 | 20 | 20 | 0 | 125 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 140 | 90 | 75 | 40 | 20 | 365 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,940 | 200 | 25 | 10 | 10 | 3,185 |
| Housing cost burden greater than 30% but less than 50% of income (and none of the above problems) | 975 | 1,200 | 530 | 85 | 30 | 2,820 |
| Zero/negative income (and none of the above problems) | 270 | 0 | 0 | 0 | 0 | 270 |
| has none of the 4 housing problems | 745 | 1,505 | 2,620 | 1,640 | 2,635 | 9,145 |
| Total | 5,260 | 3,220 | 3,290 | 1,825 | 2,720 | 16,315 |
| Total | | | | | | |
| Lacking complete plumbing or kitchen facilities | 145 | 220 | 40 | 45 | 60 | 510 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 70 | 15 | 20 | 20 | 50 | 175 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 160 | 145 | 75 | 130 | 75 | 585 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 4,135 | 960 | 170 | 25 | 25 | 5,315 |
| Housing cost burden greater than 30% but less than 50% of income (and none of the above problems) | 1,440 | 2,145 | 2,390 | 560 | 570 | 7,105 |
| Zero/negative income (and none of the above problems) | 365 | 0 | 0 | 0 | 0 | 365 |
| has none of the 4 housing problems | 1,065 | 3,420 | 7,435 | 6,005 | 21,150 | 39,075 |
| Total | 7,380 | 6,905 | 10,130 | 6,785 | 21,930 | 53,130 |

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.14.39 presents some basic statistics about the completed surveys.

| Table III.14.39 | | | | |
|------------------------------------|-------------------|-------------|--------------|-----------------|
| Survey of Rental Properties | | | | |
| Cedar Rapids | | | | |
| 2017 Survey of Rental Properties | | | | |
| Year | Completed Surveys | Total Units | Vacancy Rate | Absorption Rate |
| 2017 | 74 | 5,576 | 5.2 | 34.6 |



Table III.14.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 388 single family units in Cedar Rapids, with 12 of them available. This translates into a vacancy rate of 3.1 percent in Cedar Rapids, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 5,127 apartment units reported in the survey, with 260 of them available, which resulted in a vacancy rate of 5.1 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 | 388 | 12 | 3.1% |
| Apartments | 5,127 | 260 | 5.1% |
| Mobile Homes | 5 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 56 | 19 | 33.9% |
| Total | 5,576 | 291 | 5.2% |

Table III.14.41, reports units by bedroom size. As can be seen there were 1,969 two bedroom apartment units and 482 three bedroom units. Overall, the 2,010 two bedroom units accounted for 36 percent of all units, and the 630 three bedroom units accounted for 11.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 909 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 | 299 | 0 | 0 | · | 299 |
| One | 114 | 1,530 | 0 | 0 | · | 1,644 |
| Two | 41 | 1,969 | 0 | 0 | · | 2,010 |
| Three | 148 | 482 | 0 | 0 | · | 630 |
| Four | 43 | 41 | 0 | 0 | · | 84 |
| Don't Know | 42 | 806 | 5 | 0 | 56 | 909 |
| Total | 388 | 5,127 | 5 | 0 | 56 | 5,576 |



Table III.14.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 6.1 percent.

Table III.14.43 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 4.2 percent.

| Table III.14.42 Single Family Units by Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | |
|--|------------|-----------------|---------------|
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Studio | 0 | 0 | 0% |
| One | 114 | 0 | 0% |
| Two | 41 | 1 | 2.4% |
| Three | 148 | 9 | 6.1% |
| Four | 43 | 2 | 4.7% |
| Don't know | 42 | 0 | 0% |
| Total | 388 | 12 | 3.1% |

| Table III.14.43 Apartment Units by Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | |
|--|--------------|-----------------|---------------|
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Efficiency | 299 | 5 | 1.7% |
| One | 1,530 | 97 | 6.3% |
| Two | 1,969 | 83 | 4.2% |
| Three | 482 | 13 | 2.7% |
| Four | 41 | 6 | 14.6% |
| Don't know | 806 | 56 | 7.6% |
| Total | 5,127 | 260 | 5.1% |

Average market-rate rents by unit type are shown in Table III.14.44. 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.14.44 Average Market Rate Rents by Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | | | |
|--|---------------------|-----------------|--------------|---------------|----------------|
| Number of Bedrooms | Single Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
| Efficiency | \$0 | \$521.9 | \$0 | \$0 | \$521.9 |
| One | \$555 | \$605.7 | \$0 | \$0 | \$602.3 |
| Two | \$764.3 | \$702.9 | \$0 | \$0 | \$714 |
| Three | \$986.6 | \$796.5 | \$0 | \$0 | \$898.9 |
| Four | \$1203.9 | \$905.2 | \$0 | \$0 | \$1112 |
| Total | \$991.3 | \$684.8 | \$0 | \$0 | \$778.3 |

Table III.14.45, 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.14.45 | | | | | |
|--|----------------------------|------------------------|---------------------|----------------------|----------------|
| Average Assisted Rate Rents by Bedroom Size | | | | | |
| Cedar Rapids | | | | | |
| 2017 Survey of Rental Properties | | | | | |
| Number of Bedrooms | Single Family Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$0 | \$425 | \$0 | \$0 | \$425 |
| One | \$0 | \$588.3 | \$0 | \$0 | \$588.3 |
| Two | \$0 | \$675 | \$0 | \$0 | \$675 |
| Three | \$0 | \$995 | \$0 | \$0 | \$995 |
| Four | \$0 | \$1066 | \$0 | \$0 | \$1066 |
| Total | \$0 | \$704.2 | \$0 | \$0 | \$704.2 |

Table III.14.46, shows vacancy rates for single family units by average rental rates for Cedar Rapids. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 1.2 percent.

| Table III.14.46 | | | |
|--|----------------------------|--------------------------------------|---------------------|
| Single Family Market Rate Rents by Vacancy Status | | | |
| Cedar Rapids | | | |
| 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 | 243 | 3 | 1.2% |
| \$750 to \$1,000 | 102 | 9 | 8.8% |
| \$1,000 to \$1,250 | 19 | 0 | 0% |
| \$1,250 to \$1,500 | 24 | 0 | 0% |
| Above \$1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| Total | 388 | 12 | 3.1% |

The average rent and availability of apartment units is displayed in Table III.14.47. 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 6.3 percent.

| Table III.14.47 Apartment Market Rate Rents by Vacancy Status Cedar Rapids 2017 Survey of Rental Properties | | | |
|--|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 634 | 6 | 0.9% |
| \$500 to \$750 | 2,894 | 181 | 6.3% |
| \$750 to \$1,000 | 1,210 | 58 | 4.8% |
| \$1,000 to \$1,250 | 208 | 4 | 1.9% |
| \$1,250 to \$1,500 | 0 | 0 | 0% |
| Above \$1,500 | 0 | 0 | 0% |
| Missing | 181 | 11 | 6.1% |
| Total | 5,127 | 260 | 5.1% |

Respondents were asked if utilities are included in the rent and as shown in Table III.14.48, 41 respondents, or 60.3 percent, included some sort of utility in the rent.

| Table III.14.48 Are there any utilities included with the rent? Cedar Rapids 2017 Survey of Rental Properties | |
|--|--------------|
| Period | Respondent |
| Yes | 41 |
| No | 27 |
| % Offering Utilities | 60.3% |

The type of utility included in the rent is shown in Table III.14.49. There were 8 respondents who included electricity, 13 respondents who included natural gas, 39 respondents who included water and sewer and 35 respondents included trash collection in the rent.

| Table III.14.49 Which utilities are included with the rent? Cedar Rapids 2017 Survey of Rental Properties | |
|--|------------|
| Type of Utility Provided | Respondent |
| Electricity | 8 |
| Natural Gas | 13 |
| Water/Sewer | 39 |
| Trash Collection | 35 |

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.14.50, there were 39 single family units which property managers considered accessible, with an additional 1,163 accessible apartment units. Respondents also indicated there were a total of 232 persons with disabilities currently residing in accessible units.

| Table III.14.50 Accessible Units by Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | | | | |
|---|---------------------|-----------------|--------------|---------------|------------|--------------|
| Number of Bedrooms | Single Family Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 10 | 0 | 0 | | 10 |
| One | 1 | 334 | 0 | 0 | | 335 |
| Two | 5 | 552 | 0 | 0 | | 557 |
| Three | 9 | 117 | 0 | 0 | | 126 |
| Four | 23 | 10 | 0 | 0 | | 33 |
| Don't Know | 1 | 140 | 0 | 0 | 6 | 147 |
| Total | 39 | 1,163 | 0 | 0 | 6 | 1,208 |

Table III.14.51, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 12.2 percent or 5 two bedroom single family units are accessible, with 6.1 percent of three bedroom units were considered accessible. Overall, 10.1 percent of all single family units were considered accessible by survey respondents.

| Table III.14.51 Single Family Units by Accessibility and Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | | |
|--|----------------|------------------|---------------------|-----------------------|
| Number of Bedrooms | Not Accessible | Accessible Units | Single Family Units | Percentage Accessible |
| Studio | 0 | 0 | 0 | %0 |
| One | 113 | 1 | 114 | 0.9% |
| Two | 36 | 5 | 41 | 12.2% |
| Three | 139 | 9 | 148 | 6.1% |
| Four | 20 | 23 | 43 | 53.5% |
| Don't know | 41 | 1 | 42 | 2.4% |
| Total | 349 | 39 | 388 | 10.1% |

Table III.14.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 28 percent or 552 two bedroom apartment units are accessible, with 24.3 percent of three bedroom units were considered accessible. Overall, 22.7 percent of all apartment units were considered accessible by survey respondents.

| Table III.14.52 Apartment Units by Accessibility and Bedroom Size Cedar Rapids 2017 Survey of Rental Properties | | | | |
|--|----------------|------------------|-----------------|-----------------------|
| Number of Bedrooms | Not Accessible | Accessible Units | Apartment Units | Percentage Accessible |
| Studio | 289 | 10 | 299 | 3.3% |
| One | 1,196 | 334 | 1,530 | 21.8% |
| Two | 1,417 | 552 | 1,969 | 28% |
| Three | 365 | 117 | 482 | 24.3% |
| Four | 31 | 10 | 41 | 24.4% |
| Don't know | 666 | 140 | 806 | 17.4% |
| Total | 3,964 | 1,163 | 5,127 | 22.7% |

Perceived Need for Rental Units

Table III.14.53, at right, shows the number of survey respondents who keep a waiting list. As can be seen 36 respondents said they keep a waitlist, with an estimated 1,290 number of persons on the wait list.

| Table III.14.53 Do you keep a waiting list? Cedar Rapids 2017 Survey of Rental Properties | |
|--|--------------|
| Period | Respondent |
| Yes | 36 |
| No | 34 |
| Waitlist Size | 1,290 |

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.14.54, 15 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 15 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

| Table III.14.54 How would you rate the need for renovation of existing units in the? Cedar Rapids 2017 Survey of Rental Properties | | | | |
|---|---------------|------------|--------------|-------------|
| Need | Single Family | Apartments | Mobile Homes | Other Units |
| No Need | 15 | 15 | 12 | 11 |
| Low Need | 10 | 10 | 9 | 8 |
| Moderate Need | 11 | 17 | 8 | 8 |
| High Need | 12 | 7 | 3 | 3 |
| Extreme Need | 1 | 1 | 0 | 0 |
| Average Need | 2.5 | 2.4 | 2.1 | 2.1 |

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.14.55, 25 respondents said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 25 respondents indicated no need for new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Table III.14.55
How would you rate the need for construction of new units in the?
 Cedar Rapids
 2017 Survey of Rental Properties

| Need | Single Family | Apartments | Mobile Homes | Other Units |
|---------------------|---------------|------------|--------------|-------------|
| No Need | 25 | 25 | 22 | 21 |
| Low Need | 12 | 13 | 8 | 6 |
| Moderate Need | 9 | 10 | 5 | 3 |
| High Need | 1 | 1 | 0 | 0 |
| Extreme Need | 2 | 2 | 1 | 1 |
| Average Need | 1.8 | 1.9 | 1.6 | 1.5 |

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

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

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

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

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

Table III.14.56, shows the *strong growth scenario* for Cedar Rapids. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 53,977 households. In 2030, there will be a projected 61,376 households, of which 42,292 are projected to be owner occupied and the remaining 19,085 are expected to be renter-occupied.

By 2050, there are projected to be 45,023 owner-occupied households, of which 2,591 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 8,359 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 20,318 renter households, of which 6,550 renter households are expected to have incomes between 0 and 30.0 percent of median family income 4,101 renter households with incomes between 50.1-80.0

percent of MFI. Overall households are projected to reach 65,341 occupied units by 2050, of which 9,141 are expected to have incomes on between 0 and 30 percent of MFI.

| Table III.14.56 Housing Demand Forecast | | | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cedar Rapids Strong Growth Scenario | | | | | | | | |
| Income (% of MFI) | 2016 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner | | | | | | | | |
| 0-30% | 0 | 2,316 | 2,376 | 2,434 | 2,484 | 2,525 | 2,560 | 2,591 |
| 30.1-50% | 0 | 4,025 | 4,131 | 4,230 | 4,317 | 4,389 | 4,450 | 4,504 |
| 50.1-80% | 0 | 7,471 | 7,667 | 7,852 | 8,013 | 8,148 | 8,261 | 8,359 |
| 80.1-95% | 0 | 4,063 | 4,170 | 4,270 | 4,358 | 4,431 | 4,493 | 4,546 |
| 95.1-115% | 0 | 4,877 | 5,005 | 5,126 | 5,231 | 5,319 | 5,392 | 5,457 |
| 115+% | 0 | 17,487 | 17,947 | 18,379 | 18,756 | 19,071 | 19,336 | 19,566 |
| Total | 0 | 40,238 | 41,296 | 42,292 | 43,159 | 43,883 | 44,493 | 45,023 |
| Renter | | | | | | | | |
| 0-30% | 0 | 5,854 | 6,008 | 6,153 | 6,279 | 6,384 | 6,473 | 6,550 |
| 30.1-50% | 0 | 3,581 | 3,676 | 3,764 | 3,841 | 3,906 | 3,960 | 4,007 |
| 50.1-80% | 0 | 3,665 | 3,761 | 3,852 | 3,931 | 3,997 | 4,053 | 4,101 |
| 80.1-95% | 0 | 1,571 | 1,612 | 1,651 | 1,685 | 1,713 | 1,737 | 1,758 |
| 95.1-115% | 0 | 1,231 | 1,263 | 1,294 | 1,320 | 1,342 | 1,361 | 1,377 |
| 115+% | 0 | 2,256 | 2,315 | 2,371 | 2,420 | 2,460 | 2,494 | 2,524 |
| Total | 0 | 18,158 | 18,636 | 19,085 | 19,476 | 19,803 | 20,078 | 20,318 |
| Total | | | | | | | | |
| 0-30% | 0 | 8,170 | 8,384 | 8,587 | 8,763 | 8,910 | 9,033 | 9,141 |
| 30.1-50% | 0 | 7,606 | 7,806 | 7,995 | 8,158 | 8,295 | 8,411 | 8,511 |
| 50.1-80% | 0 | 11,136 | 11,429 | 11,704 | 11,944 | 12,145 | 12,313 | 12,460 |
| 80.1-95% | 0 | 5,634 | 5,782 | 5,921 | 6,043 | 6,144 | 6,230 | 6,304 |
| 95.1-115% | 0 | 6,108 | 6,268 | 6,420 | 6,551 | 6,661 | 6,754 | 6,834 |
| 115+% | 0 | 19,743 | 20,262 | 20,750 | 21,176 | 21,531 | 21,830 | 22,090 |
| Total | 53,977 | 58,396 | 59,932 | 61,376 | 62,635 | 63,686 | 64,571 | 65,341 |

