

**VOLUME III:  
CLIVE**

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## Clive

### DEMOGRAPHICS

#### Population Estimates

Table III.3.1, at right shows the population for Clive. As can be seen, the population in Clive increased from 15,447 persons in 2010 to 17,546 person in 2016, or by 13.6 percent.

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

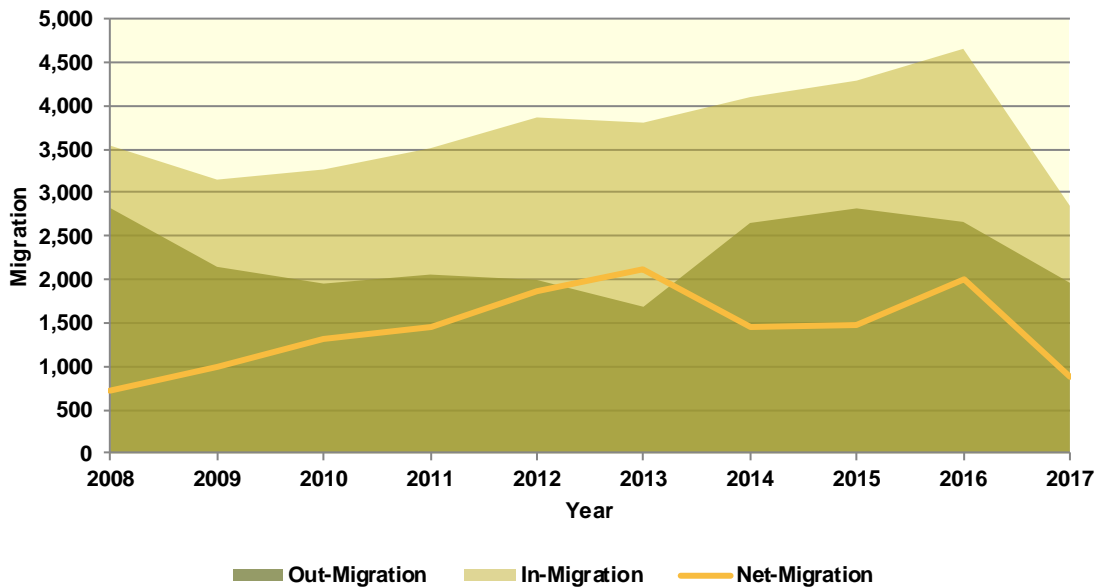
#### Polk County Population Migration Trends

The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicate the general direction of population movement.

Diagram III.3.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 2,120 people entering and the migration lowest net migration occurred in 2008 with 719 entering Clive.

Year	Population	Percent Yearly Change
2000	12,855	.
2001	13,038	1.4%
2002	13,218	1.4%
2003	13,408	1.4%
2004	13,669	1.9%
2005	13,985	2.3%
2006	14,325	2.4%
2007	14,653	2.3%
2008	14,973	2.2%
2009	15,249	1.8%
2010	15,447	1.3%
2011	15,892	2.9%
2012	16,347	2.9%
2013	16,710	2.2%
2014	17,130	2.5%
2015	17,389	1.5%
2016	17,546	0.9%

**Diagram III.3.1**  
**Net In-migration by Gender**  
 Polk County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.3.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 45 percent of net-migrants, or 399 persons were male, with the remaining 55 percent, or 487 persons were female.

Table III.3.2 shows net-migration for Polk County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 402 persons entering Polk County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 9 persons leaving Polk County.

**Table III.3.2**  
**New-Migration by Age Range**  
 Polk County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	1	1	1	3	-6	11	11	0	-10	-9
18-22	99	132	172	160	176	214	163	146	190	83
23-25	62	141	175	256	239	381	221	191	353	136
26-35	349	328	400	494	678	819	601	552	658	402
36-45	118	223	277	290	311	317	257	313	365	154
46-55	103	99	179	126	238	209	92	188	226	48
56-65	-14	26	51	48	161	85	55	36	136	30
66 +	1	54	59	77	74	84	49	45	75	42
<b>Total</b>	<b>719</b>	<b>1,004</b>	<b>1,314</b>	<b>1,454</b>	<b>1,871</b>	<b>2,120</b>	<b>1,449</b>	<b>1,471</b>	<b>1,993</b>	<b>886</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.3.3 shows population by age for the 2000 and 2010 Census. The population changed by 20.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 114 percent to a total of 1,541 persons in 2010. Those aged 25 to 34 changed by -1.2 percent, and those aged under 5 changed by -3.7 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,150	8.9%	1,107	7.2%	-3.7%
5 to 19	2,880	22.4%	3,537	22.9%	22.8%
20 to 24	539	4.2%	643	4.2%	19.3%
25 to 34	1,879	14.6%	1,857	12%	-1.2%
35 to 54	4,577	35.6%	4,772	30.9%	4.3%
55 to 64	1,110	8.6%	1,990	12.9%	79.3%
65 or Older	720	5.6%	1,541	10%	114%
<b>Total</b>	<b>12,855</b>	<b>100.0%</b>	<b>15,447</b>	<b>100.0%</b>	<b>20.2%</b>

The elderly population is further explored in Table III.3.4. Those aged 65 to 66 changed by 92.2 percent between 2000 and 2010, resulting in a population of 246 persons. Those aged 85 or older changed by 429.6 percent during the same time period, and resulted in 143 persons over age 85 in 2010.



Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	128	17.8%	246	16%	92.2%
67 to 69	175	24.3%	348	22.6%	98.9%
70 to 74	220	30.6%	371	24.1%	68.6%
75 to 79	118	16.4%	254	16.5%	115.3%
80 to 84	52	7.2%	179	11.6%	244.2%
85 or Older	27	3.8%	143	9.3%	429.6%
<b>Total</b>	<b>720</b>	<b>100.0%</b>	<b>1,541</b>	<b>100.0%</b>	<b>114%</b>

Population by race and ethnicity is shown in Table III.3.5. The white population changed by 13.8 percent between 2000 and 2010, and resulted in representing 88.1 percent of the population in 2010. The black population changed by 110.6 percent, represented 2.2 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 250.2 percent between 2000 and 2010, compared to the 14 percent growth rate for non-Hispanics.

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	11,962	93.1%	13,613	88.1%	13.8%
Black	160	1.2%	337	2.2%	110.6%
American Indian	10	0.1%	26	0.2%	160%
Asian	370	2.9%	616	4%	66.5%
Native Hawaiian/ Pacific Islander	1	0%	3	0%	200%
Other	161	1.3%	529	3.4%	228.6%
Two or More Races	191	1.5%	323	2.1%	69.1%
<b>Total</b>	<b>12,855</b>	<b>100.0%</b>	<b>15,447</b>	<b>100.0%</b>	<b>20.2%</b>
<b>Hispanic</b>	333	2.6%	1,166	7.5%	250.2%
<b>Non-Hispanic</b>	12,522	97.4%	14,281	92.5%	14%

Population by race and ethnicity through 2016 is shown in Table III.3.6. The white population represented 89.9 percent of the population in 2016, compared with black households accounting for 2.1 percent of the population. Hispanic households represented 6.6 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	13,613	88.1%	15,307	89.9%
Black	337	2.2%	357	2.1%
American Indian	26	0.2%	59	0.3%
Asian	616	4%	792	4.7%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	529	3.4%	235	1.4%
Two or More Races	323	2.1%	272	1.6%
<b>Total</b>	<b>15,447</b>	<b>100.0%</b>	<b>17,022</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>14,281</b>	<b>92.5%</b>	<b>15,900</b>	<b>93.4%</b>
<b>Hispanic</b>	<b>1,166</b>	<b>7.5%</b>	<b>1,122</b>	<b>6.6%</b>

The population by race is broken down further by ethnicity in Table III.3.7. While the white non-Hispanic population changed by 11 percent between 2000 and 2010, the white Hispanic population changed by 229.4 percent. The black non-Hispanic population changed by 105.6 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	11,809	94.3%	13,109	91.8%	11%
Black	160	1.3%	329	2.3%	105.6%
American Indian	7	0.1%	21	0.1%	200%
Asian	366	2.9%	614	4.3%	67.8%
Native Hawaiian/ Pacific Islander	1	0%	2	0%	100%
Other	8	0.1%	11	0.1%	37.5%
Two or More Races	171	1.4%	195	1.4%	14%
<b>Total Non-Hispanic</b>	<b>12,522</b>	<b>100.0%</b>	<b>14,281</b>	<b>100.0%</b>	<b>14%</b>
<b>Hispanic</b>					
White	153	45.9%	504	43.2%	229.4%
Black	0	0%	8	0.7%	
American Indian	3	0.9%	5	0.4%	66.7%
Asian	4	1.2%	2	0.2%	-50%
Native Hawaiian/ Pacific Islander	0	0%	1	0.1%	
Other	153	45.9%	518	44.4%	238.6%
Two or More Races	20	6%	128	11%	540%
<b>Total Hispanic</b>	<b>333</b>	<b>100.0%</b>	<b>1,166</b>	<b>100.0%</b>	<b>250.2%</b>
<b>Total Population</b>	<b>12,855</b>	<b>100.0%</b>	<b>15,447</b>	<b>100.0%</b>	<b>20.2%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.3.8. During this time, the total non-Hispanic population was 15,900 persons in 2016. The Hispanic population was 1,122.

<b>Table III.3.8</b>				
<b>Population by Race and Ethnicity</b>				
Clive				
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	13,109	91.8%	14,379	90.4%
Black	329	2.3%	357	2.2%
American Indian	21	0.1%	9	0.1%
Asian	614	4.3%	792	5%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	11	0.1%	110	0.7%
Two or More Races	195	1.4%	253	1.6%
<b>Total Non-Hispanic</b>	<b>14,281</b>	<b>100.0%</b>	<b>15,900</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	504	43.2%	928	82.7%
Black	8	0.7%	0	0%
American Indian	5	0.4%	50	4.5%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	518	44.4%	125	11.1%
Two or More Races	128	11%	19	1.7%
<b>Total Hispanic</b>	<b>1,166</b>	<b>100.0</b>	<b>1,122</b>	<b>100.0%</b>
<b>Total Population</b>	<b>15,447</b>	<b>100.0%</b>	<b>17,022</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.3.9. Family households represented 73.6 percent of households, while non-family households accounted for 26.4 percent. These changed from 75.1 and 24.9 percent, respectively.

<b>Table III.3.9</b>				
<b>Household Type by Tenure</b>				
Clive				
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	4,321	75.1%	4,780	73.6%
Married-Couple Family	3,698	85.6%	3,946	82.6%
Owner-Occupied	3,374	91.2%	3,561	90.2%
Renter-Occupied	324	8.8%	385	9.8%
Other Family	623	14.4%	834	13%
Male Householder, No Spouse Present	216	34.7%	360	25.9%
Owner-Occupied	97	44.9%	225	62.5%
Renter-Occupied	119	55.1%	135	37.5%
Female Householder, No Spouse Present	407	65.3%	474	48.8%
Owner-Occupied	221	54.3%	252	53.2%
Renter-Occupied	186	45.7%	222	46.8%
Non-Family Households	1,433	24.9%	1,711	26.4%
Owner-Occupied	808	56.4%	957	55.9%
Renter-Occupied	625	43.6%	754	44.1%
<b>Total</b>	<b>5,754</b>	<b>100.0%</b>	<b>6,491</b>	<b>100.0%</b>

The number of foreign born persons are shown in Table III.3.10. An estimated 1.4 percent of the population was born in Bosnia and Herzegovina, some 1.2 percent were born in Mexico, and another 0.9 percent were born in Burma.



**Table III.3.10**  
**Place of Birth for the Foreign-Born Population**  
 Clive  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Bosnia and Herzegovina	231	1.4%
#2 country of origin	Mexico	212	1.2%
#3 country of origin	Burma	151	0.9%
#4 country of origin	India	138	0.8%
#5 country of origin	Vietnam	82	0.5%
#6 country of origin	Croatia	81	0.5%
#7 country of origin	El Salvador	79	0.5%
#8 country of origin	Germany	51	0.3%
#9 country of origin	Honduras	48	0.3%
#10 country of origin	Sudan	48	0.3%

Limited English Proficiency and the language spoken at home are shown in Table III.3.11. An estimated 2.2 percent of the population speaks Spanish at home, followed by 1.4 percent speaking Russian, Polish, or other Slavic languages.

**Table III.3.11**  
**Limited English Proficiency and Language Spoken at Home**  
 Clive  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	355	2.2%
#2 LEP Language	Russian, Polish, or other Slavic languages	227	1.4%
#3 LEP Language	Other Asian and Pacific Island languages	141	0.9%
#4 LEP Language	German or other West Germanic languages	61	0.4%
#5 LEP Language	Vietnamese	43	0.3%
#6 LEP Language	Tagalog	19	0.1%
#7 LEP Language	French, Haitian, or Cajun	16	0.1%
#8 LEP Language	Chinese	15	0.1%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Korean	0	0%

## Disability

The disability rate from the 2000 Census is shown in Table III.3.12. Some 8.6 percent of the population was disabled in 2000, or a total of 1,018 persons. The disability rate was highest for those over 65, with 22.8 percent disabled.

<b>Table III.3.12</b> <b>Disability by Age</b> Clive 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	92	4.1%
16 to 64	758	8.6%
65 and older	168	22.8%
<b>Total</b>	<b>1,018</b>	<b>8.6%</b>

Table III.3.13, shows disability by type in 2000. There were 315 physical disabilities in 2000, some 435 employment disabilities, and 286 go-outside-home disabilities.

<b>Table III.3.13</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Clive 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	220
Physical disability	315
Mental disability	305
Self-care disability	148
Employment disability	435
Go-outside-home disability	286
<b>Total</b>	<b>1,709</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.3.14. The disability rate for females was 10.4 percent, compared to 8 percent for males. The disability rate changed precipitously higher with age, with 53.1 percent of those over 75 experiencing a disability.

<b>Table III.3.14</b> <b>Disability by Age</b> Clive 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	72	4.3%	37	1.9%	109	3%
18 to 34	64	4.3%	107	9.2%	171	6.5%
35 to 64	266	7.4%	280	7.3%	546	7.3%
65 to 74	87	14.6%	111	16.9%	198	15.8%
75 or Older	171	46.1%	375	57.1%	546	53.1%
<b>Total</b>	<b>660</b>	<b>8%</b>	<b>910</b>	<b>10.4%</b>	<b>1,570</b>	<b>9.2%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.3.15. Some 4.9 percent have an ambulatory disability, 4.7 have an independent living disability, and 1.7 percent have a self-care disability.

<b>Table III.3.15</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Clive		
2016 Five-Year ACS		
<b>Disability Type</b>	<b>Population with Disability</b>	<b>Percent with Disability</b>
Hearing disability	423	2.5%
Vision disability	158	0.9%
Cognitive disability	615	3.9%
Ambulatory disability	789	4.9%
Self-Care disability	276	1.7%
Independent living disability	580	4.7%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.3.16. In 2016, some 8,702 persons were employed and 297 were unemployed. This totaled a labor force of 8,999 persons. The unemployment rate for Clive was estimated to be 3.3 percent in 2016.

<b>Table III.3.16</b>	
<b>Employment, Labor Force and Unemployment</b>	
Clive	
2016 Five-Year ACS Data	
<b>Employment Status</b>	<b>2016 Five-Year ACS</b>
Employed	8,702
Unemployed	297
<b>Labor Force</b>	<b>8,999</b>
Unemployment Rate	3.3%

In 2016, 95.5 percent of households in Clive had a high school education or greater.

<b>Table III.3.17</b>	
<b>High School or Greater Education</b>	
Clive	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	6,202
Total Households	6,491
<b>Percent High School or Above</b>	<b>95.5%</b>

As seen in Table III.3.18, some 15.6 percent of the population had a high school diploma or equivalent, another 26.8 percent have some college, 35.2 percent have a Bachelor's Degree, and 16.9 percent of the population had a graduate or professional degree.



<b>Table III.3.18</b> <b>Educational Attainment</b> Clive 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	692	5.6%
High School or Equivalent	1,930	15.6%
Some College or Associates Degree	3,308	26.8%
Bachelor's Degree	4,346	35.2%
Graduate or Professional Degree	2,084	16.9%
<b>Total Population Above 18 years</b>	<b>12,360</b>	<b>100.0%</b>

## ECONOMICS

### Earnings: Polk County

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.3.2 shows real average earnings per job for Polk County from 1990 to 2016. Over this period the average earning per job for Polk County was \$52,525, which was higher than the statewide average of \$43,526 over the same period.

**Diagram III.3.2**  
**Real Average Earnings Per Job**  
 Polk County  
 BEA Data 1990 - 2016

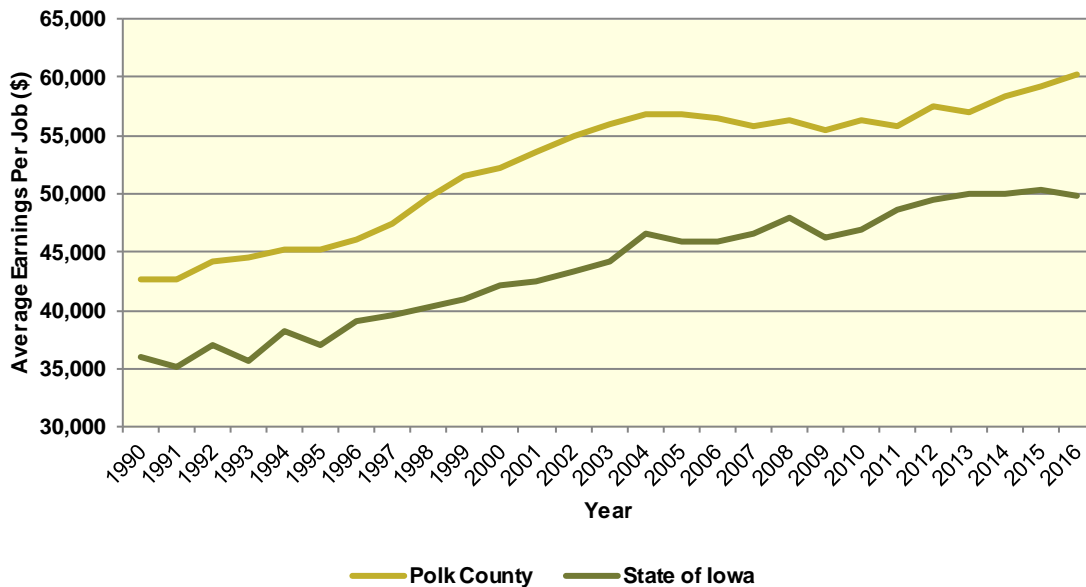
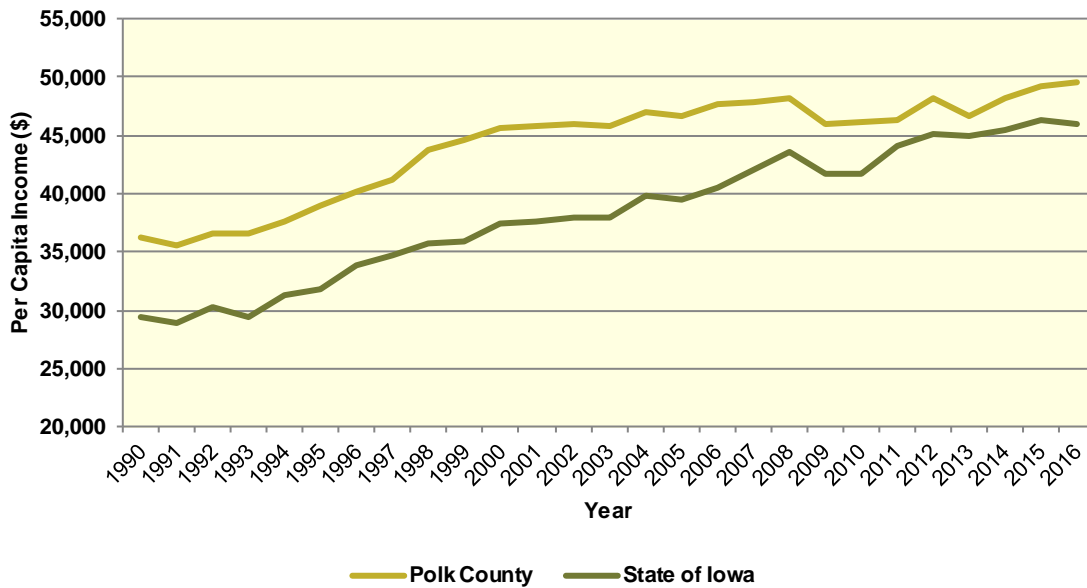


Diagram III.3.3, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Polk County was \$44,155, which was higher than the statewide average of \$38,254 over the same period.

**Diagram III.3.3**  
**Real Per Capita Income**  
 Polk County  
 BEA Data 1990 - 2016



**Iowa Department of Revenue: Polk County**

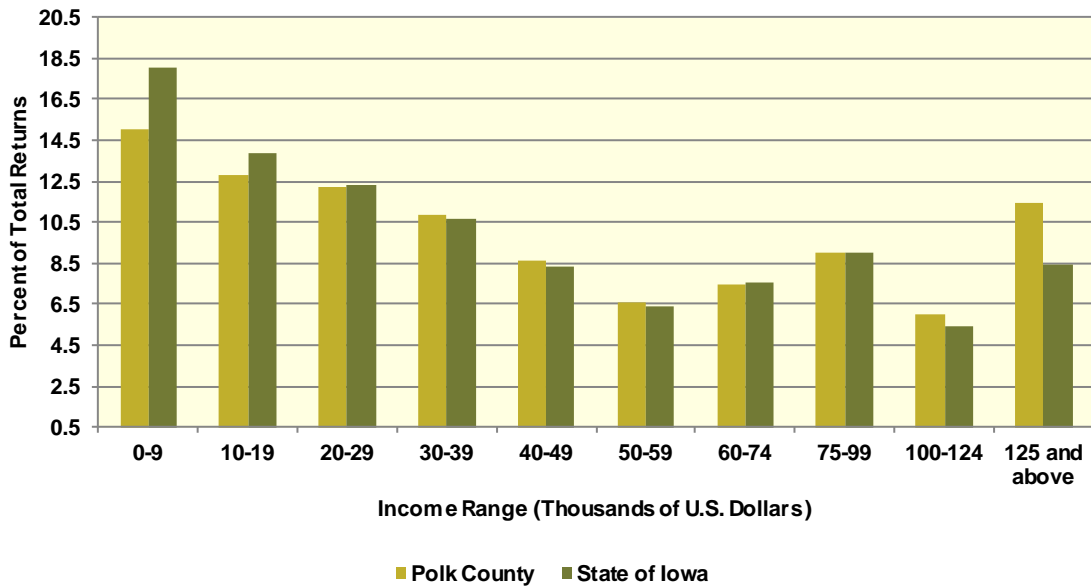
The Iowa Department of Revenue releases annual income tax statistics. Table III.3.19, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Polk County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11 percent, with 25,174 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 50.8 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of 2.8 percent.

**Table III.3.19**  
**Number of Tax Returns by Adjusted Gross Income**  
 Clive  
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	29,695	24,064	24,603	20,068	15,370	12,052	14,404	14,527	6,423	8,916	170,122
2003	29,870	23,699	24,545	19,956	15,459	11,777	14,324	15,063	6,873	9,826	171,392
2004	29,768	23,761	24,179	20,192	15,837	12,185	14,597	16,319	7,613	11,142	175,593
2005	29,610	23,834	24,492	20,583	16,081	12,511	14,805	16,967	8,435	12,411	179,729
2006	28,858	23,908	24,665	21,375	16,299	12,717	15,442	17,646	9,142	14,067	184,119
2007	31,279	24,584	25,427	22,139	16,859	13,012	15,648	18,619	9,981	15,724	193,272
2008	30,476	24,970	25,373	21,802	17,114	13,283	15,621	18,526	10,715	15,930	193,810
2009	31,297	26,127	25,831	21,945	16,784	13,190	15,428	18,360	10,566	15,659	195,187
2010	31,404	27,179	26,088	22,098	16,740	13,109	15,890	18,417	10,836	16,693	198,454
2011	32,906	27,152	26,072	22,087	16,991	13,400	15,321	18,727	11,312	18,171	202,139
2012	32,353	27,763	26,468	22,592	17,311	13,613	15,730	18,958	11,852	19,936	206,576
2013	33,076	27,910	26,782	23,191	17,731	13,639	15,865	19,235	12,469	21,212	211,110
2014	33,061	28,423	27,012	23,325	18,401	14,092	16,055	19,584	12,842	23,153	215,948
2015	33,115	28,225	26,846	23,999	19,074	14,429	16,334	19,850	13,292	25,174	220,338
<b>Change 10 - 15</b>	<b>5.4%</b>	<b>3.8%</b>	<b>2.9%</b>	<b>8.6%</b>	<b>13.9%</b>	<b>10.1%</b>	<b>2.8%</b>	<b>7.8%</b>	<b>22.7%</b>	<b>50.8%</b>	<b>11%</b>

**Diagram III.3.4**  
**2015 Income Distribution**  
 Polk County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Clive is shown in Table III.3.20. In 2016, there were an estimated 673 persons living in poverty. This represented a 4 percent poverty rate, compared to 3.5 percent

poverty in 2000. In 2016, some 8.8 percent of those in poverty were under age 6, and 8.5 percent were 65 or older.

<b>Table III.3.20</b>				
<b>Poverty by Age</b>				
Clive				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	41	9%	59	8.8%
6 to 17	85	18.7%	147	21.8%
18 to 64	317	69.7%	410	60.9%
65 or Older	12	2.6%	57	8.5%
<b>Total</b>	<b>455</b>	<b>100.0%</b>	<b>673</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>3.5%</b>	<b>.</b>	<b>4%</b>	<b>.</b>

## HOUSING

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Polk County decreased from 62 authorizations in 2015 to 46 in 2016.

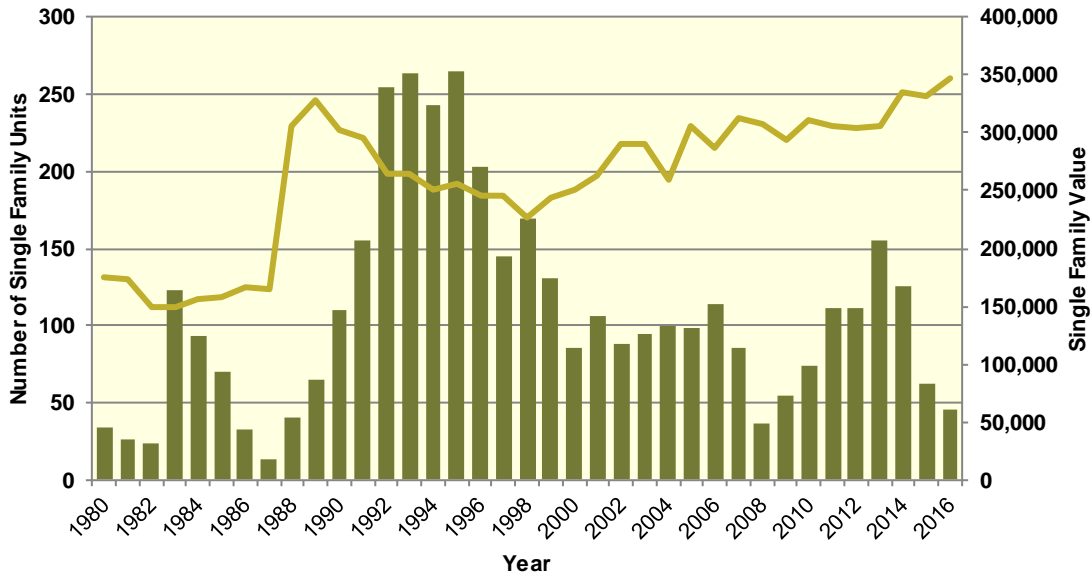
The real value of single-family building permits increased from \$331,056 in 2015 to \$346,453 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.3.21.

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	34	8	0	0	42	174,761	0
1981	26	4	0	10	40	173,224	91,190
1982	24	4	0	0	28	149,494	0
1983	123	8	0	6	137	150,212	71,890
1984	93	2	0	0	95	156,818	0
1985	70	10	0	0	80	157,798	0
1986	33	2	0	0	35	166,109	0
1987	13	6	0	0	19	164,419	0
1988	41	0	0	5	46	306,226	96,191
1989	65	0	0	0	65	328,960	0
1990	110	0	0	0	110	301,840	0
1991	155	8	0	0	163	296,245	0
1992	254	4	0	0	258	264,927	0
1993	264	0	0	0	264	263,680	0
1994	243	0	0	0	243	251,576	0
1995	265	0	0	0	265	256,168	0
1996	203	4	0	0	207	246,445	0
1997	145	0	0	0	145	246,383	0
1998	170	0	0	72	242	225,905	122,954
1999	131	0	0	49	180	243,251	120,393
2000	86	0	0	15	101	250,716	122,001
2001	106	0	0	0	106	263,476	0
2002	88	0	0	10	98	290,204	157,549
2003	95	0	0	0	95	290,046	0
2004	100	4	0	0	104	259,408	0
2005	98	0	0	0	98	305,560	0
2006	114	0	0	0	114	286,764	0
2007	86	0	0	123	209	312,484	176,888
2008	36	0	0	0	36	307,936	0
2009	55	0	0	0	55	294,108	0
2010	74	0	0	0	74	310,252	0
2011	111	0	0	0	111	305,264	0
2012	111	0	0	0	111	303,714	0
2013	155	0	0	36	191	305,280	134,871
2014	125	0	0	66	191	334,257	137,854
2015	62	0	3	0	65	331,056	0
2016	46	0	0	0	46	346,453	0



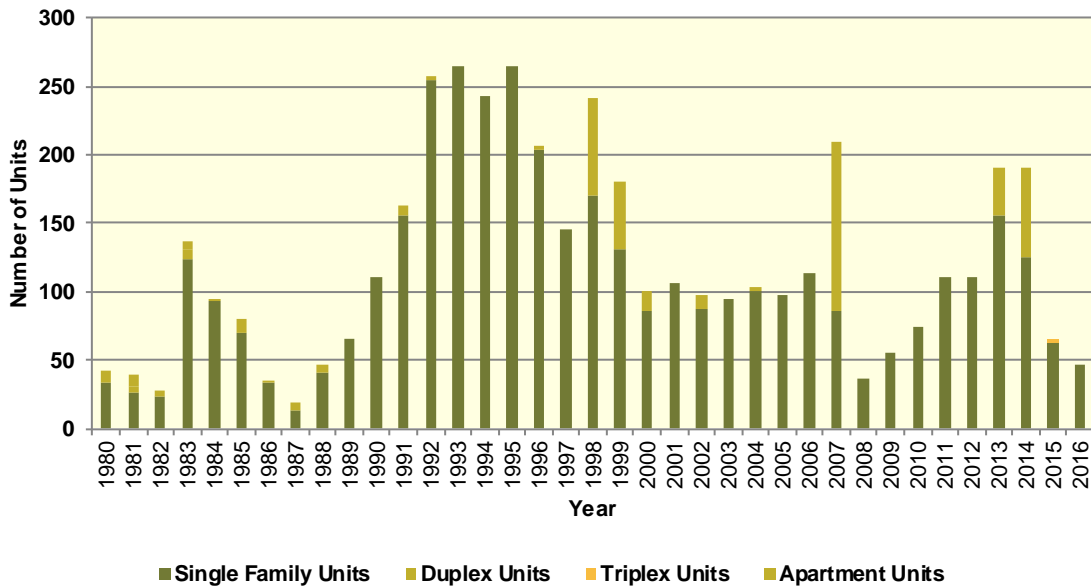
### Diagram III.3.5 Single Family Permits

Clive  
Census Bureau Data, 1980–2016



### Diagram III.3.6 Total Permits by Unit Type

Clive  
Census Bureau Data, 1980–2016



### Housing Characteristics

Housing types by unit are shown in Table III.3.22. In 2016, there were 6,788 housing units, up from 4,881 in 2000. Single-family units accounted for 77.9 percent of units in 2016, compared to 77.5 in 2000. Apartment units accounted for 19.8 percent in 2016, compared to 18.5 percent in 2000.

<b>Table III.3.22 Housing Units by Type</b> Clive 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,784	77.5%	5,291	77.9%
Duplex	123	2.5%	116	1.7%
Tri- or Four-Plex	71	1.5%	25	0.4%
Apartment	903	18.5%	1,346	19.8%
Mobile Home	0	0%	10	0.1%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,881</b>	<b>100.0%</b>	<b>6,788</b>	<b>100.0%</b>

Some 94.7 percent of housing was occupied in 2010, compared to 96.9 percent in 2000. Owner-occupied housing changed 24.3 percent between 2000 and 2010, ending with owner-occupied units representing 78.2 percent of unit. Vacant units changed by 115.3 percent, resulting in 323 vacant units in 2010.

<b>Table III.3.23 Housing Units by Tenure</b> Clive 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,752	96.9%	5,754	94.7%	21.1%
Owner-Occupied	3,619	76.2%	4,500	78.2%	24.3%
Renter-Occupied	1,133	23.8%	1,254	21.8%	10.7%
Vacant Housing Units	150	3.1%	323	5.3%	115.3%
<b>Total Housing Units</b>	<b>4,902</b>	<b>100.0%</b>	<b>6,077</b>	<b>100.0%</b>	<b>24%</b>

Table III.3.24, shows housing units by tenure from 2010 to 2016. By 2016, there were 6,788 housing units. An estimated 77 percent were owner-occupied, and 4.4 percent were vacant.

<b>Table III.3.24 Housing Units by Tenure</b> Clive 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,754	94.7%	6,491	95.6%
Owner-Occupied	4,500	78.2%	4,995	77%
Renter-Occupied	1,254	21.8%	1,496	23%
Vacant Housing Units	323	5.3%	297	4.4%
<b>Total Housing Units</b>	<b>6,077</b>	<b>100.0%</b>	<b>6,788</b>	<b>100.0%</b>

Households by household size are shown in Table III.3.25. There were a total of 5,754 households in 2010, up from 4,752 in 2000. One person households changed by 26.9 percent between 2000 and 2010, while two person households changed by 27.5 percent. Three and four person households changed by 8.9 and 6.3 respectively, representing 15.8 percent and 17.3 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	864	18.2%	1,096	19%	26.9%
Two Persons	1,662	35%	2,119	36.8%	27.5%
Three Persons	834	17.6%	908	15.8%	8.9%
Four Persons	934	19.7%	993	17.3%	6.3%
Five Persons	349	7.3%	477	8.3%	36.7%
Six Persons	96	2%	120	2.1%	25%
Seven Persons or More	13	0.3%	41	0.7%	215.4%
<b>Total</b>	<b>4,752</b>	<b>100.0%</b>	<b>5,754</b>	<b>100.0%</b>	<b>21.1%</b>

Households by income is shown in Table III.3.26. Households earning more than \$100,000 per year represented 45.3 percent of households in 2016, compared to 35.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 11.1 percent of households in 2010, compared to 22.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 4 percent of households in 2016, compared to 3.4 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	164	3.4%	259	4%
\$15,000 to \$19,999	143	3%	186	2.9%
\$20,000 to \$24,999	115	2.4%	221	3.4%
\$25,000 to \$34,999	440	9.1%	452	7%
\$35,000 to \$49,999	491	10.2%	749	11.5%
\$50,000 to \$74,999	1,101	22.8%	722	11.1%
\$75,000 to \$99,999	648	13.4%	960	14.8%
\$100,000 or More	1,718	35.6%	2,942	45.3%
<b>Total</b>	<b>4,820</b>	<b>100.0%</b>	<b>6,491</b>	<b>100.0%</b>

Table III.3.27, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 17.5 percent and 3.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 21 percent, 11.9 percent, and 33.9, respectively. Housing units built prior to 1939 represented 0.7 percent of households in 2016.

<b>Table III.3.27</b>				
<b>Households by Year Home Built</b>				
Clive				
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	73	1.5%	46	0.7%
1940 to 1949	57	1.2%	51	0.8%
1950 to 1959	187	4%	214	3.3%
1960 to 1969	539	11.4%	487	7.5%
1970 to 1979	1,233	26.1%	1,360	21%
1980 to 1989	713	15.1%	771	11.9%
1990 to 1999	1,929	40.8%	2,203	33.9%
2000 to 2009	.	.	1,134	17.5%
2010 or Later	.	.	225	3.5%
<b>Total</b>	<b>4,731</b>	<b>100.0%</b>	<b>6,491</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.3.28. An estimated 81 percent of white households occupy single family homes, while 80.2 percent of black households do. Some 16.8 percent of white households occupied apartments, while 19.8 percent of black households do. An estimated 57.7 percent of Asian, and 10 percent of American Indian households occupy single family homes.

<b>Table III.3.28</b>							
<b>Distribution of Units in Structure by Race</b>							
Clive							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81%	80.2%	10%	57.7%	0%	83.6%	71.2%
Duplex	1.8%	0%	0%	0%	0%	0%	11.9%
Tri- or Four-Plex	0.3%	0%	0%	4.2%	0%	0%	0%
Apartment	16.8%	19.8%	90%	38.1%	0%	16.4%	16.9%
Mobile Home	0.2%	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.3.29. An estimated 48.3 percent of vacant units were for rent in 2010, a 766.7 percent change since 2000. In addition, some 22 percent of vacant units were for sale, a change of -15.5 percent between 2000 and 2010. "Other" vacant units represented 13.6 percent of vacant units in 2010. This is a change of 193.3 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

<b>Table III.3.29</b>					
<b>Disposition of Vacant Housing Units</b>					
Clive					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	18	12%	156	48.3%	766.7%
For Sale	84	56%	71	22%	-15.5%
Rented or Sold, Not Occupied	21	14%	28	8.7%	33.3%
For Seasonal, Recreational, or Occasional Use	12	8%	24	7.4%	100%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	15	10%	44	13.6%	193.3%
<b>Total</b>	<b>150</b>	<b>100.0%</b>	<b>323</b>	<b>100.0%</b>	<b>115.3%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.3.30. By 2016, for rent units accounted for 67.7 percent of vacant units, while for sale units accounted for 13.5 percent. “Other” vacant units accounted for 11.1 percent of vacant units, representing a total of 33 “other” vacant units.

<b>Table III.3.30</b>				
<b>Disposition of Vacant Housing Units</b>				
Clive				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	156	48.3%	201	67.7%
For Sale	71	22%	40	13.5%
Rented Not Occupied	9	2.8%	0	0%
Sold Not Occupied	19	5.9%	0	0%
For Seasonal, Recreational, or Occasional Use	24	7.4%	23	7.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	44	13.6%	33	11.1%
<b>Total</b>	<b>323</b>	<b>100.0%</b>	<b>297</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.3.31. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.



<b>Table III.3.31</b> <b>Overcrowding and Severe Overcrowding</b> Clive 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	3,578	99.2%	0	0%	30	0.8%	3,608
2016 Five-Year ACS	4,985	99.8%	10	0.2%	0	0%	4,995
<b>Renter</b>							
2000 Census	1,080	96.2%	31	2.8%	12	1.1%	1,123
2016 Five-Year ACS	1,416	94.7%	80	5.3%	0	0%	6,491
<b>Total</b>							
2000 Census	4,658	98.5%	31	0.7%	42	0.9%	4,731
2016 Five-Year ACS	6,401	98.6%	90	1.4%	0	0%	6,491

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 8 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Clive. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.3.32</b> <b>Households with Incomplete Plumbing Facilities</b> Clive 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,712	6,483
Lacking Complete Plumbing Facilities	19	8
<b>Total Households</b>	<b>4,731</b>	<b>6,491</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>0.1%</b>

There were 57 households lacking complete kitchen facilities in 2016, compared to 13 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.9 percent in 2016.

<b>Table III.3.33</b> <b>Households with Incomplete Kitchen Facilities</b> Clive 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,718	6,434
Lacking Complete Kitchen Facilities	13	57
<b>Total Households</b>	<b>4,731</b>	<b>6,491</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.9%</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 Clive, 12 of households had a cost burden and 11 percent had a severe cost burden. Some 15.3 percent of renters were cost burdened, and 24 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.7 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 12.1 percent, and severe cost burden at 9.6 percent.

**Table III.3.34**  
**Cost Burden and Severe Cost Burden by Tenure**

Clive  
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	2,394	83.3%	331	11.5%	149	5.2%	0	0%	2,874
2016 Five-Year ACS	2,886	78.1%	447	12.1%	353	9.6%	9	0.2%	3,695
<b>Owner Without a Mortgage</b>									
2000 Census	462	96.2%	0	0%	9	1.9%	9	1.9%	480
2016 Five-Year ACS	1,200	92.3%	100	7.7%	0	0%	0	0%	1,300
<b>Renter</b>									
2000 Census	795	70.8%	189	16.8%	93	8.3%	46	4.1%	1,123
2016 Five-Year ACS	843	56.4%	229	15.3%	359	24%	65	4.3%	1,496
<b>Total</b>									
2000 Census	3,651	81.6%	520	11.6%	251	5.6%	55	1.2%	4,477
2016 Five-Year ACS	4,929	75.9%	776	12%	712	11%	74	1.1%	6,491

**Housing Problems by Income**

Table III.3.35, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Polk County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.3.36, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 420 owner-occupied and 415 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 210 owner-occupied 240 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,690 households without a housing problem.

**Table III.3.35**  
**Median Family Income**

Polk County  
2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	60,000	49,100
2001	64,600	52,500
2002	66,900	53,700
2003	63,900	54,900
2004	65,300	55,800
2005	68,050	57,650
2006	67,700	57,800
2007	67,700	58,100
2008	67,900	58,500
2009	71,700	62,000
2010	73,200	62,400
2011	74,500	64,000
2012	75,500	64,800
2013	72,900	64,700
2014	74,900	65,300
2015	75,000	67,500
2016	76,900	68,400
2017	82,200	69,900

**Table III.3.36**  
**Housing Problems by Income and Tenure**

Polk County  
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	65	90	55	0	0	210
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	70	165	75	110	420
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	0	10	245	185	3,580	4,020
<b>Total</b>	<b>80</b>	<b>170</b>	<b>465</b>	<b>260</b>	<b>3,694</b>	<b>4,669</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	15	25	0	40
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	35	0	50	85
Housing cost burden greater than 50% of income (and none of the above problems)	105	75	60	0	0	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	170	185	0	10	415
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	0	0	150	90	430	670
<b>Total</b>	<b>155</b>	<b>245</b>	<b>445</b>	<b>115</b>	<b>490</b>	<b>1,450</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	15	25	0	40
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	35	0	54	89
Housing cost burden greater than 50% of income (and none of the above problems)	170	165	115	0	0	450
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	240	350	75	120	835
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	0	10	395	275	4,010	4,690
<b>Total</b>	<b>235</b>	<b>415</b>	<b>910</b>	<b>375</b>	<b>4,184</b>	<b>6,119</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.3.37 presents some basic statistics about the completed surveys.

<b>Table III.3.37</b>				
<b>Survey of Rental Properties</b>				
Clive				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	1	198	8.1	30

Table III.3.38, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there was a single family vacancy rate of 6.7 percent for the State of Iowa.





There were 198 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 8.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.3.38</b> <b>Rental Vacancy Survey by Type</b> Clive 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	198	16	8.1%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
<b>Total</b>	<b>198</b>	<b>16</b>	<b>8.1%</b>

Table III.3.39, reports units by bedroom size. Several respondents choose not to provide bedroom sizes, which accounted for the 198 units listed as "Don't Know". Additional details for additional unit types are reported found below.

<b>Table III.3.39</b> <b>Rental Units by Bedroom Size</b> Clive 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	0	0	0	.	0
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don't Know	0	198	0	0	0	198
<b>Total</b>	<b>0</b>	<b>198</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>198</b>

Table III.3.40, displays the vacancy rate of apartment units by the number of bedrooms.

<b>Table III.3.40</b>			
<b>Apartment Units by Bedroom Size</b>			
Clive			
2017 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	198	16	8.1%
<b>Total</b>	<b>198</b>	<b>16</b>	<b>8.1%</b>

Average market-rate rents by unit type are shown in Table III.3.41. 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.3.41</b>					
<b>Average Market Rate Rents by Bedroom Size</b>					
Clive					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Total</b>
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$973	\$0	\$0	\$973
Two	\$0	\$1200	\$0	\$0	\$1200
Three	\$0	\$1373	\$0	\$0	\$1373
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$1182</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1182</b>

The average rent and availability of apartment units is displayed in Table III.3.42. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 8.1 percent.

<b>Table III.3.42</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Clive 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	198	16	8.1%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>198</b>	<b>16</b>	<b>8.1%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.3.43.

<b>Table III.3.43</b> <b>Are there any utilities included with the rent?</b> Clive 2017 Survey of Rental Properties	
Period	Respondent
Yes	0
No	1
<b>% Offering Utilities</b>	<b>0%</b>

### 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.3.44.

<b>Table III.3.44</b> <b>Accessible Units by Bedroom Size</b> Clive 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	0	0	0		0
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	12	0	0	0	12
<b>Total</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

Table III.3.45, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 6.1 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.3.45</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Clive 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	0	0	0%
Two	0	0	0	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	186	12	198	6.1%
<b>Total</b>	<b>186</b>	<b>12</b>	<b>198</b>	<b>6.1%</b>

### Perceived Need for Rental Units

Table III.3.46, at right, shows the number of survey respondents who keep a waiting list. As can be seen, the respondent said they do not keep a waitlist.

<b>Table III.3.46</b> <b>Do you keep a waiting list?</b> Clive 2017 Survey of Rental Properties	
Period	Respondent
Yes	0
No	1
<b>Waitlist Size</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.3.47, shows the *strong growth scenario* for Clive. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 6,491 households. In 2030, there will be a projected 7,462 households, of which 5,742 are projected to be owner occupied and the remaining 1,720 are expected to be renter-occupied.

By 2050, there are projected to be 6,310 owner-occupied households, of which 108 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 634 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 1,890 renter households, of which 201 renter households are expected to have incomes between 0 and 30.0 percent of median family income 589 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 8,200 occupied units by 2050, of which 308 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.3.47 Housing Demand Forecast Clive Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	92	95	98	101	104	106	108
30.1-50%	0	195	202	209	215	220	225	229
50.1-80%	0	539	558	577	594	609	622	634
80.1-95%	0	189	196	202	208	214	218	222
95.1-115%	0	292	303	313	322	330	337	344
115+%	0	4,058	4,200	4,343	4,472	4,585	4,684	4,773
<b>Total</b>	<b>0</b>	<b>5,364</b>	<b>5,552</b>	<b>5,742</b>	<b>5,912</b>	<b>6,061</b>	<b>6,192</b>	<b>6,310</b>
<b>Renter</b>								
0-30%	0	171	177	183	188	193	197	201
30.1-50%	0	270	279	289	297	305	311	317
50.1-80%	0	501	518	536	552	566	578	589
80.1-95%	0	61	63	65	67	68	70	71
95.1-115%	0	204	211	218	224	230	235	239
115+%	0	402	416	430	443	454	464	472
<b>Total</b>	<b>0</b>	<b>1,607</b>	<b>1,663</b>	<b>1,720</b>	<b>1,771</b>	<b>1,815</b>	<b>1,855</b>	<b>1,890</b>
<b>Total</b>								
0-30%	0	262	271	281	289	296	303	308
30.1-50%	0	464	481	497	512	525	536	546
50.1-80%	0	1,039	1,076	1,113	1,146	1,174	1,200	1,223
80.1-95%	0	250	258	267	275	282	288	294
95.1-115%	0	496	513	531	547	560	572	583
115+%	0	4,459	4,615	4,773	4,915	5,039	5,147	5,245
<b>Total</b>	<b>6,491</b>	<b>6,971</b>	<b>7,215</b>	<b>7,462</b>	<b>7,683</b>	<b>7,877</b>	<b>8,047</b>	<b>8,200</b>



