

**VOLUME III:  
SIOUX CITY**

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## Sioux City

### DEMOGRAPHICS

#### Population Estimates

Table III.28.1, at right shows the population for Sioux City. As can be seen, the population in Sioux City increased from 82,684 persons in 2010 to 82,872 person in 2016, or by 0.2 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 Sioux City. Although a city may span several counties, for the county level data pieces, Woodbury County was selected. For a more in-depth county level view, please refer to Woodbury County in Volume II of this profile.

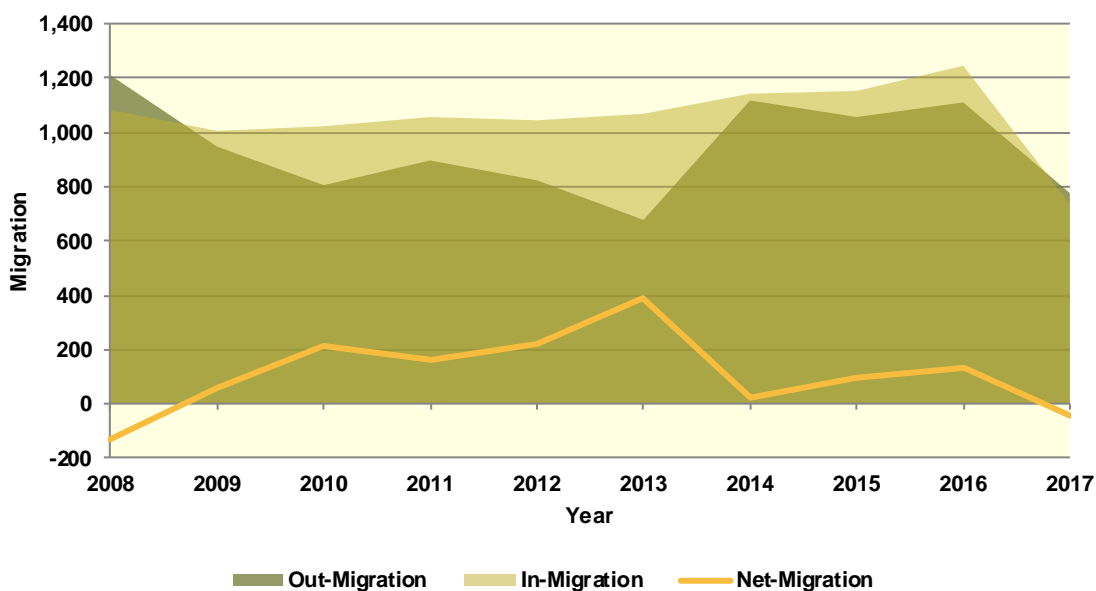
#### Woodbury County Population Migration Trends

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.28.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 391 people entering and the migration lowest net migration occurred in 2008 with 128 entering Sioux City.

Year	Population	Percent Yearly Change
2000	85,013	.
2001	84,357	-0.8%
2002	83,878	-0.6%
2003	83,267	-0.7%
2004	82,997	-0.3%
2005	81,887	-1.3%
2006	81,889	0%
2007	81,616	-0.3%
2008	81,850	0.3%
2009	82,288	0.5%
2010	82,684	0.5%
2011	83,040	0.4%
2012	82,698	-0.4%
2013	82,575	-0.1%
2014	82,571	0%
2015	82,663	0.1%
2016	82,872	0.3%

**Diagram III.28.1**  
**Net In-migration by Gender**  
 Woodbury County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.28.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 59 percent of net-migrants, or -24 persons were male, with the remaining 41 percent, or -17 persons were female.

Table III.28.2, shows net-migration for Woodbury County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 14 persons entering Woodbury County. Those in the age range of 65 and older had the lowest levels of net migration, with 26 persons leaving Woodbury County.

**Table III.28.2**  
**New-Migration by Age Range**  
 Woodbury County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	-3	3	-3	-7	-4	2	-6	-6	-14	-3
18-22	25	65	41	9	35	61	31	-19	19	14
23-25	-52	-22	7	-20	25	49	11	12	63	-25
26-35	-55	-8	74	109	71	141	7	75	47	10
36-45	-1	30	42	23	56	55	32	43	17	-10
46-55	-1	7	41	34	35	53	-21	-5	-3	6
56-65	-21	-6	2	-5	-14	11	-16	4	22	-7
66 +	-20	-11	13	17	17	19	-13	-8	-16	-26
<b>Total</b>	<b>-128</b>	<b>58</b>	<b>217</b>	<b>160</b>	<b>221</b>	<b>391</b>	<b>25</b>	<b>96</b>	<b>135</b>	<b>-41</b>

## 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.28.3, shows population by age for the 2000 and 2010 Census. The population changed by -2.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -9 percent to a total of 10,280 persons in 2010. Those aged 25 to 34 changed by -7.2 percent, and those aged under 5 changed by -0.2 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	6,694	7.9%	6,683	8.1%	-0.2%
5 to 19	19,104	22.5%	18,114	21.9%	-5.2%
20 to 24	6,544	7.7%	6,628	8%	1.3%
25 to 34	12,060	14.2%	11,192	13.5%	-7.2%
35 to 54	22,887	26.9%	20,600	24.9%	-10%
55 to 64	6,429	7.6%	9,187	11.1%	42.9%
65 or Older	11,295	13.3%	10,280	12.4%	-9%
<b>Total</b>	<b>85,013</b>	<b>100.0%</b>	<b>82,684</b>	<b>100.0%</b>	<b>-2.7%</b>

The elderly population is further explored in Table III.28.4. Those aged 65 to 66 changed by 13.6 percent between 2000 and 2010, resulting in a population of 1,197 persons. Those aged 85 or older changed by 1.3 percent during the same time period, and resulted in 1,602 persons over age 85 in 2010.

<b>Table III.28.4</b>					
<b>Elderly Population by Age</b>					
Sioux City					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	1,054	9.3%	1,197	11.6%	13.6%
67 to 69	1,648	14.6%	1,636	15.9%	-0.7%
70 to 74	2,867	25.4%	2,292	22.3%	-20.1%
75 to 79	2,384	21.1%	1,831	17.8%	-23.2%
80 to 84	1,760	15.6%	1,722	16.8%	-2.2%
85 or Older	1,582	14%	1,602	15.6%	1.3%
<b>Total</b>	<b>11,295</b>	<b>100.0%</b>	<b>10,280</b>	<b>100.0%</b>	<b>-9%</b>

Population by race and ethnicity is shown in Table III.28.5. The white population changed by -8 percent between 2000 and 2010, and resulted in representing 80.6 percent of the population in 2010. The black population changed by 15.8 percent, represented 2.9 percent of the population in 2010. The American Indian and Asian populations represented 2.6 and 2.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 46.9 percent between 2000 and 2010, compared to the -8.8 percent growth rate for non-Hispanics.

<b>Table III.28.5</b>					
<b>Population by Race and Ethnicity</b>					
Sioux City					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	72,460	85.2%	66,641	80.6%	-8%
Black	2,047	2.4%	2,371	2.9%	15.8%
American Indian	1,661	2%	2,134	2.6%	28.5%
Asian	2,396	2.8%	2,258	2.7%	-5.8%
Native Hawaiian/ Pacific Islander	33	0%	102	0.1%	209.1%
Other	4,479	5.3%	6,106	7.4%	36.3%
Two or More Races	1,937	2.3%	3,072	3.7%	58.6%
<b>Total</b>	<b>85,013</b>	<b>100.0%</b>	<b>82,684</b>	<b>100.0%</b>	<b>-2.7%</b>
<b>Hispanic</b>	9,257	10.9%	13,598	16.4%	46.9%
<b>Non-Hispanic</b>	75,756	89.1%	69,086	83.6%	-8.8%

Population by race and ethnicity through 2016 is shown in Table III.28.6. The white population represented 83.9 percent of the population in 2016, compared with black households accounting for 3.8 percent of the population. Hispanic households represented 18.3 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	66,641	80.6%	69,363	83.9%
Black	2,371	2.9%	3,119	3.8%
American Indian	2,134	2.6%	1,373	1.7%
Asian	2,258	2.7%	2,612	3.2%
Native Hawaiian/ Pacific Islander	102	0.1%	133	0.2%
Other	6,106	7.4%	3,370	4.1%
Two or More Races	3,072	3.7%	2,696	3.3%
<b>Total</b>	<b>82,684</b>	<b>100.0%</b>	<b>82,666</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>69,086</b>	<b>83.6%</b>	<b>67,526</b>	<b>81.7%</b>
<b>Hispanic</b>	<b>13,598</b>	<b>16.4%</b>	<b>15,140</b>	<b>18.3%</b>

The population by race is broken down further by ethnicity in Table III.28.7. While the white non-Hispanic population changed by -11.3 percent between 2000 and 2010, the white Hispanic population changed by 49.6 percent. The black non-Hispanic population changed by 17.1 percent, while the black Hispanic population changed by -14.8 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	68,521	90.4%	60,748	87.9%	-11.3%
Black	1,966	2.6%	2,302	3.3%	17.1%
American Indian	1,450	1.9%	1,685	2.4%	16.2%
Asian	2,385	3.1%	2,231	3.2%	-6.5%
Native Hawaiian/ Pacific Islander	20	0%	98	0.1%	390%
Other	72	0.1%	58	0.1%	-19.4%
Two or More Races	1,342	1.8%	1,964	2.8%	46.3%
<b>Total Non-Hispanic</b>	<b>75,756</b>	<b>100.0%</b>	<b>69,086</b>	<b>100.0%</b>	<b>-8.8%</b>
<b>Hispanic</b>					
White	3,939	42.6%	5,893	43.3%	49.6%
Black	81	0.9%	69	0.5%	-14.8%
American Indian	211	2.3%	449	3.3%	112.8%
Asian	11	0.1%	27	0.2%	145.5%
Native Hawaiian/ Pacific Islander	13	0.1%	4	0%	-69.2%
Other	4,407	47.6%	6,048	44.5%	37.2%
Two or More Races	595	6.4%	1,108	8.1%	86.2%
<b>Total Hispanic</b>	<b>9,257</b>	<b>100.0%</b>	<b>13,598</b>	<b>100.0%</b>	<b>46.9%</b>
<b>Total Population</b>	<b>85,013</b>	<b>100.0%</b>	<b>82,684</b>	<b>100.0%</b>	<b>-2.7%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.28.8. During this time, the total non-Hispanic population was 67,526 persons in 2016. The Hispanic population was 15,140.

<b>Table III.28.8</b>				
<b>Population by Race and Ethnicity</b>				
Sioux City				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	60,748	87.9%	58,527	86.7%
Black	2,302	3.3%	2,982	4.4%
American Indian	1,685	2.4%	1,224	1.8%
Asian	2,231	3.2%	2,591	3.8%
Native Hawaiian/ Pacific Islander	98	0.1%	97	0.1%
Other	58	0.1%	73	0.1%
Two or More Races	1,964	2.8%	2,032	3%
<b>Total Non-Hispanic</b>	<b>69,086</b>	<b>100.0%</b>	<b>67,526</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	5,893	43.3%	10,836	71.6%
Black	69	0.5%	137	0.9%
American Indian	449	3.3%	149	1%
Asian	27	0.2%	21	0.1%
Native Hawaiian/ Pacific Islander	4	0%	36	0.2%
Other	6,048	44.5%	3,297	21.8%
Two or More Races	1,108	8.1%	664	4.4%
<b>Total Hispanic</b>	<b>13,598</b>	<b>100.0</b>	<b>15,140</b>	<b>100.0%</b>
<b>Total Population</b>	<b>82,684</b>	<b>100.0%</b>	<b>82,666</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.28.9. Family households represented 64.9 percent of households, while non-family households accounted for 35.1 percent. These changed from 63.8 and 36.2 percent, respectively.

<b>Table III.28.9</b>				
<b>Household Type by Tenure</b>				
Sioux City				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	20,144	63.8%	20,172	64.9%
Married-Couple Family	13,939	69.2%	13,509	67%
Owner-Occupied	11,700	83.9%	11,043	81.7%
Renter-Occupied	2,239	16.1%	2,466	18.3%
Other Family	6,205	30.8%	6,663	30.8%
Male Householder, No Spouse Present	1,847	29.8%	1,970	27.7%
Owner-Occupied	1,035	56%	1,241	63%
Renter-Occupied	812	44%	729	37%
Female Householder, No Spouse Present	4,358	70.2%	4,693	65.4%
Owner-Occupied	2,031	46.6%	2,300	49%
Renter-Occupied	2,327	53.4%	2,393	51%
Non-Family Households	11,427	36.2%	10,919	35.1%
Owner-Occupied	5,360	46.9%	5,324	48.8%
Renter-Occupied	6,067	53.1%	5,595	51.2%
<b>Total</b>	<b>31,571</b>	<b>100.0%</b>	<b>31,091</b>	<b>100.0%</b>

The group quarters population was 2,565 in 2010, compared to 2,674 in 2000. Institutionalized populations experienced a -36.6 percent change between 2000 and 2010. Non-institutionalized populations experienced a 21.3 percent change during this same time period.





<b>Table III.28.10</b>					
<b>Group Quarters Population</b>					
Sioux City					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	230	19.6%	198	26.6%	-13.9%
Juvenile Facilities	.	.	108	14.5%	.
Nursing Homes	777	66.3%	437	58.8%	-43.8%
Other Institutions	165	14.1%	0	0%	-100%
<b>Total</b>	<b>1,172</b>	<b>100.0%</b>	<b>743</b>	<b>100.0%</b>	<b>-36.6 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	983	65.4%	1,508	82.8%	53.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	519	34.6%	314	17.2%	-39.5%
<b>Total</b>	<b>1,502</b>	<b>100.0%</b>	<b>1,822</b>	<b>100.0%</b>	<b>21.3%</b>
<b>Group Quarters Population</b>	<b>2,674</b>	<b>100.0%</b>	<b>2,565</b>	<b>100.0%</b>	<b>-4.1%</b>

The number of foreign born persons are shown in Table III.28.11. An estimated 5.6 percent of the population was born in Mexico, some 1.5 percent were born in Vietnam, and another 1.1 percent were born in Guatemala.

<b>Table III.28.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Sioux City			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	4,596	5.6%
#2 country of origin	Vietnam	1,224	1.5%
#3 country of origin	Guatemala	936	1.1%
#4 country of origin	El Salvador	235	0.3%
#5 country of origin	Africa n.e.c	218	0.3%
#6 country of origin	Laos	162	0.2%
#7 country of origin	China excluding Hong Kong and Taiwan	136	0.2%
#8 country of origin	Other Western Africa	121	0.1%
#9 country of origin	Ethiopia	105	0.1%
#10 country of origin	Korea	77	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.28.12. An estimated 5.8 percent of the population speaks Spanish at home, followed by 1.4 percent speaking Vietnamese.

**Table III.28.12**  
**Limited English Proficiency and Language Spoken at Home**  
 Sioux City  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	4,393	5.8%
#2 LEP Language	Vietnamese	1,038	1.4%
#3 LEP Language	Other and unspecified languages	329	0.4%
#4 LEP Language	Other Asian and Pacific Island languages	213	0.3%
#5 LEP Language	Chinese	163	0.2%
#6 LEP Language	French, Haitian, or Cajun	65	0.1%
#7 LEP Language	Other Indo-European languages	38	0%
#8 LEP Language	German or other West Germanic languages	34	0%
#9 LEP Language	Korean	21	0%
#10 LEP Language	Tagalog	2	0%

### Disability

The disability rate from the 2000 Census is shown in Table III.28.13. Some 18.7 percent of the population was disabled in 2000, or a total of 14,445 persons. The disability rate was highest for those over 65, with 40.2 percent disabled.

**Table III.28.13**  
**Disability by Age**  
 Sioux City  
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	794	5.7%
16 to 64	9,424	17.9%
65 and older	4,227	40.2%
<b>Total</b>	<b>14,445</b>	<b>18.7%</b>

Table III.28.14, shows disability by type in 2000. There were 5,960 physical disabilities in 2000, some 6,363 employment disabilities, and 4,778 go-outside-home disabilities.

**Table III.28.14**  
**Total Disabilities Tallied: Aged 5 and Older**  
 Sioux City  
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	2,781
Physical disability	5,960
Mental disability	3,484
Self-care disability	1,564
Employment disability	6,363
Go-outside-home disability	4,778
<b>Total</b>	<b>24,930</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.28.15. The disability rate for females was 13.5 percent, compared to 12.7 percent for males. The disability rate changed precipitously higher with age, with 51.8 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	19	0.6%	6	0.2%	25	0.4%
5 to 17	566	7.6%	238	3.3%	804	5.5%
18 to 34	649	6.2%	626	6.2%	1,275	6.2%
35 to 64	2,288	15.7%	2,326	15.6%	4,614	15.7%
65 to 74	738	26.5%	837	26.7%	1,575	26.6%
75 or Older	857	47.8%	1,551	54.4%	2,408	51.8%
<b>Total</b>	<b>5,117</b>	<b>12.7%</b>	<b>5,584</b>	<b>13.5%</b>	<b>10,701</b>	<b>13.1%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.28.16. Some 7.6 percent have an ambulatory disability, 6.1 have an independent living disability, and 2.5 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,994	3.7%
Vision disability	1,850	2.3%
Cognitive disability	3,451	4.6%
Ambulatory disability	5,715	7.6%
Self-Care disability	1,890	2.5%
Independent living disability	3,693	6.1%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.28.17. In 2016, some 41,599 persons were employed and 2,437 were unemployed. This totaled a labor force of 44,036 persons. The unemployment rate for Sioux City was estimated to be 5.5 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	41,599
Unemployed	2,437
<b>Labor Force</b>	<b>44,036</b>
Unemployment Rate	5.5%

In 2016, 85.8 percent of households in Sioux City had a high school education or greater.



<b>Table III.28.18</b>	
<b>High School or Greater Education</b>	
Sioux City	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	26,689
Total Households	31,091
<b>Percent High School or Above</b>	<b>85.8%</b>

As seen in Table III.28.19, some 33.6 percent of the population had a high school diploma or equivalent, another 31.6 percent have some college, 12.7 percent have a Bachelor's Degree, and 5.9 percent of the population had a graduate or professional degree.

<b>Table III.28.19</b>		
<b>Educational Attainment</b>		
Sioux City		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	9,855	16.1%
High School or Equivalent	20,637	33.6%
Some College or Associates Degree	19,416	31.6%
Bachelor's Degree	7,811	12.7%
Graduate or Professional Degree	3,641	5.9%
<b>Total Population Above 18 years</b>	<b>61,360</b>	<b>100.0%</b>

## ECONOMICS

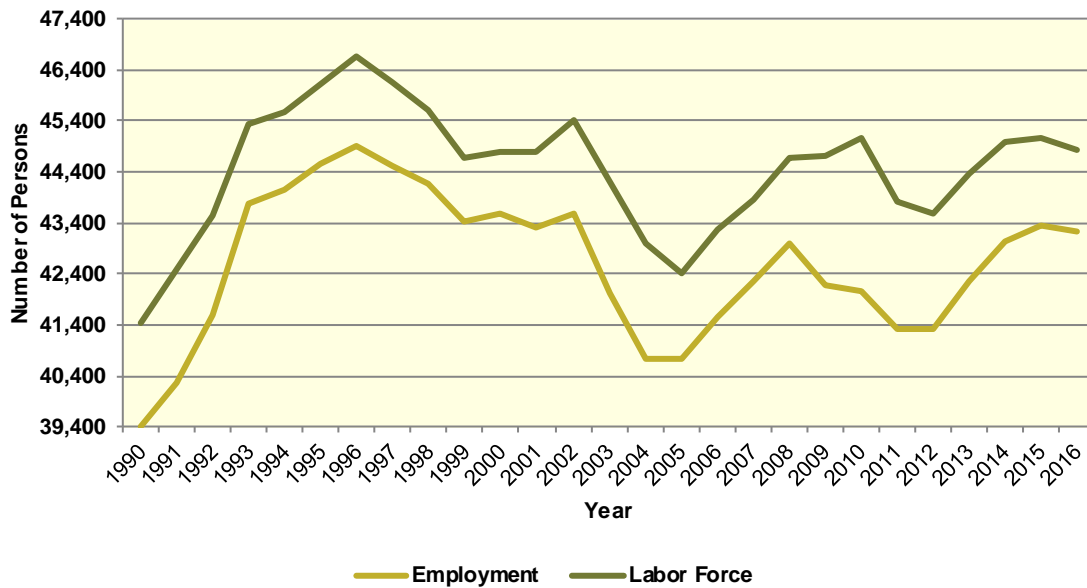
### Labor Force

Table III.28.20, shows the labor force statistics for Sioux City from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.7 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.7 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 Sioux City decreased from 3.8 percent in 2015 to 3.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.28.20 Labor Force Statistics Sioux City 1990 - 2016 BLS Data					
Year	Sioux City				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,037	39,410	41,447	4.9%	4.4%
1991	2,238	40,247	42,485	5.3%	4.7%
1992	1,939	41,608	43,547	4.5%	4.5%
1993	1,549	43,789	45,338	3.4%	4%
1994	1,526	44,059	45,585	3.3%	3.5%
1995	1,557	44,555	46,112	3.4%	3.4%
1996	1,773	44,896	46,669	3.8%	3.5%
1997	1,659	44,503	46,162	3.6%	3.1%
1998	1,440	44,165	45,605	3.2%	2.7%
1999	1,227	43,431	44,658	2.7%	2.6%
2000	1,213	43,578	44,791	2.7%	2.6%
2001	1,501	43,289	44,790	3.4%	3.3%
2002	1,832	43,565	45,397	4%	4%
2003	2,169	42,039	44,208	4.9%	4.5%
2004	2,254	40,746	43,000	5.2%	4.5%
2005	1,670	40,746	42,416	3.9%	4.3%
2006	1,697	41,562	43,259	3.9%	3.7%
2007	1,601	42,237	43,838	3.7%	3.7%
2008	1,687	43,000	44,687	3.8%	4.2%
2009	2,543	42,172	44,715	5.7%	6.4%
2010	3,009	42,055	45,064	6.7%	6%
2011	2,495	41,333	43,828	5.7%	5.5%
2012	2,277	41,303	43,580	5.2%	5%
2013	2,123	42,257	44,380	4.8%	4.7%
2014	1,977	43,020	44,997	4.4%	4.3%
2015	1,733	43,328	45,061	3.8%	3.8%
2016	1,609	43,235	44,844	3.6%	3.7%

Diagram III.28.2, shows the employment and labor force for Sioux City. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 43,235 persons, with the labor force reaching 44,844, indicating there were a total of 1,609 unemployed persons.

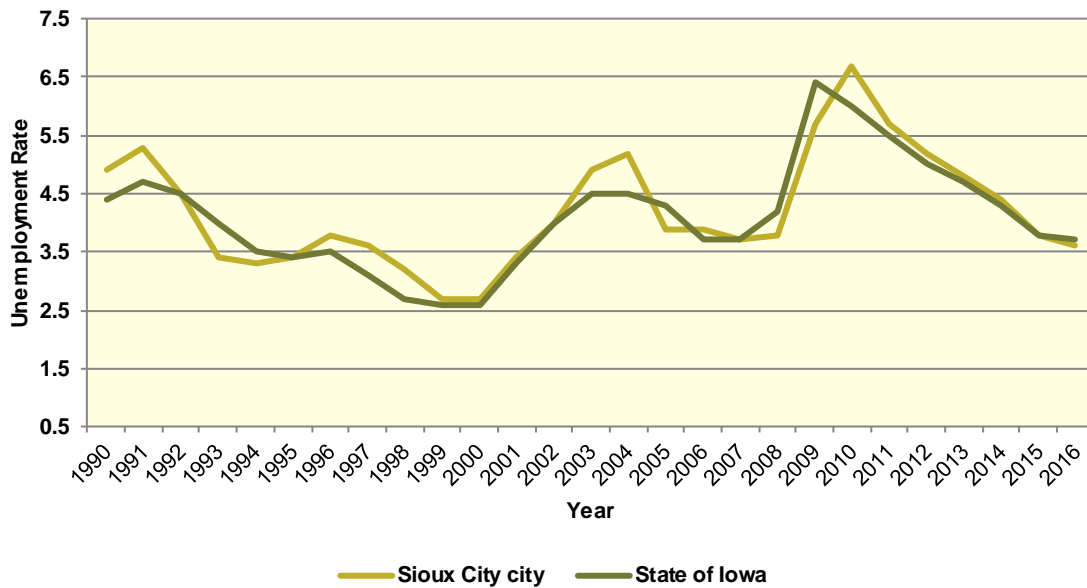
**Diagram III.28.2**  
**Employment and Labor Force**  
 Sioux City  
 1990 – 2016 BLS Data



### Unemployment

Diagram III.28.3, shows the unemployment rate for both the State and Sioux City. During the 1990's the average rate for Sioux City was 3.8 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Sioux City had an average unemployment rate that higher than the State, 4.2 percent for Sioux City, versus 4.1 statewide.

**Diagram III.28.3**  
**Annual Unemployment Rate**  
 Sioux City  
 1990 – 2016 BLS Data



**Earnings: Woodbury 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.28.4, shows real average earnings per job for Woodbury County from 1990 to 2016. Over this period the average earning per job for Woodbury County was \$44,856, which was higher than the statewide average of \$43,526 over the same period.

**Diagram III.28.4**  
**Real Average Earnings Per Job**  
 Woodbury County  
 BEA Data 1990 - 2016

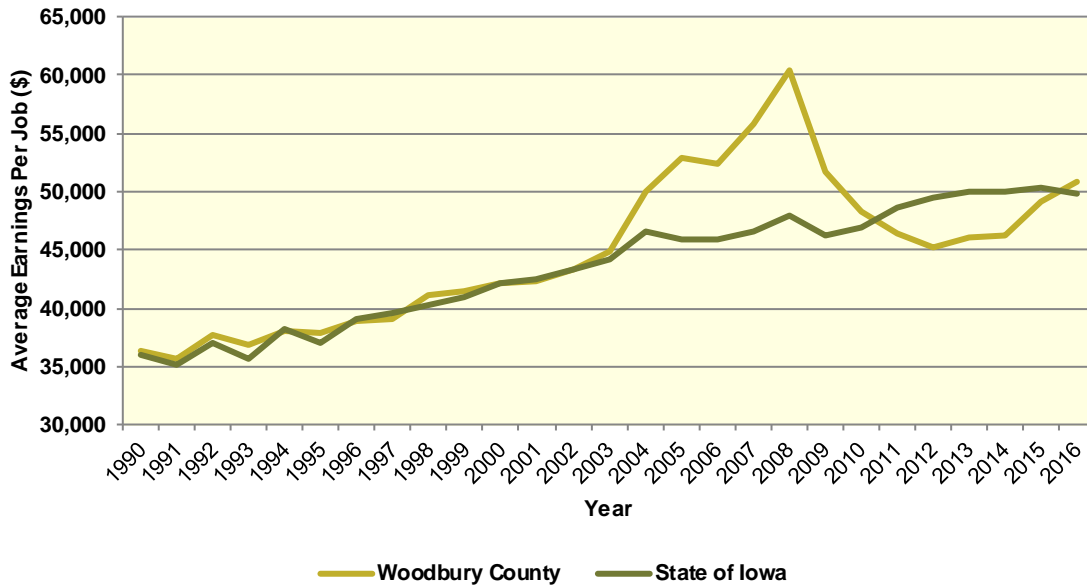
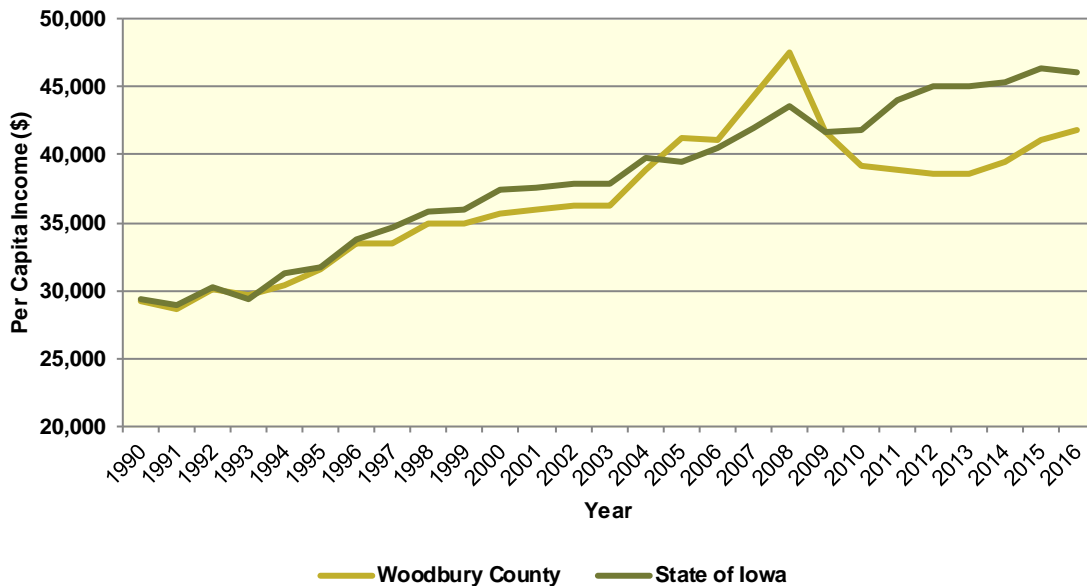


Diagram III.28.5, shows real per capita income for the Woodbury County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Woodbury County was \$36,793, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.28.5**  
**Real Per Capita Income**  
 Woodbury County  
 BEA Data 1990 - 2016





### Iowa Department of Revenue: Woodbury County

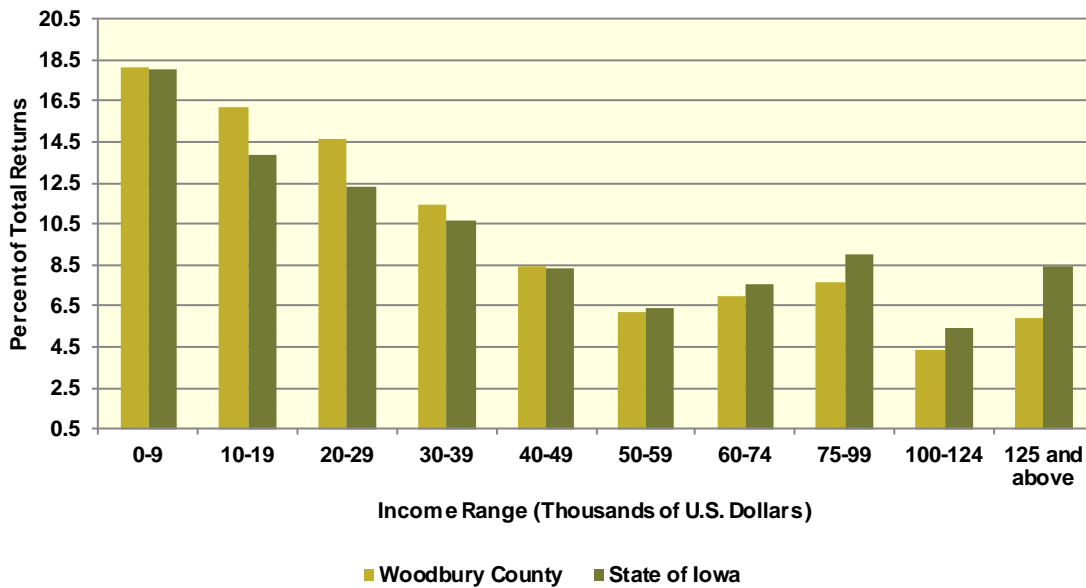
The Iowa Department of Revenue releases annual income tax statistics. Table III.28.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Woodbury County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 5.4 percent, with 2,789 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 49.6 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -2.5 percent.

**Table III.28.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Sioux City  
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	9,271	7,485	6,759	4,533	3,573	2,788	3,001	2,469	861	1,043	41,783
2003	9,053	7,302	6,571	4,416	3,498	2,745	2,942	2,602	883	1,192	41,204
2004	8,986	7,387	6,408	4,311	3,359	2,754	2,964	2,781	1,015	1,226	41,191
2005	8,691	7,197	6,560	4,378	3,461	2,742	2,975	2,859	1,142	1,349	41,354
2006	8,337	7,157	6,594	4,485	3,570	2,787	3,144	3,028	1,222	1,489	41,813
2007	8,663	7,539	6,913	4,844	3,567	2,877	3,176	3,251	1,394	1,714	43,938
2008	8,538	7,457	6,956	4,944	3,510	2,858	3,252	3,234	1,552	1,758	44,059
2009	8,638	7,578	7,227	4,881	3,435	2,802	3,205	3,081	1,492	1,776	44,115
2010	8,470	7,778	7,044	4,976	3,612	2,856	3,220	3,112	1,530	1,864	44,462
2011	8,680	7,984	7,094	4,786	3,583	2,818	3,146	3,198	1,562	2,038	44,889
2012	8,738	7,916	7,015	4,897	3,607	2,911	3,142	3,236	1,617	2,218	45,297
2013	8,659	7,895	6,834	5,144	3,792	2,691	3,245	3,357	1,792	2,355	45,764
2014	8,643	7,752	6,813	5,201	3,855	2,842	3,287	3,484	1,853	2,579	46,309
2015	8,516	7,603	6,866	5,343	3,952	2,890	3,269	3,600	2,026	2,789	46,854
<b>Change 10 - 15</b>	<b>0.5%</b>	<b>-2.2%</b>	<b>-2.5%</b>	<b>7.4%</b>	<b>9.4%</b>	<b>1.2%</b>	<b>1.5%</b>	<b>15.7%</b>	<b>32.4%</b>	<b>49.6%</b>	<b>5.4%</b>

**Diagram III.28.6**  
**2015 Income Distribution**  
 Woodbury County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Sioux City is shown in Table III.28.22. In 2016, there were an estimated 11,947 persons living in poverty. This represented a 15 percent poverty rate, compared to 11.2 percent poverty in 2000. In 2016, some 12.7 percent of those in poverty were under age 6, and 7.2 percent were 65 or older.

<b>Table III.28.22</b>				
<b>Poverty by Age</b>				
Sioux City				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,260	13.6%	1,519	12.7%
6 to 17	2,309	25%	2,729	22.8%
18 to 64	4,837	52.4%	6,841	57.3%
65 or Older	825	8.9%	858	7.2%
<b>Total</b>	<b>9,231</b>	<b>100.0%</b>	<b>11,947</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.2%</b>	<b>.</b>	<b>15%</b>	<b>.</b>

## 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 Woodbury County increased from 68 authorizations in 2015 to 94 in 2016.

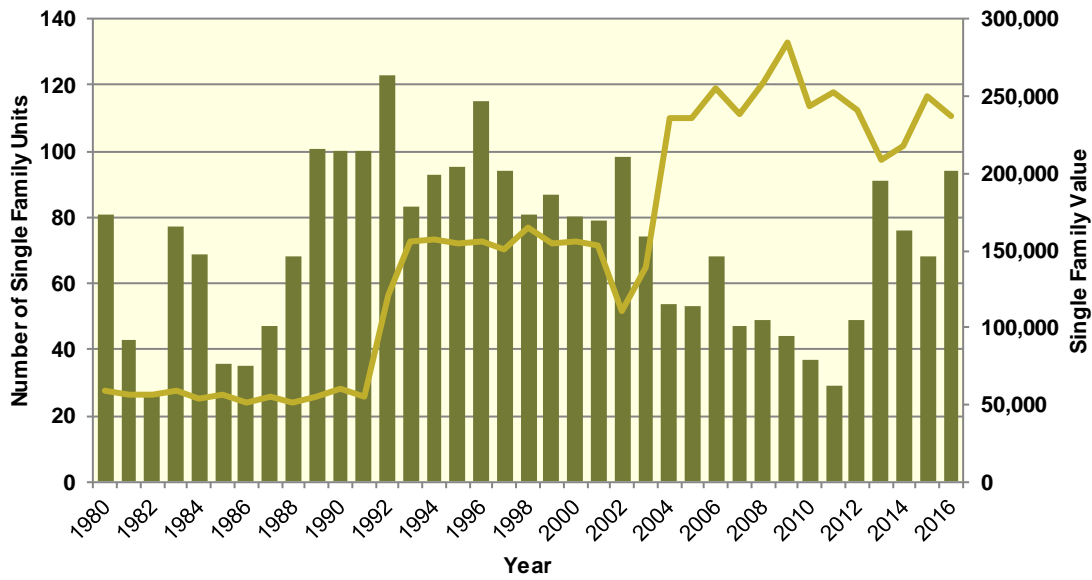
The real value of single-family building permits decreased from \$249,555 in 2015 to \$236,825 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.28.23.

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	81	4	0	0	85	59,653	0
1981	43	6	0	0	49	56,645	0
1982	26	4	0	40	70	56,527	43,253
1983	77	2	4	12	95	58,987	25,690
1984	69	20	0	122	211	54,043	34,081
1985	36	12	0	0	48	56,597	0
1986	35	2	0	72	109	51,132	31,542
1987	47	2	3	0	52	55,847	0
1988	68	4	6	0	78	50,982	0
1989	101	8	6	0	115	55,175	0
1990	100	8	3	48	159	60,662	46,462
1991	100	0	0	103	203	55,284	23,100
1992	123	10	4	110	247	120,455	49,200
1993	83	8	0	252	343	155,510	44,518
1994	93	12	19	531	655	157,443	47,754
1995	95	8	13	167	283	154,945	29,997
1996	115	12	3	98	228	155,846	27,101
1997	94	8	0	158	260	150,957	40,107
1998	81	10	4	24	119	164,564	43,516
1999	87	4	0	0	91	154,341	0
2000	80	14	4	0	98	156,286	0
2001	79	8	3	40	130	153,896	46,340
2002	98	10	3	0	111	110,158	0
2003	74	8	24	0	106	139,232	0
2004	54	8	67	24	153	236,285	72,058
2005	53	4	12	0	69	235,535	0
2006	68	6	14	0	88	255,337	0
2007	47	6	31	0	84	237,986	0
2008	49	4	0	0	53	259,493	0
2009	44	22	0	0	66	284,772	0
2010	37	18	0	0	55	243,579	0
2011	29	14	0	0	43	252,167	0
2012	49	32	0	0	81	241,243	0
2013	91	16	0	0	107	208,246	0
2014	76	12	0	0	88	217,759	0
2015	68	0	4	139	211	249,555	90,019
2016	94	6	0	120	220	236,825	100,000



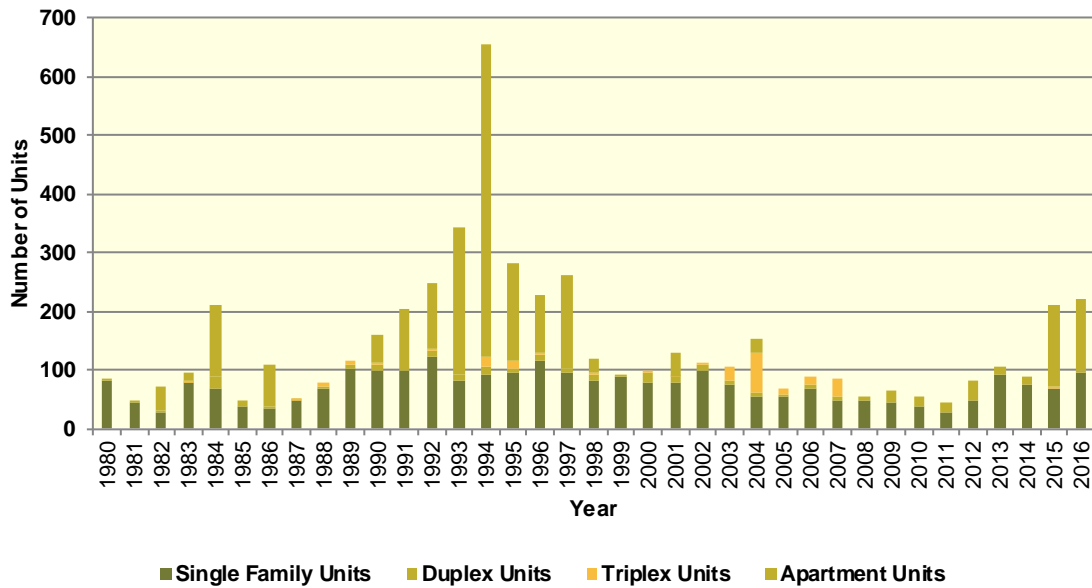
### Diagram III.28.7 Single Family Permits

Sioux City  
Census Bureau Data, 1980–2016



### Diagram III.28.8 Total Permits by Unit Type

Sioux City  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.28.24. In 2016, there were 33,466 housing units, up from 33,812 in 2000. Single-family units accounted for 74.8 percent of units in 2016, compared to 71.1 in 2000. Apartment units accounted for 14.4 percent in 2016, compared to 15.7 percent in 2000.

<b>Table III.28.24</b>				
<b>Housing Units by Type</b>				
Sioux City				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	24,043	71.1%	25,022	74.8%
Duplex	1,513	4.5%	1,122	3.4%
Tri- or Four-Plex	1,430	4.2%	1,462	4.4%
Apartment	5,318	15.7%	4,817	14.4%
Mobile Home	1,508	4.5%	1,005	3%
Boat, RV, Van, Etc.	0	0%	38	0.1%
<b>Total</b>	<b>33,812</b>	<b>100.0%</b>	<b>33,466</b>	<b>100.0%</b>

Some 94.5 percent of housing was occupied in 2010, compared to 94.8 percent in 2000. Owner-occupied housing changed -5.2 percent between 2000 and 2010, ending with owner-occupied units representing 63.7 percent of unit. Vacant units changed by 5.2 percent, resulting in 1,854 vacant units in 2010.

<b>Table III.28.25</b>					
<b>Housing Units by Tenure</b>					
Sioux City					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	32,054	94.8%	31,571	94.5%	-1.5%
Owner-Occupied	21,225	66.2%	20,126	63.7%	-5.2%
Renter-Occupied	10,829	33.8%	11,445	36.3%	5.7%
Vacant Housing Units	1,762	5.2%	1,854	5.5%	5.2%
<b>Total Housing Units</b>	<b>33,816</b>	<b>100.0%</b>	<b>33,425</b>	<b>100.0%</b>	<b>-1.2%</b>

Table III.28.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 33,466 housing units. An estimated 64 percent were owner-occupied, and 7.1 percent were vacant.

<b>Table III.28.26</b>				
<b>Housing Units by Tenure</b>				
Sioux City				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	31,571	94.5%	31,091	92.9%
Owner-Occupied	20,126	63.7%	19,908	64%
Renter-Occupied	11,445	36.3%	11,183	36%
Vacant Housing Units	1,854	5.5%	2,375	7.1%
<b>Total Housing Units</b>	<b>33,425</b>	<b>100.0%</b>	<b>33,466</b>	<b>100.0%</b>

Households by household size are shown in Table III.28.27. There were a total of 31,571 households in 2010, up from 32,054 in 2000. One person households changed by 4.6 percent between 2000 and 2010, while two person households changed by -2.9 percent. Three and four person households changed by -4.3 and -9.1 respectively, representing 14.8 percent and 12.2 percent of the population in 2010.

<b>Table III.28.27</b>					
<b>Households by Household Size</b>					
Sioux City					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	8,879	27.7%	9,289	29.4%	4.6%
Two Persons	10,347	32.3%	10,049	31.8%	-2.9%
Three Persons	4,897	15.3%	4,687	14.8%	-4.3%
Four Persons	4,250	13.3%	3,863	12.2%	-9.1%
Five Persons	2,231	7%	2,122	6.7%	-4.9%
Six Persons	819	2.6%	881	2.8%	7.6%
Seven Persons or More	631	2%	680	2.2%	7.8%
<b>Total</b>	<b>32,054</b>	<b>100.0%</b>	<b>31,571</b>	<b>100.0%</b>	<b>-1.5%</b>

Households by income is shown in Table III.28.28. Households earning more than \$100,000 per year represented 13.4 percent of households in 2016, compared to 7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.8 percent of households in 2010, compared to 20 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.5 percent of households in 2016, compared to 15.7 percent in 2000.

<b>Table III.28.28</b>				
<b>Households by Income</b>				
Sioux City				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	5,038	15.7%	3,891	12.5%
\$15,000 to \$19,999	2,308	7.2%	1,699	5.5%
\$20,000 to \$24,999	2,494	7.8%	2,058	6.6%
\$25,000 to \$34,999	5,103	15.9%	4,365	14%
\$35,000 to \$49,999	6,011	18.7%	4,676	15%
\$50,000 to \$74,999	6,429	20%	6,168	19.8%
\$75,000 to \$99,999	2,519	7.8%	4,072	13.1%
\$100,000 or More	2,256	7%	4,162	13.4%
<b>Total</b>	<b>32,158</b>	<b>100.0%</b>	<b>31,091</b>	<b>100.0%</b>

Table III.28.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 5.4 percent and 0.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 13 percent, 5.2 percent, and 9.2, respectively. Housing units built prior to 1939 represented 34.4 percent of households in 2016.



<b>Table III.28.29</b>				
<b>Households by Year Home Built</b>				
Sioux City				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Year Built</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
1939 or Earlier	11,317	35.3%	10,707	34.4%
1940 to 1949	3,307	10.3%	2,310	7.4%
1950 to 1959	4,782	14.9%	4,300	13.8%
1960 to 1969	3,674	11.5%	3,407	11%
1970 to 1979	4,312	13.5%	4,049	13%
1980 to 1989	1,709	5.3%	1,605	5.2%
1990 to 1999	2,947	9.2%	2,869	9.2%
2000 to 2009	.	.	1,673	5.4%
2010 or Later	.	.	171	0.5%
<b>Total</b>	<b>32,048</b>	<b>100.0%</b>	<b>31,091</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.28.30. An estimated 78.4 percent of white households occupy single family homes, while 45.6 percent of black households do. Some 13 percent of white households occupied apartments, while 39.9 percent of black households do. An estimated 73.5 percent of Asian, and 50.7 percent of American Indian households occupy single family homes.

<b>Table III.28.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Sioux City							
2016 Five-Year ACS Data							
<b>Unit Type</b>	<b>White</b>	<b>Black</b>	<b>American Indian</b>	<b>Asian</b>	<b>Native Hawaiian/Pacific Islanders</b>	<b>Other</b>	<b>Two or More Races</b>
Single-Family	78.4%	45.6%	50.7%	73.5%	100%	67.3%	69.6%
Duplex	2.4%	7.1%	17%	5.1%	0%	5.5%	0%
Tri- or Four-Plex	3.5%	6.9%	6%	6.5%	0%	16.4%	6.2%
Apartment	13%	39.9%	26.2%	6%	0%	5%	24.1%
Mobile Home	2.5%	0.5%	0%	8.9%	0%	5.6%	0%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.28.31. An estimated 51.6 percent of vacant units were for rent in 2010, a 3.7 percent change since 2000. In addition, some 15.4 percent of vacant units were for sale, a change of -4.7 percent between 2000 and 2010. "Other" vacant units represented 23.7 percent of vacant units in 2010. This is a change of 60.2 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.

<b>Table III.28.31</b> <b>Disposition of Vacant Housing Units</b> Sioux City 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	922	52.3%	956	51.6%	3.7%
For Sale	299	17%	285	15.4%	-4.7%
Rented or Sold, Not Occupied	187	10.6%	115	6.2%	-38.5%
For Seasonal, Recreational, or Occasional Use	80	4.5%	59	3.2%	-26.2%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	274	15.6%	439	23.7%	60.2%
<b>Total</b>	<b>1,762</b>	<b>100.0%</b>	<b>1,854</b>	<b>100.0%</b>	<b>5.2%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.28.32. By 2016, for rent units accounted for 22.1 percent of vacant units, while for sale units accounted for 12.7 percent. "Other" vacant units accounted for 34.9 percent of vacant units, representing a total of 828 "other" vacant units.

<b>Table III.28.32</b> <b>Disposition of Vacant Housing Units</b> Sioux City 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	956	51.6%	525	22.1%
For Sale	285	15.4%	302	12.7%
Rented Not Occupied	29	1.6%	392	16.5%
Sold Not Occupied	86	4.6%	168	7.1%
For Seasonal, Recreational, or Occasional Use	59	3.2%	113	4.8%
For Migrant Workers	0	0%	47	2%
Other Vacant	439	23.7%	828	34.9%
<b>Total</b>	<b>1,854</b>	<b>100.0%</b>	<b>2,375</b>	<b>100.0%</b>

### 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.28.33. In 2016, an estimated 1.9 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.



<b>Table III.28.33</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Sioux City							
2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	20,486	96.4%	476	2.2%	279	1.3%	21,241
2016 Five-Year ACS	19,584	98.4%	273	1.4%	51	0.3%	19,908
<b>Renter</b>							
2000 Census	9,956	92.1%	332	3.1%	519	4.8%	10,807
2016 Five-Year ACS	10,745	96.1%	309	2.8%	129	1.2%	31,091
<b>Total</b>							
2000 Census	30,442	95%	808	2.5%	798	2.5%	32,048
2016 Five-Year ACS	30,329	97.5%	582	1.9%	180	0.6%	31,091

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 179 households with incomplete plumbing facilities in 2016, representing 0.6 percent of households in Sioux City. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.28.34</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
Sioux City		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	31,946	30,912
Lacking Complete Plumbing Facilities	102	179
<b>Total Households</b>	<b>32,048</b>	<b>31,091</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.6%</b>

There were 407 households lacking complete kitchen facilities in 2016, compared to 232 households in 2000. This was a change from 0.7 percent of households in 2000 to 1.3 percent in 2016.

<b>Table III.28.35</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Sioux City		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	31,816	30,684
Lacking Complete Kitchen Facilities	232	407
<b>Total Households</b>	<b>32,048</b>	<b>31,091</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>1.3%</b>

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 Sioux City, 14.2 of households had a cost burden and 10.9 percent had a severe cost burden. Some 23.2 percent of renters were cost burdened, and 20.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.3 percent and a severe cost burden rate of 3 percent. Owner occupied households with a mortgage had a cost burden rate of 12.5 percent, and severe cost burden at 7.4 percent.

**Table III.28.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Sioux City  
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	9,775	80.8%	1,654	13.7%	648	5.4%	27	0.2%	12,104
2016 Five-Year ACS	9,400	79.5%	1,481	12.5%	875	7.4%	63	0.5%	11,819
<b>Owner Without a Mortgage</b>									
2000 Census	6,123	90.9%	369	5.5%	196	2.9%	45	0.7%	6,733
2016 Five-Year ACS	7,431	91.9%	345	4.3%	242	3%	71	0.9%	8,089
<b>Renter</b>									
2000 Census	6,707	62.4%	1,952	18.1%	1,632	15.2%	464	4.3%	10,755
2016 Five-Year ACS	5,730	51.2%	2,590	23.2%	2,278	20.4%	585	5.2%	11,183
<b>Total</b>									
2000 Census	22,605	76.4%	3,975	13.4%	2,476	8.4%	536	1.8%	29,592
2016 Five-Year ACS	22,561	72.6%	4,416	14.2%	3,395	10.9%	719	2.3%	31,091

**Housing Problems by Income**

Table III.28.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Woodbury County. As can be seen in 2017 the MFI was \$62,300, which compared to \$69,900 for the State of Iowa.

Table III.28.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,745 owner-occupied and 2,395 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,315 owner-occupied 2,330 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 22,115 households without a housing problem.

**Table III.28.37**  
**Median Family Income**  
 Woodbury County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	48,100	49,100
2001	51,900	52,500
2002	52,300	53,700
2003	52,300	54,900
2004	52,600	55,800
2005	55,100	57,650
2006	55,700	57,800
2007	54,400	58,100
2008	55,600	58,500
2009	58,800	62,000
2010	58,400	62,400
2011	58,800	64,000
2012	59,600	64,800
2013	59,700	64,700
2014	58,500	65,300
2015	58,800	67,500
2016	58,900	68,400
2017	62,300	69,900

<b>Table III.28.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Woodbury County 2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	30	0	0	85	115
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	10	4	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	110	45	105	40	380
Housing cost burden greater than 50% of income (and none of the above problems)	615	445	175	20	60	1,315
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	505	710	285	140	1,745
Zero/negative income (and none of the above problems)	130	0	0	0	0	130
has none of the 4 housing problems	150	1,030	2,940	2,170	10,165	16,455
<b>Total</b>	<b>1,080</b>	<b>2,120</b>	<b>3,885</b>	<b>2,590</b>	<b>10,494</b>	<b>20,169</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	80	55	85	0	100	320
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	40	15	0	15	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	70	30	4	40	249
Housing cost burden greater than 50% of income (and none of the above problems)	1,800	380	135	15	0	2,330
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	440	1,155	715	45	40	2,395
Zero/negative income (and none of the above problems)	190	0	0	0	0	190
has none of the 4 housing problems	295	745	1,600	925	2,095	5,660
<b>Total</b>	<b>2,945</b>	<b>2,445</b>	<b>2,580</b>	<b>989</b>	<b>2,290</b>	<b>11,249</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	80	85	85	0	185	435
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	40	30	10	19	134
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	180	75	109	80	629
Housing cost burden greater than 50% of income (and none of the above problems)	2,415	825	310	35	60	3,645
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	545	1,660	1,425	330	180	4,140
Zero/negative income (and none of the above problems)	320	0	0	0	0	320
has none of the 4 housing problems	445	1,775	4,540	3,095	12,260	22,115
<b>Total</b>	<b>4,025</b>	<b>4,565</b>	<b>6,465</b>	<b>3,579</b>	<b>12,784</b>	<b>31,418</b>

**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.28.39 presents some basic statistics about the completed surveys.

<b>Table III.28.39</b>				
<b>Survey of Rental Properties</b>				
Sioux City 2017 Survey of Rental Properties				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2017	21	2,601	5.8	27.6

Table III.28.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 32 single family units in Sioux City, with 0 of them available. This translates into a vacancy rate of 0 percent in Sioux City, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 1,933 apartment units reported in the survey, with 145 of them available, which resulted in a vacancy rate of 7.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.28.40</b>			
<b>Rental Vacancy Survey by Type</b>			
Sioux City			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	32	0	0%
Apartments	1,933	145	7.5%
Mobile Homes	41	0	0%
“Other” Units	0	0	0%
Don’t Know	595	6	1%
<b>Total</b>	<b>2,601</b>	<b>151</b>	<b>5.8%</b>

Table III.28.41, reports units by bedroom size. As can be seen there were 375 two bedroom apartment units and 93 three bedroom units. Overall, the 382 two bedroom units accounted for 14.7 percent of all units, and the 148 three bedroom units accounted for 5.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,279 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.28.41</b>						
<b>Rental Units by Bedroom Size</b>						
Sioux City						
2017 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	60	0	0	.	60
One	0	699	0	0	.	699
Two	3	375	4	0	.	382
Three	18	93	37	0	.	148
Four	11	22	0	0	.	33
Don’t Know	0	684	0	0	595	1,279
<b>Total</b>	<b>32</b>	<b>1,933</b>	<b>41</b>	<b>0</b>	<b>595</b>	<b>2,601</b>



Table III.28.42, 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.

<b>Table III.28.42</b> <b>Single Family Units by Bedroom Size</b> Sioux City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	3	0	0%
Three	18	0	0%
Four	11	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>32</b>	<b>0</b>	<b>0%</b>

Table III.28.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 3.9 percent.

<b>Table III.28.43</b> <b>Apartment Units by Bedroom Size</b> Sioux City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	60	15	25%
One	699	27	3.9%
Two	375	8	2.1%
Three	93	2	2.2%
Four	22	0	0%
Don't know	684	93	13.6%
<b>Total</b>	<b>1,933</b>	<b>145</b>	<b>7.5%</b>

Average market-rate rents by unit type are shown in Table III.28.44. 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.

<b>Table III.28.44</b> <b>Average Market Rate Rents by Bedroom Size</b> Sioux City 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$466.7	\$0	\$0	\$466.7
One	\$0	\$632.1	\$0	\$0	\$632.1
Two	\$0	\$807.5	\$0	\$0	\$807.5
Three	\$800	\$992	\$0	\$0	\$992
Four	\$850	\$680	\$0	\$0	\$765
<b>Total</b>	<b>\$912.4</b>	<b>\$731.2</b>	<b>\$850</b>	<b>\$0</b>	<b>\$762.1</b>

Table III.28.45, shows vacancy rates for single family units by average rental rates for Sioux City. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.28.45</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Sioux City 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	10	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	22	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>32</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.28.46 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 4.1 percent.

<b>Table III.28.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Sioux City 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	254	25	9.8%
\$500 to \$750	659	27	4.1%
\$750 to \$1,000	480	11	2.3%
\$1,000 to \$1,250	483	57	11.8%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	57	25	43.9%
<b>Total</b>	<b>1,933</b>	<b>145</b>	<b>7.5%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.28.47, 13 respondents, or 65 percent, included some sort of utility in the rent.

<b>Table III.28.47</b> <b>Are there any utilities included with the rent?</b> Sioux City 2017 Survey of Rental Properties	
Period	Respondent
Yes	13
No	7
<b>% Offering Utilities</b>	<b>65%</b>

The type of utility included in the rent is shown in Table III.28.48. There were 5 respondents who included electricity, 2 respondents who included natural gas, 12 respondents who included water and sewer and 12 respondents included trash collection in the rent.

<b>Table III.28.48</b> <b>Which utilities are included with the rent?</b> Sioux City 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	2
Water/Sewer	12
Trash Collection	12

### 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.28.49, there were 26 single family units which property managers considered accessible, with an additional 209 accessible apartment units. In addition to the units shown below there was 1 mobile home and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 28 persons with disabilities currently residing in accessible units.

<b>Table III.28.49</b> <b>Accessible Units by Bedroom Size</b> Sioux City 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0		0
One	0	63	0	0		63
Two	3	32	1	0		36
Three	14	10	0	0		24
Four	9	9	0	0		18
Don’t Know	0	95	0	0	45	140
<b>Total</b>	<b>26</b>	<b>209</b>	<b>1</b>	<b>0</b>	<b>45</b>	<b>281</b>

Table III.28.50, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 100 percent or 3 two bedroom single family units are accessible, with 77.8 percent of three bedroom units were considered accessible. Overall, 81.2 percent of all single family units were considered accessible by survey respondents.

<b>Table III.28.50</b> <b>Single Family Units by Accessibility and Bedroom Size</b> Sioux City 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	3	3	100%
Three	4	14	18	77.8%
Four	2	9	11	81.8%
Don't know	0	0	0	0%
<b>Total</b>	<b>6</b>	<b>26</b>	<b>32</b>	<b>81.2%</b>

Table III.28.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 8.5 percent or 32 two bedroom apartment units are accessible, with 10.8 percent of three bedroom units were considered accessible. Overall, 10.8 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.28.51</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Sioux City 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	60	0	60	0%
One	636	63	699	9%
Two	343	32	375	8.5%
Three	83	10	93	10.8%
Four	13	9	22	40.9%
Don't know	589	95	684	13.9%
<b>Total</b>	<b>1,724</b>	<b>209</b>	<b>1,933</b>	<b>10.8%</b>

### Perceived Need for Rental Units

Table III.28.52, at right, shows the number of survey respondents who keep a waiting list. As can be seen 13 respondents said they keep a waitlist, with an estimated 121 number of persons on the wait list.

<b>Table III.28.52</b> <b>Do you keep a waiting list?</b> Sioux City 2017 Survey of Rental Properties	
Period	Respondent
Yes	13
No	7
<b>Waitlist Size</b>	<b>121</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.28.53, 1 respondent said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.



<b>Table III.28.53</b>				
<b>How would you rate the need for renovation of existing units in the?</b>				
Sioux City				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	1	1
Low Need	3	3	3	3
Moderate Need	3	3	3	3
High Need	2	2	0	0
Extreme Need	2	2	2	1
<b>Average Need</b>	<b>3.1</b>	<b>3.1</b>	<b>2.9</b>	<b>2.6</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.28.54, 2 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

<b>Table III.28.54</b>				
<b>How would you rate the need for construction of new units in the?</b>				
Sioux City				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	2	2	2	2
Low Need	3	3	2	2
Moderate Need	2	2	1	1
High Need	3	3	2	2
Extreme Need	1	1	1	0
<b>Average Need</b>	<b>2.8</b>	<b>2.8</b>	<b>2.8</b>	<b>2.4</b>

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.28.55, shows the *strong growth scenario* for Sioux City. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 31,091 households. In 2030, there will be a projected 33,573 households, of which 21,497 are projected to be owner occupied and the remaining 12,076 are expected to be renter-occupied.

By 2050, there are projected to be 21,270 owner-occupied households, of which 1,149 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 4,096 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 11,948 renter households, of which 3,127 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,739 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 33,219 occupied units by 2050, of which 4,276 are expected to have incomes on between 0 and 30 percent of MFI.

**Table III.28.55**  
**Housing Demand Forecast**  
 Sioux City  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	1,140	1,153	1,161	1,165	1,163	1,157	1,149
30.1-50%	0	2,218	2,242	2,259	2,266	2,262	2,251	2,235
50.1-80%	0	4,064	4,109	4,140	4,152	4,145	4,125	4,096
80.1-95%	0	2,260	2,284	2,302	2,308	2,305	2,294	2,277
95.1-115%	0	2,417	2,443	2,461	2,469	2,465	2,453	2,435
115+%	0	9,007	9,106	9,174	9,201	9,187	9,143	9,077
<b>Total</b>	<b>0</b>	<b>21,106</b>	<b>21,337</b>	<b>21,497</b>	<b>21,560</b>	<b>21,528</b>	<b>21,423</b>	<b>21,270</b>
<b>Renter</b>								
0-30%	0	3,102	3,137	3,160	3,169	3,165	3,149	3,127
30.1-50%	0	2,576	2,604	2,624	2,631	2,627	2,614	2,596
50.1-80%	0	2,718	2,748	2,768	2,776	2,772	2,759	2,739
80.1-95%	0	806	815	821	823	822	818	812
95.1-115%	0	853	863	869	872	870	866	860
115+%	0	1,800	1,820	1,834	1,839	1,836	1,827	1,814
<b>Total</b>	<b>0</b>	<b>11,856</b>	<b>11,986</b>	<b>12,076</b>	<b>12,111</b>	<b>12,093</b>	<b>12,034</b>	<b>11,948</b>
<b>Total</b>								
0-30%	0	4,243	4,289	4,322	4,334	4,328	4,307	4,276
30.1-50%	0	4,794	4,846	4,883	4,897	4,889	4,866	4,831
50.1-80%	0	6,782	6,857	6,908	6,928	6,918	6,884	6,835
80.1-95%	0	3,066	3,099	3,122	3,132	3,127	3,112	3,089
95.1-115%	0	3,270	3,306	3,331	3,340	3,335	3,319	3,295
115+%	0	10,808	10,926	11,008	11,040	11,024	10,970	10,892
<b>Total</b>	<b>31,091</b>	<b>32,962</b>	<b>33,323</b>	<b>33,573</b>	<b>33,671</b>	<b>33,621</b>	<b>33,457</b>	<b>33,219</b>