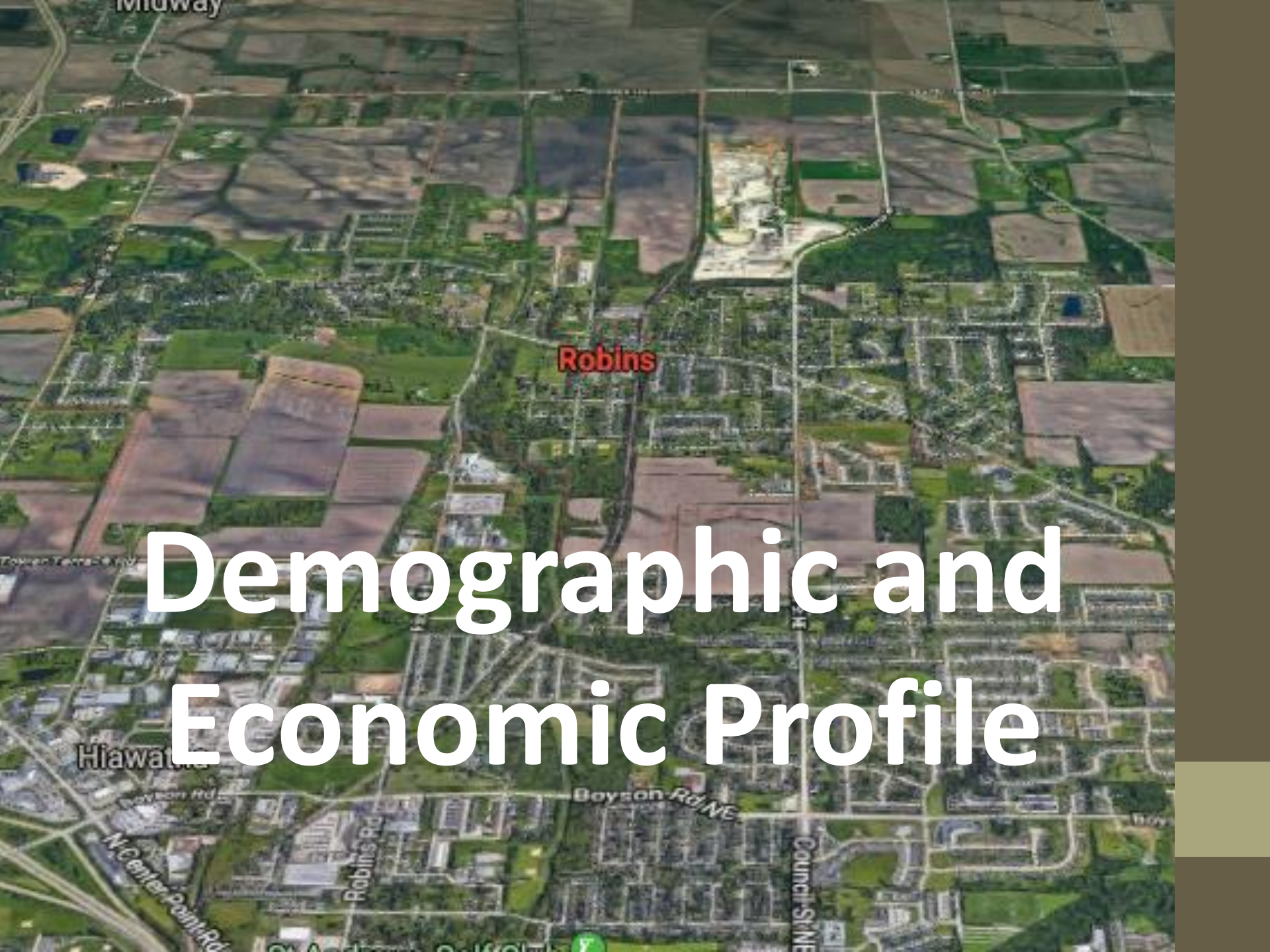


# City of Robins, Iowa Looking to the Future

## Part 1

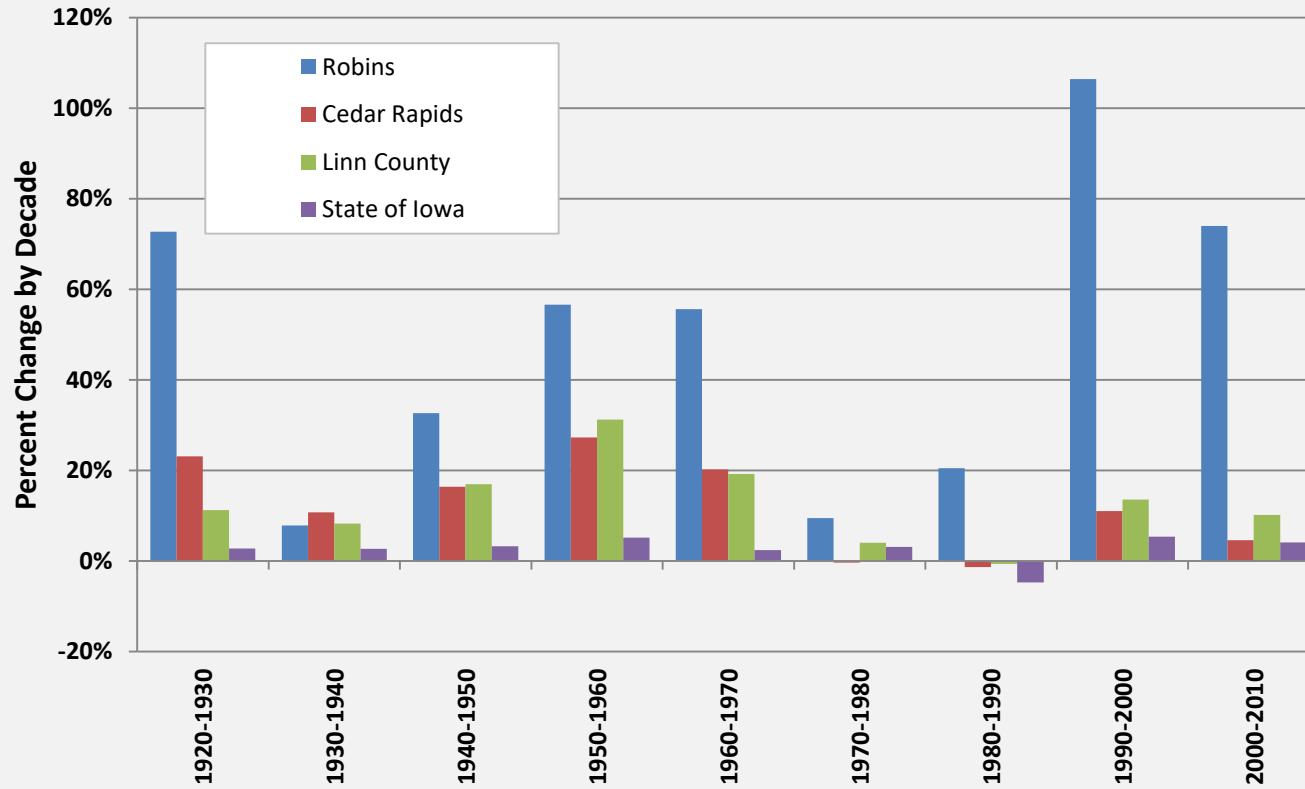


Prepared by  
Strategic Economics Group  
November 2019



# Demographic and Economic Profile

## Population Growth By Decade



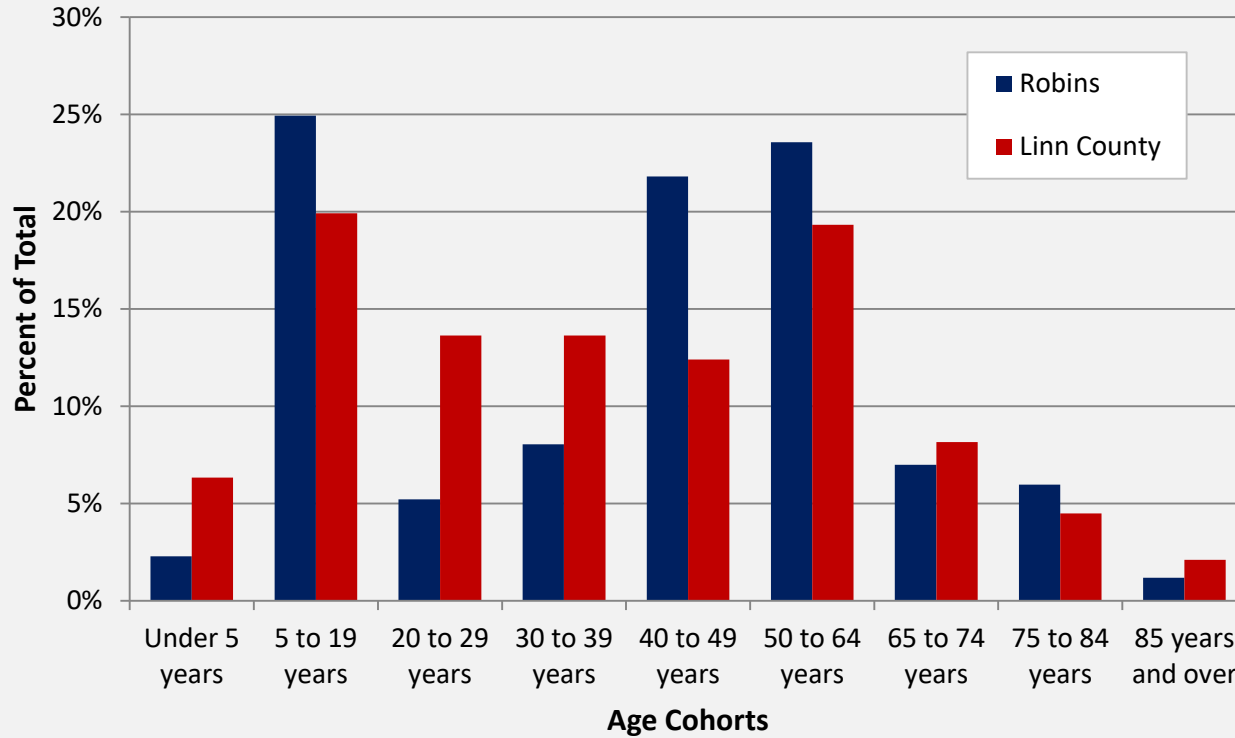


# Population Growth Rates

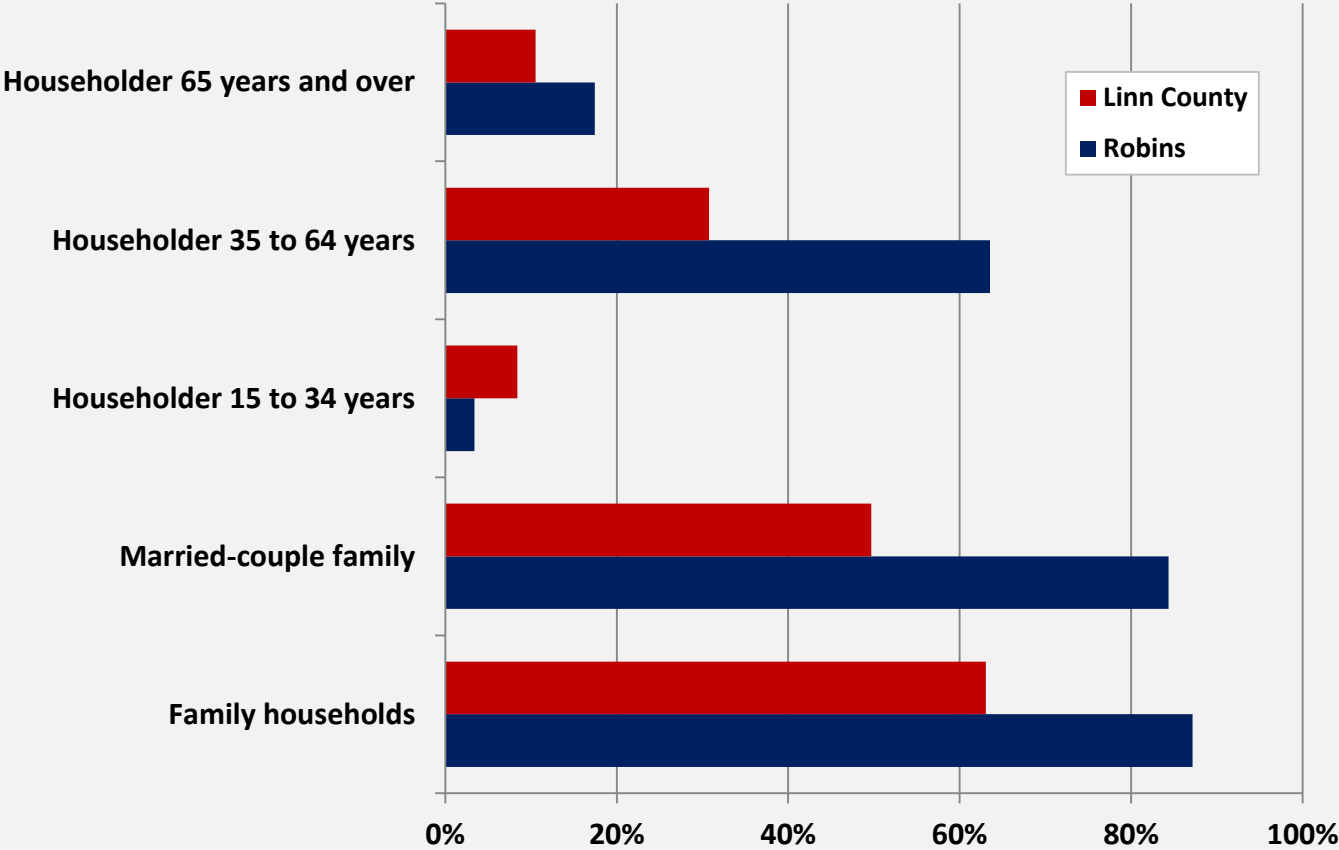
Population Percent Change						
Years	Robins	Cedar Rapids	Hiawatha	Marion	Linn County	State of Iowa
1990-1995	38.9%	4.3%	12.4%	11.1%	7.4%	3.1%
1995-2000	40.3%	6.6%	6.8%	17.7%	5.8%	2.2%
2000-2005	33.8%	1.3%	2.8%	14.1%	4.2%	1.2%
2005-2010	27.1%	3.1%	4.2%	15.0%	5.6%	2.9%
2010-2015	5.7%	3.1%	3.1%	7.5%	4.0%	2.3%
2015-2018	4.0%	1.9%	2.2%	5.5%	2.6%	1.1%
1990-2018	264.5%	22.1%	35.4%	94.8%	33.4%	13.5%

Population Average Annual Percent Change						
Years	Robins	Cedar Rapids	Hiawatha	Marion	Linn County	State of Iowa
1990-1995	6.8%	0.9%	2.4%	2.1%	1.4%	0.6%
1995-2000	7.0%	1.3%	1.3%	3.3%	1.1%	0.4%
2000-2005	6.0%	0.3%	0.6%	2.7%	0.8%	0.2%
2005-2010	4.9%	0.6%	0.8%	2.8%	1.1%	0.6%
2010-2015	1.1%	0.6%	0.6%	1.5%	0.8%	0.5%
2015-2018	0.8%	0.4%	0.4%	1.1%	0.5%	0.2%
1990-2018	1.3%	0.6%	0.7%	1.8%	0.9%	0.4%

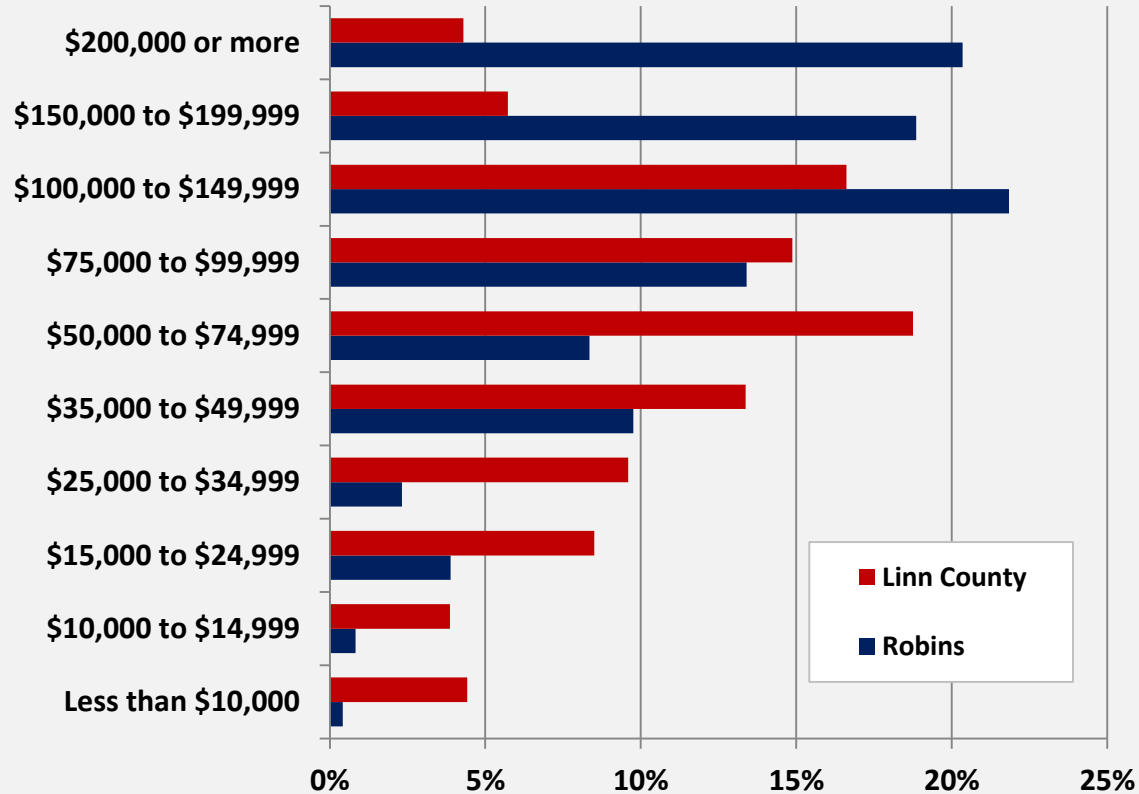
# Population Shares by Age Cohort, 2017



# Household Type Shares by Age, 2017



# Household Shares by Income Range, 2017

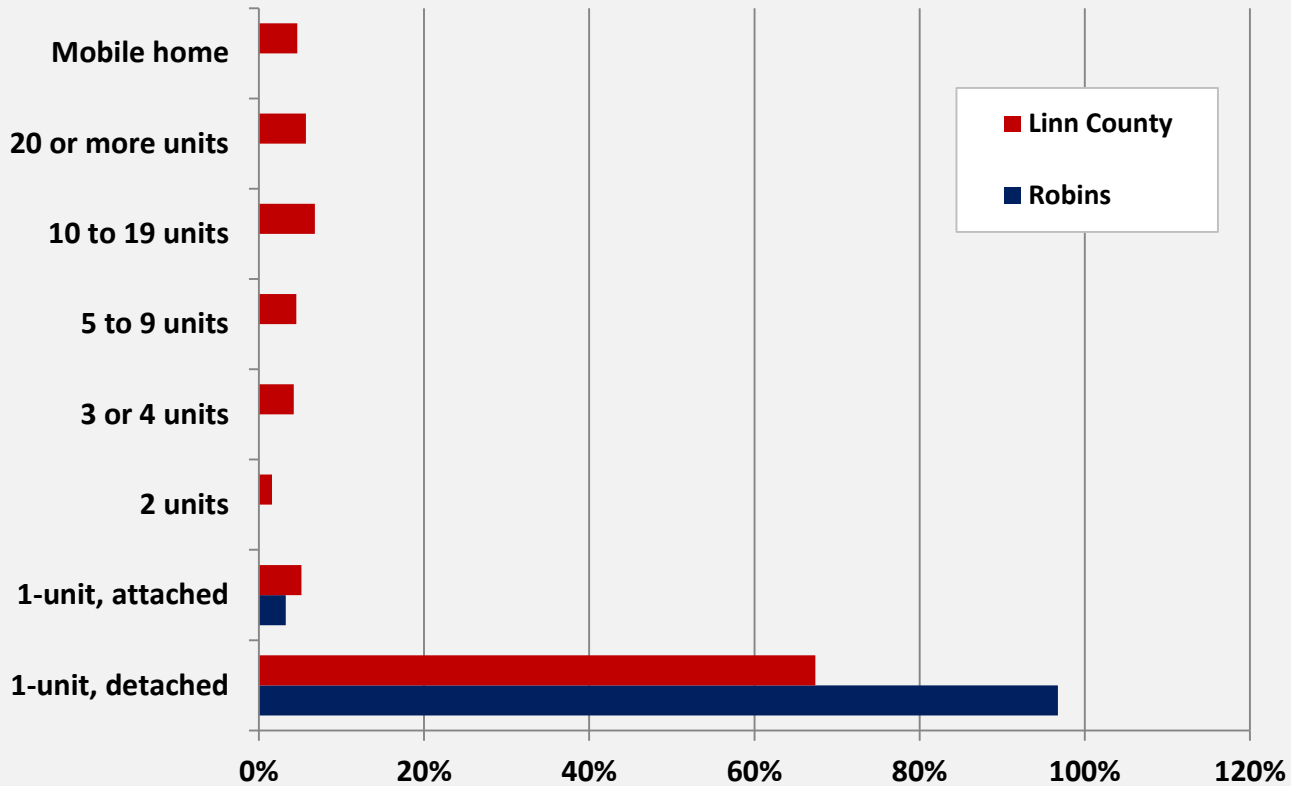


# Housing Analysis

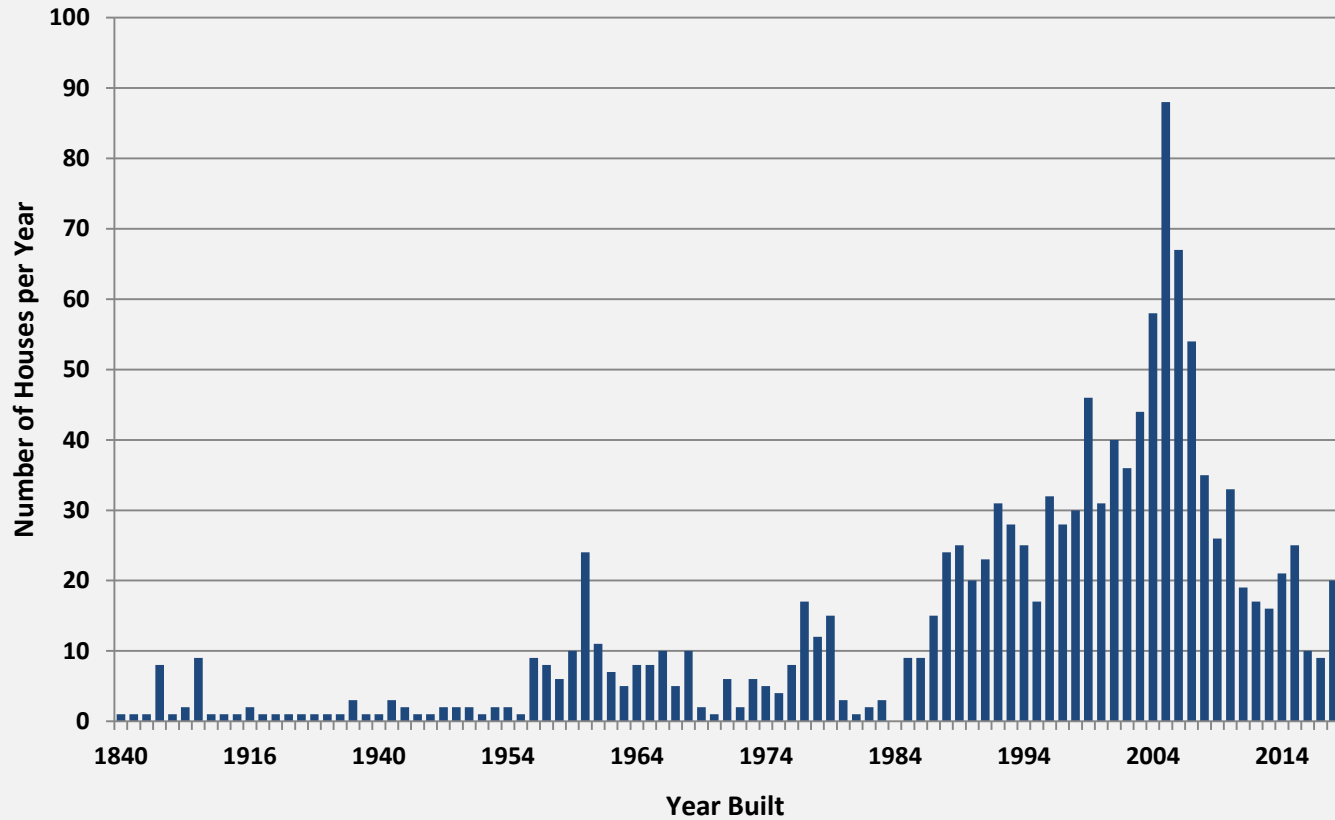




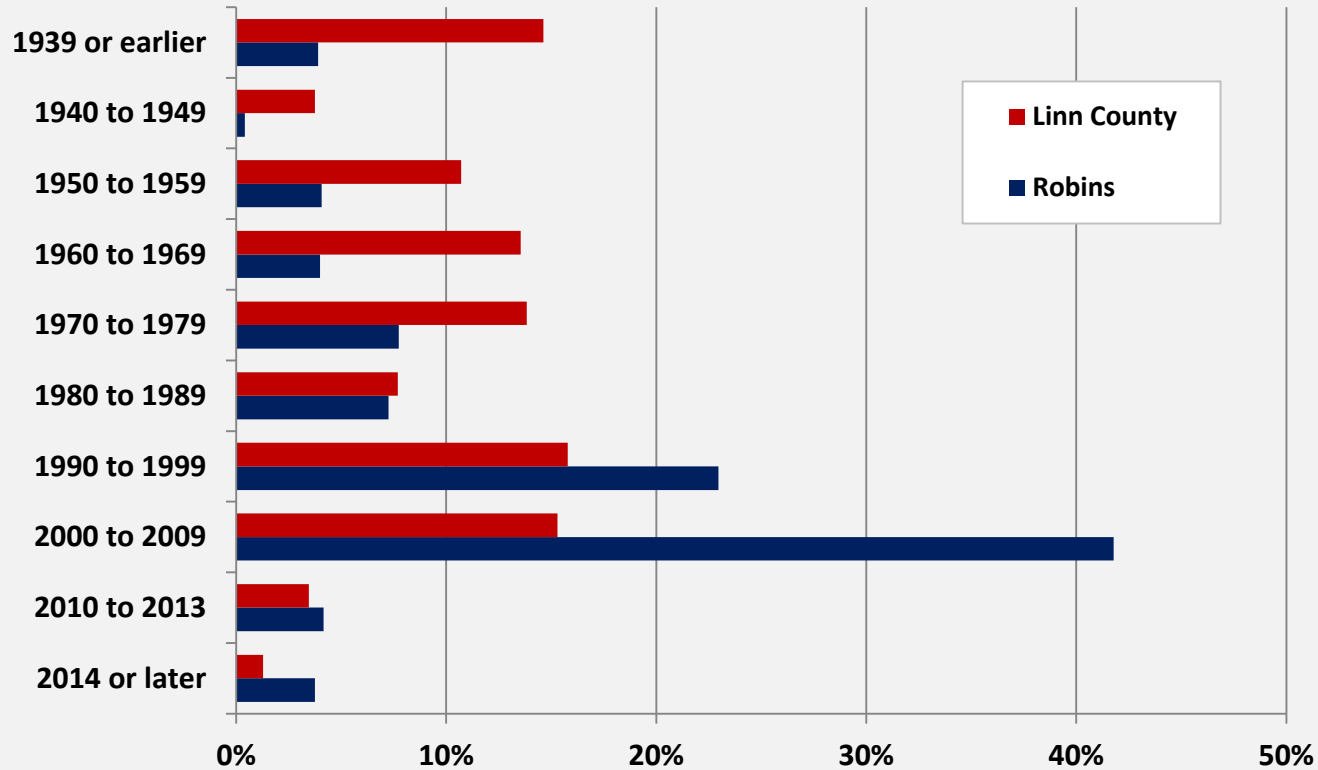
# Share of Housing Units by Type, 2017



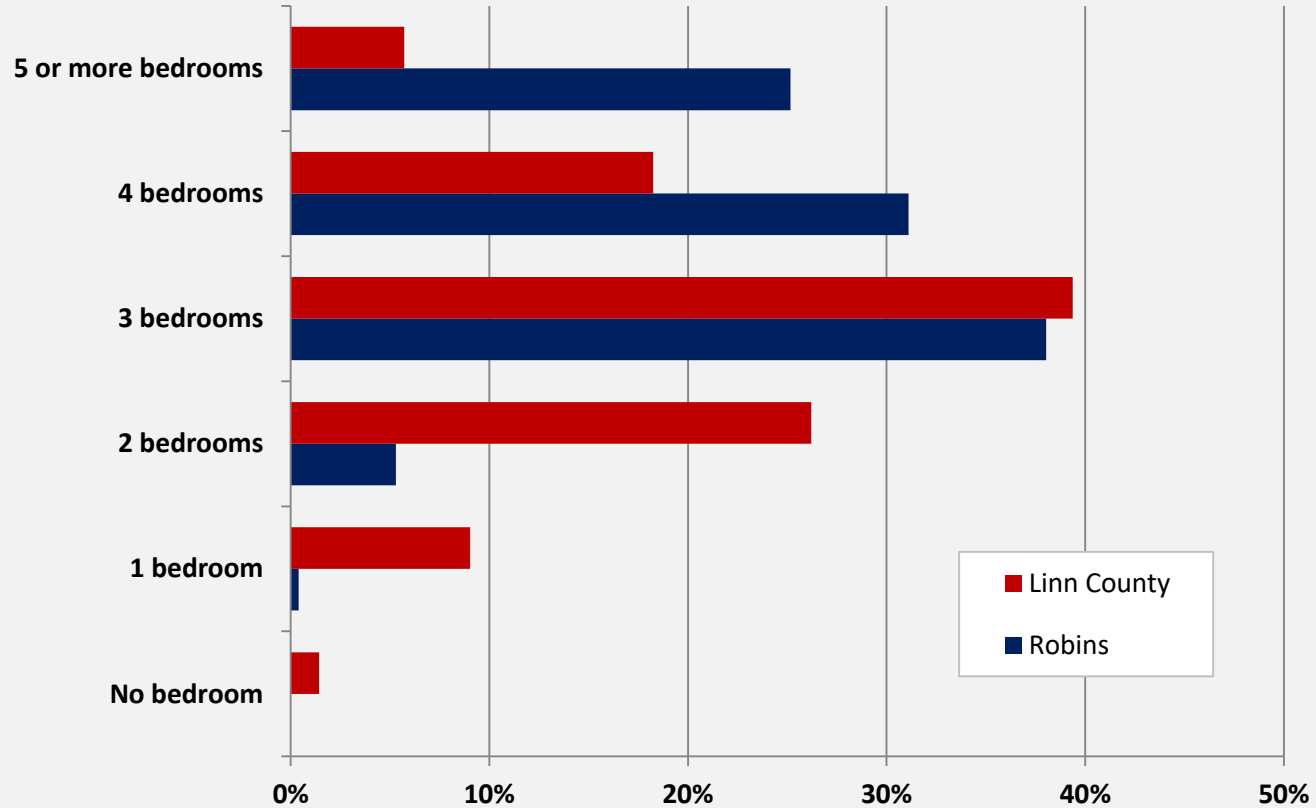
# Number of Housing Units Built in Robins by Year



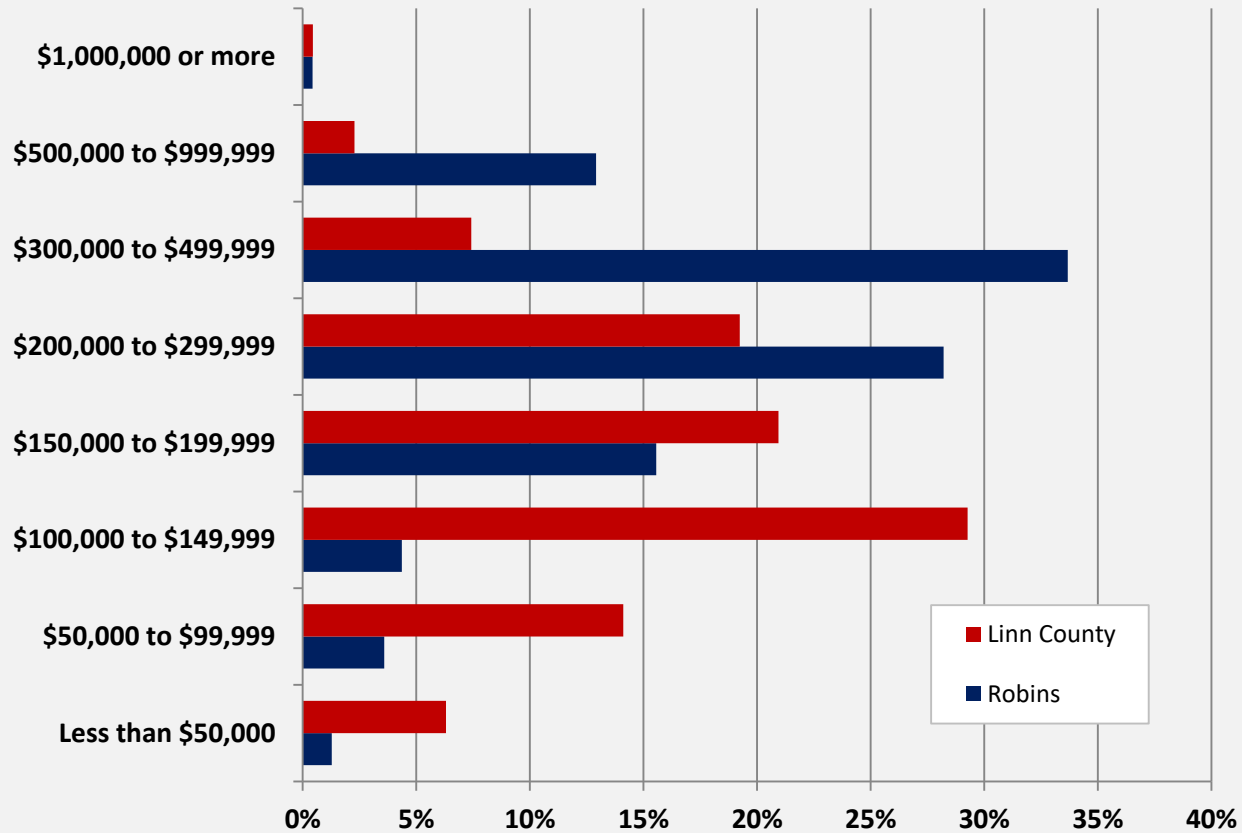
# Share of Housing Units by Year Built



# Share of Housing Units by Number of Bedrooms, 2017

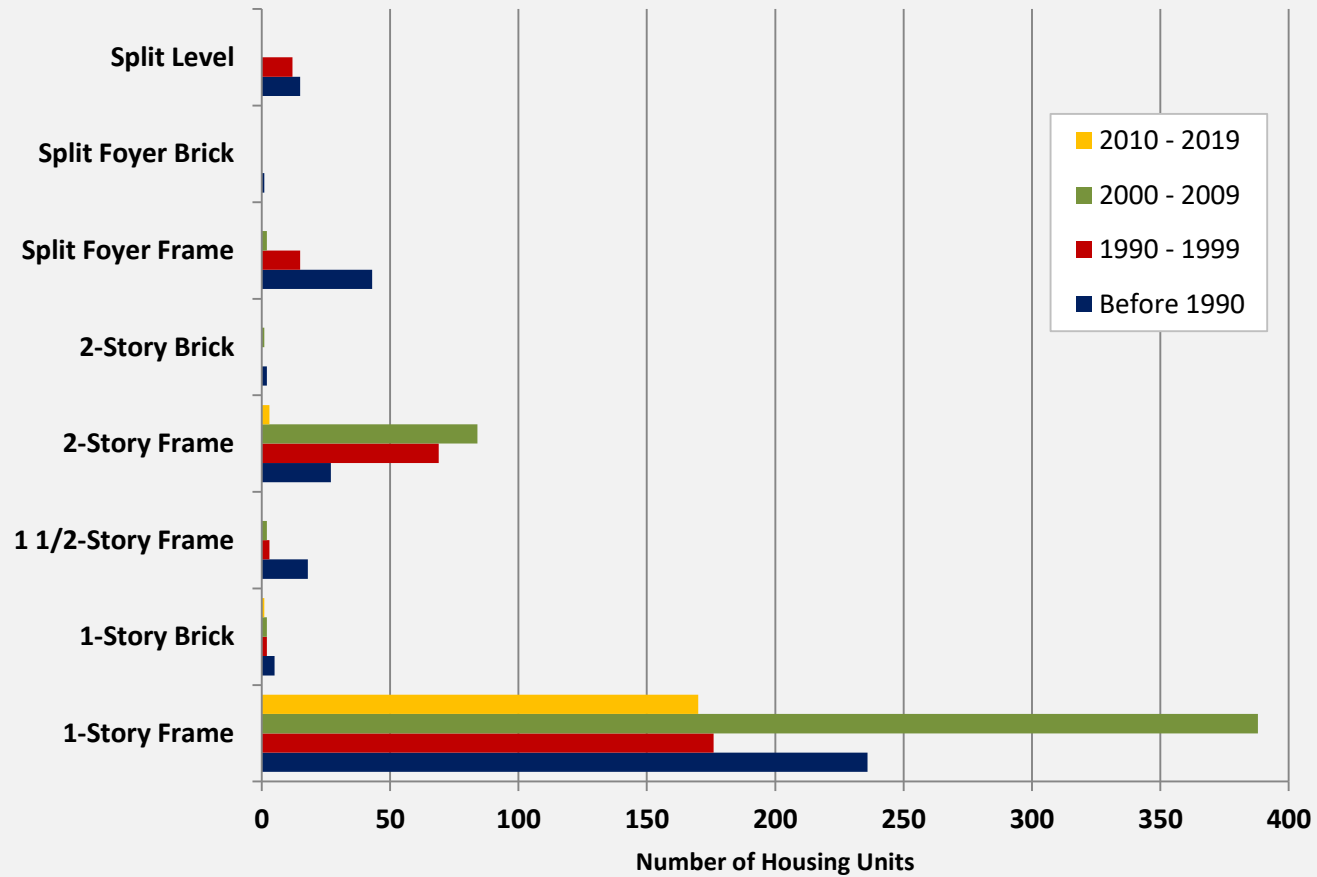


# Share of Housing Units by Value, 2017





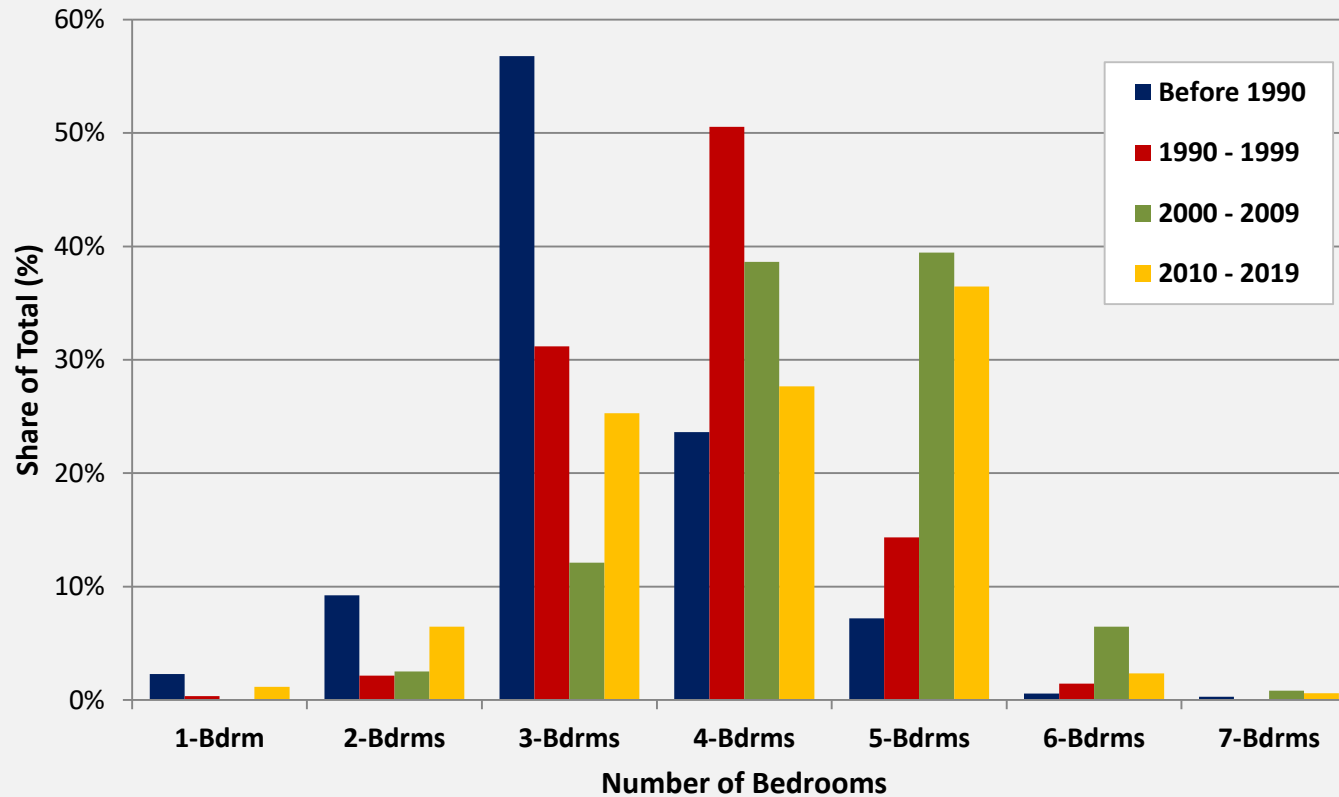
# Number of Robins Houses Built by Style and Period



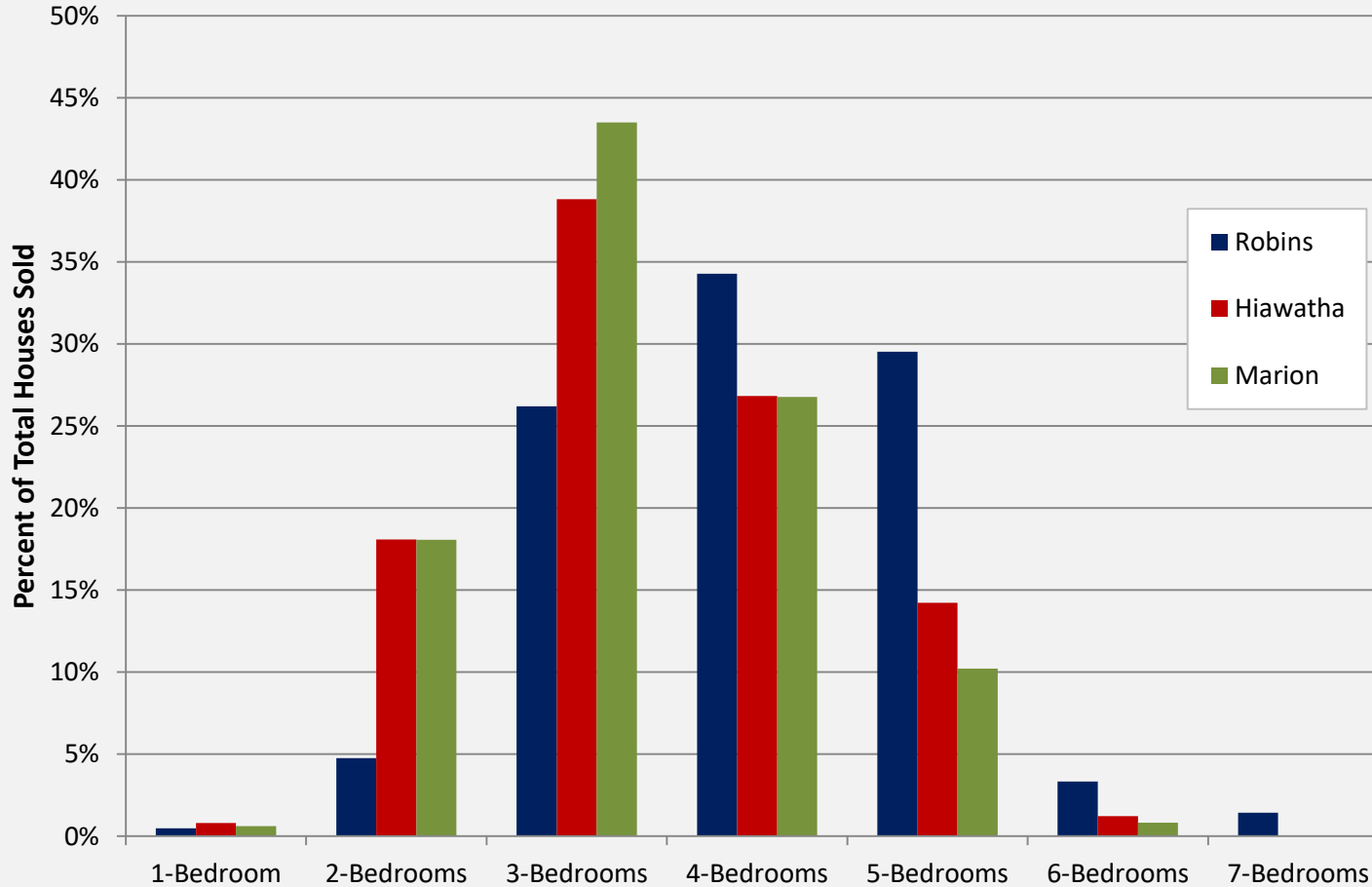
# Max., Min., and Avg. Value by Number of Bedrooms and Period Built

Number of Bedrooms	Value Indicators	Period Built			
		Before 1990	1990 - 1999	2000 - 2009	2010 - 2019
1-Bedroom	Minimum	\$69,400	\$538,900		\$277,100
	Maximum	\$171,900	\$538,900		\$277,100
	Average	\$112,888	\$538,900		\$277,100
2-Bedrooms	Minimum	\$64,800	\$189,400	\$177,400	\$191,800
	Maximum	\$321,100	\$361,600	\$312,400	\$364,000
	Average	\$150,275	\$253,600	\$205,100	\$245,473
3-Bedrooms	Minimum	\$80,100	\$131,900	\$161,600	\$211,100
	Maximum	\$384,500	\$515,800	\$1,013,600	\$480,600
	Average	\$187,232	\$243,979	\$325,802	\$304,488
4-Bedrooms	Minimum	\$129,400	\$167,000	\$205,700	\$261,200
	Maximum	\$379,300	\$635,500	\$870,500	\$546,600
	Average	\$215,554	\$283,505	\$376,263	\$379,411
5-Bedrooms	Minimum	\$88,000	\$183,800	\$248,300	\$256,900
	Maximum	\$544,800	\$640,300	\$1,157,200	\$521,500
	Average	\$243,016	\$325,795	\$411,011	\$384,542
6-Bedrooms	Minimum	\$218,000	\$249,700	\$313,000	\$504,700
	Maximum	\$223,600	\$492,600	\$1,173,800	\$504,700
	Average	\$220,800	\$379,075	\$462,671	\$504,700
7-Bedrooms	Minimum	\$274,800		\$371,000	\$380,700
	Maximum	\$274,800		\$517,300	\$380,700
	Average	\$274,800		\$447,050	\$380,700

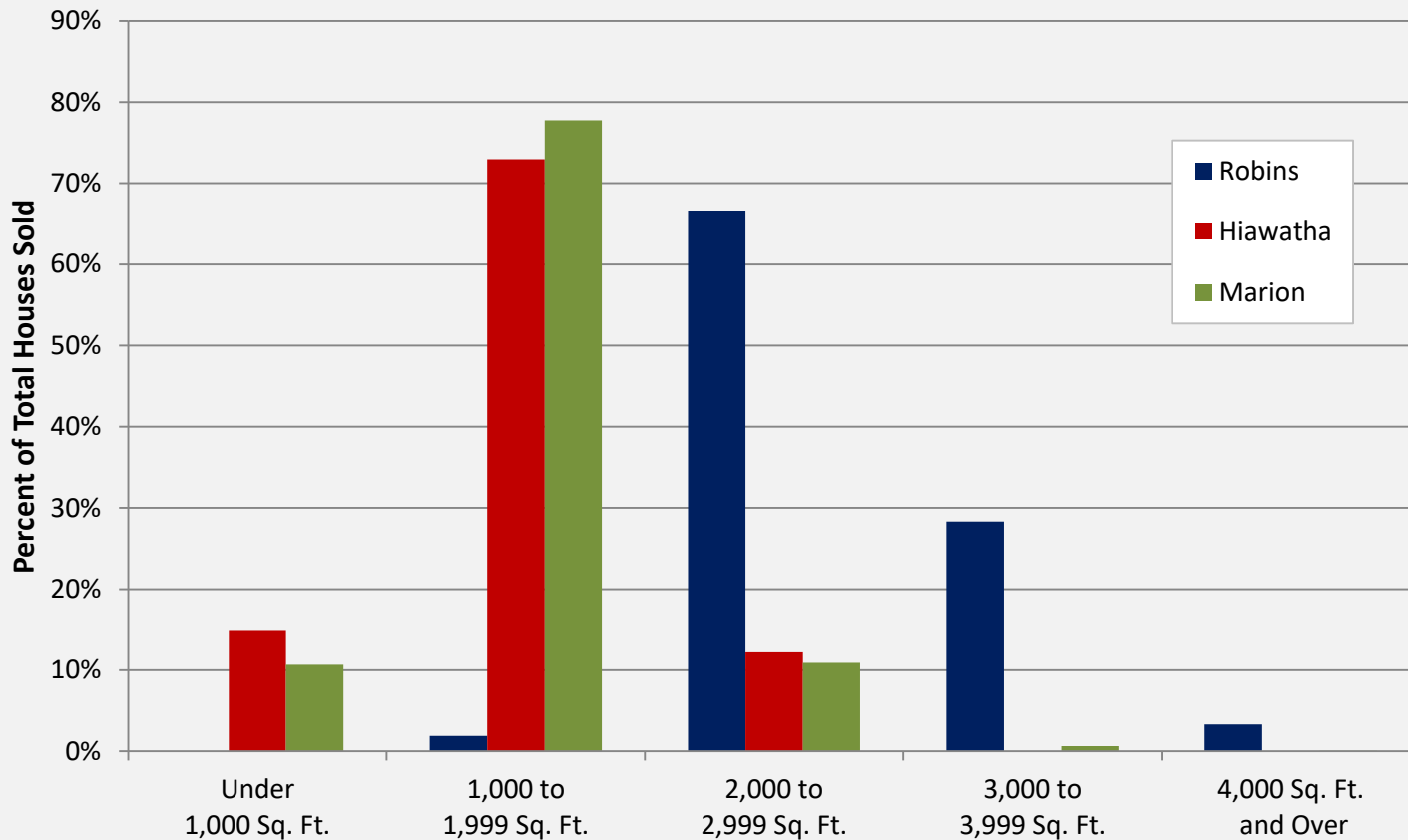
# Share of Houses by Number of Bedrooms and Period Built



# Share of Houses Sold by Number of Bedrooms, 2015 – 2019



# Share of Houses Sold by Livable Space, 2015 - 2019



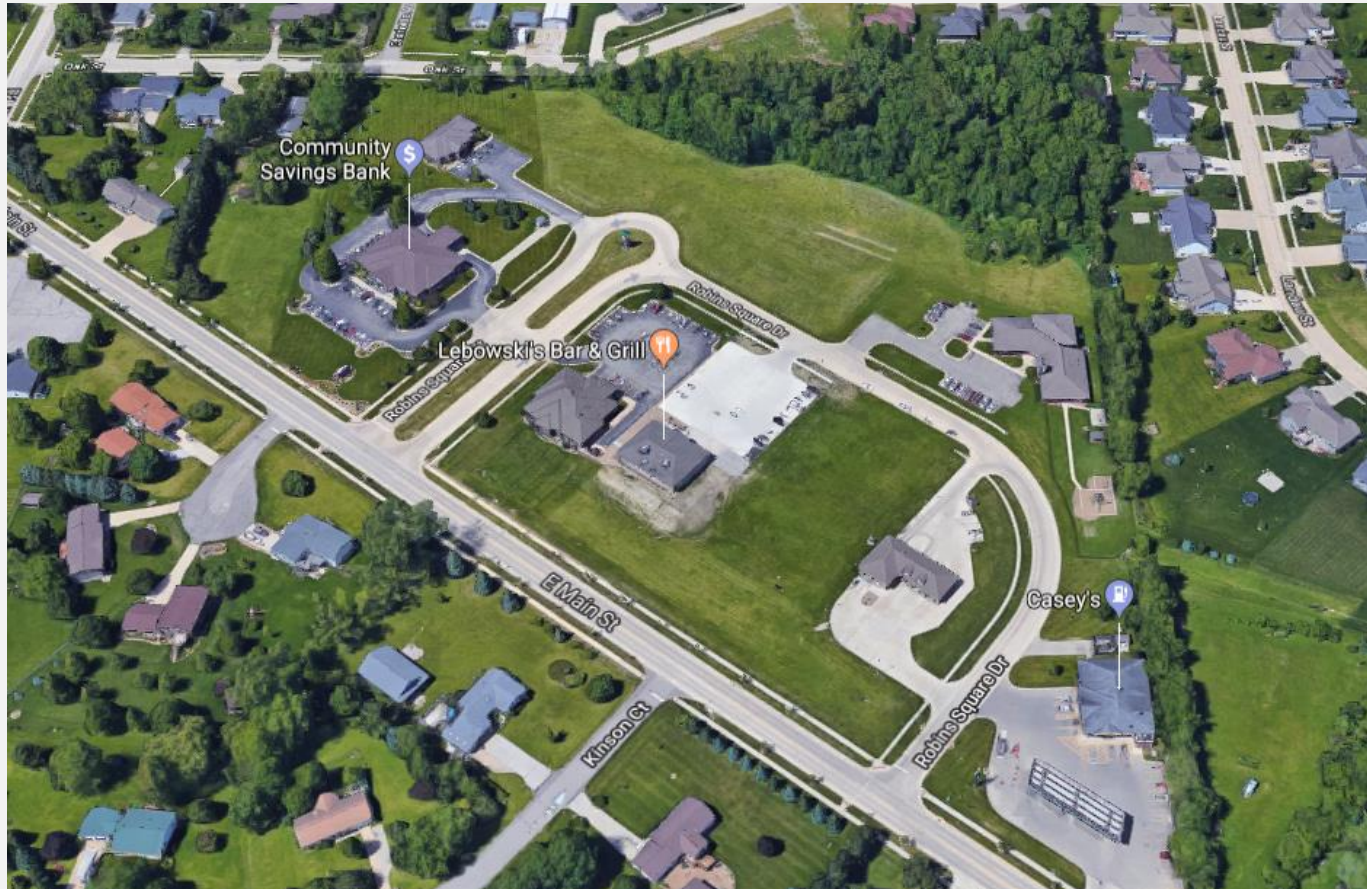


# Number and Average Sales Price by Number of Bedrooms and Livable Space, 2015 - 2019

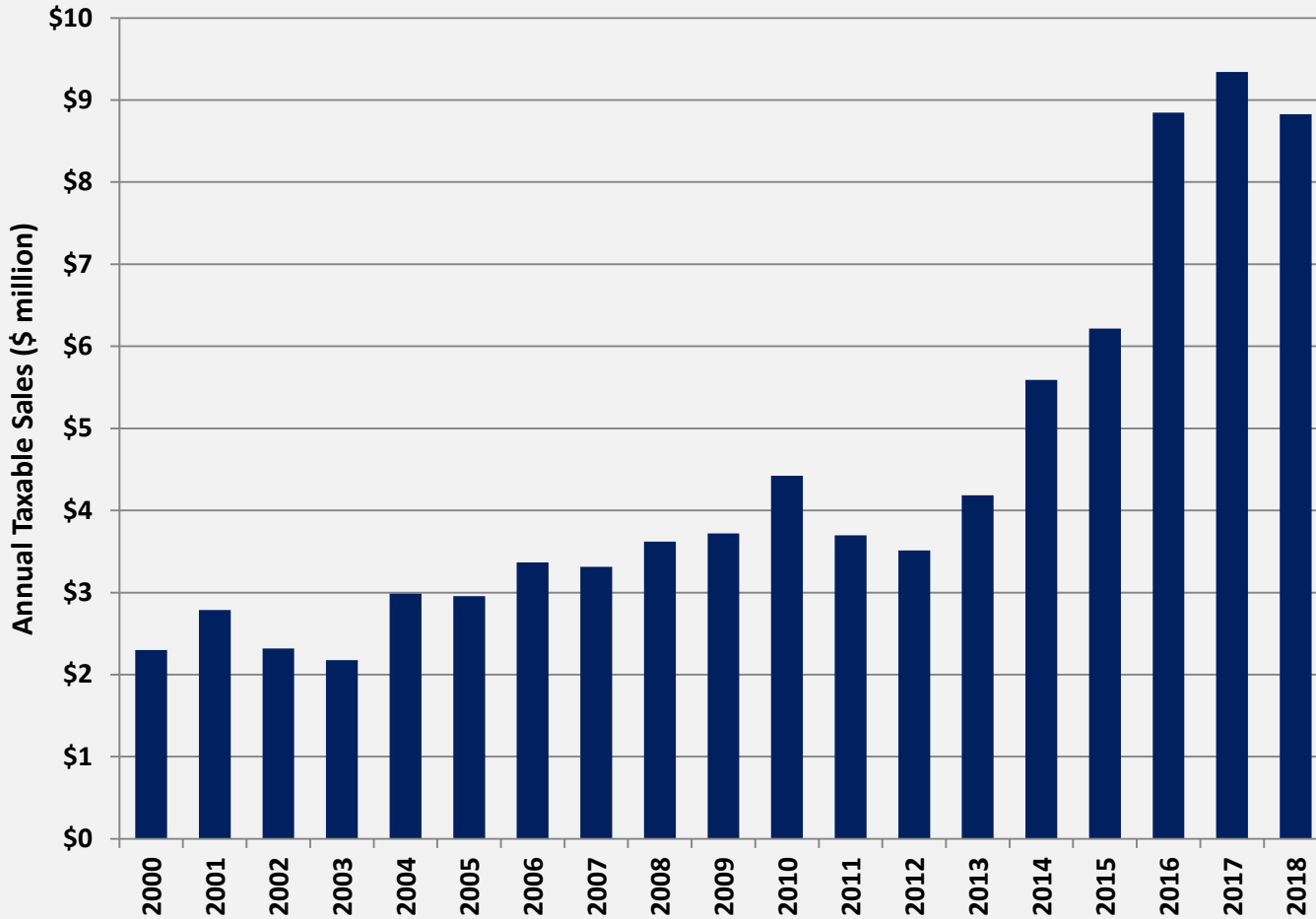
Number of Bedrooms	Robins		Hiawatha		Marion	
	Number	Price	Number	Price	Number	Price
1-Bedroom	1	\$75,000	4	\$295,700	26	\$137,473
2-Bedrooms	10	\$213,977	89	\$123,077	773	\$127,754
3-Bedrooms	55	\$201,527	191	\$181,545	1,862	\$168,367
4-Bedrooms	72	\$293,436	132	\$236,993	1,146	\$225,521
5-Bedrooms	62	\$379,348	70	\$286,614	437	\$308,477
6-Bedrooms	7	\$401,536	6	\$350,242	35	\$378,530
7-Bedrooms	3	\$434,667	0	NM	2	\$497,592
Totals	210	\$293,604	492	\$203,779	4,281	\$194,189

Size in Sq. Ft.	Robins		Hiawatha		Marion	
	Number	Price	Number	Price	Number	Price
Under 1,000 Sq. Ft.	0	NM	73	\$129,319	461	\$114,686
1,000 to 1,999 Sq. Ft.	4	\$102,250	359	\$202,189	3,356	\$189,158
2,000 to 2,999 Sq. Ft.	141	\$250,056	60	\$303,888	470	\$289,971
3,000 to 3,999 Sq. Ft.	60	\$375,054	0	NM	28	\$474,643
4,000 Sq. Ft. and Over	7	\$582,000	0	NM	2	\$525,755
Total	212	\$293,604	492	\$203,779	4,317	\$194,189

# Retail Trade and Other Business Analysis



# Robins Taxable Sales, 2000 - 2018



# Taxable Sales Comparisons for Similar Size Cities, 2018

City	Population	Sales Tax Permits	Taxable Sales	Taxable Sales/Permit	Taxable Sales/Capita
Albia	3,731	289	\$34,954,764	\$120,951	\$9,369
Eagle Grove	3,417	160	\$27,506,543	\$171,916	\$8,050
Emmetsburg	3,713	245	\$41,352,188	\$168,784	\$11,137
New Hampton	3,394	321	\$65,678,003	\$204,604	\$19,351
Osage	3,547	307	\$46,436,640	\$151,259	\$13,092
Robins	3,492	86	\$8,826,545	\$102,634	\$2,528
Story City	3,370	248	\$34,392,350	\$138,679	\$10,205
Tiffin	3,547	97	\$12,620,559	\$130,109	\$3,558
Tipton	3,223	274	\$73,519,119	\$268,318	\$22,811
Waukon	3,683	368	\$66,195,669	\$179,880	\$17,973

# Retail Trade to Household Income Comparisons, 2018

City	Household Income	Sales Tax Permits	Taxable Sales	Taxable Sales/ \$ Million	Sales Tax Permits/ \$ Million
Albia	\$86,850,540	289	\$34,954,764	\$402,470	3.33
Eagle Grove	\$92,142,240	160	\$27,506,543	\$298,523	1.74
Emmetsburg	\$102,312,946	245	\$41,352,188	\$404,174	2.39
New Hampton	\$86,495,035	321	\$65,678,003	\$759,327	3.71
Osage	\$94,147,396	307	\$46,436,640	\$493,233	3.26
Robins	\$182,104,416	86	\$8,826,545	\$48,470	0.47
Story City	\$99,038,395	248	\$34,392,350	\$347,263	2.50
Tiffin	\$78,960,506	97	\$12,620,559	\$159,834	1.23
Tipton	\$81,526,815	274	\$73,519,119	\$901,778	3.36
Waukon	\$103,979,656	368	\$66,195,669	\$636,621	3.54



# Example Businesses for Neighborhood Shopping Area

- Barber shops, hair stylists, and spas
- Nail salons
- Pet supply stores and grooming salons
- Card and gift shops
- Craft supply and hobby stores
- Art galleries
- Boutique furniture stores and furniture repair shops
- Interior design studios
- Convenience stores
- Bicycle shops
- Small hardware stores
- Accountants, bookkeepers, and tax preparers
- Insurance brokers
- Real estate brokers
- Branch banks
- Tutoring services
- Exercise clubs/dance studios
- Diet and health centers
- Drug Stores
- Dental clinics
- Chiropractic clinics
- Optometrists and eyewear stores
- Veterinary clinics
- Dry cleaners and tailor shops
- Pizza restaurants
- Ethnic food restaurants (Chinese, Mexican, Indian, etc.)
- Casual dining restaurants
- Wine stores
- Brew pubs
- Specialty food stores
- Drug stores

# Example Neighborhood Shopping and Services Area

