

**VOLUME II:
VAN BUREN COUNTY**

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Van Buren County

DEMOGRAPHICS

Population Estimates

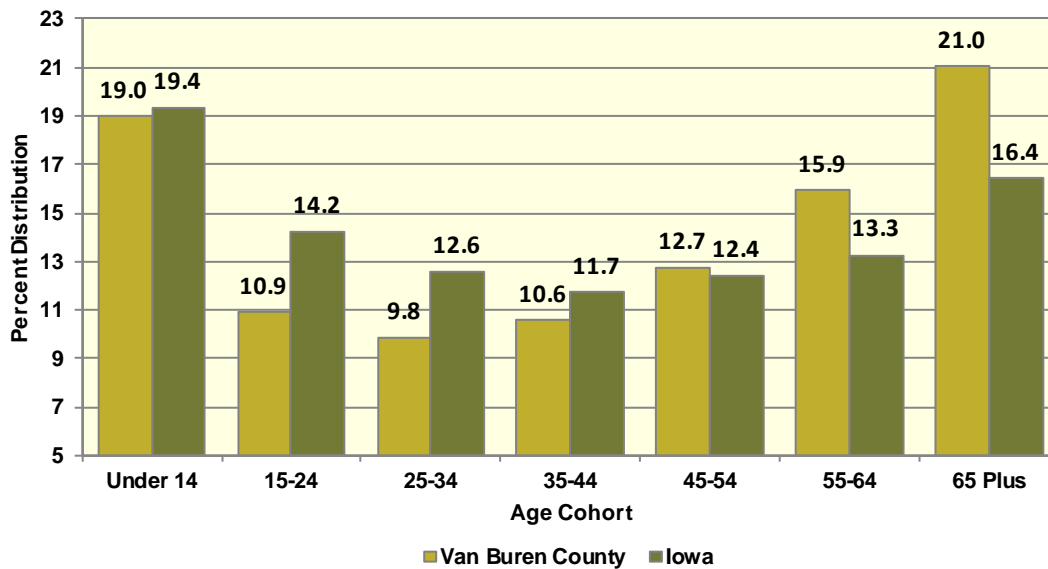
The Census Bureau’s current census estimates indicate that Van Buren County’s population decreased from 7,570 in 2010 to 7,271 in 2016, or by 3.9 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 8.8 percent, and the number of people from 55 to 64 years of age increased by 12.4 percent. The white population decreased by 4.7 percent, while the black population increased by 26.7 percent. The Hispanic population increased from 88 to 107 people between 2010 and 2016 or by 21.6 percent. These data are presented in Table II.90.1.

Table II.90.1 Profile of Population Characteristics Van Buren County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Van Buren County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	7,570	7,271	-3.9%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	1,478	1,380	-6.6%	603,673	607,020	0.6%
15 to 24 years	840	793	-5.6%	430,187	445,808	3.6%
25 to 34 years	785	716	-8.8%	382,583	394,373	3.1%
35 to 44 years	841	769	-8.6%	364,548	367,535	0.8%
45 to 54 years	1,098	926	-15.7%	439,726	389,744	-11.4%
55 to 64 years	1,030	1,158	12.4%	372,750	415,998	11.6%
65 and Over	1,498	1,529	2.1%	452,888	514,215	13.5%
Race						
White	7,460	7,110	-4.7%	2,839,615	2,864,884	0.9%
Black	15	19	26.7%	91,695	114,874	25.3%
American Indian and Alaskan Native	10	19	90%	13,563	15,924	17.4%
Asian	40	41	2.5%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	1	3	200%	2,419	3,592	48.5%
Two or more races	44	79	79.5%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	88	107	21.6%	151,544	182,606	20.5%

Table II.90.2, presents the population of Van Buren County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,806 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 3,764 persons, were female. In 2016, the number of males rose to 3,682 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 3,589 persons being female.

Table II.90.2 Population by Age and Gender Van Buren 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	779	699	1,478	730	650	1,380	-6.6%
15 to 24 years	424	416	840	417	376	793	-5.6%
25 to 34 years	406	379	785	339	377	716	-8.8%
35 to 44 years	440	401	841	410	359	769	-8.6%
45 to 54 years	542	556	1,098	468	458	926	-15.7%
55 to 64 years	525	505	1,030	585	573	1,158	12.4%
65 and Over	690	808	1,498	733	796	1,529	2.1%
Total	3,806	3,764	7,570	3,682	3,589	7,271	-3.9%
% of Total	50.3%	49.7%	.	50.6%	49.4%	.	

Diagram II.90.1
Age Distribution
Van Buren County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Van Buren County increased from 7,676 to 7,809 persons, or by 1.7 percent. Between 2000 and 2010, Van Buren County population, changed by -239 persons, to a total population of 7,570 persons. The most recent estimates indicated that Van Buren County’s population fell an additional -299 persons since the 2010 Census, to 7,271 persons in July 2016.

Table II.90.3 Population Estimates: Births, Deaths, and Migration Van Buren County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	7,676
Natural Increase 90-00	-70
Net Migration 90-00	203
2000 Census	7,809
Natural Increase 00-09	-15
Net Migration 00-09	-166
2009 Population Estimate	7,628
2010 Census	7,570
Natural Increase 10-16	11
Net Migration 10-16	-310
2016 Population Estimate	7,271

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.90.3, Van Buren County had a natural increase, of -70 persons between 1990 and 2000. During the April 2000 to July 2009 period, Van Buren County’s natural increase was estimated at -15 persons. Between 2010 and 2016, the natural increase was estimated at 11 persons, and the net migration was -310 persons.

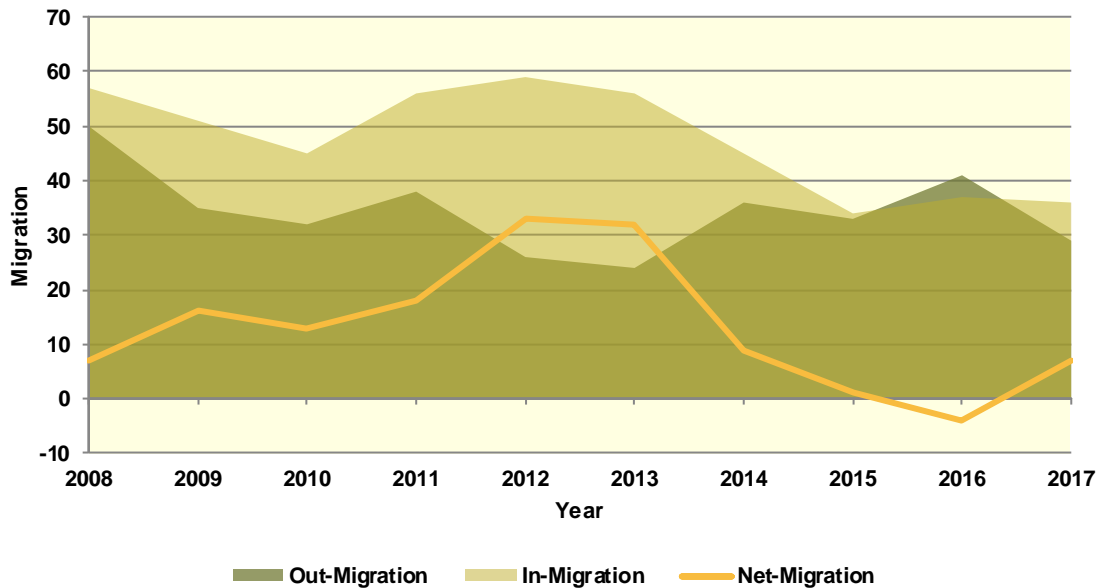
Population Migration Trends

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.90.4 in 2008 there was a total of 57 in-migrations with a total of 50 out-migrations, which led to a net-migration of 7 persons. The most recent first half 2017 data saw a net-migration of 7 persons, with 36 persons entering Van Buren County and 29 persons leaving Van Buren County.

Diagram II.90.2, 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 33 people entering and the migration lowest net migration occurred in 2016 with 4 entering Van Buren County.

Diagram II.90.2
Net In-migration by Gender
 Van Buren County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.90.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 143 percent of net-migrants, or 10 persons were male, with the remaining -43 percent, or -3 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	24	18	24	28	23	29	21	17	20	21
Female	33	33	21	28	36	27	24	17	17	15
Total	57	51	45	56	59	56	45	34	37	36
Out										
Male	29	14	9	17	18	10	18	12	22	11
Female	21	21	23	21	8	14	18	21	19	18
Total	50	35	32	38	26	24	36	33	41	29
Net										
Male	-5	4	15	11	5	19	3	5	-2	10
Female	12	12	-2	7	28	13	6	-4	-2	-3
Total	7	16	13	18	33	32	9	1	-4	7

Table II.90.5, shows net-migration for Van Buren 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 5 persons entering Van Buren County. Those in the age range of 65 and older had the lowest levels of net migration, with 3 persons leaving Van Buren County.

Table II.90.5										
Migration by Age Range										
Van Buren County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	0	0	1	1	1	0	1	1	0
18-22	8	4	7	9	9	5	7	0	5	4
23-25	6	6	4	7	1	2	5	2	4	2
26-35	10	14	13	11	18	16	13	9	9	10
36-45	10	4	3	8	7	11	9	6	5	7
46-55	4	13	7	9	10	7	2	4	7	7
56-65	12	7	6	10	10	8	5	6	4	4
66 +	7	3	5	1	3	6	4	6	2	2
Total	57	51	45	56	59	56	45	34	37	36
Out										
14-17	1	0	0	2	0	0	0	0	0	0
18-22	17	4	5	6	4	3	3	4	6	3
23-25	4	7	5	3	3	1	6	1	3	3
26-35	7	10	7	4	7	7	9	6	10	7
36-45	8	3	5	8	3	2	5	5	4	5
46-55	8	5	2	10	6	2	5	2	9	2
56-65	5	3	2	2	1	6	6	6	6	4
66 +	0	3	6	3	2	3	2	9	3	5
Total	50	35	32	38	26	24	36	33	41	29
Net										
14-17	-1	0	0	-1	1	1	0	1	1	0
18-22	-9	0	2	3	5	2	4	-4	-1	1
23-25	2	-1	-1	4	-2	1	-1	1	1	-1
26-35	3	4	6	7	11	9	4	3	-1	3
36-45	2	1	-2	0	4	9	4	1	1	2
46-55	-4	8	5	-1	4	5	-3	2	-2	5
56-65	7	4	4	8	9	2	-1	0	-2	0
66 +	7	0	-1	-2	1	3	2	-3	-1	-3
Total	7	16	13	18	33	32	9	1	-4	7

School Age Enrollment

Table II.90.6, show the school enrollment from the Iowa Department of Education for Van Buren County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 1,136 students and was 862 in 2017, a change of -24.1 percent. Enrollment for students in grades 1 to 5 was 370 students in 2010 and 295 in 2017, which was a change of -20.3 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 358 and 243 in 2017, which was a change of -32.1 percent.

Table II.90.6
School Enrollment

Van Buren County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	86	509	304	447	12	1,358
2001	65	481	341	475	9	1,371
2002	100	426	341	454	8	1,329
2003	94	431	327	461	16	1,329
2004	133	385	297	419	17	1,251
2005	70	384	278	409	10	1,141
2006	133	397	301	416	47	1,247
2007	142	379	245	414	65	1,180
2008	136	419	248	392	62	1,195
2009	149	397	242	377	70	1,165
2010	164	370	244	358	88	1,136
2011	150	355	222	322	68	1,049
2012	121	354	221	284	58	980
2013	125	333	199	268	58	925
2014	130	311	202	258	59	901
2015	140	309	194	262	81	905
2016	155	300	199	261	86	915
2017	143	295	181	243	71	862
% Change 10-17	-12.8%	-20.3%	-25.8%	-32.1%	-19.3%	-24.1%

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.90.7, shows population by age for the 2000 and 2010 Census. The population changed by -3.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 0.5 percent to a total of 1,498 persons in 2010. Those aged 25 to 34 changed by -2.5 percent, and those aged under 5 changed by 13.1 percent.

Table II.90.7 Population by Age Van Buren County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	435	5.6%	492	6.5%	13.1%
5 to 19	1,687	21.6%	1,494	19.7%	-11.4%
20 to 24	359	4.6%	332	4.4%	-7.5%
25 to 34	805	10.3%	785	10.4%	-2.5%
35 to 54	2,173	27.8%	1,939	25.6%	-10.8%
55 to 64	859	11%	1,030	13.6%	19.9%
65 or Older	1,491	19.1%	1,498	19.8%	0.5%
Total	7,809	100.0%	7,570	100.0%	-3.1%

The elderly population is further explored in Table II.90.8. Those aged 65 to 66 changed by 2.7 percent between 2000 and 2010, resulting in a population of 152 persons. Those aged 85 or older changed by -7.3 percent during the same time period, and resulted in 227 persons over age 85 in 2010.

Table II.90.8 Elderly Population by Age Van Buren County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	148	9.9%	152	10.1%	2.7%
67 to 69	194	13%	258	17.2%	33%
70 to 74	348	23.3%	379	25.3%	8.9%
75 to 79	319	21.4%	263	17.6%	-17.6%
80 to 84	237	15.9%	219	14.6%	-7.6%
85 or Older	245	16.4%	227	15.2%	-7.3%
Total	1,491	100.0%	1,498	100.0%	0.5%

Population by race and ethnicity is shown in Table II.90.9. The white population changed by -3.4 percent between 2000 and 2010, and resulted in representing 98.3 percent of the population in 2010. The black population changed by 200 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 46.7 percent between 2000 and 2010, compared to the -3.4 percent growth rate for non-Hispanics.

Table II.90.9					
Population by Race and Ethnicity					
Van Buren County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,701	98.6%	7,439	98.3%	-3.4%
Black	5	0.1%	15	0.2%	200%
American Indian	14	0.2%	10	0.1%	-28.6%
Asian	22	0.3%	40	0.5%	81.8%
Native Hawaiian/ Pacific Islander	5	0.1%	1	0%	-80%
Other	12	0.2%	12	0.2%	0%
Two or More Races	50	0.6%	53	0.7%	6%
Total	7,809	100.0%	7,570	100.0%	-3.1%
Hispanic	60	0.8%	88	1.2%	46.7%
Non-Hispanic	7,749	99.2%	7,482	98.8%	-3.4%

Population by race and ethnicity through 2016 is shown in Table II.90.10. The white population represented 98 percent of the population in 2016, compared with black households accounting for 0.6 percent of the population. Hispanic households represented 1.3 percent of the population in 2016.

Table II.90.10				
Population by Race and Ethnicity				
Van Buren County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,439	98.3%	7,229	98%
Black	15	0.2%	43	0.6%
American Indian	10	0.1%	7	0.1%
Asian	40	0.5%	3	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	12	0.2%	6	0.1%
Two or More Races	53	0.7%	92	1.2%
Total	7,570	100.0%	7,380	100.0%
Non-Hispanic	7,482	98.8%	7,282	98.7%
Hispanic	88	1.2%	98	1.3%

The population by race is broken down further by ethnicity in Table II.90.11. While the white non-Hispanic population changed by -3.7 percent between 2000 and 2010, the white Hispanic population changed by 57.1 percent. The black non-Hispanic population changed by 200 percent, while the black Hispanic population changed by 0 percent.

Table II.90.11					
Population by Race and Ethnicity					
Van Buren County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	7,659	98.8%	7,373	98.5%	-3.7%
Black	5	0.1%	15	0.2%	200%
American Indian	14	0.2%	10	0.1%	-28.6%
Asian	20	0.3%	40	0.5%	100%
Native Hawaiian/ Pacific Islander	2	0%	1	0%	-50%
Other	1	0%	1	0%	0%
Two or More Races	48	0.6%	42	0.6%	-12.5%
Total Non-Hispanic	7,749	100.0%	7,482	100.0%	-3.4%
Hispanic					
White	42	70%	66	75%	57.1%
Black	0	0%	0	0%	0%
American Indian	0	0%	0	0%	0%
Asian	2	3.3%	0	0%	-100%
Native Hawaiian/ Pacific Islander	3	5%	0	0%	-100%
Other	11	18.3%	11	12.5%	0%
Two or More Races	2	3.3%	11	12.5%	450%
Total Hispanic	60	100.0%	88	100.0%	46.7 %
Total Population	7,809	100.0%	7,570	100.0%	-3.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.90.12. During this time, the total non-Hispanic population was 7,282 persons in 2016. The Hispanic population was 98.

Table II.90.12				
Population by Race and Ethnicity				
Van Buren County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,373	98.5%	7,153	98.2%
Black	15	0.2%	27	0.4%
American Indian	10	0.1%	7	0.1%
Asian	40	0.5%	3	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1	0%	0	0%
Two or More Races	42	0.6%	92	1.3%
Total Non-Hispanic	7,482	100.0%	7,282	100.0%
Hispanic				
White	66	75%	76	77.6%
Black	0	0%	16	16.3%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	11	12.5%	6	6.1%
Two or More Races	11	12.5%	0	0%
Total Hispanic	88	100.0%	98	100.0%
Total Population	7,570	100.0%	7,380	100.0%

Households by type and tenure are shown in Table II.90.13. Family households represented 70.2 percent of households, while non-family households accounted for 29.8 percent. These changed from 66.2 and 33.8 percent, respectively.

Table II.90.13				
Household Type by Tenure				
Van Buren County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,058	66.2%	2,050	70.2%
Married-Couple Family	1,721	83.6%	1,764	86%
Owner-Occupied	1,558	90.5%	1,651	93.6%
Renter-Occupied	163	9.5%	113	6.4%
Other Family	337	16.4%	286	16.4%
Male Householder, No Spouse Present	120	35.6%	95	42%
Owner-Occupied	78	65%	53	55.8%
Renter-Occupied	42	35%	42	44.2%
Female Householder, No Spouse Present	217	64.4%	191	75.9%
Owner-Occupied	151	69.6%	129	67.5%
Renter-Occupied	66	30.4%	62	32.5%
Non-Family Households	1,050	33.8%	871	29.8%
Owner-Occupied	738	70.3%	627	72%
Renter-Occupied	312	29.7%	244	28%
Total	3,108	100.0%	2,921	100.0%

The group quarters population was 97 in 2010, compared to 127 in 2000. Institutionalized populations experienced a -28.7 percent change between 2000 and 2010. Non-institutionalized populations experienced a -12.5 percent change during this same time period.

Table II.90.14					
Group Quarters Population					
Van Buren 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	3	3.4%	1	1.6%	-66.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	84	96.6%	61	98.4%	-27.4%
Other Institutions	0	0%	0	0%	0%
Total	87	100.0%	62	100.0%	-28.7%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	40	100%	35	100%	-12.5%
Total	40	100.0%	35	100.0%	-12.5%
Group Quarters Population	127	100.0%	97	100.0%	-23.6%

The number of foreign born persons are shown in Table II.90.15. An estimated 0.1 percent of the population was born in Kenya, some 0.1 percent were born in Germany, and another 0.1 percent were born in Philippines.

Table II.90.15
Place of Birth for the Foreign-Born Population
 Van Buren County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Kenya	11	0.1%
#2 country of origin	Germany	10	0.1%
#3 country of origin	Philippines	10	0.1%
#4 country of origin	Czechoslovakia	8	0.1%
#5 country of origin	Belgium	7	0.1%
#6 country of origin	Mexico	7	0.1%
#7 country of origin	Russia	7	0.1%
#8 country of origin	Kazakhstan	5	0.1%
#9 country of origin	England	3	0%
#10 country of origin	Korea	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.90.16. An estimated 1.7 percent of the population speaks German or other West Germanic languages at home, followed by 0.4 percent speaking Spanish.

Table II.90.16
Limited English Proficiency and Language Spoken at Home
 Van Buren County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	117	1.7%
#2 LEP Language	Spanish	29	0.4%
#3 LEP Language	French, Haitian, or Cajun	5	0.1%
#4 LEP Language	Korean	3	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.90.17. Some 20.6 percent of the population was disabled in 2000, or a total of 1,501 persons. The disability rate was highest for those over 65, with 40.9 percent disabled.

Table II.90.17 Disability by Age Van Buren County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	55	4.4%
16 to 64	874	18.9%
65 and older	572	40.9%
Total	1,501	20.6%

Table II.90.18 shows disability by type in 2000. There were 763 physical disabilities in 2000, some 500 employment disabilities, and 438 go-outside-home disabilities.

Table II.90.18 Total Disabilities Tallied: Aged 5 and Older Van Buren County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	418
Physical disability	763
Mental disability	334
Self-care disability	225
Employment disability	500
Go-outside-home disability	438
Total	2,678

Disability by age, as estimated by the 2016 ACS, is shown in Table II.90.19. The disability rate for females was 12.6 percent, compared to 13.7 percent for males. The disability rate changed precipitously higher with age, with 45.9 percent of those over 75 experiencing a disability.

Table II.90.19 Disability by Age Van Buren 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%	0	0%	0	0%
5 to 17	19	2.7%	18	3.1%	37	2.9%
18 to 34	57	9.4%	38	6.3%	95	7.9%
35 to 64	145	9.6%	167	11.9%	312	10.7%
65 to 74	134	34.1%	80	19.5%	214	26.7%
75 or Older	160	50.5%	144	41.6%	304	45.9%
Total	515	13.7%	447	12.6%	962	13.1%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.90.20. Some 7.1 percent have an ambulatory disability, 4.2 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.90.20		
Total Disabilities Tallied: Aged 5 and Older		
Van Buren County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	322	4.4%
Vision disability	134	1.8%
Cognitive disability	273	4%
Ambulatory disability	491	7.1%
Self-Care disability	127	1.8%
Independent living disability	236	4.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.90.21. In 2016, some 3,371 persons were employed and 128 were unemployed. This totaled a labor force of 3,499 persons. The unemployment rate for Van Buren County was estimated to be 3.7 percent in 2016.

Table II.90.21	
Employment, Labor Force and Unemployment	
Van Buren County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,371
Unemployed	128
Labor Force	3,499
Unemployment Rate	3.7%

In 2016, 88.5 percent of households in Van Buren County had a high school education or greater.

Table II.90.22	
High School or Greater Education	
Van Buren County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,585
Total Households	2,921
Percent High School or Above	88.5%

As seen in Table II.90.23, some 40.6 percent of the population had a high school diploma or equivalent, another 34.2 percent have some college, 9.3 percent have a Bachelor's Degree, and 3.1 percent of the population had a graduate or professional degree.

Table II.90.23		
Educational Attainment		
Van Buren County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	727	12.9%
High School or Equivalent	2,292	40.6%
Some College or Associates Degree	1,933	34.2%
Bachelor's Degree	525	9.3%
Graduate or Professional Degree	175	3.1%
Total Population Above 18 years	5,652	100.0%



ECONOMICS

Labor Force

Table II.90.24, shows the labor force statistics for Van Buren County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.8 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 Van Buren County decreased from 4.1 percent in 2015 to 3.7 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.90.24 Labor Force Statistics Van Buren County 1990 - 2016 BLS Data					
Year	Van Buren County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	127	3,491	3,618	3.5%	4.4%
1991	199	3,532	3,731	5.3%	4.7%
1992	193	3,645	3,838	5%	4.5%
1993	173	3,858	4,031	4.3%	4%
1994	163	3,922	4,085	4%	3.5%
1995	165	3,949	4,114	4%	3.4%
1996	156	4,048	4,204	3.7%	3.5%
1997	143	4,250	4,393	3.3%	3.1%
1998	118	4,165	4,283	2.8%	2.7%
1999	124	4,052	4,176	3%	2.6%
2000	126	3,861	3,987	3.2%	2.6%
2001	173	3,834	4,007	4.3%	3.3%
2002	216	3,683	3,899	5.5%	4%
2003	217	3,572	3,789	5.7%	4.5%
2004	209	3,603	3,812	5.5%	4.5%
2005	196	3,616	3,812	5.1%	4.3%
2006	168	3,757	3,925	4.3%	3.7%
2007	168	3,783	3,951	4.3%	3.7%
2008	193	3,757	3,950	4.9%	4.2%
2009	339	3,511	3,850	8.8%	6.4%
2010	289	3,682	3,971	7.3%	6%
2011	243	3,606	3,849	6.3%	5.5%
2012	220	3,579	3,799	5.8%	5%
2013	212	3,630	3,842	5.5%	4.7%
2014	179	3,749	3,928	4.6%	4.3%
2015	159	3,689	3,848	4.1%	3.8%
2016	145	3,751	3,896	3.7%	3.7%

Diagram II.90.3, shows the employment and labor force for Van Buren County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,751 persons, with the labor force reaching 3,896, indicating there were a total of 145 unemployed persons.

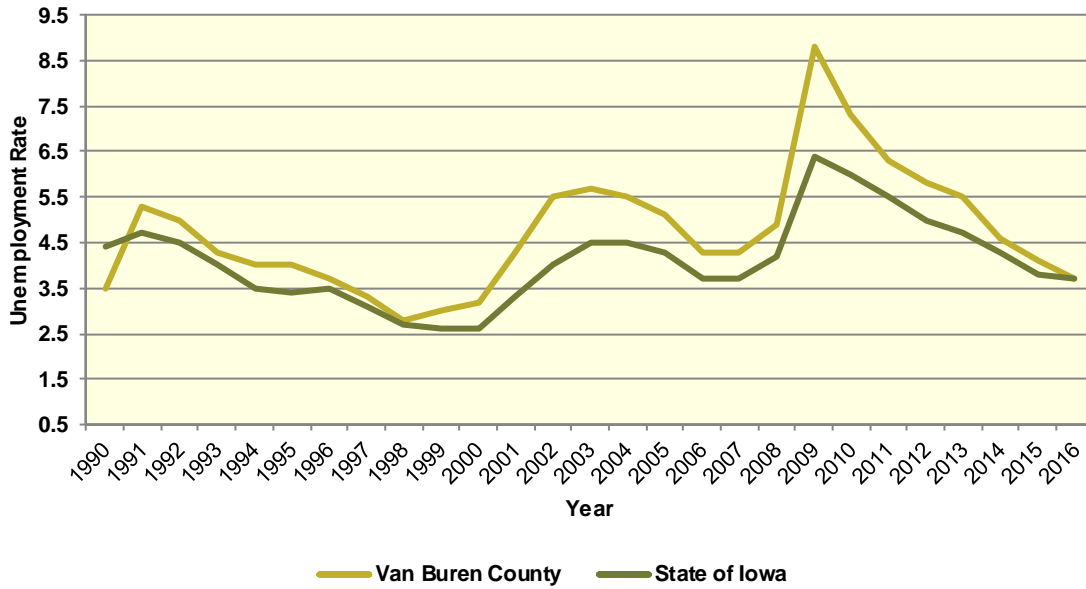
Diagram II.90.3
Employment and Labor Force
 Van Buren County
 1990 – 2016 BLS Data



Unemployment

Diagram II.90.4, shows the unemployment rate for both the State and Van Buren County. During the 1990’s the average rate for Van Buren County was 3.9 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.3 percent. Over the course of the entire period the Van Buren County had an average unemployment rate that higher than the State, 4.7 percent for Van Buren County, versus 4.1 statewide.

Diagram II.90.4
Annual Unemployment Rate
 Van Buren 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.90.25, shows total real earnings by industry for Van Buren County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$30,815,000. Between 2015 and 2016 the manufacturing industry saw the largest percentage increase, rising by 21.9 percent.

Table II.90.25
Real Earnings by Industry
 Van Buren 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	-327	19,270	28,174	32,584	42,149	28,662	22,214	14,489	-34.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	55	54	61	13.6
Construction	4,876	9,022	9,593	0	0	9,767	0	18,488	0
Manufacturing	29,301	31,807	38,119	40,663	31,390	33,046	25,270	30,815	21.9
Wholesale trade	2,816	3,409	3,213	3,669	3,091	3,648	3,856	3,042	-21.1
Retail trade	7,496	9,208	8,465	7,280	7,261	6,955	6,723	6,119	-9
Transportation and warehousing	3,542	5,983	6,783	6,900	5,769	6,152	5,891	7,047	19.6
Information	1,300	979	0	0	0	0	611	663	8.5
Finance and insurance	0	3,802	3,713	4,414	3,955	4,825	4,087	3,875	-5.2
Real estate and rental and leasing	0	1,225	1,311	1,428	1,395	1,297	1,443	1,457	1
Professional and technical services	2,226	1,564	1,361	1,345	1,409	1,948	1,528	1,598	4.6
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	176	140	99	66	0	0	0	61	0
Health care and social assistance	4,885	4,872	0	4,688	4,332	3,960	0	4,160	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	3,669	4,934	4,808	5,368	5,038	0	0	5,144	0
Government and government enterprises	27,344	30,777	28,903	28,103	28,663	30,717	29,550	28,418	-3.8
Total	95,969	131,352	145,462	153,636	153,118	144,513	128,961	134,797	4.5



Table II.90.26, shows the total employment by industry for the Van Buren County. The most recent estimates show the farm industry was the largest employer in Van Buren County, with employment reaching 698 jobs in 2016. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 11.4 percent.

Table II.90.26									
Employment by Industry									
Van Buren County									
BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	925	715	713	700	714	693	704	698	-0.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	190	232	224	0	0	212	0	261	0
Manufacturing	646	627	654	679	657	661	676	687	1.6
Wholesale trade	66	85	81	86	91	115	114	100	-12.3
Retail trade	338	307	315	311	298	317	335	328	-2.1
Transportation and warehousing	126	163	166	168	166	160	158	176	11.4
Information	32	31	0	0	0	0	25	25	0
Finance and insurance	0	115	159	136	145	147	140	136	-2.9
Real estate and rental and leasing	0	102	95	94	86	79	84	87	3.6
Professional and technical services	89	74	66	72	70	76	72	79	9.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	10	13	12	13	14	20	16	17	6.2
Health care and social assistance	241	196	0	188	167	147	0	154	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	209	215	222	232	224	0	0	242	0
Government and government enterprises	725	635	607	587	636	705	616	580	-5.8
Total	4,041	3,826	3,838	3,845	3,840	3,885	3,801	3,854	1.4



Table II.90.27, shows the real average earnings per job by industry for Van Buren County. These figures are calculated by dividing the total real earning displayed in Tables II.90.25 and II.90.26, by industry. In 2016, the construction industry had the highest average earnings reaching 70,835 dollars. Between 2015 and 2016 the manufacturing industry saw the largest percentage increase, rising by 20 percent.

Table II.90.27									
Real Earnings Per Job by Industry									
Van Buren County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-354	26,951	39,514	46,549	59,033	41,359	31,554	20,758	-34.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	25,661	38,889	42,827	0	0	46,068	0	70,835	0
Manufacturing	45,358	50,728	58,285	59,887	47,777	49,993	37,381	44,854	20
Wholesale trade	42,662	40,101	39,661	42,664	33,965	31,719	33,826	30,420	-10.1
Retail trade	22,177	29,995	26,873	23,408	24,364	21,941	20,070	18,655	-7
Transportation and warehousing	28,113	36,703	40,862	41,070	34,752	38,447	37,282	40,040	7.4
Information	40,627	31,573	0	0	0	0	24,438	26,520	8.5
Finance and insurance	0	33,057	23,353	32,454	27,276	32,826	29,194	28,493	-2.4
Real estate and rental and leasing	0	12,013	13,797	15,190	16,218	16,424	17,176	16,747	-2.5
Professional and technical services	25,014	21,141	20,627	18,683	20,134	25,629	21,220	20,228	-4.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	17,565	10,756	8,270	5,052	0	0	0	3,588	0
Health care and social assistance	20,269	24,856	0	24,937	25,942	26,939	0	27,013	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	17,553	22,951	21,658	23,138	22,491	0	0	21,256	0
Government and government enterprises	37,716	48,468	47,616	47,876	45,067	43,570	47,971	48,997	2.1
Total	23,749	34,331	37,900	39,957	39,874	37,198	33,928	34,976	3.1

Table II.90.28 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 \$280,855,000 a -0.2 percent change between 2015 and 2016. Table II.90.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 3,826 and 3,854 in 2016, which a change of 1.4 percent over this period.

Table II.90.28
Total Employment and Real Personal Income
 Van Buren 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	77,286	4,258	22,714	19,248	17,647	132,636	15,072	3,401	22,724
1970	76,008	4,085	21,614	20,660	19,682	133,880	15,523	3,480	21,840
1971	76,052	4,232	20,996	21,723	21,052	135,591	15,894	3,445	22,076
1972	87,849	4,730	21,517	23,516	21,084	149,237	16,925	3,426	25,640
1973	100,347	5,582	22,260	27,469	21,841	166,335	19,606	3,505	28,629
1974	86,207	6,273	22,046	29,480	22,329	153,789	18,113	3,582	24,068
1975	93,319	5,917	21,500	30,320	25,384	164,606	19,751	3,417	27,310
1976	91,398	6,423	23,244	31,280	25,800	165,298	19,798	3,616	25,275
1977	88,237	6,181	24,542	34,186	26,172	166,955	19,363	3,652	24,161
1978	95,406	6,556	26,929	35,495	26,894	178,168	20,957	3,715	25,682
1979	82,368	7,013	28,483	36,857	27,462	168,158	19,756	3,734	22,059
1980	66,105	6,926	26,454	40,796	29,729	156,158	18,094	3,655	18,086
1981	72,336	6,964	23,390	44,945	30,094	163,801	18,987	3,625	19,954
1982	65,158	6,615	19,734	48,731	32,548	159,554	18,722	3,511	18,558
1983	52,256	6,481	19,309	50,162	32,491	147,736	17,538	3,601	14,511
1984	66,998	6,902	21,081	49,596	31,529	162,303	19,564	3,511	19,082
1985	71,961	7,286	20,339	47,833	32,414	165,261	20,352	3,468	20,750
1986	75,796	7,655	20,103	48,158	33,078	169,481	21,210	3,453	21,950
1987	83,034	8,230	20,756	43,767	33,054	172,380	21,898	3,439	24,145
1988	71,672	8,328	24,502	41,994	34,310	164,150	20,917	3,353	21,375
1989	79,268	8,899	26,604	42,785	34,697	174,455	22,748	3,415	23,212
1990	87,176	8,995	27,664	41,193	34,915	181,953	23,683	3,470	25,123
1991	80,317	8,957	27,907	42,633	36,605	178,504	23,129	3,422	23,471
1992	87,224	9,206	30,703	40,820	37,508	187,048	24,292	3,529	24,716
1993	76,438	9,502	29,701	38,863	38,397	173,898	22,511	3,559	21,478
1994	91,980	10,214	30,871	37,769	39,110	189,517	24,658	3,663	25,111
1995	76,184	10,318	31,802	41,431	40,589	179,688	23,333	3,700	20,590
1996	101,122	9,680	33,031	42,427	41,145	208,044	27,127	3,781	26,745
1997	105,380	11,576	37,286	45,220	41,503	217,813	28,156	3,987	26,431
1998	98,071	11,946	38,426	45,096	42,999	212,646	27,353	3,898	25,160
1999	94,755	12,284	34,946	42,347	43,456	203,220	26,108	3,904	24,271
2000	102,327	11,843	37,405	45,637	46,581	220,108	28,244	3,914	26,145
2001	95,969	11,855	33,544	47,505	48,611	213,774	27,706	4,041	23,749
2002	98,680	11,802	31,710	46,968	51,970	217,526	28,169	3,881	25,427
2003	109,950	12,423	31,380	48,837	48,907	226,650	29,543	3,846	28,588
2004	129,341	12,618	32,053	42,176	49,861	240,813	31,417	3,869	33,430
2005	116,911	12,777	29,858	35,956	51,403	221,351	28,980	3,890	30,055
2006	122,552	13,732	30,625	33,808	55,422	228,675	29,853	3,995	30,676
2007	128,600	14,347	31,653	39,355	56,324	241,585	31,415	4,010	32,070
2008	138,341	14,446	30,667	44,648	61,810	261,021	33,903	3,978	34,777
2009	126,778	13,843	32,097	44,229	67,527	256,789	33,664	3,848	32,947
2010	131,352	15,133	27,513	43,543	68,454	255,729	33,831	3,826	34,331
2011	145,462	14,403	25,246	45,960	64,968	267,232	35,564	3,838	37,901
2012	153,636	14,403	25,354	50,836	62,645	278,068	37,295	3,845	39,958
2013	153,118	13,763	31,506	50,623	63,069	284,553	38,257	3,840	39,875
2014	144,513	14,480	33,550	52,678	68,155	284,416	38,383	3,885	37,198
2015	128,961	13,091	40,425	54,985	70,053	281,332	38,407	3,801	33,928
2016	134,797	15,118	34,148	55,655	71,373	280,855	38,627	3,854	34,976



Diagram II.90.5, shows real average earnings per job for Van Buren County from 1990 to 2016. Over this period the average earning per job for Van Buren County was \$29,597, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.90.5
Real Average Earnings Per Job
 Van Buren County
 BEA Data 1990 - 2016

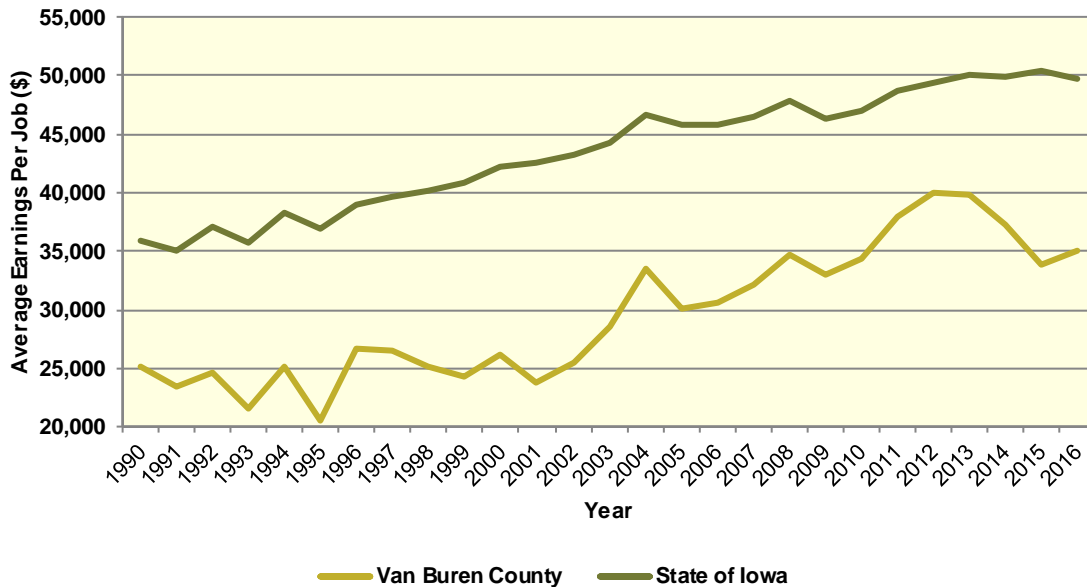
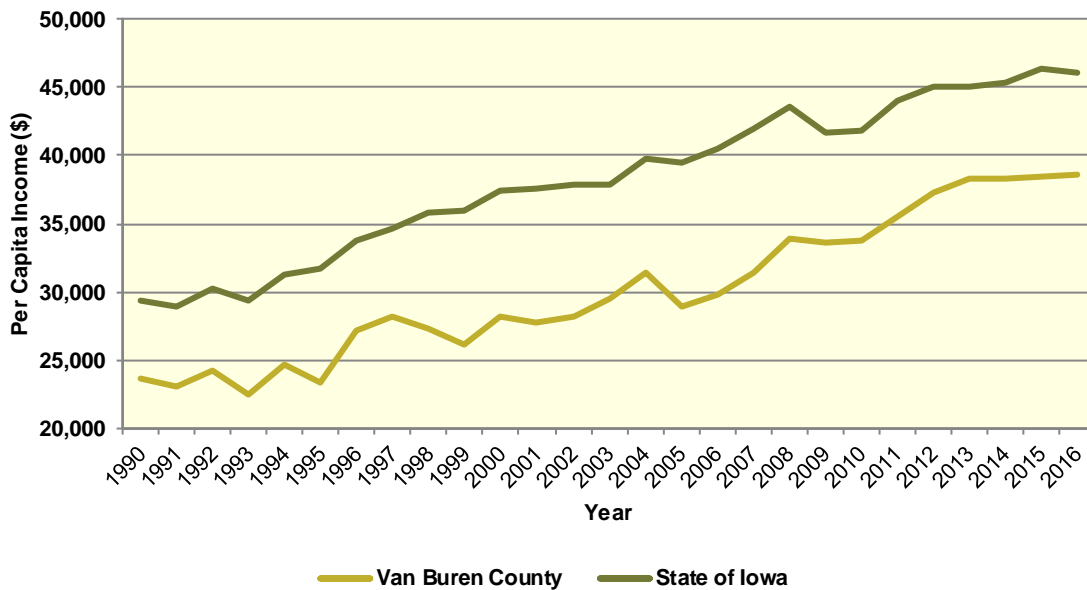


Diagram II.90.6, shows real per capita income for the Van Buren County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Van Buren County was \$30,134, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.90.6
Real Per Capita Income
 Van Buren 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.90.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 2,040 persons in 2015 to 2,098 in 2016, a change of 2.8 percent.

Table II.90.29
Total Monthly Employment
 Van Buren County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,067	2,188	2,220	2,003	1,973	1,998	1,984	2,015	2,020	2,079	2,015
Feb	2,095	2,137	2,206	1,950	1,985	1,990	1,980	1,983	2,032	2,064	1,993
Mar	2,110	2,204	2,196	1,980	2,006	1,990	2,007	1,957	2,047	2,070	1,976
Apr	2,156	2,198	2,212	2,018	2,039	2,007	2,068	2,007	2,102	1,984	2,038
May	2,169	2,241	2,251	2,051	2,063	2,035	2,070	2,031	2,094	1,984	2,028
Jun	2,225	2,282	2,252	2,074	2,104	2,058	2,084	2,049	2,116	2,004	2,097
Jul	2,176	2,200	2,179	2,025	2,055	1,980	1,995	2,032	2,098	2,051	2,069
Aug	2,177	2,200	2,188	2,008	2,045	1,978	1,995	2,051	2,086	2,054	2,141
Sep	2,229	2,226	2,216	2,067	2,068	1,999	2,015	2,105	2,121	2,056	2,231
Oct	2,235	2,232	2,173	2,062	2,060	2,051	2,028	2,094	2,165	2,047	2,246
Nov	2,248	2,243	2,085	2,058	2,064	2,015	1,987	2,092	2,167	2,053	2,218
Dec	2,245	2,218	2,069	2,038	2,015	1,998	2,050	2,068	2,161	2,029	2,125
Annual	2,178	2,214	2,187	2,028	2,040	2,008	2,022	2,040	2,101	2,040	2,098
% Change	.	1.7%	-1.2%	-7.3%	0.6%	-1.6%	0.7%	0.9%	3%	-2.9%	2.8%

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 \$573 in 2015. In 2016, average weekly wages saw an increased of 14.7 percent over the prior year, rising to \$657, or by 84 dollars. These data are shown in Table II.90.30.

Table II.90.30						
Average Weekly Wages						
Van Buren County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	402	440	422	422	
2002	432	420	438	460	437	3.6%
2003	448	440	462	489	460	5.3%
2004	456	460	478	564	490	6.5%
2005	452	477	508	537	494	0.8%
2006	494	520	504	566	521	5.5%
2007	513	526	516	680	559	7.3%
2008	549	553	545	659	576	3%
2009	537	569	544	617	567	-1.6%
2010	536	576	588	616	579	2.1%
2011	613	639	661	648	641	10.7%
2012	700	639	656	633	657	2.5%
2013	584	578	624	611	600	-8.7%
2014	635	622	644	571	617	2.8%
2015	533	573	585	600	573	-7.1%
2016(p)	577	620	706	718	657	14.7%

Total business establishments reported by the QCEW are displayed in Table II.90.31. Between 2015 and 2016, the total number of business establishments in Van Buren County increased by 14.7 percent, from 208 to 214 establishments.

Table II.90.31						
Number of Business Establishments						
Van Buren County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	221	219	197	194	208	
2002	194	192	190	189	191	-8.2%
2003	193	193	191	189	192	0.5%
2004	187	188	190	188	188	-2.1%
2005	185	186	183	184	185	-1.6%
2006	188	196	199	194	194	4.9%
2007	197	195	195	196	196	1%
2008	195	198	195	194	196	(ND)%
2009	191	195	198	200	196	(ND)%
2010	203	207	207	204	205	4.6%
2011	200	205	200	202	202	-1.5%
2012	205	208	211	213	209	3.5%
2013	215	212	207	205	210	0.5%
2014	200	201	198	202	200	-4.8%
2015	204	207	208	212	208	4%
2016	216	213	213	215	214	2.9%

Iowa Department of Revenue

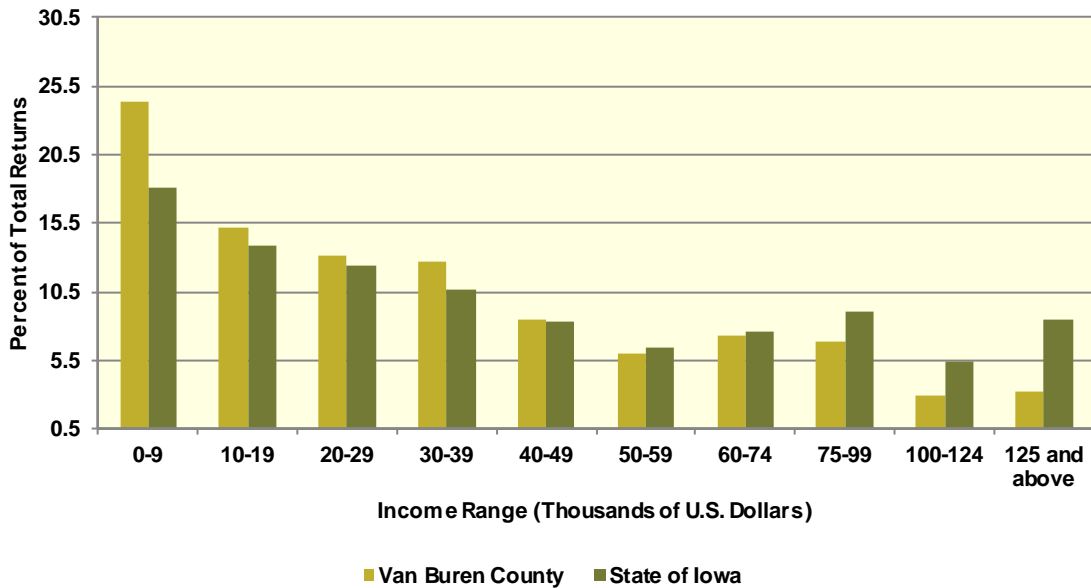
The Iowa Department of Revenue releases annual income tax statistics. Table II.90.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table gives an accurate measure of the income distribution in Van Buren County.

As can be seen, the total number of returns between 2010 and 2015 decreased by -1 percent, with 100 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 62.5 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -16.2 percent.

Table II.90.32
Number of Tax Returns by Adjusted Gross Income
 Van Buren 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	901	624	507	371	276	186	138	83	19	19	3,124
2003	905	597	514	347	262	195	150	89	29	22	3,110
2004	859	574	518	340	266	213	178	114	36	37	3,135
2005	855	529	528	386	266	207	203	135	27	57	3,193
2006	791	571	508	368	273	209	230	132	35	64	3,181
2007	812	587	507	378	284	201	218	170	59	68	3,284
2008	792	541	508	363	262	223	216	173	65	72	3,215
2009	778	550	503	379	250	220	197	159	52	74	3,162
2010	772	560	445	368	274	191	217	178	56	68	3,129
2011	789	518	427	396	242	184	218	204	56	78	3,112
2012	754	513	440	386	259	196	215	202	80	92	3,137
2013	744	524	443	358	281	207	204	192	86	95	3,134
2014	734	490	438	346	277	196	214	213	91	103	3,102
2015	755	469	407	392	263	184	227	211	91	100	3,099
Change 10 - 15	-2.2%	-16.2%	-8.5%	6.5%	-4%	-3.7%	4.6%	18.5%	62.5%	47.1%	-1%

Diagram II.90.7
2015 Income Distribution
 Van Buren County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,225 in 2010 to 1,047 in 2016, with the poverty rate reaching 14.5 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.90.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	936	12.1%
2001	905	11.7%
2002	964	12.4%
2003	871	11.3%
2004	979	12.6%
2005	1,069	14%
2006	1,075	13.9%
2007	1,003	13.3%
2008	1,083	14.3%
2009	1,347	17.8%
2010	1,225	16.4%
2011	1,211	16.3%
2012	1,186	16.1%
2013	1,191	16.2%
2014	1,063	14.4%
2015	1,154	15.8%
2016	1,047	14.5%

The rate of poverty for Van Buren County is shown in Table II.90.34. In 2016, there were an estimated 1,060 persons living in poverty. This represented a 14.5 percent poverty rate, compared to 12.7 percent poverty in 2000. In 2016, some 15.9 percent of those in poverty were under age 6, and 10.8 percent were 65 or older.

Table II.90.34				
Poverty by Age				
Van Buren 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	96	9.8%	169	15.9%
6 to 17	179	18.4%	313	29.5%
18 to 64	482	49.4%	463	43.7%
65 or Older	218	22.4%	115	10.8%
Total	975	100.0%	1,060	100.0%
Poverty Rate	12.7%	.	14.5%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.4 percent in Van Buren County between 2010 and 2016, from 3,670 to 3,617. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.90.35.

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 Van Buren County decreased from 3 authorizations in 2015 to 2 in 2016.

The real value of single-family building permits decreased from \$106,045 in 2015 to \$66,750 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.90.36.

Table II.90.35				
Housing Units				
State of Iowa vs. Van Buren County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Van Buren County	% Growth Since Census
2000 Census Base	1,232,625	.	3,576	.
2010 Census	1,336,417	8.4%	3,670	2.6%
July 2011 Estimate	1,341,974	0.4%	3,661	-0.2%
July 2012 Estimate	1,346,403	0.7%	3,643	-0.7%
July 2013 Estimate	1,353,274	1.3%	3,635	-1%
July 2014 Estimate	1,362,458	1.9%	3,629	-1.1%
July 2015 Estimate	1,370,778	2.6%	3,624	-1.3%
July 2016 Estimate	1,380,162	3.3%	3,617	-1.4%



Table II.90.36
Building Permits and Valuation
 Van Buren 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	1	0	0	0	1	90,407	0
1981	4	0	0	0	4	111,679	0
1982	4	0	0	0	4	76,752	0
1983	3	0	0	0	3	65,890	0
1984	1	0	0	0	1	150,693	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	4	0	0	0	4	62,814	0
1988	1	0	4	0	5	80,906	0
1989	5	0	0	0	5	66,390	0
1990	11	0	0	0	11	69,790	0
1991	5	0	0	0	5	100,145	0
1992	4	0	0	0	4	90,809	0
1993	4	0	0	0	4	68,641	0
1994	4	0	4	0	8	107,612	0
1995	7	0	0	0	7	98,176	0
1996	4	2	8	0	14	103,531	0
1997	6	0	0	0	6	80,952	0
1998	5	0	0	0	5	100,339	0
1999	6	0	4	0	10	106,951	0
2000	6	0	0	0	6	94,130	0
2001	3	0	0	0	3	153,027	0
2002	9	0	3	0	12	142,474	0
2003	5	0	0	0	5	86,305	0
2004	1	0	0	0	1	118,795	0
2005	3	0	0	0	3	151,442	0
2006	3	0	0	0	3	109,701	0
2007	3	0	0	0	3	183,192	0
2008	3	0	0	0	3	162,830	0
2009	1	0	0	0	1	133,735	0
2010	1	0	0	0	1	132,115	0
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	1	0	0	0	1	156,364	0
2014	0	0	0	0	0	0	0
2015	3	0	0	0	3	106,045	0
2016	2	0	0	0	2	66,750	0



Diagram II.90.8
Single Family Permits
 Van Buren County
 Census Bureau Data, 1980–2016

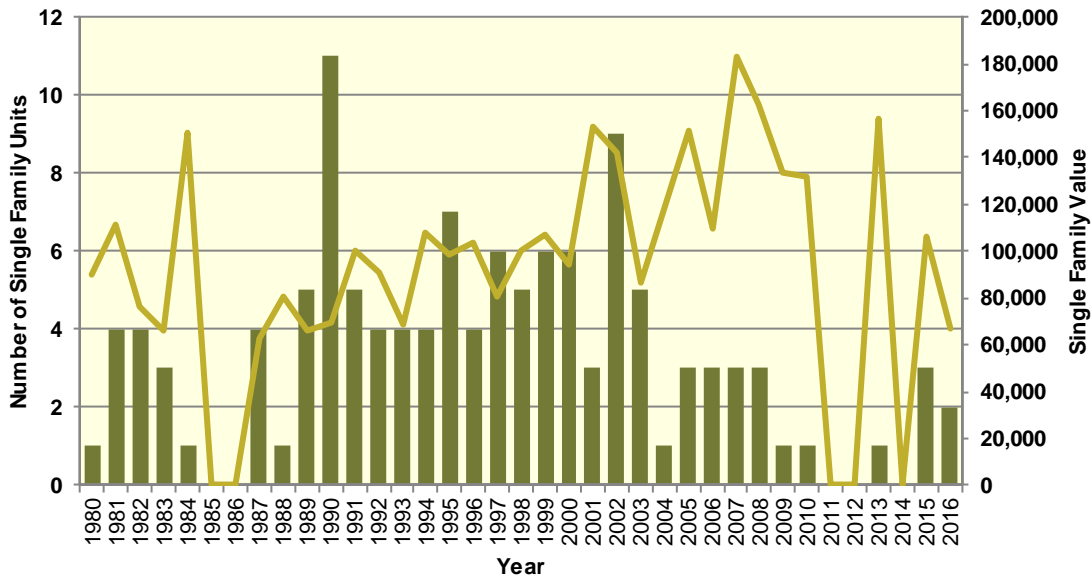
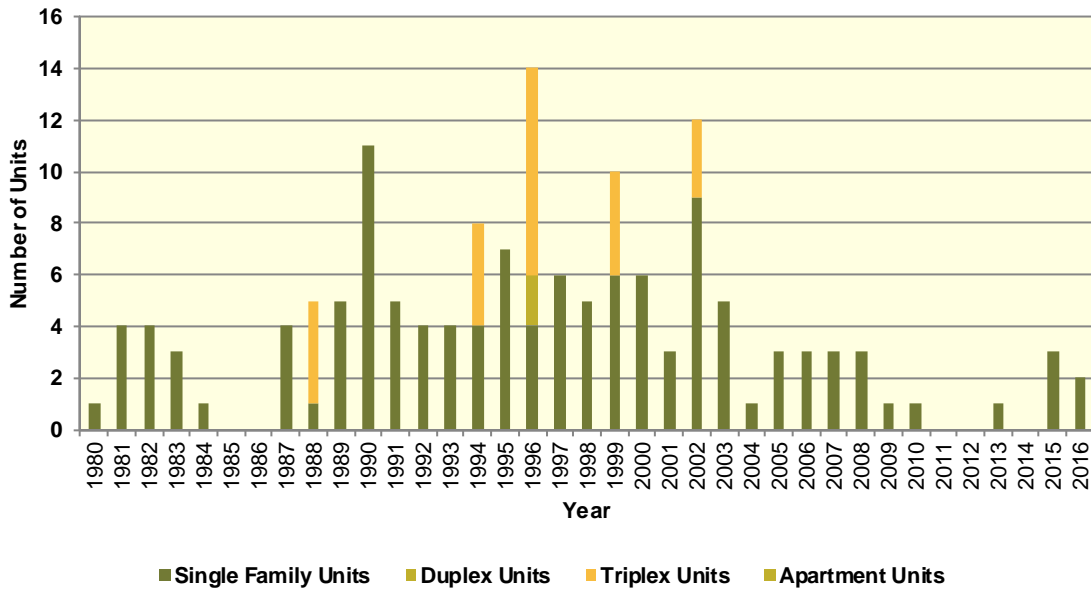


Diagram II.90.9
Total Permits by Unit Type
 Van Buren County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.90.37. In 2016, there were 3,655 housing units, up from 3,581 in 2000. Single-family units accounted for 85.1 percent of units in 2016, compared to 80.2 in 2000. Apartment units accounted for 1.3 percent in 2016, compared to 1.1 percent in 2000.

Table II.90.37				
Housing Units by Type				
Van Buren 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	2,872	80.2%	3,110	85.1%
Duplex	42	1.2%	35	1%
Tri- or Four-Plex	170	4.7%	130	3.6%
Apartment	41	1.1%	46	1.3%
Mobile Home	451	12.6%	330	9%
Boat, RV, Van, Etc.	5	0.1%	4	0.1%
Total	3,581	100.0%	3,655	100.0%

Some 84.7 percent of housing was occupied in 2010, compared to 88.8 percent in 2000. Owner-occupied housing changed -0.4 percent between 2000 and 2010, ending with owner-occupied units representing 81.2 percent of unit. Vacant units changed by 40.5 percent, resulting in 562 vacant units in 2010.

Table II.90.38					
Housing Units by Tenure					
Van Buren County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,181	88.8%	3,108	84.7%	-2.3%
Owner-Occupied	2,535	79.7%	2,525	81.2%	-0.4%
Renter-Occupied	646	20.3%	583	18.8%	-9.8%
Vacant Housing Units	400	11.2%	562	15.3%	40.5%
Total Housing Units	3,581	100.0%	3,670	100.0%	2.5%

Table II.90.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,655 housing units. An estimated 84.2 percent were owner-occupied, and 20.1 percent were vacant.

Table II.90.39				
Housing Units by Tenure				
Van Buren County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,108	84.7%	2,921	79.9%
Owner-Occupied	2,525	81.2%	2,460	84.2%
Renter-Occupied	583	18.8%	461	15.8%
Vacant Housing Units	562	15.3%	734	20.1%
Total Housing Units	3,670	100.0%	3,655	100.0%



Households by household size are shown in Table II.90.40. There were a total of 3,108 households in 2010, up from 3,181 in 2000. One person households changed by 1.7 percent between 2000 and 2010, while two person households changed by -0.5 percent. Three and four person households changed by -12 and -1.4 respectively, representing 12.5 percent and 11.2 percent of the population in 2010.

Table II.90.40					
Households by Household Size					
Van Buren County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	891	28%	906	29.2%	1.7%
Two Persons	1,203	37.8%	1,197	38.5%	-0.5%
Three Persons	443	13.9%	390	12.5%	-12%
Four Persons	354	11.1%	349	11.2%	-1.4%
Five Persons	187	5.9%	141	4.5%	-24.6%
Six Persons	59	1.9%	60	1.9%	1.7%
Seven Persons or More	44	1.4%	65	2.1%	47.7%
Total	3,181	100.0%	3,108	100.0%	-2.3%

Households by income is shown in Table II.90.41. Households earning more than \$100,000 per year represented 14.1 percent of households in 2016, compared to 2.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.8 percent of households in 2010, compared to 16.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.4 percent of households in 2016, compared to 20.4 percent in 2000.

Table II.90.41				
Households by Income				
Van Buren 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	650	20.4%	332	11.4%
\$15,000 to \$19,999	273	8.6%	132	4.5%
\$20,000 to \$24,999	304	9.6%	145	5%
\$25,000 to \$34,999	578	18.2%	405	13.9%
\$35,000 to \$49,999	631	19.8%	569	19.5%
\$50,000 to \$74,999	526	16.5%	577	19.8%
\$75,000 to \$99,999	126	4%	349	11.9%
\$100,000 or More	92	2.9%	412	14.1%
Total	3,180	100.0%	2,921	100.0%



Table II.90.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10.3 percent and 2.1 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 11.5 percent, 10.4 percent, and 9, respectively. Housing units built prior to 1939 represented 40 percent of households in 2016.

Table II.90.42				
Households by Year Home Built				
Van Buren County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,481	46.6%	1,168	40%
1940 to 1949	166	5.2%	110	3.8%
1950 to 1959	161	5.1%	203	6.9%
1960 to 1969	236	7.4%	178	6.1%
1970 to 1979	505	15.9%	336	11.5%
1980 to 1989	240	7.5%	303	10.4%
1990 to 1999	392	12.3%	263	9%
2000 to 2009	.	.	300	10.3%
2010 or Later	.	.	60	2.1%
Total	3,181	100.0%	2,921	100.0%

The distribution of unit types by race are shown in Table II.90.43. An estimated 88.8 percent of white households occupy single family homes and some 1.1 percent of white households occupied apartments.

Table II.90.43							
Distribution of Units in Structure by Race							
Van Buren County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	88.8%	0%	0%	0%	0%	0%	100%
Duplex	0.7%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.6%	0%	0%	0%	0%	100%	0%
Apartment	1.1%	0%	0%	0%	0%	0%	0%
Mobile Home	5.7%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0.1%	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.90.44. An estimated 15.3 percent of vacant units were for rent in 2010, a 104.8 percent change since 2000. In addition, some 7.5 percent of vacant units were for sale, a change of -6.7 percent between 2000 and 2010. “Other” vacant units represented 32.6 percent of vacant units in 2010. This is a change of 32.6 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.

Table II.90.44 Disposition of Vacant Housing Units Van Buren County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	42	10.5%	86	15.3%	104.8%
For Sale	45	11.2%	42	7.5%	-6.7%
Rented or Sold, Not Occupied	24	6%	33	5.9%	37.5%
For Seasonal, Recreational, or Occasional Use	151	37.8%	218	38.8%	44.4%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	138	34.5%	183	32.6%	32.6%
Total	400	100.0%	562	100.0%	40.5%

The disposition of vacant units between 2010 and 2016 are shown in Table II.90.45. By 2016, for rent units accounted for 9.1 percent of vacant units, while for sale units accounted for 7.2 percent. “Other” vacant units accounted for 33.8 percent of vacant units, representing a total of 248 “other” vacant units.

Table II.90.45 Disposition of Vacant Housing Units Van Buren County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	86	15.3%	67	9.1%
For Sale	42	7.5%	53	7.2%
Rented Not Occupied	10	1.8%	0	0%
Sold Not Occupied	23	4.1%	146	19.9%
For Seasonal, Recreational, or Occasional Use	218	38.8%	220	30%
For Migrant Workers	0	0%	0	0%
Other Vacant	183	32.6%	248	33.8%
Total	562	100.0%	734	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.90.46. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.90.46 Overcrowding and Severe Overcrowding Van Buren 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	2,485	98.5%	34	1.3%	5	0.2%	2,524
2016 Five-Year ACS	2,418	98.3%	33	1.3%	9	0.4%	2,460
Renter							
2000 Census	641	97.6%	14	2.1%	2	0.3%	657
2016 Five-Year ACS	454	98.5%	7	1.5%	0	0%	2,921
Total							
2000 Census	3,126	98.3%	48	1.5%	7	0.2%	3,181
2016 Five-Year ACS	2,872	98.3%	40	1.4%	9	0.3%	2,921

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 46 households with incomplete plumbing facilities in 2016, representing 1.6 percent of households in Van Buren County. This is compared to 2.1 percent of households lacking complete plumbing facilities in 2000.

Table II.90.47 Households with Incomplete Plumbing Facilities Van Buren County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,113	2,875
Lacking Complete Plumbing Facilities	68	46
Total Households	3,181	2,921
Percent Lacking	2.1%	1.6%

There were 38 households lacking complete kitchen facilities in 2016, compared to 48 households in 2000. This was a change from 1.5 percent of households in 2000 to 1.3 percent in 2016.

Table II.90.48 Households with Incomplete Kitchen Facilities Van Buren County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,133	2,883
Lacking Complete Kitchen Facilities	48	38
Total Households	3,181	2,921
Percent Lacking	1.5%	1.3%

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

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Van Buren County, 10 of households had a cost burden and 5.5 percent had a severe cost burden. Some 9.5 percent of renters were cost burdened, and 10.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.9 percent and a severe cost burden rate of 3.7 percent. Owner occupied households with a mortgage had a cost burden rate of 12.6 percent, and severe cost burden at 5.4 percent.

Table II.90.49
Cost Burden and Severe Cost Burden by Tenure
 Van Buren 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	544	81.9%	78	11.7%	38	5.7%	4	0.6%	664
2016 Five-Year ACS	940	81.1%	146	12.6%	63	5.4%	10	0.9%	1,159
Owner Without a Mortgage									
2000 Census	667	87.4%	72	9.4%	22	2.9%	2	0.3%	763
2016 Five-Year ACS	1,120	86.1%	103	7.9%	48	3.7%	30	2.3%	1,301
Renter									
2000 Census	343	63.4%	63	11.6%	33	6.1%	102	18.9%	541
2016 Five-Year ACS	276	59.9%	44	9.5%	49	10.6%	92	20%	461
Total									
2000 Census	1,554	79%	213	10.8%	93	4.7%	108	5.5%	1,968
2016 Five-Year ACS	2,336	80%	293	10%	160	5.5%	132	4.5%	2,921

Housing Problems by Income

Table II.90.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Van Buren County. As can be seen in 2017 the MFI was \$57,900, which compared to \$69,900 for the State of Iowa.

Table II.90.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 285 owner-occupied and 24 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 144 owner-occupied 49 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,330 households without a housing problem.

Table II.90.50
Median Family Income
 Van Buren County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	36,700	49,100
2001	39,200	52,500
2002	40,400	53,700
2003	40,100	54,900
2004	41,300	55,800
2005	43,600	57,650
2006	43,900	57,800
2007	44,000	58,100
2008	44,500	58,500
2009	47,000	62,000
2010	47,300	62,400
2011	55,000	64,000
2012	55,700	64,800
2013	53,200	64,700
2014	53,700	65,300
2015	55,100	67,500
2016	56,000	68,400
2017	57,900	69,900

Table II.90.51
Housing Problems by Income and Tenure

Van Buren 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	15	4	15	0	10	44
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	4	4	0	12
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	4	10	10	4	43
Housing cost burden greater than 50% of income (and none of the above problems)	80	35	4	25	0	144
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	100	100	45	10	285
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	25	160	345	340	1,100	1,970
Total	200	307	478	424	1,124	2,533
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	35	4	10	0	0	49
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	4	0	0	0	24
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	60	45	125	40	90	360
Total	119	57	135	40	90	441
Total						
Lacking complete plumbing or kitchen facilities	15	4	15	0	10	44
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	4	4	0	12
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	8	10	10	4	47
Housing cost burden greater than 50% of income (and none of the above problems)	115	39	14	25	0	193
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	104	100	45	10	309
Zero/negative income (and none of the above problems)	39	0	0	0	0	39
has none of the 4 housing problems	85	205	470	380	1,190	2,330
Total	319	364	613	464	1,214	2,974

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.90.52, of the 56 loans in 2016, 32 loans were for Home Purchases, 3 were for Home Improvement and 21 were for refinancing.

Table II.90.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Van Buren County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	10	4	26	40
2009	12	9	40	61
2010	12	8	33	53
2011	6	4	25	35
2012	13	16	42	71
2013	18	3	36	57
2014	14	8	17	39
2015	9	3	20	32
2016	32	3	21	56

Table II.90.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$83,385 in 2012 and \$110,531 in 2016. Overall, average loans were \$89,500 in 2008 and \$107,000 in 2016.

Table II.90.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Van Buren County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$80,800	\$33,500	\$101,462	\$89,500
2009	\$85,083	\$42,333	\$117,025	\$99,721
2010	\$79,833	\$20,375	\$109,606	\$89,396
2011	\$87,667	\$33,000	\$112,720	\$99,314
2012	\$83,385	\$50,500	\$124,190	\$100,113
2013	\$89,889	\$37,333	\$128,139	\$111,281
2014	\$79,214	\$58,125	\$92,647	\$80,744
2015	\$91,222	\$31,000	\$94,400	\$87,563
2016	\$110,531	\$25,333	\$113,286	\$107,000

Table II.90.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$1,084,000 in 2012 and \$3,537,000 in 2016. Overall, average loans were \$3,580,000 in 2008 and \$5,992,000 in 2016.

Table II.90.54 Total Volume of Owner-Occupied Single Family Loans Van Buren County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$808,000	\$134,000	\$2,638,000	\$3,580,000
2009	\$1,021,000	\$381,000	\$4,681,000	\$6,083,000
2010	\$958,000	\$163,000	\$3,617,000	\$4,738,000
2011	\$526,000	\$132,000	\$2,818,000	\$3,476,000
2012	\$1,084,000	\$808,000	\$5,216,000	\$7,108,000
2013	\$1,618,000	\$112,000	\$4,613,000	\$6,343,000
2014	\$1,109,000	\$465,000	\$1,575,000	\$3,149,000
2015	\$821,000	\$93,000	\$1,888,000	\$2,802,000
2016	\$3,537,000	\$76,000	\$2,379,000	\$5,992,000

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.90.55 presents some basic statistics about the completed surveys.

Table II.90.55 Survey of Rental Properties Van Buren County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	5	85	8.2	27.6

Table II.90.56, shows the amount of total and vacant units with their associated vacancy rates. There were 85 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.90.56 Rental Vacancy Survey by Type Van Buren County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	85	7	8.2%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
Total	85	7	8.2%

Table II.90.57, reports units by bedroom size. As can be seen there were 4 two bedroom apartment units and 0 three bedroom units. Overall, the 4 two bedroom units accounted for 4.7 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 52 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table II.90.57						
Rental Units by Bedroom Size						
Van Buren 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	29	0	0	.	29
Two	0	4	0	0	.	4
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	52	0	0	0	52
Total	0	85	0	0	0	85

Table II.90.58 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 17.2 percent.

Table II.90.58			
Apartment Units by Bedroom Size			
Van Buren County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	29	5	17.2%
Two	4	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	52	2	3.8%
Total	85	7	8.2%

Average market-rate rents by unit type are shown in Table II.90.59. 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.90.59					
Average Market Rate Rents by Bedroom Size					
Van Buren 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	\$411	\$0	\$0	\$411
Two	\$0	\$494	\$0	\$0	\$494
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$452.5	\$0	\$0	\$452.5

Table II.90.60, 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.90.60 Average Assisted Rate Rents by Bedroom Size Van Buren 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	\$293	\$0	\$0	\$293
Two	\$0	\$352	\$0	\$0	\$352
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$322.5	\$0	\$0	\$322.5

The average rent and availability of apartment units is displayed in Table II.90.61. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 36.4 percent.

Table II.90.61 Apartment Market Rate Rents by Vacancy Status Van Buren County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	4	36.4%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	74	3	4.1%
Total	85	7	8.2%

Respondents were asked if utilities are included in the rent and as shown in Table II.90.62 1 respondent, or 100 percent, included some sort of utility in the rent.

Table II.90.62 Are there any utilities included with the rent? Van Buren County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.90.63. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.90.63 Which utilities are included with the rent? Van Buren County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	1

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.90.64, there were 81 accessible apartment units. Respondents also indicated there were a total of 63 persons with disabilities currently residing in accessible units.

Table II.90.64 Accessible Units by Bedroom Size Van Buren 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	29	0	0		29
Two	0	4	0	0		4
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	48	0	0	0	48
Total	0	81	0	0	0	81

Table II.90.65, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 100 percent or 4 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 95.3 percent of all apartment units were considered accessible by survey respondents.

Table II.90.65 Apartment Units by Accessibility and Bedroom Size Van Buren County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	29	29	100%
Two	0	4	4	100%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	4	48	52	92.3%
Total	4	81	85	95.3%

Perceived Need for Rental Units

Table II.90.66, at right, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.90.66 Do you keep a waiting list? Van Buren County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.90.67, 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.90.67 How would you rate the need for renovation of existing units in the city? Van Buren 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	0	0	0	0
High Need	1	1	1	1
Extreme Need	0	0	0	0
Average Need	4	4	4	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.90.68, 1 respondent said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.90.68 How would you rate the need for construction of new units in the city? Van Buren County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1	1	1	1

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

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

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

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

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

Table II.90.69, shows the *strong growth scenario* for the Van Buren County. As can be seen there were 2,460 owner-occupied and 461 renter-occupied households in 2016, for a total of 2,921 households. In 2030, there will be a projected 3,168 households, of which 2,610 are projected to be owner occupied and the remaining 558 are expected to be renter-occupied.

By 2050, there are projected to be 2,520 owner-occupied households, of which 187 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 483 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 528 renter households, of which 143 renter households are expected to have incomes between 0 and 30.0 percent of median family income 164 renter households with incomes between 50.1-80.0 percent

of MFI. Overall households are projected to reach 3,048 occupied units by 2050, of which 330 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.90.69 Housing Demand Forecast Van Buren County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	182	193	193	193	193	191	189	187
30.1-50%	309	326	327	327	326	324	320	316
50.1-80%	472	498	500	500	498	495	489	483
80.1-95%	289	306	307	307	306	303	300	296
95.1-115%	338	357	358	358	357	354	350	346
115+%	871	920	923	924	921	913	903	892
Total	2,460	2,598	2,609	2,610	2,600	2,580	2,552	2,520
Renter								
0-30%	125	154	153	151	150	148	146	143
30.1-50%	56	69	69	68	67	66	65	64
50.1-80%	143	176	175	173	171	169	167	164
80.1-95%	32	39	39	38	38	38	37	36
95.1-115%	21	26	26	26	25	25	25	24
115+%	84	103	102	101	100	99	98	96
Total	461	567	563	558	552	545	537	528
Total								
0-30%	307	346	346	345	343	339	335	330
30.1-50%	365	395	396	395	394	390	386	380
50.1-80%	615	674	675	674	670	664	656	647
80.1-95%	321	345	346	345	344	341	337	333
95.1-115%	359	383	384	384	382	379	375	370
115+%	955	1,023	1,026	1,025	1,021	1,012	1,001	988
Total	2,921	3,165	3,171	3,168	3,153	3,126	3,090	3,048