

**VOLUME III:
OTTUMWA**

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Ottumwa

DEMOGRAPHICS

Population Estimates

Table III.27.1, at right shows the population for Ottumwa. As can be seen, the population in Ottumwa decreased from 25,023 persons in 2010 to 24,487 person in 2016, or by -2.1 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 Ottumwa. Although a city may span several counties, for the county level data pieces, Wapello County was selected. For a more in-depth county level view, please refer to Wapello County in Volume II of this profile.

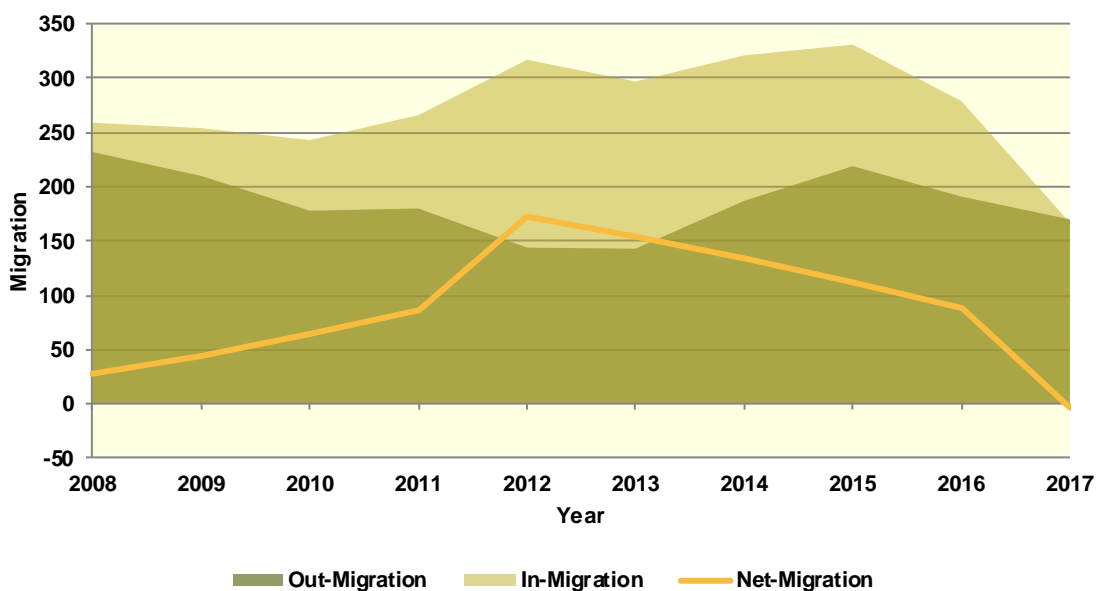
Wapello County Population Migration Trends

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.27.1, 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 173 people entering and the migration lowest net migration occurred in 2008 with 27 entering Ottumwa.

Year	Population	Percent Yearly Change
2000	24,998	.
2001	24,843	-0.6%
2002	24,786	-0.2%
2003	24,794	0%
2004	24,808	0.1%
2005	24,964	0.6%
2006	24,952	0%
2007	24,775	-0.7%
2008	24,776	0%
2009	24,885	0.4%
2010	25,023	0.6%
2011	24,866	-0.6%
2012	24,797	-0.3%
2013	24,812	0.1%
2014	24,704	-0.4%
2015	24,701	0%
2016	24,487	-0.9%

Diagram III.27.1
Net In-migration by Gender
 Wapello County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.27.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 567 percent of net-migrants, or -17 persons were male, with the remaining -467 percent, or 14 persons were female.

Table III.27.2, shows net-migration for Wapello 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 5 persons entering Wapello County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 7 persons leaving Wapello County.

Table III.27.2
New-Migration by Age Range
 Wapello County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	0	0	0	-2	0	1	-1	-3	-2	0
18-22	3	24	5	20	24	17	24	9	11	0
23-25	7	-5	-1	10	22	17	22	0	12	-1
26-35	2	18	21	34	40	73	34	55	40	5
36-45	9	16	16	19	25	0	23	33	20	-7
46-55	1	-1	17	8	30	26	15	24	-1	-1
56-65	-3	-2	3	5	26	13	11	0	0	5
66 +	8	-6	4	-8	6	7	6	-6	8	-4
Total	27	44	65	86	173	154	134	112	88	-3

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.27.3, shows population by age for the 2000 and 2010 Census. The population changed by 0.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -15.7 percent to a total of 4,005 persons in 2010. Those aged 25 to 34 changed by 9.8 percent, and those aged under 5 changed by 16.3 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,553	6.2%	1,806	7.2%	16.3%
5 to 19	5,099	20.4%	4,917	19.6%	-3.6%
20 to 24	1,786	7.1%	1,822	7.3%	2%
25 to 34	2,997	12%	3,290	13.1%	9.8%
35 to 54	6,654	26.6%	6,284	25.1%	-5.6%
55 to 64	2,160	8.6%	2,899	11.6%	34.2%
65 or Older	4,749	19%	4,005	16%	-15.7%
Total	24,998	100.0%	25,023	100.0%	0.1%

The elderly population is further explored in Table III.27.4. Those aged 65 to 66 changed by -3.7 percent between 2000 and 2010, resulting in a population of 393 persons. Those aged 85 or older changed by -2.9 percent during the same time period, and resulted in 769 persons over age 85 in 2010.

Table III.27.4					
Elderly Population by Age					
Ottumwa					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	408	8.6%	393	9.8%	-3.7%
67 to 69	674	14.2%	584	14.6%	-13.4%
70 to 74	1,111	23.4%	789	19.7%	-29%
75 to 79	1,020	21.5%	788	19.7%	-22.7%
80 to 84	744	15.7%	682	17%	-8.3%
85 or Older	792	16.7%	769	19.2%	-2.9%
Total	4,749	100.0%	4,005	100.0%	-15.7%

Population by race and ethnicity is shown in Table III.27.5. The white population changed by -5.3 percent between 2000 and 2010, and resulted in representing 90.2 percent of the population in 2010. The black population changed by 47.5 percent, represented 1.9 percent of the population in 2010. The American Indian and Asian populations represented 0.6 and 0.9 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 311 percent between 2000 and 2010, compared to the -8.7 percent growth rate for non-Hispanics.

Table III.27.5					
Population by Race and Ethnicity					
Ottumwa					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	23,830	95.3%	22,559	90.2%	-5.3%
Black	318	1.3%	469	1.9%	47.5%
American Indian	82	0.3%	144	0.6%	75.6%
Asian	196	0.8%	213	0.9%	8.7%
Native Hawaiian/ Pacific Islander	5	0%	47	0.2%	840%
Other	344	1.4%	1,137	4.5%	230.5%
Two or More Races	223	0.9%	454	1.8%	103.6%
Total	24,998	100.0%	25,023	100.0%	0.1%
Hispanic	691	2.8%	2,840	11.3%	311%
Non-Hispanic	24,307	97.2%	22,183	88.7%	-8.7%

Population by race and ethnicity through 2016 is shown in Table III.27.6. The white population represented 87.9 percent of the population in 2016, compared with black households accounting for 3.2 percent of the population. Hispanic households represented 13.8 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	22,559	90.2%	21,712	87.9%
Black	469	1.9%	781	3.2%
American Indian	144	0.6%	19	0.1%
Asian	213	0.9%	313	1.3%
Native Hawaiian/ Pacific Islander	47	0.2%	70	0.3%
Other	1,137	4.5%	1,434	5.8%
Two or More Races	454	1.8%	380	1.5%
Total	25,023	100.0%	24,709	100.0%
Non-Hispanic	22,183	88.7%	21,308	86.2%
Hispanic	2,840	11.3%	3,401	13.8%

The population by race is broken down further by ethnicity in Table III.27.7. While the white non-Hispanic population changed by -10.3 percent between 2000 and 2010, the white Hispanic population changed by 361.1 percent. The black non-Hispanic population changed by 39 percent, while the black Hispanic population changed by 580 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	23,514	96.7%	21,102	95.1%	-10.3%
Black	313	1.3%	435	2%	39%
American Indian	70	0.3%	65	0.3%	-7.1%
Asian	196	0.8%	209	0.9%	6.6%
Native Hawaiian/ Pacific Islander	5	0%	42	0.2%	740%
Other	17	0.1%	9	0%	-47.1%
Two or More Races	192	0.8%	321	1.4%	67.2%
Total Non-Hispanic	24,307	100.0%	22,183	100.0%	-8.7%
Hispanic					
White	316	45.7%	1,457	51.3%	361.1%
Black	5	0.7%	34	1.2%	580%
American Indian	12	1.7%	79	2.8%	558.3%
Asian	0	0%	4	0.1%	
Native Hawaiian/ Pacific Islander	0	0%	5	0.2%	
Other	327	47.3%	1,128	39.7%	245%
Two or More Races	31	4.5%	133	4.7%	329%
Total Hispanic	691	100.0%	2,840	100.0%	311%
Total Population	24,998	100.0%	25,023	100.0%	0.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.27.8. During this time, the total non-Hispanic population was 21,308 persons in 2016. The Hispanic population was 3,401.

Table III.27.8				
Population by Race and Ethnicity				
Ottumwa				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	21,102	95.1%	19,722	92.6%
Black	435	2%	770	3.6%
American Indian	65	0.3%	19	0.1%
Asian	209	0.9%	313	1.5%
Native Hawaiian/ Pacific Islander	42	0.2%	70	0.3%
Other	9	0%	54	0.3%
Two or More Races	321	1.4%	360	1.7%
Total Non-Hispanic	22,183	100.0%	21,308	100.0%
Hispanic				
White	1,457	51.3%	1,990	58.5%
Black	34	1.2%	11	0.3%
American Indian	79	2.8%	0	0%
Asian	4	0.1%	0	0%
Native Hawaiian/ Pacific Islander	5	0.2%	0	0%
Other	1,128	39.7%	1,380	40.6%
Two or More Races	133	4.7%	20	0.6%
Total Hispanic	2,840	100.0	3,401	100.0%
Total Population	25,023	100.0%	24,709	100.0%

Households by type and tenure are shown in Table III.27.9. Family households represented 63.2 percent of households, while non-family households accounted for 36.8 percent. These changed from 60.6 and 39.4 percent, respectively.

Table III.27.9				
Household Type by Tenure				
Ottumwa				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	6,208	60.6%	6,324	63.2%
Married-Couple Family	4,315	69.5%	4,512	71.3%
Owner-Occupied	3,653	84.7%	3,862	85.6%
Renter-Occupied	662	15.3%	650	14.4%
Other Family	1,893	30.5%	1,812	29.9%
Male Householder, No Spouse Present	569	30.1%	587	31.4%
Owner-Occupied	352	61.9%	266	45.3%
Renter-Occupied	217	38.1%	321	54.7%
Female Householder, No Spouse Present	1,324	69.9%	1,225	73.1%
Owner-Occupied	720	54.4%	706	57.6%
Renter-Occupied	604	45.6%	519	42.4%
Non-Family Households	4,043	39.4%	3,687	36.8%
Owner-Occupied	2,246	55.6%	1,917	52%
Renter-Occupied	1,797	44.4%	1,770	48%
Total	10,251	100.0%	10,011	100.0%

The group quarters population was 826 in 2010, compared to 968 in 2000. Institutionalized populations experienced a -20 percent change between 2000 and 2010. Non-institutionalized populations experienced a -9.7 percent change during this same time period.

Table III.27.10					
Group Quarters Population					
Ottumwa					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	88	19%	106	28.6%	20.5%
Juvenile Facilities	.	.	17	4.6%	.
Nursing Homes	376	81%	248	66.8%	-34%
Other Institutions	0	0%	0	0%	0%
Total	464	100.0%	371	100.0%	-20 %
Noninstitutionalized					
College Dormitories	373	74%	408	89.7%	9.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	131	26%	47	10.3%	-64.1%
Total	504	100.0%	455	100.0%	-9.7%
Group Quarters Population	968	100.0%	826	100.0%	-14.7%

The number of foreign born persons are shown in Table III.27.11. An estimated 4.2 percent of the population was born in Mexico, some 1.3 percent were born in El Salvador, and another 0.9 percent were born in Ethiopia.

Table III.27.11			
Place of Birth for the Foreign-Born Population			
Ottumwa			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,026	4.2%
#2 country of origin	El Salvador	321	1.3%
#3 country of origin	Ethiopia	230	0.9%
#4 country of origin	Guatemala	168	0.7%
#5 country of origin	Laos	154	0.6%
#6 country of origin	Honduras	88	0.4%
#7 country of origin	Morocco	82	0.3%
#8 country of origin	Eritrea	71	0.3%
#9 country of origin	Oceania n.e.c	70	0.3%
#10 country of origin	Cameroon	39	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.27.12. An estimated 5.7 percent of the population speaks Spanish at home, followed by 1 percent speaking Other and unspecified languages.

Table III.27.12 Limited English Proficiency and Language Spoken at Home Ottumwa 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,320	5.7%
#2 LEP Language	Other and unspecified languages	234	1%
#3 LEP Language	Other Asian and Pacific Island languages	153	0.7%
#4 LEP Language	Arabic	72	0.3%
#5 LEP Language	French, Haitian, or Cajun	46	0.2%
#6 LEP Language	Russian, Polish, or other Slavic languages	35	0.2%
#7 LEP Language	Other Indo-European languages	27	0.1%
#8 LEP Language	Vietnamese	14	0.1%
#9 LEP Language	Chinese	10	0%
#10 LEP Language	German or other West Germanic languages	10	0%

Disability

The disability rate from the 2000 Census is shown in Table III.27.13. Some 25 percent of the population was disabled in 2000, or a total of 5,714 persons. The disability rate was highest for those over 65, with 47.1 percent disabled.

Table III.27.13 Disability by Age Ottumwa 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	238	6.6%
16 to 64	3,424	22.9%
65 and older	2,052	47.1%
Total	5,714	25%

Table III.27.14, shows disability by type in 2000. There were 2,996 physical disabilities in 2000, some 2,080 employment disabilities, and 1,696 go-outside-home disabilities.

Table III.27.14 Total Disabilities Tallied: Aged 5 and Older Ottumwa 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,241
Physical disability	2,996
Mental disability	1,779
Self-care disability	764
Employment disability	2,080
Go-outside-home disability	1,696
Total	10,556

Disability by age, as estimated by the 2016 ACS, is shown in Table III.27.15. The disability rate for females was 14 percent, compared to 13.9 percent for males. The disability rate changed precipitously higher with age, with 52.6 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	112	5.3%	5	0.2%	117	2.8%
18 to 34	322	10.6%	241	8.2%	563	9.4%
35 to 64	668	15.2%	621	13.6%	1,289	14.3%
65 to 74	215	25.7%	258	25.6%	473	25.6%
75 or Older	327	48.5%	624	55%	951	52.6%
Total	1,644	13.9%	1,749	14%	3,393	13.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.27.16. Some 8 percent have an ambulatory disability, 7.1 have an independent living disability, and 3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,168	4.8%
Vision disability	568	2.3%
Cognitive disability	1,170	5.1%
Ambulatory disability	1,817	8%
Self-Care disability	691	3%
Independent living disability	1,331	7.1%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.27.17. In 2016, some 11,393 persons were employed and 913 were unemployed. This totaled a labor force of 12,306 persons. The unemployment rate for Ottumwa was estimated to be 7.4 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	11,393
Unemployed	913
Labor Force	12,306
Unemployment Rate	7.4%

In 2016, 85.9 percent of households in Ottumwa had a high school education or greater.

Table III.27.18	
High School or Greater Education	
Ottumwa	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,603
Total Households	10,011
Percent High School or Above	85.9%

As seen in Table III.27.19, some 33.6 percent of the population had a high school diploma or equivalent, another 34.2 percent have some college, 10.5 percent have a Bachelor's Degree, and 5 percent of the population had a graduate or professional degree.

Table III.27.19		
Educational Attainment		
Ottumwa		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,158	16.6%
High School or Equivalent	6,376	33.6%
Some College or Associates Degree	6,495	34.2%
Bachelor's Degree	1,987	10.5%
Graduate or Professional Degree	956	5%
Total Population Above 18 years	18,972	100.0%

ECONOMICS

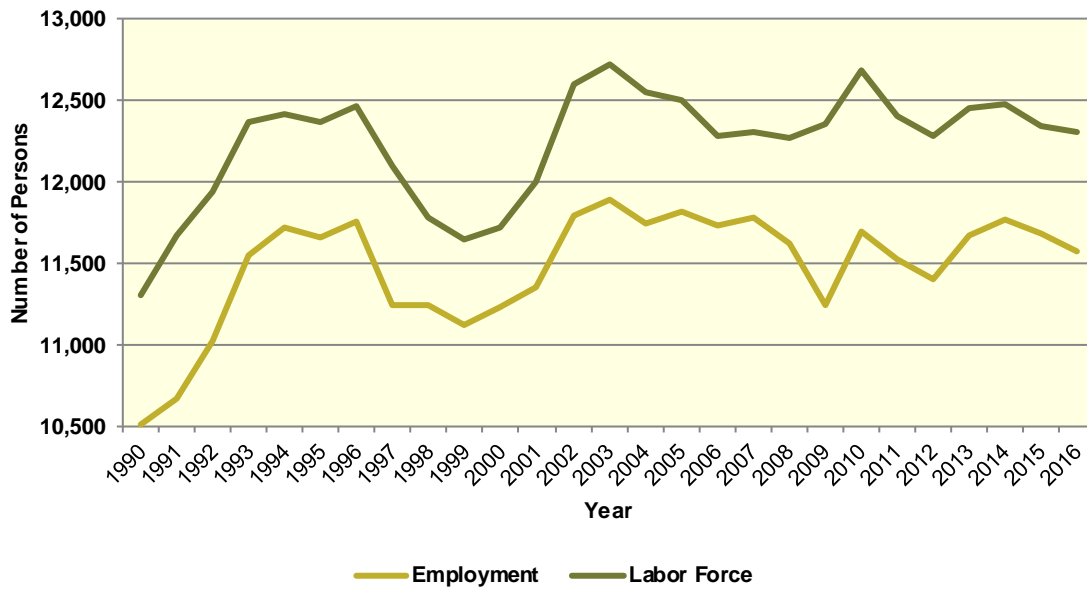
Labor Force

Table III.27.20, shows the labor force statistics for Ottumwa from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 4.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 9 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 Ottumwa increased from 5.3 percent in 2015 to 5.9 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.27.20					
Labor Force Statistics					
Ottumwa					
1990 - 2016 BLS Data					
Year	Ottumwa				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	793	10,508	11,301	7%	4.4%
1991	1,004	10,668	11,672	8.6%	4.7%
1992	909	11,032	11,941	7.6%	4.5%
1993	820	11,546	12,366	6.6%	4%
1994	697	11,725	12,422	5.6%	3.5%
1995	700	11,662	12,362	5.7%	3.4%
1996	706	11,763	12,469	5.7%	3.5%
1997	855	11,246	12,101	7.1%	3.1%
1998	535	11,245	11,780	4.5%	2.7%
1999	529	11,124	11,653	4.5%	2.6%
2000	483	11,236	11,719	4.1%	2.6%
2001	644	11,354	11,998	5.4%	3.3%
2002	805	11,790	12,595	6.4%	4%
2003	831	11,888	12,719	6.5%	4.5%
2004	811	11,740	12,551	6.5%	4.5%
2005	675	11,824	12,499	5.4%	4.3%
2006	548	11,736	12,284	4.5%	3.7%
2007	520	11,785	12,305	4.2%	3.7%
2008	638	11,627	12,265	5.2%	4.2%
2009	1,106	11,248	12,354	9%	6.4%
2010	986	11,695	12,681	7.8%	6%
2011	875	11,529	12,404	7.1%	5.5%
2012	880	11,407	12,287	7.2%	5%
2013	789	11,667	12,456	6.3%	4.7%
2014	709	11,772	12,481	5.7%	4.3%
2015	653	11,689	12,342	5.3%	3.8%
2016	732	11,579	12,311	5.9%	3.7%

Diagram III.27.2, shows the employment and labor force for Ottumwa. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 11,579 persons, with the labor force reaching 12,311, indicating there were a total of 732 unemployed persons.

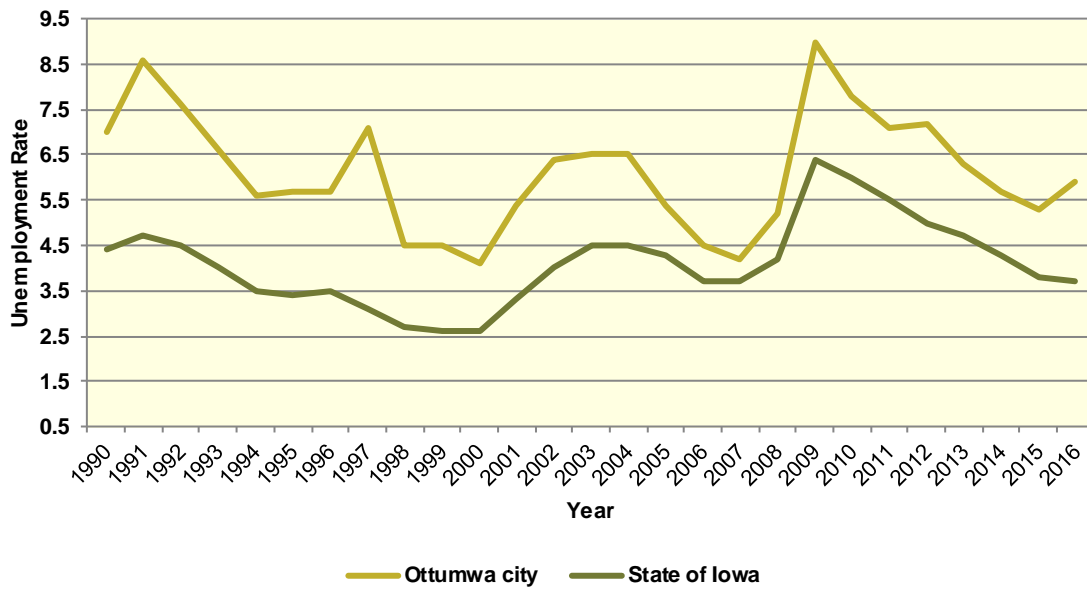
Diagram III.27.2
Employment and Labor Force
 Ottumwa
 1990 – 2016 BLS Data



Unemployment

Diagram III.27.3, shows the unemployment rate for both the State and Ottumwa. During the 1990’s the average rate for Ottumwa was 6.3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.7 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.5 percent. Over the course of the entire period the Ottumwa had an average unemployment rate that higher than the State, 6.1 percent for Ottumwa, versus 4.1 statewide.

Diagram III.27.3
Annual Unemployment Rate
 Ottumwa
 1990 – 2016 BLS Data



Earnings: Wapello 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.27.4, shows real average earnings per job for Wapello County from 1990 to 2016. Over this period the average earning per job for Wapello County was \$39,406, which was lower than the statewide average of \$43,526 over the same period.

Diagram III.27.4
Real Average Earnings Per Job
 Wapello County
 BEA Data 1990 - 2016

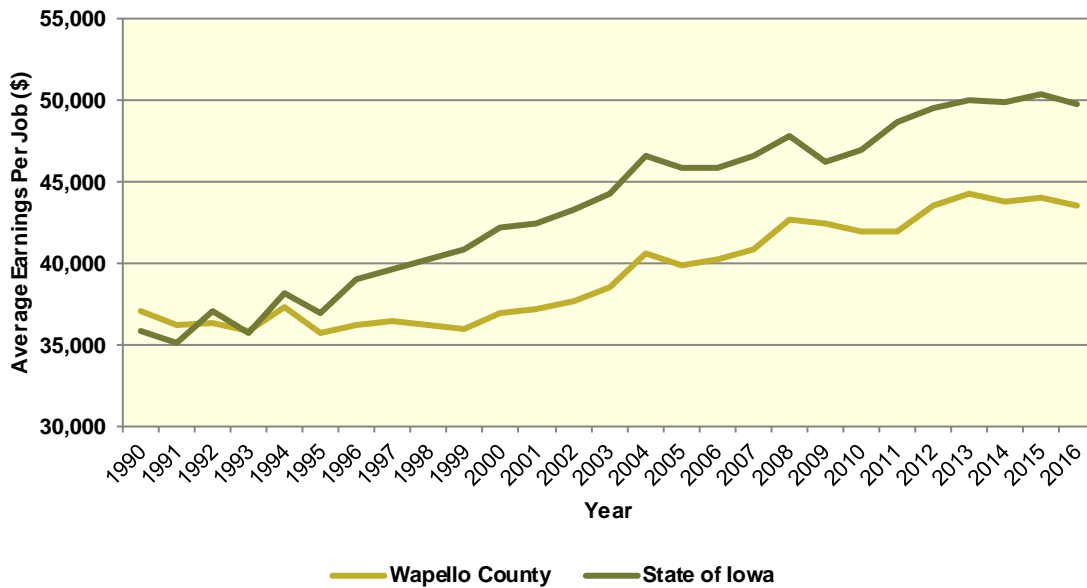
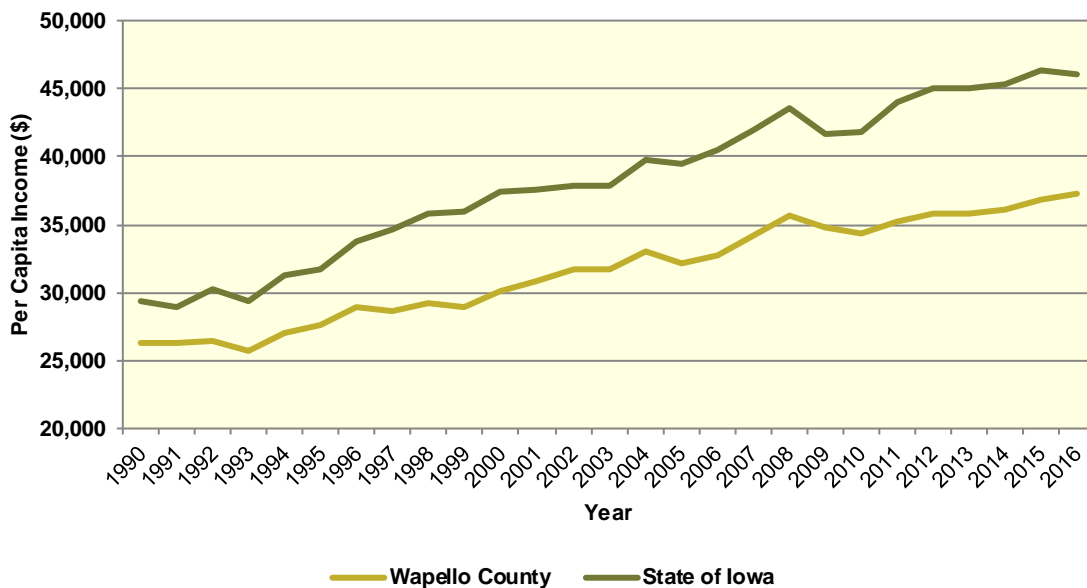


Diagram III.27.5, shows real per capita income for the Wapello County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Wapello County was \$31,639, which was lower than the statewide average of \$38,254 over the same period.

Diagram III.27.5
Real Per Capita Income
 Wapello County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Wapello County

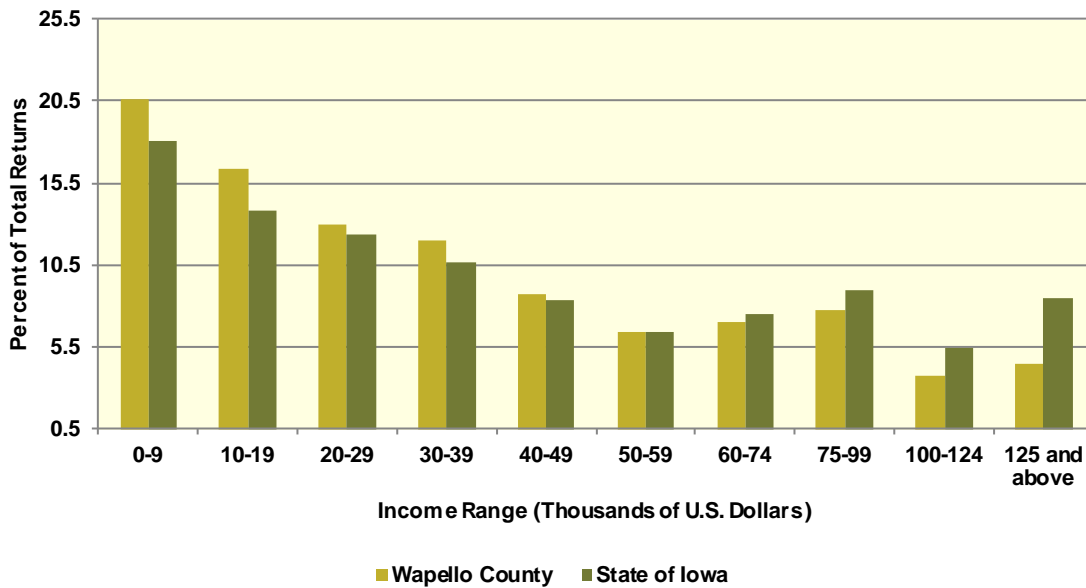
The Iowa Department of Revenue releases annual income tax statistics. Table III.27.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Wapello County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 1.1 percent, with 678 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 57.7 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -11.5 percent.

Table III.27.21
Number of Tax Returns by Adjusted Gross Income
 Ottumwa
 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	3,759	2,767	2,382	1,506	1,222	935	829	662	193	243	14,498
2003	3,645	2,598	2,364	1,623	1,171	950	840	669	208	239	14,307
2004	3,631	2,558	2,337	1,654	1,212	908	930	749	246	293	14,518
2005	3,539	2,532	2,324	1,662	1,258	949	972	791	253	331	14,611
2006	3,355	2,493	2,361	1,641	1,242	960	1,057	814	312	378	14,613
2007	3,632	2,611	2,356	1,819	1,273	952	1,075	926	348	431	15,423
2008	3,442	2,517	2,188	2,015	1,322	944	1,084	987	398	445	15,342
2009	3,433	2,595	2,339	1,806	1,279	906	1,099	918	377	416	15,168
2010	3,242	2,655	2,232	1,861	1,252	911	1,083	957	415	430	15,038
2011	3,396	2,612	2,028	1,923	1,302	915	1,067	1,042	412	459	15,156
2012	3,336	2,467	2,051	1,837	1,334	892	1,090	1,084	503	511	15,105
2013	3,392	2,509	1,982	1,847	1,313	915	1,112	1,125	548	515	15,258
2014	3,293	2,495	1,897	1,909	1,347	895	1,122	1,123	571	591	15,243
2015	3,126	2,484	1,976	1,823	1,324	968	1,075	1,180	576	678	15,210
Change 10 - 15	-3.6%	-6.4%	-11.5%	-2%	5.8%	6.3%	-0.7%	23.3%	38.8%	57.7%	1.1%

Diagram III.27.6
2015 Income Distribution
 Wapello County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Ottumwa is shown in Table III.27.22. In 2016, there were an estimated 4,916 persons living in poverty. This represented a 20.5 percent poverty rate, compared to 15.2 percent poverty in 2000. In 2016, some 13.3 percent of those in poverty were under age 6, and 7.8 percent were 65 or older.

Table III.27.22 Poverty by Age Ottumwa 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	418	11.5%	652	13.3%
6 to 17	796	21.9%	841	17.1%
18 to 64	2,071	56.8%	3,041	61.9%
65 or Older	358	9.8%	382	7.8%
Total	3,643	100.0%	4,916	100.0%
Poverty Rate	15.2%	.	20.5%	.

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 Wapello County decreased from 5 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits decreased from \$171,238 in 2015 to \$85,000 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.27.23.

Table III.27.23 Building Permits and Valuation Ottumwa Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	35	0	0	48	83	103,107	64,649
1981	24	0	0	0	24	98,473	0
1982	12	0	0	44	56	96,237	48,561
1983	12	0	0	0	12	90,165	0
1984	11	0	0	0	11	101,010	0
1985	8	0	0	0	8	135,563	0
1986	3	0	0	0	3	155,852	0
1987	5	6	0	0	11	133,259	0
1988	4	0	6	0	10	53,038	0
1989	11	0	0	0	11	119,013	0
1990	14	2	0	0	16	89,900	0
1991	17	0	0	6	23	136,869	13,460
1992	17	0	0	0	17	122,673	0
1993	27	2	0	0	29	138,243	0
1994	33	4	0	12	49	142,321	44,052
1995	22	4	3	54	83	131,934	54,587
1996	17	4	0	51	72	218,473	44,589
1997	9	6	0	0	15	161,905	0
1998	4	6	0	0	10	170,647	0
1999	18	0	0	0	18	161,065	0
2000	14	0	0	0	14	154,008	0
2001	8	0	0	12	20	143,912	37,702
2002	12	4	0	45	61	141,509	101,836
2003	37	0	7	16	60	105,694	57,628
2004	13	4	0	12	29	153,456	66,900
2005	8	4	4	72	88	141,810	75,005
2006	20	6	0	58	84	160,259	46,486
2007	11	2	0	0	13	163,556	0
2008	6	0	0	24	30	106,495	54,031
2009	7	0	0	0	7	109,163	0
2010	11	0	0	0	11	133,343	0
2011	6	0	0	0	6	130,048	0
2012	4	0	4	0	8	75,450	0
2013	5	2	0	12	19	100,789	47,454
2014	2	2	0	0	4	85,132	0
2015	5	0	0	0	5	171,238	0
2016	1	0	0	0	1	85,000	0

Diagram III.27.7 Single Family Permits

Ottumwa
Census Bureau Data, 1980–2016

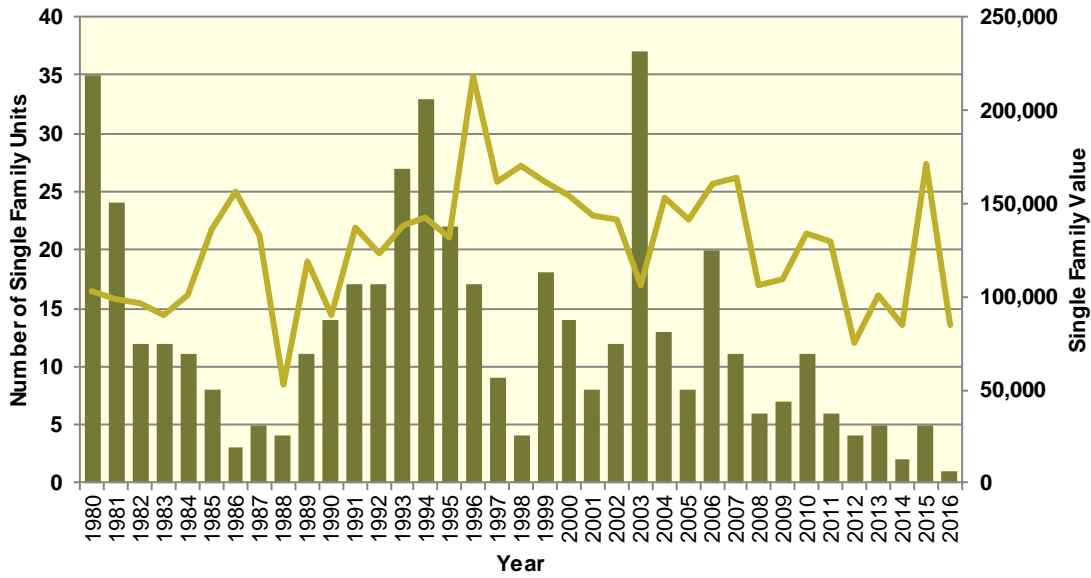
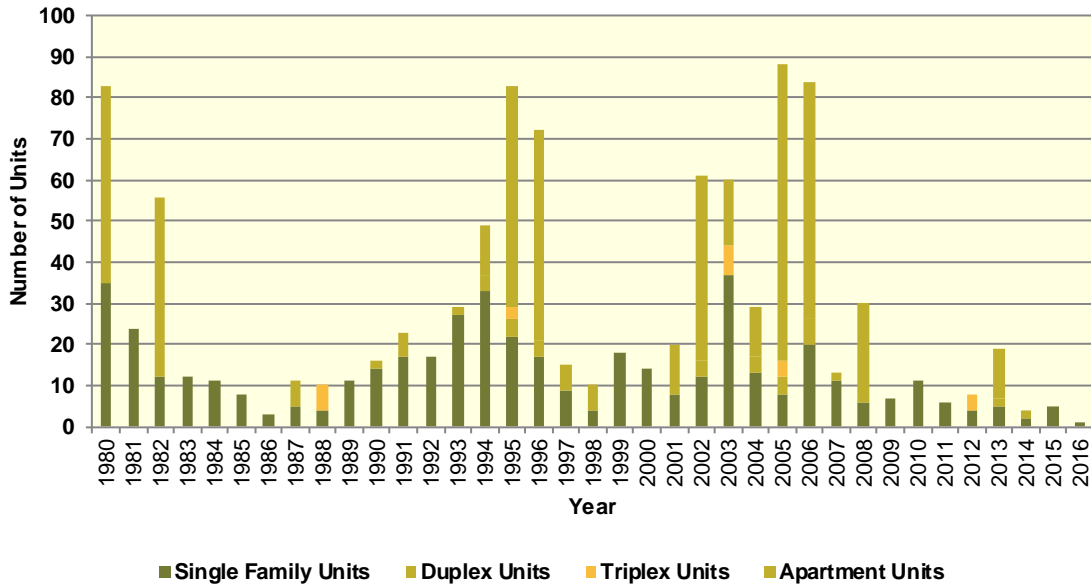


Diagram III.27.8 Total Permits by Unit Type

Ottumwa
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.27.24. In 2016, there were 11,176 housing units, up from 10,977 in 2000. Single-family units accounted for 77.7 percent of units in 2016, compared to 79 in 2000. Apartment units accounted for 12.1 percent in 2016, compared to 8.9 percent in 2000.

Table III.27.24 Housing Units by Type Ottumwa 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,673	79%	8,686	77.7%
Duplex	519	4.7%	502	4.5%
Tri- or Four-Plex	411	3.7%	273	2.4%
Apartment	977	8.9%	1,355	12.1%
Mobile Home	390	3.6%	360	3.2%
Boat, RV, Van, Etc.	7	0.1%	0	0%
Total	10,977	100.0%	11,176	100.0%

Some 91.1 percent of housing was occupied in 2010, compared to 94.1 percent in 2000. Owner-occupied housing changed -6.1 percent between 2000 and 2010, ending with owner-occupied units representing 68 percent of unit. Vacant units changed by 53.6 percent, resulting in 1,006 vacant units in 2010.

Table III.27.25 Housing Units by Tenure Ottumwa 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,383	94.1%	10,251	91.1%	-1.3%
Owner-Occupied	7,423	71.5%	6,971	68%	-6.1%
Renter-Occupied	2,960	28.5%	3,280	32%	10.8%
Vacant Housing Units	655	5.9%	1,006	8.9%	53.6%
Total Housing Units	11,038	100.0%	11,257	100.0%	2%

Table III.27.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 11,176 housing units. An estimated 67.4 percent were owner-occupied, and 10.4 percent were vacant.

Table III.27.26 Housing Units by Tenure Ottumwa 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,251	91.1%	10,011	89.6%
Owner-Occupied	6,971	68%	6,751	67.4%
Renter-Occupied	3,280	32%	3,260	32.6%
Vacant Housing Units	1,006	8.9%	1,165	10.4%
Total Housing Units	11,257	100.0%	11,176	100.0%

Households by household size are shown in Table III.27.27. There were a total of 10,251 households in 2010, up from 10,383 in 2000. One person households changed by 4.6 percent between 2000 and 2010, while two person households changed by -8.8 percent. Three and four person households changed by -1.1 and -10.9 respectively, representing 15 percent and 10.8 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	3,226	31.1%	3,376	32.9%	4.6%
Two Persons	3,661	35.3%	3,339	32.6%	-8.8%
Three Persons	1,552	14.9%	1,535	15%	-1.1%
Four Persons	1,246	12%	1,110	10.8%	-10.9%
Five Persons	463	4.5%	535	5.2%	15.6%
Six Persons	153	1.5%	202	2%	32%
Seven Persons or More	82	0.8%	154	1.5%	87.8%
Total	10,383	100.0%	10,251	100.0%	-1.3%

Households by income is shown in Table III.27.28. Households earning more than \$100,000 per year represented 9.3 percent of households in 2016, compared to 3.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.2 percent of households in 2010, compared to 14.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 17.9 percent of households in 2016, compared to 24.1 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,490	24.1%	1,791	17.9%
\$15,000 to \$19,999	835	8.1%	790	7.9%
\$20,000 to \$24,999	931	9%	695	6.9%
\$25,000 to \$34,999	1,770	17.1%	1,360	13.6%
\$35,000 to \$49,999	1,914	18.5%	1,570	15.7%
\$50,000 to \$74,999	1,476	14.3%	1,724	17.2%
\$75,000 to \$99,999	574	5.5%	1,154	11.5%
\$100,000 or More	353	3.4%	927	9.3%
Total	10,343	100.0%	10,011	100.0%

Table III.27.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 3.6 percent and 0.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 12.6 percent, 4.1 percent, and 4.6, respectively. Housing units built prior to 1939 represented 36.6 percent of households in 2016.

Table III.27.29				
Households by Year Home Built				
Ottumwa				
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	4,220	40.9%	3,667	36.6%
1940 to 1949	1,534	14.8%	989	9.9%
1950 to 1959	1,828	17.7%	1,793	17.9%
1960 to 1969	972	9.4%	986	9.8%
1970 to 1979	880	8.5%	1,266	12.6%
1980 to 1989	403	3.9%	407	4.1%
1990 to 1999	493	4.8%	460	4.6%
2000 to 2009	.	.	364	3.6%
2010 or Later	.	.	79	0.8%
Total	10,330	100.0%	10,011	100.0%

The distribution of unit types by race are shown in Table III.27.30. An estimated 80.8 percent of white households occupy single family homes, while 45.8 percent of black households do. Some 10.8 percent of white households occupied apartments, while 26.4 percent of black households do. An estimated 96.9 percent of Asian households occupy single family homes.

Table III.27.30							
Distribution of Units in Structure by Race							
Ottumwa							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.8%	45.8%	0%	96.9%	100%	76.8%	82.5%
Duplex	2.9%	19.7%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.3%	8.1%	0%	0%	0%	0%	0%
Apartment	10.8%	26.4%	0%	0%	0%	12.9%	0%
Mobile Home	3.1%	0%	0%	3.1%	0%	10.3%	17.5%
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.27.31. An estimated 43.1 percent of vacant units were for rent in 2010, a 112.7 percent change since 2000. In addition, some 17.4 percent of vacant units were for sale, a change of 26.8 percent between 2000 and 2010. "Other" vacant units represented 28.2 percent of vacant units in 2010. This is a change of 29.1 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.27.31 Disposition of Vacant Housing Units Ottumwa 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	204	31.1%	434	43.1%	112.7%
For Sale	138	21.1%	175	17.4%	26.8%
Rented or Sold, Not Occupied	55	8.4%	81	8.1%	47.3%
For Seasonal, Recreational, or Occasional Use	38	5.8%	32	3.2%	-15.8%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	220	33.6%	284	28.2%	29.1%
Total	655	100.0%	1,006	100.0%	53.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.27.32. By 2016, for rent units accounted for 40.3 percent of vacant units, while for sale units accounted for 15.5 percent. "Other" vacant units accounted for 32.4 percent of vacant units, representing a total of 378 "other" vacant units.

Table III.27.32 Disposition of Vacant Housing Units Ottumwa 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	434	43.1%	470	40.3%
For Sale	175	17.4%	181	15.5%
Rented Not Occupied	10	1%	25	2.1%
Sold Not Occupied	71	7.1%	102	8.8%
For Seasonal, Recreational, or Occasional Use	32	3.2%	9	0.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	284	28.2%	378	32.4%
Total	1,006	100.0%	1,165	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.27.33. In 2016, an estimated 3.4 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table III.27.33 Overcrowding and Severe Overcrowding Ottumwa 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	7,299	98.7%	60	0.8%	35	0.5%	7,394
2016 Five-Year ACS	6,614	98%	116	1.7%	21	0.3%	6,751
Renter							
2000 Census	2,815	95.9%	81	2.8%	40	1.4%	2,936
2016 Five-Year ACS	2,992	91.8%	224	6.9%	44	1.3%	10,011
Total							
2000 Census	10,114	97.9%	141	1.4%	75	0.7%	10,330
2016 Five-Year ACS	9,606	96%	340	3.4%	65	0.6%	10,011

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 14 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Ottumwa. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.27.34 Households with Incomplete Plumbing Facilities Ottumwa 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,309	9,997
Lacking Complete Plumbing Facilities	21	14
Total Households	10,330	10,011
Percent Lacking	0.2%	0.1%

There were 95 households lacking complete kitchen facilities in 2016, compared to 57 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.9 percent in 2016.

Table III.27.35 Households with Incomplete Kitchen Facilities Ottumwa 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,273	9,916
Lacking Complete Kitchen Facilities	57	95
Total Households	10,330	10,011
Percent Lacking	0.6%	0.9%

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 Ottumwa, 14.7 of households had a cost burden and 15.2 percent had a severe cost burden. Some 19.4 percent of renters were cost burdened, and 31 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.2 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 13.3 percent, and severe cost burden at 9.4 percent.

Table III.27.36
Cost Burden and Severe Cost Burden by Tenure

Ottumwa
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	2,803	80.7%	461	13.3%	210	6%	0	0%	3,474
2016 Five-Year ACS	2,904	77%	502	13.3%	356	9.4%	10	0.3%	3,772
Owner Without a Mortgage									
2000 Census	2,979	91.1%	156	4.8%	86	2.6%	49	1.5%	3,270
2016 Five-Year ACS	2,489	83.6%	333	11.2%	150	5%	7	0.2%	2,979
Renter									
2000 Census	1,649	56.3%	588	20.1%	462	15.8%	231	7.9%	2,930
2016 Five-Year ACS	1,261	38.7%	633	19.4%	1,012	31%	354	10.9%	3,260
Total									
2000 Census	7,431	76.8%	1,205	12.5%	758	7.8%	280	2.9%	9,674
2016 Five-Year ACS	6,654	66.5%	1,468	14.7%	1,518	15.2%	371	3.7%	10,011

Housing Problems by Income

Table III.27.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Wapello County. As can be seen in 2017 the MFI was \$53,000, which compared to \$69,900 for the State of Iowa.

Table III.27.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 830 owner-occupied and 630 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 540 owner-occupied 810 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 6,960 households without a housing problem.

Table III.27.37
Median Family Income
Wapello County
2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	37,300	49,100
2001	38,800	52,500
2002	38,800	53,700
2003	45,200	54,900
2004	46,700	55,800
2005	47,200	57,650
2006	47,400	57,800
2007	47,900	58,100
2008	48,200	58,500
2009	50,300	62,000
2010	50,700	62,400
2011	50,700	64,000
2012	51,400	64,800
2013	52,400	64,700
2014	52,500	65,300
2015	53,000	67,500
2016	53,100	68,400
2017	53,000	69,900

Table III.27.38						
Housing Problems by Income and Tenure						
Wapello 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	10	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	20	30	10	25	115
Housing cost burden greater than 50% of income (and none of the above problems)	415	100	25	0	0	540
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	190	310	250	40	40	830
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	70	510	1,010	770	3,060	5,420
Total	725	950	1,340	820	3,135	6,970
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	30	0	0	35	75
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)	45	25	75	0	10	155
Housing cost burden greater than 50% of income (and none of the above problems)	640	145	10	0	15	810
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	315	165	0	0	630
Zero/negative income (and none of the above problems)	80	0	0	0	0	80
has none of the 4 housing problems	170	255	480	235	400	1,540
Total	1,095	770	730	235	460	3,290
Total						
Lacking complete plumbing or kitchen facilities	10	40	0	0	35	85
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	45	105	10	35	270
Housing cost burden greater than 50% of income (and none of the above problems)	1,055	245	35	0	15	1,350
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	340	625	415	40	40	1,460
Zero/negative income (and none of the above problems)	100	0	0	0	0	100
has none of the 4 housing problems	240	765	1,490	1,005	3,460	6,960
Total	1,820	1,720	2,070	1,055	3,595	10,260

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.27.39 presents some basic statistics about the completed surveys.

Table III.27.39				
Survey of Rental Properties				
Ottumwa 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	6	435	3.9	65.2

Table III.27.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Ottumwa, with 0 of them available. This translates into a vacancy rate of 0 percent in Ottumwa, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 427 apartment units reported in the survey, with 17 of them available, which resulted in a vacancy rate of 4 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.27.40 Rental Vacancy Survey by Type Ottumwa 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	1	0	0%
Apartments	427	17	4%
Mobile Homes	7	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	435	17	3.9%

Table III.27.41, reports units by bedroom size. As can be seen there were 31 two bedroom apartment units and 2 three bedroom units. Overall, the 35 two bedroom units accounted for 8 percent of all units, and the 5 three bedroom units accounted for 1.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 383 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.27.41 Rental Units by Bedroom Size Ottumwa 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	11	1	0	·	12
Two	0	31	4	0	·	35
Three	1	2	2	0	·	5
Four	0	0	0	0	·	0
Don’t Know	0	383	0	0	0	383
Total	1	427	7	0	0	435

Table III.27.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table III.27.42 Single Family Units by Bedroom Size Ottumwa 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	1	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	1	0	0%

Table III.27.43 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 22.6 percent.

Table III.27.43 Apartment Units by Bedroom Size Ottumwa 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	11	1	9.1%
Two	31	7	22.6%
Three	2	0	0%
Four	0	0	0%
Don't know	383	9	2.3%
Total	427	17	4%

Average market-rate rents by unit type are shown in Table III.27.44. 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.27.44 Average Market Rate Rents by Bedroom Size Ottumwa 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	\$468	\$0	\$0	\$468
Two	\$0	\$561	\$0	\$0	\$561
Three	\$0	\$671	\$0	\$0	\$671
Four	\$0	\$615	\$0	\$0	\$615
Total	\$0	\$544.5	\$400	\$0	\$515.6

Table III.27.45, shows vacancy rates for single family units by average rental rates for Ottumwa.

Table III.27.45 Single Family Market Rate Rents by Vacancy Status Ottumwa 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	1	0	0%
Total	1	0	0%

The average rent and availability of apartment units is displayed in Table III.27.46. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table III.27.46 Apartment Market Rate Rents by Vacancy Status Ottumwa 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	8	2	25%
\$500 to \$750	419	15	3.6%
\$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	0	0	0%
Total	427	17	4%

Respondents were asked if utilities are included in the rent and as shown in Table III.27.47, 3 respondents, or 75 percent, included some sort of utility in the rent.

Table III.27.47 Are there any utilities included with the rent? Ottumwa 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
% Offering Utilities	75%

The type of utility included in the rent is shown in Table III.27.48. There were 0 respondents who included electricity, 0 respondents who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table III.27.48 Which utilities are included with the rent? Ottumwa 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	3
Trash Collection	3

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table III.27.49, there was 1 single family unit which property managers considered accessible, with an additional 13 accessible apartment units. In addition to the units shown below there were 7 mobile homes and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 12 persons with disabilities currently residing in accessible units.

Table III.27.49 Accessible Units by Bedroom Size Ottumwa 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	3	1	0		4
Two	0	2	4	0		6
Three	1	0	2	0		3
Four	0	0	0	0		0
Don’t Know	0	8	0	0	0	8
Total	1	13	7	0	0	21

Table III.27.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 100 percent of three bedroom units were considered accessible. Overall, 100 percent of all single family units were considered accessible by survey respondents.

Table III.27.50 Single Family Units by Accessibility and Bedroom Size Ottumwa 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	0	0	0	0%
Three	0	1	1	100%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	0	1	1	100%

Table III.27.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 6.5 percent or 2 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 3 percent of all apartment units were considered accessible by survey respondents.

Table III.27.51 Apartment Units by Accessibility and Bedroom Size Ottumwa 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	8	3	11	27.3%
Two	29	2	31	6.5%
Three	2	0	2	0%
Four	0	0	0	0%
Don't know	375	8	383	2.1%
Total	414	13	427	3%

Perceived Need for Rental Units

Table III.27.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 200 number of persons on the wait list.

Table III.27.52 Do you keep a waiting list? Ottumwa 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
Waitlist Size	200

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.27.53, 0 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.27.53				
How would you rate the need for renovation of existing units in the?				
Ottumwa				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	1	1
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	2	2	2	2
Average Need	4	4	4	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.27.54, 2 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table III.27.54				
How would you rate the need for construction of new units in the?				
Ottumwa				
2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0	0	0
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1.7	1.7	1	1

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.27.55, shows the *strong growth scenario* for Ottumwa. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 10,011 households. In 2030, there will be a projected 10,401 households, of which 7,014 are projected to be owner occupied and the remaining 3,387 are expected to be renter-occupied.

By 2050, there are projected to be 6,835 owner-occupied households, of which 715 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,312 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,301 renter households, of which 1,100 renter households are expected to have incomes between 0 and 30.0 percent of median family income 733 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,136 occupied units by 2050, of which 1,815 are expected to have incomes on between 0 and 30 percent of MFI.



Table III.27.55
Housing Demand Forecast
 Ottumwa
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	726	731	734	733	729	723	715
30.1-50%	0	940	946	950	949	944	936	925
50.1-80%	0	1,333	1,342	1,347	1,345	1,338	1,327	1,312
80.1-95%	0	671	676	678	678	674	668	661
95.1-115%	0	691	696	698	698	694	688	681
115+%	0	2,581	2,598	2,608	2,605	2,591	2,569	2,541
Total	0	6,941	6,989	7,014	7,007	6,971	6,911	6,835
Renter								
0-30%	0	1,117	1,125	1,129	1,128	1,122	1,112	1,100
30.1-50%	0	781	786	789	788	784	777	769
50.1-80%	0	745	750	753	752	748	742	733
80.1-95%	0	148	149	150	149	149	147	146
95.1-115%	0	122	123	124	124	123	122	121
115+%	0	439	442	443	443	441	437	432
Total	0	3,352	3,375	3,387	3,384	3,366	3,337	3,301
Total								
0-30%	0	1,843	1,856	1,863	1,861	1,851	1,835	1,815
30.1-50%	0	1,720	1,732	1,738	1,737	1,728	1,713	1,694
50.1-80%	0	2,077	2,092	2,099	2,097	2,086	2,068	2,046
80.1-95%	0	819	825	828	827	823	816	807
95.1-115%	0	814	819	822	821	817	810	801
115+%	0	3,019	3,040	3,051	3,048	3,032	3,006	2,973
Total	10,011	10,293	10,364	10,401	10,391	10,337	10,248	10,136

