

**VOLUME II:
DALLAS COUNTY**

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Dallas County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Dallas County's population increased from 66,135 in 2010 to 84,516 in 2016, or by 27.8 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 18.4 percent, and the number of people from 55 to 64 years of age increased by 27.5 percent. The white population increased by 23.8 percent, while the black population increased by 74.1 percent. The Hispanic population increased from 4,059 to 5,099 people between 2010 and 2016 or by 25.6 percent. These data are presented in Table II.26.1.

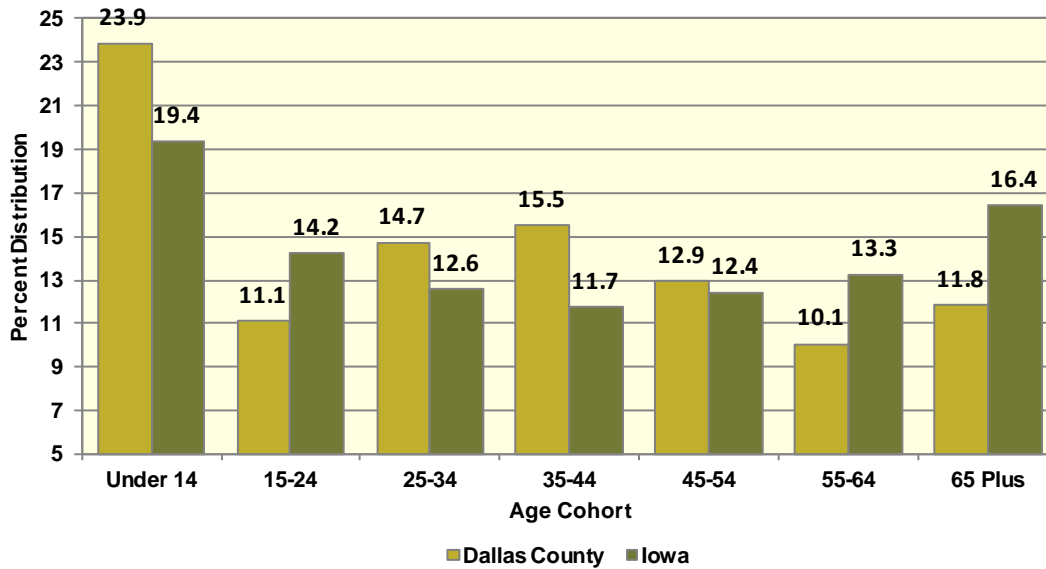
Table II.26.1						
Profile of Population Characteristics						
Dallas County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Dallas County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	66,135	84,516	27.8%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	16,697	20,167	20.8%	603,673	607,020	0.6%
15 to 24 years	6,576	9,363	42.4%	430,187	445,808	3.6%
25 to 34 years	10,513	12,449	18.4%	382,583	394,373	3.1%
35 to 44 years	10,360	13,108	26.5%	364,548	367,535	0.8%
45 to 54 years	8,844	10,914	23.4%	439,726	389,744	-11.4%
55 to 64 years	6,669	8,503	27.5%	372,750	415,998	11.6%
65 and Over	6,476	10,012	54.6%	452,888	514,215	13.5%
Race						
White	62,471	77,320	23.8%	2,839,615	2,864,884	0.9%
Black	953	1,659	74.1%	91,695	114,874	25.3%
American Indian and Alaskan Native	197	311	57.9%	13,563	15,924	17.4%
Asian	1,698	3,937	131.9%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	50	70	40%	2,419	3,592	48.5%
Two or more races	766	1,219	59.1%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	4,059	5,099	25.6%	151,544	182,606	20.5%

Table II.26.2, presents the population of Dallas County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 32,349 males, who accounted for 48.9 percent of the population, and the remaining 51.1 percent, or 33,786 persons, were female. In 2016, the number of males rose to 41,610 persons, and accounted for 49.2 percent of the population, with the remaining 50.8 percent, or 42,906 persons being female.



Table II.26.2 Population by Age and Gender Dallas County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	8,429	8,268	16,697	10,189	9,978	20,167	20.8%
15 to 24 years	3,281	3,295	6,576	4,730	4,633	9,363	42.4%
25 to 34 years	5,101	5,412	10,513	6,137	6,312	12,449	18.4%
35 to 44 years	5,117	5,243	10,360	6,551	6,557	13,108	26.5%
45 to 54 years	5,117	5,243	10,360	6,551	6,557	13,108	26.5%
55 to 64 years	4,406	4,438	8,844	5,522	5,392	10,914	23.4%
65 and Over	2,797	3,679	6,476	4,393	5,619	10,012	27.8%
Total	32,349	33,786	66,135	41,610	42,906	84,516	27.8%
% of Total	48.9%	51.1%	.	49.2%	50.8%	.	

**Diagram II.26.1
Age Distribution**
Dallas County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Dallas County increased from 29,755 to 40,750 persons, or by 37 percent. Between 2000 and 2010, Dallas County population, changed by 25,385 persons, to a total population of 66,135 persons. The most recent estimates indicated that Dallas County’s population rose an additional 18,381 persons since the 2010 Census, to 84,516 persons in July 2016.

Table II.26.3 Population Estimates: Births, Deaths, and Migration Dallas County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	29,755
Natural Increase 90-00	1,782
Net Migration 90-00	9,213
2000 Census	40,750
Natural Increase 00-09	4,002
Net Migration 00-09	19,737
2009 Population Estimate	64,489
2010 Census	66,135
Natural Increase 10-16	4,944
Net Migration 10-16	13,437
2016 Population Estimate	84,516

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. As shown in Table II.26.3, Dallas County had a natural increase, of 1,782 persons between 1990 and 2000. During the April 2000 to July 2009 period, Dallas County’s natural increase was estimated at 4,002 persons. Between 2010 and 2016, the natural increase was estimated at 4,944 persons, and the net migration was 13,437 persons.

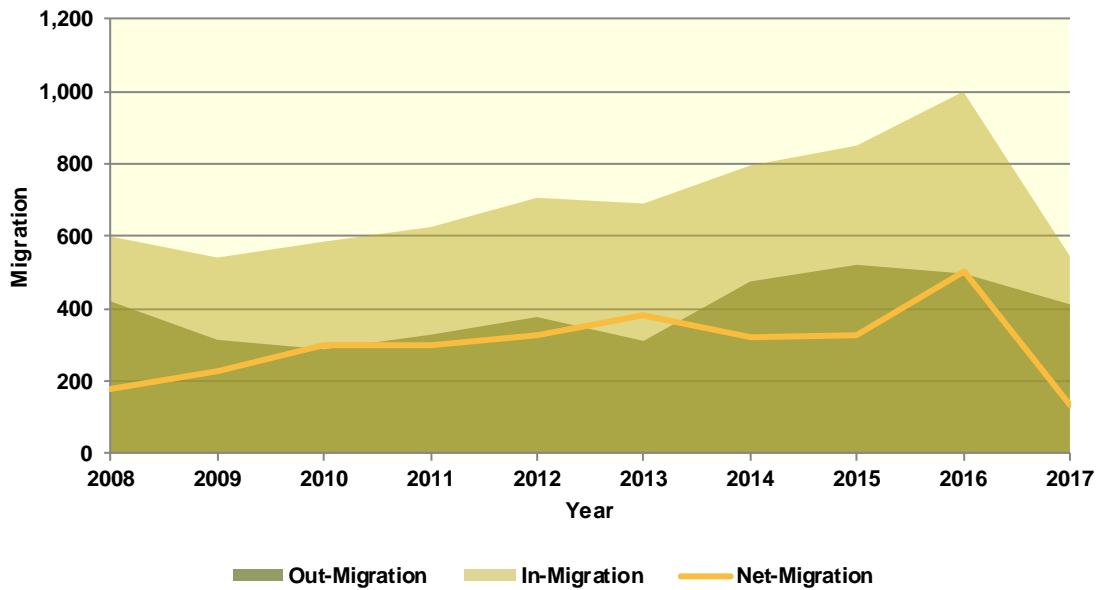
Population Migration Trends

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.

As can be seen in Table II.26.4 in 2008 there was a total of 599 in-migrations with a total of 420 out-migrations, which led to a net-migration of 179 persons. The most recent first half 2017 data saw a net-migration of 133 persons, with 545 persons entering Dallas County and 412 persons leaving Dallas County.

Diagram II.26.2, 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 2016 with 502 people entering and the migration lowest net migration occurred in 2008 with 179 entering Dallas County.

Diagram II.26.2
Net In-migration by Gender
 Dallas County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.26.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 64 percent of net-migrants, or 85 persons were male, with the remaining 36 percent, or 48 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	303	262	304	309	347	326	398	408	500	273
Female	296	279	281	316	359	364	397	442	499	272
Total	599	541	585	625	706	690	795	850	999	545
Out										
Male	207	142	136	159	156	142	215	241	236	188
Female	213	172	152	169	221	169	260	280	261	224
Total	420	314	288	328	377	311	475	521	497	412
Net										
Male	96	120	168	150	191	184	183	167	264	85
Female	83	107	129	147	138	195	137	162	238	48
Total	179	227	297	297	329	379	320	329	502	133

Table II.26.5, shows net-migration for Dallas 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 49 persons entering Dallas County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 4 persons entering Dallas County.

Table II.26.5										
Migration by Age Range										
Dallas County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	2	2	6	4	4	5	2	11	6	6
18-22	37	33	34	45	45	42	47	52	68	51
23-25	70	56	69	71	72	84	82	86	89	63
26-35	236	180	202	210	267	255	282	288	365	186
36-45	111	115	123	137	128	118	163	188	202	94
46-55	71	81	75	87	84	89	110	109	129	65
56-65	42	45	58	38	63	53	69	59	93	49
66 +	30	29	18	33	43	44	40	57	47	31
Total	599	541	585	625	706	690	795	850	999	545
Out										
14-17	3	2	4	3	3	4	3	7	10	2
18-22	35	37	26	31	36	27	45	54	41	41
23-25	59	37	34	31	46	38	42	37	53	46
26-35	136	100	88	123	122	89	163	176	165	137
36-45	100	69	57	65	81	56	95	99	82	75
46-55	46	38	38	42	46	52	52	69	63	47
56-65	33	19	29	25	30	30	59	47	57	43
66 +	8	12	12	8	13	15	16	32	26	21
Total	420	314	288	328	377	311	475	521	497	412
Net										
14-17	-1	0	2	1	1	1	-1	4	-4	4
18-22	2	-4	8	14	9	15	2	-2	27	10
23-25	11	19	35	40	26	46	40	49	36	17
26-35	100	80	114	87	145	166	119	112	200	49
36-45	11	46	66	72	47	62	68	89	120	19
46-55	25	43	37	45	38	37	58	40	66	18
56-65	9	26	29	13	33	23	10	12	36	6
66 +	22	17	6	25	30	29	24	25	21	10
Total	179	227	297	297	329	379	320	329	502	133

School Age Enrollment

Table II.26.6, show the school enrollment from the Iowa Department of Education for Dallas County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 14,056 students and was 19,397 in 2017, a change of 38 percent. Enrollment for students in grades 1 to 5 was 5,815 students in 2010 and 7,827 in 2017, which was a change of 34.6 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 3,464 and 5,047 in 2017, which was a change of 45.7 percent.

Table II.26.6						
School Enrollment						
Dallas County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	856	3,251	2,053	2,323	367	8,615
2001	897	3,496	1,920	2,568	190	9,071
2002	969	3,669	1,977	2,607	61	9,283
2003	999	3,901	2,121	2,617	54	9,692
2004	1,133	4,252	2,170	2,640	58	10,253
2005	1,175	4,630	2,375	2,894	66	11,074
2006	1,265	4,943	2,492	3,071	64	11,771
2007	1,332	5,326	2,631	3,046	90	12,335
2008	1,499	5,535	2,793	3,143	199	12,970
2009	1,518	5,767	3,010	3,431	236	13,685
2010	1,572	5,815	3,205	3,464	249	14,056
2011	1,737	5,963	3,358	3,700	420	14,758
2012	1,916	6,036	3,527	3,874	440	15,353
2013	2,041	6,336	3,671	4,211	431	16,259
2014	1,990	6,687	3,789	4,492	502	16,958
2015	2,204	6,927	3,870	4,653	542	17,654
2016	2,318	7,384	4,002	4,824	579	18,528
2017	2,375	7,827	4,148	5,047	596	19,397
% Change 10-17	51.1%	34.6%	29.4%	45.7%	139.4%	38%

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 II.26.7, shows population by age for the 2000 and 2010 Census. The population changed by 62.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 42.9 percent to a total of 6,476 persons in 2010. Those aged 25 to 34 changed by 75.8 percent, and those aged under 5 changed by 71.2 percent.

Table II.26.7 Population by Age Dallas County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	3,372	8.3%	5,772	8.7%	71.2%
5 to 19	9,032	22.2%	14,547	22%	61.1%
20 to 24	1,902	4.7%	2,954	4.5%	55.3%
25 to 34	5,979	14.7%	10,513	15.9%	75.8%
35 to 54	12,672	31.1%	19,204	29%	51.5%
55 to 64	3,262	8%	6,669	10.1%	104.4%
65 or Older	4,531	11.1%	6,476	9.8%	42.9%
Total	40,750	100.0%	66,135	100.0%	62.3%

The elderly population is further explored in Table II.26.8. Those aged 65 to 66 changed by 97.5 percent between 2000 and 2010, resulting in a population of 863 persons. Those aged 85 or older changed by 42 percent during the same time period, and resulted in 946 persons over age 85 in 2010.

Table II.26.8 Elderly Population by Age Dallas County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	437	9.6%	863	13.3%	97.5%
67 to 69	727	16%	1,143	17.6%	57.2%
70 to 74	1,079	23.8%	1,521	23.5%	41%
75 to 79	933	20.6%	1,120	17.3%	20%
80 to 84	689	15.2%	883	13.6%	28.2%
85 or Older	666	14.7%	946	14.6%	42%
Total	4,531	100.0%	6,476	100.0%	42.9%

Population by race and ethnicity is shown in Table II.26.9. The white population changed by 57.9 percent between 2000 and 2010, and resulted in representing 92.2 percent of the population in 2010. The black population changed by 206 percent, represented 1.4 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 2.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 84.6 percent between 2000 and 2010, compared to the 61 percent growth rate for non-Hispanics.

Table II.26.9					
Population by Race and Ethnicity					
Dallas County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	38,609	94.7%	60,971	92.2%	57.9%
Black	300	0.7%	918	1.4%	206%
American Indian	62	0.2%	127	0.2%	104.8%
Asian	282	0.7%	1,662	2.5%	489.4%
Native Hawaiian/ Pacific Islander	18	0%	39	0.1%	116.7%
Other	1,135	2.8%	1,409	2.1%	24.1%
Two or More Races	344	0.8%	1,009	1.5%	193.3%
Total	40,750	100.0%	66,135	100.0%	62.3%
Hispanic	2,199	5.4%	4,059	6.1%	84.6%
Non-Hispanic	38,551	94.6%	62,076	93.9%	61%

Population by race and ethnicity through 2016 is shown in Table II.26.10. The white population represented 91.4 percent of the population in 2016, compared with black households accounting for 1.2 percent of the population. Hispanic households represented 6.1 percent of the population in 2016.

Table II.26.10				
Population by Race and Ethnicity				
Dallas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	60,971	92.2%	71,336	91.4%
Black	918	1.4%	912	1.2%
American Indian	127	0.2%	38	0%
Asian	1,662	2.5%	2,984	3.8%
Native Hawaiian/ Pacific Islander	39	0.1%	79	0.1%
Other	1,409	2.1%	884	1.1%
Two or More Races	1,009	1.5%	1,841	2.4%
Total	66,135	100.0%	78,074	100.0%
Non-Hispanic	62,076	93.9%	73,296	93.9%
Hispanic	4,059	6.1%	4,778	6.1%

The population by race is broken down further by ethnicity in Table II.26.11. While the white non-Hispanic population changed by 55.7 percent between 2000 and 2010, the white Hispanic population changed by 146.2 percent. The black non-Hispanic population changed by 216.7 percent, while the black Hispanic population changed by 47.4 percent.

Table II.26.11					
Population by Race and Ethnicity					
Dallas County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	37,658	97.7%	58,630	94.4%	55.7%
Black	281	0.7%	890	1.4%	216.7%
American Indian	46	0.1%	94	0.2%	104.3%
Asian	278	0.7%	1,652	2.7%	494.2%
Native Hawaiian/ Pacific Islander	6	0%	37	0.1%	516.7%
Other	36	0.1%	47	0.1%	30.6%
Two or More Races	246	0.6%	726	1.2%	195.1%
Total Non-Hispanic	38,551	100.0%	62,076	100.0%	61%
Hispanic					
White	951	43.2%	2,341	57.7%	146.2%
Black	19	0.9%	28	0.7%	47.4%
American Indian	16	0.7%	33	0.8%	106.2%
Asian	4	0.2%	10	0.2%	150%
Native Hawaiian/ Pacific Islander	12	0.5%	2	0%	-83.3%
Other	1,099	50%	1,362	33.6%	23.9%
Two or More Races	98	4.5%	283	7%	188.8%
Total Hispanic	2,199	100.0%	4,059	100.0%	84.6%
Total Population	40,750	100.0%	66,135	100.0%	62.3%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.26.12. During this time, the total non-Hispanic population was 73,296 persons in 2016. The Hispanic population was 4,778.

Table II.26.12				
Population by Race and Ethnicity				
Dallas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	58,630	94.4%	67,560	92.2%
Black	890	1.4%	892	1.2%
American Indian	94	0.2%	38	0.1%
Asian	1,652	2.7%	2,984	4.1%
Native Hawaiian/ Pacific Islander	37	0.1%	79	0.1%
Other	47	0.1%	162	0.2%
Two or More Races	726	1.2%	1,581	2.2%
Total Non-Hispanic	62,076	100.0%	73,296	100.0%
Hispanic				
White	2,341	57.7%	3,776	79%
Black	28	0.7%	20	0.4%
American Indian	33	0.8%	0	0%
Asian	10	0.2%	0	0%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	1,362	33.6%	722	15.1%
Two or More Races	283	7%	260	5.4%
Total Hispanic	4,059	100.0	4,778	100.0%
Total Population	66,135	100.0%	78,074	100.0%

Households by type and tenure are shown in Table II.26.13. Family households represented 69.4 percent of households, while non-family households accounted for 30.6 percent. These changed from 70.1 and 29.9 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	17,694	70.1%	20,840	69.4%
Married-Couple Family	14,631	82.7%	17,798	85.4%
Owner-Occupied	13,224	90.4%	15,311	86%
Renter-Occupied	1,407	9.6%	2,487	14%
Other Family	3,063	17.3%	3,042	14.7%
Male Householder, No Spouse Present	964	31.5%	977	31.7%
Owner-Occupied	596	61.8%	737	75.4%
Renter-Occupied	368	38.2%	240	24.6%
Female Householder, No Spouse Present	2,099	68.5%	2,065	69%
Owner-Occupied	1,203	57.3%	1,078	52.2%
Renter-Occupied	896	42.7%	987	47.8%
Non-Family Households	7,546	29.9%	9,186	30.6%
Owner-Occupied	4,761	63.1%	5,143	56%
Renter-Occupied	2,785	36.9%	4,043	44%
Total	25,240	100.0%	30,026	100.0%

The group quarters population was 516 in 2010, compared to 459 in 2000. Institutionalized populations experienced a -4.2 percent change between 2000 and 2010. Non-institutionalized populations experienced a 1085.7 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	22	4.9%	33	7.6%	50%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	430	95.1%	400	92.4%	-7%
Other Institutions	0	0%	0	0%	0%
Total	452	100.0%	433	100.0%	-4.2%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	7	100%	83	100%	1085.7%
Total	7	100.0%	83	100.0%	1085.7%
Group Quarters Population	459	100.0%	516	100.0%	12.4%

The number of foreign born persons are shown in Table II.26.15. An estimated 1.2 percent of the population was born in India, some 1.2 percent were born in Mexico, and another 0.6 percent were born in Vietnam.

Table II.26.15
Place of Birth for the Foreign-Born Population
 Dallas County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	India	963	1.2%
#2 country of origin	Mexico	956	1.2%
#3 country of origin	Vietnam	430	0.6%
#4 country of origin	El Salvador	372	0.5%
#5 country of origin	Guatemala	367	0.5%
#6 country of origin	Iraq	346	0.4%
#7 country of origin	Bosnia and Herzegovina	312	0.4%
#8 country of origin	Korea	196	0.3%
#9 country of origin	China excluding Hong Kong and Taiwan	159	0.2%
#10 country of origin	Philippines	150	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.26.16. An estimated 2.1 percent of the population speaks Spanish at home, followed by 0.6 percent speaking Vietnamese.

Table II.26.16
Limited English Proficiency and Language Spoken at Home
 Dallas County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,513	2.1%
#2 LEP Language	Vietnamese	459	0.6%
#3 LEP Language	Other Asian and Pacific Island languages	194	0.3%
#4 LEP Language	Other Indo-European languages	176	0.2%
#5 LEP Language	Russian, Polish, or other Slavic languages	153	0.2%
#6 LEP Language	Arabic	88	0.1%
#7 LEP Language	Other and unspecified languages	85	0.1%
#8 LEP Language	Tagalog	72	0.1%
#9 LEP Language	German or other West Germanic languages	42	0.1%
#10 LEP Language	Chinese	36	0.1%

Disability

The disability rate from the 2000 Census is shown in Table II.26.17. Some 12.8 percent of the population was disabled in 2000, or a total of 4,726 persons. The disability rate was highest for those over 65, with 33 percent disabled.

Table II.26.17 Disability by Age Dallas County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	415	6%
16 to 64	2,949	11.4%
65 and older	1,362	33%
Total	4,726	12.8%

Table II.26.18 shows disability by type in 2000. There were 2,146 physical disabilities in 2000, some 1,823 employment disabilities, and 1,285 go-outside-home disabilities.

Table II.26.18 Total Disabilities Tallied: Aged 5 and Older Dallas County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	978
Physical disability	2,146
Mental disability	1,000
Self-care disability	589
Employment disability	1,823
Go-outside-home disability	1,285
Total	7,821

Disability by age, as estimated by the 2016 ACS, is shown in Table II.26.19. The disability rate for females was 6.9 percent, compared to 7.9 percent for males. The disability rate changed precipitously higher with age, with 48.6 percent of those over 75 experiencing a disability.

Table II.26.19 Disability by Age Dallas County 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%	4	0.1%	4	0.1%
5 to 17	305	3.9%	165	2.1%	470	3%
18 to 34	502	6.1%	221	2.6%	723	4.3%
35 to 64	1,014	6.8%	993	6.6%	2,007	6.7%
65 to 74	542	22.1%	348	13.6%	890	17.7%
75 or Older	682	48.5%	963	48.7%	1,645	48.6%
Total	3,045	7.9%	2,694	6.9%	5,739	7.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.26.20. Some 3.5 percent have an ambulatory disability, 2.9 have an independent living disability, and 1.4 percent have a self-care disability.

Table II.26.20		
Total Disabilities Tallied: Aged 5 and Older		
Dallas County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,898	2.4%
Vision disability	858	1.1%
Cognitive disability	1,982	2.8%
Ambulatory disability	2,495	3.5%
Self-Care disability	972	1.4%
Independent living disability	1,588	2.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.26.21. In 2016, some 42,522 persons were employed and 941 were unemployed. This totaled a labor force of 43,463 persons. The unemployment rate for Dallas County was estimated to be 2.2 percent in 2016.

Table II.26.21	
Employment, Labor Force and Unemployment	
Dallas County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	42,522
Unemployed	941
Labor Force	43,463
Unemployment Rate	2.2%

In 2016, 96.5 percent of households in Dallas County had a high school education or greater.

Table II.26.22	
High School or Greater Education	
Dallas County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	28,974
Total Households	30,026
Percent High School or Above	96.5%

As seen in Table II.26.23, some 20.1 percent of the population had a high school diploma or equivalent, another 29.2 percent have some college, 32.6 percent have a Bachelor's Degree, and 12.7 percent of the population had a graduate or professional degree.

Table II.26.23		
Educational Attainment		
Dallas County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,025	5.4%
High School or Equivalent	11,211	20.1%
Some College or Associates Degree	16,300	29.2%
Bachelor's Degree	18,211	32.6%
Graduate or Professional Degree	7,078	12.7%
Total Population Above 18 years	55,825	100.0%



ECONOMICS

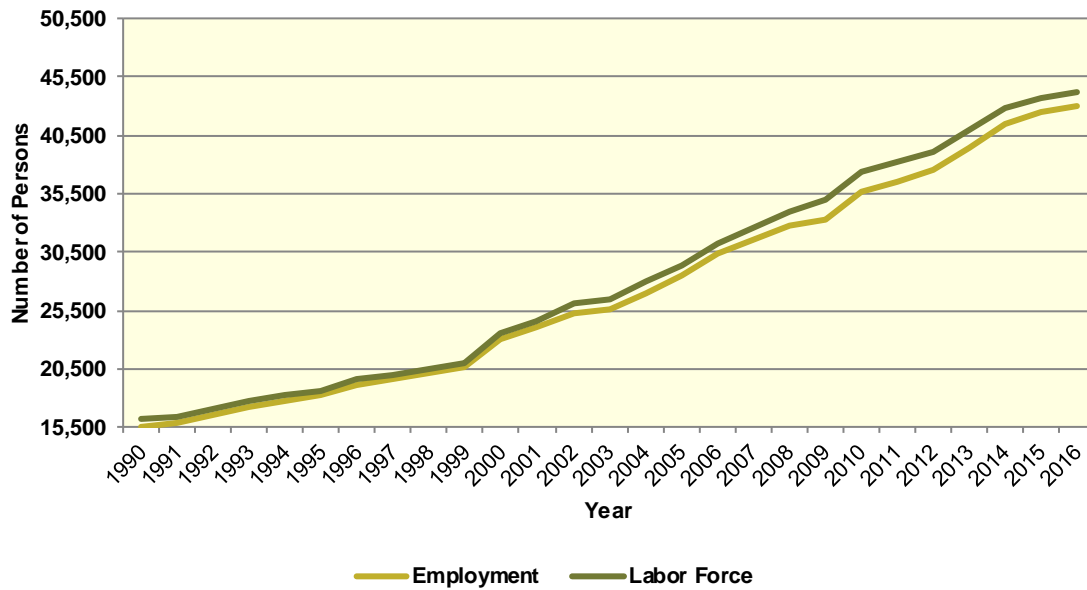
Labor Force

Table II.26.24, shows the labor force statistics for Dallas County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.6 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.9 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Dallas County decreased from 2.9 percent in 2015 to 2.7 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Dallas County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	581	15,568	16,149	3.6%	4.4%
1991	558	15,898	16,456	3.4%	4.7%
1992	591	16,484	17,075	3.5%	4.5%
1993	528	17,299	17,827	3%	4%
1994	494	17,754	18,248	2.7%	3.5%
1995	448	18,185	18,633	2.4%	3.4%
1996	430	19,129	19,559	2.2%	3.5%
1997	415	19,564	19,979	2.1%	3.1%
1998	370	20,173	20,543	1.8%	2.7%
1999	342	20,601	20,943	1.6%	2.6%
2000	446	23,049	23,495	1.9%	2.6%
2001	577	23,995	24,572	2.3%	3.3%
2002	760	25,293	26,053	2.9%	4%
2003	882	25,602	26,484	3.3%	4.5%
2004	954	26,962	27,916	3.4%	4.5%
2005	995	28,444	29,439	3.4%	4.3%
2006	886	30,328	31,214	2.8%	3.7%
2007	929	31,617	32,546	2.9%	3.7%
2008	1,116	32,834	33,950	3.3%	4.2%
2009	1,727	33,263	34,990	4.9%	6.4%
2010	1,700	35,596	37,296	4.6%	6%
2011	1,631	36,585	38,216	4.3%	5.5%
2012	1,530	37,635	39,165	3.9%	5%
2013	1,482	39,505	40,987	3.6%	4.7%
2014	1,418	41,434	42,852	3.3%	4.3%
2015	1,276	42,459	43,735	2.9%	3.8%
2016	1,195	43,037	44,232	2.7%	3.7%

Diagram II.26.3, shows the employment and labor force for Dallas County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 43,037 persons, with the labor force reaching 44,232, indicating there were a total of 1,195 unemployed persons.

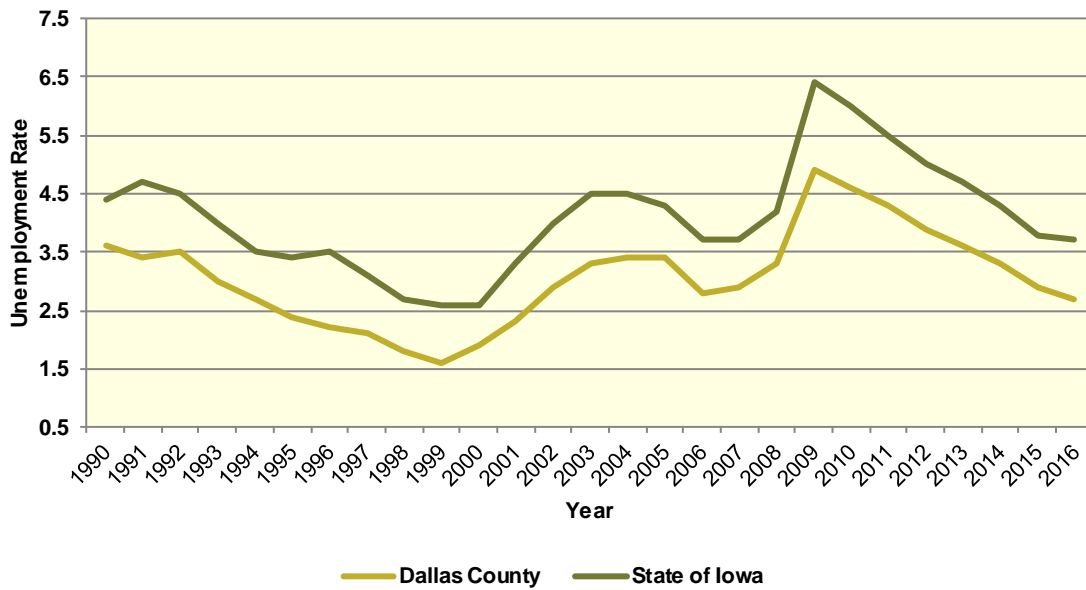
Diagram II.26.3
Employment and Labor Force
 Dallas County
 1990 – 2016 BLS Data



Unemployment

Diagram II.26.4, shows the unemployment rate for both the State and Dallas County. During the 1990’s the average rate for Dallas County was 2.6 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.6 percent. Over the course of the entire period the Dallas County had an average unemployment rate that lower than the State, 3.2 percent for Dallas County, versus 4.1 statewide.

Diagram II.26.4
Annual Unemployment Rate
 Dallas County
 1990 – 2016 BLS Data



Earnings and Employment

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. Table II.26.25, shows total real earnings by industry for Dallas County. In the most recent 2016 estimate, the finance and insurance industry had the largest total real earnings, with total real earnings reaching \$1,200,058,000. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 54.3 percent.

Table II.26.25
Real Earnings by Industry
 Dallas County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	18,098	30,469	70,018	52,834	63,215	28,462	18,114	12,374	-31.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	6,860	0	2,127	1,628	2,921	3,323	3,523	5,435	54.3
Construction	71,493	130,527	112,443	121,331	128,689	147,347	161,865	175,017	8.1
Manufacturing	105,630	102,893	110,184	113,154	118,532	121,240	132,612	141,315	6.6
Wholesale trade	43,127	0	64,329	64,437	81,557	92,670	87,884	93,718	6.6
Retail trade	51,848	152,669	159,603	172,316	182,253	192,807	205,186	220,040	7.2
Transportation and warehousing	66,478	51,901	55,898	60,514	71,491	76,865	84,098	85,547	1.7
Information	21,120	19,900	28,335	27,789	11,667	12,505	12,067	12,203	1.1
Finance and insurance	29,880	836,601	1,017,787	1,096,193	1,135,920	1,139,951	1,232,998	1,200,058	-2.7
Real estate and rental and leasing	14,669	17,416	18,562	30,675	51,984	59,808	67,147	69,155	3
Professional and technical services	34,753	98,245	105,535	106,543	117,447	132,537	142,805	164,859	15.4
Management of companies and enterprises	1,090	41,243	35,211	32,778	20,339	32,392	46,792	50,424	7.8
Administrative and waste services	22,938	29,021	29,366	33,360	59,628	67,504	76,821	107,325	39.7
Educational services	1,886	13,223	12,723	14,460	14,242	15,943	17,321	19,171	10.7
Health care and social assistance	63,770	199,777	178,129	186,921	193,186	215,108	226,316	239,973	6
Arts, entertainment, and recreation	8,857	9,568	10,352	14,108	13,787	14,475	14,355	17,564	22.4
Accommodation and food services	14,350	49,348	56,197	67,097	68,347	75,115	80,853	88,181	9.1
Other services, except public administration	27,155	78,988	79,821	85,834	85,961	89,627	65,277	66,533	1.9
Government and government enterprises	103,224	200,685	199,804	198,496	212,546	216,579	226,966	240,783	6.1
Total	712,077	2,134,881	2,351,138	2,485,868	2,638,880	2,740,075	2,909,341	3,016,763	3.7



Table II.26.26, shows the total employment by industry for the Dallas County. The most recent estimates show the finance and insurance industry was the largest employer in Dallas County, with employment reaching 14,764 jobs in 2016. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 27.7 percent to 76 jobs.

Table II.26.26
Employment by Industry
Dallas County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,138	1,052	1,069	1,052	1,109	1,036	1,101	1,090	-1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	42	0	19	16	28	30	33	36	9.1
Construction	1,395	2,105	2,007	2,089	2,240	2,379	2,554	2,622	2.7
Manufacturing	2,237	1,960	2,029	2,074	2,135	2,153	2,151	2,213	2.9
Wholesale trade	724	0	900	892	1,013	1,186	1,157	1,255	8.5
Retail trade	2,043	5,622	6,151	6,572	6,994	7,207	7,360	7,808	6.1
Transportation and warehousing	1,074	1,009	1,110	1,227	1,260	1,269	1,424	1,442	1.3
Information	446	410	602	604	357	360	364	374	2.7
Finance and insurance	673	9,732	12,450	13,264	13,620	13,516	14,635	14,764	0.9
Real estate and rental and leasing	563	1,659	1,977	2,162	2,315	2,591	2,823	2,948	4.4
Professional and technical services	705	1,635	2,094	2,339	2,553	2,728	2,743	3,007	9.6
Management of companies and enterprises	23	378	369	323	353	402	433	492	13.6
Administrative and waste services	594	1,009	1,151	1,347	2,010	2,086	2,341	2,739	17
Educational services	116	492	580	652	719	746	820	853	4
Health care and social assistance	1,530	3,113	3,150	3,380	3,960	4,244	4,461	4,673	4.8
Arts, entertainment, and recreation	437	624	789	947	967	1,035	1,008	1,287	27.7
Accommodation and food services	776	2,441	2,693	3,100	3,176	3,218	3,205	3,349	4.5
Other services, except public administration	1,062	2,276	2,489	2,646	2,685	2,783	2,408	2,171	-9.8
Government and government enterprises	2,418	3,587	3,640	3,673	3,927	3,939	4,040	4,195	3.8
Total	18,167	40,211	45,582	48,738	51,817	53,292	55,445	57,710	4.1



Table II.26.27, shows the real average earnings per job by industry for Dallas County. These figures are calculated by dividing the total real earning displayed in Tables II.26.25 and II.26.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 150,972 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 41.4 percent.

Table II.26.27
Real Earnings Per Job by Industry
 Dallas County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	15,904	28,963	65,499	50,223	57,002	27,473	16,453	11,352	-31
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	163,324	0	111,963	101,750	104,317	110,770	106,751	150,972	41.4
Construction	51,249	62,008	56,026	58,081	57,450	61,936	63,377	66,749	5.3
Manufacturing	47,220	52,497	54,305	54,558	55,519	56,312	61,651	63,857	3.6
Wholesale trade	59,568	0	71,477	72,239	80,511	78,136	75,959	74,676	-1.7
Retail trade	25,379	27,156	25,947	26,220	26,058	26,753	27,879	28,181	1.1
Transportation and warehousing	61,897	51,438	50,358	49,318	56,739	60,572	59,058	59,325	0.5
Information	47,355	48,536	47,069	46,009	32,680	34,736	33,151	32,628	-1.6
Finance and insurance	44,399	85,964	81,750	82,644	83,401	84,341	84,250	81,283	-3.5
Real estate and rental and leasing	26,056	10,498	9,389	14,188	22,455	23,083	23,786	23,458	-1.4
Professional and technical services	49,295	60,089	50,399	45,551	46,004	48,584	52,062	54,825	5.3
Management of companies and enterprises	47,383	109,108	95,424	101,481	57,617	80,578	108,065	102,488	-5.2
Administrative and waste services	38,616	28,762	25,513	24,766	29,666	32,361	32,815	39,184	19.4
Educational services	16,255	26,875	21,936	22,178	19,808	21,371	21,123	22,475	6.4
Health care and social assistance	41,680	64,175	56,549	55,302	48,784	50,685	50,732	51,353	1.2
Arts, entertainment, and recreation	20,268	15,334	13,120	14,897	14,258	13,986	14,241	13,647	-4.2
Accommodation and food services	18,492	20,216	20,868	21,644	21,520	23,342	25,227	26,331	4.4
Other services, except public administration	25,570	34,705	32,069	32,439	32,015	32,205	27,108	30,646	13.1
Government and government enterprises	42,690	55,948	54,891	54,042	54,124	54,983	56,180	57,398	2.2
Total	39,196	53,092	51,580	51,005	50,927	51,416	52,473	52,275	-0.4

Table II.26.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$5,168,885,000 a 4.1 percent change between 2015 and 2016. Table II.26.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 40,211 and 57,710 in 2016, which a change of 4.1 percent over this period.

Table II.26.28
Total Employment and Real Personal Income
 Dallas County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	292,147	17,364	129,640	83,038	44,269	531,730	20,742	9,531	30,654
1970	297,417	17,123	129,486	87,960	48,214	545,954	20,890	9,594	30,998
1971	282,179	18,426	135,317	91,792	51,825	542,686	20,563	9,858	28,627
1972	320,763	21,169	144,761	98,135	53,253	595,743	22,419	10,215	31,401
1973	388,041	25,946	152,590	107,795	58,921	681,401	25,332	10,595	36,623
1974	356,984	28,536	159,030	112,663	61,095	661,234	24,270	10,754	33,195
1975	345,348	27,281	162,548	115,249	69,869	665,732	24,179	10,680	32,335
1976	333,227	28,276	173,260	115,985	73,729	667,925	24,001	10,830	30,768
1977	320,758	29,803	186,077	123,501	72,981	673,514	23,774	11,295	28,398
1978	349,704	30,688	203,331	128,826	76,844	728,017	25,246	11,087	31,541
1979	348,837	33,332	219,759	137,826	78,875	751,966	25,891	11,223	31,081
1980	310,919	32,808	218,857	154,719	86,808	738,496	25,038	11,204	27,750
1981	344,504	34,015	217,678	172,579	90,657	791,403	26,952	11,127	30,960
1982	317,558	33,875	210,742	184,230	97,669	776,324	26,611	11,180	28,404
1983	305,751	34,461	213,960	190,903	103,878	780,031	26,602	11,302	27,054
1984	316,118	33,810	232,564	193,436	104,517	812,825	27,856	11,393	27,748
1985	306,659	34,176	241,937	189,677	105,609	809,706	27,685	11,248	27,262
1986	319,767	34,565	253,172	189,674	107,502	835,550	28,933	11,234	28,464
1987	347,668	37,430	265,825	179,907	105,232	861,202	29,896	11,597	29,980
1988	353,475	42,008	280,230	174,590	105,392	871,679	29,876	11,885	29,741
1989	370,102	40,260	297,501	187,944	107,696	922,984	31,487	11,723	31,570
1990	357,522	41,182	318,712	185,154	110,317	930,522	31,116	12,267	29,146
1991	362,675	42,794	330,165	186,065	115,479	951,589	31,119	12,684	28,593
1992	410,992	46,856	360,783	187,975	121,883	1,034,777	32,997	13,184	31,173
1993	411,152	49,594	375,130	195,163	124,222	1,056,073	32,735	13,567	30,305
1994	486,463	55,883	383,768	199,343	127,047	1,140,739	34,530	14,343	33,916
1995	533,366	63,449	372,676	235,254	130,938	1,208,785	35,501	15,450	34,521
1996	614,669	64,432	408,033	250,256	135,910	1,344,435	37,999	16,273	37,772
1997	643,764	73,459	457,121	266,201	137,237	1,430,866	38,817	16,881	38,136
1998	678,728	78,892	494,080	289,098	141,757	1,524,771	39,966	17,501	38,782
1999	697,464	81,130	560,601	288,435	145,160	1,610,530	40,576	17,764	39,262
2000	721,157	82,639	627,277	304,132	155,097	1,725,023	41,621	18,219	39,582
2001	712,077	80,419	736,826	318,035	169,537	1,856,056	42,961	18,167	39,196
2002	752,457	84,550	694,141	329,271	182,388	1,873,707	41,675	19,204	39,182
2003	852,201	95,814	692,445	339,625	179,920	1,968,377	41,776	20,466	41,639
2004	1,339,560	149,325	1,036,556	362,490	186,748	2,776,029	55,094	27,754	48,266
2005	1,508,631	171,484	1,063,612	375,262	198,756	2,974,776	56,083	31,926	47,253
2006	1,625,143	187,405	1,033,880	401,662	217,553	3,090,833	55,038	34,340	47,325
2007	1,915,792	220,911	1,064,556	474,542	233,569	3,467,548	58,609	38,501	49,760
2008	1,960,981	226,092	881,281	547,232	281,747	3,445,150	55,439	38,611	50,788
2009	1,989,462	234,029	817,194	528,273	299,298	3,400,197	52,725	39,327	50,587
2010	2,134,881	253,749	813,409	558,149	336,336	3,589,026	53,809	40,211	53,091
2011	2,351,138	246,786	770,357	657,147	344,775	3,876,630	55,572	45,582	51,580
2012	2,485,868	258,060	798,278	710,926	340,771	4,077,783	56,423	48,738	51,005
2013	2,638,880	308,466	871,912	755,121	356,723	4,314,171	57,515	51,817	50,927
2014	2,740,075	316,849	963,505	820,726	373,144	4,580,601	58,878	53,292	51,416
2015	2,909,341	332,293	1,059,174	928,763	398,522	4,963,508	61,447	55,445	52,472
2016	3,016,763	351,767	1,173,069	916,832	413,988	5,168,885	61,159	57,710	52,275

Diagram II.26.5, shows real average earnings per job for Dallas County from 1990 to 2016. Over this period the average earning per job for Dallas County was \$42,887, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.26.5
Real Average Earnings Per Job
 Dallas County
 BEA Data 1990 - 2016

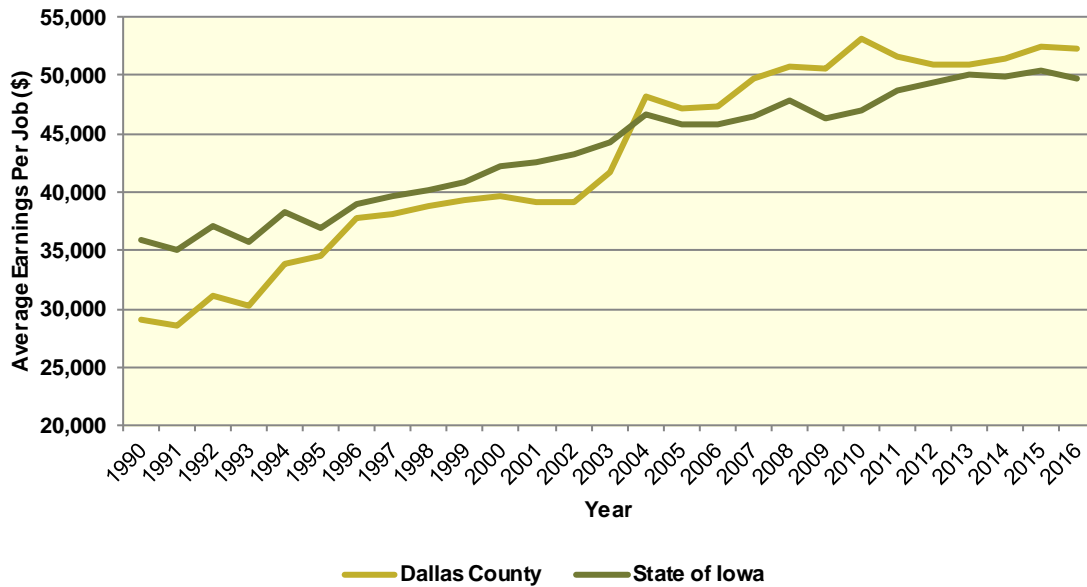
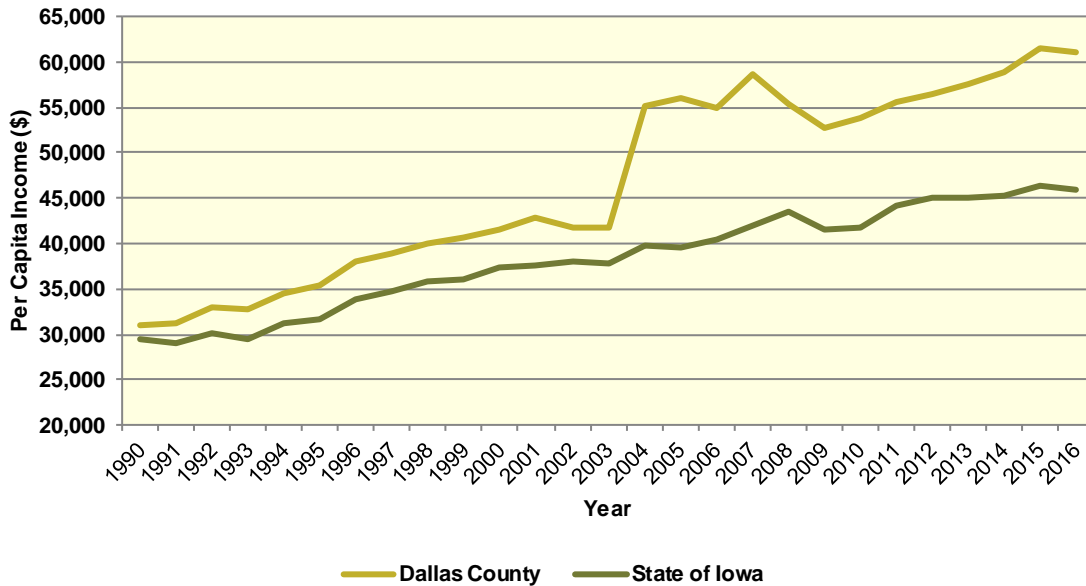


Diagram II.26.6, shows real per capita income for the Dallas County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Dallas County was \$46,710, which was higher than the statewide average of \$38,254 over the same period.

Diagram II.26.6
Real Per Capita Income
 Dallas County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.26.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 40,159 persons in 2015 to 42,196 in 2016, a change of 5.1 percent.

Table II.26.29
Total Monthly Employment
 Dallas County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	24,995	29,075	30,374	29,972	30,181	32,512	33,945	35,818	37,412	38,225	41,159
Feb	24,811	28,912	29,945	29,771	29,971	32,249	33,778	35,739	37,278	38,506	41,117
Mar	25,338	29,204	30,004	30,091	30,213	32,545	33,983	35,784	37,332	39,225	41,259
Apr	25,651	30,045	30,488	30,416	30,562	33,100	34,309	36,516	37,435	39,580	41,762
May	25,944	30,603	30,971	30,839	30,932	33,386	34,845	36,909	37,980	40,212	42,258
Jun	26,470	31,088	31,254	30,948	31,152	33,694	35,315	37,364	38,527	40,921	42,527
Jul	26,249	30,768	30,741	30,544	30,729	33,884	35,178	37,437	38,283	40,831	42,499
Aug	26,137	30,485	30,473	30,443	30,655	33,821	35,110	37,758	38,345	40,758	42,347
Sep	25,886	30,479	30,553	30,529	30,838	33,608	35,348	37,295	38,078	40,364	42,318
Oct	25,980	30,363	30,762	31,084	32,087	33,968	35,302	37,826	38,548	40,828	42,757
Nov	26,017	30,713	30,996	31,386	32,377	34,154	35,879	38,281	39,104	41,256	43,015
Dec	26,221	30,569	31,077	31,133	32,290	34,409	35,982	38,160	39,093	41,207	43,339
Annual	25,808	30,192	30,637	30,596	30,999	33,444	34,915	37,074	38,118	40,159	42,196
% Change	.	17%	1.5%	-0.1%	1.3%	7.9%	4.4%	6.2%	2.8%	5.4%	5.1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$998 in 2015. In 2016, average weekly wages saw a decreased of 0.9 percent over the prior year, rising to \$989, or by 9 dollars. These data are shown in Table II.26.30.

Table II.26.30						
Average Weekly Wages						
Dallas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	519	533	528	590	543	
2002	534	557	538	597	557	2.6%
2003	554	560	566	639	580	4.1%
2004	716	593	611	656	643	10.9%
2005	672	627	663	672	659	2.5%
2006	730	695	668	732	706	7.1%
2007	780	757	751	806	774	9.6%
2008	786	773	775	846	795	2.7%
2009	833	773	748	838	798	0.4%
2010	880	819	790	945	859	7.6%
2011	998	865	898	884	910	5.9%
2012	1,068	859	891	919	933	2.5%
2013	1,074	850	867	960	937	0.4%
2014	1,124	898	886	938	960	2.5%
2015	1,174	867	919	1,037	998	4%
2016(p)	1,096	884	968	1,013	989	-0.9%

Total business establishments reported by the QCEW are displayed in Table II.26.31. Between 2015 and 2016, the total number of business establishments in Dallas County increased by 0.9 percent, from 2,245 to 2,362 establishments.

Table II.26.31						
Number of Business Establishments						
Dallas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,033	1,044	967	969	1,003	
2002	995	1,008	1,013	1,021	1,009	0.6%
2003	1,088	1,091	1,098	1,119	1,099	8.9%
2004	1,158	1,180	1,273	1,272	1,221	11.1%
2005	1,384	1,412	1,420	1,434	1,413	15.7%
2006	1,470	1,500	1,533	1,544	1,512	7%
2007	1,610	1,632	1,645	1,634	1,630	7.8%
2008	1,643	1,665	1,688	1,675	1,668	2.3%
2009	1,675	1,682	1,665	1,661	1,671	0.2%
2010	1,679	1,687	1,681	1,670	1,679	0.5%
2011	1,703	1,727	1,757	1,805	1,748	4.1%
2012	1,828	1,859	1,901	1,932	1,880	7.6%
2013	2,012	2,030	2,041	2,051	2,034	8.2%
2014	2,098	2,137	2,142	2,153	2,133	4.9%
2015	2,197	2,233	2,276	2,274	2,245	5.3%
2016	2,326	2,347	2,370	2,405	2,362	5.2%



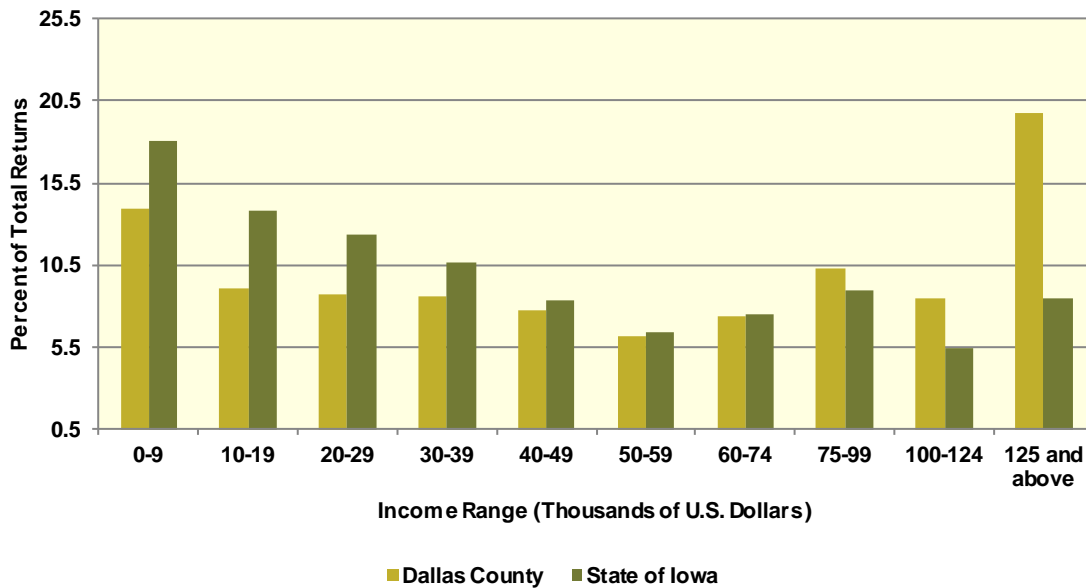
Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.26.32, 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 Dallas County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 25.9 percent, with 6,728 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 80.2 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of 6.9 percent.

Table II.26.32 Number of Tax Returns by Adjusted Gross Income Dallas County Iowa DOR 2002 - 2015											
Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	3,286	2,230	2,431	1,819	1,549	1,331	1,740	1,764	795	1,185	18,130
2003	3,246	2,220	2,489	1,919	1,621	1,402	1,815	1,960	907	1,417	18,996
2004	3,386	2,183	2,478	2,046	1,700	1,462	1,883	2,146	1,097	1,781	20,162
2005	3,196	2,252	2,538	2,227	1,853	1,449	1,964	2,346	1,253	2,069	21,147
2006	3,215	2,237	2,545	2,353	1,902	1,551	2,104	2,551	1,437	2,447	22,342
2007	3,551	2,447	2,646	2,505	2,092	1,632	2,115	2,865	1,633	2,902	24,388
2008	3,594	2,432	2,671	2,565	2,088	1,761	2,226	2,985	1,787	3,133	25,242
2009	3,824	2,458	2,773	2,568	2,148	1,799	2,241	2,999	1,947	3,240	25,997
2010	3,911	2,684	2,797	2,667	2,053	1,833	2,281	3,114	2,028	3,734	27,102
2011	4,089	2,851	2,834	2,699	2,239	1,762	2,307	3,187	2,186	4,280	28,434
2012	4,195	2,867	2,888	2,685	2,313	1,863	2,340	3,266	2,335	4,872	29,624
2013	4,327	2,887	2,958	2,851	2,350	1,913	2,438	3,373	2,420	5,386	30,903
2014	4,611	2,947	2,925	2,894	2,402	2,009	2,422	3,414	2,646	6,009	32,279
2015	4,747	3,091	2,989	2,912	2,628	2,119	2,528	3,492	2,876	6,728	34,110
Change 10 - 15	21.4%	15.2%	6.9%	9.2%	28%	15.6%	10.8%	12.1%	41.8%	80.2%	25.9%

Diagram II.26.7
2015 Income Distribution
 Dallas County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 4,212 in 2010 to 4,118 in 2016, with the poverty rate reaching 4.9 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.26.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	2,153	5.1%
2001	2,097	4.7%
2002	2,296	5%
2003	2,592	5.2%
2004	3,287	6.3%
2005	2,619	5.1%
2006	3,267	6.1%
2007	2,987	5.3%
2008	3,915	6.6%
2009	3,706	6%
2010	4,212	6.4%
2011	4,309	6.3%
2012	4,425	6.2%
2013	4,425	6%
2014	4,745	6.2%
2015	4,202	5.3%
2016	4,118	4.9%

The rate of poverty for Dallas County is shown in Table II.26.34. In 2016, there were an estimated 4,424 persons living in poverty. This represented a 5.7 percent poverty rate, compared to 5.6 percent poverty in 2000. In 2016, some 9.3 percent of those in poverty were under age 6, and 10.9 percent were 65 or older.

Table II.26.34 Poverty by Age Dallas County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	277	12.3%	411	9.3%
6 to 17	456	20.3%	760	17.2%
18 to 64	1,224	54.4%	2,770	62.6%
65 or Older	293	13%	483	10.9%
Total	2,250	100.0%	4,424	100.0%
Poverty Rate	5.6%	.	5.7%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 26.7 percent in Dallas County between 2010 and 2016, from 27,260 to 34,535. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.26.35.

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 Dallas County increased from 574 authorizations in 2015 to 813 in 2016.

The real value of single-family building permits decreased from \$315,745 in 2015 to \$270,841 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 II.26.36.

Table II.26.35 Housing Units State of Iowa vs. Dallas County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Dallas County	% Growth Since Census
2000 Census Base	1,232,625	.	16,765	.
2010 Census	1,336,417	8.4%	27,260	62.6%
July 2011 Estimate	1,341,974	0.4%	28,124	3.2%
July 2012 Estimate	1,346,403	0.7%	29,015	6.4%
July 2013 Estimate	1,353,274	1.3%	30,070	10.3%
July 2014 Estimate	1,362,458	1.9%	31,449	15.4%
July 2015 Estimate	1,370,778	2.6%	33,302	22.2%
July 2016 Estimate	1,380,162	3.3%	34,535	26.7%

Table II.26.36
Building Permits and Valuation
 Dallas County
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	50	6	8	30	94	144,666	23,278
1981	46	12	0	0	58	133,285	0
1982	86	0	0	8	94	88,936	42,442
1983	40	0	20	0	60	126,594	0
1984	42	0	0	0	42	139,566	0
1985	40	0	10	0	50	125,204	0
1986	61	0	0	12	73	129,508	31,807
1987	71	2	0	0	73	133,092	0
1988	102	6	0	12	120	208,082	56,018
1989	105	0	8	0	113	160,624	0
1990	131	2	0	0	133	188,890	0
1991	132	2	0	48	182	192,194	27,863
1992	237	12	12	35	296	169,763	42,485
1993	201	12	0	12	225	181,328	54,630
1994	133	12	11	47	203	207,989	48,514
1995	155	2	6	32	195	175,988	51,990
1996	172	10	19	6	207	188,149	36,327
1997	169	22	3	0	194	218,980	0
1998	227	10	3	30	270	210,350	75,372
1999	345	10	7	16	378	206,939	64,640
2000	245	12	14	12	283	238,090	207,451
2001	269	14	45	163	491	222,486	100,772
2002	347	44	4	104	499	206,967	113,842
2003	416	24	4	66	510	223,708	112,884
2004	442	6	6	50	504	224,417	138,210
2005	692	0	7	270	969	215,159	129,201
2006	579	0	0	72	651	225,210	147,895
2007	400	48	0	0	448	237,706	0
2008	175	6	0	0	181	268,419	0
2009	165	0	0	121	286	247,944	178,935
2010	261	4	0	0	265	232,717	0
2011	210	2	0	0	212	236,159	0
2012	220	0	0	206	426	247,193	141,661
2013	338	0	0	0	338	250,378	0
2014	401	0	0	260	661	261,687	119,087
2015	574	178	0	166	918	315,745	132,526
2016	813	0	0	367	1,180	270,841	108,548



Diagram II.26.8 Single Family Permits

Dallas County
Census Bureau Data, 1980–2016

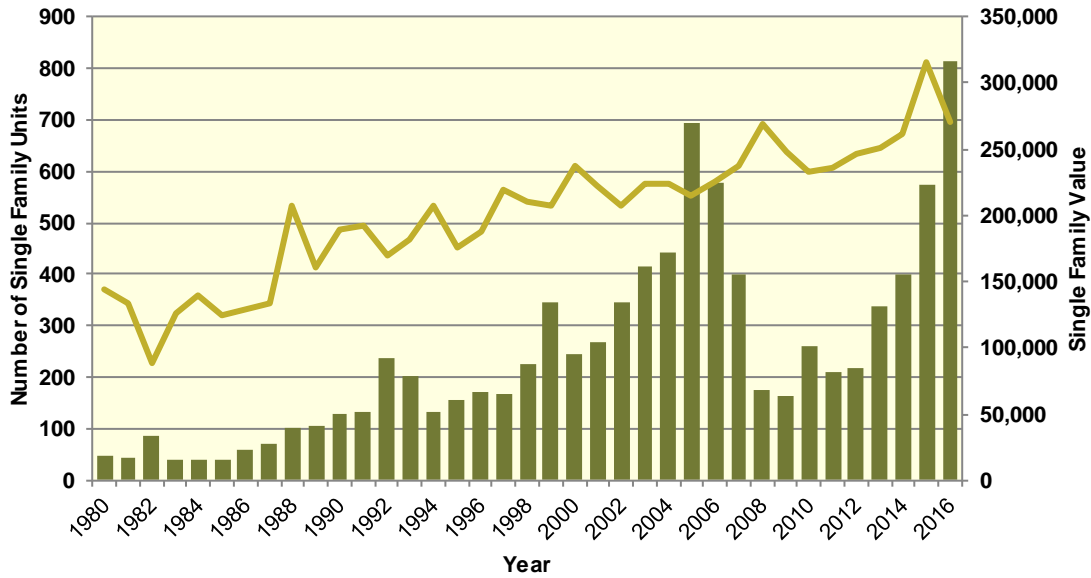
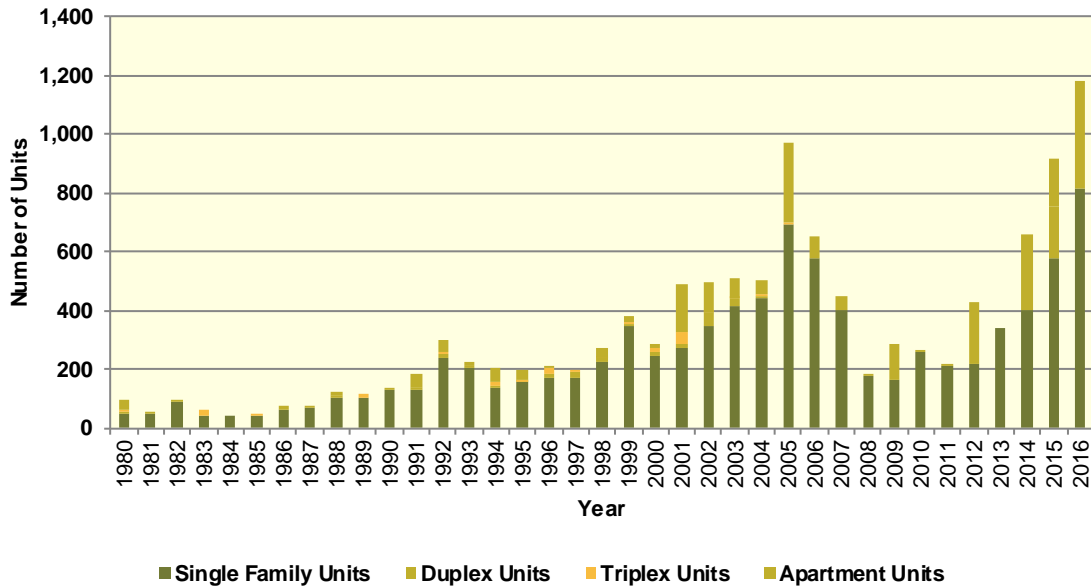


Diagram II.26.9 Total Permits by Unit Type

Dallas County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.26.37. In 2016, there were 31,678 housing units, up from 16,529 in 2000. Single-family units accounted for 78.7 percent of units in 2016, compared to 77.5 in 2000. Apartment units accounted for 16.3 percent in 2016, compared to 10.4 percent in 2000.

Table II.26.37				
Housing Units by Type				
Dallas County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,804	77.5%	24,918	78.7%
Duplex	346	2.1%	278	0.9%
Tri- or Four-Plex	528	3.2%	539	1.7%
Apartment	1,713	10.4%	5,179	16.3%
Mobile Home	1,129	6.8%	764	2.4%
Boat, RV, Van, Etc.	9	0.1%	0	0%
Total	16,529	100.0%	31,678	100.0%

Some 92.6 percent of housing was occupied in 2010, compared to 94.3 percent in 2000. Owner-occupied housing changed 66.3 percent between 2000 and 2010, ending with owner-occupied units representing 78.4 percent of unit. Vacant units changed by 113.8 percent, resulting in 2,020 vacant units in 2010.

Table II.26.38					
Housing Units by Tenure					
Dallas County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	15,584	94.3%	25,240	92.6%	62%
Owner-Occupied	11,897	76.3%	19,784	78.4%	66.3%
Renter-Occupied	3,687	23.7%	5,456	21.6%	48%
Vacant Housing Units	945	5.7%	2,020	7.4%	113.8%
Total Housing Units	16,529	100.0%	27,260	100.0%	64.9%

Table II.26.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 31,678 housing units. An estimated 74.2 percent were owner-occupied, and 5.2 percent were vacant.

Table II.26.39				
Housing Units by Tenure				
Dallas County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	25,240	92.6%	30,026	94.8%
Owner-Occupied	19,784	78.4%	22,269	74.2%
Renter-Occupied	5,456	21.6%	7,757	25.8%
Vacant Housing Units	2,020	7.4%	1,652	5.2%
Total Housing Units	27,260	100.0%	31,678	100.0%



Households by household size are shown in Table II.26.40. There were a total of 25,240 households in 2010, up from 15,584 in 2000. One person households changed by 62.1 percent between 2000 and 2010, while two person households changed by 61.2 percent. Three and four person households changed by 56.7 and 63.4 respectively, representing 15.4 percent and 16 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	3,679	23.6%	5,962	23.6%	62.1%
Two Persons	5,406	34.7%	8,715	34.5%	61.2%
Three Persons	2,482	15.9%	3,889	15.4%	56.7%
Four Persons	2,478	15.9%	4,050	16%	63.4%
Five Persons	1,071	6.9%	1,800	7.1%	68.1%
Six Persons	303	1.9%	579	2.3%	91.1%
Seven Persons or More	165	1.1%	245	1%	48.5%
Total	15,584	100.0%	25,240	100.0%	62%

Households by income is shown in Table II.26.41. Households earning more than \$100,000 per year represented 38.7 percent of households in 2016, compared to 13.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.5 percent of households in 2016, compared to 23.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 5.2 percent of households in 2016, compared to 10.1 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,570	10.1%	1,557	5.2%
\$15,000 to \$19,999	796	5.1%	1,103	3.7%
\$20,000 to \$24,999	1,030	6.6%	799	2.7%
\$25,000 to \$34,999	2,034	13%	2,469	8.2%
\$35,000 to \$49,999	2,601	16.7%	3,043	10.1%
\$50,000 to \$74,999	3,604	23.1%	5,248	17.5%
\$75,000 to \$99,999	1,917	12.3%	4,188	13.9%
\$100,000 or More	2,040	13.1%	11,619	38.7%
Total	15,592	100.0%	30,026	100.0%

Table II.26.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 35.5 percent and 12.5 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 9.5 percent, 3.8 percent, and 15.4, respectively. Housing units built prior to 1939 represented 12.3 percent of households in 2016.

Table II.26.42				
Households by Year Home Built				
Dallas County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	4,075	26.1%	3,689	12.3%
1940 to 1949	702	4.5%	755	2.5%
1950 to 1959	1,024	6.6%	1,101	3.7%
1960 to 1969	1,202	7.7%	1,478	4.9%
1970 to 1979	2,271	14.6%	2,844	9.5%
1980 to 1989	1,229	7.9%	1,127	3.8%
1990 to 1999	5,081	32.6%	4,619	15.4%
2000 to 2009	.	.	10,654	35.5%
2010 or Later	.	.	3,759	12.5%
Total	15,584	100.0%	30,026	100.0%

The distribution of unit types by race are shown in Table II.26.43. An estimated 80.9 percent of white households occupy single family homes, while 64.7 percent of black households do. Some 14.4 percent of white households occupied apartments, while 16.8 percent of black households do. An estimated 67.9 percent of Asian, and 92.9 percent of American Indian households occupy single family homes.

Table II.26.43							
Distribution of Units in Structure by Race							
Dallas County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.9%	64.7%	92.9%	67.9%	100%	71.8%	51.7%
Duplex	0.8%	0%	0%	0%	0%	0%	8.3%
Tri- or Four-Plex	1.7%	5.5%	0%	0.9%	0%	0%	3.1%
Apartment	14.4%	16.8%	7.1%	31.1%	0%	28.2%	36.8%
Mobile Home	2.2%	13.1%	0%	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 II.26.44. An estimated 29.5 percent of vacant units were for rent in 2010, a 146.3 percent change since 2000. In addition, some 30.9 percent of vacant units were for sale, a change of 96.2 percent between 2000 and 2010. "Other" vacant units represented 26.1 percent of vacant units in 2010. This is a change of 137.8 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 II.26.44 Disposition of Vacant Housing Units Dallas County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	242	25.6%	596	29.5%	146.3%
For Sale	318	33.7%	624	30.9%	96.2%
Rented or Sold, Not Occupied	91	9.6%	127	6.3%	39.6%
For Seasonal, Recreational, or Occasional Use	72	7.6%	145	7.2%	101.4%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	222	23.5%	528	26.1%	137.8%
Total	945	100.0%	2,020	100.0%	113.8%

The disposition of vacant units between 2010 and 2016 are shown in Table II.26.45. By 2016, for rent units accounted for 17.3 percent of vacant units, while for sale units accounted for 11.6 percent. "Other" vacant units accounted for 40.3 percent of vacant units, representing a total of 666 "other" vacant units.

Table II.26.45 Disposition of Vacant Housing Units Dallas County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	596	29.5%	285	17.3%
For Sale	624	30.9%	192	11.6%
Rented Not Occupied	29	1.4%	252	15.3%
Sold Not Occupied	98	4.9%	93	5.6%
For Seasonal, Recreational, or Occasional Use	145	7.2%	164	9.9%
For Migrant Workers	0	0%	0	0%
Other Vacant	528	26.1%	666	40.3%
Total	2,020	100.0%	1,652	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 II.26.46. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table II.26.46 Overcrowding and Severe Overcrowding Dallas County 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	11,767	98.9%	54	0.5%	82	0.7%	11,903
2016 Five-Year ACS	22,110	99.3%	159	0.7%	0	0%	22,269
Renter							
2000 Census	3,525	95.8%	120	3.3%	36	1%	3,681
2016 Five-Year ACS	7,386	95.2%	259	3.3%	112	1.4%	30,026
Total							
2000 Census	15,292	98.1%	174	1.1%	118	0.8%	15,584
2016 Five-Year ACS	29,496	98.2%	418	1.4%	112	0.4%	30,026

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 57 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Dallas County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.26.47 Households with Incomplete Plumbing Facilities Dallas County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	15,506	29,969
Lacking Complete Plumbing Facilities	78	57
Total Households	15,584	30,026
Percent Lacking	0.5%	0.2%

There were 151 households lacking complete kitchen facilities in 2016, compared to 69 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.5 percent in 2016.

Table II.26.48 Households with Incomplete Kitchen Facilities Dallas County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	15,515	29,875
Lacking Complete Kitchen Facilities	69	151
Total Households	15,584	30,026
Percent Lacking	0.4%	0.5%

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 Dallas County, 14 of households had a cost burden and 7.8 percent had a severe cost burden. Some 22.5 percent of renters were cost burdened, and 15.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.4 percent and a severe cost burden rate of 3.2 percent. Owner occupied households with a mortgage had a cost burden rate of 12.8 percent, and severe cost burden at 5.8 percent.

Table II.26.49
Cost Burden and Severe Cost Burden by Tenure
 Dallas County
 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	5,366	78.1%	1,086	15.8%	400	5.8%	23	0.3%	6,875
2016 Five-Year ACS	13,733	81.3%	2,159	12.8%	977	5.8%	17	0.1%	16,886
Owner Without a Mortgage									
2000 Census	2,116	91.1%	116	5%	68	2.9%	22	0.9%	2,322
2016 Five-Year ACS	4,797	89.1%	288	5.4%	171	3.2%	127	2.4%	5,383
Renter									
2000 Census	2,235	63.6%	615	17.5%	427	12.2%	237	6.7%	3,514
2016 Five-Year ACS	4,447	57.3%	1,748	22.5%	1,191	15.4%	371	4.8%	7,757
Total									
2000 Census	9,717	76.4%	1,817	14.3%	895	7%	282	2.2%	12,711
2016 Five-Year ACS	22,977	76.5%	4,195	14%	2,339	7.8%	515	1.7%	30,026

Housing Problems by Income

Table II.26.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Dallas County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table II.26.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 2,225 owner-occupied and 1,035 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,140 owner-occupied 989 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 20,695 households without a housing problem.

Table II.26.50
Median Family Income
 Dallas 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 II.26.51
Housing Problems by Income and Tenure
 Dallas 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	15	0	10	0	35	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	65	15	20	100
Housing cost burden greater than 50% of income (and none of the above problems)	410	295	280	100	55	1,140
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	185	325	595	405	715	2,225
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
Has none of the 4 housing problems	50	475	1,545	1,665	13,080	16,815
Total	745	1,095	2,495	2,185	13,915	20,435
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	40	15	0	0	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	0	0	20	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	35	40	75	55	235
Housing cost burden greater than 50% of income (and none of the above problems)	725	225	25	10	4	989
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	160	365	445	35	30	1,035
Zero/negative income (and none of the above problems)	125	0	0	0	0	125
Has none of the 4 housing problems	115	325	920	475	2,045	3,880
Total	1,170	1,005	1,445	595	2,154	6,369
Total						
Lacking complete plumbing or kitchen facilities	30	40	25	0	35	130
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	0	0	30	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	35	105	90	75	335
Housing cost burden greater than 50% of income (and none of the above problems)	1,135	520	305	110	59	2,129
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	345	690	1,040	440	745	3,260
Zero/negative income (and none of the above problems)	210	0	0	0	0	210
Has none of the 4 housing problems	165	800	2,465	2,140	15,125	20,695
Total	1,915	2,100	3,940	2,780	16,069	26,804

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.26.52, of the 4,525 loans in 2016, 2,288 loans were for Home Purchases, 278 were for Home Improvement and 1,959 were for refinancing.

Table II.26.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Dallas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	1,079	150	1,097	2,326
2009	1,131	138	2,778	4,047
2010	1,126	135	2,419	3,680
2011	1,072	123	2,076	3,271
2012	1,396	144	3,272	4,812
2013	1,726	149	1,801	3,676
2014	1,704	153	753	2,610
2015	2,055	243	1,312	3,610
2016	2,288	278	1,959	4,525

Table II.26.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$198,076 in 2012 and \$228,193 in 2016. Overall, average loans were \$171,569 in 2008 and \$218,712 in 2016.

Table II.26.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Dallas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$176,162	\$59,873	\$182,325	\$171,569
2009	\$168,508	\$66,304	\$192,699	\$181,628
2010	\$177,887	\$61,141	\$192,109	\$182,953
2011	\$186,029	\$58,862	\$193,647	\$186,082
2012	\$198,076	\$102,076	\$199,312	\$196,044
2013	\$211,921	\$73,443	\$181,437	\$191,373
2014	\$217,523	\$58,889	\$202,570	\$203,910
2015	\$220,264	\$65,432	\$218,136	\$209,068
2016	\$228,193	\$81,392	\$227,125	\$218,712

Table II.26.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$276,514,000 in 2012 and \$522,105,000 in 2016. Overall, average loans were \$399,070,000 in 2008 and \$989,670,000 in 2016.

Table II.26.54				
Total Volume of Owner-Occupied Single Family Loans				
Dallas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$190,079,000	\$8,981,000	\$200,010,000	\$399,070,000
2009	\$190,582,000	\$9,150,000	\$535,317,000	\$735,049,000
2010	\$200,301,000	\$8,254,000	\$464,712,000	\$673,267,000
2011	\$199,423,000	\$7,240,000	\$402,012,000	\$608,675,000
2012	\$276,514,000	\$14,699,000	\$652,149,000	\$943,362,000
2013	\$365,775,000	\$10,943,000	\$326,768,000	\$703,486,000
2014	\$370,660,000	\$9,010,000	\$152,535,000	\$532,205,000
2015	\$452,642,000	\$15,900,000	\$286,194,000	\$754,736,000
2016	\$522,105,000	\$22,627,000	\$444,938,000	\$989,670,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.26.55 presents some basic statistics about the completed surveys.

Table II.26.55				
Survey of Rental Properties				
Dallas County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	25	1,845	5.7	38.3

Table II.26.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single family units in Dallas County, with 0 of them available. This translates into a vacancy rate of 0 percent in Dallas County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 1,842 apartment units reported in the survey, with 106 of them available, which resulted in a vacancy rate of 5.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.26.56			
Rental Vacancy Survey by Type			
Dallas County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	3	0	0%
Apartments	1,842	106	5.8%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
Total	1,845	106	5.7%

Table II.26.57, reports units by bedroom size. As can be seen there were 583 two bedroom apartment units and 326 three bedroom units. Overall, the 585 two bedroom units accounted for 31.7 percent of all units, and the 327 three bedroom units accounted for 17.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 503 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.26.57 Rental Units by Bedroom Size Dallas County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	6	0	0	·	6
One	0	420	0	0	·	420
Two	2	583	0	0	·	585
Three	1	326	0	0	·	327
Four	0	4	0	0	·	4
Don’t Know	0	503	0	0	0	503
Total	3	1,842	0	0	0	1,845

Table II.26.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.26.58 Single Family Units by Bedroom Size Dallas County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	2	0	0%
Three	1	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	3	0	0%

Table II.26.59 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 5 percent.

Table II.26.59 Apartment Units by Bedroom Size Dallas County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	0%
One	420	6	1.4%
Two	583	29	5%
Three	326	18	5.5%
Four	4	0	0%
Don’t know	503	53	10.5%
Total	1,842	106	5.8%

Average market-rate rents by unit type are shown in Table II.26.60. 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 II.26.60 Average Market Rate Rents by Bedroom Size Dallas County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$575	\$0	\$0	\$575
One	\$0	\$722.5	\$0	\$0	\$722.5
Two	\$0	\$972.2	\$0	\$0	\$972.2
Three	\$1575	\$1379.3	\$0	\$0	\$1407.3
Four	\$0	\$850	\$0	\$0	\$850
Total	\$1131.5	\$977.7	\$0	\$0	\$993.9

Table II.26.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table II.26.61 Average Assisted Rate Rents by Bedroom Size Dallas County 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	\$656	\$0	\$0	\$656
Two	\$0	\$764	\$0	\$0	\$764
Three	\$0	\$860	\$0	\$0	\$860
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$760	\$0	\$0	\$760

Table II.26.62, shows vacancy rates for single family units by average rental rates for Dallas County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.26.62 Single Family Market Rate Rents by Vacancy Status Dallas County 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	2	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	1	0	0%
Missing	0	0	0%
Total	3	0	0%

The average rent and availability of apartment units is displayed in Table II.26.63. 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 7.1 percent.

Table II.26.63 Apartment Market Rate Rents by Vacancy Status Dallas County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	0	0%
\$500 to \$750	249	8	3.2%
\$750 to \$1,000	244	17	7%
\$1,000 to \$1,250	493	35	7.1%
\$1,250 to \$1,500	124	7	5.6%
Above \$1,500	88	22	25%
Missing	621	17	2.7%
Total	1,842	106	5.8%

Respondents were asked if utilities are included in the rent and as shown in Table II.26.64 below 17 respondents, or 81 percent, included some sort of utility in the rent.

Table II.26.64 Are there any utilities included with the rent? Dallas County 2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	4
% Offering Utilities	81%

The type of utility included in the rent is shown in Table II.26.65. There were 0 respondents who included electricity, 1 respondent who included natural gas, 11 respondents who included water and sewer and 17 respondents included trash collection in the rent.

Table II.26.65 Which utilities are included with the rent? Dallas County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	11
Trash Collection	17

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 II.26.66 below, there were 1 single family units which property managers considered accessible, with an additional 139 accessible apartment units. Respondents also indicated there were a total of 44 persons with disabilities currently residing in accessible units.

Table II.26.66 Accessible Units by Bedroom Size Dallas County 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	69	0	0		69
Two	0	33	0	0		33
Three	1	25	0	0		26
Four	0	0	0	0		0
Don’t Know	0	12	0	0	0	12
Total	1	139	0	0	0	140

Table II.26.67, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 percent or 0 two bedroom single family units are accessible, with 100 percent of three bedroom units were considered accessible. Overall, 33.3 percent of all single family units were considered accessible by survey respondents.

Table II.26.67 Single Family Units by Accessibility and Bedroom Size Dallas County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	2	0	2	0%
Three	0	1	1	100%
Four	0	0	0	0%
Don’t know	0	0	0	0%
Total	2	1	3	33.3%

Table II.26.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 5.7 percent or 33 two bedroom apartment units are accessible, with 7.7 percent of three bedroom units were considered accessible. Overall, 7.5 percent of all apartment units were considered accessible by survey respondents.

Table II.26.68 Apartment Units by Accessibility and Bedroom Size Dallas County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	6	0	6	0%
One	351	69	420	16.4%
Two	550	33	583	5.7%
Three	301	25	326	7.7%
Four	4	0	4	0%
Don't know	491	12	503	2.4%
Total	1,703	139	1,842	7.5%

Perceived Need for Rental Units

Table II.26.69, at right, shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 18 number of persons on the wait list.

Table II.26.69 Do you keep a waiting list? Dallas County 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	9
Waitlist Size	18

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.26.70, 1 respondent said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table II.26.70 How would you rate the need for renovation of existing units in the city? Dallas County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	0
Low Need	2	2	1	0
Moderate Need	7	7	2	1
High Need	0	1	0	0
Extreme Need	1	1	1	1
Average Need	2.8	2.9	2.8	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.26.71, 5 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, 6 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.26.71
How would you rate the need for construction of new units in the city?
 Dallas County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	6	2	1
Low Need	1	1	0	0
Moderate Need	0	0	0	0
High Need	5	5	2	2
Extreme Need	0	0	0	0
Average Need	2.5	2.3	2.5	3

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 II.26.72, shows the *strong growth scenario* for the Dallas County. As can be seen there were 22,269 owner-occupied and 7,757 renter-occupied households in 2016, for a total of 30,026 households. In 2030, there will be a projected 36,997 households, of which 28,817 are projected to be owner occupied and the remaining 8,180 are expected to be renter-occupied.

By 2050, there are projected to be 36,560 owner-occupied households, of which 1,342 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 4,464 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 9,693 renter households, of which 1,779 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,205 renter households with incomes between 50.1-80.0



percent of MFI. Overall households are projected to reach 46,253 occupied units by 2050, of which 3,121 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.26.72 Housing Demand Forecast Dallas County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	817	938	997	1,058	1,119	1,183	1,261	1,342
30.1-50%	1,193	1,370	1,455	1,544	1,633	1,727	1,841	1,959
50.1-80%	2,719	3,121	3,315	3,518	3,721	3,936	4,195	4,464
80.1-95%	1,596	1,832	1,947	2,066	2,185	2,311	2,463	2,621
95.1-115%	2,370	2,721	2,890	3,067	3,244	3,431	3,657	3,891
115+%	13,573	15,579	16,549	17,564	18,576	19,649	20,942	22,283
Total	22,269	25,561	27,152	28,817	30,478	32,238	34,359	36,560
Renter								
0-30%	1,424	1,387	1,442	1,501	1,560	1,622	1,700	1,779
30.1-50%	1,217	1,185	1,233	1,283	1,333	1,386	1,453	1,520
50.1-80%	1,764	1,719	1,788	1,861	1,933	2,010	2,107	2,205
80.1-95%	505	492	512	533	553	575	603	631
95.1-115%	487	474	493	513	533	555	581	608
115+%	2,361	2,300	2,392	2,489	2,586	2,690	2,819	2,950
Total	7,757	7,557	7,859	8,180	8,499	8,838	9,264	9,693
Total								
0-30%	2,241	2,325	2,439	2,559	2,678	2,805	2,961	3,121
30.1-50%	2,410	2,555	2,688	2,827	2,966	3,114	3,294	3,479
50.1-80%	4,483	4,840	5,103	5,379	5,654	5,946	6,302	6,668
80.1-95%	2,101	2,324	2,458	2,598	2,738	2,887	3,066	3,252
95.1-115%	2,857	3,195	3,383	3,580	3,777	3,986	4,238	4,499
115+%	15,933	17,879	18,941	20,053	21,163	22,338	23,761	25,233
Total	30,026	33,118	35,011	36,997	38,978	41,076	43,623	46,253