

Overview of NIACOG Area Regional Housing Studies

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Main Topics

- Demographics
- Economic Information relating to jobs and incomes
- Housing Characteristics – owners/renters, housing values, age of housing
- Projected housing needs with construction models and affordability models
- Recommendations

Population Loss

County	2020 Population	2010 Population	Number of Residents Lost Between 2010-2020	Percentage of Loss
Cerro Gordo	43,127	44,151	-1,024	-2.3%
Floyd	15,627	16,303	-676	-4.1%
Franklin	10,019	10,680	-661	-6.1%
Hancock	10,795	11,341	-546	-4.8%
Kossuth	14,828	15,543	-715	-4.6%
Mitchell	10,565	10,776	-211	-2%
Winnebago	10,679	10,866	-187	-1.7%
Worth	7,443	7,598	-155	-2%

Median Family Incomes

County	Median Family Income
Cerro Gordo	\$73,237
Floyd	\$74,894
Franklin	\$61,971
Hancock	\$72,182
Kossuth	\$70,540
Mitchell	\$73,550
Winnebago	\$71,467
Worth	\$76,059

Households by Income Range

Household Annual Income	Number of NIACOG Region Households in Range
Total Households	52,637
Less than \$10,000	2,791
\$10,000 to \$14,999	2,073
\$15,000 to \$24,999	5,099
\$25,000 to \$34,999	5,247
\$35,000 to \$49,999	7,827
\$50,000 to \$74,999	10,474
\$75,000 to \$99,999	7,919
\$100,000 to \$149,999	7,317
\$150,000 to \$199,999	1,851
\$200,000+	2,029

Residents in Poverty

Poverty Level	Number of Residents in Range
50% of Poverty Level	4,508
125% of Poverty Level	17,032
150% of Poverty Level	22,048
185% of Poverty Level	30,061
200% of Poverty Level	34,216

Percentage of Poverty by County

County	Percentage of Poverty
Cerro Gordo%	9.5%
Floyd	12.5%
Franklin	15.8%
Hancock	11%
Kossuth	11.3%
Mitchell	6.7%
Winnebago	6.9%
Worth	5.3%

Owner/Renter

Type of Housing	Number	Percentage
Total Housing Units	61,082	
Owner-Occupied	39,890	65%
Renter-Occupied	14,222	23%
Unoccupied		12%

Vacancy Rates

County	Owner-Occupied Vacancy Rate	Renter-Occupied Vacancy Rate
Cerro Gordo	1.6%	4.3%
Floyd	1.5%	2.7%
Franklin	3.9%	4.5%
Hancock	1.2%	3.7%
Kossuth	1.5%	6%
Mitchell	0.3%	0.0%
Winnebago	1.4%	15%
Worth	0.8%	0.6

Age of Housing

Year of Construction	Number of Units in Range
2014 or later	551
2010 to 2013	916
2000 to 2009	3,667
1990 to 1999	3,561
1980 to 1989	3,718
1970 to 1979	9,674
1960 to 1969	6,128
1950 to 1959	8,430
1940 to 1949	4,201
1939 or earlier	20,506

Housing Values

Value of Housing	Number of Units in Range
Less than \$50,000	4,620
\$50,000 to \$100,000	12,865
\$100,000 to \$150,000	7,817
\$150,000 to \$200,000	5,553
\$200,000 to \$300,000	5,379
\$300,000 to \$500,000	2,647
\$500,000 to \$1,000,000	840
\$1,000,000+	189

Median Housing Value

County	Median Housing Value
Cerro Gordo	\$130,400
Floyd	\$107,700
Franklin	\$93,200
Hancock	\$100,900
Kossuth	\$109,400
Mitchell	\$120,400
Winnebago	\$96,200
Worth	\$107,600

Median Monthly Mortgage

County	Median Monthly Mortgage Expense
Cerro Gordo	\$1,114
Floyd	\$1,078
Franklin	\$887
Hancock	\$978
Kossuth	\$1,083
Mitchell	\$991
Winnebago	\$1,003
Worth	\$983

Median Rent

County	Median Monthly Rent Expense
Cerro Gordo	\$711
Floyd	\$537
Franklin	\$647
Hancock	\$755
Kossuth	\$710
Mitchell	\$610
Winnebago	\$617
Worth	\$586

Cost-Burdened Households

County	Owner-Occupied Cost Burdened Percentage	Renter-Occupied Cost Burdened Percentage
Cerro Gordo	18.3%	35%
Floyd	17.2%	36.8%
Franklin	16.8%	31.4%
Hancock	19.3%	38.7%
Kossuth	19.8%	45.1%
Mitchell	21.7%	30.9%
Winnebago	17%	37.2%
Worth	15.3%	21%

General Recommendations

- Verify vacancies
- Windshield study needed to assess condition of existing housing
- Continued and expanded rehabilitation programs
- Tie new housing to communities with workforce issues
- **APPLY FOR RURAL HOUSING READINESS ASSESSMENT PROGRAM**