

**VOLUME III:
DES MOINES**

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Des Moines

DEMOGRAPHICS

Population Estimates

Table III.4.1, at right shows the population for Des Moines. As can be seen, the population in Des Moines increased from 203,433 persons in 2010 to 215,472 person in 2016, or by 5.9 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 Des Moines. Although a city may span several counties, for the county level data pieces, Polk County was selected. For a more in-depth county level view, please refer to Polk County in Volume II of this profile.

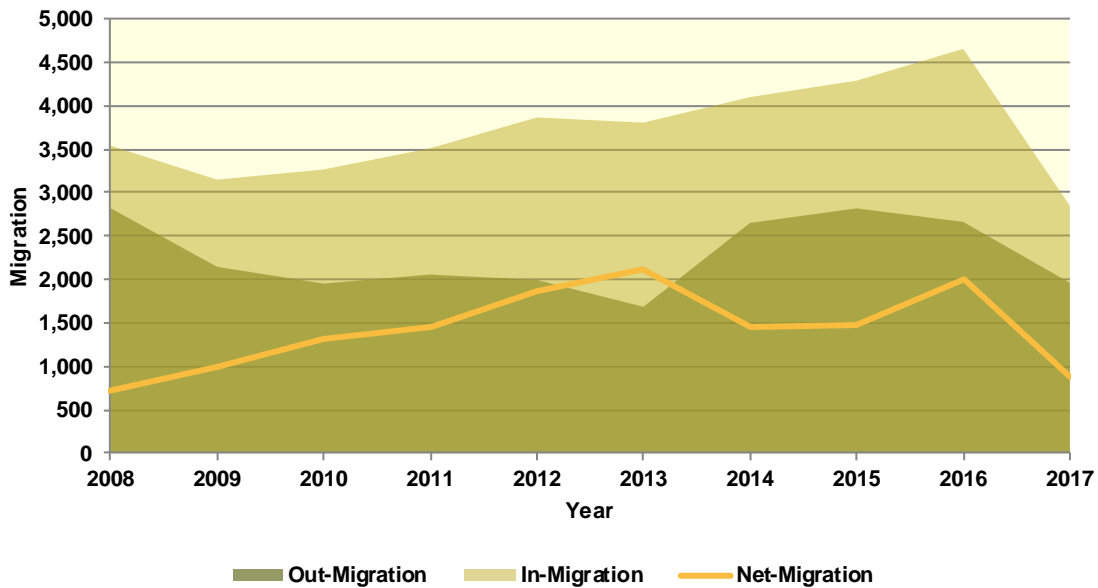
Polk County Population Migration Trends

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

Diagram III.4.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 2,120 people entering and the migration lowest net migration occurred in 2008 with 719 entering Des Moines.

Year	Population	Percent Yearly Change
2000	198,682	.
2001	199,108	0.2%
2002	198,810	-0.1%
2003	198,422	-0.2%
2004	198,000	-0.2%
2005	199,012	0.5%
2006	200,109	0.6%
2007	201,274	0.6%
2008	202,121	0.4%
2009	202,798	0.3%
2010	203,433	0.3%
2011	207,272	1.9%
2012	209,715	1.2%
2013	211,302	0.8%
2014	213,676	1.1%
2015	214,814	0.5%
2016	215,472	0.3%

Diagram III.4.1
Net In-migration by Gender
 Polk County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.4.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 45 percent of net-migrants, or 399 persons were male, with the remaining 55 percent, or 487 persons were female.

Table III.4.2 shows net-migration for Polk County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 402 persons entering Polk County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 9 persons leaving Polk County.

Table III.4.2
New-Migration by Age Range
 Polk County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	1	1	1	3	-6	11	11	0	-10	-9
18-22	99	132	172	160	176	214	163	146	190	83
23-25	62	141	175	256	239	381	221	191	353	136
26-35	349	328	400	494	678	819	601	552	658	402
36-45	118	223	277	290	311	317	257	313	365	154
46-55	103	99	179	126	238	209	92	188	226	48
56-65	-14	26	51	48	161	85	55	36	136	30
66 +	1	54	59	77	74	84	49	45	75	42
Total	719	1,004	1,314	1,454	1,871	2,120	1,449	1,471	1,993	886

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.4.3 shows population by age for the 2000 and 2010 Census. The population changed by 2.4 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -9.1 percent to a total of 22,318 persons in 2010. Those aged 25 to 34 changed by 2.2 percent, and those aged under 5 changed by 8.5 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	14,893	7.5%	16,152	7.9%	8.5%
5 to 19	40,308	20.3%	40,384	19.9%	0.2%
20 to 24	15,198	7.6%	16,121	7.9%	6.1%
25 to 34	32,450	16.3%	33,179	16.3%	2.2%
35 to 54	55,797	28.1%	53,741	26.4%	-3.7%
55 to 64	15,477	7.8%	21,538	10.6%	39.2%
65 or Older	24,559	12.4%	22,318	11%	-9.1%
Total	198,682	100.0%	203,433	100.0%	2.4%

The elderly population is further explored in Table III.4.4. Those aged 65 to 66 changed by 11.9 percent between 2000 and 2010, resulting in a population of 2,807 persons. Those aged 85 or older changed by -0.4 percent during the same time period, and resulted in 3,601 persons over age 85 in 2010.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	2,508	10.2%	2,807	12.6%	11.9%
67 to 69	3,620	14.7%	3,720	16.7%	2.8%
70 to 74	5,806	23.6%	4,791	21.5%	-17.5%
75 to 79	5,257	21.4%	4,020	18%	-23.5%
80 to 84	3,751	15.3%	3,379	15.1%	-9.9%
85 or Older	3,617	14.7%	3,601	16.1%	-0.4%
Total	24,559	100.0%	22,318	100.0%	-9.1%

Population by race and ethnicity is shown in Table III.4.5. The white population changed by -4.9 percent between 2000 and 2010, and resulted in representing 76.4 percent of the population in 2010. The black population changed by 30.1 percent, represented 10.2 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 4.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 85.2 percent between 2000 and 2010, compared to the -3.5 percent growth rate for non-Hispanics.

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	163,494	82.3%	155,469	76.4%	-4.9%
Black	16,025	8.1%	20,842	10.2%	30.1%
American Indian	705	0.4%	1,008	0.5%	43%
Asian	6,946	3.5%	8,990	4.4%	29.4%
Native Hawaiian/ Pacific Islander	95	0%	149	0.1%	56.8%
Other	6,987	3.5%	10,158	5%	45.4%
Two or More Races	4,430	2.2%	6,817	3.4%	53.9%
Total	198,682	100.0%	203,433	100.0%	2.4%
Hispanic	13,138	6.6%	24,334	12%	85.2%
Non-Hispanic	185,544	93.4%	179,099	88%	-3.5%

Population by race and ethnicity through 2016 is shown in Table III.4.6. The white population represented 77.1 percent of the population in 2016, compared with black households accounting for 11 percent of the population. Hispanic households represented 12.6 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	155,469	76.4%	164,184	77.1%
Black	20,842	10.2%	23,469	11%
American Indian	1,008	0.5%	993	0.5%
Asian	8,990	4.4%	11,722	5.5%
Native Hawaiian/ Pacific Islander	149	0.1%	183	0.1%
Other	10,158	5%	5,109	2.4%
Two or More Races	6,817	3.4%	7,199	3.4%
Total	203,433	100.0%	212,859	100.0%
Non-Hispanic	179,099	88%	185,943	87.4%
Hispanic	24,334	12%	26,916	12.6%

The population by race is broken down further by ethnicity in Table III.4.7. While the white non-Hispanic population changed by -9.3 percent between 2000 and 2010, the white Hispanic population changed by 123.3 percent. The black non-Hispanic population changed by 29.2 percent, while the black Hispanic population changed by 94.3 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	158,095	85.2%	143,413	80.1%	-9.3%
Black	15,813	8.5%	20,430	11.4%	29.2%
American Indian	616	0.3%	601	0.3%	-2.4%
Asian	6,885	3.7%	8,923	5%	29.6%
Native Hawaiian/ Pacific Islander	82	0%	127	0.1%	54.9%
Other	439	0.2%	432	0.2%	-1.6%
Two or More Races	3,614	1.9%	5,173	2.9%	43.1%
Total Non-Hispanic	185,544	100.0%	179,099	100.0%	-3.5%
Hispanic					
White	5,399	41.1%	12,056	49.5%	123.3%
Black	212	1.6%	412	1.7%	94.3%
American Indian	89	0.7%	407	1.7%	357.3%
Asian	61	0.5%	67	0.3%	9.8%
Native Hawaiian/ Pacific Islander	13	0.1%	22	0.1%	69.2%
Other	6,548	49.8%	9,726	40%	48.5%
Two or More Races	816	6.2%	1,644	6.8%	101.5%
Total Hispanic	13,138	100.0%	24,334	100.0%	85.2%
Total Population	198,682	100.0%	203,433	100.0%	2.4%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.4.8. During this time, the total non-Hispanic population was 185,943 persons in 2016. The Hispanic population was 26,916.

Table III.4.8				
Population by Race and Ethnicity				
Des Moines				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	143,413	80.1%	144,225	77.6%
Black	20,430	11.4%	22,851	12.3%
American Indian	601	0.3%	625	0.3%
Asian	8,923	5%	11,685	6.3%
Native Hawaiian/ Pacific Islander	127	0.1%	183	0.1%
Other	432	0.2%	391	0.2%
Two or More Races	5,173	2.9%	5,983	3.2%
Total Non-Hispanic	179,099	100.0%	185,943	100.0%
Hispanic				
White	12,056	49.5%	19,959	74.2%
Black	412	1.7%	618	2.3%
American Indian	407	1.7%	368	1.4%
Asian	67	0.3%	37	0.1%
Native Hawaiian/ Pacific Islander	22	0.1%	0	0%
Other	9,726	40%	4,718	17.5%
Two or More Races	1,644	6.8%	1,216	4.5%
Total Hispanic	24,334	100.0	26,916	100.0%
Total Population	203,433	100.0%	212,859	100.0%

Households by type and tenure are shown in Table III.4.9. Family households represented 58.8 percent of households, while non-family households accounted for 41.2 percent. These changed from 58.4 and 41.6 percent, respectively.

Table III.4.9				
Household Type by Tenure				
Des Moines				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	47,491	58.4%	48,913	58.8%
Married-Couple Family	31,614	66.6%	31,984	65.4%
Owner-Occupied	26,080	82.5%	25,460	79.6%
Renter-Occupied	5,534	17.5%	6,524	20.4%
Other Family	15,877	33.4%	16,929	32.5%
Male Householder, No Spouse Present	4,348	27.4%	4,288	25.7%
Owner-Occupied	2,476	56.9%	2,151	50.2%
Renter-Occupied	1,872	43.1%	2,137	49.8%
Female Householder, No Spouse Present	11,529	72.6%	12,641	68.1%
Owner-Occupied	5,659	49.1%	5,529	43.7%
Renter-Occupied	5,870	50.9%	7,112	56.3%
Non-Family Households	33,878	41.6%	34,228	41.2%
Owner-Occupied	16,864	49.8%	16,870	49.3%
Renter-Occupied	17,014	50.2%	17,358	50.7%
Total	81,369	100.0%	83,141	100.0%

The group quarters population was 6,104 in 2010, compared to 6,537 in 2000. Institutionalized populations experienced a -38.5 percent change between 2000 and 2010. Non-institutionalized populations experienced a 15.4 percent change during this same time period.

Table III.4.10					
Group Quarters Population					
Des Moines					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	539	20.2%	313	19.1%	-41.9%
Juvenile Facilities	.	.	197	12%	.
Nursing Homes	1,586	59.4%	1,005	61.2%	-36.6%
Other Institutions	545	20.4%	126	7.7%	-76.9%
Total	2,670	100.0%	1,641	100.0%	-38.5 %
Noninstitutionalized					
College Dormitories	2,407	62.2%	2,678	60%	11.3%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	1,460	37.8%	1,785	40%	22.3%
Total	3,867	100.0%	4,463	100.0%	15.4%
Group Quarters Population	6,537	100.0%	6,104	100.0%	-6.6%

The number of foreign born persons are shown in Table III.4.11. An estimated 3.6 percent of the population was born in Mexico, some 0.8 percent were born in Burma, and another 0.8 percent were born in Vietnam.

Table III.4.11			
Place of Birth for the Foreign-Born Population			
Des Moines			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	7,694	3.6%
#2 country of origin	Burma	1,725	0.8%
#3 country of origin	Vietnam	1,722	0.8%
#4 country of origin	Laos	1,594	0.7%
#5 country of origin	Bosnia and Herzegovina	1,129	0.5%
#6 country of origin	Thailand	1,004	0.5%
#7 country of origin	Liberia	940	0.4%
#8 country of origin	El Salvador	903	0.4%
#9 country of origin	Sudan	803	0.4%
#10 country of origin	Guatemala	726	0.3%

Limited English Proficiency and the language spoken at home are shown in Table III.4.12. An estimated 4.3 percent of the population speaks Spanish at home, followed by 1.6 percent speaking Other Asian and Pacific Island languages.

Table III.4.12 Limited English Proficiency and Language Spoken at Home Des Moines 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	8,536	4.3%
#2 LEP Language	Other Asian and Pacific Island languages	3,212	1.6%
#3 LEP Language	Other and unspecified languages	1,503	0.8%
#4 LEP Language	Vietnamese	1,335	0.7%
#5 LEP Language	Russian, Polish, or other Slavic languages	736	0.4%
#6 LEP Language	Chinese	541	0.3%
#7 LEP Language	Other Indo-European languages	469	0.2%
#8 LEP Language	Arabic	442	0.2%
#9 LEP Language	Tagalog	166	0.1%
#10 LEP Language	German or other West Germanic languages	69	0%

Disability

The disability rate from the 2000 Census is shown in Table III.4.13. Some 20.2 percent of the population was disabled in 2000, or a total of 36,503 persons. The disability rate was highest for those over 65, with 43 percent disabled.

Table III.4.13 Disability by Age Des Moines 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	1,972	6.8%
16 to 64	24,613	19.1%
65 and older	9,918	43%
Total	36,503	20.2%

Table III.4.14, shows disability by type in 2000. There were 15,616 physical disabilities in 2000, some 15,880 employment disabilities, and 11,351 go-outside-home disabilities.

Table III.4.14 Total Disabilities Tallied: Aged 5 and Older Des Moines 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	7,292
Physical disability	15,616
Mental disability	9,407
Self-care disability	4,762
Employment disability	15,880
Go-outside-home disability	11,351
Total	64,308

Disability by age, as estimated by the 2016 ACS, is shown in Table III.4.15. The disability rate for females was 13.9 percent, compared to 13.5 percent for males. The disability rate changed precipitously higher with age, with 47.9 percent of those over 75 experiencing a disability.

Table III.4.15						
Disability by Age						
Des Moines						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	85	1%	41	0.5%	126	0.8%
5 to 17	1,634	8.5%	850	4.8%	2,484	6.7%
18 to 34	2,507	8.8%	1,865	6.5%	4,372	7.7%
35 to 64	6,349	16.5%	7,003	17.8%	13,352	17.2%
65 to 74	1,689	28.7%	2,195	28.6%	3,884	28.6%
75 or Older	1,784	51.2%	2,927	46%	4,711	47.9%
Total	14,048	13.5%	14,881	13.9%	28,929	13.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.4.16. Some 7.3 percent have an ambulatory disability, 6 have an independent living disability, and 2.7 percent have a self-care disability.

Table III.4.16		
Total Disabilities Tallied: Aged 5 and Older		
Des Moines		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	7,043	3.3%
Vision disability	4,615	2.2%
Cognitive disability	12,435	6.4%
Ambulatory disability	14,297	7.3%
Self-Care disability	5,315	2.7%
Independent living disability	9,515	6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.4.17. In 2016, some 107,886 persons were employed and 8,215 were unemployed. This totaled a labor force of 116,101 persons. The unemployment rate for Des Moines was estimated to be 7.1 percent in 2016.

Table III.4.17	
Employment, Labor Force and Unemployment	
Des Moines	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	107,886
Unemployed	8,215
Labor Force	116,101
Unemployment Rate	7.1%

In 2016, 89 percent of households in Des Moines had a high school education or greater.



Table III.4.18	
High School or Greater Education	
Des Moines	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	73,962
Total Households	83,141
Percent High School or Above	89%

As seen in Table III.4.19, some 30.1 percent of the population had a high school diploma or equivalent, another 33.6 percent have some college, 16.7 percent have a Bachelor's Degree, and 6.5 percent of the population had a graduate or professional degree.

Table III.4.19		
Educational Attainment		
Des Moines		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	20,814	13%
High School or Equivalent	48,050	30.1%
Some College or Associates Degree	53,775	33.6%
Bachelor's Degree	26,748	16.7%
Graduate or Professional Degree	10,452	6.5%
Total Population Above 18 years	159,839	100.0%

ECONOMICS

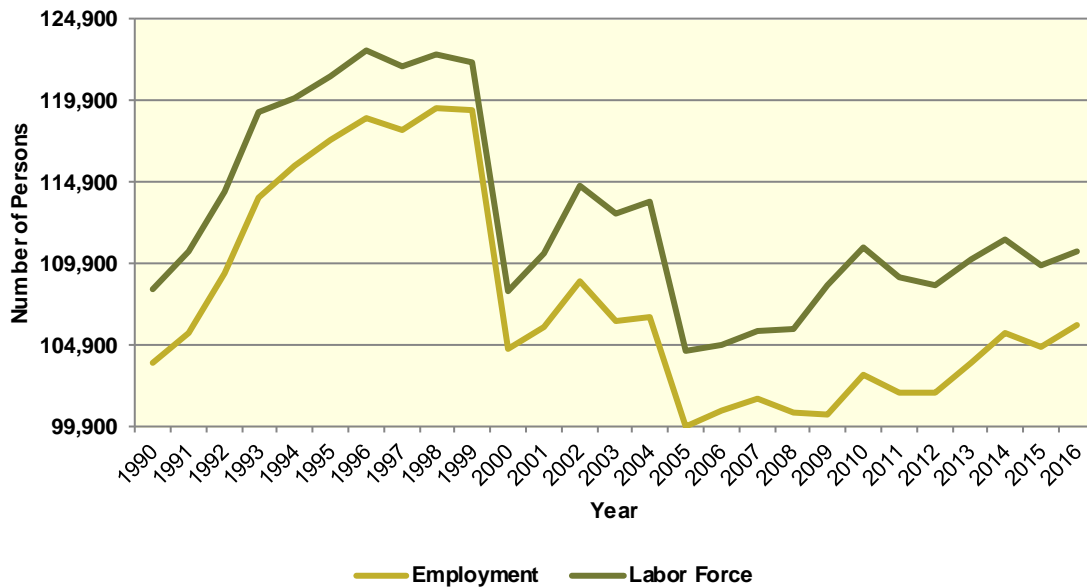
Labor Force

Table III.4.20 shows the labor force statistics for Des Moines 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 2009 rising to a rate of 7.3 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 Des Moines decreased from 4.5 percent in 2015 to 4.1 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.4.20 Labor Force Statistics Des Moines 1990 - 2016 BLS Data					
Year	Des Moines				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	4,560	103,806	108,366	4.2%	4.4%
1991	4,981	105,696	110,677	4.5%	4.7%
1992	5,056	109,268	114,324	4.4%	4.5%
1993	5,270	113,883	119,153	4.4%	4%
1994	4,170	115,834	120,004	3.5%	3.5%
1995	3,965	117,423	121,388	3.3%	3.4%
1996	4,210	118,778	122,988	3.4%	3.5%
1997	3,935	118,079	122,014	3.2%	3.1%
1998	3,311	119,417	122,728	2.7%	2.7%
1999	2,987	119,284	122,271	2.4%	2.6%
2000	3,532	104,676	108,208	3.3%	2.6%
2001	4,512	105,986	110,498	4.1%	3.3%
2002	5,919	108,788	114,707	5.2%	4%
2003	6,573	106,379	112,952	5.8%	4.5%
2004	7,085	106,587	113,672	6.2%	4.5%
2005	4,688	99,901	104,589	4.5%	4.3%
2006	3,996	100,875	104,871	3.8%	3.7%
2007	4,072	101,647	105,719	3.9%	3.7%
2008	5,121	100,784	105,905	4.8%	4.2%
2009	7,936	100,652	108,588	7.3%	6.4%
2010	7,706	103,130	110,836	7%	6%
2011	7,139	101,977	109,116	6.5%	5.5%
2012	6,614	101,990	108,604	6.1%	5%
2013	6,340	103,809	110,149	5.8%	4.7%
2014	5,648	105,710	111,358	5.1%	4.3%
2015	4,904	104,851	109,755	4.5%	3.8%
2016	4,568	106,139	110,707	4.1%	3.7%

Diagram III.4.2, shows the employment and labor force for Des Moines. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 106,139 persons, with the labor force reaching 110,707, indicating there were a total of 4,568 unemployed persons.

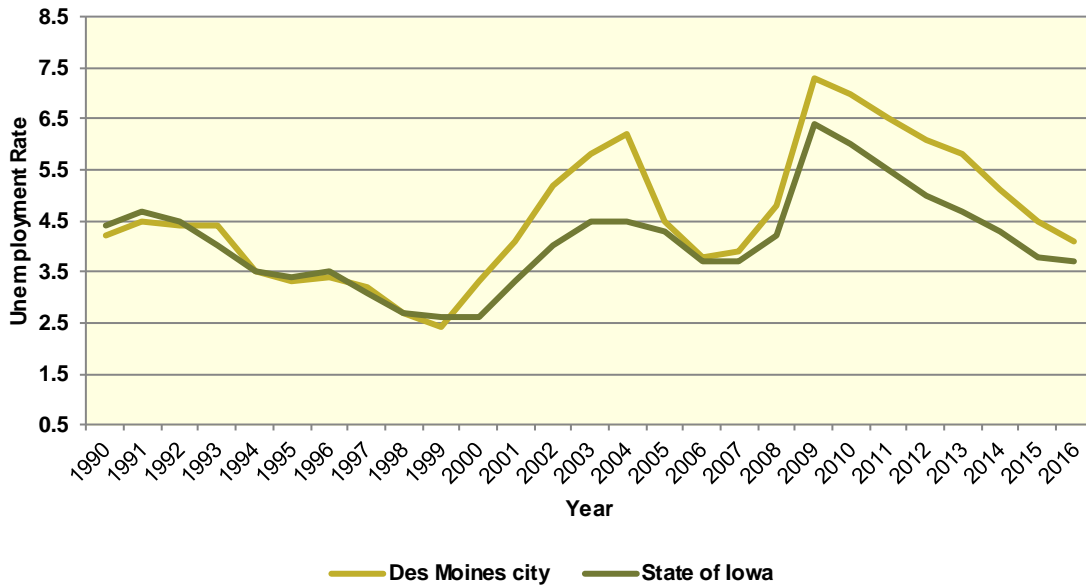
Diagram III.4.2
Employment and Labor Force
 Des Moines
 1990 – 2016 BLS Data



Unemployment

Diagram III.4.3, shows the unemployment rate for both the State and Des Moines. During the 1990’s the average rate for Des Moines was 3.6 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.9 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.6 percent. Over the course of the entire period the Des Moines had an average unemployment rate that higher than the State, 4.6 percent for Des Moines, versus 4.1 statewide.

Diagram III.4.3
Annual Unemployment Rate
 Des Moines
 1990 – 2016 BLS Data



Earnings: Polk County

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.4.4 shows real average earnings per job for Polk County from 1990 to 2016. Over this period the average earning per job for Polk County was \$52,525, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.4.4
Real Average Earnings Per Job
 Polk County
 BEA Data 1990 - 2016

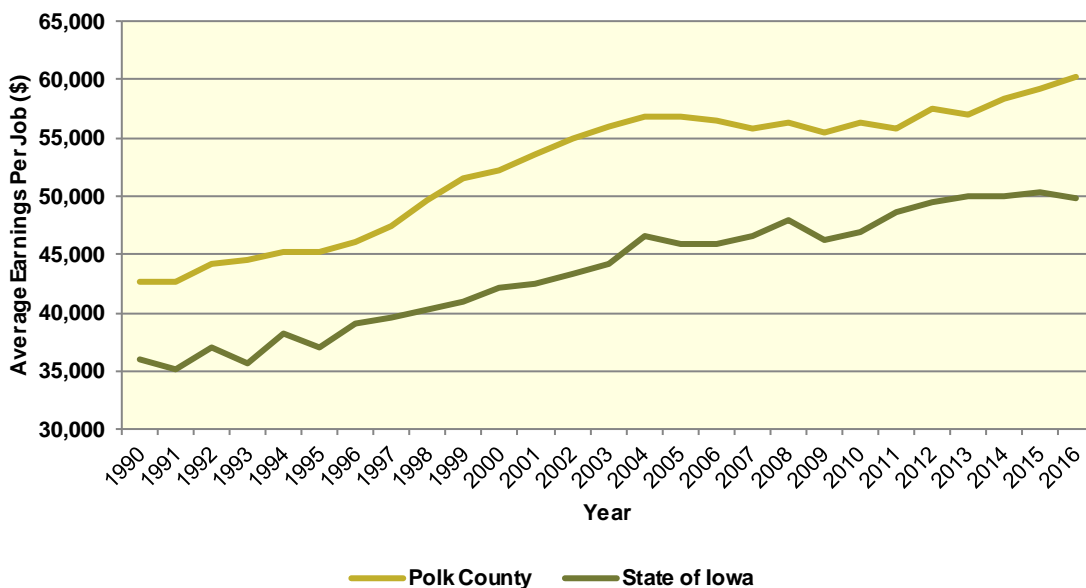
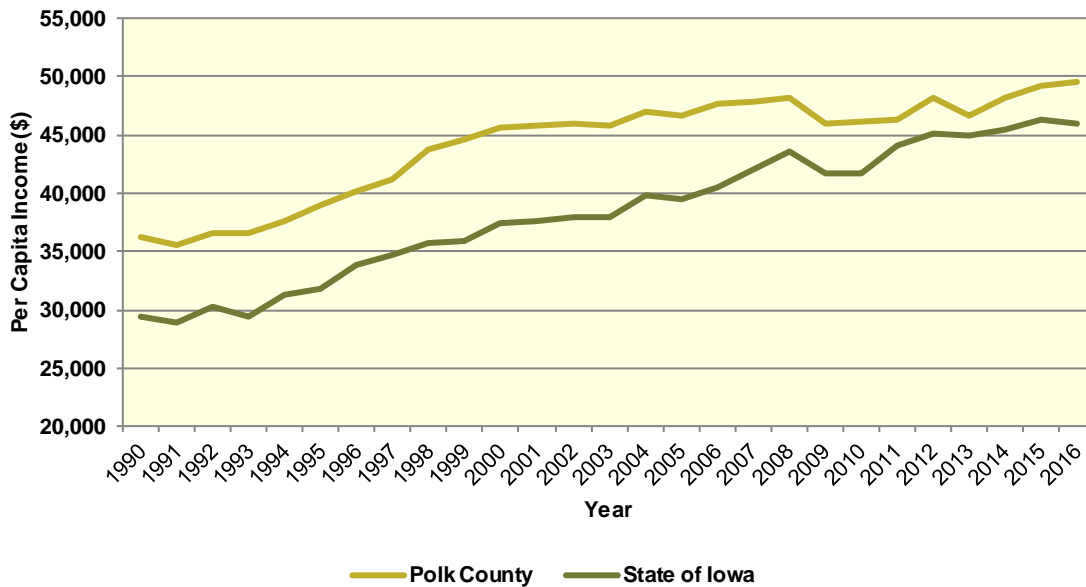


Diagram III.4.5, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Polk County was \$44,155, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.4.5
Real Per Capita Income
 Polk County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Polk County

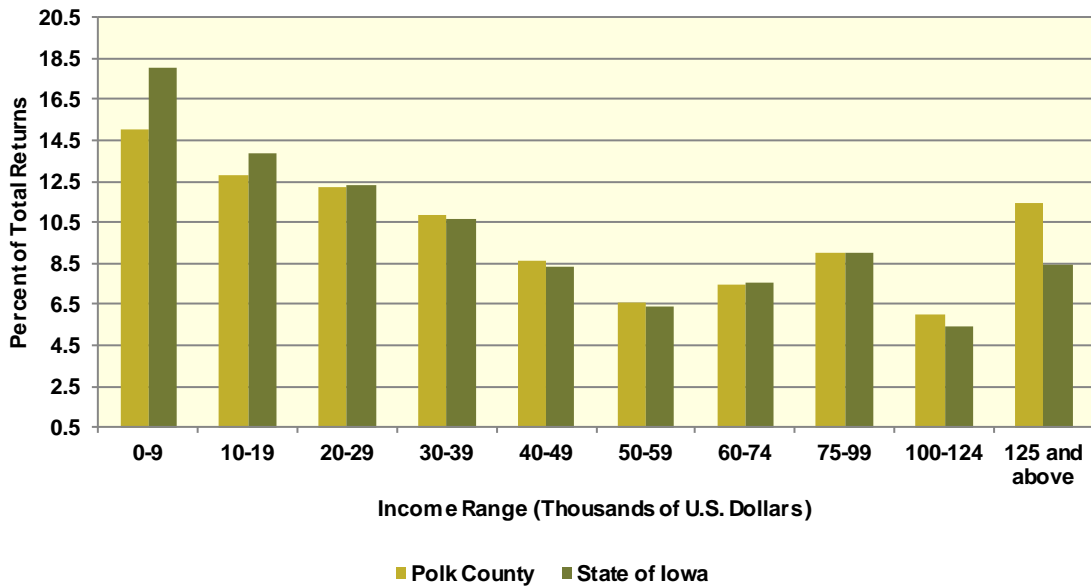
The Iowa Department of Revenue releases annual income tax statistics. Table III.4.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Polk County.

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

Table III.4.21
Number of Tax Returns by Adjusted Gross Income
 Des Moines
 Iowa DOR 2002 - 2015

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

Diagram III.4.6
2015 Income Distribution
 Polk County
 2015 Iowa DOR Data



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Polk County increased from 185 authorizations in 2015 to 236 in 2016.

The real value of single-family building permits increased from \$230,694 in 2015 to \$253,215 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.4.23.

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	345	154	4	98	601	77,695	54,924
1981	211	60	8	190	469	75,860	67,375
1982	107	24	4	80	215	77,205	42,333
1983	145	14	18	126	303	76,177	57,117
1984	132	42	4	158	336	99,925	76,757
1985	111	12	11	450	584	91,443	73,833
1986	77	30	4	673	784	127,576	57,512
1987	101	18	0	276	395	126,098	22,693
1988	236	0	0	367	603	120,772	52,506
1989	300	16	0	171	487	123,956	56,501
1990	272	16	0	203	491	153,614	67,853
1991	304	20	0	106	430	143,659	57,783
1992	275	32	0	419	726	154,371	64,258
1993	220	0	4	178	402	151,903	68,580
1994	228	16	0	478	722	140,605	64,449
1995	250	56	4	192	502	144,548	61,437
1996	261	24	11	166	462	138,906	50,442
1997	172	6	0	30	208	161,970	89,350
1998	271	2	0	141	414	156,464	68,860
1999	345	2	0	90	437	154,531	78,705
2000	312	0	0	15	327	165,296	76,841
2001	283	10	10	66	369	182,642	76,347
2002	342	2	38	114	496	197,222	76,031
2003	411	20	0	227	658	195,936	60,088
2004	447	12	12	263	734	214,623	124,308
2005	453	0	0	325	778	217,043	91,561
2006	287	0	0	454	741	214,333	154,839
2007	309	0	4	193	506	189,978	119,159
2008	165	0	0	375	540	196,487	113,178
2009	134	0	0	108	242	209,489	103,695
2010	143	16	0	245	404	209,066	134,711
2011	115	0	0	109	224	180,319	116,911
2012	128	0	0	236	364	197,974	100,609
2013	184	80	0	479	743	181,721	90,409
2014	116	2	0	165	283	209,318	138,949
2015	185	38	0	743	966	230,694	128,491
2016	236	0	0	1,209	1,445	253,215	126,716

Diagram III.4.7 Single Family Permits

Des Moines
Census Bureau Data, 1980–2016

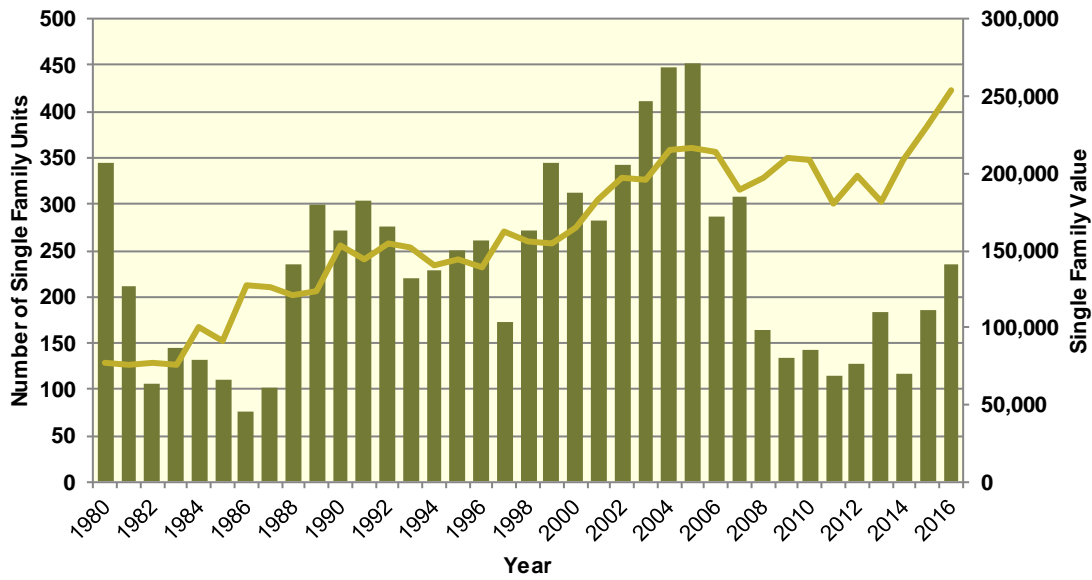
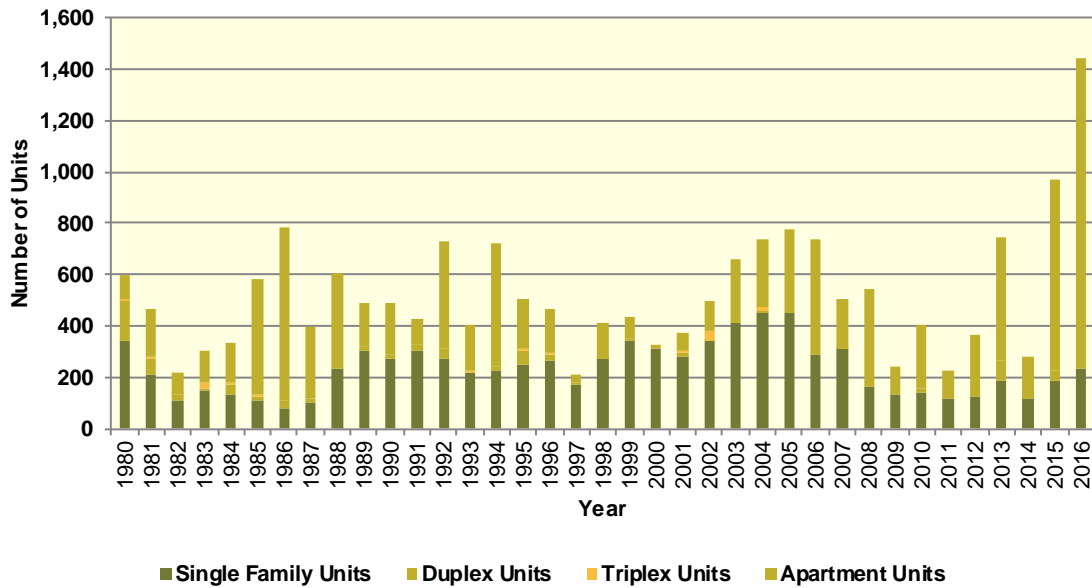


Diagram III.4.8 Total Permits by Unit Type

Des Moines
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.4.24. In 2016, there were 90,437 housing units, up from 85,105 in 2000. Single-family units accounted for 70 percent of units in 2016, compared to 67.7 in 2000. Apartment units accounted for 22.5 percent in 2016, compared to 22 percent in 2000.

Table III.4.24 Housing Units by Type Des Moines 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	57,627	67.7%	63,307	70%
Duplex	3,415	4%	2,248	2.5%
Tri- or Four-Plex	2,641	3.1%	2,442	2.7%
Apartment	18,737	22%	20,308	22.5%
Mobile Home	2,649	3.1%	2,102	2.3%
Boat, RV, Van, Etc.	36	0%	30	0%
Total	85,105	100.0%	90,437	100.0%

Some 91.7 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed -2 percent between 2000 and 2010, ending with owner-occupied units representing 62.8 percent of unit. Vacant units changed by 61.3 percent, resulting in 7,360 vacant units in 2010.

Table III.4.25 Housing Units by Tenure Des Moines 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	80,504	94.6%	81,369	91.7%	1.1%
Owner-Occupied	52,119	64.7%	51,079	62.8%	-2%
Renter-Occupied	28,385	35.3%	30,290	37.2%	6.7%
Vacant Housing Units	4,563	5.4%	7,360	8.3%	61.3%
Total Housing Units	85,067	100.0%	88,729	100.0%	4.3%

Table III.4.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 90,437 housing units. An estimated 60.2 percent were owner-occupied, and 8.1 percent were vacant.

Table III.4.26 Housing Units by Tenure Des Moines 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	81,369	91.7%	83,141	91.9%
Owner-Occupied	51,079	62.8%	50,010	60.2%
Renter-Occupied	30,290	37.2%	33,131	39.8%
Vacant Housing Units	7,360	8.3%	7,296	8.1%
Total Housing Units	88,729	100.0%	90,437	100.0%

Households by household size are shown in Table III.4.27. There were a total of 81,369 households in 2010, up from 80,504 in 2000. One person households changed by 2.9 percent between 2000 and 2010, while two person households changed by -1.5 percent. Three and four person households changed by -2.3 and -5 respectively, representing 14.7 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	25,717	31.9%	26,469	32.5%	2.9%
Two Persons	25,991	32.3%	25,610	31.5%	-1.5%
Three Persons	12,252	15.2%	11,970	14.7%	-2.3%
Four Persons	9,655	12%	9,175	11.3%	-5%
Five Persons	4,301	5.3%	4,678	5.7%	8.8%
Six Persons	1,527	1.9%	1,959	2.4%	28.3%
Seven Persons or More	1,061	1.3%	1,508	1.9%	42.1%
Total	80,504	100.0%	81,369	100.0%	1.1%

Households by income is shown in Table III.4.28. Households earning more than \$100,000 per year represented 15.4 percent of households in 2016, compared to 6.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.8 percent of households in 2010, compared to 21 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 14.4 percent of households in 2016, compared to 15.6 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	12,544	15.6%	11,973	14.4%
\$15,000 to \$19,999	5,347	6.6%	4,176	5%
\$20,000 to \$24,999	6,466	8%	5,155	6.2%
\$25,000 to \$34,999	12,177	15.1%	9,073	10.9%
\$35,000 to \$49,999	15,330	19%	12,562	15.1%
\$50,000 to \$74,999	16,929	21%	17,331	20.8%
\$75,000 to \$99,999	6,728	8.3%	10,094	12.1%
\$100,000 or More	5,100	6.3%	12,777	15.4%
Total	80,621	100.0%	83,141	100.0%

Table III.4.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 8 percent and 1.7 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 12.5 percent, 6.3 percent, and 7, respectively. Housing units built prior to 1939 represented 27.8 percent of households in 2016.



Table III.4.29				
Households by Year Home Built				
Des Moines				
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	24,395	30.3%	23,141	27.8%
1940 to 1949	9,336	11.6%	7,322	8.8%
1950 to 1959	14,545	18.1%	14,201	17.1%
1960 to 1969	9,582	11.9%	8,938	10.8%
1970 to 1979	10,905	13.5%	10,392	12.5%
1980 to 1989	5,973	7.4%	5,267	6.3%
1990 to 1999	5,761	7.2%	5,860	7%
2000 to 2009	.	.	6,628	8%
2010 or Later	.	.	1,392	1.7%
Total	80,497	100.0%	83,141	100.0%

The distribution of unit types by race are shown in Table III.4.30. An estimated 73.4 percent of white households occupy single family homes, while 53.9 percent of black households do. Some 19.4 percent of white households occupied apartments, while 38.3 percent of black households do. An estimated 60.2 percent of Asian, and 65.4 percent of American Indian households occupy single family homes.

Table III.4.30							
Distribution of Units in Structure by Race							
Des Moines							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	73.4%	53.9%	65.4%	60.2%	45%	66.1%	57.8%
Duplex	2.3%	3.2%	2.1%	2.3%	0%	3.1%	3.9%
Tri- or Four-Plex	2.2%	4.3%	7.5%	3.6%	55%	5.8%	6.1%
Apartment	19.4%	38.3%	18.7%	33.2%	0%	20.1%	29.3%
Mobile Home	2.7%	0.2%	6.3%	0.8%	0%	4.9%	2.9%
Boat, RV, Van, Etc.	0%	0.1%	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.4.31. An estimated 39.5 percent of vacant units were for rent in 2010, a 39.9 percent change since 2000. In addition, some 22.1 percent of vacant units were for sale, a change of 118.8 percent between 2000 and 2010. "Other" vacant units represented 28.5 percent of vacant units in 2010. This is a change of 76.7 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.4.31					
Disposition of Vacant Housing Units					
Des Moines					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	2,078	45.5%	2,908	39.5%	39.9%
For Sale	743	16.3%	1,626	22.1%	118.8%
Rented or Sold, Not Occupied	379	8.3%	426	5.8%	12.4%
For Seasonal, Recreational, or Occasional Use	178	3.9%	302	4.1%	69.7%
For Migrant Workers	0	0%	4	0.1%	
Other Vacant	1,185	26%	2,094	28.5%	76.7%
Total	4,563	100.0%	7,360	100.0%	61.3%

The disposition of vacant units between 2010 and 2016 are shown in Table III.4.32. By 2016, for rent units accounted for 19.9 percent of vacant units, while for sale units accounted for 15.7 percent. "Other" vacant units accounted for 46.4 percent of vacant units, representing a total of 3,385 "other" vacant units.

Table III.4.32				
Disposition of Vacant Housing Units				
Des Moines				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2,908	39.5%	1,455	19.9%
For Sale	1,626	22.1%	1,148	15.7%
Rented Not Occupied	116	1.6%	402	5.5%
Sold Not Occupied	310	4.2%	492	6.7%
For Seasonal, Recreational, or Occasional Use	302	4.1%	414	5.7%
For Migrant Workers	4	0.1%	0	0%
Other Vacant	2,094	28.5%	3,385	46.4%
Total	7,360	100.0%	7,296	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.4.33. In 2016, an estimated 3 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.



Table III.4.33 Overcrowding and Severe Overcrowding Des Moines 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	50,663	97.2%	963	1.8%	475	0.9%	52,101
2016 Five-Year ACS	48,869	97.7%	909	1.8%	232	0.5%	50,010
Renter							
2000 Census	26,101	91.9%	1,353	4.8%	942	3.3%	28,396
2016 Five-Year ACS	31,134	94%	1,613	4.9%	384	1.2%	83,141
Total							
2000 Census	76,764	95.4%	2,316	2.9%	1,417	1.8%	80,497
2016 Five-Year ACS	80,003	96.2%	2,522	3%	616	0.7%	83,141

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 183 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Des Moines. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table III.4.34 Households with Incomplete Plumbing Facilities Des Moines 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	80,175	82,958
Lacking Complete Plumbing Facilities	322	183
Total Households	80,497	83,141
Percent Lacking	0.4%	0.2%

There were 916 households lacking complete kitchen facilities in 2016, compared to 459 households in 2000. This was a change from 0.6 percent of households in 2000 to 1.1 percent in 2016.

Table III.4.35 Households with Incomplete Kitchen Facilities Des Moines 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	80,038	82,225
Lacking Complete Kitchen Facilities	459	916
Total Households	80,497	83,141
Percent Lacking	0.6%	1.1%

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 Des Moines, 16.6 of households had a cost burden and 15.7 percent had a severe cost burden. Some 22 percent of renters were cost burdened, and 24.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.9 percent and a severe cost burden rate of 8.2 percent. Owner occupied households with a mortgage had a cost burden rate of 15 percent, and severe cost burden at 10.2 percent.

Table III.4.36
Cost Burden and Severe Cost Burden by Tenure
 Des Moines
 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	25,693	76.5%	5,390	16%	2,381	7.1%	129	0.4%	33,593
2016 Five-Year ACS	25,809	74.3%	5,197	15%	3,535	10.2%	201	0.6%	34,742
Owner Without a Mortgage									
2000 Census	11,869	89.1%	854	6.4%	504	3.8%	101	0.8%	13,328
2016 Five-Year ACS	12,435	81.4%	1,361	8.9%	1,245	8.2%	227	1.5%	15,268
Renter									
2000 Census	17,176	60.6%	5,248	18.5%	4,571	16.1%	1,368	4.8%	28,363
2016 Five-Year ACS	15,869	47.9%	7,276	22%	8,258	24.9%	1,728	5.2%	33,131
Total									
2000 Census	54,738	72.7%	11,492	15.3%	7,456	9.9%	1,598	2.1%	75,284
2016 Five-Year ACS	54,113	65.1%	13,834	16.6%	13,038	15.7%	2,156	2.6%	83,141

Housing Problems by Income

Table III.4.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Polk County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.4.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 7,115 owner-occupied and 6,270 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 4,270 owner-occupied 7,275 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 51,570 households without a housing problem.

Table III.4.37
Median Family Income
 Polk County
 2000–2017 HUD MFI

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

Table III.4.38						
Housing Problems by Income and Tenure						
Polk County 2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	105	95	90	70	370
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	75	75	40	15	240
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	80	420	85	200	840
Housing cost burden greater than 50% of income (and none of the above problems)	2,425	1,205	550	60	30	4,270
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	625	1,860	2,760	1,085	785	7,115
Zero/negative income (and none of the above problems)	435	0	0	0	0	435
has none of the 4 housing problems	450	1,835	5,405	5,180	23,975	36,845
Total	4,035	5,160	9,305	6,540	25,075	50,115
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	70	105	75	0	90	340
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	245	140	20	75	20	500
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	435	315	270	85	100	1,205
Housing cost burden greater than 50% of income (and none of the above problems)	6,090	1,000	185	0	0	7,275
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	940	3,565	1,540	185	40	6,270
Zero/negative income (and none of the above problems)	795	0	0	0	0	795
has none of the 4 housing problems	960	1,370	4,635	2,665	5,095	14,725
Total	9,535	6,495	6,725	3,010	5,345	31,110
Total						
Lacking complete plumbing or kitchen facilities	80	210	170	90	160	710
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	280	215	95	115	35	740
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	490	395	690	170	300	2,045
Housing cost burden greater than 50% of income (and none of the above problems)	8,515	2,205	735	60	30	11,545
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	1,565	5,425	4,300	1,270	825	13,385
Zero/negative income (and none of the above problems)	1,230	0	0	0	0	1,230
has none of the 4 housing problems	1,410	3,205	10,040	7,845	29,070	51,570
Total	13,570	11,655	16,030	9,550	30,420	81,225

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.4.39 presents some basic statistics about the completed surveys.

Table III.4.39				
Survey of Rental Properties				
Des Moines 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	52	5,823	4.7	27.2

Table III.4.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 68 single family units in Des Moines, with 1 of

them available. This translates into a vacancy rate of 1.5 percent in Des Moines, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 5,283 apartment units reported in the survey, with 245 of them available, which resulted in a vacancy rate of 4.6 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.4.40			
Rental Vacancy Survey by Type			
Des Moines			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	68	1	1.5%
Apartments	5,283	245	4.6%
Mobile Homes	286	15	5.2%
“Other” Units	0	0	0%
Don't Know	186	14	7.5%
Total	5,823	275	4.7%

Table III.4.41, reports units by bedroom size. As can be seen there were 957 two bedroom apartment units and 109 three bedroom units. Overall, the 985 two bedroom units accounted for 16.9 percent of all units, and the 393 three bedroom units accounted for 6.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,718 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.4.41						
Rental Units by Bedroom Size						
Des Moines						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	305	0	0	.	305
One	1	1,419	2	0	.	1,422
Two	19	957	9	0	.	985
Three	9	109	275	0	.	393
Four	0	0	0	0	.	0
Don't Know	39	2,493	0	0	186	2,718
Total	68	5,283	286	0	186	5,823

Table III.4.42, 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 5.3 percent.

Table III.4.42 Single Family Units by Bedroom Size Des Moines 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	19	1	5.3%
Three	9	0	0%
Four	0	0	0%
Don't know	39	0	0%
Total	68	1	1.5%

Table III.4.43 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 2.6 percent.

Table III.4.43 Apartment Units by Bedroom Size Des Moines 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	305	26	8.5%
One	1,419	37	2.6%
Two	957	37	3.9%
Three	109	3	2.8%
Four	0	0	0%
Don't know	2,493	142	5.7%
Total	5,283	245	4.6%

Average market-rate rents by unit type are shown in Table III.4.44. 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.4.44 Average Market Rate Rents by Bedroom Size Des Moines 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$649.6	\$0	\$0	\$649.6
One	\$0	\$728	\$0	\$0	\$728
Two	\$895	\$860.7	\$0	\$0	\$861.8
Three	\$1005	\$963.9	\$0	\$0	\$965.6
Four	\$0	\$0	\$0	\$0	\$0
Total	\$899.4	\$790.1	\$900	\$0	\$804.4

Table III.4.45, shows vacancy rates for single family units by average rental rates for Des Moines. 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 4.2 percent.

Table III.4.45 Single Family Market Rate Rents by Vacancy Status Des Moines 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	4	0	0%
\$750 to \$1,000	24	1	4.2%
\$1,000 to \$1,250	1	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	39	0	0%
Total	68	1	1.5%

The average rent and availability of apartment units is displayed in Table III.4.46. 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 4.2 percent.

Table III.4.47 Apartment Market Rate Rents by Vacancy Status Des Moines 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	1,910	77	4%
\$750 to \$1,000	2,892	105	3.6%
\$1,000 to \$1,250	325	59	18.2%
\$1,250 to \$1,500	37	1	2.7%
Above \$1,500	0	0	0%
Missing	119	3	2.5%
Total	5,283	245	4.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.4.47, 34 respondents, or 72.3 percent, included some sort of utility in the rent.

Table III.4.47 Are there any utilities included with the rent? Des Moines 2017 Survey of Rental Properties	
Period	Respondent
Yes	34
No	13
% Offering Utilities	72.3%

The type of utility included in the rent is shown in Table III.4.48. There were 6 respondents who included electricity, 10 respondents who included natural gas, 29 respondents who included water and sewer and 27 respondents included trash collection in the rent.

Table III.4.48 Which utilities are included with the rent? Des Moines 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	10
Water/Sewer	29
Trash Collection	27

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.4.49, there were 40 single family units which property managers considered accessible, with an additional 1,038 accessible apartment units. Respondents also indicated there were a total of 439 persons with disabilities currently residing in accessible units.

Table III.4.49 Accessible Units by Bedroom Size Des Moines 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	43	0	0		43
One	0	566	0	0		566
Two	0	132	0	0		132
Three	1	19	0	0		20
Four	0	0	0	0		0
Don't Know	39	278	0	0	0	317
Total	40	1,038	0	0	0	1,078

Table III.4.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen, 11.1 percent of three bedroom units were considered accessible. Overall, 58.8 percent of all single family units were considered accessible by survey respondents.

Table III.4.50 Single Family Units by Accessibility and Bedroom Size Des Moines 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	19	0	19	0%
Three	8	1	9	11.1%
Four	0	0	0	0%
Don't know	0	39	39	100%
Total	28	40	68	58.8%

Table III.4.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 13.8 percent or 132 two bedroom apartment units are accessible, with 17.4 percent of three bedroom units were considered accessible. Overall, 19.6 percent of all apartment units were considered accessible by survey respondents.

Table III.4.51 Apartment Units by Accessibility and Bedroom Size Des Moines 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	262	43	305	14.1%
One	853	566	1,419	39.9%
Two	825	132	957	13.8%
Three	90	19	109	17.4%
Four	0	0	0	0%
Don't know	2,215	278	2,493	11.2%
Total	4,245	1,038	5,283	19.6%

Perceived Need for Rental Units

Table III.4.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 29 respondents said they keep a waitlist, with an estimated 390 number of persons on the wait list.

Table III.4.52 Do you keep a waiting list? Des Moines 2017 Survey of Rental Properties	
Period	Respondent
Yes	29
No	22
Waitlist Size	390

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.4.53, 4 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 4 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.4.53				
How would you rate the need for renovation of existing units in the?				
Des Moines				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	1	1
Low Need	12	12	3	2
Moderate Need	16	16	2	1
High Need	3	3	2	1
Extreme Need	1	1	0	0
Average Need	2.6	2.6	2.6	2.4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.4.54, 20 respondents said there was no need for new single family units, with 4 respondents saying there was extreme need for constructing new single family units. Likewise, 21 respondents indicated no need for new apartment units, with 4 respondents saying there was extreme need for constructing new apartment units.

Table III.4.54				
How would you rate the need for construction of new units in the?				
Des Moines				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	20	21	6	4
Low Need	7	8	1	0
Moderate Need	3	3	0	0
High Need	2	2	0	0
Extreme Need	4	4	3	3
Average Need	2	1.9	2.3	2.7

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.4.55, shows the *strong growth scenario* for Des Moines. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 83,141 households. In 2030, there will be a projected 95,574 households, of which 57,488 are projected to be owner occupied and the remaining 38,085 are expected to be renter-occupied.

By 2050, there are projected to be 63,176 owner-occupied households, of which 5,080 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 11,723 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 41,853 renter households, of which 12,830 renter households are expected to have incomes between 0 and 30.0 percent of median family income 9,051 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 105,030 occupied units by 2050, of which 17,910 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.4.55
Housing Demand Forecast
 Des Moines
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	4,319	4,470	4,622	4,760	4,880	4,985	5,080
30.1-50%	0	5,535	5,728	5,924	6,100	6,254	6,389	6,510
50.1-80%	0	9,966	10,314	10,667	10,984	11,260	11,503	11,723
80.1-95%	0	5,358	5,545	5,735	5,905	6,054	6,185	6,302
95.1-115%	0	6,558	6,787	7,020	7,228	7,410	7,570	7,714
115+%	0	21,973	22,741	23,519	24,218	24,827	25,363	25,847
Total	0	53,709	55,586	57,488	59,196	60,685	61,995	63,176
Renter								
0-30%	0	10,908	11,289	11,675	12,022	12,325	12,591	12,830
30.1-50%	0	7,420	7,680	7,943	8,178	8,384	8,565	8,728
50.1-80%	0	7,695	7,964	8,236	8,481	8,694	8,882	9,051
80.1-95%	0	2,618	2,710	2,803	2,886	2,958	3,022	3,080
95.1-115%	0	2,584	2,674	2,766	2,848	2,920	2,983	3,039
115+%	0	4,356	4,508	4,663	4,801	4,922	5,028	5,124
Total	0	35,582	36,825	38,085	39,216	40,203	41,071	41,853
Total								
0-30%	0	15,226	15,759	16,298	16,782	17,204	17,575	17,910
30.1-50%	0	12,955	13,408	13,867	14,279	14,638	14,954	15,239
50.1-80%	0	17,661	18,278	18,904	19,465	19,955	20,385	20,774
80.1-95%	0	7,976	8,255	8,538	8,791	9,012	9,207	9,382
95.1-115%	0	9,142	9,462	9,786	10,076	10,330	10,553	10,754
115+%	0	26,330	27,250	28,182	29,019	29,750	30,392	30,971
Total	83,141	89,290	92,412	95,574	98,412	100,889	103,066	105,030