

Housing

Overview

The housing profile provides essential information in planning for the future. Knowing the current housing inventory along with historical trends will provide a roadmap for development. It is important to look at what types of housing are available, where the homes are located, and where need is greatest. Housing goes beyond the provision of shelter, safety, and accessibility. It is a means to foster stability needed for residents and the growth of the community. Boone County is bordered by Story County to the west and is within commuting distance of the Des Moines metro which makes Boone County an attractive location for many. With the help of the community, the Comprehensive Plan has identified key areas in which the county should develop.

The key areas that need to be developed in relation to housing have been enveloped in the form of housing goals to not only reflect community needs and value, but to also give the plan a sense of direction and purpose in the decision making towards housing development. This will focus on providing diverse, robust, connected and innovative solutions to housing needs.



Figure 5.1 – Single-Family Housing

Source: Boone County

Housing Goals

- **Goal 1:** Plan for housing that is affordable to residents across income, age, and needs while locating areas within the county for new growth
 - Encourage senior housing to allow for people to age in place.
 - Develop appropriate local land use laws to allow for a larger variety of housing options to maintain affordability and increase choice.
 - Create long-term county funding for affordable housing initiatives.
 - Partner with local organizations in helping create and preserve affordability.
- **Goal 2:** Maintain the quality and character of existing housing
 - Promote the weatherization of existing homes.
 - Provide benefits to households that modernize their heating and cooling systems.
 - Create financial assistance capabilities for the repair of older homes in disrepair.
- **Goal 3:** Preserve nature and rural communities
 - Cluster growth near transit and other rural communities and out of green space and agricultural land.
 - Identify vulnerable ecological areas and review regulations to discourage development.
 - Standardize subdivision laws throughout the county.
 - Reduce reliance on septic tanks and wells near population centers.

Existing Housing Stock

Housing Units, by Type

Boone County's housing is primarily single-family homes and has a larger percentage of single family homes than seen in the State of Iowa and in the United States. Boone County has a lower percentage of all types of multi-family units than in the State of Iowa and the United States.

Table 5.1: Housing Units, by Type			
	Boone, CO	Iowa	United States
Total housing units	11,963	1,397,087	137,428,986
1-unit, detached	80.20%	73.10%	61.60%
1-unit, attached	1.80%	4.10%	5.90%
2 units	2.20%	2.30%	3.60%
3 or 4 units	1.90%	3.40%	4.40%
5 to 9 units	2.50%	3.70%	4.70%
10 to 19 units	2.50%	4.00%	4.40%
20 or more units	4.60%	5.80%	9.20%
Mobile home	4.30%	3.70%	6.20%

Table 5.1 – Housing Units by Type

Source: US Census Data

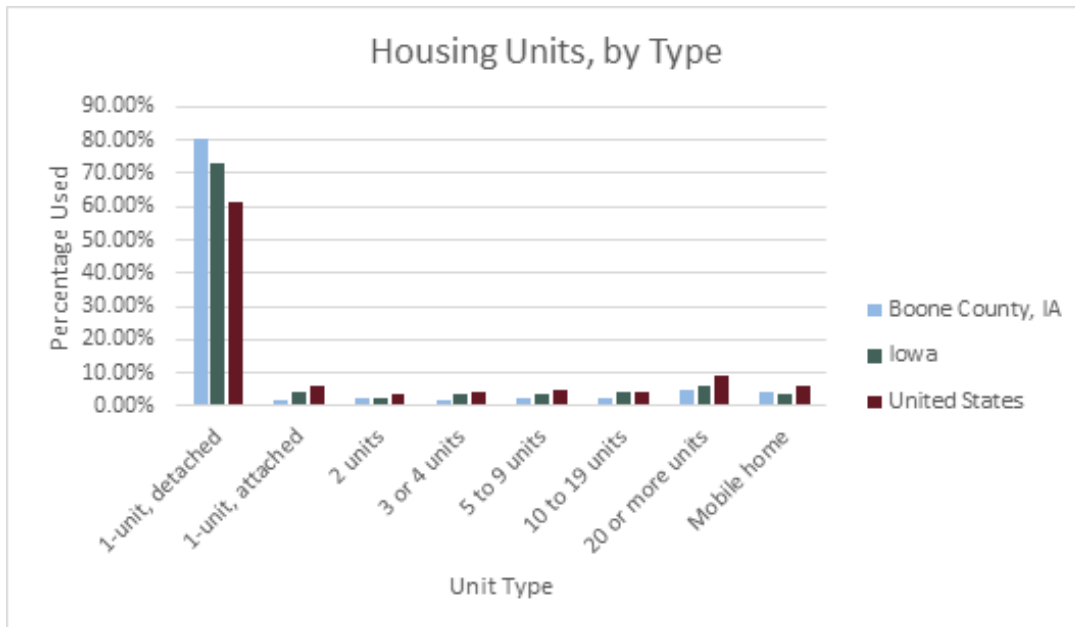


Figure 5.2 – Housing Units by Type

Source: US Census Data

Date of construction

Approximately 72.8% of Boone’s housing was built before 1980, and shows a trend in having older homes than both the State of Iowa and United States based on built date. Approximately 37.10% of Boone County’s homes were built in 1939 or earlier.

	Boone County, IA	Iowa	United States
Total housing units	11,963	1,397,087	137,428,986
Built 2014 or later	1.20%	2.60%	2.50%
Built 2010 to 2013	1.90%	3.00%	2.70%
Built 2000 to 2009	8.70%	11.20%	14.00%
Built 1990 to 1999	8.50%	10.70%	13.90%
Built 1980 to 1989	6.90%	7.40%	13.40%
Built 1970 to 1979	14.70%	14.40%	15.20%
Built 1960 to 1969	8.30%	10.20%	10.60%
Built 1950 to 1959	8.20%	10.00%	10.30%
Built 1940 to 1949	4.50%	5.10%	4.90%
Built 1939 or earlier	37.10%	25.60%	12.60%

Table 5.2 – Housing Units by Date of Construction

Source: US Census Data

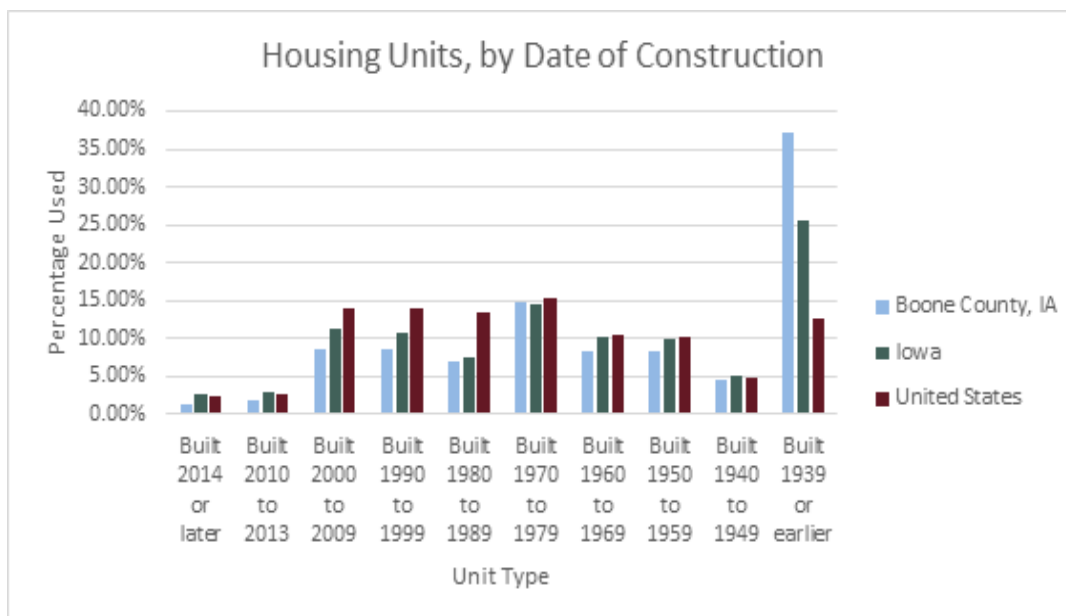


Figure 5.3 – Housing Units by Date of Construction

Source: US Census Data

Occupancy

Boone County has a slightly higher, but similar rate of occupancy as the State of Iowa and the United States with 91.60% of livable homes being occupied.

Table 5.3: Housing Occupancy			
	Boone County, IA	Iowa	United States
Total housing units	11,963	1,397,087	137,428,986
Occupied housing units	91.60%	90.60%	87.90%
Vacant housing units	8.40%	9.40%	12.10%

Table 5.3 – Housing Occupancy

Source: US Census Data

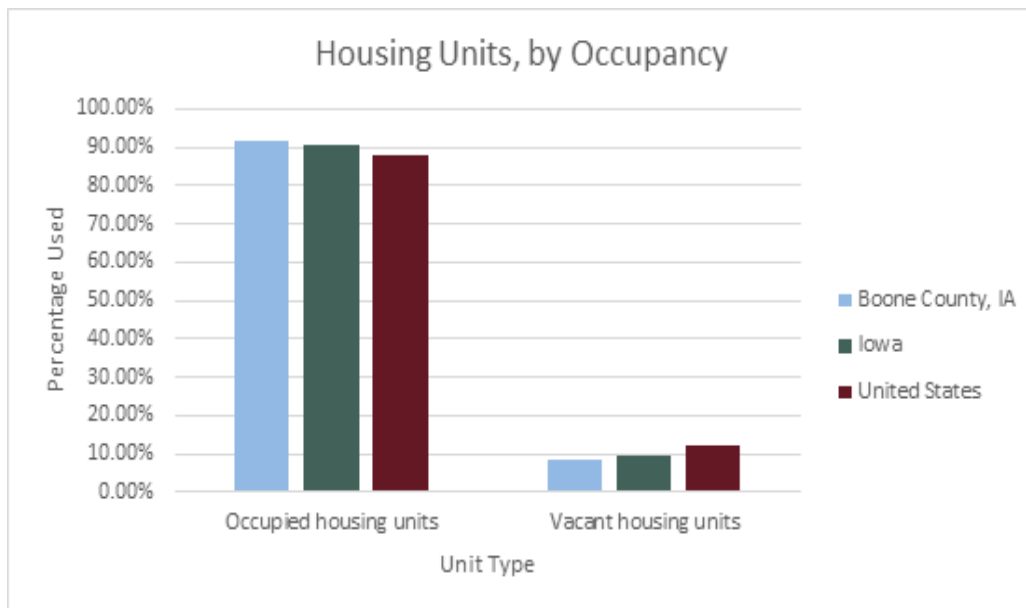


Figure 5.4 – Housing Occupance

Source: US Census Data

Housing Tenure

Boone County has a higher rate of homeownership along with a higher than average number of single-family homes existing than both the State of Iowa and the United States. Roughly 31.10% of households don't have a monthly payment of any kind, including those who own their home outright, or live for free in someone else's home.

Table 5.4: Housing Tenure			
	Boone County, IA	Iowa	United States
Occupied housing units	10,954	1,265,473	120,756,048
Owner-occupied	78.10%	71.10%	64.00%
Renter-occupied	21.90%	28.90%	36.00%

Table 5.4 – Housing Tenure

Source: US Census Data

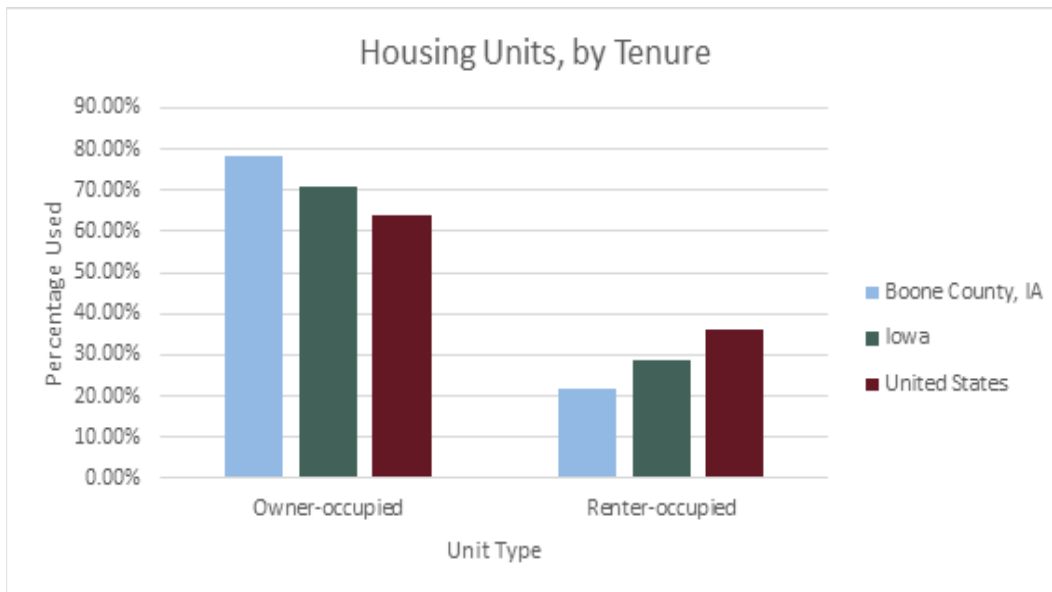


Figure 5.5 – Housing Tenure by Type

Source: US Census Data

Cost Burden

Cost burdened is defined as a household paying more than 30% of their pre-tax income in rent or mortgage payments. Boone County has a similar rate of cost burdened households as both the State of Iowa and the United States in the \$20,000 - \$34,999 range, but has a lower rate of cost burdened households at every other income level. There is a large difference in the percentage of people being cost burdened between renters and people with mortgages. Such groups have a difference that can be seen with 35.70% of Boone County renters and 18.90% of Boone County homeowners with mortgages being cost burdened.

	Boone County, IA	Iowa	United States
Less than \$20,000	6.50%	10.30%	10.60%
\$20,000 to \$34,999	8.00%	6.70%	8.20%
\$35,000 to \$49,999	2.40%	3.10%	4.90%
\$50,000 to \$74,999	1.30%	1.90%	4.00%
\$75,000 or more	1.00%	0.90%	3.00%

Table 5.5 – Cost-Burdened Households

Source: US Census Data

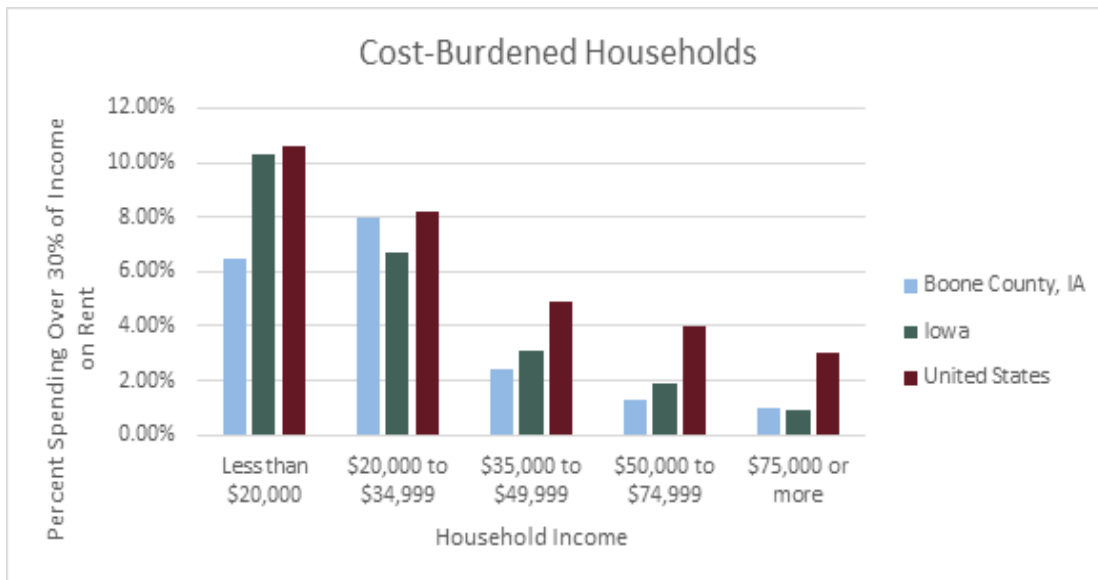


Figure 5.6 – Cost-Burdened Households

Source: US Census Data

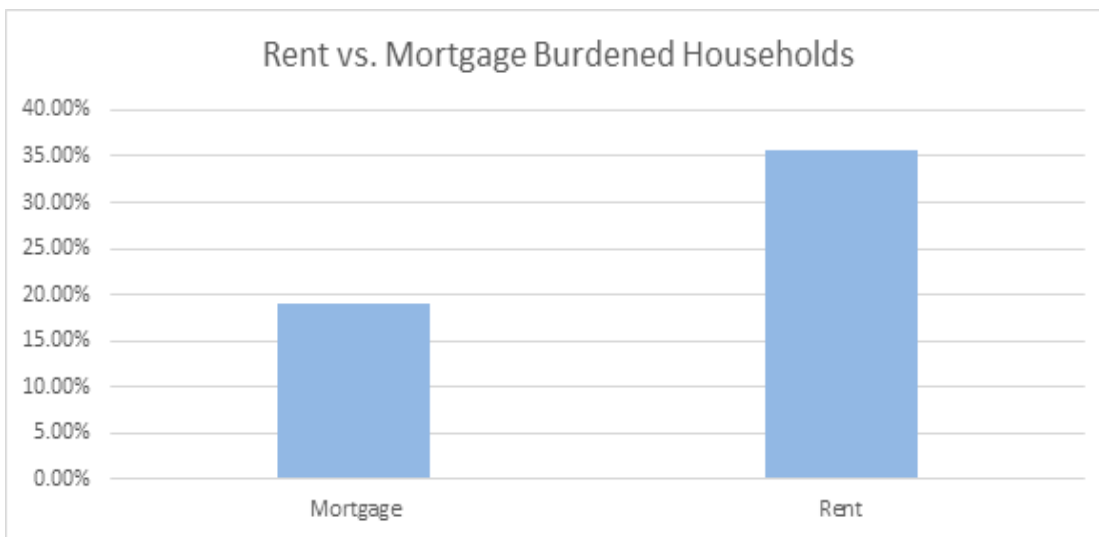


Figure 5.7 – Rent vs. Mortgage Burdened Households

Source: US Census Data

Monthly Costs

Approximately 65% of Boone County residents pay between \$500 - \$1,499 a month in rent or mortgage monthly.

Table 5.6: Monthly Housing Costs	
	Boone County, IA
Less than \$300	5.70%
\$300 to \$499	14.20%
\$500 to \$799	27.00%
\$800 to \$999	12.20%
\$1,000 to \$1,499	25.80%
\$1,500 to \$1,999	9.00%
More than \$2,000	6.10%

Table 5.6 – Monthly Housing Costs

Source: US Census Data

Boone County, IA Monthly Housing Costs

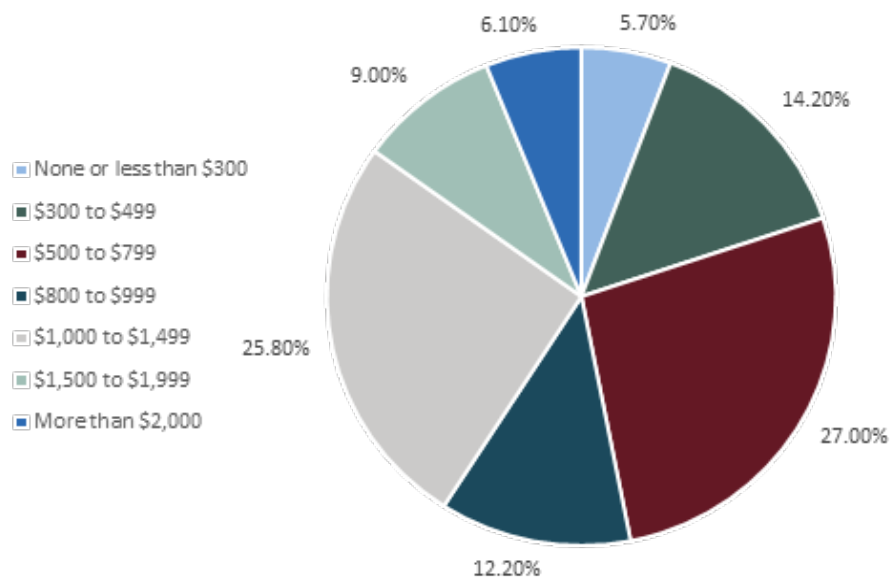


Figure 5.8 – Boone County, Iowa Monthly Housing Costs

Source: US Census Data

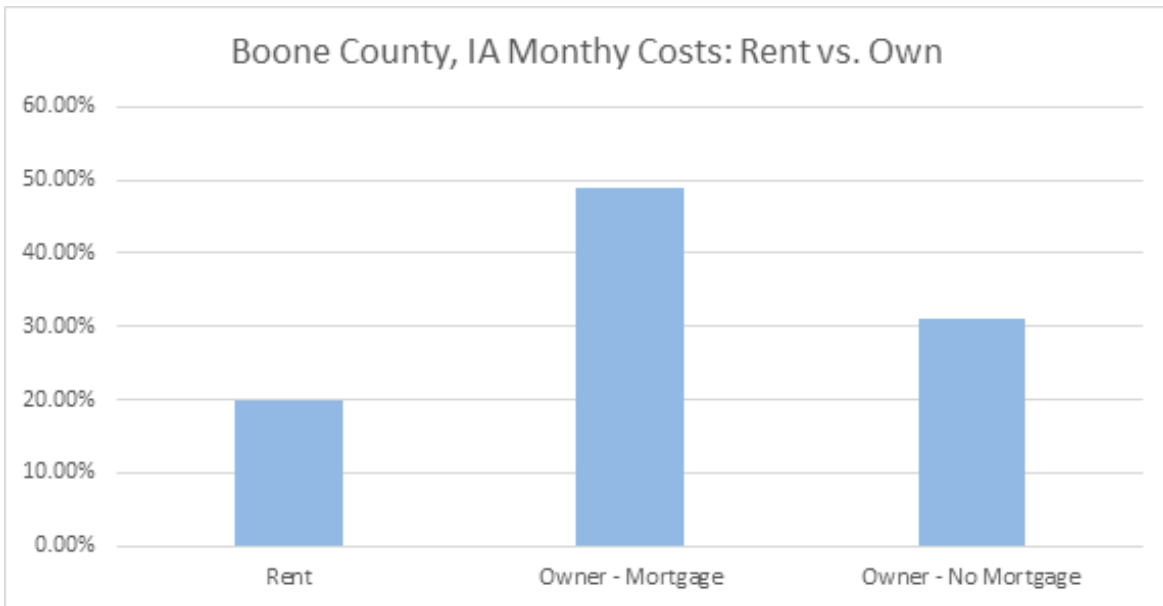


Figure 5.9 – Boone County, Iowa Monthly Housing Costs: Rent vs. Own

Source: US Census Data

Housing Values

Approximately 71.2% of owner occupied homes in Boone County are valued at under \$200,000, with the median value being \$132,700.

Less than \$50,000	8.30%
\$50,000 to \$99,999	22.30%
\$100,000 to \$149,999	27.80%
\$150,000 to \$199,999	12.80%
\$200,000 to \$299,999	16.50%
\$300,000 to \$499,999	8.60%
\$500,000 to \$999,999	3.10%
\$1,000,000 or more	0.50%
Median Value	\$132,700

Table 5.7 – Owner Occupied Housing Values

Source: US Census Data

The survey showed that the top three issues facing Boone County housing was affordability, housing for all stages of life, and diversity of available housing types. When respondents were asked what the most significant factor that influenced their personal housing situation was, the most chosen response was affordability. Around 55.7% of respondents agreed that more affordable housing options are needed while compared to 10.9% of respondents who chose a different reason. The data shows that 35.70% of Boone County renters and 18.90% of Boone County homeowners are cost burdened which is likely why affordability is the most common response. The census data coupled with the survey responses made affordability a top priority within housing.

Approximately 59.2% of respondents agreed that more single-family homes are needed compared to the 5.5% that disagreed. Only 23.5% of respondents agreed that more multi-family homes are needed compared to 33.0% that disagreed. Roughly 80.2% of Boone County residents live in detached single-family homes, which may be why the preference is for more single-family homes over multi-family homes. The most popular areas picked were near the cities of Boone, Ogden, or Madrid, with the next three most popular answers being in small communities, anywhere, or within current towns. With this information Boone County seeks to focus housing near existing communities and preserve the green space in the county.