

**VOLUME III:
COUNCIL BLUFFS**

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Council Bluffs

DEMOGRAPHICS

Population Estimates

Table III.19.1, at right shows the population for Council Bluffs. As can be seen, the population in Council Bluffs increased from 62,230 persons in 2010 to 62,524 person in 2016, or by 0.5 percent.

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

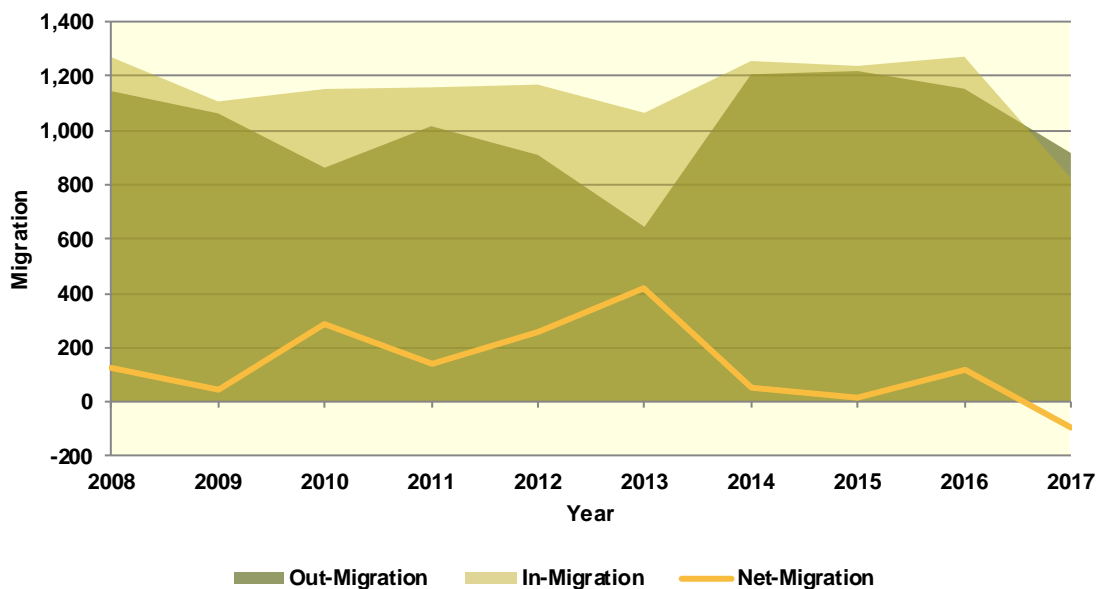
Pottawattamie County Population Migration Trends

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.19.1, 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 420 people entering and the migration lowest net migration occurred in 2015 with 19 entering Council Bluffs.

Year	Population	Percent Yearly Change
2000	58,268	.
2001	58,396	0.2%
2002	58,761	0.6%
2003	59,048	0.5%
2004	59,738	1.2%
2005	60,063	0.5%
2006	60,528	0.8%
2007	60,823	0.5%
2008	61,245	0.7%
2009	61,703	0.7%
2010	62,230	0.9%
2011	62,478	0.4%
2012	62,130	-0.6%
2013	62,083	-0.1%
2014	62,326	0.4%
2015	62,510	0.3%
2016	62,524	0%

Diagram III.19.1
Net In-migration by Gender
 Pottawattamie County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.19.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 33 percent of net-migrants, or -31 persons were male, with the remaining 67 percent, or -62 persons were female.

Table III.19.2, shows net-migration for Pottawattamie County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 22 persons entering Pottawattamie County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 52 persons leaving Pottawattamie County.

Table III.19.2
New-Migration by Age Range
 Pottawattamie County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	8	3	4	-6	3	0	1	-8	-3	-10
18-22	22	6	49	-4	36	59	-1	-19	-5	-52
23-25	-19	-22	8	7	4	35	-16	-46	19	-43
26-35	54	23	50	68	84	134	30	-29	39	-27
36-45	24	15	70	20	49	73	-3	63	32	-4
46-55	7	6	75	50	54	59	33	36	37	22
56-65	21	24	26	4	27	45	-3	18	10	7
66 +	8	-11	8	4	2	15	8	4	-11	14
Total	125	44	290	143	259	420	49	19	118	-93

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.19.3, shows population by age for the 2000 and 2010 Census. The population changed by 6.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 8.6 percent to a total of 8,379 persons in 2010. Those aged 25 to 34 changed by 5.1 percent, and those aged under 5 changed by 8.3 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	4,174	7.2%	4,521	7.3%	8.3%
5 to 19	12,812	22%	12,634	20.3%	-1.4%
20 to 24	4,167	7.2%	4,566	7.3%	9.6%
25 to 34	8,288	14.2%	8,711	14%	5.1%
35 to 54	16,311	28%	16,269	26.1%	-0.3%
55 to 64	4,804	8.2%	7,150	11.5%	48.8%
65 or Older	7,712	13.2%	8,379	13.5%	8.6%
Total	58,268	100.0%	62,230	100.0%	6.8%

The elderly population is further explored in Table III.19.4. Those aged 65 to 66 changed by 15.6 percent between 2000 and 2010, resulting in a population of 961 persons. Those aged 85 or older changed by 39.7 percent during the same time period, and resulted in 1,215 persons over age 85 in 2010.

Table III.19.4					
Elderly Population by Age					
Council Bluffs					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	831	10.8%	961	11.5%	15.6%
67 to 69	1,270	16.5%	1,384	16.5%	9%
70 to 74	2,069	26.8%	1,871	22.3%	-9.6%
75 to 79	1,630	21.1%	1,613	19.3%	-1%
80 to 84	1,042	13.5%	1,335	15.9%	28.1%
85 or Older	870	11.3%	1,215	14.5%	39.7%
Total	7,712	100.0%	8,379	100.0%	8.6%

Population by race and ethnicity is shown in Table III.19.5. The white population changed by 2.4 percent between 2000 and 2010, and resulted in representing 90.9 percent of the population in 2010. The black population changed by 88.8 percent, represented 1.9 percent of the population in 2010. The American Indian and Asian populations represented 0.6 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 103.4 percent between 2000 and 2010, compared to the 2.3 percent growth rate for non-Hispanics.

Table III.19.5					
Population by Race and Ethnicity					
Council Bluffs					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	55,213	94.8%	56,539	90.9%	2.4%
Black	614	1.1%	1,159	1.9%	88.8%
American Indian	263	0.5%	357	0.6%	35.7%
Asian	344	0.6%	462	0.7%	34.3%
Native Hawaiian/ Pacific Islander	15	0%	24	0%	60%
Other	1,054	1.8%	2,214	3.6%	110.1%
Two or More Races	765	1.3%	1,475	2.4%	92.8%
Total	58,268	100.0%	62,230	100.0%	6.8%
Hispanic	2,594	4.5%	5,277	8.5%	103.4%
Non-Hispanic	55,674	95.5%	56,953	91.5%	2.3%

Population by race and ethnicity through 2016 is shown in Table III.19.6. The white population represented 92.6 percent of the population in 2016, compared with black households accounting for 2 percent of the population. Hispanic households represented 10 percent of the population in 2016.

Table III.19.6				
Population by Race and Ethnicity				
Council Bluffs				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	56,539	90.9%	57,736	92.6%
Black	1,159	1.9%	1,249	2%
American Indian	357	0.6%	231	0.4%
Asian	462	0.7%	565	0.9%
Native Hawaiian/ Pacific Islander	24	0%	5	0%
Other	2,214	3.6%	1,187	1.9%
Two or More Races	1,475	2.4%	1,353	2.2%
Total	62,230	100.0%	62,326	100.0%
Non-Hispanic	56,953	91.5%	56,119	90%
Hispanic	5,277	8.5%	6,207	10%

The population by race is broken down further by ethnicity in Table III.19.7. While the white non-Hispanic population changed by 0.3 percent between 2000 and 2010, the white Hispanic population changed by 88.9 percent. The black non-Hispanic population changed by 83.8 percent, while the black Hispanic population changed by 390 percent.

Table III.19.7					
Population by Race and Ethnicity					
Council Bluffs					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	53,903	96.8%	54,065	94.9%	0.3%
Black	604	1.1%	1,110	1.9%	83.8%
American Indian	222	0.4%	257	0.5%	15.8%
Asian	343	0.6%	441	0.8%	28.6%
Native Hawaiian/ Pacific Islander	14	0%	22	0%	57.1%
Other	31	0.1%	35	0.1%	12.9%
Two or More Races	557	1%	1,023	1.8%	83.7%
Total Non-Hispanic	55,674	100.0%	56,953	100.0%	2.3%
Hispanic					
White	1,310	50.5%	2,474	46.9%	88.9%
Black	10	0.4%	49	0.9%	390%
American Indian	41	1.6%	100	1.9%	143.9%
Asian	1	0%	21	0.4%	2000%
Native Hawaiian/ Pacific Islander	1	0%	2	0%	100%
Other	1,023	39.4%	2,179	41.3%	113%
Two or More Races	208	8%	452	8.6%	117.3%
Total Hispanic	2,594	100.0%	5,277	100.0%	103.4%
Total Population	58,268	100.0%	62,230	100.0%	6.8%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.19.8. During this time, the total non-Hispanic population was 56,119 persons in 2016. The Hispanic population was 6,207.

Table III.19.8				
Population by Race and Ethnicity				
Council Bluffs				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	54,065	94.9%	52,968	94.4%
Black	1,110	1.9%	1,214	2.2%
American Indian	257	0.5%	190	0.3%
Asian	441	0.8%	565	1%
Native Hawaiian/ Pacific Islander	22	0%	5	0%
Other	35	0.1%	13	0%
Two or More Races	1,023	1.8%	1,164	2.1%
Total Non-Hispanic	56,953	100.0%	56,119	100.0%
Hispanic				
White	2,474	46.9%	4,768	76.8%
Black	49	0.9%	35	0.6%
American Indian	100	1.9%	41	0.7%
Asian	21	0.4%	0	0%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	2,179	41.3%	1,174	18.9%
Two or More Races	452	8.6%	189	3%
Total Hispanic	5,277	100.0	6,207	100.0%
Total Population	62,230	100.0%	62,326	100.0%

Households by type and tenure are shown in Table III.19.9. Family households represented 62.1 percent of households, while non-family households accounted for 37.9 percent. These changed from 62.6 and 37.4 percent, respectively.

Table III.19.9				
Household Type by Tenure				
Council Bluffs				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	15,528	62.6%	15,414	62.1%
Married-Couple Family	10,267	66.1%	10,137	65.8%
Owner-Occupied	8,194	79.8%	8,133	80.2%
Renter-Occupied	2,073	20.2%	2,004	19.8%
Other Family	5,261	33.9%	5,277	34.1%
Male Householder, No Spouse Present	1,536	29.2%	1,509	29.1%
Owner-Occupied	815	53.1%	916	60.7%
Renter-Occupied	721	46.9%	593	39.3%
Female Householder, No Spouse Present	3,725	70.8%	3,768	70.6%
Owner-Occupied	1,705	45.8%	1,667	44.2%
Renter-Occupied	2,020	54.2%	2,101	55.8%
Non-Family Households	9,265	37.4%	9,400	37.9%
Owner-Occupied	4,448	48%	4,475	47.6%
Renter-Occupied	4,817	52%	4,925	52.4%
Total	24,793	100.0%	24,814	100.0%

The group quarters population was 1,908 in 2010, compared to 1,329 in 2000. Institutionalized populations experienced a 12.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a 100.4 percent change during this same time period.

Table III.19.10					
Group Quarters Population					
Council Bluffs					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	266	31%	362	37.6%	36.1%
Juvenile Facilities	.	.	65	6.7%	.
Nursing Homes	432	50.3%	440	45.6%	1.9%
Other Institutions	160	18.6%	97	10.1%	-39.4%
Total	858	100.0%	964	100.0%	12.4 %
Noninstitutionalized					
College Dormitories	324	68.8%	782	82.8%	141.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	147	31.2%	162	17.2%	10.2%
Total	471	100.0%	944	100.0%	100.4%
Group Quarters Population	1,329	100.0%	1,908	100.0%	43.6%

The number of foreign born persons are shown in Table III.19.11. An estimated 2.6 percent of the population was born in Mexico, some 0.5 percent were born in El Salvador, and another 0.3 percent were born in Philippines.

Table III.19.11			
Place of Birth for the Foreign-Born Population			
Council Bluffs			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,617	2.6%
#2 country of origin	El Salvador	323	0.5%
#3 country of origin	Philippines	214	0.3%
#4 country of origin	Vietnam	181	0.3%
#5 country of origin	Guatemala	81	0.1%
#6 country of origin	Canada	65	0.1%
#7 country of origin	India	55	0.1%
#8 country of origin	Haiti	47	0.1%
#9 country of origin	Germany	43	0.1%
#10 country of origin	Dominican Republic	42	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.19.12. An estimated 3 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Vietnamese.

Table III.19.12 Limited English Proficiency and Language Spoken at Home Council Bluffs 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,766	3%
#2 LEP Language	Vietnamese	174	0.3%
#3 LEP Language	Tagalog	138	0.2%
#4 LEP Language	Other Indo-European languages	27	0%
#5 LEP Language	Russian, Polish, or other Slavic languages	18	0%
#6 LEP Language	Korean	17	0%
#7 LEP Language	Other Asian and Pacific Island languages	6	0%
#8 LEP Language	German or other West Germanic languages	5	0%
#9 LEP Language	Arabic	0	0%
#10 LEP Language	Chinese	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.19.13. Some 21.6 percent of the population was disabled in 2000, or a total of 11,512 persons. The disability rate was highest for those over 65, with 42.4 percent disabled.

Table III.19.13 Disability by Age Council Bluffs 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	784	8.5%
16 to 64	7,615	20.7%
65 and older	3,113	42.4%
Total	11,512	21.6%

Table III.19.14, shows disability by type in 2000. There were 4,915 physical disabilities in 2000, some 4,885 employment disabilities, and 3,867 go-outside-home disabilities.

Table III.19.14 Total Disabilities Tallied: Aged 5 and Older Council Bluffs 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	2,309
Physical disability	4,915
Mental disability	2,917
Self-care disability	1,323
Employment disability	4,885
Go-outside-home disability	3,867
Total	20,216

Disability by age, as estimated by the 2016 ACS, is shown in Table III.19.15. The disability rate for females was 15.7 percent, compared to 16.1 percent for males. The disability rate changed precipitously higher with age, with 48.1 percent of those over 75 experiencing a disability.

Table III.19.15 Disability by Age Council Bluffs 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%	32	1.6%	32	0.8%
5 to 17	427	7.9%	176	3.6%	603	5.9%
18 to 34	836	11.1%	421	5.7%	1,257	8.4%
35 to 64	2,130	19%	2,178	18.6%	4,308	18.8%
65 to 74	712	31.6%	837	31%	1,549	31.3%
75 or Older	750	47.2%	1,244	48.6%	1,994	48.1%
Total	4,855	16.1%	4,888	15.7%	9,743	15.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.19.16. Some 8.9 percent have an ambulatory disability, 7 have an independent living disability, and 2.9 percent have a self-care disability.

Table III.19.16 Total Disabilities Tallied: Aged 5 and Older Council Bluffs 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,065	5%
Vision disability	1,477	2.4%
Cognitive disability	3,139	5.5%
Ambulatory disability	5,100	8.9%
Self-Care disability	1,632	2.9%
Independent living disability	3,301	7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.19.17. In 2016, some 30,758 persons were employed and 1,761 were unemployed. This totaled a labor force of 32,519 persons. The unemployment rate for Council Bluffs was estimated to be 5.4 percent in 2016.

Table III.19.17 Employment, Labor Force and Unemployment Council Bluffs 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	30,758
Unemployed	1,761
Labor Force	32,519
Unemployment Rate	5.4%

In 2016, 90.1 percent of households in Council Bluffs had a high school education or greater.

Table III.19.18	
High School or Greater Education	
Council Bluffs	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	22,359
Total Households	24,814
Percent High School or Above	90.1%

As seen in Table III.19.19, some 35 percent of the population had a high school diploma or equivalent, another 36 percent have some college, 11.8 percent have a Bachelor's Degree, and 4.8 percent of the population had a graduate or professional degree.

Table III.19.19		
Educational Attainment		
Council Bluffs		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	5,914	12.4%
High School or Equivalent	16,749	35%
Some College or Associates Degree	17,245	36%
Bachelor's Degree	5,649	11.8%
Graduate or Professional Degree	2,292	4.8%
Total Population Above 18 years	47,849	100.0%

ECONOMICS

Labor Force

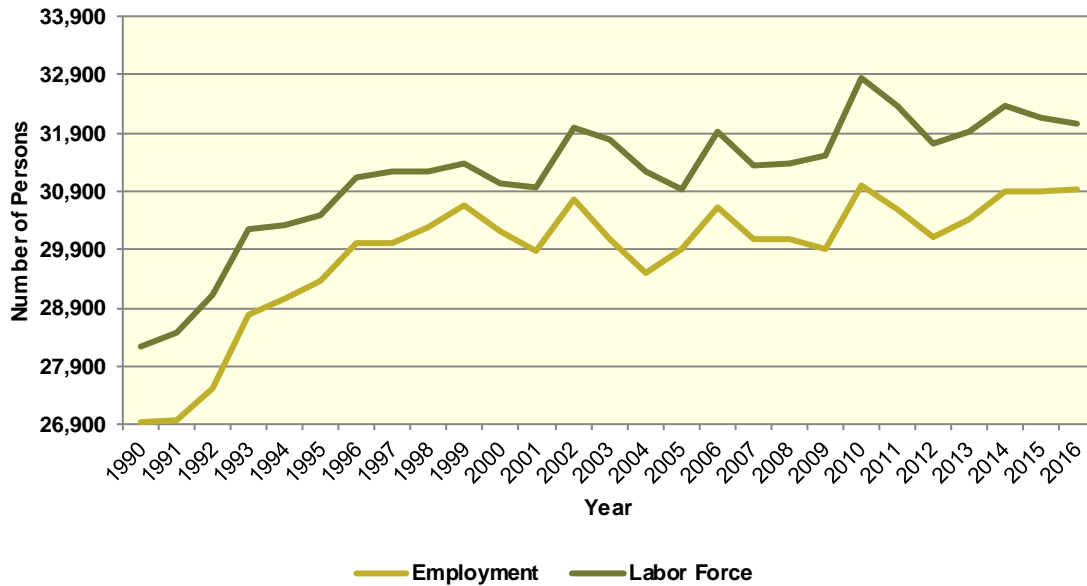
Table III.19.20, shows the labor force statistics for Council Bluffs from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.4 percent. The highest level of unemployment occurred during 2004 rising to a rate of 5.7 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Council Bluffs decreased from 3.9 percent in 2015 to 3.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.19.20 Labor Force Statistics Council Bluffs 1990 - 2016 BLS Data					
Year	Council Bluffs				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,316	26,930	28,246	4.7%	4.4%
1991	1,497	26,988	28,485	5.3%	4.7%
1992	1,616	27,518	29,134	5.5%	4.5%
1993	1,455	28,790	30,245	4.8%	4%
1994	1,240	29,073	30,313	4.1%	3.5%
1995	1,119	29,369	30,488	3.7%	3.4%
1996	1,126	30,023	31,149	3.6%	3.5%
1997	1,219	30,028	31,247	3.9%	3.1%
1998	950	30,277	31,227	3%	2.7%
1999	741	30,653	31,394	2.4%	2.6%
2000	824	30,215	31,039	2.7%	2.6%
2001	1,096	29,886	30,982	3.5%	3.3%
2002	1,216	30,777	31,993	3.8%	4%
2003	1,712	30,091	31,803	5.4%	4.5%
2004	1,767	29,490	31,257	5.7%	4.5%
2005	1,033	29,897	30,930	3.3%	4.3%
2006	1,287	30,635	31,922	4%	3.7%
2007	1,270	30,072	31,342	4.1%	3.7%
2008	1,306	30,085	31,391	4.2%	4.2%
2009	1,594	29,919	31,513	5.1%	6.4%
2010	1,838	31,018	32,856	5.6%	6%
2011	1,750	30,602	32,352	5.4%	5.5%
2012	1,603	30,103	31,706	5.1%	5%
2013	1,492	30,419	31,911	4.7%	4.7%
2014	1,459	30,896	32,355	4.5%	4.3%
2015	1,246	30,904	32,150	3.9%	3.8%
2016	1,150	30,924	32,074	3.6%	3.7%

Diagram III.19.2, shows the employment and labor force for Council Bluffs. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 30,924 persons, with the labor force reaching 32,074, indicating there were a total of 1,150 unemployed persons.



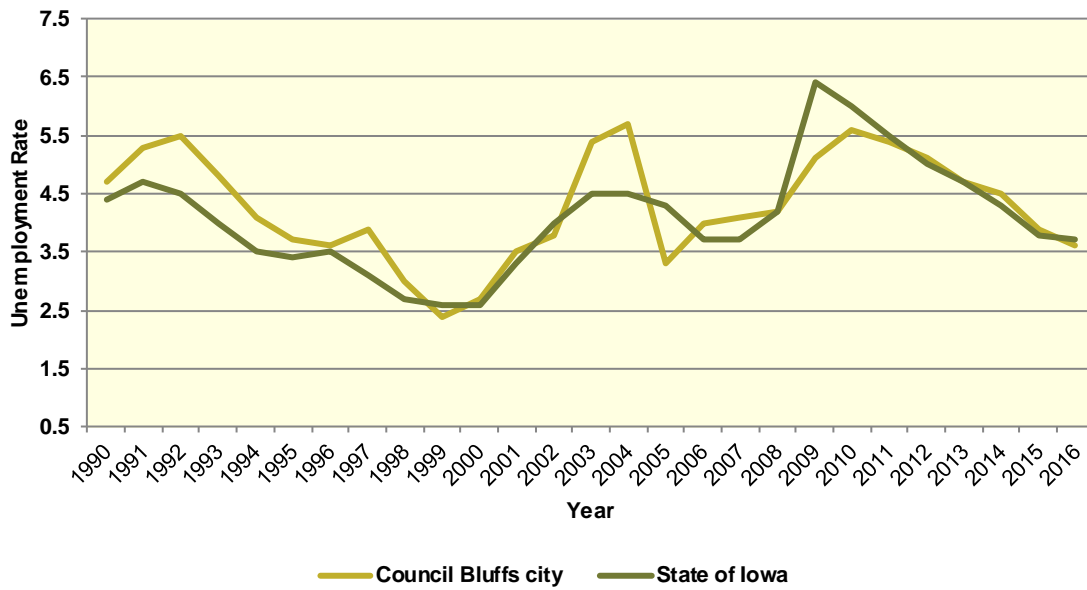
Diagram III.19.2
Employment and Labor Force
 Council Bluffs
 1990 – 2016 BLS Data



Unemployment

Diagram III.19.3, shows the unemployment rate for both the State and Council Bluffs. During the 1990’s the average rate for Council Bluffs was 4.1 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Council Bluffs had an average unemployment rate that higher than the State, 4.3 percent for Council Bluffs, versus 4.1 statewide.

Diagram III.19.3
Annual Unemployment Rate
 Council Bluffs
 1990 – 2016 BLS Data



Earnings: Pottawattamie 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.19.4, shows real average earnings per job for Pottawattamie County from 1990 to 2016. Over this period the average earning per job for Pottawattamie County was \$40,036, which was lower than the statewide average of \$43,526 over the same period.

Diagram III.19.4
Real Average Earnings Per Job
 Pottawattamie County
 BEA Data 1990 - 2016

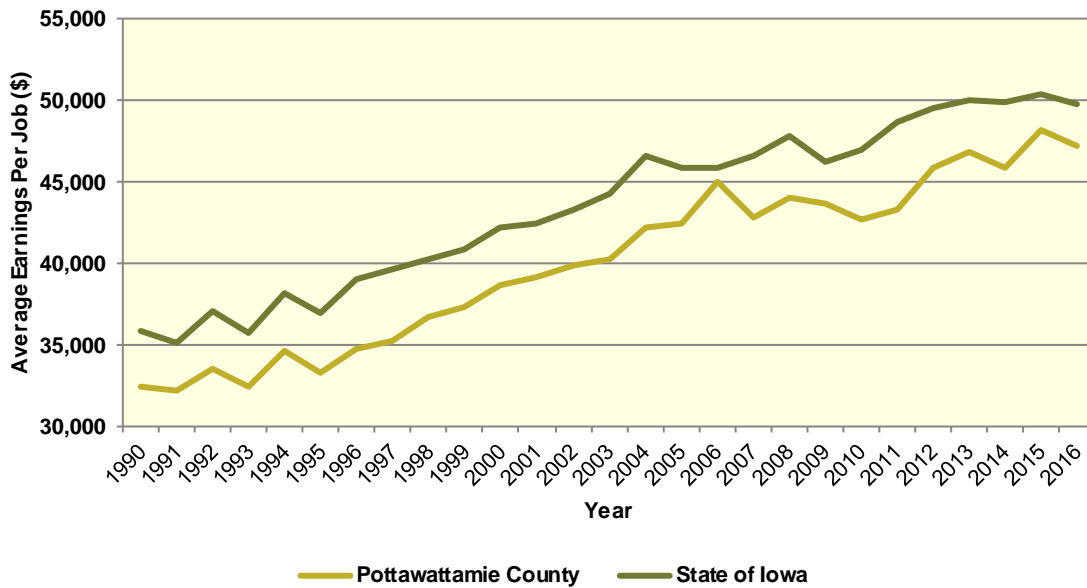
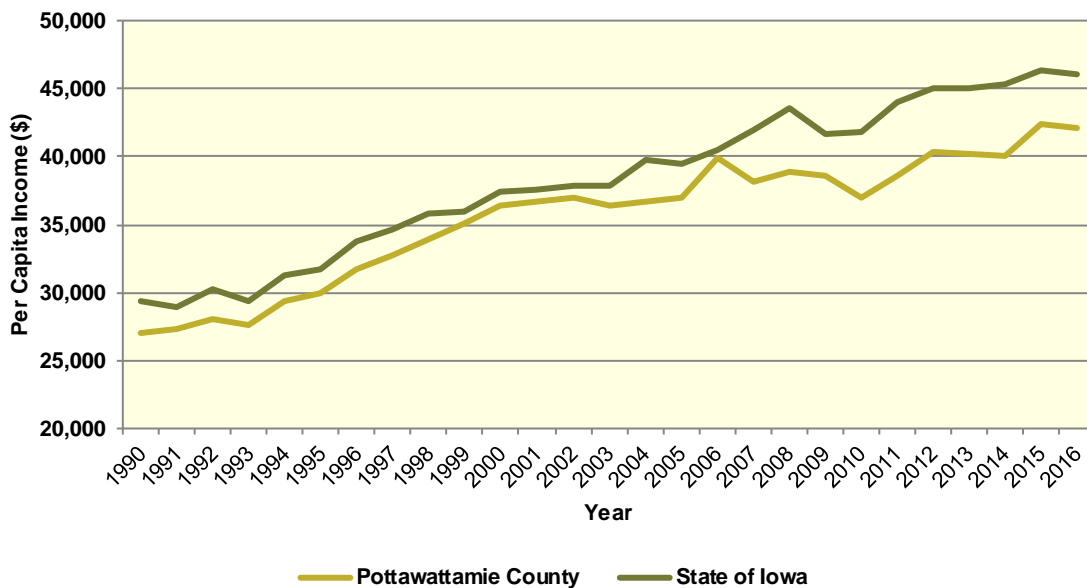


Diagram III.19.5, shows real per capita income for the Pottawattamie County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Pottawattamie County was \$35,544, which was lower than the statewide average of \$38,254 over the same period.

Diagram III.19.5
Real Per Capita Income
 Pottawattamie County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Pottawattamie County

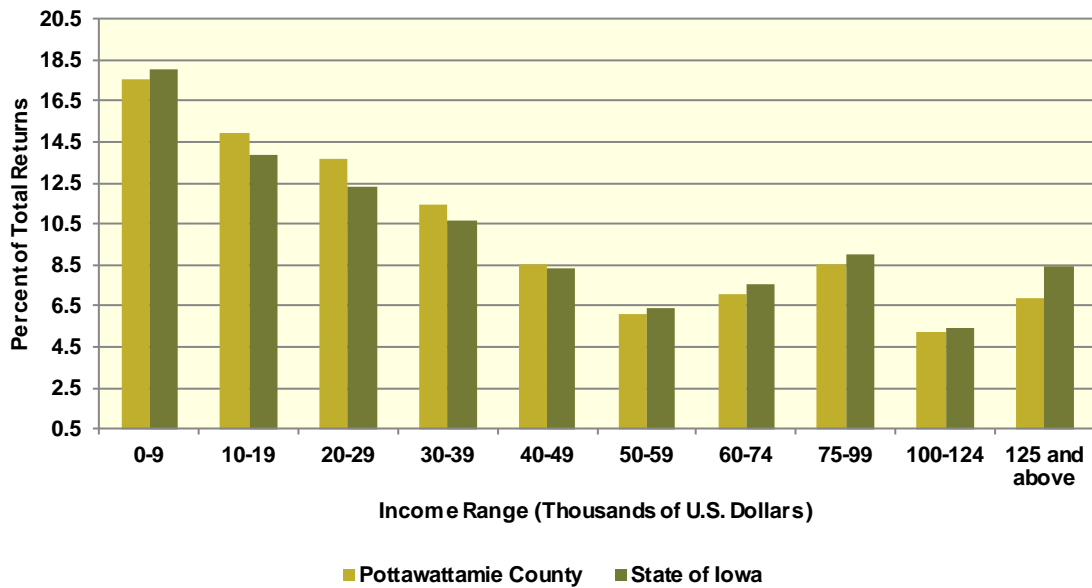
The Iowa Department of Revenue releases annual income tax statistics. Table III.19.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Pottawattamie County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 3.7 percent, with 2,922 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 48.2 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.5 percent.

Table III.19.21
Number of Tax Returns by Adjusted Gross Income
 Council Bluffs
 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	7,436	6,279	5,510	4,019	3,038	2,550	2,841	2,414	813	785	35,685
2003	7,294	6,125	5,394	4,083	3,026	2,541	2,919	2,588	904	895	35,769
2004	7,357	6,048	5,463	4,246	3,178	2,603	2,972	2,782	1,099	1,055	36,803
2005	7,073	6,026	5,505	4,232	3,264	2,634	3,090	3,080	1,184	1,264	37,352
2006	7,120	5,952	5,582	4,286	3,338	2,695	3,120	3,400	1,384	1,474	38,351
2007	7,738	6,230	5,689	4,654	3,398	2,625	3,250	3,539	1,648	1,756	40,527
2008	7,418	6,228	5,910	4,613	3,318	2,628	3,183	3,558	1,710	1,845	40,411
2009	7,353	6,577	5,984	4,596	3,355	2,587	3,103	3,457	1,781	1,829	40,622
2010	7,439	6,708	5,902	4,544	3,409	2,603	3,071	3,472	1,758	1,971	40,877
2011	7,388	6,700	5,747	4,526	3,310	2,576	2,996	3,531	1,723	2,182	40,679
2012	7,387	6,408	5,604	4,489	3,311	2,584	2,939	3,542	1,917	2,420	40,601
2013	7,371	6,407	5,719	4,642	3,345	2,589	2,966	3,585	2,052	2,577	41,253
2014	7,404	6,433	5,770	4,709	3,481	2,697	2,933	3,661	2,146	2,739	41,973
2015	7,422	6,341	5,790	4,831	3,629	2,579	3,008	3,632	2,224	2,922	42,378
Change 10 - 15	-0.2%	-5.5%	-1.9%	6.3%	6.5%	-0.9%	-2.1%	4.6%	26.5%	48.2%	3.7%

Diagram III.19.6
2015 Income Distribution
 Pottawattamie County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Council Bluffs is shown in Table III.19.22. In 2016, there were an estimated 8,905 persons living in poverty. This represented a 14.8 percent poverty rate, compared to 10.3 percent poverty in 2000. In 2016, some 13.5 percent of those in poverty were under age 6, and 8.1 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	837	14.3%	1,201	13.5%
6 to 17	1,288	22%	1,875	21.1%
18 to 64	3,220	55%	5,105	57.3%
65 or Older	507	8.7%	724	8.1%
Total	5,852	100.0%	8,905	100.0%
Poverty Rate	10.3%	.	14.8%	.

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 Pottawattamie County decreased from 83 authorizations in 2015 to 63 in 2016.

The real value of single-family building permits increased from \$223,220 in 2015 to \$223,725 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.19.23.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	66	4	0	57	127	62,550	26,601
1981	36	4	0	6	46	64,504	68,834
1982	22	6	0	5	33	89,896	56,926
1983	38	8	0	30	76	113,621	48,312
1984	62	22	18	81	183	106,827	63,470
1985	58	10	8	75	151	101,642	56,255
1986	57	22	12	99	190	124,532	46,463
1987	49	6	11	40	106	120,253	36,791
1988	53	30	7	67	157	114,256	57,158
1989	59	14	20	16	109	110,420	46,351
1990	50	10	8	35	103	142,708	52,412
1991	63	12	0	0	75	131,054	0
1992	71	6	0	82	159	124,741	72,792
1993	79	4	7	160	250	126,661	68,659
1994	95	10	0	0	105	122,471	0
1995	115	42	4	202	363	127,493	57,462
1996	150	14	0	106	270	123,417	67,667
1997	143	10	3	177	333	132,680	88,787
1998	165	8	3	379	555	128,267	95,525
1999	178	0	0	67	245	128,138	76,303
2000	156	4	16	346	522	132,920	85,344
2001	201	4	0	104	309	135,194	85,144
2002	165	12	0	37	214	164,457	69,631
2003	184	10	8	182	384	165,787	78,252
2004	227	4	0	0	231	131,755	0
2005	303	10	0	0	313	133,666	0
2006	253	14	4	110	381	134,101	99,520
2007	170	4	0	172	346	144,429	122,182
2008	122	4	0	0	126	145,612	0
2009	129	4	0	0	133	156,297	0
2010	114	2	0	0	116	155,439	0
2011	100	0	0	0	100	217,383	0
2012	113	0	0	0	113	186,098	0
2013	93	0	0	0	93	178,569	0
2014	73	0	0	0	73	208,893	0
2015	83	4	0	0	87	223,220	0
2016	63	0	0	0	63	223,725	0

Diagram III.19.7 Single Family Permits

Council Bluffs
Census Bureau Data, 1980–2016

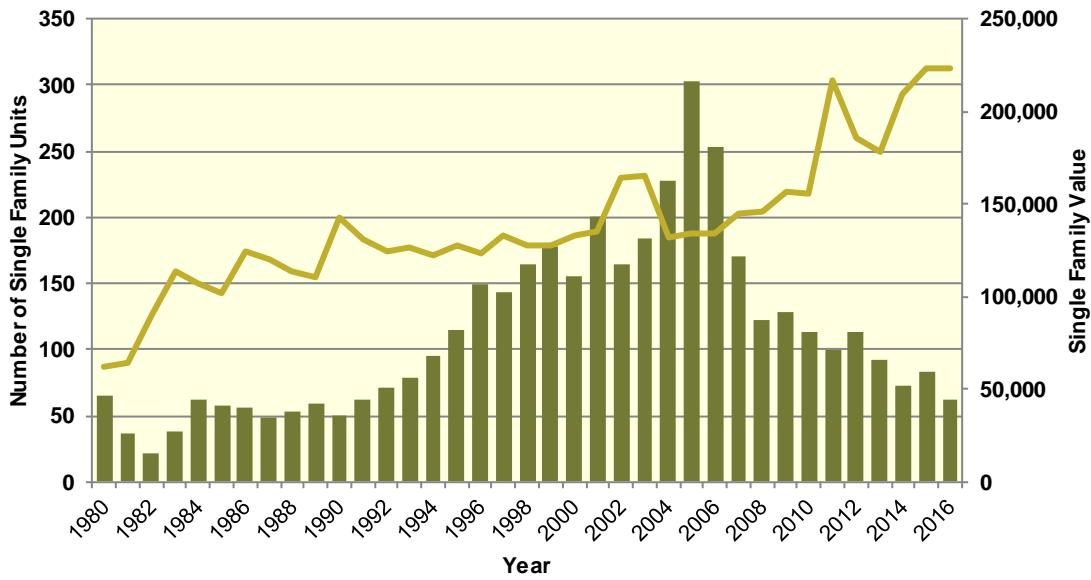
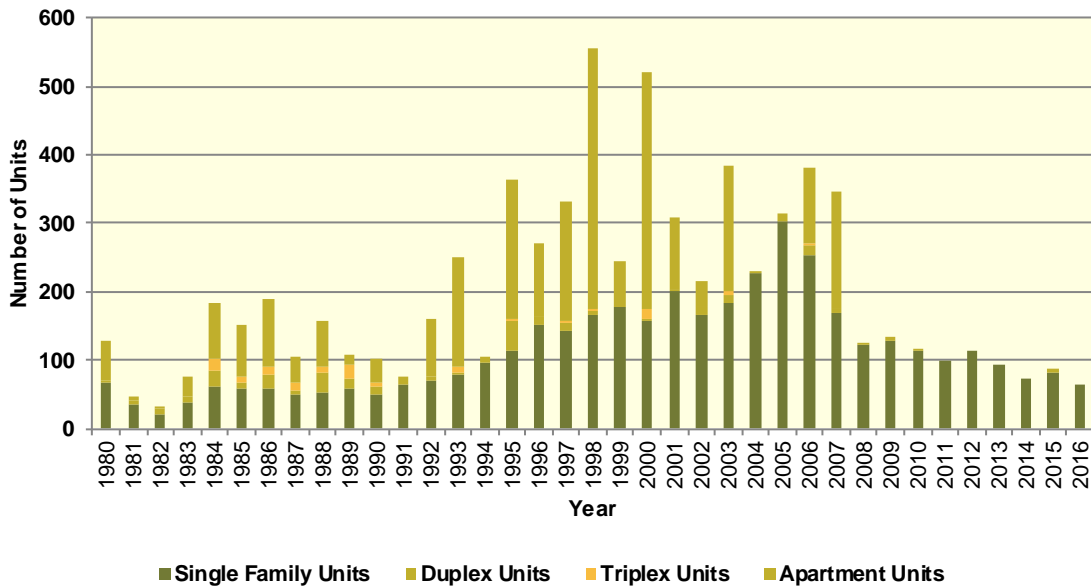


Diagram III.19.8 Total Permits by Unit Type

Council Bluffs
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.19.24. In 2016, there were 26,822 housing units, up from 24,367 in 2000. Single-family units accounted for 71.7 percent of units in 2016, compared to 69.3 in 2000. Apartment units accounted for 19.3 percent in 2016, compared to 18.5 percent in 2000.

Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	16,891	69.3%	19,234	71.7%
Duplex	972	4%	930	3.5%
Tri- or Four-Plex	806	3.3%	732	2.7%
Apartment	4,496	18.5%	5,168	19.3%
Mobile Home	1,191	4.9%	758	2.8%
Boat, RV, Van, Etc.	11	0%	0	0%
Total	24,367	100.0%	26,822	100.0%

Some 93.2 percent of housing was occupied in 2010, compared to 94 percent in 2000. Owner-occupied housing changed 1.9 percent between 2000 and 2010, ending with owner-occupied units representing 61.2 percent of unit. Vacant units changed by 24.1 percent, resulting in 1,801 vacant units in 2010.

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	22,889	94%	24,793	93.2%	8.3%
Owner-Occupied	14,882	65%	15,162	61.2%	1.9%
Renter-Occupied	8,007	35%	9,631	38.8%	20.3%
Vacant Housing Units	1,451	6%	1,801	6.8%	24.1%
Total Housing Units	24,340	100.0%	26,594	100.0%	9.3%

Table III.19.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 26,822 housing units. An estimated 61.2 percent were owner-occupied, and 7.5 percent were vacant.

Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	24,793	93.2%	24,814	92.5%
Owner-Occupied	15,162	61.2%	15,191	61.2%
Renter-Occupied	9,631	38.8%	9,623	38.8%
Vacant Housing Units	1,801	6.8%	2,008	7.5%
Total Housing Units	26,594	100.0%	26,822	100.0%



Households by household size are shown in Table III.19.27. There were a total of 24,793 households in 2010, up from 22,889 in 2000. One person households changed by 16.7 percent between 2000 and 2010, while two person households changed by 9.2 percent. Three and four person households changed by 2.8 and -4.4 respectively, representing 15.9 percent and 11.6 percent of the population in 2010.

Table III.19.27					
Households by Household Size					
Council Bluffs					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	6,383	27.9%	7,447	30%	16.7%
Two Persons	7,533	32.9%	8,227	33.2%	9.2%
Three Persons	3,842	16.8%	3,950	15.9%	2.8%
Four Persons	2,996	13.1%	2,864	11.6%	-4.4%
Five Persons	1,354	5.9%	1,414	5.7%	4.4%
Six Persons	477	2.1%	521	2.1%	9.2%
Seven Persons or More	304	1.3%	370	1.5%	21.7%
Total	22,889	100.0%	24,793	100.0%	8.3%

Households by income is shown in Table III.19.28. Households earning more than \$100,000 per year represented 12.8 percent of households in 2016, compared to 5.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.2 percent of households in 2010, compared to 19.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.9 percent of households in 2016, compared to 16 percent in 2000.

Table III.19.28				
Households by Income				
Council Bluffs				
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	3,665	16%	3,191	12.9%
\$15,000 to \$19,999	1,754	7.7%	1,302	5.2%
\$20,000 to \$24,999	1,857	8.1%	1,426	5.7%
\$25,000 to \$34,999	3,774	16.5%	3,089	12.4%
\$35,000 to \$49,999	4,450	19.4%	4,091	16.5%
\$50,000 to \$74,999	4,386	19.1%	5,251	21.2%
\$75,000 to \$99,999	1,805	7.9%	3,282	13.2%
\$100,000 or More	1,222	5.3%	3,182	12.8%
Total	22,913	100.0%	24,814	100.0%

Table III.19.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 11.8 percent and 2.3 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 10.8 percent, 6.6 percent, and 9.7, respectively. Housing units built prior to 1939 represented 27.4 percent of households in 2016.



Table III.19.29				
Households by Year Home Built				
Council Bluffs				
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	6,945	30.3%	6,810	27.4%
1940 to 1949	1,932	8.4%	1,273	5.1%
1950 to 1959	3,994	17.4%	3,448	13.9%
1960 to 1969	3,154	13.8%	3,041	12.3%
1970 to 1979	2,874	12.6%	2,692	10.8%
1980 to 1989	1,596	7%	1,638	6.6%
1990 to 1999	2,405	10.5%	2,407	9.7%
2000 to 2009	.	.	2,935	11.8%
2010 or Later	.	.	570	2.3%
Total	22,900	100.0%	24,814	100.0%

The distribution of unit types by race are shown in Table III.19.30. An estimated 73.2 percent of white households occupy single family homes, while 45.6 percent of black households do. Some 18.4 percent of white households occupied apartments, while 49.7 percent of black households do. An estimated 59.8 percent of Asian, and 92.2 percent of American Indian households occupy single family homes.

Table III.19.30							
Distribution of Units in Structure by Race							
Council Bluffs							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	73.2%	45.6%	92.2%	59.8%	100%	60.2%	61.8%
Duplex	3.4%	4.7%	0%	0%	0%	1.6%	3.5%
Tri- or Four-Plex	2.6%	0%	0%	21.6%	0%	0%	15%
Apartment	18.4%	49.7%	0%	18.6%	0%	16.1%	16.1%
Mobile Home	2.5%	0%	7.8%	0%	0%	22%	3.5%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.19.31. An estimated 46.1 percent of vacant units were for rent in 2010, a 1.1 percent change since 2000. In addition, some 18.8 percent of vacant units were for sale, a change of 65.7 percent between 2000 and 2010. "Other" vacant units represented 23.9 percent of vacant units in 2010. This is a change of 61.4 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



Table III.19.31					
Disposition of Vacant Housing Units					
Council Bluffs					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	821	56.6%	830	46.1%	1.1%
For Sale	204	14.1%	338	18.8%	65.7%
Rented or Sold, Not Occupied	70	4.8%	121	6.7%	72.9%
For Seasonal, Recreational, or Occasional Use	73	5%	81	4.5%	11%
For Migrant Workers	16	1.1%	0	0%	-100%
Other Vacant	267	18.4%	431	23.9%	61.4%
Total	1,451	100.0%	1,801	100.0%	24.1%

The disposition of vacant units between 2010 and 2016 are shown in Table III.19.32. By 2016, for rent units accounted for 25.8 percent of vacant units, while for sale units accounted for 11 percent. "Other" vacant units accounted for 47.8 percent of vacant units, representing a total of 959 "other" vacant units.

Table III.19.32				
Disposition of Vacant Housing Units				
Council Bluffs				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	830	46.1%	519	25.8%
For Sale	338	18.8%	221	11%
Rented Not Occupied	43	2.4%	69	3.4%
Sold Not Occupied	78	4.3%	111	5.5%
For Seasonal, Recreational, or Occasional Use	81	4.5%	129	6.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	431	23.9%	959	47.8%
Total	1,801	100.0%	2,008	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.19.33. In 2016, an estimated 1.5 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.



Table III.19.33 Overcrowding and Severe Overcrowding Council Bluffs 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	14,573	97.7%	263	1.8%	79	0.5%	14,915
2016 Five-Year ACS	14,964	98.5%	194	1.3%	33	0.2%	15,191
Renter							
2000 Census	7,554	94.6%	280	3.5%	151	1.9%	7,985
2016 Five-Year ACS	9,355	97.2%	175	1.8%	93	1%	24,814
Total							
2000 Census	22,127	96.6%	543	2.4%	230	1%	22,900
2016 Five-Year ACS	24,319	98%	369	1.5%	126	0.5%	24,814

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 60 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Council Bluffs. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.19.34 Households with Incomplete Plumbing Facilities Council Bluffs 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	22,828	24,754
Lacking Complete Plumbing Facilities	72	60
Total Households	22,900	24,814
Percent Lacking	0.3%	0.2%

There were 243 households lacking complete kitchen facilities in 2016, compared to 56 households in 2000. This was a change from 0.2 percent of households in 2000 to 1 percent in 2016.

Table III.19.35 Households with Incomplete Kitchen Facilities Council Bluffs 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	22,844	24,571
Lacking Complete Kitchen Facilities	56	243
Total Households	22,900	24,814
Percent Lacking	0.2%	1%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a

mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Council Bluffs, 16 of households had a cost burden and 12.7 percent had a severe cost burden. Some 20.3 percent of renters were cost burdened, and 21.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.6 percent and a severe cost burden rate of 5.3 percent. Owner occupied households with a mortgage had a cost burden rate of 16.1 percent, and severe cost burden at 8.1 percent.

Table III.19.36
Cost Burden and Severe Cost Burden by Tenure
 Council Bluffs
 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	7,100	79.2%	1,359	15.2%	492	5.5%	12	0.1%	8,963
2016 Five-Year ACS	7,613	75.3%	1,630	16.1%	824	8.1%	47	0.5%	10,114
Owner Without a Mortgage									
2000 Census	3,856	89.6%	228	5.3%	183	4.3%	38	0.9%	4,305
2016 Five-Year ACS	4,415	87%	384	7.6%	268	5.3%	10	0.2%	5,077
Renter									
2000 Census	4,703	59%	1,574	19.7%	1,346	16.9%	350	4.4%	7,973
2016 Five-Year ACS	5,178	53.8%	1,951	20.3%	2,065	21.5%	429	4.5%	9,623
Total									
2000 Census	15,659	73.7%	3,161	14.9%	2,021	9.5%	400	1.9%	21,241
2016 Five-Year ACS	17,206	69.3%	3,965	16%	3,157	12.7%	486	2%	24,814

Housing Problems by Income

Table III.19.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Pottawattamie County. As can be seen in 2017 the MFI was \$75,000, which compared to \$69,900 for the State of Iowa.

Table III.19.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 2,110 owner-occupied and 1,728 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,090 owner-occupied 2,035 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 16,815 households without a housing problem.

Table III.19.37
Median Family Income
 Pottawattamie County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	58,600	49,100
2001	62,400	52,500
2002	64,400	53,700
2003	63,300	54,900
2004	64,000	55,800
2005	65,250	57,650
2006	66,500	57,800
2007	64,800	58,100
2008	67,100	58,500
2009	69,900	62,000
2010	70,300	62,400
2011	70,600	64,000
2012	71,500	64,800
2013	72,700	64,700
2014	73,000	65,300
2015	72,800	67,500
2016	72,100	68,400
2017	75,000	69,900

Table III.19.38						
Housing Problems by Income and Tenure						
Pottawattamie 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	10	0	0	25	40	75
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	45	60	95	70	270
Housing cost burden greater than 50% of income (and none of the above problems)	680	280	90	20	20	1,090
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	220	610	795	270	215	2,110
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
has none of the 4 housing problems	295	735	2,220	1,920	6,990	12,160
Total	1,255	1,670	3,165	2,330	7,335	15,755
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	40	25	60	0	15	140
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	70	0	15	0	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	25	30	40	50	195
Housing cost burden greater than 50% of income (and none of the above problems)	1,725	255	45	10	0	2,035
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	355	1,020	345	4	4	1,728
Zero/negative income (and none of the above problems)	180	0	0	0	0	180
has none of the 4 housing problems	515	420	1,765	630	1,325	4,655
Total	2,865	1,815	2,245	699	1,394	9,018
Total						
Lacking complete plumbing or kitchen facilities	50	25	60	25	55	215
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	70	0	15	0	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	70	90	135	120	465
Housing cost burden greater than 50% of income (and none of the above problems)	2,405	535	135	30	20	3,125
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	575	1,630	1,140	274	219	3,838
Zero/negative income (and none of the above problems)	230	0	0	0	0	230
has none of the 4 housing problems	810	1,155	3,985	2,550	8,315	16,815
Total	4,120	3,485	5,410	3,029	8,729	24,773

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.19.39 presents some basic statistics about the completed surveys.

Table III.19.39				
Survey of Rental Properties				
Council Bluffs 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	26	2,742	3.4	29.1

Table III.19.40, 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 Council Bluffs, with 0 of them available. This translates into a vacancy rate of 0 percent in Council Bluffs, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,726 apartment units reported in the survey, with 81 of them available, which resulted in a vacancy rate of 3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.19.40			
Rental Vacancy Survey by Type			
Council Bluffs			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	5	0	0%
Apartments	2,726	81	3%
Mobile Homes	11	1	9.1%
"Other" Units	0	0	0%
Don't Know	0	12	
Total	2,742	94	3.4%

Table III.19.41, reports units by bedroom size. As can be seen there were 792 two bedroom apartment units and 221 three bedroom units. Overall, the 797 two bedroom units accounted for 29.1 percent of all units, and the 231 three bedroom units accounted for 8.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 474 units listed as "Don't Know". Additional details for additional unit types are reported found below.

Table III.19.41						
Rental Units by Bedroom Size						
Council Bluffs						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	218	0	0	.	218
One	1	1,013	0	0	.	1,014
Two	4	792	1	0	.	797
Three	0	221	10	0	.	231
Four	0	8	0	0	.	8
Don't Know	0	474	0	0	0	474
Total	5	2,726	11	0	0	2,742



Table III.19.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table III.19.42 Single Family Units by Bedroom Size Council Bluffs 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	4	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	5	0	0%

Table III.19.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 1.7 percent.

Table III.19.43 Apartment Units by Bedroom Size Council Bluffs 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	218	14	6.4%
One	1,013	17	1.7%
Two	792	26	3.3%
Three	221	17	7.7%
Four	8	0	0%
Don't know	474	7	1.5%
Total	2,726	81	3%

Average market-rate rents by unit type are shown in Table III.19.44. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.19.44 Average Market Rate Rents by Bedroom Size Council Bluffs 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$775	\$0	\$0	\$775
One	\$0	\$758.3	\$0	\$0	\$758.3
Two	\$0	\$868.8	\$0	\$0	\$868.8
Three	\$0	\$782.2	\$0	\$0	\$782.2
Four	\$0	\$1200	\$0	\$0	\$1200
Total	\$810	\$797.9	\$900	\$0	\$800.5

Table III.19.45, shows vacancy rates for single family units by average rental rates for Council Bluffs. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.19.45 Single Family Market Rate Rents by Vacancy Status Council Bluffs 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	5	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	5	0	0%

The average rent and availability of apartment units is displayed in Table III.19.46. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 3 percent.

Table III.19.46 Apartment Market Rate Rents by Vacancy Status Council Bluffs 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	751	20	2.7%
\$750 to \$1,000	1,531	46	3%
\$1,000 to \$1,250	17	1	5.9%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	427	14	3.3%
Total	2,726	81	3%

Respondents were asked if utilities are included in the rent and as shown in Table III.19.47, 20 respondents, or 76.9 percent, included some sort of utility in the rent.

Table III.19.47 Are there any utilities included with the rent? Council Bluffs 2017 Survey of Rental Properties	
Period	Respondent
Yes	20
No	6
% Offering Utilities	76.9%

The type of utility included in the rent is shown in Table III.19.48. There were 3 respondents who included electricity, 3 respondents who included natural gas, 16 respondents who included water and sewer and 19 respondents included trash collection in the rent.

Table III.19.48 Which utilities are included with the rent? Council Bluffs 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	3
Water/Sewer	16
Trash Collection	19

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.19.49, there were 500 accessible apartment units. In addition to the units shown below there was 1 mobile home and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 107 persons with disabilities currently residing in accessible units.

Table III.19.49 Accessible Units by Bedroom Size Council Bluffs 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	5	0	0		5
One	0	203	0	0		203
Two	0	213	1	0		214
Three	0	39	0	0		39
Four	0	1	0	0		1
Don’t Know	0	39	0	0	0	39
Total	0	500	1	0	0	501

Table III.19.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 percent of all single family units were considered accessible by survey respondents.

Table III.19.50 Single Family Units by Accessibility and Bedroom Size Council Bluffs 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	1	0	1	0%
Two	4	0	4	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	5	0	5	0%

Table III.19.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 26.9 percent or 213 two bedroom apartment units are accessible, with 17.6 percent of three bedroom units were considered accessible. Overall, 18.3 percent of all apartment units were considered accessible by survey respondents.

Table III.19.51 Apartment Units by Accessibility and Bedroom Size Council Bluffs 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	213	5	218	2.3%
One	810	203	1,013	20%
Two	579	213	792	26.9%
Three	182	39	221	17.6%
Four	7	1	8	12.5%
Don't know	435	39	474	8.2%
Total	2,226	500	2,726	18.3%

Perceived Need for Rental Units

Table III.19.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 141 number of persons on the wait list.

Table III.19.52 Do you keep a waiting list? Council Bluffs 2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	9
Waitlist Size	141

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.19.53, 0 respondents said there was no need for renovating single family units, with 5 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 5 respondents saying there was extreme need for renovating existing apartment units.

Table III.19.53				
How would you rate the need for renovation of existing units in the?				
Council Bluffs				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	3	3	0	0
Moderate Need	8	8	4	4
High Need	2	2	1	1
Extreme Need	5	5	1	1
Average Need	3.5	3.5	3.5	3.5

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.19.54, 2 respondents said there was no need for new single family units, with 6 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 6 respondents saying there was extreme need for constructing new apartment units.

Table III.19.54				
How would you rate the need for construction of new units in the?				
Council Bluffs				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	7	7	3	3
Moderate Need	1	1	0	0
High Need	4	4	1	1
Extreme Need	6	6	1	1
Average Need	3.2	3.2	2.4	2.4

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.19.55, shows the *strong growth scenario* for Council Bluffs. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 24,814 households. In 2030, there will be a projected 27,416 households, of which 16,784 are projected to be owner occupied and the remaining 10,632 are expected to be renter-occupied.

By 2050, there are projected to be 16,976 owner-occupied households, of which 1,348 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 3,412 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 10,754 renter households, of which 3,418 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,680 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 27,730 occupied units by 2050, of which 4,766 are expected to have incomes on between 0 and 30 percent of MFI.



Table III.19.55
Housing Demand Forecast
 Council Bluffs
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	1,293	1,315	1,332	1,344	1,350	1,351	1,348
30.1-50%	0	1,727	1,756	1,780	1,796	1,804	1,805	1,801
50.1-80%	0	3,274	3,329	3,374	3,404	3,418	3,420	3,412
80.1-95%	0	1,826	1,856	1,881	1,898	1,906	1,907	1,903
95.1-115%	0	2,146	2,182	2,212	2,232	2,241	2,242	2,237
115+%	0	6,020	6,121	6,204	6,259	6,286	6,289	6,275
Total	0	16,287	16,560	16,784	16,933	17,006	17,014	16,976
Renter								
0-30%	0	3,279	3,334	3,379	3,409	3,424	3,426	3,418
30.1-50%	0	2,068	2,103	2,131	2,150	2,159	2,160	2,156
50.1-80%	0	2,571	2,614	2,649	2,673	2,684	2,686	2,680
80.1-95%	0	600	610	618	624	626	627	625
95.1-115%	0	674	685	695	701	704	704	703
115+%	0	1,125	1,144	1,160	1,170	1,175	1,176	1,173
Total	0	10,317	10,490	10,632	10,727	10,772	10,778	10,754
Total								
0-30%	0	4,572	4,649	4,712	4,754	4,774	4,776	4,766
30.1-50%	0	3,795	3,859	3,911	3,946	3,963	3,965	3,956
50.1-80%	0	5,845	5,943	6,023	6,077	6,103	6,106	6,092
80.1-95%	0	2,426	2,466	2,500	2,522	2,533	2,534	2,528
95.1-115%	0	2,821	2,868	2,907	2,932	2,945	2,947	2,940
115+%	0	7,146	7,266	7,364	7,429	7,461	7,465	7,448
Total	24,814	26,604	27,051	27,416	27,660	27,778	27,793	27,730

