

**VOLUME II:
POTTAWATTAMIE
COUNTY**

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Pottawattamie County

DEMOGRAPHICS

Population Estimates

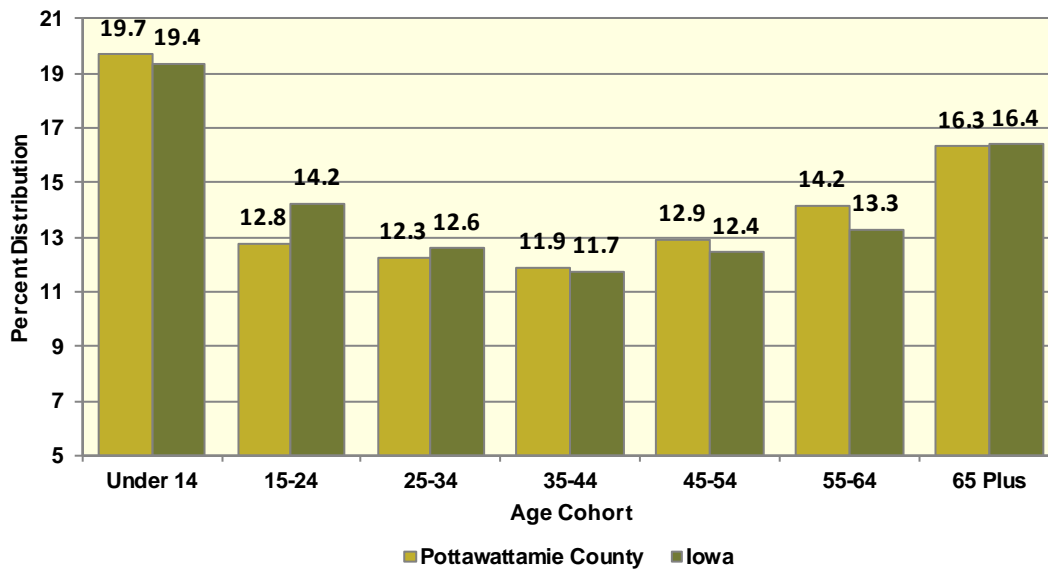
The Census Bureau’s current census estimates indicate that Pottawattamie County’s population increased from 93,158 in 2010 to 93,582 in 2016, or by 0.5 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 0.7 percent, and the number of people from 55 to 64 years of age increased by 13 percent. The white population decreased by 0.5 percent, while the black population increased by 18.5 percent. The Hispanic population increased from 6,151 to 7,063 people between 2010 and 2016 or by 14.8 percent. These data are presented in Table II.79.1.

Table II.79.1 Profile of Population Characteristics Pottawattamie County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Pottawattamie County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	93,158	93,582	0.5%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	18,663	18,429	-1.3%	603,673	607,020	0.6%
15 to 24 years	12,544	11,941	-4.8%	430,187	445,808	3.6%
25 to 34 years	11,547	11,464	-0.7%	382,583	394,373	3.1%
35 to 44 years	11,285	11,141	-1.3%	364,548	367,535	0.8%
45 to 54 years	14,068	12,083	-14.1%	439,726	389,744	-11.4%
55 to 64 years	11,718	13,245	13%	372,750	415,998	11.6%
65 and Over	13,333	15,279	14.6%	452,888	514,215	13.5%
Race						
White	89,258	88,774	-0.5%	2,839,615	2,864,884	0.9%
Black	1,330	1,576	18.5%	91,695	114,874	25.3%
American Indian and Alaskan Native	561	681	21.4%	13,563	15,924	17.4%
Asian	617	738	19.6%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	29	77	165.5%	2,419	3,592	48.5%
Two or more races	1,363	1,736	27.4%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	6,151	7,063	14.8%	151,544	182,606	20.5%

Table II.79.2, presents the population of Pottawattamie County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 45,690 males, who accounted for 49 percent of the population, and the remaining 51 percent, or 47,468 persons, were female. In 2016, the number of males rose to 46,110 persons, and accounted for 49.3 percent of the population, with the remaining 50.7 percent, or 47,472 persons being female.

Table II.79.2 Population by Age and Gender Pottawattamie 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	9,503	9,160	18,663	9,465	8,964	18,429	-1.3%
15 to 24 years	6,374	6,170	12,544	6,207	5,734	11,941	-4.8%
25 to 34 years	5,860	5,687	11,547	5,693	5,771	11,464	-0.7%
35 to 44 years	5,702	5,583	11,285	5,601	5,540	11,141	-1.3%
45 to 54 years	6,922	7,146	14,068	5,923	6,160	12,083	-14.1%
55 to 64 years	5,725	5,993	11,718	6,475	6,770	13,245	13.0%
65 and Over	5,604	7,729	13,333	6,746	8,533	15,279	14.6%
Total	45,690	47,468	93,158	46,110	47,472	93,582	0.5%
% of Total	49%	51%	.	49.3%	50.7%	.	

Diagram II.79.1
Age Distribution
Pottawattamie County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Pottawattamie County increased from 82,628 to 87,704 persons, or by 6.1 percent. Between 2000 and 2010, Pottawattamie County population, changed by 5,454 persons, to a total population of 93,158 persons. The most recent estimates indicated that Pottawattamie County's population rose an additional 424 persons since the 2010 Census, to 93,582 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.79.3, Pottawattamie County had a natural increase, of 4,286 persons between 1990 and 2000. During the April 2000 to July 2009 period, Pottawattamie County's natural increase was estimated at 3,475 persons. Between 2010 and 2016, the natural increase was estimated at 1,937 persons, and the net migration was -1,513 persons.

Population Migration Trends

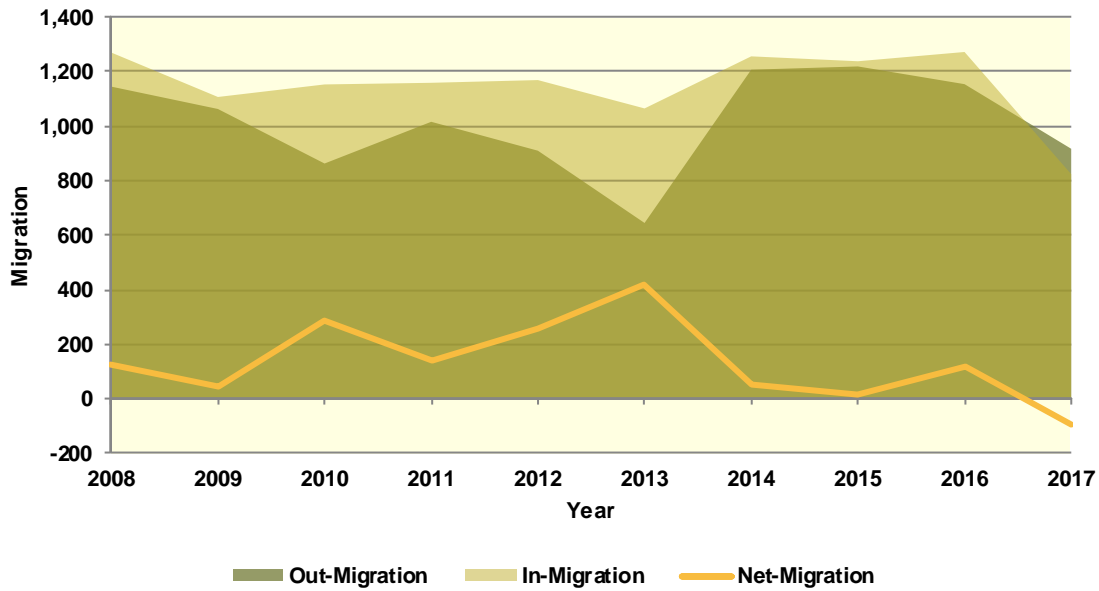
The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only 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.79.4 in 2008 there was a total of 1,270 in-migrations with a total of 1,145 out-migrations, which led to a net-migration of 125 persons. The most recent first half 2017 data saw a net-migration of -93 persons, with 824 persons entering Pottawattamie County and 917 persons leaving Pottawattamie County.

Diagram II.79.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 420 people entering and the migration lowest net migration occurred in 2015 with 19 entering Pottawattamie County.

1990 Census	82,628
Natural Increase 90-00	4,286
Net Migration 90-00	790
2000 Census	87,704
Natural Increase 00-09	3,475
Net Migration 00-09	1,216
2009 Population Estimate	92,395
2010 Census	93,158
Natural Increase 10-16	1,937
Net Migration 10-16	-1,513
2016 Population Estimate	93,582

Diagram II.79.2
Net In-migration by Gender
 Pottawattamie County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.79.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 33 percent of net-migrants, or -31 persons were male, with the remaining 67 percent, or -62 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	636	529	574	578	586	495	617	610	648	425
Female	634	578	579	581	583	570	639	628	624	399
Total	1,270	1,107	1,153	1,159	1,169	1,065	1,256	1,238	1,272	824
Out										
Male	554	540	429	529	438	302	608	600	559	456
Female	591	523	434	487	472	343	599	619	595	461
Total	1,145	1,063	863	1,016	910	645	1,207	1,219	1,154	917
Net										
Male	82	-11	145	49	148	193	9	10	89	-31
Female	43	55	145	94	111	227	40	9	29	-62
Total	125	44	290	143	259	420	49	19	118	-93

Table II.79.5, shows net-migration for Pottawattamie County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 22 persons entering Pottawattamie County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 52 persons leaving Pottawattamie County.

Table II.79.5 Migration by Age Range Pottawattamie County Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	21	13	9	7	10	7	10	7	10	3
18-22	156	132	135	119	136	119	117	129	110	78
23-25	142	124	116	121	108	108	125	117	152	87
26-35	344	317	320	354	331	306	376	313	367	248
36-45	264	192	214	222	218	188	226	258	247	142
46-55	174	174	213	187	193	173	205	200	190	126
56-65	120	118	103	99	119	116	126	143	136	87
66 +	49	37	43	50	54	48	71	71	60	53
Total	1,270	1,107	1,153	1,159	1,169	1,065	1,256	1,238	1,272	824
Out										
14-17	13	10	5	13	7	7	9	15	13	13
18-22	134	126	86	123	100	60	118	148	115	130
23-25	161	146	108	114	104	73	141	163	133	130
26-35	290	294	270	286	247	172	346	342	328	275
36-45	240	177	144	202	169	115	229	195	215	146
46-55	167	168	138	137	139	114	172	164	153	104
56-65	99	94	77	95	92	71	129	125	126	80
66 +	41	48	35	46	52	33	63	67	71	39
Total	1,145	1,063	863	1,016	910	645	1,207	1,219	1,154	917
Net										
14-17	8	3	4	-6	3	0	1	-8	-3	-10
18-22	22	6	49	-4	36	59	-1	-19	-5	-52
23-25	-19	-22	8	7	4	35	-16	-46	19	-43
26-35	54	23	50	68	84	134	30	-29	39	-27
36-45	24	15	70	20	49	73	-3	63	32	-4
46-55	7	6	75	50	54	59	33	36	37	22
56-65	21	24	26	4	27	45	-3	18	10	7
66 +	8	-11	8	4	2	15	8	4	-11	14
Total	125	44	290	143	259	420	49	19	118	-93

School Age Enrollment

Table II.79.6, show the school enrollment from the Iowa Department of Education for Pottawattamie County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 17,109 students and was 16,692 in 2017, a change of -2.4 percent. Enrollment for students in grades 1 to 5 was 6,268 students in 2010 and 6,225 in 2017, which was a change of -0.7 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 4,999 and 4,812 in 2017, which was a change of -3.7 percent.

Table II.79.6
School Enrollment
 Pottawattamie County
 Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	1,748	6,700	3,964	5,659	1,318	18,365
2001	1,790	6,724	4,022	5,862	216	18,614
2002	1,716	6,515	4,064	5,774	35	18,104
2003	1,564	5,904	3,943	5,304	17	16,732
2004	1,963	6,041	4,046	5,361	14	17,425
2005	1,880	6,000	3,853	5,238	542	16,971
2006	2,049	6,045	3,836	5,309	701	17,239
2007	1,974	6,145	3,720	5,416	716	17,255
2008	2,162	6,051	3,539	5,288	801	17,040
2009	2,169	6,113	3,594	5,056	791	16,888
2010	2,224	6,268	3,618	4,999	895	17,109
2011	2,175	6,237	3,624	4,848	875	16,884
2012	2,104	6,138	3,616	4,778	744	16,636
2013	2,119	6,157	3,551	4,783	802	16,610
2014	2,163	6,105	3,578	4,719	792	16,565
2015	2,196	6,064	3,604	4,789	822	16,653
2016	2,204	6,130	3,637	4,739	789	16,710
2017	2,059	6,225	3,596	4,812	746	16,692
% Change 10-17	-7.4%	-0.7%	-0.6%	-3.7%	-16.6%	-2.4%

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Estimates

Table II.79.7, shows population by age for the 2000 and 2010 Census. The population changed by 6.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 11.4 percent to a total of 13,333 persons in 2010. Those aged 25 to 34 changed by 4.1 percent, and those aged under 5 changed by 9 percent.

Table II.79.7 Population by Age Pottawattamie County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	5,796	6.6%	6,318	6.8%	9%
5 to 19	19,586	22.3%	19,044	20.4%	-2.8%
20 to 24	5,393	6.1%	5,845	6.3%	8.4%
25 to 34	11,096	12.7%	11,547	12.4%	4.1%
35 to 54	25,956	29.6%	25,353	27.2%	-2.3%
55 to 64	7,905	9%	11,718	12.6%	48.2%
65 or Older	11,972	13.7%	13,333	14.3%	11.4%
Total	87,704	100.0%	93,158	100.0%	6.2%

The elderly population is further explored in Table II.79.8. Those aged 65 to 66 changed by 27.2 percent between 2000 and 2010, resulting in a population of 1,630 persons. Those aged 85 or older changed by 41 percent during the same time period, and resulted in 1,891 persons over age 85 in 2010.

Table II.79.8 Elderly Population by Age Pottawattamie County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	1,281	10.7%	1,630	12.2%	27.2%
67 to 69	2,027	16.9%	2,275	17.1%	12.2%
70 to 74	3,167	26.5%	3,017	22.6%	-4.7%
75 to 79	2,544	21.2%	2,492	18.7%	-2%
80 to 84	1,612	13.5%	2,028	15.2%	25.8%
85 or Older	1,341	11.2%	1,891	14.2%	41%
Total	11,972	100.0%	13,333	100.0%	11.4%

Population by race and ethnicity is shown in Table II.79.9. The white population changed by 2.8 percent between 2000 and 2010, and resulted in representing 92.9 percent of the population in 2010. The black population changed by 88.8 percent, represented 1.4 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 112.7 percent between 2000 and 2010, compared to the 2.6 percent growth rate for non-Hispanics.

Table II.79.9					
Population by Race and Ethnicity					
Pottawattamie County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	84,181	96%	86,558	92.9%	2.8%
Black	671	0.8%	1,267	1.4%	88.8%
American Indian	325	0.4%	441	0.5%	35.7%
Asian	423	0.5%	570	0.6%	34.8%
Native Hawaiian/ Pacific Islander	17	0%	27	0%	58.8%
Other	1,116	1.3%	2,525	2.7%	126.3%
Two or More Races	971	1.1%	1,770	1.9%	82.3%
Total	87,704	100.0%	93,158	100.0%	6.2%
Hispanic	2,892	3.3%	6,151	6.6%	112.7%
Non-Hispanic	84,812	96.7%	87,007	93.4%	2.6%

Population by race and ethnicity through 2016 is shown in Table II.79.10. The white population represented 94.3 percent of the population in 2016, compared with black households accounting for 1.5 percent of the population. Hispanic households represented 7.2 percent of the population in 2016.

Table II.79.10				
Population by Race and Ethnicity				
Pottawattamie County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	86,558	92.9%	87,907	94.3%
Black	1,267	1.4%	1,352	1.5%
American Indian	441	0.5%	304	0.3%
Asian	570	0.6%	636	0.7%
Native Hawaiian/ Pacific Islander	27	0%	5	0%
Other	2,525	2.7%	1,240	1.3%
Two or More Races	1,770	1.9%	1,754	1.9%
Total	93,158	100.0%	93,198	100.0%
Non-Hispanic	87,007	93.4%	86,452	92.8%
Hispanic	6,151	6.6%	6,746	7.2%

The population by race is broken down further by ethnicity in Table II.79.11. While the white non-Hispanic population changed by 1.1 percent between 2000 and 2010, the white Hispanic population changed by 94.8 percent. The black non-Hispanic population changed by 84.8 percent, while the black Hispanic population changed by 292.3 percent.

Table II.79.11					
Population by Race and Ethnicity					
Pottawattamie County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	82,667	97.5%	83,609	96.1%	1.1%
Black	658	0.8%	1,216	1.4%	84.8%
American Indian	280	0.3%	334	0.4%	19.3%
Asian	421	0.5%	549	0.6%	30.4%
Native Hawaiian/ Pacific Islander	14	0%	25	0%	78.6%
Other	33	0%	36	0%	9.1%
Two or More Races	739	0.9%	1,238	1.4%	67.5%
Total Non-Hispanic	84,812	100.0%	87,007	100.0%	2.6%
Hispanic					
White	1,514	52.4%	2,949	47.9%	94.8%
Black	13	0.4%	51	0.8%	292.3%
American Indian	45	1.6%	107	1.7%	137.8%
Asian	2	0.1%	21	0.3%	950%
Native Hawaiian/ Pacific Islander	3	0.1%	2	0%	-33.3%
Other	1,083	37.4%	2,489	40.5%	129.8%
Two or More Races	232	8%	532	8.6%	129.3%
Total Hispanic	2,892	100.0%	6,151	100.0%	112.7 %
Total Population	87,704	100.0%	93,158	100.0%	6.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.79.12. During this time, the total non-Hispanic population was 86,452 persons in 2016. The Hispanic population was 6,746.

Table II.79.12				
Population by Race and Ethnicity				
Pottawattamie County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	83,609	96.1%	82,670	95.6%
Black	1,216	1.4%	1,317	1.5%
American Indian	334	0.4%	263	0.3%
Asian	549	0.6%	629	0.7%
Native Hawaiian/ Pacific Islander	25	0%	5	0%
Other	36	0%	20	0%
Two or More Races	1,238	1.4%	1,548	1.8%
Total Non-Hispanic	87,007	100.0%	86,452	100.0%
Hispanic				
White	2,949	47.9%	5,237	77.6%
Black	51	0.8%	35	0.5%
American Indian	107	1.7%	41	0.6%
Asian	21	0.3%	7	0.1%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	2,489	40.5%	1,220	18.1%
Two or More Races	532	8.6%	206	3.1%
Total Hispanic	6,151	100.0	6,746	100.0%
Total Population	93,158	100.0%	93,198	100.0%

Households by type and tenure are shown in Table II.79.13. Family households represented 66.6 percent of households, while non-family households accounted for 33.4 percent. These changed from 66.7 and 33.3 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	24,515	66.7%	24,420	66.6%
Married-Couple Family	17,838	72.8%	17,715	72.5%
Owner-Occupied	15,088	84.6%	15,041	84.9%
Renter-Occupied	2,750	15.4%	2,674	15.1%
Other Family	6,677	27.2%	6,705	27.3%
Male Householder, No Spouse Present	2,052	30.7%	1,959	30.6%
Owner-Occupied	1,165	56.8%	1,240	63.3%
Renter-Occupied	887	43.2%	719	36.7%
Female Householder, No Spouse Present	4,625	69.3%	4,746	69%
Owner-Occupied	2,323	50.2%	2,262	47.7%
Renter-Occupied	2,302	49.8%	2,484	52.3%
Non-Family Households	12,260	33.3%	12,260	33.4%
Owner-Occupied	6,553	53.5%	6,435	52.5%
Renter-Occupied	5,707	46.5%	5,825	47.5%
Total	36,775	100.0%	36,680	100.0%

The group quarters population was 2,076 in 2010, compared to 1,676 in 2000. Institutionalized populations experienced a -2.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a 81.8 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	266	23.2%	362	32.4%	36.1%
Juvenile Facilities	.	.	65	5.8%	.
Nursing Homes	722	62.9%	592	53%	-18%
Other Institutions	160	13.9%	97	8.7%	-39.4%
Total	1,148	100.0%	1,116	100.0%	-2.8%
Noninstitutionalized					
College Dormitories	324	61.4%	782	81.5%	141.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	204	38.6%	178	18.5%	-12.7%
Total	528	100.0%	960	100.0%	81.8%
Group Quarters Population	1,676	100.0%	2,076	100.0%	23.9%

The number of foreign born persons are shown in Table II.79.15. An estimated 1.9 percent of the population was born in Mexico, some 0.3 percent were born in El Salvador, and another 0.3 percent were born in Philippines.

Table II.79.15 Place of Birth for the Foreign-Born Population Pottawattamie County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,755	1.9%
#2 country of origin	El Salvador	323	0.3%
#3 country of origin	Philippines	236	0.3%
#4 country of origin	Vietnam	181	0.2%
#5 country of origin	Guatemala	95	0.1%
#6 country of origin	Canada	86	0.1%
#7 country of origin	Korea	62	0.1%
#8 country of origin	Ukraine	57	0.1%
#9 country of origin	India	55	0.1%
#10 country of origin	Germany	54	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.79.16. An estimated 2.3 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Vietnamese.

Table II.79.16 Limited English Proficiency and Language Spoken at Home Pottawattamie County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,977	2.3%
#2 LEP Language	Vietnamese	174	0.2%
#3 LEP Language	Tagalog	138	0.2%
#4 LEP Language	Russian, Polish, or other Slavic languages	47	0.1%
#5 LEP Language	German or other West Germanic languages	32	0%
#6 LEP Language	Other Indo-European languages	27	0%
#7 LEP Language	Korean	17	0%
#8 LEP Language	Chinese	15	0%
#9 LEP Language	French, Haitian, or Cajun	9	0%
#10 LEP Language	Other Asian and Pacific Island languages	6	0%

Disability

The disability rate from the 2000 Census is shown in Table II.79.17. Some 19.5 percent of the population was disabled in 2000, or a total of 15,757 persons. The disability rate was highest for those over 65, with 39 percent disabled.

Table II.79.17 Disability by Age Pottawattamie County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	1,052	7.4%
16 to 64	10,282	18.6%
65 and older	4,423	39%
Total	15,757	19.5%

Table II.79.18 shows disability by type in 2000. There were 6,794 physical disabilities in 2000, some 6,544 employment disabilities, and 5,254 go-outside-home disabilities.

Table II.79.18 Total Disabilities Tallied: Aged 5 and Older Pottawattamie County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	3,208
Physical disability	6,794
Mental disability	3,902
Self-care disability	1,767
Employment disability	6,544
Go-outside-home disability	5,254
Total	27,469

Disability by age, as estimated by the 2016 ACS, is shown in Table II.79.19. The disability rate for females was 13.9 percent, compared to 15.3 percent for males. The disability rate changed precipitously higher with age, with 47.9 percent of those over 75 experiencing a disability.

Table II.79.19 Disability by Age Pottawattamie 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%	40	1.4%	40	0.7%
5 to 17	590	7.2%	274	3.5%	864	5.4%
18 to 34	1,103	11.1%	562	5.8%	1,665	8.5%
35 to 64	2,920	16.3%	2,844	15.5%	5,764	15.9%
65 to 74	1,104	29.4%	1,083	25.4%	2,187	27.3%
75 or Older	1,235	49.3%	1,706	47%	2,941	47.9%
Total	6,952	15.3%	6,509	13.9%	13,461	14.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.79.20. Some 8.1 percent have an ambulatory disability, 6.4 have an independent living disability, and 2.6 percent have a self-care disability.

Table II.79.20		
Total Disabilities Tallied: Aged 5 and Older		
Pottawattamie County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	4,300	4.7%
Vision disability	2,065	2.2%
Cognitive disability	4,492	5.2%
Ambulatory disability	6,995	8.1%
Self-Care disability	2,216	2.6%
Independent living disability	4,499	6.4%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.79.21. In 2016, some 46,718 persons were employed and 2,400 were unemployed. This totaled a labor force of 49,118 persons. The unemployment rate for Pottawattamie County was estimated to be 4.9 percent in 2016.

Table II.79.21	
Employment, Labor Force and Unemployment	
Pottawattamie County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	46,718
Unemployed	2,400
Labor Force	49,118
Unemployment Rate	4.9%

In 2016, 91.5 percent of households in Pottawattamie County had a high school education or greater.

Table II.79.22	
High School or Greater Education	
Pottawattamie County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	33,562
Total Households	36,680
Percent High School or Above	91.5%

As seen in Table II.79.23, some 34.8 percent of the population had a high school diploma or equivalent, another 35.8 percent have some college, 13.7 percent have a Bachelor's Degree, and 5.4 percent of the population had a graduate or professional degree.

Table II.79.23		
Educational Attainment		
Pottawattamie County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	7,284	10.2%
High School or Equivalent	24,742	34.8%
Some College or Associates Degree	25,486	35.8%
Bachelor's Degree	9,751	13.7%
Graduate or Professional Degree	3,864	5.4%
Total Population Above 18 years	71,127	100.0%



ECONOMICS

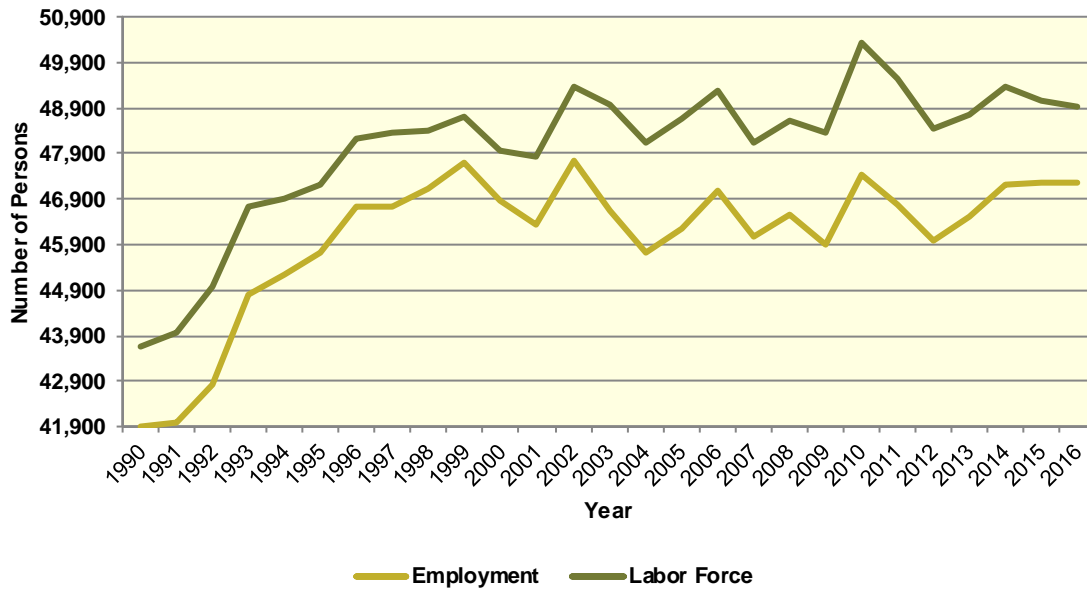
Labor Force

Table II.79.24, shows the labor force statistics for Pottawattamie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 5.8 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 Pottawattamie County decreased from 3.7 percent in 2015 to 3.4 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.79.24 Labor Force Statistics Pottawattamie County 1990 - 2016 BLS Data					
Year	Pottawattamie County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,736	41,923	43,659	4%	4.4%
1991	1,975	42,013	43,988	4.5%	4.7%
1992	2,133	42,839	44,972	4.7%	4.5%
1993	1,919	44,819	46,738	4.1%	4%
1994	1,636	45,259	46,895	3.5%	3.5%
1995	1,477	45,721	47,198	3.1%	3.4%
1996	1,486	46,737	48,223	3.1%	3.5%
1997	1,609	46,746	48,355	3.3%	3.1%
1998	1,254	47,133	48,387	2.6%	2.7%
1999	978	47,719	48,697	2%	2.6%
2000	1,120	46,857	47,977	2.3%	2.6%
2001	1,488	46,347	47,835	3.1%	3.3%
2002	1,651	47,728	49,379	3.3%	4%
2003	2,324	46,665	48,989	4.7%	4.5%
2004	2,400	45,732	48,132	5%	4.5%
2005	2,384	46,274	48,658	4.9%	4.3%
2006	2,175	47,098	49,273	4.4%	3.7%
2007	2,044	46,077	48,121	4.2%	3.7%
2008	2,068	46,542	48,610	4.3%	4.2%
2009	2,468	45,904	48,372	5.1%	6.4%
2010	2,907	47,437	50,344	5.8%	6%
2011	2,768	46,770	49,538	5.6%	5.5%
2012	2,451	46,011	48,462	5.1%	5%
2013	2,232	46,502	48,734	4.6%	4.7%
2014	2,132	47,224	49,356	4.3%	4.3%
2015	1,826	47,245	49,071	3.7%	3.8%
2016	1,668	47,275	48,943	3.4%	3.7%

Diagram II.79.3, shows the employment and labor force for Pottawattamie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 47,275 persons, with the labor force reaching 48,943, indicating there were a total of 1,668 unemployed persons.

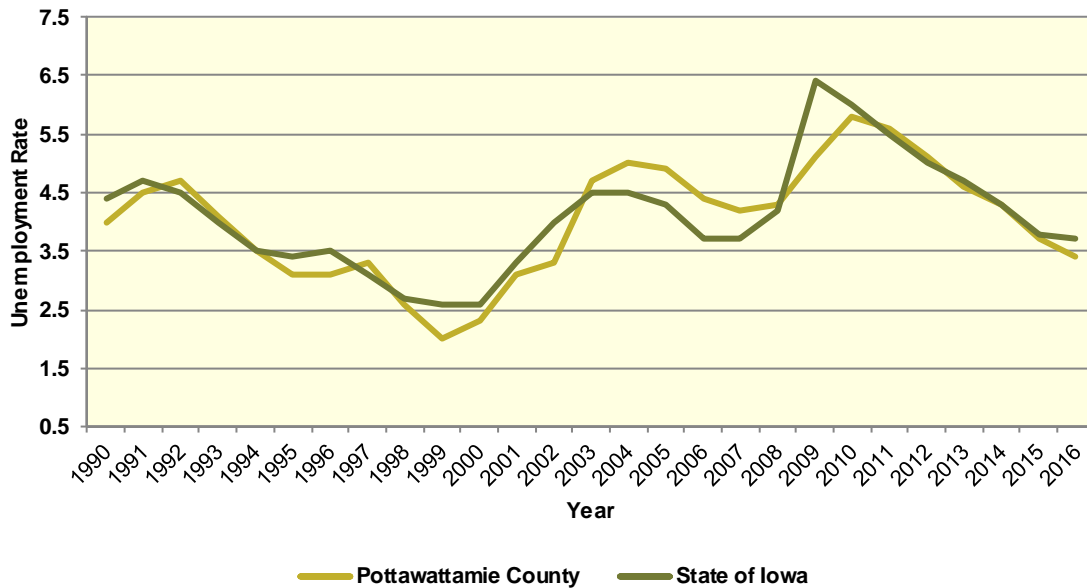
Diagram II.79.3
Employment and Labor Force
 Pottawattamie County
 1990 – 2016 BLS Data



Unemployment

Diagram II.79.4, shows the unemployment rate for both the State and Pottawattamie County. During the 1990’s the average rate for Pottawattamie County was 3.5 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.6 percent. Over the course of the entire period the Pottawattamie County had an average unemployment rate that lower than the State, 4 percent for Pottawattamie County, versus 4.1 statewide.

Diagram II.79.4
Annual Unemployment Rate
 Pottawattamie 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.79.25, shows total real earnings by industry for Pottawattamie County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$373,239,000. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 20.5 percent.

Table II.79.25
Real Earnings by Industry
 Pottawattamie 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	45,272	58,317	97,538	96,179	168,193	122,484	137,898	60,997	-55.8
Forestry, fishing, related activities, and other	0	0	0	8,156	5,511	5,442	0	7,150	0
Mining	0	0	0	3,121	3,462	3,889	0	4,288	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	118,072	120,750	116,090	151,319	193,630	250,386	232,674	181,639	-21.9
Manufacturing	238,963	230,163	278,374	374,208	326,012	284,565	365,243	371,421	1.7
Wholesale trade	86,676	117,120	0	106,126	102,578	105,930	107,956	111,197	3
Retail trade	188,232	174,722	178,344	176,185	174,892	178,894	188,150	190,185	1.1
Transportation and warehousing	0	0	120,386	0	0	0	0	0	0
Information	12,624	28,687	22,904	22,161	22,128	30,318	36,975	41,655	12.7
Finance and insurance	75,713	86,754	55,626	61,787	56,481	53,529	52,934	57,309	8.3
Real estate and rental and leasing	10,801	22,771	20,151	21,625	29,653	31,289	35,978	35,168	-2.3
Professional and technical services	56,800	66,447	66,245	66,967	67,159	73,777	77,263	77,682	0.5
Management of companies and enterprises	7,564	8,600	8,455	11,985	8,711	9,358	9,095	10,362	13.9
Administrative and waste services	33,806	51,612	48,061	51,280	54,865	53,691	48,854	52,596	7.7
Educational services	7,758	12,354	11,090	11,462	9,684	9,807	9,356	11,278	20.5
Health care and social assistance	231,855	281,637	276,912	283,380	289,572	287,206	306,160	308,648	0.8
Arts, entertainment, and recreation	40,354	50,876	48,317	46,130	5,504	6,442	5,955	5,681	-4.6
Accommodation and food services	168,999	132,131	137,647	135,329	172,326	171,943	172,300	174,750	1.4
Other services, except public administration	80,878	74,490	73,148	75,740	70,690	72,509	74,932	77,827	3.9
Government and government enterprises	283,627	365,660	354,285	345,308	352,179	357,625	368,634	373,239	1.2
Total	1,812,333	2,061,893	2,090,398	2,221,853	2,282,206	2,285,256	2,425,322	2,342,983	-3.4



Table II.79.26, shows the total employment by industry for the Pottawattamie County. The most recent estimates show the retail trade industry was the largest employer in Pottawattamie County, with employment reaching 6,887 jobs in 2016. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 16 percent.

Table II.79.26
Employment by Industry
 Pottawattamie County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,363	1,134	1,159	1,143	1,203	1,124	1,192	1,178	-1.2
Forestry, fishing, related activities, and other	0	0	0	195	198	215	0	199	0
Mining	0	0	0	163	181	136	0	166	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	2,468	2,449	2,364	2,649	3,098	3,726	3,601	3,047	-15.4
Manufacturing	4,762	4,577	4,585	4,682	4,944	4,863	4,786	4,640	-3.1
Wholesale trade	1,591	1,939	0	1,621	1,608	1,636	1,618	1,647	1.8
Retail trade	7,374	6,763	6,905	6,778	6,688	6,728	6,978	6,887	-1.3
Transportation and warehousing	0	0	2,088	0	0	0	0	0	0
Information	380	515	440	401	352	431	469	507	8.1
Finance and insurance	1,521	1,465	1,565	1,617	1,686	1,760	1,744	1,775	1.8
Real estate and rental and leasing	1,072	1,526	1,501	1,490	1,515	1,574	1,643	1,696	3.2
Professional and technical services	1,291	1,403	1,363	1,393	1,411	1,482	1,504	1,509	0.3
Management of companies and enterprises	103	102	91	100	101	122	130	135	3.8
Administrative and waste services	1,565	2,253	2,115	2,202	2,166	2,040	1,791	1,823	1.8
Educational services	395	578	576	540	513	525	543	630	16
Health care and social assistance	5,074	5,864	5,849	5,852	5,985	6,017	6,348	6,322	-0.4
Arts, entertainment, and recreation	1,576	1,583	1,619	1,549	605	641	625	608	-2.7
Accommodation and food services	5,543	5,157	5,281	5,275	6,086	6,187	6,050	5,951	-1.6
Other services, except public administration	2,401	2,387	2,382	2,375	2,296	2,272	2,341	2,405	2.7
Government and government enterprises	5,629	6,037	5,957	5,865	5,674	5,822	5,907	5,874	-0.6
Total	46,223	48,351	48,321	48,372	48,772	49,832	50,299	49,642	-1.3



Table II.79.27, shows the real average earnings per job by industry for Pottawattamie County. These figures are calculated by dividing the total real earning displayed in Tables II.79.25 and II.79.26, by industry. In 2016, the information industry had the highest average earnings reaching 82,160 dollars. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 9.7 percent.

Table II.79.27
Real Earnings Per Job by Industry
 Pottawattamie County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	33,215	51,426	84,157	84,146	139,812	108,972	115,686	51,780	-55.2
Forestry, fishing, related activities, and other	0	0	0	41,825	27,835	25,311	0	35,930	0
Mining	0	0	0	19,150	19,127	28,599	0	25,831	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	47,841	49,306	49,107	57,123	62,502	67,200	64,614	59,612	-7.7
Manufacturing	50,181	50,287	60,714	79,925	65,941	58,516	76,315	80,048	4.9
Wholesale trade	54,479	60,402	0	65,470	63,792	64,750	66,722	67,515	1.2
Retail trade	25,526	25,835	25,828	25,994	26,150	26,589	26,963	27,615	2.4
Transportation and warehousing	0	0	57,656	0	0	0	0	0	0
Information	33,221	55,702	52,055	55,264	62,862	70,345	78,837	82,160	4.2
Finance and insurance	49,778	59,218	35,544	38,211	33,500	30,414	30,352	32,287	6.4
Real estate and rental and leasing	10,076	14,922	13,425	14,513	19,573	19,879	21,898	20,736	-5.3
Professional and technical services	43,997	47,361	48,602	48,074	47,597	49,782	51,372	51,479	0.2
Management of companies and enterprises	73,432	84,310	92,915	119,850	86,243	76,704	69,963	76,756	9.7
Administrative and waste services	21,601	22,908	22,724	23,288	25,330	26,319	27,278	28,851	5.8
Educational services	19,640	21,373	19,253	21,225	18,877	18,681	17,230	17,902	3.9
Health care and social assistance	45,695	48,028	47,343	48,424	48,383	47,732	48,229	48,821	1.2
Arts, entertainment, and recreation	25,605	32,139	29,844	29,780	9,098	10,051	9,529	9,344	-1.9
Accommodation and food services	30,489	25,622	26,065	25,655	28,315	27,791	28,479	29,365	3.1
Other services, except public administration	33,685	31,206	30,709	31,890	30,788	31,914	32,009	32,360	1.1
Government and government enterprises	50,387	60,570	59,474	58,876	62,069	61,427	62,406	63,541	1.8
Total	39,208	42,644	43,261	45,933	46,793	45,859	48,218	47,198	-2.1

Table II.79.28 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 \$3,939,644,000 a -0.9 percent change between 2015 and 2016. Table II.79.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 48,351 and 49,642 in 2016, which a change of -1.3 percent over this period.

Table II.79.28
Total Employment and Real Personal Income
 Pottawattamie 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	924,001	64,475	422,533	204,588	146,432	1,633,079	18,913	28,675	32,225
1970	940,411	65,905	411,106	215,274	157,324	1,658,209	19,017	29,693	31,673
1971	935,438	70,480	396,564	222,207	165,712	1,649,441	18,673	29,921	31,262
1972	1,005,520	76,765	402,660	230,500	172,664	1,734,578	19,514	30,470	32,999
1973	1,146,030	93,749	400,008	243,208	191,684	1,887,182	21,579	31,843	35,988
1974	1,064,270	100,644	388,707	251,883	208,727	1,812,943	20,881	32,107	33,148
1975	986,912	92,541	392,740	261,123	241,752	1,789,986	20,657	30,731	32,114
1976	1,109,737	103,843	389,791	264,099	254,432	1,914,217	21,937	32,873	33,759
1977	1,168,985	111,446	387,577	278,674	252,794	1,976,584	22,521	34,386	33,996
1978	1,276,678	116,494	406,790	286,295	258,263	2,111,532	24,309	34,650	36,844
1979	1,141,005	115,253	452,798	294,309	270,542	2,043,400	23,633	34,392	33,175
1980	1,078,729	111,318	468,310	325,354	285,753	2,046,828	23,649	33,365	32,330
1981	1,115,932	118,312	441,674	366,394	294,247	2,099,936	24,329	33,152	33,661
1982	1,051,170	118,648	427,223	394,862	306,635	2,061,241	23,986	33,220	31,644
1983	1,075,524	124,424	412,674	398,729	307,765	2,070,268	24,224	34,322	31,336
1984	1,122,624	127,354	452,811	423,255	309,194	2,180,530	25,467	33,951	33,066
1985	1,119,118	128,300	464,593	420,639	321,236	2,197,286	25,901	33,744	33,166
1986	1,149,076	136,939	452,353	421,658	317,502	2,203,651	26,177	34,979	32,851
1987	1,201,191	141,867	439,909	407,387	313,328	2,219,948	26,492	36,014	33,354
1988	1,200,728	150,079	441,904	396,839	319,216	2,208,608	26,505	36,968	32,479
1989	1,211,745	151,807	429,034	385,092	326,239	2,200,303	26,582	37,760	32,091
1990	1,245,307	155,527	397,552	406,856	345,102	2,239,289	27,078	38,317	32,500
1991	1,231,262	153,505	433,699	402,685	356,461	2,270,601	27,401	38,199	32,232
1992	1,274,105	154,919	455,782	392,644	382,205	2,349,815	28,140	37,965	33,560
1993	1,237,554	157,080	451,106	387,788	390,790	2,310,157	27,620	38,144	32,445
1994	1,348,469	168,197	458,160	410,874	402,392	2,451,699	29,348	38,875	34,687
1995	1,378,294	176,974	470,592	429,010	416,281	2,517,202	29,976	41,410	33,285
1996	1,557,001	184,573	446,065	454,799	423,008	2,696,300	31,725	44,804	34,752
1997	1,570,691	196,126	524,690	478,786	423,730	2,801,771	32,701	44,522	35,279
1998	1,647,826	206,179	563,416	496,894	439,600	2,941,557	33,964	44,909	36,693
1999	1,701,009	211,970	635,767	478,293	449,353	3,052,453	35,024	45,511	37,376
2000	1,785,915	216,679	662,275	507,903	466,203	3,205,616	36,418	46,199	38,657
2001	1,812,333	218,931	648,254	491,739	494,318	3,227,713	36,699	46,223	39,208
2002	1,849,743	223,909	613,142	505,551	534,149	3,278,676	37,070	46,370	39,891
2003	1,849,760	227,250	574,966	508,244	534,055	3,239,774	36,476	45,949	40,257
2004	1,983,636	235,453	567,650	434,856	547,337	3,298,026	36,741	46,977	42,226
2005	2,044,342	248,752	552,249	418,805	564,547	3,331,191	36,932	48,120	42,485
2006	2,284,706	284,508	582,408	437,394	605,260	3,625,261	39,897	50,751	45,018
2007	2,135,876	260,871	504,494	480,467	625,805	3,485,771	38,205	49,920	42,786
2008	2,171,966	261,790	462,155	491,236	704,437	3,568,004	38,875	49,352	44,010
2009	2,144,936	259,486	450,613	497,601	727,304	3,560,967	38,541	49,050	43,730
2010	2,061,893	257,370	405,319	477,638	773,486	3,460,966	37,068	48,351	42,645
2011	2,090,398	231,783	422,422	528,910	791,520	3,601,467	38,539	48,321	43,261
2012	2,221,853	239,242	409,404	567,720	784,847	3,744,581	40,314	48,372	45,933
2013	2,282,206	269,676	370,014	560,851	791,554	3,734,948	40,241	48,772	46,793
2014	2,285,256	271,590	309,545	590,363	824,933	3,738,506	40,124	49,832	45,860
2015	2,425,322	280,723	361,466	603,381	864,447	3,973,893	42,486	50,299	48,218
2016	2,342,983	280,690	405,862	608,519	862,970	3,939,644	42,098	49,642	47,198



Diagram II.79.5, shows real average earnings per job for Pottawattamie County from 1990 to 2016. Over this period the average earning per job for Pottawattamie County was \$40,036, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.79.5
Real Average Earnings Per Job
 Pottawattamie County
 BEA Data 1990 - 2016

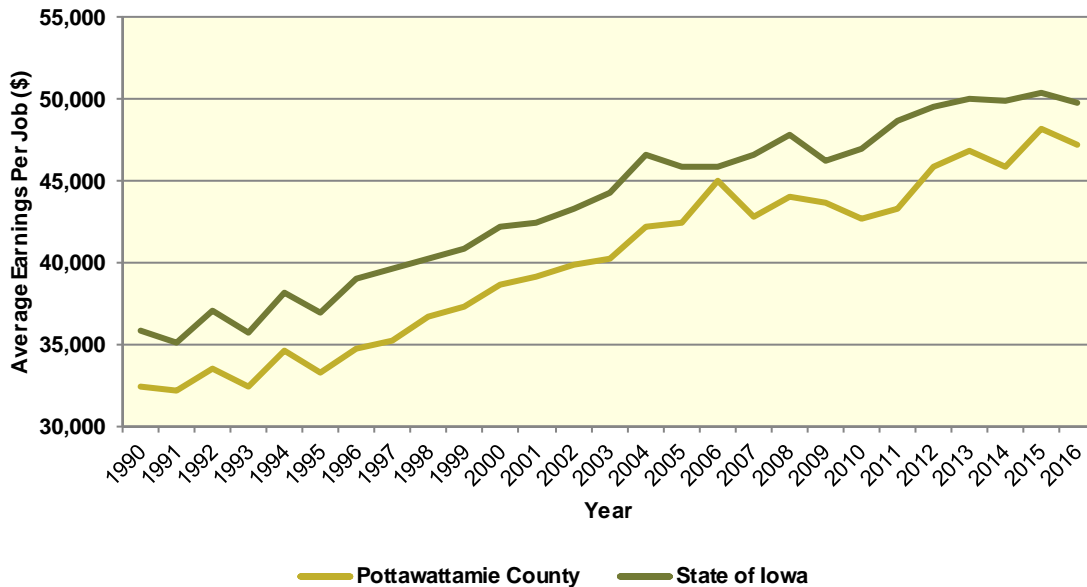
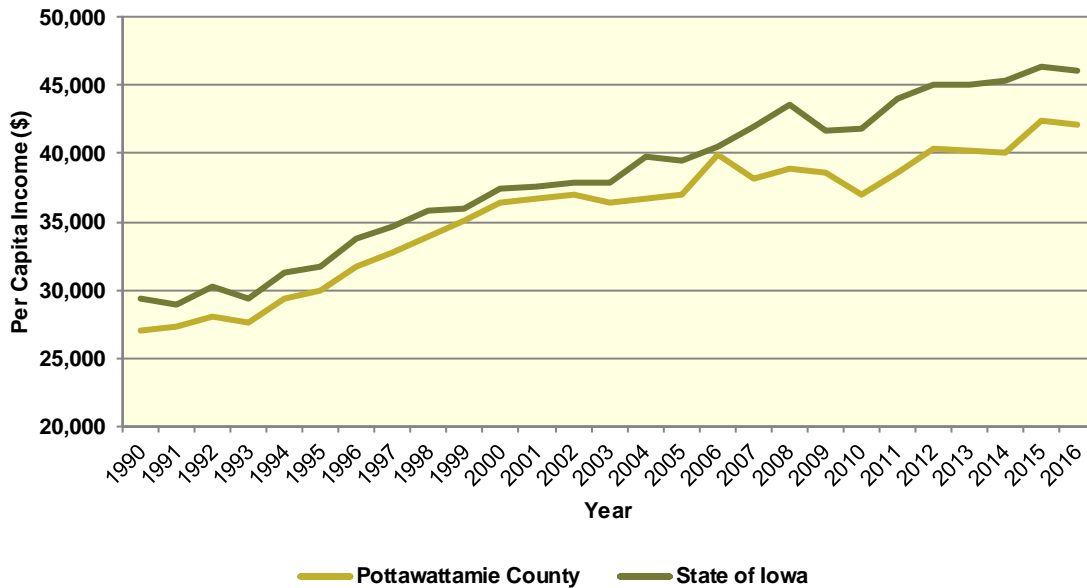


Diagram II.79.6, shows real per capita income for the Pottawattamie County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Pottawattamie County was \$35,544, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.79.6
Real Per Capita Income
 Pottawattamie 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.79.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 39,118 persons in 2015 to 38,374 in 2016, a change of -1.9 percent.

Table II.79.29
Total Monthly Employment
 Pottawattamie County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	38,688	38,847	38,318	37,735	37,402	37,125	36,546	37,106	37,311	39,247	37,720
Feb	39,183	38,482	38,252	37,946	37,417	37,159	36,924	37,295	37,522	39,187	37,699
Mar	40,192	38,389	38,462	37,933	37,714	37,399	37,207	37,533	37,884	39,572	38,030
Apr	39,995	38,706	38,641	38,816	38,172	38,156	37,560	37,989	38,778	39,967	38,909
May	40,595	39,048	39,193	38,970	38,589	38,298	37,727	38,329	39,048	40,004	38,923
Jun	40,630	38,949	39,281	38,790	38,386	38,316	37,487	38,064	39,104	39,484	38,739
Jul	39,879	38,411	38,621	38,155	37,739	37,533	37,215	37,636	38,698	38,824	38,391
Aug	40,024	38,602	38,882	38,437	37,616	37,898	37,143	37,506	38,976	38,372	38,142
Sep	40,779	38,873	39,015	38,610	37,703	37,955	37,429	37,872	39,441	38,319	38,464
Oct	40,744	39,501	39,273	38,643	38,005	37,963	37,626	38,044	39,526	39,025	38,515
Nov	40,377	39,607	39,099	38,740	38,204	38,211	37,994	38,190	39,798	38,790	38,687
Dec	40,078	39,543	38,625	38,675	38,083	38,147	37,902	37,863	39,721	38,624	38,267
Annual	40,097	38,913	38,805	38,454	37,919	37,847	37,397	37,786	38,817	39,118	38,374
% Change	.	-3%	-0.3%	-0.9%	-1.4%	-0.2%	-1.2%	1%	2.7%	0.8%	-1.9%

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 \$744 in 2015. In 2016, average weekly wages saw an increased of 0.7 percent over the prior year, rising to \$749, or by 5 dollars. These data are shown in Table II.79.30.

Table II.79.30						
Average Weekly Wages						
Pottawattamie County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	479	478	495	530	496	
2002	497	506	497	537	509	2.6%
2003	514	518	520	555	527	3.5%
2004	529	546	546	593	554	5.1%
2005	546	559	594	625	582	5.1%
2006	619	637	650	663	642	10.3%
2007	633	611	605	645	624	-2.8%
2008	624	622	627	666	635	1.8%
2009	618	620	623	669	633	-0.3%
2010	600	622	638	680	635	0.3%
2011	613	631	657	684	646	1.7%
2012	652	647	663	718	670	3.7%
2013	679	692	705	732	702	4.8%
2014	687	708	724	773	723	3%
2015	722	721	737	796	744	2.9%
2016(p)	722	716	772	786	749	0.7%

Total business establishments reported by the QCEW are displayed in Table II.79.31. Between 2015 and 2016, the total number of business establishments in Pottawattamie County decreased by 0.7 percent, from 2,564 to 2,556 establishments.

Table II.79.31						
Number of Business Establishments						
Pottawattamie County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,317	2,323	2,168	2,170	2,245	
2002	2,189	2,211	2,213	2,224	2,209	-1.6%
2003	2,224	2,227	2,265	2,282	2,250	1.9%
2004	2,287	2,286	2,304	2,303	2,295	2%
2005	2,319	2,308	2,315	2,350	2,323	1.2%
2006	2,356	2,359	2,354	2,360	2,357	1.5%
2007	2,382	2,406	2,410	2,397	2,399	1.8%
2008	2,385	2,415	2,455	2,456	2,428	1.2%
2009	2,455	2,458	2,473	2,446	2,458	1.2%
2010	2,448	2,466	2,458	2,434	2,452	-0.2%
2011	2,433	2,429	2,427	2,464	2,438	-0.6%
2012	2,466	2,462	2,474	2,490	2,473	1.4%
2013	2,462	2,489	2,504	2,498	2,488	0.6%
2014	2,496	2,536	2,567	2,545	2,536	1.9%
2015	2,564	2,581	2,561	2,549	2,564	1.1%
2016	2,549	2,554	2,562	2,559	2,556	-0.3%

Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.79.32, 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 gives an accurate measure of the income distribution in Pottawattamie County.

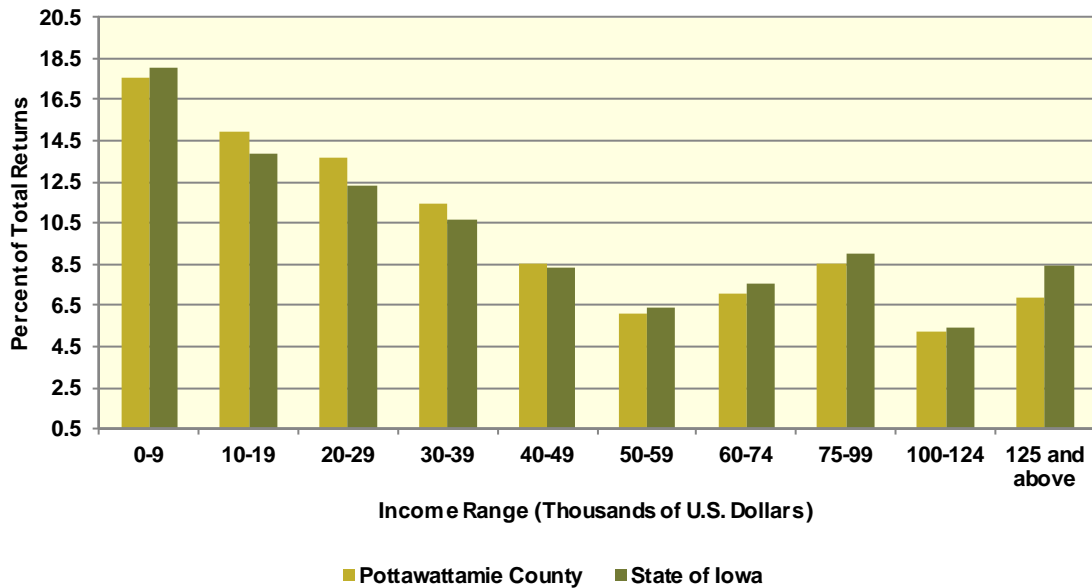
As can be seen, the total number of returns between 2010 and 2015 increased by 3.7 percent, with 2,922 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 48.2 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.5 percent.

Table II.79.32
Number of Tax Returns by Adjusted Gross Income
 Pottawattamie 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	7,436	6,279	5,510	4,019	3,038	2,550	2,841	2,414	813	785	35,685
2003	7,294	6,125	5,394	4,083	3,026	2,541	2,919	2,588	904	895	35,769
2004	7,357	6,048	5,463	4,246	3,178	2,603	2,972	2,782	1,099	1,055	36,803
2005	7,073	6,026	5,505	4,232	3,264	2,634	3,090	3,080	1,184	1,264	37,352
2006	7,120	5,952	5,582	4,286	3,338	2,695	3,120	3,400	1,384	1,474	38,351
2007	7,738	6,230	5,689	4,654	3,398	2,625	3,250	3,539	1,648	1,756	40,527
2008	7,418	6,228	5,910	4,613	3,318	2,628	3,183	3,558	1,710	1,845	40,411
2009	7,353	6,577	5,984	4,596	3,355	2,587	3,103	3,457	1,781	1,829	40,622
2010	7,439	6,708	5,902	4,544	3,409	2,603	3,071	3,472	1,758	1,971	40,877
2011	7,388	6,700	5,747	4,526	3,310	2,576	2,996	3,531	1,723	2,182	40,679
2012	7,387	6,408	5,604	4,489	3,311	2,584	2,939	3,542	1,917	2,420	40,601
2013	7,371	6,407	5,719	4,642	3,345	2,589	2,966	3,585	2,052	2,577	41,253
2014	7,404	6,433	5,770	4,709	3,481	2,697	2,933	3,661	2,146	2,739	41,973
2015	7,422	6,341	5,790	4,831	3,629	2,579	3,008	3,632	2,224	2,922	42,378
Change 10 - 15	-0.2%	-5.5%	-1.9%	6.3%	6.5%	-0.9%	-2.1%	4.6%	26.5%	48.2%	3.7%



Diagram II.79.7
2015 Income Distribution
 Pottawattamie 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 13,219 in 2010 to 9,395 in 2016, with the poverty rate reaching 10.3 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.79.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	7,606	8.7%
2001	7,817	9%
2002	8,839	10.1%
2003	8,977	10.1%
2004	10,175	11.4%
2005	10,089	11.5%
2006	9,642	11%
2007	9,530	10.9%
2008	10,128	11.6%
2009	11,485	13.1%
2010	13,219	14.5%
2011	13,205	14.5%
2012	11,212	12.4%
2013	12,317	13.6%
2014	11,120	12.3%
2015	12,293	13.5%
2016	9,395	10.3%

The rate of poverty for Pottawattamie County is shown in Table II.79.34. In 2016, there were an estimated 10,668 persons living in poverty. This represented a 11.8 percent poverty rate, compared to 8.4 percent poverty in 2000. In 2016, some 13.1 percent of those in poverty were under age 6, and 9.1 percent were 65 or older.

Table II.79.34				
Poverty by Age				
Pottawattamie 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	967	13.4%	1,399	13.1%
6 to 17	1,587	22%	2,192	20.5%
18 to 64	3,933	54.6%	6,108	57.3%
65 or Older	713	9.9%	969	9.1%
Total	7,200	100.0%	10,668	100.0%
Poverty Rate	8.4%	.	11.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.8 percent in Pottawattamie County between 2010 and 2016, from 39,330 to 39,646. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.79.35.

Table II.79.35				
Housing Units				
State of Iowa vs. Pottawattamie County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Pottawattamie County	% Growth Since Census
2000 Census Base	1,232,625	.	35,814	.
2010 Census	1,336,417	8.4%	39,330	9.8%
July 2011 Estimate	1,341,974	0.4%	39,412	0.2%
July 2012 Estimate	1,346,403	0.7%	39,448	0.3%
July 2013 Estimate	1,353,274	1.3%	39,520	0.5%
July 2014 Estimate	1,362,458	1.9%	39,570	0.6%
July 2015 Estimate	1,370,778	2.6%	39,597	0.7%
July 2016 Estimate	1,380,162	3.3%	39,646	0.8%

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 Pottawattamie County decreased from 135 authorizations in 2015 to 114 in 2016.

The real value of single-family building permits decreased from \$222,455 in 2015 to \$221,888 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.79.36.

Table II.79.36
Building Permits and Valuation
 Pottawattamie 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	125	6	0	57	188	74,942	26,601
1981	90	4	0	12	106	89,869	60,941
1982	67	6	0	37	110	96,703	45,105
1983	104	8	12	46	170	102,933	47,566
1984	139	22	18	81	260	104,745	63,470
1985	103	10	8	75	196	110,663	56,255
1986	115	22	12	105	254	128,704	45,989
1987	110	8	31	48	197	130,857	37,833
1988	99	30	7	67	203	132,470	57,158
1989	122	14	20	16	172	133,808	46,351
1990	114	12	8	35	169	147,117	52,412
1991	110	14	0	0	124	141,404	0
1992	140	6	3	82	231	137,260	72,792
1993	156	6	11	160	333	141,889	68,659
1994	199	14	0	0	213	138,511	0
1995	204	42	4	202	452	143,200	57,462
1996	294	16	4	106	420	143,696	67,667
1997	270	16	3	177	466	154,884	88,787
1998	288	16	6	379	689	151,557	95,525
1999	333	2	4	67	406	150,598	76,303
2000	295	6	16	346	663	160,165	85,344
2001	351	6	4	104	465	166,030	85,144
2002	323	14	0	37	374	185,534	69,631
2003	327	10	8	194	539	184,013	76,061
2004	418	6	0	28	452	166,873	62,523
2005	488	10	0	0	498	162,377	0
2006	348	16	4	110	478	153,242	99,520
2007	259	4	0	172	435	170,674	122,182
2008	195	4	3	0	202	174,511	0
2009	177	4	3	0	184	175,411	0
2010	164	4	0	0	168	178,682	0
2011	135	2	0	0	137	222,810	0
2012	171	0	0	0	171	199,827	0
2013	149	0	0	0	149	195,065	0
2014	118	4	0	0	122	209,348	0
2015	135	6	0	0	141	222,455	0
2016	114	0	0	0	114	221,888	0



Diagram II.79.8
Single Family Permits
 Pottawattamie County
 Census Bureau Data, 1980–2016

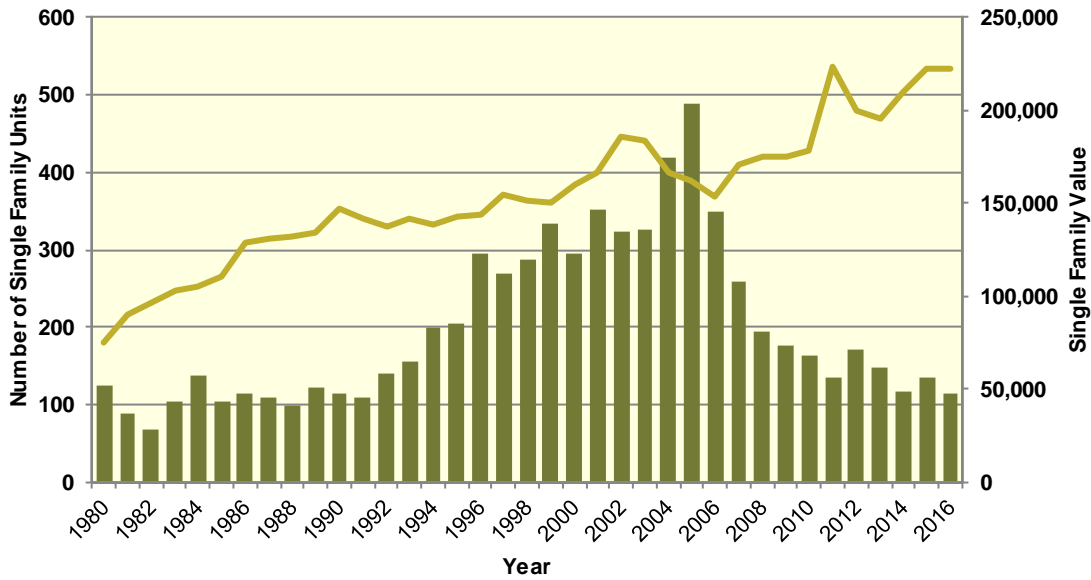
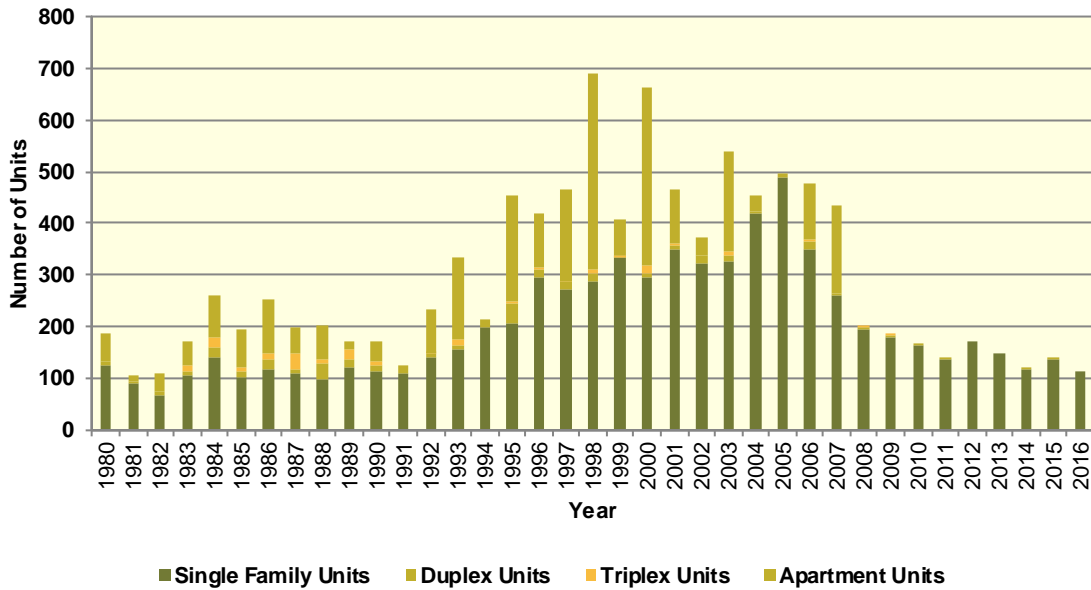


Diagram II.79.9
Total Permits by Unit Type
 Pottawattamie County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.79.37. In 2016, there were 39,537 housing units, up from 35,761 in 2000. Single-family units accounted for 78 percent of units in 2016, compared to 75.9 in 2000. Apartment units accounted for 14.1 percent in 2016, compared to 13.2 percent in 2000.

Table II.79.37 Housing Units by Type Pottawattamie 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	27,141	75.9%	30,833	78%
Duplex	1,053	2.9%	1,030	2.6%
Tri- or Four-Plex	997	2.8%	873	2.2%
Apartment	4,734	13.2%	5,556	14.1%
Mobile Home	1,811	5.1%	1,245	3.1%
Boat, RV, Van, Etc.	25	0.1%	0	0%
Total	35,761	100.0%	39,537	100.0%

Some 93.5 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed 4.5 percent between 2000 and 2010, ending with owner-occupied units representing 68.3 percent of unit. Vacant units changed by 33.3 percent, resulting in 2,555 vacant units in 2010.

Table II.79.38 Housing Units by Tenure Pottawattamie County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	33,844	94.6%	36,775	93.5%	8.7%
Owner-Occupied	24,052	71.1%	25,129	68.3%	4.5%
Renter-Occupied	9,792	28.9%	11,646	31.7%	18.9%
Vacant Housing Units	1,917	5.4%	2,555	6.5%	33.3%
Total Housing Units	35,761	100.0%	39,330	100.0%	10%

Table II.79.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 39,537 housing units. An estimated 68.1 percent were owner-occupied, and 7.2 percent were vacant.

Table II.79.39 Housing Units by Tenure Pottawattamie County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	36,775	93.5%	36,680	92.8%
Owner-Occupied	25,129	68.3%	24,978	68.1%
Renter-Occupied	11,646	31.7%	11,702	31.9%
Vacant Housing Units	2,555	6.5%	2,857	7.2%
Total Housing Units	39,330	100.0%	39,537	100.0%

Households by household size are shown in Table II.79.40. There were a total of 36,775 households in 2010, up from 33,844 in 2000. One person households changed by 18 percent between 2000 and 2010, while two person households changed by 10.9 percent. Three and four person households changed by 2.8 and -5.1 respectively, representing 15.8 percent and 12.1 percent of the population in 2010.

Table II.79.40					
Households by Household Size					
Pottawattamie County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	8,428	24.9%	9,949	27.1%	18%
Two Persons	11,752	34.7%	13,038	35.5%	10.9%
Three Persons	5,668	16.7%	5,828	15.8%	2.8%
Four Persons	4,705	13.9%	4,464	12.1%	-5.1%
Five Persons	2,168	6.4%	2,194	6%	1.2%
Six Persons	706	2.1%	788	2.1%	11.6%
Seven Persons or More	417	1.2%	514	1.4%	23.3%
Total	33,844	100.0%	36,775	100.0%	8.7%

Households by income is shown in Table II.79.41. Households earning more than \$100,000 per year represented 18.4 percent of households in 2016, compared to 6.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.2 percent of households in 2010, compared to 21 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.7 percent of households in 2016, compared to 13.8 percent in 2000.

Table II.79.41				
Households by Income				
Pottawattamie 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	4,677	13.8%	3,922	10.7%
\$15,000 to \$19,999	2,284	6.7%	1,717	4.7%
\$20,000 to \$24,999	2,399	7.1%	1,868	5.1%
\$25,000 to \$34,999	5,230	15.4%	4,092	11.2%
\$35,000 to \$49,999	6,644	19.6%	5,568	15.2%
\$50,000 to \$74,999	7,117	21%	7,408	20.2%
\$75,000 to \$99,999	3,228	9.5%	5,340	14.6%
\$100,000 or More	2,317	6.8%	6,765	18.4%
Total	33,896	100.0%	36,680	100.0%

Table II.79.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 11.8 percent and 2.2 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 12.6 percent, 6.7 percent, and 10.5, respectively. Housing units built prior to 1939 represented 26.7 percent of households in 2016.

Table II.79.42				
Households by Year Home Built				
Pottawattamie 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	10,272	30.4%	9,779	26.7%
1940 to 1949	2,545	7.5%	1,746	4.8%
1950 to 1959	5,057	14.9%	4,597	12.5%
1960 to 1969	4,509	13.3%	4,491	12.2%
1970 to 1979	5,028	14.9%	4,607	12.6%
1980 to 1989	2,641	7.8%	2,453	6.7%
1990 to 1999	3,792	11.2%	3,867	10.5%
2000 to 2009	.	.	4,334	11.8%
2010 or Later	.	.	806	2.2%
Total	33,844	100.0%	36,680	100.0%

The distribution of unit types by race are shown in Table II.79.43. An estimated 79.5 percent of white households occupy single family homes, while 47.8 percent of black households do. Some 13.2 percent of white households occupied apartments, while 47.8 percent of black households do. An estimated 60.2 percent of Asian, and 70.6 percent of American Indian households occupy single family homes.

Table II.79.43							
Distribution of Units in Structure by Race							
Pottawattamie County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79.5%	47.8%	70.6%	60.2%	100%	61.2%	71%
Duplex	2.5%	4.3%	0%	0%	0%	1.5%	2.7%
Tri- or Four-Plex	2.1%	0%	0%	19.4%	0%	0%	11.3%
Apartment	13.2%	47.8%	0%	20.4%	0%	15.8%	12.2%
Mobile Home	2.7%	0%	29.4%	0%	0%	21.5%	2.7%
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.79.44. An estimated 39.6 percent of vacant units were for rent in 2010, a 12.9 percent change since 2000. In addition, some 19 percent of vacant units were for sale, a change of 45.9 percent between 2000 and 2010. “Other” vacant units represented 27.7 percent of vacant units in 2010. This is a change of 76.6 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.

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	896	46.7%	1,012	39.6%	12.9%
For Sale	333	17.4%	486	19%	45.9%
Rented or Sold, Not Occupied	154	8%	190	7.4%	23.4%
For Seasonal, Recreational, or Occasional Use	116	6.1%	159	6.2%	37.1%
For Migrant Workers	17	0.9%	0	0%	-100%
Other Vacant	401	20.9%	708	27.7%	76.6%
Total	1,917	100.0%	2,555	100.0%	33.3%

The disposition of vacant units between 2010 and 2016 are shown in Table II.79.45. By 2016, for rent units accounted for 22.6 percent of vacant units, while for sale units accounted for 11.6 percent. “Other” vacant units accounted for 49.2 percent of vacant units, representing a total of 1,406 “other” vacant units.

Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	1,012	39.6%	645	22.6%
For Sale	486	19%	332	11.6%
Rented Not Occupied	53	2.1%	69	2.4%
Sold Not Occupied	137	5.4%	185	6.5%
For Seasonal, Recreational, or Occasional Use	159	6.2%	220	7.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	708	27.7%	1,406	49.2%
Total	2,555	100.0%	2,857	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.79.46. In 2016, an estimated 1.2 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.



Table II.79.46 Overcrowding and Severe Overcrowding Pottawattamie 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	23,631	98.2%	334	1.4%	87	0.4%	24,052
2016 Five-Year ACS	24,694	98.9%	245	1%	39	0.2%	24,978
Renter							
2000 Census	9,338	95.4%	293	3%	161	1.6%	9,792
2016 Five-Year ACS	11,386	97.3%	213	1.8%	103	0.9%	36,680
Total							
2000 Census	32,969	97.4%	627	1.9%	248	0.7%	33,844
2016 Five-Year ACS	36,080	98.4%	458	1.2%	142	0.4%	36,680

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

Table II.79.47 Households with Incomplete Plumbing Facilities Pottawattamie County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	33,728	36,552
Lacking Complete Plumbing Facilities	116	128
Total Households	33,844	36,680
Percent Lacking	0.3%	0.3%

There were 451 households lacking complete kitchen facilities in 2016, compared to 92 households in 2000. This was a change from 0.3 percent of households in 2000 to 1.2 percent in 2016.

Table II.79.48 Households with Incomplete Kitchen Facilities Pottawattamie County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	33,752	36,229
Lacking Complete Kitchen Facilities	92	451
Total Households	33,844	36,680
Percent Lacking	0.3%	1.2%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a

mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Pottawattamie County, 15.2 of households had a cost burden and 10.9 percent had a severe cost burden. Some 20.4 percent of renters were cost burdened, and 19.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.6 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 15.5 percent, and severe cost burden at 8.1 percent.

Table II.79.49
Cost Burden and Severe Cost Burden by Tenure
 Pottawattamie 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	10,914	80.6%	1,845	13.6%	766	5.7%	19	0.1%	13,544
2016 Five-Year ACS	12,174	75.9%	2,490	15.5%	1,299	8.1%	72	0.4%	16,035
Owner Without a Mortgage									
2000 Census	6,156	90.6%	338	5%	249	3.7%	52	0.8%	6,795
2016 Five-Year ACS	7,868	88%	682	7.6%	367	4.1%	26	0.3%	8,943
Renter									
2000 Census	5,740	60.6%	1,728	18.2%	1,439	15.2%	572	6%	9,479
2016 Five-Year ACS	6,250	53.4%	2,390	20.4%	2,328	19.9%	734	6.3%	11,702
Total									
2000 Census	22,810	76.5%	3,911	13.1%	2,454	8.2%	643	2.2%	29,818
2016 Five-Year ACS	26,292	71.7%	5,562	15.2%	3,994	10.9%	832	2.3%	36,680

Housing Problems by Income

Table II.79.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Pottawattamie County. As can be seen in 2017 the MFI was \$75,000, which compared to \$69,900 for the State of Iowa.

Table II.79.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 3,345 owner-occupied and 1,998 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,645 owner-occupied 2,265 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 25,970 households without a housing problem.

Table II.79.50
Median Family Income
 Pottawattamie County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	58,600	49,100
2001	62,400	52,500
2002	64,400	53,700
2003	63,300	54,900
2004	64,000	55,800
2005	65,250	57,650
2006	66,500	57,800
2007	64,800	58,100
2008	67,100	58,500
2009	69,900	62,000
2010	70,300	62,400
2011	70,600	64,000
2012	71,500	64,800
2013	72,700	64,700
2014	73,000	65,300
2015	72,800	67,500
2016	72,100	68,400
2017	75,000	69,900

Table II.79.51
Housing Problems by Income and Tenure

Pottawattamie 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	20	4	25	35	55	139
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	85	60	95	75	315
Housing cost burden greater than 50% of income (and none of the above problems)	995	390	180	35	45	1,645
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	330	825	1,120	505	565	3,345
Zero/negative income (and none of the above problems)	120	0	0	0	0	120
has none of the 4 housing problems	400	1,050	3,345	2,710	12,585	20,090
Total	1,865	2,354	4,734	3,380	13,325	25,658
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	85	60	110	0	25	280
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	70	0	25	4	103
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	25	50	45	55	250
Housing cost burden greater than 50% of income (and none of the above problems)	1,935	275	45	10	0	2,265
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	410	1,170	410	4	4	1,998
Zero/negative income (and none of the above problems)	185	0	0	0	0	185
has none of the 4 housing problems	550	555	2,130	825	1,820	5,880
Total	3,244	2,155	2,745	909	1,908	10,961
Total						
Lacking complete plumbing or kitchen facilities	105	64	135	35	80	419
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	70	4	25	4	107
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	110	110	140	130	565
Housing cost burden greater than 50% of income (and none of the above problems)	2,930	665	225	45	45	3,910
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	740	1,995	1,530	509	569	5,343
Zero/negative income (and none of the above problems)	305	0	0	0	0	305
has none of the 4 housing problems	950	1,605	5,475	3,535	14,405	25,970
Total	5,109	4,509	7,479	4,289	15,233	36,619

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 only owner-occupied originated loans for single family units were considered. As can be seen in Table II.79.52, of the 2,339 loans in 2016, 1,103 loans were for Home Purchases, 272 were for Home Improvement and 964 were for refinancing.

Table II.79.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Pottawattamie County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	930	325	1,165	2,420
2009	972	270	2,067	3,309
2010	724	247	1,950	2,921
2011	682	263	1,488	2,433
2012	714	242	1,911	2,867
2013	806	247	1,358	2,411
2014	860	243	617	1,720
2015	1,066	290	854	2,210
2016	1,103	272	964	2,339

Table II.79.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$137,833 in 2012 and \$147,678 in 2016. Overall, average loans were \$115,637 in 2008 and \$134,476 in 2016.

Table II.79.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Pottawattamie County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$129,395	\$36,385	\$126,763	\$115,637
2009	\$126,334	\$39,511	\$143,998	\$130,283
2010	\$131,579	\$40,972	\$137,544	\$127,899
2011	\$136,842	\$36,205	\$133,590	\$123,975
2012	\$137,833	\$50,517	\$138,660	\$131,014
2013	\$144,125	\$46,599	\$125,757	\$123,788
2014	\$143,113	\$33,021	\$122,853	\$120,291
2015	\$145,911	\$43,566	\$136,295	\$128,765
2016	\$147,678	\$33,566	\$147,843	\$134,476

Table II.79.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$98,413,000 in 2012 and \$162,889,000 in 2016. Overall, average loans were \$279,841,000 in 2008 and \$314,540,000 in 2016.

Table II.79.54 Total Volume of Owner-Occupied Single Family Loans Pottawattamie County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$120,337,000	\$11,825,000	\$147,679,000	\$279,841,000
2009	\$122,797,000	\$10,668,000	\$297,643,000	\$431,108,000
2010	\$95,263,000	\$10,120,000	\$268,210,000	\$373,593,000
2011	\$93,326,000	\$9,522,000	\$198,782,000	\$301,630,000
2012	\$98,413,000	\$12,225,000	\$264,980,000	\$375,618,000
2013	\$116,165,000	\$11,510,000	\$170,778,000	\$298,453,000
2014	\$123,077,000	\$8,024,000	\$75,800,000	\$206,901,000
2015	\$155,541,000	\$12,634,000	\$116,396,000	\$284,571,000
2016	\$162,889,000	\$9,130,000	\$142,521,000	\$314,540,000

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.79.55 presents some basic statistics about the completed surveys.

Table II.79.55 Survey of Rental Properties Pottawattamie County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	30	2,622	4	29.8

Table II.79.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 5 single family units in Pottawattamie County, with 0 of them available. This translates into a vacancy rate of 0 percent in Pottawattamie County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,606 apartment units reported in the survey, with 91 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.79.56 Rental Vacancy Survey by Type Pottawattamie County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	5	0	0%
Apartments	2,606	91	3.5%
Mobile Homes	11	1	9.1%
"Other" Units	0	0	0%
Don't Know	0	12	
Total	2,622	104	4%

Table II.79.57, reports units by bedroom size. As can be seen there were 663 two bedroom apartment units and 201 three bedroom units. Overall, the 668 two bedroom units accounted for 25.5 percent of all units, and the 211 three bedroom units accounted for 8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 474 units listed as "Don't Know". Additional details for additional unit types are reported.

Table II.79.57 Rental Units by Bedroom Size Pottawattamie County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	233	0	0	·	233
One	1	1,027	0	0	·	1,028
Two	4	663	1	0	·	668
Three	0	201	10	0	·	211
Four	0	8	0	0	·	8
Don’t Know	0	474	0	0	0	474
Total	5	2,606	11	0	0	2,622

Table II.79.58, 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.79.58 Single Family Units by Bedroom Size Pottawattamie County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	4	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	5	0	0%

Table II.79.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 1.6 percent.

Table II.79.59 Apartment Units by Bedroom Size Pottawattamie County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	233	28	12%
One	1,027	16	1.6%
Two	663	23	3.5%
Three	201	17	8.5%
Four	8	0	0%
Don’t know	474	7	1.5%
Total	2,606	91	3.5%

Average market-rate rents by unit type are shown in Table II.79.60. 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.79.60 Average Market Rate Rents by Bedroom Size Pottawattamie County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$775	\$0	\$0	\$775
One	\$0	\$766.5	\$0	\$0	\$766.5
Two	\$0	\$877	\$0	\$0	\$877
Three	\$0	\$775.6	\$0	\$0	\$775.6
Four	\$0	\$1200	\$0	\$0	\$1200
Total	\$810	\$760.5	\$900	\$0	\$764.1

Table II.79.61, 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.79.61 Average Assisted Rate Rents by Bedroom Size Pottawattamie 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	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Table II.79.62, shows vacancy rates for single family units by average rental rates for Pottawattamie County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.79.62 Single Family Market Rate Rents by Vacancy Status Pottawattamie 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	5	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	5	0	0%

The average rent and availability of apartment units is displayed in Table II.79.63. 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 3.8 percent.

Table II.79.63 Apartment Market Rate Rents by Vacancy Status Pottawattamie County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	586	16	2.7%
\$750 to \$1,000	1,576	60	3.8%
\$1,000 to \$1,250	17	1	5.9%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	427	14	3.3%
Total	2,606	91	3.5%

Respondents were asked if utilities are included in the rent and as shown in Table II.79.64, 24 respondents, or 80 percent, included some sort of utility in the rent.

Table II.79.64 Are there any utilities included with the rent? Pottawattamie County 2017 Survey of Rental Properties	
Period	Respondent
Yes	24
No	6
% Offering Utilities	80%

The type of utility included in the rent is shown in Table II.79.65. There were 4 respondents who included electricity, 3 respondents who included natural gas, 20 respondents who included water and sewer and 23 respondents included trash collection in the rent.

Table II.79.65 Which utilities are included with the rent? Pottawattamie County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	3
Water/Sewer	20
Trash Collection	23

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.79.66, there were 496 accessible apartment units. Respondents also indicated there were a total of 144 persons with disabilities currently residing in accessible units.

Table II.79.66 Accessible Units by Bedroom Size Pottawattamie County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	20	0	0		20
One	0	241	0	0		241
Two	0	166	1	0		167
Three	0	29	0	0		29
Four	0	1	0	0		1
Don't Know	0	39	0	0	0	39
Total	0	496	1	0	0	497

Table II.79.67, shows the breakdown of accessible and not accessible single family units by bedroom size.

Table II.79.67 Single Family Units by Accessibility and Bedroom Size Pottawattamie County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	1	0	1	0%
Two	4	0	4	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	5	0	5	0%

Table II.79.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 25 percent or 166 two bedroom apartment units are accessible, with 14.4 percent of three bedroom units were considered accessible. Overall, 19 percent of all apartment units were considered accessible by survey respondents.

Table II.79.68 Apartment Units by Accessibility and Bedroom Size Pottawattamie County 2017 Survey of Rental Properties	
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Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	213	20	233	8.6%
One	786	241	1,027	23.5%
Two	497	166	663	25%
Three	172	29	201	14.4%
Four	7	1	8	12.5%
Don't know	435	39	474	8.2%
Total	2,110	496	2,606	19%

Perceived Need for Rental Units

Table II.79.69, at right, shows the number of survey respondents who keep a waiting list. As can be seen 21 respondents said they keep a waitlist, with an estimated 141 number of persons on the wait list.

Table II.79.69 Do you keep a waiting list? Pottawattamie County 2017 Survey of Rental Properties	
Period	Respondent
Yes	21
No	9
Waitlist Size	141

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.79.70, 0 respondents said there was no need for renovating single family units, with 5 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 5 respondents saying there was extreme need for renovating existing apartment units.

Table II.79.70 How would you rate the need for renovation of existing units in the city? Pottawattamie County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	7	7	0	0
Moderate Need	7	7	4	4
High Need	3	3	2	2
Extreme Need	5	5	1	1
Average Need	3.3	3.3	3.6	3.6

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.79.71, 2 respondents said there was no need for new single family units, with 7 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Table II.79.71
How would you rate the need for construction of new units in the city?
 Pottawattamie County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	6	6	3	3
Moderate Need	1	1	0	0
High Need	4	4	1	1
Extreme Need	7	7	2	2
Average Need	3.4	3.4	2.8	2.8

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.79.72, shows the *strong growth scenario* for the Pottawattamie County. As can be seen there were 24,978 owner-occupied and 11,702 renter-occupied households in 2016, for a total of 36,680 households. In 2030, there will be a projected 40,526 households, of which 22,823 are projected to be owner occupied and the remaining 17,703 are expected to be renter-occupied.

By 2050, there are projected to be 23,462 owner-occupied households, of which 1,705 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 4,329 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 17,528 renter households, of which 5,182 renter households are expected to have incomes between 0 and 30.0 percent of median family income 4,374 renter households with incomes between 50.1-80.0



percent of MFI. Overall households are projected to reach 40,990 occupied units by 2050, of which 6,887 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.79.72								
Housing Demand Forecast								
Pottawattamie County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	1,815	1,590	1,627	1,658	1,681	1,694	1,702	1,705
30.1-50%	2,292	2,008	2,055	2,094	2,122	2,140	2,149	2,153
50.1-80%	4,608	4,037	4,132	4,211	4,267	4,302	4,321	4,329
80.1-95%	2,550	2,234	2,286	2,330	2,361	2,380	2,391	2,395
95.1-115%	2,993	2,622	2,683	2,734	2,771	2,794	2,806	2,811
115+%	10,720	9,392	9,612	9,795	9,926	10,007	10,051	10,070
Total	24,978	21,884	22,395	22,823	23,128	23,317	23,419	23,462
Renter								
0-30%	3,460	5,157	5,201	5,234	5,250	5,246	5,222	5,182
30.1-50%	2,312	3,446	3,475	3,497	3,508	3,505	3,490	3,463
50.1-80%	2,920	4,353	4,390	4,418	4,432	4,428	4,408	4,374
80.1-95%	747	1,114	1,124	1,131	1,134	1,133	1,128	1,120
95.1-115%	753	1,122	1,132	1,139	1,142	1,141	1,136	1,128
115+%	1,510	2,250	2,270	2,284	2,291	2,289	2,279	2,262
Total	11,702	17,442	17,591	17,703	17,759	17,744	17,664	17,528
Total								
0-30%	5,275	6,747	6,828	6,892	6,931	6,940	6,924	6,887
30.1-50%	4,604	5,454	5,530	5,592	5,631	5,645	5,638	5,616
50.1-80%	7,529	8,390	8,522	8,629	8,699	8,730	8,729	8,703
80.1-95%	3,297	3,348	3,410	3,461	3,495	3,514	3,519	3,515
95.1-115%	3,745	3,744	3,815	3,873	3,913	3,935	3,942	3,939
115+%	12,230	11,643	11,881	12,079	12,217	12,297	12,330	12,331
Total	36,680	39,326	39,986	40,526	40,887	41,062	41,083	40,990