

**VOLUME III:  
CLINTON**

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## Clinton

### DEMOGRAPHICS

#### Population Estimates

Table III.16.1, at right shows the population for Clinton. As can be seen, the population in Clinton decreased from 26,885 persons in 2010 to 25,719 person in 2016, or by -4.3 percent.

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

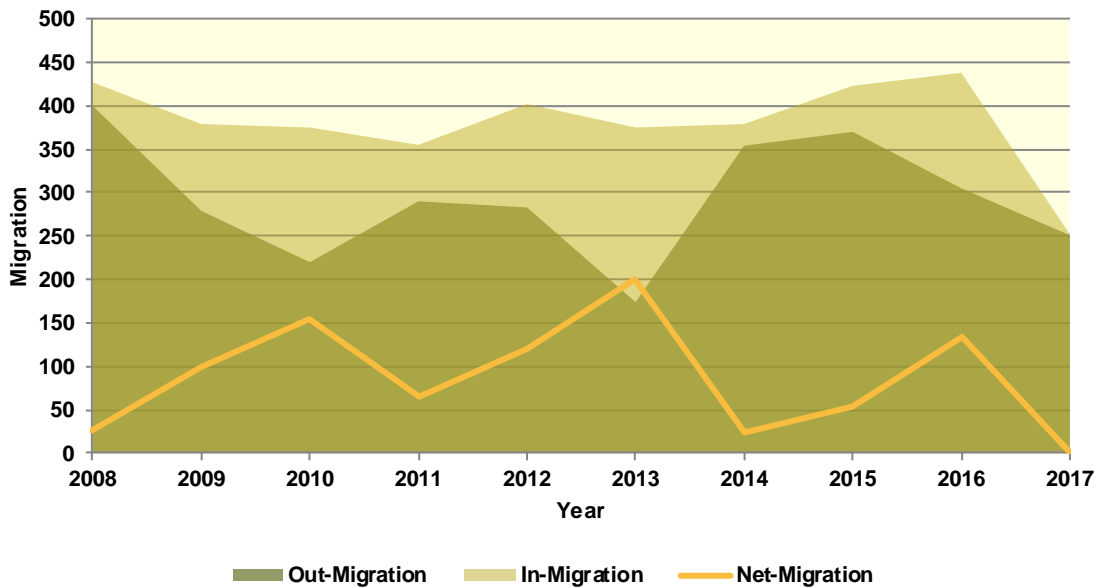
#### Clinton County Population Migration Trends

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.16.1, 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 201 people entering and the migration lowest net migration occurred in 2014 with 25 entering Clinton.

Year	Population	Percent Yearly Change
2000	27,772	.
2001	27,582	-0.7%
2002	27,400	-0.7%
2003	27,342	-0.2%
2004	27,253	-0.3%
2005	27,203	-0.2%
2006	27,179	-0.1%
2007	27,075	-0.4%
2008	27,050	-0.1%
2009	26,923	-0.5%
2010	26,885	-0.1%
2011	26,891	0%
2012	26,620	-1%
2013	26,372	-0.9%
2014	26,140	-0.9%
2015	25,910	-0.9%
2016	25,719	-0.7%

**Diagram III.16.1**  
**Net In-migration by Gender**  
 Clinton County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.16.2, shows in- and out-migration by gender. In the most recent first half 2017 data, -700 percent of net-migrants, or -7 persons were male, with the remaining 800 percent, or 8 persons were female.

Table III.16.2, shows net-migration for Clinton County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 65 and older, with 7 persons entering Clinton County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 8 persons leaving Clinton County.

**Table III.16.2**  
**New-Migration by Age Range**  
 Clinton County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	2	-4	-2	2	-1	-1	1	-3	-1	4
18-22	21	33	31	10	22	54	27	5	21	-6
23-25	-14	9	21	-6	2	26	-10	3	11	3
26-35	13	25	41	-2	19	39	-17	57	43	-8
36-45	17	23	25	37	20	26	9	12	16	1
46-55	-6	11	28	6	37	26	16	-14	25	-4
56-65	-4	9	11	8	24	0	-11	-2	14	4
66 +	-2	-6	0	10	-4	31	10	-5	4	7
<b>Total</b>	<b>27</b>	<b>100</b>	<b>155</b>	<b>65</b>	<b>119</b>	<b>201</b>	<b>25</b>	<b>53</b>	<b>133</b>	<b>1</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.16.3, shows population by age for the 2000 and 2010 Census. The population changed by -3.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -3 percent to a total of 4,589 persons in 2010. Those aged 25 to 34 changed by -2.2 percent, and those aged under 5 changed by -3.1 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,823	6.6%	1,766	6.6%	-3.1%
5 to 19	5,836	21%	5,215	19.4%	-10.6%
20 to 24	1,692	6.1%	1,734	6.4%	2.5%
25 to 34	3,226	11.6%	3,154	11.7%	-2.2%
35 to 54	7,855	28.3%	7,103	26.4%	-9.6%
55 to 64	2,611	9.4%	3,324	12.4%	27.3%
65 or Older	4,729	17%	4,589	17.1%	-3%
<b>Total</b>	<b>27,772</b>	<b>100.0%</b>	<b>26,885</b>	<b>100.0%</b>	<b>-3.2%</b>

The elderly population is further explored in Table III.16.4. Those aged 65 to 66 changed by 17.9 percent between 2000 and 2010, resulting in a population of 501 persons. Those aged 85 or older changed by 24.2 percent during the same time period, and resulted in 846 persons over age 85 in 2010.



<b>Table III.16.4</b>					
<b>Elderly Population by Age</b>					
Clinton					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	425	9%	501	10.9%	17.9%
67 to 69	671	14.2%	706	15.4%	5.2%
70 to 74	1,115	23.6%	986	21.5%	-11.6%
75 to 79	1,073	22.7%	815	17.8%	-24%
80 to 84	764	16.2%	735	16%	-3.8%
85 or Older	681	14.4%	846	18.4%	24.2%
<b>Total</b>	<b>4,729</b>	<b>100.0%</b>	<b>4,589</b>	<b>100.0%</b>	<b>-3%</b>

Population by race and ethnicity is shown in Table III.16.5. The white population changed by -6.1 percent between 2000 and 2010, and resulted in representing 91 percent of the population in 2010. The black population changed by 30.6 percent, represented 4.3 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 89.5 percent between 2000 and 2010, compared to the -4.8 percent growth rate for non-Hispanics.

<b>Table III.16.5</b>					
<b>Population by Race and Ethnicity</b>					
Clinton					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	26,049	93.8%	24,467	91%	-6.1%
Black	893	3.2%	1,166	4.3%	30.6%
American Indian	90	0.3%	95	0.4%	5.6%
Asian	225	0.8%	200	0.7%	-11.1%
Native Hawaiian/ Pacific Islander	3	0%	8	0%	166.7%
Other	141	0.5%	286	1.1%	102.8%
Two or More Races	371	1.3%	663	2.5%	78.7%
<b>Total</b>	<b>27,772</b>	<b>100.0%</b>	<b>26,885</b>	<b>100.0%</b>	<b>-3.2%</b>
<b>Hispanic</b>	466	1.7%	883	3.3%	89.5%
<b>Non-Hispanic</b>	27,306	98.3%	26,002	96.7%	-4.8%

Population by race and ethnicity through 2016 is shown in Table III.16.6. The white population represented 91 percent of the population in 2016, compared with black households accounting for 4.8 percent of the population. Hispanic households represented 2.8 percent of the population in 2016.

<b>Table III.16.6</b>				
<b>Population by Race and Ethnicity</b>				
Clinton				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	24,467	91%	23,792	91%
Black	1,166	4.3%	1,251	4.8%
American Indian	95	0.4%	80	0.3%
Asian	200	0.7%	168	0.6%
Native Hawaiian/ Pacific Islander	8	0%	0	0%
Other	286	1.1%	147	0.6%
Two or More Races	663	2.5%	710	2.7%
<b>Total</b>	<b>26,885</b>	<b>100.0%</b>	<b>26,148</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	26,002	96.7%	25,418	97.2%
<b>Hispanic</b>	883	3.3%	730	2.8%

The population by race is broken down further by ethnicity in Table III.16.7. While the white non-Hispanic population changed by -6.9 percent between 2000 and 2010, the white Hispanic population changed by 78.3 percent. The black non-Hispanic population changed by 29.4 percent, while the black Hispanic population changed by 100 percent.

<b>Table III.16.7</b>					
<b>Population by Race and Ethnicity</b>					
Clinton					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	25,791	94.5%	24,007	92.3%	-6.9%
Black	878	3.2%	1,136	4.4%	29.4%
American Indian	76	0.3%	88	0.3%	15.8%
Asian	213	0.8%	197	0.8%	-7.5%
Native Hawaiian/ Pacific Islander	2	0%	5	0%	150%
Other	23	0.1%	20	0.1%	-13%
Two or More Races	323	1.2%	549	2.1%	70%
<b>Total Non-Hispanic</b>	<b>27,306</b>	<b>100.0%</b>	<b>26,002</b>	<b>100.0%</b>	<b>-4.8%</b>
<b>Hispanic</b>					
White	258	55.4%	460	52.1%	78.3%
Black	15	3.2%	30	3.4%	100%
American Indian	14	3%	7	0.8%	-50%
Asian	12	2.6%	3	0.3%	-75%
Native Hawaiian/ Pacific Islander	1	0.2%	3	0.3%	200%
Other	118	25.3%	266	30.1%	125.4%
Two or More Races	48	10.3%	114	12.9%	137.5%
<b>Total Hispanic</b>	<b>466</b>	<b>100.0%</b>	<b>883</b>	<b>100.0%</b>	<b>89.5%</b>
<b>Total Population</b>	<b>27,772</b>	<b>100.0%</b>	<b>26,885</b>	<b>100.0%</b>	<b>-3.2%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.16.8. During this time, the total non-Hispanic population was 25,418 persons in 2016. The Hispanic population was 730.

<b>Table III.16.8</b>				
<b>Population by Race and Ethnicity</b>				
Clinton				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	24,007	92.3%	23,280	91.6%
Black	1,136	4.4%	1,251	4.9%
American Indian	88	0.3%	80	0.3%
Asian	197	0.8%	168	0.7%
Native Hawaiian/ Pacific Islander	5	0%	0	0%
Other	20	0.1%	12	0%
Two or More Races	549	2.1%	627	2.5%
<b>Total Non-Hispanic</b>	<b>26,002</b>	<b>100.0%</b>	<b>25,418</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	460	52.1%	512	70.1%
Black	30	3.4%	0	0%
American Indian	7	0.8%	0	0%
Asian	3	0.3%	0	0%
Native Hawaiian/ Pacific Islander	3	0.3%	0	0%
Other	266	30.1%	135	18.5%
Two or More Races	114	12.9%	83	11.4%
<b>Total Hispanic</b>	<b>883</b>	<b>100.0</b>	<b>730</b>	<b>100.0%</b>
<b>Total Population</b>	<b>26,885</b>	<b>100.0%</b>	<b>26,148</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.16.9. Family households represented 60.1 percent of households, while non-family households accounted for 39.9 percent. These changed from 61.3 and 38.7 percent, respectively.

<b>Table III.16.9</b>				
<b>Household Type by Tenure</b>				
Clinton				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	6,889	61.3%	6,671	60.1%
Married-Couple Family	4,835	70.2%	4,814	72.2%
Owner-Occupied	4,226	87.4%	4,394	91.3%
Renter-Occupied	609	12.6%	420	8.7%
Other Family	2,054	29.8%	1,857	30.8%
Male Householder, No Spouse Present	625	30.4%	499	33.7%
Owner-Occupied	356	57%	350	70.1%
Renter-Occupied	269	43%	149	29.9%
Female Householder, No Spouse Present	1,429	69.6%	1,358	77%
Owner-Occupied	675	47.2%	565	41.6%
Renter-Occupied	754	52.8%	793	58.4%
Non-Family Households	4,357	38.7%	4,422	39.9%
Owner-Occupied	2,276	52.2%	2,415	54.6%
Renter-Occupied	2,081	47.8%	2,007	45.4%
<b>Total</b>	<b>11,246</b>	<b>100.0%</b>	<b>11,093</b>	<b>100.0%</b>

The group quarters population was 713 in 2010, compared to 787 in 2000. Institutionalized populations experienced a 16.3 percent change between 2000 and 2010. Non-institutionalized populations experienced a -27.5 percent change during this same time period.



<b>Table III.16.10</b>					
<b>Group Quarters Population</b>					
Clinton					
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	48	14.7%	32	8.4%	-33.3%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	107	32.8%	347	91.6%	224.3%
Other Institutions	171	52.5%	0	0%	-100%
<b>Total</b>	<b>326</b>	<b>100.0%</b>	<b>379</b>	<b>100.0%</b>	<b>16.3 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	186	40.3%	209	62.6%	12.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	275	59.7%	125	37.4%	-54.5%
<b>Total</b>	<b>461</b>	<b>100.0%</b>	<b>334</b>	<b>100.0%</b>	<b>-27.5%</b>
<b>Group Quarters Population</b>	<b>787</b>	<b>100.0%</b>	<b>713</b>	<b>100.0%</b>	<b>-9.4%</b>

The number of foreign born persons are shown in Table III.16.11. An estimated 0.5 percent of the population was born in Mexico, some 0.2 percent were born in Latvia, and another 0.2 percent were born in Germany.

<b>Table III.16.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Clinton			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	137	0.5%
#2 country of origin	Latvia	60	0.2%
#3 country of origin	Germany	58	0.2%
#4 country of origin	Korea	53	0.2%
#5 country of origin	Laos	28	0.1%
#6 country of origin	Vietnam	28	0.1%
#7 country of origin	Argentina	26	0.1%
#8 country of origin	Philippines	25	0.1%
#9 country of origin	Guatemala	21	0.1%
#10 country of origin	Ukraine	21	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.16.12. An estimated 0.6 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Asian and Pacific Island languages.

<b>Table III.16.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Clinton 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	139	0.6%
#2 LEP Language	Other Asian and Pacific Island languages	28	0.1%
#3 LEP Language	Chinese	18	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	17	0.1%
#5 LEP Language	German or other West Germanic languages	14	0.1%
#6 LEP Language	Other Indo-European languages	11	0%
#7 LEP Language	Other and unspecified languages	5	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	French, Haitian, or Cajun	0	0%
#10 LEP Language	Korean	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.16.13. Some 22.9 percent of the population was disabled in 2000, or a total of 5,874 persons. The disability rate was highest for those over 65, with 45 percent disabled.

<b>Table III.16.13</b> <b>Disability by Age</b> Clinton 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	337	7.8%
16 to 64	3,539	20.9%
65 and older	1,998	45%
<b>Total</b>	<b>5,874</b>	<b>22.9%</b>

Table III.16.14, shows disability by type in 2000. There were 2,851 physical disabilities in 2000, some 2,150 employment disabilities, and 1,655 go-outside-home disabilities.

<b>Table III.16.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Clinton 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,327
Physical disability	2,851
Mental disability	1,441
Self-care disability	814
Employment disability	2,150
Go-outside-home disability	1,655
<b>Total</b>	<b>10,238</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.16.15. The disability rate for females was 14.4 percent, compared to 15.9 percent for males. The disability rate changed precipitously higher with age, with 47.4 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	21	2.3%	21	1.3%
5 to 17	171	8.1%	80	4.3%	251	6.3%
18 to 34	135	5.4%	258	9.2%	393	7.4%
35 to 64	827	16.6%	601	11.7%	1,428	14.1%
65 to 74	361	33%	293	23.4%	654	27.9%
75 or Older	463	49.5%	681	46.1%	1,144	47.4%
<b>Total</b>	<b>1,957</b>	<b>15.9%</b>	<b>1,934</b>	<b>14.4%</b>	<b>3,891</b>	<b>15.1%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.16.16. Some 8.7 percent have an ambulatory disability, 7.1 have an independent living disability, and 3.8 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,317	5.1%
Vision disability	657	2.5%
Cognitive disability	1,651	6.8%
Ambulatory disability	2,094	8.7%
Self-Care disability	926	3.8%
Independent living disability	1,433	7.1%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.16.17. In 2016, some 11,952 persons were employed and 713 were unemployed. This totaled a labor force of 12,665 persons. The unemployment rate for Clinton was estimated to be 5.6 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	11,952
Unemployed	713
<b>Labor Force</b>	<b>12,665</b>
Unemployment Rate	5.6%

In 2016, 89.6 percent of households in Clinton had a high school education or greater.



<b>Table III.16.18</b>	
<b>High School or Greater Education</b>	
Clinton	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	9,941
Total Households	11,093
<b>Percent High School or Above</b>	<b>89.6%</b>

As seen in Table III.16.19, some 36.1 percent of the population had a high school diploma or equivalent, another 35.2 percent have some college, 12.3 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

<b>Table III.16.19</b>		
<b>Educational Attainment</b>		
Clinton		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	2,249	11%
High School or Equivalent	7,406	36.1%
Some College or Associates Degree	7,225	35.2%
Bachelor's Degree	2,521	12.3%
Graduate or Professional Degree	1,125	5.5%
<b>Total Population Above 18 years</b>	<b>20,526</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

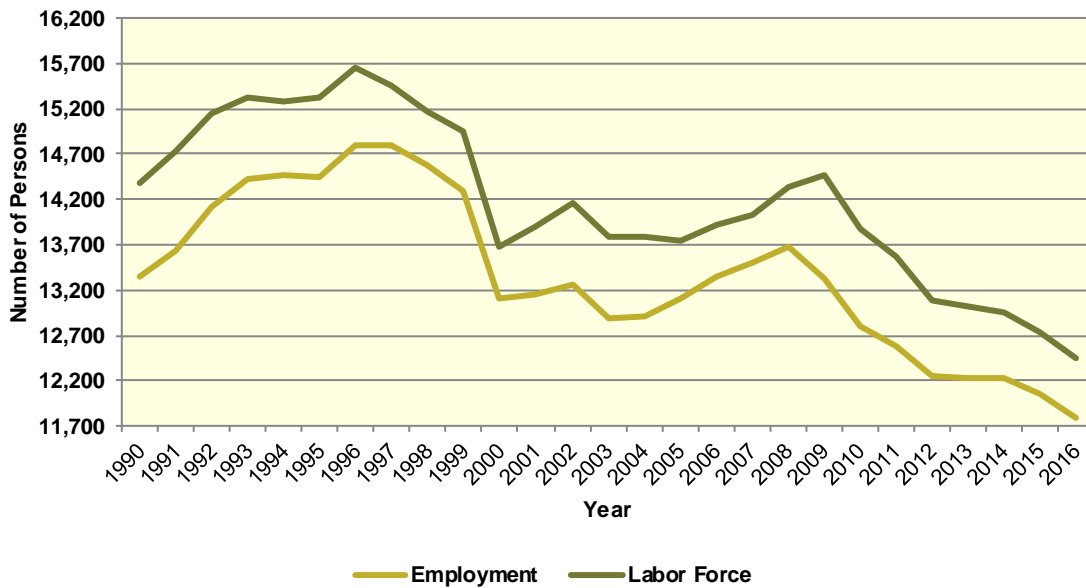
Table III.16.20, shows the labor force statistics for Clinton from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 3.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.9 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Clinton decreased from 5.4 percent in 2015 to 5.2 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.16.20 Labor Force Statistics Clinton 1990 - 2016 BLS Data					
Year	Clinton				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,029	13,343	14,372	7.2%	4.4%
1991	1,079	13,645	14,724	7.3%	4.7%
1992	1,028	14,114	15,142	6.8%	4.5%
1993	911	14,424	15,335	5.9%	4%
1994	812	14,476	15,288	5.3%	3.5%
1995	895	14,439	15,334	5.8%	3.4%
1996	853	14,794	15,647	5.5%	3.5%
1997	667	14,791	15,458	4.3%	3.1%
1998	575	14,586	15,161	3.8%	2.7%
1999	649	14,296	14,945	4.3%	2.6%
2000	564	13,112	13,676	4.1%	2.6%
2001	748	13,146	13,894	5.4%	3.3%
2002	910	13,262	14,172	6.4%	4%
2003	911	12,887	13,798	6.6%	4.5%
2004	869	12,912	13,781	6.3%	4.5%
2005	628	13,115	13,743	4.6%	4.3%
2006	554	13,357	13,911	4%	3.7%
2007	539	13,502	14,041	3.8%	3.7%
2008	657	13,671	14,328	4.6%	4.2%
2009	1,146	13,328	14,474	7.9%	6.4%
2010	1,084	12,802	13,886	7.8%	6%
2011	987	12,575	13,562	7.3%	5.5%
2012	852	12,242	13,094	6.5%	5%
2013	785	12,239	13,024	6%	4.7%
2014	708	12,236	12,944	5.5%	4.3%
2015	687	12,054	12,741	5.4%	3.8%
2016	652	11,795	12,447	5.2%	3.7%

Diagram III.16.2, shows the employment and labor force for Clinton. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 11,795 persons, with the labor force reaching 12,447, indicating there were a total of 652 unemployed persons.



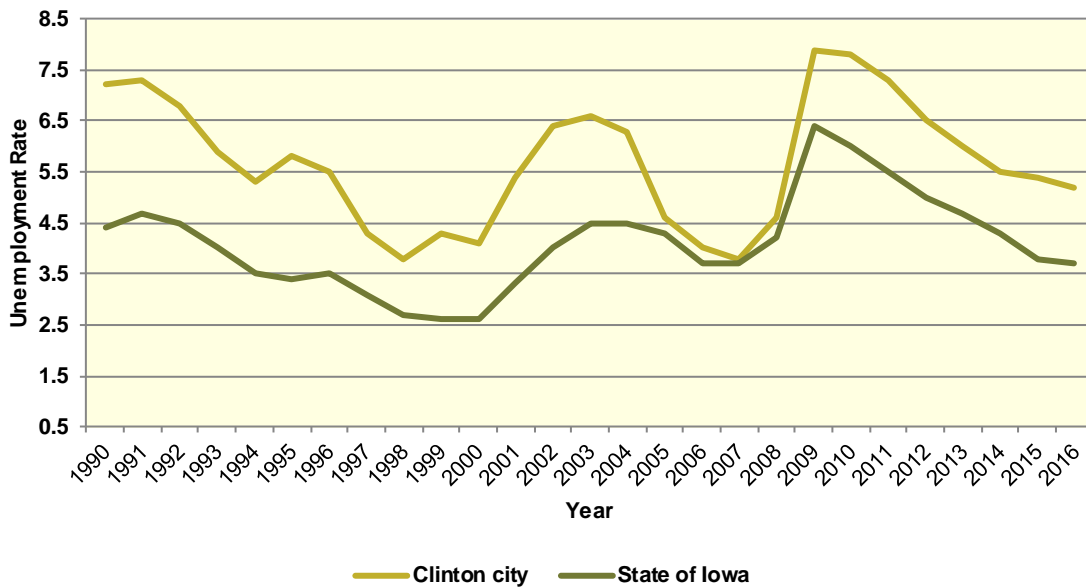
**Diagram III.16.2**  
**Employment and Labor Force**  
 Clinton  
 1990 – 2016 BLS Data



### Unemployment

Diagram III.16.3, shows the unemployment rate for both the State and Clinton. During the 1990’s the average rate for Clinton was 5.6 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.4 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.3 percent. Over the course of the entire period the Clinton had an average unemployment rate that higher than the State, 5.7 percent for Clinton, versus 4.1 statewide.

**Diagram III.16.3**  
**Annual Unemployment Rate**  
 Clinton  
 1990 – 2016 BLS Data



**Earnings: Clinton 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.16.4, shows real average earnings per job for Clinton County from 1990 to 2016. Over this period the average earning per job for Clinton County was \$40,013, which was lower than the statewide average of \$43,526 over the same period.

**Diagram III.16.4**  
**Real Average Earnings Per Job**  
 Clinton County  
 BEA Data 1990 - 2016

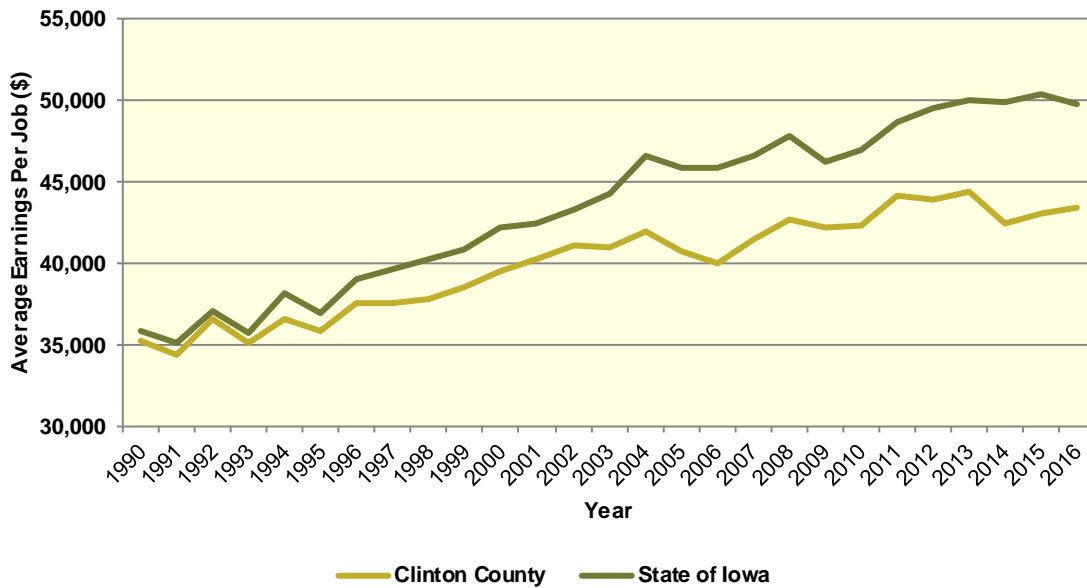
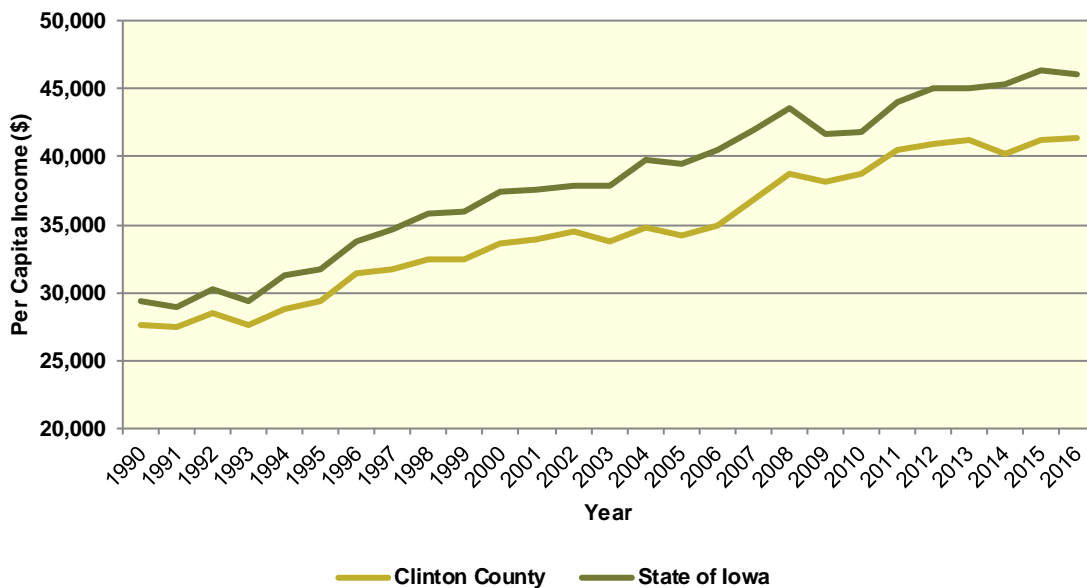


Diagram III.16.5, shows real per capita income for the Clinton County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Clinton County was \$34,654, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.16.5**  
**Real Per Capita Income**  
 Clinton County  
 BEA Data 1990 - 2016





### Iowa Department of Revenue: Clinton County

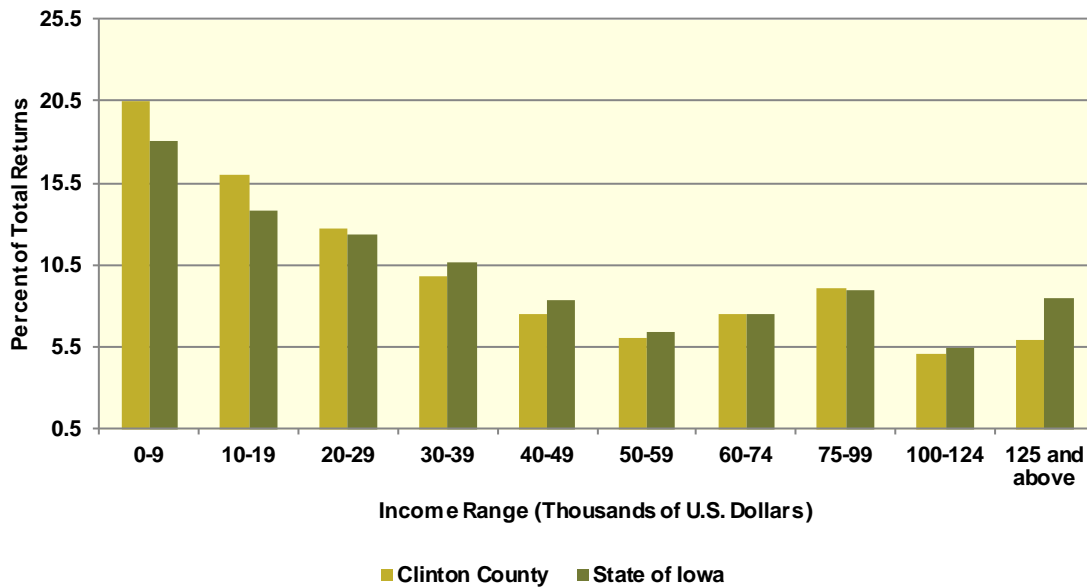
The Iowa Department of Revenue releases annual income tax statistics. Table III.16.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Clinton County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 0.8 percent, with 1,316 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 62.7 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -10.8 percent.

**Table III.16.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Clinton  
 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	5,024	3,920	2,849	2,168	1,861	1,544	1,659	1,230	345	325	20,925
2003	5,028	3,736	2,857	2,150	1,777	1,485	1,694	1,335	362	358	20,782
2004	5,069	3,612	2,762	2,158	1,764	1,557	1,718	1,492	454	404	20,990
2005	4,974	3,547	2,774	2,180	1,759	1,570	1,739	1,577	549	453	21,122
2006	4,845	3,524	2,808	2,143	1,790	1,597	1,792	1,783	566	530	21,378
2007	4,905	3,574	2,900	2,291	1,889	1,548	1,871	1,844	760	678	22,260
2008	4,734	3,627	2,792	2,201	1,800	1,543	1,868	1,915	849	700	22,029
2009	4,533	3,473	2,993	2,167	1,723	1,465	1,790	1,824	851	727	21,546
2010	4,492	3,720	2,889	2,113	1,753	1,482	1,798	1,926	872	809	21,854
2011	4,627	3,669	2,833	2,105	1,691	1,414	1,764	2,008	916	882	21,909
2012	4,507	3,642	2,831	2,078	1,643	1,409	1,765	1,960	1,035	1,036	21,906
2013	4,548	3,544	2,898	2,048	1,579	1,408	1,745	1,971	1,069	1,132	21,942
2014	4,506	3,580	2,798	2,162	1,652	1,367	1,714	1,977	1,111	1,193	22,060
2015	4,516	3,534	2,797	2,151	1,653	1,322	1,645	1,997	1,108	1,316	22,039
<b>Change 10 - 15</b>	<b>0.5%</b>	<b>-5%</b>	<b>-3.2%</b>	<b>1.8%</b>	<b>-5.7%</b>	<b>-10.8%</b>	<b>-8.5%</b>	<b>3.7%</b>	<b>27.1%</b>	<b>62.7%</b>	<b>0.8%</b>

**Diagram III.16.6**  
**2015 Income Distribution**  
 Clinton County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Clinton is shown in Table III.16.22. In 2016, there were an estimated 4,232 persons living in poverty. This represented a 16.6 percent poverty rate, compared to 12.5 percent poverty in 2000. In 2016, some 12.1 percent of those in poverty were under age 6, and 10.2 percent were 65 or older.

<b>Table III.16.22</b>				
<b>Poverty by Age</b>				
Clinton				
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	544	16%	514	12.1%
6 to 17	716	21.1%	846	20%
18 to 64	1,794	52.9%	2,439	57.6%
65 or Older	340	10%	433	10.2%
<b>Total</b>	<b>3,394</b>	<b>100.0%</b>	<b>4,232</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>12.5%</b>	.	<b>16.6%</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 Clinton County remained unchanged from 6 authorizations in 2015 to 6 in 2016.

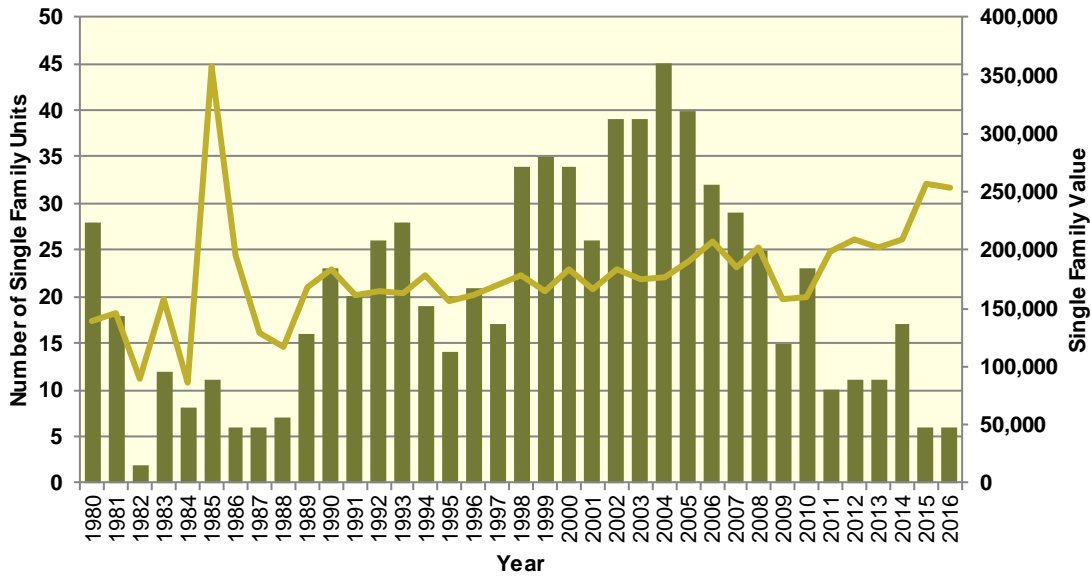
The real value of single-family building permits decreased from \$255,995 in 2015 to \$252,667 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.16.23.

Table III.16.23 Building Permits and Valuation Clinton 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	28	0	0	13	41	138,687	14,253
1981	18	0	4	0	22	145,333	0
1982	2	2	0	0	4	89,749	0
1983	12	0	4	0	16	157,789	0
1984	8	0	0	0	8	86,649	0
1985	11	0	0	8	19	358,078	54,761
1986	6	0	0	17	23	195,553	52,607
1987	6	0	0	0	6	128,885	0
1988	7	0	4	0	11	116,864	0
1989	16	0	0	0	16	167,770	0
1990	23	0	0	0	23	183,104	0
1991	20	0	0	0	20	161,929	0
1992	26	2	0	0	28	165,065	0
1993	28	2	0	0	30	162,116	0
1994	19	0	0	0	19	177,561	0
1995	14	0	4	0	18	156,194	0
1996	21	0	0	28	49	161,083	129,738
1997	17	2	0	0	19	169,832	0
1998	34	0	0	0	34	177,684	0
1999	35	4	0	0	39	164,133	0
2000	34	0	0	32	66	182,658	78,413
2001	26	0	3	6	35	166,958	33,267
2002	39	2	0	0	41	182,970	0
2003	39	0	0	0	39	174,744	0
2004	45	0	7	0	52	177,197	0
2005	40	2	0	50	92	190,853	84,807
2006	32	2	10	6	50	206,629	156,715
2007	29	4	0	22	55	185,424	118,646
2008	25	0	0	0	25	202,843	0
2009	15	0	0	0	15	157,881	0
2010	23	0	0	0	23	159,617	0
2011	10	2	0	0	12	198,295	0
2012	11	0	0	44	55	208,752	120,365
2013	11	4	0	33	48	202,174	118,458
2014	17	4	0	40	61	208,915	116,371
2015	6	0	0	16	22	255,995	237,462
2016	6	0	0	18	24	252,667	234,375



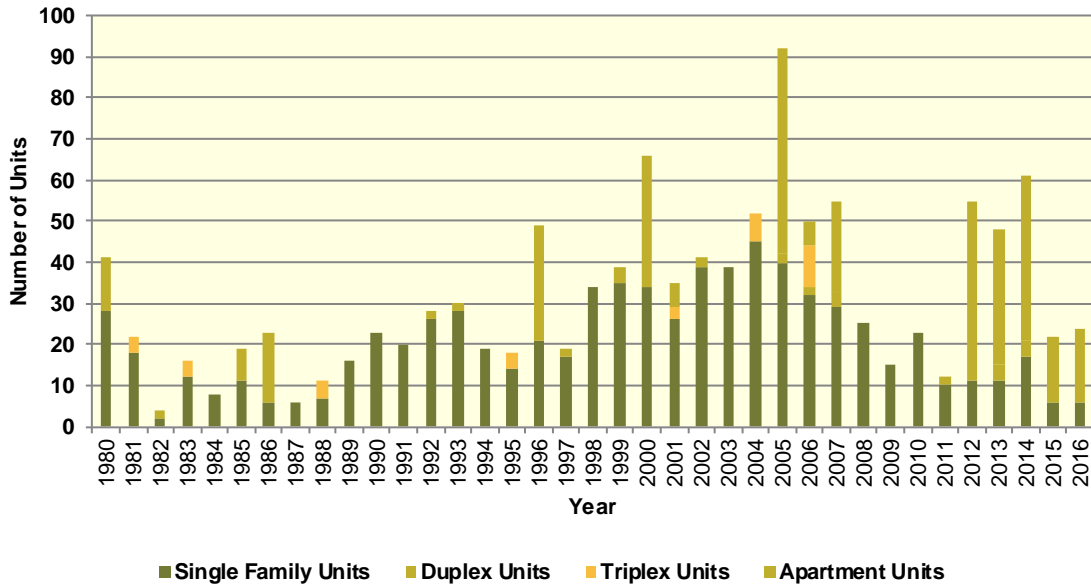
### Diagram III.16.7 Single Family Permits

Clinton  
Census Bureau Data, 1980–2016



### Diagram III.16.8 Total Permits by Unit Type

Clinton  
Census Bureau Data, 1980–2016



### Housing Characteristics

Housing types by unit are shown in Table III.16.24. In 2016, there were 12,321 housing units, up from 12,421 in 2000. Single-family units accounted for 76.9 percent of units in 2016, compared to 73.8 in 2000. Apartment units accounted for 14.4 percent in 2016, compared to 11.1 percent in 2000.

<b>Table III.16.24 Housing Units by Type</b> Clinton 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,169	73.8%	9,479	76.9%
Duplex	852	6.9%	435	3.5%
Tri- or Four-Plex	797	6.4%	504	4.1%
Apartment	1,383	11.1%	1,778	14.4%
Mobile Home	214	1.7%	125	1%
Boat, RV, Van, Etc.	6	0%	0	0%
<b>Total</b>	<b>12,421</b>	<b>100.0%</b>	<b>12,321</b>	<b>100.0%</b>

Some 92.2 percent of housing was occupied in 2010, compared to 92.1 percent in 2000. Owner-occupied housing changed -4.8 percent between 2000 and 2010, ending with owner-occupied units representing 67 percent of unit. Vacant units changed by -2.9 percent, resulting in 956 vacant units in 2010.

<b>Table III.16.25 Housing Units by Tenure</b> Clinton 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	11,427	92.1%	11,246	92.2%	-1.6%
Owner-Occupied	7,914	69.3%	7,533	67%	-4.8%
Renter-Occupied	3,513	30.7%	3,713	33%	5.7%
Vacant Housing Units	985	7.9%	956	7.8%	-2.9%
<b>Total Housing Units</b>	<b>12,412</b>	<b>100.0%</b>	<b>12,202</b>	<b>100.0%</b>	<b>-1.7%</b>

Table III.16.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 12,321 housing units. An estimated 69.6 percent were owner-occupied, and 10 percent were vacant.

<b>Table III.16.26 Housing Units by Tenure</b> Clinton 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,246	92.2%	11,093	90%
Owner-Occupied	7,533	67%	7,724	69.6%
Renter-Occupied	3,713	33%	3,369	30.4%
Vacant Housing Units	956	7.8%	1,228	10%
<b>Total Housing Units</b>	<b>12,202</b>	<b>100.0%</b>	<b>12,321</b>	<b>100.0%</b>

Households by household size are shown in Table III.16.27. There were a total of 11,246 households in 2010, up from 11,427 in 2000. One person households changed by 4.5 percent between 2000 and 2010, while two person households changed by -3.3 percent. Three and four person households changed by -4.2 and -7.1 respectively, representing 14.8 percent and 11.2 percent of the population in 2010.

<b>Table III.16.27</b>					
<b>Households by Household Size</b>					
Clinton					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,453	30.2%	3,610	32.1%	4.5%
Two Persons	3,980	34.8%	3,847	34.2%	-3.3%
Three Persons	1,732	15.2%	1,660	14.8%	-4.2%
Four Persons	1,360	11.9%	1,264	11.2%	-7.1%
Five Persons	626	5.5%	567	5%	-9.4%
Six Persons	191	1.7%	188	1.7%	-1.6%
Seven Persons or More	85	0.7%	110	1%	29.4%
<b>Total</b>	<b>11,427</b>	<b>100.0%</b>	<b>11,246</b>	<b>100.0%</b>	<b>-1.6%</b>

Households by income is shown in Table III.16.28. Households earning more than \$100,000 per year represented 15.6 percent of households in 2016, compared to 3.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 16.7 percent of households in 2010, compared to 19.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 14.5 percent of households in 2016, compared to 19.7 percent in 2000.

<b>Table III.16.28</b>				
<b>Households by Income</b>				
Clinton				
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	2,251	19.7%	1,604	14.5%
\$15,000 to \$19,999	967	8.5%	800	7.2%
\$20,000 to \$24,999	895	7.8%	742	6.7%
\$25,000 to \$34,999	1,737	15.2%	1,441	13%
\$35,000 to \$49,999	2,159	18.9%	1,626	14.7%
\$50,000 to \$74,999	2,276	19.9%	1,853	16.7%
\$75,000 to \$99,999	734	6.4%	1,302	11.7%
\$100,000 or More	420	3.7%	1,725	15.6%
<b>Total</b>	<b>11,439</b>	<b>100.0%</b>	<b>11,093</b>	<b>100.0%</b>

Table III.16.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 4.6 percent and 1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 10.8 percent, 4.7 percent, and 5.6, respectively. Housing units built prior to 1939 represented 35.6 percent of households in 2016.

<b>Table III.16.29</b>				
<b>Households by Year Home Built</b>				
Clinton				
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	4,760	41.6%	3,952	35.6%
1940 to 1949	1,377	12%	999	9%
1950 to 1959	1,869	16.4%	1,638	14.8%
1960 to 1969	1,338	11.7%	1,527	13.8%
1970 to 1979	1,200	10.5%	1,200	10.8%
1980 to 1989	481	4.2%	525	4.7%
1990 to 1999	406	3.6%	626	5.6%
2000 to 2009	.	.	511	4.6%
2010 or Later	.	.	115	1%
<b>Total</b>	<b>11,431</b>	<b>100.0%</b>	<b>11,093</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.16.30. An estimated 81.8 percent of white households occupy single family homes, while 42.9 percent of black households do. Some 10.4 percent of white households occupied apartments, while 39 percent of black households do. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table III.16.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Clinton							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.8%	42.9%	100%	100%	0%	37.5%	53.2%
Duplex	3.4%	3.5%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.2%	14.7%	0%	0%	0%	0%	19.5%
Apartment	10.4%	39%	0%	0%	0%	62.5%	27.3%
Mobile Home	1.2%	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.16.31. An estimated 30.5 percent of vacant units were for rent in 2010, a -34.4 percent change since 2000. In addition, some 18.5 percent of vacant units were for sale, a change of 25.5 percent between 2000 and 2010. "Other" vacant units represented 40.1 percent of vacant units in 2010. This is a change of 43.4 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

<b>Table III.16.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Clinton					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	445	45.2%	292	30.5%	-34.4%
For Sale	141	14.3%	177	18.5%	25.5%
Rented or Sold, Not Occupied	82	8.3%	54	5.6%	-34.1%
For Seasonal, Recreational, or Occasional Use	49	5%	50	5.2%	2%
For Migrant Workers	1	0.1%	0	0%	-100%
Other Vacant	267	27.1%	383	40.1%	43.4%
<b>Total</b>	<b>985</b>	<b>100.0%</b>	<b>956</b>	<b>100.0%</b>	<b>-2.9%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.16.32. By 2016, for rent units accounted for 28.9 percent of vacant units, while for sale units accounted for 6.4 percent. “Other” vacant units accounted for 36 percent of vacant units, representing a total of 442 “other” vacant units.

<b>Table III.16.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Clinton				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	292	30.5%	355	28.9%
For Sale	177	18.5%	78	6.4%
Rented Not Occupied	10	1%	85	6.9%
Sold Not Occupied	44	4.6%	121	9.9%
For Seasonal, Recreational, or Occasional Use	50	5.2%	109	8.9%
For Migrant Workers	0	0%	38	3.1%
Other Vacant	383	40.1%	442	36%
<b>Total</b>	<b>956</b>	<b>100.0%</b>	<b>1,228</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.16.33. In 2016, an estimated 0.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.



Table III.16.33 Overcrowding and Severe Overcrowding Clinton 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	7,837	99%	57	0.7%	23	0.3%	7,917
2016 Five-Year ACS	7,693	99.6%	31	0.4%	0	0%	7,724
<b>Renter</b>							
2000 Census	3,399	96.7%	69	2%	46	1.3%	3,514
2016 Five-Year ACS	3,366	99.9%	3	0.1%	0	0%	11,093
<b>Total</b>							
2000 Census	11,236	98.3%	126	1.1%	69	0.6%	11,431
2016 Five-Year ACS	11,059	99.7%	34	0.3%	0	0%	11,093

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 33 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Clinton. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table III.16.34 Households with Incomplete Plumbing Facilities Clinton 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	11,368	11,060
Lacking Complete Plumbing Facilities	63	33
<b>Total Households</b>	<b>11,431</b>	<b>11,093</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0.3%</b>

There were 153 households lacking complete kitchen facilities in 2016, compared to 61 households in 2000. This was a change from 0.5 percent of households in 2000 to 1.4 percent in 2016.

Table III.16.35 Households with Incomplete Kitchen Facilities Clinton 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	11,370	10,940
Lacking Complete Kitchen Facilities	61	153
<b>Total Households</b>	<b>11,431</b>	<b>11,093</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>1.4%</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 Clinton, 16.2 of households had a cost burden and 10.8 percent had a severe cost burden. Some 23.9 percent of renters were cost burdened, and 22.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.4 percent and a severe cost burden rate of 3.9 percent. Owner occupied households with a mortgage had a cost burden rate of 16.2 percent, and severe cost burden at 6.7 percent.

**Table III.16.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Clinton  
 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	3,364	82.6%	493	12.1%	214	5.3%	0	0%	4,071
2016 Five-Year ACS	3,377	76.9%	711	16.2%	294	6.7%	8	0.2%	4,390
<b>Owner Without a Mortgage</b>									
2000 Census	2,991	94.1%	95	3%	81	2.5%	12	0.4%	3,179
2016 Five-Year ACS	2,846	85.4%	281	8.4%	131	3.9%	76	2.3%	3,334
<b>Renter</b>									
2000 Census	2,113	60.8%	599	17.2%	544	15.7%	217	6.2%	3,473
2016 Five-Year ACS	1,450	43%	805	23.9%	772	22.9%	342	10.2%	3,369
<b>Total</b>									
2000 Census	8,468	79%	1,187	11.1%	839	7.8%	229	2.1%	10,723
2016 Five-Year ACS	7,673	69.2%	1,797	16.2%	1,197	10.8%	426	3.8%	11,093

**Housing Problems by Income**

Table III.16.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Clinton County. As can be seen in 2017 the MFI was \$66,400, which compared to \$69,900 for the State of Iowa.

Table III.16.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 930 owner-occupied and 730 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 415 owner-occupied 755 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 8,025 households without a housing problem.

**Table III.16.37**  
**Median Family Income**  
 Clinton County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	46,400	49,100
2001	49,400	52,500
2002	50,200	53,700
2003	53,200	54,900
2004	53,400	55,800
2005	55,600	57,650
2006	55,700	57,800
2007	55,800	58,100
2008	56,100	58,500
2009	57,600	62,000
2010	58,800	62,400
2011	58,900	64,000
2012	59,700	64,800
2013	62,400	64,700
2014	66,100	65,300
2015	67,800	67,500
2016	65,100	68,400
2017	66,400	69,900

<b>Table III.16.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Clinton 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	0	10	20	0	0	30
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)	15	0	0	20	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	215	115	75	10	0	415
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	255	235	315	60	65	930
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	50	430	1,130	905	3,705	6,220
<b>Total</b>	<b>545</b>	<b>790</b>	<b>1,540</b>	<b>995</b>	<b>3,774</b>	<b>7,644</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	85	45	25	30	185
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	20	0	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	705	50	0	0	0	755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	280	315	135	0	0	730
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
has none of the 4 housing problems	125	255	615	255	555	1,805
<b>Total</b>	<b>1,180</b>	<b>735</b>	<b>815</b>	<b>280</b>	<b>585</b>	<b>3,595</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	95	65	25	30	215
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)	15	30	20	20	0	85
Housing cost burden greater than 50% of income (and none of the above problems)	920	165	75	10	0	1,170
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	535	550	450	60	65	1,660
Zero/negative income (and none of the above problems)	80	0	0	0	0	80
has none of the 4 housing problems	175	685	1,745	1,160	4,260	8,025
<b>Total</b>	<b>1,725</b>	<b>1,525</b>	<b>2,355</b>	<b>1,275</b>	<b>4,359</b>	<b>11,239</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.16.39 presents some basic statistics about the completed surveys.

<b>Table III.16.39</b>				
<b>Survey of Rental Properties</b>				
Clinton 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	11	284	8.8	51.4

Table III.16.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 38 single family units in Clinton, with 1 of them available. This translates into a vacancy rate of 2.6 percent in Clinton, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 219 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 9.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.16.40</b> <b>Rental Vacancy Survey by Type</b> Clinton 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	38	1	2.6%
Apartments	219	20	9.1%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	27	4	14.8%
<b>Total</b>	<b>284</b>	<b>25</b>	<b>8.8%</b>

Table III.16.41, reports units by bedroom size. As can be seen there were 75 two bedroom apartment units and 0 three bedroom units. Overall, the 97 two bedroom units accounted for 34.2 percent of all units, and the 11 three bedroom units accounted for 3.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 127 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.16.41</b> <b>Rental Units by Bedroom Size</b> Clinton 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	·	0
One	4	44	0	0	·	48
Two	22	75	0	0	·	97
Three	11	0	0	0	·	11
Four	1	0	0	0	·	1
Don’t Know	0	100	0	0	27	127
<b>Total</b>	<b>38</b>	<b>219</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>284</b>

Table III.16.42, 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 4.5 percent.

Table III.16.43 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 10.7 percent.

<b>Table III.16.42</b> <b>Single Family Units by Bedroom Size</b> Clinton 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	4	0	0%
Two	22	1	4.5%
Three	11	0	0%
Four	1	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>38</b>	<b>1</b>	<b>2.6%</b>

<b>Table III.16.43</b> <b>Apartment Units by Bedroom Size</b> Clinton 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	44	2	4.5%
Two	75	8	10.7%
Three	0	0	0%
Four	0	0	0%
Don't know	100	10	10%
<b>Total</b>	<b>219</b>	<b>20</b>	<b>9.1%</b>

Average market-rate rents by unit type are shown in Table III.16.44. 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.16.44</b> <b>Average Market Rate Rents by Bedroom Size</b> Clinton 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$432.5	\$0	\$0	\$432.5
Two	\$675	\$537.5	\$0	\$0	\$583.3
Three	\$750	\$580	\$0	\$0	\$665
Four	\$0	\$635	\$0	\$0	\$635
<b>Total</b>	<b>\$670</b>	<b>\$509.7</b>	<b>\$0</b>	<b>\$0</b>	<b>\$599.6</b>

Table III.16.45, shows vacancy rates for single family units by average rental rates for Clinton. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.16.45</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Clinton			
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	9	0	0%
\$500 to \$750	18	0	0%
\$750 to \$1,000	1	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	10	1	10%
<b>Total</b>	<b>38</b>	<b>1</b>	<b>2.6%</b>

The average rent and availability of apartment units is displayed in Table III.16.46. 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 11.1 percent.

<b>Table III.16.46</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Clinton			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	32	0	0%
\$500 to \$750	180	20	11.1%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	7	0	0%
<b>Total</b>	<b>219</b>	<b>20</b>	<b>9.1%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.16.47, 3 respondents, or 42.9 percent, included some sort of utility in the rent.

<b>Table III.16.47</b> <b>Are there any utilities included with the rent?</b> Clinton 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	4
<b>% Offering Utilities</b>	<b>42.9%</b>

The type of utility included in the rent is shown in Table III.16.48. There were 0 respondents who included electricity, 0 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

<b>Table III.16.48</b> <b>Which utilities are included with the rent?</b> Clinton 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	2
Trash Collection	2

### 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.16.49, there were 40 accessible apartment units. Respondents also indicated there were a total of 1 persons with disabilities currently residing in accessible units.

<b>Table III.16.49</b> <b>Accessible Units by Bedroom Size</b> Clinton 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	2	0	0		2
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	38	0	0	6	44
<b>Total</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>46</b>

Table III.16.50, shows the breakdown of accessible and not accessible single family units by bedroom size.

<b>Table III.16.50</b> <b>Single Family Units by Accessibility and Bedroom Size</b> Clinton 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	4	0	4	0%
Two	22	0	22	0%
Three	11	0	11	0%
Four	1	0	1	0%
Don't know	0	0	0	0%
<b>Total</b>	<b>38</b>	<b>0</b>	<b>38</b>	<b>0%</b>

Table III.16.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 18.3 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.16.51</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Clinton 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	42	2	44	4.5%
Two	75	0	75	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	62	38	100	38%
<b>Total</b>	<b>179</b>	<b>40</b>	<b>219</b>	<b>18.3%</b>

**Perceived Need for Rental Units**

Table III.16.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 24 number of persons on the wait list.

<b>Table III.16.52</b> <b>Do you keep a waiting list?</b> Clinton 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	5
<b>Waitlist Size</b>	<b>24</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.16.53, 0 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, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.



<b>Table III.16.53</b>				
<b>How would you rate the need for renovation of existing units in the?</b>				
Clinton				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	0
High Need	0	0	0	0
Extreme Need	1	1	1	0
<b>Average Need</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.16.54, 1 respondent said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

<b>Table III.16.54</b>				
<b>How would you rate the need for construction of new units in the?</b>				
Clinton				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	1	0
Low Need	0	0	0	0
Moderate Need	1	1	1	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>

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

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

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

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

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

Table III.16.55, shows the *strong growth scenario* for Clinton. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 11,093 households. In 2030, there will be a projected 11,830 households, of which 8,237 are projected to be owner occupied and the remaining 3,593 are expected to be renter-occupied.

By 2050, there are projected to be 8,105 owner-occupied households, of which 573 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,633 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,535 renter households, of which 1,159 renter households are expected to have incomes between 0 and 30.0 percent of median family income 802 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 11,641 occupied units by 2050, of which 1,731 are expected to have incomes on between 0 and 30 percent of MFI.



**Table III.16.55**  
**Housing Demand Forecast**  
 Clinton  
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	576	580	582	582	580	577	573
30.1-50%	0	843	848	851	852	849	844	838
50.1-80%	0	1,643	1,653	1,659	1,660	1,655	1,645	1,633
80.1-95%	0	891	896	900	900	897	892	885
95.1-115%	0	708	713	716	716	714	709	704
115+%	0	3,493	3,515	3,529	3,530	3,519	3,499	3,473
<b>Total</b>	<b>0</b>	<b>8,153</b>	<b>8,205</b>	<b>8,237</b>	<b>8,240</b>	<b>8,214</b>	<b>8,167</b>	<b>8,105</b>
<b>Renter</b>								
0-30%	0	1,166	1,173	1,178	1,178	1,174	1,168	1,159
30.1-50%	0	728	733	735	736	733	729	724
50.1-80%	0	807	812	815	815	813	808	802
80.1-95%	0	231	233	234	234	233	232	230
95.1-115%	0	162	163	164	164	164	163	161
115+%	0	462	465	467	467	466	463	460
<b>Total</b>	<b>0</b>	<b>3,556</b>	<b>3,579</b>	<b>3,593</b>	<b>3,594</b>	<b>3,583</b>	<b>3,562</b>	<b>3,535</b>
<b>Total</b>								
0-30%	0	1,742	1,753	1,760	1,760	1,755	1,745	1,731
30.1-50%	0	1,571	1,580	1,587	1,587	1,582	1,573	1,561
50.1-80%	0	2,449	2,465	2,474	2,475	2,468	2,453	2,435
80.1-95%	0	1,122	1,129	1,133	1,134	1,130	1,124	1,115
95.1-115%	0	871	876	879	880	877	872	865
115+%	0	3,955	3,980	3,996	3,998	3,985	3,962	3,932
<b>Total</b>	<b>11,093</b>	<b>11,709</b>	<b>11,783</b>	<b>11,830</b>	<b>11,834</b>	<b>11,797</b>	<b>11,729</b>	<b>11,641</b>

