

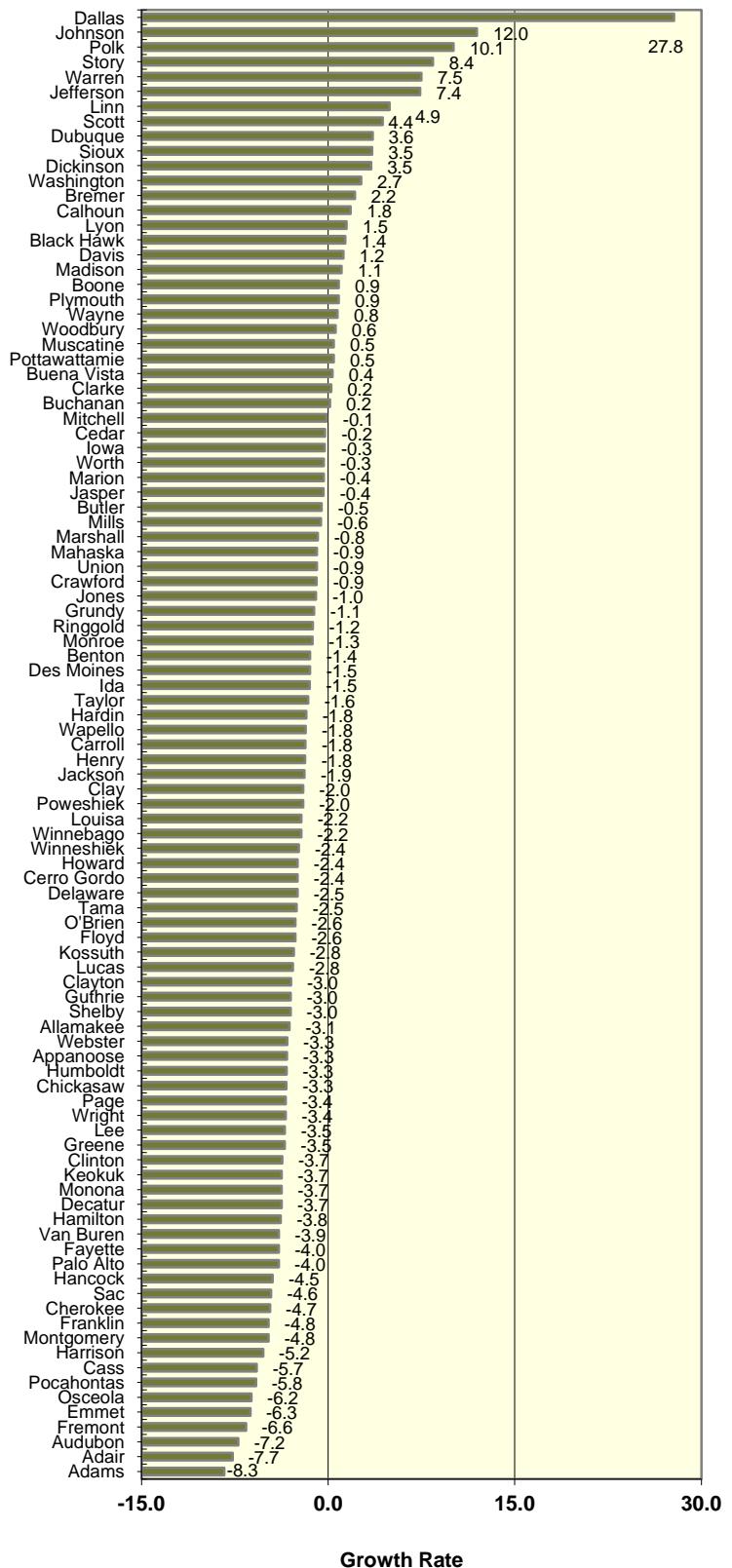
## Executive Summary

### Demographics

Census Bureau data showed that the statewide population of Iowa increased by 88,338 persons, or by 2.9 percent, from 2010 through 2016. County population change in Iowa saw significant shifts during the 2010 through 2016 time period as well. Dallas County saw the largest population growth between 2010 and 2016, at 27.8 percent. This was followed by Johnson and Polk Counties, at 12.0 and 10.1 percent, respectively. Adams, Adair, and Audubon Counties had the greatest decline between 2010 and 2015, falling by 8.3, 7.7, and 7.2 percent, respectively.

The 2016 Census Bureau data showed that growth is becoming increasingly isolated in selected clustered areas and declines are widespread geographically. While several counties are growing at a large rate, a majority of counties are seeing declining populations. The reason for these declining populations are up for debate, but the state did see a net in-migration of 7,683 in 2016. This may indicate that people are moving around within the state.

One such source of information related to population change was received from the Iowa Department of Motor Vehicles (DMV) which has provided data related to the number of driver's licenses surrendered and exchanged. These data showed the number of persons who moved into Iowa from elsewhere and exchanged



their previous state license for an Iowa license as well as those who left the state and surrendered their Iowa license to another state. While not a precise count, the data are indicators of migration flows into and out of Iowa.

The State saw a net in-migration of 7,683 in 2016, and 2,328 for the first half of 2017. In 2008, the state had a net in-migration of 3,193, which changed to 12,081 in 2013. This rate of in-migration declined during 2014 and 2015. Counties throughout the state experienced net migration at a varying rate. Polk County had 1,993 net-migrants in 2016, followed by Scott and Johnson Counties, with 929 and 878 net-migrants, respectively. Emmet, Lyon and Jefferson Counties saw the negative net-migrants, losing 333, 27, and 24 migrants, respectively, in 2016.

<b>Table B</b>							
<b>Net Driver's Licenses Exchanged and Surrendered in 2016</b>							
<b>Iowa Department of Transportation</b>							
<b>Area</b>	<b>Net</b>	<b>Area</b>	<b>Net</b>	<b>Area</b>	<b>Net</b>	<b>Area</b>	<b>Net</b>
Polk	1,993	Lee	62	Sioux	15	Hamilton	2
Scott	929	Poweshiek	61	Crawford	14	Sac	2
Johnson	878	Winnebago	54	Humboldt	13	Monona	1
Linn	575	Mahaska	51	Audubon	12	Ringgold	0
Dallas	502	Winneshiek	50	Boone	11	Adair	-1
Story	273	Tama	48	Worth	11	Fremont	-2
Dubuque	198	Jackson	45	Fayette	10	Greene	-2
Warren	140	Benton	43	Cedar	9	Butler	-3
Woodbury	135	Clarke	40	Cherokee	9	Chickasaw	-3
Clinton	133	Davis	39	Franklin	9	Van Buren	-4
Marshall	133	Floyd	39	Wayne	9	Grundy	-5
Buena Vista	122	Jones	36	Delaware	8	Taylor	-5
Muscatine	119	Appanoose	33	Iowa	8	Adams	-6
Pottawattamie	118	Monroe	32	Guthrie	7	Osceola	-9
Cerro Gordo	106	Pocahontas	29	Palo Alto	7	Plymouth	-10
Marion	103	Madison	28	Bremer	6	Montgomery	-12
Des Moines	101	Louisa	27	Decatur	6	Harrison	-15
Black Hawk	89	Allamakee	24	Hancock	5	Mills	-16
Wapello	88	Lucas	24	Keokuk	5	Clay	-18
Hardin	79	Kossuth	19	Shelby	5	O'Brien	-18
Dickinson	76	Buchanan	18	Cass	4	Carroll	-21
Henry	74	Union	18	Clayton	4	Jefferson	-24
Webster	74	Page	17	Howard	4	Lyon	-27
Jasper	67	Mitchell	16	Calhoun	3	Emmet	-33
Washington	64	Wright	16	Ida	3	Unknown	-323

## Economics

In December 2016, the Bureau of Economic Analysis (BEA) released new statewide estimates of employment and income for 2015. Expressed in real 2016 dollars, 2016 per capita income statewide was \$46,000. However, there was a large variation in this statistic when viewed at the county level. Dallas County had the highest per capita income, at \$61,159, followed by Adams County at \$60,450.

Several counties had extremely low per capita income values Appanoose, Davis, and Decatur counties all had per capita incomes that were below \$37,000. These data are presented in Table C.

Table C							
Per Capita Income by County, Sorted from Highest to Lowest							
2016 Per Capita Income in Real 2016 Dollars							
Area	PCI	Area	PCI	Area	PCI	Area	PCI
Dallas	61,159	Benton	48,239	Bremer	44,514	Page	40,835
Adams	60,450	Hancock	48,142	Madison	44,354	Lucas	40,378
Cherokee	56,784	Des Moines	48,092	Winneshiek	44,138	Taylor	40,341
O'Brien	56,118	Johnson	47,456	Cass	44,134	Emmet	40,194
Lyon	55,312	Mitchell	47,400	Tama	44,097	Montgomery	40,126
Plymouth	55,179	Sac	47,368	Poweshiek	43,876	Jefferson	39,956
Osceola	54,180	Clayton	47,348	Buena Vista	43,740	Lee	39,714
Dickinson	53,622	Franklin	47,179	Delaware	43,681	Fayette	39,709
Cerro Gordo	53,035	Greene	47,085	Harrison	43,675	Jasper	39,426
Iowa	50,821	Humboldt	46,876	Buchanan	43,607	Crawford	39,296
Shelby	50,667	Cedar	46,851	Marion	43,485	Wayne	39,013
Pocahontas	50,549	Sioux	46,732	Muscatine	43,426	Mahaska	38,917
Chickasaw	50,537	Fremont	46,672	Webster	43,226	Van Buren	38,627
Mills	50,325	Hamilton	46,489	Keokuk	42,917	Story	38,469
Palo Alto	50,089	Monona	46,419	Howard	42,915	Henry	38,163
Polk	49,577	Wright	46,356	Ringgold	42,217	Monroe	38,114
Guthrie	49,429	Hardin	46,036	Pottawattamie	42,098	Winnebago	37,939
Audubon	49,397	Calhoun	45,833	Jackson	41,966	Union	37,710
Grundy	49,241	Clay	45,719	Woodbury	41,758	Louisa	37,500
Kossuth	49,180	Warren	45,632	Floyd	41,741	Wapello	37,281
Scott	49,023	Dubuque	45,068	Marshall	41,614	Clarke	36,869
Linn	49,002	Worth	44,998	Clinton	41,427	Appanoose	36,236
Carroll	48,514	Boone	44,926	Allamakee	41,262	Davis	33,812
Washington	48,347	Adair	44,765	Jones	41,144	Decatur	33,196
Ida	48,293	Butler	44,540	Black Hawk	40,837	<b>State of Iowa</b>	<b>46,000</b>

Over the past 27 years, the Iowa labor force, defined as people working or seeking work, rose at an annual rate of just over 0.63 percent per year, from 1,451,750 in 1990 to 1,700,683 in 2016. The State's unemployment rate fell from 3.8 to 3.7 percent, which was low compared to the national average of 4.9 percent.

## Housing

Between 2010 and 2016, the number of housing units in Iowa rose 1,336,417 to 1,380,162 units, or by 3.3 percent. In 2016, the State of Iowa had a total of 14,317 total housing units permitted, including 8,203 single family units. Single-family construction usually represents most residential development in the state. Between 2003 and 2016, single family permits peaked in 2005 during the buildup of the housing bubble and reached a low of 5,705 in 2009 during the great recession.

The change in housing stock varied by county throughout the state. Polk County saw the largest increase in housing stock, adding over 14,000 housing units between 2010 and 2016. This was followed by Dallas and Johnson Counties, with 7,275 and 5,855 additional units,

repectively. These top three counties in increased housing stock also experinced the most population growth between 2010 and 2016. Many counties lost housing stock during this time, including Wapello and Marshall Counties that loast 118 and 140 units, respectively.

Area	Change	Area	Change	Area	Change	Area	Change
Adair	-39	Davis	-22	Jefferson	-51	Pocahontas	-36
Adams	-11	Decatur	9	Johnson	5,855	Polk	14,411
Allamakee	60	Delaware	-4	Jones	3	Pottawattamie	316
Appanoose	-82	Des Moines	-74	Keokuk	-62	Poweshiek	123
Audubon	38	Dickinson	625	Kossuth	36	Ringgold	-15
Benton	-15	Dubuque	1,929	Lee	-65	Sac	-45
Black Hawk	1,408	Emmet	47	Linn	4,020	Scott	1,800
Boone	77	Fayette	-36	Louisa	-2	Shelby	22
Bremer	360	Floyd	41	Lucas	-42	Sioux	484
Buchanan	45	Franklin	-53	Lyon	150	Story	2,337
Buena Vista	39	Fremont	9	Madison	303	Tama	-26
Butler	61	Greene	-21	Mahaska	43	Taylor	-23
Calhoun	-14	Grundy	30	Marion	179	Union	-26
Carroll	67	Guthrie	-10	Marshall	-140	Van Buren	-53
Cass	-33	Hamilton	-50	Mills	-27	Wapello	-118
Cedar	81	Hancock	-15	Mitchell	85	Warren	1,179
Cerro Gordo	146	Hardin	-80	Monona	7	Washington	109
Cherokee	-18	Harrison	26	Monroe	73	Wayne	-35
Chickasaw	-18	Henry	3	Montgomery	-36	Webster	-25
Clarke	84	Howard	-14	Muscatine	103	Winnebago	-24
Clay	116	Humboldt	40	O'Brien	-2	Winneshiek	152
Clayton	31	Ida	-1	Osceola	-31	Woodbury	505
Clinton	107	Iowa	28	Page	-18	Worth	-32
Crawford	93	Jackson	67	Palo Alto	-34	Wright	-46
Dallas	7,275	Jasper	-29	Plymouth	161	<b>State of Iowa</b>	<b>43,745</b>

While there has been a substantive increase in the housing stock, other significant changes have also occurred. For example, as seen in Table F, homeownership is under pressure in many counties. In 2016, the statewide homeownership rate was 70.0 percent, with 14 counties having homeownership rates below 70.0 percent. Story County had the lowest homeownership rate of 52.9 percent. Mitchell and Van Buren counties had the highest homeownership rates at 83.5 and 84.2 percent, respectively.

Table F Homeownership Rate 2016 ACS Census Data							
Area	Rate	Area	Rate	Area	Rate	Area	Rate
Adair	76.9	Davis	79.3	Jefferson	66.3	Palo Alto	74.1
Adams	73.9	Decatur	65.9	Johnson	58.7	Plymouth	79.0
Allamakee	78.3	Delaware	81.0	Jones	76.4	Pocahontas	75.5
Appanoose	74.1	Des Moines	73.4	Keokuk	77.5	Polk	67.2
Audubon	80.6	Dickinson	75.5	Kossuth	79.3	Pottawattamie	68.1
Benton	80.5	Dubuque	72.3	Lee	74.5	Poweshiek	70.8
Black Hawk	66.7	Emmet	77.7	Linn	73.5	Ringgold	74.5
Boone	74.5	Fayette	75.8	Louisa	76.6	Sac	78.3
Bremer	80.7	Floyd	71.5	Lucas	78.7	Scott	68.5
Buchanan	79.5	Franklin	74.3	Lyon	82.7	Shelby	79.9
Buena Vista	68.0	Fremont	75.1	Madison	77.0	Sioux	79.4
Butler	79.6	Greene	75.9	Mahaska	68.9	Story	52.9
Calhoun	76.1	Grundy	80.0	Marion	72.7	Tama	76.6
Carroll	75.2	Guthrie	81.0	Marshall	71.9	Taylor	73.4
Cass	70.7	Hamilton	71.5	Mills	78.7	Union	70.8
Cedar	78.6	Hancock	78.2	Mitchell	83.5	Van Buren	84.2
Cerro Gordo	69.9	Hardin	76.1	Monona	71.2	Wapello	72.7
Cherokee	73.4	Harrison	76.0	Monroe	75.9	Warren	76.8
Chickasaw	78.4	Henry	71.2	Montgomery	68.1	Washington	72.9
Clarke	65.7	Howard	79.9	Muscatine	73.9	Wayne	79.4
Clay	71.6	Humboldt	72.0	O'Brien	71.9	Webster	68.0
Clayton	76.0	Ida	75.2	Osceola	74.9	Winnebago	76.2
Clinton	74.0	Iowa	78.7	Page	74.7	Winneshiek	77.4
Crawford	73.0	Jackson	74.5	Palo Alto	74.1	Woodbury	67.3
Dallas	74.2	Jasper	73.0	Plymouth	79.0	Worth	79.9

A telephone survey of rental properties was conducted throughout Iowa in the last quarter of 2017. The survey instrument was designed to inquire about several attributes of rental units. The survey sample was comprised of apartment listings selected from various business indexes, and a review of local newspapers throughout the state. The survey included 60,889 units, and had an overall vacancy rate of 5.7 percent. The vacancy rate varied widely by county, however, ranging from over 37 percent to less than one percent. The counties with the highest vacancies rates were Hamilton County at 38.7 percent, Pocahontas County at 36.4 percent, and Keokuk County at 35.9 percent. A summary of the county vacancy rates can be found in Table E.

**Table E**  
**Units Surveyed and Vacancy Rate**  
 2016 Survey of Rental Properties

Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate
Polk	11,879	6.9	Fayette	341	10.3	Greene	113	3.5	Chickasaw	39	12.8
Linn	6,013	3.8	Benton	299	0.3	Sioux	106	5.7	Keokuk	39	35.9
Scott	5,364	6.2	Winneshiek	262	2.7	Washington	105	1.0	Montgomery	36	27.8
Johnson	5,099	2.9	Appanoose	233	2.1	Monona	100	7.0	Worth	35	5.7
Black Hawk	4,074	9.3	Butler	219	5.5	Harrison	94	16.0	Adair	34	11.8
Story	3,718	2.9	Plymouth	215	4.7	Floyd	92	10.9	Dickinson	30	20.0
Woodbury	2,615	5.8	Buchanan	210	2.4	Cedar	91	12.1	Audubon	29	10.3
Pottawattamie	2,574	4.0	Louisa	203	2.0	Cass	88	8.0	Humboldt	29	17.2
Dubuque	1,888	6.1	Clarke	181	3.3	Wright	88	3.4	Winnebago	26	7.7
Dallas	1,845	5.7	Jones	175	5.1	Van Buren	85	8.2	Fremont	25	16.0
Cerro Gordo	1,004	6.5	Mahaska	164	3.7	Calhoun	83	22.9	Jefferson	25	4.0
Webster	937	6.9	Buena Vista	162	1.9	Mitchell	77	1.3	Monroe	25	0.0
Warren	912	1.4	Clayton	162	3.1	Madison	74	0.0	Ida	24	16.7
Des Moines	805	7.6	Lee	161	3.1	Hamilton	62	38.7	Palo Alto	24	8.3
Muscatine	771	3.9	Allamakee	158	22.2	Kossuth	61	11.5	Emmet	16	0.0
Jasper	749	3.3	Union	151	1.3	Mills	60	0.0	Tama	16	18.8
Clay	538	4.6	Delaware	149	3.4	Lucas	58	6.9	Guthrie	13	7.7
Poweshiek	537	4.7	Crawford	144	5.6	Lyon	56	37.5	Adams	10	0.0
Marshall	454	9.5	Jackson	142	4.2	Hardin	52	23.1	Grundy	1	0.0
Wapello	449	4.2	Page	142	2.1	Sac	52	5.8	<b>State of Iowa</b>	<b>60,889</b>	<b>5.7</b>
Boone	422	4.7	Iowa	135	3.0	Hancock	50	8.0			
Clinton	372	5.9	Cherokee	132	19.7	Pocahontas	44	36.4			
Marion	363	11.8	Carroll	131	6.9	Decatur	43	2.3			
Henry	360	9.4	O'Brien	124	3.2	Taylor	43	7.0			
Bremer	341	6.7	Shelby	118	1.7	Howard	40	7.5			

**Summary**

Demographic and economic growth varied significantly throughout the state. While there were exceptions, some counties experienced population out-migration and lower incomes, and most population and housing growth was concentrated in Polk, Johnson, and Dallas Counties. A majority of the counties in Iowa are seeing declining populations, with 72 of 99 counties declining between 2010 and 2016.

On the other hand, the physical housing stock continued to expand in 53 counties and decline in the other 46 counties. The increase in housing units corresponds with counties experiencing population growth. This is a solid trend for areas with rising populations, but for areas with declining populations, housing resources should be carefully evaluated to determine the degree to which new housing may undermine utilization of the existing affordable housing stock and contribute to the dilapidation of less desirable stock. This may be contributing to the substantive rise in vacant housing units.