

**VOLUME III:
CORALVILLE**

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Coralville

DEMOGRAPHICS

Population Estimates

Table III.17.1, at right shows the population for Coralville. As can be seen, the population in Coralville increased from 18,907 persons in 2010 to 20,397 person in 2016, or by 7.9 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 Coralville. Although a city may span several counties, for the county level data pieces, Johnson County was selected. For a more in-depth county level view, please refer to Johnson County in Volume II of this profile.

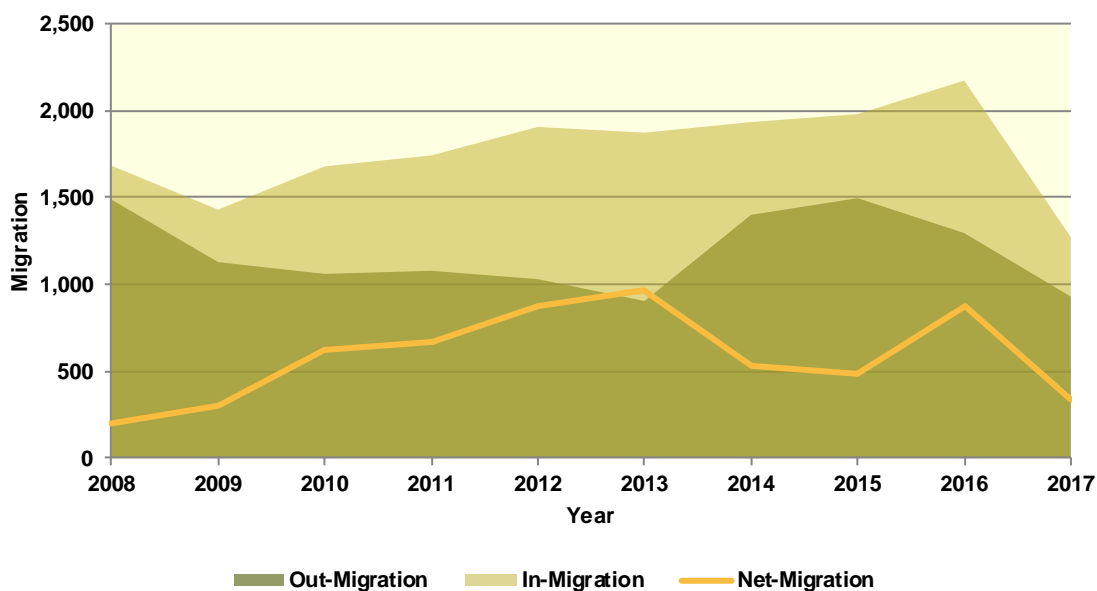
Johnson County Population Migration Trends

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.17.1, 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 969 people entering and the migration lowest net migration occurred in 2008 with 195 entering Coralville.

Year	Population	Percent Yearly Change
2000	15,123	.
2001	15,659	3.5%
2002	15,951	1.9%
2003	16,289	2.1%
2004	16,692	2.5%
2005	16,983	1.7%
2006	17,343	2.1%
2007	17,760	2.4%
2008	18,214	2.6%
2009	18,696	2.6%
2010	18,907	1.1%
2011	19,104	1%
2012	19,692	3.1%
2013	20,017	1.7%
2014	20,051	0.2%
2015	20,220	0.8%
2016	20,397	0.9%

Diagram III.17.1
Net In-migration by Gender
 Johnson County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.17.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 60 percent of net-migrants, or 205 persons were male, with the remaining 40 percent, or 137 persons were female.

Table III.17.2, shows net-migration for Johnson County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 132 persons entering Johnson County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 3 persons entering Johnson County.

Table III.17.2
New-Migration by Age Range
 Johnson County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	8	0	2	-1	1	0	0	0	4	3
18-22	124	106	183	203	214	231	230	228	314	132
23-25	-51	39	94	100	96	173	87	82	114	48
26-35	-28	91	149	183	283	239	83	7	200	71
36-45	78	26	73	96	123	169	79	60	123	61
46-55	27	29	52	60	75	70	9	59	71	7
56-65	24	-5	40	14	50	54	18	12	21	14
66 +	13	16	26	9	34	33	28	36	31	6
Total	195	302	619	664	876	969	534	484	878	342

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.17.3 shows population by age for the 2000 and 2010 Census. The population changed by 25 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 69 percent to a total of 1,413 persons in 2010. Those aged 25 to 34 changed by 16 percent, and those aged under 5 changed by 17.5 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,177	7.8%	1,383	7.3%	17.5%
5 to 19	2,485	16.4%	3,211	17%	29.2%
20 to 24	1,958	12.9%	1,811	9.6%	-7.5%
25 to 34	3,624	24%	4,203	22.2%	16%
35 to 54	4,274	28.3%	5,120	27.1%	19.8%
55 to 64	769	5.1%	1,766	9.3%	129.6%
65 or Older	836	5.5%	1,413	7.5%	69%
Total	15,123	100.0%	18,907	100.0%	25%

The elderly population is further explored in Table III.17.4. Those aged 65 to 66 changed by 131.5 percent between 2000 and 2010, resulting in a population of 206 persons. Those aged 85 or older changed by 50.8 percent during the same time period, and resulted in 190 persons over age 85 in 2010.

Table III.17.4 Elderly Population by Age Coralville 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	89	10.6%	206	14.6%	131.5%
67 to 69	121	14.5%	272	19.2%	124.8%
70 to 74	218	26.1%	328	23.2%	50.5%
75 to 79	153	18.3%	243	17.2%	58.8%
80 to 84	129	15.4%	174	12.3%	34.9%
85 or Older	126	15.1%	190	13.4%	50.8%
Total	836	100.0%	1,413	100.0%	69%

Population by race and ethnicity is shown in Table III.17.5. The white population changed by 14.2 percent between 2000 and 2010, and resulted in representing 79.4 percent of the population in 2010. The black population changed by 133.1 percent, represented 7.9 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 7.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 108.5 percent between 2000 and 2010, compared to the 22.4 percent growth rate for non-Hispanics.

Table III.17.5 Population by Race and Ethnicity Coralville 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	13,152	87%	15,014	79.4%	14.2%
Black	640	4.2%	1,492	7.9%	133.1%
American Indian	51	0.3%	59	0.3%	15.7%
Asian	786	5.2%	1,467	7.8%	86.6%
Native Hawaiian/ Pacific Islander	9	0.1%	12	0.1%	33.3%
Other	162	1.1%	375	2%	131.5%
Two or More Races	323	2.1%	488	2.6%	51.1%
Total	15,123	100.0%	18,907	100.0%	25%
Hispanic	459	3%	957	5.1%	108.5%
Non-Hispanic	14,664	97%	17,950	94.9%	22.4%

Population by race and ethnicity through 2016 is shown in Table III.17.6. The white population represented 76.9 percent of the population in 2016, compared with black households accounting for 11.3 percent of the population. Hispanic households represented 4.7 percent of the population in 2016.

Table III.17.6				
Population by Race and Ethnicity				
Coralville				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	15,014	79.4%	15,437	76.9%
Black	1,492	7.9%	2,270	11.3%
American Indian	59	0.3%	9	0%
Asian	1,467	7.8%	1,846	9.2%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	375	2%	333	1.7%
Two or More Races	488	2.6%	183	0.9%
Total	18,907	100.0%	20,078	100.0%
Non-Hispanic	17,950	94.9%	19,126	95.3%
Hispanic	957	5.1%	952	4.7%

The population by race is broken down further by ethnicity in Table III.17.7. While the white non-Hispanic population changed by 12 percent between 2000 and 2010, the white Hispanic population changed by 134.3 percent. The black non-Hispanic population changed by 134.3 percent, while the black Hispanic population changed by 60 percent.

Table III.17.7					
Population by Race and Ethnicity					
Coralville					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	12,919	88.1%	14,468	80.6%	12%
Black	630	4.3%	1,476	8.2%	134.3%
American Indian	47	0.3%	48	0.3%	2.1%
Asian	783	5.3%	1,457	8.1%	86.1%
Native Hawaiian/ Pacific Islander	8	0.1%	12	0.1%	50%
Other	17	0.1%	52	0.3%	205.9%
Two or More Races	260	1.8%	437	2.4%	68.1%
Total Non-Hispanic	14,664	100.0%	17,950	100.0%	22.4%
Hispanic					
White	233	50.8%	546	57.1%	134.3%
Black	10	2.2%	16	1.7%	60%
American Indian	4	0.9%	11	1.1%	175%
Asian	3	0.7%	10	1%	233.3%
Native Hawaiian/ Pacific Islander	1	0.2%	0	0%	-100%
Other	145	31.6%	323	33.8%	122.8%
Two or More Races	63	13.7%	51	5.3%	-19%
Total Hispanic	459	100.0%	957	100.0%	108.5%
Total Population	15,123	100.0%	18,907	100.0%	25%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.17.8. During this time, the total non-Hispanic population was 19,126 persons in 2016. The Hispanic population was 952.

Table III.17.8				
Population by Race and Ethnicity				
Coralville				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	14,468	80.6%	14,837	77.6%
Black	1,476	8.2%	2,270	11.9%
American Indian	48	0.3%	0	0%
Asian	1,457	8.1%	1,846	9.7%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	52	0.3%	0	0%
Two or More Races	437	2.4%	173	0.9%
Total Non-Hispanic	17,950	100.0%	19,126	100.0%
Hispanic				
White	546	57.1%	600	63%
Black	16	1.7%	0	0%
American Indian	11	1.1%	9	0.9%
Asian	10	1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	323	33.8%	333	35%
Two or More Races	51	5.3%	10	1.1%
Total Hispanic	957	100.0	952	100.0%
Total Population	18,907	100.0%	20,078	100.0%

Households by type and tenure are shown in Table III.17.9. Family households represented 56.7 percent of households, while non-family households accounted for 43.3 percent. These changed from 54.5 and 45.5 percent, respectively.

Table III.17.9				
Household Type by Tenure				
Coralville				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,229	54.5%	4,476	56.7%
Married-Couple Family	3,325	78.6%	3,611	80.7%
Owner-Occupied	2,634	79.2%	2,703	74.9%
Renter-Occupied	691	20.8%	908	25.1%
Other Family	904	21.4%	865	20.2%
Male Householder, No Spouse Present	246	27.2%	317	28.4%
Owner-Occupied	111	45.1%	87	27.4%
Renter-Occupied	135	54.9%	230	72.6%
Female Householder, No Spouse Present	658	72.8%	548	76.1%
Owner-Occupied	296	45%	255	46.5%
Renter-Occupied	362	55%	293	53.5%
Non-Family Households	3,534	45.5%	3,415	43.3%
Owner-Occupied	1,263	35.7%	1,254	36.7%
Renter-Occupied	2,271	64.3%	2,161	63.3%
Total	7,763	100.0%	7,891	100.0%

The group quarters population was 1,130 in 2010, compared to 859 in 2000. Institutionalized populations experienced a 32.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a -100 percent change during this same time period.

Table III.17.10					
Group Quarters Population					
Coralville					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	767	90.1%	981	86.8%	27.9%
Juvenile Facilities	.	.	8	0.7%	.
Nursing Homes	84	9.9%	141	12.5%	67.9%
Other Institutions	0	0%	0	0%	0%
Total	851	100.0%	1,130	100.0%	32.8 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	8	100%	0	0%	-100%
Total	8	100.0%	0	100.0%	-100%
Group Quarters Population	859	100.0%	1,130	100.0%	31.5%

The number of foreign born persons are shown in Table III.17.11. An estimated 2.5 percent of the population was born in China excluding Hong Kong and Taiwan, some 2.1 percent were born in India, and another 0.9 percent were born in Korea.

Table III.17.11			
Place of Birth for the Foreign-Born Population			
Coralville			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	498	2.5%
#2 country of origin	India	416	2.1%
#3 country of origin	Korea	179	0.9%
#4 country of origin	Mexico	157	0.8%
#5 country of origin	Philippines	119	0.6%
#6 country of origin	Bosnia and Herzegovina	100	0.5%
#7 country of origin	Guatemala	89	0.4%
#8 country of origin	Romania	88	0.4%
#9 country of origin	Other Middle Africa	85	0.4%
#10 country of origin	Saudi Arabia	83	0.4%

Limited English Proficiency and the language spoken at home are shown in Table III.17.12. An estimated 1.5 percent of the population speaks Chinese at home, followed by 1.1 percent speaking Spanish.

Table III.17.12 Limited English Proficiency and Language Spoken at Home Coralville 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Chinese	277	1.5%
#2 LEP Language	Spanish	201	1.1%
#3 LEP Language	Arabic	120	0.6%
#4 LEP Language	Other and unspecified languages	116	0.6%
#5 LEP Language	Korean	92	0.5%
#6 LEP Language	Tagalog	87	0.5%
#7 LEP Language	Other Asian and Pacific Island languages	86	0.5%
#8 LEP Language	Russian, Polish, or other Slavic languages	46	0.2%
#9 LEP Language	French, Haitian, or Cajun	44	0.2%
#10 LEP Language	Other Indo-European languages	19	0.1%

Disability

The disability rate from the 2000 Census is shown in Table III.17.13. Some 11.3 percent of the population was disabled in 2000, or a total of 1,483 persons. The disability rate was highest for those over 65, with 36 percent disabled.

Table III.17.13 Disability by Age Coralville 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	95	4.8%
16 to 64	1,126	10.8%
65 and older	262	36%
Total	1,483	11.3%

Table III.17.14, shows disability by type in 2000. There were 561 physical disabilities in 2000, some 678 employment disabilities, and 329 go-outside-home disabilities.

Table III.17.14 Total Disabilities Tallied: Aged 5 and Older Coralville 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	261
Physical disability	561
Mental disability	379
Self-care disability	127
Employment disability	678
Go-outside-home disability	329
Total	2,335

Disability by age, as estimated by the 2016 ACS, is shown in Table III.17.15. The disability rate for females was 5.9 percent, compared to 7.6 percent for males. The disability rate changed precipitously higher with age, with 49.8 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	68	4.3%	41	2.6%	109	3.4%
18 to 34	139	4.9%	88	2.9%	227	3.9%
35 to 64	324	8.9%	233	6.8%	557	7.9%
65 to 74	95	22.1%	50	8.3%	145	14.1%
75 or Older	76	48.1%	163	50.6%	239	49.8%
Total	702	7.6%	575	5.9%	1,277	6.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.17.16. Some 2.5 percent have an ambulatory disability, 2.4 have an independent living disability, and 0.5 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	409	2.2%
Vision disability	192	1%
Cognitive disability	518	2.9%
Ambulatory disability	445	2.5%
Self-Care disability	87	0.5%
Independent living disability	340	2.4%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.17.17. In 2016, some 11,006 persons were employed and 323 were unemployed. This totaled a labor force of 11,329 persons. The unemployment rate for Coralville was estimated to be 2.9 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	11,006
Unemployed	323
Labor Force	11,329
Unemployment Rate	2.9%

In 2016, 97.4 percent of households in Coralville had a high school education or greater.

Table III.17.18	
High School or Greater Education	
Coralville	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,686
Total Households	7,891
Percent High School or Above	97.4%

As seen in Table III.17.19, some 17.8 percent of the population had a high school diploma or equivalent, another 26.7 percent have some college, 29.7 percent have a Bachelor's Degree, and 20.8 percent of the population had a graduate or professional degree.

Table III.17.19		
Educational Attainment		
Coralville		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	774	5%
High School or Equivalent	2,769	17.8%
Some College or Associates Degree	4,153	26.7%
Bachelor's Degree	4,615	29.7%
Graduate or Professional Degree	3,233	20.8%
Total Population Above 18 years	15,544	100.0%

ECONOMICS

Earnings: Johnson 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.17.2, shows real average earnings per job for Johnson County from 1990 to 2016. Over this period the average earning per job for Johnson County was \$45,804, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.17.2
Real Average Earnings Per Job
 Johnson County
 BEA Data 1990 - 2016

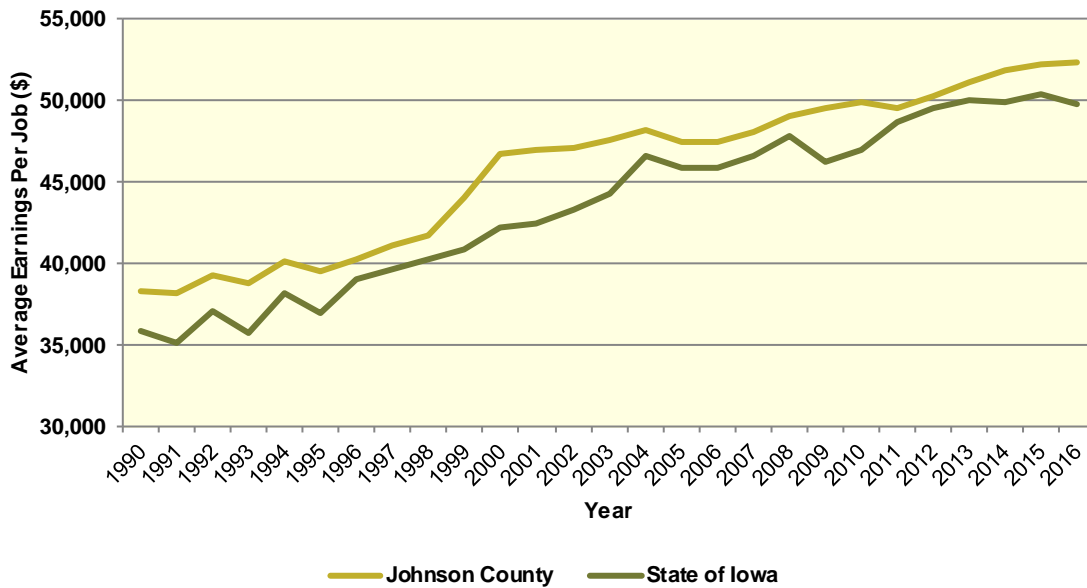
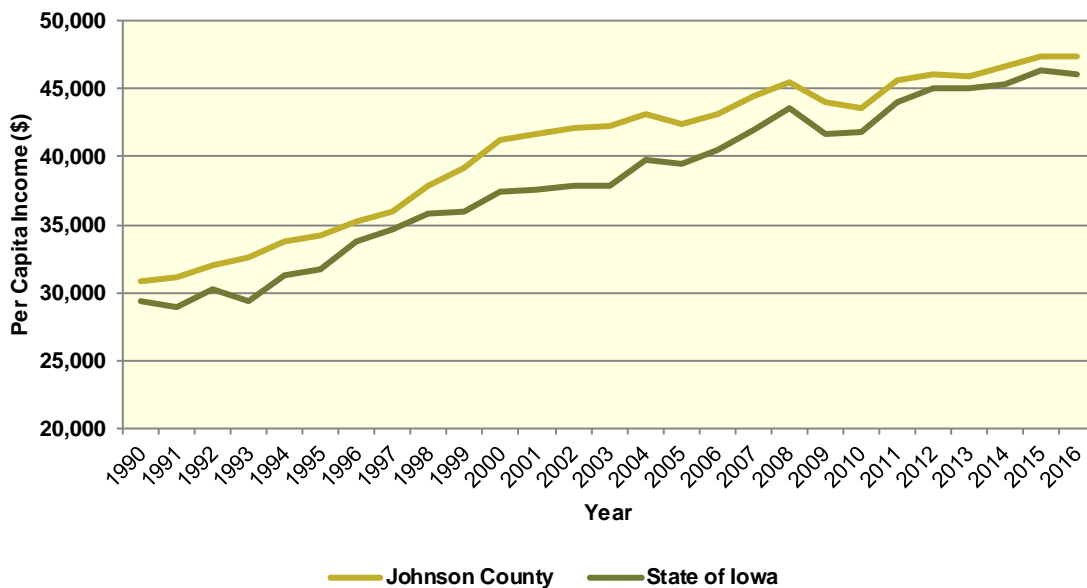


Diagram III.17.3, shows real per capita income for the Johnson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Johnson County was \$40,566, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.17.3
Real Per Capita Income
 Johnson County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Johnson County

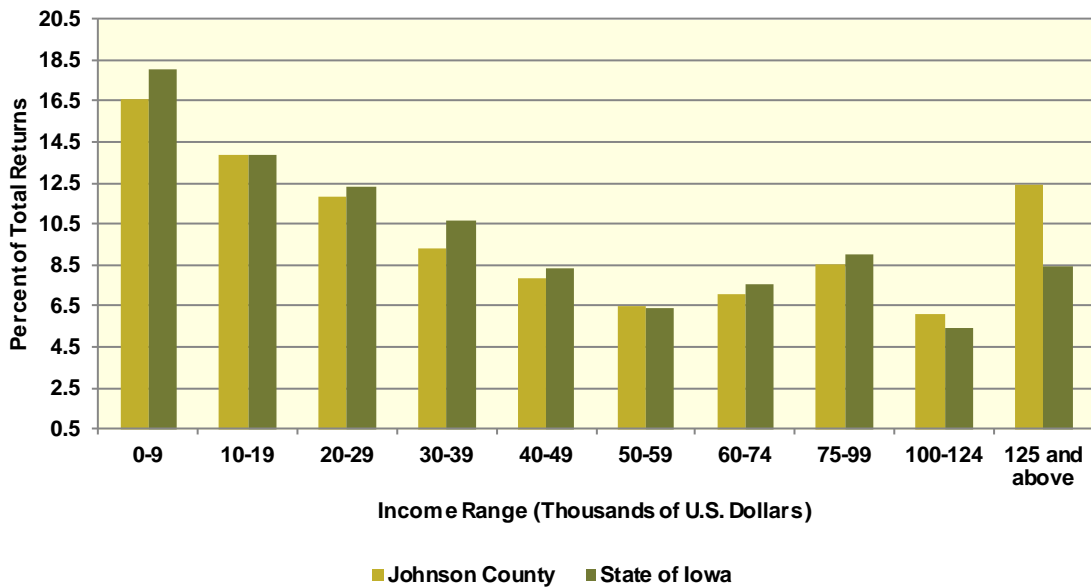
The Iowa Department of Revenue releases annual income tax statistics. Table III.17.20, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Johnson County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11.4 percent, with 7,915 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 46 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of 2.6 percent.

Table III.17.20
Number of Tax Returns by Adjusted Gross Income
 Coralville
 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	9,710	7,668	6,246	4,929	3,797	3,019	3,682	3,758	1,682	2,628	47,119
2003	9,766	7,739	6,255	5,150	3,812	3,045	3,665	3,936	1,816	2,858	48,042
2004	9,698	7,813	6,177	5,148	3,996	3,081	3,756	4,125	2,023	3,300	49,117
2005	9,695	7,652	6,147	5,038	4,056	3,141	3,786	4,465	2,192	3,669	49,841
2006	9,467	7,597	6,177	5,230	4,184	3,244	3,803	4,723	2,435	4,169	51,029
2007	9,827	7,790	6,625	5,355	4,366	3,304	4,093	4,843	2,750	4,774	53,727
2008	10,144	7,949	6,693	5,552	4,468	3,422	4,055	5,082	2,950	4,948	55,263
2009	10,168	8,130	6,756	5,603	4,535	3,508	4,002	4,979	2,987	5,007	55,675
2010	10,297	8,512	6,909	5,652	4,473	3,554	4,122	5,040	3,072	5,421	57,052
2011	10,643	8,609	6,998	5,631	4,668	3,694	4,165	5,098	3,269	5,828	58,603
2012	10,673	8,503	7,049	5,834	4,639	3,923	4,222	5,278	3,366	6,448	59,935
2013	10,562	8,648	7,138	5,729	4,687	4,076	4,218	5,360	3,605	6,945	60,968
2014	10,288	8,823	7,416	5,913	4,851	4,006	4,351	5,416	3,702	7,517	62,283
2015	10,562	8,786	7,498	5,915	4,965	4,100	4,509	5,426	3,860	7,915	63,536
Change 10 - 15	2.6%	3.2%	8.5%	4.7%	11%	15.4%	9.4%	7.7%	25.7%	46%	11.4%

Diagram III.17.4
2015 Income Distribution
 Johnson County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Coralville is shown in Table III.17.21. In 2016, there were an estimated 2,570 persons living in poverty. This represented a 13.6 percent poverty rate, compared to 10.1 percent poverty in 2000. In 2016, some 9.6 percent of those in poverty were under age 6, and 1.2 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	176	12.3%	246	9.6%
6 to 17	155	10.8%	330	12.8%
18 to 64	1,080	75.3%	1,962	76.3%
65 or Older	23	1.6%	32	1.2%
Total	1,434	100.0%	2,570	100.0%
Poverty Rate	10.1%	.	13.6%	.

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 Johnson County decreased from 29 authorizations in 2015 to 18 in 2016.

The real value of single-family building permits increased from \$261,602 in 2015 to \$298,003 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.17.22.

Table III.17.22 Building Permits and Valuation Coralville 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	17	46	3	8	74	148,824	68,119
1981	12	38	28	72	150	174,414	49,635
1982	42	10	111	35	198	101,514	42,326
1983	61	16	72	271	420	106,300	46,221
1984	43	4	11	158	216	104,686	34,526
1985	27	0	0	8	35	112,597	75,448
1986	28	0	8	0	36	131,509	0
1987	47	2	0	18	67	121,906	18,767
1988	39	4	8	0	51	142,270	0
1989	56	6	0	16	78	131,264	34,614
1990	87	2	0	16	105	132,053	54,239
1991	108	0	7	124	239	132,002	45,003
1992	135	0	4	50	189	110,433	47,378
1993	181	0	0	12	193	151,762	44,989
1994	146	0	8	47	201	167,131	56,718
1995	107	0	4	90	201	161,730	39,700
1996	130	4	4	36	174	171,674	48,436
1997	118	0	0	8	126	174,367	52,679
1998	153	0	4	12	169	182,200	67,775
1999	217	0	13	70	300	183,015	72,085
2000	117	14	20	144	295	188,598	71,444
2001	192	0	11	174	377	207,162	79,726
2002	193	4	37	96	330	182,691	74,054
2003	174	8	16	36	234	235,627	89,226
2004	126	0	8	0	134	289,747	0
2005	110	0	12	6	128	244,039	121,153
2006	103	0	4	0	107	294,506	0
2007	79	0	0	0	79	308,137	0
2008	48	0	0	0	48	302,778	0
2009	62	0	0	0	62	293,986	0
2010	40	0	0	0	40	319,625	0
2011	71	0	0	122	193	250,786	74,071
2012	77	10	0	0	87	306,098	0
2013	66	0	0	0	66	319,923	0
2014	89	0	3	72	164	187,101	64,336
2015	29	0	7	102	138	261,602	67,318
2016	18	2	28	340	388	298,003	155,183

Diagram III.17.5 Single Family Permits

Coralville
Census Bureau Data, 1980–2016

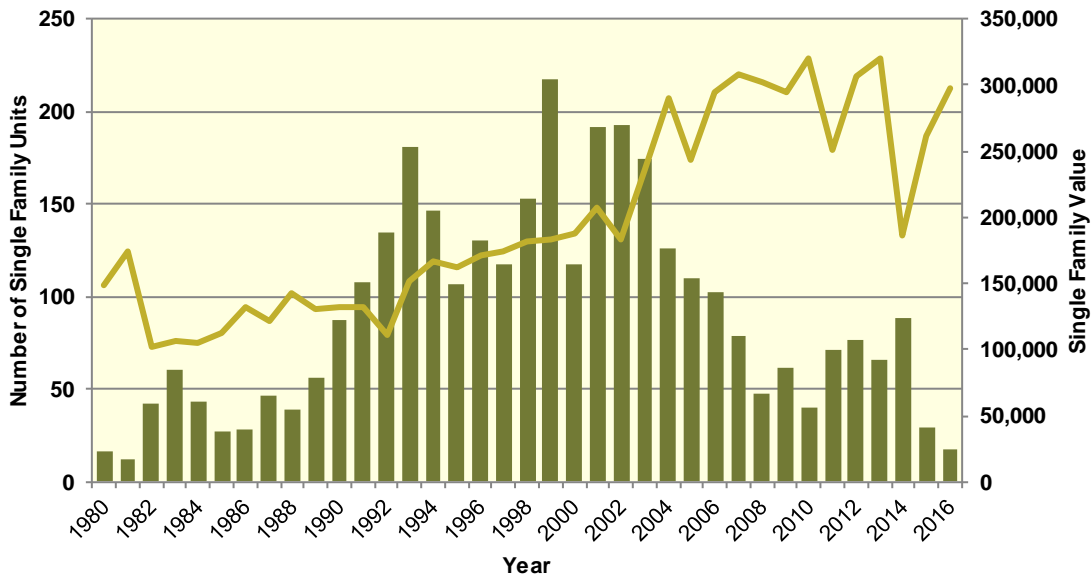
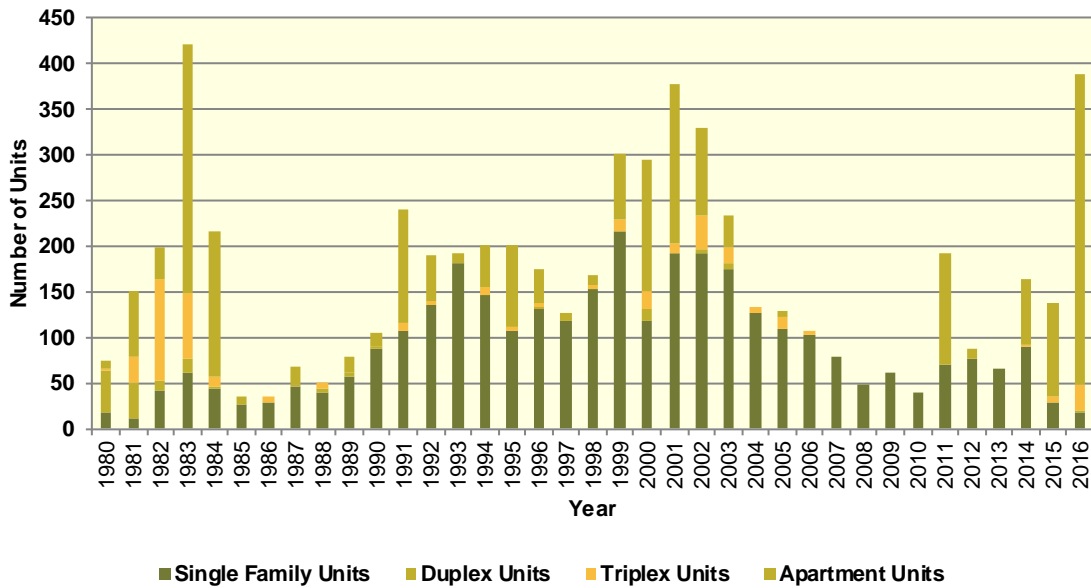


Diagram III.17.6 Total Permits by Unit Type

Coralville
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.17.23. In 2016, there were 8,470 housing units, up from 6,753 in 2000. Single-family units accounted for 55.1 percent of units in 2016, compared to 45.7 in 2000. Apartment units accounted for 30.3 percent in 2016, compared to 37 percent in 2000.

Table III.17.23				
Housing Units by Type				
Coralville				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,085	45.7%	4,669	55.1%
Duplex	333	4.9%	288	3.4%
Tri- or Four-Plex	525	7.8%	732	8.6%
Apartment	2,499	37%	2,566	30.3%
Mobile Home	311	4.6%	188	2.2%
Boat, RV, Van, Etc.	0	0%	27	0.3%
Total	6,753	100.0%	8,470	100.0%

Some 93.4 percent of housing was occupied in 2010, compared to 95.8 percent in 2000. Owner-occupied housing changed 35.6 percent between 2000 and 2010, ending with owner-occupied units representing 55.4 percent of unit. Vacant units changed by 90.6 percent, resulting in 547 vacant units in 2010.

Table III.17.24					
Housing Units by Tenure					
Coralville					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,467	95.8%	7,763	93.4%	20%
Owner-Occupied	3,174	49.1%	4,304	55.4%	35.6%
Renter-Occupied	3,293	50.9%	3,459	44.6%	5%
Vacant Housing Units	287	4.2%	547	6.6%	90.6%
Total Housing Units	6,754	100.0%	8,310	100.0%	23%

Table III.17.25, shows housing units by tenure from 2010 to 2016. By 2016, there were 8,470 housing units. An estimated 54.5 percent were owner-occupied, and 6.8 percent were vacant.

Table III.17.25				
Housing Units by Tenure				
Coralville				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,763	93.4%	7,891	93.2%
Owner-Occupied	4,304	55.4%	4,299	54.5%
Renter-Occupied	3,459	44.6%	3,592	45.5%
Vacant Housing Units	547	6.6%	579	6.8%
Total Housing Units	8,310	100.0%	8,470	100.0%



Households by household size are shown in Table III.17.26. There were a total of 7,763 households in 2010, up from 6,467 in 2000. One person households changed by 13.3 percent between 2000 and 2010, while two person households changed by 19.6 percent. Three and four person households changed by 19.8 and 28.3 respectively, representing 14.3 percent and 12.3 percent of the population in 2010.

Table III.17.26					
Households by Household Size					
Coralville					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,258	34.9%	2,559	33%	13.3%
Two Persons	2,195	33.9%	2,626	33.8%	19.6%
Three Persons	929	14.4%	1,113	14.3%	19.8%
Four Persons	743	11.5%	953	12.3%	28.3%
Five Persons	233	3.6%	336	4.3%	44.2%
Six Persons	81	1.3%	128	1.6%	58%
Seven Persons or More	28	0.4%	48	0.6%	71.4%
Total	6,467	100.0%	7,763	100.0%	20%

Households by income is shown in Table III.17.27. Households earning more than \$100,000 per year represented 29.7 percent of households in 2016, compared to 10.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.7 percent of households in 2010, compared to 17.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.3 percent of households in 2016, compared to 12.9 percent in 2000.

Table III.17.27				
Households by Income				
Coralville				
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	836	12.9%	1,048	13.3%
\$15,000 to \$19,999	517	8%	257	3.3%
\$20,000 to \$24,999	470	7.3%	364	4.6%
\$25,000 to \$34,999	1,119	17.3%	738	9.4%
\$35,000 to \$49,999	1,031	15.9%	798	10.1%
\$50,000 to \$74,999	1,157	17.9%	1,479	18.7%
\$75,000 to \$99,999	644	10%	865	11%
\$100,000 or More	693	10.7%	2,342	29.7%
Total	6,467	100.0%	7,891	100.0%

Table III.17.28, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 21.4 percent and 2.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 13.8 percent, 18.5 percent, and 27.3, respectively. Housing units built prior to 1939 represented 2.3 percent of households in 2016.



Table III.17.28				
Households by Year Home Built				
Coralville				
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	208	3.2%	185	2.3%
1940 to 1949	121	1.9%	119	1.5%
1950 to 1959	347	5.4%	403	5.1%
1960 to 1969	946	14.7%	568	7.2%
1970 to 1979	1,473	22.8%	1,091	13.8%
1980 to 1989	1,354	21%	1,459	18.5%
1990 to 1999	1,999	31%	2,153	27.3%
2000 to 2009	.	.	1,689	21.4%
2010 or Later	.	.	224	2.8%
Total	6,448	100.0%	7,891	100.0%

The distribution of unit types by race are shown in Table III.17.29. An estimated 61.5 percent of white households occupy single family homes, while 34.7 percent of black households do. Some 24.5 percent of white households occupied apartments, while 39 percent of black households do. An estimated 48.4 percent of Asian households occupy single family homes.

Table III.17.29							
Distribution of Units in Structure by Race							
Coralville							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	61.5%	34.7%	0%	48.4%	0%	0%	65.5%
Duplex	3.1%	3.2%	0%	4.3%	0%	0%	0%
Tri- or Four-Plex	7.9%	19.6%	0%	0%	0%	81.4%	0%
Apartment	24.5%	39%	0%	47.3%	0%	18.6%	34.5%
Mobile Home	3%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	3.6%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.17.30. An estimated 48.6 percent of vacant units were for rent in 2010, a 177.1 percent change since 2000. In addition, some 25.8 percent of vacant units were for sale, a change of 90.5 percent between 2000 and 2010. "Other" vacant units represented 12.4 percent of vacant units in 2010. This is a change of -19 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.17.30					
Disposition of Vacant Housing Units					
Coralville					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	96	33.4%	266	48.6%	177.1%
For Sale	74	25.8%	141	25.8%	90.5%
Rented or Sold, Not Occupied	15	5.2%	34	6.2%	126.7%
For Seasonal, Recreational, or Occasional Use	18	6.3%	38	6.9%	111.1%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	84	29.3%	68	12.4%	-19%
Total	287	100.0%	547	100.0%	90.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.17.31. By 2016, for rent units accounted for 37.5 percent of vacant units, while for sale units accounted for 12.3 percent. "Other" vacant units accounted for 28.7 percent of vacant units, representing a total of 166 "other" vacant units.

Table III.17.31				
Disposition of Vacant Housing Units				
Coralville				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	266	48.6%	217	37.5%
For Sale	141	25.8%	71	12.3%
Rented Not Occupied	11	2%	125	21.6%
Sold Not Occupied	23	4.2%	0	0%
For Seasonal, Recreational, or Occasional Use	38	6.9%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	68	12.4%	166	28.7%
Total	547	100.0%	579	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.17.32. In 2016, an estimated 1.7 percent of households were overcrowded, and an additional 1.6 percent were severely overcrowded.

Table III.17.32 Overcrowding and Severe Overcrowding Coralville 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	3,115	98.6%	44	1.4%	0	0%	3,159
2016 Five-Year ACS	4,245	98.7%	54	1.3%	0	0%	4,299
Renter							
2000 Census	3,133	95.3%	83	2.5%	73	2.2%	3,289
2016 Five-Year ACS	3,389	94.3%	78	2.2%	125	3.5%	7,891
Total							
2000 Census	6,248	96.9%	127	2%	73	1.1%	6,448
2016 Five-Year ACS	7,634	96.7%	132	1.7%	125	1.6%	7,891

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 34 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in Coralville. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table III.17.33 Households with Incomplete Plumbing Facilities Coralville 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	6,409	7,857
Lacking Complete Plumbing Facilities	39	34
Total Households	6,448	7,891
Percent Lacking	0.6%	0.4%

There were 126 households lacking complete kitchen facilities in 2016, compared to 57 households in 2000. This was a change from 0.9 percent of households in 2000 to 1.6 percent in 2016.

Table III.17.34 Households with Incomplete Kitchen Facilities Coralville 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	6,391	7,765
Lacking Complete Kitchen Facilities	57	126
Total Households	6,448	7,891
Percent Lacking	0.9%	1.6%

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 Coralville, 13.9 of households had a cost burden and 14.1 percent had a severe cost burden. Some 16.9 percent of renters were cost burdened, and 28.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.8 percent and a severe cost burden rate of 2.3 percent. Owner occupied households with a mortgage had a cost burden rate of 13 percent, and severe cost burden at 2.4 percent.

Table III.17.35
Cost Burden and Severe Cost Burden by Tenure
 Coralville
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,746	82.7%	270	12.8%	87	4.1%	7	0.3%	2,110
2016 Five-Year ACS	2,790	84.6%	428	13%	78	2.4%	0	0%	3,296
Owner Without a Mortgage									
2000 Census	348	90.9%	22	5.7%	6	1.6%	7	1.8%	383
2016 Five-Year ACS	922	91.9%	58	5.8%	23	2.3%	0	0%	1,003
Renter									
2000 Census	1,978	60.1%	660	20.1%	526	16%	125	3.8%	3,289
2016 Five-Year ACS	1,798	50.1%	607	16.9%	1,010	28.1%	177	4.9%	3,592
Total									
2000 Census	4,072	70.4%	952	16.5%	619	10.7%	139	2.4%	5,782
2016 Five-Year ACS	5,510	69.8%	1,093	13.9%	1,111	14.1%	177	2.2%	7,891

Housing Problems by Income

Table III.17.36, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Johnson County. As can be seen in 2017 the MFI was \$86,800, which compared to \$69,900 for the State of Iowa.

Table III.17.37, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 610 owner-occupied and 715 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 75 owner-occupied 670 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,330 households without a housing problem.

Table III.17.36
Median Family Income
 Johnson County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	59,500	49,100
2001	62,900	52,500
2002	64,800	53,700
2003	69,800	54,900
2004	72,100	55,800
2005	72,550	57,650
2006	68,000	57,800
2007	68,200	58,100
2008	71,900	58,500
2009	76,000	62,000
2010	77,800	62,400
2011	79,200	64,000
2012	80,300	64,800
2013	75,800	64,700
2014	79,500	65,300
2015	82,300	67,500
2016	86,900	68,400
2017	86,800	69,900

Table III.17.37						
Housing Problems by Income and Tenure						
Johnson County 2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	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	35	35
Housing cost burden greater than 50% of income (and none of the above problems)	30	35	10	0	0	75
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	45	180	190	145	610
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	20	145	510	285	2,675	3,635
Total	100	225	700	475	2,855	4,355
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	0	15	25	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	30	45	0	0	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	55	15	10	0	80
Housing cost burden greater than 50% of income (and none of the above problems)	610	45	15	0	0	670
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	145	370	150	25	25	715
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
has none of the 4 housing problems	125	265	345	305	655	1,695
Total	965	765	585	365	680	3,360
Total						
Lacking complete plumbing or kitchen facilities	20	0	15	25	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	30	45	0	0	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	55	15	10	35	115
Housing cost burden greater than 50% of income (and none of the above problems)	640	80	25	0	0	745
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	195	415	330	215	170	1,325
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
has none of the 4 housing problems	145	410	855	590	3,330	5,330
Total	1,065	990	1,285	840	3,535	7,715

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.17.38 presents some basic statistics about the completed surveys.

Table III.17.38				
Survey of Rental Properties				
Coralville 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	16	1,517	2.1	24.6

Table III.17.39, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 5 single family units in Coralville, with 0 of them available. This translates into a vacancy rate of 0 percent in Coralville, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 1,512 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 2.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.17.39			
Rental Vacancy Survey by Type			
Coralville			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	5	0	0%
Apartments	1,512	32	2.1%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	1,517	32	2.1%

Table III.17.40, reports units by bedroom size. As can be seen there were 631 two bedroom apartment units and 223 three bedroom units. Overall, the 631 two bedroom units accounted for 41.6 percent of all units, and the 226 three bedroom units accounted for 14.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 302 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.17.40						
Rental Units by Bedroom Size						
Coralville						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	17	0	0	.	17
One	0	339	0	0	.	339
Two	0	631	0	0	.	631
Three	3	223	0	0	.	226
Four	2	0	0	0	.	2
Don’t Know	0	302	0	0	0	302
Total	5	1,512	0	0	0	1,517

Table III.17.41, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table III.17.42 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 0.8 percent.

Table III.17.41 Single Family Units by Bedroom Size Coralville 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	3	0	0%
Four	2	0	0%
Don't know	0	0	0%
Total	5	0	0%

Table III.17.42 Apartment Units by Bedroom Size Coralville 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	17	0	0%
One	339	26	7.7%
Two	631	5	0.8%
Three	223	0	0%
Four	0	0	0%
Don't know	302	1	0.3%
Total	1,512	32	2.1%

Average market-rate rents by unit type are shown in Table III.17.43. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.17.43 Average Market Rate Rents by Bedroom Size Coralville 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$947.5	\$0	\$0	\$947.5
One	\$0	\$771.4	\$0	\$0	\$771.4
Two	\$0	\$874.2	\$0	\$0	\$874.2
Three	\$1285	\$1184	\$0	\$0	\$1178.3
Four	\$1527.5	\$0	\$0	\$0	\$1527.5
Total	\$1406.2	\$928.8	\$0	\$0	\$968.9

Table III.17.44, shows vacancy rates for single family units by average rental rates for Coralville. The most common rent for single family units was between 1,250 to 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.17.44			
Single Family Market Rate Rents by Vacancy Status			
Coralville			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	5	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	5	0	0%

The average rent and availability of apartment units is displayed in Table III.17.45. 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 0.5 percent.

Table III.17.45			
Apartment Market Rate Rents by Vacancy Status			
Coralville			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	99	22	22.2%
\$750 to \$1,000	202	3	1.5%
\$1,000 to \$1,250	1,197	6	0.5%
\$1,250 to \$1,500	2	1	50%
Above \$1,500	0	0	0%
Missing	12	0	0%
Total	1,512	32	2.1%

Respondents were asked if utilities are included in the rent and as shown in Table III.17.46, 9 respondents, or 60 percent, included some sort of utility in the rent.

Table III.17.46 Are there any utilities included with the rent? Coralville 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	6
% Offering Utilities	60%

The type of utility included in the rent is shown in Table III.17.47. There were 2 respondents who included electricity, 3 respondents who included natural gas, 7 respondents who included water and sewer and 7 respondents included trash collection in the rent.

Table III.17.47 Which utilities are included with the rent? Coralville 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	7
Trash Collection	7

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.17.48, there was 1 single family unit which property managers considered accessible, with an additional 216 accessible apartment units. Respondents also indicated there were a total of 36 persons with disabilities currently residing in accessible units.

Table III.17.48 Accessible Units by Bedroom Size Coralville 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	0	0		1
One	0	136	0	0		136
Two	0	67	0	0		67
Three	0	0	0	0		0
Four	1	0	0	0		1
Don't Know	0	12	0	0	0	12
Total	1	216	0	0	0	217

Table III.17.49, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 20 percent of all single family units were considered accessible by survey respondents.

Table III.17.49 Single Family Units by Accessibility and Bedroom Size Coralville 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	0	0	0%
Three	3	0	3	0%
Four	1	1	2	50%
Don't know	0	0	0	0%
Total	4	1	5	20%

Table III.17.50, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 10.6 percent or 67 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 14.3 percent of all apartment units were considered accessible by survey respondents.

Table III.17.50 Apartment Units by Accessibility and Bedroom Size Coralville 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	16	1	17	5.9%
One	203	136	339	40.1%
Two	564	67	631	10.6%
Three	223	0	223	0%
Four	0	0	0	0%
Don't know	290	12	302	4%
Total	1,296	216	1,512	14.3%

Perceived Need for Rental Units

Table III.17.51, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 147 number of persons on the wait list.

Table III.17.51 Do you keep a waiting list? Coralville 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	10
Waitlist Size	147

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.17.52, 3 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, 3 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.17.52				
How would you rate the need for renovation of existing units in the?				
Coralville				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	3
Low Need	1	1	1	1
Moderate Need	6	5	5	4
High Need	0	0	0	0
Extreme Need	1	1	1	0
Average Need	2.5	2.5	2.5	2.1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.17.53, 9 respondents said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 9 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table III.17.53				
How would you rate the need for construction of new units in the?				
Coralville				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	9	9	9	8
Low Need	2	2	2	2
Moderate Need	1	1	1	0
High Need	0	0	0	0
Extreme Need	2	1	1	0
Average Need	1.9	1.6	1.6	1.2

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.17.54, shows the *strong growth scenario* for Coralville. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 7,891 households. In 2030, there will be a projected 9,154 households, of which 4,987 are projected to be owner occupied and the remaining 4,167 are expected to be renter-occupied.

By 2050, there are projected to be 5,657 owner-occupied households, of which 136 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 913 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 4,726 renter households, of which 1,357 renter households are expected to have incomes between 0 and 30.0 percent of median family income 816 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,383 occupied units by 2050, of which 1,493 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.17.54
Housing Demand Forecast
 Coralville
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	111	115	120	124	128	132	136
30.1-50%	0	238	247	257	266	275	283	291
50.1-80%	0	746	774	805	834	861	887	913
80.1-95%	0	429	445	462	479	495	510	524
95.1-115%	0	551	571	593	615	635	654	673
115+%	0	2,552	2,647	2,750	2,850	2,943	3,033	3,120
Total	0	4,627	4,800	4,987	5,167	5,337	5,499	5,657
Renter								
0-30%	0	1,110	1,152	1,197	1,240	1,281	1,320	1,357
30.1-50%	0	880	913	949	983	1,015	1,046	1,076
50.1-80%	0	667	692	719	745	770	793	816
80.1-95%	0	391	406	422	437	451	465	478
95.1-115%	0	265	275	285	296	305	315	324
115+%	0	552	573	595	617	637	656	675
Total	0	3,866	4,010	4,167	4,318	4,460	4,595	4,726
Total								
0-30%	0	1,221	1,267	1,317	1,364	1,409	1,452	1,493
30.1-50%	0	1,118	1,160	1,206	1,249	1,290	1,329	1,367
50.1-80%	0	1,414	1,467	1,524	1,579	1,631	1,680	1,728
80.1-95%	0	820	851	884	916	946	975	1,003
95.1-115%	0	815	846	879	910	940	969	997
115+%	0	3,104	3,220	3,346	3,467	3,581	3,689	3,795
Total	7,891	8,493	8,810	9,154	9,485	9,797	10,094	10,383