



City of Muscatine Comprehensive Plan

Chapter 2: Demographics





Demographics—Synopsis

Information for the City of Muscatine Comprehensive Plan was drawn from the 2000 and 2010 census data which was gathered from the incorporated areas of the City of Muscatine and the immediately surrounding unincorporated portions of Muscatine County generally located within two miles of the corporate limit line. (See Figure 3 on page 2-2 for planning area boundaries)

Specific areas of demographic analysis included:

- Population
- Population Change Due to Recent Annexations
- Geographical Distribution on of the Population
- Race & Ethnicity
- Age Cohorts

Demographics—Trends

Two major demographic trends are evidenced in the information. The first major demographic trend is the continuing shift of population from the older core of the City of Muscatine and the more distant, rural unincorporated portions of the planning area towards a corridor centered on the U.S. 61 Bypass.

The population of census blocks located within a half mile of the U.S. 61 Bypass, which in 2011) accounted for 19% of the population of the planning area of the City of Muscatine Comprehensive Plan, grew by over 20% to 5,129 an increase of 890 people. The population of areas within a half mile of the U.S. 61 Bypass grew by over 13% and the population of the area within a half mile of the U.S. Bypass and in unincorporated Muscatine Country grew by over 42%. Conversely the population of the portions of the City of Muscatine located more than half mile from the U.S. 61 Bypass declined by 1.6% and the population the more distant, rural unincorporated portions of the planning area declined by more than 5%.

This shift of population towards the bypass explains why the population growth rate of the planning area is higher than that found in the City of Muscatine propel' as much of the land in close proximity to the bypass is not incorporated.

The second major demographic trend is that White, non-Hispanic households declined both in number and average size, while households containing members other racial and ethnic groups grew both in number and average size.

The White, non-Hispanic population of the City of Muscatine decreased by 1,218 a decrease of 6.3%. The population for all other racial and ethnic groups grew by 41.3% an increase of 1,407. The Hispanic population grew by the largest number of people, increase by 1,003 people a nearly 36% increase over ten years. By percentage the African-American population of Muscatine grew the fastest of any racial or ethnic group, growing by more 117%, and increase of 262 people.

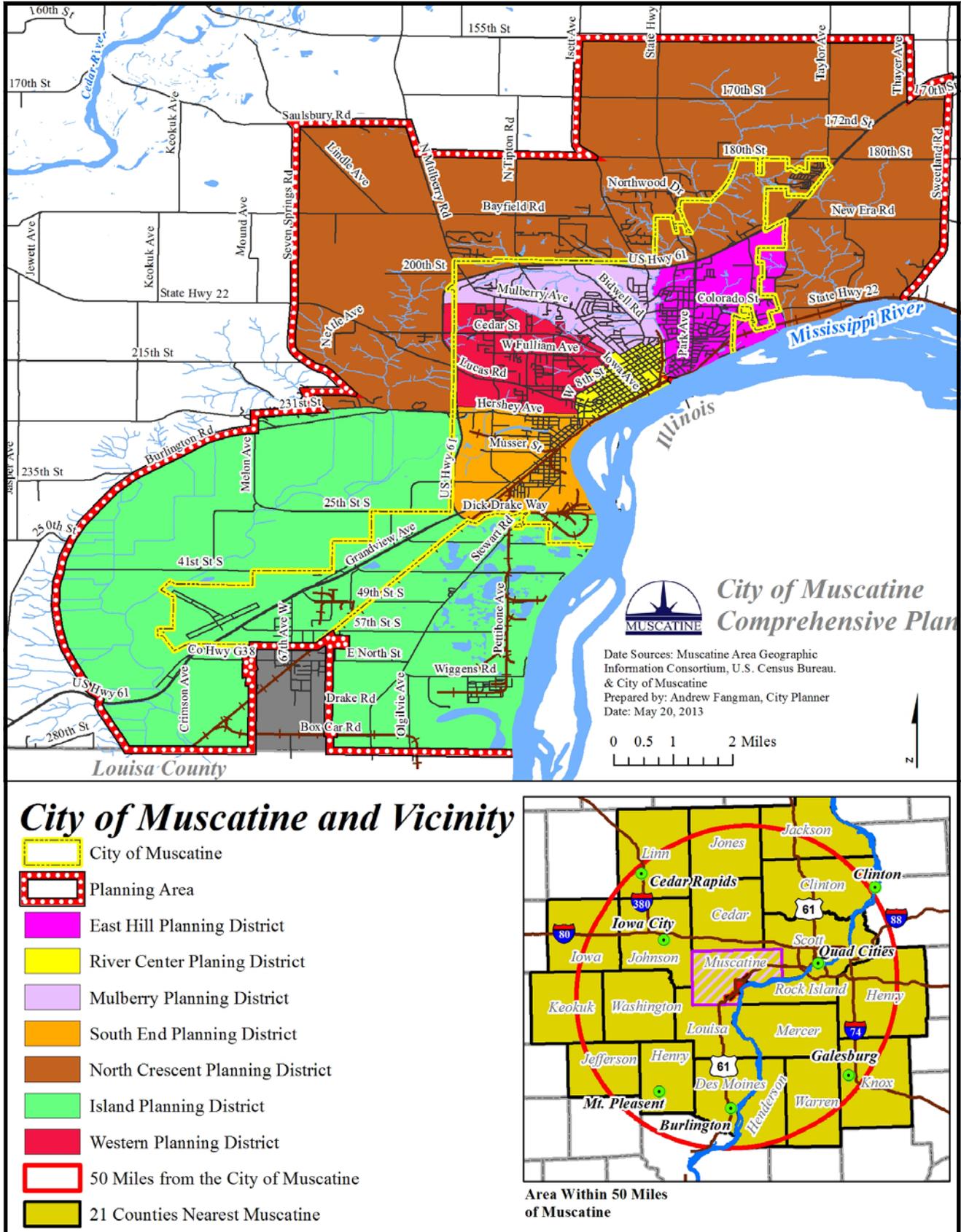


Figure 1: City of Muscatine Comprehensive Plan, planning area and planning districts



Population

In 2010 the population of the planning area grew by 615 people to 27,413, with 83.5% of this population living within the City of Muscatine.

Statewide and regionally (regionally being defined as the counties that are roughly located within 50 miles of the City of Muscatine - see Figure 1 on page 2-4) population grew at a faster pace than occurred in the City of Muscatine, the planning area, or Muscatine County. (see Table 1 on page 2-5)

The statewide and regional population growth rates exceeding those found locally is a 20 year old trend. (see Figure 3 on page 2-4)

The City of Fruitland, which is adjacent to the City of Muscatine, grew by 39% between 2000 and 2010. This rate far exceeded the local, regional, or statewide rates of growth. For the same period.

Between 2000 and 2010 the overall population of the City of Muscatine grew by 189 people to 22,886 people a ten year growth rate of 0.8%. Extending back another 10 years the total change in population for City of Muscatine between 1990 and 2010 was a gain of 5 people, an increase of 0.02%.

On the surface these numbers appear to indicate that population of Muscatine has been static and nearly unchanged for at least two decades. However, the little change in the overall population other City of Muscatine masks the fact that there have been notable changes in who comprises the population of Muscatine and where within Muscatine they live.



Population Change for the City of Muscatine, it's components, and surrounding vicinity	Population		Change	
	2010	2000	Number	Percent
City of Muscatine	22,886	22,697	189	0.8%
River Center Planning District	5,141	5,417	-276	-5.1%
East Hill Planning District	4,462	4,274	188	4.4%
Western Planning District	5,597	5,305	292	5.5%
Mulberry Planning District	4,158	4,019	139	3.4%
South End Planning District	2,949	3,080	-131	-4.3%
North Crescent Planning District	3,905	3,461	444	12.8%
Island Planning District	1,201	1,242	-41	-3.3%
Planning Area	27,413	26,798	615	2.3%
Muscatine County	42,745	41,722	1,023	2.5%
City of Fruitland	977	703	274	39.0%
21 Counties Nearest Muscatine*	1,087,811	1,050,877	36,934	3.5%

Table 1: Population Change for the City of Muscatine, it's components, and surrounding vicinity

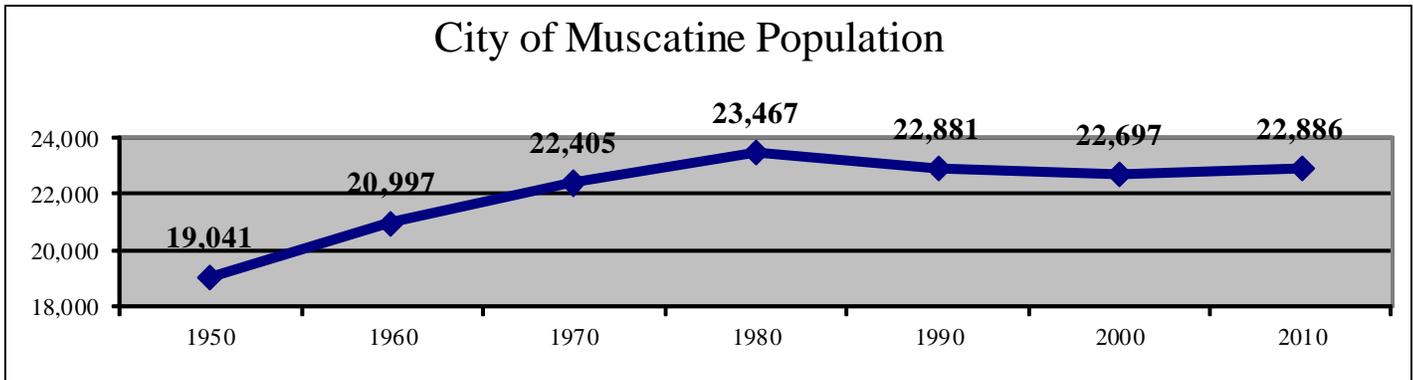


Figure 2: Population of the City of Muscatine, 1950 through 2010

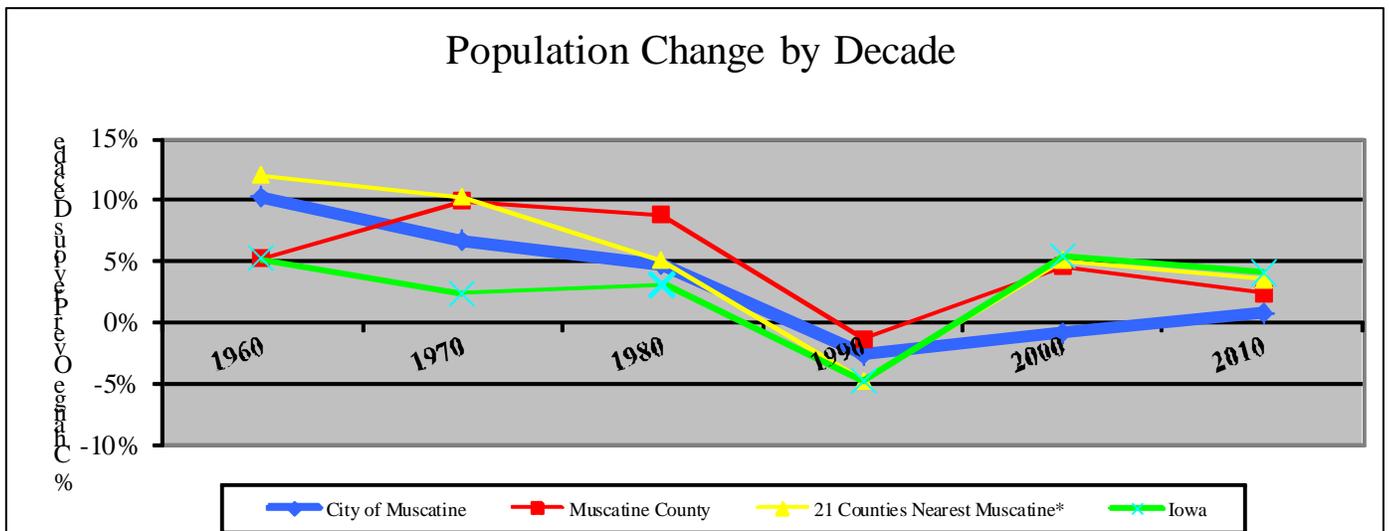


Figure 3: Percent Population Change by Decade

* See Figure 1 on Page 2-3



Population Change Due to Recent Annexations

Since the 2010 Census was conducted in April of 2010 the City of Muscatine has grown through 6 voluntary annexations, see Figure 5 on page 2-7. Together these annexations have added approximately 528 acres and 933 people to the City of Muscatine. Over 90% of the added population resides in the Ripley’s Mobile Home Park, located in far northeastern Muscatine, along U.S. 61. The Population added by these annexations represents a 4.1% growth in population since the 2010 Census. The estimated 2013 population of Muscatine, 23,819 represents an all-time high for the City of Muscatine, surpassing by 352 the previous all-time high that was recorded in the 1980 Census.

Population statistics reported for the City of Muscatine in this comprehensive plan are based on the 2010 Census and does not account for these recently annexed areas. Because of the way that data is reported by the Census Bureau it was not possible to make the adjustments necessary to all data sets to account for these recent annexations. In order to maintain consistency data reported for the “City of Muscatine” in this Comprehensive Plan references the 2010 boundaries of the City of Muscatine.

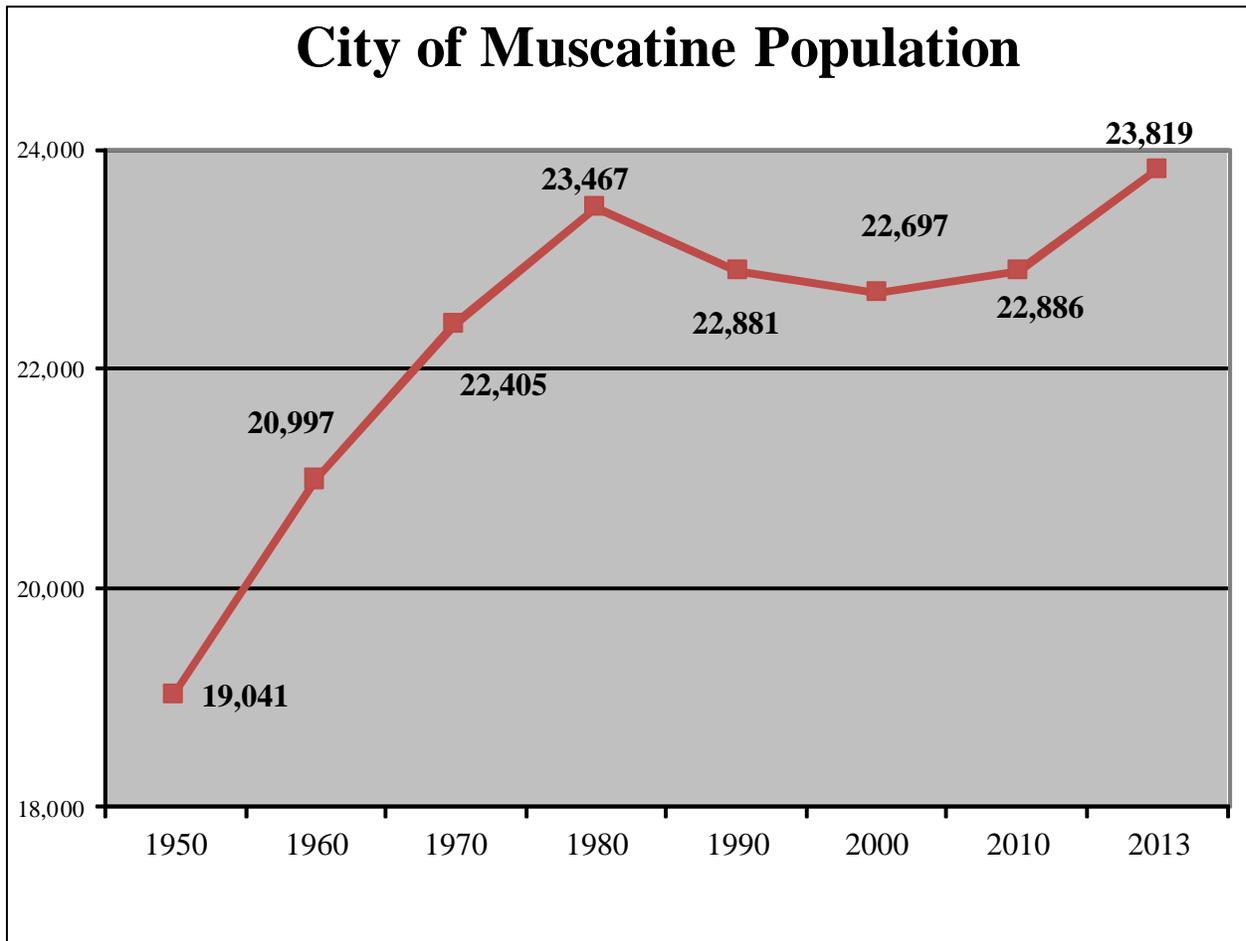


Figure 4: Population of the City of Muscatine, 1950 through 2013

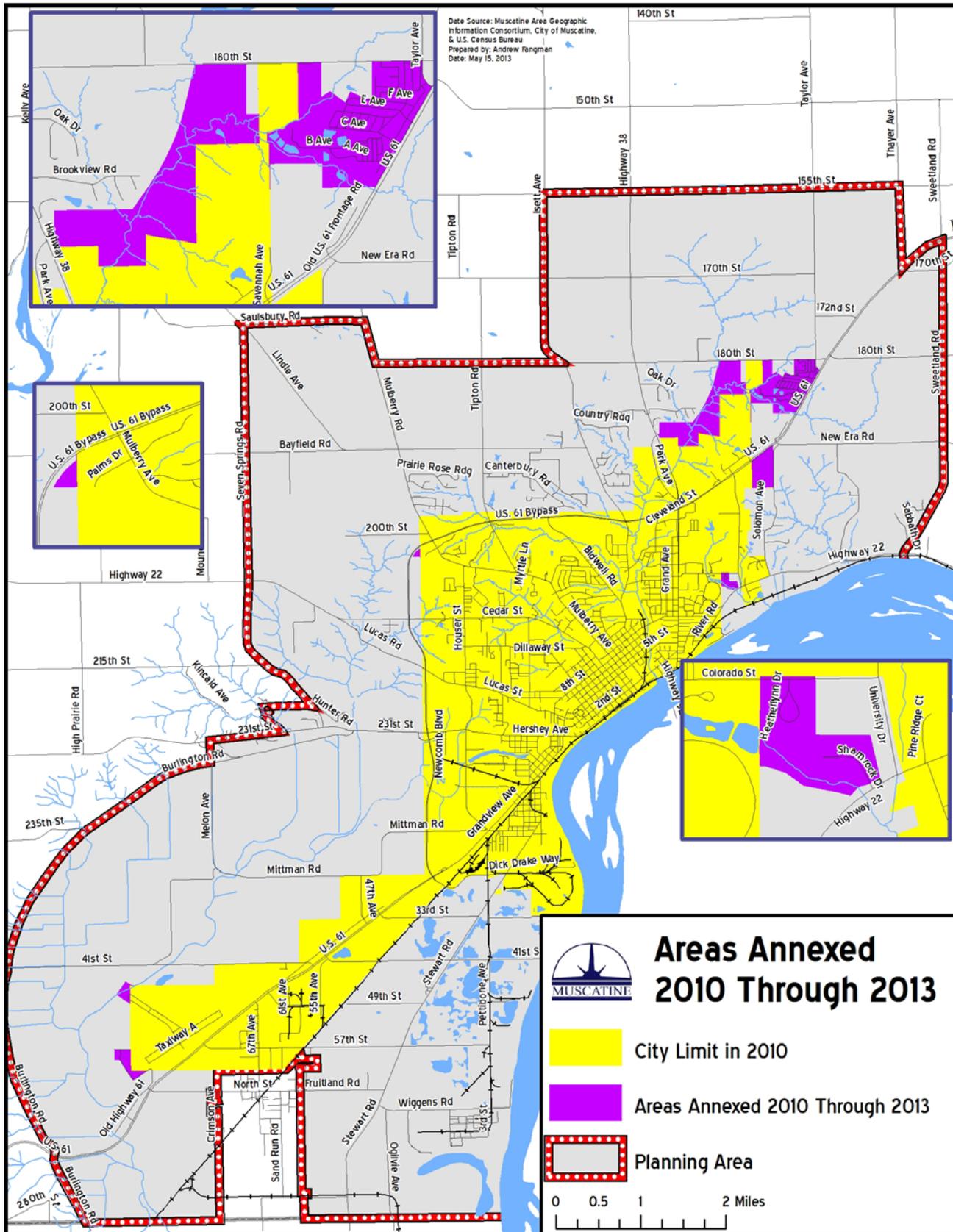


Figure 5: Areas Annexed 2010 Through 2013

Shift in the Geographical Distribution of the Population

The population within the planning area of the *City of Muscatine Comprehensive Plan* grew by 2.5% between 2000 and 2010 this increase was accompanied by a shift of the population toward a corridor centered on the U.S. 61 Bypass. The shift is illustrated in Figure 6, which depicts shifts in the population center of both the planning area and the City of Muscatine towards the U.S. 61 Bypass between 2000 and 2010. A population center is the point on which a rigid, weightless map would balance perfectly, if the population members are represented as points of equal mass. While the shift in the center of population is not dramatic it does clearly show a trend movement towards the periphery of the community.

Much of this population shift can be attributed to change in small portions of the planning areas in which the population grew or declined a rate much higher than that of the planning area, City of Muscatine, or any individual planning district. Across majority of the planning area there was very little change in the size of the population, between 2000 and 2010. More than 60% of the population of the planning area resides within portions of the planning area in which the population increased or decreased by less than 10%, an annual change of less than 1%. Combined, the population of these portions decreased by 93 people, a change of -0.55% over 10 years. The shift in the population center depicted in Figure 6 was driven mostly by population growth or decline occurring in small portions of the planning area, in which the population was either increasing or decreasing at a high rate.

Figure 7 on page 2-9, depicts portions of the planning area where the population grew by more than 10% between 2000 and 2010. Combined the population of these portions grew by 1,674 people, an increase of 34%. The population of the rest of the planning area, in which 82% of the planning area population resides, declined by approximately 4% during the same period of time. Figure 5 also depicts the location of where new homes or apartments were constructed within the City of Muscatine between 2000 and 2010, because the location of high population growth closely track with the location of new housing units.

There were also portions of the planning area in which the population declined significantly. Figure 8, on page 2-10 depicts the portions of the planning area in which the population declined by more than 10% between 2000 and 2010. Combined the population of these portions declined by 966 people, a decrease of 18.9%. The population of the rest of the planning area, in which 85% of the overall population resides, grew by approximately 7% during the same period of time.

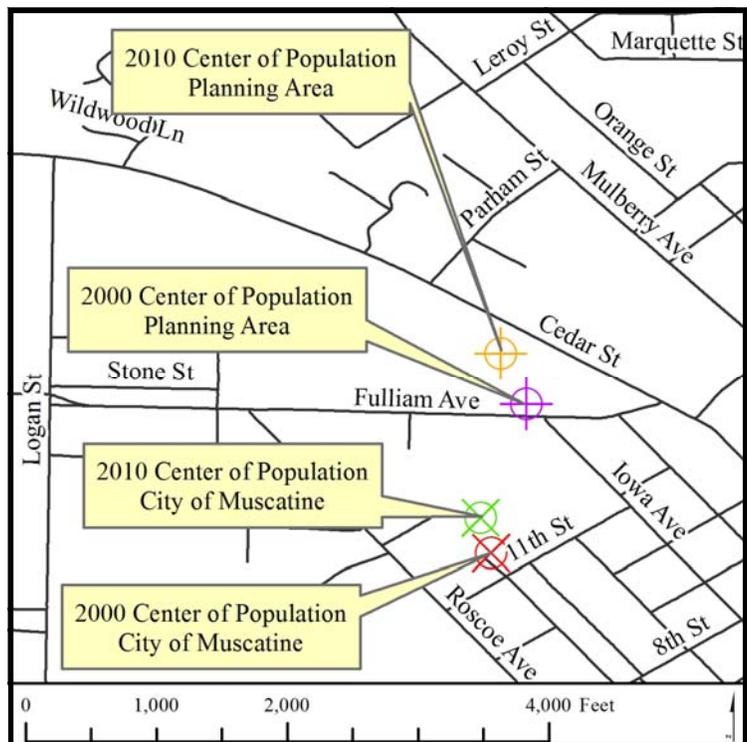


Figure 6: Shift in the Center of Population

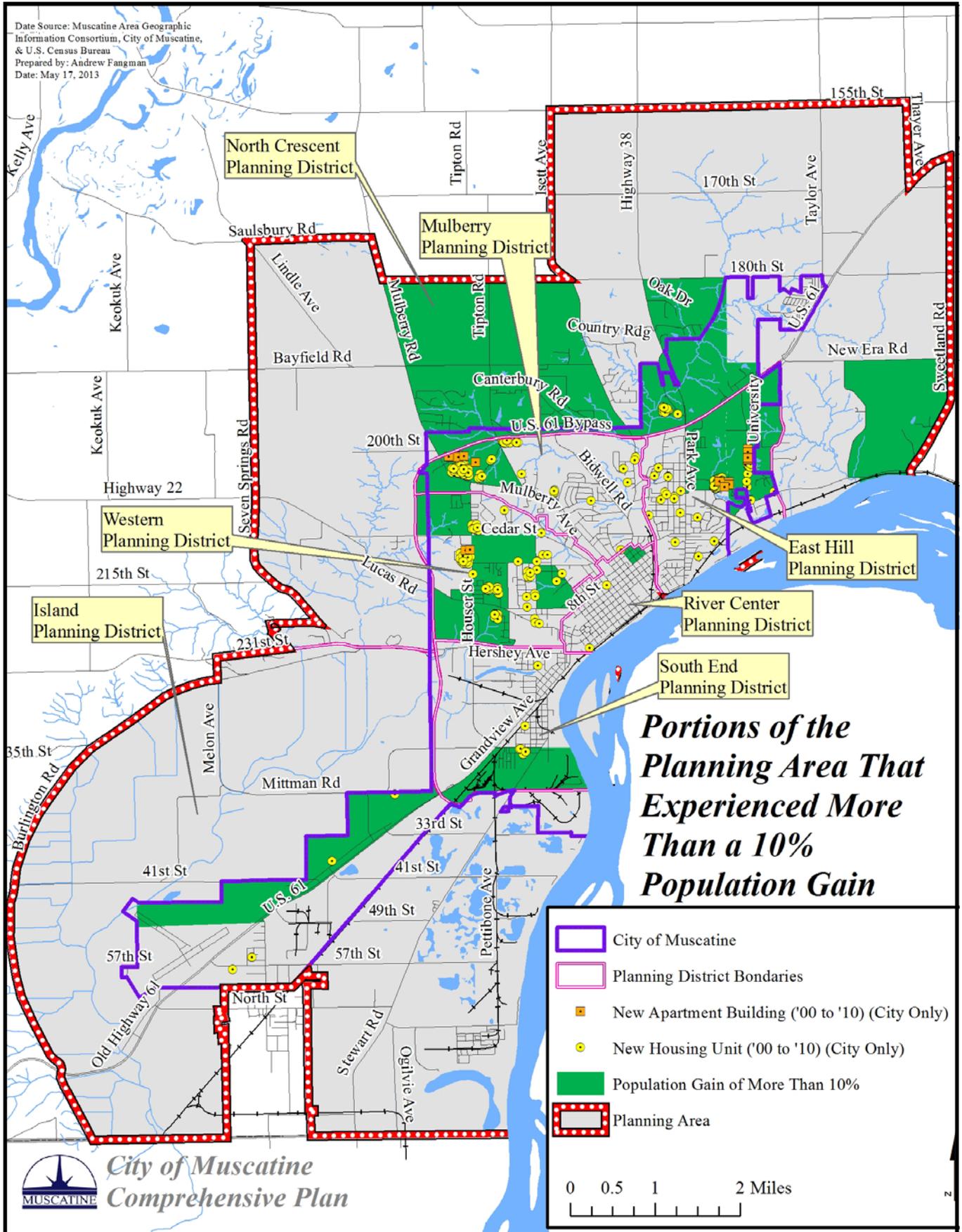


Figure 7: Portions of the Planning Area that Experienced More Than a 10% Population Gain Between 2000 and 2010

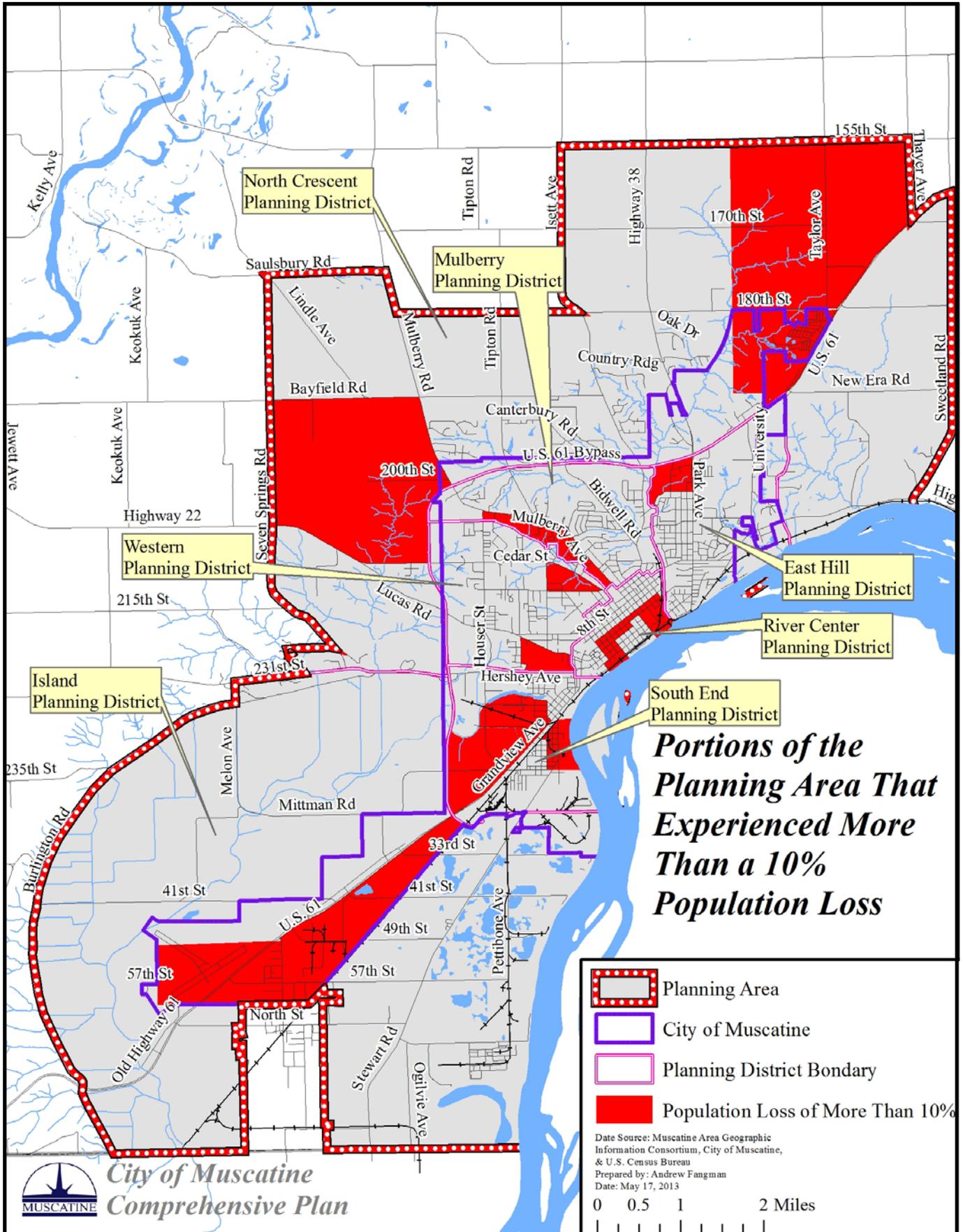


Figure 8: Portions of the Planning Area that Experienced More Than a 10% Population Loss Between 2000 and 2010



These concentrated locations of significant population change are the drivers of overall change in the geographic distribution of the population of Muscatine. For this reason it is important to more closely examine these locations that have experienced a significant change in population in order to better understand how the community has changed and what direction it is currently heading in.

The planning area of the City of Muscatine Comprehensive Plan is divided into seven planning districts. (Figure 1 on page 2-3) Detailed maps and tables showing how the demographics of each planning district changed between 2000 and 2010 can be found on pages 2-13 through 2-19.

The population of four of the planning districts: East Hill, Mulberry, West Hill, and North Crescent grew between 2010 and 2000. The population of three planning districts: River Center, South End, and Island declined between 2000 and 2010.

Planning districts in which significant construction of new homes and apartment took place between 2000 and 2010 experienced population growth, while planning districts where very few new housing units were constructed experienced a decline in population. Nearly all the portions of the planning area where the population grew by more than 10% are within either the East Hill, Mulberry, Western, or North Crescent planning districts and were also the locations of significant new residential construction. (Figure 7 on page 2-9)

Figure 6 on page 2-6 depicts the portions of the planning area in which the population declined by more than 10%, between 2000 and 2010. Each of the seven planning districts contain at least one portion in which the population declined by more than 10%. The three planning districts with an overall population declines do not have significant amounts of residential construction to offset the population loss.

Measured by either percentage change or absolute number change, the River Center Planning District had the biggest decline in population of any planning district between 2000 and 2010. The population of this planning area declined by 276 people, -5.1%. Nearly all the population loss occurred in the first few residential blocks radiating out from the central business district, this portion of the planning district is bounded by the Mississippi River, Mad Creek, 6th Street, and Locust Street, but does not include the Central Business District.

The population of this portion of the River Center Planning District decreased by 298 people a decline of more than 20%. The population of the rest of the planning district in which 75% of the planning district population resides, grew by 0.56%. There was notable population growth in the portion of the planning area located northeast of the intersection of Mulberry Avenue and 8th Street, this population gain occurred without any accompanying construction of housing units. See page 2-10 for more details of population change with the River Center Planning District.

The population of the East Hill Planning District grew by 188, an increase of 3.4% between 2000 and 2010. Sixty-six percent of this growth was confined to a portion of the planning district located northeast of the intersection of Colorado Street and Park Avenue. The construction of new housing units in this area is the cause of this growth.



The population of the rest of the East Hill Planning District, in which nearly 85% of the planning district's population reside, declined by 2.1% during this same period of time. The portion of the planning district located north of Lake Park Boulevard and east of Park Avenue, an area composed of apartments and other forms of multi-family housing, declined by 57 people a decrease of nearly 19%. See page 2-14 for more details of population change with the East Hill Planning District.

A similar pattern of population growth occurred in the Mulberry Planning District. The population of the Mulberry Planning District grew by 139, an increase of 3.4% between 2000 and 2010. The population the portion of the planning district bounded by Mulberry Avenue, Tipton Road, and the U.S. 61 Bypass grew by 332, an increase of 572% between 2000 and 2010.

During the same period of time a large number of new housing units were constructed in this portion of the planning district. The population of the portion of the planning district located south of Mulberry Avenue and east of Houser Street declined by 128, a decrease of nearly 20%. The number of people living in west of Bidwell Road and east of Tipton Road and Mulberry Avenue making in which more than 80% of the population of the planning district lives, the population declined by 28 people, a change of 1.6% over 10 years. See page 2-15 for more details of population change with the Mulberry Planning District.

The high population growth rate caused by significant new residential construction in the portion of the Mulberry Planning District that is bounded by Mulberry Avenue, Tipton Road, the U.S. 61 Bypass, also occurred directly across the U.S. 61 Bypass, in an unincorporated portion he North Crescent Planning District. bounded by Mulberry Road, Bayfield Rd, Isett Avenue, and the U.S. 61 Bypass.

This is where much of the construction of new housing units that occurred between 2000 and 2010 in unincorporated Muscatine County took place. The population of this portion of the North Crescent Planning Distract. grew by 495 people, an increase of 97%. The cumulative population growth of this portion of North Crescent Planning District and the adjoining high growth portion of the Mulberry Planning District was an increase 817.

Approximately 25% of the population of the North Crescent Planning District, resides in this high growth portion of the North Crescent Planning District. Excluding this portion of the planning district, the population of the of the rest of the planning district declined by 1.7% between 2000 and 2010. Aside from some sparsely inhabited outlying portions of the planning district, the population increased in all other portions of the planning district, with one other notable exception. The area in and around the Ripley's Mobile Home Park along the north side of U.S. 61, had a population decline of 161 people, a nearly 16% decline. See page 2-13 for more details of population change with the North Crescent Planning District.

The population of the Western Planning District grew by 292, an increase of 5.2% between 2000 and 2010. The population growth pattern in the Western Planning District was different than those found in other planning districts that experienced population growth. Growth in the Western Planning District was more widely dispersed. New housing units were constructed in a number of very small subdivisions and on many scattered individual lots rather than in a few bigger new subdivisions or apartment complexes. (Figure 13 on page 2-18)



As a result, the population growth associated with new housing units is more evenly spread across the planning district rather than being geographically concentrated.

There were only two portions of the Western Planning District that had a significant population decline, in the Western Planning District, one located around Greenwood Cemetery and the portion of the planning district bounded by Logan Street, Cedar Street, and Fulliam Avenue. See page 2-18 for more details of population change with the West Hill Planning District.

The population of the South End Planning District declined by 131 people or 3.4% between 2000 and 2010. The portion of the planning district that had the steepest decline in population is the area located between Kansas Street and Oregon Street, in which the population declined by more than 27%. Other portions of the South End Planning District with a greater than 5% population loss are the area located west of Franklin School and the area east of Kent-Stein Park.

The population of portion of the planning district that is located within a couple blocks of Grandview Avenue was relatively stable, with only a very slight decline in population. South of Sampson Street there was significant population growth., the population of this portion of the South End Planning District grew by nearly 12% between and 2000 and 2010.

Five of the six new homes constructed in the South End Planning District planning district between 2001 and 2010 were also constructed south of Sampson Street. See page 2-19 for more details of population change with the South End Planning District.

Like the other two planning districts that lost population between 2000 and 2010, the population decline in the Island Planning District was concentration in a relatively small portion of the planning district, the portion located within the City of Muscatine and located south of U.S. 61. In 2010 approximately are a third of the total population of the planning district lived in this area, this population of this area dropped by 66 between 2000 and 2010 a decline of more than 14%.

The population of the rest of the planning district, increased by more than 3% during the same period of time. The total number of households in the Island Planning District only declined by 5 people. See page 2-16 for more details of population change within the Island Planning District.

The nature of the population decline in the Island Planning District is also different than that in other planning districts in which population declined. In the South End and River Center Planning Districts the total number of households declined at a much faster rate than did the overall population but the average household size slightly increased. This means tin those areas population loss was almost entirely a result of a decline in the number of households. This was not the case in the Island Planning District, where the number of households only declined by five between 2000 and 2010. Despite that\t the overall population declined by more than 3%. With nearly no decline in the number of households, population decline in the Island Planning District was almost entirely a result of a decline in household size.

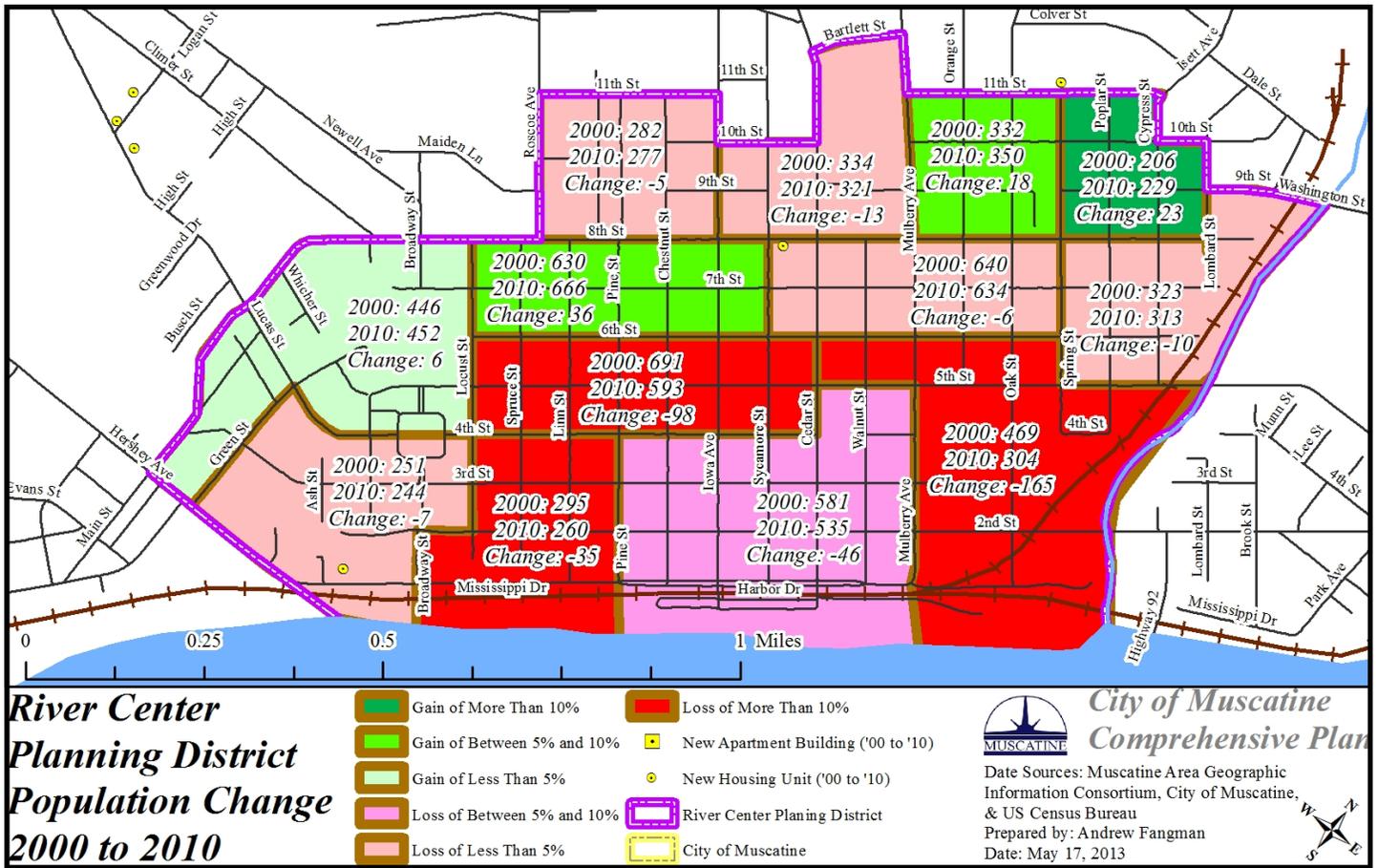


Figure 9: River Center Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	5,141	100%	-276	-5.1%
White	3,556	69.2%	-548	-13.4%
Hispanic	1,273	24.8%	174	15.8%
African-American	200	3.9%	91	83.5%
American Indian	17	0.3%	-10	-37.0%
Asian	23	0.4%	4	21.1%
Other	72	1.4%	13	22.0%

Table 2: River Center Plan Dist. Population, Race, and Ethnicity

	2010		Change From 2000	
	#	%	#	%
Households	1,967	N.A.	-192	-8.9%
Average Household Size	2.52	N.A.	0.08	3.3%
Households Containing a Member Under 18	685	34.8%	-73	-9.6%
Households Containing a Member Over 65	447	22.7%	-50	-10.1%

Table 3: River Center Planning District Households

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	834	16.2%	-13	-1.5%
10-19	809	15.7%	12	1.5%
20-29	778	15.1%	-153	-16.4%
30-39	715	13.9%	-75	-9.5%
40-49	601	11.7%	-205	-25.4%
50-59	623	12.1%	152	32.3%
60-69	383	7.4%	66	20.8%
Over 70	398	7.7%	-60	-13.1%

Table 4: River Center Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Housing Units	2,246	100.0%	-103	-4.6%
Vacant	279	12.4%	89	31.9%
Occupied	1,967	87.6%	-192	-9.8%
Owner Occupied	952	48.4%	-102	-10.7%
Renter Occupied	1,015	51.6%	-90	-8.9%

Table 5: River Center Planning District Housing Units



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	2010		Change From	
	#	%	#	%
Total Population	4,462	100.0%	188	4.4%
White	3,553	79.6%	-105	-2.9%
Hispanic	757	17.0%	221	41.2%
African-American	49	1.1%	26	113.0%
American Indian	8	0.2%	6	300.0%
Asian	41	0.9%	8	24.2%
Other	54	1.2%	32	145.5%

Table 6: East Hill Population, Race, and Ethnicity

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	640	14.3%	-4	-0.6%
10-19	608	13.6%	20	3.4%
20-29	670	15.0%	75	12.6%
30-39	572	12.8%	-79	-12.1%
40-49	595	13.3%	-26	-4.2%
50-59	606	13.6%	196	47.8%
60-69	375	8.4%	81	27.6%
Over 70	396	8.9%	-75	-15.9%

Table 7: East Hill Planning District Age Cohorts

Households	1,835	N.A.	106	6.1%
Average Household Size	2.42	N.A.	-0.04	-1.7%
Households Containing a Member Under 18	602	32.8%	-4	-0.7%
Households Containing a Member Over 65	397	21.6%	-23	-5.5%

Table 8: East Hill Planning District Households

	2010		Change From 2000	
	#	%	#	%
Housing Units	1,968	100.0%	147	7.5%
Vacant	133	6.8%	41	30.8%
Occupied	1,835	93.2%	106	5.8%
Owner Occupied	1,259	68.6%	-21	-1.7%
Renter Occupied	570	31.1%	121	21.2%

Table 9: East Hill Planning District Housing Units

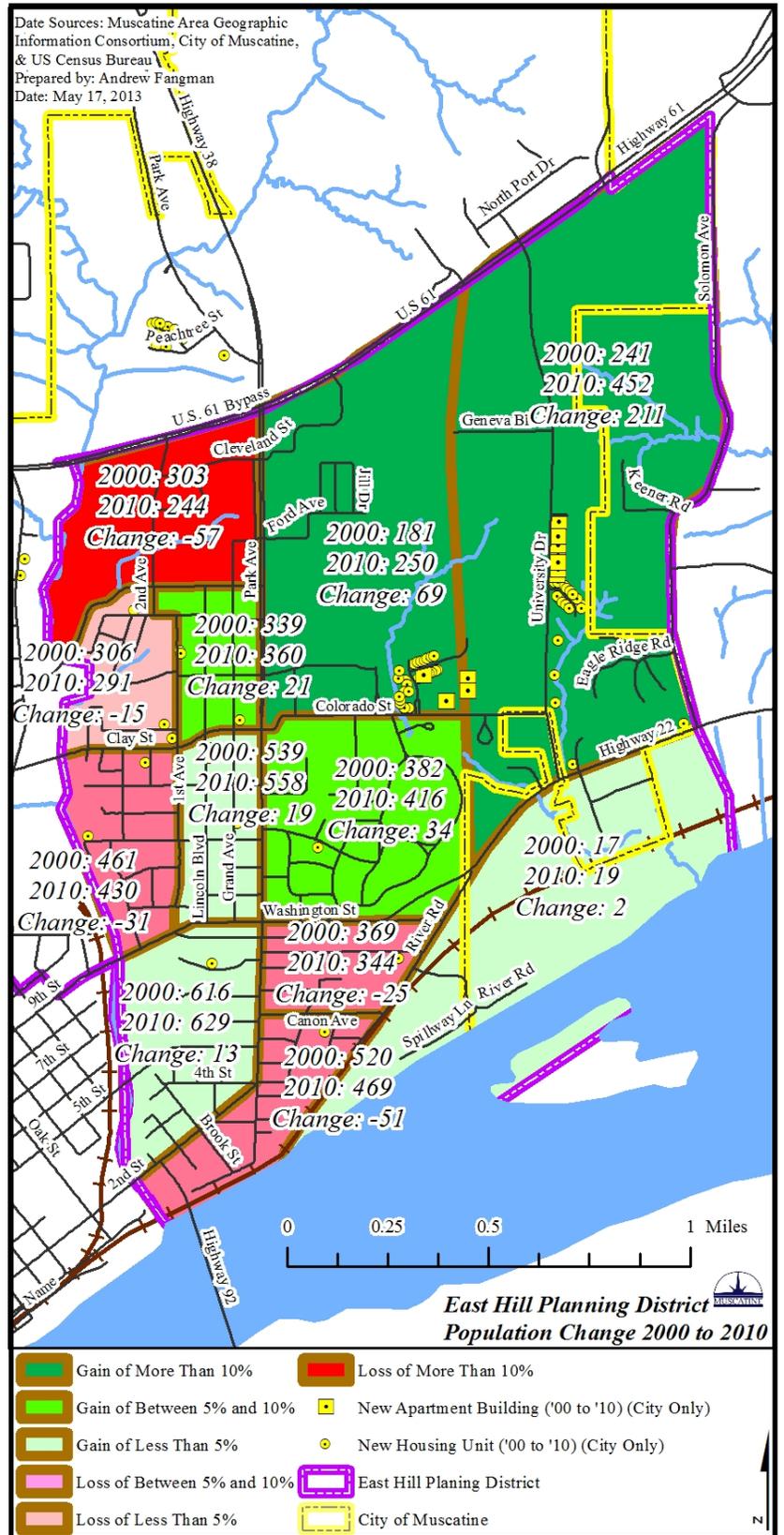


Figure 10: East Hill Planning District Population Change & Location of Added Housing Units

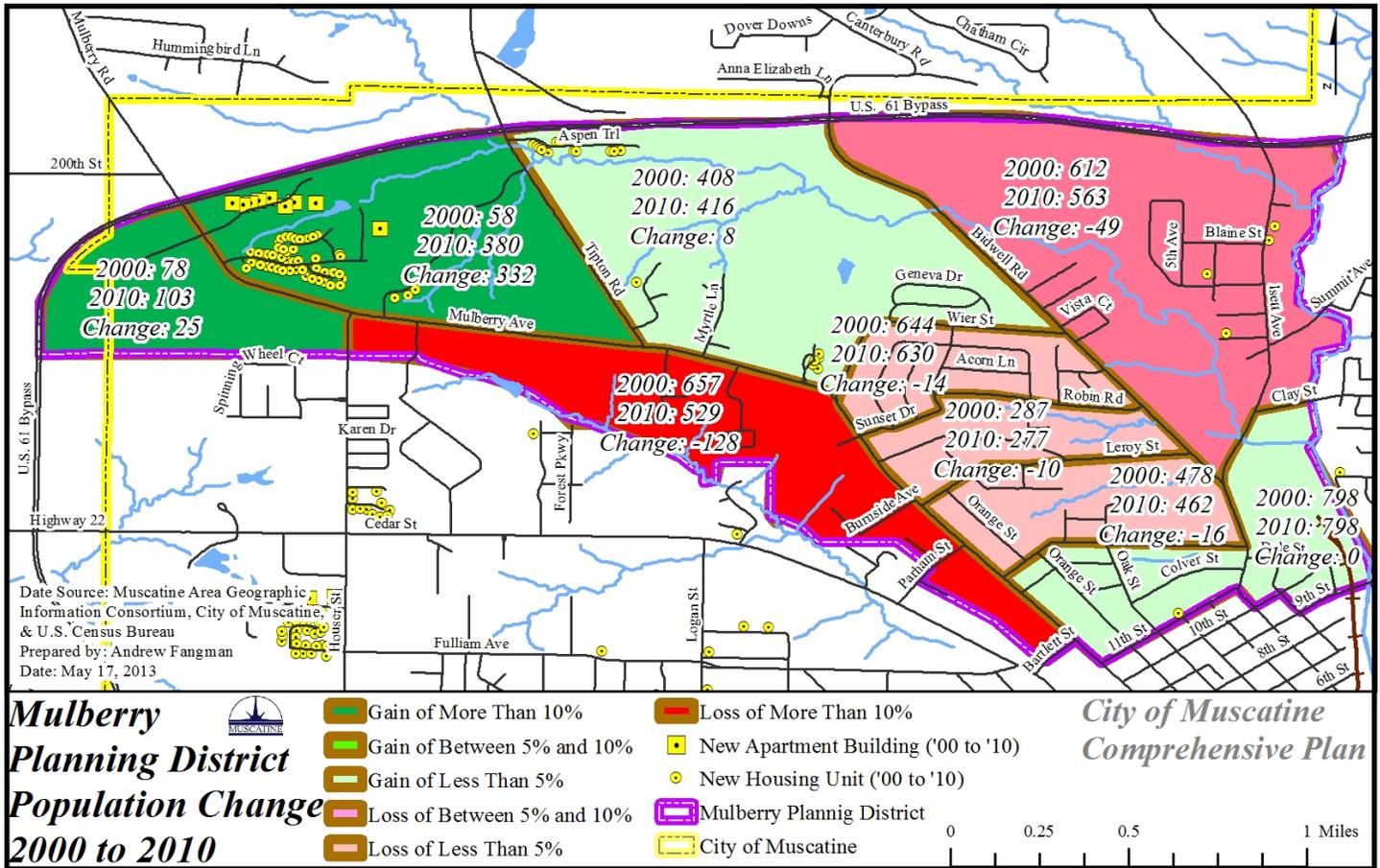


Figure 11: Mulberry Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	4,158	100%	139	3.4%
White	3,664	88.1%	-44	-1.2%
Hispanic	356	8.6%	147	70.6%
African-American	25	0.6%	8	47.1%
American Indian	6	0.1%	4	200.0%
Asian	63	1.5%	15	32.0%
Other	45	1.1%	8	23.1%

Table 10 : Mulberry Plan. Dist Population, Race, and Ethnicity

	2010		Change From 2000	
	#	%	#	%
Households	1,719	N.A.	83	5.1%
Average Household Size	2.40	N.A.	-0.01	-0.5%
Households Containing a Member Under 18	527	30.6%	26	5.2%
Households Containing a Member Over 65	521	30.3%	93	21.8%

Table 11: Mulberry Planning District Households

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	520	12.5%	25	5.1%
10-19	568	13.7%	40	7.5%
20-29	403	9.7%	52	14.9%
30-39	451	10.8%	-45	-9.0%
40-49	532	12.8%	-125	-19.0%
50-59	632	15.2%	78	14.0%
60-69	510	12.3%	208	68.8%
Over 70	540	13.0%	-96	-15.1%

Table 12: Mulberry Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Housing Units	1,906	100.0%	213	11.2%
Vacant	172	9.0%	116	67.6%
Occupied	1,734	91.0%	98	5.6%
Owner Occupied	1,402	80.9%	45	3.2%
Renter Occupied	332	19.1%	53	16.0%

Table 13: Mulberry Planning District Housing Units

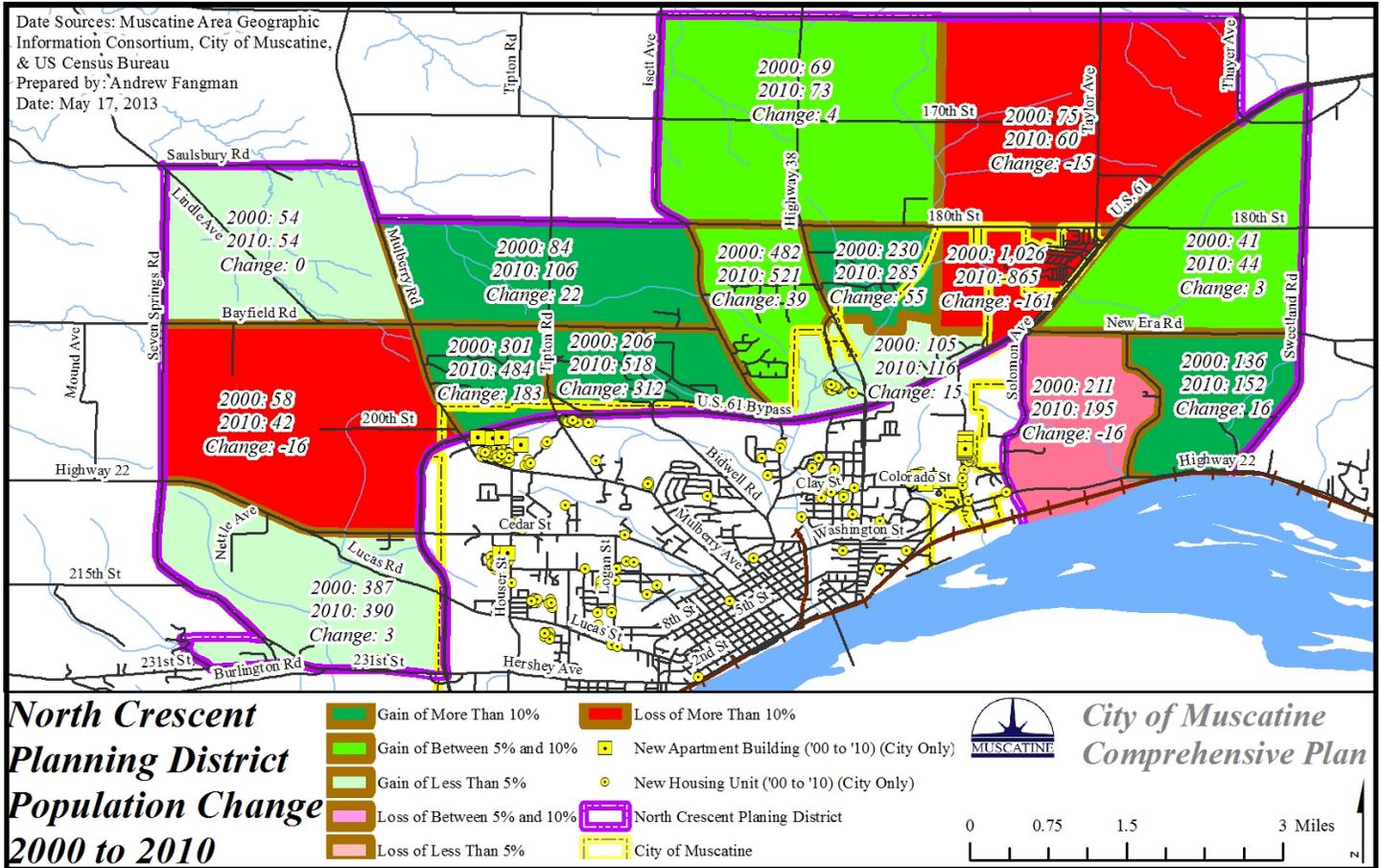


Figure 12: North Crescent Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	3,905	100%	444	12.8%
White	3,516	90.0%	294	9.1%
Hispanic	292	7.5%	117	66.9%
African-American	21	0.5%	13	162.5%
American Indian	7	0.2%	3	75.0%
Asian	32	0.8%	5	18.5%
Other	37	0.9%	12	48.0%

Table 14: North Crescent Plan. Dis. Population, Race, and Ethnicity

	2010		Change From 2000	
	#	%	#	%
Households	1,399	N.A.	220	18.7%
Average Household Size	2.69	N.A.	-0.12	-4.3%
Households Containing a Member Under 18	505	36.1%	-17	-3.3%
Households Containing a Member Over 65	328	23.4%	122	59.2%

Table 15: North Crescent Planning District Households

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	551	12.8%	11	2.0%
10-19	569	13.2%	38	7.2%
20-29	293	6.8%	-84	-22.3%
30-39	404	9.4%	-63	-13.5%
40-49	625	14.5%	45	7.8%
50-59	610	14.1%	192	45.9%
60-69	428	9.9%	212	98.1%
Over 70	425	9.8%	93	28.0%

Table 16: North Crescent Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Housing Units	1,501	100.0%	257	17.1%
Vacant	102	6.8%	37	36.3%
Occupied	1,399	93.2%	220	15.7%
Owner Occupied	1,288	92.1%	212	16.5%
Renter Occupied	111	7.9%	8	7.2%

Table 17: North Crescent Planning District Households

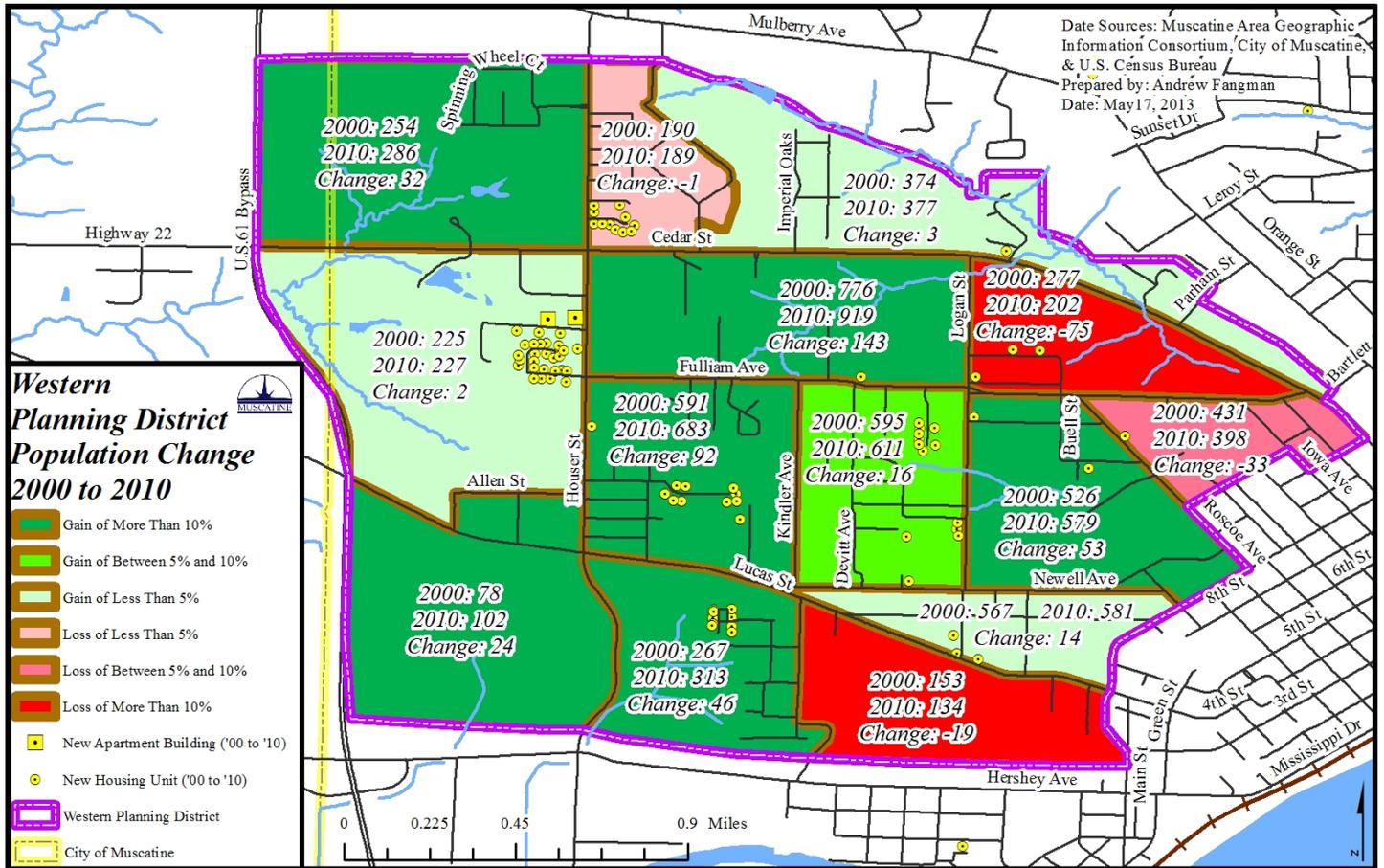


Figure 13: Western Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	5,597	100%	292	5.5%
White	4,637	82.8%	-201	-4.2%
Hispanic	666	11.9%	321	92.7%
African-American	167	3.0%	132	375.3%
American Indian	14	0.3%	6	83.6%
Asian	47	0.8%	8	19.7%
Other	66	1.2%	27	69.1%

Table 18: Western Plan. Dist Population, Race, and Ethnicity

	2010		Change From 2000	
	#	%	#	%
Households	2,182	N.A.	173	8.6%
Average Household Size	2.51	N.A.	-0.02	-0.9%
Households Containing a Member Under 18	765	35.0%	-10	-1.3%
Households Containing a Member Over 65	615	28.2%	148	31.8%

Table 19: Western Planning District Households

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	819	14.6%	34	4.4%
10-19	750	13.4%	-42	-5.3%
20-29	628	11.2%	20	3.3%
30-39	712	12.7%	23	3.4%
40-49	718	12.8%	-47	-6.2%
50-59	734	13.1%	77	11.7%
60-69	566	10.1%	152	36.8%
Over 70	671	12.0%	75	12.6%

Table 20: Western Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Housing Units	2,329	100.0%	253	10.9%
Vacant	126	5.4%	56	44.5%
Occupied	2,204	94.6%	195	8.8%
Owner Occupied	1,637	74.3%	66	4.0%
Renter Occupied	567	25.7%	130	22.9%

Table 21: Western Planning District Housing Units

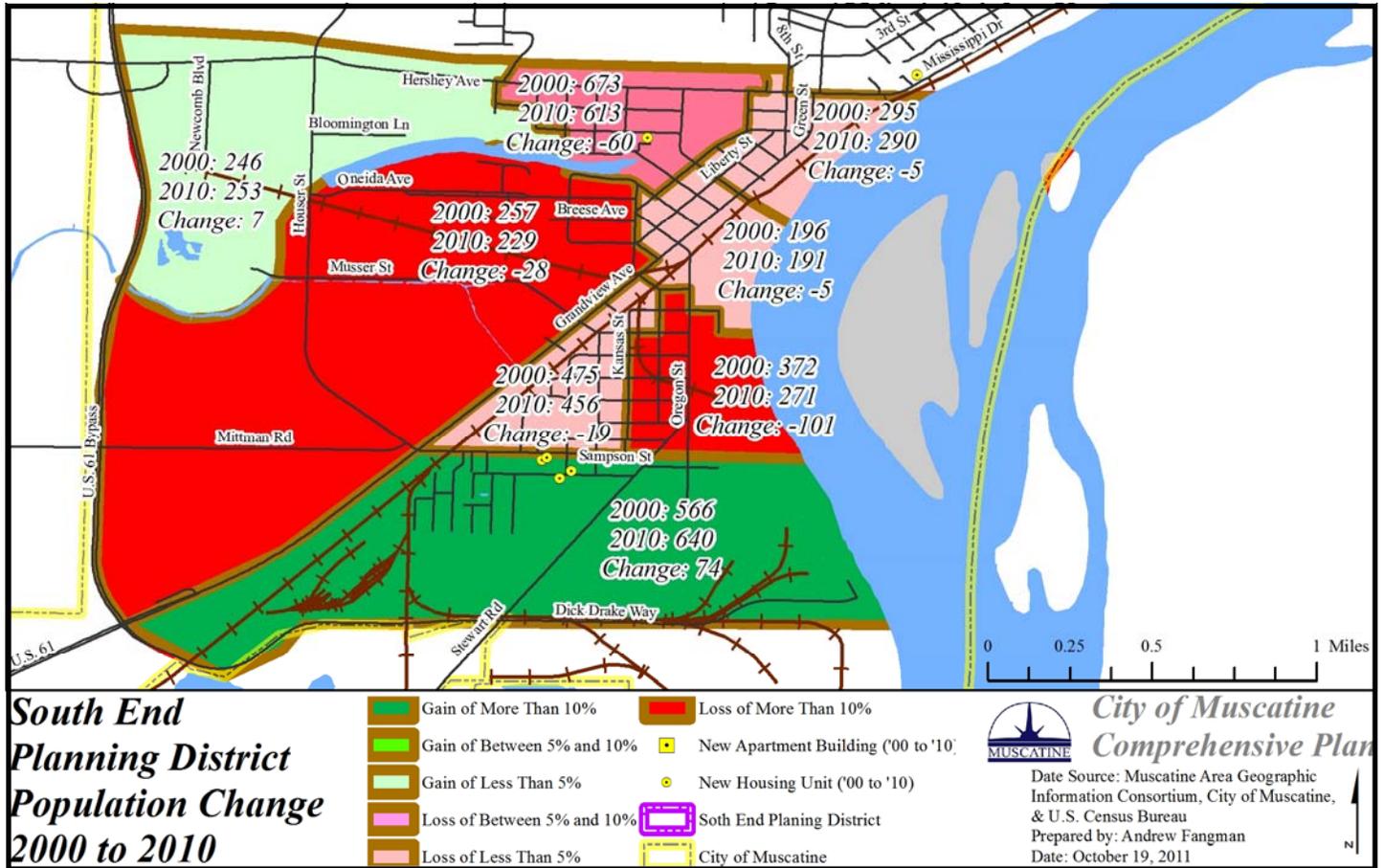


Figure 14: South End Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	2,949	100%	-131	-4.3%
White	2,165	73.4%	-254	-10.5%
Hispanic	668	22.7%	92	16.0%
African-American	42	1.4%	3	7.6%
American Indian	13	0.4%	2	14.3%
Asian	8	0.3%	6	300.0%
Other	53	1.8%	20	58.4%

Table 22: South End Plan. Dist. Population, Race, and Ethnicity

	2010		Change From 2000	
	#	%	#	%
Households	1,099	N.A.	-83	-7.0%
Average Household Size	2.68	N.A.	0.09	3.3%
Households Containing a Member Under 18	429	39.0%	-26	-5.7%
Households Containing a Member Over 65	237	21.5%	-26	-9.8%

Table 23: South End Planning District Households

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	529	17.9%	30	5.9%
10-19	421	14.3%	-15	-3.5%
20-29	422	14.3%	-55	-11.5%
30-39	390	13.2%	-60	-13.4%
40-49	378	12.8%	-72	-16.0%
50-59	380	12.9%	106	38.8%
60-69	211	7.2%	-29	-12.1%
Over 70	218	7.4%	-35	-13.8%

Table 24: South End Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Housing Units	1,194	100.0%	-32	-2.7%
Vacant	96	8.0%	51	52.8%
Occupied	1,099	92.0%	-83	-7.5%
Owner Occupied	777	70.7%	-87	-11.2%
Renter Occupied	321	29.3%	4	1.4%

Table 25: South End Planning District Housing Units

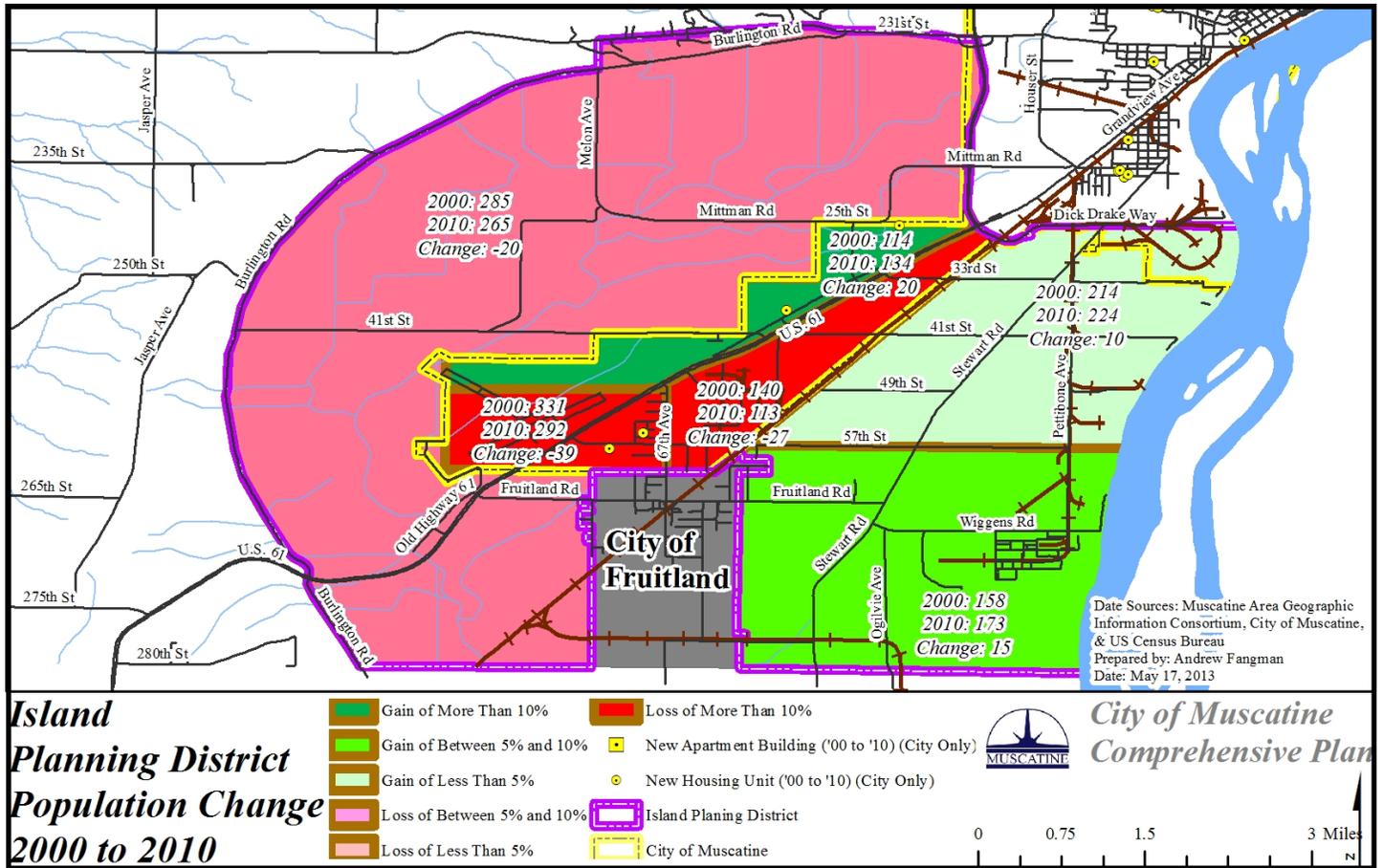


Figure 15: Island Planning District Population Change & Location of Added Housing Units

	2010		Change From 2000	
	#	%	#	%
Total Population	1,201	100%	-41	-3.3%
White	1,071	89.2%	-92	-7.9%
Hispanic	113	9.4%	53	88.3%
African-American	1	0.1%	1	N.A.
American Indian	2	0.2%	0	0.0%
Asian	6	0.5%	-2	-25.0%
Other	8	0.7%	-1	-11.1%

Table 26: Island Plan. Dist. Population, Race, and Ethnicity

Age Group	2010		Change From 2000	
	#	%	#	%
0-9	137	3.1%	-35	-20.3%
10-19	179	4.0%	-20	-10.1%
20-29	113	2.5%	6	5.6%
30-39	129	2.9%	-65	-33.5%
40-49	188	4.2%	-65	-25.7%
50-59	225	5.0%	72	47.1%
60-69	132	2.9%	31	30.7%
Over 70	98	2.2%	35	55.6%

Table 28: Island Planning District Age Cohorts

	2010		Change From 2000	
	#	%	#	%
Households	453	N.A.	-5	-1.1%
Average Household Size	2.65	N.A.	-0.06	-2.2%
Households Containing a Member Under 18	159	35.1%	-22	-12.2%
Households Containing a Member Over 65	112	24.7%	36	47.4%

Table 27: Island Planning District Households

	2010		Change From 2000	
	#	%	#	%
Housing Units	485	100.0%	3	0.6%
Vacant	32	6.6%	8	25.0%
Occupied	453	93.4%	-5	-1.1%
Owner Occupied	395	87.2%	-6	-1.5%
Renter Occupied	58	12.8%	1	1.7%

Table 29: Island Planning District Housing Units



Race and Ethnicity

The racial and ethnic diversity of the Muscatine area increased between 2000 and 2010. In 2010 Census a higher percentage residents identified themselves as something other White, Non-Hispanic, than did so in 2000. There was a notable decline in the White, Non-Hispanic population, but this decline was more than offset by population gains in all other racial and ethnic groups.

Minority populations grew faster in areas with a proportion minority population lower than that found in the City or planning area as a whole. As a result the geographic distribution of minority populations has become less concentrated and has moved towards more closely matching the geographic distribution of the overall population.

White, Non-Hispanics are the largest racial or ethnic group for either the City of Muscatine or the planning areas of the City of Muscatine Comprehensive Plan, in 2010 comprising 79.0%, and 80.8% of the total population in the City and planning area respectively. It was the only racial or ethnic group for which the population declined between 2000 and 2010. In the City of Muscatine the White, Non-Hispanic population declined by 1,218, a 6.3% decrease; and for the entire planning area there was a decline of 950 people a decrease of 4.1%.

The White, Non-Hispanic population declined in six out of seven of the planning districts that comprise the planning area of the City of Muscatine Comprehensive Plan. These declines range from a decrease of 13.4% in the River Center Planning District to a decrease of 1.2% in the Mulberry Planning District.

A significantly different trend occurred in the North Crescent Planning District. The White, Non-Hispanic population of this planning district grew 294 people between 2000 and 2010, an increase of more than 9%. However during this same period of time the percentage of the population of the North Crescent Planning District that classified themselves as a White-Non Hispanic dropped from 93% to 90%. See Table 30 on page 2-22 for more details.

Hispanics make up the next largest racial or ethnic group in both the City of Muscatine and the planning area as a whole. Between 2000 and 2010 the Hispanic population grew rapidly, nearly offsetting the population decline for White, Non-Hispanics. Growth in the Hispanic population of the Muscatine area has shifted away from occurring mostly in a few concentrated areas to occurring broadly across the entire planning area.

In the City of Muscatine the Hispanic population grew by 1,003 people an increase of 35.9% and the Hispanic population for the entire planning area grew by 1,125 an increase of 37.5%. The Hispanic population of all seven planning districts grew, but the growth rate varied greatly, ranging from 15.8% in the River Center Planning District to 92.7% in the Western Planning District, see Table 30 on page 2-22.

These varying growth rates are a reflection of the fact that the distribution of the planning area's Hispanic population has shifted so that it now more closely resembles the distribution of the overall population, and is less concentrated in a few planning districts. (Figure 17, page 2-24)



In 2000 20% of the overall population resided in the River Center Planning District, but 37% of the Hispanic population resided there. By 2010, 19% of the overall population resided in the River Center Planning District, but the percentage of the overall Hispanic population residing there dropped to 31%, despite the fact the Hispanic population of the planning district had grown by 15.8%. Nearly the same thing occurred in the South End Planning District.

The Hispanic population of the Western Planning District measured by either absolute numbers or percentage, grew faster than that in any other planning district, growing by 321 people between 2000 and 2010, a 92.7% increase. However, despite this growth the percentage of the Western Planning District's population that is Hispanic is lower than that of the City or planning area as a whole. The same can be said for the Mulberry, North Crescent, and Island planning districts, where the growth in the Hispanic population exceeds that found in the City of planning area, but the overall proportion of Hispanics remain lower than that found in the City or planning area.

By percentage African-American population grew the more than any other racial or ethnic group. In the City of Muscatine the African-American population increased 117.5% adding 262 people. The African-American population for the entire planning area grew by 274 an increase of 118.6%. As with the Hispanic population the African-American population has become more broadly dispersed across the planning area between 2000 and 2010. However the African-American population still remains more concentrated than the Hispanic, White, Non-Hispanic, or overall population. (Figure 17 on page 2-24)

As with the Hispanic population the African-American population shifted to become more broadly distributed between 2000 and 2010. In 2000, 20% of the overall population resided in the River Center Planning District, but 47% of the African-American population resided there, see Figure 17 on page 2-23. In 2010 19% of the overall population resided in the River Center Planning District, but the percentage of the overall Hispanic population residing there dropped to 40%, despite the fact the Hispanic population of the planning district had grown by 117.5%.

The African-American population of the Western Planning District measured by either absolute numbers or percentage grew faster than any other planning district, growing by 132, a 375.3% increase between 2000 and 2010, shifting the percentage of the African-American population residing in this planning district 15% to 33%. This extremely rapid growth in the African-American population did not occur in the South End, Island, or Mulberry Planning Districts.

Cumulative, in 2011 those classifying themselves as White, Non-Hispanic, Hispanic, or African-American make up 97.7% of the population of both the City of Muscatine and the planning area as whole. The remaining 2.3% of the population classify themselves as a member of another racial or ethnic group or as multi-racial. Individually none of these groups make up more than 1% of the City or planning areas population, those classifying themselves as Asian are the largest of these groups, comprising 0.8% of the population. Because these populations are so small any changes in their size or geographic location may be more influenced by decision a few households and not accurately reflective of a larger demographic trend.



City of Muscatine, Iowa—Comprehensive Plan

Chapter 2: Demographics

		City of Muscatine	River Center Planning District	East Hill Planning District	Western Planning District	Mulberry Planning District	South End Planning District	North Crescent Planning District	Island Planning District	Planning Area	Muscatine County	Fruitland	21 Counties Nearest Muscatine	State of Iowa	
Total Population	2010	#	22,886	5,141	4,462	5,597	4,158	2,949	3,905	1,201	27,413	42,745	977	1,087,811	3,046,355
		%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	Change from 2000	#	189	-276	188	292	139	-131	444	-41	615	1,023	274	36,934	120,031
		%	0.8%	-5.1%	4.4%	5.5%	3.4%	-4.3%	12.8%	-3.3%	2.3%	2.5%	39.0%	3.5%	4.1%
White, Non-Hispanic	2010	#	18,076	3,556	3,553	4,637	3,664	2,165	3,516	1,071	22,162	34,518	925	937,333	2,701,123
		%	79.0%	69.2%	79.6%	82.8%	88.1%	73.4%	90.0%	89.2%	80.8%	80.8%	94.7%	86.2%	88.7%
	Change from 2000	#	-1,218	-548	-105	-201	-44	-254	294	-92	-950	-1,228	251	-10,360	-9,221
		%	-6.3%	-13.4%	-2.9%	-4.2%	-1.2%	-10.5%	9.1%	-7.9%	-4.1%	-3.4%	37.2%	-1.1%	-0.3%
Hispanic	2010	#	3,794	1,273	757	666	356	668	292	113	4,125	6,803	43	59,253	151,544
		%	16.6%	24.8%	17.0%	11.9%	8.6%	22.7%	7.5%	9.4%	18.6%	15.9%	4.6%	5.4%	5.0%
	Change from 2000	#	1,003	174	221	321	147	92	117	53	1,125	1,830	17	20,644	69,072
		%	35.9%	15.8%	41.2%	92.7%	70.6%	16.0%	66.9%	88.3%	37.5%	36.8%	65.4%	53.5%	83.8%
African-American	2010	#	485	200	49	167	25	42	21	1	505	545	0	48,750	86,906
		%	2.1%	3.9%	1.1%	3.0%	0.6%	1.4%	0.5%	0.1%	12.2%	1.3%	N.A.	4.5%	2.9%
	Change from 2000	#	262	91	26	132	8	3	13	1	274	274	0	12,130	26,162
		%	117.5%	83.5%	113.0%	375.3%	47.1%	7.6%	162.5%	N.A.	118.6%	101.1%	N.A.	33.1%	43.1%
American Indian	2010	#	58	17	8	14	6	13	7	2	67	76	1	2,089	8,581
		%	0.3%	0.3%	0.2%	0.3%	0.1%	0.4%	0.2%	0.2%	13.3%	0.2%	0.1%	0.2%	0.3%
	Change from 2000	#	6	-10	6	6	4	2	3	0	11	-4	0	1	626
		%	11.5	-37.0%	300.0%	83.6%	200.0%	14.3%	75.0%	0.0%	19.6%	-5.0%	0.0%	0.0%	7.9%
Asian	2010	#	186	23	41	47	63	8	32	6	220	334	4	20,132	52,597
		%	0.8%	0.4%	0.9%	0.8%	1.5%	0.3%	0.8%	0.5%	328.4%	0.8%	400.0%	1.9%	1.7%
	Change from 2000	#	40	4	8	8	15	6	5	-2	44	-8	2	6,603	16,252
		%	27.4%	21.1%	24.2%	19.7%	32.0%	300.0%	18.5%	-25.0%	25.0%	-2.3%	100.0%	48.8%	44.7%
All Other Racial and Ethnic Groups	2010	#	287	72	54	66	45	53	37	8	335	469	4	20,254	45,604
		%	1.3%	1.4%	1.2%	1.2%	1.1%	1.8%	0.9%	0.7%	152.3%	1.1%	0.4%	1.9%	1.5%
	Change from 2000	#	96	13	32	27	8	20	12	-1	111	159	4	7,916	17,141
		%	50.3%	22.0%	145.5%	69.1%	23.1%	58.4%	48.0%	-11.1%	49.6%	51.3%	N.A.	64.2%	60.2%

Table 30: Population Change 2000 to 2010 by Race and Ethnicity



City of Muscatine, Iowa—Comprehensive Plan

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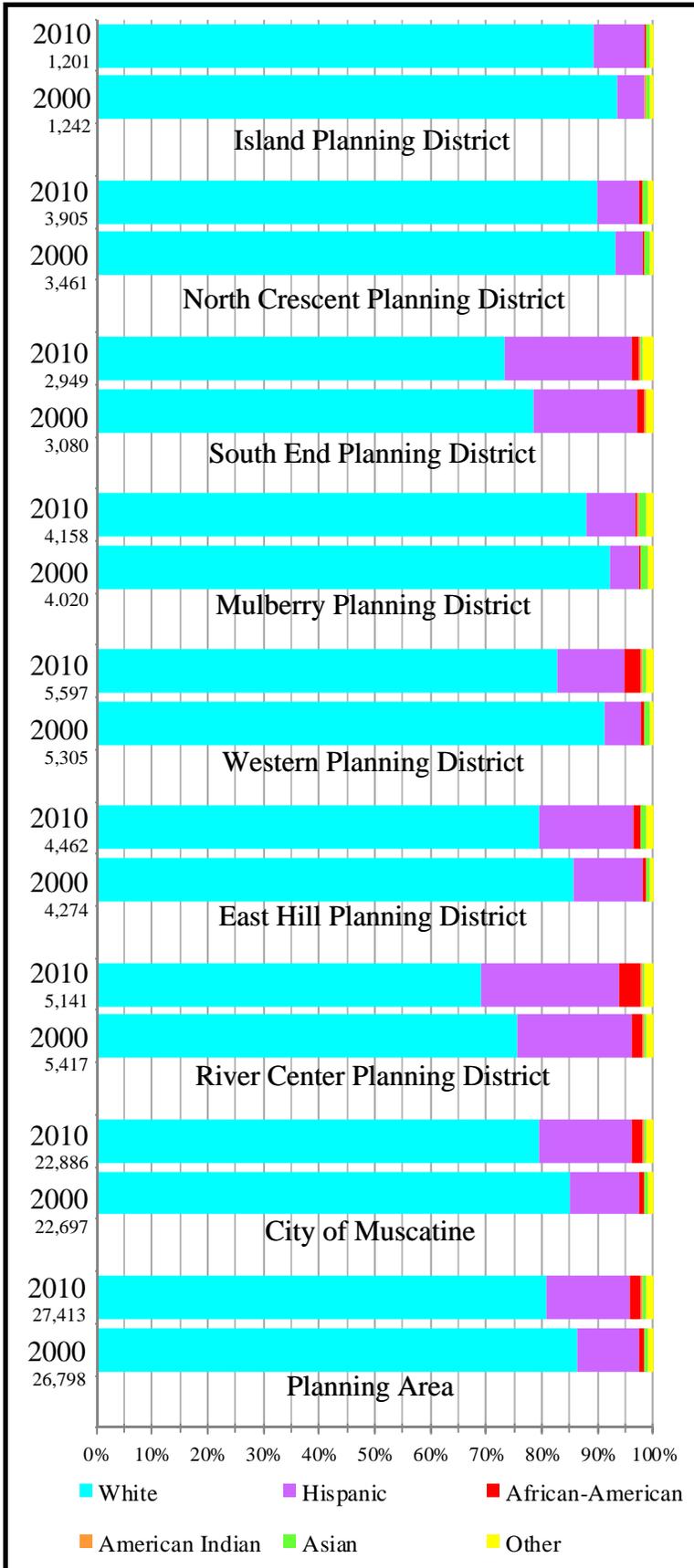


Figure 16 Racial and Ethnic Composition

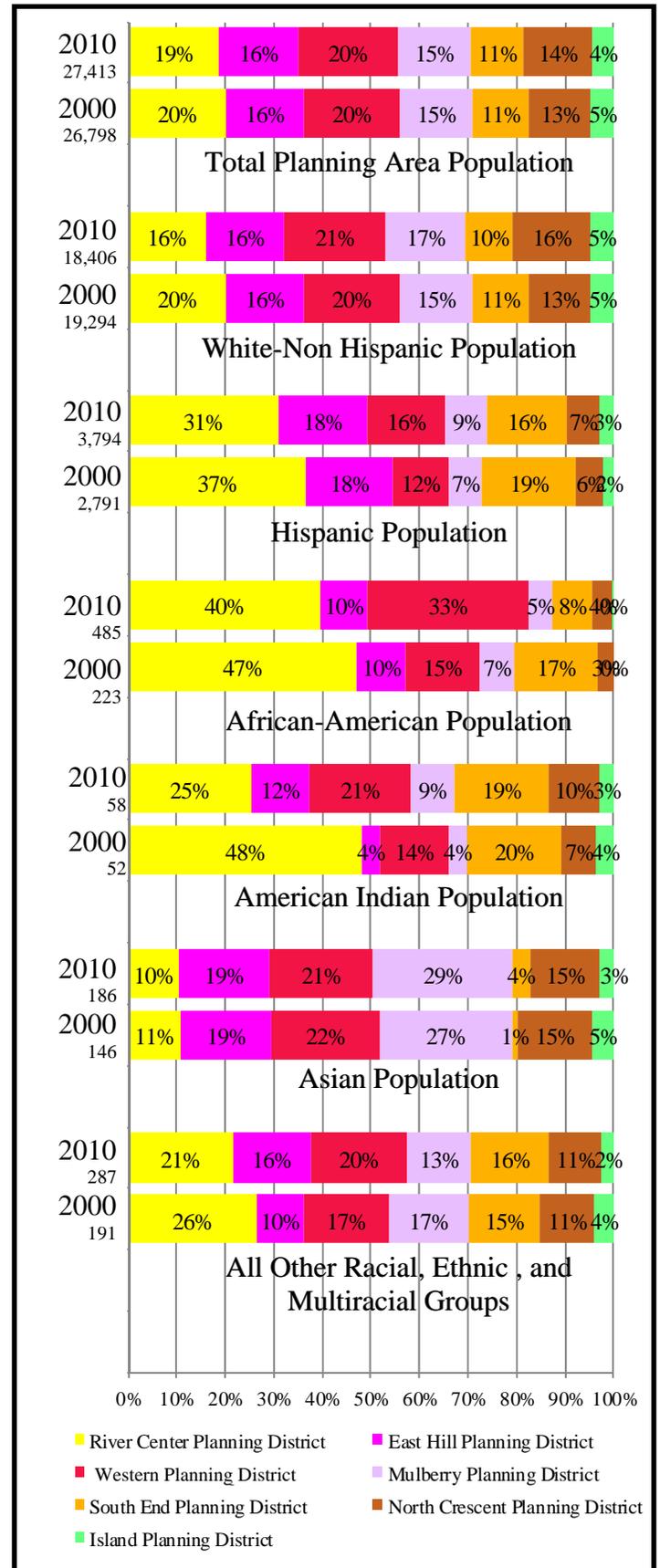


Figure 17: Geographic Distribution of Racial and Ethnic Groups



City of Muscatine, Iowa—Comprehensive Plan

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			City of Muscatine	River Center Planning District	East Hill Planning District	Western Planning District	Mulberry Planning District	South End Planning District	North Crescent Planning District	Island Planning District	Planning Area
Households	2010	#	9,008	1,967	1,835	2,182	1,749	1,099	1,399	453	10,684
	Change from 2000	#	85	-192	106	173	112	-82	220	-5	332
		%		1.0%	-8.9%	6.1%	8.6%	6.8%	-6.9%	18.7%	-1.1%
Average Household Size	2010	#	2.50	2.52	2.42	2.51	2.36	2.68	2.69	2.65	2.52
	Change from 2000	#	0.01	0.08	-0.04	0.004	-0.05	0.08	-0.12	-0.06	-0.01
		%		0.4%	3.3%	-1.7%	0.2%	-2.1%	3.2%	-4.3%	-2.2%
Single Person Households	2010	#	2,520	690	503	569	457	268	242	78	2,807
	Change from 2000	#	87	-64	44	100	8	-17	59	1	131
		%		0.4%	-8.5%	9.6%	21.3%	1.8%	-6.0%	32.2%	1.3%
Average # of Children per Household	2010	#	0.67	0.74	0.60	0.67	0.57	0.78	0.73	0.63	0.67

Table 31: Households

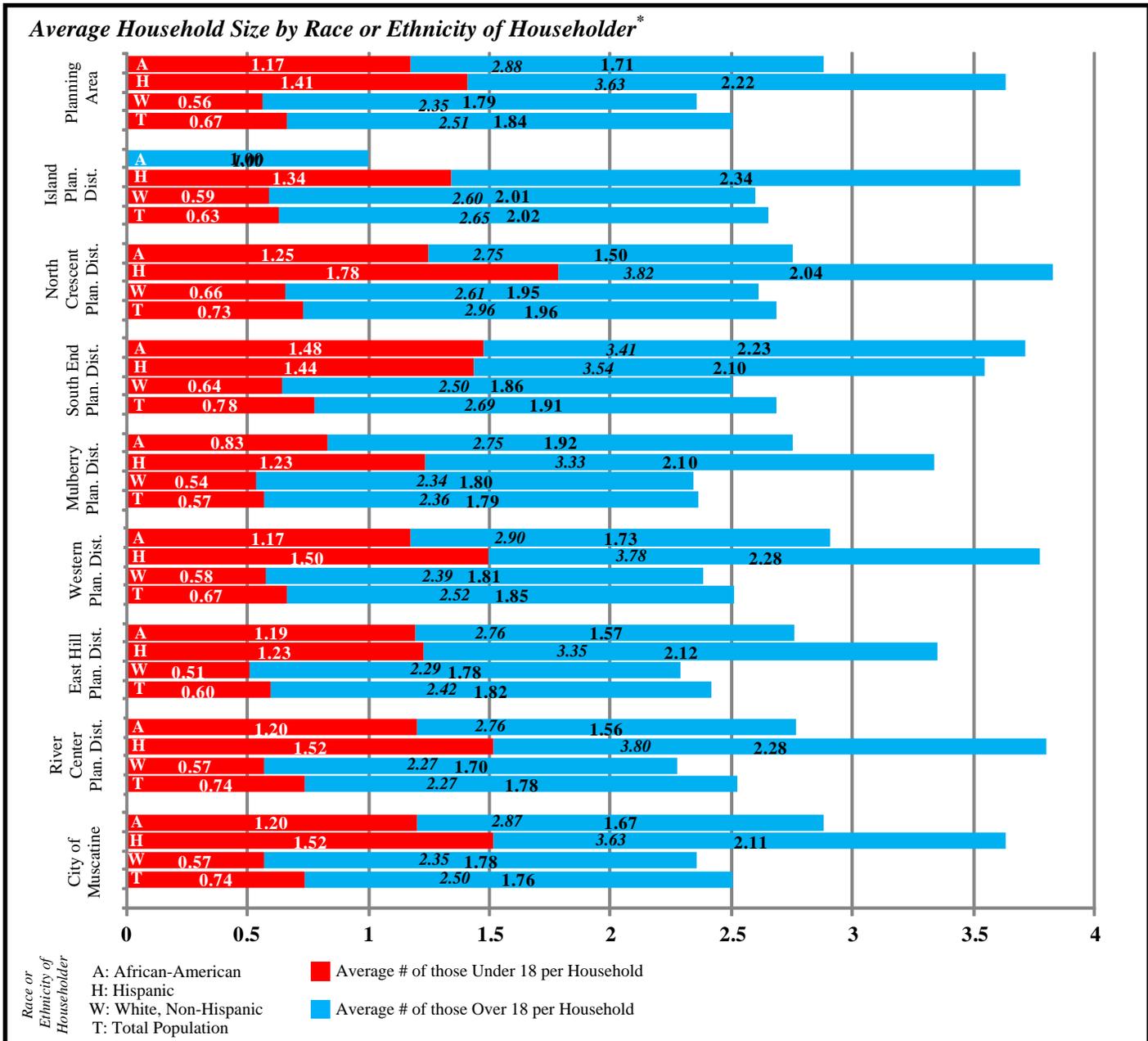


Figure 19: Averaged Household Size By Race or Ethnicity of Householder



Age Cohorts

While the overall population of Muscatine was relatively unchanged between 2000 and 2010, it became older; the median age went from 35.8 to 36.1 between 2000 and 2010. As is illustrated in Figure 20 the population of the City of Muscatine is aging at significantly slower rate than the state and national rates.

Figure 21 depicts the percentage of Muscatine’s population in various age cohorts. As this chart illustrates the change in the median of Muscatine’s population was almost entirely a result of an aging adult population. There was almost no change in the percent of Muscatine’s population that is comprised of those under 20.

The percentage of Muscatine’s that is between 50 and 69 grew significantly, while the percentage of the population 30 to 49 shrank. This is mostly attributable to ageing of the baby boom population. There was also

a decline in percent of the population that is between 20 and 29 years. This decline is notable because while the City of Muscatine and the Planning Areas had a decline of 2% and 4% in their 20 to 29 year old cohort, this age cohort grew by 7.9% in the State of Iowa and 11.3% nationally. The fact that the local trend is running so contrary to state and national trends may indicated that Muscatine may an issue attracting and/or retaining young adults.

Figures 22 through 29 on pages 27 through 35 depicts population change by age cohort from 2000 to 2010 for each planning district. Changes in the age profile of the planning districts varied greatly across the planning districts.

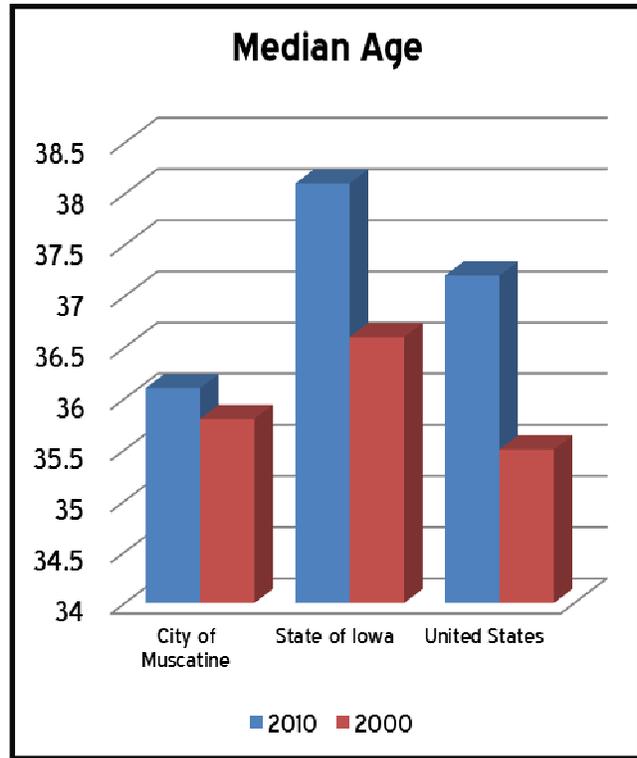


Figure 21: Median Age

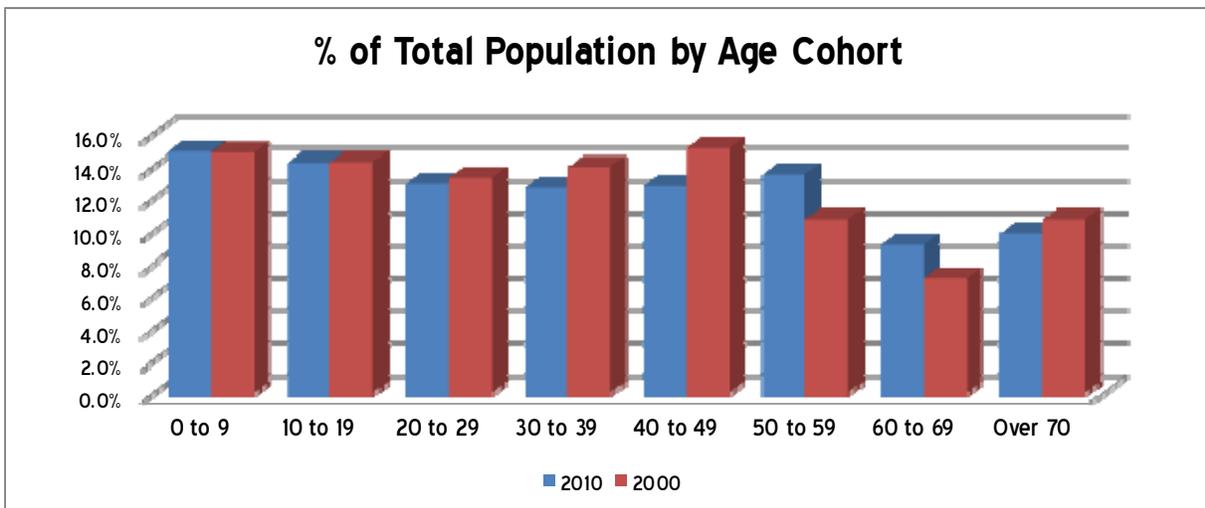


Figure 21: Percent of Total Population by Age Cohort



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			City of Muscatine	River Center Planning District	East Hill Planning District	Western Planning District	Mulberry Planning District	South End Planning District	North Crescent Planning District	Island Planning District	Planning Area	Muscatine County	State of Iowa	United States
Total Population	2010	#	22,886	5,141	4,462	5,597	4,158	2,949	3,905	1,201	27,413	42,745	3,046,355	308,745,538
		%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	Change from 2000	#	189	-276	188	292	139	-131	444	-41	615	1,023	120,031	27,323,632
		%	0.8%	-5.1%	4.4%	5.5%	3.4%	-4.3%	12.8%	-3.3%	2.3%	2.5%	4.1%	9.7%
0 to 9	2010	#	3,408	834	640	819	520	529	551	137	4,030	6,145	402,769	40,550,019
		%	14.9%	16.2%	14.3%	14.6%	12.5%	17.9%	14.1%	11.4%	14.7%	14.4%	13.2%	13.1%
	Change from 2000	#	45	-13	-4	34	25	30	11	-35	48	38	11,753	824,716
		%	1.3%	-1.5%	-0.6%	4.4%	5.1%	5.9%	2.0%	-20.3%	1.2%	0.6%	3.0%	2.1%
10 to 19	2010	#	3,256	809	608	750	568	421	569	179	3,904	6,129	417,741	42,717,537
		%	14.2%	15.7%	13.6%	13.4%	13.7%	14.3%	14.6%	14.9%	14.2%	14.3%	13.7%	13.8%
	Change from 2000	#	19	12	20	-42	40	-15	38	-20	33	-100	-19,226	1,969,575
		%	0.6%	1.5%	3.4%	-5.3%	7.5%	-3.5%	7.2%	10.1%	0.9%	-1.6%	-4.4%	4.8%
20 to 29	2010	#	2,955	778	670	628	403	422	293	113	3,307	4,928	411,193	42,687,848
		%	12.9%	15.1%	15.0%	11.2%	9.7%	14.3%	7.5%	9.4%	12.1%	11.5%	13.5%	13.8%
	Change from 2000	#	-60	-153	75	20	52	-55	-84	6	-139	-171	30,271	4,342,511
		%	-2.0%	-16.4%	12.6%	3.3%	14.9%	-11.5%	-22.3%	5.6%	-4.0%	-3.4%	7.9%	11.3%
30 to 39	2010	#	2,903	715	572	712	451	390	404	129	3,373	5,191	361,888	40,141,741
		%	12.7%	13.9%	12.8%	12.7%	10.8%	13.2%	10.3%	10.7%	12.3%	12.1%	11.9%	13.0%
	Change from 2000	#	-267	-75	-79	23	-45	-60	-63	-65	-364	-852	-41,810	-3,075,311
		%	-8.4%	-9.5%	-12.1%	3.4%	-9.0%	-13.4%	-13.5%	-33.5%	-9.7%	-14.1%	-10.4%	-7.1%
40 to 49	2010	#	2,924	601	595	718	532	378	625	188	3,637	5,983	403,882	43,599,555
		%	12.8%	11.7%	13.3%	12.8%	12.8%	12.8%	16.0%	15.7%	13.3%	14.0%	13.3%	14.1%
	Change from 2000	#	-498	-205	-26	-47	-125	-72	45	-65	-495	-474	-36,083	1,065,288
		%	-14.6%	-25.4%	-4.2%	-6.2%	19.0%	-16.0%	7.8%	-25.7%	-12.0%	-7.3%	-8.2%	2.5%
50 to 59	2010	#	3,092	623	606	734	632	380	610	225	3,810	6,096	427,637	41,962,930
		%	13.5%	12.1%	13.6%	13.1%	15.2%	12.9%	15.6%	18.7%	13.9%	14.3%	14.0%	13.6%
	Change from 2000	#	654	152	196	77	78	106	192	72	873	1,364	108,454	10,908,145
		%	26.8%	32.3%	47.8%	11.7%	14.0%	38.8%	45.9%	47.1%	29.7%	28.8%	34.0%	35.1%
60 to 69	2010	#	2,093	383	375	566	510	211	428	132	2,605	4,172	292,722	29,253,187
		%	9.1%	7.4%	8.4%	10.1%	12.3%	7.2%	11.0%	11.0%	9.5%	9.8%	9.6%	9.5%
	Change from 2000	#	480	66	81	152	208	-29	212	31	721	1,162	66,989	8,914,195
		%	29.8%	20.8%	27.6%	36.8%	68.8%	-12.1%	98.1%	30.7%	38.3%	38.6%	29.7%	43.8%
Over 70	2010	#	2,255	398	396	671	540	218	425	98	2,746	4,101	328,523	27,832,721
		%	9.9%	7.7%	8.9%	12.0%	13.0%	7.4%	10.9%	8.2%	10.0%	9.6%	10.8%	9.0%
	Change from 2000	#	-184	-60	-75	75	-96	-35	93	35	-63	56	-317	2,374,513
		%	-7.5%	-13.1%	-15.9%	12.6%	-15.1%	-13.8%	28.0%	55.6%	-2.2%	1.4%	-0.1%	9.3%

Table X: Population Change 2000 to 2010 by Age Group



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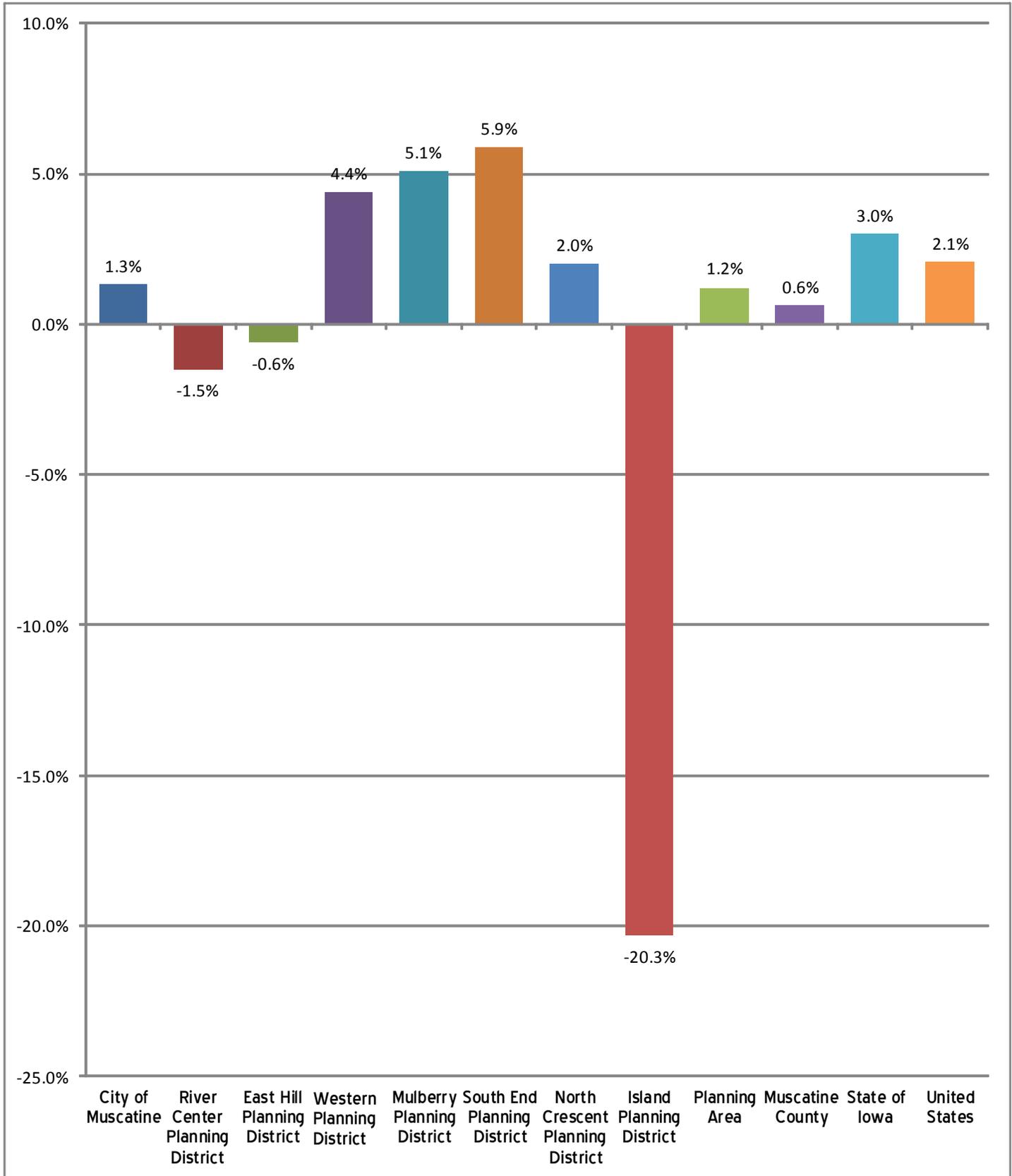


Figure 22: Age 0 to 9 Population Change 2000 to 2010

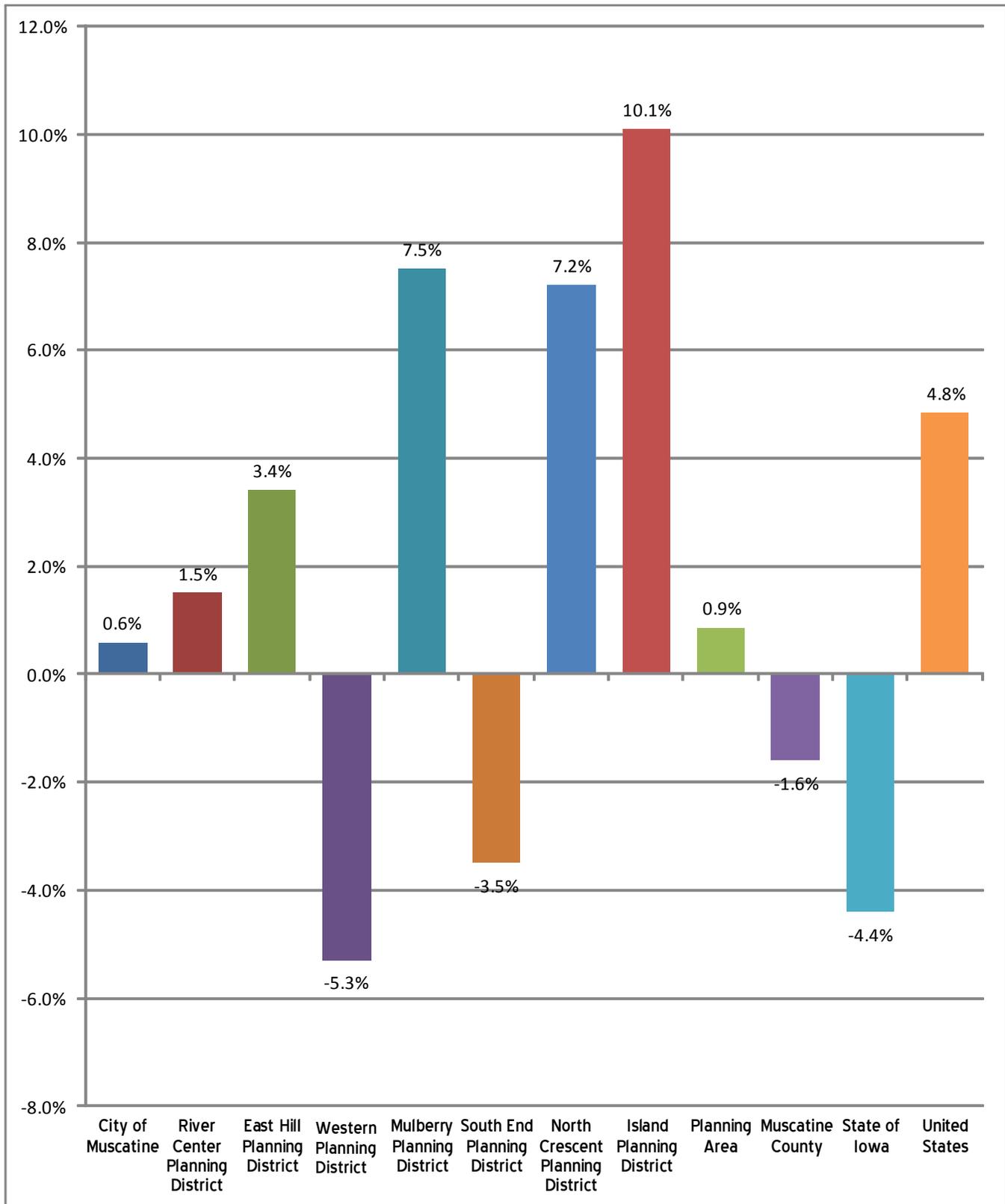


Figure 23: Age 10 to 19 Population Change 2000 to 2010



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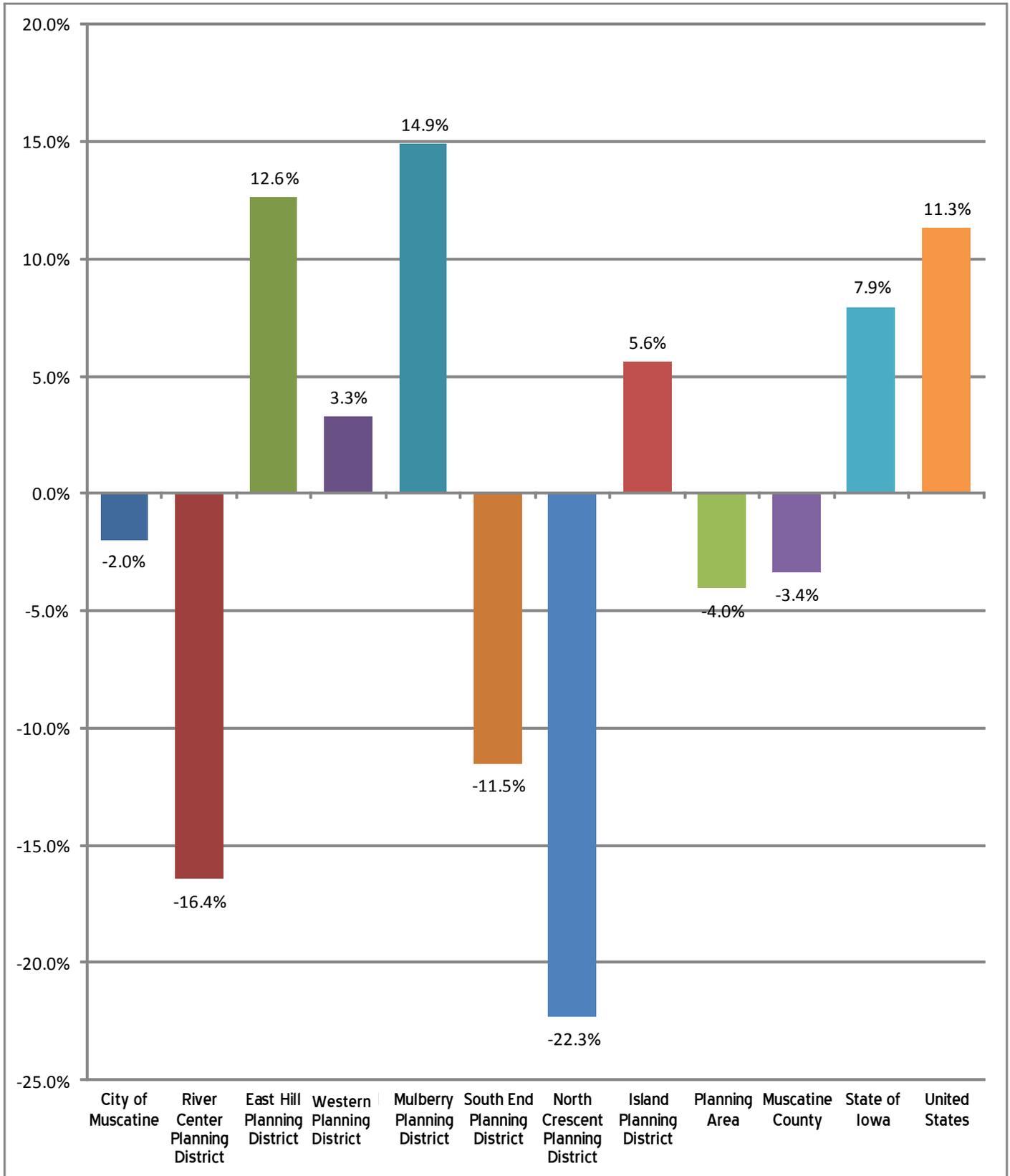


Figure 24: Age 20 to 29 Population Change 2000 to 2010

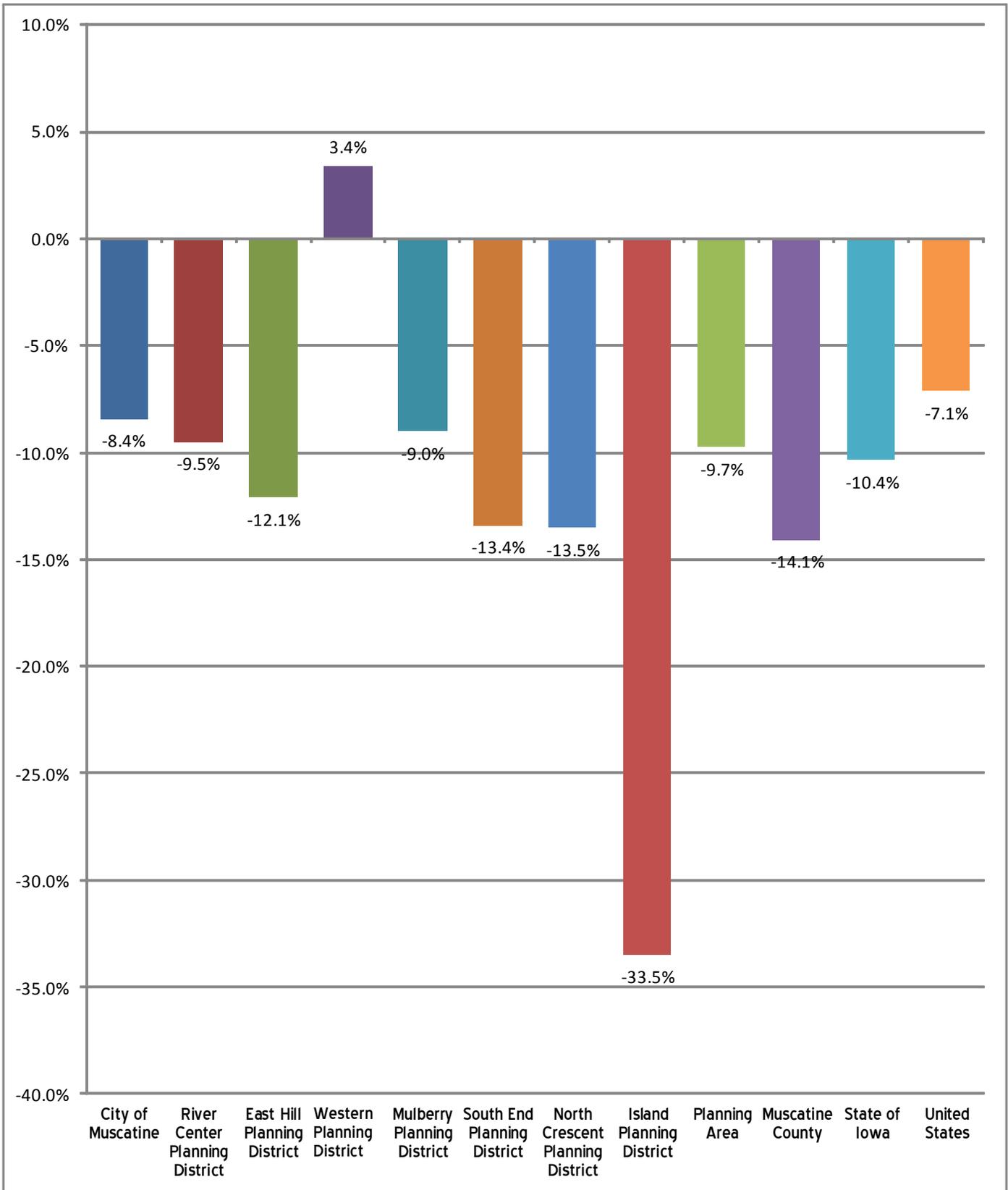


Figure 25: Age 30 to 39 Population Change 2000 to 2010

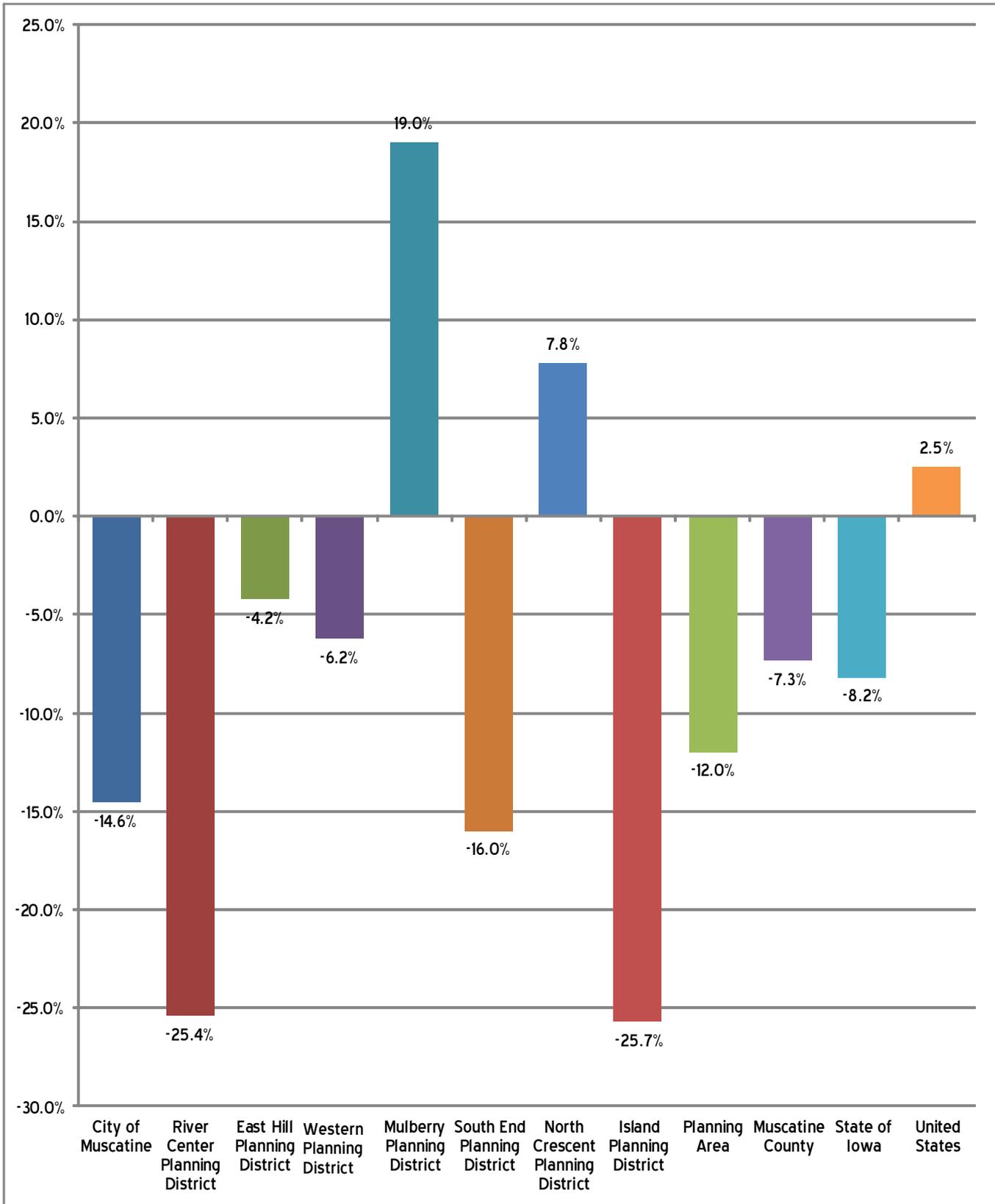


Figure 26: Age 40 to 49 Population Change 2000 to 2010

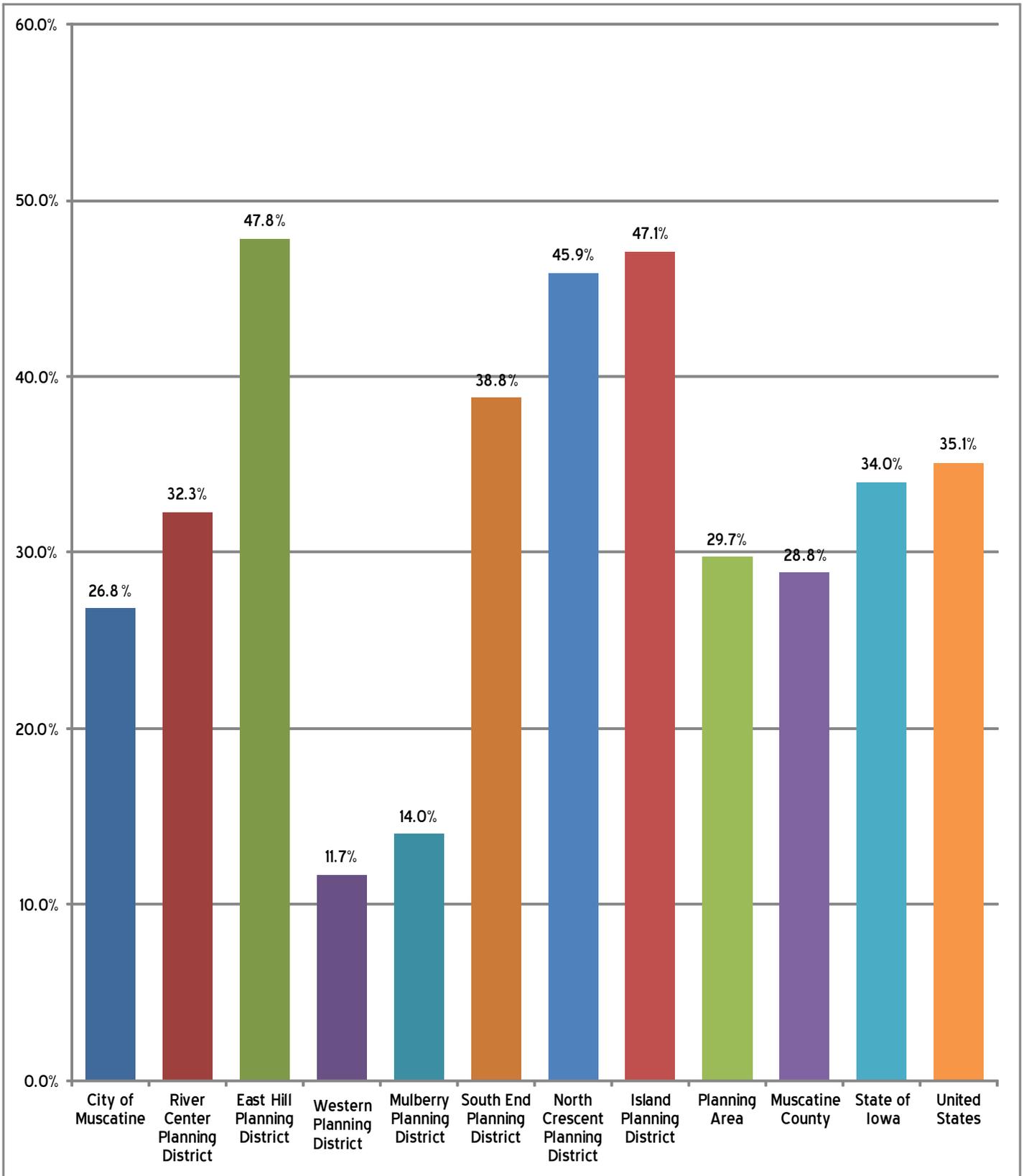


Figure 27: Age 50 to 59 Population Change 2000 to 2010

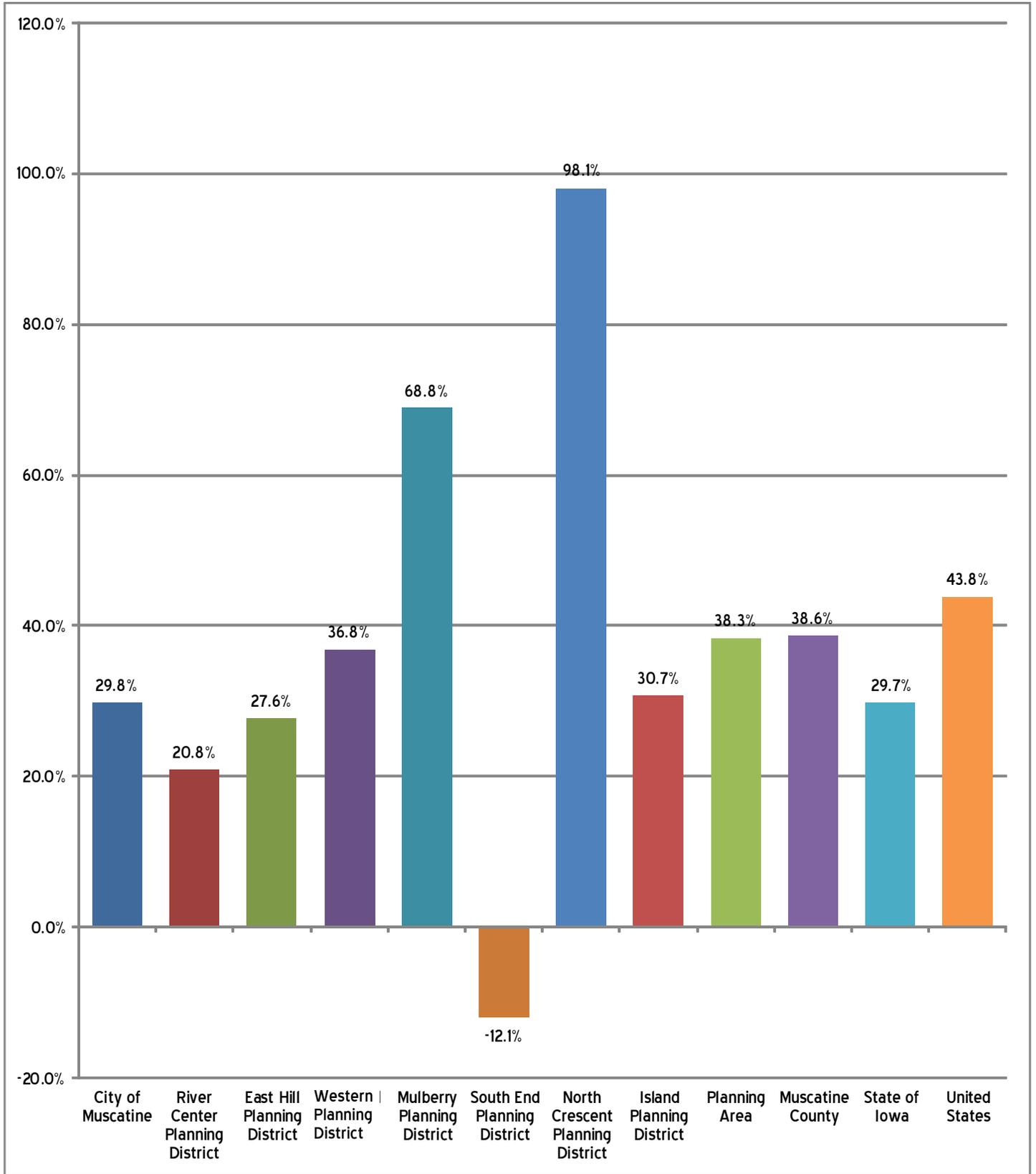


Figure 28: Age 60 to 69 Population Change 2000 to 2010



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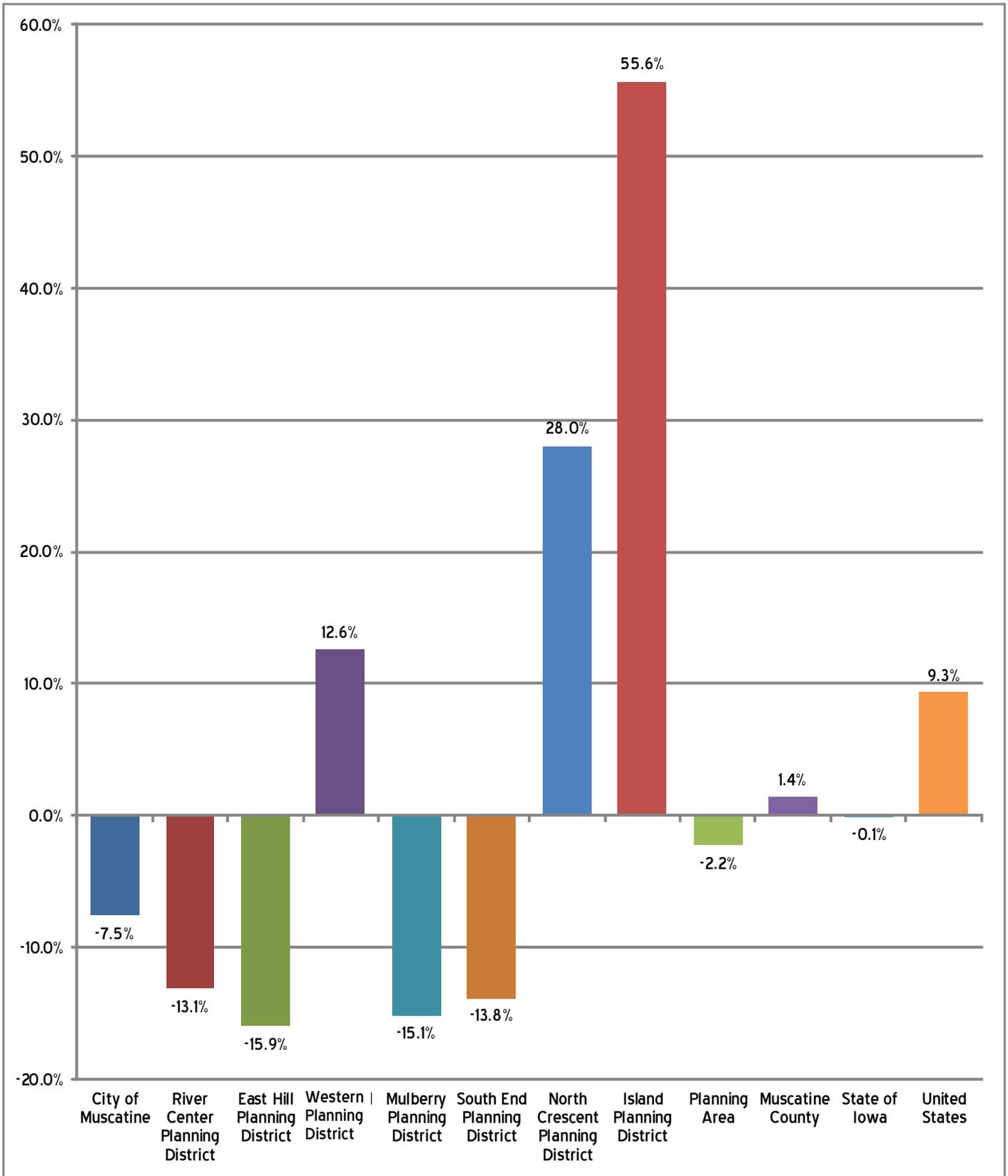


Figure 29: Over 70 2000 to 2010