

**VOLUME III:
DAVENPORT**

**IOWA STATE
PROFILE**

Please visit the Iowa State Profile Dashboard:

www.westernes.com/Iowa

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**



Davenport

DEMOGRAPHICS

Population Estimates

Table III.10.1, at right shows the population for Davenport. As can be seen, the population in Davenport increased from 99,685 persons in 2010 to 102,612 person in 2016, or by 2.9 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 Davenport. Although a city may span several counties, for the county level data pieces, Scott County was selected. For a more in-depth county level view, please refer to Scott County in Volume II of this profile.

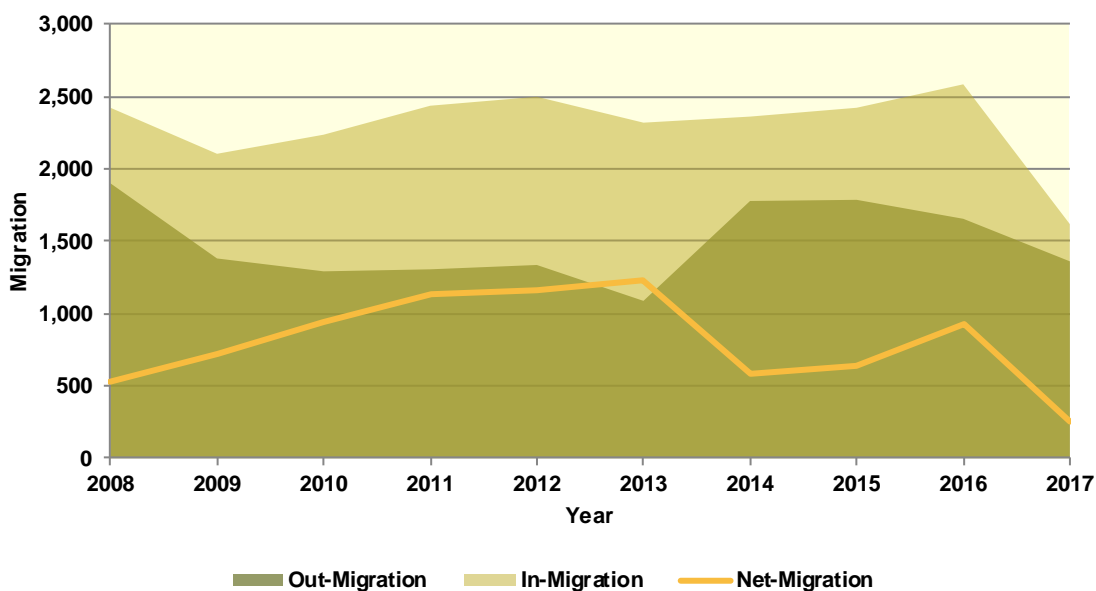
Scott County Population Migration Trends

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.10.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 1,231 people entering and the migration lowest net migration occurred in 2008 with 522 entering Davenport.

Year	Population	Percent Yearly Change
2000	98,359	.
2001	97,669	-0.7%
2002	97,295	-0.4%
2003	97,031	-0.3%
2004	96,847	-0.2%
2005	96,852	0%
2006	97,259	0.4%
2007	97,284	0%
2008	98,083	0.8%
2009	98,895	0.8%
2010	99,685	0.8%
2011	100,533	0.9%
2012	101,462	0.9%
2013	102,252	0.8%
2014	102,552	0.3%
2015	102,608	0.1%
2016	102,612	0%

Diagram III.10.1
Net In-migration by Gender
 Scott County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.10.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 47 percent of net-migrants, or 122 persons were male, with the remaining 53 percent, or 135 persons were female.

Table III.10.2, shows net-migration for Scott 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 71 persons entering Scott County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 2 persons leaving Scott County.

Table III.10.2
New-Migration by Age Range
 Scott County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	14	-1	4	12	2	12	-3	-4	11	-2
18-22	65	87	108	127	148	126	105	82	145	71
23-25	61	148	155	135	155	242	121	95	131	44
26-35	187	278	301	347	377	318	213	185	213	33
36-45	114	127	178	220	202	260	114	143	180	53
46-55	59	67	119	145	146	159	60	72	117	27
56-65	8	8	50	103	78	78	-5	27	79	3
66 +	14	9	29	41	54	36	-22	36	53	28
Total	522	723	944	1,130	1,162	1,231	583	636	929	257

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.10.3, shows population by age for the 2000 and 2010 Census. The population changed by 1.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 4.9 percent to a total of 12,524 persons in 2010. Those aged 25 to 34 changed by -0.2 percent, and those aged under 5 changed by -0.2 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	7,268	7.4%	7,257	7.3%	-0.2%
5 to 19	21,334	21.7%	19,671	19.7%	-7.8%
20 to 24	7,698	7.8%	7,756	7.8%	0.8%
25 to 34	14,894	15.1%	14,857	14.9%	-0.2%
35 to 54	27,444	27.9%	26,033	26.1%	-5.1%
55 to 64	7,779	7.9%	11,587	11.6%	49%
65 or Older	11,942	12.1%	12,524	12.6%	4.9%
Total	98,359	100.0%	99,685	100.0%	1.3%

The elderly population is further explored in Table III.10.4. Those aged 65 to 66 changed by 25.7 percent between 2000 and 2010, resulting in a population of 1,491 persons. Those aged 85 or older changed by 29 percent during the same time period, and resulted in 2,146 persons over age 85 in 2010.



Table III.10.4					
Elderly Population by Age					
Davenport					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	1,186	9.9%	1,491	11.9%	25.7%
67 to 69	1,880	15.7%	1,997	15.9%	6.2%
70 to 74	2,807	23.5%	2,822	22.5%	0.5%
75 to 79	2,623	22%	2,270	18.1%	-13.5%
80 to 84	1,783	14.9%	1,798	14.4%	0.8%
85 or Older	1,663	13.9%	2,146	17.1%	29%
Total	11,942	100.0%	12,524	100.0%	4.9%

Population by race and ethnicity is shown in Table III.10.5. The white population changed by -2.3 percent between 2000 and 2010, and resulted in representing 80.7 percent of the population in 2010. The black population changed by 18.3 percent, represented 10.8 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 2.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 37.7 percent between 2000 and 2010, compared to the -0.7 percent growth rate for non-Hispanics.

Table III.10.5					
Population by Race and Ethnicity					
Davenport					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	82,311	83.7%	80,401	80.7%	-2.3%
Black	9,093	9.2%	10,759	10.8%	18.3%
American Indian	368	0.4%	380	0.4%	3.3%
Asian	1,967	2%	2,170	2.2%	10.3%
Native Hawaiian/ Pacific Islander	24	0%	46	0%	91.7%
Other	2,279	2.3%	2,089	2.1%	-8.3%
Two or More Races	2,317	2.4%	3,840	3.9%	65.7%
Total	98,359	100.0%	99,685	100.0%	1.3%
Hispanic	5,268	5.4%	7,255	7.3%	37.7%
Non-Hispanic	93,091	94.6%	92,430	92.7%	-0.7%

Population by race and ethnicity through 2016 is shown in Table III.10.6. The white population represented 81.4 percent of the population in 2016, compared with black households accounting for 11.4 percent of the population. Hispanic households represented 8.3 percent of the population in 2016.



Table III.10.6				
Population by Race and Ethnicity				
Davenport				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	80,401	80.7%	83,300	81.4%
Black	10,759	10.8%	11,694	11.4%
American Indian	380	0.4%	331	0.3%
Asian	2,170	2.2%	2,240	2.2%
Native Hawaiian/ Pacific Islander	46	0%	17	0%
Other	2,089	2.1%	1,412	1.4%
Two or More Races	3,840	3.9%	3,311	3.2%
Total	99,685	100.0%	102,305	100.0%
Non-Hispanic	92,430	92.7%	93,836	91.7%
Hispanic	7,255	7.3%	8,469	8.3%

The population by race is broken down further by ethnicity in Table III.10.7. While the white non-Hispanic population changed by -4.5 percent between 2000 and 2010, the white Hispanic population changed by 70.9 percent. The black non-Hispanic population changed by 17.4 percent, while the black Hispanic population changed by 67 percent.

Table III.10.7					
Population by Race and Ethnicity					
Davenport					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	79,972	85.9%	76,404	82.7%	-4.5%
Black	8,917	9.6%	10,465	11.3%	17.4%
American Indian	303	0.3%	270	0.3%	-10.9%
Asian	1,947	2.1%	2,140	2.3%	9.9%
Native Hawaiian/ Pacific Islander	21	0%	36	0%	71.4%
Other	138	0.1%	128	0.1%	-7.2%
Two or More Races	1,793	1.9%	2,987	3.2%	66.6%
Total Non-Hispanic	93,091	100.0%	92,430	100.0%	-0.7%
Hispanic					
White	2,339	44.4%	3,997	55.1%	70.9%
Black	176	3.3%	294	4.1%	67%
American Indian	65	1.2%	110	1.5%	69.2%
Asian	20	0.4%	30	0.4%	50%
Native Hawaiian/ Pacific Islander	3	0.1%	10	0.1%	233.3%
Other	2,141	40.6%	1,961	27%	-8.4%
Two or More Races	524	9.9%	853	11.8%	62.8%
Total Hispanic	5,268	100.0%	7,255	100.0%	37.7%
Total Population	98,359	100.0%	99,685	100.0%	1.3%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.10.8. During this time, the total non-Hispanic population was 93,836 persons in 2016. The Hispanic population was 8,469.

Table III.10.8				
Population by Race and Ethnicity				
Davenport				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	76,404	82.7%	76,806	81.9%
Black	10,465	11.3%	11,561	12.3%
American Indian	270	0.3%	279	0.3%
Asian	2,140	2.3%	2,218	2.4%
Native Hawaiian/ Pacific Islander	36	0%	4	0%
Other	128	0.1%	328	0.3%
Two or More Races	2,987	3.2%	2,640	2.8%
Total Non-Hispanic	92,430	100.0%	93,836	100.0%
Hispanic				
White	3,997	55.1%	6,494	76.7%
Black	294	4.1%	133	1.6%
American Indian	110	1.5%	52	0.6%
Asian	30	0.4%	22	0.3%
Native Hawaiian/ Pacific Islander	10	0.1%	13	0.2%
Other	1,961	27%	1,084	12.8%
Two or More Races	853	11.8%	671	7.9%
Total Hispanic	7,255	100.0	8,469	100.0%
Total Population	99,685	100.0%	102,305	100.0%

Households by type and tenure are shown in Table III.10.9. Family households represented 58.9 percent of households, while non-family households accounted for 41.1 percent. These changed from 60.3 and 39.7 percent, respectively.

Table III.10.9				
Household Type by Tenure				
Davenport				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	24,491	60.3%	24,011	58.9%
Married-Couple Family	16,682	68.1%	17,047	71%
Owner-Occupied	14,138	84.8%	13,875	81.4%
Renter-Occupied	2,544	15.2%	3,172	18.6%
Other Family	7,809	31.9%	6,964	32.5%
Male Householder, No Spouse Present	1,985	25.4%	1,682	28.5%
Owner-Occupied	1,112	56%	891	53%
Renter-Occupied	873	44%	791	47%
Female Householder, No Spouse Present	5,824	74.6%	5,282	83.6%
Owner-Occupied	2,587	44.4%	2,420	45.8%
Renter-Occupied	3,237	55.6%	2,862	54.2%
Non-Family Households	16,129	39.7%	16,753	41.1%
Owner-Occupied	7,843	48.6%	7,741	46.2%
Renter-Occupied	8,286	51.4%	9,012	53.8%
Total	40,620	100.0%	40,764	100.0%

The group quarters population was 3,111 in 2010, compared to 2,877 in 2000. Institutionalized populations experienced a -15.2 percent change between 2000 and 2010. Non-institutionalized populations experienced a 32.6 percent change during this same time period.

Table III.10.10					
Group Quarters Population					
Davenport					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	343	23.3%	410	32.9%	19.5%
Juvenile Facilities	.	.	86	6.9%	.
Nursing Homes	875	59.5%	751	60.2%	-14.2%
Other Institutions	253	17.2%	0	0%	-100%
Total	1,471	100.0%	1,247	100.0%	-15.2 %
Noninstitutionalized					
College Dormitories	955	67.9%	1,201	64.4%	25.8%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	451	32.1%	663	35.6%	47%
Total	1,406	100.0%	1,864	100.0%	32.6%
Group Quarters Population	2,877	100.0%	3,111	100.0%	8.1%

The number of foreign born persons are shown in Table III.10.11. An estimated 1.1 percent of the population was born in Mexico, some 0.7 percent were born in Vietnam, and another 0.3 percent were born in India.

Table III.10.11			
Place of Birth for the Foreign-Born Population			
Davenport			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,120	1.1%
#2 country of origin	Vietnam	733	0.7%
#3 country of origin	India	273	0.3%
#4 country of origin	Philippines	264	0.3%
#5 country of origin	Korea	179	0.2%
#6 country of origin	Germany	118	0.1%
#7 country of origin	Canada	108	0.1%
#8 country of origin	Other Middle Africa	88	0.1%
#9 country of origin	Japan	79	0.1%
#10 country of origin	Brazil	67	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.10.12. An estimated 1.5 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Vietnamese.

Table III.10.12
Limited English Proficiency and Language Spoken at Home
 Davenport
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,384	1.5%
#2 LEP Language	Vietnamese	675	0.7%
#3 LEP Language	Other Indo-European languages	116	0.1%
#4 LEP Language	Korean	106	0.1%
#5 LEP Language	Russian, Polish, or other Slavic languages	63	0.1%
#6 LEP Language	Tagalog	55	0.1%
#7 LEP Language	Other Asian and Pacific Island languages	37	0%
#8 LEP Language	French, Haitian, or Cajun	35	0%
#9 LEP Language	Chinese	34	0%
#10 LEP Language	German or other West Germanic languages	34	0%

Disability

The disability rate from the 2000 Census is shown in Table III.10.13. Some 18.4 percent of the population was disabled in 2000, or a total of 16,453 persons. The disability rate was highest for those over 65, with 39.6 percent disabled.

Table III.10.13
Disability by Age
 Davenport
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	926	6%
16 to 64	11,028	17.6%
65 and older	4,499	39.6%
Total	16,453	18.4%

Table III.10.14, shows disability by type in 2000. There were 7,559 physical disabilities in 2000, some 6,905 employment disabilities, and 4,963 go-outside-home disabilities.

Table III.10.14
Total Disabilities Tallied: Aged 5 and Older
 Davenport
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	2,864
Physical disability	7,559
Mental disability	4,479
Self-care disability	2,026
Employment disability	6,905
Go-outside-home disability	4,963
Total	28,796



Disability by age, as estimated by the 2016 ACS, is shown in Table III.10.15. The disability rate for females was 11.4 percent, compared to 11.2 percent for males. The disability rate changed precipitously higher with age, with 46.7 percent of those over 75 experiencing a disability.

Table III.10.15						
Disability by Age						
Davenport						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	26	0.7%	0	0%	26	0.4%
5 to 17	446	5.3%	265	3.1%	711	4.2%
18 to 34	551	4.3%	625	4.6%	1,176	4.5%
35 to 64	2,643	14.3%	2,425	13%	5,068	13.6%
65 to 74	927	26.5%	736	19.5%	1,663	22.9%
75 or Older	969	42%	1,796	49.6%	2,765	46.7%
Total	5,562	11.2%	5,847	11.4%	11,409	11.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.10.16. Some 6.4 percent have an ambulatory disability, 5.2 have an independent living disability, and 2.4 percent have a self-care disability.

Table III.10.16		
Total Disabilities Tallied: Aged 5 and Older		
Davenport		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,977	3%
Vision disability	1,801	1.8%
Cognitive disability	4,713	5%
Ambulatory disability	6,024	6.4%
Self-Care disability	2,263	2.4%
Independent living disability	3,996	5.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.10.17. In 2016, some 49,109 persons were employed and 2,613 were unemployed. This totaled a labor force of 51,722 persons. The unemployment rate for Davenport was estimated to be 5.1 percent in 2016.

Table III.10.17	
Employment, Labor Force and Unemployment	
Davenport	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	49,109
Unemployed	2,613
Labor Force	51,722
Unemployment Rate	5.1%

In 2016, 91.7 percent of households in Davenport had a high school education or greater.



Table III.10.18 High School or Greater Education Davenport 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	37,376
Total Households	40,764
Percent High School or Above	91.7%

As seen in Table III.10.19, some 31.8 percent of the population had a high school diploma or equivalent, another 34.4 percent have some college, 16.4 percent have a Bachelor’s Degree, and 8 percent of the population had a graduate or professional degree.

Table III.10.19 Educational Attainment Davenport 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	7,350	9.4%
High School or Equivalent	24,834	31.8%
Some College or Associates Degree	26,868	34.4%
Bachelor’s Degree	12,842	16.4%
Graduate or Professional Degree	6,235	8%
Total Population Above 18 years	78,129	100.0%

ECONOMICS

Labor Force

Table III.10.20, shows the labor force statistics for Davenport from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.5 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 Davenport decreased from 5.2 percent in 2015 to 5.1 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.10.20					
Labor Force Statistics					
Davenport					
1990 - 2016 BLS Data					
Year	Davenport				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,521	45,787	48,308	5.2%	4.4%
1991	2,921	46,682	49,603	5.9%	4.7%
1992	3,327	47,855	51,182	6.5%	4.5%
1993	2,972	49,455	52,427	5.7%	4%
1994	2,433	49,231	51,664	4.7%	3.5%
1995	2,175	49,197	51,372	4.2%	3.4%
1996	2,261	49,944	52,205	4.3%	3.5%
1997	1,928	50,596	52,524	3.7%	3.1%
1998	1,701	51,399	53,100	3.2%	2.7%
1999	1,952	50,840	52,792	3.7%	2.6%
2000	1,930	49,414	51,344	3.8%	2.6%
2001	2,400	49,013	51,413	4.7%	3.3%
2002	2,842	49,825	52,667	5.4%	4%
2003	2,886	48,747	51,633	5.6%	4.5%
2004	2,897	48,741	51,638	5.6%	4.5%
2005	2,078	50,078	52,156	4%	4.3%
2006	1,988	50,690	52,678	3.8%	3.7%
2007	1,952	50,376	52,328	3.7%	3.7%
2008	2,401	51,337	53,738	4.5%	4.2%
2009	3,992	49,533	53,525	7.5%	6.4%
2010	3,597	47,560	51,157	7%	6%
2011	3,340	47,641	50,981	6.6%	5.5%
2012	3,136	47,872	51,008	6.1%	5%
2013	3,139	48,406	51,545	6.1%	4.7%
2014	2,920	48,905	51,825	5.6%	4.3%
2015	2,651	48,380	51,031	5.2%	3.8%
2016	2,551	47,693	50,244	5.1%	3.7%

Diagram III.10.2, shows the employment and labor force for Davenport. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 47,693 persons, with the labor force reaching 50,244, indicating there were a total of 2,551 unemployed persons.

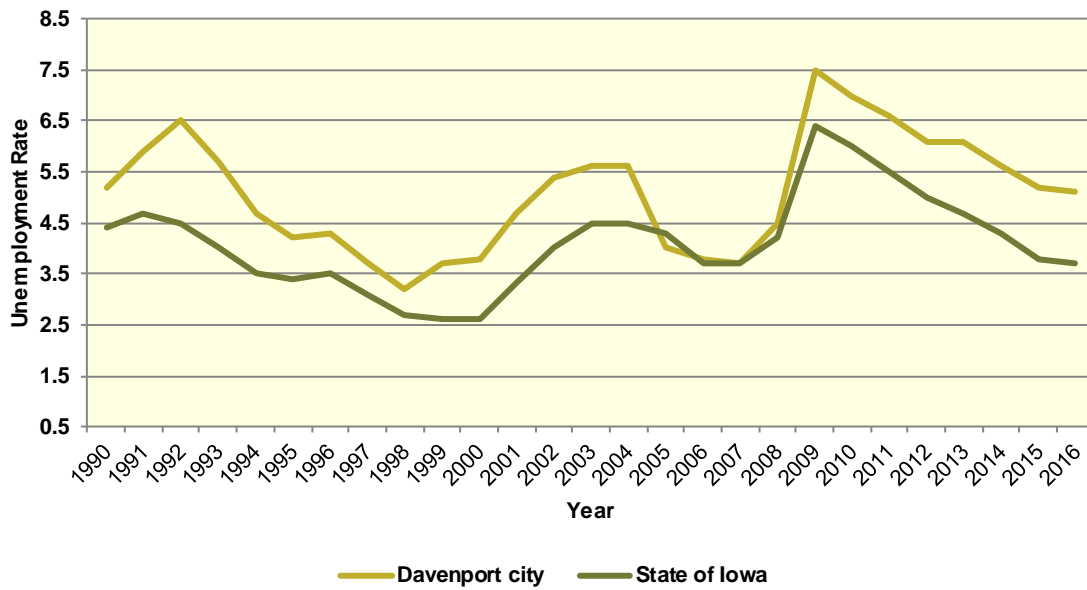
Diagram III.10.2
Employment and Labor Force
 Davenport
 1990 – 2016 BLS Data



Unemployment

Diagram III.10.3, shows the unemployment rate for both the State and Davenport. During the 1990’s the average rate for Davenport was 4.7 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6 percent. Over the course of the entire period the Davenport had an average unemployment rate that higher than the State, 5.1 percent for Davenport, versus 4.1 statewide.

Diagram III.10.3
Annual Unemployment Rate
 Davenport
 1990 – 2016 BLS Data



Earnings: Scott 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.10.4, shows real average earnings per job for Scott County from 1990 to 2016. Over this period the average earning per job for Scott County was \$45,193, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.10.4
Real Average Earnings Per Job
 Scott County
 BEA Data 1990 - 2016

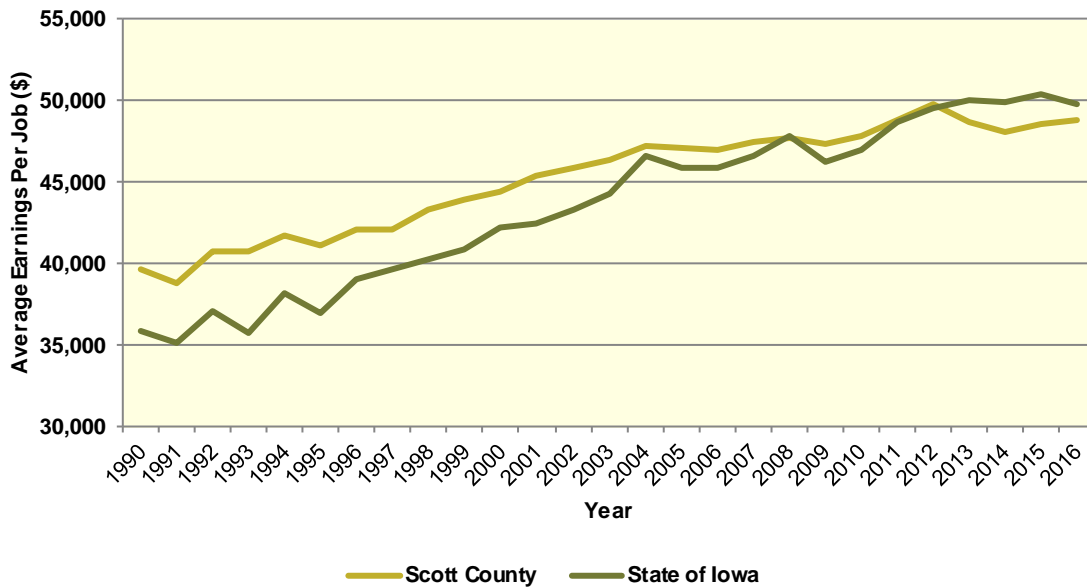
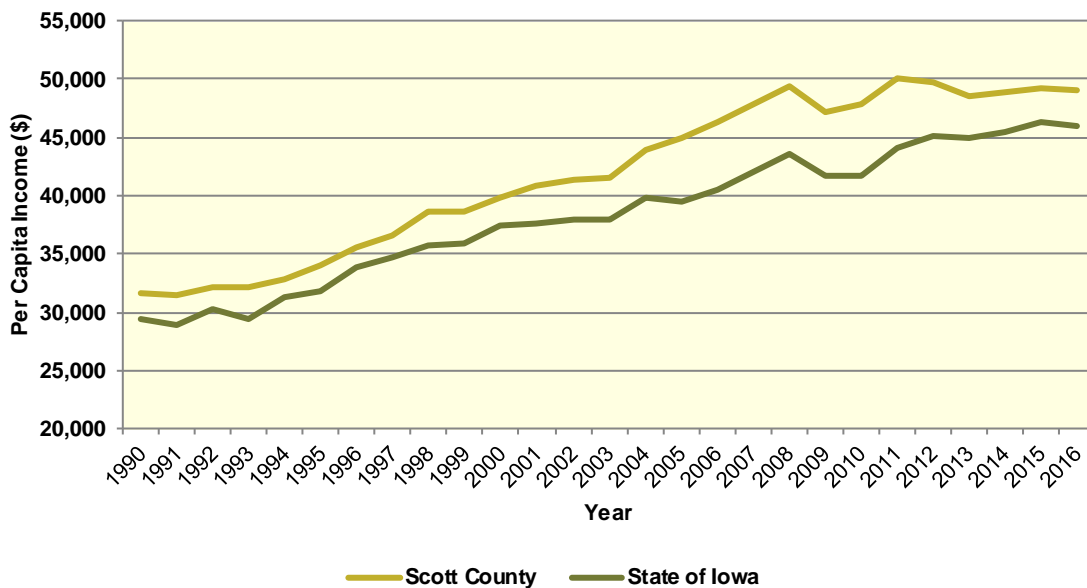


Diagram III.10.5, shows real per capita income for the Scott County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Scott County was \$41,852, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.10.5
Real Per Capita Income
 Scott County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Scott County

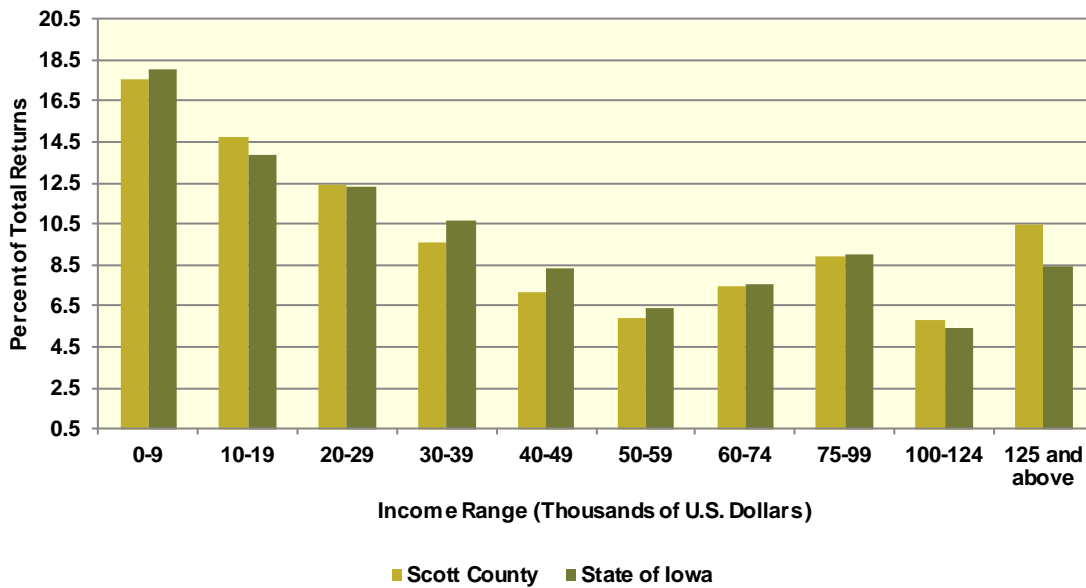
The Iowa Department of Revenue releases annual income tax statistics. Table III.10.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Scott County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 5.6 percent, with 8,299 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 40.3 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -2.4 percent.

Table III.10.21
Number of Tax Returns by Adjusted Gross Income
 Davenport
 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	14,520	10,954	8,682	6,696	5,613	4,688	5,376	5,399	2,296	2,868	67,092
2003	14,428	10,742	8,622	6,590	5,450	4,681	5,230	5,630	2,443	3,175	66,991
2004	14,041	11,005	8,676	6,714	5,434	4,569	5,419	5,987	2,616	3,661	68,122
2005	13,531	10,727	8,756	6,691	5,421	4,604	5,477	6,095	2,821	4,206	68,329
2006	13,177	10,701	8,575	6,738	5,560	4,660	5,522	6,395	3,050	4,794	69,172
2007	13,938	10,969	9,187	6,991	5,686	4,733	5,685	6,634	3,504	5,409	72,736
2008	13,755	11,301	9,307	7,076	5,677	4,804	5,625	6,661	3,844	5,616	73,666
2009	14,100	11,763	9,475	7,090	5,674	4,789	5,554	6,584	3,848	5,442	74,319
2010	13,846	12,028	9,432	7,207	5,720	4,786	5,716	6,617	4,046	5,915	75,313
2011	14,249	12,194	9,393	7,127	5,746	4,746	5,723	6,706	4,229	6,504	76,617
2012	13,838	11,989	9,575	7,184	5,800	4,811	5,799	6,865	4,219	7,152	77,232
2013	13,757	12,093	9,790	7,380	5,818	4,877	5,836	6,941	4,398	7,381	78,271
2014	13,891	12,060	9,842	7,502	5,701	4,850	5,824	7,128	4,578	7,927	79,303
2015	13,991	11,757	9,857	7,603	5,719	4,672	5,945	7,103	4,597	8,299	79,543
Change 10 - 15	1%	-2.3%	4.5%	5.5%	0%	-2.4%	4%	7.3%	13.6%	40.3%	5.6%

Diagram III.10.6
2015 Income Distribution
 Scott County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Davenport is shown in Table III.10.22. In 2016, there were an estimated 16,845 persons living in poverty. This represented a 16.9 percent poverty rate, compared to 14.1 percent poverty in 2000. In 2016, some 14.7 percent of those in poverty were under age 6, and 7.3 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	2,060	15.3%	2,469	14.7%
6 to 17	2,837	21.1%	3,277	19.5%
18 to 64	7,828	58.2%	9,876	58.6%
65 or Older	727	5.4%	1,223	7.3%
Total	13,452	100.0%	16,845	100.0%
Poverty Rate	14.1%	.	16.9%	.

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 Scott County increased from 76 authorizations in 2015 to 112 in 2016.

The real value of single-family building permits decreased from \$219,643 in 2015 to \$218,951 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.10.23.

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	183	42	36	83	344	111,581	62,699
1981	145	32	20	108	305	95,265	58,842
1982	98	16	20	102	236	92,736	47,157
1983	195	8	0	12	215	90,035	39,707
1984	171	10	3	10	194	96,960	66,305
1985	80	0	7	105	192	120,515	65,091
1986	69	0	4	44	117	137,018	114,019
1987	92	0	0	0	92	149,476	0
1988	119	0	0	0	119	164,336	0
1989	124	0	0	100	224	163,239	71,019
1990	136	0	0	0	136	156,097	0
1991	140	0	0	0	140	175,476	0
1992	186	0	0	5	191	163,637	54,232
1993	265	0	0	52	317	137,027	45,349
1994	151	0	0	0	151	173,974	0
1995	130	10	0	97	237	175,892	53,243
1996	150	20	0	96	266	161,434	40,997
1997	182	2	12	202	398	160,449	48,171
1998	231	10	0	72	313	163,335	77,177
1999	252	4	12	28	296	164,903	95,253
2000	196	6	6	119	327	160,566	68,942
2001	208	12	0	78	298	172,588	59,863
2002	214	4	48	244	510	162,365	44,277
2003	286	8	0	294	588	178,085	86,187
2004	288	8	0	156	452	177,045	69,349
2005	255	6	36	89	386	176,450	54,154
2006	150	14	12	52	228	183,233	61,122
2007	109	4	0	256	369	174,148	51,903
2008	85	2	20	24	131	183,286	86,281
2009	78	10	0	144	232	158,347	49,957
2010	79	8	0	97	184	152,467	49,352
2011	125	0	0	30	155	226,632	77,850
2012	128	0	0	60	188	103,737	98,860
2013	114	0	0	16	130	190,977	70,364
2014	90	4	0	26	120	214,477	63,807
2015	76	0	0	157	233	219,643	74,023
2016	112	0	0	48	160	218,951	135,000



Diagram III.10.7 Single Family Permits

Davenport
Census Bureau Data, 1980–2016

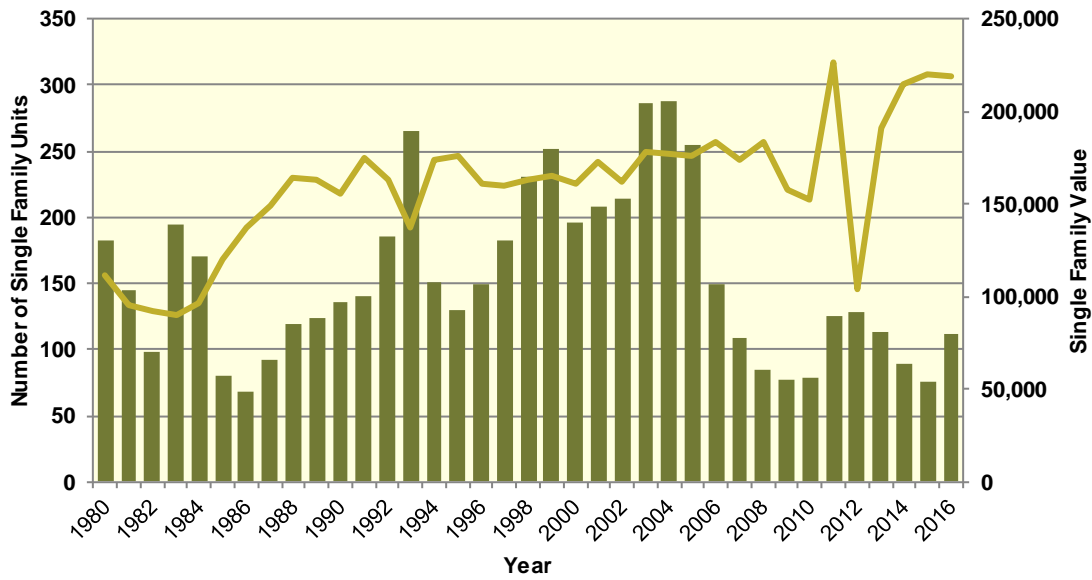
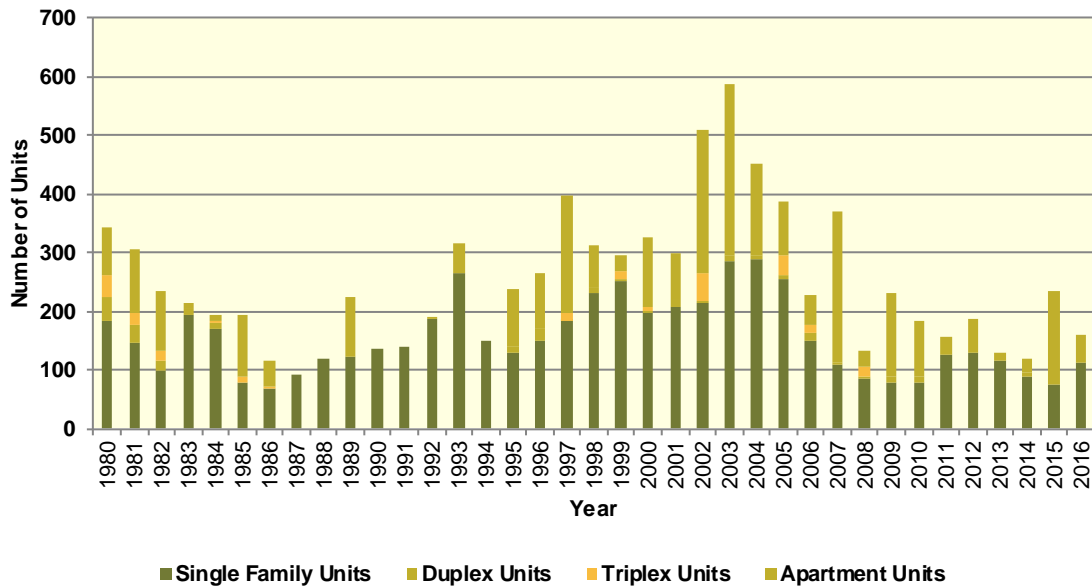


Diagram III.10.8 Total Permits by Unit Type

Davenport
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.10.24. In 2016, there were 44,590 housing units, up from 41,359 in 2000. Single-family units accounted for 68 percent of units in 2016, compared to 68.3 in 2000. Apartment units accounted for 20 percent in 2016, compared to 17.5 percent in 2000.

Table III.10.24 Housing Units by Type Davenport 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	28,256	68.3%	30,318	68%
Duplex	2,835	6.9%	1,941	4.4%
Tri- or Four-Plex	1,686	4.1%	2,249	5%
Apartment	7,241	17.5%	8,916	20%
Mobile Home	1,323	3.2%	1,158	2.6%
Boat, RV, Van, Etc.	18	0%	8	0%
Total	41,359	100.0%	44,590	100.0%

Some 92.1 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed 0.7 percent between 2000 and 2010, ending with owner-occupied units representing 63.2 percent of unit. Vacant units changed by 55.8 percent, resulting in 3,467 vacant units in 2010.

Table III.10.25 Housing Units by Tenure Davenport 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	39,124	94.6%	40,620	92.1%	3.8%
Owner-Occupied	25,498	65.2%	25,680	63.2%	0.7%
Renter-Occupied	13,626	34.8%	14,940	36.8%	9.6%
Vacant Housing Units	2,226	5.4%	3,467	7.9%	55.8%
Total Housing Units	41,350	100.0%	44,087	100.0%	6.6%

Table III.10.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 44,590 housing units. An estimated 61.1 percent were owner-occupied, and 8.6 percent were vacant.

Table III.10.26 Housing Units by Tenure Davenport 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	40,620	92.1%	40,764	91.4%
Owner-Occupied	25,680	63.2%	24,927	61.1%
Renter-Occupied	14,940	36.8%	15,837	38.9%
Vacant Housing Units	3,467	7.9%	3,826	8.6%
Total Housing Units	44,087	100.0%	44,590	100.0%

Households by household size are shown in Table III.10.27. There were a total of 40,620 households in 2010, up from 39,124 in 2000. One person households changed by 10.8 percent between 2000 and 2010, while two person households changed by 5.7 percent. Three and four person households changed by -3.2 and -6.6 respectively, representing 15.1 percent and 11.3 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	11,554	29.5%	12,806	31.5%	10.8%
Two Persons	12,809	32.7%	13,539	33.3%	5.7%
Three Persons	6,332	16.2%	6,131	15.1%	-3.2%
Four Persons	4,914	12.6%	4,589	11.3%	-6.6%
Five Persons	2,258	5.8%	2,245	5.5%	-0.6%
Six Persons	782	2%	821	2%	5%
Seven Persons or More	475	1.2%	489	1.2%	2.9%
Total	39,124	100.0%	40,620	100.0%	3.8%

Households by income is shown in Table III.10.28. Households earning more than \$100,000 per year represented 17 percent of households in 2016, compared to 6.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.9 percent of households in 2010, compared to 20.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.7 percent of households in 2016, compared to 17.2 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	6,753	17.2%	5,576	13.7%
\$15,000 to \$19,999	2,874	7.3%	2,487	6.1%
\$20,000 to \$24,999	3,124	8%	2,198	5.4%
\$25,000 to \$34,999	5,756	14.7%	4,983	12.2%
\$35,000 to \$49,999	6,742	17.2%	5,740	14.1%
\$50,000 to \$74,999	7,911	20.2%	7,699	18.9%
\$75,000 to \$99,999	3,565	9.1%	5,153	12.6%
\$100,000 or More	2,513	6.4%	6,928	17%
Total	39,238	100.0%	40,764	100.0%

Table III.10.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 9.4 percent and 1.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 15.3 percent, 7.3 percent, and 7.8, respectively. Housing units built prior to 1939 represented 23.8 percent of households in 2016.



Table III.10.29				
Households by Year Home Built				
Davenport				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	10,817	27.7%	9,688	23.8%
1940 to 1949	3,824	9.8%	3,533	8.7%
1950 to 1959	5,128	13.1%	5,093	12.5%
1960 to 1969	5,814	14.9%	5,618	13.8%
1970 to 1979	8,146	20.8%	6,223	15.3%
1980 to 1989	2,426	6.2%	2,974	7.3%
1990 to 1999	2,964	7.6%	3,173	7.8%
2000 to 2009	.	.	3,834	9.4%
2010 or Later	.	.	628	1.5%
Total	39,119	100.0%	40,764	100.0%

The distribution of unit types by race are shown in Table III.10.30. An estimated 72.5 percent of white households occupy single family homes, while 45 percent of black households do. Some 17.6 percent of white households occupied apartments, while 33.4 percent of black households do. An estimated 75.6 percent of Asian, and 95.9 percent of American Indian households occupy single family homes.

Table III.10.30							
Distribution of Units in Structure by Race							
Davenport							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.5%	45%	95.9%	75.6%	100%	64.1%	63.2%
Duplex	3.6%	7.9%	0%	5.3%	0%	7.8%	8.3%
Tri- or Four-Plex	3.4%	13.1%	0%	5.7%	0%	6%	2.2%
Apartment	17.6%	33.4%	4.1%	13.4%	0%	10.6%	26.3%
Mobile Home	2.8%	0.6%	0%	0%	0%	11.5%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.10.31. An estimated 41.8 percent of vacant units were for rent in 2010, a 34.8 percent change since 2000. In addition, some 15.6 percent of vacant units were for sale, a change of 32.2 percent between 2000 and 2010. "Other" vacant units represented 32.3 percent of vacant units in 2010. This is a change of 164.4 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.10.31					
Disposition of Vacant Housing Units					
Davenport					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	1,076	48.3%	1,450	41.8%	34.8%
For Sale	410	18.4%	542	15.6%	32.2%
Rented or Sold, Not Occupied	178	8%	205	5.9%	15.2%
For Seasonal, Recreational, or Occasional Use	136	6.1%	147	4.2%	8.1%
For Migrant Workers	2	0.1%	2	0.1%	0%
Other Vacant	424	19%	1,121	32.3%	164.4%
Total	2,226	100.0%	3,467	100.0%	55.8%

The disposition of vacant units between 2010 and 2016 are shown in Table III.10.32. By 2016, for rent units accounted for 36.2 percent of vacant units, while for sale units accounted for 12.3 percent. "Other" vacant units accounted for 41.8 percent of vacant units, representing a total of 1,601 "other" vacant units.

Table III.10.32				
Disposition of Vacant Housing Units				
Davenport				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	1,450	41.8%	1,385	36.2%
For Sale	542	15.6%	472	12.3%
Rented Not Occupied	68	2%	84	2.2%
Sold Not Occupied	137	4%	130	3.4%
For Seasonal, Recreational, or Occasional Use	147	4.2%	154	4%
For Migrant Workers	2	0.1%	0	0%
Other Vacant	1,121	32.3%	1,601	41.8%
Total	3,467	100.0%	3,826	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.10.33. In 2016, an estimated 1.1 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table III.10.33							
Overcrowding and Severe Overcrowding							
Davenport							
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	25,097	98.5%	272	1.1%	117	0.5%	25,486
2016 Five-Year ACS	24,715	99.1%	173	0.7%	39	0.2%	24,927
Renter							
2000 Census	13,076	95.9%	369	2.7%	188	1.4%	13,633
2016 Five-Year ACS	15,405	97.3%	278	1.8%	154	1%	40,764
Total							
2000 Census	38,173	97.6%	641	1.6%	305	0.8%	39,119
2016 Five-Year ACS	40,120	98.4%	451	1.1%	193	0.5%	40,764

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 96 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Davenport. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.10.34		
Households with Incomplete Plumbing Facilities		
Davenport		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	39,031	40,668
Lacking Complete Plumbing Facilities	88	96
Total Households	39,119	40,764
Percent Lacking	0.2%	0.2%

There were 265 households lacking complete kitchen facilities in 2016, compared to 125 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.7 percent in 2016.

Table III.10.35		
Households with Incomplete Kitchen Facilities		
Davenport		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	38,994	40,499
Lacking Complete Kitchen Facilities	125	265
Total Households	39,119	40,764
Percent Lacking	0.3%	0.7%

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 Davenport, 16.1 of households had a cost burden and 14.3 percent had a severe cost burden. Some 21.7 percent of renters were cost burdened, and 23.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8 percent and a severe cost burden rate of 5.3 percent. Owner occupied households with a mortgage had a cost burden rate of 14.6 percent, and severe cost burden at 10.1 percent.

Table III.10.36
Cost Burden and Severe Cost Burden by Tenure
 Davenport
 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	12,836	80.1%	2,169	13.5%	968	6%	50	0.3%	16,023
2016 Five-Year ACS	12,748	74.8%	2,493	14.6%	1,715	10.1%	78	0.5%	17,034
Owner Without a Mortgage									
2000 Census	6,341	91.4%	329	4.7%	172	2.5%	94	1.4%	6,936
2016 Five-Year ACS	6,749	85.5%	635	8%	417	5.3%	92	1.2%	7,893
Renter									
2000 Census	7,521	55.3%	2,765	20.3%	2,574	18.9%	731	5.4%	13,591
2016 Five-Year ACS	7,632	48.2%	3,433	21.7%	3,705	23.4%	1,067	6.7%	15,837
Total									
2000 Census	26,698	73%	5,263	14.4%	3,714	10.2%	875	2.4%	36,550
2016 Five-Year ACS	27,129	66.6%	6,561	16.1%	5,837	14.3%	1,237	3%	40,764

Housing Problems by Income

Table III.10.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Scott County. As can be seen in 2017 the MFI was \$67,100, which compared to \$69,900 for the State of Iowa.

Table III.10.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 2,830 owner-occupied and 3,075 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 2,040 owner-occupied 3,375 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 27,995 households without a housing problem.

Table III.10.37
Median Family Income
 Scott County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	51,800	49,100
2001	52,700	52,500
2002	53,600	53,700
2003	55,600	54,900
2004	56,200	55,800
2005	57,950	57,650
2006	60,100	57,800
2007	57,200	58,100
2008	58,800	58,500
2009	61,600	62,000
2010	62,700	62,400
2011	64,100	64,000
2012	65,000	64,800
2013	63,100	64,700
2014	62,800	65,300
2015	69,000	67,500
2016	68,800	68,400
2017	67,100	69,900

Table III.10.38						
Housing Problems by Income and Tenure						
Scott 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	45	4	0	20	20	89
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	10	4	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	20	40	45	140
Housing cost burden greater than 50% of income (and none of the above problems)	1,110	480	390	35	25	2,040
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	205	700	1,105	415	405	2,830
Zero/negative income (and none of the above problems)	185	0	0	0	0	185
has none of the 4 housing problems	155	925	2,645	2,325	13,830	19,880
Total	1,735	2,109	4,160	2,845	14,329	25,178
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	55	35	10	30	150
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	0	55	0	0	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	85	70	20	70	300
Housing cost burden greater than 50% of income (and none of the above problems)	2,535	645	105	65	25	3,375
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	390	1,430	1,105	60	90	3,075
Zero/negative income (and none of the above problems)	620	0	0	0	0	620
has none of the 4 housing problems	345	680	2,395	1,225	3,470	8,115
Total	4,010	2,895	3,765	1,380	3,685	15,735
Total						
Lacking complete plumbing or kitchen facilities	65	59	35	30	50	239
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	0	55	10	4	114
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	90	85	90	60	115	440
Housing cost burden greater than 50% of income (and none of the above problems)	3,645	1,125	495	100	50	5,415
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	595	2,130	2,210	475	495	5,905
Zero/negative income (and none of the above problems)	805	0	0	0	0	805
has none of the 4 housing problems	500	1,605	5,040	3,550	17,300	27,995
Total	5,745	5,004	7,925	4,225	18,014	40,913

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.10.39 presents some basic statistics about the completed surveys.

Table III.10.39				
Survey of Rental Properties				
Davenport 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	32	4,008	6.5	23.2

Table III.10.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 307 single family units in Davenport, with 22 of them available. This translates into a vacancy rate of 7.2 percent in Davenport, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,518 apartment units reported in the survey, with 114 of them available, which resulted in a vacancy rate of 4.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.10.40			
Rental Vacancy Survey by Type			
Davenport			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	307	22	7.2%
Apartments	2,518	114	4.5%
Mobile Homes	604	70	11.6%
"Other" Units	0	0	0%
Don't Know	579	53	9.2%
Total	4,008	259	6.5%

Table III.10.41, reports units by bedroom size. As can be seen there were 584 two bedroom apartment units and 344 three bedroom units. Overall, the 614 two bedroom units accounted for 15.3 percent of all units, and the 696 three bedroom units accounted for 17.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,165 units listed as "Don't Know". Additional details for additional unit types are reported found below.

Table III.10.41						
Rental Units by Bedroom Size						
Davenport						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	48	0	0	.	48
One	1	446	0	0	.	447
Two	30	584	0	0	.	614
Three	36	344	316	0	.	696
Four	6	32	0	0	.	38
Don't Know	234	1,064	288	0	579	2,165
Total	307	2,518	604	0	579	4,008

Table III.10.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 5.6 percent.

Table III.10.42 Single Family Units by Bedroom Size Davenport 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	30	5	16.7%
Three	36	2	5.6%
Four	6	1	16.7%
Don't know	234	14	6%
Total	307	22	7.2%

Table III.10.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two-bedroom units, which had a vacancy rate of 3.6 percent.

Table III.10.43 Apartment Units by Bedroom Size Davenport 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	48	0	0%
One	446	21	4.7%
Two	584	21	3.6%
Three	344	12	3.5%
Four	32	0	0%
Don't know	1,064	60	6.8%
Total	2,518	114	4.5%

Average market-rate rents by unit type are shown in Table III.10.44. 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.10.44 Average Market Rate Rents by Bedroom Size Davenport 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$572	\$0	\$0	\$572
One	\$0	\$704.8	\$0	\$0	\$704.8
Two	\$800	\$894.5	\$0	\$0	\$898.8
Three	\$866.7	\$921	\$950	\$0	\$921
Four	\$1416.7	\$926.5	\$0	\$0	\$1220.6
Total	\$984.1	\$816.9	\$900	\$0	\$865.9

Table III.10.45, shows vacancy rates for single family units by average rental rates for Davenport. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 2.7 percent.

Table III.10.45			
Single Family Market Rate Rents by Vacancy Status			
Davenport			
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	19	0	0%
\$750 to \$1,000	88	18	20.5%
\$1,000 to \$1,250	150	4	2.7%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	1	0	0%
Missing	49	0	0%
Total	307	22	7.2%

The average rent and availability of apartment units is displayed in Table III.10.46. 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 6.7 percent.

Table III.10.46			
Apartment Market Rate Rents by Vacancy Status			
Davenport			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	1,023	69	6.7%
\$750 to \$1,000	962	20	2.1%
\$1,000 to \$1,250	192	11	5.7%
\$1,250 to \$1,500	25	0	0%
Above \$1,500	0	0	0%
Missing	316	14	4.4%
Total	2,518	114	4.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.10.47, 17 respondents, or 63 percent, included some sort of utility in the rent.

Table III.10.47	
Are there any utilities included with the rent?	
Davenport	
2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	10
% Offering Utilities	63%

The type of utility included in the rent is shown in Table III.10.48. There were 3 respondents who included electricity, 4 respondents who included natural gas, 12 respondents who included water and sewer and 14 respondents included trash collection in the rent.

Type of Utility Provided	Respondent
Electricity	3
Natural Gas	4
Water/Sewer	12
Trash Collection	14

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.10.49, there were 50 single family units which property managers considered accessible, with an additional 215 accessible apartment units. In addition to the units shown below there were 37 mobile homes and 0 "other" units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 54 persons with disabilities currently residing in accessible units.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	1	25	0	0		26
Two	10	130	0	0		140
Three	22	26	37	0		85
Four	3	2	0	0		5
Don't Know	14	32	0	0	0	46
Total	50	215	37	0	0	302

Table III.10.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 33.3 percent or 10 two bedroom single family units are accessible, with 61.1 percent of three bedroom units were considered accessible. Overall, 16.3 percent of all single family units were considered accessible by survey respondents.



Table III.10.50 Single Family Units by Accessibility and Bedroom Size Davenport 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	1	1	100%
Two	20	10	30	33.3%
Three	14	22	36	61.1%
Four	3	3	6	50%
Don't know	220	14	234	6%
Total	257	50	307	16.3%

Table III.10.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 22.3 percent or 130 two bedroom apartment units are accessible, with 7.6 percent of three bedroom units were considered accessible. Overall, 8.5 percent of all apartment units were considered accessible by survey respondents.

Table III.10.51 Apartment Units by Accessibility and Bedroom Size Davenport 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	48	0	48	0%
One	421	25	446	5.6%
Two	454	130	584	22.3%
Three	318	26	344	7.6%
Four	30	2	32	6.2%
Don't know	1,032	32	1,064	3%
Total	2,303	215	2,518	8.5%

Perceived Need for Rental Units

Table III.10.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 14 respondents said they keep a waitlist, with an estimated 353 number of persons on the wait list.

Table III.10.52 Do you keep a waiting list? Davenport 2017 Survey of Rental Properties	
Period	Respondent
Yes	14
No	14
Waitlist Size	353

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.10.53, 2 respondents said there was no need for renovating single family units, with 3 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 4 respondents saying there was extreme need for renovating existing apartment units.

Table III.10.53				
How would you rate the need for renovation of existing units in the?				
Davenport				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	1	1
Low Need	1	1	1	1
Moderate Need	10	10	6	3
High Need	1	2	1	0
Extreme Need	3	4	3	2
Average Need	3.1	3.3	3.3	3.1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.10.54, 9 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 9 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table III.10.54				
How would you rate the need for construction of new units in the?				
Davenport				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	9	9	7	4
Low Need	4	4	2	1
Moderate Need	3	4	2	1
High Need	1	1	0	1
Extreme Need	0	1	0	0
Average Need	1.8	2	1.5	1.9

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.10.55, shows the *strong growth scenario* for Davenport. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 40,764 households. In 2030, there will be a projected 44,947 households, of which 27,485 are projected to be owner occupied and the remaining 17,462 are expected to be renter-occupied.

By 2050, there are projected to be 28,129 owner-occupied households, of which 1,943 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 4,646 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 17,872 renter households, of which 4,556 renter households are expected to have incomes between 0 and 30.0 percent of median family income 4,272 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 46,001 occupied units by 2050, of which 6,499 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.10.55
Housing Demand Forecast
 Davenport
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	1,840	1,872	1,899	1,919	1,932	1,940	1,943
30.1-50%	0	2,231	2,270	2,303	2,327	2,343	2,352	2,357
50.1-80%	0	4,399	4,475	4,540	4,588	4,620	4,638	4,646
80.1-95%	0	2,152	2,189	2,221	2,245	2,260	2,269	2,273
95.1-115%	0	2,908	2,958	3,001	3,033	3,054	3,066	3,072
115+%	0	13,101	13,327	13,522	13,666	13,759	13,812	13,839
Total	0	26,630	27,090	27,485	27,779	27,968	28,076	28,129
Renter								
0-30%	0	4,313	4,388	4,452	4,499	4,530	4,547	4,556
30.1-50%	0	3,114	3,168	3,214	3,248	3,270	3,283	3,289
50.1-80%	0	4,044	4,114	4,174	4,219	4,247	4,264	4,272
80.1-95%	0	984	1,001	1,016	1,027	1,034	1,038	1,040
95.1-115%	0	1,640	1,669	1,693	1,711	1,723	1,729	1,733
115+%	0	2,823	2,872	2,914	2,945	2,965	2,977	2,982
Total	0	16,919	17,211	17,462	17,649	17,769	17,838	17,872
Total								
0-30%	0	6,153	6,259	6,351	6,418	6,462	6,487	6,499
30.1-50%	0	5,345	5,437	5,517	5,576	5,614	5,635	5,646
50.1-80%	0	8,443	8,589	8,714	8,807	8,867	8,901	8,918
80.1-95%	0	3,136	3,190	3,237	3,271	3,294	3,306	3,312
95.1-115%	0	4,548	4,627	4,694	4,744	4,777	4,795	4,804
115+%	0	15,924	16,199	16,436	16,611	16,725	16,789	16,821
Total	40,764	43,549	44,301	44,947	45,428	45,738	45,914	46,001

