

**VOLUME III:
IOWA CITY**

**IOWA STATE
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Iowa City

DEMOGRAPHICS

Population Estimates

Table III.18.1, at right shows the population for Iowa City. As can be seen, the population in Iowa City increased from 67,862 persons in 2010 to 74,398 person in 2016, or by 9.6 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 Iowa City. Although a city may span several counties, for the county level data pieces, Johnson County was selected. For a more in-depth county level view, please refer to Johnson County in Volume II of this profile.

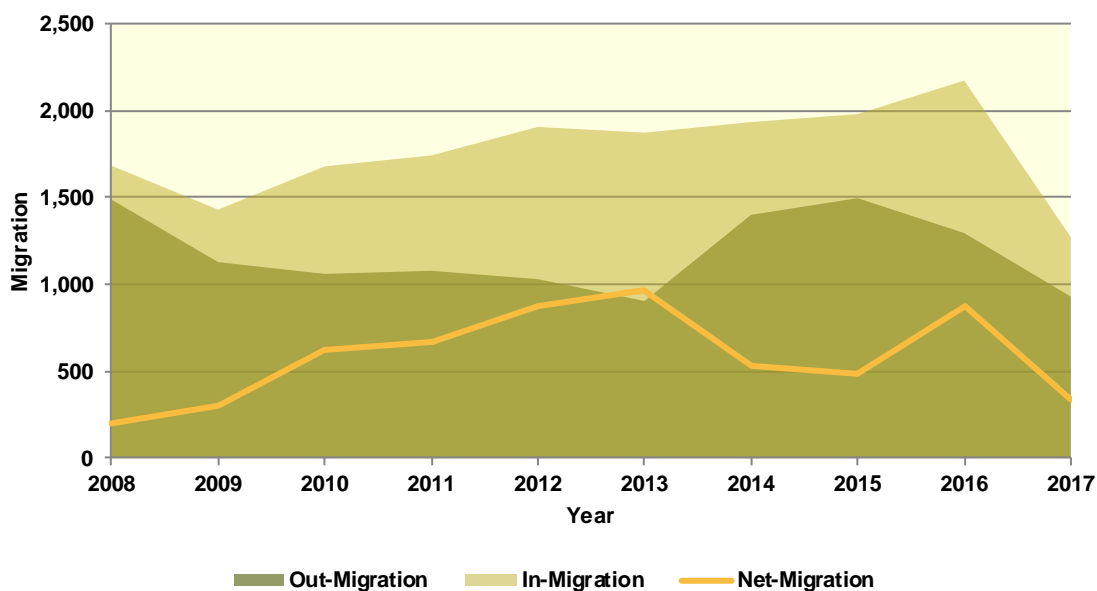
Johnson County Population Migration Trends

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

Diagram III.18.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 969 people entering and the migration lowest net migration occurred in 2008 with 195 entering Iowa City.

Year	Population	Percent Yearly Change
2000	62,220	.
2001	63,175	1.5%
2002	63,389	0.3%
2003	63,754	0.6%
2004	64,431	1.1%
2005	64,634	0.3%
2006	65,204	0.9%
2007	65,948	1.1%
2008	66,821	1.3%
2009	67,695	1.3%
2010	67,862	0.2%
2011	69,019	1.7%
2012	70,104	1.6%
2013	71,321	1.7%
2014	72,660	1.9%
2015	73,397	1%
2016	74,398	1.4%

Diagram III.18.1
Net In-migration by Gender
 Johnson County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.18.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 60 percent of net-migrants, or 205 persons were male, with the remaining 40 percent, or 137 persons were female.

Table III.18.2, shows net-migration for Johnson County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 132 persons entering Johnson County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 3 persons entering Johnson County.

Table III.18.2
New-Migration by Age Range
 Johnson County
 Iowa DOT Data

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

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Estimates

Table III.18.3, shows population by age for the 2000 and 2010 Census. The population changed by 9.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 26.5 percent to a total of 5,535 persons in 2010. Those aged 25 to 34 changed by 9.4 percent, and those aged under 5 changed by 12 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	2,861	4.6%	3,204	4.7%	12%
5 to 19	12,758	20.5%	12,903	19%	1.1%
20 to 24	14,872	23.9%	16,711	24.6%	12.4%
25 to 34	10,218	16.4%	11,183	16.5%	9.4%
35 to 54	13,889	22.3%	12,448	18.3%	-10.4%
55 to 64	3,247	5.2%	5,878	8.7%	81%
65 or Older	4,375	7%	5,535	8.2%	26.5%
Total	62,220	100.0%	67,862	100.0%	9.1%

The elderly population is further explored in Table III.18.4. Those aged 65 to 66 changed by 48 percent between 2000 and 2010, resulting in a population of 731 persons. Those aged 85 or older changed by 50.2 percent during the same time period, and resulted in 928 persons over age 85 in 2010.

Table III.18.4					
Elderly Population by Age					
Iowa City					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	494	11.3%	731	13.2%	48%
67 to 69	648	14.8%	898	16.2%	38.6%
70 to 74	1,062	24.3%	1,161	21%	9.3%
75 to 79	897	20.5%	954	17.2%	6.4%
80 to 84	656	15%	863	15.6%	31.6%
85 or Older	618	14.1%	928	16.8%	50.2%
Total	4,375	100.0%	5,535	100.0%	26.5%

Population by race and ethnicity is shown in Table III.18.5. The white population changed by 3.1 percent between 2000 and 2010, and resulted in representing 82.5 percent of the population in 2010. The black population changed by 67.7 percent, represented 5.8 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 6.9 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 97.9 percent between 2000 and 2010, compared to the 6.4 percent growth rate for non-Hispanics.

Table III.18.5					
Population by Race and Ethnicity					
Iowa City					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	54,334	87.3%	56,004	82.5%	3.1%
Black	2,333	3.7%	3,912	5.8%	67.7%
American Indian	191	0.3%	144	0.2%	-24.6%
Asian	3,509	5.6%	4,680	6.9%	33.4%
Native Hawaiian/ Pacific Islander	27	0%	28	0%	3.7%
Other	778	1.3%	1,395	2.1%	79.3%
Two or More Races	1,048	1.7%	1,699	2.5%	62.1%
Total	62,220	100.0%	67,862	100.0%	9.1%
Hispanic	1,833	2.9%	3,627	5.3%	97.9%
Non-Hispanic	60,387	97.1%	64,235	94.7%	6.4%

Population by race and ethnicity through 2016 is shown in Table III.18.6. The white population represented 78.8 percent of the population in 2016, compared with black households accounting for 7.1 percent of the population. Hispanic households represented 5.9 percent of the population in 2016.

Table III.18.6				
Population by Race and Ethnicity				
Iowa City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	56,004	82.5%	57,006	78.8%
Black	3,912	5.8%	5,108	7.1%
American Indian	144	0.2%	176	0.2%
Asian	4,680	6.9%	5,906	8.2%
Native Hawaiian/ Pacific Islander	28	0%	151	0.2%
Other	1,395	2.1%	2,160	3%
Two or More Races	1,699	2.5%	1,878	2.6%
Total	67,862	100.0%	72,385	100.0%
Non-Hispanic	64,235	94.7%	68,098	94.1%
Hispanic	3,627	5.3%	4,287	5.9%

The population by race is broken down further by ethnicity in Table III.18.7. While the white non-Hispanic population changed by 1.3 percent between 2000 and 2010, the white Hispanic population changed by 104.6 percent. The black non-Hispanic population changed by 67.5 percent, while the black Hispanic population changed by 75.4 percent.

Table III.18.7					
Population by Race and Ethnicity					
Iowa City					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	53,405	88.4%	54,103	84.2%	1.3%
Black	2,272	3.8%	3,805	5.9%	67.5%
American Indian	175	0.3%	107	0.2%	-38.9%
Asian	3,492	5.8%	4,655	7.2%	33.3%
Native Hawaiian/ Pacific Islander	26	0%	26	0%	0%
Other	131	0.2%	136	0.2%	3.8%
Two or More Races	886	1.5%	1,403	2.2%	58.4%
Total Non-Hispanic	60,387	100.0%	64,235	100.0%	6.4%
Hispanic					
White	929	50.7%	1,901	52.4%	104.6%
Black	61	3.3%	107	3%	75.4%
American Indian	16	0.9%	37	1%	131.2%
Asian	17	0.9%	25	0.7%	47.1%
Native Hawaiian/ Pacific Islander	1	0.1%	2	0.1%	100%
Other	647	35.3%	1,259	34.7%	94.6%
Two or More Races	162	8.8%	296	8.2%	82.7%
Total Hispanic	1,833	100.0%	3,627	100.0%	97.9%
Total Population	62,220	100.0%	67,862	100.0%	9.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.18.8. During this time, the total non-Hispanic population was 68,098 persons in 2016. The Hispanic population was 4,287.

Table III.18.8				
Population by Race and Ethnicity				
Iowa City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	54,103	84.2%	54,914	80.6%
Black	3,805	5.9%	5,063	7.4%
American Indian	107	0.2%	149	0.2%
Asian	4,655	7.2%	5,906	8.7%
Native Hawaiian/ Pacific Islander	26	0%	151	0.2%
Other	136	0.2%	197	0.3%
Two or More Races	1,403	2.2%	1,718	2.5%
Total Non-Hispanic	64,235	100.0%	68,098	100.0%
Hispanic				
White	1,901	52.4%	2,092	48.8%
Black	107	3%	45	1%
American Indian	37	1%	27	0.6%
Asian	25	0.7%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	1,259	34.7%	1,963	45.8%
Two or More Races	296	8.2%	160	3.7%
Total Hispanic	3,627	100.0	4,287	100.0%
Total Population	67,862	100.0%	72,385	100.0%

Households by type and tenure are shown in Table III.18.9. Family households represented 44.7 percent of households, while non-family households accounted for 55.3 percent. These changed from 42.5 and 57.5 percent, respectively.

Table III.18.9				
Household Type by Tenure				
Iowa City				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,743	42.5%	13,223	44.7%
Married-Couple Family	8,980	76.5%	9,977	75.5%
Owner-Occupied	7,302	81.3%	7,811	78.3%
Renter-Occupied	1,678	18.7%	2,166	21.7%
Other Family	2,763	23.5%	3,246	20.9%
Male Householder, No Spouse Present	779	28.2%	978	24%
Owner-Occupied	340	43.6%	440	45%
Renter-Occupied	439	56.4%	538	55%
Female Householder, No Spouse Present	1,984	71.8%	2,268	61.1%
Owner-Occupied	874	44.1%	967	42.6%
Renter-Occupied	1,110	55.9%	1,301	57.4%
Non-Family Households	15,914	57.5%	16,348	55.3%
Owner-Occupied	4,495	28.2%	4,665	28.5%
Renter-Occupied	11,419	71.8%	11,683	71.5%
Total	27,657	100.0%	29,571	100.0%

The group quarters population was 6,585 in 2010, compared to 6,110 in 2000. Institutionalized populations experienced a -35.9 percent change between 2000 and 2010. Non-institutionalized populations experienced a 11.3 percent change during this same time period.

Table III.18.10					
Group Quarters Population					
Iowa City					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	94	20.3%	72	24.3%	-23.4%
Juvenile Facilities	.	.	3	1%	.
Nursing Homes	115	24.9%	168	56.8%	46.1%
Other Institutions	253	54.8%	53	17.9%	-79.1%
Total	462	100.0%	296	100.0%	-35.9 %
Noninstitutionalized					
College Dormitories	5,468	96.8%	5,960	94.8%	9%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	180	3.2%	329	5.2%	82.8%
Total	5,648	100.0%	6,289	100.0%	11.3%
Group Quarters Population	6,110	100.0%	6,585	100.0%	7.8%

The number of foreign born persons are shown in Table III.18.11. An estimated 3.6 percent of the population was born in China excluding Hong Kong and Taiwan, some 1.5 percent were born in Mexico, and another 1 percent were born in Korea.

Table III.18.11			
Place of Birth for the Foreign-Born Population			
Iowa City			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	2,622	3.6%
#2 country of origin	Mexico	1,085	1.5%
#3 country of origin	Korea	697	1%
#4 country of origin	Sudan	525	0.7%
#5 country of origin	India	379	0.5%
#6 country of origin	Other Middle Africa	354	0.5%
#7 country of origin	Africa n.e.c	234	0.3%
#8 country of origin	Taiwan	233	0.3%
#9 country of origin	Honduras	182	0.3%
#10 country of origin	Germany	181	0.3%

Limited English Proficiency and the language spoken at home are shown in Table III.18.12. An estimated 2.6 percent of the population speaks Chinese at home, followed by 1.9 percent speaking Spanish.

Table III.18.12 Limited English Proficiency and Language Spoken at Home Iowa City 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Chinese	1,780	2.6%
#2 LEP Language	Spanish	1,302	1.9%
#3 LEP Language	Arabic	449	0.7%
#4 LEP Language	Other Asian and Pacific Island languages	392	0.6%
#5 LEP Language	French, Haitian, or Cajun	351	0.5%
#6 LEP Language	Other and unspecified languages	308	0.4%
#7 LEP Language	Korean	283	0.4%
#8 LEP Language	Other Indo-European languages	114	0.2%
#9 LEP Language	Vietnamese	96	0.1%
#10 LEP Language	Russian, Polish, or other Slavic languages	60	0.1%

Disability

The disability rate from the 2000 Census is shown in Table III.18.13. Some 11.9 percent of the population was disabled in 2000, or a total of 7,008 persons. The disability rate was highest for those over 65, with 38.1 percent disabled.

Table III.18.13 Disability by Age Iowa City 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	368	6%
16 to 64	4,989	10.3%
65 and older	1,651	38.1%
Total	7,008	11.9%

Table III.18.14, shows disability by type in 2000. There were 2,660 physical disabilities in 2000, some 2,744 employment disabilities, and 2,068 go-outside-home disabilities.

Table III.18.14 Total Disabilities Tallied: Aged 5 and Older Iowa City 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,220
Physical disability	2,660
Mental disability	2,427
Self-care disability	1,000
Employment disability	2,744
Go-outside-home disability	2,068
Total	12,119

Disability by age, as estimated by the 2016 ACS, is shown in Table III.18.15. The disability rate for females was 8.2 percent, compared to 7.4 percent for males. The disability rate changed precipitously higher with age, with 49.2 percent of those over 75 experiencing a disability.

Table III.18.15						
Disability by Age						
Iowa City						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	14	0.8%	0	0%	14	0.4%
5 to 17	166	4.4%	108	2.8%	274	3.6%
18 to 34	777	4.3%	480	2.8%	1,257	3.6%
35 to 64	942	9.9%	1,023	10.6%	1,965	10.3%
65 to 74	353	20.8%	281	16%	634	18.4%
75 or Older	409	37.9%	1,049	55.6%	1,458	49.2%
Total	2,661	7.4%	2,941	8.2%	5,602	7.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.18.16. Some 3.2 percent have an ambulatory disability, 3.3 have an independent living disability, and 1.4 percent have a self-care disability.

Table III.18.16		
Total Disabilities Tallied: Aged 5 and Older		
Iowa City		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,497	2.1%
Vision disability	921	1.3%
Cognitive disability	2,336	3.4%
Ambulatory disability	2,184	3.2%
Self-Care disability	948	1.4%
Independent living disability	2,010	3.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.18.17. In 2016, some 40,582 persons were employed and 1,852 were unemployed. This totaled a labor force of 42,434 persons. The unemployment rate for Iowa City was estimated to be 4.4 percent in 2016.

Table III.18.17	
Employment, Labor Force and Unemployment	
Iowa City	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	40,582
Unemployed	1,852
Labor Force	42,434
Unemployment Rate	4.4%

In 2016, 96.8 percent of households in Iowa City had a high school education or greater.



Table III.18.18	
High School or Greater Education	
Iowa City 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	28,618
Total Households	29,571
Percent High School or Above	96.8%

As seen in Table III.18.19, some 15.4 percent of the population had a high school diploma or equivalent, another 38.2 percent have some college, 23 percent have a Bachelor's Degree, and 19.5 percent of the population had a graduate or professional degree.

Table III.18.19		
Educational Attainment		
Iowa City 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,416	4%
High School or Equivalent	9,383	15.4%
Some College or Associates Degree	23,313	38.2%
Bachelor's Degree	14,065	23%
Graduate or Professional Degree	11,917	19.5%
Total Population Above 18 years	61,094	100.0%

ECONOMICS

Labor Force

Table III.18.20, shows the labor force statistics for Iowa City from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 2.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4 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 Iowa City decreased from 2.6 percent in 2015 to 2.4 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.18.20					
Labor Force Statistics					
Iowa City					
1990 - 2016 BLS Data					
Year	Iowa City				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,197	34,212	35,409	3.4%	4.4%
1991	1,136	34,843	35,979	3.2%	4.7%
1992	1,207	35,830	37,037	3.3%	4.5%
1993	1,116	38,065	39,181	2.8%	4%
1994	1,063	38,917	39,980	2.7%	3.5%
1995	1,138	39,022	40,160	2.8%	3.4%
1996	1,148	39,263	40,411	2.8%	3.5%
1997	1,032	39,406	40,438	2.6%	3.1%
1998	977	40,438	41,415	2.4%	2.7%
1999	915	41,082	41,997	2.2%	2.6%
2000	784	36,502	37,286	2.1%	2.6%
2001	957	37,309	38,266	2.5%	3.3%
2002	1,260	39,107	40,367	3.1%	4%
2003	1,423	38,878	40,301	3.5%	4.5%
2004	1,525	38,826	40,351	3.8%	4.5%
2005	1,087	38,968	40,055	2.7%	4.3%
2006	913	39,659	40,572	2.3%	3.7%
2007	972	40,872	41,844	2.3%	3.7%
2008	1,184	41,313	42,497	2.8%	4.2%
2009	1,714	41,284	42,998	4%	6.4%
2010	1,573	38,889	40,462	3.9%	6%
2011	1,522	39,120	40,642	3.7%	5.5%
2012	1,433	39,368	40,801	3.5%	5%
2013	1,387	40,738	42,125	3.3%	4.7%
2014	1,310	41,675	42,985	3%	4.3%
2015	1,114	41,572	42,686	2.6%	3.8%
2016	1,047	41,871	42,918	2.4%	3.7%

Diagram III.18.2, shows the employment and labor force for Iowa City. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 41,871 persons, with the labor force reaching 42,918, indicating there were a total of 1,047 unemployed persons.

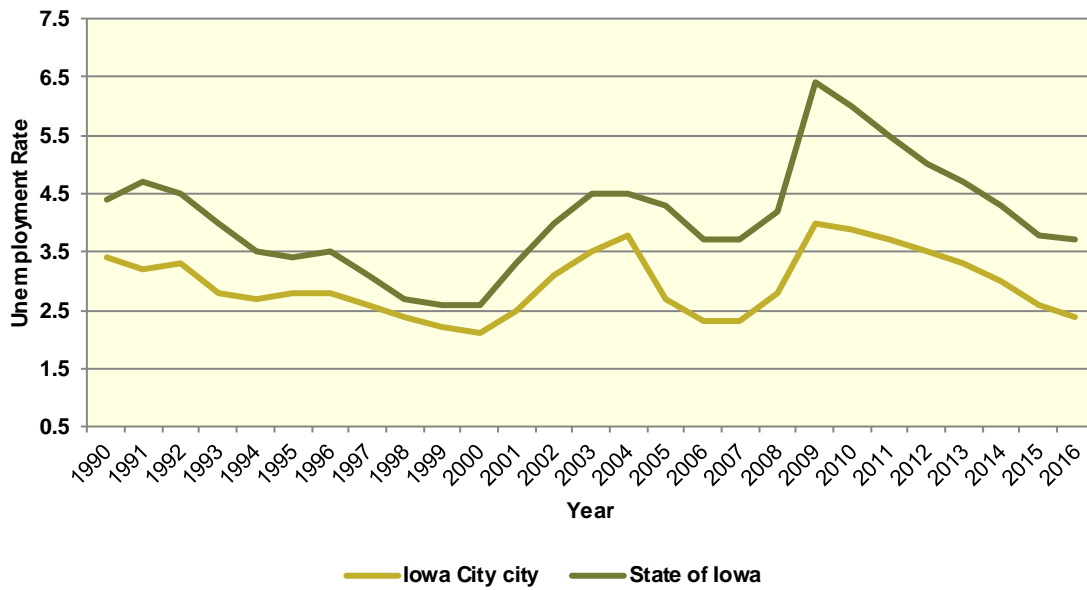
Diagram III.18.2
Employment and Labor Force
 Iowa City
 1990 – 2016 BLS Data



Unemployment

Diagram III.18.3, shows the unemployment rate for both the State and Iowa City. During the 1990’s the average rate for Iowa City was 2.8 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.9 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.2 percent. Over the course of the entire period the Iowa City had an average unemployment rate that lower than the State, 3 percent for Iowa City, versus 4.1 statewide.

Diagram III.18.3
Annual Unemployment Rate
 Iowa City
 1990 – 2016 BLS Data



Earnings: Johnson County

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.18.4, shows real average earnings per job for Johnson County from 1990 to 2016. Over this period the average earning per job for Johnson County was \$45,804, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.18.4
Real Average Earnings Per Job
 Johnson County
 BEA Data 1990 - 2016

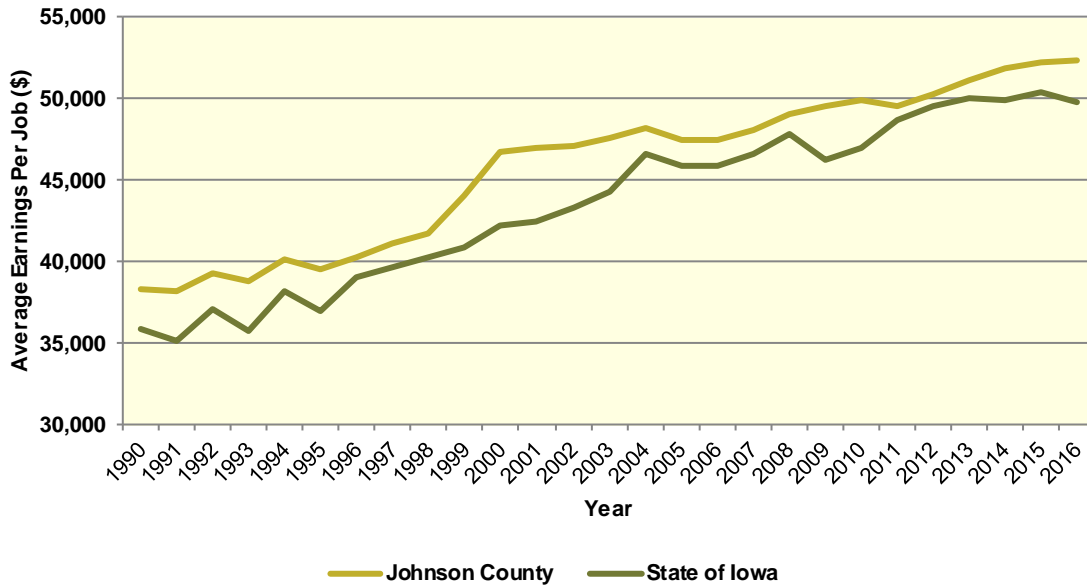
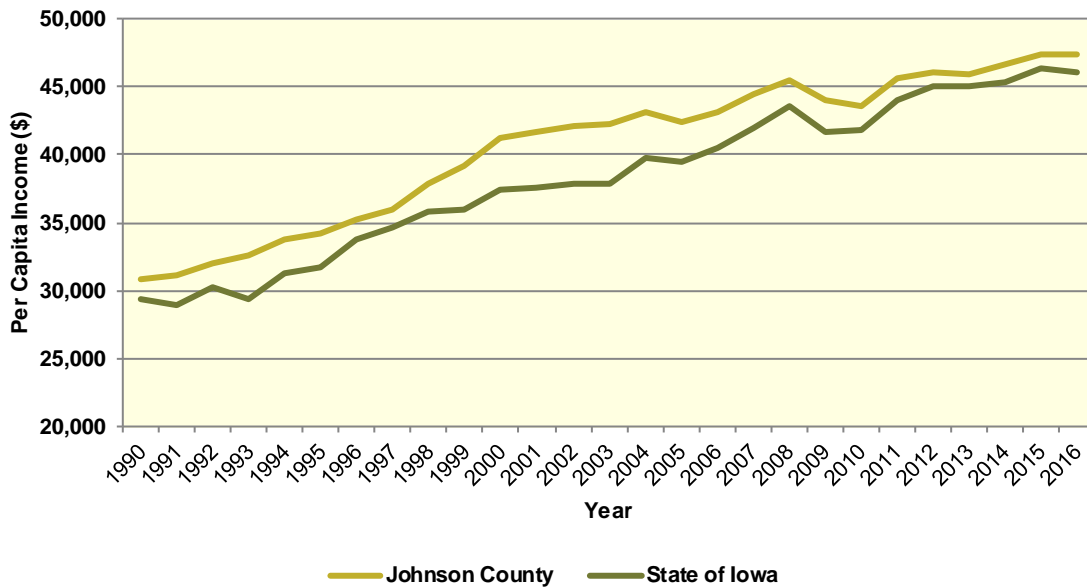


Diagram III.18.5, shows real per capita income for the Johnson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Johnson County was \$40,566, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.18.5
Real Per Capita Income
 Johnson County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Johnson County

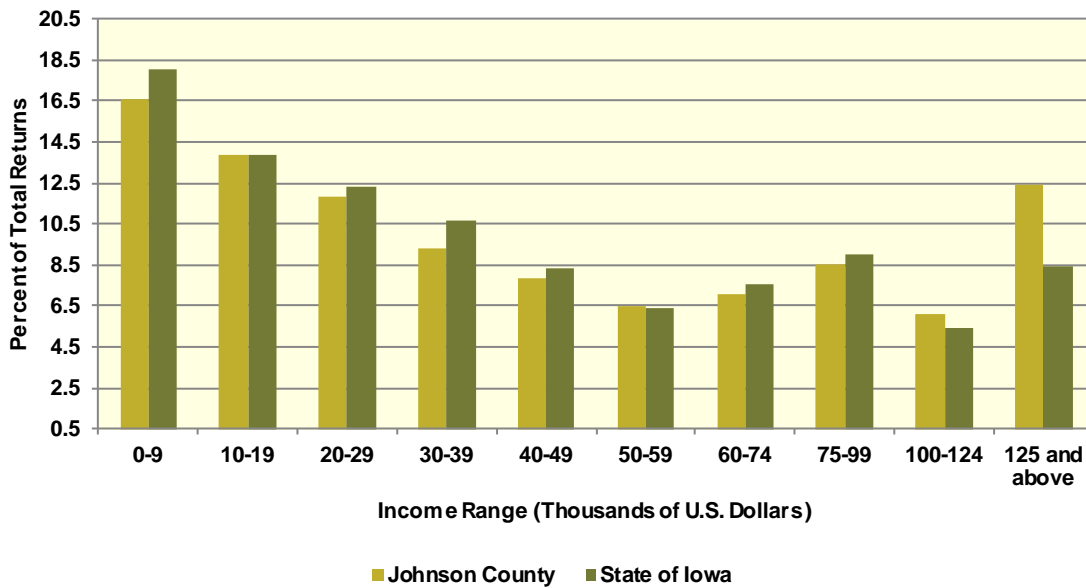
The Iowa Department of Revenue releases annual income tax statistics. Table III.18.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Johnson County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11.4 percent, with 7,915 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 46 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of 2.6 percent.

Table III.18.21
Number of Tax Returns by Adjusted Gross Income
 Iowa City
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	9,710	7,668	6,246	4,929	3,797	3,019	3,682	3,758	1,682	2,628	47,119
2003	9,766	7,739	6,255	5,150	3,812	3,045	3,665	3,936	1,816	2,858	48,042
2004	9,698	7,813	6,177	5,148	3,996	3,081	3,756	4,125	2,023	3,300	49,117
2005	9,695	7,652	6,147	5,038	4,056	3,141	3,786	4,465	2,192	3,669	49,841
2006	9,467	7,597	6,177	5,230	4,184	3,244	3,803	4,723	2,435	4,169	51,029
2007	9,827	7,790	6,625	5,355	4,366	3,304	4,093	4,843	2,750	4,774	53,727
2008	10,144	7,949	6,693	5,552	4,468	3,422	4,055	5,082	2,950	4,948	55,263
2009	10,168	8,130	6,756	5,603	4,535	3,508	4,002	4,979	2,987	5,007	55,675
2010	10,297	8,512	6,909	5,652	4,473	3,554	4,122	5,040	3,072	5,421	57,052
2011	10,643	8,609	6,998	5,631	4,668	3,694	4,165	5,098	3,269	5,828	58,603
2012	10,673	8,503	7,049	5,834	4,639	3,923	4,222	5,278	3,366	6,448	59,935
2013	10,562	8,648	7,138	5,729	4,687	4,076	4,218	5,360	3,605	6,945	60,968
2014	10,288	8,823	7,416	5,913	4,851	4,006	4,351	5,416	3,702	7,517	62,283
2015	10,562	8,786	7,498	5,915	4,965	4,100	4,509	5,426	3,860	7,915	63,536
Change 10 - 15	2.6%	3.2%	8.5%	4.7%	11%	15.4%	9.4%	7.7%	25.7%	46%	11.4%

Diagram III.18.6
2015 Income Distribution
 Johnson County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Iowa City is shown in Table III.18.22. In 2016, there were an estimated 18,320 persons living in poverty. This represented a 28 percent poverty rate, compared to 21.7 percent poverty in 2000. In 2016, some 5.1 percent of those in poverty were under age 6, and 1.9 percent were 65 or older.

Table III.18.22 Poverty by Age Iowa City 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	404	3.3%	942	5.1%
6 to 17	674	5.5%	914	5%
18 to 64	11,025	90.1%	16,107	87.9%
65 or Older	131	1.1%	357	1.9%
Total	12,234	100.0%	18,320	100.0%
Poverty Rate	21.7%	.	28%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson County increased from 151 authorizations in 2015 to 263 in 2016.

The real value of single-family building permits increased from \$242,806 in 2015 to \$248,117 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.18.23.

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	73	34	16	113	236	152,349	88,376
1981	95	40	28	64	227	146,530	54,219
1982	50	32	24	520	626	146,065	54,286
1983	145	114	58	811	1,128	130,921	40,837
1984	152	30	36	207	425	136,560	46,543
1985	61	14	4	84	163	152,323	41,328
1986	82	10	10	88	190	163,647	49,486
1987	107	16	0	33	156	140,347	49,349
1988	131	12	0	70	213	200,810	38,527
1989	137	32	23	239	431	214,247	45,099
1990	136	2	31	172	341	187,855	50,693
1991	154	10	23	65	252	165,222	40,505
1992	213	12	15	297	537	175,987	46,980
1993	223	20	25	210	478	187,370	55,979
1994	212	28	34	302	576	201,051	49,978
1995	115	16	7	159	297	205,102	65,936
1996	91	28	21	197	337	217,041	67,735
1997	110	26	68	141	345	223,603	61,859
1998	139	32	41	56	268	208,955	78,611
1999	199	44	31	121	395	197,499	109,205
2000	159	26	19	228	432	194,183	84,745
2001	191	12	0	268	471	182,688	110,851
2002	227	2	0	297	526	196,646	88,543
2003	318	0	7	416	741	220,664	161,827
2004	247	4	0	185	436	232,716	136,485
2005	292	0	6	147	445	218,214	134,193
2006	179	0	0	158	337	242,372	134,980
2007	175	2	0	105	282	235,372	156,041
2008	156	0	0	115	271	228,273	132,358
2009	168	2	0	38	208	236,301	152,472
2010	153	2	0	57	212	229,833	211,217
2011	126	0	0	99	225	242,793	162,764
2012	223	4	0	172	399	204,509	132,495
2013	219	0	3	476	698	220,851	183,293
2014	226	2	4	213	445	246,976	127,180
2015	151	0	0	537	688	242,806	105,932
2016	263	2	0	815	1,080	248,117	121,011

Diagram III.18.7 Single Family Permits

Iowa City
Census Bureau Data, 1980–2016

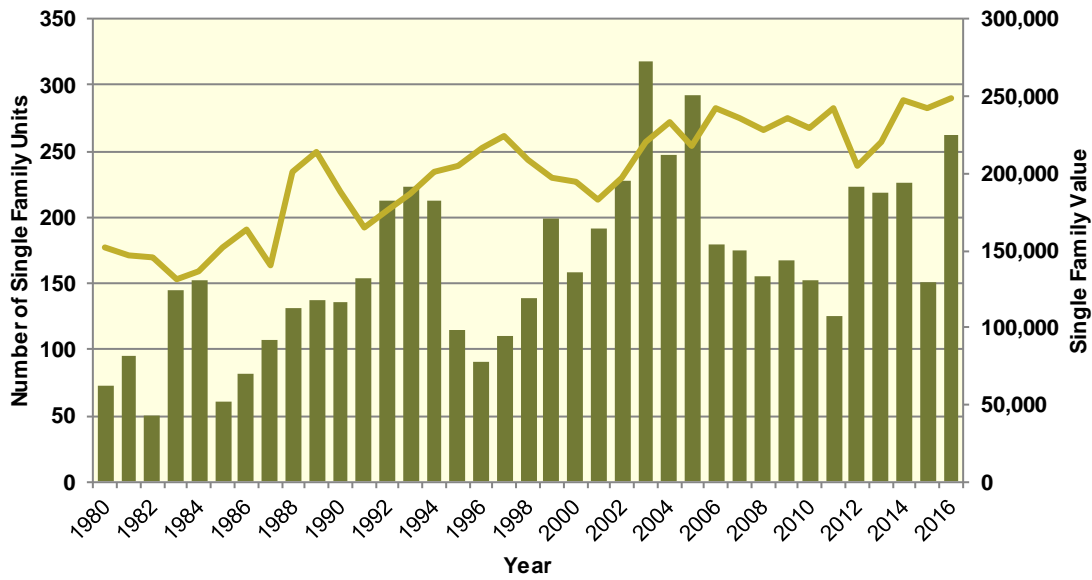
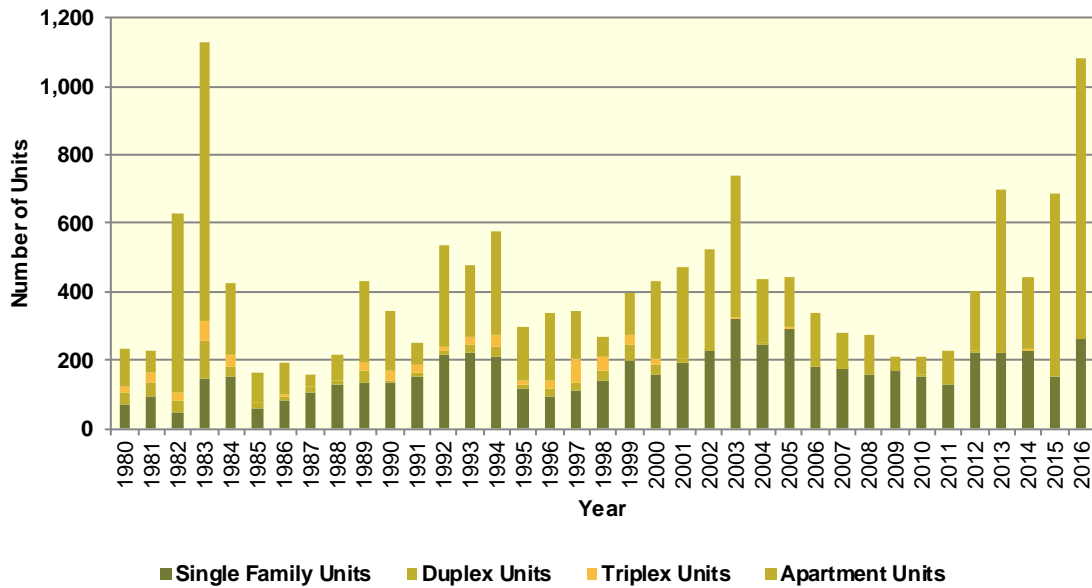


Diagram III.18.8 Total Permits by Unit Type

Iowa City
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.18.24. In 2016, there were 31,226 housing units, up from 26,052 in 2000. Single-family units accounted for 51.7 percent of units in 2016, compared to 47.3 in 2000. Apartment units accounted for 37.5 percent in 2016, compared to 37.1 percent in 2000.

Table III.18.24				
Housing Units by Type				
Iowa City				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,327	47.3%	16,138	51.7%
Duplex	1,456	5.6%	1,178	3.8%
Tri- or Four-Plex	1,385	5.3%	1,544	4.9%
Apartment	9,677	37.1%	11,717	37.5%
Mobile Home	1,200	4.6%	649	2.1%
Boat, RV, Van, Etc.	7	0%	0	0%
Total	26,052	100.0%	31,226	100.0%

Some 94.5 percent of housing was occupied in 2010, compared to 96.6 percent in 2000. Owner-occupied housing changed 11.1 percent between 2000 and 2010, ending with owner-occupied units representing 47 percent of unit. Vacant units changed by 83.1 percent, resulting in 1,613 vacant units in 2010.

Table III.18.25					
Housing Units by Tenure					
Iowa City					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	25,202	96.6%	27,657	94.5%	9.7%
Owner-Occupied	11,714	46.5%	13,011	47%	11.1%
Renter-Occupied	13,488	53.5%	14,646	53%	8.6%
Vacant Housing Units	881	3.4%	1,613	5.5%	83.1%
Total Housing Units	26,083	100.0%	29,270	100.0%	12.2%

Table III.18.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 31,226 housing units. An estimated 46.9 percent were owner-occupied, and 5.3 percent were vacant.

Table III.18.26				
Housing Units by Tenure				
Iowa City				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	27,657	94.5%	29,571	94.7%
Owner-Occupied	13,011	47%	13,883	46.9%
Renter-Occupied	14,646	53%	15,688	53.1%
Vacant Housing Units	1,613	5.5%	1,655	5.3%
Total Housing Units	29,270	100.0%	31,226	100.0%



Households by household size are shown in Table III.18.27. There were a total of 27,657 households in 2010, up from 25,202 in 2000. One person households changed by 11.4 percent between 2000 and 2010, while two person households changed by 10.8 percent. Three and four person households changed by 8 and 1.3 respectively, representing 14.7 percent and 10.1 percent of the population in 2010.

Table III.18.27					
Households by Household Size					
Iowa City					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	8,514	33.8%	9,488	34.3%	11.4%
Two Persons	8,715	34.6%	9,659	34.9%	10.8%
Three Persons	3,758	14.9%	4,057	14.7%	8%
Four Persons	2,758	10.9%	2,795	10.1%	1.3%
Five Persons	1,070	4.2%	1,132	4.1%	5.8%
Six Persons	287	1.1%	345	1.2%	20.2%
Seven Persons or More	100	0.4%	181	0.7%	81%
Total	25,202	100.0%	27,657	100.0%	9.7%

Households by income is shown in Table III.18.28. Households earning more than \$100,000 per year represented 20.2 percent of households in 2016, compared to 10.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 13.3 percent of households in 2010, compared to 15.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 22.6 percent of households in 2016, compared to 22.9 percent in 2000.

Table III.18.28				
Households by Income				
Iowa City				
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	5,772	22.9%	6,681	22.6%
\$15,000 to \$19,999	2,007	8%	1,519	5.1%
\$20,000 to \$24,999	1,765	7%	1,768	6%
\$25,000 to \$34,999	3,055	12.1%	2,605	8.8%
\$35,000 to \$49,999	3,710	14.7%	4,011	13.6%
\$50,000 to \$74,999	3,976	15.8%	3,933	13.3%
\$75,000 to \$99,999	2,278	9%	3,093	10.5%
\$100,000 or More	2,624	10.4%	5,961	20.2%
Total	25,187	100.0%	29,571	100.0%

Table III.18.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 13 percent and 3.7 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.4 percent, 13.4 percent, and 15.5, respectively. Housing units built prior to 1939 represented 14.4 percent of households in 2016.



Table III.18.29				
Households by Year Home Built				
Iowa City				
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	3,622	14.4%	4,249	14.4%
1940 to 1949	1,007	4%	688	2.3%
1950 to 1959	2,343	9.3%	2,017	6.8%
1960 to 1969	3,896	15.5%	3,978	13.5%
1970 to 1979	5,737	22.8%	5,151	17.4%
1980 to 1989	3,978	15.8%	3,953	13.4%
1990 to 1999	4,612	18.3%	4,577	15.5%
2000 to 2009	.	.	3,855	13%
2010 or Later	.	.	1,103	3.7%
Total	25,195	100.0%	29,571	100.0%

The distribution of unit types by race are shown in Table III.18.30. An estimated 56.8 percent of white households occupy single family homes, while 30.9 percent of black households do. Some 33.6 percent of white households occupied apartments, while 56.9 percent of black households do. An estimated 37.8 percent of Asian, and 38.2 percent of American Indian households occupy single family homes.

Table III.18.30							
Distribution of Units in Structure by Race							
Iowa City							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	56.8%	30.9%	38.2%	37.8%	0%	36.9%	29.7%
Duplex	3.5%	7.9%	0%	1.8%	0%	4.7%	3.5%
Tri- or Four-Plex	4.5%	4.3%	25.5%	5.8%	0%	0%	14.8%
Apartment	33.6%	56.9%	36.4%	53.7%	0%	32.7%	49.1%
Mobile Home	1.6%	0%	0%	0.8%	100%	25.6%	2.9%
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.18.31. An estimated 38.9 percent of vacant units were for rent in 2010, a 103.9 percent change since 2000. In addition, some 23.5 percent of vacant units were for sale, a change of 32.1 percent between 2000 and 2010. "Other" vacant units represented 20 percent of vacant units in 2010. This is a change of 100 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.18.31 Disposition of Vacant Housing Units Iowa City 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	308	35%	628	38.9%	103.9%
For Sale	287	32.6%	379	23.5%	32.1%
Rented or Sold, Not Occupied	72	8.2%	140	8.7%	94.4%
For Seasonal, Recreational, or Occasional Use	52	5.9%	144	8.9%	176.9%
For Migrant Workers	1	0.1%	0	0%	-100%
Other Vacant	161	18.3%	322	20%	100%
Total	881	100.0%	1,613	100.0%	83.1%

The disposition of vacant units between 2010 and 2016 are shown in Table III.18.32. By 2016, for rent units accounted for 25.7 percent of vacant units, while for sale units accounted for 9.9 percent. “Other” vacant units accounted for 19.5 percent of vacant units, representing a total of 323 “other” vacant units.

Table III.18.32 Disposition of Vacant Housing Units Iowa City 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	628	38.9%	426	25.7%
For Sale	379	23.5%	164	9.9%
Rented Not Occupied	49	3%	429	25.9%
Sold Not Occupied	91	5.6%	90	5.4%
For Seasonal, Recreational, or Occasional Use	144	8.9%	223	13.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	322	20%	323	19.5%
Total	1,613	100.0%	1,655	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.18.33. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.18.33 Overcrowding and Severe Overcrowding Iowa City 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	11,700	99.6%	37	0.3%	12	0.1%	11,749
2016 Five-Year ACS	13,689	98.6%	181	1.3%	13	0.1%	13,883
Renter							
2000 Census	13,044	97%	204	1.5%	198	1.5%	13,446
2016 Five-Year ACS	15,387	98.1%	231	1.5%	70	0.4%	29,571
Total							
2000 Census	24,744	98.2%	241	1%	210	0.8%	25,195
2016 Five-Year ACS	29,076	98.3%	412	1.4%	83	0.3%	29,571

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 156 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in Iowa City. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table III.18.34 Households with Incomplete Plumbing Facilities Iowa City 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	25,054	29,415
Lacking Complete Plumbing Facilities	141	156
Total Households	25,195	29,571
Percent Lacking	0.6%	0.5%

There were 539 households lacking complete kitchen facilities in 2016, compared to 344 households in 2000. This was a change from 1.4 percent of households in 2000 to 1.8 percent in 2016.

Table III.18.35 Households with Incomplete Kitchen Facilities Iowa City 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	24,851	29,032
Lacking Complete Kitchen Facilities	344	539
Total Households	25,195	29,571
Percent Lacking	1.4%	1.8%

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 Iowa City, 14.4 of households had a cost burden and 25.3 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 41.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.1 percent and a severe cost burden rate of 5.5 percent. Owner occupied households with a mortgage had a cost burden rate of 12.7 percent, and severe cost burden at 8.1 percent.

Table III.18.36
Cost Burden and Severe Cost Burden by Tenure
 Iowa City
 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	5,793	80.6%	1,003	14%	370	5.1%	20	0.3%	7,186
2016 Five-Year ACS	7,263	78.6%	1,174	12.7%	745	8.1%	55	0.6%	9,237
Owner Without a Mortgage									
2000 Census	2,360	93.9%	129	5.1%	23	0.9%	0	0%	2,512
2016 Five-Year ACS	4,129	88.9%	237	5.1%	255	5.5%	25	0.5%	4,646
Renter									
2000 Census	5,493	41%	2,920	21.8%	4,350	32.5%	641	4.8%	13,404
2016 Five-Year ACS	5,131	32.7%	2,845	18.1%	6,493	41.4%	1,219	7.8%	15,688
Total									
2000 Census	13,646	59.1%	4,052	17.5%	4,743	20.5%	661	2.9%	23,102
2016 Five-Year ACS	16,523	55.9%	4,256	14.4%	7,493	25.3%	1,299	4.4%	29,571

Housing Problems by Income

Table III.18.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Johnson County. As can be seen in 2017 the MFI was \$86,800, which compared to \$69,900 for the State of Iowa.

Table III.18.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,600 owner-occupied and 2,640 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 920 owner-occupied 5,835 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 16,370 households without a housing problem.

Table III.18.37
Median Family Income
 Johnson County
 2000–2017 HUD MFI

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

Table III.18.38
Housing Problems by Income and Tenure

Johnson County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	30	30	0	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	70	15	110
Housing cost burden greater than 50% of income (and none of the above problems)	510	255	50	85	20	920
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	100	440	625	160	275	1,600
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	190	605	1,495	1,190	7,655	11,135
Total	845	1,330	2,225	1,505	7,965	13,870
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	215	140	110	0	20	485
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	75	0	0	0	0	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	60	0	30	4	194
Housing cost burden greater than 50% of income (and none of the above problems)	5,205	545	85	0	0	5,835
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	445	1,575	485	125	10	2,640
Zero/negative income (and none of the above problems)	500	0	0	0	0	500
has none of the 4 housing problems	405	865	1,815	805	1,345	5,235
Total	6,945	3,185	2,495	960	1,379	14,964
Total						
Lacking complete plumbing or kitchen facilities	215	170	140	0	20	545
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	75	0	0	0	0	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	60	25	100	19	304
Housing cost burden greater than 50% of income (and none of the above problems)	5,715	800	135	85	20	6,755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	545	2,015	1,110	285	285	4,240
Zero/negative income (and none of the above problems)	545	0	0	0	0	545
has none of the 4 housing problems	595	1,470	3,310	1,995	9,000	16,370
Total	7,790	4,515	4,720	2,465	9,344	28,834

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.18.39 presents some basic statistics about the completed surveys.

Table III.18.39				
Survey of Rental Properties				
Iowa City				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	32	3,275	3.4	34

Table III.18.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 50 single family units in Iowa City, with 4 of them available. This translates into a vacancy rate of 8 percent in Iowa City, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,938 apartment units reported in the survey, with 96 of them available, which resulted in a vacancy rate of 3.3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.18.40			
Rental Vacancy Survey by Type			
Iowa City			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	50	4	8%
Apartments	2,938	96	3.3%
Mobile Homes	0	0	0%
“Other” Units	2	0	0%
Don’t Know	285	10	3.5%
Total	3,275	110	3.4%

Table III.18.41, reports units by bedroom size. As can be seen there were 119 two bedroom apartment units and 9 three bedroom units. Overall, the 128 two bedroom units accounted for 3.9 percent of all units, and the 16 three bedroom units accounted for 0.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 2,951 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.18.41						
Rental Units by Bedroom Size						
Iowa City						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	8	0	0	·	8
One	0	169	0	0	·	169
Two	9	119	0	0	·	128
Three	7	9	0	0	·	16
Four	0	3	0	0	·	3
Don’t Know	34	2,630	0	2	285	2,951
Total	50	2,938	0	2	285	3,275

Table III.18.42, 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 22.2 percent.

Table III.18.42 Single Family Units by Bedroom Size Iowa City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	9	2	22.2%
Three	7	0	0%
Four	0	0	0%
Don't know	34	2	5.9%
Total	50	4	8%

Table III.18.43 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 3 percent.

Table III.18.43 Apartment Units by Bedroom Size Iowa City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	0	0%
One	169	5	3%
Two	119	5	4.2%
Three	9	0	0%
Four	3	0	0%
Don't know	2,630	86	3.3%
Total	2,938	96	3.3%

Average market-rate rents by unit type are shown in Table III.18.44. 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.18.44 Average Market Rate Rents by Bedroom Size Iowa City 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$560	\$0	\$0	\$560
One	\$0	\$732.2	\$0	\$0	\$732.2
Two	\$1075	\$937.4	\$0	\$0	\$963
Three	\$1433.3	\$1237.9	\$0	\$0	\$1283
Four	\$2100	\$1339.8	\$0	\$0	\$1529.9
Total	\$1434.7	\$970.1	\$0	\$0	\$1071.9

Table III.18.45, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.18.45					
Average Assisted Rate Rents by Bedroom Size					
Iowa City					
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	\$0	\$0	\$0	\$0
Two	\$0	\$900	\$0	\$0	\$900
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$1100	\$0	\$0	\$1100
Total	\$0	\$1000	\$0	\$0	\$1000

Table III.18.46, shows vacancy rates for single family units by average rental rates for Iowa City. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 7 percent.

Table III.18.46			
Single Family Market Rate Rents by Vacancy Status			
Iowa City			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	5	1	20%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	1	0	0%
Above \$1,500	43	3	7%
Missing	1	0	0%
Total	50	4	8%

The average rent and availability of apartment units is displayed in Table III.18.47. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 2.4 percent.

Table III.18.47			
Apartment Market Rate Rents by Vacancy Status			
Iowa City			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	128	0	0%
\$750 to \$1,000	1,364	59	4.3%
\$1,000 to \$1,250	1,427	34	2.4%
\$1,250 to \$1,500	13	0	0%
Above \$1,500	0	0	0%
Missing	6	3	50%
Total	2,938	96	3.3%

Respondents were asked if utilities are included in the rent and as shown in Table III.18.48, 20 respondents, or 76.9 percent, included some sort of utility in the rent.

Table III.18.48	
Are there any utilities included with the rent?	
Iowa City	
2017 Survey of Rental Properties	
Period	Respondent
Yes	20
No	6
% Offering Utilities	76.9%

The type of utility included in the rent is shown in Table III.18.49. There were 4 respondents who included electricity, 7 respondents who included natural gas, 16 respondents who included water and sewer and 17 respondents included trash collection in the rent.

Table III.18.49	
Which utilities are included with the rent?	
Iowa City	
2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	7
Water/Sewer	16
Trash Collection	17

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.18.50, there were 21 single family units which property managers considered accessible, with an additional 396 accessible apartment units. Respondents also indicated there were a total of 97 persons with disabilities currently residing in accessible units.

Table III.18.50 Accessible Units by Bedroom Size Iowa City 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	34	0	0		34
Two	0	30	0	0		30
Three	1	1	0	0		2
Four	0	0	0	0		0
Don't Know	20	331	0	0	0	351
Total	21	396	0	0	0	417

Table III.18.51, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 14.3 percent of three bedroom units were considered accessible. Overall, 42 percent of all single family units were considered accessible by survey respondents.

Table III.18.51 Single Family Units by Accessibility and Bedroom Size Iowa City 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	9	0	9	0%
Three	6	1	7	14.3%
Four	0	0	0	0%
Don't know	14	20	34	58.8%
Total	29	21	50	42%

Table III.18.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 25.2 percent or 30 two bedroom apartment units are accessible, with 11.1 percent of three bedroom units were considered accessible. Overall, 13.5 percent of all apartment units were considered accessible by survey respondents.

Table III.18.52 Apartment Units by Accessibility and Bedroom Size Iowa City 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	8	0	8	0%
One	135	34	169	20.1%
Two	89	30	119	25.2%
Three	8	1	9	11.1%
Four	3	0	3	0%
Don't know	2,299	331	2,630	12.6%
Total	2,542	396	2,938	13.5%

Perceived Need for Rental Units

Table III.18.53, at right, shows the number of survey respondents who keep a waiting list. As can be seen 10 respondents said they keep a waitlist, with an estimated 650 number of persons on the wait list.

Table III.18.53 Do you keep a waiting list? Iowa City 2017 Survey of Rental Properties	
Period	Respondent
Yes	10
No	16
Waitlist Size	650

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.18.54, 7 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, 7 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.18.54 How would you rate the need for renovation of existing units in the? Iowa City 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	5
Low Need	6	6	5	4
Moderate Need	5	5	4	4
High Need	3	3	2	2
Extreme Need	1	1	1	0
Average Need	2.3	2.3	2.2	2.2

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.18.55, 16 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 17 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	16	17	13	11
Low Need	1	1	1	1
Moderate Need	3	3	2	1
High Need	2	3	2	2
Extreme Need	1	1	1	1
Average Need	1.7	1.8	1.8	1.8

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.18.56, shows the *strong growth scenario* for Iowa City. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 29,571 households. In 2030, there will be a projected 34,305 households, of which 16,105 are projected to be owner occupied and the remaining 18,199 are expected to be renter-occupied.



By 2050, there are projected to be 18,268 owner-occupied households, of which 1,113 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,936 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 20,643 renter households, of which 9,573 renter households are expected to have incomes between 0 and 30.0 percent of median family income 3,435 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 38,910 occupied units by 2050, of which 10,686 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.18.56 Housing Demand Forecast Iowa City Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	910	944	981	1,016	1,050	1,082	1,113
30.1-50%	0	1,432	1,486	1,544	1,600	1,652	1,702	1,751
50.1-80%	0	2,401	2,491	2,588	2,682	2,770	2,854	2,936
80.1-95%	0	1,249	1,296	1,346	1,395	1,441	1,485	1,527
95.1-115%	0	1,637	1,698	1,764	1,828	1,888	1,945	2,001
115+%	0	7,312	7,585	7,882	8,166	8,435	8,691	8,940
Total	0	14,942	15,500	16,105	16,688	17,236	17,759	18,268
Renter								
0-30%	0	7,830	8,123	8,440	8,745	9,033	9,306	9,573
30.1-50%	0	3,594	3,728	3,873	4,013	4,145	4,271	4,393
50.1-80%	0	2,809	2,914	3,028	3,138	3,241	3,339	3,435
80.1-95%	0	908	942	979	1,014	1,048	1,079	1,110
95.1-115%	0	553	574	596	617	638	657	676
115+%	0	1,190	1,235	1,283	1,329	1,373	1,415	1,455
Total	0	16,884	17,516	18,199	18,857	19,477	20,068	20,643
Total								
0-30%	0	8,740	9,067	9,421	9,761	10,082	10,388	10,686
30.1-50%	0	5,026	5,214	5,417	5,613	5,798	5,973	6,144
50.1-80%	0	5,211	5,406	5,617	5,820	6,011	6,193	6,371
80.1-95%	0	2,157	2,238	2,325	2,410	2,489	2,564	2,638
95.1-115%	0	2,190	2,272	2,360	2,446	2,526	2,603	2,677
115+%	0	8,502	8,820	9,165	9,496	9,808	10,105	10,395
Total	29,571	31,826	33,016	34,305	35,545	36,714	37,826	38,910

