

**VOLUME III:
FORT DODGE**

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Fort Dodge

DEMOGRAPHICS

Population Estimates

Table III.21.1, at right shows the population for Fort Dodge. As can be seen, the population in Fort Dodge decreased from 25,206 persons in 2010 to 24,441 person in 2016, or by -3 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 Fort Dodge. Although a city may span several counties, for the county level data pieces, Webster County was selected. For a more in-depth county level view, please refer to Webster County in Volume II of this profile.

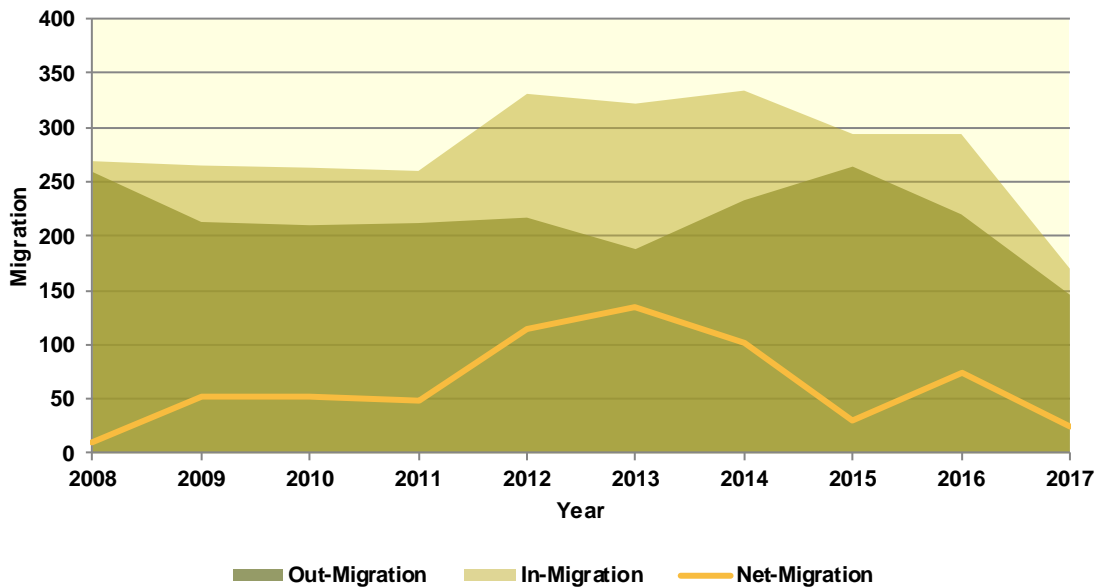
Webster County Population Migration Trends

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.21.1, 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 134 people entering and the migration lowest net migration occurred in 2008 with 10 entering Fort Dodge.

Year	Population	Percent Yearly Change
2000	25,136	.
2001	26,270	4.5%
2002	26,046	-0.9%
2003	25,917	-0.5%
2004	25,634	-1.1%
2005	25,403	-0.9%
2006	25,408	0%
2007	25,355	-0.2%
2008	25,320	-0.1%
2009	25,387	0.3%
2010	25,206	-0.7%
2011	25,021	-0.7%
2012	24,704	-1.3%
2013	24,769	0.3%
2014	24,590	-0.7%
2015	24,584	0%
2016	24,441	-0.6%

Diagram III.21.1
Net In-migration by Gender
 Webster County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.21.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 38 percent of net-migrants, or 9 persons were male, with the remaining 63 percent, or 15 persons were female.

Table III.21.2, shows net-migration for Webster County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 11 persons entering Webster County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 7 persons leaving Webster County.

Table III.21.2
New-Migration by Age Range
 Webster County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	0	1	0	2	-2	2	0	-1	-2	0
18-22	18	21	19	29	29	35	26	21	8	3
23-25	-9	-9	-17	-5	-1	19	-11	11	11	-7
26-35	-3	13	-2	0	28	27	35	9	32	6
36-45	-1	7	20	10	23	24	29	4	14	10
46-55	-11	14	19	12	21	11	14	-12	-1	11
56-65	5	6	11	0	9	13	10	1	8	5
66 +	11	-1	3	0	7	3	-2	-3	4	-4
Total	10	52	53	48	114	134	101	30	74	24

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.21.3, shows population by age for the 2000 and 2010 Census. The population changed by 0.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -12.3 percent to a total of 4,085 persons in 2010. Those aged 25 to 34 changed by 16.2 percent, and those aged under 5 changed by -10 percent.

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,716	6.8%	1,544	6.1%	-10%
5 to 19	5,321	21.2%	5,078	20.1%	-4.6%
20 to 24	1,770	7%	2,212	8.8%	25%
25 to 34	2,839	11.3%	3,300	13.1%	16.2%
35 to 54	6,702	26.7%	5,948	23.6%	-11.3%
55 to 64	2,128	8.5%	3,039	12.1%	42.8%
65 or Older	4,660	18.5%	4,085	16.2%	-12.3%
Total	25,136	100.0%	25,206	100.0%	0.3%

The elderly population is further explored in Table III.21.4. Those aged 65 to 66 changed by 18.3 percent between 2000 and 2010, resulting in a population of 466 persons. Those aged 85 or older changed by -7.4 percent during the same time period, and resulted in 761 persons over age 85 in 2010.

Table III.21.4 Elderly Population by Age Fort Dodge 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	394	8.5%	466	11.4%	18.3%
67 to 69	598	12.8%	539	13.2%	-9.9%
70 to 74	1,058	22.7%	808	19.8%	-23.6%
75 to 79	1,020	21.9%	786	19.2%	-22.9%
80 to 84	768	16.5%	725	17.7%	-5.6%
85 or Older	822	17.6%	761	18.6%	-7.4%
Total	4,660	100.0%	4,085	100.0%	-12.3%

Population by race and ethnicity is shown in Table III.21.5. The white population changed by -2.7 percent between 2000 and 2010, and resulted in representing 89.7 percent of the population in 2010. The black population changed by 44.5 percent, represented 5.5 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 71.9 percent between 2000 and 2010, compared to the -1.9 percent growth rate for non-Hispanics.

Table III.21.5 Population by Race and Ethnicity Fort Dodge 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	23,243	92.5%	22,622	89.7%	-2.7%
Black	952	3.8%	1,376	5.5%	44.5%
American Indian	52	0.2%	89	0.4%	71.2%
Asian	214	0.9%	212	0.8%	-0.9%
Native Hawaiian/ Pacific Islander	6	0%	5	0%	-16.7%
Other	328	1.3%	349	1.4%	6.4%
Two or More Races	341	1.4%	553	2.2%	62.2%
Total	25,136	100.0%	25,206	100.0%	0.3%
Hispanic	739	2.9%	1,270	5%	71.9%
Non-Hispanic	24,397	97.1%	23,936	95%	-1.9%

Population by race and ethnicity through 2016 is shown in Table III.21.6. The white population represented 88.9 percent of the population in 2016, compared with black households accounting for 6.3 percent of the population. Hispanic households represented 5.4 percent of the population in 2016.

Table III.21.6				
Population by Race and Ethnicity				
Fort Dodge				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	22,622	89.7%	21,898	88.9%
Black	1,376	5.5%	1,560	6.3%
American Indian	89	0.4%	99	0.4%
Asian	212	0.8%	401	1.6%
Native Hawaiian/ Pacific Islander	5	0%	0	0%
Other	349	1.4%	348	1.4%
Two or More Races	553	2.2%	320	1.3%
Total	25,206	100.0%	24,626	100.0%
Non-Hispanic	23,936	95%	23,306	94.6%
Hispanic	1,270	5%	1,320	5.4%

The population by race is broken down further by ethnicity in Table III.21.7. While the white non-Hispanic population changed by -4.7 percent between 2000 and 2010, the white Hispanic population changed by 132.2 percent. The black non-Hispanic population changed by 45.3 percent, while the black Hispanic population changed by 9.5 percent.

Table III.21.7					
Population by Race and Ethnicity					
Fort Dodge					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	22,904	93.9%	21,835	91.2%	-4.7%
Black	931	3.8%	1,353	5.7%	45.3%
American Indian	39	0.2%	71	0.3%	82.1%
Asian	213	0.9%	207	0.9%	-2.8%
Native Hawaiian/ Pacific Islander	6	0%	3	0%	-50%
Other	23	0.1%	19	0.1%	-17.4%
Two or More Races	281	1.2%	448	1.9%	59.4%
Total Non-Hispanic	24,397	100.0%	23,936	100.0%	-1.9%
Hispanic					
White	339	45.9%	787	62%	132.2%
Black	21	2.8%	23	1.8%	9.5%
American Indian	13	1.8%	18	1.4%	38.5%
Asian	1	0.1%	5	0.4%	400%
Native Hawaiian/ Pacific Islander	0	0%	2	0.2%	
Other	305	41.3%	330	26%	8.2%
Two or More Races	60	8.1%	105	8.3%	75%
Total Hispanic	739	100.0%	1,270	100.0%	71.9%
Total Population	25,136	100.0%	25,206	100.0%	0.3%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.21.8. During this time, the total non-Hispanic population was 23,306 persons in 2016. The Hispanic population was 1,320.

Table III.21.8				
Population by Race and Ethnicity				
Fort Dodge				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	21,835	91.2%	21,052	90.3%
Black	1,353	5.7%	1,505	6.5%
American Indian	71	0.3%	77	0.3%
Asian	207	0.9%	401	1.7%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	19	0.1%	0	0%
Two or More Races	448	1.9%	271	1.2%
Total Non-Hispanic	23,936	100.0%	23,306	100.0%
Hispanic				
White	787	62%	846	64.1%
Black	23	1.8%	55	4.2%
American Indian	18	1.4%	22	1.7%
Asian	5	0.4%	0	0%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	330	26%	348	26.4%
Two or More Races	105	8.3%	49	3.7%
Total Hispanic	1,270	100.0	1,320	100.0%
Total Population	25,206	100.0%	24,626	100.0%

Households by type and tenure are shown in Table III.21.9. Family households represented 56 percent of households, while non-family households accounted for 44 percent. These changed from 56.9 and 43.1 percent, respectively.

Table III.21.9				
Household Type by Tenure				
Fort Dodge				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,850	56.9%	5,496	56%
Married-Couple Family	4,063	69.5%	3,694	67.2%
Owner-Occupied	3,562	87.7%	3,175	86%
Renter-Occupied	501	12.3%	519	14%
Other Family	1,787	30.5%	1,802	32.5%
Male Householder, No Spouse Present	452	25.3%	439	25.1%
Owner-Occupied	278	61.5%	244	55.6%
Renter-Occupied	174	38.5%	195	44.4%
Female Householder, No Spouse Present	1,335	74.7%	1,363	74.1%
Owner-Occupied	616	46.1%	576	42.3%
Renter-Occupied	719	53.9%	787	57.7%
Non-Family Households	4,425	43.1%	4,315	44%
Owner-Occupied	2,272	51.3%	2,058	47.7%
Renter-Occupied	2,153	48.7%	2,257	52.3%
Total	10,275	100.0%	9,811	100.0%

The group quarters population was 2,509 in 2010, compared to 1,165 in 2000. Institutionalized populations experienced a 102.6 percent change between 2000 and 2010. Non-institutionalized populations experienced a 145.1 percent change during this same time period.

Table III.21.10					
Group Quarters Population					
Fort Dodge					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	83	10.2%	1,249	75.7%	1404.8%
Juvenile Facilities	.	.	3	0.2%	.
Nursing Homes	599	73.5%	345	20.9%	-42.4%
Other Institutions	133	16.3%	54	3.3%	-59.4%
Total	815	100.0%	1,651	100.0%	102.6 %
Noninstitutionalized					
College Dormitories	292	83.4%	755	88%	158.6%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	58	16.6%	103	12%	77.6%
Total	350	100.0%	858	100.0%	145.1%
Group Quarters Population	1,165	100.0%	2,509	100.0%	115.4%

The number of foreign born persons are shown in Table III.21.11. An estimated 1 percent of the population was born in Mexico, some 0.9 percent were born in Korea, and another 0.3 percent were born in India.

Table III.21.11			
Place of Birth for the Foreign-Born Population			
Fort Dodge			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	253	1%
#2 country of origin	Korea	212	0.9%
#3 country of origin	India	77	0.3%
#4 country of origin	Canada	53	0.2%
#5 country of origin	Guatemala	52	0.2%
#6 country of origin	Taiwan	50	0.2%
#7 country of origin	Other Eastern Africa	32	0.1%
#8 country of origin	Haiti	28	0.1%
#9 country of origin	Philippines	26	0.1%
#10 country of origin	Scotland	22	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.21.12. An estimated 0.8 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Korean.

Table III.21.12 Limited English Proficiency and Language Spoken at Home Fort Dodge 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	187	0.8%
#2 LEP Language	Korean	162	0.7%
#3 LEP Language	Chinese	25	0.1%
#4 LEP Language	Tagalog	17	0.1%
#5 LEP Language	Other and unspecified languages	16	0.1%
#6 LEP Language	Vietnamese	8	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.21.13. Some 18.8 percent of the population was disabled in 2000, or a total of 4,256 persons. The disability rate was highest for those over 65, with 41.4 percent disabled.

Table III.21.13 Disability by Age Fort Dodge 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	177	4.8%
16 to 64	2,401	16.2%
65 and older	1,678	41.4%
Total	4,256	18.8%

Table III.21.14, shows disability by type in 2000. There were 2,050 physical disabilities in 2000, some 1,445 employment disabilities, and 1,388 go-outside-home disabilities.

Table III.21.14 Total Disabilities Tallied: Aged 5 and Older Fort Dodge 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,021
Physical disability	2,050
Mental disability	1,086
Self-care disability	544
Employment disability	1,445
Go-outside-home disability	1,388
Total	7,534

Disability by age, as estimated by the 2016 ACS, is shown in Table III.21.15. The disability rate for females was 14.6 percent, compared to 15.4 percent for males. The disability rate changed precipitously higher with age, with 51.1 percent of those over 75 experiencing a disability.

Table III.21.15						
Disability by Age						
Fort Dodge						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	9	1.3%	58	8.3%	67	4.8%
5 to 17	134	7.2%	38	2%	172	4.6%
18 to 34	313	9.9%	143	5.8%	456	8.1%
35 to 64	608	15.4%	860	18.5%	1,468	17.1%
65 to 74	263	28.5%	209	19.4%	472	23.6%
75 or Older	398	65.5%	419	42.3%	817	51.1%
Total	1,725	15.4%	1,727	14.6%	3,452	15%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.21.16. Some 8 percent have an ambulatory disability, 4.7 have an independent living disability, and 2.2 percent have a self-care disability.

Table III.21.16		
Total Disabilities Tallied: Aged 5 and Older		
Fort Dodge		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	958	4.2%
Vision disability	471	2%
Cognitive disability	1,384	6.4%
Ambulatory disability	1,735	8%
Self-Care disability	480	2.2%
Independent living disability	846	4.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.21.17. In 2016, some 10,789 persons were employed and 904 were unemployed. This totaled a labor force of 11,693 persons. The unemployment rate for Fort Dodge was estimated to be 7.7 percent in 2016.

Table III.21.17	
Employment, Labor Force and Unemployment	
Fort Dodge	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	10,789
Unemployed	904
Labor Force	11,693
Unemployment Rate	7.7%

In 2016, 91.4 percent of households in Fort Dodge had a high school education or greater.



Table III.21.18	
High School or Greater Education	
Fort Dodge 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,967
Total Households	9,811
Percent High School or Above	91.4%

As seen in Table III.21.19, some 30.4 percent of the population had a high school diploma or equivalent, another 40.3 percent have some college, 14 percent have a Bachelor's Degree, and 5.4 percent of the population had a graduate or professional degree.

Table III.21.19		
Educational Attainment		
Fort Dodge 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,937	10%
High School or Equivalent	5,907	30.4%
Some College or Associates Degree	7,847	40.3%
Bachelor's Degree	2,714	14%
Graduate or Professional Degree	1,046	5.4%
Total Population Above 18 years	19,451	100.0%

ECONOMICS

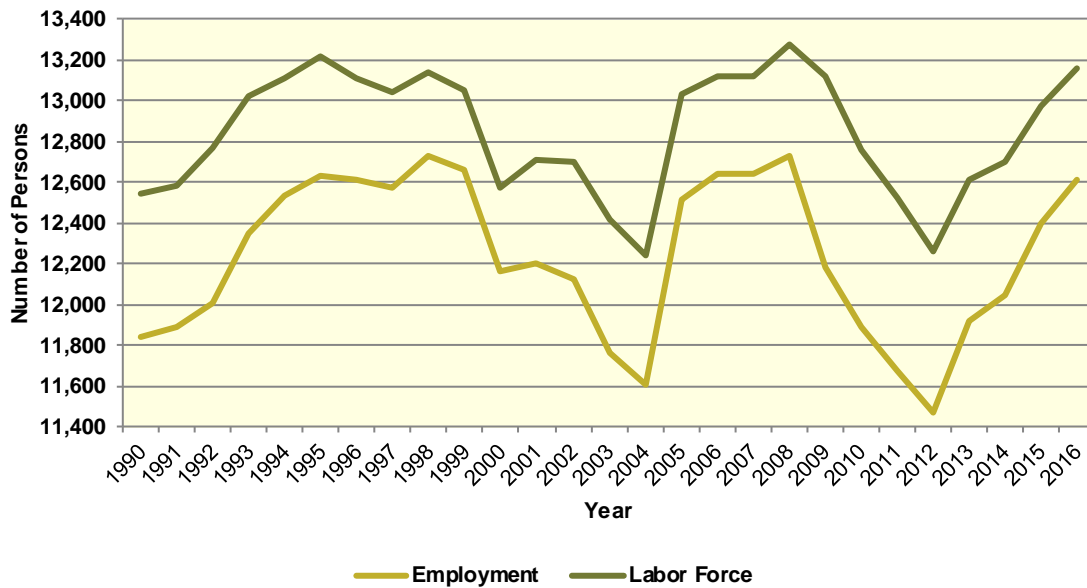
Labor Force

Table III.21.20, shows the labor force statistics for Fort Dodge from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.1 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 Fort Dodge decreased from 4.4 percent in 2015 to 4.1 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.21.20 Labor Force Statistics Fort Dodge 1990 - 2016 BLS Data					
Year	Fort Dodge				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	704	11,838	12,542	5.6%	4.4%
1991	694	11,892	12,586	5.5%	4.7%
1992	763	12,007	12,770	6%	4.5%
1993	681	12,343	13,024	5.2%	4%
1994	581	12,530	13,111	4.4%	3.5%
1995	589	12,632	13,221	4.5%	3.4%
1996	501	12,612	13,113	3.8%	3.5%
1997	468	12,569	13,037	3.6%	3.1%
1998	411	12,728	13,139	3.1%	2.7%
1999	392	12,658	13,050	3%	2.6%
2000	414	12,159	12,573	3.3%	2.6%
2001	508	12,204	12,712	4%	3.3%
2002	579	12,124	12,703	4.6%	4%
2003	646	11,766	12,412	5.2%	4.5%
2004	639	11,603	12,242	5.2%	4.5%
2005	516	12,513	13,029	4%	4.3%
2006	480	12,637	13,117	3.7%	3.7%
2007	485	12,638	13,123	3.7%	3.7%
2008	552	12,727	13,279	4.2%	4.2%
2009	932	12,183	13,115	7.1%	6.4%
2010	870	11,889	12,759	6.8%	6%
2011	849	11,671	12,520	6.8%	5.5%
2012	791	11,472	12,263	6.5%	5%
2013	688	11,923	12,611	5.5%	4.7%
2014	650	12,046	12,696	5.1%	4.3%
2015	574	12,395	12,969	4.4%	3.8%
2016	546	12,616	13,162	4.1%	3.7%

Diagram III.21.2, shows the employment and labor force for Fort Dodge. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 12,616 persons, with the labor force reaching 13,162, indicating there were a total of 546 unemployed persons.

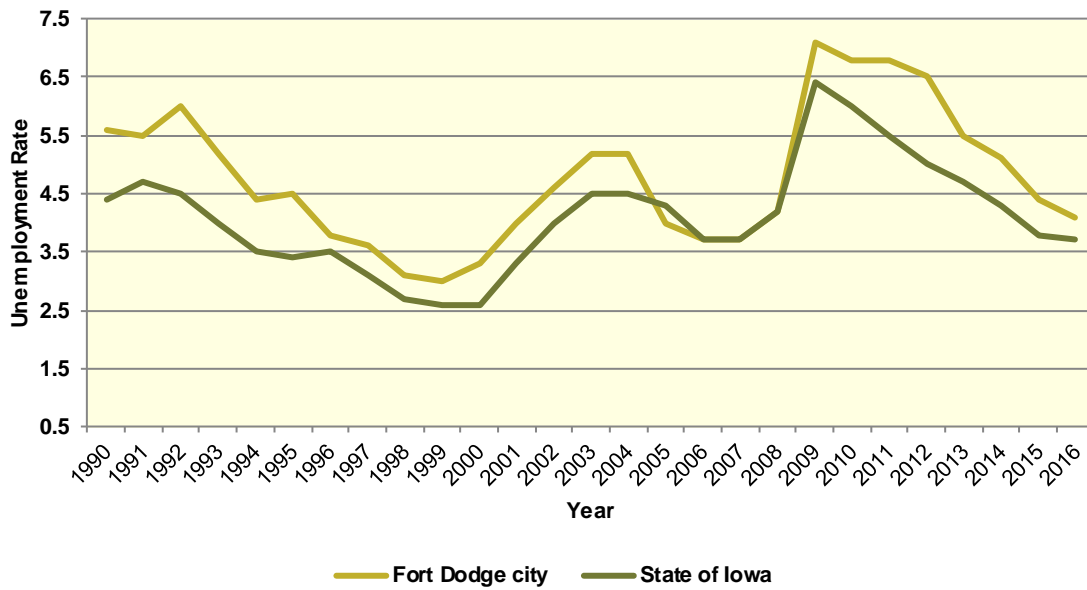
Diagram III.21.2
Employment and Labor Force
 Fort Dodge
 1990 – 2016 BLS Data



Unemployment

Diagram III.21.3, shows the unemployment rate for both the State and Fort Dodge. During the 1990’s the average rate for Fort Dodge was 4.5 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.5 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 Fort Dodge had an average unemployment rate that higher than the State, 4.8 percent for Fort Dodge, versus 4.1 statewide.

Diagram III.21.3
Annual Unemployment Rate
 Fort Dodge
 1990 – 2016 BLS Data



Earnings: Webster 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.21.4, shows real average earnings per job for Webster County from 1990 to 2016. Over this period the average earning per job for Webster County was \$43,075, which was lower than the statewide average of \$43,526 over the same period.

Diagram III.21.4
Real Average Earnings Per Job
 Webster County
 BEA Data 1990 - 2016

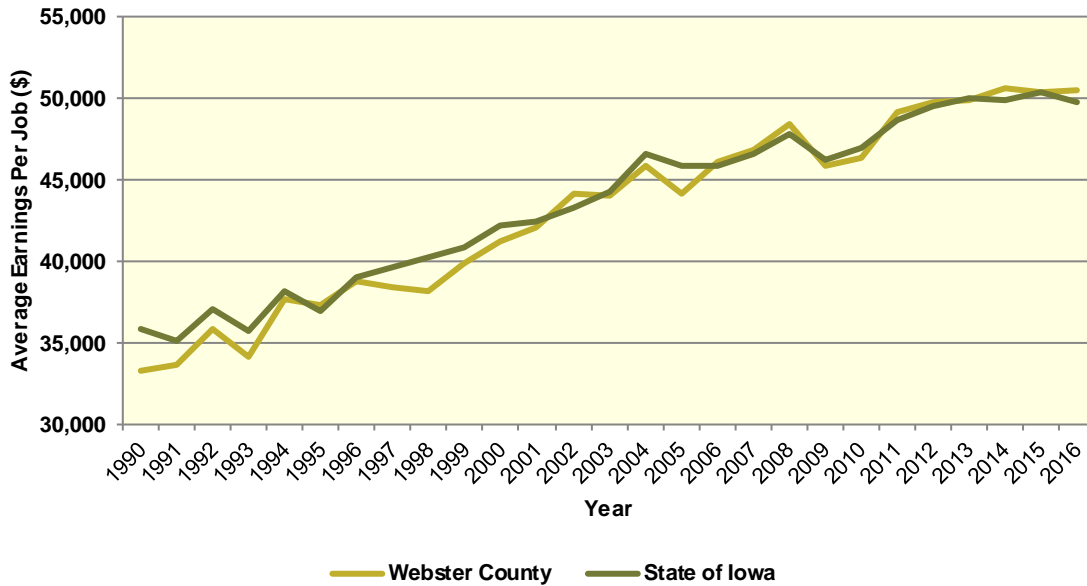
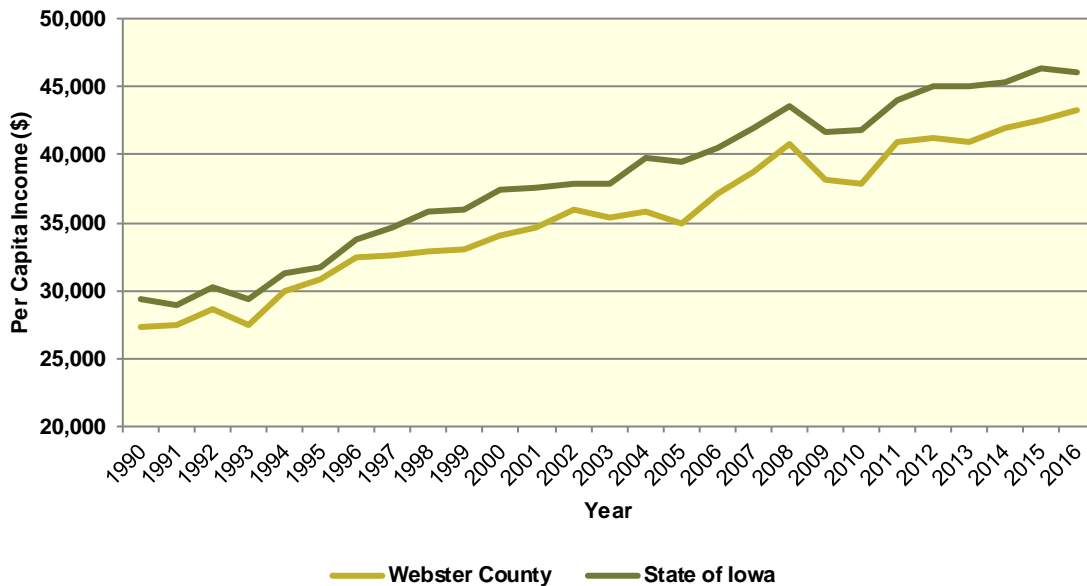


Diagram III.21.5, shows real per capita income for the Webster County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Webster County was \$35,458, which was lower than the statewide average of \$38,254 over the same period.

Diagram III.21.5
Real Per Capita Income
 Webster County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Webster County

The Iowa Department of Revenue releases annual income tax statistics. Table III.21.21, 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 Webster County.

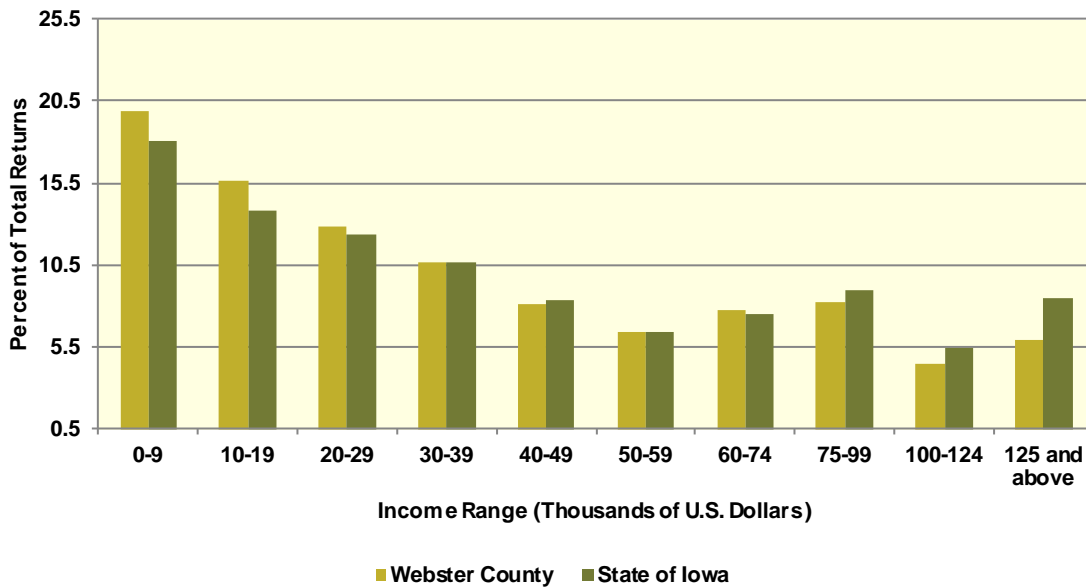
As can be seen below, the total number of returns between 2010 and 2015 increased by 3.6 percent, with 962 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 41.7 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -4.9 percent.

Table III.21.21
Number of Tax Returns by Adjusted Gross Income
 Fort Dodge
 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	3,864	2,895	2,452	1,788	1,404	1,105	1,132	795	257	361	16,053
2003	3,725	2,787	2,216	1,920	1,430	1,071	1,178	842	266	374	15,809
2004	3,688	2,655	2,178	1,851	1,409	1,103	1,218	974	306	431	15,813
2005	3,643	2,655	2,110	1,827	1,439	1,109	1,214	1,082	340	486	15,905
2006	3,408	2,605	2,107	1,807	1,438	1,058	1,327	1,137	429	560	15,876
2007	3,636	2,705	2,082	1,885	1,421	1,135	1,251	1,244	475	651	16,485
2008	3,475	2,682	2,105	1,775	1,445	1,120	1,316	1,280	529	688	16,415
2009	3,340	2,662	2,248	1,690	1,291	1,093	1,188	1,209	547	653	15,921
2010	3,352	2,609	2,212	1,645	1,328	1,010	1,209	1,213	536	679	15,793
2011	3,365	2,689	2,052	1,667	1,274	1,047	1,175	1,260	637	747	15,913
2012	3,325	2,819	2,070	1,671	1,279	1,051	1,213	1,263	641	893	16,225
2013	3,226	2,606	2,083	1,618	1,329	1,125	1,219	1,299	708	909	16,122
2014	3,278	2,624	2,077	1,731	1,287	1,105	1,241	1,350	736	891	16,320
2015	3,255	2,554	2,103	1,744	1,322	1,052	1,271	1,354	737	962	16,354
Change 10 - 15	-2.9%	-2.1%	-4.9%	6%	-0.5%	4.2%	5.1%	11.6%	37.5%	41.7%	3.6%



Diagram III.21.6
2015 Income Distribution
 Webster County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Fort Dodge is shown in Table III.21.22. In 2016, there were an estimated 3,942 persons living in poverty. This represented a 18 percent poverty rate, compared to 11.6 percent poverty in 2000. In 2016, some 12.9 percent of those in poverty were under age 6, and 6.4 percent were 65 or older.

Table III.21.22				
Poverty by Age				
Fort Dodge				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	368	13.2%	507	12.9%
6 to 17	507	18.2%	839	21.3%
18 to 64	1,614	58.1%	2,345	59.5%
65 or Older	290	10.4%	251	6.4%
Total	2,779	100.0%	3,942	100.0%
Poverty Rate	11.6%	.	18%	.

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 Webster County remained unchanged from 3 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits increased from \$237,082 in 2015 to \$511,667 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.21.23.

Table III.21.23 Building Permits and Valuation Fort Dodge Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	27	0	0	82	109	127,611	92,643
1981	13	0	8	0	21	137,274	0
1982	3	0	0	0	3	122,549	0
1983	6	0	8	19	33	136,298	72,966
1984	15	0	23	12	50	126,850	76,636
1985	9	0	0	12	21	156,629	60,683
1986	11	6	0	0	17	147,120	0
1987	8	0	0	0	8	244,653	0
1988	20	4	0	0	24	137,181	0
1989	27	2	0	16	45	124,994	15,144
1990	23	0	0	0	23	133,040	0
1991	25	0	0	0	25	159,044	0
1992	32	0	0	0	32	138,350	0
1993	13	0	0	0	13	173,810	0
1994	12	2	0	0	14	137,149	0
1995	18	0	0	48	66	214,522	50,488
1996	12	0	0	74	86	192,954	52,605
1997	15	0	7	0	22	174,286	0
1998	29	6	0	0	35	174,997	0
1999	26	0	6	0	32	169,746	0
2000	30	6	0	0	36	202,024	0
2001	34	12	3	0	49	185,340	0
2002	22	4	6	23	55	211,994	63,927
2003	19	2	7	0	28	203,586	0
2004	21	4	3	0	28	179,302	0
2005	36	2	6	0	44	160,838	0
2006	15	0	9	0	24	127,723	0
2007	15	0	0	0	15	162,278	0
2008	7	0	0	0	7	145,665	0
2009	7	0	0	0	7	146,949	0
2010	9	0	0	0	9	136,300	0
2011	6	0	0	0	6	151,043	0
2012	26	0	0	0	26	202,866	0
2013	20	0	0	0	20	151,934	0
2014	5	0	4	0	9	235,433	0
2015	3	0	0	0	3	237,082	0
2016	3	0	0	0	3	511,667	0

Diagram III.21.7 Single Family Permits

Fort Dodge
Census Bureau Data, 1980–2016

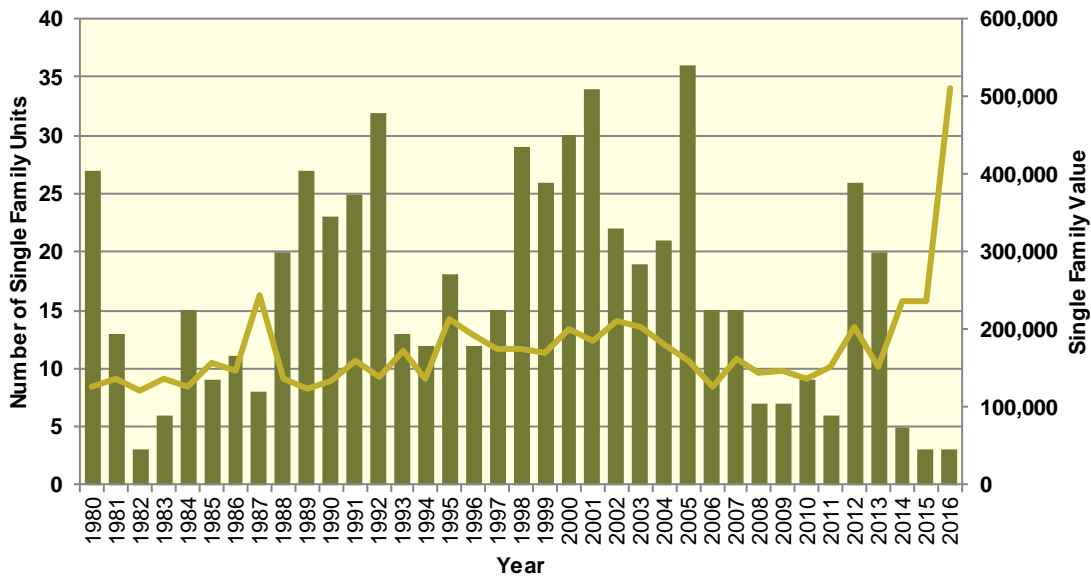
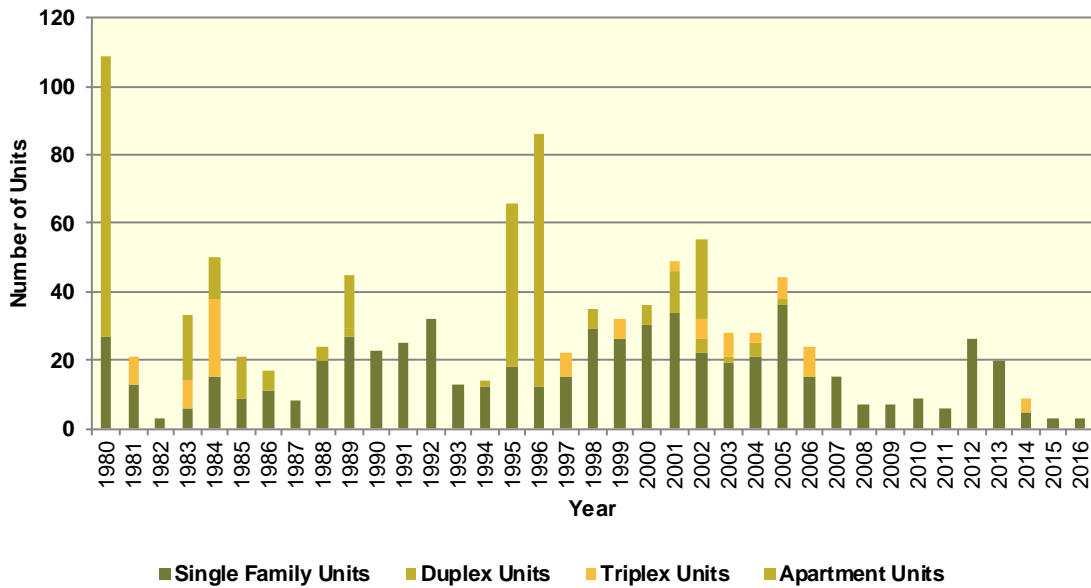


Diagram III.21.8 Total Permits by Unit Type

Fort Dodge
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.21.24. In 2016, there were 11,181 housing units, up from 11,204 in 2000. Single-family units accounted for 75.7 percent of units in 2016, compared to 73.1 in 2000. Apartment units accounted for 13.8 percent in 2016, compared to 12.3 percent in 2000.

Table III.21.24 Housing Units by Type Fort Dodge 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,191	73.1%	8,469	75.7%
Duplex	565	5%	388	3.5%
Tri- or Four-Plex	670	6%	459	4.1%
Apartment	1,373	12.3%	1,545	13.8%
Mobile Home	405	3.6%	320	2.9%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	11,204	100.0%	11,181	100.0%

Some 91.6 percent of housing was occupied in 2010, compared to 93.8 percent in 2000. Owner-occupied housing changed -3.2 percent between 2000 and 2010, ending with owner-occupied units representing 65.5 percent of unit. Vacant units changed by 34.7 percent, resulting in 940 vacant units in 2010.

Table III.21.25 Housing Units by Tenure Fort Dodge 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,470	93.8%	10,275	91.6%	-1.9%
Owner-Occupied	6,951	66.4%	6,728	65.5%	-3.2%
Renter-Occupied	3,519	33.6%	3,547	34.5%	0.8%
Vacant Housing Units	698	6.2%	940	8.4%	34.7%
Total Housing Units	11,168	100.0%	11,215	100.0%	0.4%

Table III.21.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 11,181 housing units. An estimated 61.7 percent were owner-occupied, and 12.3 percent were vacant.

Table III.21.26 Housing Units by Tenure Fort Dodge 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,275	91.6%	9,811	87.7%
Owner-Occupied	6,728	65.5%	6,053	61.7%
Renter-Occupied	3,547	34.5%	3,758	38.3%
Vacant Housing Units	940	8.4%	1,370	12.3%
Total Housing Units	11,215	100.0%	11,181	100.0%

Households by household size are shown in Table III.21.27. There were a total of 10,275 households in 2010, up from 10,470 in 2000. One person households changed by 6.9 percent between 2000 and 2010, while two person households changed by -1.6 percent. Three and four person households changed by -11.7 and -14.8 respectively, representing 12.2 percent and 9.8 percent of the population in 2010.

Table III.21.27 Households by Household Size Fort Dodge 2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,541	33.8%	3,786	36.8%	6.9%
Two Persons	3,518	33.6%	3,460	33.7%	-1.6%
Three Persons	1,424	13.6%	1,258	12.2%	-11.7%
Four Persons	1,186	11.3%	1,011	9.8%	-14.8%
Five Persons	555	5.3%	512	5%	-7.7%
Six Persons	167	1.6%	171	1.7%	2.4%
Seven Persons or More	79	0.8%	77	0.7%	-2.5%
Total	10,470	100.0%	10,275	100.0%	-1.9%

Households by income is shown in Table III.21.28. Households earning more than \$100,000 per year represented 14.4 percent of households in 2016, compared to 4.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 14.6 percent of households in 2010, compared to 15.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16.5 percent of households in 2016, compared to 19.8 percent in 2000.

Table III.21.28 Households by Income Fort Dodge 2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,073	19.8%	1,620	16.5%
\$15,000 to \$19,999	900	8.6%	781	8%
\$20,000 to \$24,999	906	8.7%	840	8.6%
\$25,000 to \$34,999	1,609	15.4%	1,269	12.9%
\$35,000 to \$49,999	2,049	19.6%	1,506	15.4%
\$50,000 to \$74,999	1,593	15.2%	1,435	14.6%
\$75,000 to \$99,999	810	7.7%	952	9.7%
\$100,000 or More	514	4.9%	1,408	14.4%
Total	10,454	100.0%	9,811	100.0%

Table III.21.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 5.6 percent and 0.9 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 13.2 percent, 4 percent, and 5.6, respectively. Housing units built prior to 1939 represented 31.3 percent of households in 2016.

Table III.21.29				
Households by Year Home Built				
Fort Dodge				
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	3,738	35.8%	3,072	31.3%
1940 to 1949	1,166	11.2%	737	7.5%
1950 to 1959	1,836	17.6%	1,892	19.3%
1960 to 1969	1,347	12.9%	1,242	12.7%
1970 to 1979	1,420	13.6%	1,297	13.2%
1980 to 1989	441	4.2%	389	4%
1990 to 1999	504	4.8%	545	5.6%
2000 to 2009	.	.	549	5.6%
2010 or Later	.	.	88	0.9%
Total	10,452	100.0%	9,811	100.0%

The distribution of unit types by race are shown in Table III.21.30. An estimated 79 percent of white households occupy single family homes, while 37.5 percent of black households do. Some 11.1 percent of white households occupied apartments, while 26.8 percent of black households do. An estimated 82.1 percent of Asian, and 72.1 percent of American Indian households occupy single family homes.

Table III.21.30							
Distribution of Units in Structure by Race							
Fort Dodge							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79%	37.5%	72.1%	82.1%	0%	30.2%	61.5%
Duplex	2.6%	23.8%	0%	0%	0%	60.5%	0%
Tri- or Four-Plex	4.1%	11.9%	0%	0%	0%	0%	0%
Apartment	11.1%	26.8%	27.9%	17.9%	0%	9.3%	38.5%
Mobile Home	3.2%	0%	0%	0%	0%	0%	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.21.31. An estimated 47.2 percent of vacant units were for rent in 2010, a 40.5 percent change since 2000. In addition, some 22 percent of vacant units were for sale, a change of 89.9 percent between 2000 and 2010. "Other" vacant units represented 21.9 percent of vacant units in 2010. This is a change of 28 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.21.31 Disposition of Vacant Housing Units Fort Dodge 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	316	45.3%	444	47.2%	40.5%
For Sale	109	15.6%	207	22%	89.9%
Rented or Sold, Not Occupied	69	9.9%	42	4.5%	-39.1%
For Seasonal, Recreational, or Occasional Use	41	5.9%	41	4.4%	0%
For Migrant Workers	2	0.3%	0	0%	-100%
Other Vacant	161	23.1%	206	21.9%	28%
Total	698	100.0%	940	100.0%	34.7%

The disposition of vacant units between 2010 and 2016 are shown in Table III.21.32. By 2016, for rent units accounted for 23.6 percent of vacant units, while for sale units accounted for 14 percent. “Other” vacant units accounted for 39.1 percent of vacant units, representing a total of 535 “other” vacant units.

Table III.21.32 Disposition of Vacant Housing Units Fort Dodge 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	444	47.2%	324	23.6%
For Sale	207	22%	192	14%
Rented Not Occupied	15	1.6%	76	5.5%
Sold Not Occupied	27	2.9%	32	2.3%
For Seasonal, Recreational, or Occasional Use	41	4.4%	170	12.4%
For Migrant Workers	0	0%	41	3%
Other Vacant	206	21.9%	535	39.1%
Total	940	100.0%	1,370	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.21.33. In 2016, an estimated 0.1 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table III.21.33 Overcrowding and Severe Overcrowding Fort Dodge 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	6,879	99.3%	22	0.3%	29	0.4%	6,930
2016 Five-Year ACS	6,053	100%	0	0%	0	0%	6,053
Renter							
2000 Census	3,425	97.2%	56	1.6%	41	1.2%	3,522
2016 Five-Year ACS	3,743	99.6%	5	0.1%	10	0.3%	9,811
Total							
2000 Census	10,304	98.6%	78	0.7%	70	0.7%	10,452
2016 Five-Year ACS	9,796	99.8%	5	0.1%	10	0.1%	9,811

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 22 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Fort Dodge. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.21.34 Households with Incomplete Plumbing Facilities Fort Dodge 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,417	9,789
Lacking Complete Plumbing Facilities	35	22
Total Households	10,452	9,811
Percent Lacking	0.3%	0.2%

There were 46 households lacking complete kitchen facilities in 2016, compared to 32 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.5 percent in 2016.

Table III.21.35 Households with Incomplete Kitchen Facilities Fort Dodge 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,420	9,765
Lacking Complete Kitchen Facilities	32	46
Total Households	10,452	9,811
Percent Lacking	0.3%	0.5%

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 Fort Dodge, 17 of households had a cost burden and 13.2 percent had a severe cost burden. Some 23.4 percent of renters were cost burdened, and 23.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.9 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 16.6 percent, and severe cost burden at 9.1 percent.

Table III.21.36
Cost Burden and Severe Cost Burden by Tenure
 Fort Dodge
 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	3,129	86%	351	9.6%	149	4.1%	11	0.3%	3,640
2016 Five-Year ACS	2,642	73.6%	597	16.6%	325	9.1%	25	0.7%	3,589
Owner Without a Mortgage									
2000 Census	2,375	92.4%	109	4.2%	65	2.5%	20	0.8%	2,569
2016 Five-Year ACS	2,129	86.4%	194	7.9%	101	4.1%	40	1.6%	2,464
Renter									
2000 Census	2,193	62.4%	507	14.4%	562	16%	253	7.2%	3,515
2016 Five-Year ACS	1,827	48.6%	879	23.4%	868	23.1%	184	4.9%	3,758
Total									
2000 Census	7,697	79.2%	967	9.9%	776	8%	284	2.9%	9,724
2016 Five-Year ACS	6,598	67.3%	1,670	17%	1,294	13.2%	249	2.5%	9,811

Housing Problems by Income

Table III.21.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Webster County. As can be seen in 2017 the MFI was \$57,500, which compared to \$69,900 for the State of Iowa.

Table III.21.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 665 owner-occupied and 734 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 450 owner-occupied 905 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,180 households without a housing problem.

Table III.21.37
Median Family Income
 Webster County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	45,600	49,100
2001	48,700	52,500
2002	50,600	53,700
2003	50,300	54,900
2004	51,100	55,800
2005	52,800	57,650
2006	52,900	57,800
2007	53,000	58,100
2008	53,400	58,500
2009	56,000	62,000
2010	55,900	62,400
2011	56,700	64,000
2012	57,500	64,800
2013	57,500	64,700
2014	58,800	65,300
2015	57,500	67,500
2016	58,600	68,400
2017	57,500	69,900

Table III.21.38						
Housing Problems by Income and Tenure						
Webster County 2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	15	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	300	110	15	25	0	450
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	170	250	65	110	665
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	85	310	885	820	2,890	4,990
Total	525	605	1,150	910	3,000	6,190
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	10	30	0	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	4	0	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	4	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	780	125	0	0	0	905
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	175	385	160	10	4	734
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
has none of the 4 housing problems	195	325	740	335	595	2,190
Total	1,254	845	934	349	599	3,981
Total						
Lacking complete plumbing or kitchen facilities	20	25	30	0	0	75
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	4	0	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	0	4	0	24
Housing cost burden greater than 50% of income (and none of the above problems)	1,080	235	15	25	0	1,355
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	245	555	410	75	114	1,399
Zero/negative income (and none of the above problems)	130	0	0	0	0	130
has none of the 4 housing problems	280	635	1,625	1,155	3,485	7,180
Total	1,779	1,450	2,084	1,259	3,599	10,171

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.21.39 presents some basic statistics about the completed surveys.

Table III.21.39				
Survey of Rental Properties				
Fort Dodge 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	11	715	9.1	34.1

Table III.21.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 56 single family units in Fort Dodge, with 2 of them available. This translates into a vacancy rate of 3.6 percent in Fort Dodge, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 394 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 3.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.21.40			
Rental Vacancy Survey by Type			
Fort Dodge			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	56	2	3.6%
Apartments	394	15	3.8%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	265	48	18.1%
Total	715	65	9.1%

Table III.21.41, reports units by bedroom size. As can be seen there were 47 two bedroom apartment units and 16 three bedroom units. Overall, the 48 two bedroom units accounted for 6.7 percent of all units, and the 34 three bedroom units accounted for 4.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 579 units listed as “Don't Know”. Additional details for additional unit types are reported found below.

Table III.21.41						
Rental Units by Bedroom Size						
Fort Dodge						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	50	0	0	.	50
Two	1	47	0	0	.	48
Three	18	16	0	0	.	34
Four	4	0	0	0	.	4
Don't Know	33	281	0	0	265	579
Total	56	394	0	0	265	715



Table III.21.42, 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 0 percent.

Table III.21.42 Single Family Units by Bedroom Size Fort Dodge 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	1	1	100%
Three	18	0	0%
Four	4	0	0%
Don't know	33	1	3%
Total	56	2	3.6%

Table III.21.43 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 0 percent.

Table III.21.43 Apartment Units by Bedroom Size Fort Dodge 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	50	0	0%
Two	47	1	2.1%
Three	16	0	0%
Four	0	0	0%
Don't know	281	14	5%
Total	394	15	3.8%

Average market-rate rents by unit type are shown in Table III.21.44. 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.21.44 Average Market Rate Rents by Bedroom Size Fort Dodge 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$441.7	\$0	\$0	\$441.7
Two	\$525	\$562.5	\$0	\$0	\$562.5
Three	\$725	\$650	\$0	\$0	\$687.5
Four	\$0	\$0	\$0	\$0	\$0
Total	\$616.7	\$543.8	\$0	\$0	\$572.5

Table III.21.45, shows vacancy rates for single family units by average rental rates for Fort Dodge. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 6.7 percent.

Table III.21.45 Single Family Market Rate Rents by Vacancy Status Fort Dodge 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	30	2	6.7%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	26	0	0%
Total	56	2	3.6%

The average rent and availability of apartment units is displayed in Table III.21.46. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 10.1 percent.

Table III.21.46 Apartment Market Rate Rents by Vacancy Status Fort Dodge 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	2	0	0%
\$500 to \$750	79	8	10.1%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	313	7	2.2%
Total	394	15	3.8%

Respondents were asked if utilities are included in the rent and as shown in Table III.21.47, 5 respondents, or 50 percent, included some sort of utility in the rent.

Table III.21.47 Are there any utilities included with the rent? Fort Dodge 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	5
% Offering Utilities	50%

The type of utility included in the rent is shown in Table III.21.48. There was 1 respondent who included electricity, 2 respondents who included natural gas, 5 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table III.21.48 Which utilities are included with the rent? Fort Dodge 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	2
Water/Sewer	5
Trash Collection	3

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.21.49, there were 3 single family units which property managers considered accessible, with an additional 30 accessible apartment units. Respondents also indicated there were a total of 9 persons with disabilities currently residing in accessible units.

Table III.21.49 Accessible Units by Bedroom Size Fort Dodge 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	12	0	0		12
Two	0	12	0	0		12
Three	3	0	0	0		3
Four	0	0	0	0		0
Don't Know	0	6	0	0	5	11
Total	3	30	0	0	5	38

Table III.21.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 16.7 percent of three bedroom units were considered accessible. Overall, 5.4 percent of all single family units were considered accessible by survey respondents.

Table III.21.50 Single Family Units by Accessibility and Bedroom Size Fort Dodge 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	1	0	1	0%
Three	15	3	18	16.7%
Four	4	0	4	0%
Don't know	33	0	33	0%
Total	53	3	56	5.4%

Table III.21.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 25.5 percent or 12 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 7.6 percent of all apartment units were considered accessible by survey respondents.

Table III.21.51 Apartment Units by Accessibility and Bedroom Size Fort Dodge 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	38	12	50	24%
Two	35	12	47	25.5%
Three	16	0	16	0%
Four	0	0	0	0%
Don't know	275	6	281	2.1%
Total	364	30	394	7.6%

Perceived Need for Rental Units

Table III.21.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 16 number of persons on the wait list.

Table III.21.52 Do you keep a waiting list? Fort Dodge 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	7
Waitlist Size	16

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.21.53, 0 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.21.53				
How would you rate the need for renovation of existing units in the?				
Fort Dodge				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1	0	0
Low Need	2	2	1	1
Moderate Need	2	2	2	1
High Need	2	2	1	1
Extreme Need	2	2	1	1
Average Need	3.5	3.2	3.4	3.5

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.21.54, 0 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, 1 respondent indicated no need for new apartment units, with 4 respondents saying there was extreme need for constructing new apartment units.

Table III.21.54				
How would you rate the need for construction of new units in the?				
Fort Dodge				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1	0	0
Low Need	1	0	0	0
Moderate Need	2	2	2	1
High Need	1	1	1	1
Extreme Need	4	4	1	1
Average Need	4	3.9	3.8	4

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table III.21.55, shows the *strong growth scenario* for Fort Dodge. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 9,811 households. In 2030, there will be a projected 10,405 households, of which 6,419 are projected to be owner occupied and the remaining 3,985 are expected to be renter-occupied.

By 2050, there are projected to be 6,201 owner-occupied households, of which 525 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,150 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,850 renter households, of which 1,211 renter households are expected to have incomes between 0 and 30.0 percent of median family income 911 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,050 occupied units by 2050, of which 1,736 are expected to have incomes on between 0 and 30 percent of MFI.



Table III.21.55
Housing Demand Forecast
 Fort Dodge
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	540	543	544	542	538	532	525
30.1-50%	0	622	625	626	624	620	613	605
50.1-80%	0	1,182	1,189	1,191	1,187	1,178	1,165	1,150
80.1-95%	0	740	744	745	743	738	730	720
95.1-115%	0	576	579	580	578	574	568	560
115+%	0	2,714	2,729	2,733	2,725	2,705	2,675	2,640
Total	0	6,374	6,409	6,419	6,400	6,352	6,283	6,201
Renter								
0-30%	0	1,245	1,252	1,254	1,250	1,240	1,227	1,211
30.1-50%	0	836	841	842	840	834	825	814
50.1-80%	0	936	941	943	940	933	923	911
80.1-95%	0	224	225	226	225	223	221	218
95.1-115%	0	323	324	325	324	322	318	314
115+%	0	393	395	396	395	392	388	383
Total	0	3,957	3,979	3,985	3,973	3,944	3,901	3,850
Total								
0-30%	0	1,785	1,794	1,797	1,792	1,778	1,759	1,736
30.1-50%	0	1,458	1,466	1,469	1,464	1,453	1,438	1,419
50.1-80%	0	2,118	2,130	2,133	2,127	2,111	2,088	2,061
80.1-95%	0	964	970	971	968	961	951	938
95.1-115%	0	898	903	905	902	895	886	874
115+%	0	3,107	3,124	3,129	3,120	3,097	3,063	3,023
Total	9,811	10,332	10,388	10,405	10,373	10,296	10,184	10,050

