

**VOLUME II:
GREENE COUNTY**

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Greene County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Greene County's population decreased from 9,336 in 2010 to 9,011 in 2016, or by 3.5 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 decreased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 6.5 percent. The white population decreased by 4.5 percent, while the black population increased by 55.6 percent. The Hispanic population increased from 171 to 247 people between 2010 and 2016 or by 44.4 percent. These data are presented in Table II.38.1.

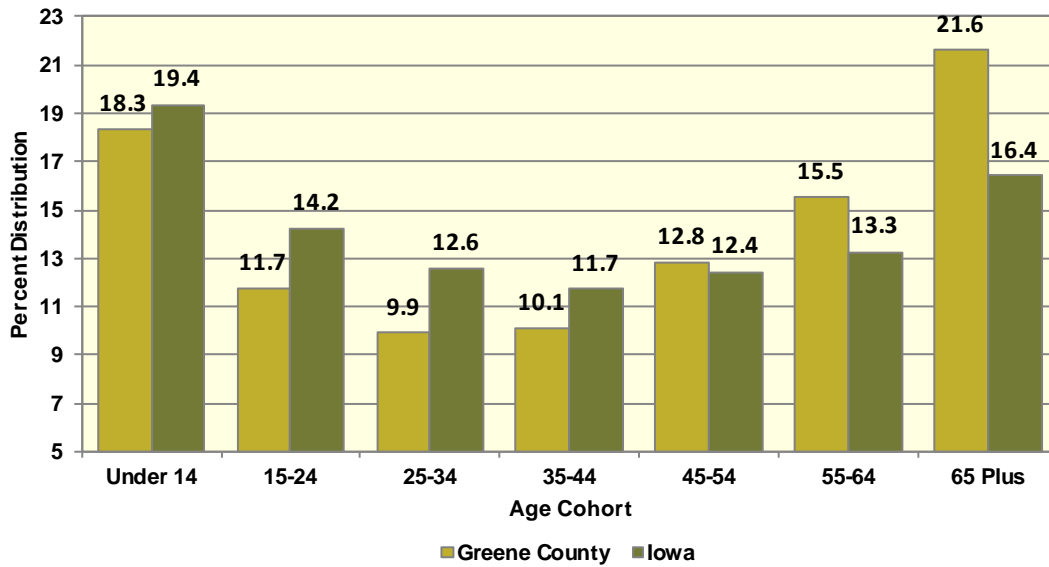
Table II.38.1						
Profile of Population Characteristics						
Greene County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Greene County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	9,336	9,011	-3.5%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	1,742	1,651	-5.2%	603,673	607,020	0.6%
15 to 24 years	990	1,058	6.9%	430,187	445,808	3.6%
25 to 34 years	904	892	-1.3%	382,583	394,373	3.1%
35 to 44 years	951	910	-4.3%	364,548	367,535	0.8%
45 to 54 years	1,484	1,154	-22.2%	439,726	389,744	-11.4%
55 to 64 years	1,314	1,400	6.5%	372,750	415,998	11.6%
65 and Over	1,951	1,946	-0.3%	452,888	514,215	13.5%
Race						
White	9,182	8,768	-4.5%	2,839,615	2,864,884	0.9%
Black	27	42	55.6%	91,695	114,874	25.3%
American Indian and Alaskan Native	31	40	29%	13,563	15,924	17.4%
Asian	30	45	50%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	4	6	50%	2,419	3,592	48.5%
Two or more races	62	110	77.4%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	171	247	44.4%	151,544	182,606	20.5%

Table II.38.2, presents the population of Greene County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,613 males, who accounted for 49.4 percent of the population, and the remaining 50.6 percent, or 4,723 persons, were female. In 2016, the number of males rose to 4,440 persons, and accounted for 49.3 percent of the population, with the remaining 50.7 percent, or 4,571 persons being female.



Table II.38.2 Population by Age and Gender Greene 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	914	828	1,742	864	787	1,651	-5.2%
15 to 24 years	545	445	990	535	523	1,058	6.9%
25 to 34 years	475	429	904	457	435	892	-1.3%
35 to 44 years	479	472	951	475	435	910	-4.3%
45 to 54 years	479	472	951	475	435	910	-4.3%
55 to 64 years	732	752	1,484	583	571	1,154	-22.2%
65 and Over	670	644	1,314	689	711	1,400	6.5%
Total	4,613	4,723	9,336	4,440	4,571	9,011	-3.5%
% of Total	49.4%	50.6%	.	49.3%	50.7%	.	

Diagram II.38.1
Age Distribution
Greene County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Greene County increased from 10,045 to 10,366 persons, or by 3.2 percent. Between 2000 and 2010, Greene County population, changed by -1,030 persons, to a total population of 9,336 persons. The most recent estimates indicated that Greene County’s population fell an additional -325 persons since the 2010 Census, to 9,011 persons in July 2016.

1990 Census	10,045
Natural Increase 90-00	-203
Net Migration 90-00	524
2000 Census	10,366
Natural Increase 00-09	-176
Net Migration 00-09	-861
2009 Population Estimate	9,329
2010 Census	9,336
Natural Increase 10-16	-103
Net Migration 10-16	-222
2016 Population Estimate	9,011

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.38.3, Greene County had a natural increase, of -203 persons between 1990 and 2000. During the April 2000 to July 2009 period, Greene County’s natural increase was estimated at -176 persons. Between 2010 and 2016, the natural increase was estimated at -103 persons, and the net migration was -222 persons.

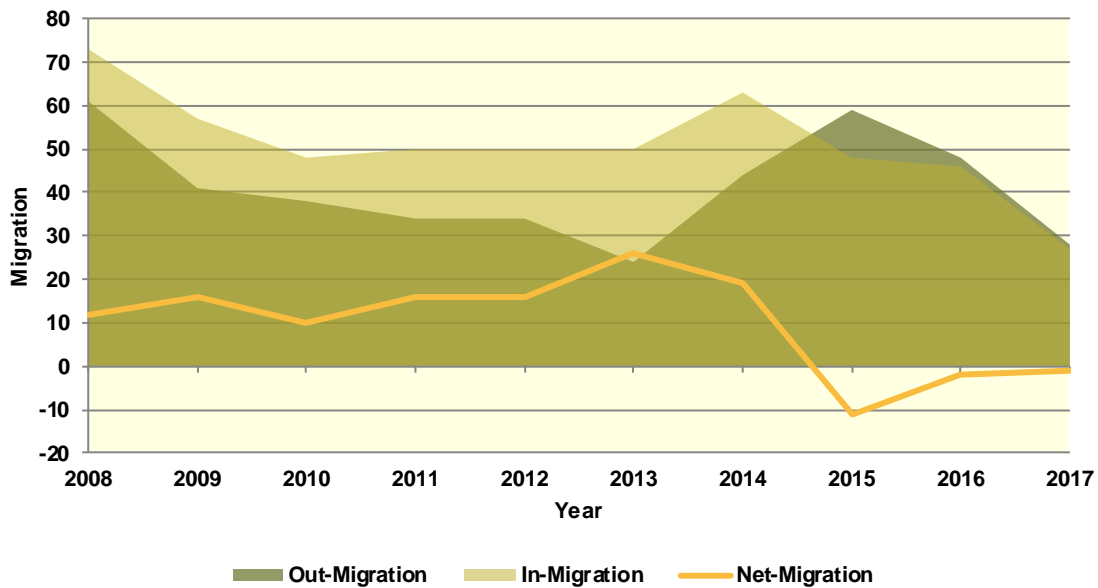
Population Migration Trends

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.38.4 in 2008 there was a total of 73 in-migrations with a total of 61 out-migrations, which led to a net-migration of 12 persons. The most recent first half 2017 data saw a net-migration of -1 persons, with 27 persons entering Greene County and 28 persons leaving Greene County.

Diagram II.38.2, 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 2013 with 26 people entering and the migration lowest net migration occurred in 2015 with 11 entering Greene County.

Diagram II.38.2
Net In-migration by Gender
 Greene County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.38.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 200 percent of net-migrants, or -2 persons were male, with the remaining -100 percent, or 1 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017- First Half
In										
Male	32	27	23	26	21	18	36	24	17	14
Female	41	30	25	24	29	32	27	24	29	13
Total	73	57	48	50	50	50	63	48	46	27
Out										
Male	35	20	21	14	11	13	18	31	21	16
Female	26	21	17	20	23	11	26	28	27	12
Total	61	41	38	34	34	24	44	59	48	28
Net										
Male	-3	7	2	12	10	5	18	-7	-4	-2
Female	15	9	8	4	6	21	1	-4	2	1
Total	12	16	10	16	16	26	19	-11	-2	-1

Table II.38.5, shows net-migration for Greene County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 65 and older, with 6 persons entering Greene County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 4 persons leaving Greene County.

Table II.38.5										
Migration by Age Range										
Greene County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	1	1	0	3	0	1	1	1	0	0
18-22	12	11	6	4	6	7	8	9	5	0
23-25	8	6	1	3	11	3	9	4	5	3
26-35	15	12	11	14	8	11	6	10	12	10
36-45	9	11	6	10	4	8	15	9	7	2
46-55	11	9	12	5	13	12	14	5	6	4
56-65	9	3	10	8	5	4	8	6	10	1
66 +	8	4	2	3	3	4	2	4	1	7
Total	73	57	48	50	50	50	63	48	46	27
Out										
14-17	4	1	0	0	1	1	0	1	1	1
18-22	9	4	7	5	4	5	9	10	4	4
23-25	11	6	3	10	4	2	6	3	4	4
26-35	16	10	12	7	11	9	7	21	13	9
36-45	6	6	7	3	5	1	8	7	5	3
46-55	10	6	3	5	5	3	6	12	8	2
56-65	3	6	3	1	4	1	3	3	9	4
66 +	2	2	3	3	0	2	5	2	4	1
Total	61	41	38	34	34	24	44	59	48	28
Net										
14-17	-3	0	0	3	-1	0	1	0	-1	-1
18-22	3	7	-1	-1	2	2	-1	-1	1	-4
23-25	-3	0	-2	-7	7	1	3	1	1	-1
26-35	-1	2	-1	7	-3	2	-1	-11	-1	1
36-45	3	5	-1	7	-1	7	7	2	2	-1
46-55	1	3	9	0	8	9	8	-7	-2	2
56-65	6	-3	7	7	1	3	5	3	1	-3
66 +	6	2	-1	0	3	2	-3	2	-3	6
Total	12	16	10	16	16	26	19	-11	-2	-1

School Age Enrollment

Table II.38.6, show the school enrollment from the Iowa Department of Education for Greene County. The school enrollment figures below are for both public and private schools. As can be seen in 2010 total enrollment was 1,607 students and was 1,537 in 2017, a change of -4.4 percent. Enrollment for students in grades 1 to 5 was 566 students in 2010 and 534 in 2017, which was a change of -5.7 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 498 and 448 in 2017, which was a change of -10 percent.

Table II.38.6						
School Enrollment						
Greene County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	174	703	464	738	16	2,095
2001	204	726	448	710	0	2,088
2002	188	699	425	666	0	1,978
2003	239	604	409	624	0	1,876
2004	205	605	396	590	16	1,812
2005	176	578	402	581	42	1,737
2006	183	577	390	563	43	1,713
2007	163	572	354	538	47	1,627
2008	177	573	331	554	45	1,635
2009	197	570	333	534	62	1,634
2010	211	566	332	498	89	1,607
2011	233	557	330	462	122	1,582
2012	264	532	352	450	126	1,598
2013	253	522	344	442	138	1,561
2014	256	521	321	437	136	1,535
2015	239	517	317	472	126	1,545
2016	251	522	329	472	120	1,574
2017	232	534	323	448	126	1,537
% Change 10-17	10%	-5.7%	-2.7%	-10%	41.6%	-4.4%

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.38.7, shows population by age for the 2000 and 2010 Census. The population changed by -9.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -12.9 percent to a total of 1,951 persons in 2010. Those aged 25 to 34 changed by -7.9 percent, and those aged under 5 changed by -13.6 percent.

Table II.38.7					
Population by Age					
Greene County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	602	5.8%	520	5.6%	-13.6%
5 to 19	2,305	22.2%	1,830	19.6%	-20.6%
20 to 24	381	3.7%	382	4.1%	0.3%
25 to 34	982	9.5%	904	9.7%	-7.9%
35 to 54	2,894	27.9%	2,435	26.1%	-15.9%
55 to 64	962	9.3%	1,314	14.1%	36.6%
65 or Older	2,240	21.6%	1,951	20.9%	-12.9%
Total	10,366	100.0%	9,336	100.0%	-9.9%

The elderly population is further explored in Table II.38.8. Those aged 65 to 66 changed by 11 percent between 2000 and 2010, resulting in a population of 191 persons. Those aged 85 or older changed by -3.5 percent during the same time period, and resulted in 391 persons over age 85 in 2010.

Table II.38.8					
Elderly Population by Age					
Greene County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	172	7.7%	191	9.8%	11%
67 to 69	303	13.5%	260	13.3%	-14.2%
70 to 74	517	23.1%	433	22.2%	-16.2%
75 to 79	484	21.6%	352	18%	-27.3%
80 to 84	359	16%	324	16.6%	-9.7%
85 or Older	405	18.1%	391	20%	-3.5%
Total	2,240	100.0%	1,951	100.0%	-12.9%

Population by race and ethnicity is shown in Table II.38.9. The white population changed by -10.5 percent between 2000 and 2010, and resulted in representing 97.6 percent of the population in 2010. The black population changed by 73.3 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by -0.6 percent between 2000 and 2010, compared to the -10.1 percent growth rate for non-Hispanics.

Table II.38.9					
Population by Race and Ethnicity					
Greene County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,175	98.2%	9,108	97.6%	-10.5%
Black	15	0.1%	26	0.3%	73.3%
American Indian	16	0.2%	25	0.3%	56.2%
Asian	25	0.2%	30	0.3%	20%
Native Hawaiian/ Pacific Islander	1	0%	3	0%	200%
Other	69	0.7%	82	0.9%	18.8%
Two or More Races	65	0.6%	62	0.7%	-4.6%
Total	10,366	100.0%	9,336	100.0%	-9.9%
Hispanic	172	1.7%	171	1.8%	-0.6%
Non-Hispanic	10,194	98.3%	9,165	98.2%	-10.1%



Population by race and ethnicity through 2016 is shown in Table II.38.10. The white population represented 97.8 percent of the population in 2016, compared with black households accounting for 0.2 percent of the population. Hispanic households represented 2.6 percent of the population in 2016.

Table II.38.10				
Population by Race and Ethnicity				
Greene County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,108	97.6%	8,887	97.8%
Black	26	0.3%	14	0.2%
American Indian	25	0.3%	16	0.2%
Asian	30	0.3%	44	0.5%
Native Hawaiian/ Pacific Islander	3	0%	5	0.1%
Other	82	0.9%	0	0%
Two or More Races	62	0.7%	117	1.3%
Total	9,336	100.0%	9,083	100.0%
Non-Hispanic	9,165	98.2%	8,851	97.4%
Hispanic	171	1.8%	232	2.6%

The population by race is broken down further by ethnicity in Table II.38.11. While the white non-Hispanic population changed by -10.7 percent between 2000 and 2010, the white Hispanic population changed by 12.3 percent. The black non-Hispanic population changed by 69.2 percent, while the black Hispanic population changed by 100 percent.

Table II.38.11					
Population by Race and Ethnicity					
Greene County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	10,094	99%	9,017	98.4%	-10.7%
Black	13	0.1%	22	0.2%	69.2%
American Indian	11	0.1%	25	0.3%	127.3%
Asian	24	0.2%	30	0.3%	25%
Native Hawaiian/ Pacific Islander	1	0%	3	0%	200%
Other	4	0%	8	0.1%	100%
Two or More Races	47	0.5%	60	0.7%	27.7%
Total Non-Hispanic	10,194	100.0%	9,165	100.0%	-10.1%
Hispanic					
White	81	47.1%	91	53.2%	12.3%
Black	2	1.2%	4	2.3%	100%
American Indian	5	2.9%	0	0%	-100%
Asian	1	0.6%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	65	37.8%	74	43.3%	13.8%
Two or More Races	18	10.5%	2	1.2%	-88.9%
Total Hispanic	172	100.0%	171	100.0%	-0.6%
Total Population	10,366	100.0%	9,336	100.0%	-9.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.38.12. During this time, the total non-Hispanic population was 8,851 persons in 2016. The Hispanic population was 232.

Table II.38.12				
Population by Race and Ethnicity				
Greene County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	9,017	98.4%	8,659	97.8%
Black	22	0.2%	14	0.2%
American Indian	25	0.3%	16	0.2%
Asian	30	0.3%	44	0.5%
Native Hawaiian/ Pacific Islander	3	0%	5	0.1%
Other	8	0.1%	0	0%
Two or More Races	60	0.7%	113	1.3%
Total Non-Hispanic	9,165	100.0%	8,851	100.0%
Hispanic				
White	91	53.2%	228	98.3%
Black	4	2.3%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	74	43.3%	0	0%
Two or More Races	2	1.2%	4	1.7%
Total Non-Hispanic	171	100.0	232	100.0%
Total Population	9,336	100.0%	9,083	100.0%

Households by type and tenure are shown in Table II.38.13. Family households represented 67.8 percent of households, while non-family households accounted for 32.2 percent. These changed from 63.9 and 36.1 percent, respectively.

Table II.38.13				
Household Type by Tenure				
Greene County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,553	63.9%	2,648	67.8%
Married-Couple Family	2,083	81.6%	2,169	81.9%
Owner-Occupied	1,803	86.6%	1,887	87%
Renter-Occupied	280	13.4%	282	13%
Other Family	470	18.4%	479	17.7%
Male Householder, No Spouse Present	157	33.4%	144	32.8%
Owner-Occupied	102	65%	75	52.1%
Renter-Occupied	55	35%	69	47.9%
Female Householder, No Spouse Present	313	66.6%	335	65.3%
Owner-Occupied	189	60.4%	192	57.3%
Renter-Occupied	124	39.6%	143	42.7%
Non-Family Households	1,443	36.1%	1,255	32.2%
Owner-Occupied	912	63.2%	809	64.5%
Renter-Occupied	531	36.8%	446	35.5%
Total	3,996	100.0%	3,903	100.0%

The group quarters population was 142 in 2010, compared to 246 in 2000. Institutionalized populations experienced a -48.1 percent change between 2000 and 2010. Non-institutionalized populations experienced a 61.5 percent change during this same time period.

Table II.38.14					
Group Quarters Population					
Greene County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	6	2.6%	3	2.5%	-50%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	227	97.4%	62	51.2%	-72.7%
Other Institutions	0	0%	56	46.3%	
Total	233	100.0%	121	100.0%	-48.1%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	13	100%	21	100%	61.5%
Total	13	100.0%	21	100.0%	61.5%
Group Quarters Population	246	100.0%	142	100.0%	-42.3%

The number of foreign born persons are shown in Table II.38.15. An estimated 0.5 percent of the population was born in Mexico, some 0.2 percent were born in England, and another 0.1 percent were born in Canada.

Table II.38.15			
Place of Birth for the Foreign-Born Population			
Greene County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	46	0.5%
#2 country of origin	England	17	0.2%
#3 country of origin	Canada	13	0.1%
#4 country of origin	Vietnam	13	0.1%
#5 country of origin	Japan	8	0.1%
#6 country of origin	Philippines	5	0.1%
#7 country of origin	Bosnia and Herzegovina	4	0%
#8 country of origin	Korea	2	0%
#9 country of origin	Sri Lanka	2	0%
#10 country of origin	Cambodia	1	0%

Limited English Proficiency and the language spoken at home are shown in Table II.38.16. An estimated 0.5 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table II.38.16 Limited English Proficiency and Language Spoken at Home Greene County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	42	0.5%
#2 LEP Language	Chinese	13	0.2%
#3 LEP Language	Other Asian and Pacific Island languages	10	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	4	0%
#5 LEP Language	Tagalog	4	0%
#6 LEP Language	German or other West Germanic languages	2	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.38.17. Some 18.3 percent of the population was disabled in 2000, or a total of 1,743 persons. The disability rate was highest for those over 65, with 38.3 percent disabled.

Table II.38.17 Disability by Age Greene County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	79	4.7%
16 to 64	883	15.3%
65 and older	781	38.3%
Total	1,743	18.3%

Table II.38.18 shows disability by type in 2000. There were 894 physical disabilities in 2000, some 506 employment disabilities, and 522 go-outside-home disabilities.

Table II.38.18 Total Disabilities Tallied: Aged 5 and Older Greene County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	493
Physical disability	894
Mental disability	415
Self-care disability	197
Employment disability	506
Go-outside-home disability	522
Total	3,027

Disability by age, as estimated by the 2016 ACS, is shown in Table II.38.19. The disability rate for females was 15.1 percent, compared to 17.4 percent for males. The disability rate changed precipitously higher with age, with 49.8 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	8	3.2%	8	1.6%
5 to 17	144	17.6%	81	10.5%	225	14.2%
18 to 34	72	9.1%	57	7.8%	129	8.5%
35 to 64	198	11.4%	178	10%	376	10.7%
65 to 74	127	29.4%	116	24.7%	243	26.9%
75 or Older	223	60.4%	254	43.1%	477	49.8%
Total	764	17.4%	694	15.1%	1,458	16.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.38.20. Some 8 percent have an ambulatory disability, 6.8 have an independent living disability, and 3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	515	5.7%
Vision disability	296	3.3%
Cognitive disability	583	6.9%
Ambulatory disability	677	8%
Self-Care disability	254	3%
Independent living disability	468	6.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.38.21. In 2016, some 4,445 persons were employed and 276 were unemployed. This totaled a labor force of 4,721 persons. The unemployment rate for Greene County was estimated to be 5.8 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	4,445
Unemployed	276
Labor Force	4,721
Unemployment Rate	5.8%

In 2016, 93.4 percent of households in Greene County had a high school education or greater.

Table II.38.22	
High School or Greater Education	
Greene County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,647
Total Households	3,903
Percent High School or Above	93.4%

As seen in Table II.38.23, some 37.8 percent of the population had a high school diploma or equivalent, another 37.1 percent have some college, 13 percent have a Bachelor's Degree, and 4.4 percent of the population had a graduate or professional degree.

Table II.38.23		
Educational Attainment		
Greene County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	548	7.8%
High School or Equivalent	2,643	37.8%
Some College or Associates Degree	2,595	37.1%
Bachelor's Degree	907	13%
Graduate or Professional Degree	308	4.4%
Total Population Above 18 years	7,001	100.0%

ECONOMICS

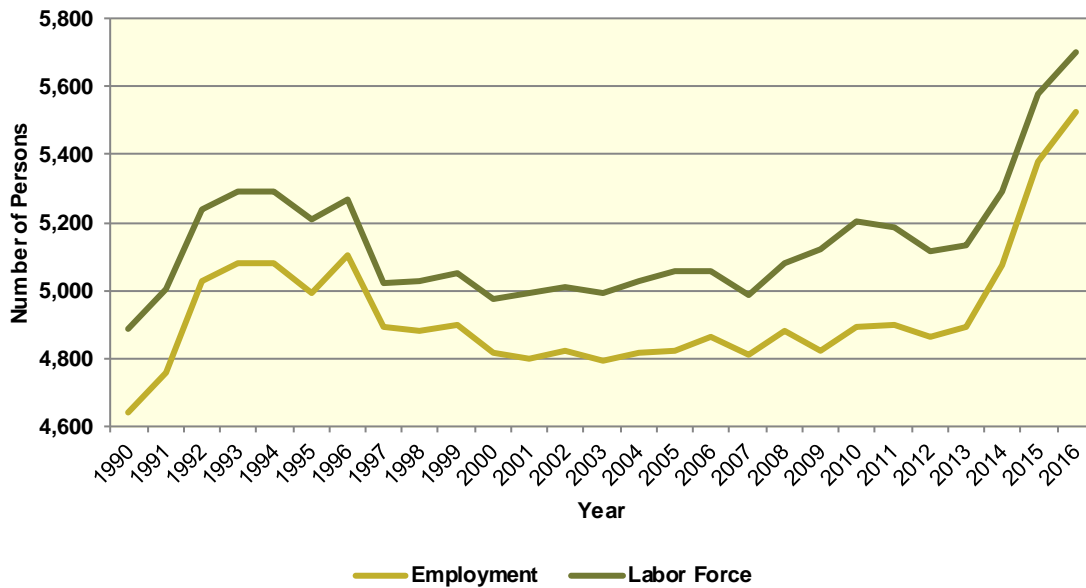
Labor Force

Table II.38.24, shows the labor force statistics for Greene County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.5 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.9 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 Greene County decreased from 3.6 percent in 2015 to 3.2 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Greene County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	248	4,641	4,889	5.1%	4.4%
1991	242	4,760	5,002	4.8%	4.7%
1992	211	5,030	5,241	4%	4.5%
1993	211	5,079	5,290	4%	4%
1994	213	5,081	5,294	4%	3.5%
1995	216	4,993	5,209	4.1%	3.4%
1996	163	5,105	5,268	3.1%	3.5%
1997	126	4,894	5,020	2.5%	3.1%
1998	148	4,880	5,028	2.9%	2.7%
1999	149	4,902	5,051	2.9%	2.6%
2000	162	4,816	4,978	3.3%	2.6%
2001	190	4,802	4,992	3.8%	3.3%
2002	189	4,822	5,011	3.8%	4%
2003	195	4,796	4,991	3.9%	4.5%
2004	211	4,820	5,031	4.2%	4.5%
2005	232	4,824	5,056	4.6%	4.3%
2006	197	4,863	5,060	3.9%	3.7%
2007	176	4,813	4,989	3.5%	3.7%
2008	200	4,879	5,079	3.9%	4.2%
2009	301	4,821	5,122	5.9%	6.4%
2010	306	4,895	5,201	5.9%	6%
2011	290	4,899	5,189	5.6%	5.5%
2012	254	4,863	5,117	5%	5%
2013	241	4,894	5,135	4.7%	4.7%
2014	215	5,076	5,291	4.1%	4.3%
2015	199	5,378	5,577	3.6%	3.8%
2016	181	5,523	5,704	3.2%	3.7%

Diagram II.38.3, shows the employment and labor force for Greene County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,523 persons, with the labor force reaching 5,704, indicating there were a total of 181 unemployed persons.

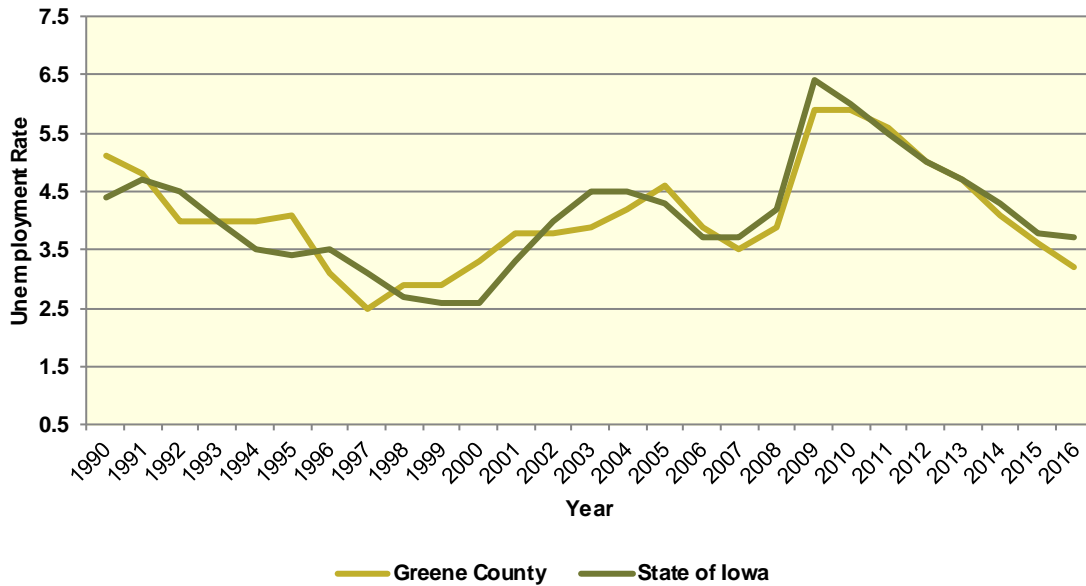
Diagram II.38.3
Employment and Labor Force
 Greene County
 1990 – 2016 BLS Data



Unemployment

Diagram II.38.4, shows the unemployment rate for both the State and Greene County. During the 1990’s the average rate for Greene County was 3.8 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Greene County had an average unemployment rate that lower than the State, 4.1 percent for Greene County, versus 4.1 statewide.

Diagram II.38.4
Annual Unemployment Rate
 Greene 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.38.25, shows total real earnings by industry for Greene County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$47,437,000. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 25.4 percent.

Table II.38.25
Real Earnings by Industry
 Greene 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	29,635	45,569	112,394	75,808	87,570	69,861	45,088	32,769	-27.3
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	0	0	0	0	0	0	0	0	0
Construction	10,246	11,760	14,074	13,662	12,702	11,552	11,614	10,619	-8.6
Manufacturing	25,925	35,844	38,428	43,204	44,740	46,150	47,042	47,437	0.8
Wholesale trade	9,915	9,921	10,328	11,332	10,963	11,097	11,733	10,804	-7.9
Retail trade	10,832	10,187	9,474	8,708	9,081	9,660	12,888	12,241	-5
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	2,089	2,138	2,164	2,188	1,911	2,109	1,969	1,988	1
Finance and insurance	7,694	10,471	8,357	9,460	9,078	9,141	9,031	9,390	4
Real estate and rental and leasing	1,005	5,178	4,847	6,402	9,655	9,514	7,486	5,176	-30.9
Professional and technical services	7,164	6,566	7,059	7,280	6,886	6,487	6,297	6,746	7.1
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	2,323	4,044	4,044	3,724	3,414	3,516	0	2,831	0
Educational services	0	0	0	0	0	244	236	296	25.4
Health care and social assistance	0	11,835	12,054	11,735	0	12,313	13,403	12,614	-5.9
Arts, entertainment, and recreation	0	295	0	0	923	539	0	0	0
Accommodation and food services	0	2,060	0	0	3,158	3,692	0	0	0
Other services, except public administration	8,999	8,249	8,225	9,225	9,411	10,096	10,052	10,199	1.5
Government and government enterprises	39,875	47,446	46,537	45,511	44,617	47,861	45,494	45,788	0.6
Total	177,183	225,634	291,296	262,590	277,559	265,787	244,395	233,726	-4.4



Table II.38.26, shows the total employment by industry for the Greene County. The most recent estimates show the government and government enterprises industry was the largest employer in Greene County, with employment reaching 863 jobs in 2016. Between 2015 and 2016 the manufacturing industry saw the largest percentage increase, rising by 4.5 percent.

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	831	778	784	767	803	757	795	786	-1.1
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	0	0	0	0	0	0	0	0	0
Construction	299	281	296	275	266	252	246	246	0
Manufacturing	518	582	603	671	711	716	711	743	4.5
Wholesale trade	183	185	184	186	177	187	192	189	-1.6
Retail trade	555	490	530	515	513	531	666	617	-7.4
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	61	58	59	54	46	51	44	44	0
Finance and insurance	214	249	257	243	279	266	260	266	2.3
Real estate and rental and leasing	87	134	147	128	118	133	132	134	1.5
Professional and technical services	171	152	165	161	146	157	162	169	4.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	100	184	173	170	152	152	0	115	0
Educational services	0	11	12	13	0	31	29	26	-10.3
Health care and social assistance	0	375	390	362	0	372	389	376	-3.3
Arts, entertainment, and recreation	0	51	0	0	48	27	0	0	0
Accommodation and food services	0	176	0	0	189	209	0	0	0
Other services, except public administration	428	362	366	376	388	388	382	382	0
Government and government enterprises	988	908	901	883	866	883	839	863	2.9
Total	5,300	5,258	5,349	5,295	5,357	5,377	5,564	5,663	1.8

Table II.38.27, shows the real average earnings per job by industry for Greene County. These figures are calculated by dividing the total real earning displayed in Tables II.38.25 and II.38.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 63,845 dollars. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 39.9 percent.

Table II.38.27
Real Earnings Per Job by Industry
 Greene County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	35,662	58,572	143,359	98,837	109,054	92,286	56,715	41,691	-26.5
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	0	0	0	0	0	0	0	0	0
Construction	34,268	41,852	47,549	49,679	47,752	45,843	47,211	43,167	-8.6
Manufacturing	50,049	61,587	63,728	64,388	62,925	64,455	66,163	63,845	-3.5
Wholesale trade	54,179	53,626	56,130	60,927	61,939	59,341	61,107	57,164	-6.5
Retail trade	19,517	20,790	17,875	16,908	17,701	18,192	19,351	19,840	2.5
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	34,248	36,863	36,677	40,525	41,538	41,344	44,741	45,182	1
Finance and insurance	35,953	42,053	32,518	38,929	32,539	34,364	34,736	35,301	1.6
Real estate and rental and leasing	11,548	38,640	32,972	50,015	81,822	71,531	56,715	38,627	-31.9
Professional and technical services	41,897	43,198	42,784	45,217	47,166	41,321	38,870	39,917	2.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	23,234	21,977	23,377	21,907	22,460	23,129	0	24,617	0
Educational services	0	0	0	0	0	7,862	8,140	11,385	39.9
Health care and social assistance	0	31,561	30,908	32,417	0	33,100	34,456	33,548	-2.6
Arts, entertainment, and recreation	0	5,785	0	0	19,220	19,950	0	0	0
Accommodation and food services	0	11,704	0	0	16,706	17,664	0	0	0
Other services, except public administration	21,026	22,789	22,474	24,534	24,255	26,021	26,313	26,699	1.5
Government and government enterprises	40,359	52,253	51,651	51,541	51,521	54,202	54,225	53,057	-2.2
Total	33,431	42,912	54,458	49,592	51,812	49,430	43,924	41,272	-6

Table II.38.28 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 \$424,281,000 a -2.1 percent change between 2015 and 2016. Table II.38.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 5,258 and 5,663 in 2016, which a change of 1.8 percent over this period.

Table II.38.28
Total Employment and Real Personal Income
 Greene County
 BEA Data 1969 Through 2015

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	205,371	9,964	4,495	49,567	23,157	272,626	21,457	6,054	33,924
1970	205,034	9,976	4,511	52,471	24,711	276,751	21,766	5,930	34,574
1971	181,169	10,480	4,385	54,679	27,430	257,183	20,182	5,917	30,619
1972	222,160	10,924	4,962	59,228	28,175	303,601	24,043	5,983	37,131
1973	291,473	13,212	5,260	68,003	30,085	381,608	30,521	6,251	46,627
1974	229,084	13,890	6,021	70,283	32,065	323,564	26,172	6,332	36,180
1975	218,024	13,337	5,508	71,759	35,174	317,129	25,665	6,045	36,066
1976	187,201	14,126	4,921	70,647	35,995	284,638	23,035	6,209	30,152
1977	135,785	13,565	6,016	73,914	36,492	238,643	19,426	6,109	22,226
1978	232,605	14,078	6,277	76,660	37,590	339,055	27,902	5,985	38,865
1979	216,146	15,442	6,233	79,444	37,534	323,915	26,439	6,215	34,777
1980	186,514	13,727	7,722	87,993	40,736	309,239	25,568	5,849	31,888
1981	182,733	13,213	8,057	98,638	42,368	318,583	26,601	5,534	33,020
1982	147,212	12,935	7,701	106,886	44,319	293,183	24,868	5,433	27,096
1983	139,324	12,830	8,002	110,918	44,738	290,152	24,784	5,515	25,262
1984	139,715	13,279	7,390	103,785	44,925	282,536	24,589	5,456	25,608
1985	141,854	13,240	7,599	102,202	45,849	284,264	25,376	5,343	26,550
1986	158,124	13,550	7,750	99,761	46,109	298,195	27,550	5,299	29,840
1987	165,064	14,115	8,673	89,505	45,490	294,618	28,003	5,266	31,346
1988	147,021	14,545	10,349	82,665	46,348	271,837	26,365	5,247	28,020
1989	163,610	14,704	10,708	85,772	45,254	290,640	28,586	5,193	31,506
1990	143,341	14,341	12,445	80,923	47,937	270,305	26,954	5,113	28,034
1991	144,637	14,822	13,671	80,108	49,604	273,200	27,023	5,289	27,346
1992	178,823	15,889	14,463	79,924	51,439	308,760	30,310	5,428	32,945
1993	137,385	16,250	15,272	77,898	52,479	266,784	25,952	5,427	25,315
1994	178,302	16,649	16,562	77,384	54,093	309,693	30,199	5,371	33,197
1995	173,052	17,035	17,976	81,857	56,754	312,604	30,570	5,438	31,823
1996	202,071	15,674	19,625	87,252	57,100	350,373	33,909	5,519	36,613
1997	184,324	17,377	21,630	86,346	56,121	331,044	31,826	5,443	33,864
1998	173,427	18,495	23,778	90,865	59,316	328,891	31,497	5,579	31,085
1999	172,245	18,374	25,741	85,958	59,912	325,482	31,314	5,519	31,210
2000	184,005	18,744	26,591	85,323	62,793	339,967	32,876	5,538	33,225
2001	177,183	17,666	29,363	88,985	64,781	342,645	33,758	5,300	33,430
2002	191,639	18,412	29,632	84,383	68,874	356,117	35,242	5,275	36,329
2003	199,764	19,424	30,456	81,480	65,950	358,226	35,837	5,317	37,570
2004	232,242	19,659	30,710	81,984	67,570	392,849	39,554	5,324	43,621
2005	213,758	20,120	30,362	77,641	69,849	371,490	37,908	5,329	40,113
2006	197,161	20,637	30,138	76,322	75,401	358,385	37,290	5,345	36,888
2007	222,946	20,962	31,002	83,454	75,814	392,254	41,082	5,310	41,986
2008	238,193	22,775	32,621	91,551	82,944	422,535	44,879	5,395	44,150
2009	236,041	23,027	32,874	81,369	86,352	413,610	44,336	5,362	44,021
2010	225,634	22,529	33,970	77,380	88,088	402,542	43,053	5,258	42,912
2011	291,296	20,901	34,200	82,234	86,758	473,587	50,814	5,349	54,458
2012	262,590	21,157	34,487	103,218	84,094	463,232	50,511	5,295	49,592
2013	277,559	23,827	34,832	87,663	84,739	460,965	50,407	5,357	51,813
2014	265,787	23,893	35,850	88,690	85,185	451,619	49,471	5,377	49,431
2015	244,395	24,292	37,208	86,810	89,241	433,362	48,367	5,564	43,924
2016	233,726	25,282	38,993	87,256	89,588	424,281	47,085	5,663	41,272



Diagram II.38.5, shows real average earnings per job for Greene County from 1990 to 2016. Over this period the average earning per job for Greene County was \$38,377, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.38.5
Real Average Earnings Per Job
 Greene County
 BEA Data 1990 - 2016

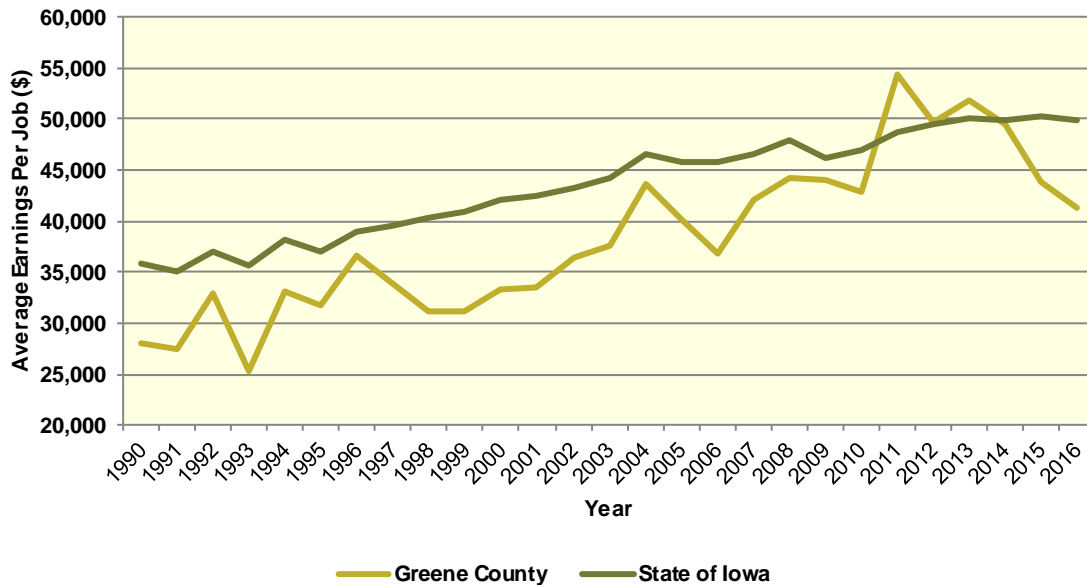
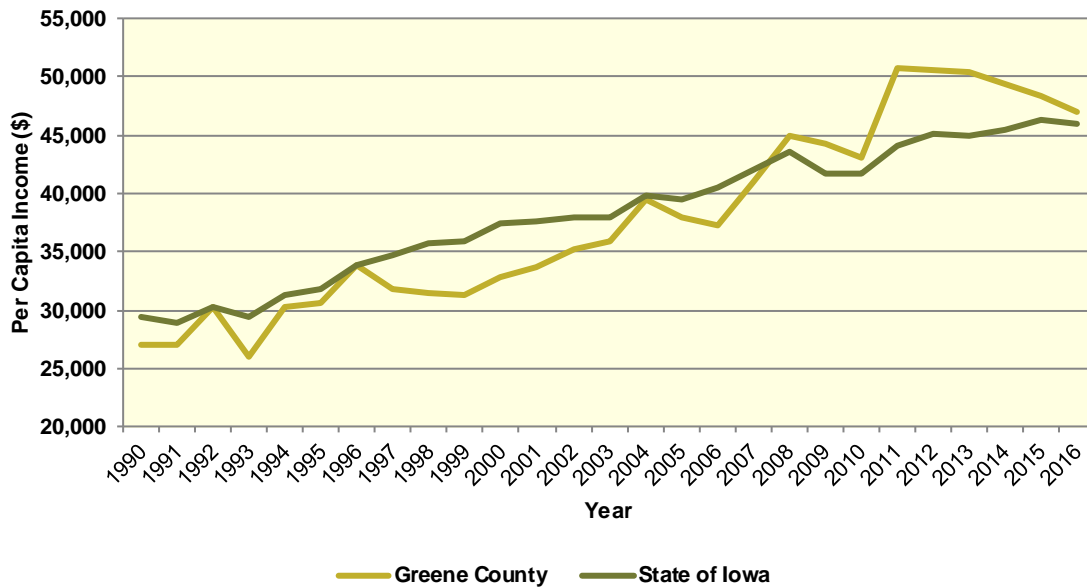


Diagram II.38.6, shows real per capita income for the Greene County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Greene County was \$37,853, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.38.6
Real Per Capita Income
 Greene 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.38.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 3,424 persons in 2015 to 3,504 in 2016, a change of 2.3 percent.

Table II.38.29
Total Monthly Employment
 Greene County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,123	3,180	3,084	3,315	2,992	2,999	3,037	3,039	3,098	3,186	3,502
Feb	3,077	3,159	3,096	3,293	2,918	2,965	3,039	2,993	3,079	3,339	3,482
Mar	3,105	3,162	3,126	3,308	2,951	2,949	3,064	3,018	3,085	3,389	3,548
Apr	3,247	3,194	3,180	3,326	3,070	3,068	3,142	3,091	3,199	3,339	3,512
May	3,266	3,272	3,260	3,180	3,087	3,117	3,188	3,158	3,198	3,372	3,566
Jun	3,309	3,315	3,273	3,161	3,124	3,172	3,268	3,235	3,284	3,444	3,578
Jul	3,090	3,063	3,071	3,028	3,104	3,112	3,184	3,146	3,181	3,335	3,450
Aug	3,055	2,989	3,075	2,988	3,033	3,073	3,114	3,168	3,215	3,393	3,405
Sep	3,229	3,181	3,231	3,053	3,099	3,111	3,175	3,216	3,412	3,455	3,524
Oct	3,265	3,191	3,378	3,120	3,077	3,143	3,125	3,221	3,253	3,617	3,507
Nov	3,234	3,108	3,377	3,040	3,060	3,124	3,120	3,195	3,268	3,603	3,471
Dec	3,248	3,149	3,369	3,057	3,051	3,084	3,110	3,187	3,237	3,615	3,498
Annual	3,187	3,164	3,210	3,156	3,047	3,076	3,131	3,139	3,209	3,424	3,504
% Change	.	-0.7%	1.5%	-1.7%	-3.5%	1%	1.8%	0.3%	2.2%	6.7%	2.3%

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 \$713 in 2015. In 2016, average weekly wages saw an increased of 0.1 percent over the prior year, rising to \$714, or by 1 dollar. These data are shown in Table II.38.30.

Table II.38.30						
Average Weekly Wages						
Greene County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	444	423	459	437	
2002	430	453	450	483	454	3.9%
2003	459	480	463	491	473	4.2%
2004	472	499	476	524	493	4.2%
2005	465	514	513	525	504	2.2%
2006	498	548	512	564	531	5.4%
2007	532	590	536	611	568	7%
2008	566	642	601	647	615	8.3%
2009	617	661	582	655	629	2.3%
2010	590	662	592	686	633	0.6%
2011	595	712	652	690	663	4.7%
2012	666	698	639	746	687	3.6%
2013	672	695	682	751	701	2%
2014	692	704	698	769	716	2.1%
2015	676	702	681	786	713	-0.4%
2016(p)	692	692	705	769	714	0.1%

Total business establishments reported by the QCEW are displayed in Table II.38.31. Between 2015 and 2016, the total number of business establishments in Greene County decreased by 0.1 percent, from 337 to 335 establishments.

Table II.38.31						
Number of Business Establishments						
Greene County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	347	346	316	317	332	
2002	319	322	327	325	323	-2.7%
2003	330	335	336	332	333	3.1%
2004	336	335	336	335	336	0.9%
2005	328	326	325	326	326	-3%
2006	318	323	322	322	321	-1.5%
2007	319	317	312	312	315	-1.9%
2008	308	310	313	315	312	-1%
2009	314	314	318	318	316	1.3%
2010	316	321	313	307	314	-0.6%
2011	303	306	303	302	304	-3.2%
2012	312	312	315	314	313	3%
2013	318	321	316	315	318	1.6%
2014	317	322	324	329	323	1.6%
2015	332	339	341	334	337	4.3%
2016	335	338	336	332	335	-0.6%



Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.38.32, 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 Greene County.

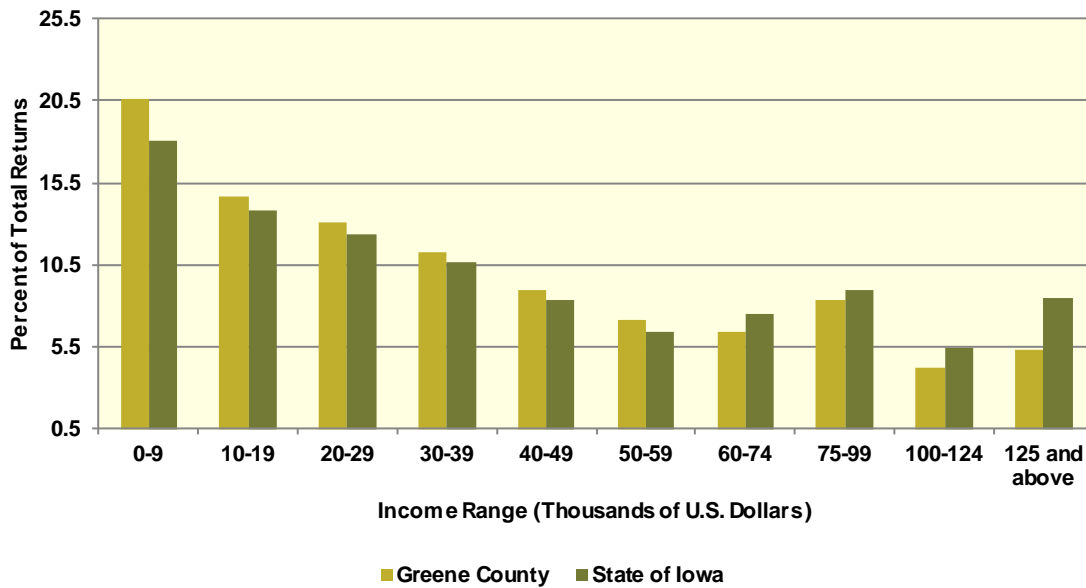
As can be seen the total number of returns between 2010 and 2015 decreased by -0.6 percent, with 224 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$125,000 and above with a change of 24.6 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of -13.4 percent.

Table II.38.32
Number of Tax Returns by Adjusted Gross Income
 Greene 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	1,126	800	691	472	385	281	247	155	52	38	4,247
2003	1,120	773	646	474	347	309	288	195	66	79	4,297
2004	1,055	744	642	498	392	287	314	218	59	92	4,301
2005	985	707	626	458	376	331	319	228	68	103	4,201
2006	893	655	651	504	387	319	324	265	90	134	4,222
2007	969	681	610	479	410	327	334	312	114	153	4,389
2008	921	658	566	503	363	323	335	341	129	182	4,321
2009	944	616	622	471	373	302	347	274	127	189	4,265
2010	891	683	583	470	362	274	313	327	142	184	4,229
2011	895	653	555	453	349	281	333	331	148	216	4,214
2012	839	624	557	441	338	282	311	333	178	272	4,175
2013	869	623	551	467	349	280	314	358	160	251	4,222
2014	833	605	550	469	342	277	324	331	157	241	4,129
2015	867	616	552	474	375	298	271	351	177	224	4,205
Change 10 - 15	-2.7%	-9.8%	-5.3%	0.9%	3.6%	8.8%	-13.4%	7.3%	24.6%	21.7%	-0.6%



Diagram II.38.7
2015 Income Distribution
 Greene 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 1,023 in 2010 to 998 in 2016, with the poverty rate reaching 11.2 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.38.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	976	9.7%
2001	1,005	10%
2002	1,032	10.4%
2003	910	9.1%
2004	996	10.1%
2005	1,015	10.4%
2006	963	10.1%
2007	949	10.3%
2008	962	10.7%
2009	1,019	11.3%
2010	1,023	11.1%
2011	1,317	14.4%
2012	1,166	12.9%
2013	1,148	12.8%
2014	1,192	13.2%
2015	986	11.1%
2016	998	11.2%

The rate of poverty for Greene County is shown in Table II.38.34. In 2016, there were an estimated 950 persons living in poverty. This represented a 10.6 percent poverty rate, compared to 8.1 percent poverty in 2000. In 2016, some 9.7 percent of those in poverty were under age 6, and 14.3 percent were 65 or older.

Table II.38.34				
Poverty by Age				
Greene 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	93	11.4%	92	9.7%
6 to 17	156	19.1%	152	16%
18 to 64	408	49.9%	570	60%
65 or Older	160	19.6%	136	14.3%
Total	817	100.0%	950	100.0%
Poverty Rate	8.1%	.	10.6%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.5 percent in Greene County between 2010 and 2016, from 4,546 to 4,525. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.38.35.

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 Greene County increased from 6 authorizations in 2015 to 11 in 2016.

The real value of single-family building permits decreased from \$271,913 in 2015 to \$164,455 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.38.36.

Table II.38.35				
Housing Units				
State of Iowa vs. Greene County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Greene County	% Growth Since Census
2000 Census Base	1,232,625	.	4,624	.
2010 Census	1,336,417	8.4%	4,546	-1.7%
July 2011 Estimate	1,341,974	0.4%	4,546	0%
July 2012 Estimate	1,346,403	0.7%	4,544	0%
July 2013 Estimate	1,353,274	1.3%	4,537	-0.2%
July 2014 Estimate	1,362,458	1.9%	4,530	-0.4%
July 2015 Estimate	1,370,778	2.6%	4,528	-0.4%
July 2016 Estimate	1,380,162	3.3%	4,525	-0.5%

Table II.38.36
Building Permits and Valuation
 Greene 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	6	4	4	0	14	118,324	0
1981	6	2	0	0	8	111,775	0
1982	9	2	0	0	11	112,697	0
1983	8	0	0	5	13	131,281	64,503
1984	5	0	0	0	5	124,573	0
1985	2	0	0	0	2	136,293	0
1986	4	0	0	0	4	101,145	0
1987	0	0	0	0	0	0	0
1988	4	10	0	0	14	130,349	0
1989	0	0	0	0	0	0	0
1990	6	0	0	0	6	105,418	0
1991	42	0	0	0	42	106,183	0
1992	12	0	12	0	24	125,645	0
1993	15	0	0	0	15	116,201	0
1994	28	0	0	0	28	116,202	0
1995	50	0	0	0	50	129,884	0
1996	27	0	0	0	27	158,993	0
1997	26	0	0	0	26	110,440	0
1998	17	0	0	0	17	122,618	0
1999	17	0	0	8	25	170,641	57,245
2000	15	0	0	0	15	188,713	0
2001	24	0	0	0	24	173,431	0
2002	12	0	0	0	12	200,716	0
2003	17	0	0	0	17	157,432	0
2004	17	0	0	0	17	233,911	0
2005	20	0	0	0	20	248,031	0
2006	12	0	0	0	12	221,066	0
2007	18	0	0	0	18	227,621	0
2008	17	0	0	0	17	231,397	0
2009	8	0	0	0	8	239,608	0
2010	13	0	0	0	13	265,161	0
2011	11	0	0	0	11	230,852	0
2012	6	0	0	0	6	203,015	0
2013	4	0	0	0	4	238,455	0
2014	6	0	0	0	6	261,137	0
2015	6	0	0	0	6	271,913	0
2016	11	0	0	0	11	164,455	0



Diagram II.38.8 Single Family Permits

Greene County
Census Bureau Data, 1980–2016

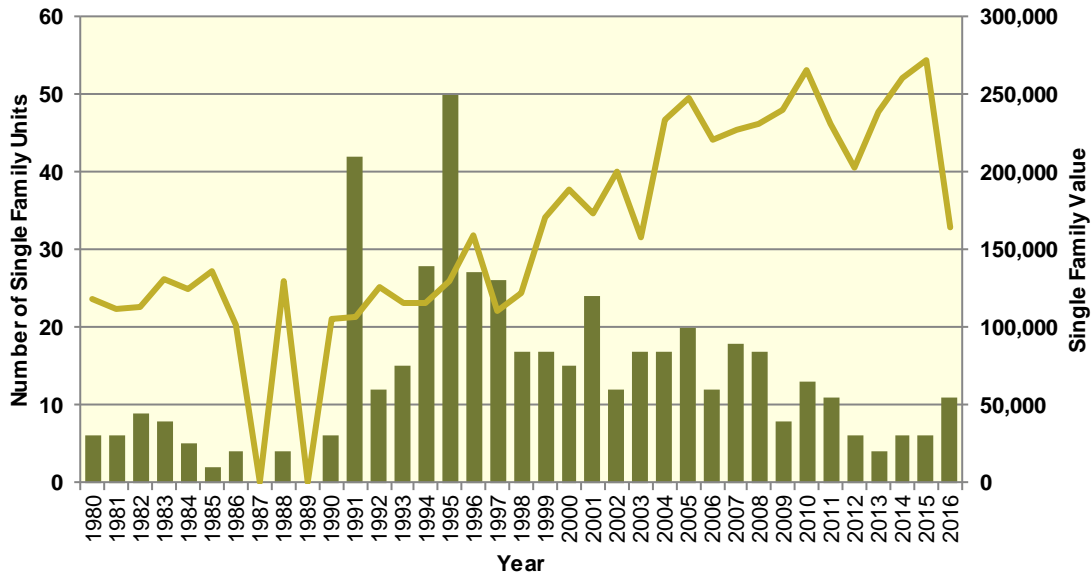
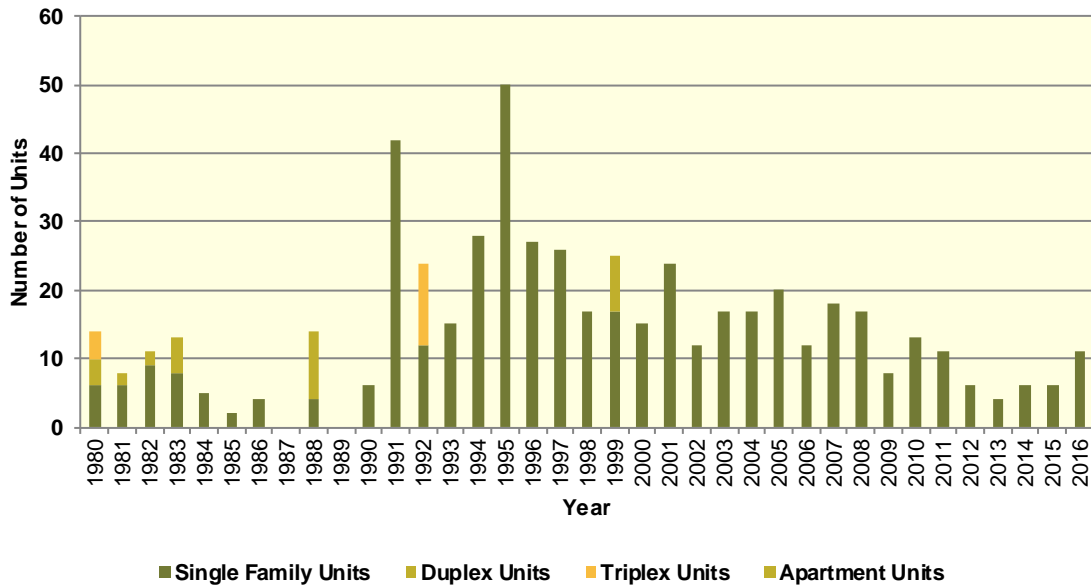


Diagram II.38.9 Total Permits by Unit Type

Greene County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.38.37. In 2016, there were 4,541 housing units, up from 4,623 in 2000. Single-family units accounted for 87.8 percent of units in 2016, compared to 87 in 2000. Apartment units accounted for 5.5 percent in 2016, compared to 4.1 percent in 2000.

Table II.38.37				
Housing Units by Type				
Greene 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	4,022	87%	3,988	87.8%
Duplex	60	1.3%	81	1.8%
Tri- or Four-Plex	185	4%	173	3.8%
Apartment	190	4.1%	249	5.5%
Mobile Home	166	3.6%	50	1.1%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,623	100.0%	4,541	100.0%

Some 87.9 percent of housing was occupied in 2010, compared to 91 percent in 2000. Owner-occupied housing changed -5.5 percent between 2000 and 2010, ending with owner-occupied units representing 75.2 percent of unit. Vacant units changed by 31.6 percent, resulting in 550 vacant units in 2010.

Table II.38.38					
Housing Units by Tenure					
Greene County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,205	91%	3,996	87.9%	-5%
Owner-Occupied	3,180	75.6%	3,006	75.2%	-5.5%
Renter-Occupied	1,025	24.4%	990	24.8%	-3.4%
Vacant Housing Units	418	9%	550	12.1%	31.6%
Total Housing Units	4,623	100.0%	4,546	100.0%	-1.7%

Table II.38.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,541 housing units. An estimated 75.9 percent were owner-occupied, and 14 percent were vacant.

Table II.38.39				
Housing Units by Tenure				
Greene County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,996	87.9%	3,903	86%
Owner-Occupied	3,006	75.2%	2,963	75.9%
Renter-Occupied	990	24.8%	940	24.1%
Vacant Housing Units	550	12.1%	638	14%
Total Housing Units	4,546	100.0%	4,541	100.0%

Households by household size are shown in Table II.38.40. There were a total of 3,996 households in 2010, up from 4,205 in 2000. One person households changed by 3.1 percent



between 2000 and 2010, while two person households changed by 2.8 percent. Three and four person households changed by -20.5 and -26.7 respectively, representing 11.1 percent and 9.2 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,225	29.1%	1,263	31.6%	3.1%
Two Persons	1,524	36.2%	1,567	39.2%	2.8%
Three Persons	560	13.3%	445	11.1%	-20.5%
Four Persons	502	11.9%	368	9.2%	-26.7%
Five Persons	271	6.4%	214	5.4%	-21%
Six Persons	84	2%	88	2.2%	4.8%
Seven Persons or More	39	0.9%	51	1.3%	30.8%
Total	4,205	100.0%	3,996	100.0%	-5%

Households by income is shown in Table II.38.41. Households earning more than \$100,000 per year represented 16.9 percent of households in 2016, compared to 3.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.7 percent of households in 2010, compared to 19.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.7 percent of households in 2016, compared to 19.2 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	806	19.2%	534	13.7%
\$15,000 to \$19,999	319	7.6%	188	4.8%
\$20,000 to \$24,999	377	9%	208	5.3%
\$25,000 to \$34,999	662	15.8%	415	10.6%
\$35,000 to \$49,999	805	19.2%	671	17.2%
\$50,000 to \$74,999	830	19.8%	691	17.7%
\$75,000 to \$99,999	265	6.3%	535	13.7%
\$100,000 or More	138	3.3%	661	16.9%
Total	4,202	100.0%	3,903	100.0%

Table II.38.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 6.8 percent and 0.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 14 percent, 5 percent, and 6, respectively. Housing units built prior to 1939 represented 39 percent of households in 2016.

Table II.38.42				
Households by Year Home Built				
Greene 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	1,948	46.3%	1,524	39%
1940 to 1949	389	9.3%	280	7.2%
1950 to 1959	457	10.9%	482	12.3%
1960 to 1969	371	8.8%	366	9.4%
1970 to 1979	583	13.9%	547	14%
1980 to 1989	231	5.5%	197	5%
1990 to 1999	226	5.4%	233	6%
2000 to 2009	.	.	265	6.8%
2010 or Later	.	.	9	0.2%
Total	4,205	100.0%	3,903	100.0%

The distribution of unit types by race are shown in Table II.38.43. An estimated 90.5 percent of white households occupy single family homes. Some 5.3 percent of white households occupied apartments. An estimated 86.7 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.38.43							
Distribution of Units in Structure by Race							
Greene County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	90.5%	0%	100%	86.7%	0%	0%	0%
Duplex	0.4%	0%	0%	13.3%	0%	0%	0%
Tri- or Four-Plex	2.9%	0%	0%	0%	0%	0%	0%
Apartment	5.3%	0%	0%	0%	0%	0%	0%
Mobile Home	0.9%	0%	0%	0%	0%	0%	100%
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.38.44. An estimated 20.5 percent of vacant units were for rent in 2010, a 94.8 percent change since 2000. In addition, some 13.6 percent of vacant units were for sale, a change of -10.7 percent between 2000 and 2010. "Other" vacant units represented 50.4 percent of vacant units in 2010. This is a change of 33.2 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.

Table II.38.44 Disposition of Vacant Housing Units Greene County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	58	13.9%	113	20.5%	94.8%
For Sale	84	20.1%	75	13.6%	-10.7%
Rented or Sold, Not Occupied	31	7.4%	36	6.5%	16.1%
For Seasonal, Recreational, or Occasional Use	34	8.1%	49	8.9%	44.1%
For Migrant Workers	3	0.7%	0	0%	-100%
Other Vacant	208	49.8%	277	50.4%	33.2%
Total	418	100.0%	550	100.0%	31.6%

The disposition of vacant units between 2010 and 2016 are shown in Table II.38.45. By 2016, for rent units accounted for 15.7 percent of vacant units, while for sale units accounted for 13.3 percent. "Other" vacant units accounted for 50 percent of vacant units, representing a total of 319 "other" vacant units.

Table II.38.45 Disposition of Vacant Housing Units Greene County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	113	20.5%	100	15.7%
For Sale	75	13.6%	85	13.3%
Rented Not Occupied	11	2%	55	8.6%
Sold Not Occupied	25	4.5%	24	3.8%
For Seasonal, Recreational, or Occasional Use	49	8.9%	55	8.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	277	50.4%	319	50%
Total	550	100.0%	638	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.38.46. In 2016, an estimated 0.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.38.46 Overcrowding and Severe Overcrowding Greene 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	3,161	99.5%	10	0.3%	7	0.2%	3,178
2016 Five-Year ACS	2,942	99.3%	20	0.7%	1	0%	2,963
Renter							
2000 Census	1,023	99.6%	2	0.2%	2	0.2%	1,027
2016 Five-Year ACS	933	99.3%	7	0.7%	0	0%	3,903
Total							
2000 Census	4,184	99.5%	12	0.3%	9	0.2%	4,205
2016 Five-Year ACS	3,875	99.3%	27	0.7%	1	0%	3,903

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 19 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in Greene County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table II.38.47 Households with Incomplete Plumbing Facilities Greene County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,179	3,884
Lacking Complete Plumbing Facilities	26	19
Total Households	4,205	3,903
Percent Lacking	0.6 %	0.5%

There were 48 households lacking complete kitchen facilities in 2016, compared to 4 households in 2000. This was a change from 0.1 percent of households in 2000 to 1.2 percent in 2016.

Table II.38.48 Households with Incomplete Kitchen Facilities Greene County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,201	3,855
Lacking Complete Kitchen Facilities	4	48
Total Households	4,205	3,903
Percent Lacking	0.1%	1.2%

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 Greene County, 10.9 of households had a cost burden and 10.9 percent had a severe cost burden. Some 15 percent of renters were cost burdened, and 18.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.3 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 13.4 percent.

Table II.38.49
Cost Burden and Severe Cost Burden by Tenure
 Greene 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	1,023	78.8%	160	12.3%	109	8.4%	7	0.5%	1,299
2016 Five-Year ACS	1,168	75%	182	11.7%	208	13.4%	0	0%	1,558
Owner Without a Mortgage									
2000 Census	1,072	87.2%	93	7.6%	57	4.6%	8	0.7%	1,230
2016 Five-Year ACS	1,243	88.5%	103	7.3%	44	3.1%	15	1.1%	1,405
Renter									
2000 Census	543	60.2%	89	9.9%	95	10.5%	175	19.4%	902
2016 Five-Year ACS	458	48.7%	141	15%	173	18.4%	168	17.9%	940
Total									
2000 Census	2,638	76.9%	342	10%	261	7.6%	190	5.5%	3,431
2016 Five-Year ACS	2,869	73.5%	426	10.9%	425	10.9%	183	4.7%	3,903

Housing Problems by Income

Table II.38.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Greene County. As can be seen in 2017 the MFI was \$59,000, which compared to \$69,900 for the State of Iowa.

Table II.38.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 239 owner-occupied and 125 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 304 owner-occupied 180 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,895 households without a housing problem.

Table II.38.50
Median Family Income
 Greene County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	43,100	49,100
2001	46,300	52,500
2002	46,300	53,700
2003	48,900	54,900
2004	48,900	55,800
2005	49,700	57,650
2006	49,900	57,800
2007	50,000	58,100
2008	50,500	58,500
2009	53,300	62,000
2010	53,600	62,400
2011	61,400	64,000
2012	62,200	64,800
2013	63,900	64,700
2014	64,000	65,300
2015	61,700	67,500
2016	58,700	68,400
2017	59,000	69,900

Table II.38.51
Housing Problems by Income and Tenure
 Greene 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	4	4	4	0	4	16
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	175	90	35	4	0	304
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	85	75	4	40	239
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	15	125	380	305	1,535	2,360
Total	233	308	498	313	1,583	2,935
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	30	10	10	0	60
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	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	155	25	0	0	0	180
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	80	35	0	0	125
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	15	40	205	85	190	535
Total	198	175	250	95	190	908
Total						
Lacking complete plumbing or kitchen facilities	14	34	14	10	4	76
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	4	0	4	12
Housing cost burden greater than 50% of income (and none of the above problems)	330	115	35	4	0	484
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	165	110	4	40	364
Zero/negative income (and none of the above problems)	8	0	0	0	0	8
has none of the 4 housing problems	30	165	585	390	1,725	2,895
Total	431	483	748	408	1,773	3,843

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.38.52 of the 113 loans in 2016, 53 loans were for Home Purchases, 16 were for Home Improvement and 44 were for refinancing.



Table II.38.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Greene County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	48	27	120	195
2009	60	24	137	221
2010	32	9	57	98
2011	28	11	108	147
2012	41	16	116	173
2013	46	13	70	129
2014	40	14	44	98
2015	64	17	46	127
2016	53	16	44	113

Table II.38.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$75,146 in 2012 and \$87,415 in 2016. Overall, average loans were \$70,651 in 2008 and \$88,628 in 2016.

Table II.38.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Greene County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$83,271	\$37,741	\$73,008	\$70,651
2009	\$78,133	\$41,167	\$80,088	\$75,330
2010	\$64,313	\$35,667	\$97,439	\$80,949
2011	\$75,000	\$42,909	\$103,778	\$93,741
2012	\$75,146	\$37,875	\$99,966	\$88,341
2013	\$75,109	\$44,769	\$89,157	\$79,674
2014	\$83,350	\$11,071	\$93,318	\$77,500
2015	\$70,844	\$23,294	\$89,457	\$71,220
2016	\$87,415	\$21,438	\$114,523	\$88,628

Table II.38.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$3,081,000 in 2012 and \$4,633,000 in 2016. Overall, average loans were \$13,777,000 in 2008 and \$10,015,000 in 2016.

Table II.38.54				
Total Volume of Owner-Occupied Single Family Loans				
Greene County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$3,997,000	\$1,019,000	\$8,761,000	\$13,777,000
2009	\$4,688,000	\$988,000	\$10,972,000	\$16,648,000
2010	\$2,058,000	\$321,000	\$5,554,000	\$7,933,000
2011	\$2,100,000	\$472,000	\$11,208,000	\$13,780,000
2012	\$3,081,000	\$606,000	\$11,596,000	\$15,283,000
2013	\$3,455,000	\$582,000	\$6,241,000	\$10,278,000
2014	\$3,334,000	\$155,000	\$4,106,000	\$7,595,000
2015	\$4,534,000	\$396,000	\$4,115,000	\$9,045,000
2016	\$4,633,000	\$343,000	\$5,039,000	\$10,015,000

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.38.55 presents some basic statistics about the completed surveys.

Table II.38.55				
Survey of Rental Properties				
Greene County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	3	113	3.5	227.5

Table II.38.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single family units in Greene County, with 3 of them available. This translates into a vacancy rate of 15.8 percent in Greene County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 94 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 1.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.38.56			
Rental Vacancy Survey by Type			
Greene County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	19	3	15.8%
Apartments	94	1	1.1%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	113	4	3.5%

Table II.38.57, reports units by bedroom size. As can be seen there were 26 two bedroom apartment units. Overall, the 45 two bedroom units accounted for 39.8 percent of all units. Additional details for additional unit types are reported found below.

Table II.38.57						
Rental Units by Bedroom Size						
Greene 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	68	0	0	.	68
Two	19	26	0	0	.	45
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	19	94	0	0	0	113

Table II.38.58, 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 15.8 percent.

Table II.38.58			
Single Family Units by Bedroom Size			
Greene County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	19	3	15.8%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	19	3	15.8%

Table II.38.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 1.5 percent.

Table II.38.59			
Apartment Units by Bedroom Size			
Greene County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	68	1	1.5%
Two	26	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	94	1	1.1%

Average market-rate rents by unit type are shown in Table II.38.60. 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.38.60 Average Market Rate Rents by Bedroom Size Greene 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	\$434.5	\$0	\$0	\$434.5
Two	\$525	\$500	\$0	\$0	\$512.5
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$525	\$459.5	\$0	\$0	\$474.5

Table II.38.61, shows vacancy rates for single family units by average rental rates for Greene 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 15.8 percent.

Table II.38.61 Single Family Market Rate Rents by Vacancy Status Greene 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	19	3	15.8%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	19	3	15.8%

The average rent and availability of apartment units is displayed in Table II.38.62. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 2.2 percent.

Table II.38.62 Apartment Market Rate Rents by Vacancy Status Greene County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	46	1	2.2%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	48	0	0%
Total	94	1	1.1%

Respondents were asked if utilities are included in the rent and as shown in Table II.38.63 3 respondents, or 100 percent, included some sort of utility in the rent.

Table II.38.63	
Are there any utilities included with the rent?	
Greene County 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.38.64. There were 1 respondent who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.38.64	
Which utilities are included with the rent?	
Greene County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	3

Accessible Rental Properties

Table II.38.65, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 0 percent of all single family units were considered accessible by survey respondents.

Table II.38.65				
Single Family Units by Accessibility and Bedroom Size				
Greene 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	19	0	19	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	19	0	19	0%

Table II.38.66, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 51.1 percent of all apartment units were considered accessible by survey respondents.

Table II.38.66 Apartment Units by Accessibility and Bedroom Size Greene County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	20	48	68	70.6%
Two	26	0	26	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	46	48	94	51.1%

Perceived Need for Rental Units

Table II.38.67, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

Table II.38.67 Do you keep a waiting list? Greene County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
Waitlist Size	4

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.38.68, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table II.38.68 How would you rate the need for renovation of existing units in the city? Greene County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	3	3	0	0

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.38.69, 1 respondent 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, 1 respondent indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.38.69 How would you rate the need for construction of new units in the city? Greene County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	0	0
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1	1	0	0

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.38.70, shows the *strong growth scenario* for the Greene County. As can be seen there were 2,963 owner-occupied and 940 renter-occupied households in 2016, for a total of 3,903 households. In 2030, there will be a projected 4,072 households, of which 3,067 are projected to be owner occupied and the remaining 1,005 are expected to be renter-occupied.

By 2050, there are projected to be 2,945 owner-occupied households, of which 234 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 502 are projected



to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 938 renter households, of which 208 renter households are expected to have incomes between 0 and 30.0 percent of median family income 252 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 3,883 occupied units by 2050, of which 442 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.38.70 Housing Demand Forecast Greene County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	235	243	243	243	242	240	237	234
30.1-50%	308	318	319	319	317	314	310	306
50.1-80%	505	521	522	522	520	515	509	502
80.1-95%	242	250	251	251	249	247	244	241
95.1-115%	404	417	418	418	416	412	407	401
115+%	1,270	1,310	1,314	1,314	1,307	1,296	1,280	1,262
Total	2,963	3,057	3,068	3,067	3,051	3,024	2,987	2,945
Renter								
0-30%	209	228	226	223	221	217	213	208
30.1-50%	180	196	195	193	190	187	184	180
50.1-80%	252	275	273	270	266	262	257	252
80.1-95%	62	67	67	66	65	64	63	62
95.1-115%	72	79	78	77	76	75	73	72
115+%	165	180	178	176	174	171	168	164
Total	940	1,024	1,016	1,005	992	976	958	938
Total								
0-30%	444	470	469	467	463	457	450	442
30.1-50%	488	514	513	511	507	501	494	486
50.1-80%	757	796	795	792	786	777	766	753
80.1-95%	304	317	318	317	315	311	307	302
95.1-115%	476	495	496	495	492	487	480	473
115+%	1,434	1,490	1,492	1,490	1,481	1,467	1,448	1,426
Total	3,903	4,082	4,083	4,072	4,043	4,000	3,945	3,883

