

**VOLUME II:
MUSCATINE COUNTY**

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Muscatine County

DEMOGRAPHICS

Population Estimates

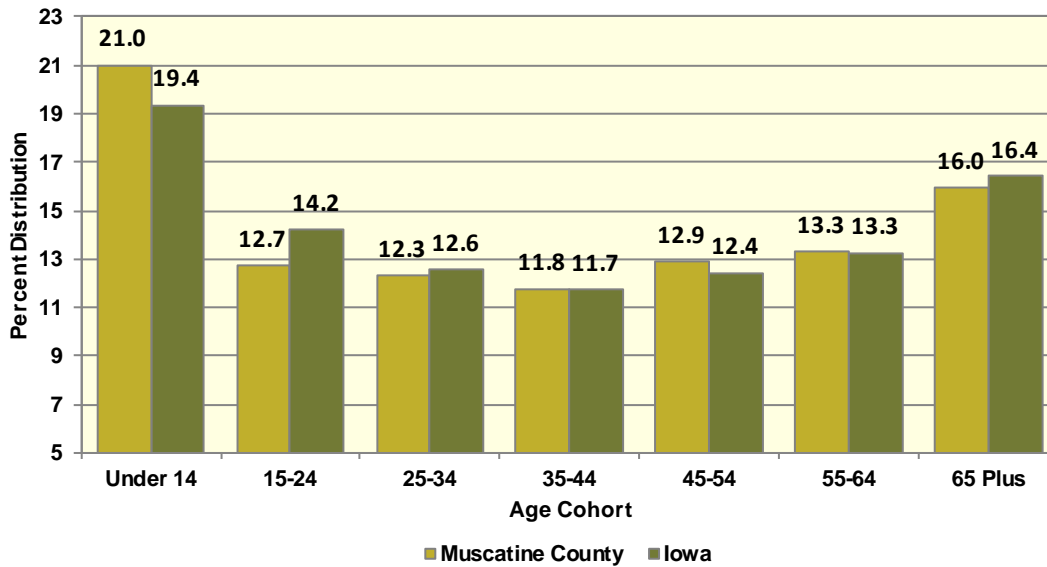
The Census Bureau's current census estimates indicate that Muscatine County's population increased from 42,745 in 2010 to 42,940 in 2016, or by 0.5 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 2.5 percent, and the number of people from 55 to 64 years of age increased by 6.8 percent. The white population decreased by 1.6 percent, while the black population increased by 62.3 percent. The Hispanic population increased from 6,803 to 7,532 people between 2010 and 2016 or by 10.7 percent. These data are presented in Table II.71.1.

Table II.71.1						
Profile of Population Characteristics						
Muscatine County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Muscatine County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	42,745	42,940	0.5%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	9,261	9,024	-2.6%	603,673	607,020	0.6%
15 to 24 years	5,325	5,462	2.6%	430,187	445,808	3.6%
25 to 34 years	5,167	5,296	2.5%	382,583	394,373	3.1%
35 to 44 years	5,433	5,056	-6.9%	364,548	367,535	0.8%
45 to 54 years	6,362	5,531	-13.1%	439,726	389,744	-11.4%
55 to 64 years	5,354	5,716	6.8%	372,750	415,998	11.6%
65 and Over	5,843	6,855	17.3%	452,888	514,215	13.5%
Race						
White	41,007	40,368	-1.6%	2,839,615	2,864,884	0.9%
Black	671	1,089	62.3%	91,695	114,874	25.3%
American Indian and Alaskan Native	204	292	43.1%	13,563	15,924	17.4%
Asian	370	519	40.3%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	17	40	135.3%	2,419	3,592	48.5%
Two or more races	476	632	32.8%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	6,803	7,532	10.7%	151,544	182,606	20.5%

Table II.71.2, presents the population of Muscatine County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 21,227 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 21,518 persons, were female. In 2016, the number of males rose to 21,408 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 21,532 persons being female.

Table II.71.2 Population by Age and Gender Muscatine 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	4,747	4,514	9,261	4,583	4,441	9,024	-2.6%
15 to 24 years	2,780	2,545	5,325	2,795	2,667	5,462	2.6%
25 to 34 years	2,609	2,558	5,167	2,762	2,534	5,296	2.5%
35 to 44 years	2,679	2,754	5,433	2,519	2,537	5,056	-6.9%
45 to 54 years	3,191	3,171	6,362	2,759	2,772	5,531	-13.1%
55 to 64 years	2,708	2,646	5,354	2,868	2,848	5,716	6.8%
65 and Over	2,513	3,330	5,843	3,122	3,733	6,855	17.3%
Total	21,227	21,518	42,745	21,408	21,532	42,940	0.5%
% of Total	49.7%	50.3%	.	49.9%	50.1%	.	

**Diagram II.71.1
Age Distribution**
Muscatine County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Muscatine County increased from 39,907 to 41,722 persons, or by 4.5 percent. Between 2000 and 2010, Muscatine County population, changed by 1,023 persons, to a total population of 42,745 persons. The most recent estimates indicated that Muscatine County's population rose an additional 195 persons since the 2010 Census, to 42,940 persons in July 2016.

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.71.3, Muscatine County had a natural increase, of 2,584 persons between 1990 and 2000. During the April 2000 to July 2009 period, Muscatine County's natural increase was estimated at 2,245 persons. Between 2010 and 2016, the natural increase was estimated at 1021 persons, and the net migration was -826 persons.

1990 Census	39,907
Natural Increase 90-00	2,584
Net Migration 90-00	-769
2000 Census	41,722
Natural Increase 00-09	2,245
Net Migration 00-09	-1,184
2009 Population Estimate	42,783
2010 Census	42,745
Natural Increase 10-16	1021
Net Migration 10-16	-826
2016 Population Estimate	42,940

Population Migration Trends

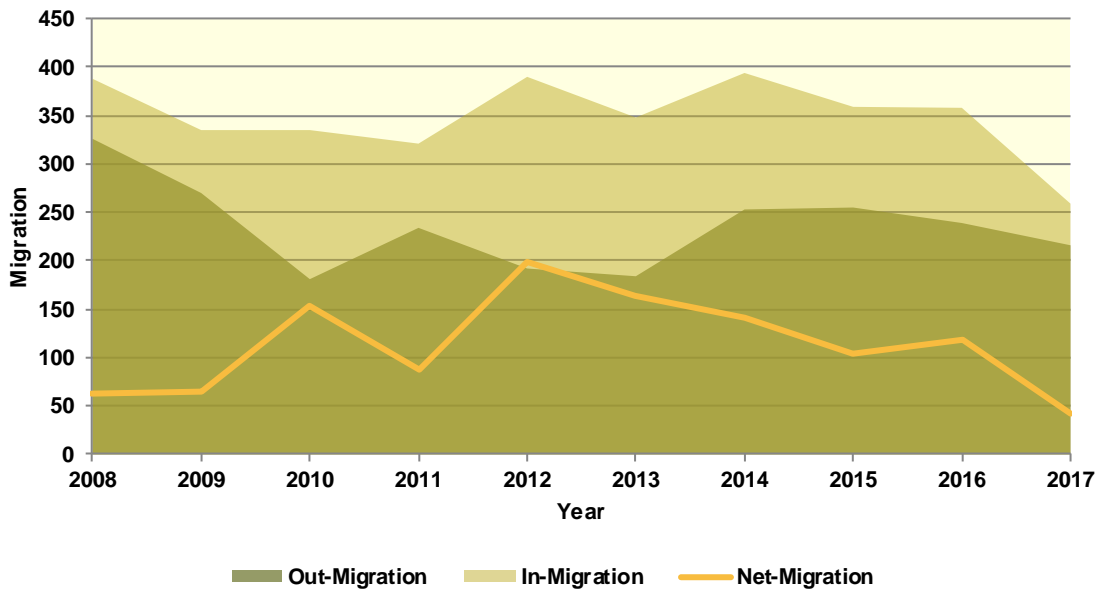
The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only 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.71.4 in 2008 there was a total of 388 in-migrations with a total of 326 out-migrations, which led to a net-migration of 62 persons. The most recent first half 2017 data saw a net-migration of 43 persons, with 259 persons entering Muscatine County and 216 persons leaving Muscatine County.

Diagram II.71.2, 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 198 people entering and the migration lowest net migration occurred in 2008 with 62 entering Muscatine County.



Diagram II.71.2
Net In-migration by Gender
 Muscatine County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.71.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 70 percent of net-migrants, or 30 persons were male, with the remaining 30 percent, or 13 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	190	172	166	150	187	156	193	166	169	129
Female	198	163	169	171	203	192	201	193	189	130
Total	388	335	335	321	390	348	394	359	358	259
Out										
Male	165	133	91	124	85	82	119	121	104	99
Female	161	137	90	110	107	102	134	134	135	117
Total	326	270	181	234	192	184	253	255	239	216
Net										
Male	25	39	75	26	102	74	74	45	65	30
Female	37	26	79	61	96	90	67	59	54	13
Total	62	65	154	87	198	164	141	104	119	43

Table II.71.5, shows net-migration for Muscatine County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 21 persons entering Muscatine County. Those in the age range of 56 to 65 had the lowest levels of net migration, with 8 persons leaving Muscatine County.

Table II.71.5										
Migration by Age Range										
Muscatine County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	2	5	2	5	3	7	2	5	3	0
18-22	48	46	54	48	54	57	64	53	43	34
23-25	41	36	29	26	54	44	58	52	64	38
26-35	128	96	100	91	105	96	118	106	108	70
36-45	66	61	77	66	72	68	57	60	56	43
46-55	63	49	43	53	48	47	46	40	44	43
56-65	26	27	22	20	38	17	29	28	24	22
66 +	14	15	8	12	16	12	20	15	16	9
Total	388	335	335	321	390	348	394	359	358	259
Out										
14-17	3	6	3	3	3	2	0	4	4	4
18-22	40	35	21	24	23	19	32	24	20	27
23-25	47	30	19	38	28	19	27	25	46	25
26-35	102	71	50	54	45	48	65	72	71	49
36-45	49	50	34	38	42	28	43	52	30	36
46-55	48	40	34	41	26	36	44	39	25	35
56-65	26	20	10	28	17	21	29	26	26	30
66 +	11	18	10	8	8	11	13	13	17	10
Total	326	270	181	234	192	184	253	255	239	216
Net										
14-17	-1	-1	-1	2	0	5	2	1	-1	-4
18-22	8	11	33	24	31	38	32	29	23	7
23-25	-6	6	10	-12	26	25	31	27	18	13
26-35	26	25	50	37	60	48	53	34	37	21
36-45	17	11	43	28	30	40	14	8	26	7
46-55	15	9	9	12	22	11	2	1	19	8
56-65	0	7	12	-8	21	-4	0	2	-2	-8
66 +	3	-3	-2	4	8	1	7	2	-1	-1
Total	62	65	154	87	198	164	141	104	119	43

School Age Enrollment

Table II.71.6, show the school enrollment from the Iowa Department of Education for Muscatine County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 7,786 students and was 7,643 in 2017, a change of -1.8 percent. Enrollment for students in grades 1 to 5 was 2,819 students in 2010 and 2,843 in 2017, which was a change of 0.9 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 2,249 and 2,123 in 2017, which was a change of -5.6 percent.

Table II.71.6						
School Enrollment						
Muscatine County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	755	2,930	1,656	2,313	299	7,769
2001	674	2,911	1,692	2,289	154	7,720
2002	725	2,870	1,754	2,240	166	7,755
2003	678	2,761	1,804	2,162	316	7,721
2004	664	2,737	1,823	2,239	0	7,463
2005	783	2,740	1,797	2,371	105	7,691
2006	797	2,755	1,727	2,439	116	7,718
2007	803	2,779	1,698	2,442	147	7,722
2008	887	2,741	1,666	2,458	183	7,752
2009	1,034	2,810	1,596	2,362	335	7,714
2010	1,138	2,819	1,580	2,249	429	7,786
2011	1,209	2,770	1,606	2,227	469	7,812
2012	1,161	2,756	1,674	2,189	418	7,780
2013	1,256	2,758	1,686	2,094	505	7,794
2014	1,164	2,781	1,670	2,142	519	7,757
2015	1,107	2,815	1,649	2,201	482	7,772
2016	1,044	2,829	1,621	2,124	457	7,618
2017	1,042	2,843	1,635	2,123	475	7,643
% Change 10-17	-8.4%	0.9%	3.5%	-5.6%	10.7%	-1.8%

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.71.7, shows population by age for the 2000 and 2010 Census. The population changed by 2.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 8.2 percent to a total of 5,843 persons in 2010. Those aged 25 to 34 changed by -4 percent, and those aged under 5 changed by 6.3 percent.

Table II.71.7					
Population by Age					
Muscatine County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,888	6.9%	3,069	7.2%	6.3%
5 to 19	9,448	22.6%	9,205	21.5%	-2.6%
20 to 24	2,468	5.9%	2,312	5.4%	-6.3%
25 to 34	5,384	12.9%	5,167	12.1%	-4%
35 to 54	12,420	29.8%	11,795	27.6%	-5%
55 to 64	3,715	8.9%	5,354	12.5%	44.1%
65 or Older	5,399	12.9%	5,843	13.7%	8.2%
Total	41,722	100.0%	42,745	100.0%	2.5%

The elderly population is further explored in Table II.71.8. Those aged 65 to 66 changed by 36 percent between 2000 and 2010, resulting in a population of 744 persons. Those aged 85 or older changed by 15.8 percent during the same time period, and resulted in 902 persons over age 85 in 2010.

Table II.71.8					
Elderly Population by Age					
Muscatine County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	547	10.1%	744	12.7%	36%
67 to 69	807	14.9%	998	17.1%	23.7%
70 to 74	1,348	25%	1,318	22.6%	-2.2%
75 to 79	1,110	20.6%	1,009	17.3%	-9.1%
80 to 84	808	15%	872	14.9%	7.9%
85 or Older	779	14.4%	902	15.4%	15.8%
Total	5,399	100.0%	5,843	100.0%	8.2%

Population by race and ethnicity is shown in Table II.71.9. The white population changed by 0.6 percent between 2000 and 2010, and resulted in representing 89 percent of the population in 2010. The black population changed by 106.1 percent, represented 1.4 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 36.8 percent between 2000 and 2010, compared to the -2.2 percent growth rate for non-Hispanics.



Table II.71.9					
Population by Race and Ethnicity					
Muscatine County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	37,852	90.7%	38,061	89%	0.6%
Black	294	0.7%	606	1.4%	106.1%
American Indian	128	0.3%	133	0.3%	3.9%
Asian	345	0.8%	350	0.8%	1.4%
Native Hawaiian/ Pacific Islander	7	0%	13	0%	85.7%
Other	2,525	6.1%	2,769	6.5%	9.7%
Two or More Races	571	1.4%	813	1.9%	42.4%
Total	41,722	100.0%	42,745	100.0%	2.5%
Hispanic	4,973	11.9%	6,803	15.9%	36.8%
Non-Hispanic	36,749	88.1%	35,942	84.1%	-2.2%

Population by race and ethnicity through 2016 is shown in Table II.71.10. The white population represented 91.4 percent of the population in 2016, compared with black households accounting for 1.7 percent of the population. Hispanic households represented 17.1 percent of the population in 2016.

Table II.71.10				
Population by Race and Ethnicity				
Muscatine County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,061	89%	39,253	91.4%
Black	606	1.4%	745	1.7%
American Indian	133	0.3%	66	0.2%
Asian	350	0.8%	474	1.1%
Native Hawaiian/ Pacific Islander	13	0%	12	0%
Other	2,769	6.5%	1,186	2.8%
Two or More Races	813	1.9%	1,213	2.8%
Total	42,745	100.0%	42,949	100.0%
Non-Hispanic	35,942	84.1%	35,589	82.9%
Hispanic	6,803	15.9%	7,360	17.1%

The population by race is broken down further by ethnicity in Table II.71.11. While the white non-Hispanic population changed by -3.4 percent between 2000 and 2010, the white Hispanic population changed by 68.2 percent. The black non-Hispanic population changed by 101.1 percent, while the black Hispanic population changed by 165.2 percent.

Table II.71.11					
Population by Race and Ethnicity					
Muscatine County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	35,746	97.3%	34,518	96%	-3.4%
Black	271	0.7%	545	1.5%	101.1%
American Indian	80	0.2%	76	0.2%	-5%
Asian	342	0.9%	334	0.9%	-2.3%
Native Hawaiian/ Pacific Islander	7	0%	13	0%	85.7%
Other	23	0.1%	41	0.1%	78.3%
Two or More Races	280	0.8%	415	1.2%	48.2%
Total Non-Hispanic	36,749	100.0%	35,942	100.0%	-2.2%
Hispanic					
White	2,106	42.3%	3,543	52.1%	68.2%
Black	23	0.5%	61	0.9%	165.2%
American Indian	48	1%	57	0.8%	18.8%
Asian	3	0.1%	16	0.2%	433.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	2,502	50.3%	2,728	40.1%	9%
Two or More Races	291	5.9%	398	5.9%	36.8%
Total Hispanic	4,973	100.0%	6,803	100.0%	36.8%
Total Population	41,722	100.0%	42,745	100.0%	2.5%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.71.12. During this time, the total non-Hispanic population was 35,589 persons in 2016. The Hispanic population was 7,360.

Table II.71.12				
Population by Race and Ethnicity				
Muscatine County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	34,518	96%	33,694	94.7%
Black	545	1.5%	718	2%
American Indian	76	0.2%	57	0.2%
Asian	334	0.9%	456	1.3%
Native Hawaiian/ Pacific Islander	13	0%	12	0%
Other	41	0.1%	22	0.1%
Two or More Races	415	1.2%	630	1.8%
Total Non-Hispanic	35,942	100.0%	35,589	100.0%
Hispanic				
White	3,543	52.1%	5,559	75.5%
Black	61	0.9%	27	0.4%
American Indian	57	0.8%	9	0.1%
Asian	16	0.2%	18	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	2,728	40.1%	1,164	15.8%
Two or More Races	398	5.9%	583	7.9%
Total Non-Hispanic	6,803	100.0	7,360	100.0%
Total Population	42,745	100.0%	42,949	100.0%

Households by type and tenure are shown in Table II.71.13. Family households represented 69.6 percent of households, while non-family households accounted for 30.4 percent. These changed from 69.8 and 30.2 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,458	69.8%	11,409	69.6%
Married-Couple Family	8,789	76.7%	8,759	76.8%
Owner-Occupied	7,765	88.3%	7,618	87%
Renter-Occupied	1,024	11.7%	1,141	13%
Other Family	2,669	23.3%	2,650	23.4%
Male Householder, No Spouse Present	897	33.6%	811	33.8%
Owner-Occupied	578	64.4%	645	79.5%
Renter-Occupied	319	35.6%	166	20.5%
Female Householder, No Spouse Present	1,772	66.4%	1,839	66.9%
Owner-Occupied	980	55.3%	931	50.6%
Renter-Occupied	792	44.7%	908	49.4%
Non-Family Households	4,954	30.2%	4,981	30.4%
Owner-Occupied	2,935	59.2%	2,925	58.7%
Renter-Occupied	2,019	40.8%	2,056	41.3%
Total	16,412	100.0%	16,390	100.0%

The group quarters population was 553 in 2010, compared to 724 in 2000. Institutionalized populations experienced a -14.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a -46.3 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	98	18.8%	112	25.2%	14.3%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	423	81.2%	332	74.8%	-21.5%
Other Institutions	0	0%	0	0%	0%
Total	521	100.0%	444	100.0%	-14.8%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	203	100%	109	100%	-46.3%
Total	203	100.0%	109	100.0%	-46.3%
Group Quarters Population	724	100.0%	553	100.0%	-23.6%

The number of foreign born persons are shown in Table II.71.15. An estimated 3.6 percent of the population was born in Mexico, some 0.4 percent were born in Liberia, and another 0.3 percent were born in Africa n.e.c.

Table II.71.15
Place of Birth for the Foreign-Born Population
 Muscatine County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,561	3.6%
#2 country of origin	Liberia	179	0.4%
#3 country of origin	Africa n.e.c	138	0.3%
#4 country of origin	Guatemala	105	0.2%
#5 country of origin	India	77	0.2%
#6 country of origin	China excluding Hong Kong and Taiwan	71	0.2%
#7 country of origin	El Salvador	68	0.2%
#8 country of origin	Korea	60	0.1%
#9 country of origin	South Africa	40	0.1%
#10 country of origin	Honduras	35	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.71.16. An estimated 4.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table II.71.16
Limited English Proficiency and Language Spoken at Home
 Muscatine County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,879	4.7%
#2 LEP Language	Chinese	83	0.2%
#3 LEP Language	French, Haitian, or Cajun	63	0.2%
#4 LEP Language	Other Asian and Pacific Island languages	56	0.1%
#5 LEP Language	Other and unspecified languages	54	0.1%
#6 LEP Language	German or other West Germanic languages	42	0.1%
#7 LEP Language	Arabic	22	0.1%
#8 LEP Language	Tagalog	14	0%
#9 LEP Language	Other Indo-European languages	11	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	9	0%

Disability

The disability rate from the 2000 Census is shown in Table II.71.17. Some 19.2 percent of the population was disabled in 2000, or a total of 7,337 persons. The disability rate was highest for those over 65, with 40.6 percent disabled.

Table II.71.17		
Disability by Age		
Muscatine County		
2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	485	6.9%
16 to 64	4,846	18.4%
65 and older	2,006	40.6%
Total	7,337	19.2%

Table II.71.18 shows disability by type in 2000. There were 3,069 physical disabilities in 2000, some 3,181 employment disabilities, and 2,084 go-outside-home disabilities.

Table II.71.18	
Total Disabilities Tallied: Aged 5 and Older	
Muscatine County	
2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,490
Physical disability	3,069
Mental disability	1,982
Self-care disability	916
Employment disability	3,181
Go-outside-home disability	2,084
Total	12,722

Disability by age, as estimated by the 2016 ACS, is shown in Table II.71.19. The disability rate for females was 11.1 percent, compared to 10.5 percent for males. The disability rate changed precipitously higher with age, with 46.7 percent of those over 75 experiencing a disability.

Table II.71.19						
Disability by Age						
Muscatine County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	5	0.3%	5	0.2%
5 to 17	233	5.7%	118	2.9%	351	4.3%
18 to 34	255	5.6%	173	4%	428	4.8%
35 to 64	745	9.1%	938	11.4%	1,683	10.2%
65 to 74	446	25.8%	395	22.1%	841	23.9%
75 or Older	533	45.9%	738	47.3%	1,271	46.7%
Total	2,212	10.5%	2,367	11.1%	4,579	10.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.71.20. Some 5.6 percent have an ambulatory disability, 4.3 have an independent living disability, and 1.7 percent have a self-care disability.



Table II.71.20		
Total Disabilities Tallied: Aged 5 and Older		
Muscatine County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,341	3.2%
Vision disability	645	1.5%
Cognitive disability	1,542	3.9%
Ambulatory disability	2,211	5.6%
Self-Care disability	666	1.7%
Independent living disability	1,347	4.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.71.21. In 2016, some 21,377 persons were employed and 1,000 were unemployed. This totaled a labor force of 22,377 persons. The unemployment rate for Muscatine County was estimated to be 4.5 percent in 2016.

Table II.71.21	
Employment, Labor Force and Unemployment	
Muscatine County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	21,377
Unemployed	1,000
Labor Force	22,377
Unemployment Rate	4.5%

In 2016, 89 percent of households in Muscatine County had a high school education or greater.

Table II.71.22	
High School or Greater Education	
Muscatine County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	14,579
Total Households	16,390
Percent High School or Above	89%

As seen in Table II.71.23, some 34.4 percent of the population had a high school diploma or equivalent, another 33.2 percent have some college, 14 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

Table II.71.23		
Educational Attainment		
Muscatine County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	4,144	12.9%
High School or Equivalent	11,005	34.4%
Some College or Associates Degree	10,632	33.2%
Bachelor's Degree	4,501	14%
Graduate or Professional Degree	1,755	5.5%
Total Population Above 18 years	32,037	100.0%

ECONOMICS

Labor Force

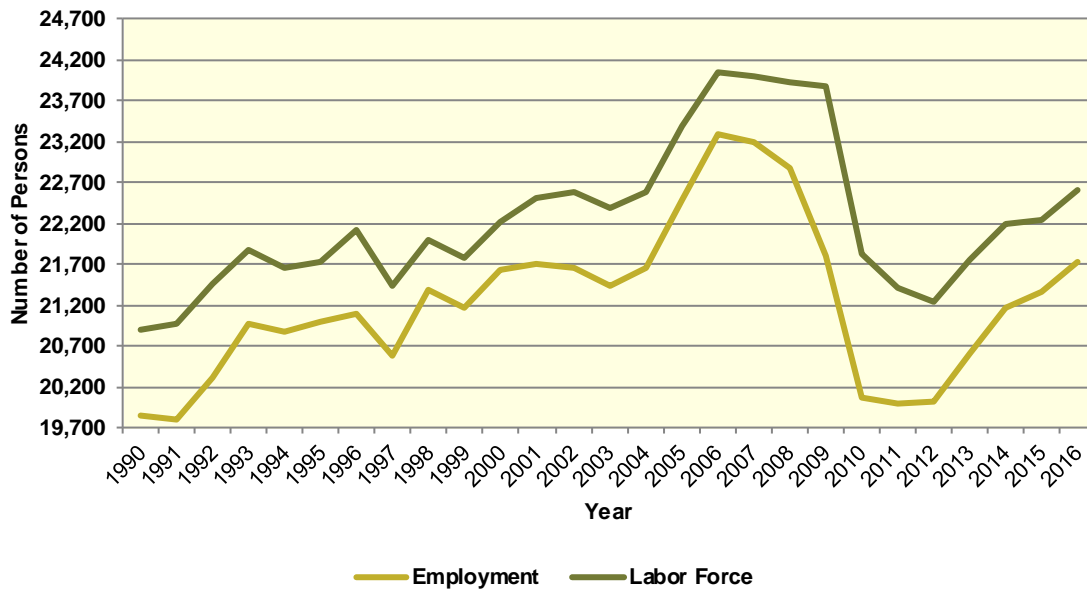
Table II.71.24, shows the labor force statistics for Muscatine County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Muscatine County remained unchanged from 3.9 percent in 2015 to 3.9 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.71.24 Labor Force Statistics Muscatine County 1990 - 2016 BLS Data					
Year	Muscatine County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,048	19,839	20,887	5%	4.4%
1991	1,178	19,790	20,968	5.6%	4.7%
1992	1,145	20,321	21,466	5.3%	4.5%
1993	892	20,981	21,873	4.1%	4%
1994	779	20,867	21,646	3.6%	3.5%
1995	724	21,006	21,730	3.3%	3.4%
1996	1,014	21,093	22,107	4.6%	3.5%
1997	854	20,589	21,443	4%	3.1%
1998	601	21,388	21,989	2.7%	2.7%
1999	607	21,173	21,780	2.8%	2.6%
2000	596	21,628	22,224	2.7%	2.6%
2001	800	21,713	22,513	3.6%	3.3%
2002	918	21,660	22,578	4.1%	4%
2003	960	21,426	22,386	4.3%	4.5%
2004	936	21,652	22,588	4.1%	4.5%
2005	905	22,478	23,383	3.9%	4.3%
2006	771	23,280	24,051	3.2%	3.7%
2007	809	23,188	23,997	3.4%	3.7%
2008	1,057	22,878	23,935	4.4%	4.2%
2009	2,076	21,801	23,877	8.7%	6.4%
2010	1,741	20,074	21,815	8%	6%
2011	1,408	20,002	21,410	6.6%	5.5%
2012	1,216	20,023	21,239	5.7%	5%
2013	1,137	20,606	21,743	5.2%	4.7%
2014	1,013	21,178	22,191	4.6%	4.3%
2015	875	21,373	22,248	3.9%	3.8%
2016	873	21,722	22,595	3.9%	3.7%

Diagram II.71.3, shows the employment and labor force for Muscatine County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 21,722 persons, with the labor force reaching 22,595, indicating there were a total of 873 unemployed persons.



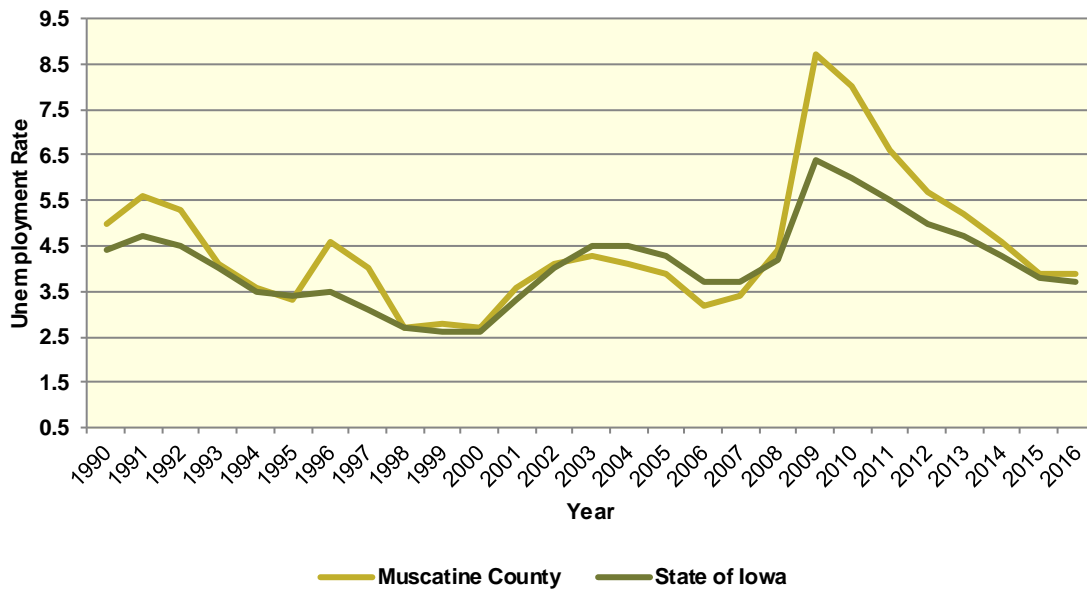
Diagram II.71.3
Employment and Labor Force
 Muscatine County
 1990 – 2016 BLS Data



Unemployment

Diagram II.71.4, shows the unemployment rate for both the State and Muscatine County. During the 1990’s the average rate for Muscatine County was 4.1 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.4 percent. Over the course of the entire period the Muscatine County had an average unemployment rate that higher than the State, 4.5 percent for Muscatine County, versus 4.1 statewide.

Diagram II.71.4
Annual Unemployment Rate
 Muscatine 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.71.25, shows total real earnings by industry for Muscatine County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$605,822,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 72.3 percent.

Table II.71.25
Real Earnings by Industry
 Muscatine 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	14,116	12,396	36,830	39,700	35,999	17,669	12,580	12,898	2.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	5,077	3,755	4,538	3,632	4,146	3,309	3,042	-8.1
Utilities	23,992	28,445	24,361	23,637	24,266	23,034	22,802	23,919	4.9
Construction	45,383	56,800	62,353	63,332	59,769	65,139	70,620	121,700	72.3
Manufacturing	558,743	500,743	500,274	543,673	560,173	616,417	611,763	605,822	-1
Wholesale trade	27,292	28,247	33,305	39,355	38,939	38,459	38,073	38,315	0.6
Retail trade	71,182	75,265	69,426	72,230	65,250	61,460	63,867	64,102	0.4
Transportation and warehousing	37,847	48,497	50,447	55,613	59,336	64,784	67,204	68,630	2.1
Information	7,062	5,988	5,923	5,420	5,657	6,135	5,980	5,544	-7.3
Finance and insurance	24,180	24,453	23,964	25,706	25,604	25,698	25,052	24,798	-1
Real estate and rental and leasing	12,315	6,346	12,832	14,677	16,035	15,258	15,377	15,188	-1.2
Professional and technical services	0	98,874	89,559	87,885	87,287	89,791	89,306	81,298	-9
Management of companies and enterprises	0	61,015	59,223	62,926	71,401	86,670	84,359	91,106	8
Administrative and waste services	49,665	51,720	54,279	60,212	58,820	73,192	69,588	69,144	-0.6
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	88,585	91,635	93,606	95,243	96,141	99,027	100,463	1.4
Arts, entertainment, and recreation	3,353	2,860	2,726	2,742	2,851	3,056	2,869	2,933	2.2
Accommodation and food services	18,275	18,551	19,554	19,719	19,967	21,717	22,087	22,637	2.5
Other services, except public administration	33,855	37,199	36,861	38,710	38,023	40,045	42,135	42,639	1.2
Government and government enterprises	147,003	172,338	166,778	162,675	164,788	163,672	165,690	167,387	1
Total	1,272,888	1,337,945	1,356,874	1,426,390	1,439,378	1,518,795	1,517,840	1,567,158	3.2

Table II.71.26, shows the total employment by industry for the Muscatine County. The most recent estimates show the manufacturing industry was the largest employer in Muscatine County, with employment reaching 7,638 jobs in 2016. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 40 percent.

Table II.71.26
Employment by Industry
Muscatine County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	874	744	734	707	729	700	722	714	-1.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	73	64	73	64	73	75	69	-8
Utilities	210	210	207	208	208	188	185	178	-3.8
Construction	1,022	1,169	1,216	1,192	1,167	1,225	1,244	1,741	40
Manufacturing	8,106	6,692	6,685	6,893	7,314	7,527	7,789	7,638	-1.9
Wholesale trade	700	509	545	607	627	651	652	634	-2.8
Retail trade	2,769	2,519	2,534	2,514	2,617	2,641	2,596	2,609	0.5
Transportation and warehousing	923	1,100	1,117	1,128	1,163	1,204	1,261	1,266	0.4
Information	165	169	168	139	157	141	131	130	-0.8
Finance and insurance	582	652	660	638	617	592	609	602	-1.1
Real estate and rental and leasing	584	624	636	654	664	681	704	731	3.8
Professional and technical services	0	1,456	1,371	1,368	1,327	1,305	1,288	1,234	-4.2
Management of companies and enterprises	0	514	509	560	560	591	648	673	3.9
Administrative and waste services	1,700	1,529	1,694	1,702	1,706	2,304	2,228	2,147	-3.6
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	2,297	2,280	2,357	2,349	2,350	2,344	2,320	-1
Arts, entertainment, and recreation	304	225	252	225	202	199	209	208	-0.5
Accommodation and food services	1,263	1,262	1,277	1,233	1,241	1,373	1,338	1,384	3.4
Other services, except public administration	1,374	1,312	1,338	1,351	1,334	1,383	1,411	1,405	-0.4
Government and government enterprises	2,945	2,988	2,958	2,957	2,933	2,902	2,856	2,865	0.3
Total	27,537	26,310	26,472	26,684	27,140	28,206	28,473	28,720	0.9



Table II.71.27, shows the real average earnings per job by industry for Muscatine County. These figures are calculated by dividing the total real earning displayed in Tables II.71.25 and II.71.26, by industry. In 2016, the management of companies and enterprises industry had the highest average earnings reaching 135,373 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 23.1 percent.

Table II.71.27
Real Earnings Per Job by Industry
 Muscatine County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	16,151	16,661	50,177	56,153	49,382	25,242	17,423	18,064	3.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	69,541	58,674	62,160	56,747	56,801	44,120	44,087	-0.1
Utilities	114,248	135,455	117,688	113,641	116,662	122,523	123,256	134,376	9
Construction	44,406	48,588	51,277	53,131	51,216	53,174	56,769	69,902	23.1
Manufacturing	68,929	74,827	74,835	78,873	76,589	81,894	78,542	79,317	1
Wholesale trade	38,989	55,496	61,111	64,835	62,103	59,076	58,394	60,434	3.5
Retail trade	25,707	29,879	27,398	28,731	24,933	23,272	24,602	24,570	-0.1
Transportation and warehousing	41,004	44,088	45,163	49,302	51,020	53,808	53,294	54,210	1.7
Information	42,799	35,433	35,258	38,993	36,033	43,512	45,647	42,646	-6.6
Finance and insurance	41,546	37,505	36,310	40,291	41,498	43,409	41,136	41,193	0.1
Real estate and rental and leasing	21,088	10,170	20,176	22,443	24,149	22,405	21,842	20,777	-4.9
Professional and technical services	0	67,908	65,324	64,243	65,777	68,805	69,337	65,882	-5
Management of companies and enterprises	0	118,706	116,352	112,367	127,502	146,649	130,183	135,373	4
Administrative and waste services	29,215	33,826	32,042	35,377	34,478	31,767	31,233	32,205	3.1
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	38,566	40,191	39,714	40,546	40,911	42,247	43,303	2.5
Arts, entertainment, and recreation	11,031	12,712	10,817	12,188	14,114	15,356	13,729	14,101	2.7
Accommodation and food services	14,470	14,700	15,313	15,993	16,089	15,817	16,508	16,356	-0.9
Other services, except public administration	24,640	28,353	27,549	28,653	28,503	28,955	29,862	30,348	1.6
Government and government enterprises	49,916	57,677	56,382	55,013	56,184	56,400	58,015	58,425	0.7
Total	46,225	50,853	51,257	53,455	53,035	53,847	53,308	54,567	2.4

Table II.71.28 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 \$1,864,723,000 a -0.6 percent change between 2015 and 2016. Table II.71.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 26,310 and 28,720 in 2016, which a change of 0.9 percent over this period.

Table II.71.28
Total Employment and Real Personal Income
 Muscatine 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	584,217	42,518	28,419	113,780	57,044	740,942	20,216	17,366	33,641
1970	595,166	43,434	26,888	118,532	62,975	760,127	20,391	17,593	33,831
1971	585,968	44,572	22,900	121,411	67,388	753,096	19,898	17,783	32,952
1972	611,236	48,643	19,344	126,502	70,196	778,635	20,428	17,887	34,172
1973	694,617	60,774	15,933	135,413	78,117	863,305	22,438	18,660	37,224
1974	699,841	68,063	7,706	141,848	83,117	864,449	22,174	19,637	35,641
1975	774,414	72,822	-10,060	146,624	92,886	931,041	23,422	20,487	37,800
1976	823,968	80,290	-23,126	152,055	98,633	971,239	24,139	21,355	38,585
1977	820,162	79,730	-24,225	163,095	99,565	978,868	24,237	21,476	38,189
1978	862,253	84,526	-32,845	174,576	102,258	1,021,716	25,243	21,449	40,202
1979	864,002	91,092	-42,628	185,940	105,694	1,021,916	25,237	22,014	39,247
1980	885,319	95,713	-58,795	202,383	113,591	1,046,786	25,804	22,830	38,780
1981	925,069	106,203	-68,254	229,242	117,308	1,097,161	26,759	23,391	39,548
1982	882,318	104,451	-72,009	260,869	126,977	1,093,705	26,414	22,943	38,458
1983	845,745	100,959	-71,392	268,829	131,875	1,074,097	26,155	22,624	37,382
1984	916,769	107,386	-74,153	286,614	126,841	1,148,686	28,119	22,971	39,910
1985	907,969	107,856	-76,523	288,462	130,767	1,142,819	28,277	22,899	39,651
1986	906,666	109,937	-75,471	288,893	132,344	1,142,494	28,544	22,921	39,555
1987	926,168	110,586	-75,395	285,745	129,704	1,155,636	29,228	23,109	40,078
1988	937,141	115,836	-75,245	289,908	132,343	1,168,312	29,399	23,175	40,437
1989	975,201	117,508	-78,030	283,344	138,190	1,201,196	30,211	23,890	40,820
1990	986,060	121,424	-80,447	319,024	144,406	1,247,618	31,215	24,392	40,426
1991	978,858	123,093	-82,568	313,770	150,635	1,237,601	30,530	24,462	40,016
1992	1,050,257	128,871	-92,757	308,285	156,783	1,293,697	31,684	24,699	42,522
1993	1,061,348	134,908	-102,325	301,708	157,908	1,283,731	31,165	24,982	42,485
1994	1,095,481	137,561	-101,074	307,756	160,955	1,325,557	32,137	25,077	43,685
1995	1,093,456	140,306	-104,916	302,120	167,202	1,317,556	31,795	25,837	42,321
1996	1,156,667	142,296	-120,327	313,659	174,246	1,381,949	33,483	26,034	44,429
1997	1,169,713	146,744	-122,497	341,680	174,946	1,417,097	34,329	25,881	45,196
1998	1,262,395	159,197	-146,249	347,947	181,521	1,486,416	35,889	27,122	46,545
1999	1,263,197	158,193	-147,042	330,422	183,811	1,472,195	35,401	27,095	46,622
2000	1,306,426	160,268	-156,663	347,232	193,033	1,529,760	36,605	27,650	47,248
2001	1,272,888	153,912	-148,464	368,821	210,884	1,550,216	37,122	27,537	46,225
2002	1,271,314	152,169	-154,792	379,467	231,367	1,575,187	37,722	26,753	47,521
2003	1,305,527	157,811	-164,354	349,688	227,077	1,560,127	37,455	26,968	48,411
2004	1,370,168	162,598	-175,470	403,628	227,935	1,663,663	39,841	27,426	49,959
2005	1,371,759	165,585	-184,844	377,965	228,450	1,627,745	38,854	28,169	48,698
2006	1,424,147	170,787	-192,098	392,981	241,846	1,696,088	40,244	28,729	49,572
2007	1,511,349	175,215	-202,876	388,410	254,908	1,776,575	41,975	29,007	52,103
2008	1,498,189	175,873	-204,823	371,242	286,807	1,775,542	41,763	28,560	52,457
2009	1,344,602	161,447	-132,385	328,275	320,163	1,699,208	39,717	26,694	50,371
2010	1,337,945	170,693	-117,598	324,259	331,214	1,705,127	39,900	26,310	50,853
2011	1,356,874	154,711	-101,638	352,104	323,515	1,776,143	41,531	26,472	51,257
2012	1,426,390	158,036	-105,965	324,824	321,535	1,808,747	42,178	26,684	53,455
2013	1,439,378	179,878	-111,606	313,725	323,494	1,785,112	41,571	27,140	53,036
2014	1,518,795	184,071	-140,759	325,443	337,302	1,856,710	43,219	28,206	53,846
2015	1,517,840	181,956	-155,611	348,550	346,255	1,875,078	43,590	28,473	53,308
2016	1,567,158	189,708	-209,883	345,648	351,508	1,864,723	43,426	28,720	54,567

Diagram II.71.5, shows real average earnings per job for Muscatine County from 1990 to 2016. Over this period the average earning per job for Muscatine County was \$48,042, which was higher than the statewide average of \$43,526 over the same period.

Diagram II.71.5
Real Average Earnings Per Job
 Muscatine County
 BEA Data 1990 - 2016

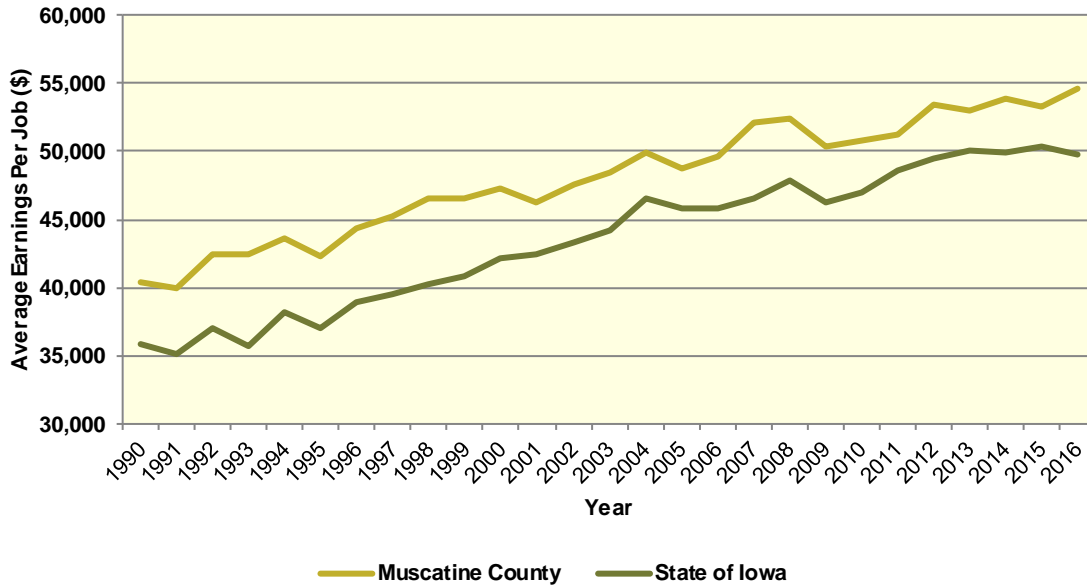
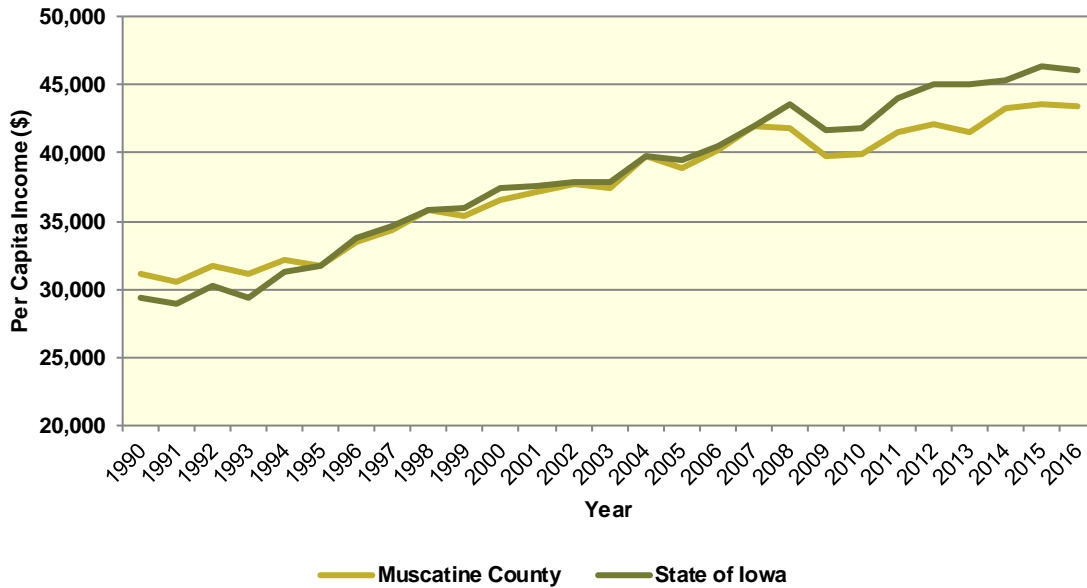


Diagram II.71.6, shows real per capita income for the Muscatine County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Muscatine County was \$37,568, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.71.6
Real Per Capita Income
 Muscatine 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.71.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 23,136 persons in 2015 to 23,940 in 2016, a change of 3.5 percent.

Table II.71.29
Total Monthly Employment
 Muscatine County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	23,089	23,574	23,399	22,004	20,627	21,061	21,275	21,743	22,139	22,667	23,475
Feb	23,019	23,662	23,370	21,642	20,466	21,040	21,248	21,706	22,057	22,555	23,349
Mar	23,502	23,689	23,516	21,513	20,670	21,080	21,428	21,735	22,324	22,781	23,581
Apr	23,551	23,667	23,438	21,362	21,171	21,318	21,715	22,195	22,772	23,131	23,819
May	24,000	24,038	23,727	21,563	21,403	21,464	22,038	22,472	23,060	23,372	24,000
Jun	24,582	24,326	23,956	21,656	21,679	21,697	22,442	22,810	23,302	23,774	24,425
Jul	24,175	23,999	23,608	21,395	21,718	22,066	22,035	22,743	23,192	23,564	24,430
Aug	24,181	23,968	23,582	20,976	21,318	21,698	22,019	22,802	23,098	23,235	24,239
Sep	24,131	24,128	23,274	21,113	21,435	21,854	21,891	22,530	22,918	23,096	24,176
Oct	24,066	24,253	23,062	21,227	21,651	21,489	22,002	22,674	23,134	23,133	24,024
Nov	24,279	24,508	22,788	21,300	21,643	21,536	21,959	22,742	23,152	23,199	24,070
Dec	24,428	24,113	22,555	21,046	21,520	21,346	21,932	22,478	22,983	23,127	23,694
Annual	23,917	23,994	23,356	21,400	21,275	21,471	21,832	22,386	22,844	23,136	23,940
% Change	.	0.3%	-2.7%	-8.4%	-0.6%	0.9%	1.7%	2.5%	2%	1.3%	3.5%

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 \$902 in 2015. In 2016, average weekly wages saw an increased of 2.7 percent over the prior year, rising to \$926, or by 24 dollars. These data are shown in Table II.71.30.

Table II.71.30						
Average Weekly Wages						
Muscatine County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	619	602	585	641	612	
2002	632	626	628	665	637	4.1%
2003	653	645	645	694	659	3.5%
2004	686	669	667	740	691	4.9%
2005	712	715	700	724	713	3.2%
2006	752	704	716	746	729	2.2%
2007	780	788	744	782	774	6.2%
2008	808	775	767	832	795	2.7%
2009	770	753	775	839	784	-1.4%
2010	794	777	808	836	804	2.6%
2011	802	798	816	841	814	1.2%
2012	877	823	799	876	843	3.6%
2013	875	832	807	884	849	0.7%
2014	872	840	857	973	886	4.4%
2015	900	867	859	982	902	1.8%
2016(p)	914	903	923	962	926	2.7%

Total business establishments reported by the QCEW are displayed in Table II.71.31. Between 2015 and 2016, the total number of business establishments in Muscatine County increased by 2.7 percent, from 1,189 to 1,192 establishments.

Table II.71.31						
Number of Business Establishments						
Muscatine County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,119	1,119	1,066	1,068	1,093	
2002	1,060	1,066	1,060	1,055	1,060	-3%
2003	1,060	1,077	1,081	1,095	1,078	1.7%
2004	1,100	1,114	1,111	1,100	1,106	2.6%
2005	1,094	1,088	1,083	1,081	1,087	-1.7%
2006	1,102	1,111	1,111	1,118	1,111	2.2%
2007	1,121	1,125	1,130	1,136	1,128	1.5%
2008	1,116	1,132	1,132	1,128	1,127	-0.1%
2009	1,131	1,132	1,142	1,126	1,133	0.5%
2010	1,126	1,134	1,140	1,132	1,133	(ND)%
2011	1,133	1,138	1,128	1,135	1,134	0.1%
2012	1,140	1,142	1,150	1,161	1,148	1.2%
2013	1,169	1,171	1,177	1,178	1,174	2.3%
2014	1,189	1,204	1,184	1,197	1,194	1.7%
2015	1,196	1,195	1,182	1,182	1,189	-0.4%
2016	1,185	1,191	1,189	1,201	1,192	0.3%

Iowa Department of Revenue

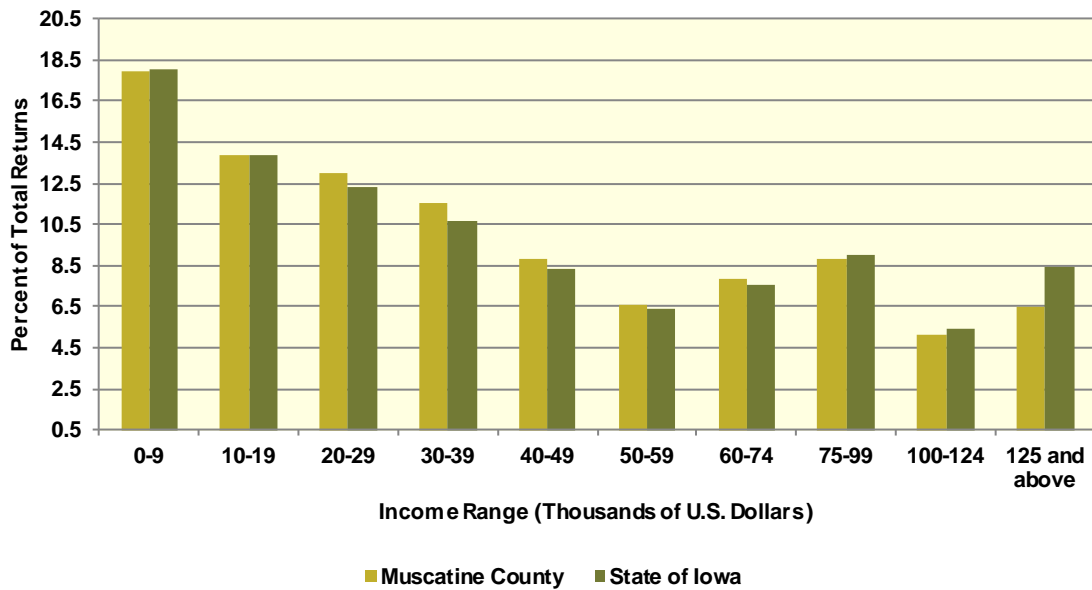
The Iowa Department of Revenue releases annual income tax statistics. Table II.71.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Muscatine County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 4.6 percent, with 1,303 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 45.4 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.2 percent.

Table II.71.32
Number of Tax Returns by Adjusted Gross Income
 Muscatine County
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	3,746	2,845	2,375	2,069	1,662	1,457	1,529	1,212	406	438	17,739
2003	3,644	2,781	2,388	1,958	1,726	1,349	1,565	1,322	409	478	17,620
2004	3,539	2,808	2,432	1,998	1,675	1,292	1,629	1,453	501	540	17,867
2005	3,702	2,663	2,442	2,015	1,665	1,363	1,640	1,561	563	632	18,246
2006	3,575	2,694	2,505	2,116	1,714	1,366	1,683	1,652	628	731	18,664
2007	3,788	2,740	2,516	2,260	1,785	1,330	1,711	1,732	705	836	19,403
2008	3,617	2,729	2,632	2,235	1,716	1,337	1,665	1,742	784	909	19,366
2009	3,700	2,720	2,610	2,254	1,615	1,346	1,609	1,591	744	841	19,030
2010	3,623	2,950	2,521	2,176	1,733	1,340	1,556	1,709	773	896	19,277
2011	3,779	2,990	2,655	2,246	1,713	1,290	1,517	1,750	840	931	19,711
2012	3,660	2,906	2,707	2,175	1,780	1,284	1,550	1,704	887	1,104	19,757
2013	3,678	2,971	2,689	2,352	1,743	1,291	1,531	1,742	925	1,155	20,077
2014	3,659	2,906	2,595	2,336	1,802	1,329	1,580	1,803	938	1,282	20,230
2015	3,616	2,796	2,621	2,317	1,786	1,328	1,579	1,785	1,032	1,303	20,163
Change 10 - 15	-0.2%	-5.2%	4%	6.5%	3.1%	-0.9%	1.5%	4.4%	33.5%	45.4%	4.6%

Diagram II.71.7
2015 Income Distribution
 Muscatine 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 5,782 in 2010 to 4,540 in 2016, with the poverty rate reaching 10.8 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.71.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	3,625	8.7%
2001	3,550	8.5%
2002	4,037	9.6%
2003	4,039	9.5%
2004	4,772	11.2%
2005	4,770	11.4%
2006	4,796	11.3%
2007	4,458	10.7%
2008	5,000	11.9%
2009	5,074	12%
2010	5,782	13.8%
2011	5,644	13.4%
2012	5,828	13.8%
2013	5,372	12.7%
2014	4,799	11.4%
2015	4,871	11.5%
2016	4,540	10.8%

The rate of poverty for Muscatine County is shown in Table II.71.34. In 2016, there were an estimated 4,802 persons living in poverty. This represented a 11.4 percent poverty rate, compared to 8.9 percent poverty in 2000. In 2016, some 12.5 percent of those in poverty were under age 6, and 6.7 percent were 65 or older.

Table II.71.34				
Poverty by Age				
Muscatine 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	480	13.2%	598	12.5%
6 to 17	764	21%	1,121	23.3%
18 to 64	2,007	55.3%	2,760	57.5%
65 or Older	381	10.5%	323	6.7%
Total	3,632	100.0%	4,802	100.0%
Poverty Rate	8.9%	.	11.4%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.6 percent in Muscatine County between 2010 and 2016, from 17,910 to 18,013. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.71.35.

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 Muscatine County increased from 23 authorizations in 2015 to 62 in 2016.

The real value of single-family building permits increased from \$188,772 in 2015 to \$190,959 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.71.36.

Table II.71.35				
Housing Units				
State of Iowa vs. Muscatine County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Muscatine County	% Growth Since Census
2000 Census Base	1,232,625	.	16,790	.
2010 Census	1,336,417	8.4%	17,910	6.7%
July 2011 Estimate	1,341,974	0.4%	17,905	0%
July 2012 Estimate	1,346,403	0.7%	17,911	0%
July 2013 Estimate	1,353,274	1.3%	17,894	-0.1%
July 2014 Estimate	1,362,458	1.9%	17,995	0.5%
July 2015 Estimate	1,370,778	2.6%	18,029	0.7%
July 2016 Estimate	1,380,162	3.3%	18,013	0.6%

Table II.71.36
Building Permits and Valuation
 Muscatine 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	84	0	4	212	300	111,808	61,178
1981	97	0	8	50	155	113,025	68,902
1982	54	4	12	42	112	96,785	66,310
1983	88	0	16	112	216	108,909	56,457
1984	76	0	0	8	84	94,413	42,696
1985	54	0	0	0	54	92,748	0
1986	41	0	0	0	41	95,760	0
1987	35	2	0	0	37	101,515	0
1988	46	0	0	0	46	118,015	0
1989	73	0	0	0	73	116,208	0
1990	73	0	0	0	73	120,668	0
1991	72	0	0	0	72	118,394	0
1992	108	4	0	0	112	118,645	0
1993	98	2	0	0	100	124,286	0
1994	107	0	0	8	115	130,056	61,139
1995	108	2	0	0	110	130,450	0
1996	103	0	3	122	228	124,345	60,238
1997	105	0	0	0	105	134,733	0
1998	111	0	20	8	139	133,762	56,529
1999	93	0	48	0	141	154,835	0
2000	111	0	0	0	111	140,176	0
2001	100	2	0	24	126	145,075	59,415
2002	126	8	4	60	198	156,873	58,511
2003	141	12	12	104	269	152,383	70,626
2004	131	14	10	12	167	162,592	52,103
2005	136	8	6	66	216	160,094	70,034
2006	101	10	6	32	149	148,407	70,706
2007	77	18	0	98	193	146,613	62,149
2008	44	10	0	0	54	167,442	0
2009	38	4	0	8	50	160,725	71,739
2010	32	2	0	12	46	142,424	38,901
2011	25	4	0	0	29	198,379	0
2012	32	0	0	0	32	170,179	0
2013	37	0	0	60	97	203,849	39,622
2014	25	26	0	0	51	188,519	0
2015	23	4	0	0	27	188,772	0
2016	62	0	0	0	62	190,959	0



Diagram II.71.8
Single Family Permits
 Muscatine County
 Census Bureau Data, 1980–2016

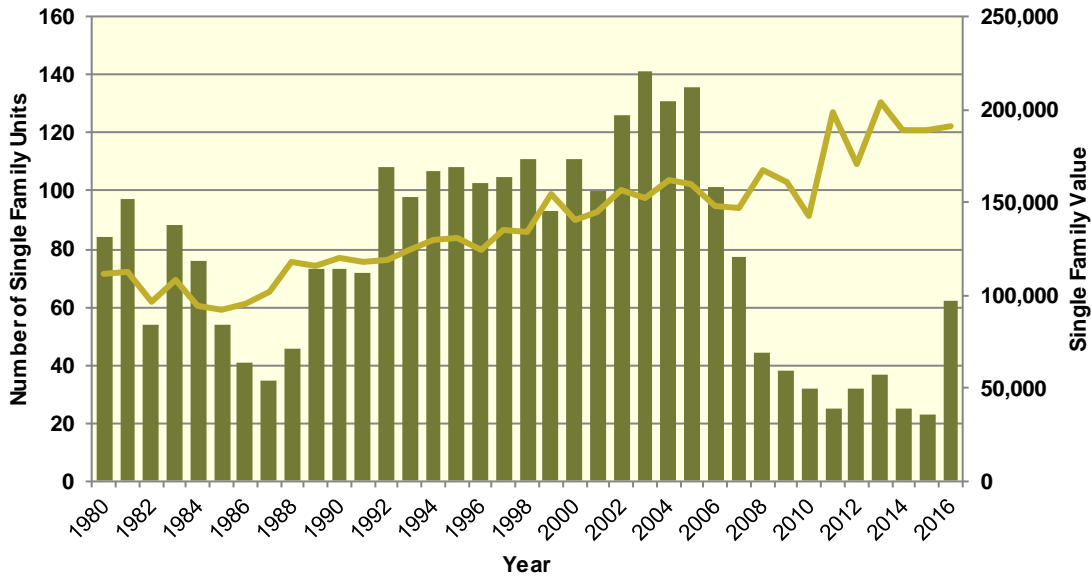
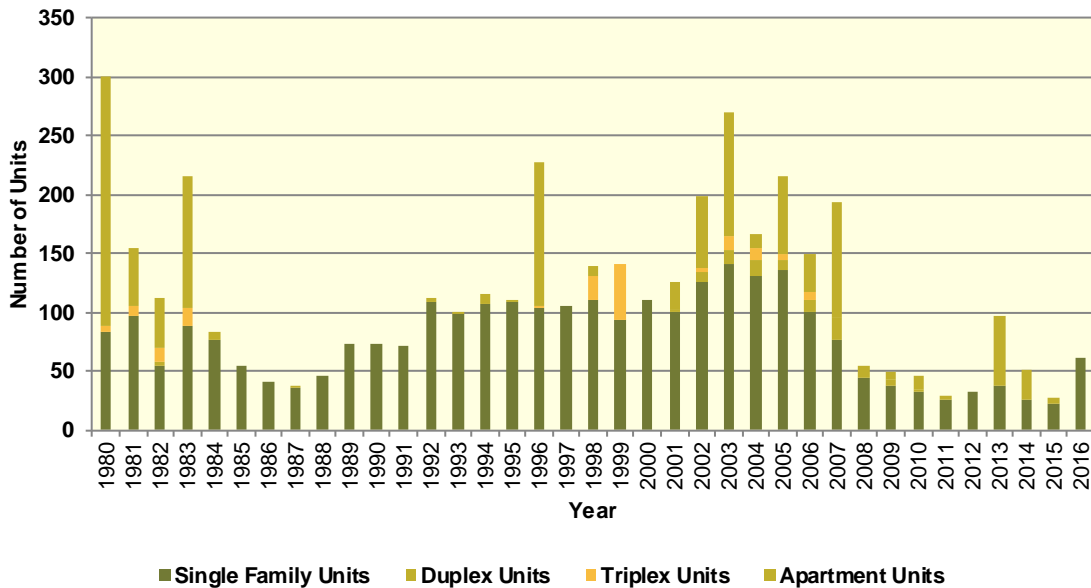


Diagram II.71.9
Total Permits by Unit Type
 Muscatine County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.71.37. In 2016, there were 17,966 housing units, up from 16,786 in 2000. Single-family units accounted for 77.5 percent of units in 2016, compared to 76.2 in 2000. Apartment units accounted for 9.8 percent in 2016, compared to 6.8 percent in 2000.

Table II.71.37 Housing Units by Type Muscatine 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	12,790	76.2%	13,930	77.5%
Duplex	714	4.3%	495	2.8%
Tri- or Four-Plex	652	3.9%	562	3.1%
Apartment	1,144	6.8%	1,766	9.8%
Mobile Home	1,438	8.6%	1,213	6.8%
Boat, RV, Van, Etc.	48	0.3%	0	0%
Total	16,786	100.0%	17,966	100.0%

Some 91.6 percent of housing was occupied in 2010, compared to 94.4 percent in 2000. Owner-occupied housing changed 2.6 percent between 2000 and 2010, ending with owner-occupied units representing 74.7 percent of unit. Vacant units changed by 59.5 percent, resulting in 1,498 vacant units in 2010.

Table II.71.38 Housing Units by Tenure Muscatine County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	15,847	94.4%	16,412	91.6%	3.6%
Owner-Occupied	11,950	75.4%	12,258	74.7%	2.6%
Renter-Occupied	3,897	24.6%	4,154	25.3%	6.6%
Vacant Housing Units	939	5.6%	1,498	8.4%	59.5%
Total Housing Units	16,786	100.0%	17,910	100.0%	6.7%

Table II.71.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 17,966 housing units. An estimated 73.9 percent were owner-occupied, and 8.8 percent were vacant.

Table II.71.39 Housing Units by Tenure Muscatine County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,412	91.6%	16,390	91.2%
Owner-Occupied	12,258	74.7%	12,119	73.9%
Renter-Occupied	4,154	25.3%	4,271	26.1%
Vacant Housing Units	1,498	8.4%	1,576	8.8%
Total Housing Units	17,910	100.0%	17,966	100.0%

Households by household size are shown in Table II.71.40. There were a total of 16,412 households in 2010, up from 15,847 in 2000. One person households changed by 5.3 percent between 2000 and 2010, while two person households changed by 8.2 percent. Three and four person households changed by -3.2 and -6.8 respectively, representing 15.5 percent and 13.2 percent of the population in 2010.

Table II.71.40					
Households by Household Size					
Muscatine County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,823	24.1%	4,025	24.5%	5.3%
Two Persons	5,440	34.3%	5,884	35.9%	8.2%
Three Persons	2,626	16.6%	2,541	15.5%	-3.2%
Four Persons	2,329	14.7%	2,171	13.2%	-6.8%
Five Persons	1,041	6.6%	1,105	6.7%	6.1%
Six Persons	380	2.4%	413	2.5%	8.7%
Seven Persons or More	208	1.3%	273	1.7%	31.2%
Total	15,847	100.0%	16,412	100.0%	3.6%

Households by income is shown in Table II.71.41. Households earning more than \$100,000 per year represented 19.6 percent of households in 2016, compared to 7.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.5 percent of households in 2010, compared to 21.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.8 percent of households in 2016, compared to 13.3 percent in 2000.

Table II.71.41				
Households by Income				
Muscatine 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	2,114	13.3%	1,776	10.8%
\$15,000 to \$19,999	1,098	6.9%	630	3.8%
\$20,000 to \$24,999	1,159	7.3%	807	4.9%
\$25,000 to \$34,999	2,246	14.1%	1,385	8.5%
\$35,000 to \$49,999	2,951	18.6%	2,675	16.3%
\$50,000 to \$74,999	3,420	21.5%	3,527	21.5%
\$75,000 to \$99,999	1,740	11%	2,378	14.5%
\$100,000 or More	1,155	7.3%	3,212	19.6%
Total	15,883	100.0%	16,390	100.0%

Table II.71.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10.1 percent and 1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.1 percent, 6.4 percent, and 11, respectively. Housing units built prior to 1939 represented 31.3 percent of households in 2016.

Table II.71.42				
Households by Year Home Built				
Muscatine 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	5,524	34.9%	5,123	31.3%
1940 to 1949	1,028	6.5%	763	4.7%
1950 to 1959	1,336	8.4%	1,424	8.7%
1960 to 1969	1,853	11.7%	1,608	9.8%
1970 to 1979	2,941	18.6%	2,797	17.1%
1980 to 1989	1,341	8.5%	1,043	6.4%
1990 to 1999	1,824	11.5%	1,807	11%
2000 to 2009	.	.	1,653	10.1%
2010 or Later	.	.	172	1%
Total	15,847	100.0%	16,390	100.0%

The distribution of unit types by race are shown in Table II.71.43. An estimated 81.4 percent of white households occupy single family homes, while 18 percent of black households do. Some 7.7 percent of white households occupied apartments, while 79.6 percent of black households do. An estimated 81.1 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.71.43							
Distribution of Units in Structure by Race							
Muscatine County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.4%	18%	100%	81.1%	0%	54.9%	63.7%
Duplex	1.8%	0%	0%	0%	0%	4.1%	0%
Tri- or Four-Plex	2.8%	0%	0%	0%	0%	9.4%	0%
Apartment	7.7%	79.6%	0%	8.9%	0%	17.7%	16.5%
Mobile Home	6.3%	2.4%	0%	10%	0%	13.9%	19.8%
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.71.44. An estimated 29 percent of vacant units were for rent in 2010, a 88.7 percent change since 2000. In addition, some 16.4 percent of vacant units were for sale, a change of 89.9 percent between 2000 and 2010. "Other" vacant units represented 31.3 percent of vacant units in 2010. This is a change of 68.1 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.71.44					
Disposition of Vacant Housing Units					
Muscatine County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	230	24.5%	434	29%	88.7%
For Sale	129	13.7%	245	16.4%	89.9%
Rented or Sold, Not Occupied	67	7.1%	104	6.9%	55.2%
For Seasonal, Recreational, or Occasional Use	234	24.9%	243	16.2%	3.8%
For Migrant Workers	0	0%	3	0.2%	
Other Vacant	279	29.7%	469	31.3%	68.1%
Total	939	100.0%	1,498	100.0%	59.5%

The disposition of vacant units between 2010 and 2016 are shown in Table II.71.45. By 2016, for rent units accounted for 34.5 percent of vacant units, while for sale units accounted for 15.2 percent. “Other” vacant units accounted for 32.2 percent of vacant units, representing a total of 508 “other” vacant units.

Table II.71.45				
Disposition of Vacant Housing Units				
Muscatine County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	434	29%	544	34.5%
For Sale	245	16.4%	240	15.2%
Rented Not Occupied	24	1.6%	32	2%
Sold Not Occupied	80	5.3%	104	6.6%
For Seasonal, Recreational, or Occasional Use	243	16.2%	148	9.4%
For Migrant Workers	3	0.2%	0	0%
Other Vacant	469	31.3%	508	32.2%
Total	1,498	100.0%	1,576	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.71.46. In 2016, an estimated 1.6 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.71.46 Overcrowding and Severe Overcrowding Muscatine 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	11,693	97.9%	190	1.6%	63	0.5%	11,946
2016 Five-Year ACS	11,924	98.4%	171	1.4%	24	0.2%	12,119
Renter							
2000 Census	3,647	93.5%	135	3.5%	119	3.1%	3,901
2016 Five-Year ACS	4,122	96.5%	92	2.2%	57	1.3%	16,390
Total							
2000 Census	15,340	96.8%	325	2.1%	182	1.1%	15,847
2016 Five-Year ACS	16,046	97.9%	263	1.6%	81	0.5%	16,390

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 13 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Muscatine County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.71.47 Households with Incomplete Plumbing Facilities Muscatine County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	15,784	16,377
Lacking Complete Plumbing Facilities	63	13
Total Households	15,847	16,390
Percent Lacking	0.4%	0.1%

There were 44 households lacking complete kitchen facilities in 2016, compared to 42 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.3 percent in 2016.

Table II.71.48 Households with Incomplete Kitchen Facilities Muscatine County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	15,805	16,346
Lacking Complete Kitchen Facilities	42	44
Total Households	15,847	16,390
Percent Lacking	0.3%	0.3%

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 Muscatine County, 12.8 of households had a cost burden and 9.7 percent had a severe cost burden. Some 16.2 percent of renters were cost burdened, and 20.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.4 percent and a severe cost burden rate of 2.8 percent. Owner occupied households with a mortgage had a cost burden rate of 14.4 percent, and severe cost burden at 8.2 percent.

Table II.71.49
Cost Burden and Severe Cost Burden by Tenure
 Muscatine County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	5,140	81.6%	840	13.3%	310	4.9%	6	0.1%	6,296
2016 Five-Year ACS	5,595	77%	1,045	14.4%	599	8.2%	29	0.4%	7,268
Owner Without a Mortgage									
2000 Census	2,862	91.1%	170	5.4%	71	2.3%	39	1.2%	3,142
2016 Five-Year ACS	4,332	89.3%	357	7.4%	134	2.8%	28	0.6%	4,851
Renter									
2000 Census	2,348	63.1%	646	17.4%	460	12.4%	267	7.2%	3,721
2016 Five-Year ACS	2,198	51.5%	694	16.2%	861	20.2%	518	12.1%	4,271
Total									
2000 Census	10,350	78.7%	1,656	12.6%	841	6.4%	312	2.4%	13,159
2016 Five-Year ACS	12,125	74%	2,096	12.8%	1,594	9.7%	575	3.5%	16,390

Housing Problems by Income

Table II.71.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Muscatine County. As can be seen in 2017 the MFI was \$65,200, which compared to \$69,900 for the State of Iowa.

Table II.71.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,390 owner-occupied and 940 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 740 owner-occupied 799 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 11,880 households without a housing problem.

Table II.71.50
Median Family Income
 Muscatine County
 2000–2017 HUD MFI

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

Table II.71.51
Housing Problems by Income and Tenure

Muscatine 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	40	4	0	0	20	64
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	20	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	30	35	30	55	154
Housing cost burden greater than 50% of income (and none of the above problems)	260	255	180	20	25	740
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	190	305	510	190	195	1,390
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	90	440	1,240	1,160	6,760	9,690
Total	644	1,034	1,975	1,400	7,075	12,128
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	15	10	0	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	40	0	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	20	10	0	40	95
Housing cost burden greater than 50% of income (and none of the above problems)	700	95	0	0	4	799
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	165	380	360	35	0	940
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
has none of the 4 housing problems	180	205	410	480	915	2,190
Total	1,195	710	795	525	959	4,184
Total						
Lacking complete plumbing or kitchen facilities	40	14	15	10	20	99
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	40	0	10	0	20	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	29	50	45	30	95	249
Housing cost burden greater than 50% of income (and none of the above problems)	960	350	180	20	29	1,539
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	355	685	870	225	195	2,330
Zero/negative income (and none of the above problems)	145	0	0	0	0	145
has none of the 4 housing problems	270	645	1,650	1,640	7,675	11,880
Total	1,839	1,744	2,770	1,925	8,034	16,312

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.71.52 on the following page, of the 826 loans in 2016, 435 loans were for Home Purchases, 82 were for Home Improvement and 309 were for refinancing.

Table II.71.52 Owner-Occupied Single Family Home Loans by Loan Type Muscatine County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	302	57	342	701
2009	251	82	564	897
2010	204	71	424	699
2011	235	17	384	636
2012	274	69	509	852
2013	282	63	401	746
2014	360	113	251	724
2015	412	113	263	788
2016	435	82	309	826

Table II.71.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$124,588 in 2012 and \$133,051 in 2016. Overall, average loans were \$112,987 in 2008 and \$128,140 in 2016.

Table II.71.53 Owner-Occupied Single Family Home Loans by Average Loan Amount Muscatine County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$118,960	\$36,789	\$120,412	\$112,987
2009	\$111,275	\$62,683	\$134,191	\$121,242
2010	\$110,789	\$43,056	\$131,153	\$116,262
2011	\$112,515	\$54,000	\$119,143	\$114,953
2012	\$124,588	\$44,464	\$122,998	\$117,149
2013	\$132,465	\$39,048	\$119,327	\$117,513
2014	\$123,433	\$23,929	\$111,880	\$103,898
2015	\$125,801	\$34,336	\$139,532	\$117,268
2016	\$133,051	\$49,915	\$141,987	\$128,140

Table II.71.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$34,137,000 in 2012 and \$57,877,000 in 2016. Overall, average loans were \$79,204,000 in 2008 and \$105,844,000 in 2016.

Table II.71.54				
Total Volume of Owner-Occupied Single Family Loans				
Muscatine County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$35,926,000	\$2,097,000	\$41,181,000	\$79,204,000
2009	\$27,930,000	\$5,140,000	\$75,684,000	\$108,754,000
2010	\$22,601,000	\$3,057,000	\$55,609,000	\$81,267,000
2011	\$26,441,000	\$918,000	\$45,751,000	\$73,110,000
2012	\$34,137,000	\$3,068,000	\$62,606,000	\$99,811,000
2013	\$37,355,000	\$2,460,000	\$47,850,000	\$87,665,000
2014	\$44,436,000	\$2,704,000	\$28,082,000	\$75,222,000
2015	\$51,830,000	\$3,880,000	\$36,697,000	\$92,407,000
2016	\$57,877,000	\$4,093,000	\$43,874,000	\$105,844,000

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.71.55 presents some basic statistics about the completed surveys.

Table II.71.55				
Survey of Rental Properties				
Muscatine County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	9	771	3.9	17.6

Table II.71.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 26 single family units in Muscatine County, with 3 of them available. This translates into a vacancy rate of 11.5 percent in Muscatine County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 745 apartment units reported in the survey, with 27 of them available, which resulted in a vacancy rate of 3.6 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.71.56			
Rental Vacancy Survey by Type			
Muscatine County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	26	3	11.5%
Apartments	745	27	3.6%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	771	30	3.9%

Table II.71.57, reports units by bedroom size. As can be seen there were 375 two bedroom apartment units and 101 three bedroom units. Overall, the 382 two bedroom units accounted for 49.5 percent of all units, and the 119 three bedroom units accounted for 15.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 207 units listed as "Don't Know". Additional details for additional unit types are reported found below.



Table II.71.57						
Rental Units by Bedroom Size						
Muscatine 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	1	62	0	0	.	63
Two	7	375	0	0	.	382
Three	18	101	0	0	.	119
Four	0	0	0	0	.	0
Don’t Know	0	207	0	0	0	207
Total	26	745	0	0	0	771

Table II.71.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.71.58			
Single Family Units by Bedroom Size			
Muscatine County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	7	1	14.3%
Three	18	0	0%
Four	0	0	0%
Don't know	0	2	
Total	26	3	11.5%

Table II.71.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0.3 percent.

Table II.71.59			
Apartment Units by Bedroom Size			
Muscatine County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	62	0	0%
Two	375	1	0.3%
Three	101	1	1%
Four	0	0	0%
Don't know	207	25	12.1%
Total	745	27	3.6%

Average market-rate rents by unit type are shown in Table II.71.60. 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.71.60 Average Market Rate Rents by Bedroom Size Muscatine 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	\$650	\$0	\$0	\$650
Two	\$0	\$765	\$0	\$0	\$765
Three	\$0	\$960	\$0	\$0	\$960
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$778.7	\$0	\$0	\$778.7

Table II.71.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table II.71.61 Average Assisted Rate Rents by Bedroom Size Muscatine 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	\$0	\$0	\$0	\$0
Two	\$0	\$650	\$0	\$0	\$650
Three	\$0	\$775	\$0	\$0	\$775
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$712.5	\$0	\$0	\$712.5

Table II.71.62, shows vacancy rates for single family units by average rental rates for Muscatine County.

Table II.71.62 Single Family Market Rate Rents by Vacancy Status Muscatine 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	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	26	3	11.5%
Total	26	3	11.5%

The average rent and availability of apartment units is displayed in Table II.71.63. 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 6.5 percent.

Table II.71.63 Apartment Market Rate Rents by Vacancy Status Muscatine County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	211	0	0%
\$750 to \$1,000	340	22	6.5%
\$1,000 to \$1,250	118	4	3.4%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	76	1	1.3%
Total	745	27	3.6%

Respondents were asked if utilities are included in the rent and as shown in Table II.71.64 below 3 respondents, or 50 percent, included some sort of utility in the rent.

Table II.71.64 Are there any utilities included with the rent? Muscatine County 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
% Offering Utilities	50%

The type of utility included in the rent is shown in Table II.71.65. There were 0 respondents who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.71.65 Which utilities are included with the rent? Muscatine County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	3
Trash Collection	2

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.71.66 below, there were 7 single family units which property managers considered accessible, with an additional 116 accessible apartment units. Respondents also indicated there were a total of 24 persons with disabilities currently residing in accessible units.

Table II.71.66						
Accessible Units by Bedroom Size						
Muscatine 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	1	16	0	0		17
Two	6	42	0	0		48
Three	0	6	0	0		6
Four	0	0	0	0		0
Don’t Know	0	52	0	0	0	52
Total	7	116	0	0	0	123

Table II.71.67, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 85.7 percent or 6 two bedroom single family units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 26.9 percent of all single family units were considered accessible by survey respondents.

Table II.71.67				
Single Family Units by Accessibility and Bedroom Size				
Muscatine 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	1	1	100%
Two	1	6	7	85.7%
Three	18	0	18	0%
Four	0	0	0	0%
Don’t know	0	0	0	0%
Total	19	7	26	26.9%

Table II.71.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 11.2 percent or 42 two bedroom apartment units are accessible, with 5.9 percent of three bedroom units were considered accessible. Overall, 15.6 percent of all apartment units were considered accessible by survey respondents.

Table II.71.68 Apartment Units by Accessibility and Bedroom Size Muscatine County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	46	16	62	25.8%
Two	333	42	375	11.2%
Three	95	6	101	5.9%
Four	0	0	0	0%
Don't know	155	52	207	25.1%
Total	629	116	745	15.6%

Perceived Need for Rental Units

Table II.71.69, 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 1 number of persons on the wait list.

Table II.71.69 Do you keep a waiting list? Muscatine County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	6
Waitlist Size	1

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.71.70, 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 1 respondent saying there was extreme need for renovating existing apartment units.

Table II.71.70 How would you rate the need for renovation of existing units in the city? Muscatine 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	2	2	1	1
High Need	0	0	0	0
Extreme Need	0	1	0	0
Average Need	3	3.7	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.71.71, 1 respondent 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, 1 respondent indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.71.71
How would you rate the need for construction of new units in the city?
 Muscatine County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	0	0
Low Need	1	2	1	1
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	1	1	0	0
Average Need	2.7	2.5	2	2

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.71.72, shows the *strong growth scenario* for the Muscatine County. As can be seen there were 12,119 owner-occupied and 4,271 renter-occupied households in 2016, for a total of 16,390 households. In 2030, there will be a projected 18,045 households, of which 13,528 are projected to be owner occupied and the remaining 4,517 are expected to be renter-occupied.

By 2050, there are projected to be 13,919 owner-occupied households, of which 729 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,262 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 4,475 renter households, of which 1,276 renter households are expected to have incomes between 0 and 30.0 percent of median family income 847 renter households with incomes between 50.1-80.0



percent of MFI. Overall households are projected to reach 18,394 occupied units by 2050, of which 2,005 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.71.72 Housing Demand Forecast Muscatine County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	635	683	697	708	717	723	727	729
30.1-50%	1,034	1,114	1,136	1,155	1,169	1,179	1,184	1,188
50.1-80%	1,969	2,120	2,162	2,198	2,225	2,243	2,255	2,262
80.1-95%	1,084	1,168	1,191	1,211	1,225	1,235	1,242	1,246
95.1-115%	1,359	1,464	1,492	1,517	1,536	1,549	1,556	1,561
115+%	6,037	6,501	6,628	6,739	6,822	6,877	6,912	6,934
Total	12,119	13,051	13,306	13,528	13,694	13,806	13,876	13,919
Renter								
0-30%	1,218	1,272	1,281	1,288	1,291	1,290	1,285	1,276
30.1-50%	727	759	765	769	770	770	767	761
50.1-80%	809	845	851	855	857	856	853	847
80.1-95%	409	428	431	433	434	434	432	429
95.1-115%	403	421	424	427	428	427	425	423
115+%	705	737	742	746	748	747	744	739
Total	4,271	4,462	4,494	4,517	4,528	4,524	4,505	4,475
Total								
0-30%	1,853	1,956	1,978	1,997	2,009	2,013	2,011	2,005
30.1-50%	1,761	1,873	1,900	1,923	1,939	1,948	1,951	1,950
50.1-80%	2,778	2,965	3,013	3,053	3,082	3,100	3,107	3,109
80.1-95%	1,494	1,596	1,621	1,644	1,659	1,669	1,674	1,674
95.1-115%	1,763	1,885	1,917	1,944	1,964	1,976	1,982	1,984
115+%	6,742	7,238	7,370	7,485	7,569	7,624	7,656	7,673
Total	16,390	17,512	17,799	18,045	18,223	18,330	18,381	18,394