

**VOLUME III:
URBANDALE**

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Urbandale

DEMOGRAPHICS

Population Estimates

Table III.6.1, at right shows the population for Urbandale. As can be seen, the population in Urbandale increased from 39,463 persons in 2010 to 43,018 person in 2016, or by 9 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 Urbandale. Although a city may span several counties, for the county level data pieces, Polk County was selected. For a more in-depth county level view, please refer to Polk County in Volume II of this profile.

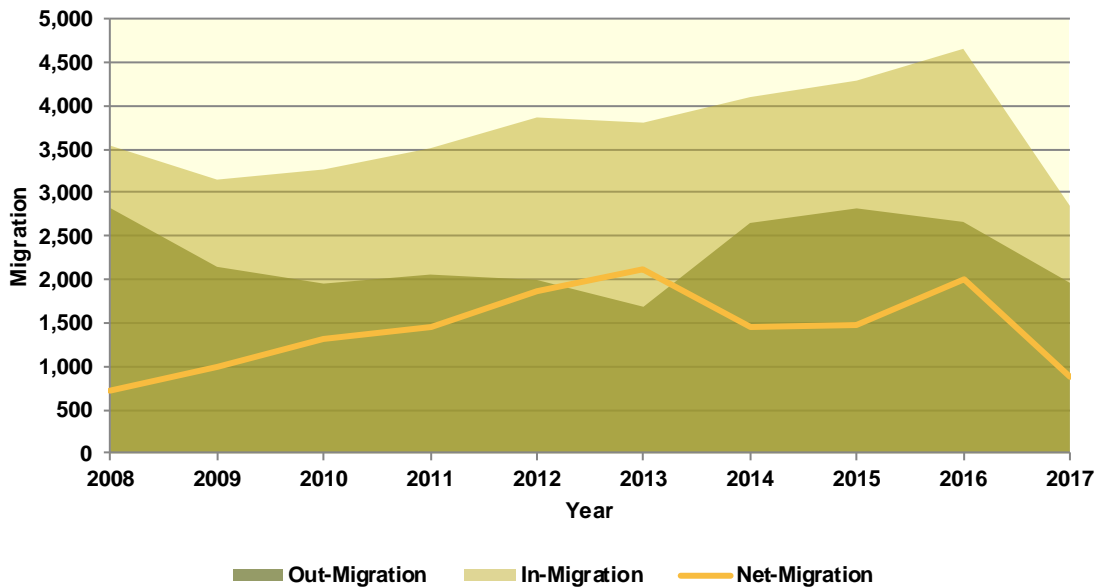
Polk County Population Migration Trends

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.6.1, 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 2,120 people entering and the migration lowest net migration occurred in 2008 with 719 entering Urbandale.

Year	Population	Percent Yearly Change
2000	29,072	.
2001	30,354	4.4%
2002	31,237	2.9%
2003	32,089	2.7%
2004	32,998	2.8%
2005	34,133	3.4%
2006	35,297	3.4%
2007	36,457	3.3%
2008	37,588	3.1%
2009	38,661	2.9%
2010	39,463	2.1%
2011	39,742	0.7%
2012	40,194	1.1%
2013	40,655	1.1%
2014	41,517	2.1%
2015	42,319	1.9%
2016	43,018	1.7%

Diagram III.6.1
Net In-migration by Gender
 Polk County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.6.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 45 percent of net-migrants, or 399 persons were male, with the remaining 55 percent, or 487 persons were female.

Table III.6.2, shows net-migration for Polk 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 402 persons entering Polk County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 9 persons leaving Polk County.

Table III.6.2
New-Migration by Age Range
 Polk County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	1	1	1	3	-6	11	11	0	-10	-9
18-22	99	132	172	160	176	214	163	146	190	83
23-25	62	141	175	256	239	381	221	191	353	136
26-35	349	328	400	494	678	819	601	552	658	402
36-45	118	223	277	290	311	317	257	313	365	154
46-55	103	99	179	126	238	209	92	188	226	48
56-65	-14	26	51	48	161	85	55	36	136	30
66 +	1	54	59	77	74	84	49	45	75	42
Total	719	1,004	1,314	1,454	1,871	2,120	1,449	1,471	1,993	886

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.6.3, shows population by age for the 2000 and 2010 Census. The population changed by 35.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 49.2 percent to a total of 4,664 persons in 2010. Those aged 25 to 34 changed by 37 percent, and those aged under 5 changed by 43 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,943	6.7%	2,778	7%	43%
5 to 19	6,347	21.8%	8,272	21%	30.3%
20 to 24	1,393	4.8%	1,731	4.4%	24.3%
25 to 34	3,904	13.4%	5,347	13.5%	37%
35 to 54	9,750	33.5%	11,983	30.4%	22.9%
55 to 64	2,609	9%	4,688	11.9%	79.7%
65 or Older	3,126	10.8%	4,664	11.8%	49.2%
Total	29,072	100.0%	39,463	100.0%	35.7%

The elderly population is further explored in Table III.6.4. Those aged 65 to 66 changed by 41.6 percent between 2000 and 2010, resulting in a population of 575 persons. Those aged 85 or older changed by 107 percent during the same time period, and resulted in 714 persons over age 85 in 2010.



Table III.6.4					
Elderly Population by Age					
Urbandale					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	406	13%	575	12.3%	41.6%
67 to 69	576	18.4%	872	18.7%	51.4%
70 to 74	798	25.5%	993	21.3%	24.4%
75 to 79	593	19%	845	18.1%	42.5%
80 to 84	408	13.1%	665	14.3%	63%
85 or Older	345	11%	714	15.3%	107%
Total	3,126	100.0%	4,664	100.0%	49.2%

Population by race and ethnicity is shown in Table III.6.5. The white population changed by 29.9 percent between 2000 and 2010, and resulted in representing 91.1 percent of the population in 2010. The black population changed by 145.4 percent, represented 2.8 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 3.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 162.6 percent between 2000 and 2010, compared to the 33.7 percent growth rate for non-Hispanics.

Table III.6.5					
Population by Race and Ethnicity					
Urbandale					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	27,670	95.2%	35,950	91.1%	29.9%
Black	445	1.5%	1,092	2.8%	145.4%
American Indian	26	0.1%	45	0.1%	73.1%
Asian	503	1.7%	1,383	3.5%	175%
Native Hawaiian/ Pacific Islander	29	0.1%	11	0%	-62.1%
Other	148	0.5%	324	0.8%	118.9%
Two or More Races	251	0.9%	658	1.7%	162.2%
Total	29,072	100.0%	39,463	100.0%	35.7%
Hispanic	465	1.6%	1,221	3.1%	162.6%
Non-Hispanic	28,607	98.4%	38,242	96.9%	33.7%

Population by race and ethnicity through 2016 is shown in Table III.6.6. The white population represented 89.7 percent of the population in 2016, compared with black households accounting for 3.8 percent of the population. Hispanic households represented 3.2 percent of the population in 2016.

Table III.6.6				
Population by Race and Ethnicity				
Urbandale				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	35,950	91.1%	37,296	89.7%
Black	1,092	2.8%	1,574	3.8%
American Indian	45	0.1%	20	0%
Asian	1,383	3.5%	1,436	3.5%
Native Hawaiian/ Pacific Islander	11	0%	107	0.3%
Other	324	0.8%	175	0.4%
Two or More Races	658	1.7%	970	2.3%
Total	39,463	100.0%	41,578	100.0%
Non-Hispanic	38,242	96.9%	40,239	96.8%
Hispanic	1,221	3.1%	1,339	3.2%

The population by race is broken down further by ethnicity in Table III.6.7. While the white non-Hispanic population changed by 28.2 percent between 2000 and 2010, the white Hispanic population changed by 216.7 percent. The black non-Hispanic population changed by 145.7 percent, while the black Hispanic population changed by 120 percent.

Table III.6.7					
Population by Race and Ethnicity					
Urbandale					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	27,412	95.8%	35,133	91.9%	28.2%
Black	440	1.5%	1,081	2.8%	145.7%
American Indian	25	0.1%	34	0.1%	36%
Asian	489	1.7%	1,382	3.6%	182.6%
Native Hawaiian/ Pacific Islander	16	0.1%	11	0%	-31.2%
Other	21	0.1%	38	0.1%	81%
Two or More Races	204	0.7%	563	1.5%	176%
Total Non-Hispanic	28,607	100.0%	38,242	100.0%	33.7%
Hispanic					
White	258	55.5%	817	66.9%	216.7%
Black	5	1.1%	11	0.9%	120%
American Indian	1	0.2%	11	0.9%	1000%
Asian	14	3%	1	0.1%	-92.9%
Native Hawaiian/ Pacific Islander	13	2.8%	0	0%	-100%
Other	127	27.3%	286	23.4%	125.2%
Two or More Races	47	10.1%	95	7.8%	102.1%
Total Hispanic	465	100.0%	1,221	100.0%	162.6 %
Total Population	29,072	100.0%	39,463	100.0%	35.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.6.8. During this time, the total non-Hispanic population was 40,239 persons in 2016. The Hispanic population was 1,339.

Table III.6.8				
Population by Race and Ethnicity				
Urbandale				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	35,133	91.9%	36,223	90%
Black	1,081	2.8%	1,537	3.8%
American Indian	34	0.1%	20	0%
Asian	1,382	3.6%	1,436	3.6%
Native Hawaiian/ Pacific Islander	11	0%	107	0.3%
Other	38	0.1%	11	0%
Two or More Races	563	1.5%	905	2.2%
Total Non-Hispanic	38,242	100.0%	40,239	100.0%
Hispanic				
White	817	66.9%	1,073	80.1%
Black	11	0.9%	37	2.8%
American Indian	11	0.9%	0	0%
Asian	1	0.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	286	23.4%	164	12.2%
Two or More Races	95	7.8%	65	4.9%
Total Hispanic	1,221	100.0	1,339	100.0%
Total Population	39,463	100.0%	41,578	100.0%

Households by type and tenure are shown in Table III.6.9. Family households represented 69.4 percent of households, while non-family households accounted for 30.6 percent. These changed from 69.3 and 30.7 percent, respectively.

Table III.6.9				
Household Type by Tenure				
Urbandale				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	10,815	69.3%	11,367	69.4%
Married-Couple Family	9,236	85.4%	9,847	86.6%
Owner-Occupied	8,447	91.5%	9,041	91.8%
Renter-Occupied	789	8.5%	806	8.2%
Other Family	1,579	14.6%	1,520	13.9%
Male Householder, No Spouse Present	452	28.6%	315	29.7%
Owner-Occupied	295	65.3%	208	66%
Renter-Occupied	157	34.7%	107	34%
Female Householder, No Spouse Present	1,127	71.4%	1,205	74.1%
Owner-Occupied	696	61.8%	666	55.3%
Renter-Occupied	431	38.2%	539	44.7%
Non-Family Households	4,781	30.7%	5,018	30.6%
Owner-Occupied	2,784	58.2%	3,141	62.6%
Renter-Occupied	1,997	41.8%	1,877	37.4%
Total	15,596	100.0%	16,385	100.0%

The group quarters population was 234 in 2010, compared to 304 in 2000. Institutionalized populations experienced a -7 percent change between 2000 and 2010. Non-institutionalized populations experienced a -92.3 percent change during this same time period.

Table III.6.10					
Group Quarters Population					
Urbandale					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	8	3.5%	.
Nursing Homes	252	100%	222	96.5%	-11.9%
Other Institutions	0	0%	0	0%	0%
Total	252	100.0%	230	100.0%	-7 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	52	100%	4	100%	-92.3%
Total	52	100.0%	4	100.0%	-92.3%
Group Quarters Population	304	100.0%	234	100.0%	-23%

The number of foreign born persons are shown in Table III.6.11. An estimated 2.4 percent of the population was born in Bosnia and Herzegovina, some 0.8 percent were born in India, and another 0.6 percent were born in Other Eastern Africa.

Table III.6.11			
Place of Birth for the Foreign-Born Population			
Urbandale			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Bosnia and Herzegovina	984	2.4%
#2 country of origin	India	318	0.8%
#3 country of origin	Other Eastern Africa	250	0.6%
#4 country of origin	Ecuador	218	0.5%
#5 country of origin	Vietnam	205	0.5%
#6 country of origin	Mexico	168	0.4%
#7 country of origin	Korea	109	0.3%
#8 country of origin	Germany	102	0.2%
#9 country of origin	China excluding Hong Kong and Taiwan	94	0.2%
#10 country of origin	Kenya	92	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.6.12. An estimated 1.7 percent of the population speaks Russian, Polish, or other Slavic languages at home, followed by 1.2 percent speaking Spanish.

Table III.6.12
Limited English Proficiency and Language Spoken at Home
 Urbandale
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	648	1.7%
#2 LEP Language	Spanish	474	1.2%
#3 LEP Language	Other and unspecified languages	168	0.4%
#4 LEP Language	Other Asian and Pacific Island languages	165	0.4%
#5 LEP Language	Arabic	82	0.2%
#6 LEP Language	German or other West Germanic languages	82	0.2%
#7 LEP Language	Other Indo-European languages	54	0.1%
#8 LEP Language	Vietnamese	52	0.1%
#9 LEP Language	Tagalog	49	0.1%
#10 LEP Language	Chinese	45	0.1%

Disability

The disability rate from the 2000 Census is shown in Table III.6.13. Some 10.4 percent of the population was disabled in 2000, or a total of 2,799 persons. The disability rate was highest for those over 65, with 30.4 percent disabled.

Table III.6.13
Disability by Age
 Urbandale
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	198	4%
16 to 64	1,745	9.1%
65 and older	856	30.4%
Total	2,799	10.4%

Table III.6.14, shows disability by type in 2000. There were 1,263 physical disabilities in 2000, some 1,096 employment disabilities, and 992 go-outside-home disabilities.

Table III.6.14
Total Disabilities Tallied: Aged 5 and Older
 Urbandale
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	561
Physical disability	1,263
Mental disability	642
Self-care disability	414
Employment disability	1,096
Go-outside-home disability	992
Total	4,968

Disability by age, as estimated by the 2016 ACS, is shown in Table III.6.15. The disability rate for females was 6.7 percent, compared to 6.6 percent for males. The disability rate changed precipitously higher with age, with 32.6 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	121	3.2%	60	1.5%	181	2.4%
18 to 34	108	2.6%	186	4.5%	294	3.6%
35 to 64	502	5.9%	600	7%	1,102	6.4%
65 to 74	269	17.4%	177	10.3%	446	13.6%
75 or Older	333	39.8%	379	28.2%	712	32.6%
Total	1,333	6.6%	1,402	6.7%	2,735	6.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.6.16. Some 2.9 percent have an ambulatory disability, 2.8 have an independent living disability, and 1.4 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	760	1.8%
Vision disability	431	1%
Cognitive disability	873	2.3%
Ambulatory disability	1,130	2.9%
Self-Care disability	523	1.4%
Independent living disability	866	2.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.6.17. In 2016, some 23,320 persons were employed and 967 were unemployed. This totaled a labor force of 24,287 persons. The unemployment rate for Urbandale was estimated to be 4 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	23,320
Unemployed	967
Labor Force	24,287
Unemployment Rate	4%

In 2016, 96.4 percent of households in Urbandale had a high school education or greater.



Table III.6.18	
High School or Greater Education	
Urbandale	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	15,791
Total Households	16,385
Percent High School or Above	96.4%

As seen in Table III.6.19, some 18.8 percent of the population had a high school diploma or equivalent, another 30.6 percent have some college, 33.4 percent have a Bachelor's Degree, and 13.1 percent of the population had a graduate or professional degree.

Table III.6.19		
Educational Attainment		
Urbandale		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,268	4.1%
High School or Equivalent	5,840	18.8%
Some College or Associates Degree	9,491	30.6%
Bachelor's Degree	10,342	33.4%
Graduate or Professional Degree	4,065	13.1%
Total Population Above 18 years	31,006	100.0%

ECONOMICS

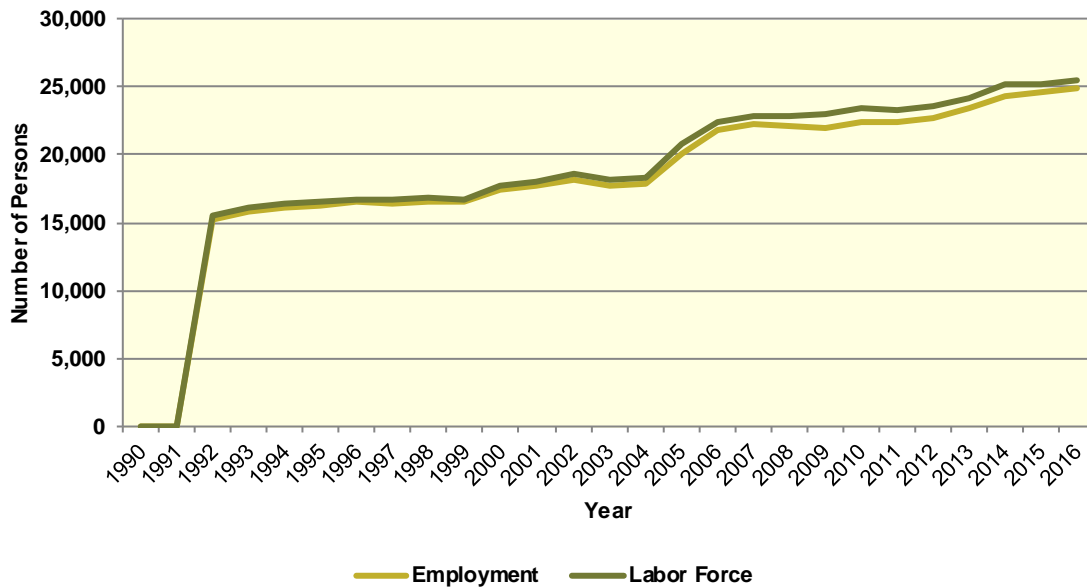
Labor Force

Table III.6.20, shows the labor force statistics for Urbandale from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.5 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 Urbandale decreased from 2.7 percent in 2015 to 2.5 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.6.20					
Labor Force Statistics					
Urbandale					
1990 - 2016 BLS Data					
Year	Urbandale				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	0	0	0	0%	4.4%
1991	0	0	0	0%	4.7%
1992	305	15,178	15,483	2%	4.5%
1993	318	15,819	16,137	2%	4%
1994	251	16,090	16,341	1.5%	3.5%
1995	239	16,311	16,550	1.4%	3.4%
1996	253	16,499	16,752	1.5%	3.5%
1997	237	16,402	16,639	1.4%	3.1%
1998	199	16,588	16,787	1.2%	2.7%
1999	180	16,569	16,749	1.1%	2.6%
2000	237	17,482	17,719	1.3%	2.6%
2001	303	17,707	18,010	1.7%	3.3%
2002	397	18,182	18,579	2.1%	4%
2003	441	17,787	18,228	2.4%	4.5%
2004	476	17,835	18,311	2.6%	4.5%
2005	592	20,139	20,731	2.9%	4.3%
2006	538	21,878	22,416	2.4%	3.7%
2007	557	22,254	22,811	2.4%	3.7%
2008	683	22,170	22,853	3%	4.2%
2009	1,038	21,989	23,027	4.5%	6.4%
2010	1,021	22,373	23,394	4.4%	6%
2011	961	22,345	23,306	4.1%	5.5%
2012	888	22,669	23,557	3.8%	5%
2013	845	23,382	24,227	3.5%	4.7%
2014	766	24,367	25,133	3%	4.3%
2015	686	24,542	25,228	2.7%	3.8%
2016	647	24,849	25,496	2.5%	3.7%

Diagram III.6.2, shows the employment and labor force for Urbandale. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 24,849 persons, with the labor force reaching 25,496, indicating there were a total of 647 unemployed persons.

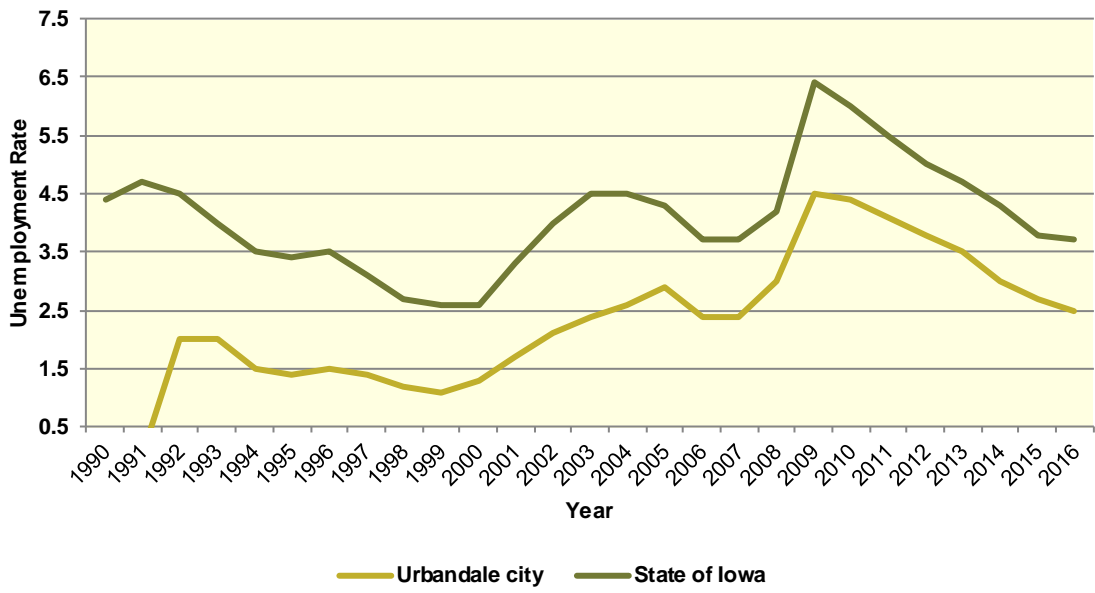
Diagram III.6.2
Employment and Labor Force
 Urbandale
 1990 – 2016 BLS Data



Unemployment

Diagram III.6.3, shows the unemployment rate for both the State and Urbandale. During the 1990’s the average rate for Urbandale was 1.5 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.6 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.4 percent. Over the course of the entire period the Urbandale had an average unemployment rate that lower than the State, 2.6 percent for Urbandale, versus 4.1 statewide.

Diagram III.6.3
Annual Unemployment Rate
 Urbandale
 1990 – 2016 BLS Data



Earnings: Polk 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.6.4, shows real average earnings per job for Polk County from 1990 to 2016. Over this period the average earning per job for Polk County was \$52,525, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.6.4
Real Average Earnings Per Job
 Polk County
 BEA Data 1990 - 2016

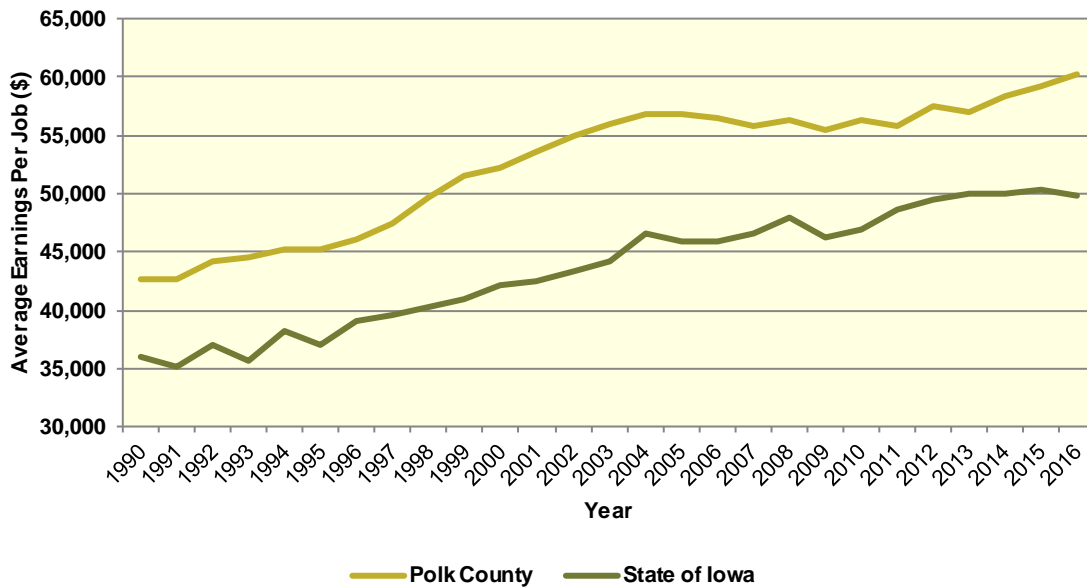
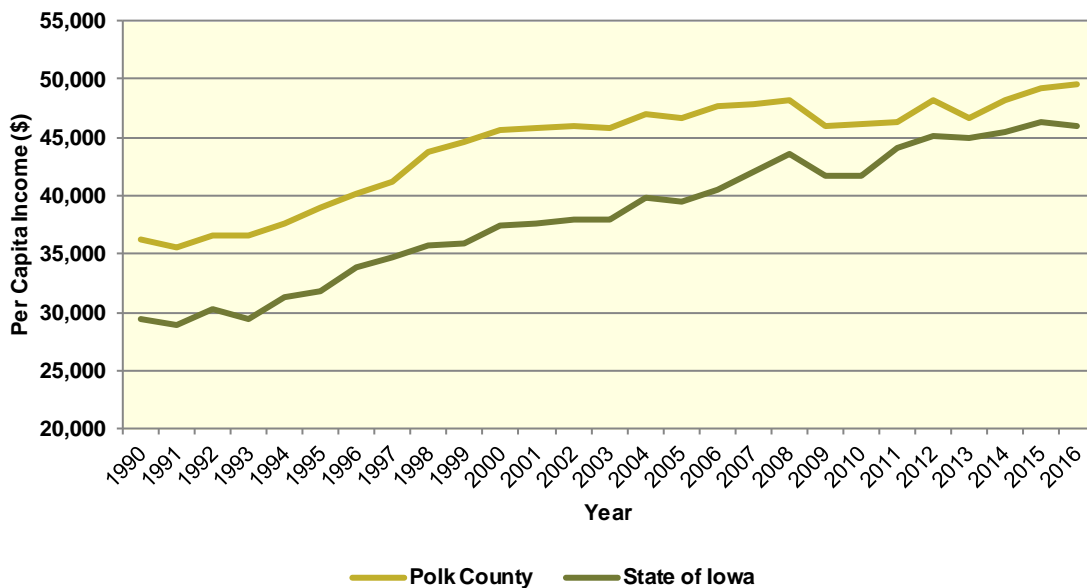


Diagram III.6.5, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Polk County was \$44,155, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.6.5
Real Per Capita Income
 Polk County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Polk County

The Iowa Department of Revenue releases annual income tax statistics. Table III.6.21, 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 Polk County.

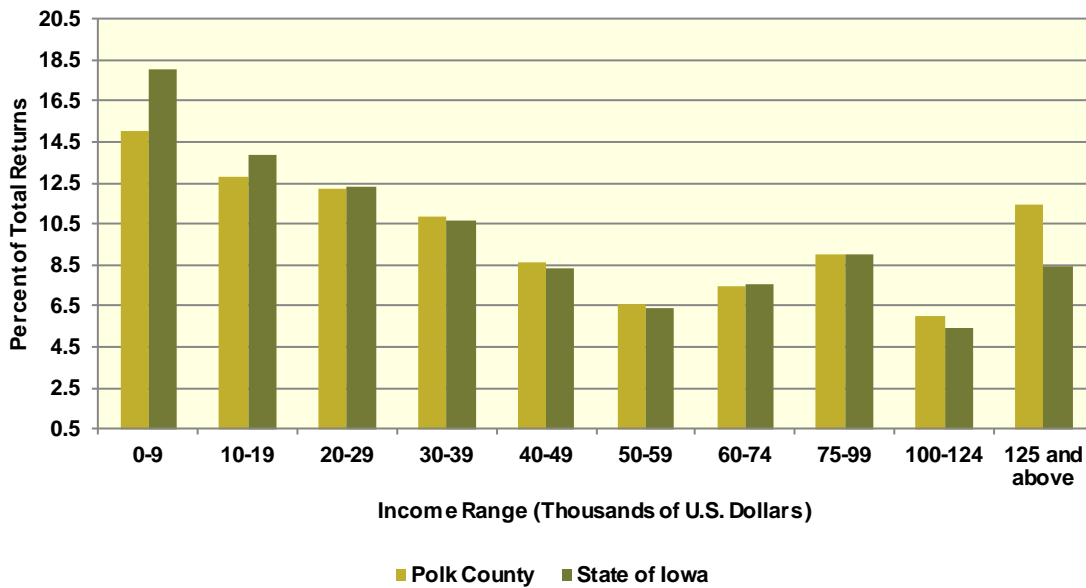
As can be seen below, the total number of returns between 2010 and 2015 increased by 11 percent, with 25,174 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 50.8 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of 2.8 percent.

Table III.6.21
Number of Tax Returns by Adjusted Gross Income
 Urbandale
 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	29,695	24,064	24,603	20,068	15,370	12,052	14,404	14,527	6,423	8,916	170,122
2003	29,870	23,699	24,545	19,956	15,459	11,777	14,324	15,063	6,873	9,826	171,392
2004	29,768	23,761	24,179	20,192	15,837	12,185	14,597	16,319	7,613	11,142	175,593
2005	29,610	23,834	24,492	20,583	16,081	12,511	14,805	16,967	8,435	12,411	179,729
2006	28,858	23,908	24,665	21,375	16,299	12,717	15,442	17,646	9,142	14,067	184,119
2007	31,279	24,584	25,427	22,139	16,859	13,012	15,648	18,619	9,981	15,724	193,272
2008	30,476	24,970	25,373	21,802	17,114	13,283	15,621	18,526	10,715	15,930	193,810
2009	31,297	26,127	25,831	21,945	16,784	13,190	15,428	18,360	10,566	15,659	195,187
2010	31,404	27,179	26,088	22,098	16,740	13,109	15,890	18,417	10,836	16,693	198,454
2011	32,906	27,152	26,072	22,087	16,991	13,400	15,321	18,727	11,312	18,171	202,139
2012	32,353	27,763	26,468	22,592	17,311	13,613	15,730	18,958	11,852	19,936	206,576
2013	33,076	27,910	26,782	23,191	17,731	13,639	15,865	19,235	12,469	21,212	211,110
2014	33,061	28,423	27,012	23,325	18,401	14,092	16,055	19,584	12,842	23,153	215,948
2015	33,115	28,225	26,846	23,999	19,074	14,429	16,334	19,850	13,292	25,174	220,338
Change 10 - 15	5.4%	3.8%	2.9%	8.6%	13.9%	10.1%	2.8%	7.8%	22.7%	50.8%	11%



Diagram III.6.6
2015 Income Distribution
 Polk County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Urbandale is shown in Table III.6.22. In 2016, there were an estimated 2,571 persons living in poverty. This represented a 6.2 percent poverty rate, compared to 3.7 percent poverty in 2000. In 2016, some 14.8 percent of those in poverty were under age 6, and 9 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	113	10.6%	381	14.8%
6 to 17	262	24.5%	523	20.3%
18 to 64	575	53.7%	1,435	55.8%
65 or Older	121	11.3%	232	9%
Total	1,071	100.0%	2,571	100.0%
Poverty Rate	3.7%	.	6.2%	.

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 Polk County decreased from 197 authorizations in 2015 to 159 in 2016.

The real value of single-family building permits increased from \$309,125 in 2015 to \$320,505 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.6.23.

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	125	0	0	78	203	116,279	93,682
1981	33	0	0	0	33	128,603	0
1982	53	0	0	36	89	118,633	82,945
1983	145	0	0	0	145	102,534	0
1984	314	0	8	218	540	91,615	61,881
1985	224	0	0	104	328	95,302	64,223
1986	251	0	0	0	251	92,191	0
1987	312	0	0	0	312	94,104	0
1988	280	0	8	44	332	88,056	50,910
1989	224	0	12	20	256	87,972	56,032
1990	302	0	4	0	306	89,693	0
1991	342	0	0	0	342	113,489	0
1992	317	0	0	0	317	158,482	0
1993	167	0	0	0	167	154,514	0
1994	126	0	3	106	235	156,200	62,995
1995	126	0	0	24	150	147,681	70,695
1996	246	0	0	156	402	169,731	77,917
1997	169	0	0	0	169	183,509	0
1998	234	0	0	0	234	219,635	0
1999	241	0	0	24	265	231,408	73,714
2000	301	0	8	24	333	217,955	74,311
2001	294	2	0	294	590	234,583	113,999
2002	441	6	0	24	471	258,671	92,828
2003	627	2	4	202	835	268,573	182,020
2004	663	0	0	70	733	260,139	167,822
2005	545	0	0	0	545	202,870	0
2006	403	0	0	0	403	212,770	0
2007	233	0	0	0	233	215,670	0
2008	104	0	0	0	104	222,744	0
2009	114	2	0	0	116	251,421	0
2010	147	0	0	30	177	276,121	117,069
2011	182	0	0	0	182	276,735	0
2012	241	0	0	0	241	298,830	0
2013	300	0	0	0	300	326,479	0
2014	156	0	0	90	246	343,330	123,136
2015	197	0	0	84	281	309,125	119,297
2016	159	0	0	0	159	320,505	0

Diagram III.6.7 Single Family Permits

Urbandale
Census Bureau Data, 1980–2016

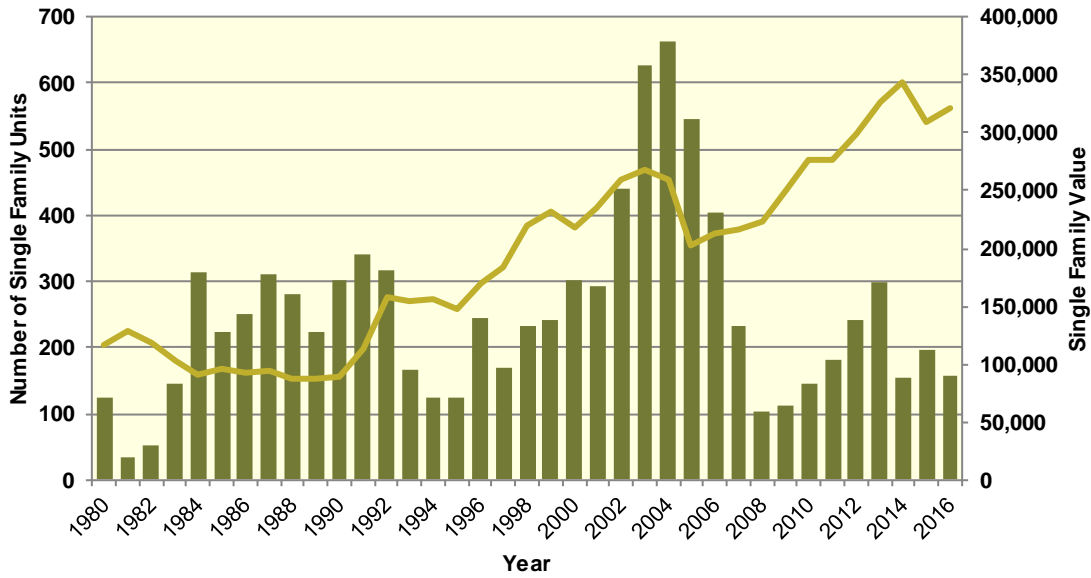
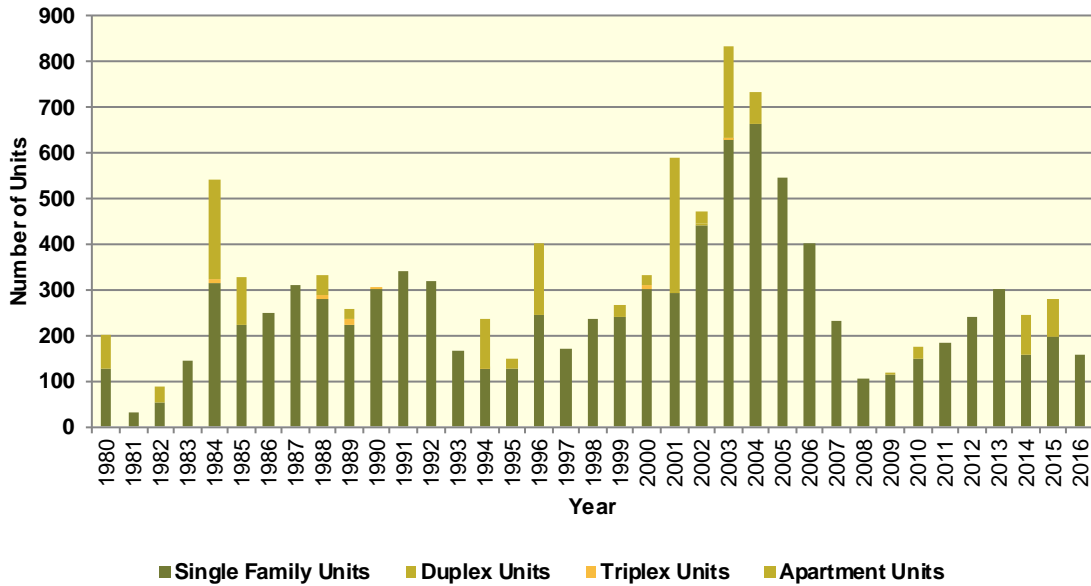


Diagram III.6.8 Total Permits by Unit Type

Urbandale
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.6.24. In 2016, there were 17,066 housing units, up from 11,855 in 2000. Single-family units accounted for 80 percent of units in 2016, compared to 76.2 in 2000. Apartment units accounted for 18.4 percent in 2016, compared to 20.7 percent in 2000.

Table III.6.24 Housing Units by Type Urbandale 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,035	76.2%	13,653	80%
Duplex	180	1.5%	101	0.6%
Tri- or Four-Plex	137	1.2%	150	0.9%
Apartment	2,449	20.7%	3,135	18.4%
Mobile Home	54	0.5%	27	0.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	11,855	100.0%	17,066	100.0%

Some 95.6 percent of housing was occupied in 2010, compared to 96.8 percent in 2000. Owner-occupied housing changed 37.2 percent between 2000 and 2010, ending with owner-occupied units representing 78.4 percent of unit. Vacant units changed by 87.8 percent, resulting in 723 vacant units in 2010.

Table III.6.25 Housing Units by Tenure Urbandale 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	11,484	96.8%	15,596	95.6%	35.8%
Owner-Occupied	8,909	77.6%	12,222	78.4%	37.2%
Renter-Occupied	2,575	22.4%	3,374	21.6%	31%
Vacant Housing Units	385	3.2%	723	4.4%	87.8%
Total Housing Units	11,869	100.0%	16,319	100.0%	37.5%

Table III.6.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 17,066 housing units. An estimated 79.7 percent were owner-occupied, and 4 percent were vacant.

Table III.6.26 Housing Units by Tenure Urbandale 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,596	95.6%	16,385	96%
Owner-Occupied	12,222	78.4%	13,056	79.7%
Renter-Occupied	3,374	21.6%	3,329	20.3%
Vacant Housing Units	723	4.4%	681	4%
Total Housing Units	16,319	100.0%	17,066	100.0%

Households by household size are shown in Table III.6.27. There were a total of 15,596 households in 2010, up from 11,484 in 2000. One person households changed by 40.1 percent between 2000 and 2010, while two person households changed by 32 percent. Three and four person households changed by 37 and 29.8 respectively, representing 15.6 percent and 16 percent of the population in 2010.

Table III.6.27					
Households by Household Size					
Urbandale					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,781	24.2%	3,897	25%	40.1%
Two Persons	4,119	35.9%	5,436	34.9%	32%
Three Persons	1,775	15.5%	2,431	15.6%	37%
Four Persons	1,925	16.8%	2,499	16%	29.8%
Five Persons	672	5.9%	972	6.2%	44.6%
Six Persons	162	1.4%	261	1.7%	61.1%
Seven Persons or More	50	0.4%	100	0.6%	100%
Total	11,484	100.0%	15,596	100.0%	35.8%

Households by income is shown in Table III.6.28. Households earning more than \$100,000 per year represented 39.2 percent of households in 2016, compared to 17.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.3 percent of households in 2010, compared to 24.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 4.7 percent of households in 2016, compared to 5.6 percent in 2000.

Table III.6.28				
Households by Income				
Urbandale				
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	648	5.6%	764	4.7%
\$15,000 to \$19,999	412	3.6%	588	3.6%
\$20,000 to \$24,999	488	4.2%	384	2.3%
\$25,000 to \$34,999	1,178	10.2%	1,125	6.9%
\$35,000 to \$49,999	1,759	15.3%	1,834	11.2%
\$50,000 to \$74,999	2,847	24.8%	2,838	17.3%
\$75,000 to \$99,999	2,113	18.4%	2,431	14.8%
\$100,000 or More	2,058	17.9%	6,421	39.2%
Total	11,503	100.0%	16,385	100.0%

Table III.6.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 25.4 percent and 4.4 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 14.2 percent, 15.4 percent, and 18.3, respectively. Housing units built prior to 1939 represented 2.9 percent of households in 2016.



Table III.6.29				
Households by Year Home Built				
Urbandale				
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	302	2.6%	481	2.9%
1940 to 1949	228	2%	283	1.7%
1950 to 1959	1,078	9.4%	1,070	6.5%
1960 to 1969	2,076	18.1%	1,834	11.2%
1970 to 1979	2,302	20.1%	2,328	14.2%
1980 to 1989	2,641	23%	2,516	15.4%
1990 to 1999	2,844	24.8%	3,003	18.3%
2000 to 2009	.	.	4,154	25.4%
2010 or Later	.	.	716	4.4%
Total	11,471	100.0%	16,385	100.0%

The distribution of unit types by race are shown in Table III.6.30. An estimated 83.1 percent of white households occupy single family homes, while 41.5 percent of black households do. Some 15.5 percent of white households occupied apartments, while 53.9 percent of black households do. An estimated 79 percent of Asian, and 65 percent of American Indian households occupy single family homes.

Table III.6.30							
Distribution of Units in Structure by Race							
Urbandale							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.1%	41.5%	65%	79%	100%	11.9%	83.3%
Duplex	0.5%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	0.8%	4.6%	0%	0%	0%	0%	0%
Apartment	15.5%	53.9%	0%	21%	0%	88.1%	16.7%
Mobile Home	0.1%	0%	35%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.6.31. An estimated 36.2 percent of vacant units were for rent in 2010, a 91.2 percent change since 2000. In addition, some 34.3 percent of vacant units were for sale, a change of 121.4 percent between 2000 and 2010. "Other" vacant units represented 10.5 percent of vacant units in 2010. This is a change of 35.7 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.6.31					
Disposition of Vacant Housing Units					
Urbandale					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	137	35.6%	262	36.2%	91.2%
For Sale	112	29.1%	248	34.3%	121.4%
Rented or Sold, Not Occupied	38	9.9%	68	9.4%	78.9%
For Seasonal, Recreational, or Occasional Use	41	10.6%	69	9.5%	68.3%
For Migrant Workers	1	0.3%	0	0%	-100%
Other Vacant	56	14.5%	76	10.5%	35.7%
Total	385	100.0%	723	100.0%	87.8%

The disposition of vacant units between 2010 and 2016 are shown in Table III.6.32. By 2016, for rent units accounted for 31 percent of vacant units, while for sale units accounted for 16.9 percent. “Other” vacant units accounted for 20.4 percent of vacant units, representing a total of 139 “other” vacant units.

Table III.6.32				
Disposition of Vacant Housing Units				
Urbandale				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	262	36.2%	211	31%
For Sale	248	34.3%	115	16.9%
Rented Not Occupied	14	1.9%	104	15.3%
Sold Not Occupied	54	7.5%	80	11.7%
For Seasonal, Recreational, or Occasional Use	69	9.5%	32	4.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	76	10.5%	139	20.4%
Total	723	100.0%	681	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.6.33. In 2016, an estimated 1.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.6.33 Overcrowding and Severe Overcrowding Urbandale 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	8,794	98.9%	99	1.1%	0	0%	8,893
2016 Five-Year ACS	12,971	99.3%	85	0.7%	0	0%	13,056
Renter							
2000 Census	2,421	93.9%	106	4.1%	51	2%	2,578
2016 Five-Year ACS	3,191	95.9%	130	3.9%	8	0.2%	16,385
Total							
2000 Census	11,215	97.8%	205	1.8%	51	0.4%	11,471
2016 Five-Year ACS	16,162	98.6%	215	1.3%	8	0%	16,385

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Urbandale. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.6.34 Households with Incomplete Plumbing Facilities Urbandale 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	11,435	16,385
Lacking Complete Plumbing Facilities	36	0
Total Households	11,471	16,385
Percent Lacking	0.3%	0%

There were 108 households lacking complete kitchen facilities in 2016, compared to 114 households in 2000. This was a change from 1 percent of households in 2000 to 0.7 percent in 2016.

Table III.6.35 Households with Incomplete Kitchen Facilities Urbandale 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	11,357	16,277
Lacking Complete Kitchen Facilities	114	108
Total Households	11,471	16,385
Percent Lacking	1%	0.7%

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 Urbandale, 12.5 of households had a cost burden and 8 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 19.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.4 percent and a severe cost burden rate of 2.7 percent. Owner occupied households with a mortgage had a cost burden rate of 13.6 percent, and severe cost burden at 5.9 percent.

Table III.6.36
Cost Burden and Severe Cost Burden by Tenure
 Urbandale
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	5,458	83%	839	12.8%	278	4.2%	0	0%	6,575
2016 Five-Year ACS	7,640	80.5%	1,288	13.6%	558	5.9%	8	0.1%	9,494
Owner Without a Mortgage									
2000 Census	1,633	96.2%	46	2.7%	18	1.1%	0	0%	1,697
2016 Five-Year ACS	3,289	92.3%	156	4.4%	97	2.7%	20	0.6%	3,562
Renter									
2000 Census	1,632	63.3%	486	18.9%	392	15.2%	68	2.6%	2,578
2016 Five-Year ACS	1,971	59.2%	602	18.1%	655	19.7%	101	3%	3,329
Total									
2000 Census	8,723	80.4%	1,371	12.6%	688	6.3%	68	0.6%	10,850
2016 Five-Year ACS	12,900	78.7%	2,046	12.5%	1,310	8%	129	0.8%	16,385

Housing Problems by Income

Table III.6.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Polk County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.6.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,340 owner-occupied and 505 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 649 owner-occupied 515 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 12,910 households without a housing problem.

Table III.6.37
Median Family Income
 Polk County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	60,000	49,100
2001	64,600	52,500
2002	66,900	53,700
2003	63,900	54,900
2004	65,300	55,800
2005	68,050	57,650
2006	67,700	57,800
2007	67,700	58,100
2008	67,900	58,500
2009	71,700	62,000
2010	73,200	62,400
2011	74,500	64,000
2012	75,500	64,800
2013	72,900	64,700
2014	74,900	65,300
2015	75,000	67,500
2016	76,900	68,400
2017	82,200	69,900

Table III.6.38
Housing Problems by Income and Tenure

Polk County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	4	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	4	35	45	99
Housing cost burden greater than 50% of income (and none of the above problems)	290	190	150	15	4	649
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	200	620	230	235	1,340
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	0	220	770	875	9,285	11,150
Total	395	610	1,559	1,159	9,569	13,292
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	25	25	15	15	80
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	70	30	4	104
Housing cost burden greater than 50% of income (and none of the above problems)	355	80	65	15	0	515
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	175	305	0	0	505
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	20	50	580	260	850	1,760
Total	410	330	1,045	335	869	2,989
Total						
Lacking complete plumbing or kitchen facilities	0	25	25	19	15	84
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	15	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	74	65	49	203
Housing cost burden greater than 50% of income (and none of the above problems)	645	270	215	30	4	1,164
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	375	925	230	235	1,845
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	20	270	1,350	1,135	10,135	12,910
Total	805	940	2,604	1,494	10,438	16,281

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.6.39 presents some basic statistics about the completed surveys.

Table III.6.39				
Survey of Rental Properties				
Urbandale				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	4	440	1.8	14

Table III.6.40, shows the amount of total and vacant units with their associated vacancy rates. There were 440 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 1.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.6.40			
Rental Vacancy Survey by Type			
Urbandale			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	440	8	1.8%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
Total	440	8	1.8%

Table III.6.41, reports units by bedroom size. As can be seen there were 61 two bedroom apartment units and 19 three bedroom units. Overall, the 61 two bedroom units accounted for 13.9 percent of all units, and the 19 three bedroom units accounted for 4.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 360 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.6.41						
Rental Units by Bedroom Size						
Urbandale						
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	0	0	0	.	0
Two	0	61	0	0	.	61
Three	0	19	0	0	.	19
Four	0	0	0	0	.	0
Don't Know	0	360	0	0	0	360
Total	0	440	0	0	0	440



Table III.6.42 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 4.9 percent.

Table III.6.42			
Apartment Units by Bedroom Size			
Urbandale			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	61	3	4.9%
Three	19	2	10.5%
Four	0	0	0%
Don't know	360	3	0.8%
Total	440	8	1.8%

Average market-rate rents by unit type are shown in Table III.6.43. 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.6.43					
Average Market Rate Rents by Bedroom Size					
Urbandale					
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	\$722.5	\$0	\$0	\$722.5
Two	\$0	\$774.3	\$0	\$0	\$774.3
Three	\$0	\$1022.5	\$0	\$0	\$1022.5
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$965.2	\$0	\$0	\$965.2

The average rent and availability of apartment units is displayed in Table III.6.44. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 1.6 percent.

Table III.6.44 Apartment Market Rate Rents by Vacancy Status Urbandale 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	426	7	1.6%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	14	1	7.1%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	440	8	1.8%

Respondents were asked if utilities are included in the rent and as shown in Table III.6.45, 3 respondents, or 75 percent, included some sort of utility in the rent.

Table III.6.45 Are there any utilities included with the rent? Urbandale 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.6.46. There were 0 respondents who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 2 respondents included trash collection in the rent.

Table III.6.46 Which utilities are included with the rent? Urbandale 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	1
Trash Collection	2

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table III.6.47, there were 46 accessible apartment units. Respondents also indicated there were a total of 3 persons with disabilities currently residing in accessible units.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	0	0	0		0
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	46	0	0	0	46
Total	0	46	0	0	0	46

Table III.6.48, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 10.5 percent of all apartment units were considered accessible by survey respondents.

Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	0	0	0%
Two	61	0	61	0%
Three	19	0	19	0%
Four	0	0	0	0%
Don't know	314	46	360	12.8%
Total	394	46	440	10.5%

Perceived Need for Rental Units

Table III.6.49, at right, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.6.49 Do you keep a waiting list? Urbandale 2017 Survey of Rental Properties	
Period	Respondent
Yes	0
No	3
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.6.50, 1 respondent said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table III.6.50 How would you rate the need for renovation of existing units in the? Urbandale 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	0	0
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	2	2	0	0

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.6.51, 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.6.51 How would you rate the need for construction of new units in the? Urbandale 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	0	0
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1	1	0	0

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.6.52, shows the *strong growth scenario* for Urbandale. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 16,385 households. In 2030, there will be a projected 18,835 households, of which 15,008 are projected to be owner occupied and the remaining 3,827 are expected to be renter-occupied.

By 2050, there are projected to be 16,493 owner-occupied households, of which 484 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,935 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 4,205 renter households, of which 584 renter households are expected to have incomes between 0 and 30.0 percent of median family income 1,463 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 20,699 occupied units by 2050, of which 1,068 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.6.52
Housing Demand Forecast
 Urbandale
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	411	426	440	453	465	475	484
30.1-50%	0	643	666	689	709	727	743	757
50.1-80%	0	1,645	1,703	1,761	1,813	1,859	1,899	1,935
80.1-95%	0	807	835	864	889	912	931	949
95.1-115%	0	1,250	1,293	1,338	1,377	1,412	1,443	1,470
115+%	0	9,265	9,589	9,917	10,212	10,469	10,695	10,898
Total	0	14,022	14,512	15,008	15,454	15,843	16,185	16,493
Renter								
0-30%	0	496	514	531	547	561	573	584
30.1-50%	0	388	401	415	427	438	447	456
50.1-80%	0	1,244	1,287	1,332	1,371	1,406	1,436	1,463
80.1-95%	0	293	303	314	323	331	338	345
95.1-115%	0	317	328	339	349	358	366	373
115+%	0	837	867	896	923	946	966	985
Total	0	3,575	3,700	3,827	3,940	4,040	4,127	4,205
Total								
0-30%	0	908	939	972	1,000	1,026	1,048	1,068
30.1-50%	0	1,031	1,067	1,103	1,136	1,165	1,190	1,213
50.1-80%	0	2,889	2,990	3,093	3,184	3,265	3,335	3,399
80.1-95%	0	1,100	1,138	1,177	1,212	1,243	1,270	1,294
95.1-115%	0	1,567	1,622	1,677	1,727	1,770	1,808	1,843
115+%	0	10,102	10,456	10,813	11,134	11,415	11,661	11,883
Total	16,385	17,597	18,212	18,835	19,395	19,883	20,312	20,699