

**VOLUME III:  
WEST DES MOINES**

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## West Des Moines

### DEMOGRAPHICS

#### Population Estimates

Table III.7.1, at right shows the population for West Des Moines. As can be seen, the population in West Des Moines increased from 56,609 persons in 2010 to 64,560 person in 2016, or by 14 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 West Des Moines. 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.

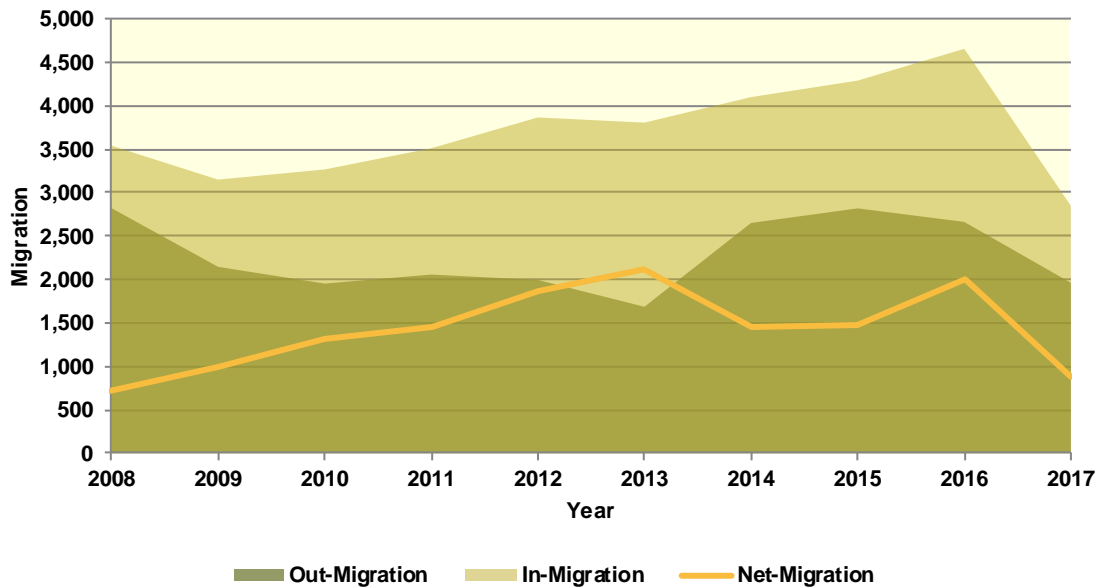
#### Polk County Population Migration Trends

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.7.1, 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 West Des Moines.

Year	Population	Percent Yearly Change
2000	46,403	.
2001	48,058	3.6%
2002	48,746	1.4%
2003	49,430	1.4%
2004	50,279	1.7%
2005	51,404	2.2%
2006	52,590	2.3%
2007	53,752	2.2%
2008	54,863	2.1%
2009	55,867	1.8%
2010	56,609	1.3%
2011	57,650	1.8%
2012	58,220	1%
2013	59,908	2.9%
2014	62,158	3.8%
2015	63,491	2.1%
2016	64,560	1.7%

**Diagram III.7.1**  
**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.7.2, 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.7.2, 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.7.2**  
**New-Migration by Age Range**  
 Polk County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
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
<b>Total</b>	<b>719</b>	<b>1,004</b>	<b>1,314</b>	<b>1,454</b>	<b>1,871</b>	<b>2,120</b>	<b>1,449</b>	<b>1,471</b>	<b>1,993</b>	<b>886</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.7.3, shows population by age for the 2000 and 2010 Census. The population changed by 22 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 32.5 percent to a total of 6,028 persons in 2010. Those aged 25 to 34 changed by 19.1 percent, and those aged under 5 changed by 11.4 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	3,585	7.7%	3,995	7.1%	11.4%
5 to 19	8,740	18.8%	10,627	18.8%	21.6%
20 to 24	3,605	7.8%	4,228	7.5%	17.3%
25 to 34	8,899	19.2%	10,596	18.7%	19.1%
35 to 54	13,618	29.3%	15,417	27.2%	13.2%
55 to 64	3,406	7.3%	5,718	10.1%	67.9%
65 or Older	4,550	9.8%	6,028	10.6%	32.5%
<b>Total</b>	<b>46,403</b>	<b>100.0%</b>	<b>56,609</b>	<b>100.0%</b>	<b>22%</b>

The elderly population is further explored in Table III.7.4. Those aged 65 to 66 changed by 73.4 percent between 2000 and 2010, resulting in a population of 841 persons. Those aged 85 or older changed by 72 percent during the same time period, and resulted in 800 persons over age 85 in 2010.

<b>Table III.7.4</b>					
<b>Elderly Population by Age</b>					
West Des Moines					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	485	10.7%	841	14%	73.4%
67 to 69	700	15.4%	1,085	18%	55%
70 to 74	1,258	27.6%	1,296	21.5%	3%
75 to 79	1,004	22.1%	1,066	17.7%	6.2%
80 to 84	638	14%	940	15.6%	47.3%
85 or Older	465	10.2%	800	13.3%	72%
<b>Total</b>	<b>4,550</b>	<b>100.0%</b>	<b>6,028</b>	<b>100.0%</b>	<b>32.5%</b>

Population by race and ethnicity is shown in Table III.7.5. The white population changed by 16.3 percent between 2000 and 2010, and resulted in representing 88.4 percent of the population in 2010. The black population changed by 115.7 percent, represented 3.3 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 4.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 108.7 percent between 2000 and 2010, compared to the 19.3 percent growth rate for non-Hispanics.

<b>Table III.7.5</b>					
<b>Population by Race and Ethnicity</b>					
West Des Moines					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	42,995	92.7%	50,020	88.4%	16.3%
Black	868	1.9%	1,872	3.3%	115.7%
American Indian	61	0.1%	88	0.2%	44.3%
Asian	1,280	2.8%	2,709	4.8%	111.6%
Native Hawaiian/ Pacific Islander	16	0%	22	0%	37.5%
Other	585	1.3%	830	1.5%	41.9%
Two or More Races	598	1.3%	1,068	1.9%	78.6%
<b>Total</b>	<b>46,403</b>	<b>100.0%</b>	<b>56,609</b>	<b>100.0%</b>	<b>22%</b>
<b>Hispanic</b>	1,404	3%	2,930	5.2%	108.7%
<b>Non-Hispanic</b>	44,999	97%	53,679	94.8%	19.3%

Population by race and ethnicity through 2016 is shown in Table III.7.6. The white population represented 86.4 percent of the population in 2016, compared with black households accounting for 3.7 percent of the population. Hispanic households represented 5.5 percent of the population in 2016.

<b>Table III.7.6</b>				
<b>Population by Race and Ethnicity</b>				
West Des Moines				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	50,020	88.4%	53,262	86.4%
Black	1,872	3.3%	2,301	3.7%
American Indian	88	0.2%	73	0.1%
Asian	2,709	4.8%	4,061	6.6%
Native Hawaiian/ Pacific Islander	22	0%	51	0.1%
Other	830	1.5%	693	1.1%
Two or More Races	1,068	1.9%	1,183	1.9%
<b>Total</b>	<b>56,609</b>	<b>100.0%</b>	<b>61,624</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>53,679</b>	<b>94.8%</b>	<b>58,229</b>	<b>94.5%</b>
<b>Hispanic</b>	<b>2,930</b>	<b>5.2%</b>	<b>3,395</b>	<b>5.5%</b>

The population by race is broken down further by ethnicity in Table III.7.7. While the white non-Hispanic population changed by 13.8 percent between 2000 and 2010, the white Hispanic population changed by 169.9 percent. The black non-Hispanic population changed by 114.8 percent, while the black Hispanic population changed by 175 percent.

<b>Table III.7.7</b>					
<b>Population by Race and Ethnicity</b>					
West Des Moines					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	42,283	94%	48,098	89.6%	13.8%
Black	856	1.9%	1,839	3.4%	114.8%
American Indian	51	0.1%	61	0.1%	19.6%
Asian	1,274	2.8%	2,695	5%	111.5%
Native Hawaiian/ Pacific Islander	12	0%	22	0%	83.3%
Other	42	0.1%	55	0.1%	31%
Two or More Races	481	1.1%	909	1.7%	89%
<b>Total Non-Hispanic</b>	<b>44,999</b>	<b>100.0%</b>	<b>53,679</b>	<b>100.0%</b>	<b>19.3%</b>
<b>Hispanic</b>					
White	712	50.7%	1,922	65.6%	169.9%
Black	12	0.9%	33	1.1%	175%
American Indian	10	0.7%	27	0.9%	170%
Asian	6	0.4%	14	0.5%	133.3%
Native Hawaiian/ Pacific Islander	4	0.3%	0	0%	-100%
Other	543	38.7%	775	26.5%	42.7%
Two or More Races	117	8.3%	159	5.4%	35.9%
<b>Total Hispanic</b>	<b>1,404</b>	<b>100.0%</b>	<b>2,930</b>	<b>100.0%</b>	<b>108.7%</b>
<b>Total Population</b>	<b>46,403</b>	<b>100.0%</b>	<b>56,609</b>	<b>100.0%</b>	<b>22%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.7.8. During this time, the total non-Hispanic population was 58,229 persons in 2016. The Hispanic population was 3,395.

<b>Table III.7.8</b>				
<b>Population by Race and Ethnicity</b>				
West Des Moines				
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	48,098	89.6%	50,782	87.2%
Black	1,839	3.4%	2,237	3.8%
American Indian	61	0.1%	73	0.1%
Asian	2,695	5%	4,061	7%
Native Hawaiian/ Pacific Islander	22	0%	51	0.1%
Other	55	0.1%	52	0.1%
Two or More Races	909	1.7%	973	1.7%
<b>Total Non-Hispanic</b>	<b>53,679</b>	<b>100.0%</b>	<b>58,229</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,922	65.6%	2,480	73%
Black	33	1.1%	64	1.9%
American Indian	27	0.9%	0	0%
Asian	14	0.5%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	775	26.5%	641	18.9%
Two or More Races	159	5.4%	210	6.2%
<b>Total Hispanic</b>	<b>2,930</b>	<b>100.0</b>	<b>3,395</b>	<b>100.0%</b>
<b>Total Population</b>	<b>56,609</b>	<b>100.0%</b>	<b>61,624</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.7.9. Family households represented 57.3 percent of households, while non-family households accounted for 42.7 percent. These changed from 58.4 and 41.6 percent, respectively.

<b>Table III.7.9</b>				
<b>Household Type by Tenure</b>				
West Des Moines				
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	14,201	58.4%	15,363	57.3%
Married-Couple Family	11,291	79.5%	12,731	82.9%
Owner-Occupied	9,299	82.4%	9,914	77.9%
Renter-Occupied	1,992	17.6%	2,817	22.1%
Other Family	2,910	20.5%	2,632	18.9%
Male Householder, No Spouse Present	821	28.2%	475	31.2%
Owner-Occupied	392	47.7%	228	48%
Renter-Occupied	429	52.3%	247	52%
Female Householder, No Spouse Present	2,089	71.8%	2,157	79.4%
Owner-Occupied	934	44.7%	950	44%
Renter-Occupied	1,155	55.3%	1,207	56%
Non-Family Households	10,110	41.6%	11,427	42.7%
Owner-Occupied	4,499	44.5%	4,857	42.5%
Renter-Occupied	5,611	55.5%	6,570	57.5%
<b>Total</b>	<b>24,311</b>	<b>100.0%</b>	<b>26,790</b>	<b>100.0%</b>

The group quarters population was 273 in 2010, compared to 299 in 2000. Institutionalized populations experienced a 19.1 percent change between 2000 and 2010. Non-institutionalized populations experienced a -86.1 percent change during this same time period.



<b>Table III.7.10</b>					
<b>Group Quarters Population</b>					
West Des Moines					
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	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	214	97.3%	262	100%	22.4%
Other Institutions	6	2.7%	0	0%	-100%
<b>Total</b>	<b>220</b>	<b>100.0%</b>	<b>262</b>	<b>100.0%</b>	<b>19.1 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	79	100%	11	100%	-86.1%
<b>Total</b>	<b>79</b>	<b>100.0%</b>	<b>11</b>	<b>100.0%</b>	<b>-86.1%</b>
<b>Group Quarters Population</b>	<b>299</b>	<b>100.0%</b>	<b>273</b>	<b>100.0%</b>	<b>-8.7%</b>

The number of foreign born persons are shown in Table III.7.11. An estimated 3.1 percent of the population was born in India, some 1.1 percent were born in Mexico, and another 0.7 percent were born in Vietnam.

<b>Table III.7.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
West Des Moines			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	India	1,936	3.1%
#2 country of origin	Mexico	657	1.1%
#3 country of origin	Vietnam	444	0.7%
#4 country of origin	Bosnia and Herzegovina	397	0.6%
#5 country of origin	Iraq	332	0.5%
#6 country of origin	Kenya	182	0.3%
#7 country of origin	Korea	168	0.3%
#8 country of origin	China excluding Hong Kong and Taiwan	142	0.2%
#9 country of origin	Pakistan	131	0.2%
#10 country of origin	Guatemala	129	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.7.12. An estimated 1.5 percent of the population speaks Spanish at home, followed by 0.9 percent speaking Other Indo-European languages.

<b>Table III.7.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> West Des Moines 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	866	1.5%
#2 LEP Language	Other Indo-European languages	510	0.9%
#3 LEP Language	Vietnamese	449	0.8%
#4 LEP Language	Other Asian and Pacific Island languages	335	0.6%
#5 LEP Language	Russian, Polish, or other Slavic languages	243	0.4%
#6 LEP Language	Arabic	205	0.4%
#7 LEP Language	Other and unspecified languages	70	0.1%
#8 LEP Language	French, Haitian, or Cajun	49	0.1%
#9 LEP Language	Chinese	33	0.1%
#10 LEP Language	Korean	26	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.7.13. Some 11.7 percent of the population was disabled in 2000, or a total of 4,965 persons. The disability rate was highest for those over 65, with 35.4 percent disabled.

<b>Table III.7.13</b> <b>Disability by Age</b> West Des Moines 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	306	4.5%
16 to 64	3,170	10.1%
65 and older	1,489	35.4%
<b>Total</b>	<b>4,965</b>	<b>11.7%</b>

Table III.7.14, shows disability by type in 2000. There were 1,895 physical disabilities in 2000, some 2,233 employment disabilities, and 1,218 go-outside-home disabilities.

<b>Table III.7.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> West Des Moines 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	928
Physical disability	1,895
Mental disability	1,025
Self-care disability	461
Employment disability	2,233
Go-outside-home disability	1,218
<b>Total</b>	<b>7,760</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.7.15. The disability rate for females was 7.2 percent, compared to 7.7 percent for males. The disability rate changed precipitously higher with age, with 48.6 percent of those over 75 experiencing a disability.

<b>Table III.7.15</b>						
<b>Disability by Age</b>						
West Des Moines						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	7	0.4%	7	0.2%
5 to 17	228	4.8%	137	2.8%	365	3.8%
18 to 34	313	3.7%	190	2.1%	503	2.9%
35 to 64	672	5.9%	736	6.3%	1,408	6.1%
65 to 74	411	21.8%	336	16.3%	747	18.9%
75 or Older	681	47.2%	830	49.8%	1,511	48.6%
<b>Total</b>	<b>2,305</b>	<b>7.7%</b>	<b>2,236</b>	<b>7.2%</b>	<b>4,541</b>	<b>7.4%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.7.16. Some 3.4 percent have an ambulatory disability, 2.2 have an independent living disability, and 1.5 percent have a self-care disability.

<b>Table III.7.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
West Des Moines		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,313	2.1%
Vision disability	667	1.1%
Cognitive disability	1,644	2.9%
Ambulatory disability	1,919	3.4%
Self-Care disability	856	1.5%
Independent living disability	1,057	2.2%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.7.17. In 2016, some 36,386 persons were employed and 1,014 were unemployed. This totaled a labor force of 37,400 persons. The unemployment rate for West Des Moines was estimated to be 2.7 percent in 2016.

<b>Table III.7.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
West Des Moines	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	36,386
Unemployed	1,014
<b>Labor Force</b>	<b>37,400</b>
Unemployment Rate	2.7%

In 2016, 97.5 percent of households in West Des Moines had a high school education or greater.



<b>Table III.7.18</b>	
<b>High School or Greater Education</b>	
West Des Moines	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	26,126
Total Households	26,790
<b>Percent High School or Above</b>	<b>97.5%</b>

As seen in Table III.7.19, some 14.4 percent of the population had a high school diploma or equivalent, another 28.3 percent have some college, 36.6 percent have a Bachelor's Degree, and 16.6 percent of the population had a graduate or professional degree.

<b>Table III.7.19</b>		
<b>Educational Attainment</b>		
West Des Moines		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	2,002	4.2%
High School or Equivalent	6,884	14.4%
Some College or Associates Degree	13,526	28.3%
Bachelor's Degree	17,496	36.6%
Graduate or Professional Degree	7,949	16.6%
<b>Total Population Above 18 years</b>	<b>47,857</b>	<b>100.0%</b>

## ECONOMICS

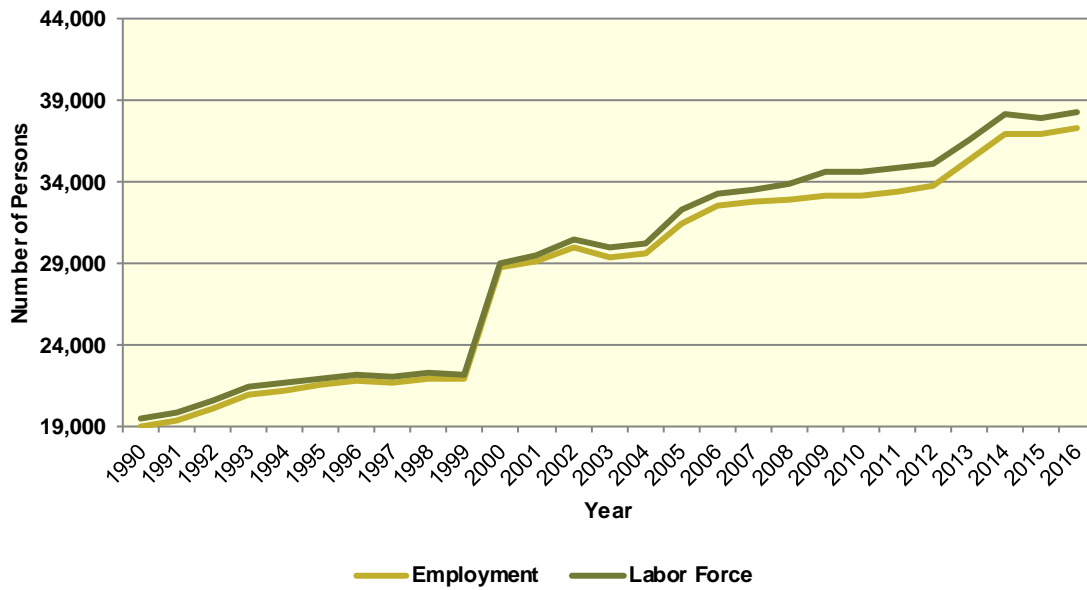
### Labor Force

Table III.7.20, shows the labor force statistics for West Des Moines from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.4 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in West Des Moines decreased from 2.6 percent in 2015 to 2.5 percent in 2016, which compared to a statewide decrease to 3.7 percent.

<b>Table III.7.20</b>					
<b>Labor Force Statistics</b>					
West Des Moines					
1990 - 2016 BLS Data					
Year	West Des Moines				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	469	19,060	19,529	2.4%	4.4%
1991	512	19,407	19,919	2.6%	4.7%
1992	520	20,063	20,583	2.5%	4.5%
1993	542	20,910	21,452	2.5%	4%
1994	429	21,268	21,697	2%	3.5%
1995	408	21,560	21,968	1.9%	3.4%
1996	433	21,809	22,242	1.9%	3.5%
1997	405	21,680	22,085	1.8%	3.1%
1998	340	21,926	22,266	1.5%	2.7%
1999	307	21,901	22,208	1.4%	2.6%
2000	276	28,741	29,017	1%	2.6%
2001	353	29,171	29,524	1.2%	3.3%
2002	463	30,012	30,475	1.5%	4%
2003	515	29,439	29,954	1.7%	4.5%
2004	555	29,636	30,191	1.8%	4.5%
2005	831	31,514	32,345	2.6%	4.3%
2006	721	32,548	33,269	2.2%	3.7%
2007	718	32,753	33,471	2.1%	3.7%
2008	962	32,921	33,883	2.8%	4.2%
2009	1,527	33,150	34,677	4.4%	6.4%
2010	1,459	33,196	34,655	4.2%	6%
2011	1,422	33,391	34,813	4.1%	5.5%
2012	1,265	33,811	35,076	3.6%	5%
2013	1,229	35,363	36,592	3.4%	4.7%
2014	1,176	36,935	38,111	3.1%	4.3%
2015	991	36,907	37,898	2.6%	3.8%
2016	969	37,372	38,341	2.5%	3.7%

Diagram III.7.2, shows the employment and labor force for West Des Moines. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 37,372 persons, with the labor force reaching 38,341, indicating there were a total of 969 unemployed persons.

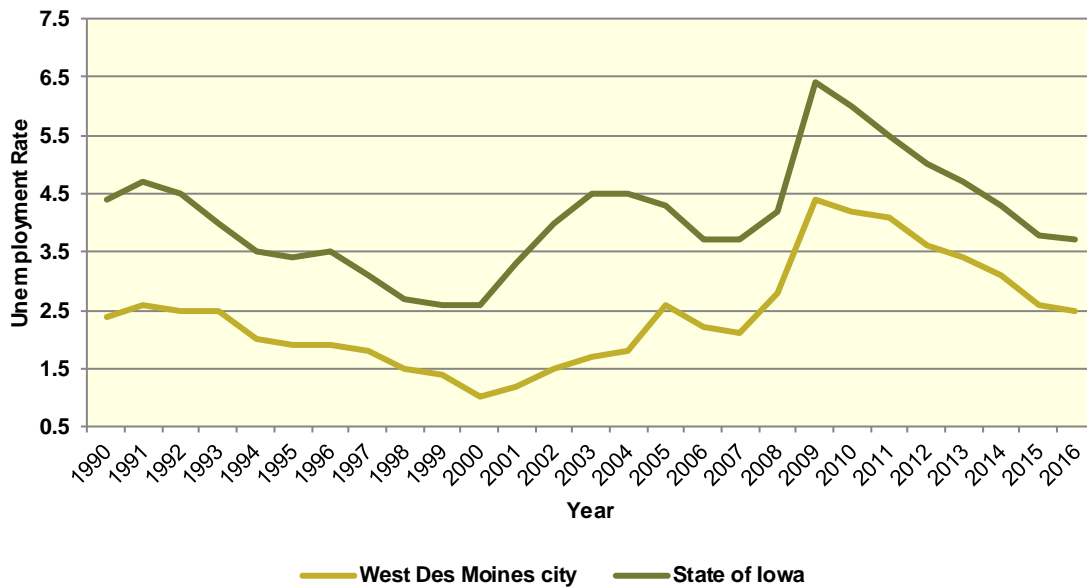
**Diagram III.7.2**  
**Employment and Labor Force**  
 West Des Moines  
 1990 – 2016 BLS Data



### Unemployment

Diagram III.7.3, shows the unemployment rate for both the State and West Des Moines. During the 1990’s the average rate for West Des Moines was 2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.3 percent. Over the course of the entire period the West Des Moines had an average unemployment rate that lower than the State, 2.5 percent for West Des Moines, versus 4.1 statewide.

**Diagram III.7.3**  
**Annual Unemployment Rate**  
 West Des Moines  
 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.7.4, 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.7.4**  
**Real Average Earnings Per Job**  
 Polk County  
 BEA Data 1990 - 2016

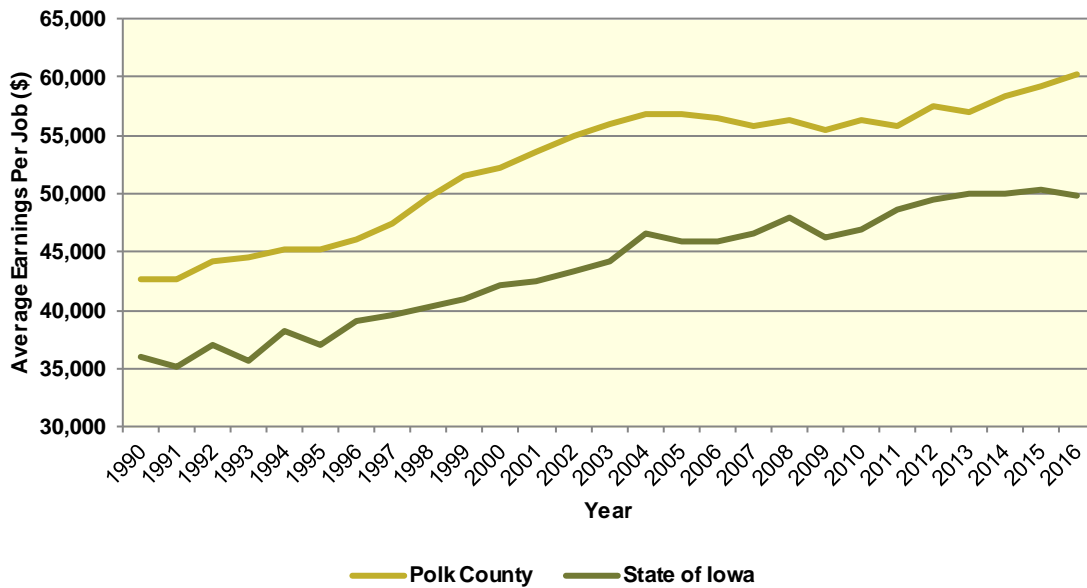
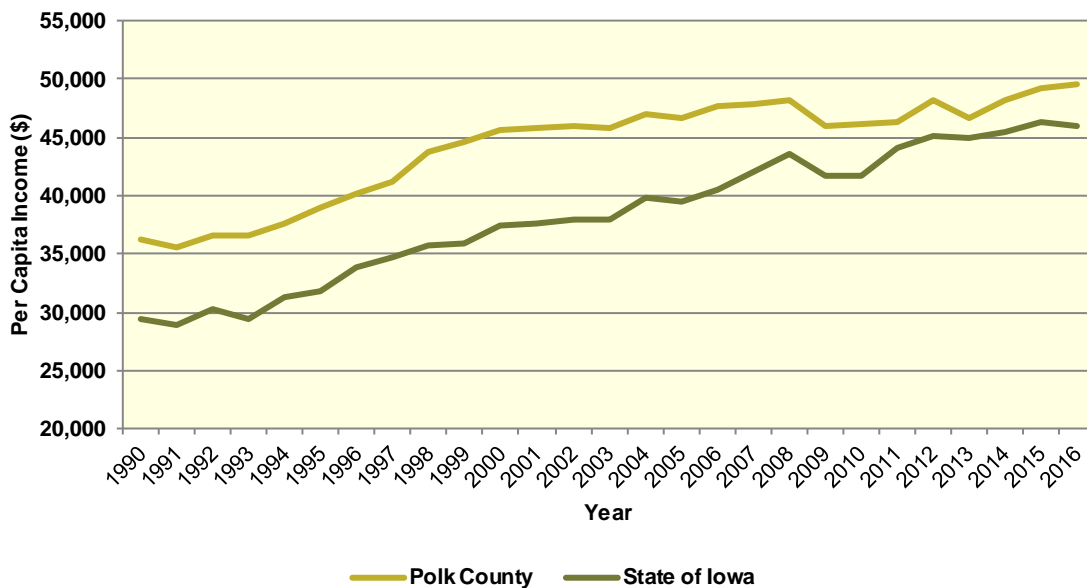


Diagram III.7.5, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over 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.7.5**  
**Real Per Capita Income**  
 Polk County  
 BEA Data 1990 - 2016





## Iowa Department of Revenue: Polk County

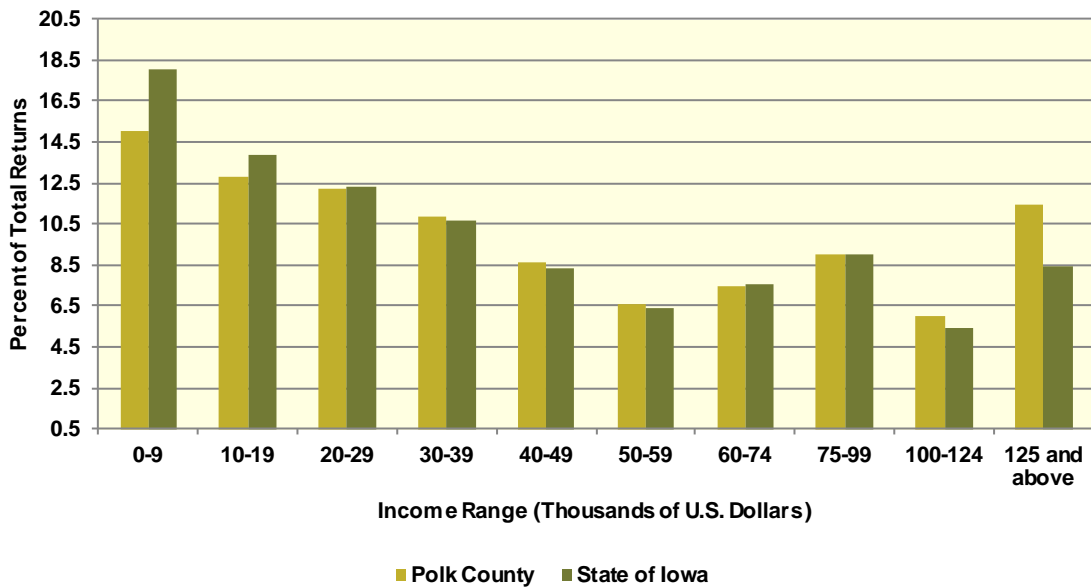
The Iowa Department of Revenue releases annual income tax statistics. Table III.7.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than 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.7.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 West Des Moines  
 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
<b>Change 10 - 15</b>	<b>5.4%</b>	<b>3.8%</b>	<b>2.9%</b>	<b>8.6%</b>	<b>13.9%</b>	<b>10.1%</b>	<b>2.8%</b>	<b>7.8%</b>	<b>22.7%</b>	<b>50.8%</b>	<b>11%</b>

**Diagram III.7.6**  
**2015 Income Distribution**  
 Polk County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for West Des Moines is shown in Table III.7.22. In 2016, there were an estimated 4,169 persons living in poverty. This represented a 6.8 percent poverty rate, compared to 4.5 percent poverty in 2000. In 2016, some 11 percent of those in poverty were under age 6, and 9.4 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	215	10.3%	460	11%
6 to 17	400	19.2%	707	17%
18 to 64	1,342	64.4%	2,611	62.6%
65 or Older	128	6.1%	391	9.4%
<b>Total</b>	<b>2,085</b>	<b>100.0%</b>	<b>4,169</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>4.5%</b>	<b>.</b>	<b>6.8%</b>	<b>.</b>

## HOUSING

### Housing Production

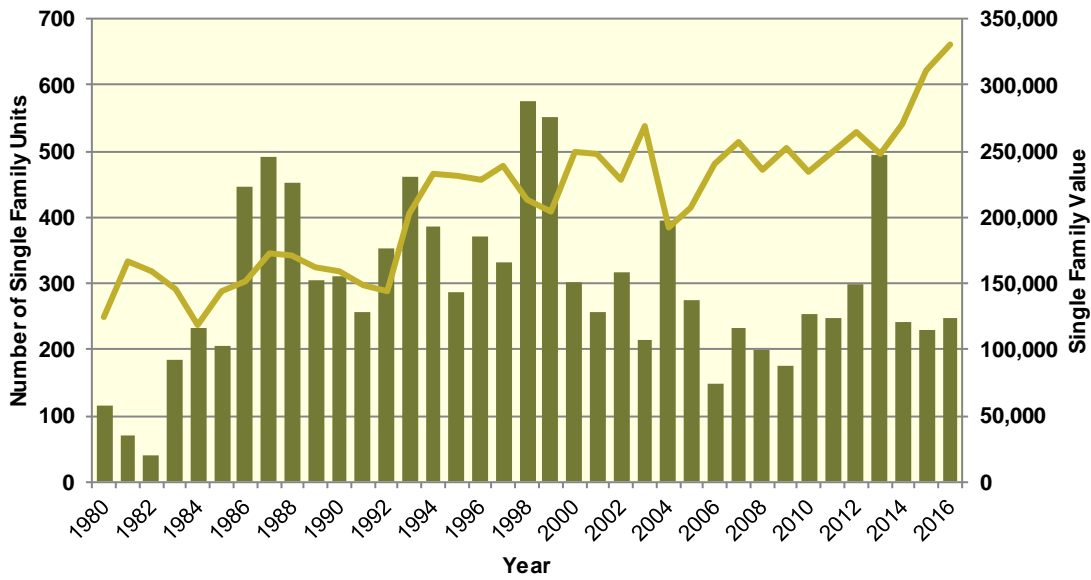
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Polk County increased from 229 authorizations in 2015 to 249 in 2016.

The real value of single-family building permits increased from \$310,972 in 2015 to \$330,515 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.7.23.

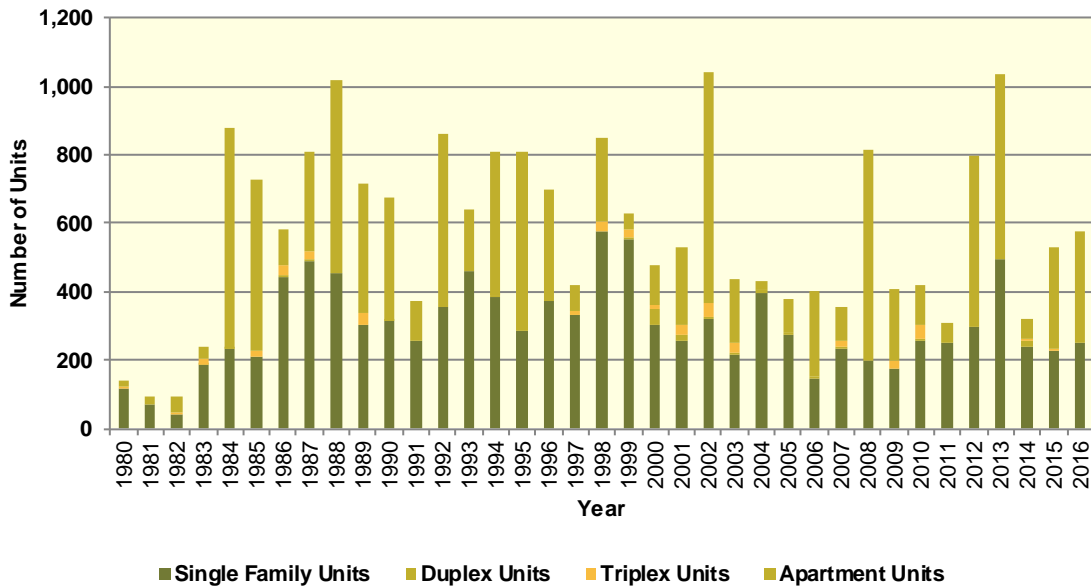
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	117	0	4	22	143	124,790	71,048
1981	69	0	0	22	91	166,094	69,773
1982	41	0	6	44	91	159,429	79,455
1983	185	4	15	36	240	145,731	96,258
1984	234	2	0	642	878	118,145	54,213
1985	207	0	23	499	729	143,530	54,321
1986	445	6	26	103	580	152,474	63,886
1987	491	6	22	292	811	172,722	61,896
1988	453	0	0	566	1,019	171,042	79,163
1989	304	0	32	380	716	161,975	56,357
1990	312	4	0	360	676	159,744	58,078
1991	258	0	0	112	370	148,942	69,904
1992	353	0	0	507	860	143,725	69,629
1993	461	0	0	177	638	202,373	72,170
1994	386	2	4	414	806	232,630	64,772
1995	286	0	0	524	810	231,329	85,582
1996	371	0	0	329	700	228,240	75,989
1997	332	0	12	76	420	239,418	112,683
1998	577	0	28	246	851	213,700	112,083
1999	552	4	27	44	627	204,251	134,950
2000	301	46	16	112	475	249,623	135,020
2001	256	20	28	226	530	247,540	107,499
2002	318	10	41	674	1,043	228,056	128,951
2003	215	8	30	186	439	269,566	159,704
2004	394	14	0	23	431	192,077	48,931
2005	275	2	0	104	381	208,055	136,686
2006	148	6	0	248	402	240,497	98,298
2007	233	4	20	96	353	256,348	133,011
2008	199	0	0	617	816	236,512	140,088
2009	177	0	23	208	408	252,343	60,999
2010	255	8	42	116	421	234,206	53,866
2011	249	0	0	60	309	249,976	70,364
2012	298	0	0	500	798	264,130	151,892
2013	495	0	0	540	1,035	247,551	144,246
2014	241	18	4	56	319	270,424	146,385
2015	229	0	4	299	532	310,972	171,529
2016	249	0	0	325	574	330,515	149,977



**Diagram III.7.7**  
**Single Family Permits**  
 West Des Moines  
 Census Bureau Data, 1980–2016



**Diagram III.7.8**  
**Total Permits by Unit Type**  
 West Des Moines  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.7.24. In 2016, there were 28,298 housing units, up from 20,774 in 2000. Single-family units accounted for 60.2 percent of units in 2016, compared to 60.5 in 2000. Apartment units accounted for 36.1 percent in 2016, compared to 35.6 percent in 2000.

<b>Table III.7.24</b>				
<b>Housing Units by Type</b>				
West Des Moines				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,563	60.5%	17,032	60.2%
Duplex	150	0.7%	145	0.5%
Tri- or Four-Plex	375	1.8%	640	2.3%
Apartment	7,391	35.6%	10,224	36.1%
Mobile Home	295	1.4%	257	0.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>20,774</b>	<b>100.0%</b>	<b>28,298</b>	<b>100.0%</b>

Some 92.7 percent of housing was occupied in 2010, compared to 95.2 percent in 2000. Owner-occupied housing changed 22.9 percent between 2000 and 2010, ending with owner-occupied units representing 62.2 percent of unit. Vacant units changed by 92.9 percent, resulting in 1,908 vacant units in 2010.

<b>Table III.7.25</b>					
<b>Housing Units by Tenure</b>					
West Des Moines					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	19,826	95.2%	24,311	92.7%	22.6%
Owner-Occupied	12,306	62.1%	15,124	62.2%	22.9%
Renter-Occupied	7,520	37.9%	9,187	37.8%	22.2%
Vacant Housing Units	989	4.8%	1,908	7.3%	92.9%
<b>Total Housing Units</b>	<b>20,815</b>	<b>100.0%</b>	<b>26,219</b>	<b>100.0%</b>	<b>26%</b>

Table III.7.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 28,298 housing units. An estimated 59.5 percent were owner-occupied, and 5.3 percent were vacant.

<b>Table III.7.26</b>				
<b>Housing Units by Tenure</b>				
West Des Moines				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	24,311	92.7%	26,790	94.7%
Owner-Occupied	15,124	62.2%	15,949	59.5%
Renter-Occupied	9,187	37.8%	10,841	40.5%
Vacant Housing Units	1,908	7.3%	1,508	5.3%
<b>Total Housing Units</b>	<b>26,219</b>	<b>100.0%</b>	<b>28,298</b>	<b>100.0%</b>

Households by household size are shown in Table III.7.27. There were a total of 24,311 households in 2010, up from 19,826 in 2000. One person households changed by 26.3 percent between 2000 and 2010, while two person households changed by 21 percent. Three and four person households changed by 25.1 and 16.7 respectively, representing 14.4 percent and 12.5 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	6,046	30.5%	7,573	31.2%	25.3%
Two Persons	7,062	35.6%	8,543	35.1%	21%
Three Persons	2,793	14.1%	3,495	14.4%	25.1%
Four Persons	2,594	13.1%	3,027	12.5%	16.7%
Five Persons	973	4.9%	1,180	4.9%	21.3%
Six Persons	257	1.3%	348	1.4%	35.4%
Seven Persons or More	101	0.5%	145	0.6%	43.6%
<b>Total</b>	<b>19,826</b>	<b>100.0%</b>	<b>24,311</b>	<b>100.0%</b>	<b>22.6%</b>

Households by income is shown in Table III.7.28. Households earning more than \$100,000 per year represented 33.1 percent of households in 2016, compared to 18.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.5 percent of households in 2010, compared to 21.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 5.3 percent of households in 2016, compared to 6.3 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,241	6.3%	1,429	5.3%
\$15,000 to \$19,999	809	4.1%	828	3.1%
\$20,000 to \$24,999	997	5%	914	3.4%
\$25,000 to \$34,999	2,304	11.6%	2,359	8.8%
\$35,000 to \$49,999	3,775	19.1%	3,205	12%
\$50,000 to \$74,999	4,213	21.3%	5,479	20.5%
\$75,000 to \$99,999	2,772	14%	3,708	13.8%
\$100,000 or More	3,700	18.7%	8,868	33.1%
<b>Total</b>	<b>19,811</b>	<b>100.0%</b>	<b>26,790</b>	<b>100.0%</b>

Table III.7.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 20.2 percent and 8.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 12.9 percent, 15.8 percent, and 24.3, respectively. Housing units built prior to 1939 represented 4.1 percent of households in 2016.



<b>Table III.7.29</b>				
<b>Households by Year Home Built</b>				
West Des Moines				
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	972	4.9%	1,092	4.1%
1940 to 1949	603	3%	444	1.7%
1950 to 1959	1,585	8%	1,817	6.8%
1960 to 1969	1,606	8.1%	1,643	6.1%
1970 to 1979	3,639	18.4%	3,464	12.9%
1980 to 1989	4,424	22.4%	4,224	15.8%
1990 to 1999	6,948	35.1%	6,512	24.3%
2000 to 2009	.	.	5,406	20.2%
2010 or Later	.	.	2,188	8.2%
<b>Total</b>	<b>19,777</b>	<b>100.0%</b>	<b>26,790</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.7.30. An estimated 64.5 percent of white households occupy single family homes, while 22 percent of black households do. Some 31.4 percent of white households occupied apartments, while 73.8 percent of black households do. An estimated 41.3 percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table III.7.30</b>							
<b>Distribution of Units in Structure by Race</b>							
West Des Moines							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	64.5%	22%	100%	41.3%	100%	21.1%	32.9%
Duplex	0.5%	3.4%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.6%	0.8%	0%	1.4%	0%	0%	0%
Apartment	31.4%	73.8%	0%	57.2%	0%	78.9%	67.1%
Mobile Home	1.1%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	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.7.31. An estimated 49.4 percent of vacant units were for rent in 2010, a 98.5 percent change since 2000. In addition, some 20.8 percent of vacant units were for sale, a change of 92.7 percent between 2000 and 2010. "Other" vacant units represented 13.3 percent of vacant units in 2010. This is a change of 216.2 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.7.31</b>					
<b>Disposition of Vacant Housing Units</b>					
West Des Moines					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	475	48%	943	49.4%	98.5%
For Sale	206	20.8%	397	20.8%	92.7%
Rented or Sold, Not Occupied	75	7.6%	118	6.2%	57.3%
For Seasonal, Recreational, or Occasional Use	152	15.4%	195	10.2%	28.3%
For Migrant Workers	1	0.1%	2	0.1%	100%
Other Vacant	80	8.1%	253	13.3%	216.2%
<b>Total</b>	<b>989</b>	<b>100.0%</b>	<b>1,908</b>	<b>100.0%</b>	<b>92.9%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.7.32. By 2016, for rent units accounted for 27.5 percent of vacant units, while for sale units accounted for 9 percent. “Other” vacant units accounted for 30.2 percent of vacant units, representing a total of 455 “other” vacant units.

<b>Table III.7.32</b>				
<b>Disposition of Vacant Housing Units</b>				
West Des Moines				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	943	49.4%	415	27.5%
For Sale	397	20.8%	135	9%
Rented Not Occupied	53	2.8%	262	17.4%
Sold Not Occupied	65	3.4%	105	7%
For Seasonal, Recreational, or Occasional Use	195	10.2%	136	9%
For Migrant Workers	2	0.1%	0	0%
Other Vacant	253	13.3%	455	30.2%
<b>Total</b>	<b>1,908</b>	<b>100.0%</b>	<b>1,508</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.7.33. In 2016, an estimated 1.7 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.



<b>Table III.7.33</b> <b>Overcrowding and Severe Overcrowding</b> West Des Moines 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	12,241	99.4%	49	0.4%	20	0.2%	12,310
2016 Five-Year ACS	15,894	99.7%	39	0.2%	16	0.1%	15,949
<b>Renter</b>							
2000 Census	7,201	96.4%	185	2.5%	81	1.1%	7,467
2016 Five-Year ACS	10,279	94.8%	408	3.8%	154	1.4%	26,790
<b>Total</b>							
2000 Census	19,442	98.3%	234	1.2%	101	0.5%	19,777
2016 Five-Year ACS	26,173	97.7%	447	1.7%	170	0.6%	26,790

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 West Des Moines. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.7.34</b> <b>Households with Incomplete Plumbing Facilities</b> West Des Moines 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	19,735	26,790
Lacking Complete Plumbing Facilities	42	0
<b>Total Households</b>	<b>19,777</b>	<b>26,790</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0%</b>

There were 164 households lacking complete kitchen facilities in 2016, compared to 100 households in 2000. This was a change from 0.5 percent of households in 2000 to 0.6 percent in 2016.

<b>Table III.7.35</b> <b>Households with Incomplete Kitchen Facilities</b> West Des Moines 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	19,677	26,626
Lacking Complete Kitchen Facilities	100	164
<b>Total Households</b>	<b>19,777</b>	<b>26,790</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>0.6%</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 West Des Moines, 15 of households had a cost burden and 8.2 percent had a severe cost burden. Some 21 percent of renters were cost burdened, and 13.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.8 percent and a severe cost burden rate of 3.8 percent. Owner occupied households with a mortgage had a cost burden rate of 13.2 percent, and severe cost burden at 5.1 percent.

**Table III.7.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 West Des Moines  
 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	7,376	81.5%	1,246	13.8%	424	4.7%	8	0.1%	9,054
2016 Five-Year ACS	9,415	81.7%	1,518	13.2%	591	5.1%	0	0%	11,524
<b>Owner Without a Mortgage</b>									
2000 Census	1,800	90.7%	138	7%	13	0.7%	34	1.7%	1,985
2016 Five-Year ACS	3,955	89.4%	211	4.8%	166	3.8%	93	2.1%	4,425
<b>Renter</b>									
2000 Census	5,107	68.5%	1,238	16.6%	856	11.5%	257	3.4%	7,458
2016 Five-Year ACS	6,852	63.2%	2,280	21%	1,438	13.3%	271	2.5%	10,841
<b>Total</b>									
2000 Census	14,283	77.2%	2,622	14.2%	1,293	7%	299	1.6%	18,497
2016 Five-Year ACS	20,222	75.5%	4,009	15%	2,195	8.2%	364	1.4%	26,790

### Housing Problems by Income

Table III.7.37, 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.7.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,675 owner-occupied and 1,790 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 530 owner-occupied 1,454 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 18,915 households without a housing problem.

**Table III.7.37**  
**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.7.38**  
**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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	70	0	35	109
Housing cost burden greater than 50% of income (and none of the above problems)	240	175	80	10	25	530
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	190	645	305	465	1,675
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
has none of the 4 housing problems	25	255	755	1,070	10,720	12,825
<b>Total</b>	<b>414</b>	<b>620</b>	<b>1,550</b>	<b>1,385</b>	<b>11,255</b>	<b>15,224</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	25	30	40	0	4	99
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	40	15	0	0	45	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	25	90	70	85	270
Housing cost burden greater than 50% of income (and none of the above problems)	1,095	330	25	0	4	1,454
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	95	915	715	35	30	1,790
Zero/negative income (and none of the above problems)	235	0	0	0	0	235
has none of the 4 housing problems	135	150	1,145	860	3,800	6,090
<b>Total</b>	<b>1,625</b>	<b>1,465</b>	<b>2,015</b>	<b>965</b>	<b>3,968</b>	<b>10,038</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	25	30	40	0	14	109
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	40	15	0	0	45	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	25	160	70	120	379
Housing cost burden greater than 50% of income (and none of the above problems)	1,335	505	105	10	29	1,984
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	165	1,105	1,360	340	495	3,465
Zero/negative income (and none of the above problems)	310	0	0	0	0	310
has none of the 4 housing problems	160	405	1,900	1,930	14,520	18,915
<b>Total</b>	<b>2,039</b>	<b>2,085</b>	<b>3,565</b>	<b>2,350</b>	<b>15,223</b>	<b>25,262</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.7.39 presents some basic statistics about the completed surveys.

**Table III.7.39**  
**Survey of Rental Properties**  
 West Des Moines  
 2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	17	2,416	6.6	43.3

Table III.7.40, shows the amount of total and vacant units with their associated vacancy rates. There were 2,416 apartment units reported in the survey, with 158 of them available, which resulted in a vacancy rate of 6.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.7.40</b>			
<b>Rental Vacancy Survey by Type</b>			
West Des Moines			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	0	0	0%
Apartments	2,416	158	6.5%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	2	
<b>Total</b>	<b>2,416</b>	<b>160</b>	<b>6.6%</b>

Table III.7.41, reports units by bedroom size. As can be seen there were 741 two bedroom apartment units and 353 three bedroom units. Overall, the 741 two bedroom units accounted for 30.7 percent of all units, and the 353 three bedroom units accounted for 14.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 861 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.7.41</b>						
<b>Rental Units by Bedroom Size</b>						
West Des Moines						
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	0	0	0	.	0
One	0	461	0	0	.	461
Two	0	741	0	0	.	741
Three	0	353	0	0	.	353
Four	0	0	0	0	.	0
Don't Know	0	861	0	0	0	861
<b>Total</b>	<b>0</b>	<b>2,416</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,416</b>

Table III.7.42, 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 3 percent.



<b>Table III.7.42</b>			
<b>Apartment Units by Bedroom Size</b>			
West Des Moines			
2017 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	0%
One	461	6	1.3%
Two	741	22	3%
Three	353	12	3.4%
Four	0	0	0%
Don't know	861	118	13.7%
<b>Total</b>	<b>2,416</b>	<b>158</b>	<b>6.5%</b>

Average market-rate rents by unit type are shown in Table III.7.43. 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.

<b>Table III.7.43</b>					
<b>Average Market Rate Rents by Bedroom Size</b>					
West Des Moines					
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>Total</b>
Efficiency	\$0	\$800	\$0	\$0	\$800
One	\$0	\$857.2	\$0	\$0	\$857.2
Two	\$0	\$1000.9	\$0	\$0	\$1000.9
Three	\$0	\$1229.8	\$0	\$0	\$1229.8
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$1086.1</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1086.1</b>

Table III.7.44, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

<b>Table III.7.44</b>					
<b>Average Assisted Rate Rents by Bedroom Size</b>					
West Des Moines					
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>Total</b>
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$656	\$0	\$0	\$656
Two	\$0	\$764	\$0	\$0	\$764
Three	\$0	\$860	\$0	\$0	\$860
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$760</b>

The average rent and availability of apartment units is displayed in Table III.7.45. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 9.3 percent.

<b>Table III.7.45</b> <b>Apartment Market Rate Rents by Vacancy Status</b> West Des Moines 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	107	6	5.6%
\$750 to \$1,000	786	35	4.5%
\$1,000 to \$1,250	1,143	106	9.3%
\$1,250 to \$1,500	124	7	5.6%
Above \$1,500	48	2	4.2%
Missing	208	2	1%
<b>Total</b>	<b>2,416</b>	<b>158</b>	<b>6.5%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.7.46, 12 respondents, or 85.7 percent, included some sort of utility in the rent.

<b>Table III.7.46</b> <b>Are there any utilities included with the rent?</b> West Des Moines 2017 Survey of Rental Properties	
Period	Respondent
Yes	12
No	2
<b>% Offering Utilities</b>	<b>85.7%</b>

The type of utility included in the rent is shown in Table III.7.47. There were 0 respondents who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 13 respondents included trash collection in the rent.

<b>Table III.7.47</b> <b>Which utilities are included with the rent?</b> West Des Moines 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	6
Trash Collection	13

## 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.7.48, there were 250 accessible apartment units. Respondents also indicated there were a total of 44 persons with disabilities currently residing in accessible units.

<b>Table III.7.48</b>						
<b>Accessible Units by Bedroom Size</b>						
West Des Moines						
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	0	0	0		0
One	0	75	0	0		75
Two	0	53	0	0		53
Three	0	17	0	0		17
Four	0	0	0	0		0
Don’t Know	0	105	0	0	0	105
<b>Total</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>

Table III.7.49, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 7.2 percent or 53 two bedroom apartment units are accessible, with 4.8 percent of three bedroom units were considered accessible. Overall, 10.3 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.7.49</b>				
<b>Apartment Units by Accessibility and Bedroom Size</b>				
West Des Moines				
2017 Survey of Rental Properties				
<b>Number of Bedrooms</b>	<b>Not Accessible</b>	<b>Accessible Units</b>	<b>Apartment Units</b>	<b>Percentage Accessible</b>
Studio	0	0	0	0%
One	386	75	461	16.3%
Two	688	53	741	7.2%
Three	336	17	353	4.8%
Four	0	0	0	0%
Don’t know	756	105	861	12.2%
<b>Total</b>	<b>2,166</b>	<b>250</b>	<b>2,416</b>	<b>10.3%</b>

### Perceived Need for Rental Units

Table III.7.50, at right, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 28 number of persons on the wait list.

<b>Table III.7.50</b> <b>Do you keep a waiting list?</b> West Des Moines 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	9
<b>Waitlist Size</b>	<b>28</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.7.51, 0 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

<b>Table III.7.51</b> <b>How would you rate the need for renovation of existing units in the?</b> West Des Moines 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	4	4	1	0
Moderate Need	3	3	1	1
High Need	0	0	0	0
Extreme Need	1	1	0	0
<b>Average Need</b>	<b>2.8</b>	<b>2.8</b>	<b>2.5</b>	<b>3</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.7.52, 3 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, 3 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

<b>Table III.7.52</b> <b>How would you rate the need for construction of new units in the?</b> West Des Moines 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	2	2
Low Need	6	6	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>1.7</b>	<b>1.7</b>	<b>1</b>	<b>1</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.7.53, shows the *strong growth scenario* for West Des Moines. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 26,790 households. In 2030, there will be a projected 30,796 households, of which 18,334 are projected to be owner occupied and the remaining 12,462 are expected to be renter-occupied.

By 2050, there are projected to be 20,148 owner-occupied households, of which 549 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,045 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 13,695 renter households, of which 2,214 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,753 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 33,843 occupied units by 2050, of which 2,764 are expected to have incomes on between 0 and 30 percent of MFI.

**Table III.7.53**  
**Housing Demand Forecast**  
 West Des Moines  
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	467	483	500	515	528	539	549
30.1-50%	0	703	728	753	775	795	812	827
50.1-80%	0	1,739	1,800	1,861	1,916	1,965	2,007	2,045
80.1-95%	0	1,221	1,264	1,307	1,346	1,380	1,409	1,436
95.1-115%	0	1,857	1,922	1,988	2,047	2,098	2,143	2,184
115+%	0	11,142	11,531	11,925	12,280	12,589	12,860	13,105
<b>Total</b>	<b>0</b>	<b>17,129</b>	<b>17,727</b>	<b>18,334</b>	<b>18,878</b>	<b>19,354</b>	<b>19,771</b>	<b>20,148</b>
<b>Renter</b>								
0-30%	0	1,883	1,948	2,015	2,075	2,127	2,173	2,214
30.1-50%	0	1,697	1,757	1,817	1,871	1,918	1,959	1,996
50.1-80%	0	2,340	2,422	2,505	2,579	2,644	2,701	2,753
80.1-95%	0	840	869	899	926	949	969	988
95.1-115%	0	1,355	1,403	1,451	1,494	1,531	1,565	1,594
115+%	0	3,528	3,651	3,776	3,888	3,986	4,072	4,149
<b>Total</b>	<b>0</b>	<b>11,643</b>	<b>12,050</b>	<b>12,462</b>	<b>12,832</b>	<b>13,155</b>	<b>13,439</b>	<b>13,695</b>
<b>Total</b>								
0-30%	0	2,350	2,432	2,515	2,590	2,655	2,712	2,764
30.1-50%	0	2,401	2,484	2,569	2,646	2,712	2,771	2,824
50.1-80%	0	4,079	4,221	4,366	4,496	4,609	4,708	4,798
80.1-95%	0	2,061	2,133	2,206	2,272	2,329	2,379	2,424
95.1-115%	0	3,212	3,325	3,438	3,541	3,630	3,708	3,779
115+%	0	14,669	15,182	15,701	16,168	16,575	16,932	17,255
<b>Total</b>	<b>26,790</b>	<b>28,771</b>	<b>29,777</b>	<b>30,796</b>	<b>31,711</b>	<b>32,509</b>	<b>33,210</b>	<b>33,843</b>