

**VOLUME II:
SIOUX COUNTY**

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Sioux County

DEMOGRAPHICS

Population Estimates

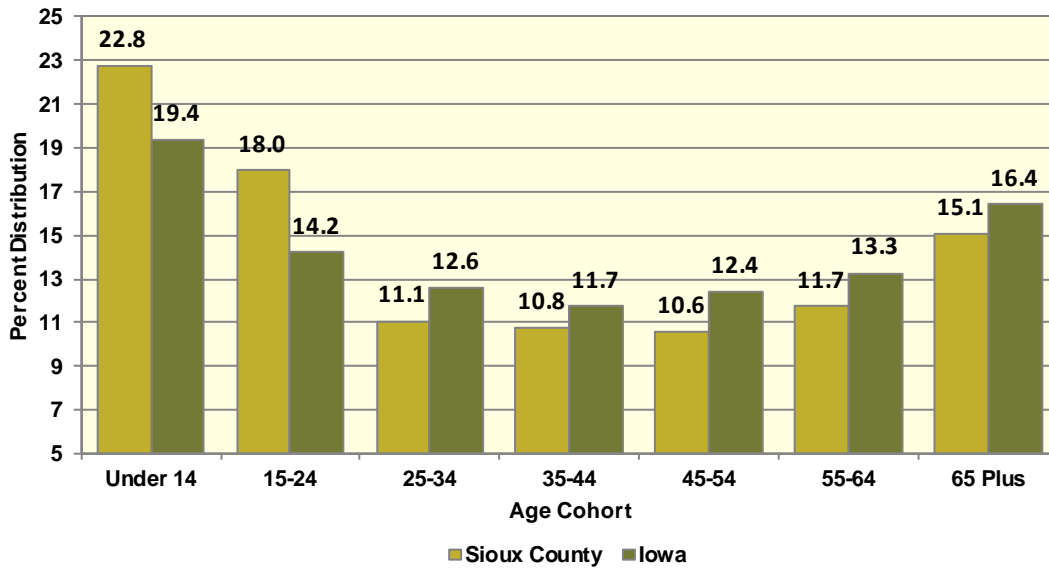
The Census Bureau's current census estimates indicate that Sioux County's population increased from 33,704 in 2010 to 34,898 in 2016, or by 3.5 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 4.5 percent, and the number of people from 55 to 64 years of age increased by 18.3 percent. The white population increased by 2.5 percent, while the black population increased by 99.3 percent. The Hispanic population increased from 3,001 to 3,655 people between 2010 and 2016 or by 21.8 percent. These data are presented in Table II.85.1.

Table II.85.1						
Profile of Population Characteristics						
Sioux County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Sioux County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	33,704	34,898	3.5%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	7,579	7,948	4.9%	603,673	607,020	0.6%
15 to 24 years	6,075	6,270	3.2%	430,187	445,808	3.6%
25 to 34 years	4,045	3,862	-4.5%	382,583	394,373	3.1%
35 to 44 years	3,429	3,763	9.7%	364,548	367,535	0.8%
45 to 54 years	4,305	3,695	-14.2%	439,726	389,744	-11.4%
55 to 64 years	3,463	4,097	18.3%	372,750	415,998	11.6%
65 and Over	4,808	5,263	9.5%	452,888	514,215	13.5%
Race						
White	32,924	33,758	2.5%	2,839,615	2,864,884	0.9%
Black	151	301	99.3%	91,695	114,874	25.3%
American Indian and Alaskan Native	131	184	40.5%	13,563	15,924	17.4%
Asian	283	351	24%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	13	21	61.5%	2,419	3,592	48.5%
Two or more races	202	283	40.1%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	3,001	3,655	21.8%	151,544	182,606	20.5%

Table II.85.2, presents the population of Sioux County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 16,831 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 16,873 persons, were female. In 2016, the number of males rose to 17,517 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 17,381 persons being female.

Table II.85.2 Population by Age and Gender Sioux County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	3,824	3,755	7,579	4,030	3,918	7,948	4.9%
15 to 24 years	3,108	2,967	6,075	3,254	3,016	6,270	3.2%
25 to 34 years	2,135	1,910	4,045	2,035	1,827	3,862	-4.5%
35 to 44 years	1,760	1,669	3,429	1,919	1,844	3,763	9.7%
45 to 54 years	2,200	2,105	4,305	1,904	1,791	3,695	-14.2%
55 to 64 years	1,760	1,703	3,463	2,059	2,038	4,097	18.3%
65 and Over	2,044	2,764	4,808	2,316	2,947	5,263	9.5%
Total	16,831	16,873	33,704	17,517	17,381	34,898	3.5%
% of Total	49.9%	50.1%	.	50.2%	49.8%	.	

**Diagram II.85.1
Age Distribution**
Sioux County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Sioux County increased from 29,903 to 31,589 persons, or by 5.6 percent. Between 2000 and 2010, Sioux County population, changed by 2,115 persons, to a total population of 33,704 persons. The most recent estimates indicated that Sioux County’s population rose an additional 1,194 persons since the 2010 Census, to 34,898 persons in July 2016.

Table II.85.3 Population Estimates: Births, Deaths, and Migration Sioux County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	29,903
Natural Increase 90-00	1,777
Net Migration 90-00	-91
2000 Census	31,589
Natural Increase 00-09	2,154
Net Migration 00-09	-156
2009 Population Estimate	33,587
2010 Census	33,704
Natural Increase 10-16	1632
Net Migration 10-16	-438
2016 Population Estimate	34,898

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.85.3, Sioux County had a natural increase, of 1,777 persons between 1990 and 2000. During the April 2000 to July 2009 period, Sioux County’s natural increase was estimated at 2,154 persons. Between 2010 and 2016, the natural increase was estimated at 1632 persons, and the net migration was -438 persons.

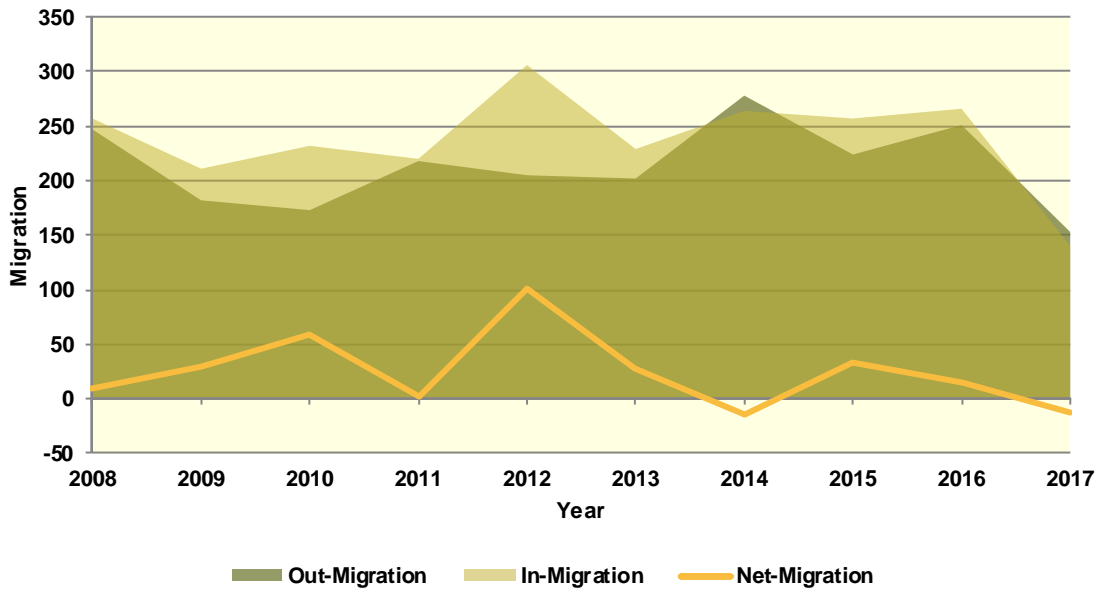
Population Migration Trends

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.85.4 in 2008 there was a total of 257 in-migrations with a total of 247 out-migrations, which led to a net-migration of 10 persons. The most recent first half 2017 data saw a net-migration of -13 persons, with 140 persons entering Sioux County and 153 persons leaving Sioux County.

Diagram II.85.2, 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 101 people entering and the migration lowest net migration occurred in 2014 with 14 entering Sioux County.

Diagram II.85.2
Net In-migration by Gender
 Sioux County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.85.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 23 percent of net-migrants, or -3 persons were male, with the remaining 77 percent, or -10 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	131	100	117	104	167	117	130	116	144	74
Female	126	111	115	116	139	112	134	141	122	66
Total	257	211	232	220	306	229	264	257	266	140
Out										
Male	120	85	85	100	100	91	117	106	121	77
Female	127	97	88	118	105	111	161	118	130	76
Total	247	182	173	218	205	202	278	224	251	153
Net										
Male	11	15	32	4	67	26	13	10	23	-3
Female	-1	14	27	-2	34	1	-27	23	-8	-10
Total	10	29	59	2	101	27	-14	33	15	-13

Table II.85.5, shows net-migration for Sioux County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 65 and older, with 6 persons entering Sioux County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 10 persons leaving Sioux County.

Table II.85.5										
Migration by Age Range										
Sioux County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	4	3	2	2	4	5	2	1	5	0
18-22	50	49	52	43	59	50	48	45	32	23
23-25	32	37	32	34	39	30	44	37	62	31
26-35	87	69	73	67	96	67	66	66	73	40
36-45	30	25	30	38	40	27	49	37	38	17
46-55	31	14	25	22	28	22	17	36	25	13
56-65	18	9	14	9	28	13	30	24	15	7
66 +	5	5	4	5	12	15	8	11	16	9
Total	257	211	232	220	306	229	264	257	266	140
Out										
14-17	3	0	2	3	5	4	2	2	4	7
18-22	61	48	42	44	44	38	50	42	55	33
23-25	56	41	36	43	47	39	55	57	43	29
26-35	56	44	49	53	40	60	85	57	66	36
36-45	28	14	16	24	24	26	29	24	26	17
46-55	19	17	14	22	18	17	18	18	24	20
56-65	15	11	7	18	20	13	26	15	19	8
66 +	9	7	7	11	7	5	13	9	14	3
Total	247	182	173	218	205	202	278	224	251	153
Net										
14-17	1	3	0	-1	-1	1	0	-1	1	-7
18-22	-11	1	10	-1	15	12	-2	3	-23	-10
23-25	-24	-4	-4	-9	-8	-9	-11	-20	19	2
26-35	31	25	24	14	56	7	-19	9	7	4
36-45	2	11	14	14	16	1	20	13	12	0
46-55	12	-3	11	0	10	5	-1	18	1	-7
56-65	3	-2	7	-9	8	0	4	9	-4	-1
66 +	-4	-2	-3	-6	5	10	-5	2	2	6
Total	10	29	59	2	101	27	-14	33	15	-13

School Age Enrollment

Table II.85.6, show the school enrollment from the Iowa Department of Education for Sioux County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 6,894 students and was 7,549 in 2017, a change of 9.5 percent. Enrollment for students in grades 1 to 5 was 2,437 students in 2010 and 2,874 in 2017, which was a change of 17.9 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,967 and 1,823 in 2017, which was a change of -7.3 percent.

Table II.85.6
School Enrollment

Sioux County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	602	2,445	1,556	2,338	2,609	6,965
2001	587	2,432	1,568	2,195	22	6,804
2002	560	2,365	1,572	2,149	11	6,657
2003	590	2,333	1,525	2,158	24	6,630
2004	638	2,311	1,481	2,158	15	6,603
2005	641	2,284	1,489	2,178	0	6,592
2006	707	2,318	1,445	2,177	3	6,647
2007	739	2,346	1,430	2,110	11	6,625
2008	885	2,413	1,391	2,105	134	6,794
2009	921	2,451	1,422	2,043	181	6,746
2010	1,063	2,437	1,427	1,967	281	6,894
2011	1,090	2,477	1,460	1,944	252	6,971
2012	1,048	2,541	1,461	1,898	241	6,948
2013	1,063	2,642	1,478	1,630	250	6,813
2014	1,069	2,544	1,420	1,571	340	6,604
2015	1,184	2,817	1,511	1,713	385	7,225
2016	1,233	2,879	1,570	2,016	403	7,698
2017	1,225	2,874	1,627	1,823	422	7,549
% Change 10-17	15.2%	17.9%	14%	-7.3%	50.2%	9.5%

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.85.7, shows population by age for the 2000 and 2010 Census. The population changed by 6.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.2 percent to a total of 4,808 persons in 2010. Those aged 25 to 34 changed by 29.4 percent, and those aged under 5 changed by 26.1 percent.

Table II.85.7 Population by Age Sioux County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,092	6.6%	2,639	7.8%	26.1%
5 to 19	8,318	26.3%	8,030	23.8%	-3.5%
20 to 24	2,973	9.4%	2,985	8.9%	0.4%
25 to 34	3,126	9.9%	4,045	12%	29.4%
35 to 54	7,908	25%	7,734	22.9%	-2.2%
55 to 64	2,419	7.7%	3,463	10.3%	43.2%
65 or Older	4,753	15%	4,808	14.3%	1.2%
Total	31,589	100.0%	33,704	100.0%	6.7%

The elderly population is further explored in Table II.85.8. Those aged 65 to 66 changed by 7.1 percent between 2000 and 2010, resulting in a population of 453 persons. Those aged 85 or older changed by 25 percent during the same time period, and resulted in 871 persons over age 85 in 2010.

Table II.85.8 Elderly Population by Age Sioux County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	423	8.9%	453	9.4%	7.1%
67 to 69	674	14.2%	713	14.8%	5.8%
70 to 74	1,157	24.3%	1,029	21.4%	-11.1%
75 to 79	1,033	21.7%	914	19%	-11.5%
80 to 84	769	16.2%	828	17.2%	7.7%
85 or Older	697	14.7%	871	18.1%	25%
Total	4,753	100.0%	4,808	100.0%	1.2%

Population by race and ethnicity is shown in Table II.85.9. The white population changed by 2.3 percent between 2000 and 2010, and resulted in representing 93.3 percent of the population in 2010. The black population changed by 101.6 percent, represented 0.4 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 271.4 percent between 2000 and 2010, compared to the -0.3 percent growth rate for non-Hispanics.

Table II.85.9 Population by Race and Ethnicity Sioux County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	30,746	97.3%	31,441	93.3%	2.3%
Black	64	0.2%	129	0.4%	101.6%
American Indian	40	0.1%	96	0.3%	140%
Asian	186	0.6%	272	0.8%	46.2%
Native Hawaiian/ Pacific Islander	4	0%	4	0%	0%
Other	380	1.2%	1,448	4.3%	281.1%
Two or More Races	169	0.5%	314	0.9%	85.8%
Total	31,589	100.0%	33,704	100.0%	6.7%
Hispanic	808	2.6%	3,001	8.9%	271.4%



Non-Hispanic	30,781	97.4%	30,703	91.1%	-0.3%
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Population by race and ethnicity through 2016 is shown in Table II.85.10. The white population represented 92.9 percent of the population in 2016, compared with black households accounting for 0.4 percent of the population. Hispanic households represented 9.8 percent of the population in 2016.

Table II.85.10 Population by Race and Ethnicity				
Sioux County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	31,441	93.3%	32,150	92.9%
Black	129	0.4%	146	0.4%
American Indian	96	0.3%	81	0.2%
Asian	272	0.8%	246	0.7%
Native Hawaiian/ Pacific Islander	4	0%	4	0%
Other	1,448	4.3%	1,609	4.6%
Two or More Races	314	0.9%	385	1.1%
Total	33,704	100.0%	34,621	100.0%
Non-Hispanic	30,703	91.1%	31,212	90.2%
Hispanic	3,001	8.9%	3,409	9.8%

The population by race is broken down further by ethnicity in Table II.85.11. While the white non-Hispanic population changed by -0.9 percent between 2000 and 2010, the white Hispanic population changed by 263.2 percent. The black non-Hispanic population changed by 82.5 percent, while the black Hispanic population changed by 257.1 percent.

Table II.85.11 Population by Race and Ethnicity					
Sioux County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	30,374	98.7%	30,090	98%	-0.9%
Black	57	0.2%	104	0.3%	82.5%
American Indian	37	0.1%	48	0.2%	29.7%
Asian	185	0.6%	264	0.9%	42.7%
Native Hawaiian/ Pacific Islander	3	0%	3	0%	0%
Other	6	0%	4	0%	-33.3%
Two or More Races	119	0.4%	190	0.6%	59.7%
Total Non-Hispanic	30,781	100.0%	30,703	100.0%	-0.3%
Hispanic					
White	372	46%	1,351	45%	263.2%
Black	7	0.9%	25	0.8%	257.1%
American Indian	3	0.4%	48	1.6%	1500%
Asian	1	0.1%	8	0.3%	700%
Native Hawaiian/ Pacific Islander	1	0.1%	1	0%	0%
Other	374	46.3%	1,444	48.1%	286.1%
Two or More Races	50	6.2%	124	4.1%	148%
Total Hispanic	808	100.0%	3,001	100.0%	271.4 %
Total Population	31,589	100.0%	33,704	100.0%	6.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.85.12. During this time, the total non-Hispanic population was 31,212 persons in 2016. The Hispanic population was 3,409.

Table II.85.12				
Population by Race and Ethnicity				
Sioux County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	30,090	98%	30,464	97.6%
Black	104	0.3%	146	0.5%
American Indian	48	0.2%	66	0.2%
Asian	264	0.9%	246	0.8%
Native Hawaiian/ Pacific Islander	3	0%	4	0%
Other	4	0%	2	0%
Two or More Races	190	0.6%	284	0.9%
Total Non-Hispanic	30,703	100.0%	31,212	100.0%
Hispanic				
White	1,351	45%	1,686	49.5%
Black	25	0.8%	0	0%
American Indian	48	1.6%	15	0.4%
Asian	8	0.3%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1,444	48.1%	1,607	47.1%
Two or More Races	124	4.1%	101	3%
Total Hispanic	3,001	100.0	3,409	100.0%
Total Population	33,704	100.0%	34,621	100.0%

Households by type and tenure are shown in Table II.85.13. Family households represented 75.7 percent of households, while non-family households accounted for 24.3 percent. These changed from 74.4 and 25.6 percent, respectively.

Table II.85.13				
Household Type by Tenure				
Sioux County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	8,614	74.4%	9,035	75.7%
Married-Couple Family	7,781	90.3%	7,886	87.3%
Owner-Occupied	6,989	89.8%	7,045	89.3%
Renter-Occupied	792	10.2%	841	10.7%
Other Family	833	9.7%	1,149	9.2%
Male Householder, No Spouse Present	315	37.8%	427	27.4%
Owner-Occupied	196	62.2%	260	60.9%
Renter-Occupied	119	37.8%	167	39.1%
Female Householder, No Spouse Present	518	62.2%	722	45.1%
Owner-Occupied	307	59.3%	450	62.3%
Renter-Occupied	211	40.7%	272	37.7%
Non-Family Households	2,970	25.6%	2,905	24.3%
Owner-Occupied	1,816	61.1%	1,726	59.4%
Renter-Occupied	1,154	38.9%	1,179	40.6%
Total	11,584	100.0%	11,940	100.0%

The group quarters population was 2,410 in 2010, compared to 2,648 in 2000. Institutionalized populations experienced a -21.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a -6.3 percent change during this same time period.

Table II.85.14					
Group Quarters Population					
Sioux County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	41	8.6%	60	16%	46.3%
Juvenile Facilities	.	.	12	3.2%	.
Nursing Homes	435	91.2%	301	80.3%	-30.8%
Other Institutions	1	0.2%	2	0.5%	100%
Total	477	100.0%	375	100.0%	-21.4%
Noninstitutionalized					
College Dormitories	2,086	96.1%	1,972	96.9%	-5.5%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	85	3.9%	63	3.1%	-25.9%
Total	2,171	100.0%	2,035	100.0%	-6.3%
Group Quarters Population	2,648	100.0%	2,410	100.0%	-9%

The number of foreign born persons are shown in Table II.85.15. An estimated 3.7 percent of the population was born in Mexic , some 0.7 percent were born in Canada, and another 0.3 percent were born in Guatemala.

Table II.85.15			
Place of Birth for the Foreign-Born Population			
Sioux County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,298	3.7%
#2 country of origin	Canada	249	0.7%
#3 country of origin	Guatemala	88	0.3%
#4 country of origin	Korea	71	0.2%
#5 country of origin	India	45	0.1%
#6 country of origin	Netherlands	44	0.1%
#7 country of origin	Philippines	44	0.1%
#8 country of origin	Brazil	39	0.1%
#9 country of origin	Honduras	34	0.1%
#10 country of origin	Nigeria	32	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.85.16. An estimated 4.2 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Asian and Pacific Island languages.

Table II.85.16 Limited English Proficiency and Language Spoken at Home Sioux County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,349	4.2%
#2 LEP Language	Other Asian and Pacific Island languages	34	0.1%
#3 LEP Language	Korean	31	0.1%
#4 LEP Language	Vietnamese	13	0%
#5 LEP Language	Other and unspecified languages	6	0%
#6 LEP Language	Chinese	5	0%
#7 LEP Language	Other Indo-European languages	5	0%
#8 LEP Language	Russian, Polish, or other Slavic languages	4	0%
#9 LEP Language	French, Haitian, or Cajun	2	0%
#10 LEP Language	Arabic	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.85.17. Some 11.2 percent of the population was disabled in 2000, or a total of 3,258 persons. The disability rate was highest for those over 65, with 29.2 percent disabled.

Table II.85.17 Disability by Age Sioux County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	157	2.9%
16 to 64	1,839	9.6%
65 and older	1,262	29.2%
Total	3,258	11.2%

Table II.85.18 shows disability by type in 2000. There were 1,390 physical disabilities in 2000, some 1,244 employment disabilities, and 1,144 go-outside-home disabilities.

Table II.85.18 Total Disabilities Tallied: Aged 5 and Older Sioux County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	613
Physical disability	1,390
Mental disability	758
Self-care disability	354
Employment disability	1,244
Go-outside-home disability	1,144
Total	5,503

Disability by age, as estimated by the 2016 ACS, is shown in Table II.85.19. The disability rate for females was 7.3 percent, compared to 8.5 percent for males. The disability rate changed precipitously higher with age, with 37.2 percent of those over 75 experiencing a disability.

Table II.85.19						
Disability by Age						
Sioux County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	4	0.3%	0	0%	4	0.2%
5 to 17	170	5%	71	2.1%	241	3.6%
18 to 34	227	5%	139	3.3%	366	4.2%
35 to 64	388	6.6%	418	7.5%	806	7.1%
65 to 74	270	23.6%	118	9.7%	388	16.5%
75 or Older	401	40.3%	490	35%	891	37.2%
Total	1,460	8.5%	1,236	7.3%	2,696	7.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.85.20. Some 3.3 percent have an ambulatory disability, 2.4 have an independent living disability, and 1.1 percent have a self-care disability.

Table II.85.20		
Total Disabilities Tallied: Aged 5 and Older		
Sioux County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	944	2.8%
Vision disability	428	1.3%
Cognitive disability	900	2.8%
Ambulatory disability	1,056	3.3%
Self-Care disability	337	1.1%
Independent living disability	596	2.4%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.85.21. In 2016, some 18,894 persons were employed and 338 were unemployed. This totaled a labor force of 19,232 persons. The unemployment rate for Sioux County was estimated to be 1.8 percent in 2016.

Table II.85.21	
Employment, Labor Force and Unemployment	
Sioux County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	18,894
Unemployed	338
Labor Force	19,232
Unemployment Rate	1.8%

In 2016, 89.4 percent of households in Sioux County had a high school education or greater.

Table II.85.22	
High School or Greater Education	
Sioux County	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	10,674
Total Households	11,940
Percent High School or Above	89.4%

As seen in Table II.85.23, some 28.9 percent of the population had a high school diploma or equivalent, another 37.3 percent have some college, 17.6 percent have a Bachelor's Degree, and 6.5 percent of the population had a graduate or professional degree.

Table II.85.23		
Educational Attainment		
Sioux County		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,483	9.8%
High School or Equivalent	7,294	28.9%
Some College or Associates Degree	9,414	37.3%
Bachelor's Degree	4,434	17.6%
Graduate or Professional Degree	1,633	6.5%
Total Population Above 18 years	25,258	100.0%

ECONOMICS

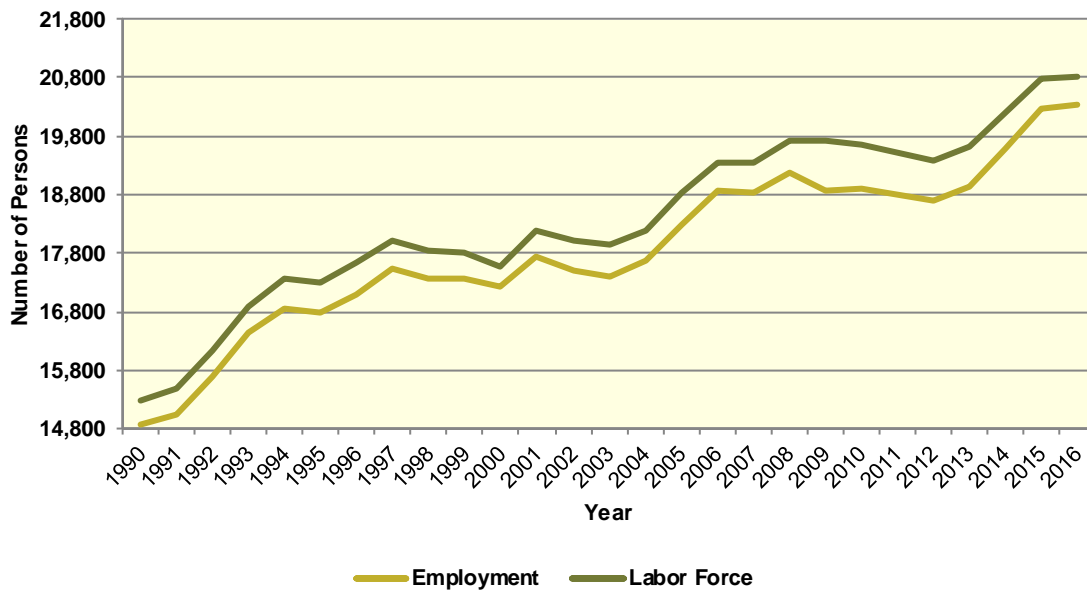
Labor Force

Table II.85.24, shows the labor force statistics for Sioux County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 1.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.4 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 Sioux County decreased from 2.5 percent in 2015 to 2.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Sioux County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	429	14,856	15,285	2.8%	4.4%
1991	438	15,056	15,494	2.8%	4.7%
1992	443	15,694	16,137	2.7%	4.5%
1993	438	16,436	16,874	2.6%	4%
1994	499	16,857	17,356	2.9%	3.5%
1995	517	16,778	17,295	3%	3.4%
1996	534	17,091	17,625	3%	3.5%
1997	465	17,540	18,005	2.6%	3.1%
1998	479	17,356	17,835	2.7%	2.7%
1999	439	17,380	17,819	2.5%	2.6%
2000	337	17,239	17,576	1.9%	2.6%
2001	429	17,741	18,170	2.4%	3.3%
2002	501	17,517	18,018	2.8%	4%
2003	545	17,406	17,951	3%	4.5%
2004	539	17,663	18,202	3%	4.5%
2005	547	18,293	18,840	2.9%	4.3%
2006	473	18,863	19,336	2.4%	3.7%
2007	489	18,850	19,339	2.5%	3.7%
2008	559	19,168	19,727	2.8%	4.2%
2009	859	18,862	19,721	4.4%	6.4%
2010	771	18,900	19,671	3.9%	6%
2011	719	18,810	19,529	3.7%	5.5%
2012	669	18,707	19,376	3.5%	5%
2013	679	18,929	19,608	3.5%	4.7%
2014	597	19,601	20,198	3%	4.3%
2015	520	20,265	20,785	2.5%	3.8%
2016	486	20,322	20,808	2.3%	3.7%

Diagram II.85.3, shows the employment and labor force for Sioux County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,322 persons, with the labor force reaching 20,808, indicating there were a total of 486 unemployed persons.

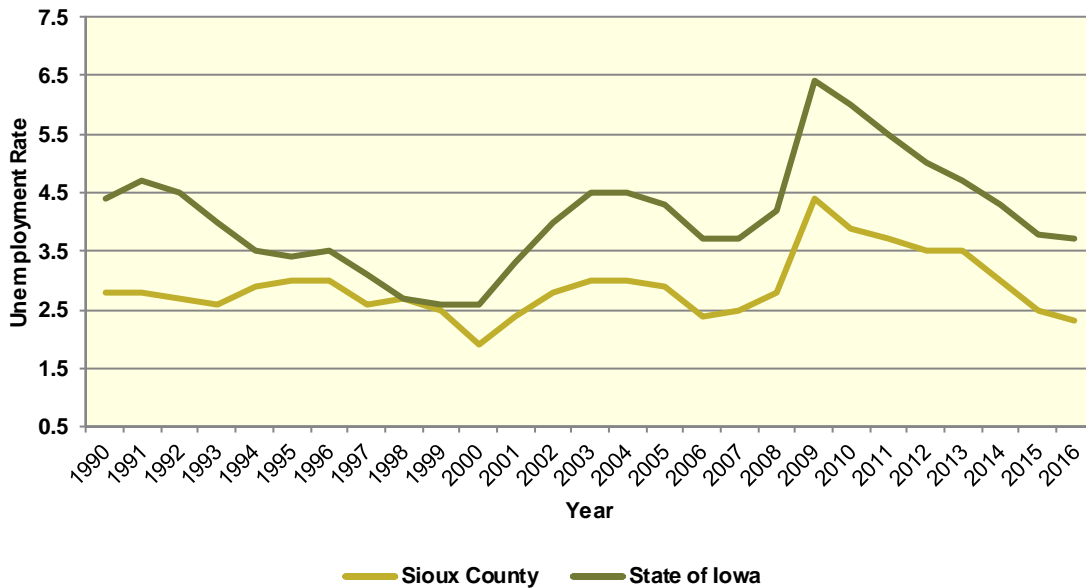
Diagram II.85.3
Employment and Labor Force
 Sioux County
 1990 – 2016 BLS Data



Unemployment

Diagram II.85.4, shows the unemployment rate for both the State and Sioux County. During the 1990’s the average rate for Sioux County was 2.8 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.2 percent. Over the course of the entire period the Sioux County had an average unemployment rate that lower than the State, 2.9 percent for Sioux County, versus 4.1 statewide.

Diagram II.85.4
Annual Unemployment Rate
 Sioux 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.85.25, shows total real earnings by industry for Sioux County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$349,303,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 16.7 percent.

Table II.85.25
Real Earnings by Industry
 Sioux 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	144,463	152,773	269,425	285,421	383,730	371,029	379,194	209,948	-44.6
Forestry, fishing, related activities, and other	0	13,525	12,049	22,181	29,284	38,836	31,515	29,677	-5.8
Mining	0	2,675	4,237	2,334	2,016	2,312	3,246	3,427	5.6
Utilities	4,104	4,737	4,818	4,644	5,017	5,545	5,412	6,059	11.9
Construction	59,665	74,085	80,327	91,135	90,939	94,625	97,498	113,762	16.7
Manufacturing	232,556	266,729	285,200	294,454	293,933	325,518	354,315	349,303	-1.4
Wholesale trade	60,955	70,760	71,688	75,262	76,119	73,726	83,931	78,191	-6.8
Retail trade	56,173	58,583	59,038	59,881	57,194	57,010	53,939	54,815	1.6
Transportation and warehousing	12,271	33,432	38,043	37,622	38,053	39,467	41,979	43,043	2.5
Information	6,180	7,555	7,643	9,463	9,032	9,466	9,879	9,579	-3
Finance and insurance	30,161	35,199	31,137	35,461	41,590	46,348	44,677	43,680	-2.2
Real estate and rental and leasing	4,362	5,373	6,796	9,368	19,502	22,561	28,028	29,234	4.3
Professional and technical services	24,601	28,389	31,454	33,887	35,138	34,568	37,658	38,148	1.3
Management of companies and enterprises	1,361	6,238	8,466	8,884	0	8,301	7,698	7,663	-0.5
Administrative and waste services	9,501	12,635	13,940	16,820	0	17,920	22,120	24,239	9.6
Educational services	40,037	47,943	47,921	50,220	49,443	50,969	50,165	52,440	4.5
Health care and social assistance	52,567	67,816	64,765	70,225	73,509	73,376	79,063	83,156	5.2
Arts, entertainment, and recreation	1,267	2,069	2,121	2,329	2,283	2,343	2,261	2,379	5.2
Accommodation and food services	11,098	13,830	14,126	16,255	16,860	17,907	18,594	19,631	5.6
Other services, except public administration	23,118	28,580	28,314	30,937	31,125	33,745	33,994	35,412	4.2
Government and government enterprises	85,349	117,284	114,690	111,633	116,532	118,922	122,804	126,262	2.8
Total	865,852	1,050,209	1,196,197	1,268,418	1,397,137	1,444,495	1,507,971	1,360,048	-9.8



Table II.85.26, shows the total employment by industry for the Sioux County. The most recent estimates show the manufacturing industry was the largest employer in Sioux County, with employment reaching 5,387 jobs in 2016. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 7.1 percent.

Table II.85.26
Employment by Industry
 Sioux County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	2,226	2,124	2,098	1,981	2,141	1,932	2,125	2,094	-1.5
Forestry, fishing, related activities, and other	0	428	433	438	483	534	530	539	1.7
Mining	0	58	62	71	71	71	78	78	0
Utilities	48	50	51	51	50	59	57	60	5.3
Construction	1,255	1,530	1,531	1,629	1,688	1,725	1,772	1,897	7.1
Manufacturing	4,863	5,311	5,358	5,358	5,213	5,367	5,446	5,387	-1.1
Wholesale trade	1,425	1,324	1,350	1,407	1,384	1,318	1,333	1,342	0.7
Retail trade	2,187	2,178	2,183	2,142	2,167	2,198	2,239	2,233	-0.3
Transportation and warehousing	423	672	717	721	765	768	793	776	-2.1
Information	150	190	193	195	215	216	206	201	-2.4
Finance and insurance	809	1,003	1,064	1,018	1,055	1,084	1,090	1,083	-0.6
Real estate and rental and leasing	366	611	657	714	813	882	933	972	4.2
Professional and technical services	568	661	690	733	738	742	754	758	0.5
Management of companies and enterprises	15	165	150	147	0	142	139	126	-9.4
Administrative and waste services	414	483	493	551	0	588	664	676	1.8
Educational services	1,364	1,539	1,562	1,560	1,604	1,629	1,651	1,663	0.7
Health care and social assistance	1,831	2,173	2,312	2,328	2,410	2,281	2,366	2,384	0.8
Arts, entertainment, and recreation	148	225	213	223	204	215	231	230	-0.4
Accommodation and food services	1,036	1,210	1,199	1,236	1,239	1,266	1,229	1,207	-1.8
Other services, except public administration	1,122	1,188	1,228	1,215	1,243	1,312	1,326	1,349	1.7
Government and government enterprises	2,084	2,241	2,237	2,235	2,292	2,311	2,352	2,417	2.8
Total	22,527	25,364	25,781	25,953	26,473	26,640	27,314	27,472	0.6



Table II.85.27, shows the real average earnings per job by industry for Sioux County. These figures are calculated by dividing the total real earning displayed in Tables II.85.25 and II.85.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 100,983 dollars. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 9.8 percent.

Table II.85.27
Real Earnings Per Job by Industry
 Sioux County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	64,898	71,927	128,420	144,079	179,229	192,044	178,444	100,262	-43.8
Forestry, fishing, related activities, and other	0	31,601	27,826	50,641	60,629	72,726	59,462	55,059	-7.4
Mining	0	46,126	68,344	32,880	28,395	32,568	41,618	43,936	5.6
Utilities	85,496	94,748	94,465	91,051	100,344	93,988	94,954	100,983	6.4
Construction	47,542	48,421	52,467	55,946	53,874	54,855	55,022	59,969	9
Manufacturing	47,822	50,222	53,229	54,956	56,385	60,652	65,060	64,842	-0.3
Wholesale trade	42,776	53,444	53,102	53,491	54,999	55,937	62,964	58,265	-7.5
Retail trade	25,685	26,898	27,044	27,956	26,393	25,937	24,091	24,548	1.9
Transportation and warehousing	29,011	49,750	53,059	52,180	49,742	51,390	52,937	55,468	4.8
Information	41,198	39,762	39,601	48,528	42,007	43,826	47,958	47,657	-0.6
Finance and insurance	37,282	35,093	29,264	34,834	39,422	42,757	40,988	40,332	-1.6
Real estate and rental and leasing	11,918	8,793	10,344	13,120	23,987	25,580	30,041	30,076	0.1
Professional and technical services	43,312	42,949	45,586	46,231	47,613	46,588	49,944	50,327	0.8
Management of companies and enterprises	90,752	37,806	56,440	60,433	0	58,458	55,382	60,817	9.8
Administrative and waste services	22,949	26,159	28,275	30,527	0	30,476	33,313	35,857	7.6
Educational services	29,353	31,152	30,679	32,193	30,825	31,288	30,385	31,533	3.8
Health care and social assistance	28,709	31,208	28,012	30,165	30,502	32,168	33,416	34,881	4.4
Arts, entertainment, and recreation	8,559	9,194	9,957	10,445	11,191	10,898	9,790	10,343	5.7
Accommodation and food services	10,712	11,430	11,782	13,151	13,608	14,144	15,129	16,264	7.5
Other services, except public administration	20,604	24,057	23,057	25,463	25,040	25,720	25,636	26,251	2.4
Government and government enterprises	40,955	52,336	51,270	49,948	50,843	51,459	52,213	52,239	0.1
Total	38,436	41,406	46,398	48,874	52,776	54,223	55,209	49,507	-10.3

Table II.85.28 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 \$1,630,836,000 a -8.1 percent change between 2015 and 2016. Table II.85.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 25,364 and 27,472 in 2016, which a change of 0.6 percent over this period.

Table II.85.28
Total Employment and Real Personal Income
 Sioux 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	402,147	18,167	-7,657	80,870	34,670	491,864	17,822	11,849	33,939
1970	397,255	18,386	-8,542	86,199	38,224	494,750	17,657	12,106	32,813
1971	376,760	20,545	-8,529	89,865	40,768	478,319	16,993	12,374	30,447
1972	442,245	22,048	-7,831	96,528	42,789	551,682	19,581	12,626	35,025
1973	551,507	27,732	-7,981	110,508	47,241	673,542	23,593	13,321	41,401
1974	475,528	30,408	-6,999	116,712	49,891	604,724	20,947	13,582	35,012
1975	421,386	31,418	-6,965	125,121	54,556	562,679	19,396	13,983	30,135
1976	437,548	35,113	-7,797	129,050	57,241	580,930	19,714	15,042	29,087
1977	457,434	35,036	-6,127	139,626	58,627	614,523	20,549	15,313	29,873
1978	578,806	37,131	-5,682	143,411	61,334	740,738	24,472	15,302	37,825
1979	531,043	41,451	-6,072	150,071	64,205	697,796	22,833	16,271	32,636
1980	446,180	40,520	-4,802	169,716	71,826	642,401	20,861	16,125	27,670
1981	472,474	40,237	-4,185	190,841	74,272	693,165	22,614	15,662	30,168
1982	388,423	38,910	-4,051	206,486	77,390	629,338	20,612	15,547	24,985
1983	409,201	38,980	-5,576	199,278	81,457	645,379	21,024	15,983	25,601
1984	522,572	42,076	-8,622	202,232	84,706	758,813	24,794	16,239	32,180
1985	532,377	43,271	-9,932	194,764	87,000	760,938	24,998	16,166	32,932
1986	510,410	43,723	-9,656	187,567	90,197	734,794	24,578	16,037	31,826
1987	538,695	45,958	-9,395	176,108	90,419	749,870	25,336	16,320	33,008
1988	532,069	50,658	-12,934	173,344	87,170	728,991	24,319	17,101	31,113
1989	587,790	53,318	-14,870	170,852	93,089	783,543	26,227	17,785	33,049
1990	625,471	57,422	-15,876	176,964	94,992	824,129	27,538	18,690	33,466
1991	587,198	58,613	-16,085	178,703	98,840	790,044	26,225	18,788	31,253
1992	661,483	61,297	-17,934	177,317	105,816	865,385	28,419	19,466	33,981
1993	647,302	65,849	-21,468	176,179	108,015	844,179	27,262	19,949	32,448
1994	696,046	70,098	-25,106	180,169	110,388	891,399	28,432	20,256	34,362
1995	689,300	71,158	-26,096	201,345	115,023	908,414	28,979	20,825	33,100
1996	786,680	69,991	-28,227	214,892	118,448	1,021,802	32,754	21,144	37,206
1997	819,069	78,100	-33,230	228,274	120,624	1,056,637	33,573	21,827	37,526
1998	790,024	82,288	-38,055	244,572	124,063	1,038,315	32,807	21,622	36,538
1999	775,324	81,627	-38,903	238,939	130,292	1,024,026	32,336	21,662	35,792
2000	827,512	85,698	-45,659	246,274	132,033	1,074,462	33,993	22,236	37,216
2001	865,852	86,949	-52,170	249,308	140,440	1,116,482	34,942	22,527	38,436
2002	873,876	88,711	-62,094	259,156	154,394	1,136,622	35,339	22,431	38,958
2003	950,745	94,009	-73,856	252,824	146,323	1,182,027	36,575	22,743	41,804
2004	1,033,560	96,391	-85,558	204,250	148,951	1,204,812	37,018	23,431	44,110
2005	1,068,100	98,576	-96,794	196,393	156,077	1,225,200	37,438	24,184	44,165
2006	1,080,983	103,604	-107,406	202,793	167,024	1,239,790	37,482	24,697	43,769
2007	1,082,141	107,013	-120,297	241,485	169,741	1,266,058	38,192	24,971	43,336
2008	1,113,903	108,548	-131,945	267,616	190,177	1,331,204	39,899	25,600	43,512
2009	959,532	106,192	-121,556	254,628	199,906	1,186,319	35,320	25,139	38,169
2010	1,050,209	110,571	-124,898	254,658	202,622	1,272,020	37,709	25,364	41,406
2011	1,196,197	103,688	-130,574	272,069	206,773	1,440,778	42,339	25,781	46,398
2012	1,268,418	106,214	-137,496	319,155	202,634	1,546,496	45,037	25,953	48,874
2013	1,397,137	121,078	-136,413	268,714	204,550	1,612,910	46,759	26,473	52,776
2014	1,444,495	124,638	-142,278	295,804	211,119	1,684,503	48,654	26,640	54,223
2015	1,507,971	129,563	-151,031	329,021	217,318	1,773,715	51,040	27,314	55,209
2016	1,360,048	133,090	-149,524	330,798	222,604	1,630,836	46,732	27,472	49,507



Diagram II.85.5, shows real average earnings per job for Sioux County from 1990 to 2016. Over this period the average earning per job for Sioux County was \$41,020, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.85.5
Real Average Earnings Per Job
 Sioux County
 BEA Data 1990 - 2016

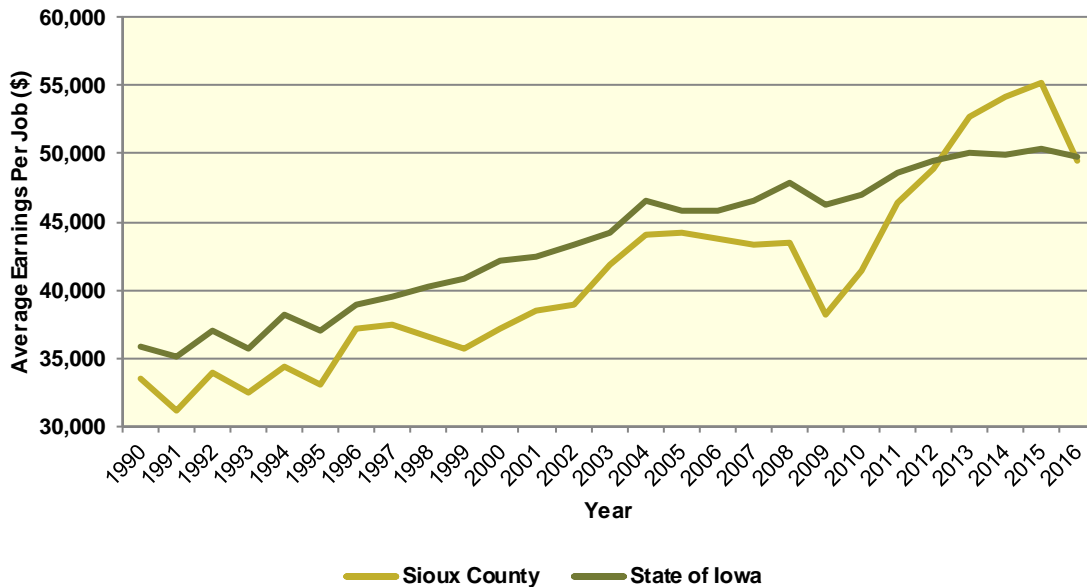
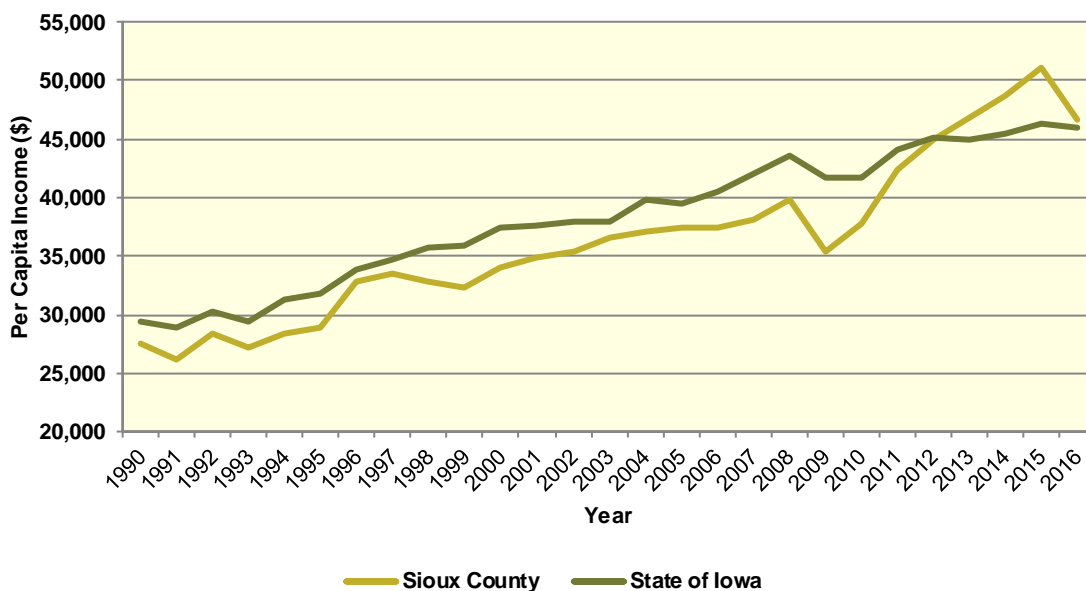


Diagram II.85.6, shows real per capita income for the Sioux County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sioux County was \$36,400, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.85.6
Real Per Capita Income
 Sioux 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.85.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 20,466 persons in 2015 to 20,450 in 2016, a change of -0.1 percent.

Table II.85.29
Total Monthly Employment
 Sioux County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	17,901	18,096	18,397	18,369	17,955	18,526	18,740	18,918	19,250	19,832	19,928
Feb	17,873	17,974	18,402	18,347	17,895	18,447	18,821	18,851	19,341	19,772	20,004
Mar	17,956	18,052	18,527	18,288	18,123	18,523	19,009	18,939	19,451	19,952	20,068
Apr	18,512	18,454	19,039	18,600	18,643	18,886	19,613	19,389	19,960	20,548	20,460
May	18,802	18,791	19,311	18,841	18,956	19,294	19,803	19,861	20,404	20,836	20,656
Jun	19,069	19,107	19,523	18,878	19,173	19,460	19,909	20,169	20,747	20,993	20,877
Jul	18,438	18,571	18,883	18,392	18,612	18,923	19,292	19,762	20,086	20,608	20,565
Aug	18,344	18,569	18,800	18,400	18,678	18,904	19,256	19,822	20,049	20,426	20,434
Sep	18,407	18,684	18,963	18,499	18,901	19,073	19,398	19,765	20,143	20,705	20,643
Oct	18,345	18,809	19,127	18,452	19,114	19,094	19,459	19,777	20,327	20,732	20,699
Nov	18,488	18,804	19,039	18,444	19,090	19,094	19,371	19,807	20,284	20,548	20,594
Dec	18,531	18,858	19,093	18,462	19,078	19,138	19,484	19,850	20,282	20,642	20,476
Annual	18,389	18,564	18,925	18,498	18,685	18,947	19,346	19,576	20,027	20,466	20,450
% Change	.	1%	1.9%	-2.3%	1%	1.4%	2.1%	1.2%	2.3%	2.2%	-0.1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$742 in 2015. In 2016, average weekly wages saw an increased of 2.3 percent over the prior year, rising to \$759, or by 17 dollars. These data are shown in Table II.85.30.

Table II.85.30						
Average Weekly Wages						
Sioux County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	438	423	445	474	445	
2002	444	452	467	495	464	4.3%
2003	465	464	482	524	484	4.3%
2004	478	485	491	543	500	3.3%
2005	488	499	522	555	517	3.4%
2006	519	519	540	582	540	4.4%
2007	534	542	563	632	568	5.2%
2008	562	566	588	641	590	3.9%
2009	554	565	577	644	585	-0.8%
2010	558	580	617	653	603	3.1%
2011	584	598	634	689	626	3.8%
2012	624	626	645	718	653	4.3%
2013	645	642	664	744	674	3.2%
2014	670	662	709	775	704	4.5%
2015	687	692	732	854	742	5.4%
2016(p)	719	721	757	839	759	2.3%

Total business establishments reported by the QCEW are displayed in Table II.85.31. Between 2015 and 2016, the total number of business establishments in Sioux County increased by 2.3 percent, from 1,395 to 1,430 establishments.

Table II.85.31						
Number of Business Establishments						
Sioux County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,148	1,163	1,106	1,104	1,130	
2002	1,114	1,126	1,120	1,113	1,118	-1.1%
2003	1,116	1,129	1,135	1,140	1,130	1.1%
2004	1,142	1,159	1,170	1,168	1,160	2.7%
2005	1,166	1,168	1,162	1,176	1,168	0.7%
2006	1,178	1,191	1,195	1,196	1,190	1.9%
2007	1,221	1,247	1,237	1,238	1,236	3.9%
2008	1,230	1,241	1,248	1,258	1,244	0.6%
2009	1,257	1,261	1,267	1,266	1,263	1.5%
2010	1,269	1,277	1,278	1,273	1,274	0.9%
2011	1,270	1,276	1,289	1,303	1,285	0.9%
2012	1,297	1,309	1,319	1,329	1,314	2.3%
2013	1,336	1,354	1,356	1,352	1,350	2.7%
2014	1,362	1,376	1,377	1,384	1,375	1.9%
2015	1,378	1,385	1,409	1,406	1,395	1.5%
2016	1,423	1,418	1,441	1,437	1,430	2.5%

Iowa Department of Revenue

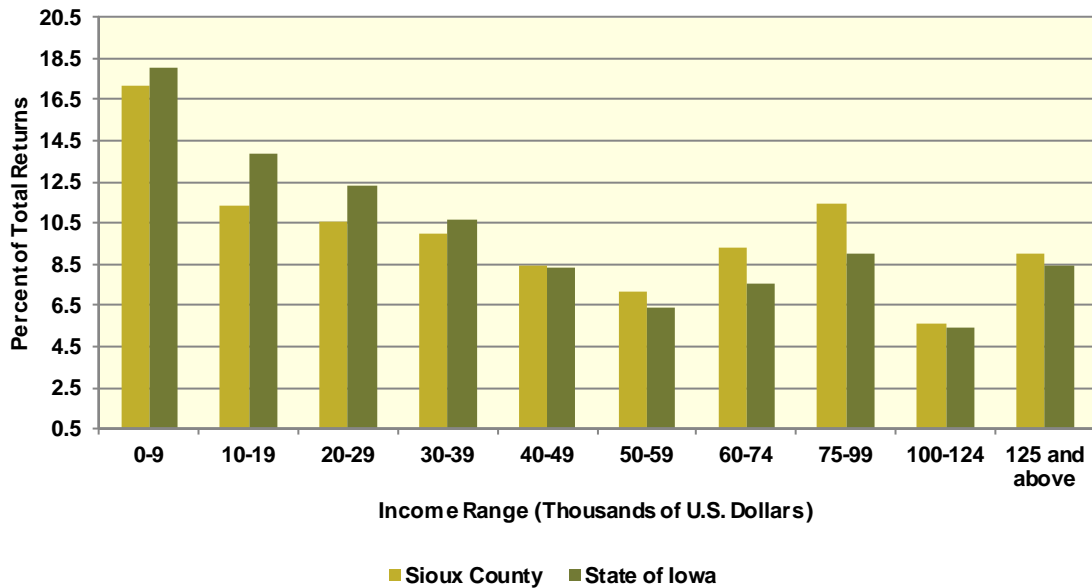
The Iowa Department of Revenue releases annual income tax statistics. Table II.85.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table gives an accurate measure of the income distribution in Sioux County.

As can be seen, the total number of returns between 2010 and 2015 increased by 6.9 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 \$125,000 and above with a change of 73.4 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -9 percent.

Table II.85.32
Number of Tax Returns by Adjusted Gross Income
 Sioux 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	2,895	1,867	1,680	1,466	1,398	1,062	909	576	181	307	12,341
2003	2,862	1,785	1,721	1,429	1,334	1,099	971	679	222	366	12,468
2004	2,749	1,716	1,641	1,447	1,344	1,086	1,125	787	226	422	12,543
2005	2,715	1,707	1,615	1,410	1,302	1,128	1,217	900	290	495	12,779
2006	2,608	1,664	1,521	1,451	1,364	1,147	1,241	1,009	330	590	12,925
2007	2,662	1,641	1,603	1,467	1,228	1,139	1,369	1,140	401	675	13,325
2008	2,522	1,647	1,564	1,415	1,222	1,147	1,391	1,229	454	788	13,379
2009	2,578	1,624	1,585	1,410	1,201	1,082	1,326	1,237	454	744	13,241
2010	2,462	1,697	1,629	1,404	1,244	1,132	1,345	1,308	466	837	13,524
2011	2,558	1,645	1,544	1,452	1,223	1,079	1,371	1,427	578	950	13,827
2012	2,480	1,598	1,578	1,441	1,217	1,134	1,351	1,466	608	1,140	14,013
2013	2,537	1,627	1,538	1,361	1,254	1,035	1,383	1,497	702	1,102	14,036
2014	2,512	1,606	1,459	1,448	1,208	1,082	1,370	1,610	765	1,242	14,302
2015	2,488	1,637	1,530	1,449	1,223	1,030	1,343	1,652	808	1,303	14,463
Change 10 - 15	1.1%	-3.5%	-6.1%	3.2%	-1.7%	-9%	-0.1%	26.3%	73.4%	55.7%	6.9%

Diagram II.85.7
2015 Income Distribution
 Sioux 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 2,501 in 2010 to 2,374 in 2016, with the poverty rate reaching 7.3 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.85.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,844	6.2%
2001	1,848	6.2%
2002	2,035	6.8%
2003	1,910	6.4%
2004	2,120	7.1%
2005	2,114	7.2%
2006	2,121	7.2%
2007	2,042	7%
2008	2,203	7.5%
2009	2,097	7.1%
2010	2,501	8%
2011	2,823	9%
2012	2,481	7.8%
2013	2,623	8.2%
2014	2,405	7.5%
2015	2,463	7.6%
2016	2,374	7.3%

The rate of poverty for Sioux County is shown in Table II.85.34. In 2016, there were an estimated 2,444 persons living in poverty. This represented a 7.6 percent poverty rate, compared to 6.4 percent poverty in 2000. In 2016, some 12.4 percent of those in poverty were under age 6, and 12.5 percent were 65 or older.

Table II.85.34				
Poverty by Age				
Sioux 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	226	12.1%	303	12.4%
6 to 17	484	26%	612	25%
18 to 64	863	46.3%	1,224	50.1%
65 or Older	292	15.7%	305	12.5%
Total	1,865	100.0%	2,444	100.0%
Poverty Rate	6.4%	.	7.6%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 3.9 percent in Sioux County between 2010 and 2016, from 12,279 to 12,763. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.85.35.

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 Sioux County increased from 105 authorizations in 2015 to 109 in 2016.

The real value of single-family building permits decreased from \$237,761 in 2015 to \$231,185 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.85.36.

Table II.85.35				
Housing Units				
State of Iowa vs. Sioux County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Sioux County	% Growth Since Census
2000 Census Base	1,232,625	.	11,265	.
2010 Census	1,336,417	8.4%	12,279	9%
July 2011 Estimate	1,341,974	0.4%	12,350	0.6%
July 2012 Estimate	1,346,403	0.7%	12,395	0.9%
July 2013 Estimate	1,353,274	1.3%	12,483	1.7%
July 2014 Estimate	1,362,458	1.9%	12,569	2.4%
July 2015 Estimate	1,370,778	2.6%	12,650	3%
July 2016 Estimate	1,380,162	3.3%	12,763	3.9%

Table II.85.36
Building Permits and Valuation
 Sioux 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	45	8	20	22	95	103,139	75,171
1981	46	0	3	0	49	134,090	0
1982	21	10	0	0	31	129,256	0
1983	42	10	0	0	52	109,204	0
1984	40	6	0	0	46	131,939	0
1985	15	2	0	0	17	119,838	0
1986	13	2	0	0	15	134,762	0
1987	20	0	0	0	20	125,348	0
1988	43	4	0	14	61	126,684	98,885
1989	87	6	0	0	93	120,020	0
1990	69	4	0	27	100	118,268	57,175
1991	76	4	0	41	121	125,530	88,618
1992	80	2	4	8	94	131,411	60,883
1993	77	2	0	16	95	138,957	55,663
1994	101	0	0	31	132	151,736	91,711
1995	101	0	0	0	101	105,733	0
1996	82	4	8	0	94	153,028	0
1997	96	0	0	0	96	131,962	0
1998	91	0	4	16	111	160,160	105,992
1999	63	8	7	35	113	191,996	113,148
2000	78	6	3	46	133	188,326	96,735
2001	77	0	3	0	80	177,803	0
2002	89	2	11	0	102	175,290	0
2003	112	0	4	0	116	223,367	0
2004	92	2	7	0	101	204,322	0
2005	97	6	0	19	122	219,077	104,485
2006	101	6	0	0	107	169,504	0
2007	91	4	4	6	105	226,117	124,036
2008	98	0	0	10	108	250,361	112,296
2009	84	0	0	9	93	222,673	111,445
2010	88	0	0	0	88	222,017	0
2011	69	0	0	0	69	238,480	0
2012	105	0	8	0	113	219,833	0
2013	98	2	0	8	108	242,459	52,121
2014	88	2	16	6	112	230,666	42,669
2015	105	2	12	20	139	237,761	135,258
2016	109	6	0	24	139	231,185	104,010



Diagram II.85.8 Single Family Permits

Sioux County
Census Bureau Data, 1980–2016

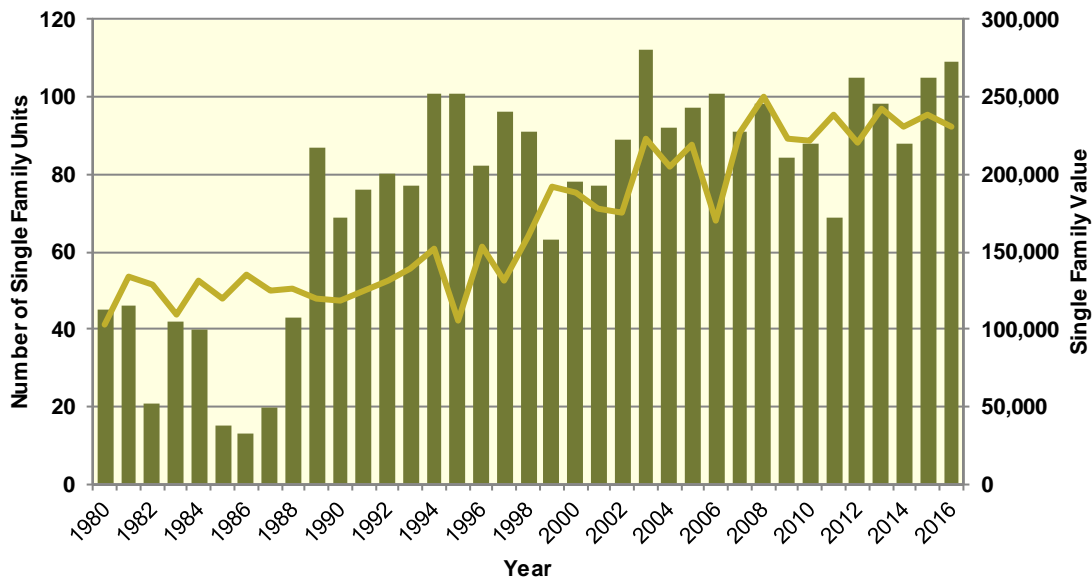
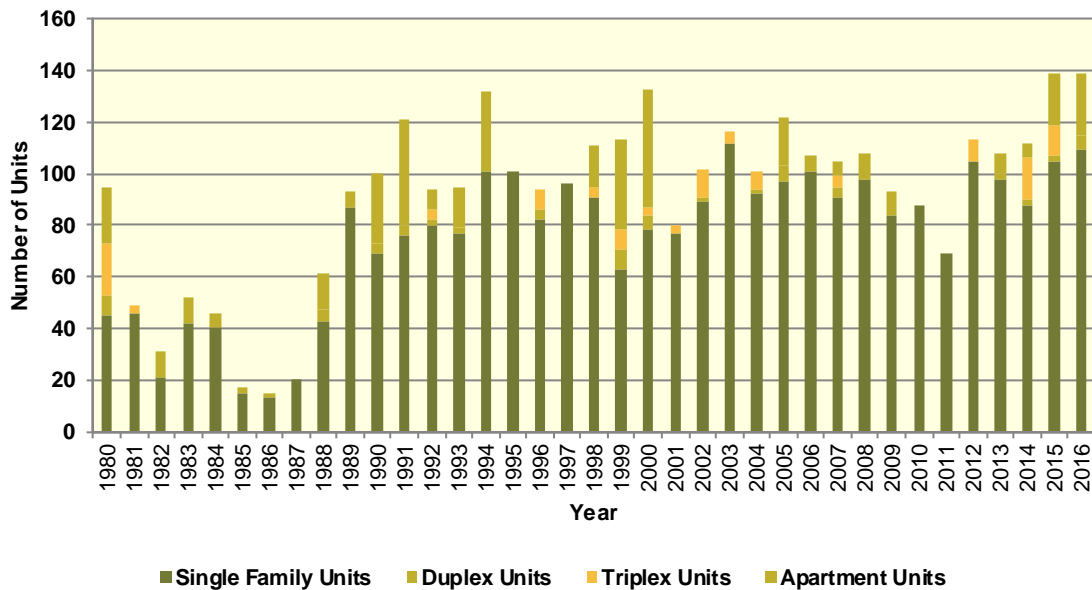


Diagram II.85.9 Total Permits by Unit Type

Sioux County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.85.37. In 2016, there were 12,574 housing units, up from 11,260 in 2000. Single-family units accounted for 86.7 percent of units in 2016, compared to 85.1 in 2000. Apartment units accounted for 5.3 percent in 2016, compared to 4.6 percent in 2000.

Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,581	85.1%	10,904	86.7%
Duplex	204	1.8%	109	0.9%
Tri- or Four-Plex	450	4%	473	3.8%
Apartment	516	4.6%	663	5.3%
Mobile Home	509	4.5%	425	3.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	11,260	100.0%	12,574	100.0%

Some 94.3 percent of housing was occupied in 2010, compared to 95 percent in 2000. Owner-occupied housing changed 8.2 percent between 2000 and 2010, ending with owner-occupied units representing 80.4 percent of unit. Vacant units changed by 22.6 percent, resulting in 695 vacant units in 2010.

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,693	95%	11,584	94.3%	8.3%
Owner-Occupied	8,603	80.5%	9,308	80.4%	8.2%
Renter-Occupied	2,090	19.5%	2,276	19.6%	8.9%
Vacant Housing Units	567	5%	695	5.7%	22.6%
Total Housing Units	11,260	100.0%	12,279	100.0%	9%

Table II.85.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 12,574 housing units. An estimated 79.4 percent were owner-occupied, and 5 percent were vacant.

Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,584	94.3%	11,940	95%
Owner-Occupied	9,308	80.4%	9,481	79.4%
Renter-Occupied	2,276	19.6%	2,459	20.6%
Vacant Housing Units	695	5.7%	634	5%
Total Housing Units	12,279	100.0%	12,574	100.0%



Households by household size are shown in Table II.85.40. There were a total of 11,584 households in 2010, up from 10,693 in 2000. One person households changed by 9.8 percent between 2000 and 2010, while two person households changed by 12.8 percent. Three and four person households changed by 3.4 and -5 respectively, representing 12.6 percent and 12.8 percent of the population in 2010.

Table II.85.40					
Households by Household Size					
Sioux County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,377	22.2%	2,611	22.5%	9.8%
Two Persons	3,793	35.5%	4,278	36.9%	12.8%
Three Persons	1,416	13.2%	1,464	12.6%	3.4%
Four Persons	1,566	14.6%	1,488	12.8%	-5%
Five Persons	1,000	9.4%	1,055	9.1%	5.5%
Six Persons	402	3.8%	462	4%	14.9%
Seven Persons or More	139	1.3%	226	2%	62.6%
Total	10,693	100.0%	11,584	100.0%	8.3%

Households by income is shown in Table II.85.41. Households earning more than \$100,000 per year represented 22.4 percent of households in 2016, compared to 5.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 24 percent of households in 2010, compared to 22.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 7 percent of households in 2016, compared to 13.9 percent in 2000.

Table II.85.41				
Households by Income				
Sioux 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	1,486	13.9%	830	7%
\$15,000 to \$19,999	615	5.8%	422	3.5%
\$20,000 to \$24,999	731	6.8%	440	3.7%
\$25,000 to \$34,999	1,585	14.8%	1,019	8.5%
\$35,000 to \$49,999	2,516	23.6%	1,704	14.3%
\$50,000 to \$74,999	2,415	22.6%	2,864	24%
\$75,000 to \$99,999	762	7.1%	1,981	16.6%
\$100,000 or More	572	5.4%	2,680	22.4%
Total	10,682	100.0%	11,940	100.0%



Table II.85.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 13.7 percent and 3.3 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 16.4 percent, 6.8 percent, and 9.1, respectively. Housing units built prior to 1939 represented 25.2 percent of households in 2016.

Table II.85.42				
Households by Year Home Built				
Sioux 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	3,372	31.5%	3,014	25.2%
1940 to 1949	850	7.9%	687	5.8%
1950 to 1959	1,110	10.4%	1,170	9.8%
1960 to 1969	1,305	12.2%	1,197	10%
1970 to 1979	1,920	18%	1,956	16.4%
1980 to 1989	841	7.9%	806	6.8%
1990 to 1999	1,295	12.1%	1,083	9.1%
2000 to 2009	.	.	1,634	13.7%
2010 or Later	.	.	393	3.3%
Total	10,693	100.0%	11,940	100.0%

The distribution of unit types by race are shown in Table II.85.43. An estimated 88.5 percent of white households occupy single family homes, while 64.3 percent of black households do. Some 4.6 percent of white households occupied apartments, while 35.7 percent of black households do. An estimated 66.7 percent of Asian, and 90.6 percent of American Indian households occupy single family homes.

Table II.85.43							
Distribution of Units in Structure by Race							
Sioux County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	88.5%	64.3%	90.6%	66.7%	0%	64.4%	28.8%
Duplex	0.7%	0%	0%	0%	0%	2.4%	0%
Tri- or Four-Plex	3.6%	0%	0%	0%	0%	11%	0%
Apartment	4.6%	35.7%	0%	33.3%	0%	3.1%	71.2%
Mobile Home	2.6%	0%	9.4%	0%	0%	19.1%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.85.44. An estimated 23.6 percent of vacant units were for rent in 2010, a 15.5 percent change since 2000. In addition, some 17.4 percent of vacant units were for sale, a change of 2.5 percent between 2000 and 2010. “Other” vacant units represented 42.6 percent of vacant units in 2010. This is a change of 66.3 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.85.44					
Disposition of Vacant Housing Units					
Sioux County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	142	25%	164	23.6%	15.5%
For Sale	118	20.8%	121	17.4%	2.5%
Rented or Sold, Not Occupied	96	16.9%	66	9.5%	-31.2%
For Seasonal, Recreational, or Occasional Use	33	5.8%	47	6.8%	42.4%
For Migrant Workers	0	0%	1	0.1%	
Other Vacant	178	31.4%	296	42.6%	66.3%
Total	567	100.0%	695	100.0%	22.6%

The disposition of vacant units between 2010 and 2016 are shown in Table II.85.45. By 2016, for rent units accounted for 16.9 percent of vacant units, while for sale units accounted for 15.5 percent. “Other” vacant units accounted for 44.5 percent of vacant units, representing a total of 282 “other” vacant units.

Table II.85.45				
Disposition of Vacant Housing Units				
Sioux County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	164	23.6%	107	16.9%
For Sale	121	17.4%	98	15.5%
Rented Not Occupied	21	3%	32	5%
Sold Not Occupied	45	6.5%	76	12%
For Seasonal, Recreational, or Occasional Use	47	6.8%	39	6.2%
For Migrant Workers	1	0.1%	0	0%
Other Vacant	296	42.6%	282	44.5%
Total	695	100.0%	634	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.85.46. In 2016, an estimated 2.5 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.



Table II.85.46							
Overcrowding and Severe Overcrowding							
Sioux 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	8,475	98.6%	95	1.1%	25	0.3%	8,595
2016 Five-Year ACS	9,360	98.7%	103	1.1%	18	0.2%	9,481
Renter							
2000 Census	2,031	96.8%	48	2.3%	19	0.9%	2,098
2016 Five-Year ACS	2,222	90.4%	199	8.1%	38	1.5%	11,940
Total							
2000 Census	10,506	98.3%	143	1.3%	44	0.4%	10,693
2016 Five-Year ACS	11,582	97%	302	2.5%	56	0.5%	11,940

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 17 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Sioux County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.85.47		
Households with Incomplete Plumbing Facilities		
Sioux County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,663	11,923
Lacking Complete Plumbing Facilities	30	17
Total Households	10,693	11,940
Percent Lacking	0.3%	0.1%

There were 86 households lacking complete kitchen facilities in 2016, compared to 11 households in 2000. This was a change from 0.1 percent of households in 2000 to 0.7 percent in 2016.

Table II.85.48		
Households with Incomplete Kitchen Facilities		
Sioux County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,682	11,854
Lacking Complete Kitchen Facilities	11	86
Total Households	10,693	11,940
Percent Lacking	0.1%	0.7%

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 Sioux County, 9.6 of households had a cost burden and 6.4 percent had a severe cost burden. Some 12.6 percent of renters were cost burdened, and 15.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.7 percent and a severe cost burden rate of 2.9 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 5 percent.

Table II.85.49									
Cost Burden and Severe Cost Burden by Tenure									
Sioux 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	3,077	85.1%	322	8.9%	209	5.8%	9	0.2%	3,617
2016 Five-Year ACS	4,695	83%	661	11.7%	284	5%	14	0.2%	5,654
Owner Without a Mortgage									
2000 Census	2,762	92.5%	168	5.6%	49	1.6%	8	0.3%	2,987
2016 Five-Year ACS	3,527	92.2%	179	4.7%	110	2.9%	11	0.3%	3,827
Renter									
2000 Census	1,171	61.8%	307	16.2%	141	7.4%	277	14.6%	1,896
2016 Five-Year ACS	1,447	58.8%	310	12.6%	372	15.1%	330	13.4%	2,459
Total									
2000 Census	7,010	82.5%	797	9.4%	399	4.7%	294	3.5%	8,500
2016 Five-Year ACS	9,669	81%	1,150	9.6%	766	6.4%	355	3%	11,940

Housing Problems by Income

Table II.85.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Sioux County. As can be seen in 2017 the MFI was \$70,700, which compared to \$69,900 for the State of Iowa.

Table II.85.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 895 owner-occupied and 320 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 379 owner-occupied 320 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 9,490 households without a housing problem.

Table II.85.50		
Median Family Income		
Sioux County		
2000–2017 HUD MFI		
Year	MFI	State of Iowa MFI
2000	46,500	49,100
2001	50,200	52,500
2002	50,300	53,700
2003	53,300	54,900
2004	54,700	55,800
2005	55,400	57,650
2006	55,700	57,800
2007	55,700	58,100
2008	56,300	58,500
2009	61,800	62,000
2010	61,500	62,400
2011	62,200	64,000
2012	63,100	64,800
2013	63,800	64,700
2014	66,000	65,300
2015	68,300	67,500
2016	68,800	68,400
2017	70,700	69,900

Table II.85.51
Housing Problems by Income and Tenure

Sioux 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	0	0	0	10	10	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	4	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	10	10	15	15	100
Housing cost burden greater than 50% of income (and none of the above problems)	180	115	50	4	30	379
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	235	265	95	185	895
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	80	395	1,375	1,055	4,880	7,785
Total	470	755	1,704	1,179	5,124	9,232
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	20	4	0	0	39
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	30	0	0	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	10	105	0	10	129
Housing cost burden greater than 50% of income (and none of the above problems)	310	10	0	0	0	320
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	120	155	15	0	30	320
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	110	275	480	225	615	1,705
Total	574	500	604	225	655	2,558
Total						
Lacking complete plumbing or kitchen facilities	15	20	4	10	10	59
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	30	4	0	4	38
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	54	20	115	15	25	229
Housing cost burden greater than 50% of income (and none of the above problems)	490	125	50	4	30	699
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	235	390	280	95	215	1,215
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	190	670	1,855	1,280	5,495	9,490
Total	1,044	1,255	2,308	1,404	5,779	11,790

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.85.52, of the 439 loans in 2016, 186 loans were for Home Purchases, 22 were for Home Improvement and 231 were for refinancing.

Table II.85.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Sioux County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	154	13	255	422
2009	119	10	519	648
2010	82	12	465	559
2011	106	11	324	441
2012	128	22	516	666
2013	106	11	215	332
2014	134	13	131	278
2015	150	24	205	379
2016	186	22	231	439

Table II.85.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$127,266 in 2012 and \$159,285 in 2016. Overall, average loans were \$124,483 in 2008 and \$151,642 in 2016.

Table II.85.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Sioux County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$121,701	\$36,692	\$130,639	\$124,483
2009	\$115,084	\$95,600	\$130,474	\$127,110
2010	\$119,537	\$112,250	\$131,333	\$129,193
2011	\$128,151	\$119,273	\$127,321	\$127,320
2012	\$127,266	\$103,818	\$136,864	\$133,928
2013	\$135,981	\$51,091	\$134,433	\$132,166
2014	\$124,560	\$108,538	\$138,435	\$130,349
2015	\$143,313	\$86,375	\$154,268	\$145,633
2016	\$159,285	\$75,318	\$152,758	\$151,642

Table II.85.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$16,290,000 in 2012 and \$29,627,000 in 2016. Overall, average loans were \$52,532,000 in 2008 and \$66,571,000 in 2016.

Table II.85.54 Total Volume of Owner-Occupied Single Family Loans Sioux County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$18,742,000	\$477,000	\$33,313,000	\$52,532,000
2009	\$13,695,000	\$956,000	\$67,716,000	\$82,367,000
2010	\$9,802,000	\$1,347,000	\$61,070,000	\$72,219,000
2011	\$13,584,000	\$1,312,000	\$41,252,000	\$56,148,000
2012	\$16,290,000	\$2,284,000	\$70,622,000	\$89,196,000
2013	\$14,414,000	\$562,000	\$28,903,000	\$43,879,000
2014	\$16,691,000	\$1,411,000	\$18,135,000	\$36,237,000
2015	\$21,497,000	\$2,073,000	\$31,625,000	\$55,195,000
2016	\$29,627,000	\$1,657,000	\$35,287,000	\$66,571,000

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.85.55 presents some basic statistics about the completed surveys.

Table II.85.55 Survey of Rental Properties Sioux County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	5	142	7	37

Table II.85.56, shows the amount of total and vacant units with their associated vacancy rates. There were 142 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 7 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.85.56 Rental Vacancy Survey by Type Sioux County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	142	10	7%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	142	10	7%

Table II.85.57, reports units by bedroom size. As can be seen there were 27 two bedroom apartment units and 0 three bedroom units. Overall, the 27 two bedroom units accounted for 19 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 36 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table II.85.57 Rental Units by Bedroom Size Sioux County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	79	0	0	.	79
Two	0	27	0	0	.	27
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don't Know	0	36	0	0	0	36
Total	0	142	0	0	0	142

Table II.85.58 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 6.3 percent.

Table II.85.58 Apartment Units by Bedroom Size Sioux County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	79	5	6.3%
Two	27	1	3.7%
Three	0	0	0%
Four	0	0	0%
Don't know	36	4	11.1%
Total	142	10	7%

Average market-rate rents by unit type are shown in Table II.85.59. 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.85.59 Average Market Rate Rents by Bedroom Size Sioux 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	\$442.5	\$0	\$0	\$442.5
Three	\$0	\$522.5	\$0	\$0	\$522.5
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$441.2	\$0	\$0	\$441.2

The average rent and availability of apartment units is displayed in Table II.85.60. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 12.3 percent.

Table II.85.60 Apartment Market Rate Rents by Vacancy Status Sioux County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	73	9	12.3%
\$500 to \$750	25	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	44	1	2.3%
Total	142	10	7%

Respondents were asked if utilities are included in the rent and as shown in Table II.85.61, 5 respondents, or 100 percent, included some sort of utility in the rent.

Table II.85.61 Are there any utilities included with the rent? Sioux County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.85.62. There were 2 respondents who included electricity, 1 respondent who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.85.62 Which utilities are included with the rent? Sioux County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	5
Trash Collection	5

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.85.63, there were 59 accessible apartment units. Respondents also indicated there were a total of 8 persons with disabilities currently residing in accessible units.

Table II.85.63 Accessible Units by Bedroom Size Sioux County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	46	0	0		46
Two	0	9	0	0		9
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	4	0	0	0	4
Total	0	59	0	0	0	59

Table II.85.64, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 33.3 percent or 9 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 41.5 percent of all apartment units were considered accessible by survey respondents.

Table II.85.64 Apartment Units by Accessibility and Bedroom Size Sioux County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	33	46	79	58.2%
Two	18	9	27	33.3%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	32	4	36	11.1%
Total	83	59	142	41.5%

Perceived Need for Rental Units

Table II.85.65, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.85.65 Do you keep a waiting list? Sioux County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	0
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.85.66, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table II.85.66 How would you rate the need for renovation of existing units in the city? Sioux County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	0	0
Moderate Need	2	2	2	2
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2.7	2.7	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.85.67, 0 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 0 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.85.67 How would you rate the need for construction of new units in the city? Sioux County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	1	1	1	1
Extreme Need	1	1	0	0
Average Need	4	4	3.5	3.5

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.85.68, shows the *strong growth scenario* for the Sioux County. As can be seen there were 9,481 owner-occupied and 2,459 renter-occupied households in 2016, for a total of 11,940 households. In 2030, there will be a projected 12,770 households, of which 10,306 are projected to be owner occupied and the remaining 2,464 are expected to be renter-occupied.

By 2050, there are projected to be 10,697 owner-occupied households, of which 551 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,971 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,457 renter households, of which 548 renter households are expected to have incomes between 0 and 30.0 percent of median family income 581 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 13,154 occupied units by 2050, of which 1,099 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.85.68
Housing Demand Forecast
 Sioux County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	488	509	521	531	539	544	548	551
30.1-50%	776	809	827	844	856	865	871	876
50.1-80%	1,747	1,823	1,863	1,899	1,928	1,948	1,962	1,971
80.1-95%	869	906	926	944	958	968	975	980
95.1-115%	1,232	1,285	1,314	1,340	1,360	1,374	1,384	1,390
115+%	4,368	4,556	4,658	4,748	4,820	4,870	4,905	4,929
Total	9,481	9,889	10,109	10,306	10,460	10,571	10,645	10,697
Renter								
0-30%	549	542	546	550	552	552	551	548
30.1-50%	481	475	479	482	484	485	483	481
50.1-80%	582	574	579	583	585	585	584	581
80.1-95%	120	119	120	121	121	121	121	120
95.1-115%	318	314	316	318	320	320	319	317
115+%	409	404	407	410	412	412	411	409
Total	2,459	2,428	2,447	2,464	2,474	2,476	2,469	2,457
Total								
0-30%	1,037	1,051	1,067	1,081	1,091	1,097	1,099	1,099
30.1-50%	1,257	1,285	1,306	1,326	1,341	1,350	1,355	1,357
50.1-80%	2,329	2,397	2,442	2,482	2,513	2,534	2,546	2,553
80.1-95%	989	1,025	1,046	1,065	1,079	1,090	1,096	1,100
95.1-115%	1,550	1,599	1,630	1,658	1,679	1,694	1,703	1,708
115+%	4,778	4,960	5,065	5,158	5,231	5,282	5,316	5,338
Total	11,940	12,317	12,556	12,770	12,935	13,046	13,115	13,154