

**VOLUME II:
LEE COUNTY**

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Lee County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Lee County's population decreased from 35,862 in 2010 to 34,615 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 0.9 percent, and the number of people from 55 to 64 years of age increased by 2.5 percent. The white population decreased by 3.7 percent, while the black population decreased by 7.5 percent. The Hispanic population increased from 1,092 to 1,199 people between 2010 and 2016 or by 9.8 percent. These data are presented in Table II.57.1.

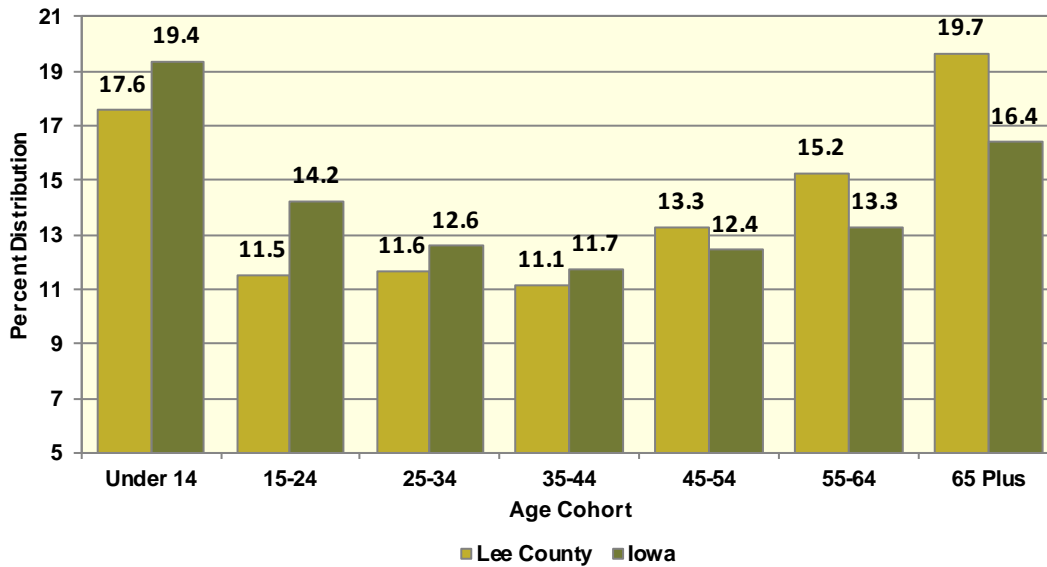
Table II.57.1						
Profile of Population Characteristics						
Lee County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Lee County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	35,862	34,615	-3.5%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	6,442	6,077	-5.7%	603,673	607,020	0.6%
15 to 24 years	4,311	3,980	-7.7%	430,187	445,808	3.6%
25 to 34 years	4,063	4,028	-0.9%	382,583	394,373	3.1%
35 to 44 years	4,218	3,855	-8.6%	364,548	367,535	0.8%
45 to 54 years	5,603	4,598	-17.9%	439,726	389,744	-11.4%
55 to 64 years	5,147	5,274	2.5%	372,750	415,998	11.6%
65 and Over	6,078	6,803	11.9%	452,888	514,215	13.5%
Race						
White	33,829	32,573	-3.7%	2,839,615	2,864,884	0.9%
Black	1,133	1,048	-7.5%	91,695	114,874	25.3%
American Indian and Alaskan Native	69	94	36.2%	13,563	15,924	17.4%
Asian	185	202	9.2%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	12	14	16.7%	2,419	3,592	48.5%
Two or more races	634	684	7.9%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	1,092	1,199	9.8%	151,544	182,606	20.5%

Table II.57.2, presents the population of Lee County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 18,131 males, who accounted for 50.6 percent of the population, and the remaining 49.4 percent, or 17,731 persons, were female. In 2016, the number of males rose to 17,392 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 17,223 persons being female.

Table II.57.2 Population by Age and Gender Lee 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	3,313	3,129	6,442	3,104	2,973	6,077	-5.7%
15 to 24 years	2,298	2,013	4,311	2,092	1,888	3,980	-7.7%
35 to 44 years	2,196	2,022	4,218	2,015	1,840	3,855	-8.6%
45 to 54 years	2,920	2,683	5,603	2,345	2,253	4,598	-17.9%
55 to 64 years	2,196	2,022	4,218	2,015	1,840	3,855	-8.6%
65 and Over	2,920	2,683	5,603	2,345	2,253	4,598	-17.9%
Total	18,131	17,731	35,862	17,392	17,223	34,615	-3.5%
% of Total	50.6%	49.4%	.	50.2%	49.8%	.	

**Diagram II.57.1
Age Distribution**

Lee County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Lee County decreased from 38,687 to 38,052 persons, or by -1.6 percent. Between 2000 and 2010, Lee County population, changed by -2,190 persons, to a total population of 35,862 persons. The most recent estimates indicated that Lee County’s population fell an additional -1,247 persons since the 2010 Census, to 34,615 persons in July 2016.

Table II.57.3 Population Estimates: Births, Deaths, and Migration Lee County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	38,687
Natural Increase 90-00	374
Net Migration 90-00	-1,009
2000 Census	38,052
Natural Increase 00-09	-207
Net Migration 00-09	-1,989
2009 Population Estimate	35,856
2010 Census	35,862
Natural Increase 10-16	-139
Net Migration 10-16	-1,108
2016 Population Estimate	34,615

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.57.3, Lee County had a natural increase, of 374 persons between 1990 and 2000. During the April 2000 to July 2009 period, Lee County’s natural increase was estimated at -207 persons. Between 2010 and 2016, the natural increase was estimated at -139 persons, and the net migration was -1,108 persons.

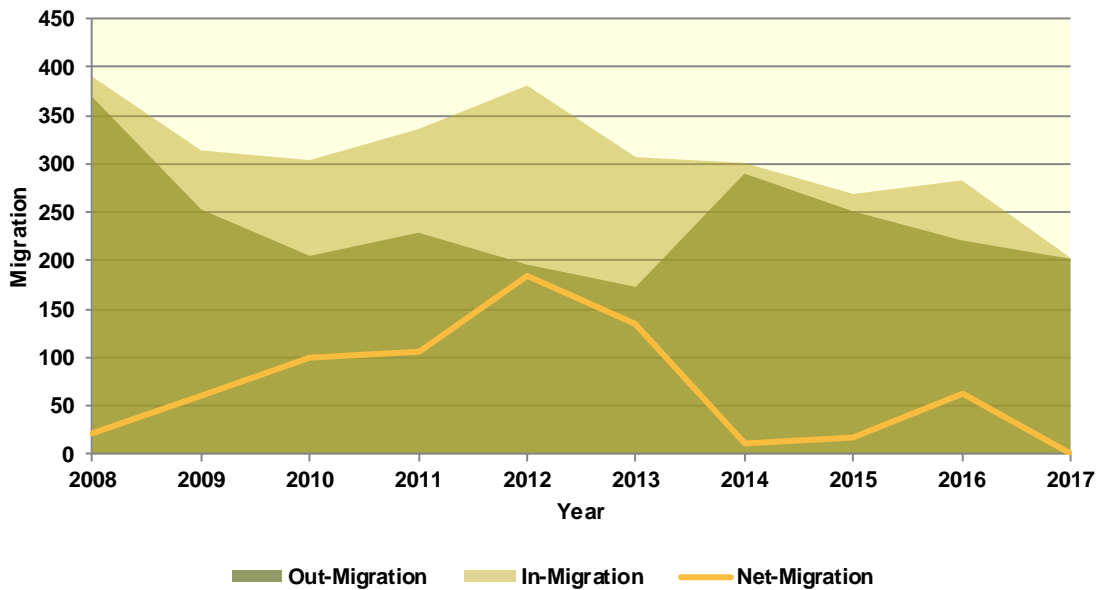
Population Migration Trends

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.57.4 in 2008 there was a total of 390 in-migrations with a total of 369 out-migrations, which led to a net-migration of 21 persons. The most recent first half 2017 data saw a net-migration of 1 persons, with 203 persons entering Lee County and 202 persons leaving Lee County.

Diagram II.57.2, 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 2012 with 185 people entering and the migration lowest net migration occurred in 2014 with 11 entering Lee County.

Diagram II.57.2
Net In-migration by Gender
 Lee County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.57.4, shows in- and out-migration by gender. In the most recent first half 2017 data, -400 percent of net-migrants, or -4 persons were male, with the remaining 500 percent, or 5 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	208	160	156	184	204	157	153	140	147	109
Female	182	154	148	152	177	150	148	129	136	94
Total	390	314	304	336	381	307	301	269	283	203
Out										
Male	191	128	109	114	103	90	149	124	105	113
Female	178	125	96	115	93	83	141	127	116	89
Total	369	253	205	229	196	173	290	251	221	202
Net										
Male	17	32	47	70	101	67	4	16	42	-4
Female	4	29	52	37	84	67	7	2	20	5
Total	21	61	99	107	185	134	11	18	62	1

Table II.57.5, shows net-migration for Lee County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 36 to 45, with 5 persons entering Lee County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 4 persons leaving Lee County.

Table II.57.5										
Migration by Age Range										
Lee County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	6	1	2	4	3	1	1	0	0
18-22	43	38	47	49	52	41	44	29	33	23
23-25	40	29	22	40	43	30	19	20	28	30
26-35	97	83	89	88	104	74	79	70	90	57
36-45	75	60	46	48	65	53	53	48	45	39
46-55	72	57	52	43	46	52	61	44	35	14
56-65	47	24	34	37	45	36	28	30	27	24
66 +	16	17	13	29	22	18	16	27	25	16
Total	390	314	304	336	381	307	301	269	283	203
Out										
14-17	5	1	5	2	1	1	7	4	3	0
18-22	52	25	19	29	24	21	34	35	22	25
23-25	45	33	29	25	20	16	33	26	30	32
26-35	99	68	61	67	63	53	70	65	60	61
36-45	75	40	33	37	30	29	61	40	36	34
46-55	46	45	23	40	31	25	35	29	23	15
56-65	29	25	22	20	23	15	21	32	29	19
66 +	18	16	13	9	4	13	29	20	18	16
Total	369	253	205	229	196	173	290	251	221	202
Net										
14-17	-5	5	-4	0	3	2	-6	-3	-3	0
18-22	-9	13	28	20	28	20	10	-6	11	-2
23-25	-5	-4	-7	15	23	14	-14	-6	-2	-2
26-35	-2	15	28	21	41	21	9	5	30	-4
36-45	0	20	13	11	35	24	-8	8	9	5
46-55	26	12	29	3	15	27	26	15	12	-1
56-65	18	-1	12	17	22	21	7	-2	-2	5
66 +	-2	1	0	20	18	5	-13	7	7	0
Total	21	61	99	107	185	134	11	18	62	1

School Age Enrollment

Table II.57.6, show the school enrollment from the Iowa Department of Education for Lee County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 5,663 students and was 5,322 in 2017, a change of -6 percent. Enrollment for students in grades 1 to 5 was 1,965 students in 2010 and 1,959 in 2017, which was a change of -0.3 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,875 and 1,592 in 2017, which was a change of -15.1 percent.

Table II.57.6
School Enrollment

Lee County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	522	2,490	1,528	2,225	1,186	7,067
2001	558	2,395	1,457	2,216	236	6,862
2002	579	2,306	1,427	2,135	235	6,682
2003	515	2,271	1,475	2,130	215	6,606
2004	525	2,204	1,529	2,063	156	6,477
2005	529	2,127	1,571	2,048	40	6,275
2006	524	2,131	1,494	2,082	38	6,231
2007	536	2,065	1,353	2,026	38	5,980
2008	494	2,039	1,286	2,063	33	5,882
2009	492	2,045	1,291	1,967	62	5,795
2010	548	1,965	1,275	1,875	80	5,663
2011	560	1,924	1,266	1,807	90	5,557
2012	567	1,911	1,230	1,725	94	5,433
2013	651	1,912	1,200	1,767	125	5,530
2014	608	1,954	1,178	1,700	121	5,440
2015	680	1,995	1,140	1,699	179	5,514
2016	677	1,973	1,129	1,645	193	5,424
2017	660	1,959	1,111	1,592	180	5,322
% Change 10-17	20.4%	-0.3%	-12.9%	-15.1%	125%	-6%

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.57.7, shows population by age for the 2000 and 2010 Census. The population changed by -5.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -3.5 percent to a total of 6,078 persons in 2010. Those aged 25 to 34 changed by -3 percent, and those aged under 5 changed by -8.4 percent.

Table II.57.7					
Population by Age					
Lee County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,269	6%	2,078	5.8%	-8.4%
5 to 19	7,918	20.8%	6,735	18.8%	-14.9%
20 to 24	2,049	5.4%	1,940	5.4%	-5.3%
25 to 34	4,188	11%	4,063	11.3%	-3%
35 to 54	11,575	30.4%	9,821	27.4%	-15.2%
55 to 64	3,756	9.9%	5,147	14.4%	37%
65 or Older	6,297	16.5%	6,078	16.9%	-3.5%
Total	38,052	100.0%	35,862	100.0%	-5.8%

The elderly population is further explored in Table II.57.8. Those aged 65 to 66 changed by 25.4 percent between 2000 and 2010, resulting in a population of 775 persons. Those aged 85 or older changed by 8.7 percent during the same time period, and resulted in 1,004 persons over age 85 in 2010.

Table II.57.8					
Elderly Population by Age					
Lee County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	618	9.8%	775	12.8%	25.4%
67 to 69	890	14.1%	1,033	17%	16.1%
70 to 74	1,529	24.3%	1,263	20.8%	-17.4%
75 to 79	1,411	22.4%	1,078	17.7%	-23.6%
80 to 84	925	14.7%	925	15.2%	0%
85 or Older	924	14.7%	1,004	16.5%	8.7%
Total	6,297	100.0%	6,078	100.0%	-3.5%

Population by race and ethnicity is shown in Table II.57.9. The white population changed by -6.5 percent between 2000 and 2010, and resulted in representing 93.5 percent of the population in 2010. The black population changed by 4.9 percent, represented 3.1 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 21.1 percent between 2000 and 2010, compared to the -6.4 percent growth rate for non-Hispanics.

Table II.57.9					
Population by Race and Ethnicity					
Lee County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	35,862	94.2%	33,537	93.5%	-6.5%
Black	1,066	2.8%	1,118	3.1%	4.9%
American Indian	99	0.3%	68	0.2%	-31.3%
Asian	150	0.4%	183	0.5%	22%
Native Hawaiian/ Pacific Islander	22	0.1%	11	0%	-50%
Other	392	1%	251	0.7%	-36%
Two or More Races	461	1.2%	694	1.9%	50.5%
Total	38,052	100.0%	35,862	100.0%	-5.8%
Hispanic	902	2.4%	1,092	3%	21.1%
Non-Hispanic	37,150	97.6%	34,770	97%	-6.4%

Population by race and ethnicity through 2016 is shown in Table II.57.10. The white population represented 93.6 percent of the population in 2016, compared with black households accounting for 2.6 percent of the population. Hispanic households represented 3.4 percent of the population in 2016.

Table II.57.10				
Population by Race and Ethnicity				
Lee County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	33,537	93.5%	32,906	93.6%
Black	1,118	3.1%	907	2.6%
American Indian	68	0.2%	48	0.1%
Asian	183	0.5%	133	0.4%
Native Hawaiian/ Pacific Islander	11	0%	0	0%
Other	251	0.7%	185	0.5%
Two or More Races	694	1.9%	993	2.8%
Total	35,862	100.0%	35,172	100.0%
Non-Hispanic	34,770	97%	33,976	96.6%
Hispanic	1,092	3%	1,196	3.4%

The population by race is broken down further by ethnicity in Table II.57.11. While the white non-Hispanic population changed by -7.3 percent between 2000 and 2010, the white Hispanic population changed by 52.7 percent. The black non-Hispanic population changed by 4.2 percent, while the black Hispanic population changed by 50 percent.

Table II.57.11					
Population by Race and Ethnicity					
Lee County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	35,401	95.3%	32,833	94.4%	-7.3%
Black	1,050	2.8%	1,094	3.1%	4.2%
American Indian	95	0.3%	61	0.2%	-35.8%
Asian	150	0.4%	181	0.5%	20.7%
Native Hawaiian/ Pacific Islander	20	0.1%	7	0%	-65%
Other	34	0.1%	11	0%	-67.6%
Two or More Races	400	1.1%	583	1.7%	45.8%
Total Non-Hispanic	37,150	100.0%	34,770	100.0%	-6.4%
Hispanic					
White	461	51.1%	704	64.5%	52.7%
Black	16	1.8%	24	2.2%	50%
American Indian	4	0.4%	7	0.6%	75%
Asian	0	0%	2	0.2%	
Native Hawaiian/ Pacific Islander	2	0.2%	4	0.4%	100%
Other	358	39.7%	240	22%	-33%
Two or More Races	61	6.8%	111	10.2%	82%
Total Hispanic	902	100.0%	1,092	100.0%	21.1%
Total Population	38,052	100.0%	35,862	100.0%	-5.8%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.57.12. During this time, the total non-Hispanic population was 33,976 persons in 2016. The Hispanic population was 1,196.

Table II.57.12				
Population by Race and Ethnicity				
Lee County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	32,833	94.4%	31,997	94.2%
Black	1,094	3.1%	907	2.7%
American Indian	61	0.2%	25	0.1%
Asian	181	0.5%	133	0.4%
Native Hawaiian/ Pacific Islander	7	0%	0	0%
Other	11	0%	54	0.2%
Two or More Races	583	1.7%	860	2.5%
Total Non-Hispanic	34,770	100.0%	33,976	100.0%
Hispanic				
White	704	64.5%	909	76%
Black	24	2.2%	0	0%
American Indian	7	0.6%	23	1.9%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	4	0.4%	0	0%
Other	240	22%	131	11%
Two or More Races	111	10.2%	133	11.1%
Total Non-Hispanic	1,092	100.0	1,196	100.0%
Total Population	35,862	100.0%	35,172	100.0%

Households by type and tenure are shown in Table II.57.13. Family households represented 64.5 percent of households, while non-family households accounted for 35.5 percent. These changed from 65.6 and 34.4 percent, respectively.

Table II.57.13				
Household Type by Tenure				
Lee County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	9,584	65.6%	9,228	64.5%
Married-Couple Family	7,232	75.5%	7,041	76.3%
Owner-Occupied	6,470	89.5%	6,294	89.4%
Renter-Occupied	762	10.5%	747	10.6%
Other Family	2,352	24.5%	2,187	25.5%
Male Householder, No Spouse Present	724	30.8%	766	33.1%
Owner-Occupied	462	63.8%	512	66.8%
Renter-Occupied	262	36.2%	254	33.2%
Female Householder, No Spouse Present	1,628	69.2%	1,421	74.4%
Owner-Occupied	898	55.2%	874	61.5%
Renter-Occupied	730	44.8%	547	38.5%
Non-Family Households	5,026	34.4%	5,090	35.5%
Owner-Occupied	2,999	59.7%	2,980	58.5%
Renter-Occupied	2,027	40.3%	2,110	41.5%
Total	14,610	100.0%	14,318	100.0%

The group quarters population was 1,594 in 2010, compared to 1,583 in 2000. Institutionalized populations experienced a 2.3 percent change between 2000 and 2010. Non-institutionalized populations experienced a -17.9 percent change during this same time period.

Table II.57.14					
Group Quarters Population					
Lee 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	942	64.5%	1,081	72.4%	14.8%
Juvenile Facilities	.	.	8	0.5%	.
Nursing Homes	413	28.3%	404	27.1%	-2.2%
Other Institutions	105	7.2%	0	0%	-100%
Total	1,460	100.0%	1,493	100.0%	2.3%
Noninstitutionalized					
College Dormitories	0	0%	8	7.9%	
Military Quarters	3	2.4%	0	0%	-100%
Other Noninstitutionalized	120	97.6%	93	92.1%	-22.5%
Total	123	100.0%	101	100.0%	-17.9%
Group Quarters Population	1,583	100.0%	1,594	100.0%	0.7%

The number of foreign born persons are shown in Table II.57.15. An estimated 0.2 percent of the population was born in Turkey, some 0.2 percent were born in China excluding Hong Kong and Taiwan, and another 0.1 percent were born in Italy

Table II.57.15
Place of Birth for the Foreign-Born Population
 Lee County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Turkey	76	0.2%
#2 country of origin	China excluding Hong Kong and Taiwan	60	0.2%
#3 country of origin	Italy	50	0.1%
#4 country of origin	Canada	45	0.1%
#5 country of origin	India	27	0.1%
#6 country of origin	Laos	24	0.1%
#7 country of origin	Nicaragua	20	0.1%
#8 country of origin	Germany	19	0.1%
#9 country of origin	Trinidad and Tobago	19	0.1%
#10 country of origin	Korea	16	0%

Limited English Proficiency and the language spoken at home are shown in Table II.57.16. An estimated 0.2 percent of the population speaks Chinese at home, followed by 0.1 percent speaking Spanish.

Table II.57.16
Limited English Proficiency and Language Spoken at Home
 Lee County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Chinese	56	0.2%
#2 LEP Language	Spanish	35	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	17	0.1%
#4 LEP Language	German or other West Germanic languages	14	0%
#5 LEP Language	Russian, Polish, or other Slavic languages	9	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.57.17. Some 21 percent of the population was disabled in 2000, or a total of 7,209 persons. The disability rate was highest for those over 65, with 41.6 percent disabled.

Table II.57.17		
Disability by Age		
Lee County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	365	6.2%
16 to 64	4,391	19.5%
65 and older	2,453	41.6%
Total	7,209	21%

Table II.57.18 shows disability by type in 2000. There were 3,325 physical disabilities in 2000, some 2,987 employment disabilities, and 2,173 go-outside-home disabilities.

Table II.57.18	
Total Disabilities Tallied: Aged 5 and Older	
Lee County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,399
Physical disability	3,325
Mental disability	1,612
Self-care disability	985
Employment disability	2,987
Go-outside-home disability	2,173
Total	12,481

Disability by age, as estimated by the 2016 ACS, is shown in Table II.57.19. The disability rate for females was 17.3 percent, compared to 17 percent for males. The disability rate changed precipitously higher with age, with 50 percent of those over 75 experiencing a disability.

Table II.57.19						
Disability by Age						
Lee County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	46	4.5%	41	4.1%	87	4.3%
5 to 17	245	8.4%	106	4%	351	6.3%
18 to 34	523	15.1%	278	8.9%	801	12.2%
35 to 64	1,098	15.3%	1,187	17.5%	2,285	16.4%
65 to 74	532	31.1%	553	27.8%	1,085	29.3%
75 or Older	494	49.4%	791	50.5%	1,285	50%
Total	2,938	17%	2,956	17.3%	5,894	17.2%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.57.20. Some 9.1 percent have an ambulatory disability, 6.8 have an independent living disability, and 3 percent have a self-care disability.

Table II.57.20		
Total Disabilities Tallied: Aged 5 and Older		
Lee County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,852	5.4%
Vision disability	908	2.6%
Cognitive disability	2,141	6.6%
Ambulatory disability	2,951	9.1%
Self-Care disability	977	3%
Independent living disability	1,824	6.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.57.21. In 2016, some 16,213 persons were employed and 1,382 were unemployed. This totaled a labor force of 17,595 persons. The unemployment rate for Lee County was estimated to be 7.9 percent in 2016.

Table II.57.21	
Employment, Labor Force and Unemployment	
Lee County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	16,213
Unemployed	1,382
Labor Force	17,595
Unemployment Rate	7.9%

In 2016, 92.2 percent of households in Lee County had a high school education or greater.

Table II.57.22	
High School or Greater Education	
Lee County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	13,207
Total Households	14,318
Percent High School or Above	92.2%

As seen in Table II.57.23, some 41 percent of the population had a high school diploma or equivalent, another 36.7 percent have some college, 10.1 percent have a Bachelor's Degree, and 3.4 percent of the population had a graduate or professional degree.

Table II.57.23		
Educational Attainment		
Lee County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,432	8.8%
High School or Equivalent	11,309	41%
Some College or Associates Degree	10,115	36.7%
Bachelor's Degree	2,777	10.1%
Graduate or Professional Degree	931	3.4%
Total Population Above 18 years	27,564	100.0%



ECONOMICS

Labor Force

Table II.57.24, shows the labor force statistics for Lee County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 10.2 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 Lee County increased from 5.5 percent in 2015 to 6.2 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.57.24 Labor Force Statistics Lee County 1990 - 2016 BLS Data					
Year	Lee County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,250	17,682	18,932	6.6%	4.4%
1991	1,478	18,059	19,537	7.6%	4.7%
1992	1,509	18,049	19,558	7.7%	4.5%
1993	1,433	18,228	19,661	7.3%	4%
1994	1,057	18,794	19,851	5.3%	3.5%
1995	1,000	18,983	19,983	5%	3.4%
1996	1,162	19,039	20,201	5.8%	3.5%
1997	1,042	18,919	19,961	5.2%	3.1%
1998	831	18,840	19,671	4.2%	2.7%
1999	759	18,523	19,282	3.9%	2.6%
2000	825	17,776	18,601	4.4%	2.6%
2001	1,187	17,190	18,377	6.5%	3.3%
2002	1,355	16,737	18,092	7.5%	4%
2003	1,351	16,122	17,473	7.7%	4.5%
2004	1,201	16,005	17,206	7%	4.5%
2005	1,140	16,262	17,402	6.6%	4.3%
2006	1,085	16,406	17,491	6.2%	3.7%
2007	991	16,341	17,332	5.7%	3.7%
2008	1,149	16,312	17,461	6.6%	4.2%
2009	1,784	15,650	17,434	10.2%	6.4%
2010	1,574	16,167	17,741	8.9%	6%
2011	1,420	16,020	17,440	8.1%	5.5%
2012	1,258	16,222	17,480	7.2%	5%
2013	1,227	15,938	17,165	7.1%	4.7%
2014	1,055	16,740	17,795	5.9%	4.3%
2015	1,000	17,299	18,299	5.5%	3.8%
2016	1,079	16,404	17,483	6.2%	3.7%

Diagram II.57.3, shows the employment and labor force for Lee County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 16,404 persons, with the labor force reaching 17,483, indicating there were a total of 1,079 unemployed persons.

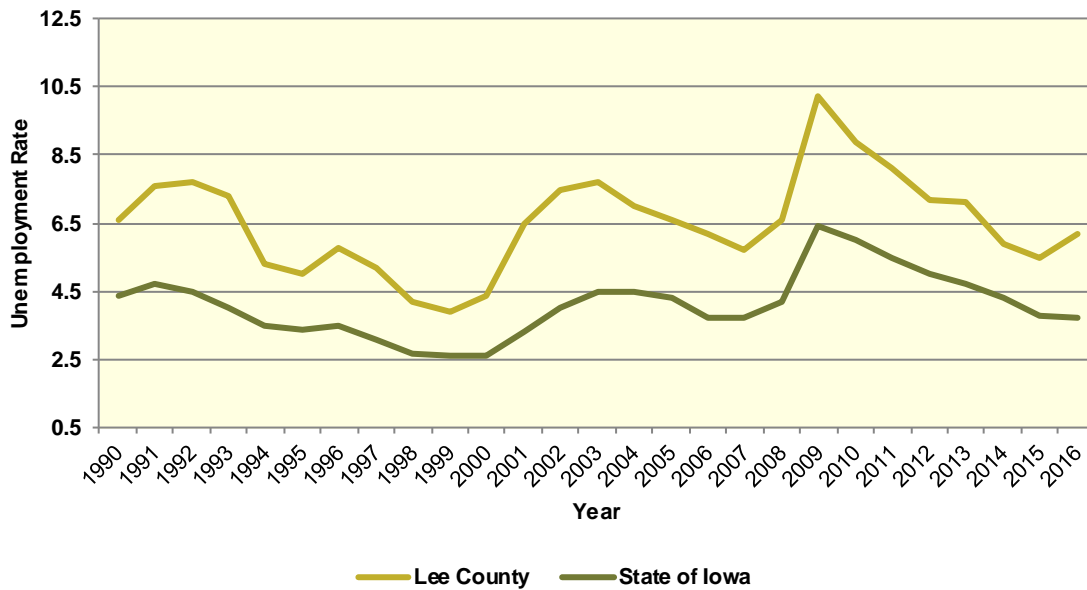
Diagram II.57.3
Employment and Labor Force
 Lee County
 1990 – 2016 BLS Data



Unemployment

Diagram II.57.4, shows the unemployment rate for both the State and Lee County. During the 1990’s the average rate for Lee County was 5.9 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 6.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 7 percent. Over the course of the entire period the Lee County had an average unemployment rate that higher than the State, 6.5 percent for Lee County, versus 4.1 statewide.

Diagram II.57.4
Annual Unemployment Rate
 Lee 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.57.25, shows total real earnings by industry for Lee County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$311,653,000. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 50.6 percent.

Table II.57.25
Real Earnings by Industry
 Lee 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	17,319	10,174	17,148	30,715	37,456	14,268	11,250	10,530	-6.4
Forestry, fishing, related activities, and other	0	3,756	0	0	0	0	0	3,384	0
Mining	0	211	0	0	127	0	0	504	0
Utilities	14,154	15,264	9,847	9,618	8,718	8,613	9,245	13,925	50.6
Construction	58,068	58,891	61,245	65,116	60,520	141,295	215,160	197,424	-8.2
Manufacturing	327,727	282,264	296,306	317,375	303,603	325,912	328,019	311,653	-5
Wholesale trade	17,615	21,546	22,275	24,256	30,097	30,084	28,429	27,858	-2
Retail trade	68,084	57,476	58,166	58,919	57,853	57,291	59,713	59,823	0.2
Transportation and warehousing	61,086	56,465	59,554	59,810	56,648	59,866	60,210	58,643	-2.6
Information	5,373	5,824	6,074	5,658	5,287	5,382	4,894	4,997	2.1
Finance and insurance	23,512	27,830	24,379	25,214	23,494	23,355	23,775	22,888	-3.7
Real estate and rental and leasing	3,764	3,852	4,400	5,744	7,299	6,800	7,189	7,491	4.2
Professional and technical services	16,365	0	0	0	0	20,758	24,138	25,646	6.2
Management of companies and enterprises	5,118	0	0	0	0	1,088	1,385	1,459	5.3
Administrative and waste services	19,403	23,480	29,384	27,830	24,040	27,683	27,351	24,784	-9.4
Educational services	0	5,741	5,314	5,914	5,790	6,579	6,486	0	-100
Health care and social assistance	0	114,024	111,773	113,664	109,653	108,969	107,174	0	-100
Arts, entertainment, and recreation	26,725	1,502	1,375	1,295	1,156	1,636	1,392	1,245	-10.6
Accommodation and food services	16,877	16,097	16,756	16,636	15,882	16,294	17,495	19,002	8.6
Other services, except public administration	24,641	23,649	24,233	27,178	26,950	27,829	30,931	37,356	20.8
Government and government enterprises	129,750	149,346	141,668	137,858	138,247	137,251	138,360	138,788	0.3
Total	935,989	896,068	910,283	951,059	931,871	1,023,805	1,106,557	1,080,244	-2.4



Table II.57.26, shows the total employment by industry for the Lee County. The most recent estimates show the manufacturing industry was the largest employer in Lee County, with employment reaching 4,288 jobs in 2016. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 18.8 percent.

Table II.57.26
Employment by Industry
Lee County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,040	867	869	854	880	846	873	866	-0.8
Forestry, fishing, related activities, and other	0	143	0	0	0	0	0	116	0
Mining	0	28	0	0	35	0	0	33	0
Utilities	110	89	85	74	66	63	64	76	18.8
Construction	1,154	1,135	1,090	1,156	1,072	1,693	2,463	2,172	-11.8
Manufacturing	5,053	4,013	4,192	4,561	4,384	4,550	4,489	4,288	-4.5
Wholesale trade	432	403	432	420	416	428	422	425	0.7
Retail trade	2,579	2,430	2,438	2,470	2,460	2,414	2,409	2,359	-2.1
Transportation and warehousing	869	744	792	751	739	761	773	735	-4.9
Information	161	164	165	155	145	145	127	121	-4.7
Finance and insurance	622	682	689	645	660	616	624	616	-1.3
Real estate and rental and leasing	346	417	451	475	459	478	489	511	4.5
Professional and technical services	379	0	0	0	0	406	411	416	1.2
Management of companies and enterprises	68	0	0	0	0	32	41	45	9.8
Administrative and waste services	861	1,004	1,047	1,072	986	1,066	1,048	974	-7.1
Educational services	0	266	263	271	270	284	280	0	-100
Health care and social assistance	0	2,577	2,674	2,756	2,663	2,623	2,573	0	-100
Arts, entertainment, and recreation	551	158	167	158	137	164	142	127	-10.6
Accommodation and food services	1,321	1,157	1,129	1,109	1,067	1,084	1,139	1,197	5.1
Other services, except public administration	1,142	974	1,025	1,068	1,065	1,059	1,100	1,144	4
Government and government enterprises	2,581	2,419	2,375	2,290	2,300	2,233	2,201	2,185	-0.7
Total	22,071	20,104	20,484	20,877	20,334	21,099	21,829	21,127	-3.2



Table II.57.27, shows the real average earnings per job by industry for Lee County. These figures are calculated by dividing the total real earning displayed in Tables II.57.25 and II.57.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 183,224 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 26.8 percent.

Table II.57.27
Real Earnings Per Job by Industry
 Lee County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	16,653	11,735	19,733	35,966	42,564	16,866	12,887	12,159	-5.6
Forestry, fishing, related activities, and other	0	26,269	0	0	0	0	0	29,172	0
Mining	0	7,549	0	0	3,634	0	0	15,273	0
Utilities	128,676	171,502	115,845	129,968	132,088	136,721	144,456	183,224	26.8
Construction	50,319	51,887	56,188	56,329	56,455	83,459	87,357	90,895	4.1
Manufacturing	64,858	70,337	70,684	69,585	69,252	71,629	73,072	72,680	-0.5
Wholesale trade	40,776	53,463	51,563	57,752	72,348	70,290	67,366	65,548	-2.7
Retail trade	26,399	23,652	23,858	23,854	23,517	23,733	24,788	25,359	2.3
Transportation and warehousing	70,294	75,894	75,195	79,641	76,654	78,667	77,891	79,786	2.4
Information	33,374	35,513	36,815	36,505	36,463	37,121	38,532	41,298	7.2
Finance and insurance	37,800	40,806	35,383	39,092	35,597	37,914	38,101	37,156	-2.5
Real estate and rental and leasing	10,880	9,238	9,757	12,093	15,902	14,226	14,702	14,659	-0.3
Professional and technical services	43,178	0	0	0	0	51,128	58,729	61,649	5
Management of companies and enterprises	75,261	0	0	0	0	33,986	33,781	32,422	-4
Administrative and waste services	22,535	23,387	28,065	25,961	24,382	25,969	26,098	25,446	-2.5
Educational services	0	21,585	20,205	21,821	21,443	23,164	23,165	0	0
Health care and social assistance	0	44,247	41,800	41,242	41,176	41,544	41,653	0	0
Arts, entertainment, and recreation	48,503	9,504	8,236	8,199	8,438	9,978	9,804	9,803	0
Accommodation and food services	12,776	13,913	14,842	15,001	14,885	15,031	15,360	15,875	3.3
Other services, except public administration	21,577	24,280	23,642	25,448	25,305	26,279	28,119	32,654	16.1
Government and government enterprises	50,271	61,739	59,650	60,200	60,107	61,465	62,862	63,519	1
Total	42,408	44,572	44,439	45,555	45,828	48,524	50,692	51,131	0.9

Table II.57.28 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 \$1,374,696,000 a -1.1 percent change between 2015 and 2016. Table II.57.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 20,104 and 21,127 in 2016, which a change of -3.2 percent over this period.



Table II.57.28
Total Employment and Real Personal Income
 Lee 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	700,973	52,987	-46,591	110,700	74,573	786,668	18,347	19,306	36,308
1970	688,346	50,978	-49,325	114,193	82,970	785,205	18,195	19,628	35,068
1971	707,416	54,297	-61,322	117,146	89,860	798,804	18,073	19,973	35,419
1972	737,912	58,804	-64,342	120,192	91,593	826,551	19,041	20,286	36,377
1973	807,038	71,562	-68,752	132,827	99,564	899,116	21,003	21,531	37,482
1974	793,536	76,464	-77,492	143,133	106,421	889,134	20,738	21,785	36,425
1975	801,503	75,938	-88,241	145,181	123,881	906,386	21,279	21,525	37,235
1976	865,995	84,746	-106,117	148,787	125,177	949,097	21,893	22,961	37,716
1977	898,221	89,026	-116,461	158,668	122,157	973,559	22,236	23,938	37,523
1978	993,402	99,277	-136,049	165,539	125,545	1,049,161	23,936	25,072	39,621
1979	986,370	103,093	-140,791	172,505	129,338	1,044,328	24,084	25,248	39,067
1980	910,442	97,697	-136,125	188,081	139,827	1,004,528	23,350	24,253	37,539
1981	901,167	100,661	-129,290	211,670	146,213	1,029,097	24,173	23,555	38,259
1982	808,631	92,835	-111,326	228,075	160,811	993,356	23,503	22,187	36,447
1983	782,193	92,218	-109,551	236,954	164,881	982,260	23,446	21,669	36,097
1984	854,444	99,805	-114,382	246,811	157,667	1,044,736	25,134	21,987	38,861
1985	837,171	98,107	-106,785	247,607	160,148	1,040,033	25,493	21,553	38,842
1986	830,256	100,571	-104,523	247,032	163,666	1,035,861	25,693	21,209	39,147
1987	819,857	98,718	-97,888	233,616	162,721	1,019,589	25,704	20,919	39,192
1988	819,684	102,871	-95,886	228,670	164,284	1,013,880	25,881	21,018	38,999
1989	839,259	105,606	-99,360	239,176	168,193	1,041,663	26,790	21,393	39,230
1990	852,171	107,802	-98,728	227,780	170,733	1,044,154	27,028	21,765	39,154
1991	838,257	106,844	-96,556	217,889	181,651	1,034,397	26,582	21,894	38,288
1992	875,796	108,819	-99,188	219,501	193,536	1,080,826	27,664	21,739	40,287
1993	850,043	109,124	-92,710	213,054	196,253	1,057,517	27,185	21,641	39,280
1994	917,452	115,841	-99,024	220,367	197,759	1,120,713	28,762	22,414	40,932
1995	926,255	119,285	-101,133	228,910	203,174	1,137,920	29,097	23,079	40,135
1996	973,564	116,162	-98,480	244,496	209,637	1,213,054	31,280	23,267	41,842
1997	967,224	120,453	-96,144	258,567	208,356	1,217,550	31,444	23,268	41,569
1998	987,438	125,160	-101,276	264,555	206,222	1,231,779	31,957	23,922	41,278
1999	975,128	122,897	-95,706	246,915	214,655	1,218,096	31,819	23,780	41,006
2000	965,655	118,719	-86,969	255,538	227,285	1,242,789	32,764	23,204	41,615
2001	935,989	116,762	-87,921	256,150	239,697	1,227,152	32,781	22,071	42,409
2002	904,120	112,053	-84,239	263,585	259,319	1,230,731	33,298	21,317	42,413
2003	924,262	114,406	-84,861	245,272	249,081	1,219,349	33,291	20,902	44,219
2004	947,804	115,052	-84,317	244,487	247,139	1,240,061	33,894	20,976	45,186
2005	933,825	118,366	-83,281	218,513	251,535	1,202,227	33,060	21,137	44,180
2006	900,095	115,760	-77,401	220,189	274,396	1,201,519	33,108	21,168	42,521
2007	917,836	117,640	-76,002	233,363	283,073	1,240,630	34,338	21,295	43,101
2008	952,860	120,141	-75,737	238,393	308,465	1,303,839	36,401	21,157	45,038
2009	891,955	114,879	-74,216	222,982	330,552	1,256,394	35,040	20,263	44,019
2010	896,068	117,510	-80,499	209,086	332,353	1,239,499	34,587	20,104	44,571
2011	910,283	109,106	-83,287	226,223	330,923	1,275,037	35,830	20,484	44,439
2012	951,059	110,666	-92,474	233,393	323,164	1,304,475	36,633	20,877	45,556
2013	931,871	119,381	-85,031	227,293	327,914	1,282,667	36,275	20,334	45,828
2014	1,023,805	132,090	-127,507	242,389	331,580	1,338,177	38,010	21,099	48,524
2015	1,106,557	141,673	-164,117	246,910	342,142	1,389,820	39,629	21,829	50,692
2016	1,080,244	140,928	-154,185	247,010	342,555	1,374,696	39,714	21,127	51,131



Diagram II.57.5, shows real average earnings per job for Lee County from 1990 to 2016. Over this period the average earning per job for Lee County was \$43,304, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.57.5
Real Average Earnings Per Job
 Lee County
 BEA Data 1990 - 2016

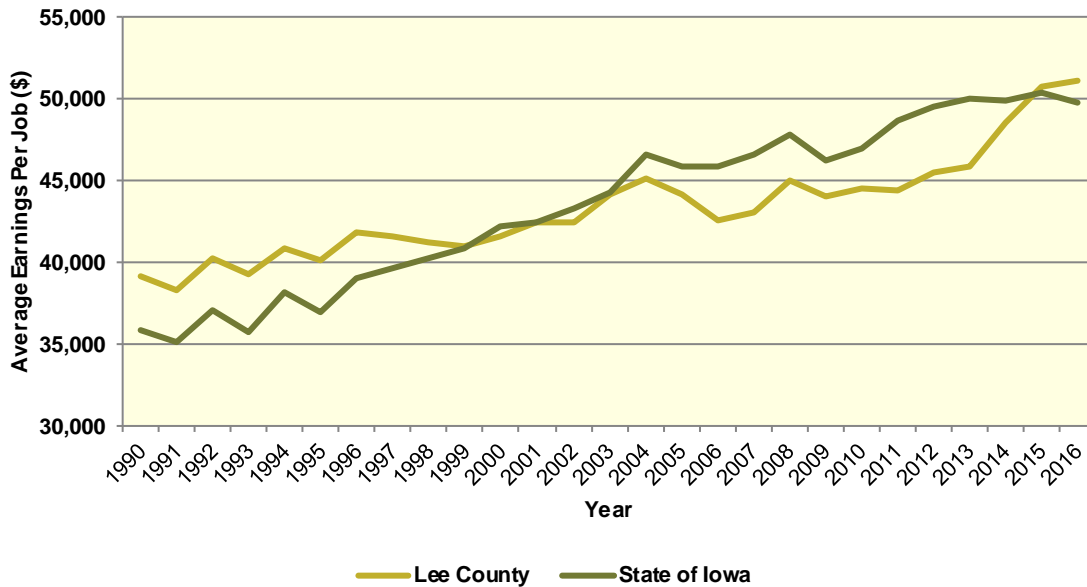
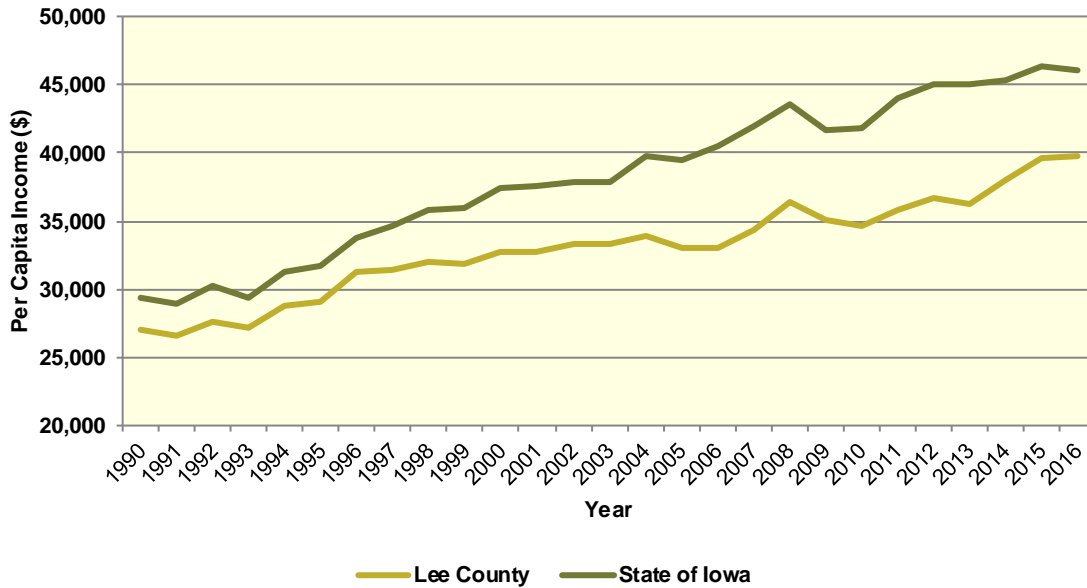


Diagram II.57.6, shows real per capita income for the Lee County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Lee County was \$33,017, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.57.6
Real Per Capita Income
 Lee 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.57.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 17,323 persons in 2015 to 16,594 in 2016, a change of -4.2 percent.

Table II.57.29
Total Monthly Employment
 Lee County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	16,209	16,081	16,343	15,478	15,099	15,283	15,650	15,329	15,644	17,442	16,582
Feb	16,298	16,144	16,395	15,698	15,283	15,384	15,963	15,468	15,940	17,598	16,715
Mar	16,472	16,427	16,721	15,845	15,471	15,627	16,084	15,623	16,190	17,781	17,032
Apr	16,707	16,591	16,854	15,943	15,772	15,746	16,342	15,946	16,451	18,083	16,743
May	16,866	16,839	16,934	15,853	15,857	15,809	16,537	15,838	16,481	17,096	16,642
Jun	16,852	17,038	17,003	15,843	16,049	15,983	16,785	16,008	16,685	17,170	16,646
Jul	16,115	16,322	16,087	15,170	15,493	15,300	15,940	15,470	15,979	17,022	16,320
Aug	15,992	16,417	16,179	15,289	15,395	15,428	15,959	15,476	16,207	17,164	16,313
Sep	16,078	16,433	16,311	15,320	15,481	15,658	15,972	15,567	16,616	17,028	16,352
Oct	16,482	16,895	16,571	15,498	15,438	15,804	16,188	15,789	17,179	17,242	16,690
Nov	16,550	16,837	16,621	15,460	15,489	15,919	16,136	16,035	17,496	17,206	16,657
Dec	16,540	16,805	16,440	15,520	15,538	15,989	15,618	16,084	17,791	17,039	16,441
Annual	16,430	16,569	16,538	15,576	15,530	15,661	16,098	15,719	16,555	17,323	16,594
% Change	.	0.8%	-0.2%	-5.8%	-0.3%	0.8%	2.8%	-2.4%	5.3%	4.6%	-4.2%

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 \$861 in 2015. In 2016, average weekly wages saw an increased of 1.6 percent over the prior year, rising to \$875, or by 14 dollars. These data are shown in Table II.57.30.

Table II.57.30						
Average Weekly Wages						
Lee County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	514	523	515	560	528	
2002	517	531	523	569	535	1.3%
2003	554	558	547	604	566	5.8%
2004	573	579	573	621	587	3.7%
2005	589	588	611	631	604	2.9%
2006	592	581	600	621	598	-1%
2007	617	599	616	650	621	3.8%
2008	643	626	657	699	656	5.6%
2009	633	633	666	712	661	0.8%
2010	650	665	683	737	684	3.5%
2011	664	690	712	738	701	2.5%
2012	700	704	696	741	711	1.4%
2013	711	712	710	773	727	2.3%
2014	736	782	776	908	803	10.5%
2015	853	845	828	918	861	7.2%
2016(p)	795	858	925	922	875	1.6%

Total business establishments reported by the QCEW are displayed in Table II.57.31. Between 2015 and 2016, the total number of business establishments in Lee County increased by 1.6 percent, from 1,113 to 1,121 establishments.

Table II.57.31						
Number of Business Establishments						
Lee County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,179	1,184	1,096	1,092	1,138	
2002	1,089	1,098	1,097	1,090	1,094	-3.9%
2003	1,092	1,104	1,103	1,098	1,099	0.5%
2004	1,092	1,102	1,122	1,102	1,105	0.5%
2005	1,108	1,115	1,117	1,111	1,113	0.7%
2006	1,097	1,104	1,092	1,079	1,093	-1.8%
2007	1,090	1,100	1,097	1,095	1,096	0.3%
2008	1,093	1,095	1,095	1,097	1,095	-0.1%
2009	1,071	1,078	1,082	1,077	1,077	-1.6%
2010	1,082	1,078	1,085	1,083	1,082	0.5%
2011	1,089	1,080	1,079	1,072	1,080	-0.2%
2012	1,073	1,085	1,084	1,085	1,082	0.2%
2013	1,088	1,089	1,099	1,095	1,093	1%
2014	1,102	1,112	1,117	1,112	1,111	1.6%
2015	1,106	1,117	1,118	1,111	1,113	0.2%
2016	1,119	1,117	1,120	1,126	1,121	0.7%

Iowa Department of Revenue

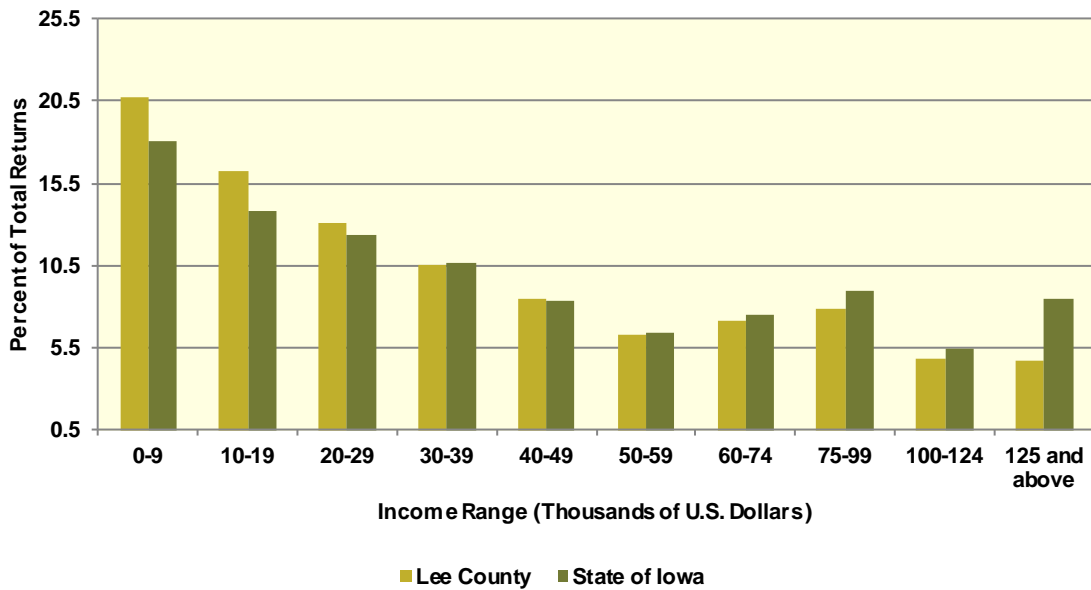
The Iowa Department of Revenue releases annual income tax statistics. Table II.57.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Lee County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 0.1 percent, with 720 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 54.5 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -10.6 percent.

Table II.57.32
Number of Tax Returns by Adjusted Gross Income
 Lee 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	4,028	2,674	2,127	1,730	1,361	1,073	1,075	732	195	247	15,242
2003	4,032	2,663	2,059	1,694	1,315	1,043	1,073	795	246	294	15,214
2004	3,924	2,612	2,054	1,619	1,374	1,027	1,120	922	244	337	15,233
2005	3,826	2,578	1,998	1,631	1,333	1,029	1,147	979	308	352	15,181
2006	3,706	2,645	2,044	1,637	1,341	1,013	1,129	1,024	339	395	15,273
2007	3,857	2,841	2,139	1,632	1,317	1,052	1,179	1,107	391	456	15,971
2008	3,687	2,836	2,095	1,621	1,296	1,035	1,210	1,118	451	460	15,809
2009	3,594	2,863	2,080	1,643	1,260	1,024	1,075	1,094	440	422	15,495
2010	3,491	2,818	2,007	1,640	1,358	995	1,114	1,061	491	466	15,441
2011	3,626	2,697	2,065	1,613	1,319	997	1,122	1,126	514	488	15,567
2012	3,430	2,690	1,959	1,583	1,228	1,071	1,141	1,222	538	558	15,420
2013	3,248	2,671	1,918	1,690	1,284	962	1,148	1,218	567	602	15,308
2014	3,270	2,543	1,949	1,675	1,305	986	1,176	1,220	659	641	15,424
2015	3,207	2,518	2,022	1,631	1,305	978	1,101	1,223	749	720	15,454
Change 10 - 15	-8.1%	-10.6%	0.7%	-0.5%	-3.9%	-1.7%	-1.2%	15.3%	52.5%	54.5%	0.1%

Diagram II.57.7
2015 Income Distribution
 Lee 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 5,390 in 2010 to 4,643 in 2016, with the poverty rate reaching 14 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.57.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	3,864	10.7%
2001	3,843	10.7%
2002	4,233	11.9%
2003	3,990	11.2%
2004	4,548	12.8%
2005	4,559	13.1%
2006	4,294	12.4%
2007	4,650	13.7%
2008	4,916	14.6%
2009	5,021	14.9%
2010	5,390	15.8%
2011	5,255	15.5%
2012	5,343	15.7%
2013	5,534	16.2%
2014	5,991	17.7%
2015	5,358	15.9%
2016	4,643	14%

The rate of poverty for Lee County is shown in Table II.57.34. In 2016, there were an estimated 5,615 persons living in poverty. This represented a 16.4 percent poverty rate, compared to 9.7 percent poverty in 2000. In 2016, some 11.5 percent of those in poverty were under age 6, and 12.9 percent were 65 or older.

Table II.57.34 Poverty by Age Lee 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	368	10.4%	647	11.5%
6 to 17	835	23.6%	1,034	18.4%
18 to 64	1,761	49.8%	3,209	57.2%
65 or Older	569	16.1%	725	12.9%
Total	3,533	100.0%	5,615	100.0%
Poverty Rate	9.7%	.	16.4%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.4 percent in Lee County between 2010 and 2016, from 16,205 to 16,140. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.57.35.

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 Lee County increased from 9 authorizations in 2015 to 10 in 2016.

The real value of single-family building permits increased from \$182,371 in 2015 to \$220,500 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.57.36.

Table II.57.35 Housing Units State of Iowa vs. Lee County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Lee County	% Growth Since Census
2000 Census Base	1,232,625	.	16,616	.
2010 Census	1,336,417	8.4%	16,205	-2.5%
July 2011 Estimate	1,341,974	0.4%	16,288	0.5%
July 2012 Estimate	1,346,403	0.7%	16,253	0.3%
July 2013 Estimate	1,353,274	1.3%	16,216	0.1%
July 2014 Estimate	1,362,458	1.9%	16,180	-0.2%
July 2015 Estimate	1,370,778	2.6%	16,175	-0.2%
July 2016 Estimate	1,380,162	3.3%	16,140	-0.4%

Table II.57.36
Building Permits and Valuation
 Lee 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	59	0	28	22	109	100,701	44,050
1981	31	0	39	0	70	91,482	0
1982	45	0	0	46	91	89,412	34,944
1983	29	0	0	0	29	96,194	0
1984	24	0	0	0	24	87,240	0
1985	39	0	0	0	39	91,439	0
1986	8	0	0	0	8	89,674	0
1987	5	0	0	0	5	81,146	0
1988	6	0	16	6	28	80,459	27,359
1989	1	0	0	0	1	121,149	0
1990	11	0	4	0	15	113,338	0
1991	15	0	0	0	15	130,815	0
1992	20	0	20	0	40	110,004	0
1993	23	2	4	0	29	115,944	0
1994	24	0	0	0	24	128,215	0
1995	30	0	0	0	30	146,331	0
1996	18	4	0	0	22	177,539	0
1997	21	0	0	0	21	132,084	0
1998	21	0	31	24	76	126,923	111,103
1999	16	2	12	0	30	151,006	0
2000	14	2	4	24	44	143,924	67,074
2001	18	0	4	0	22	173,826	0
2002	46	0	16	16	78	65,025	89,048
2003	17	0	0	0	17	219,422	0
2004	21	0	0	0	21	135,654	0
2005	15	0	0	0	15	220,255	0
2006	14	0	0	0	14	141,047	0
2007	24	0	0	0	24	114,757	0
2008	22	0	0	0	22	123,345	0
2009	5	2	0	0	7	217,542	0
2010	5	0	16	112	133	103,270	90,927
2011	5	0	0	14	19	151,025	140,723
2012	4	0	4	0	8	164,178	0
2013	8	0	0	0	8	181,773	0
2014	14	0	8	0	22	155,727	0
2015	9	0	0	0	9	182,371	0
2016	10	0	0	45	55	220,500	97,198



Diagram II.57.8 Single Family Permits

Lee County
Census Bureau Data, 1980–2016

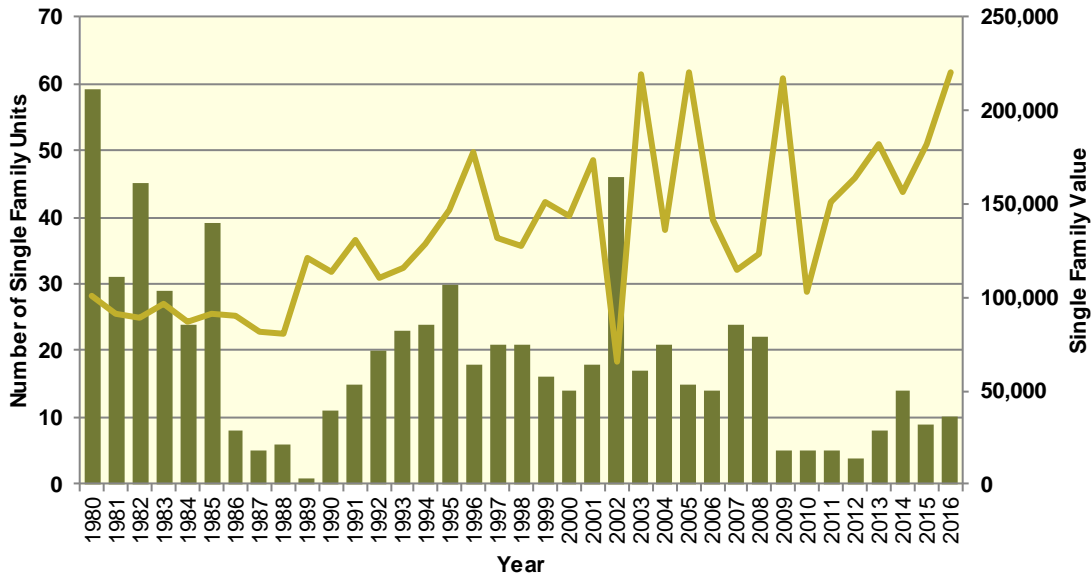
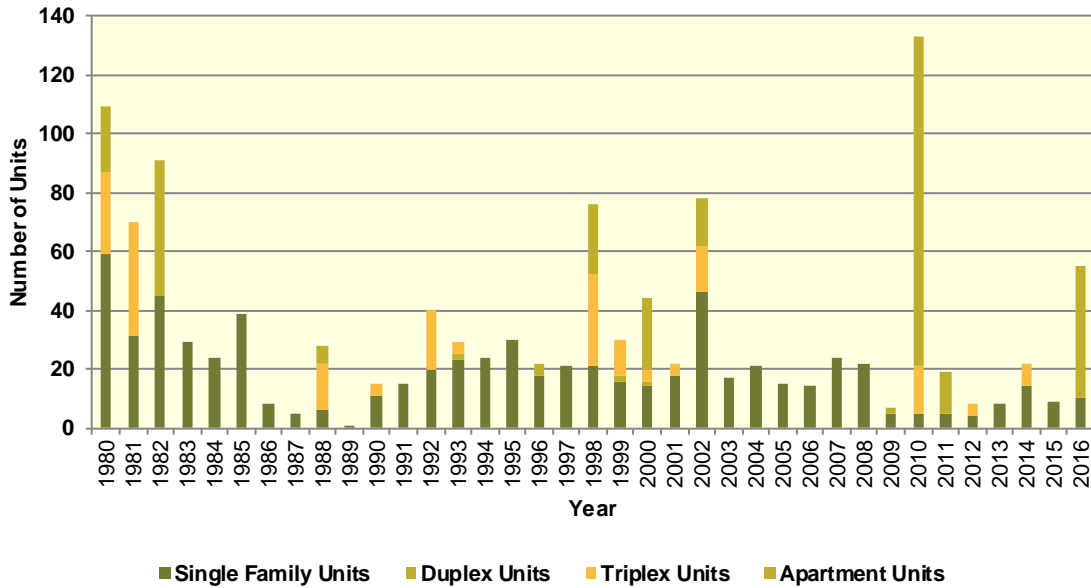


Diagram II.57.9 Total Permits by Unit Type

Lee County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.57.37. In 2016, there were 16,189 housing units, up from 16,612 in 2000. Single-family units accounted for 79.5 percent of units in 2016, compared to 77.3 in 2000. Apartment units accounted for 8 percent in 2016, compared to 7 percent in 2000.

Table II.57.37				
Housing Units by Type				
Lee 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	12,839	77.3%	12,876	79.5%
Duplex	605	3.6%	351	2.2%
Tri- or Four-Plex	840	5.1%	746	4.6%
Apartment	1,169	7%	1,289	8%
Mobile Home	1,148	6.9%	927	5.7%
Boat, RV, Van, Etc.	11	0.1%	0	0%
Total	16,612	100.0%	16,189	100.0%

Some 90.2 percent of housing was occupied in 2010, compared to 91.3 percent in 2000. Owner-occupied housing changed -5.4 percent between 2000 and 2010, ending with owner-occupied units representing 74.1 percent of unit. Vacant units changed by 9.9 percent, resulting in 1,595 vacant units in 2010.

Table II.57.38					
Housing Units by Tenure					
Lee County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	15,161	91.3%	14,610	90.2%	-3.6%
Owner-Occupied	11,442	75.5%	10,829	74.1%	-5.4%
Renter-Occupied	3,719	24.5%	3,781	25.9%	1.7%
Vacant Housing Units	1,451	8.7%	1,595	9.8%	9.9%
Total Housing Units	16,612	100.0%	16,205	100.0%	-2.5%

Table II.57.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 16,189 housing units. An estimated 74.5 percent were owner-occupied, and 11.6 percent were vacant.

Table II.57.39				
Housing Units by Tenure				
Lee County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	14,610	90.2%	14,318	88.4%
Owner-Occupied	10,829	74.1%	10,660	74.5%
Renter-Occupied	3,781	25.9%	3,658	25.5%
Vacant Housing Units	1,595	9.8%	1,871	11.6%
Total Housing Units	16,205	100.0%	16,189	100.0%

Households by household size are shown in Table II.57.40. There were a total of 14,610 households in 2010, up from 15,161 in 2000. One person households changed by -0.4 percent



between 2000 and 2010, while two person households changed by 0.9 percent. Three and four person households changed by -7.1 and -15.5 respectively, representing 14.7 percent and 10.9 percent of the population in 2010.

Table II.57.40					
Households by Household Size					
Lee County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	4,285	28.3%	4,266	29.2%	-0.4%
Two Persons	5,433	35.8%	5,483	37.5%	0.9%
Three Persons	2,311	15.2%	2,146	14.7%	-7.1%
Four Persons	1,882	12.4%	1,590	10.9%	-15.5%
Five Persons	851	5.6%	727	5%	-14.6%
Six Persons	271	1.8%	260	1.8%	-4.1%
Seven Persons or More	128	0.8%	138	0.9%	7.8%
Total	15,161	100.0%	14,610	100.0%	-3.6%

Households by income is shown in Table II.57.41. Households earning more than \$100,000 per year represented 11.8 percent of households in 2016, compared to 5.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.2 percent of households in 2010, compared to 20.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.4 percent of households in 2016, compared to 16.6 percent in 2000.

Table II.57.41				
Households by Income				
Lee County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,525	16.6%	1,920	13.4%
\$15,000 to \$19,999	1,204	7.9%	900	6.3%
\$20,000 to \$24,999	1,094	7.2%	894	6.2%
\$25,000 to \$34,999	2,468	16.3%	1,977	13.8%
\$35,000 to \$49,999	2,888	19%	2,050	14.3%
\$50,000 to \$74,999	3,118	20.5%	2,890	20.2%
\$75,000 to \$99,999	1,068	7%	1,992	13.9%
\$100,000 or More	821	5.4%	1,695	11.8%
Total	15,186	100.0%	14,318	100.0%

Table II.57.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 4.5 percent and 1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.4 percent, 6 percent, and 7.2, respectively. Housing units built prior to 1939 represented 35.9 percent of households in 2016.

Table II.57.42				
Households by Year Home Built				
Lee 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	5,919	39%	5,141	35.9%
1940 to 1949	1,189	7.8%	700	4.9%
1950 to 1959	1,821	12%	1,772	12.4%
1960 to 1969	1,828	12.1%	1,524	10.6%
1970 to 1979	2,301	15.2%	2,491	17.4%
1980 to 1989	1,031	6.8%	854	6%
1990 to 1999	1,072	7.1%	1,035	7.2%
2000 to 2009	.	.	651	4.5%
2010 or Later	.	.	150	1%
Total	15,161	100.0%	14,318	100.0%

The distribution of unit types by race are shown in Table II.57.43. An estimated 81.6 percent of white households occupy single family homes, while 58.3 percent of black households do. Some 7.6 percent of white households occupied apartments, while 15.3 percent of black households do. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.57.43							
Distribution of Units in Structure by Race							
Lee County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.6%	58.3%	100%	100%	0%	100%	100%
Duplex	1.7%	2.2%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.7%	24.2%	0%	0%	0%	0%	0%
Apartment	7.6%	15.3%	0%	0%	0%	0%	0%
Mobile Home	5.4%	0%	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.57.44. An estimated 32 percent of vacant units were for rent in 2010, a 27.1 percent change since 2000. In addition, some 11.7 percent of vacant units were for sale, a change of -1.6 percent between 2000 and 2010. "Other" vacant units represented 37.9 percent of vacant units in 2010. This is a change of -1.1 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.57.44					
Disposition of Vacant Housing Units					
Lee County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	402	27.7%	511	32%	27.1%
For Sale	190	13.1%	187	11.7%	-1.6%
Rented or Sold, Not Occupied	128	8.8%	118	7.4%	-7.8%
For Seasonal, Recreational, or Occasional Use	120	8.3%	175	11%	45.8%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	611	42.1%	604	37.9%	-1.1%
Total	1,451	100.0%	1,595	100.0%	9.9%

The disposition of vacant units between 2010 and 2016 are shown in Table II.57.45. By 2016, for rent units accounted for 17.9 percent of vacant units, while for sale units accounted for 8 percent. “Other” vacant units accounted for 59.9 percent of vacant units, representing a total of 1,120 “other” vacant units.

Table II.57.45				
Disposition of Vacant Housing Units				
Lee County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	511	32%	334	17.9%
For Sale	187	11.7%	150	8%
Rented Not Occupied	22	1.4%	28	1.5%
Sold Not Occupied	96	6%	75	4%
For Seasonal, Recreational, or Occasional Use	175	11%	150	8%
For Migrant Workers	0	0%	14	0.7%
Other Vacant	604	37.9%	1,120	59.9%
Total	1,595	100.0%	1,871	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.57.46. In 2016, an estimated 0.6 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.



Table II.57.46 Overcrowding and Severe Overcrowding Lee 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	11,324	99%	87	0.8%	32	0.3%	11,443
2016 Five-Year ACS	10,601	99.4%	52	0.5%	7	0.1%	10,660
Renter							
2000 Census	3,621	97.4%	69	1.9%	28	0.8%	3,718
2016 Five-Year ACS	3,591	98.2%	33	0.9%	34	0.9%	14,318
Total							
2000 Census	14,945	98.6%	156	1%	60	0.4%	15,161
2016 Five-Year ACS	14,192	99.1%	85	0.6%	41	0.3%	14,318

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 43 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Lee County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.57.47 Households with Incomplete Plumbing Facilities Lee County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	15,102	14,275
Lacking Complete Plumbing Facilities	59	43
Total Households	15,161	14,318
Percent Lacking	0.4%	0.3%

There were 123 households lacking complete kitchen facilities in 2016, compared to 126 households in 2000. This was a change from 0.8 percent of households in 2000 to 0.9 percent in 2016.

Table II.57.48 Households with Incomplete Kitchen Facilities Lee County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	15,035	14,195
Lacking Complete Kitchen Facilities	126	123
Total Households	15,161	14,318
Percent Lacking	0.8%	0.9%

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 Lee County, 14.2 of households had a cost burden and 9.6 percent had a severe cost burden. Some 22.3 percent of renters were cost burdened, and 17.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.1 percent and a severe cost burden rate of 4.5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.4 percent, and severe cost burden at 9.1 percent.

Table II.57.49
Cost Burden and Severe Cost Burden by Tenure
 Lee 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	4,058	83.9%	539	11.1%	227	4.7%	12	0.2%	4,836
2016 Five-Year ACS	4,215	76.1%	800	14.4%	503	9.1%	24	0.4%	5,542
Owner Without a Mortgage									
2000 Census	3,811	91.4%	151	3.6%	176	4.2%	32	0.8%	4,170
2016 Five-Year ACS	4,411	86.2%	414	8.1%	228	4.5%	65	1.3%	5,118
Renter									
2000 Census	2,097	58.9%	653	18.3%	494	13.9%	315	8.9%	3,559
2016 Five-Year ACS	1,850	50.6%	814	22.3%	647	17.7%	347	9.5%	3,658
Total									
2000 Census	9,966	79.3%	1,343	10.7%	897	7.1%	359	2.9%	12,565
2016 Five-Year ACS	10,476	73.2%	2,028	14.2%	1,378	9.6%	436	3%	14,318

Housing Problems by Income

Table II.57.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Lee County. As can be seen in 2017 the MFI was \$58,100, which compared to \$69,900 for the State of Iowa.

Table II.57.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,005 owner-occupied and 650 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 655 owner-occupied 685 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 10,805 households without a housing problem.

Table II.57.50
Median Family Income
 Lee County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	43,000	49,100
2001	46,200	52,500
2002	46,200	53,700
2003	49,100	54,900
2004	50,600	55,800
2005	51,150	57,650
2006	51,500	57,800
2007	51,600	58,100
2008	51,700	58,500
2009	53,600	62,000
2010	53,800	62,400
2011	51,900	64,000
2012	52,600	64,800
2013	53,800	64,700
2014	53,100	65,300
2015	56,300	67,500
2016	56,700	68,400
2017	58,100	69,900

Table II.57.51
Housing Problems by Income and Tenure
 Lee 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	35	0	10	4	60	109
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	15	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	4	4	0	18
Housing cost burden greater than 50% of income (and none of the above problems)	365	130	110	25	25	655
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	355	275	75	150	1,005
Zero/negative income (and none of the above problems)	95	0	0	0	0	95
has none of the 4 housing problems	140	540	1,750	1,030	5,235	8,695
Total	795	1,025	2,149	1,138	5,485	10,592
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	25	10	75	0	45	155
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	4	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	4	25	0	0	49
Housing cost burden greater than 50% of income (and none of the above problems)	580	90	15	0	0	685
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	245	275	130	0	0	650
Zero/negative income (and none of the above problems)	55	0	0	0	0	55
has none of the 4 housing problems	230	195	760	315	610	2,110
Total	1,155	584	1,005	315	659	3,718
Total						
Lacking complete plumbing or kitchen facilities	60	10	85	4	105	264
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	19	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	4	29	4	0	67
Housing cost burden greater than 50% of income (and none of the above problems)	945	220	125	25	25	1,340
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	395	630	405	75	150	1,655
Zero/negative income (and none of the above problems)	150	0	0	0	0	150
has none of the 4 housing problems	370	735	2,510	1,345	5,845	10,805
Total	1,950	1,609	3,154	1,453	6,144	14,310

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.57.52 on the following page, of the 286 loans in 2016, 130 loans were for Home Purchases, 35 were for Home Improvement and 121 were for refinancing.

Table II.57.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Lee County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	71	18	106	195
2009	54	14	200	268
2010	65	16	171	252
2011	52	6	149	207
2012	123	29	268	420
2013	118	49	194	361
2014	141	31	66	238
2015	112	25	114	251
2016	130	35	121	286

Table II.57.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$89,211 in 2012 and \$111,454 in 2016. Overall, average loans were \$78,718 in 2008 and \$104,773 in 2016.

Table II.57.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Lee County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$88,479	\$27,333	\$80,906	\$78,718
2009	\$85,426	\$29,286	\$98,120	\$91,966
2010	\$101,708	\$89,000	\$94,778	\$96,198
2011	\$109,173	\$46,500	\$94,805	\$97,014
2012	\$89,211	\$34,655	\$95,761	\$89,624
2013	\$98,381	\$19,306	\$96,273	\$86,515
2014	\$96,716	\$26,032	\$103,773	\$89,466
2015	\$109,696	\$59,200	\$110,412	\$104,992
2016	\$111,454	\$45,257	\$114,810	\$104,773

Table II.57.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$10,973,000 in 2012 and \$14,489,000 in 2016. Overall, average loans were \$15,350,000 in 2008 and \$29,965,000 in 2016.

Table II.57.54				
Total Volume of Owner-Occupied Single Family Loans				
Lee County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$6,282,000	\$492,000	\$8,576,000	\$15,350,000
2009	\$4,613,000	\$410,000	\$19,624,000	\$24,647,000
2010	\$6,611,000	\$1,424,000	\$16,207,000	\$24,242,000
2011	\$5,677,000	\$279,000	\$14,126,000	\$20,082,000
2012	\$10,973,000	\$1,005,000	\$25,664,000	\$37,642,000
2013	\$11,609,000	\$946,000	\$18,677,000	\$31,232,000
2014	\$13,637,000	\$807,000	\$6,849,000	\$21,293,000
2015	\$12,286,000	\$1,480,000	\$12,587,000	\$26,353,000
2016	\$14,489,000	\$1,584,000	\$13,892,000	\$29,965,000

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.57.55 presents some basic statistics about the completed surveys.

Table II.57.55				
Survey of Rental Properties				
Lee County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	6	161	3.1	90

Table II.57.56, 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 Lee County, with 0 of them available. This translates into a vacancy rate of 0 percent in Lee County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 158 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 3.2 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.57.56			
Rental Vacancy Survey by Type			
Lee County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	3	0	0%
Apartments	158	5	3.2%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	161	5	3.1%

Table II.57.57, reports units by bedroom size. As can be seen there were 10 two bedroom apartment units. Overall, the 11 two bedroom units accounted for 6.8 percent of all units, and the 1 three bedroom units accounted for 0.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 130 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.57.57						
Rental Units by Bedroom Size						
Lee 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	18	0	0	.	18
Two	1	10	0	0	.	11
Three	1	0	0	0	.	1
Four	1	0	0	0	.	1
Don’t Know	0	130	0	0	0	130
Total	3	158	0	0	0	161

Table II.57.58, 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.57.58			
Single Family Units by Bedroom Size			
Lee County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	1	0	0%
Three	1	0	0%
Four	1	0	0%
Don’t know	0	0	0%
Total	3	0	0%

Table II.57.59 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 0 percent.

Table II.57.59			
Apartment Units by Bedroom Size			
Lee County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	18	0	0%
Two	10	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	130	5	3.8%
Total	158	5	3.2%

Average market-rate rents by unit type are shown in Table II.57.60. 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.57.60 Average Market Rate Rents by Bedroom Size Lee 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	\$637.5	\$0	\$0	\$637.5
Two	\$500	\$725	\$0	\$0	\$650
Three	\$650	\$900	\$0	\$0	\$775
Four	\$650	\$0	\$0	\$0	\$650
Total	\$600	\$708.3	\$0	\$0	\$672.2

Table II.57.61, shows vacancy rates for single family units by average rental rates for Lee 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.57.61 Single Family Market Rate Rents by Vacancy Status Lee 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	3	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	0	0	0%
Total	3	0	0%

The average rent and availability of apartment units is displayed in Table II.57.62. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.57.62 Apartment Market Rate Rents by Vacancy Status Lee County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	8	0	0%
\$750 to \$1,000	58	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	92	5	5.4%
Total	158	5	3.2%

Respondents were asked if utilities are included in the rent and as shown in Table II.57.63 4 respondents, or 80 percent, included some sort of utility in the rent.

Table II.57.63	
Are there any utilities included with the rent?	
Lee County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
% Offering Utilities	80%

The type of utility included in the rent is shown in Table II.57.64. There were 1 respondent who included electricity, 1 respondent who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.57.64	
Which utilities are included with the rent?	
Lee County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	4
Trash Collection	4

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.57.65, there were 1 single family unit which property managers considered accessible, with an additional 30 accessible apartment units. Respondents also indicated there were a total of 1 persons with disabilities currently residing in accessible units.

Table II.57.65						
Accessible Units by Bedroom Size						
Lee 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	18	0	0		18
Two	0	8	0	0		8
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	1	4	0	0	0	5
Total	1	30	0	0	0	31



Table II.57.66, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 33.3 percent of all single family units were considered accessible by survey respondents.

Table II.57.66				
Single Family Units by Accessibility and Bedroom Size				
Lee 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	1	0	1	0%
Three	1	0	1	0%
Four	1	0	1	0%
Don't know	-1	1	0	
Total	2	1	3	33.3%

Table II.57.67, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 80 percent or 8 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 19 percent of all apartment units were considered accessible by survey respondents.

Table II.57.67				
Apartment Units by Accessibility and Bedroom Size				
Lee County				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	18	18	100%
Two	2	8	10	80%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	126	4	130	3.1%
Total	128	30	158	19%

Perceived Need for Rental Units

Table II.57.68, at right, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.57.68 Do you keep a waiting list? Lee County 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.57.69, 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.57.69 How would you rate the need for renovation of existing units in the city? Lee County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	0	0
Moderate Need	4	4	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2.8	2.8	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.57.70, 3 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 3 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.57.70 How would you rate the need for construction of new units in the city? Lee County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	1	1
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	1	1	0	0
Average Need	2	2	1	1

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.57.71, shows the *strong growth scenario* for the Lee County. As can be seen there were 10,660 owner-occupied and 3,658 renter-occupied households in 2016, for a total of 14,318 households. In 2030, there will be a projected 14,743 households, of which 11,194 are projected to be owner occupied and the remaining 3,549 are expected to be renter-occupied.

By 2050, there are projected to be 10,771 owner-occupied households, of which 809 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,187 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,332 renter households, of which 1,034 renter households are expected to have incomes between 0 and 30.0 percent of median family income 900 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 14,103 occupied units by 2050, of which 1,843 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.57.71
Housing Demand Forecast
 Lee County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	800	838	841	840	837	829	820	809
30.1-50%	1,032	1,080	1,084	1,084	1,079	1,069	1,057	1,043
50.1-80%	2,164	2,266	2,273	2,273	2,262	2,243	2,217	2,187
80.1-95%	946	991	994	994	989	981	969	956
95.1-115%	1,132	1,185	1,188	1,188	1,183	1,172	1,159	1,143
115+%	4,586	4,801	4,816	4,815	4,793	4,751	4,696	4,633
Total	10,660	11,160	11,195	11,194	11,142	11,046	10,917	10,771
Renter								
0-30%	1,136	1,123	1,113	1,102	1,089	1,073	1,055	1,034
30.1-50%	570	564	559	553	547	539	530	519
50.1-80%	988	977	968	959	948	934	918	900
80.1-95%	251	248	246	243	240	237	233	228
95.1-115%	221	219	217	215	212	209	206	202
115+%	492	486	482	477	471	465	457	448
Total	3,658	3,617	3,584	3,549	3,507	3,456	3,398	3,332
Total								
0-30%	1,936	1,961	1,953	1,942	1,925	1,902	1,875	1,843
30.1-50%	1,602	1,644	1,643	1,637	1,625	1,608	1,586	1,562
50.1-80%	3,153	3,243	3,241	3,232	3,210	3,177	3,135	3,087
80.1-95%	1,197	1,239	1,240	1,237	1,230	1,217	1,202	1,185
95.1-115%	1,353	1,403	1,405	1,403	1,395	1,382	1,364	1,345
115+%	5,077	5,287	5,298	5,292	5,264	5,216	5,153	5,081
Total	14,318	14,777	14,780	14,743	14,650	14,502	14,315	14,103