

**VOLUME III:
MUSCATINE**

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Muscatine

DEMOGRAPHICS

Population Estimates

Table III.25.1, at right shows the population for Muscatine. As can be seen, the population in Muscatine increased from 22,886 persons in 2010 to 23,914 person in 2016, or by 4.5 percent.

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

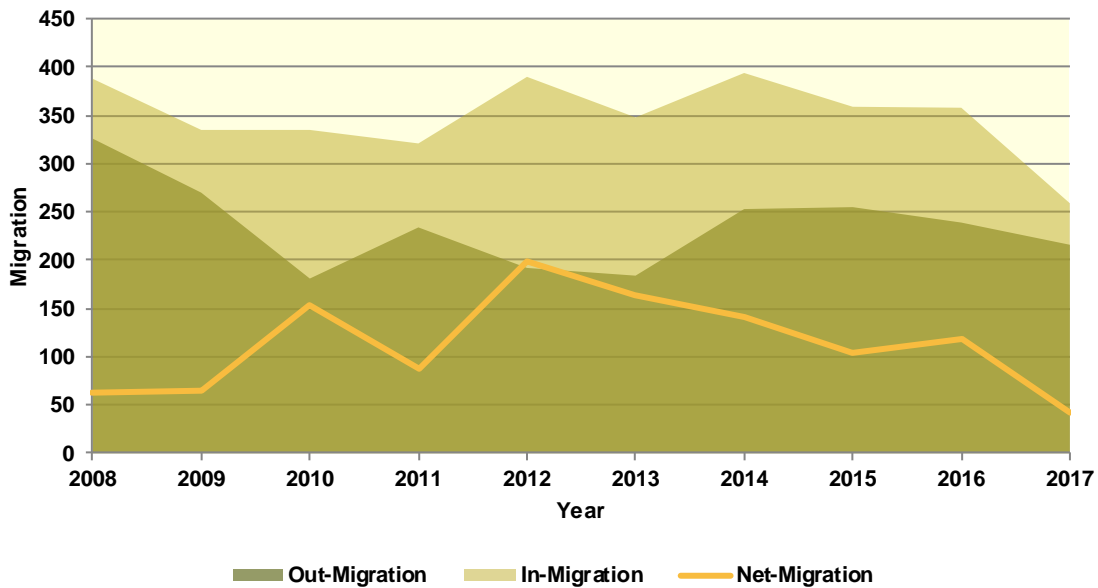
Muscatine County Population Migration Trends

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.25.1, 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 2012 with 198 people entering and the migration lowest net migration occurred in 2008 with 62 entering Muscatine.

Year	Population	Percent Yearly Change
2000	22,697	.
2001	22,715	0.1%
2002	22,673	-0.2%
2003	22,579	-0.4%
2004	22,593	0.1%
2005	22,617	0.1%
2006	22,710	0.4%
2007	22,765	0.2%
2008	22,831	0.3%
2009	22,936	0.5%
2010	22,886	-0.2%
2011	23,782	3.9%
2012	23,850	0.3%
2013	23,876	0.1%
2014	23,935	0.2%
2015	23,964	0.1%
2016	23,914	-0.2%

Diagram III.25.1
Net In-migration by Gender
 Muscatine County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.25.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 70 percent of net-migrants, or 30 persons were male, with the remaining 30 percent, or 13 persons were female.

Table III.25.2, shows net-migration for Muscatine County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 21 persons entering Muscatine County. Those in the age range of 56 to 65 had the lowest levels of net migration, with 8 persons leaving Muscatine County.

Table III.25.2
New-Migration by Age Range
 Muscatine County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	-1	-1	-1	2	0	5	2	1	-1	-4
18-22	8	11	33	24	31	38	32	29	23	7
23-25	-6	6	10	-12	26	25	31	27	18	13
26-35	26	25	50	37	60	48	53	34	37	21
36-45	17	11	43	28	30	40	14	8	26	7
46-55	15	9	9	12	22	11	2	1	19	8
56-65	0	7	12	-8	21	-4	0	2	-2	-8
66 +	3	-3	-2	4	8	1	7	2	-1	-1
Total	62	65	154	87	198	164	141	104	119	43

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.25.3, shows population by age for the 2000 and 2010 Census. The population changed by 0.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -2.1 percent to a total of 3,103 persons in 2010. Those aged 25 to 34 changed by 2.2 percent, and those aged under 5 changed by 7 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,646	7.3%	1,761	7.7%	7%
5 to 19	4,954	21.8%	4,903	21.4%	-1%
20 to 24	1,458	6.4%	1,351	5.9%	-7.3%
25 to 34	3,025	13.3%	3,091	13.5%	2.2%
35 to 54	6,523	28.7%	5,948	26%	-8.8%
55 to 64	1,921	8.5%	2,729	11.9%	42.1%
65 or Older	3,170	14%	3,103	13.6%	-2.1%
Total	22,697	100.0%	22,886	100.0%	0.8%

The elderly population is further explored in Table III.25.4. Those aged 65 to 66 changed by 10.4 percent between 2000 and 2010, resulting in a population of 350 persons. Those aged 85 or older changed by 14.8 percent during the same time period, and resulted in 505 persons over age 85 in 2010.

Table III.25.4 Elderly Population by Age Muscatine 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	317	10%	350	11.3%	10.4%
67 to 69	414	13.1%	498	16%	20.3%
70 to 74	816	25.7%	691	22.3%	-15.3%
75 to 79	708	22.3%	552	17.8%	-22%
80 to 84	475	15%	507	16.3%	6.7%
85 or Older	440	13.9%	505	16.3%	14.8%
Total	3,170	100.0%	3,103	100.0%	-2.1%

Population by race and ethnicity is shown in Table III.25.5. The white population changed by -2.1 percent between 2000 and 2010, and resulted in representing 87.8 percent of the population in 2010. The black population changed by 118.4 percent, represented 2.3 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 35.9 percent between 2000 and 2010, compared to the -4.1 percent growth rate for non-Hispanics.

Table III.25.5 Population by Race and Ethnicity Muscatine 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	20,519	90.4%	20,087	87.8%	-2.1%
Black	245	1.1%	535	2.3%	118.4%
American Indian	83	0.4%	108	0.5%	30.1%
Asian	148	0.7%	187	0.8%	26.4%
Native Hawaiian/ Pacific Islander	6	0%	4	0%	-33.3%
Other	1,370	6%	1,454	6.4%	6.1%
Two or More Races	326	1.4%	511	2.2%	56.7%
Total	22,697	100.0%	22,886	100.0%	0.8%
Hispanic	2,791	12.3%	3,794	16.6%	35.9%
Non-Hispanic	19,906	87.7%	19,092	83.4%	-4.1%

Population by race and ethnicity through 2016 is shown in Table III.25.6. The white population represented 88.9 percent of the population in 2016, compared with black households accounting for 3.1 percent of the population. Hispanic households represented 18.8 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	20,087	87.8%	21,266	88.9%
Black	535	2.3%	732	3.1%
American Indian	108	0.5%	33	0.1%
Asian	187	0.8%	301	1.3%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	1,454	6.4%	731	3.1%
Two or More Races	511	2.2%	846	3.5%
Total	22,886	100.0%	23,909	100.0%
Non-Hispanic	19,092	83.4%	19,410	81.2%
Hispanic	3,794	16.6%	4,499	18.8%

The population by race is broken down further by ethnicity in Table III.25.7. While the white non-Hispanic population changed by -6.3 percent between 2000 and 2010, the white Hispanic population changed by 64.2 percent. The black non-Hispanic population changed by 117.5 percent, while the black Hispanic population changed by 127.3 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	19,294	96.9%	18,076	94.7%	-6.3%
Black	223	1.1%	485	2.5%	117.5%
American Indian	52	0.3%	58	0.3%	11.5%
Asian	146	0.7%	186	1%	27.4%
Native Hawaiian/ Pacific Islander	6	0%	4	0%	-33.3%
Other	15	0.1%	17	0.1%	13.3%
Two or More Races	170	0.9%	266	1.4%	56.5%
Total Non-Hispanic	19,906	100.0%	19,092	100.0%	-4.1%
Hispanic					
White	1,225	43.9%	2,011	53%	64.2%
Black	22	0.8%	50	1.3%	127.3%
American Indian	31	1.1%	50	1.3%	61.3%
Asian	2	0.1%	1	0%	-50%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	1,355	48.5%	1,437	37.9%	6.1%
Two or More Races	156	5.6%	245	6.5%	57.1%
Total Hispanic	2,791	100.0%	3,794	100.0%	35.9%
Total Population	22,697	100.0%	22,886	100.0%	0.8%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.25.8. During this time, the total non-Hispanic population was 19,410 persons in 2016. The Hispanic population was 4,499.

Table III.25.8				
Population by Race and Ethnicity				
Muscatine				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	18,076	94.7%	17,892	92.2%
Black	485	2.5%	705	3.6%
American Indian	58	0.3%	33	0.2%
Asian	186	1%	301	1.6%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	17	0.1%	22	0.1%
Two or More Races	266	1.4%	457	2.4%
Total Non-Hispanic	19,092	100.0%	19,410	100.0%
Hispanic				
White	2,011	53%	3,374	75%
Black	50	1.3%	27	0.6%
American Indian	50	1.3%	0	0%
Asian	1	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1,437	37.9%	709	15.8%
Two or More Races	245	6.5%	389	8.6%
Total Hispanic	3,794	100.0	4,499	100.0%
Total Population	22,886	100.0%	23,909	100.0%

Households by type and tenure are shown in Table III.25.9. Family households represented 66.1 percent of households, while non-family households accounted for 33.9 percent. These changed from 65.8 and 34.2 percent, respectively.

Table III.25.9				
Household Type by Tenure				
Muscatine				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,923	65.8%	6,186	66.1%
Married-Couple Family	4,217	71.2%	4,209	68%
Owner-Occupied	3,641	86.3%	3,608	85.7%
Renter-Occupied	576	13.7%	601	14.3%
Other Family	1,706	28.8%	1,977	27.6%
Male Householder, No Spouse Present	499	29.2%	516	25.2%
Owner-Occupied	296	59.3%	393	76.2%
Renter-Occupied	203	40.7%	123	23.8%
Female Householder, No Spouse Present	1,207	70.8%	1,461	61.1%
Owner-Occupied	585	48.5%	704	48.2%
Renter-Occupied	622	51.5%	757	51.8%
Non-Family Households	3,085	34.2%	3,171	33.9%
Owner-Occupied	1,651	53.5%	1,698	53.5%
Renter-Occupied	1,434	46.5%	1,473	46.5%
Total	9,008	100.0%	9,357	100.0%

The group quarters population was 350 in 2010, compared to 458 in 2000. Institutionalized populations experienced a -15.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a -37 percent change during this same time period.

Table III.25.10					
Group Quarters Population					
Muscatine					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	98	34.4%	112	46.5%	14.3%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	187	65.6%	129	53.5%	-31%
Other Institutions	0	0%	0	0%	0%
Total	285	100.0%	241	100.0%	-15.4 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	173	100%	109	100%	-37%
Total	173	100.0%	109	100.0%	-37%
Group Quarters Population	458	100.0%	350	100.0%	-23.6%

The number of foreign born persons are shown in Table III.25.11. An estimated 3.1 percent of the population was born in Mexico, some 0.7 percent were born in Liberia, and another 0.6 percent were born in Africa n.e.c.

Table III.25.11			
Place of Birth for the Foreign-Born Population			
Muscatine			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	749	3.1%
#2 country of origin	Liberia	179	0.7%
#3 country of origin	Africa n.e.c	138	0.6%
#4 country of origin	Guatemala	94	0.4%
#5 country of origin	China excluding Hong Kong and Taiwan	71	0.3%
#6 country of origin	India	70	0.3%
#7 country of origin	Honduras	35	0.1%
#8 country of origin	Sudan	33	0.1%
#9 country of origin	El Salvador	30	0.1%
#10 country of origin	Philippines	22	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.25.12. An estimated 4.6 percent of the population speaks Spanish at home, followed by 0.4 percent speaking Chinese.

Table III.25.12
Limited English Proficiency and Language Spoken at Home
 Muscatine
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,021	4.6%
#2 LEP Language	Chinese	83	0.4%
#3 LEP Language	French, Haitian, or Cajun	63	0.3%
#4 LEP Language	Other and unspecified languages	54	0.2%
#5 LEP Language	Arabic	22	0.1%
#6 LEP Language	Tagalog	14	0.1%
#7 LEP Language	Other Indo-European languages	11	0%
#8 LEP Language	Other Asian and Pacific Island languages	7	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Korean	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.25.13. Some 21.5 percent of the population was disabled in 2000, or a total of 4,427 persons. The disability rate was highest for those over 65, with 41.4 percent disabled.

Table III.25.13
Disability by Age
 Muscatine
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	317	8.8%
16 to 64	2,908	20.7%
65 and older	1,202	41.4%
Total	4,427	21.5%

Table III.25.14, shows disability by type in 2000. There were 1,974 physical disabilities in 2000, some 1,938 employment disabilities, and 1,308 go-outside-home disabilities.

Table III.25.14
Total Disabilities Tallied: Aged 5 and Older
 Muscatine
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	854
Physical disability	1,974
Mental disability	1,343
Self-care disability	603
Employment disability	1,938
Go-outside-home disability	1,308
Total	8,020



Disability by age, as estimated by the 2016 ACS, is shown in Table III.25.15. The disability rate for females was 12.4 percent, compared to 11.1 percent for males. The disability rate changed precipitously higher with age, with 52.4 percent of those over 75 experiencing a disability.

Table III.25.15 Disability by Age Muscatine 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	5	0.6%	5	0.3%
5 to 17	163	7.5%	48	2%	211	4.7%
18 to 34	126	4.5%	113	4.1%	239	4.3%
35 to 64	421	10.5%	628	14.3%	1,049	12.5%
65 to 74	193	23%	213	22.5%	406	22.7%
75 or Older	351	53.3%	526	51.8%	877	52.4%
Total	1,254	11.1%	1,533	12.4%	2,787	11.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.25.16. Some 6.2 percent have an ambulatory disability, 5 have an independent living disability, and 2.1 percent have a self-care disability.

Table III.25.16 Total Disabilities Tallied: Aged 5 and Older Muscatine 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	744	3.2%
Vision disability	416	1.8%
Cognitive disability	1,076	4.9%
Ambulatory disability	1,366	6.2%
Self-Care disability	466	2.1%
Independent living disability	873	5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.25.17. In 2016, some 11,680 persons were employed and 628 were unemployed. This totaled a labor force of 12,308 persons. The unemployment rate for Muscatine was estimated to be 5.1 percent in 2016.

Table III.25.17 Employment, Labor Force and Unemployment Muscatine 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	11,680
Unemployed	628
Labor Force	12,308
Unemployment Rate	5.1%

In 2016, 87.6 percent of households in Muscatine had a high school education or greater.

Table III.25.18	
High School or Greater Education	
Muscatine	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,198
Total Households	9,357
Percent High School or Above	87.6%

As seen in Table III.25.19, some 33.7 percent of the population had a high school diploma or equivalent, another 33.7 percent have some college, 13.6 percent have a Bachelor's Degree, and 5.3 percent of the population had a graduate or professional degree.

Table III.25.19		
Educational Attainment		
Muscatine		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,439	13.8%
High School or Equivalent	5,955	33.7%
Some College or Associates Degree	5,956	33.7%
Bachelor's Degree	2,400	13.6%
Graduate or Professional Degree	941	5.3%
Total Population Above 18 years	17,691	100.0%

ECONOMICS

Labor Force

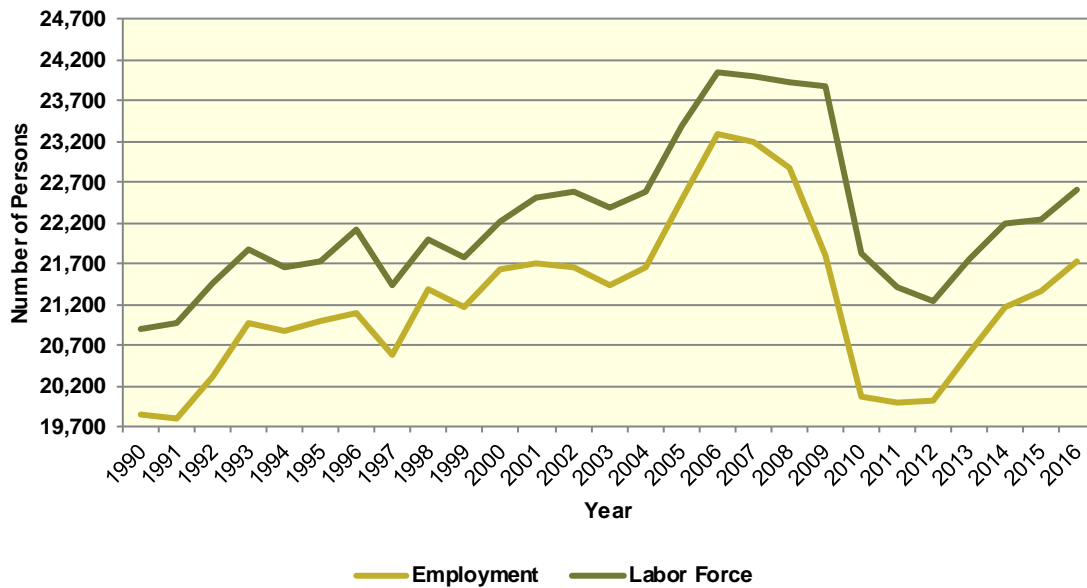
Table III.25.20, shows the labor force statistics for Muscatine from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Muscatine remained unchanged from 3.9 percent in 2015 to 3.9 percent in 2016, which compared to a statewide decrease to 3.7 percent.



Table III.25.20					
Labor Force Statistics					
Muscatine					
1990 - 2016 BLS Data					
Year	Muscatine				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,048	19,839	20,887	5%	4.4%
1991	1,178	19,790	20,968	5.6%	4.7%
1992	1,145	20,321	21,466	5.3%	4.5%
1993	892	20,981	21,873	4.1%	4%
1994	779	20,867	21,646	3.6%	3.5%
1995	724	21,006	21,730	3.3%	3.4%
1996	1,014	21,093	22,107	4.6%	3.5%
1997	854	20,589	21,443	4%	3.1%
1998	601	21,388	21,989	2.7%	2.7%
1999	607	21,173	21,780	2.8%	2.6%
2000	596	21,628	22,224	2.7%	2.6%
2001	800	21,713	22,513	3.6%	3.3%
2002	918	21,660	22,578	4.1%	4%
2003	960	21,426	22,386	4.3%	4.5%
2004	936	21,652	22,588	4.1%	4.5%
2005	905	22,478	23,383	3.9%	4.3%
2006	771	23,280	24,051	3.2%	3.7%
2007	809	23,188	23,997	3.4%	3.7%
2008	1,057	22,878	23,935	4.4%	4.2%
2009	2,076	21,801	23,877	8.7%	6.4%
2010	1,741	20,074	21,815	8%	6%
2011	1,408	20,002	21,410	6.6%	5.5%
2012	1,216	20,023	21,239	5.7%	5%
2013	1,137	20,606	21,743	5.2%	4.7%
2014	1,013	21,178	22,191	4.6%	4.3%
2015	875	21,373	22,248	3.9%	3.8%
2016	873	21,722	22,595	3.9%	3.7%

Diagram III.25.2, shows the employment and labor force for Muscatine. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 21,722 persons, with the labor force reaching 22,595, indicating there were a total of 873 unemployed persons.

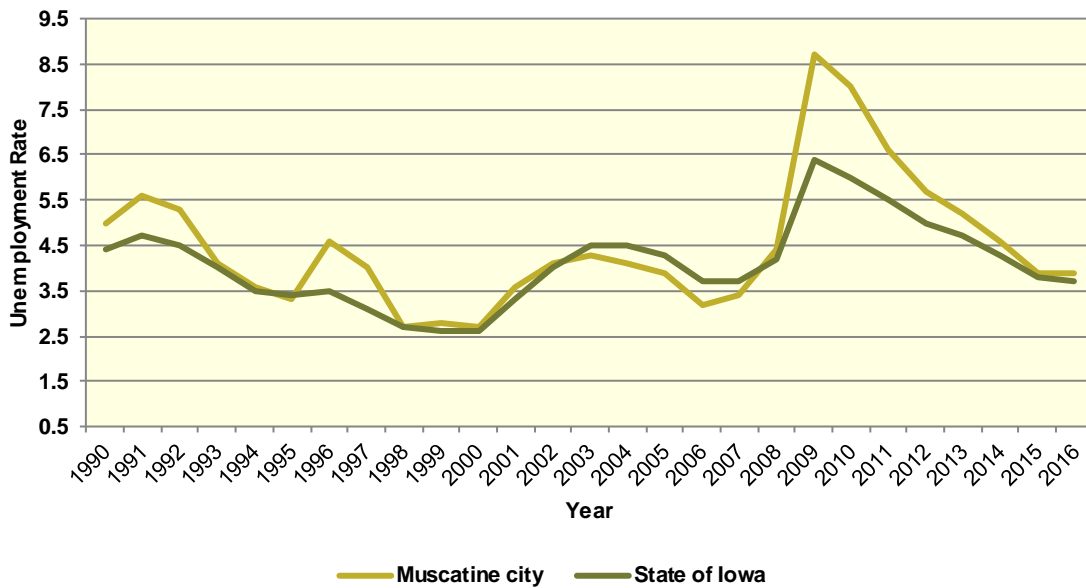
Diagram III.25.2
Employment and Labor Force
 Muscatine
 1990 – 2016 BLS Data



Unemployment

Diagram III.25.3, shows the unemployment rate for both the State and Muscatine. During the 1990’s the average rate for Muscatine was 4.1 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.4 percent. Over the course of the entire period the Muscatine had an average unemployment rate that higher than the State, 4.5 percent for Muscatine, versus 4.1 statewide.

Diagram III.25.3
Annual Unemployment Rate
 Muscatine
 1990 – 2016 BLS Data



Earnings: Muscatine 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.25.4, shows real average earnings per job for Muscatine County from 1990 to 2016. Over this period the average earning per job for Muscatine County was \$48,042, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.25.4
Real Average Earnings Per Job
 Muscatine County
 BEA Data 1990 - 2016

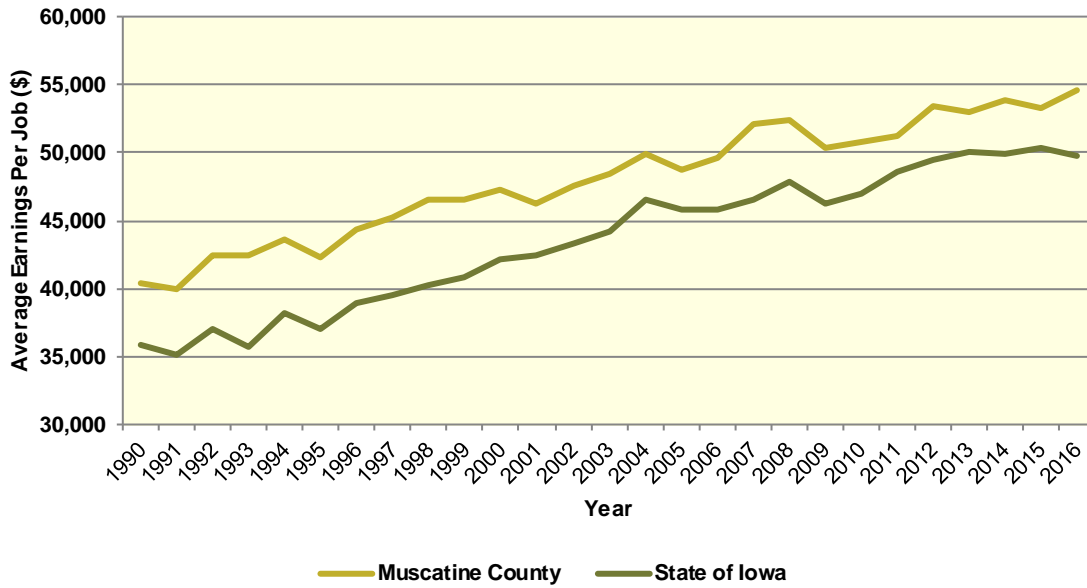
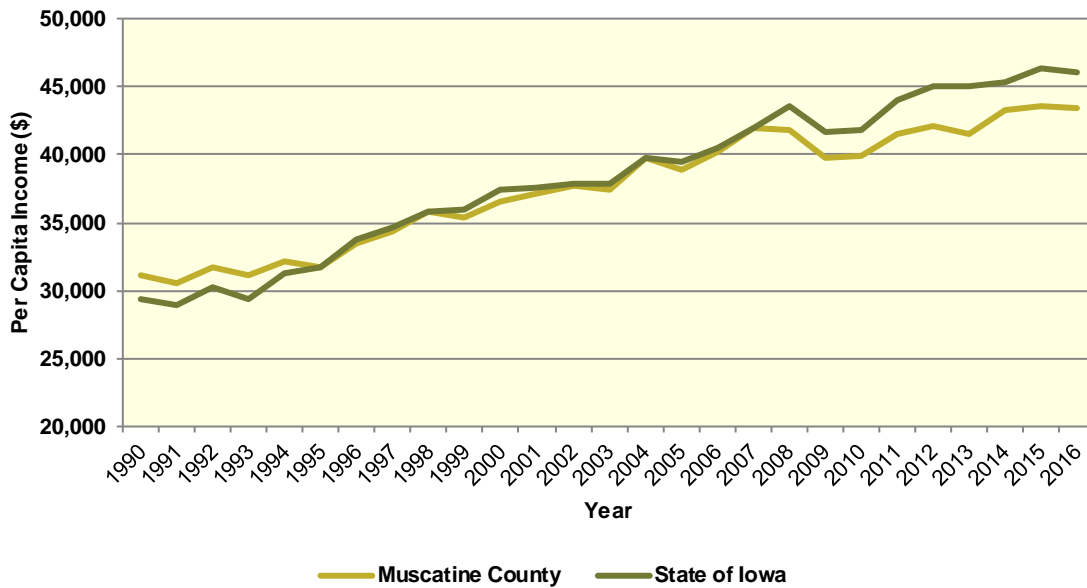


Diagram III.25.5, shows real per capita income for the Muscatine County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Muscatine County was \$37,568, which was lower than the statewide average of \$38,254 over the same period.

Diagram III.25.5
Real Per Capita Income
 Muscatine County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Muscatine County

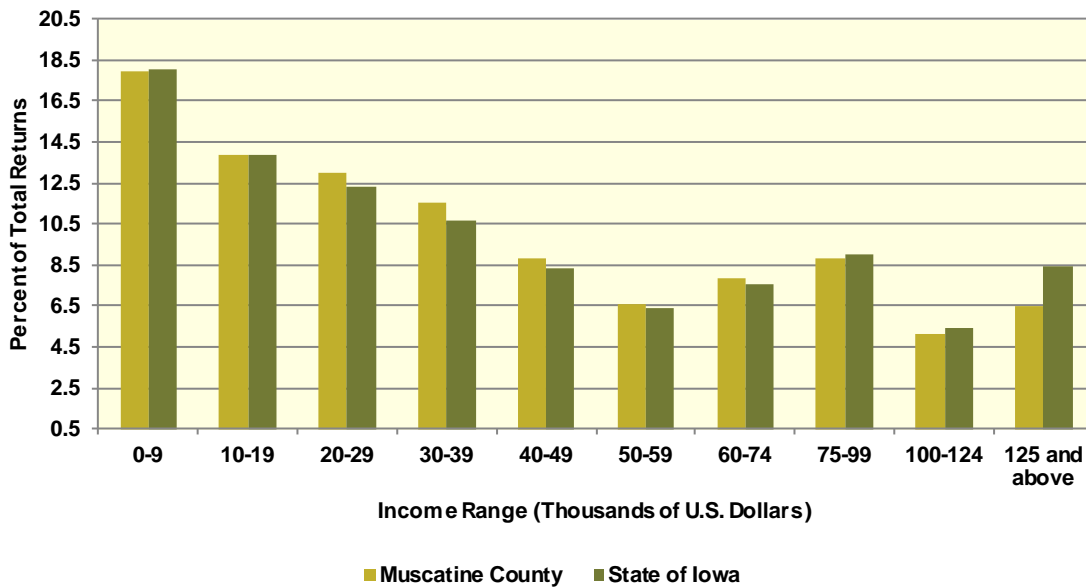
The Iowa Department of Revenue releases annual income tax statistics. Table III.25.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Muscatine County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 4.6 percent, with 1,303 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 45.4 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.2 percent.

Table III.25.21
Number of Tax Returns by Adjusted Gross Income
 Muscatine
 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	3,746	2,845	2,375	2,069	1,662	1,457	1,529	1,212	406	438	17,739
2003	3,644	2,781	2,388	1,958	1,726	1,349	1,565	1,322	409	478	17,620
2004	3,539	2,808	2,432	1,998	1,675	1,292	1,629	1,453	501	540	17,867
2005	3,702	2,663	2,442	2,015	1,665	1,363	1,640	1,561	563	632	18,246
2006	3,575	2,694	2,505	2,116	1,714	1,366	1,683	1,652	628	731	18,664
2007	3,788	2,740	2,516	2,260	1,785	1,330	1,711	1,732	705	836	19,403
2008	3,617	2,729	2,632	2,235	1,716	1,337	1,665	1,742	784	909	19,366
2009	3,700	2,720	2,610	2,254	1,615	1,346	1,609	1,591	744	841	19,030
2010	3,623	2,950	2,521	2,176	1,733	1,340	1,556	1,709	773	896	19,277
2011	3,779	2,990	2,655	2,246	1,713	1,290	1,517	1,750	840	931	19,711
2012	3,660	2,906	2,707	2,175	1,780	1,284	1,550	1,704	887	1,104	19,757
2013	3,678	2,971	2,689	2,352	1,743	1,291	1,531	1,742	925	1,155	20,077
2014	3,659	2,906	2,595	2,336	1,802	1,329	1,580	1,803	938	1,282	20,230
2015	3,616	2,796	2,621	2,317	1,786	1,328	1,579	1,785	1,032	1,303	20,163
Change 10 - 15	-0.2%	-5.2%	4%	6.5%	3.1%	-0.9%	1.5%	4.4%	33.5%	45.4%	4.6%

Diagram III.25.6
2015 Income Distribution
 Muscatine County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Muscatine is shown in Table III.25.22. In 2016, there were an estimated 3,480 persons living in poverty. This represented a 14.9 percent poverty rate, compared to 10.9 percent poverty in 2000. In 2016, some 13.6 percent of those in poverty were under age 6, and 6.4 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	324	13.5%	473	13.6%
6 to 17	465	19.4%	911	26.2%
18 to 64	1,337	55.6%	1,872	53.8%
65 or Older	277	11.5%	224	6.4%
Total	2,403	100.0%	3,480	100.0%
Poverty Rate	10.9%	.	14.9%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Muscatine County remained unchanged from 14 authorizations in 2015 to 14 in 2016.

The real value of single-family building permits decreased from \$182,180 in 2015 to \$179,811 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.25.23.

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	39	0	4	212	255	121,150	61,178
1981	42	0	8	50	100	127,798	68,902
1982	20	4	12	23	59	100,084	55,269
1983	47	0	16	112	175	113,214	56,457
1984	23	0	0	0	23	97,754	0
1985	13	0	0	0	13	93,590	0
1986	15	0	0	0	15	103,902	0
1987	12	0	0	0	12	108,868	0
1988	19	0	0	0	19	148,504	0
1989	18	0	0	0	18	180,386	0
1990	38	0	0	0	38	131,214	0
1991	32	0	0	0	32	133,312	0
1992	43	4	0	0	47	138,588	0
1993	32	0	0	0	32	154,171	0
1994	35	0	0	8	43	156,643	61,139
1995	38	2	0	0	40	137,364	0
1996	30	0	3	104	137	112,835	57,624
1997	27	0	0	0	27	137,995	0
1998	33	0	20	8	61	132,685	56,529
1999	20	0	48	0	68	205,794	0
2000	22	0	0	0	22	118,921	0
2001	23	2	0	24	49	140,347	59,415
2002	29	8	4	60	101	180,042	58,511
2003	16	12	0	80	108	218,092	62,101
2004	33	10	0	12	55	191,103	52,103
2005	16	6	0	66	88	217,068	70,034
2006	18	6	0	32	56	137,628	70,706
2007	9	16	0	98	123	117,228	62,149
2008	6	10	0	0	16	150,199	0
2009	15	4	0	0	19	138,580	0
2010	14	2	0	12	28	99,204	38,901
2011	9	2	0	0	11	225,363	0
2012	14	0	0	0	14	151,299	0
2013	10	0	0	60	70	263,269	39,622
2014	4	18	0	0	22	165,952	0
2015	14	0	0	0	14	182,180	0
2016	14	0	0	0	14	179,811	0



Diagram III.25.7 Single Family Permits

Muscatine
Census Bureau Data, 1980–2016

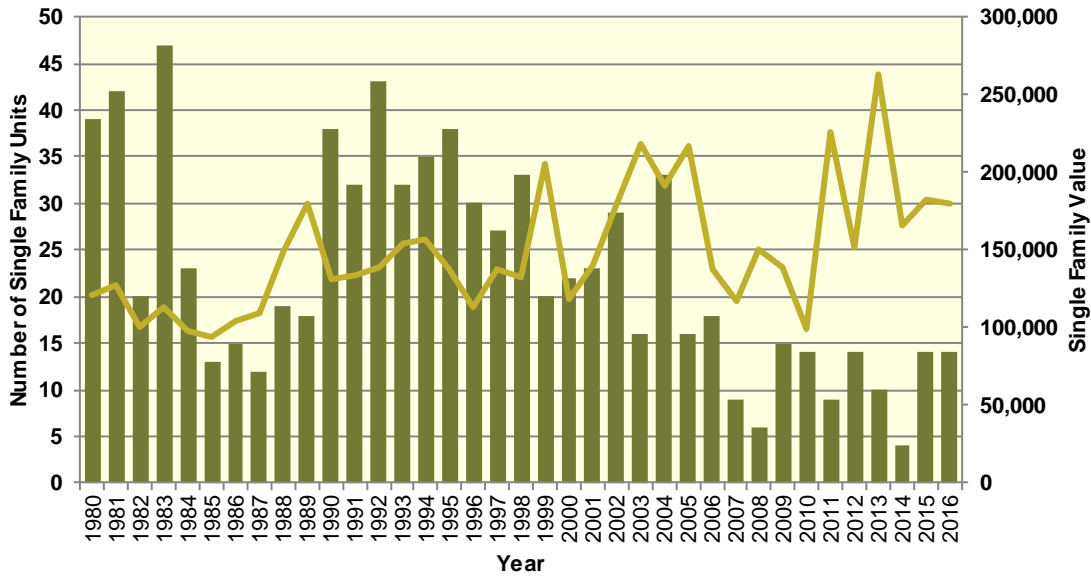
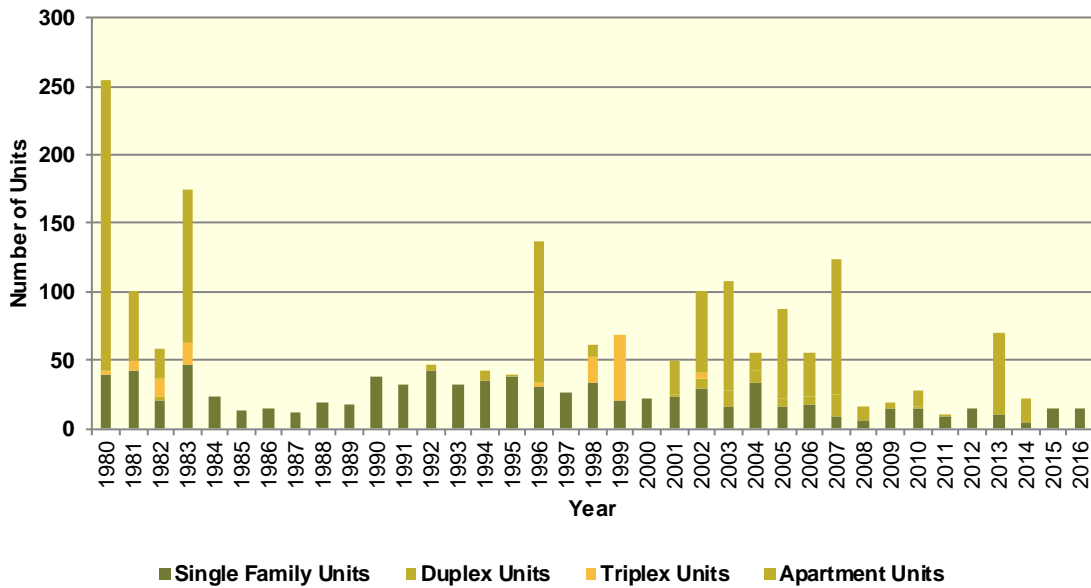


Diagram III.25.8 Total Permits by Unit Type

Muscatine
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.25.24. In 2016, there were 10,221 housing units, up from 9,336 in 2000. Single-family units accounted for 71.9 percent of units in 2016, compared to 75.2 in 2000. Apartment units accounted for 14.2 percent in 2016, compared to 9.9 percent in 2000.

Table III.25.24				
Housing Units by Type				
Muscatine				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,020	75.2%	7,353	71.9%
Duplex	570	6.1%	297	2.9%
Tri- or Four-Plex	449	4.8%	425	4.2%
Apartment	923	9.9%	1,448	14.2%
Mobile Home	374	4%	698	6.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	9,336	100.0%	10,221	100.0%

Some 91.6 percent of housing was occupied in 2010, compared to 95.2 percent in 2000. Owner-occupied housing changed -2.1 percent between 2000 and 2010, ending with owner-occupied units representing 68.5 percent of unit. Vacant units changed by 81.9 percent, resulting in 822 vacant units in 2010.

Table III.25.25					
Housing Units by Tenure					
Muscatine					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	8,923	95.2%	9,008	91.6%	1%
Owner-Occupied	6,306	70.7%	6,173	68.5%	-2.1%
Renter-Occupied	2,617	29.3%	2,835	31.5%	8.3%
Vacant Housing Units	452	4.8%	822	8.4%	81.9%
Total Housing Units	9,375	100.0%	9,830	100.0%	4.9%

Table III.25.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 10,221 housing units. An estimated 68.4 percent were owner-occupied, and 8.5 percent were vacant.

Table III.25.26				
Housing Units by Tenure				
Muscatine				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	9,008	91.6%	9,357	91.5%
Owner-Occupied	6,173	68.5%	6,403	68.4%
Renter-Occupied	2,835	31.5%	2,954	31.6%
Vacant Housing Units	822	8.4%	864	8.5%
Total Housing Units	9,830	100.0%	10,221	100.0%

Households by household size are shown in Table III.25.27. There were a total of 9,008 households in 2010, up from 8,923 in 2000. One person households changed by 3.2 percent between 2000 and 2010, while two person households changed by 2.8 percent. Three and four person households changed by -8.3 and -5.6 respectively, representing 15 percent and 12.6 percent of the population in 2010.

Table III.25.27					
Households by Household Size					
Muscatine					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,443	27.4%	2,520	28%	3.2%
Two Persons	2,982	33.4%	3,065	34%	2.8%
Three Persons	1,475	16.5%	1,353	15%	-8.3%
Four Persons	1,205	13.5%	1,137	12.6%	-5.6%
Five Persons	514	5.8%	562	6.2%	9.3%
Six Persons	187	2.1%	225	2.5%	20.3%
Seven Persons or More	117	1.3%	146	1.6%	24.8%
Total	8,923	100.0%	9,008	100.0%	1%

Households by income is shown in Table III.25.28. Households earning more than \$100,000 per year represented 15.4 percent of households in 2016, compared to 6.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.9 percent of households in 2010, compared to 20.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.6 percent of households in 2016, compared to 16.1 percent in 2000.

Table III.25.28				
Households by Income				
Muscatine				
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	1,420	16.1%	1,273	13.6%
\$15,000 to \$19,999	714	8.1%	451	4.8%
\$20,000 to \$24,999	664	7.5%	465	5%
\$25,000 to \$34,999	1,335	15.1%	825	8.8%
\$35,000 to \$49,999	1,528	17.3%	1,660	17.7%
\$50,000 to \$74,999	1,783	20.2%	2,045	21.9%
\$75,000 to \$99,999	849	9.6%	1,196	12.8%
\$100,000 or More	546	6.2%	1,442	15.4%
Total	8,839	100.0%	9,357	100.0%

Table III.25.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 5.8 percent and 0.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.3 percent, 6.1 percent, and 9.2, respectively. Housing units built prior to 1939 represented 35.4 percent of households in 2016.



Table III.25.29				
Households by Year Home Built				
Muscatine				
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	3,426	38.6%	3,315	35.4%
1940 to 1949	671	7.6%	544	5.8%
1950 to 1959	899	10.1%	807	8.6%
1960 to 1969	1,254	14.1%	1,073	11.5%
1970 to 1979	1,377	15.5%	1,617	17.3%
1980 to 1989	589	6.6%	574	6.1%
1990 to 1999	658	7.4%	859	9.2%
2000 to 2009	.	.	547	5.8%
2010 or Later	.	.	21	0.2%
Total	8,874	100.0%	9,357	100.0%

The distribution of unit types by race are shown in Table III.25.30. An estimated 76.2 percent of white households occupy single family homes, while 17.1 percent of black households do. Some 10.9 percent of white households occupied apartments, while 80.6 percent of black households do. An estimated 87.5 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table III.25.30							
Distribution of Units in Structure by Race							
Muscatine							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.2%	17.1%	100%	87.5%	0%	54.7%	58.9%
Duplex	2.2%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.8%	0%	0%	0%	0%	3.4%	0%
Apartment	10.9%	80.6%	0%	12.5%	0%	26.3%	25.2%
Mobile Home	6.9%	2.4%	0%	0%	0%	15.6%	16%
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.25.31. An estimated 35.4 percent of vacant units were for rent in 2010, a 87.7 percent change since 2000. In addition, some 19.2 percent of vacant units were for sale, a change of 92.7 percent between 2000 and 2010. "Other" vacant units represented 33 percent of vacant units in 2010. This is a change of 96.4 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.25.31					
Disposition of Vacant Housing Units					
Muscatine					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	155	34.3%	291	35.4%	87.7%
For Sale	82	18.1%	158	19.2%	92.7%
Rented or Sold, Not Occupied	42	9.3%	61	7.4%	45.2%
For Seasonal, Recreational, or Occasional Use	35	7.7%	41	5%	17.1%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	138	30.5%	271	33%	96.4%
Total	452	100.0%	822	100.0%	81.9%

The disposition of vacant units between 2010 and 2016 are shown in Table III.25.32. By 2016, for rent units accounted for 50.5 percent of vacant units, while for sale units accounted for 17.1 percent. "Other" vacant units accounted for 20.3 percent of vacant units, representing a total of 175 "other" vacant units.

Table III.25.32				
Disposition of Vacant Housing Units				
Muscatine				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	291	35.4%	436	50.5%
For Sale	158	19.2%	148	17.1%
Rented Not Occupied	18	2.2%	32	3.7%
Sold Not Occupied	43	5.2%	24	2.8%
For Seasonal, Recreational, or Occasional Use	41	5%	49	5.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	271	33%	175	20.3%
Total	822	100.0%	864	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.25.33. In 2016, an estimated 1.3 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

Table III.25.33 Overcrowding and Severe Overcrowding Muscatine 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	6,134	98.3%	86	1.4%	19	0.3%	6,239
2016 Five-Year ACS	6,303	98.4%	76	1.2%	24	0.4%	6,403
Renter							
2000 Census	2,517	95.5%	61	2.3%	57	2.2%	2,635
2016 Five-Year ACS	2,854	96.6%	43	1.5%	57	1.9%	9,357
Total							
2000 Census	8,651	97.5%	147	1.7%	76	0.9%	8,874
2016 Five-Year ACS	9,157	97.9%	119	1.3%	81	0.9%	9,357

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 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Muscatine. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.25.34 Households with Incomplete Plumbing Facilities Muscatine 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	8,843	9,357
Lacking Complete Plumbing Facilities	31	0
Total Households	8,874	9,357
Percent Lacking	0.3%	0%

There were 34 households lacking complete kitchen facilities in 2016, compared to 26 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.4 percent in 2016.

Table III.25.35 Households with Incomplete Kitchen Facilities Muscatine 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	8,848	9,323
Lacking Complete Kitchen Facilities	26	34
Total Households	8,874	9,357
Percent Lacking	0.3%	0.4%

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 Muscatine, 14.3 of households had a cost burden and 11.1 percent had a severe cost burden. Some 18.3 percent of renters were cost burdened, and 24.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.5 percent and a severe cost burden rate of 2.9 percent. Owner occupied households with a mortgage had a cost burden rate of 15.6 percent, and severe cost burden at 6.4 percent.

Table III.25.36
Cost Burden and Severe Cost Burden by Tenure

Muscatine
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	2,889	81%	497	13.9%	180	5%	0	0%	3,566
2016 Five-Year ACS	3,020	77.2%	611	15.6%	251	6.4%	29	0.7%	3,911
Owner Without a Mortgage									
2000 Census	1,791	90.3%	125	6.3%	46	2.3%	22	1.1%	1,984
2016 Five-Year ACS	2,217	89%	186	7.5%	73	2.9%	16	0.6%	2,492
Renter									
2000 Census	1,600	61%	511	19.5%	366	13.9%	148	5.6%	2,625
2016 Five-Year ACS	1,419	48%	542	18.3%	718	24.3%	275	9.3%	2,954
Total									
2000 Census	6,280	76.8%	1,133	13.9%	592	7.2%	170	2.1%	8,175
2016 Five-Year ACS	6,656	71.1%	1,339	14.3%	1,042	11.1%	320	3.4%	9,357

Housing Problems by Income

Table III.25.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Muscatine County. As can be seen in 2017 the MFI was \$65,200, which compared to \$69,900 for the State of Iowa.

Table III.25.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 895 owner-occupied and 705 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 265 owner-occupied 610 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 6,590 households without a housing problem.

Table III.25.37
Median Family Income

Muscatine County
2000–2017 HUD MFI

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

Table III.25.38
Housing Problems by Income and Tenure

Muscatine 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	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	10	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	10	20	25	85
Housing cost burden greater than 50% of income (and none of the above problems)	105	80	50	10	20	265
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	220	345	70	120	895
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	50	345	925	630	3,215	5,165
Total	340	675	1,340	730	3,390	6,475
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	15	10	0	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	0	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	10	0	40	60
Housing cost burden greater than 50% of income (and none of the above problems)	570	40	0	0	0	610
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	135	255	280	35	0	705
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	165	130	200	335	595	1,425
Total	965	445	505	380	635	2,930
Total						
Lacking complete plumbing or kitchen facilities	0	10	15	10	0	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	0	10	0	10	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	40	20	20	65	145
Housing cost burden greater than 50% of income (and none of the above problems)	675	120	50	10	20	875
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	275	475	625	105	120	1,600
Zero/negative income (and none of the above problems)	105	0	0	0	0	105
has none of the 4 housing problems	215	475	1,125	965	3,810	6,590
Total	1,305	1,120	1,845	1,110	4,025	9,405

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.25.39 presents some basic statistics about the completed surveys.

Table III.25.39				
Survey of Rental Properties				
Muscatine				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	8	752	3.7	18.8

Table III.25.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 7 single family units in Muscatine, with 1 of them available. This translates into a vacancy rate of 14.3 percent in Muscatine, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 745 apartment units reported in the survey, with 27 of them available, which resulted in a vacancy rate of 3.6 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.25.40			
Rental Vacancy Survey by Type			
Muscatine			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	7	1	14.3%
Apartments	745	27	3.6%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	752	28	3.7%

Table III.25.41, reports units by bedroom size. As can be seen there were 375 two bedroom apartment units and 101 three bedroom units. Overall, the 379 two bedroom units accounted for 50.4 percent of all units, and the 103 three bedroom units accounted for 13.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 207 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.25.41						
Rental Units by Bedroom Size						
Muscatine						
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	1	62	0	0	.	63
Two	4	375	0	0	.	379
Three	2	101	0	0	.	103
Four	0	0	0	0	.	0
Don’t Know	0	207	0	0	0	207
Total	7	745	0	0	0	752

Table III.25.42, 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 25 percent.

Table III.25.42 Single Family Units by Bedroom Size Muscatine 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	4	1	25%
Three	2	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	7	1	14.3%

Table III.25.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two-bedroom units, which had a vacancy rate of 0.3 percent.

Table III.25.43 Apartment Units by Bedroom Size Muscatine 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	62	0	0%
Two	375	1	0.3%
Three	101	1	1%
Four	0	0	0%
Don't know	207	25	12.1%
Total	745	27	3.6%

Average market-rate rents by unit type are shown in Table III.25.44. 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.25.44 Average Market Rate Rents by Bedroom Size Muscatine 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	\$650	\$0	\$0	\$650
Two	\$0	\$765	\$0	\$0	\$765
Three	\$0	\$960	\$0	\$0	\$960
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$778.7	\$0	\$0	\$778.7

Table III.25.45, 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.25.45					
Average Assisted Rate Rents by Bedroom Size					
Muscatine					
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	\$650	\$0	\$0	\$650
Three	\$0	\$775	\$0	\$0	\$775
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$712.5	\$0	\$0	\$712.5

Table III.25.46, shows vacancy rates for single family units by average rental rates for Muscatine.

Table III.25.46			
Single Family Market Rate Rents by Vacancy Status			
Muscatine			
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	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	7	1	14.3%
Total	7	1	14.3%

The average rent and availability of apartment units is displayed in Table III.25.47. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 6.5 percent.

Table III.25.47			
Apartment Market Rate Rents by Vacancy Status			
Muscatine			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	211	0	0%
\$750 to \$1,000	340	22	6.5%
\$1,000 to \$1,250	118	4	3.4%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	76	1	1.3%
Total	745	27	3.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.25.48, 3 respondents, or 50 percent, included some sort of utility in the rent.

Table III.25.48 Are there any utilities included with the rent? Muscatine 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
% Offering Utilities	50%

The type of utility included in the rent is shown in Table III.25.49. There were 0 respondents who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table III.25.49 Which utilities are included with the rent? Muscatine 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	3
Trash Collection	2

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.25.50, there were 5 single family units which property managers considered accessible, with an additional 116 accessible apartment units. Respondents also indicated there were a total of 24 persons with disabilities currently residing in accessible units.

Table III.25.50 Accessible Units by Bedroom Size Muscatine 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	1	16	0	0		17
Two	4	42	0	0		46
Three	0	6	0	0		6
Four	0	0	0	0		0
Don’t Know	0	52	0	0	0	52
Total	5	116	0	0	0	121

Table III.25.51, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 100 percent or 4 two bedroom single family units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 71.4 percent of all single family units were considered accessible by survey respondents.

Table III.25.51				
Single Family Units by Accessibility and Bedroom Size				
Muscatine				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	1	1	100%
Two	0	4	4	100%
Three	2	0	2	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	2	5	7	71.4%

Table III.25.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 11.2 percent or 42 two bedroom apartment units are accessible, with 5.9 percent of three bedroom units were considered accessible. Overall, 15.6 percent of all apartment units were considered accessible by survey respondents.

Table III.25.52				
Apartment Units by Accessibility and Bedroom Size				
Muscatine				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	46	16	62	25.8%
Two	333	42	375	11.2%
Three	95	6	101	5.9%
Four	0	0	0	0%
Don't know	155	52	207	25.1%
Total	629	116	745	15.6%

Perceived Need for Rental Units

Table III.25.53, 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 1 number of persons on the wait list.

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.25.54, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.25.53 Do you keep a waiting list? Muscatine 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	5
Waitlist Size	1

Table III.25.54 How would you rate the need for renovation of existing units in the? Muscatine 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	2	2	1	1
High Need	0	0	0	0
Extreme Need	0	1	0	0
Average Need	3	3.7	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.25.55, 1 respondent 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, 1 respondent 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	1	1	0	0
Low Need	1	2	1	1
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	1	1	0	0
Average Need	2.7	2.5	2	2

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.25.56, shows the *strong growth scenario* for Muscatine. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 9,357 households. In 2030, there will be a projected 10,302 households, of which 7,050 are projected to be owner occupied and the remaining 3,252 are expected to be renter-occupied.



By 2050, there are projected to be 7,186 owner-occupied households, of which 377 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,497 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,315 renter households, of which 1,092 renter households are expected to have incomes between 0 and 30.0 percent of median family income 572 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,501 occupied units by 2050, of which 1,469 are expected to have incomes on between 0 and 30 percent of MFI.

**Table III.25.56
Housing Demand Forecast**

Muscatine
Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	359	365	370	374	376	377	377
30.1-50%	0	707	719	729	736	741	743	743
50.1-80%	0	1,426	1,449	1,469	1,483	1,492	1,496	1,497
80.1-95%	0	560	569	577	582	586	587	588
95.1-115%	0	849	863	875	883	889	891	892
115+%	0	2,941	2,989	3,030	3,060	3,078	3,087	3,089
Total	0	6,842	6,954	7,050	7,119	7,161	7,181	7,186
Renter								
0-30%	0	1,040	1,057	1,072	1,082	1,088	1,091	1,092
30.1-50%	0	485	493	500	505	508	509	509
50.1-80%	0	544	553	561	566	570	571	572
80.1-95%	0	275	279	283	286	288	288	289
95.1-115%	0	333	338	343	346	349	349	350
115+%	0	480	487	494	499	502	503	504
Total	0	3,156	3,208	3,252	3,284	3,304	3,313	3,315
Total								
0-30%	0	1,399	1,422	1,441	1,456	1,464	1,468	1,469
30.1-50%	0	1,192	1,212	1,229	1,241	1,248	1,252	1,252
50.1-80%	0	1,970	2,002	2,030	2,050	2,062	2,067	2,069
80.1-95%	0	834	848	860	868	873	876	876
95.1-115%	0	1,182	1,201	1,218	1,230	1,237	1,241	1,241
115+%	0	3,420	3,476	3,524	3,559	3,580	3,590	3,593
Total	9,357	9,998	10,162	10,302	10,403	10,464	10,494	10,501

