



Land Use Plan Update

Adopted by the
Davenport City Council
August 10, 2016

DAVENPORT+2035

DAVENPORT+2035

Davenport Mayor and City Council

2013-2015

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Gene Meeker
Jason Gordon
Rick Dunn
Bill Edmund
Bill Boom
Ray Ambrose
Barney Barnhill
Jeff Justin
Mike Matson
Kerri Tompkins

2016-2018

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Preparation of this document is dedicated to the memory of Plan and Zoning Commissioner Robert (Bob) Martin, who for over twenty years devotedly served the City he loved and advocated for good planning in its decision-making.

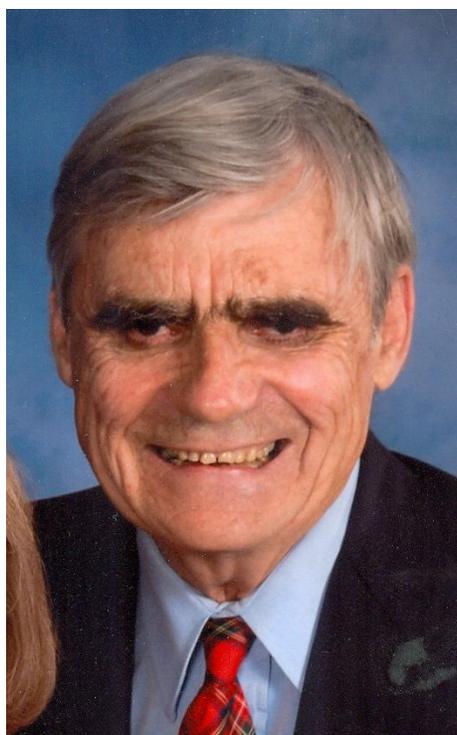


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Vision Statement

“Davenport is a beautiful, thriving and growing community along the Mississippi River. We prosper with respectful consideration to our most valued, interconnected and sustainable assets: our engaged people, our dedicated services, and precious natural resources. We embrace our leadership position within the entire Quad Cities Region. We work together to achieve a livable community with viable choices for all our citizens.”

**Davenport Plan and Zoning Commission
January, 2016**

Introduction:

Davenport+2035 is an update of the Land Use Element of the major planning effort Davenport 2025. Davenport 2025 reflected a marked change in thinking for the City; no longer were comprehensive plans focused on new development and infrastructure expansion; this plan was different in that much of the focus was improving the existing neighborhoods on both the physical (infrastructure and housing condition) as well as social (fostering neighborhood organizations and their participation) perspective.

Ten years is a long time between updates to any communities Land Use Element to its Comprehensive Plan. Davenport, relatively speaking, has been stable and almost predictable in its development patterns over the last 10 years. However, major fiscal challenges, demographic shifts and community attitudes have changed, thus warranting this effort.

Noteworthy trends over the past 10 years include:

- Continued slow, steady growth. A population forecast prepared by staff anticipates Davenport's population at 109,769, an increase of just over 7% from 2014's estimate of 102,448.
- Significant residential development in the Downtown, consisting almost exclusively of conversion of former industrial and office buildings to dwelling units. The Census Tract containing Downtown is one of the fastest growing areas in the entire metropolitan area. This trend is expected to continue into the future, with new construction increasing as the number of compatible existing buildings becoming scarce.
- More new housing marketed to seniors being constructed, including townhouses, assisted living and nursing homes. These developments are higher density than conventional subdivisions and consume less land.
- Economic difficulties in the Illinois Quad Cities and the state of Illinois as a whole have contributed to more interest in development in Davenport and elsewhere in Scott County.
- Deterioration of infrastructure and housing condition in older areas continues to due to a lack of funding from public and private sources for needed improvements. Overall negative perception of the Davenport Central City has resulted in green field development usually being the preferred option over reinvestment in the core. Utilization of programs such as Davenport NOW has affirmed this trend.
- The Riverfront continues to be revered and remains a major focus for quality of life initiatives. Centennial Park is nearing completion, the Credit Island Pavilion restored and flood proofed, Veteran's Memorial Park and River Heritage Park development is underway, and interest in repurposing portions of LeClaire Park pending the departure

of the Rhythm City Casino is high. These are long-term, multi-million dollar initiatives that the community overwhelmingly supports.

- The City has completed a comprehensive Transportation Plan, “Davenport in Motion”, yet the Plan has never been formally adopted by the City and its implementation has been piecemeal at best. Fuel prices remain highly volatile but have not increased to the point where automobile usage has been significantly affected.
- Completion of the new Rhythm City Casino and extension of Elmore Avenue and Veteran’s Memorial Parkway is generating continued interest in commercial development in northeast Davenport, securing it as the dominant retail corridor for the region.
- Despite national trends affecting regional malls, Northpark Mall remains strong with low vacancies and relatively high sales.
- The northwest diversion tunnel project has been completed, relieving stress on the sanitary sewer system and providing increased capacity. Still, little interest has been generated in significant new development in west Davenport.

Another major reason for this project is the City’s aging and somewhat obsolete zoning ordinance. It is important that the Comprehensive Plan provide policy basis for any major new zoning effort. Among major concerns expressed through the public input sessions that relate directly to zoning include:

- Outdated, fragmented “Frankenstein” zoning ordinance that is very difficult to administer for staff and impossible to understand for anybody else.
- Development regulations that support suburban-style construction yet ignore context in older areas of the City.
- Standards that do not support higher density development in most areas.
- Need to expand design standards to sensitive commercial areas and districts that currently do not have them.
- Desire to simplify and refine the role of the Zoning Board of Adjustment in the process.

This document and the accompanying Future Land Use Map were prepared in-house by the Community Planning and Economic Development Department Staff. The Plan and Zoning Commission was employed to serve as the steering committee for this update. This effort should be considered a supplement to Davenport 2025 rather than a “replacement plan”.

Background:

In preparation of this planning effort, City staff reviewed development trends over the past ten years, demographic changes, and major planning documents completed.

Development Trends

Staff reviewed the annual development reports it prepares (not included with this document) and prepared several maps illustrating the changes as follows:

Land Use Change 2005-2015 ([Exhibit A](#))

Major Activities 2005-2015 ([Exhibit B](#))

Rezoning 2005-2015 ([Exhibit C](#))

Planning Documents Reviewed

LeClaire Park Expansion Study (2007)

Older Commercial Corridor Study (2008)

Davenport Empowerment and Wellness Initiative (2009)

Planning Area 4 Action Plan (2010)

Planning Area 2 Action Plan (2011)

Davenport In Motion Transportation Plan (2011)

Planning Area 12 Action Plan (2012)

Village of East Davenport Master Plan (2013)

Planning Area 1 Action Plan (2014)

RiverVision Update (2014)

Issues and Forces Map

In order to graphically illustrate the land use issues, trends, and forces, Staff prepared an Issues and Forces Map to help generate and frame discussion for the upcoming public input meetings. The Issues and Forces Map can be found as [Exhibit D](#).

Demographic Changes:

With the assistance of the Bi-State Regional Commission, Census data has been updated from 2000 to 2010. This has been compiled at both the City and Planning Area level. (Detailed Report can be found In [Exhibit E](#))

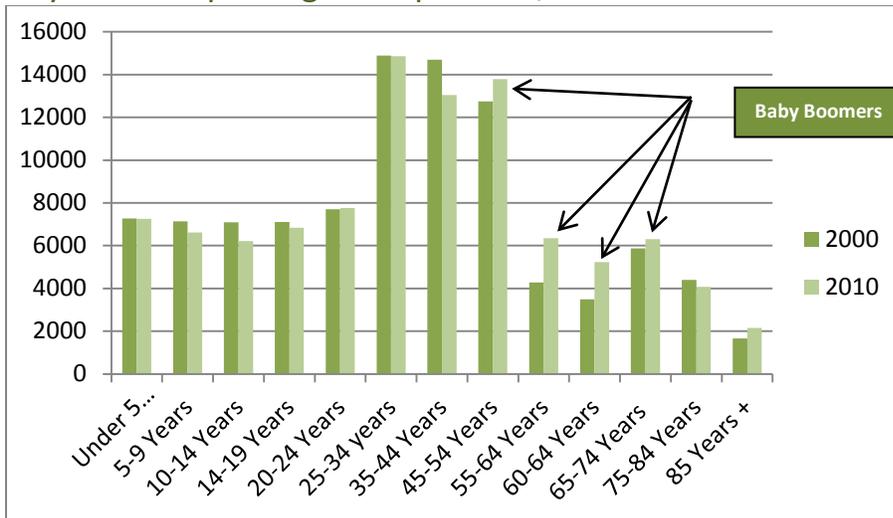
This report does not provide an in-depth analysis of all the demographic changes occurring and anticipated in the City. Rather, it touches on a few key indicators that will have an impact on land use patterns during the planning period.

Age Distribution 2000-2010

The change in age distribution in the City mirrors national trends. The median age of Davenport citizens rose from 33.6 years in 2000 to 35.3 years in 2010. Nationally, the median age rose from 35.3 years to 37.2 years. Contrary to popular thinking, Davenport remains relatively younger than the United States as a whole.

The distribution chart below clearly shows the ‘bubble’ of baby boomers now reaching at or near retirement age. Meeting the needs of these older residents will be a factor in land use planning for the upcoming 20 years.

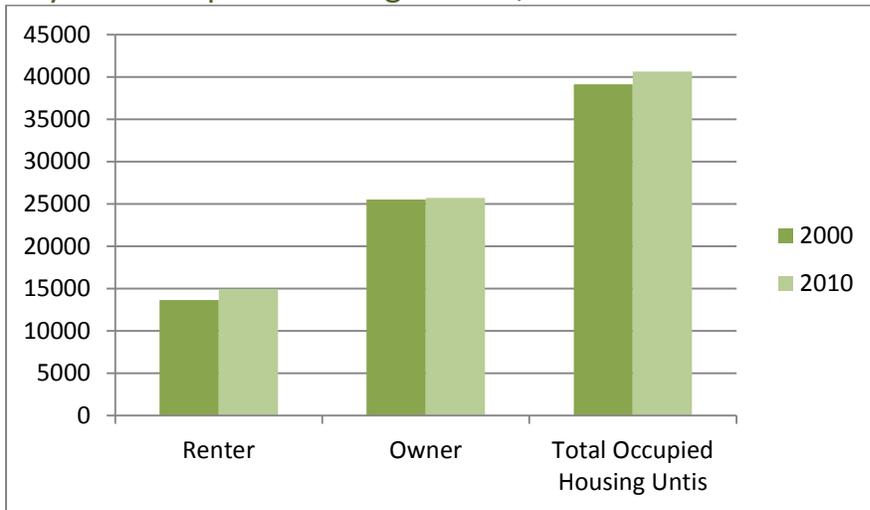
City of Davenport Age Composition, 2000-2010



Housing Tenure

The number of occupied housing units grew from 39124 in 2000 to 40620 in 2010. The percentage of owner-occupied housing units fell from 65.2% in 2000 to 63.2% in 2010. This mirrors a national trend of decline of home-ownership. In the US, the rate dropped from 66.2% to 65.1%.

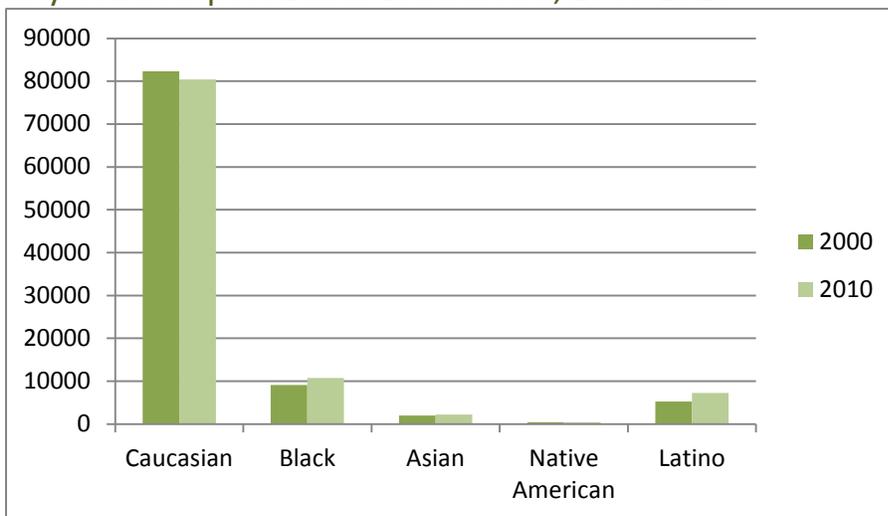
City of Davenport Housing Tenure, 2000-2010



Ethnicity

The impact of ethnicity with respect to land use is difficult to quantify; however, one thing is clear: Davenport is becoming a more diverse place. The percentage of non-white Davenporters has risen from 16.3% of the population in 2000 to 19.3% in 2010. This number is expected to increase to 21.7% in 2019.

City of Davenport Ethnic Breakdown, 2000-2010



Population Forecast:

A population forecast is different from a population projection because it utilizes a number of different sources to predict the future. Population projections, on the other hand, rely solely on scientific methods to determine future population.

Population forecasting is a more honest approach in that it makes clear that it is, in essence, a 'best-guess' approach. In a rapidly changing world and City, predicting the City's future population is difficult. However, Davenport has been, for the most part, a stable community and radical departure from existing trends seems unlikely.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- Natural Change, which compares birth rates and death rates.
- Migration, which looks at population moving to, or away from an area.

Secondary variables include:

- Economic Vitality, the ability of an area to attract or maintain jobs and tax base.
- Land Availability, the adequacy of land available and serviceable for new development.
- Quality of Life Indicators, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

In addition, forecasting should take into account State and County forecasts to ensure balance.

In summary, the Population of Davenport is expected to reach 109,769 in the year 2035. [See Exhibit F.](#)

Broad Demographic Conclusions:

- The population of the City will continue to rise slowly
- The percentage of population aged 60 years and older will rise significantly
- The percentage of home owners will continue to decline slowly
- It is likely that all areas of the City will become more ethnically diverse

Land Absorption Projections:

With ever rising fiscal constraints, Davenport must be certain the growth it sees can be accomplished in the smallest footprint reasonably possible. This sentiment was repeatedly brought up and discussed at the public input sessions.

Davenport 2025 predicted that 9 square miles of vacant land would need to be converted to development during the 20 year period from 2005 to 2025. In the ten years 2005 to 2015,

there have been 1.2 square miles absorbed for development. At this pace, given current population trends, the City has approximately an 80 year supply of land.

Land Absorption Trends 2005-2035

Land Use	Actual Absorption Acres Per Year 2005- 2015	Projected Absorption Acres Per Year 2015- 2035	Projected Absorption Acres Total 2015-2035
Low Density Residential	21	16	320
Medium-High Density Residential	14	12	240
Office/Commercial	13	12	240
Parks/Open Space	9	4	80
Institutional/Government	2	2	40
Industrial	12	15	300
Total	71	61	1220

Land Availability – within Urban Service Boundary– 2005-2035

Undeveloped Land Within USB in 2005	5760 Acres
Land Developed 2005- 2015	(-) 720 Acres
Land Removed from USB	(-) 694 Acres
Land Added to USB	(+) 580 Acres
Forecasted Land Demand 2015-2035	(-) 1220 Acres
Land Availability 2035	3706 Acres

In summary, with projected land absorption of slightly lower rates as is currently happening, coupled with the abundance of land that is available for development, approximately 3706 acres of developable land will still be ready for development in 2035. In the event additional land is needed, an amendment to the Comprehensive Plan may be necessary.

Public Participation:

Production of this plan was guided through a thorough public input process.

- In the June/July, 2015, Staff presented an outline to both the Plan and Zoning Commission and City Council on the process. Council concurred with Staff's recommendation that the Plan and Zoning Commission serve as the Steering Committee for this effort.

- In July/August, Staff conducted three public listening sessions: Fairmont Library, Eastern Library, and the Freight House. Approximately 100 people attended.
- In the fall, focus groups were held with young people (2 sessions), real estate professionals, and the City's Technical Review Team. Comments were also solicited through the City's social media channels.
- The Plan and Zoning Commission, acting as the Steering Committee, met six times in early 2016 to review progress on preparation of the plan document and make suggestions.
- A final public meeting to review the final draft of the Plan's Goals, Objectives and Recommendations, as well as the Proposed Future Plan Use Map and Land Use Categories, was held on June 6, 2016. Approximately 15 people attended this meeting and no new suggestions were received.
- The Plan and Zoning Commission held a public hearing on the proposed Plan update on June 14, 2016. No comments were received.

A complete summary of comments throughout the process can be found within [Exhibit G](#).

Goals, Objectives & Recommendations:

Participants in the public input process, as well as the Steering Committee, affirmed the support and continued implementation all goals, Objectives, and Recommendations included in Davenport 2025. The following additional Objectives and Recommendations are added to the plan with this update.

Goal 1 (Existing)

Strengthen the Existing Built Environment

Objective (New) Invest in Existing Neighborhoods

Proposed Recommendations:

Policy: Prioritize rehabilitation or replacement of existing infrastructure within existing neighborhoods over construction of new infrastructure.

Program: Continue neighborhood planning efforts as a way for citizens to help identify neighborhood infrastructure deficiencies and prioritize attention.

Policy: Re-examine the neighborhood cost-share formulas for infrastructure repair and consider adjusting or eliminating the formulas as a way to incentivize local infrastructure projects.

Policy: Facilitate an increased role for citizens in the Capital Improvement Plan (CIP) funding process.

Project: Include the Northpark Mall / Village Shopping Center Area as a Study Area.

Goal 2 (Existing)

Identify and Reserve Land for Future Development

Objective (New) Align Urban Service District boundaries to reasonable growth expectations within the 20 year planning timeframe.

Proposed Recommendations:

Policy: Remove areas not expected to be needed for development within the 2035 planning timeframe currently located within the existing 2025 Urban Service Area and re-classify as "Future Development".

Policy: Create an AR- Agricultural Reserve land use classification in order to protect agricultural areas from premature development for the foreseeable future.

Objective (New) Develop new walkable mixed use neighborhoods with neighborhood shopping opportunities.

Proposed Recommendations:

Policy: Investigate providing incentives for compact, walkable mixed use neighborhoods, when it can be demonstrated that infrastructure and service costs are lower than conventional subdivisions.

Policy: Review subdivision standards and consider incorporating complete street profiles for new developments.

Policy: Establish areas within the Urban Service District where compact, walkable mixed use neighborhoods are required.

Objective (New) Find ways to support fiscally responsible new development in West Davenport, especially in the vicinity of the I-80/280 – Kimberly Rd. Interchanges.

Proposed Recommendation:

Policy: Require master planning and cost-benefit analysis of development as a prerequisite to any expansion of the existing 2025 Urban Service Area. Master planning must take into account the potential of future re-alignment of Kimberly Road and I-280 Interchange likely to occur beyond the 2035 planning timeframe.

Goal 3 (Existing)

Reinforce Downtown as the City’s Recreational, Cultural, Entertainment and Government Center

Objective (New) Continue to support Downtown’s resurgence

Proposed Recommendations:

Policy: Adopt the Downtown 10 Year Strategic Master Plan commissioned by the Downtown Partnership as an element to the City Comprehensive Plan.

Program: Continue to seek public-private partnerships in implementing Downtown policies and projects.

Goal 4 (Existing)

Create a Transportation System that Provides Improved Physical Connections / Access within the Community for Citizens and Visitors

Objective (New) Embrace Davenport in Motion and use it to support and enhance development and redevelopment opportunities.

Proposed Recommendations:

Policy: Adopt Davenport in Motion as an element to the City Comprehensive Plan, and incorporate its recommendations into the City’s development codes for implementation.

Goal 5 (Existing)

Conserve, Protect, and Enhance our Natural Resources

Objective (New) Continue to capitalize on the potential of the Riverfront

Proposed Recommendations:

Policy: Continue to implement RiverVision, including the development of Centennial Park, Veteran’s Memorial Park, and River Heritage Park as funds become available.

Policy: Consider the downzoning areas zoned industrial within the 100 year floodplain in Southwest Davenport

Project: Plan for future bike path and open space development along the South Concord Street Corridor.

These Objectives and Recommendations have been added to the implementation matrix found in Davenport 2025 and can be found under [Exhibit H](#).

Future Land Use Categories:

The following categories and their descriptions are depicted on the Future Land Use Map; and are designed to provide broad guidance for zoning and development activity in the future. Major changes from Davenport 2025 are noted.

Agricultural Reserve (AR) – Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Note: New definition that recognizes long term viability of agriculture within the City limits.

Urban Fringe (UF) – Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.

Note: Along with UA, eliminates the former F – Future Development category

Open Space / Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Note: Revised definition includes floodplains and wetlands.

Parks and Recreation (PR) - Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Note: Residential Limited (RL) category has been eliminated

Urban Corridor (UC) - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

Note: Neighborhood Corridor, Commercial Office, and Neighborhood Commercial designations have been eliminated.

Commercial Node (CN) - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Note: New category and definition.

Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Note: Definition refined.

Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Future Land Use Map:

The Future Land Use Map applies the Future Land Use categories to the City map and paints a picture of how land use should be arranged in the year 2035.

The Future Land Use Map is an important tool in helping determine the appropriateness of rezoning decisions. If the City determines that a proposal is not consistent with the Future Land Use Map, an amendment to this map may be necessary.

In the ten years since the adoption of *Davenport 2025*, three amendments to the Future Land Use Map have been adopted. They are:

- Conversion of approximately 20 acres located on East 53rd Street (Foster Property) from Residential General to Commercial Neighborhood.
- Conversion of approximately 150 acres (Rhythm City Casino and vicinity) located southwest of the I-80/I-74 Interchange from Neighborhood Commercial to Regional Commercial.
- Conversion of approximately 400 acres north of the Eastern Iowa Industrial Center (Kraft Heinz Plant) from Future Development to Industry.

In addition to the Future Land Use Categories, the map depicts the current Urban Service Boundary (USB) and the projected Urban Service Boundary in 2035 (USB35). These important designations determine the limits of current and future development with respect to the ability of the City (and other agencies) to be able to provide urban services.

Davenport 2025 established an Urban Service Area Policy (p. 434). This policy is still relevant today but it should be reviewed to ensure accuracy.

The Future Land Use Map should be a primary reference when considering rezonings, sub area planning, as well as determining Capital Improvement expenditures and priorities. The Map can be found as [Exhibit I](#).

Future Study Areas:

In conclusion, this update identifies five areas of the City that will likely need additional study before any large scale changes occur. This does not include continuation of the Planning Area Planning Program initiated by *Davenport NEW*. These individual neighborhood plans will be initiated when need and available staff resources become available.

The five areas are as follows:

- Northwest Gateway. Generally near the I-80/I-280/Kimberly Road Interchanges; this area is outside the Urban Service Boundary (USB) and outside the Urban Service Boundary projected for 2035 (USB35). Some development interest has been shown for this area. However, the Iowa DOT continues to look at relocating closing the Kimberly Road/I-280 Interchange and relocate Kimberly Road further to the south.

No development should be allowed in this area until this and other important questions are addressed.

- Centennial Gateway. The area immediately west of Downtown, north of Centennial Park, up to and including the Kraft Plant, due to close by 2018. Continued Downtown development should make this area more desirable for new development in the near future.
- Northpark Mall Area. The City should be prepared for changes in this area as retail shopping patterns change and traditional indoor malls become less popular as regional shopping centers.
- Southwest Wetlands. Areas surrounding and including Nahant Marsh, and south to Concord Street are largely floodplain but much is zoned industrial. Improving the Mississippi River Trail and the quality of open space should be investigated further.
- Oneida Landing. East of Downtown, this area has been designated “DT – Downtown” by this Plan update. Continued redevelopment and new construction of mixed use development can be anticipated.

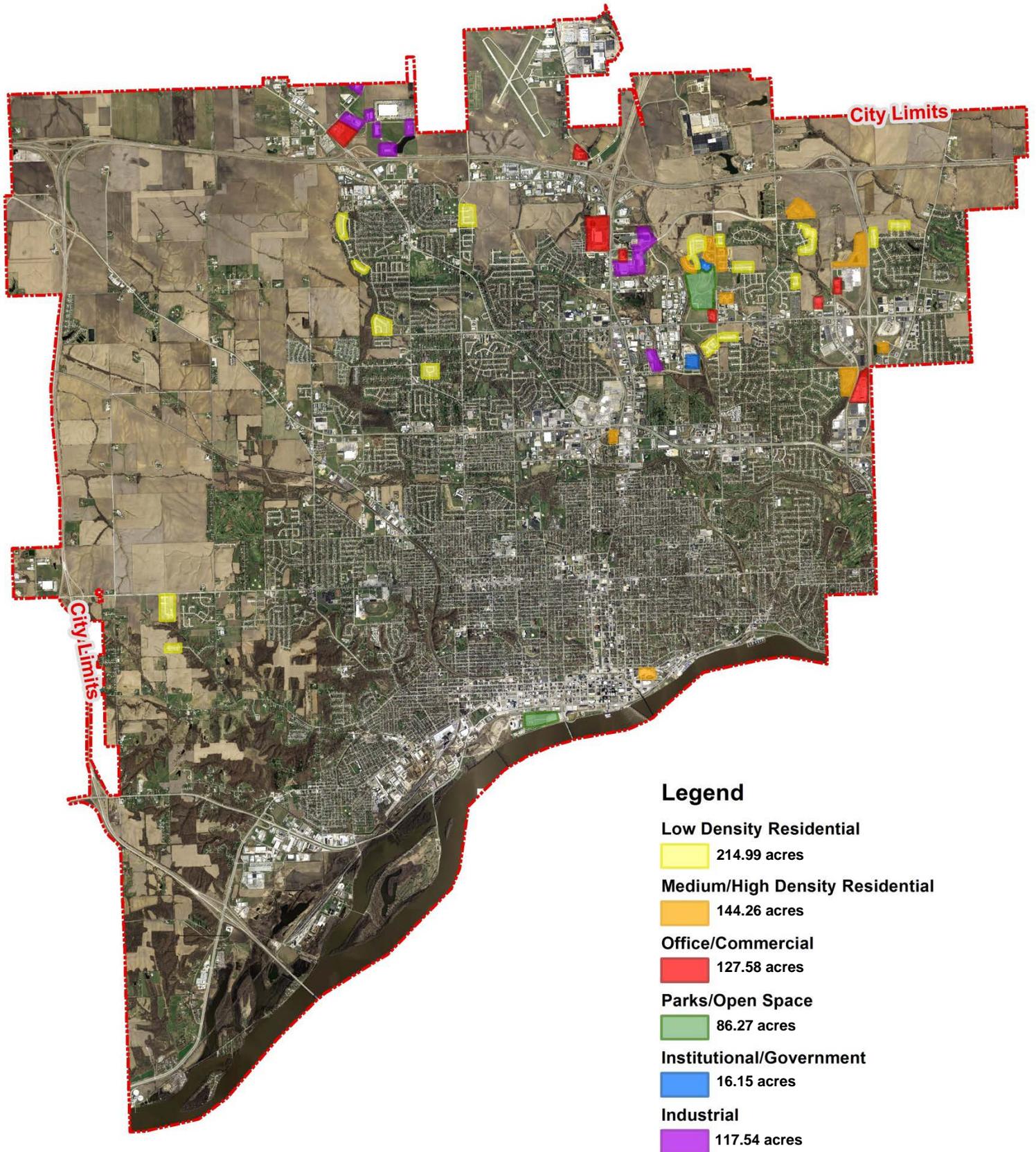
Undoubtedly the City of Davenport will face challenges unforeseen upon the drafting of this document. The City Comprehensive Plan is a living document and must be regularly revisited and its policies changed if conditions warrant.

In closing, on the 100th anniversary of her birth, we share this thought:



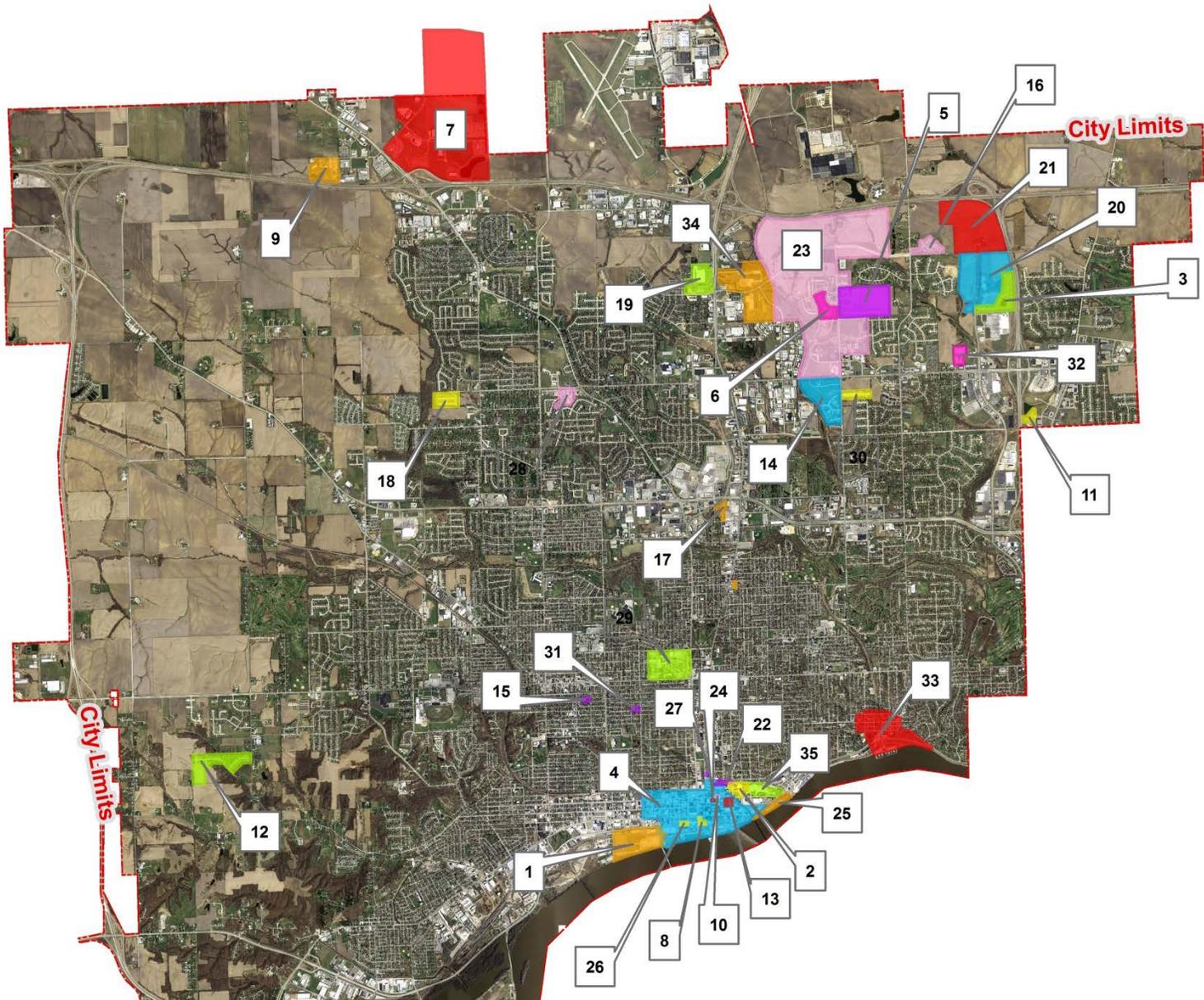
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Land Use Change 2005 - 2015



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Major Activities

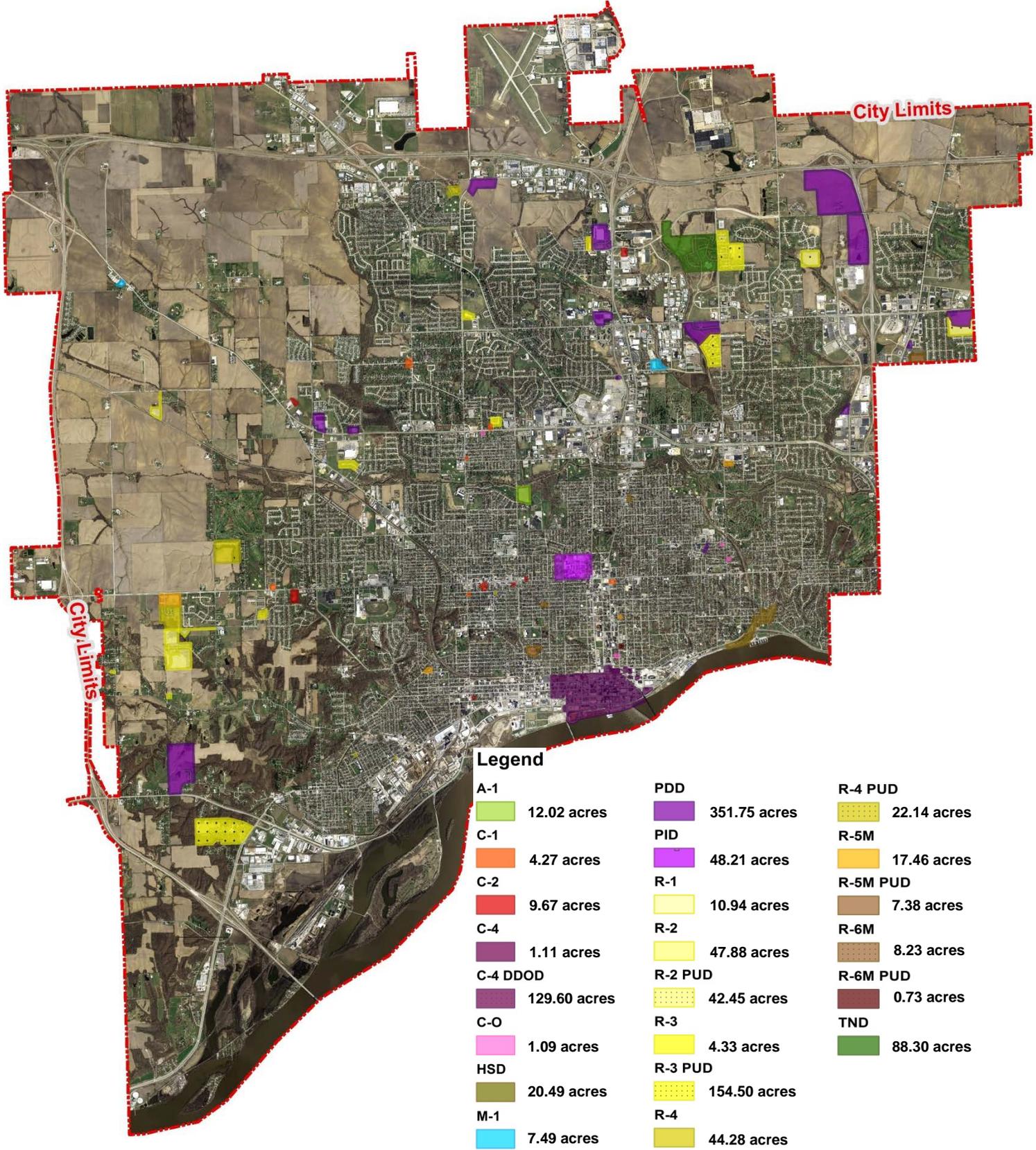


Legend

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|---|--|---|-----------------------------------|---|--|
|  | 1. Centennial Park |  | 12. Hidden Meadows Plats |  | 25. River Heritage Park |
|  | 2. Crescent Lofts Area |  | 13. Hotel Blackhawk |  | 26. River Walk Lofts |
|  | 3. Cross Creek Apartments |  | 14. Irish Wood Plats |  | 27. Seventh Judicial District Department |
|  | 4. Downtown Davenport Overlay District |  | 15. Jackson Renaissance |  | 28. Silvercrest Garner Farms |
|  | 5. Eastern Avenue Farms |  | 16. Kahl Home |  | 29. St. Ambrose PID Zoning |
|  | 6. Eastern Avenue Library |  | 17. McNamara Infill Housing |  | 30. Stone Gate East Addition |
|  | 7. Eastern Iowa Industrial Center |  | 18. Meadow Crest Gardens |  | 31. Taylor Heights |
|  | 8. Figge Art Museum |  | 19. Menards |  | 32. Telecommunications Call Center |
|  | 9. Fire Training Facility |  | 20. New Elmore Developments |  | 33. Village of East Davenport |
|  | 10. Forrest Block Apartments |  | 21. New Rythm City Casino Complex |  | 34. Von Maur Expansion |
|  | 11. HCR Manor Care |  | 22. Palmer Student Apartments |  | 35. YMCA Early Education Center |
| | |  | 23. Prairie Heights | | |
| | | | 24. Renwick Apartments | | |

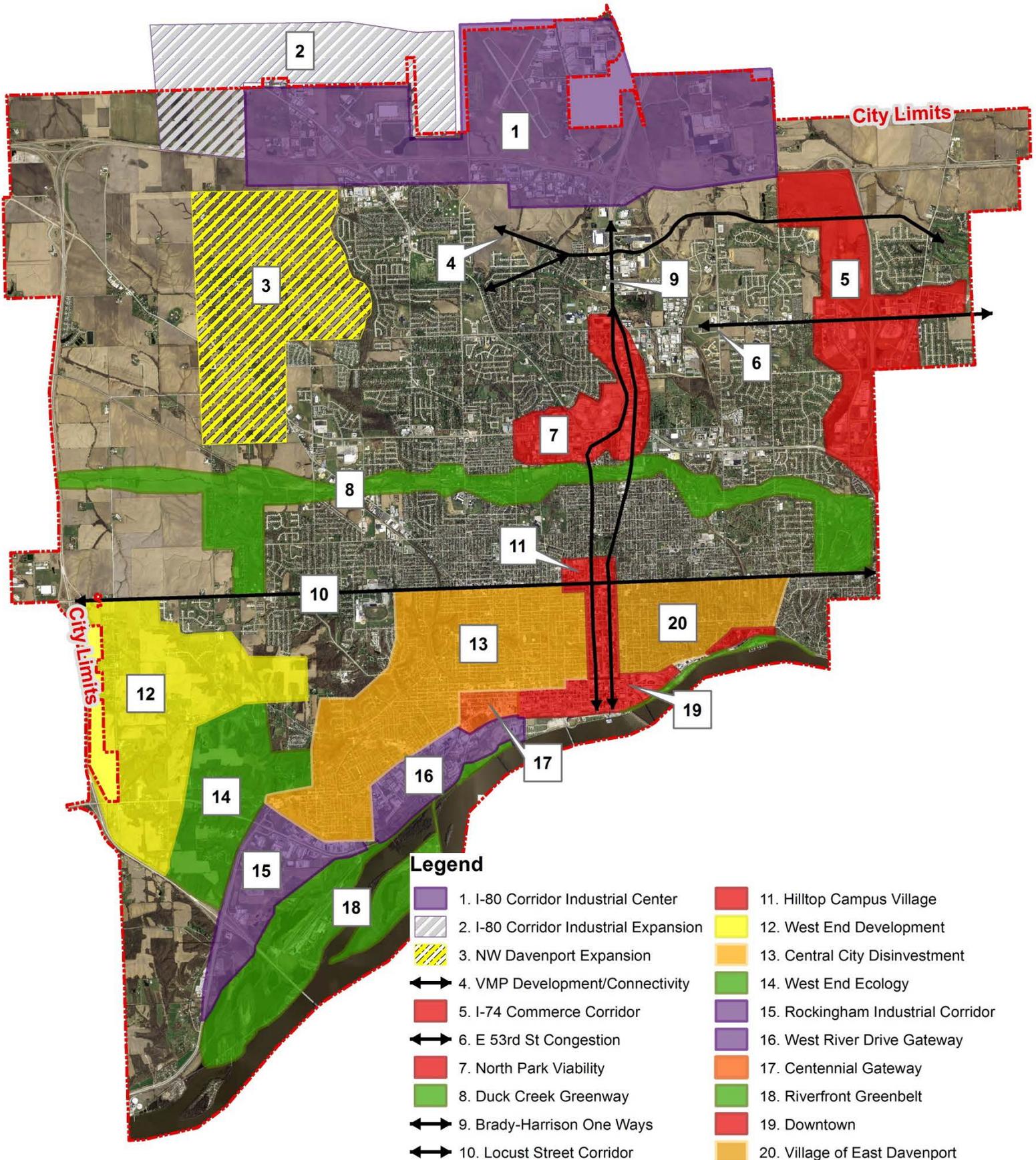
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Rezoning 2005 - 2015



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Issues and Forces



**Demographic Profiles
City of Davenport Planning Areas
2014**

**Davenport NEW – Neighborhood
Empowerment
and Wellness**

Compiled with Assistance From the Bi-State Regional Commission and ESRI

City Data



Demographic and Income Profile

Davenport City, IA
 Davenport city, IA (1919000)
 Place

Summary	Census 2010	2014	2019
Population	99,685	101,490	104,898
Households	40,620	41,752	43,427
Families	24,491	24,776	25,466
Average Household Size	2.38	2.36	2.34
Owner Occupied Housing Units	25,680	25,732	26,677
Renter Occupied Housing Units	14,940	16,020	16,749
Median Age	35.2	35.8	36.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.66%	0.56%	0.73%
Households	0.79%	0.60%	0.75%
Families	0.55%	0.44%	0.66%
Owner HHs	0.72%	0.59%	0.69%
Median Household Income	3.46%	3.17%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	7,059	16.9%	7,005	16.1%
\$15,000 - \$24,999	5,391	12.9%	4,179	9.6%
\$25,000 - \$34,999	5,448	13.0%	4,493	10.3%
\$35,000 - \$49,999	6,079	14.6%	6,432	14.8%
\$50,000 - \$74,999	6,690	16.0%	6,404	14.7%
\$75,000 - \$99,999	5,066	12.1%	6,351	14.6%
\$100,000 - \$149,999	4,255	10.2%	5,641	13.0%
\$150,000 - \$199,999	937	2.2%	1,716	4.0%
\$200,000+	827	2.0%	1,206	2.8%
Median Household Income	\$41,142		\$48,772	
Average Household Income	\$56,195		\$66,077	
Per Capita Income	\$23,404		\$27,700	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,257	7.3%	7,065	7.0%	7,324	7.0%
5 - 9	6,621	6.6%	6,788	6.7%	6,792	6.5%
10 - 14	6,217	6.2%	6,339	6.2%	6,632	6.3%
15 - 19	6,833	6.9%	6,499	6.4%	6,668	6.4%
20 - 24	7,756	7.8%	7,719	7.6%	7,082	6.8%
25 - 34	14,857	14.9%	15,356	15.1%	15,494	14.8%
35 - 44	12,239	12.3%	12,309	12.1%	13,170	12.6%
45 - 54	13,794	13.8%	12,858	12.7%	12,193	11.6%
55 - 64	11,587	11.6%	12,581	12.4%	12,931	12.3%
65 - 74	6,310	6.3%	7,608	7.5%	9,503	9.1%
75 - 84	4,068	4.1%	4,142	4.1%	4,780	4.6%
85+	2,146	2.2%	2,230	2.2%	2,333	2.2%

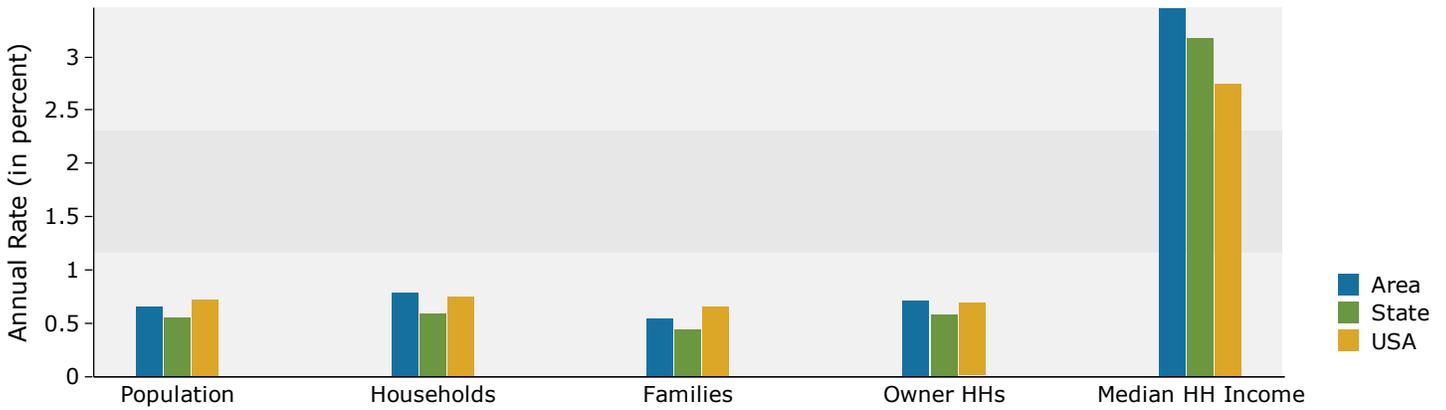
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	80,401	80.7%	80,855	79.7%	82,184	78.3%
Black Alone	10,759	10.8%	11,201	11.0%	11,946	11.4%
American Indian Alone	380	0.4%	398	0.4%	421	0.4%
Asian Alone	2,170	2.2%	2,378	2.3%	2,690	2.6%
Pacific Islander Alone	46	0.0%	48	0.0%	53	0.1%
Some Other Race Alone	2,089	2.1%	2,365	2.3%	2,656	2.5%
Two or More Races	3,840	3.9%	4,245	4.2%	4,948	4.7%
Hispanic Origin (Any Race)	7,255	7.3%	8,299	8.2%	9,816	9.4%

Data Note: Income is expressed in current dollars.

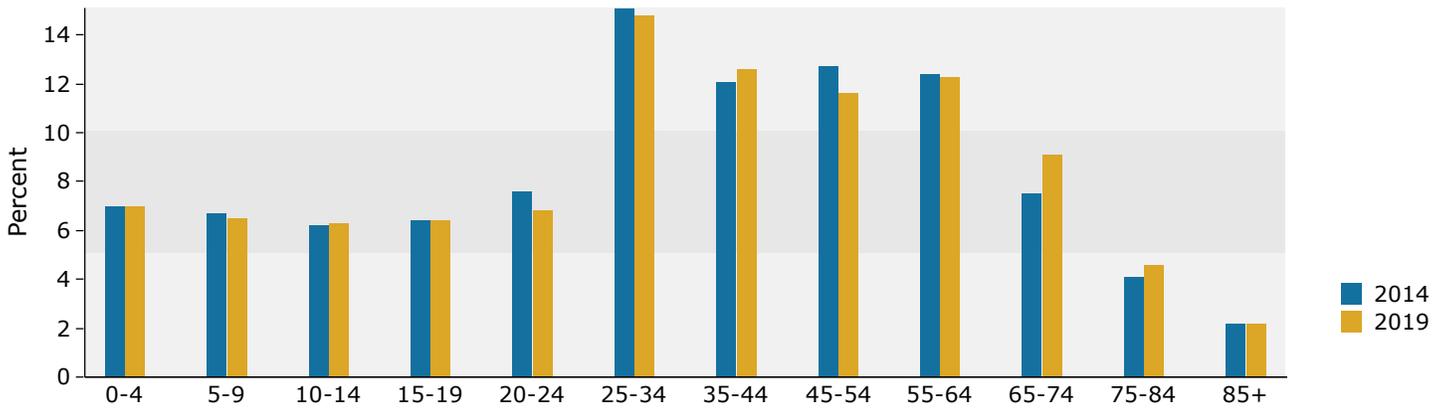
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Davenport City, IA
 Davenport city, IA (1919000)
 Place

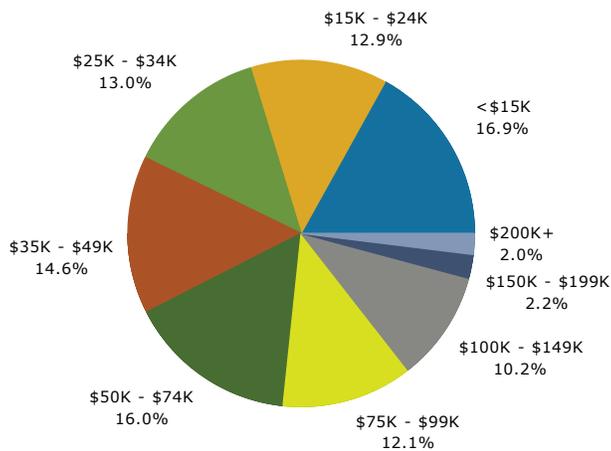
Trends 2014-2019



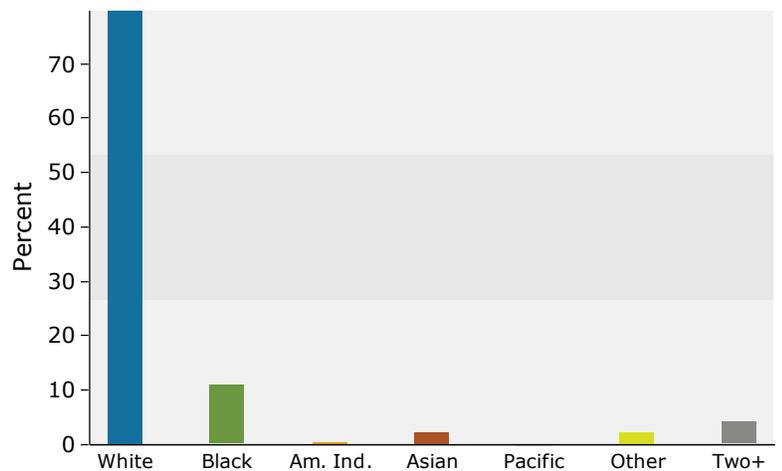
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Community Profile

Davenport City, IA
 Davenport city, IA (1919000)
 Place

Davenport city, ...

Population Summary	
2000 Total Population	98,331
2010 Total Population	99,685
2014 Total Population	101,490
2014 Group Quarters	3,145
2019 Total Population	104,898
2014-2019 Annual Rate	0.66%
Household Summary	
2000 Households	39,114
2000 Average Household Size	2.44
2010 Households	40,620
2010 Average Household Size	2.38
2014 Households	41,752
2014 Average Household Size	2.36
2019 Households	43,427
2019 Average Household Size	2.34
2014-2019 Annual Rate	0.79%
2010 Families	24,491
2010 Average Family Size	3.00
2014 Families	24,776
2014 Average Family Size	2.99
2019 Families	25,466
2019 Average Family Size	2.99
2014-2019 Annual Rate	0.55%
Housing Unit Summary	
2000 Housing Units	41,339
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	5.4%
2010 Housing Units	44,087
Owner Occupied Housing Units	58.2%
Renter Occupied Housing Units	33.9%
Vacant Housing Units	7.9%
2014 Housing Units	45,419
Owner Occupied Housing Units	56.7%
Renter Occupied Housing Units	35.3%
Vacant Housing Units	8.1%
2019 Housing Units	47,186
Owner Occupied Housing Units	56.5%
Renter Occupied Housing Units	35.5%
Vacant Housing Units	8.0%
Median Household Income	
2014	\$41,142
2019	\$48,772
Median Home Value	
2014	\$147,116
2019	\$184,547
Per Capita Income	
2014	\$23,404
2019	\$27,700
Median Age	
2010	35.2
2014	35.8
2019	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2014 Households by Income

Household Income Base	41,752
<\$15,000	16.9%
\$15,000 - \$24,999	12.9%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	16.0%
\$75,000 - \$99,999	12.1%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	2.2%
\$200,000+	2.0%

Average Household Income \$56,195

2019 Households by Income

Household Income Base	43,427
<\$15,000	16.1%
\$15,000 - \$24,999	9.6%
\$25,000 - \$34,999	10.3%
\$35,000 - \$49,999	14.8%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	14.6%
\$100,000 - \$149,999	13.0%
\$150,000 - \$199,999	4.0%
\$200,000+	2.8%

Average Household Income \$66,077

2014 Owner Occupied Housing Units by Value

Total	25,724
<\$50,000	4.0%
\$50,000 - \$99,999	16.9%
\$100,000 - \$149,999	30.9%
\$150,000 - \$199,999	21.2%
\$200,000 - \$249,999	10.6%
\$250,000 - \$299,999	6.7%
\$300,000 - \$399,999	5.7%
\$400,000 - \$499,999	2.1%
\$500,000 - \$749,999	1.3%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.5%

Average Home Value \$176,868

2019 Owner Occupied Housing Units by Value

Total	26,668
<\$50,000	2.7%
\$50,000 - \$99,999	12.6%
\$100,000 - \$149,999	17.4%
\$150,000 - \$199,999	24.9%
\$200,000 - \$249,999	16.0%
\$250,000 - \$299,999	10.6%
\$300,000 - \$399,999	8.4%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	2.0%
\$750,000 - \$999,999	0.8%
\$1,000,000 +	0.6%

Average Home Value \$215,014

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
 Davenport city, IA (1919000)
 Place

Davenport city, ...

2010 Population by Age	
Total	99,685
0 - 4	7.3%
5 - 9	6.6%
10 - 14	6.2%
15 - 24	14.6%
25 - 34	14.9%
35 - 44	12.3%
45 - 54	13.8%
55 - 64	11.6%
65 - 74	6.3%
75 - 84	4.1%
85 +	2.2%
18 +	76.0%
2014 Population by Age	
Total	101,494
0 - 4	7.0%
5 - 9	6.7%
10 - 14	6.2%
15 - 24	14.0%
25 - 34	15.1%
35 - 44	12.1%
45 - 54	12.7%
55 - 64	12.4%
65 - 74	7.5%
75 - 84	4.1%
85 +	2.2%
18 +	76.6%
2019 Population by Age	
Total	104,902
0 - 4	7.0%
5 - 9	6.5%
10 - 14	6.3%
15 - 24	13.1%
25 - 34	14.8%
35 - 44	12.6%
45 - 54	11.6%
55 - 64	12.3%
65 - 74	9.1%
75 - 84	4.6%
85 +	2.2%
18 +	76.7%
2010 Population by Sex	
Males	48,558
Females	51,127
2014 Population by Sex	
Males	49,511
Females	51,983
2019 Population by Sex	
Males	51,263
Females	53,639

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Population by Race/Ethnicity

Total	99,685
White Alone	80.7%
Black Alone	10.8%
American Indian Alone	0.4%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	3.9%
Hispanic Origin	7.3%
Diversity Index	42.7

2014 Population by Race/Ethnicity

Total	101,490
White Alone	79.7%
Black Alone	11.0%
American Indian Alone	0.4%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.3%
Two or More Races	4.2%
Hispanic Origin	8.2%
Diversity Index	45.0

2019 Population by Race/Ethnicity

Total	104,898
White Alone	78.3%
Black Alone	11.4%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.5%
Two or More Races	4.7%
Hispanic Origin	9.4%
Diversity Index	47.9

2010 Population by Relationship and Household Type

Total	99,685
In Households	96.9%
In Family Households	76.5%
Householder	24.6%
Spouse	16.7%
Child	29.6%
Other relative	2.7%
Nonrelative	2.9%
In Nonfamily Households	20.4%
In Group Quarters	3.1%
Institutionalized Population	1.3%
Noninstitutionalized Population	1.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
 Davenport city, IA (1919000)
 Place

Davenport city, ...

2014 Population 25+ by Educational Attainment

Total	67,081
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	7.1%
High School Graduate	24.4%
GED/Alternative Credential	4.4%
Some College, No Degree	23.7%
Associate Degree	11.1%
Bachelor's Degree	18.2%
Graduate/Professional Degree	8.0%

2014 Population 15+ by Marital Status

Total	81,299
Never Married	34.9%
Married	45.2%
Widowed	6.3%
Divorced	13.6%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.8%
Civilian Unemployed	6.2%

2014 Employed Population 16+ by Industry

Total	47,582
Agriculture/Mining	0.5%
Construction	4.9%
Manufacturing	16.6%
Wholesale Trade	3.1%
Retail Trade	12.2%
Transportation/Utilities	4.8%
Information	1.7%
Finance/Insurance/Real Estate	6.5%
Services	45.8%
Public Administration	3.8%

2014 Employed Population 16+ by Occupation

Total	47,583
White Collar	56.7%
Management/Business/Financial	11.7%
Professional	19.3%
Sales	11.7%
Administrative Support	14.1%
Services	19.7%
Blue Collar	23.6%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	3.0%
Production	9.2%
Transportation/Material Moving	6.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015



Community Profile

Davenport City, IA
Davenport city, IA (1919000)
Place

Davenport city, ...

2010 Households by Type

Total	40,620
Households with 1 Person	31.5%
Households with 2+ People	68.5%
Family Households	60.3%
Husband-wife Families	41.1%
With Related Children	16.9%
Other Family (No Spouse Present)	19.2%
Other Family with Male Householder	4.9%
With Related Children	3.2%
Other Family with Female Householder	14.3%
With Related Children	10.3%
Nonfamily Households	8.2%

All Households with Children 31.0%

Multigenerational Households	3.4%
Unmarried Partner Households	9.0%
Male-female	8.4%
Same-sex	0.7%

2010 Households by Size

Total	40,620
1 Person Household	31.5%
2 Person Household	33.3%
3 Person Household	15.1%
4 Person Household	11.3%
5 Person Household	5.5%
6 Person Household	2.0%
7 + Person Household	1.2%

2010 Households by Tenure and Mortgage Status

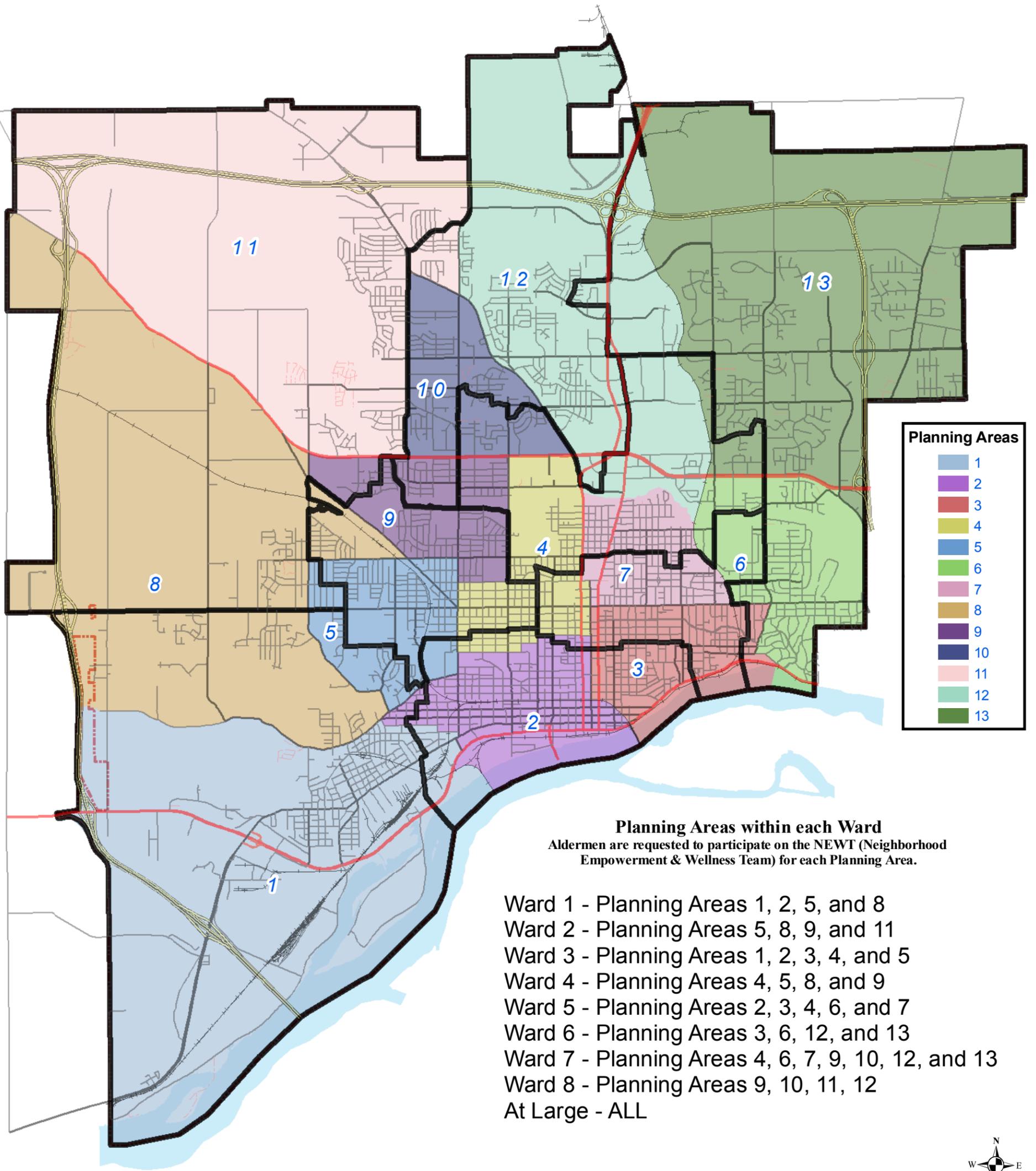
Total	40,620
Owner Occupied	63.2%
Owned with a Mortgage/Loan	45.2%
Owned Free and Clear	18.1%
Renter Occupied	36.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 11, 2015

Planning Areas



Planning Areas

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13

Planning Areas within each Ward
 Aldermen are requested to participate on the NEWT (Neighborhood Empowerment & Wellness Team) for each Planning Area.

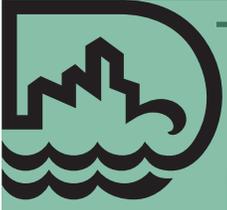
- Ward 1 - Planning Areas 1, 2, 5, and 8
- Ward 2 - Planning Areas 5, 8, 9, and 11
- Ward 3 - Planning Areas 1, 2, 3, 4, and 5
- Ward 4 - Planning Areas 4, 5, 8, and 9
- Ward 5 - Planning Areas 2, 3, 4, 6, and 7
- Ward 6 - Planning Areas 3, 6, 12, and 13
- Ward 7 - Planning Areas 4, 6, 7, 9, 10, 12, and 13
- Ward 8 - Planning Areas 9, 10, 11, 12
- At Large - ALL

Planning Area Map with Ward Overlay

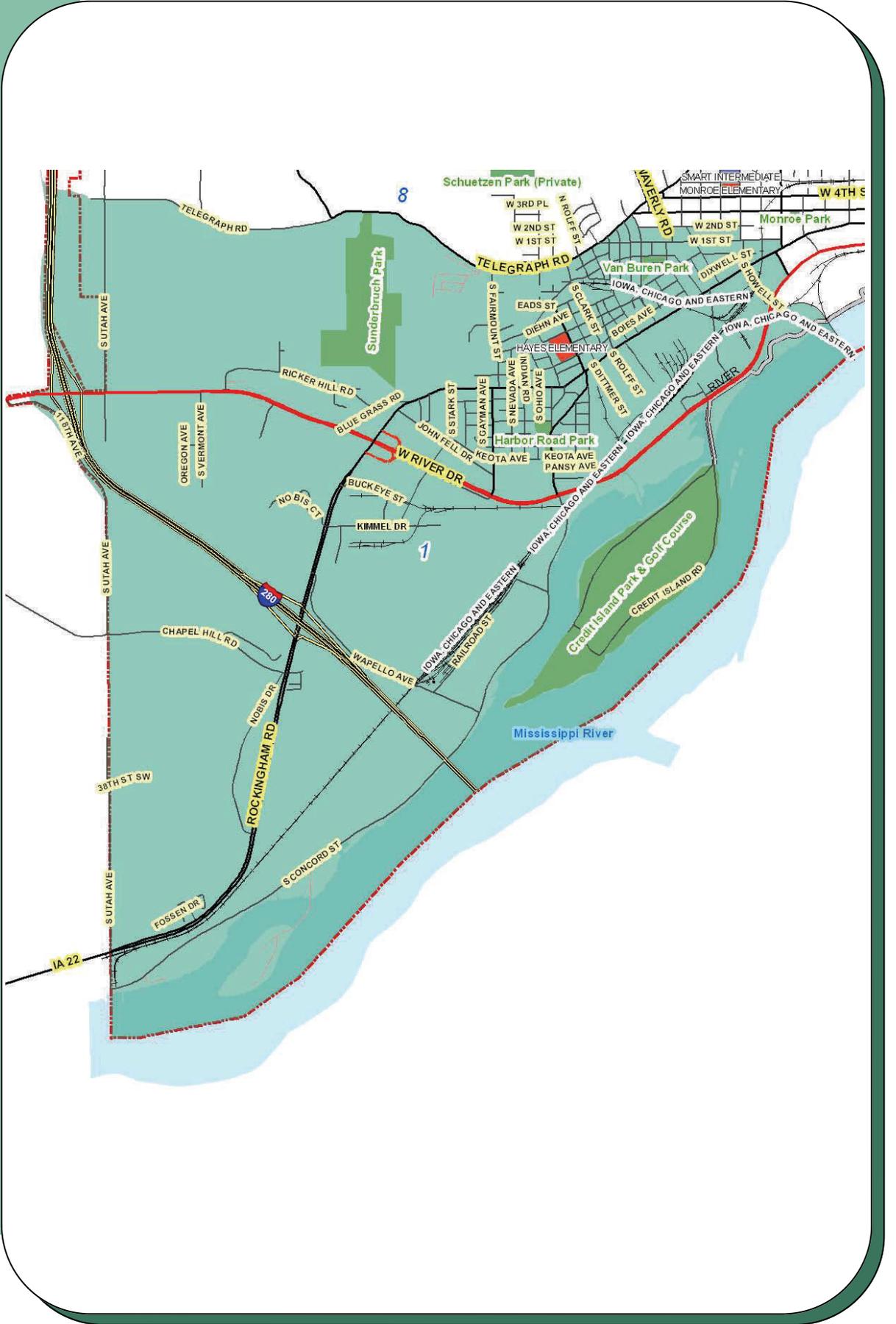
Planning Area Boundaries Are Derived From Census Tract Boundaries To Facilitate Data Collection, Track Progress Over Time, And To Ensure That Each Area Has Approximately the Same Population Represented

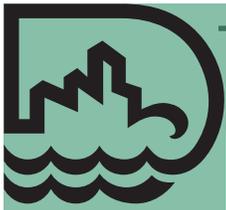


City of Davenport, Iowa
 Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.
 Photo Provided By Scott County, Iowa (April 2005)



Planning Area 1





Planning Area 1

Population

	1990	2000	% Change	City % Change
Total	7639	7294	-5%	+3%
Minority	261	588	+125%	+55%
Hispanic	301	427	+42%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3008	2887	-4%	+5%
Owner	2145	2150	+<1%	+76%
Renter	863	737	-15%	-40%
% Renter	29%	26%	-10%	-43%

Housing

	2007	2008
Area 1 Foreclosures	30	25
City Foreclosures	266	204
% of Owner HH in Area 1	7%	7%
% of City Foreclosures in A1	11%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	940	501	-47%	-36%
\$15-30,000	855	757	-11%	-16%
\$30-60,000	1054	1302	+24%	+13%
> \$60,000	101	404	+300%	+150%
Public Assist	263	139	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1400	910	-35%	-23%
Violent	454	357	-21%	-20%
Property	665	411	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	58	37	-36%	+20%
Rental Issues	1	2	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	43	2%	<1%
Poor	41	295	14%	12%
Fair	187	1345	62%	51%
Good	65	467	22%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 1	65	4	6%
City	520	65	13%
% of City	13%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 1 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 1 decreased the minority population increased significantly more than the City rate
- Area 1 lost housing units but held steady in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 1 slightly more than the City
- The household income in Area 1 grew more than the City with a significant increase in the greater than \$60,000 category
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 1 decreased less significantly than the City
- Residents of Area 1 are making less use of the City's inspection services than the City as a whole
- Area 1 has slightly more need for minor housing rehabilitation than the City
- Area 1 has received half the investment in street rehabilitation compared to Area 1's share of the City's streets

Conservation



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629
Longitude: -90.6415283

Census 2010 Summary

Population	6,754
Households	2,757
Families	1,726
Average Household Size	2.45
Owner Occupied Housing Units	2,035
Renter Occupied Housing Units	722
Median Age	37.5

2014 Summary

Population	6,747
Households	2,778
Families	1,713
Average Household Size	2.43
Owner Occupied Housing Units	2,013
Renter Occupied Housing Units	765
Median Age	37.8
Median Household Income	\$36,481
Average Household Income	\$43,707

2019 Summary

Population	6,857
Households	2,834
Families	1,729
Average Household Size	2.42
Owner Occupied Housing Units	2,050
Renter Occupied Housing Units	784
Median Age	38.0
Median Household Income	\$40,353
Average Household Income	\$50,478

Trends: 2014-2019 Annual Rate

Population	0.32%
Households	0.40%
Families	0.19%
Owner Households	0.36%
Median Household Income	2.04%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2014 Households by Income	Number	Percent
<\$15,000	351	12.6%
\$15,000 - \$24,999	432	15.6%
\$25,000 - \$34,999	524	18.9%
\$35,000 - \$49,999	573	20.6%
\$50,000 - \$74,999	552	19.9%
\$75,000 - \$99,999	193	6.9%
\$100,000 - \$149,999	110	4.0%
\$150,000 - \$199,999	24	0.9%
\$200,000+	19	0.7%
Median Household Income	\$36,481	
Average Household Income	\$43,707	
Per Capita Income	\$17,996	

2019 Households by Income	Number	Percent
<\$15,000	358	12.6%
\$15,000 - \$24,999	345	12.2%
\$25,000 - \$34,999	433	15.3%
\$35,000 - \$49,999	619	21.8%
\$50,000 - \$74,999	568	20.0%
\$75,000 - \$99,999	276	9.7%
\$100,000 - \$149,999	178	6.3%
\$150,000 - \$199,999	37	1.3%
\$200,000+	20	0.7%
Median Household Income	\$40,353	
Average Household Income	\$50,478	
Per Capita Income	\$20,863	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2010 Population by Age	Number	Percent
Age 0 - 4	520	7.7%
Age 5 - 9	401	5.9%
Age 10 - 14	430	6.4%
Age 15 - 19	453	6.7%
Age 20 - 24	484	7.2%
Age 25 - 34	880	13.0%
Age 35 - 44	880	13.0%
Age 45 - 54	1,118	16.6%
Age 55 - 64	790	11.7%
Age 65 - 74	444	6.6%
Age 75 - 84	264	3.9%
Age 85+	90	1.3%

2014 Population by Age	Number	Percent
Age 0 - 4	483	7.2%
Age 5 - 9	476	7.1%
Age 10 - 14	385	5.7%
Age 15 - 19	393	5.8%
Age 20 - 24	460	6.8%
Age 25 - 34	943	14.0%
Age 35 - 44	838	12.4%
Age 45 - 54	1,010	15.0%
Age 55 - 64	919	13.6%
Age 65 - 74	490	7.3%
Age 75 - 84	264	3.9%
Age 85+	86	1.3%

2019 Population by Age	Number	Percent
Age 0 - 4	478	7.0%
Age 5 - 9	465	6.8%
Age 10 - 14	464	6.8%
Age 15 - 19	363	5.3%
Age 20 - 24	386	5.6%
Age 25 - 34	1,024	14.9%
Age 35 - 44	825	12.0%
Age 45 - 54	861	12.6%
Age 55 - 64	983	14.3%
Age 65 - 74	620	9.0%
Age 75 - 84	288	4.2%
Age 85+	100	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

1

Area: 11.34 square miles

Latitude: 41.49797629

Longitude: -90.6415283

2010 Race and Ethnicity	Number	Percent
White Alone	6,071	89.9%
Black Alone	212	3.1%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	164	2.4%
Two or More Races	245	3.6%
Hispanic Origin (Any Race)	511	7.6%

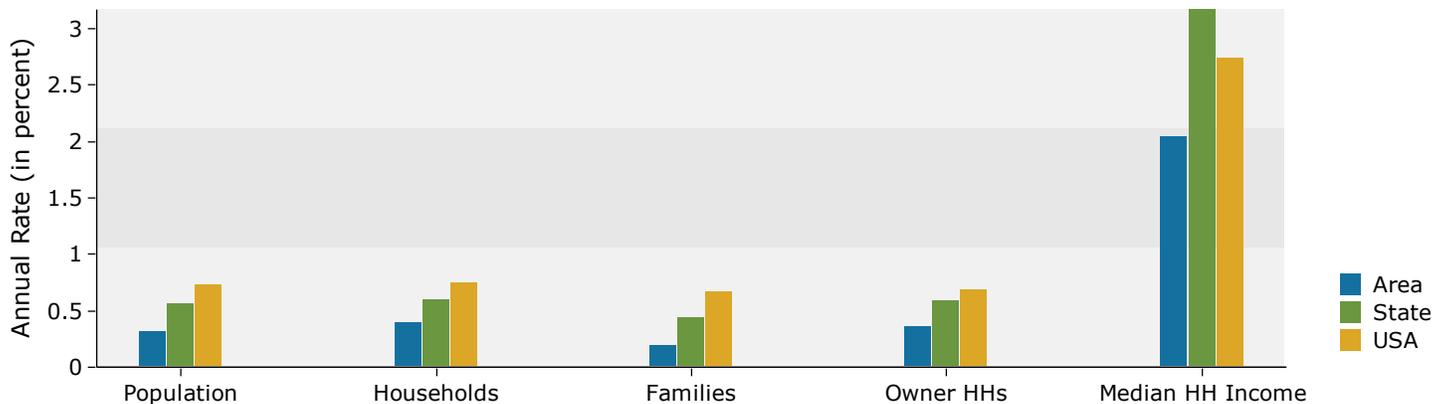
2014 Race and Ethnicity	Number	Percent
White Alone	6,021	89.2%
Black Alone	216	3.2%
American Indian Alone	42	0.6%
Asian Alone	14	0.2%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	182	2.7%
Two or More Races	266	3.9%
Hispanic Origin (Any Race)	567	8.4%

2019 Race and Ethnicity	Number	Percent
White Alone	6,049	88.2%
Black Alone	229	3.3%
American Indian Alone	42	0.6%
Asian Alone	15	0.2%
Pacific Islander Alone	7	0.1%
Some Other Race Alone	205	3.0%
Two or More Races	310	4.5%
Hispanic Origin (Any Race)	669	9.8%

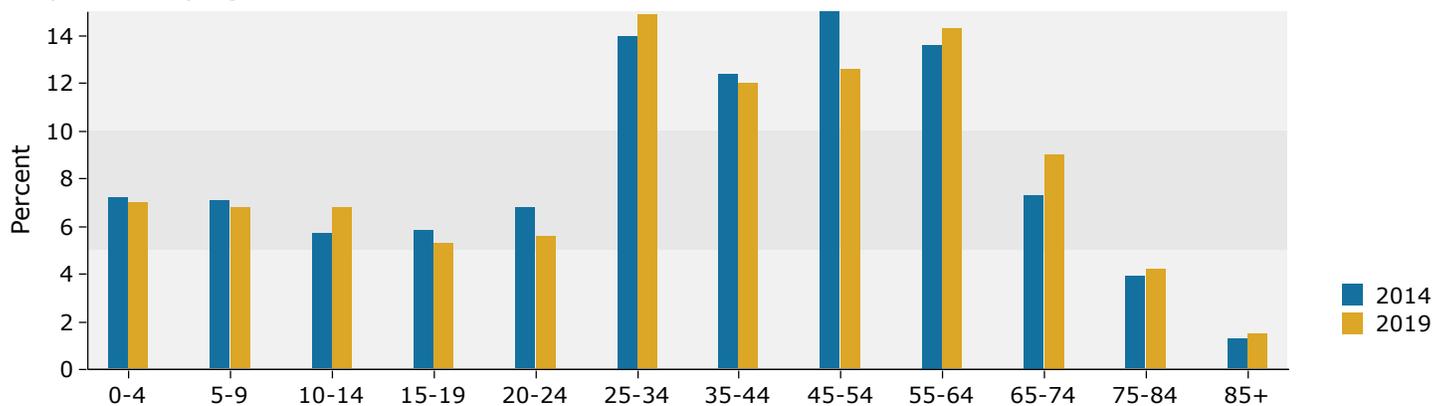
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

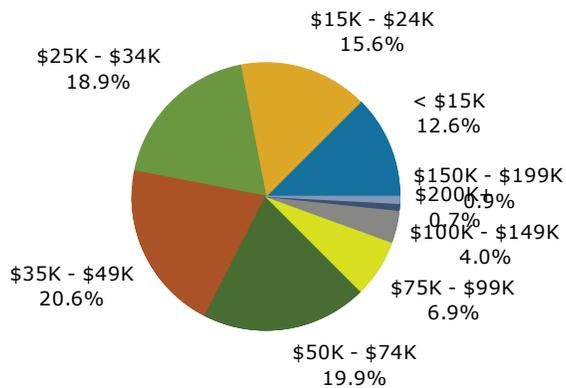
Trends 2014-2019



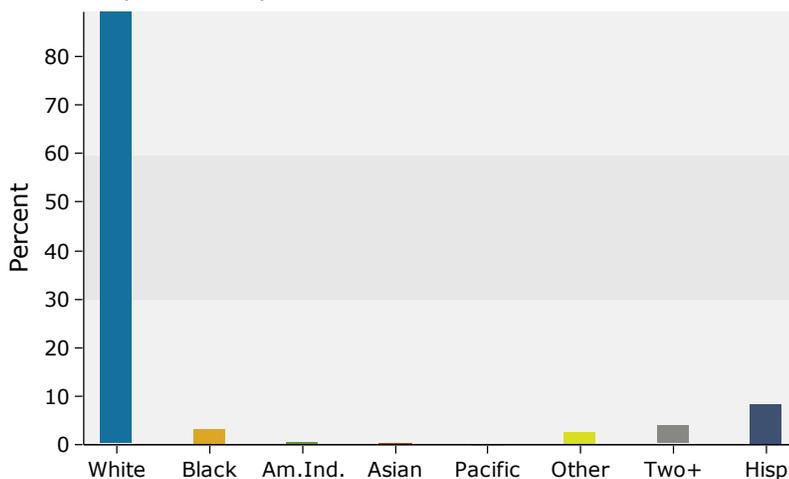
Population by Age



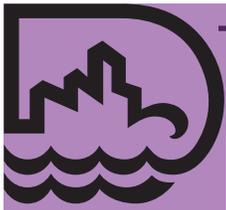
2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 2

Population

	1990	2000	% Change	City % Change
Total	8175	8420	+3%	+3%
Minority	2056	2945	+43%	+55%
Hispanic	794	1207	+52%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3157	3125	-1%	+5%
Owner	1116	1228	+10%	+76%
Renter	2041	1897	-7%	-40%
% Renter	65%	61%	-6%	-43%

Housing

	2007	2008
Area 2 Foreclosures	40	24
City Foreclosures	266	204
% of Owner HH in Area 2	8%	8%
% of City Foreclosures in A2	15%	12%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1354	1242	-8%	-36%
\$15-30,000	788	883	+12%	-16%
\$30-60,000	380	749	+97%	+13%
> \$60,000	88	274	+211%	+150%
Public Assist	518	362	-30%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2140	1823	-15%	-23%
Violent	939	893	-5%	-20%
Property	938	730	-22%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	92	93	+1%	+20%
Rental Issues	13	5	-62%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	6	23	2%	<1%
Poor	133	509	41%	12%
Fair	154	589	48%	51%
Good	28	107	9%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 2	37	7	19%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 2 like many of Davenport's older areas is a neighborhood in transition.

- The total population and the minority and Hispanic populations within Area 2 increased in line with the City
- Area 2 lost housing units but gained in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 2 slightly more than the City
- The household income in Area 2 grew significantly more than the City
- The decrease in households receiving public assistance was less than the decrease in the City
- Public safety issues within Area 2 decreased less than the City
- Residents of Area 2 are making slightly less use of the City's inspection services than the City as a whole
- Area 2 has significantly more need for housing rehabilitation than the City
- Area 2 has received one and a half times the investment in streets rehabilitation compared to Area 2's share of the City's streets

Preservation



Demographic and Income Comparison Profile

2
Area: 2.19 square miles

Latitude: 41.52319104
Longitude: -90.5890532

Census 2010 Summary

Population	7,982
Households	3,007
Families	1,434
Average Household Size	2.37
Owner Occupied Housing Units	1,066
Renter Occupied Housing Units	1,941
Median Age	34.2

2014 Summary

Population	8,196
Households	3,162
Families	1,465
Average Household Size	2.32
Owner Occupied Housing Units	1,047
Renter Occupied Housing Units	2,115
Median Age	34.2
Median Household Income	\$19,932
Average Household Income	\$28,763

2019 Summary

Population	8,507
Households	3,345
Families	1,516
Average Household Size	2.29
Owner Occupied Housing Units	1,095
Renter Occupied Housing Units	2,250
Median Age	34.6
Median Household Income	\$22,111
Average Household Income	\$31,805

Trends: 2014-2019 Annual Rate

Population	0.75%
Households	1.13%
Families	0.69%
Owner Households	0.90%
Median Household Income	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

2
Area: 2.19 square miles

Latitude: 41.52319104
Longitude: -90.5890532

2014 Households by Income	Number	Percent
<\$15,000	1,280	40.5%
\$15,000 - \$24,999	506	16.0%
\$25,000 - \$34,999	433	13.7%
\$35,000 - \$49,999	457	14.5%
\$50,000 - \$74,999	279	8.8%
\$75,000 - \$99,999	108	3.4%
\$100,000 - \$149,999	83	2.6%
\$150,000 - \$199,999	10	0.3%
\$200,000+	6	0.2%
Median Household Income	\$19,932	
Average Household Income	\$28,763	
Per Capita Income	\$12,059	

2019 Households by Income	Number	Percent
<\$15,000	1,323	39.6%
\$15,000 - \$24,999	447	13.4%
\$25,000 - \$34,999	441	13.2%
\$35,000 - \$49,999	556	16.6%
\$50,000 - \$74,999	291	8.7%
\$75,000 - \$99,999	145	4.3%
\$100,000 - \$149,999	115	3.4%
\$150,000 - \$199,999	18	0.5%
\$200,000+	9	0.3%
Median Household Income	\$22,111	
Average Household Income	\$31,805	
Per Capita Income	\$13,665	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

2

Area: 2.19 square miles

Latitude: 41.52319104

Longitude: -90.5890532

2010 Population by Age	Number	Percent
Age 0 - 4	590	7.4%
Age 5 - 9	570	7.1%
Age 10 - 14	524	6.6%
Age 15 - 19	554	6.9%
Age 20 - 24	699	8.8%
Age 25 - 34	1,138	14.3%
Age 35 - 44	1,022	12.8%
Age 45 - 54	1,174	14.7%
Age 55 - 64	761	9.5%
Age 65 - 74	450	5.6%
Age 75 - 84	306	3.8%
Age 85+	194	2.4%

2014 Population by Age	Number	Percent
Age 0 - 4	587	7.2%
Age 5 - 9	552	6.7%
Age 10 - 14	537	6.6%
Age 15 - 19	533	6.5%
Age 20 - 24	738	9.0%
Age 25 - 34	1,238	15.1%
Age 35 - 44	994	12.1%
Age 45 - 54	1,122	13.7%
Age 55 - 64	881	10.7%
Age 65 - 74	506	6.2%
Age 75 - 84	307	3.7%
Age 85+	201	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	622	7.3%
Age 5 - 9	547	6.4%
Age 10 - 14	523	6.1%
Age 15 - 19	547	6.4%
Age 20 - 24	712	8.4%
Age 25 - 34	1,354	15.9%
Age 35 - 44	1,004	11.8%
Age 45 - 54	1,067	12.5%
Age 55 - 64	962	11.3%
Age 65 - 74	622	7.3%
Age 75 - 84	330	3.9%
Age 85+	217	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

2
Area: 2.19 square miles

Latitude: 41.52319104
Longitude: -90.5890532

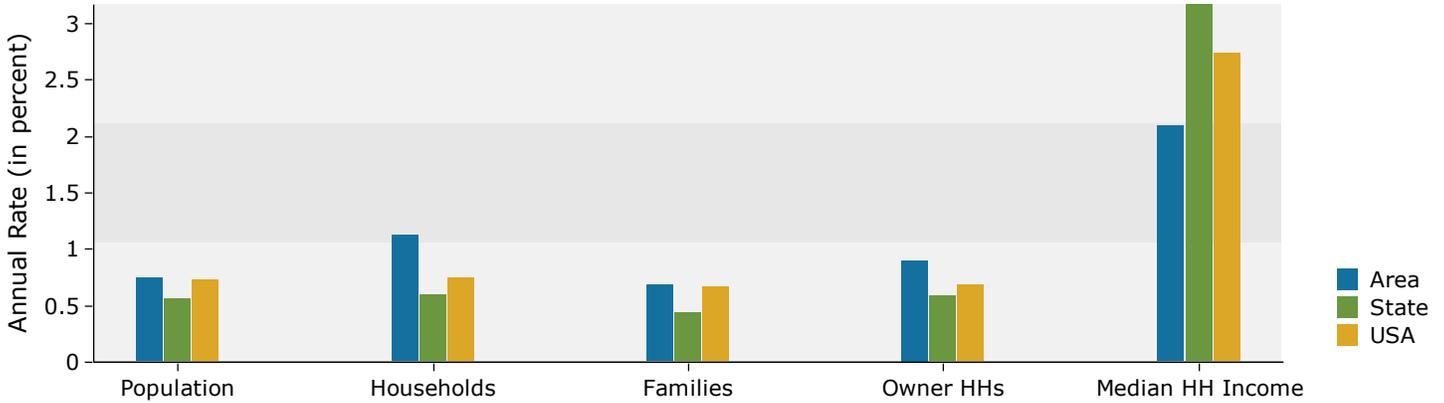
2010 Race and Ethnicity	Number	Percent
White Alone	5,166	64.7%
Black Alone	1,673	21.0%
American Indian Alone	56	0.7%
Asian Alone	142	1.8%
Pacific Islander Alone	2	0.0%
Some Other Race Alone	459	5.8%
Two or More Races	484	6.1%
Hispanic Origin (Any Race)	1,321	16.5%

2014 Race and Ethnicity	Number	Percent
White Alone	5,207	63.5%
Black Alone	1,724	21.0%
American Indian Alone	60	0.7%
Asian Alone	153	1.9%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	521	6.4%
Two or More Races	528	6.4%
Hispanic Origin (Any Race)	1,505	18.4%

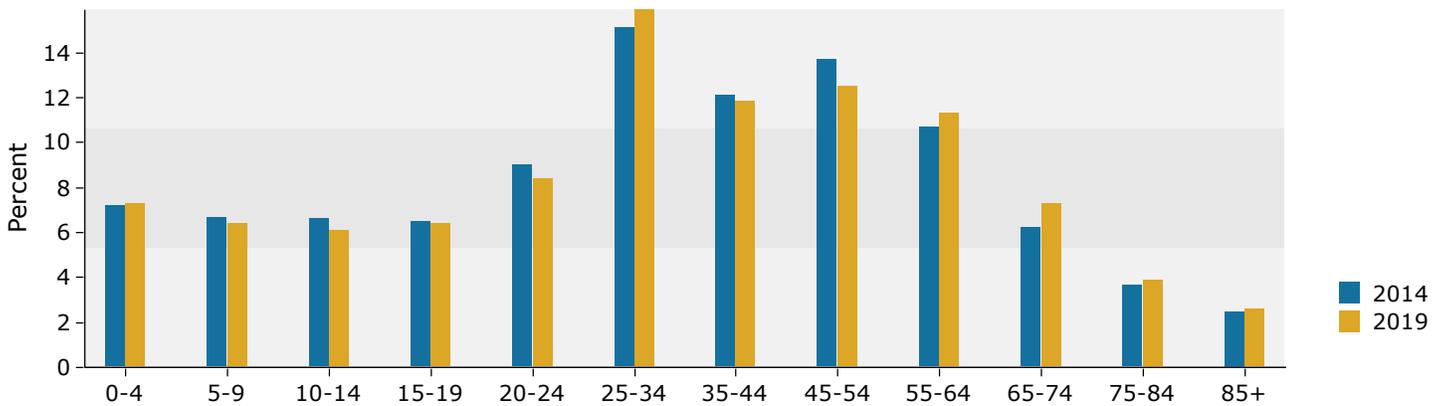
2019 Race and Ethnicity	Number	Percent
White Alone	5,288	62.2%
Black Alone	1,804	21.2%
American Indian Alone	64	0.8%
Asian Alone	168	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	581	6.8%
Two or More Races	599	7.0%
Hispanic Origin (Any Race)	1,746	20.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

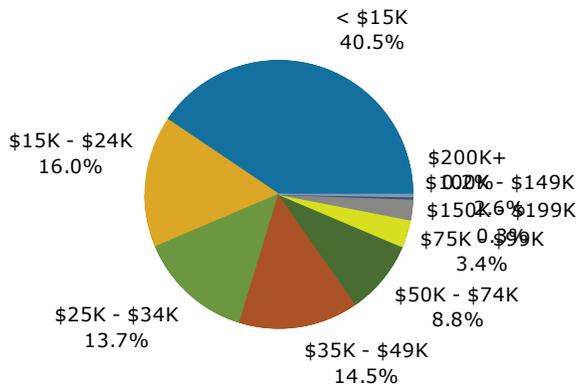
Trends 2014-2019



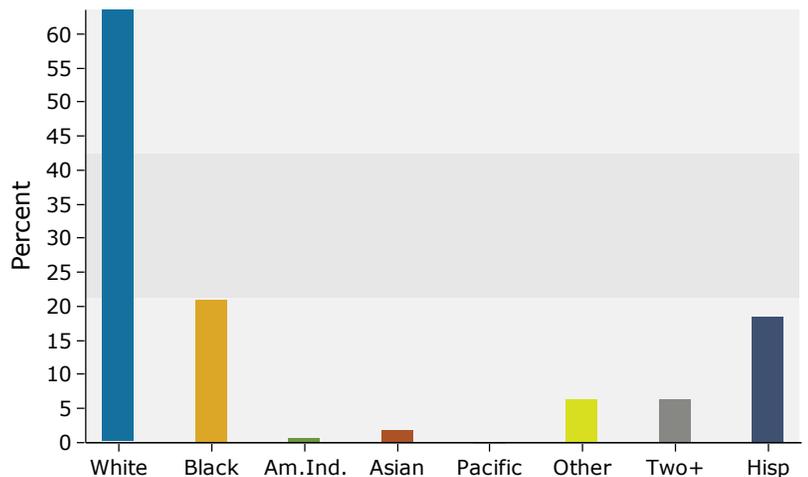
Population by Age



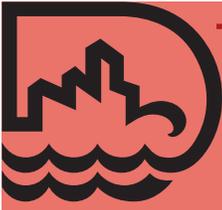
2014 Household Income



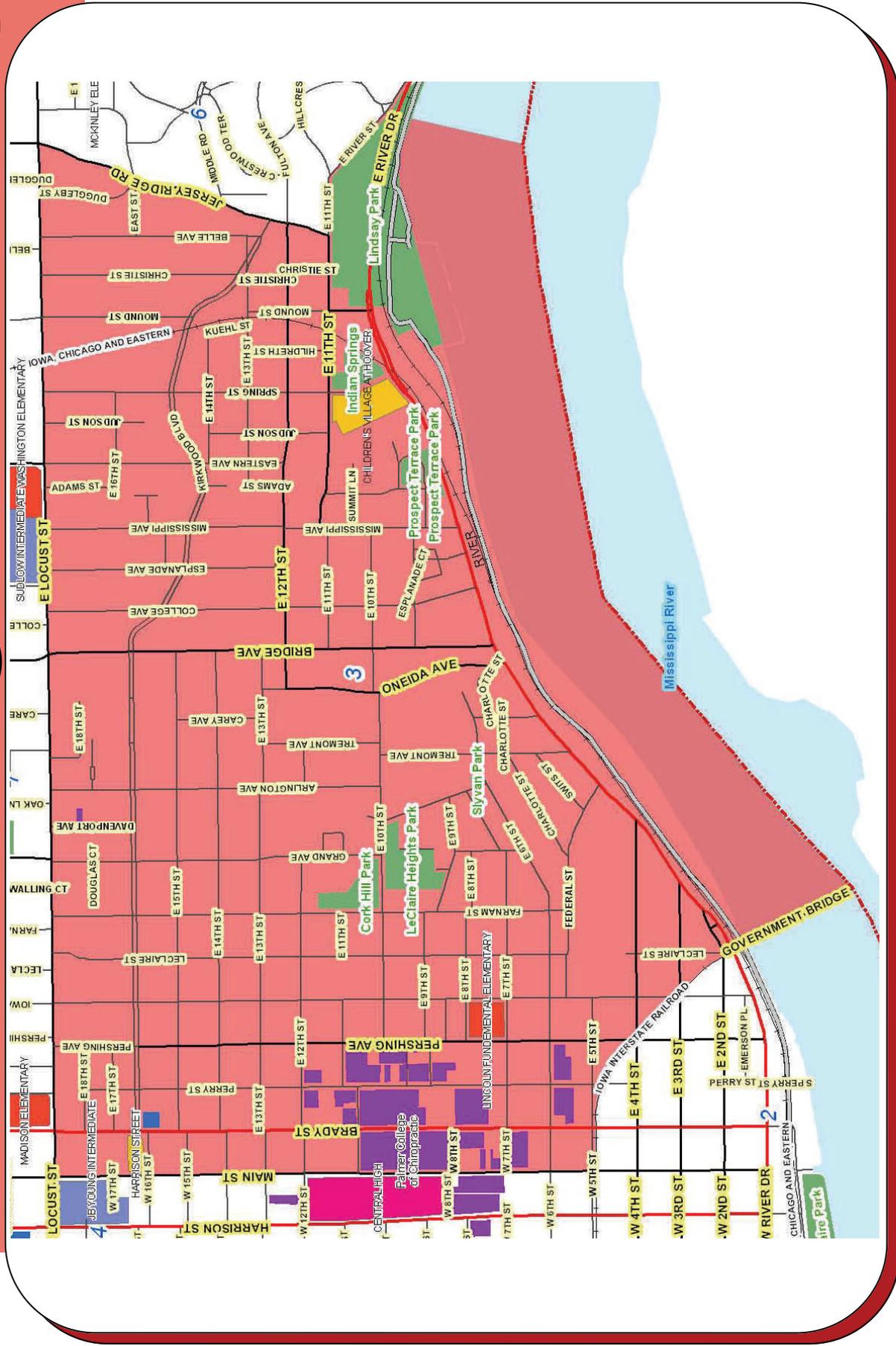
2014 Population by Race

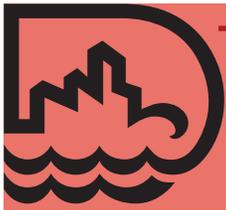


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 3





Planning Area 3

Population

	1990	2000	% Change	City % Change
Total	8158	8021	-2%	+3%
Minority	2518	2960	+18%	+55%
Hispanic	403	577	+43%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3403	3291	-3%	+5%
Owner	1237	1327	+7%	+76%
Renter	2167	1964	-9%	-40%
% Renter	64%	60%	-6%	-43%

Housing

	2007	2008
Area 3 Foreclosures	57	26
City Foreclosures	266	204
% of Owner HH in Area 3	8%	8%
% of City Foreclosures in A3	21%	13%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	1740	1131	-35%	-36%
\$15-30,000	1095	812	-26%	-16%
\$30-60,000	480	901	+87%	+13%
> \$60,000	128	420	+228%	+150%
Public Assist	525	279	-47%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	2042	1588	-22%	-23%
Violent	767	676	-12%	-20%
Property	1037	663	-36%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	59	85	+44%	+20%
Rental Issues	8	15	+88%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	2	12	<1%	<1%
Poor	29	170	13%	12%
Fair	151	887	67%	51%
Good	44	258	19%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 3	36	8	22%
City	520	65	13%
% of City	7%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 3 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 3 decreased the increase in minority and Hispanic residents increased less than the City's rate
- Area 3 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 3 slightly more than the City
- The household income in Area 3 increased significantly more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 3 decreased less significantly than the City
- Residents of Area 3 are making greater use of the City's inspection services than the City as a whole
- Area 3 has more need for minor housing rehabilitation than the City
- Area 3 has received nearly twice the investment in street rehabilitation compared to Area 3's share of the City's streets

Conservation



Demographic and Income Comparison Profile

3
Area: 1.81 square miles

Latitude: 41.53062465
Longitude: -90.5594066

Census 2010 Summary

Population	7,424
Households	3,058
Families	1,519
Average Household Size	2.37
Owner Occupied Housing Units	1,184
Renter Occupied Housing Units	1,874
Median Age	30.0

2014 Summary

Population	7,757
Households	3,227
Families	1,570
Average Household Size	2.35
Owner Occupied Housing Units	1,182
Renter Occupied Housing Units	2,045
Median Age	30.9
Median Household Income	\$26,405
Average Household Income	\$34,933

2019 Summary

Population	8,194
Households	3,434
Families	1,647
Average Household Size	2.33
Owner Occupied Housing Units	1,235
Renter Occupied Housing Units	2,199
Median Age	31.7
Median Household Income	\$29,481
Average Household Income	\$40,000

Trends: 2014-2019 Annual Rate

Population	1.10%
Households	1.25%
Families	0.96%
Owner Households	0.88%
Median Household Income	2.23%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

2014 Households by Income	Number	Percent
<\$15,000	998	30.9%
\$15,000 - \$24,999	528	16.4%
\$25,000 - \$34,999	472	14.6%
\$35,000 - \$49,999	584	18.1%
\$50,000 - \$74,999	312	9.7%
\$75,000 - \$99,999	151	4.7%
\$100,000 - \$149,999	138	4.3%
\$150,000 - \$199,999	20	0.6%
\$200,000+	24	0.7%
Median Household Income	\$26,405	
Average Household Income	\$34,933	
Per Capita Income	\$14,752	

2019 Households by Income	Number	Percent
<\$15,000	1,054	30.7%
\$15,000 - \$24,999	435	12.7%
\$25,000 - \$34,999	437	12.7%
\$35,000 - \$49,999	674	19.6%
\$50,000 - \$74,999	325	9.5%
\$75,000 - \$99,999	224	6.5%
\$100,000 - \$149,999	231	6.7%
\$150,000 - \$199,999	36	1.0%
\$200,000+	18	0.5%
Median Household Income	\$29,481	
Average Household Income	\$40,000	
Per Capita Income	\$17,022	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

3
Area: 1.81 square miles

Latitude: 41.53062465
Longitude: -90.5594066

2010 Population by Age	Number	Percent
Age 0 - 4	586	7.9%
Age 5 - 9	514	6.9%
Age 10 - 14	535	7.2%
Age 15 - 19	521	7.0%
Age 20 - 24	754	10.2%
Age 25 - 34	1,393	18.8%
Age 35 - 44	879	11.8%
Age 45 - 54	965	13.0%
Age 55 - 64	708	9.5%
Age 65 - 74	324	4.4%
Age 75 - 84	176	2.4%
Age 85+	69	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	588	7.6%
Age 5 - 9	542	7.0%
Age 10 - 14	491	6.3%
Age 15 - 19	535	6.9%
Age 20 - 24	800	10.3%
Age 25 - 34	1,461	18.8%
Age 35 - 44	935	12.1%
Age 45 - 54	925	11.9%
Age 55 - 64	818	10.5%
Age 65 - 74	400	5.2%
Age 75 - 84	184	2.4%
Age 85+	78	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	625	7.6%
Age 5 - 9	552	6.7%
Age 10 - 14	509	6.2%
Age 15 - 19	502	6.1%
Age 20 - 24	806	9.8%
Age 25 - 34	1,535	18.7%
Age 35 - 44	1,043	12.7%
Age 45 - 54	891	10.9%
Age 55 - 64	852	10.4%
Age 65 - 74	539	6.6%
Age 75 - 84	245	3.0%
Age 85+	95	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

3

Area: 1.81 square miles

Latitude: 41.53062465

Longitude: -90.5594066

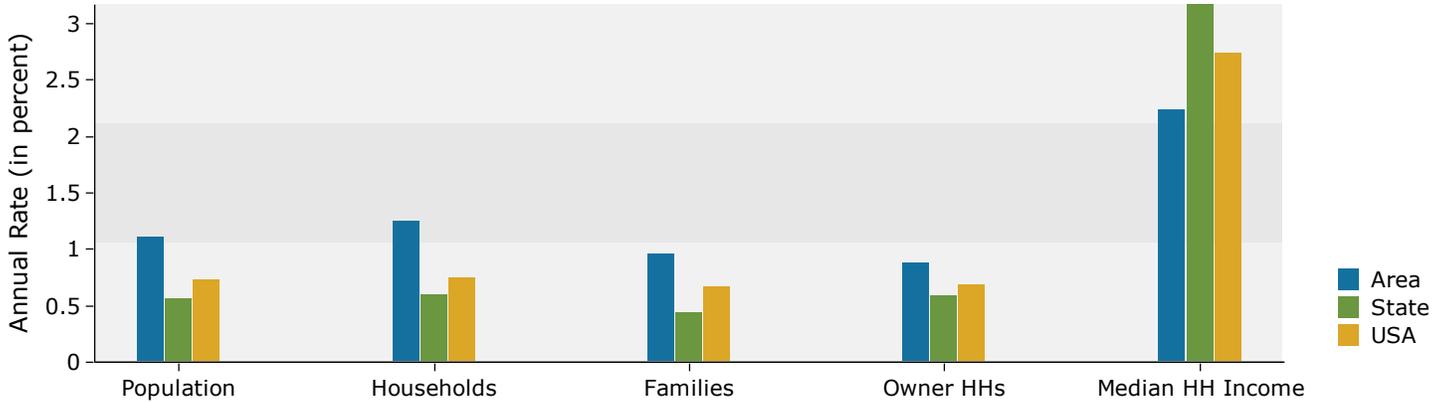
2010 Race and Ethnicity	Number	Percent
White Alone	4,567	61.5%
Black Alone	1,924	25.9%
American Indian Alone	36	0.5%
Asian Alone	110	1.5%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	237	3.2%
Two or More Races	545	7.3%
Hispanic Origin (Any Race)	786	10.6%

2014 Race and Ethnicity	Number	Percent
White Alone	4,678	60.3%
Black Alone	2,026	26.1%
American Indian Alone	38	0.5%
Asian Alone	123	1.6%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	271	3.5%
Two or More Races	616	7.9%
Hispanic Origin (Any Race)	917	11.8%

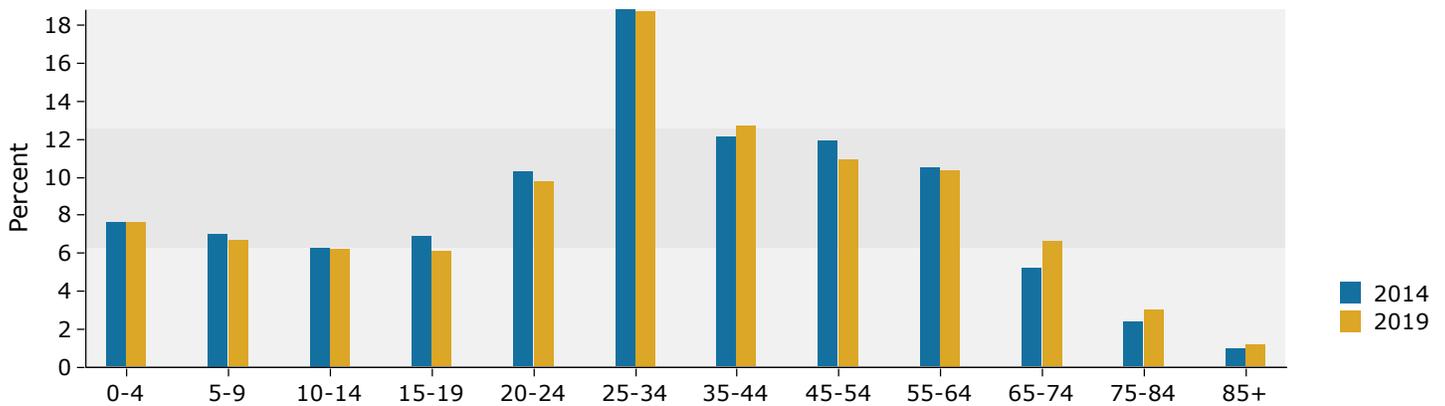
2019 Race and Ethnicity	Number	Percent
White Alone	4,808	58.7%
Black Alone	2,171	26.5%
American Indian Alone	40	0.5%
Asian Alone	141	1.7%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	306	3.7%
Two or More Races	723	8.8%
Hispanic Origin (Any Race)	1,092	13.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

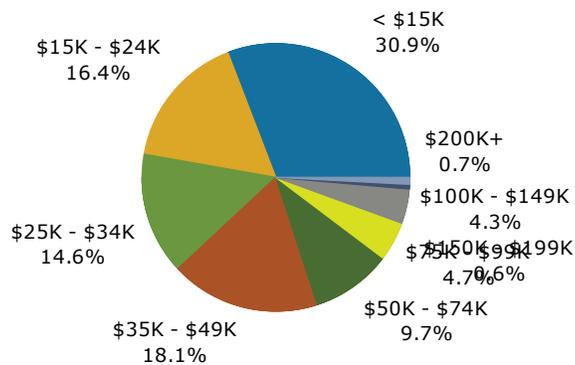
Trends 2014-2019



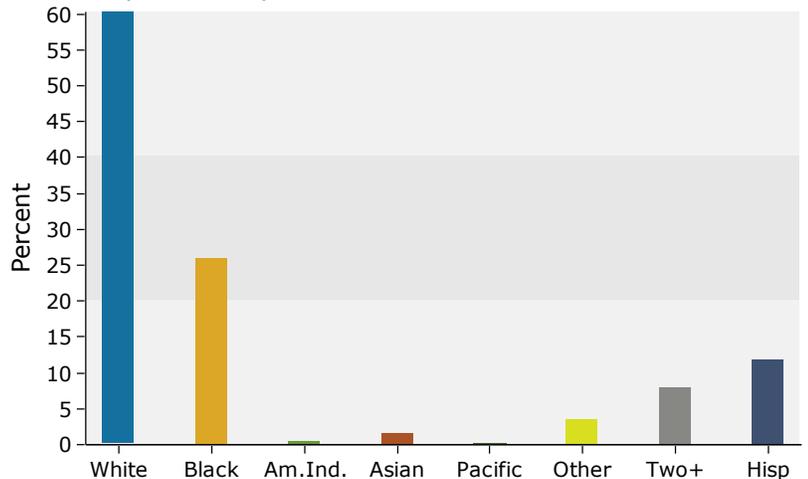
Population by Age



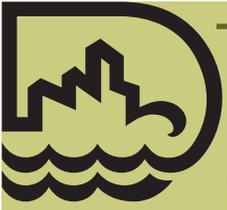
2014 Household Income



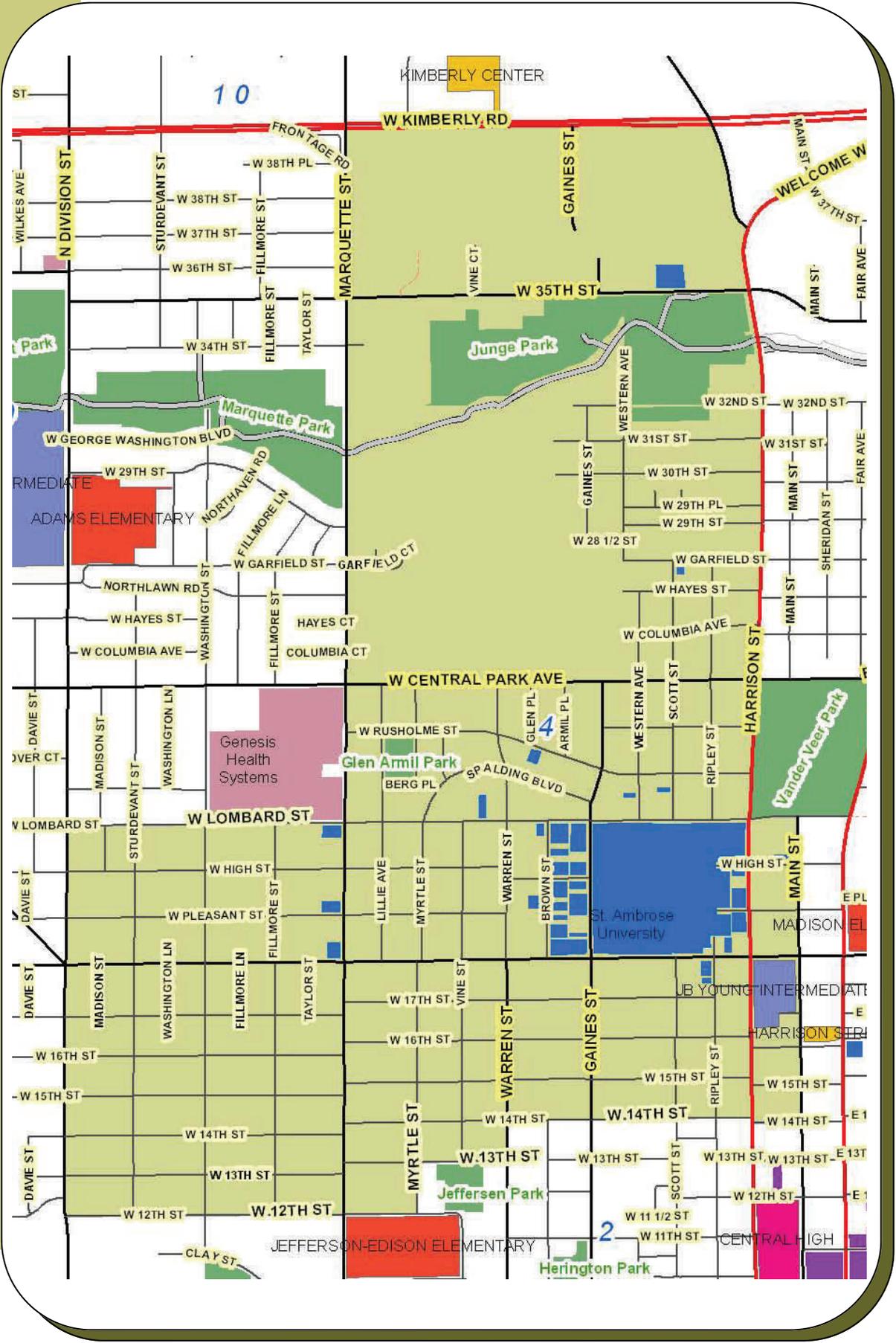
2014 Population by Race

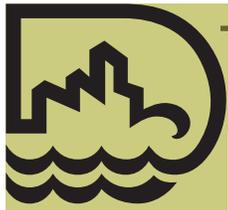


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 4





Planning Area 4

Population

	1990	2000	% Change	City % Change
Total	8,444	8,605	+2%	+3%
Minority	794	1,581	+99%	+55%
Hispanic	328	541	+65%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3,255	3,153	-3%	+5%
Owner	2,013	2,027	+<1%	+76%
Renter	1,242	1,126	-9%	-40%
% Renter	38%	36%	-6%	-43%

Housing

	2007	2008
Area 4 Foreclosures	19	22
City Foreclosures	266	204
% of Owner HH in Area 4	8%	8%
% of City Foreclosures in A4	7%	11%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	938	575	-39%	-36%
\$15-30,000	1043	775	-27%	-16%
\$30-60,000	979	1192	+22%	+13%
> \$60,000	232	626	+170%	+150%
Public Assist	189	123	-35%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1004	838	-17%	-23%
Violent	328	324	-1%	-20%
Property	541	406	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	22	31	+41%	+20%
Rental Issues	4	8	+100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	36	274	14%	12%
Fair	190	1,448	71%	51%
Good	40	305	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 4	30	8	26%
City	520	65	13%
% of City	6%	12%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 4 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 4 increased in line with the City the minority and Hispanic populations increased significantly more than the City
- Area 4 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 4 slightly more than the City
- The household income in Area 4 grew more than the City
- The decrease in households receiving public assistance was in line with the decrease in the City
- Public safety issues within Area 4 decreased less significantly than the City
- Residents of Area 4 are making greater use of the City's inspection services than the City as a whole
- Area 4 has slightly more need for minor housing rehabilitation than the City
- Area 4 has received twice the investment in streets rehabilitation compared to Area 4's share of the City's streets

Conservation



Demographic and Income Comparison Profile

4
Area: 1.76 square miles

Latitude: 41.54442334
Longitude: -90.5864875

Census 2010 Summary

Population	8,598
Households	3,046
Families	1,671
Average Household Size	2.41
Owner Occupied Housing Units	1,848
Renter Occupied Housing Units	1,198
Median Age	28.6

2014 Summary

Population	8,593
Households	3,060
Families	1,649
Average Household Size	2.40
Owner Occupied Housing Units	1,812
Renter Occupied Housing Units	1,248
Median Age	29.6
Median Household Income	\$35,276
Average Household Income	\$47,233

2019 Summary

Population	8,705
Households	3,124
Families	1,659
Average Household Size	2.38
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	1,292
Median Age	31.4
Median Household Income	\$39,727
Average Household Income	\$54,131

Trends: 2014-2019 Annual Rate

Population	0.26%
Households	0.41%
Families	0.12%
Owner Households	0.22%
Median Household Income	2.41%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2014 Households by Income	Number	Percent
<\$15,000	577	18.9%
\$15,000 - \$24,999	437	14.3%
\$25,000 - \$34,999	504	16.5%
\$35,000 - \$49,999	460	15.0%
\$50,000 - \$74,999	507	16.6%
\$75,000 - \$99,999	264	8.6%
\$100,000 - \$149,999	247	8.1%
\$150,000 - \$199,999	26	0.8%
\$200,000+	38	1.2%
Median Household Income	\$35,276	
Average Household Income	\$47,233	
Per Capita Income	\$18,174	

2019 Households by Income	Number	Percent
<\$15,000	577	18.5%
\$15,000 - \$24,999	351	11.2%
\$25,000 - \$34,999	437	14.0%
\$35,000 - \$49,999	500	16.0%
\$50,000 - \$74,999	471	15.1%
\$75,000 - \$99,999	337	10.8%
\$100,000 - \$149,999	353	11.3%
\$150,000 - \$199,999	49	1.6%
\$200,000+	49	1.6%
Median Household Income	\$39,727	
Average Household Income	\$54,131	
Per Capita Income	\$21,097	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

4

Area: 1.76 square miles

Latitude: 41.54442334

Longitude: -90.5864875

2010 Population by Age	Number	Percent
Age 0 - 4	554	6.4%
Age 5 - 9	485	5.6%
Age 10 - 14	455	5.3%
Age 15 - 19	1,056	12.3%
Age 20 - 24	1,248	14.5%
Age 25 - 34	1,278	14.9%
Age 35 - 44	938	10.9%
Age 45 - 54	983	11.4%
Age 55 - 64	770	9.0%
Age 65 - 74	384	4.5%
Age 75 - 84	307	3.6%
Age 85+	140	1.6%

2014 Population by Age	Number	Percent
Age 0 - 4	533	6.2%
Age 5 - 9	494	5.7%
Age 10 - 14	442	5.1%
Age 15 - 19	1,019	11.9%
Age 20 - 24	1,118	13.0%
Age 25 - 34	1,365	15.9%
Age 35 - 44	970	11.3%
Age 45 - 54	899	10.5%
Age 55 - 64	844	9.8%
Age 65 - 74	475	5.5%
Age 75 - 84	286	3.3%
Age 85+	148	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	541	6.2%
Age 5 - 9	492	5.7%
Age 10 - 14	456	5.2%
Age 15 - 19	1,014	11.6%
Age 20 - 24	1,050	12.1%
Age 25 - 34	1,299	14.9%
Age 35 - 44	1,025	11.8%
Age 45 - 54	876	10.1%
Age 55 - 64	877	10.1%
Age 65 - 74	576	6.6%
Age 75 - 84	349	4.0%
Age 85+	150	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

4
Area: 1.76 square miles

Latitude: 41.54442334
Longitude: -90.5864875

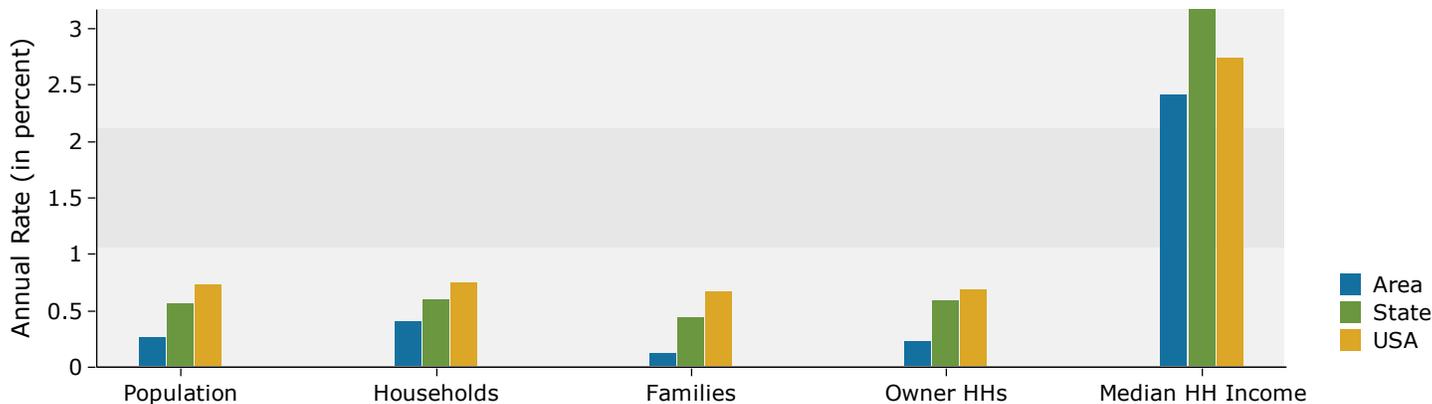
2010 Race and Ethnicity	Number	Percent
White Alone	6,877	80.0%
Black Alone	874	10.2%
American Indian Alone	34	0.4%
Asian Alone	250	2.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	219	2.5%
Two or More Races	343	4.0%
Hispanic Origin (Any Race)	715	8.3%

2014 Race and Ethnicity	Number	Percent
White Alone	6,793	79.1%
Black Alone	880	10.2%
American Indian Alone	35	0.4%
Asian Alone	268	3.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	241	2.8%
Two or More Races	375	4.4%
Hispanic Origin (Any Race)	796	9.3%

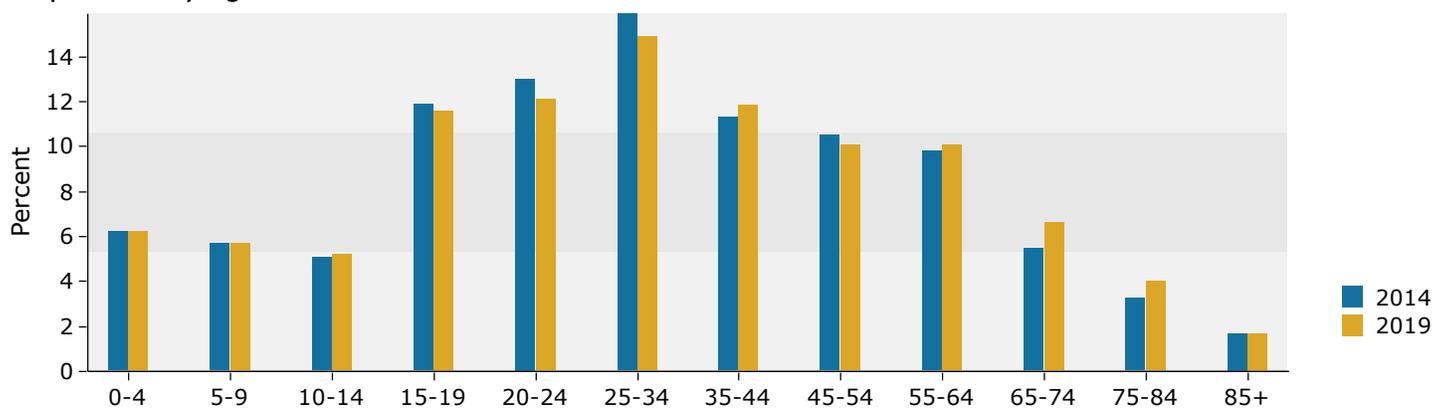
2019 Race and Ethnicity	Number	Percent
White Alone	6,769	77.8%
Black Alone	909	10.4%
American Indian Alone	37	0.4%
Asian Alone	297	3.4%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	264	3.0%
Two or More Races	428	4.9%
Hispanic Origin (Any Race)	915	10.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

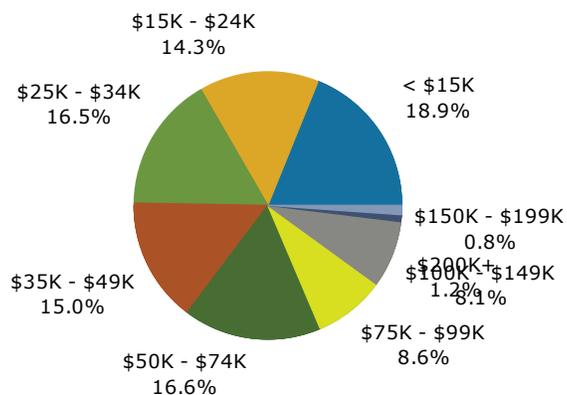
Trends 2014-2019



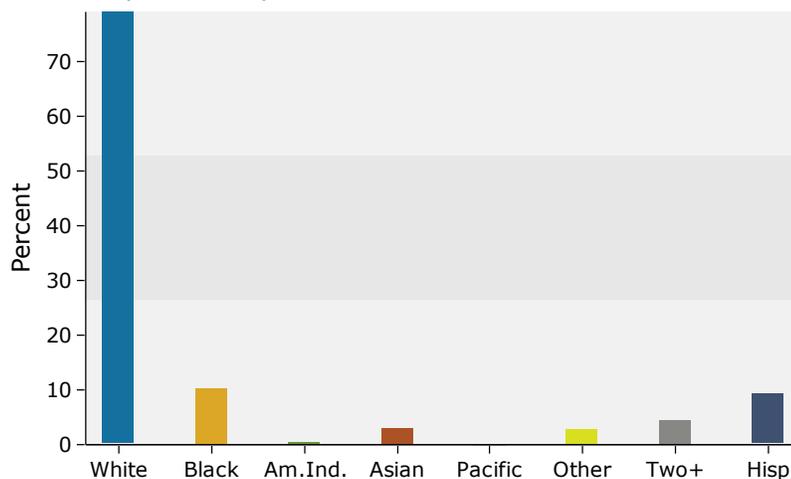
Population by Age



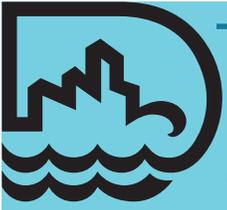
2014 Household Income



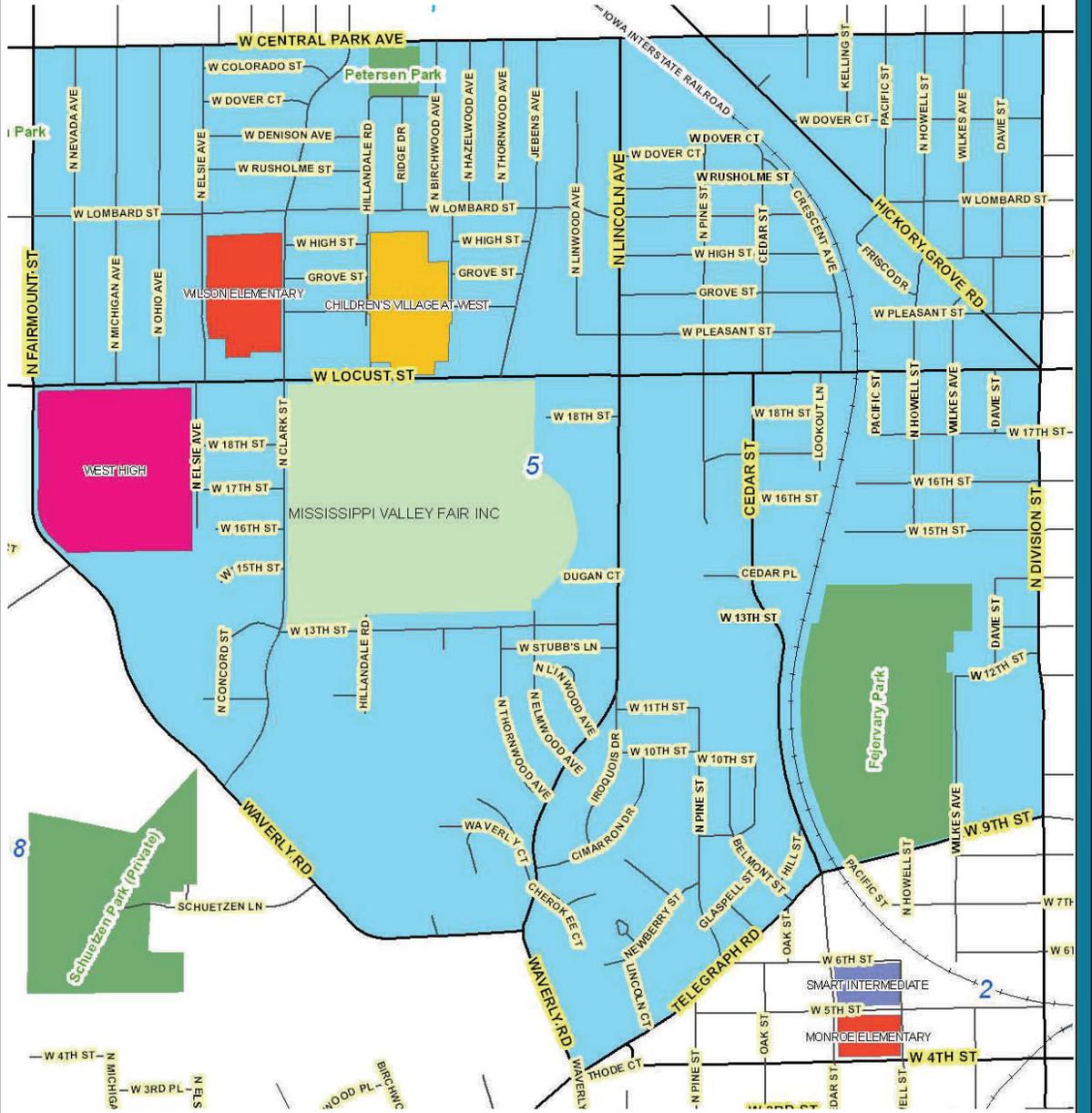
2014 Population by Race

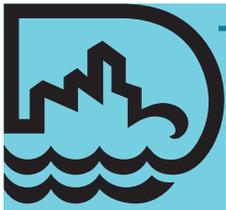


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 5





Planning Area 5

Population

	1990	2000	% Change	City % Change
Total	7153	6937	-3%	+3%
Minority	176	530	+201%	+55%
Hispanic	148	309	+108%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2986	2996	+<1%	+5%
Owner	2366	2419	+2%	+76%
Renter	620	577	-7%	-40%
% Renter	21%	19%	-9%	-43%

Housing

	2007	2008
Area 5 Foreclosures	10	16
City Foreclosures	266	204
% of Owner HH in Area 5	8%	8%
% of City Foreclosures in A5	4%	8%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	661	271	-59%	-36%
\$15-30,000	928	667	-28%	-16%
\$30-60,000	1258	1219	-3%	+13%
> \$60,000	189	789	+317%	+150%
Public Assist	192	76	-60%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1109	687	-38%	-23%
Violent	388	251	-35%	-20%
Property	572	305	-47%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	16	29	+81%	+20%
Rental Issues	2	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	23	472	19%	12%
Fair	77	1579	65%	51%
Good	18	369	15%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 5	30	7	23%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 5 like many of Davenport's older areas is a neighborhood in transition.

- Although the population within Area 5 decreased the minority and Hispanic populations increased significantly more than the City
- Area 5 maintained housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 5 slightly less than the City
- The household income in Area 5 grew significantly more than the City
- The decrease in households receiving public assistance was greater than the decrease in the City
- Public safety issues within Area 5 decreased more significantly than the City
- Residents of Area 5 are making greater use of the City's inspection services than the City as a whole
- Area 5 has slightly more need for minor housing rehabilitation than the City
- Area 5 has received nearly twice the investment in streets rehabilitation compared to Area 5's share of the City's streets

Conservation



Demographic and Income Comparison Profile

5
Area: 1.84 square miles

Latitude: 41.53633232
Longitude: -90.6148411

Census 2010 Summary

Population	6,841
Households	2,938
Families	1,849
Average Household Size	2.33
Owner Occupied Housing Units	2,309
Renter Occupied Housing Units	629
Median Age	39.6

2014 Summary

Population	6,577
Households	2,838
Families	1,761
Average Household Size	2.32
Owner Occupied Housing Units	2,196
Renter Occupied Housing Units	642
Median Age	39.7
Median Household Income	\$44,114
Average Household Income	\$54,799

2019 Summary

Population	6,475
Households	2,799
Families	1,720
Average Household Size	2.31
Owner Occupied Housing Units	2,158
Renter Occupied Housing Units	641
Median Age	40.1
Median Household Income	\$50,979
Average Household Income	\$63,331

Trends: 2014-2019 Annual Rate

Population	-0.31%
Households	-0.28%
Families	-0.47%
Owner Households	-0.35%
Median Household Income	2.93%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

2014 Households by Income	Number	Percent
<\$15,000	302	10.6%
\$15,000 - \$24,999	348	12.3%
\$25,000 - \$34,999	389	13.7%
\$35,000 - \$49,999	551	19.4%
\$50,000 - \$74,999	584	20.6%
\$75,000 - \$99,999	360	12.7%
\$100,000 - \$149,999	263	9.3%
\$150,000 - \$199,999	6	0.2%
\$200,000+	35	1.2%
Median Household Income	\$44,114	
Average Household Income	\$54,799	
Per Capita Income	\$23,646	

2019 Households by Income	Number	Percent
<\$15,000	282	10.1%
\$15,000 - \$24,999	255	9.1%
\$25,000 - \$34,999	293	10.5%
\$35,000 - \$49,999	537	19.2%
\$50,000 - \$74,999	546	19.5%
\$75,000 - \$99,999	461	16.5%
\$100,000 - \$149,999	346	12.4%
\$150,000 - \$199,999	15	0.5%
\$200,000+	64	2.3%
Median Household Income	\$50,979	
Average Household Income	\$63,331	
Per Capita Income	\$27,377	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

5
Area: 1.84 square miles

Latitude: 41.53633232
Longitude: -90.6148411

2010 Population by Age	Number	Percent
Age 0 - 4	474	6.9%
Age 5 - 9	441	6.4%
Age 10 - 14	362	5.3%
Age 15 - 19	382	5.6%
Age 20 - 24	377	5.5%
Age 25 - 34	1,011	14.8%
Age 35 - 44	791	11.6%
Age 45 - 54	1,023	15.0%
Age 55 - 64	830	12.1%
Age 65 - 74	570	8.3%
Age 75 - 84	409	6.0%
Age 85+	171	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	437	6.6%
Age 5 - 9	436	6.6%
Age 10 - 14	400	6.1%
Age 15 - 19	315	4.8%
Age 20 - 24	362	5.5%
Age 25 - 34	954	14.5%
Age 35 - 44	794	12.1%
Age 45 - 54	855	13.0%
Age 55 - 64	878	13.3%
Age 65 - 74	589	9.0%
Age 75 - 84	392	6.0%
Age 85+	165	2.5%

2019 Population by Age	Number	Percent
Age 0 - 4	427	6.6%
Age 5 - 9	413	6.4%
Age 10 - 14	417	6.4%
Age 15 - 19	354	5.5%
Age 20 - 24	291	4.5%
Age 25 - 34	847	13.1%
Age 35 - 44	852	13.2%
Age 45 - 54	756	11.7%
Age 55 - 64	866	13.4%
Age 65 - 74	665	10.3%
Age 75 - 84	417	6.4%
Age 85+	170	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

5

Area: 1.84 square miles

Latitude: 41.53633232

Longitude: -90.6148411

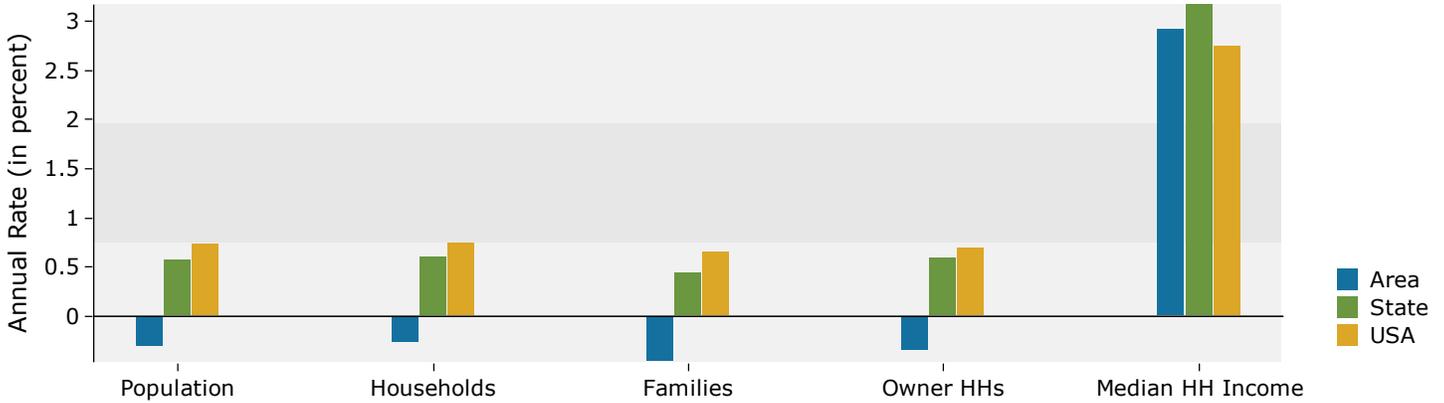
2010 Race and Ethnicity	Number	Percent
White Alone	6,122	89.5%
Black Alone	284	4.2%
American Indian Alone	33	0.5%
Asian Alone	116	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	94	1.4%
Two or More Races	191	2.8%
Hispanic Origin (Any Race)	478	7.0%

2014 Race and Ethnicity	Number	Percent
White Alone	5,834	88.7%
Black Alone	286	4.3%
American Indian Alone	33	0.5%
Asian Alone	120	1.8%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	103	1.6%
Two or More Races	200	3.0%
Hispanic Origin (Any Race)	526	8.0%

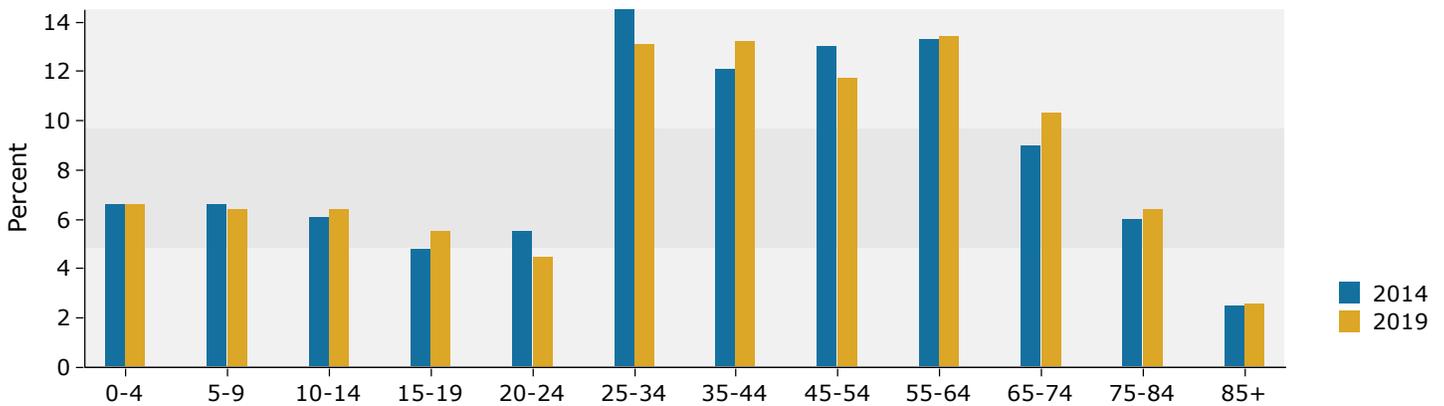
2019 Race and Ethnicity	Number	Percent
White Alone	5,675	87.6%
Black Alone	298	4.6%
American Indian Alone	33	0.5%
Asian Alone	131	2.0%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	113	1.7%
Two or More Races	224	3.5%
Hispanic Origin (Any Race)	608	9.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

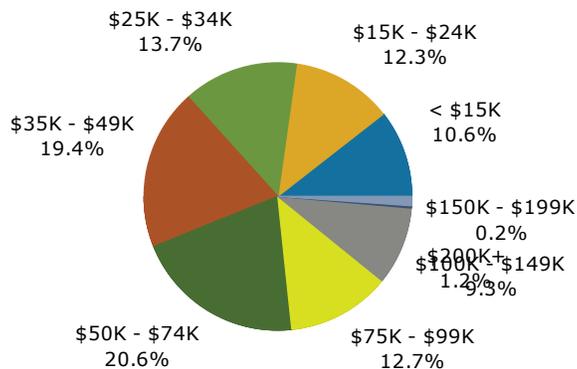
Trends 2014-2019



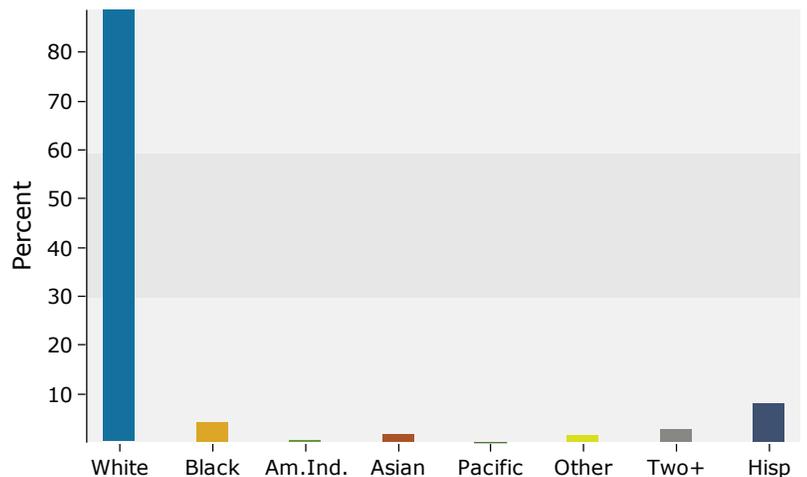
Population by Age



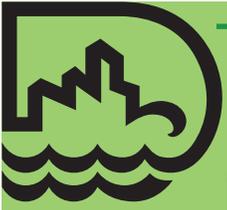
2014 Household Income



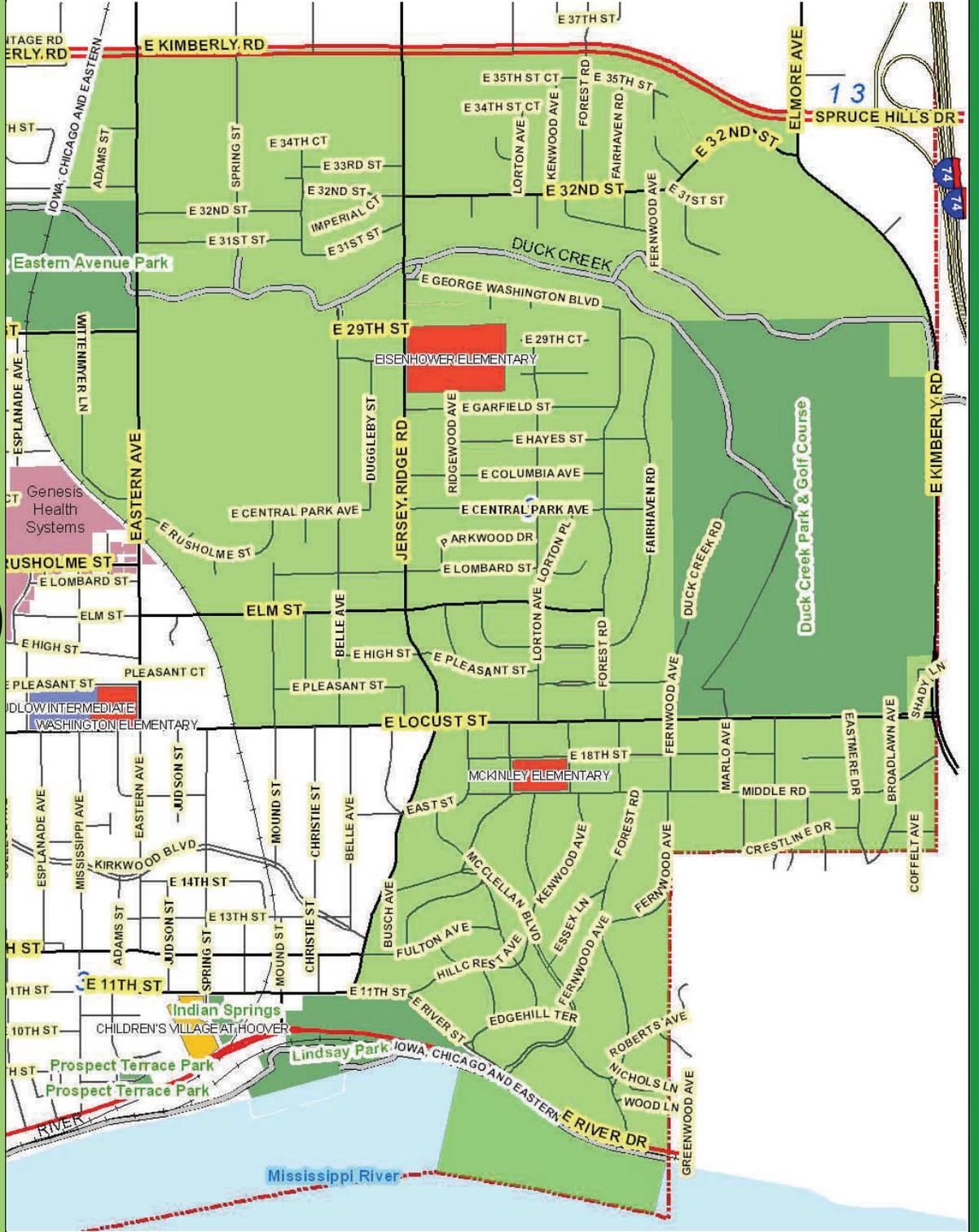
2014 Population by Race

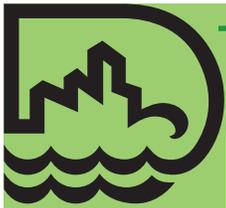


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 6





Planning Area 6

Population

	1990	2000	% Change	City % Change
Total	7410	7400	-<1%	+3%
Minority	366	549	+50%	+55%
Hispanic	114	186	+63%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3179	3330	+5%	+5%
Owner	2123	2269	+7%	+76%
Renter	1056	1061	+<1%	-40%
% Renter	33%	32%	-3%	-43%

Housing

	2007	2008
Area 6 Foreclosures	4	3
City Foreclosures	266	204
% of Owner HH in Area 6	9%	9%
% of City Foreclosures in A6	2%	1%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	600	318	-47%	-36%
\$15-30,000	663	543	-18%	-16%
\$30-60,000	1109	1050	-5%	+13%
> \$60,000	847	1434	+69%	+150%
Public Assist	64	14	-78%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	402	272	-32%	-23%
Violent	55	48	-13%	-20%
Property	291	181	-38%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	5	4	-20%	+20%
Rental Issues	0	1	100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	7	85	4%	12%
Fair	119	1452	64%	51%
Good	60	732	32%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 6	34	7	21%
City	520	65	13%
% of City	7%	11%	

Planning Area Prognosis:

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Planning Area 6 unlike many of Davenport's older areas is a stable neighborhood.

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- Area 6 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 6 less than the City
- The household income in Area 6 grew less than the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 6 decreased more than the City
- Residents of Area 6 are making less use of the City's inspection services than the City as a whole
- Area 6 has slightly more need for minor housing rehabilitation than the City
- Area 6 has received one and a half times the investment in streets rehabilitation compared to Area 6's share of the City's streets

Healthy



Demographic and Income Comparison Profile

6
Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

Census 2010 Summary

Population	6,839
Households	3,103
Families	1,811
Average Household Size	2.18
Owner Occupied Housing Units	2,222
Renter Occupied Housing Units	881
Median Age	41.0

2014 Summary

Population	6,734
Households	3,075
Families	1,768
Average Household Size	2.16
Owner Occupied Housing Units	2,191
Renter Occupied Housing Units	884
Median Age	41.3
Median Household Income	\$60,983
Average Household Income	\$79,432

2019 Summary

Population	6,759
Households	3,098
Families	1,763
Average Household Size	2.15
Owner Occupied Housing Units	2,263
Renter Occupied Housing Units	835
Median Age	42.3
Median Household Income	\$78,762
Average Household Income	\$96,252

Trends: 2014-2019 Annual Rate

Population	0.07%
Households	0.15%
Families	-0.06%
Owner Households	0.65%
Median Household Income	5.25%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

6
Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

2014 Households by Income	Number	Percent
<\$15,000	374	12.2%
\$15,000 - \$24,999	236	7.7%
\$25,000 - \$34,999	326	10.6%
\$35,000 - \$49,999	359	11.7%
\$50,000 - \$74,999	461	15.0%
\$75,000 - \$99,999	487	15.8%
\$100,000 - \$149,999	487	15.8%
\$150,000 - \$199,999	171	5.6%
\$200,000+	175	5.7%
Median Household Income	\$60,983	
Average Household Income	\$79,432	
Per Capita Income	\$36,388	

2019 Households by Income	Number	Percent
<\$15,000	321	10.4%
\$15,000 - \$24,999	161	5.2%
\$25,000 - \$34,999	261	8.4%
\$35,000 - \$49,999	358	11.6%
\$50,000 - \$74,999	347	11.2%
\$75,000 - \$99,999	514	16.6%
\$100,000 - \$149,999	610	19.7%
\$150,000 - \$199,999	294	9.5%
\$200,000+	233	7.5%
Median Household Income	\$78,762	
Average Household Income	\$96,252	
Per Capita Income	\$44,262	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

6
Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

2010 Population by Age	Number	Percent
Age 0 - 4	418	6.1%
Age 5 - 9	360	5.3%
Age 10 - 14	389	5.7%
Age 15 - 19	414	6.1%
Age 20 - 24	438	6.4%
Age 25 - 34	952	13.9%
Age 35 - 44	794	11.6%
Age 45 - 54	959	14.0%
Age 55 - 64	987	14.4%
Age 65 - 74	569	8.3%
Age 75 - 84	378	5.5%
Age 85+	183	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	391	5.8%
Age 5 - 9	415	6.2%
Age 10 - 14	385	5.7%
Age 15 - 19	373	5.5%
Age 20 - 24	464	6.9%
Age 25 - 34	842	12.5%
Age 35 - 44	781	11.6%
Age 45 - 54	849	12.6%
Age 55 - 64	995	14.8%
Age 65 - 74	684	10.2%
Age 75 - 84	366	5.4%
Age 85+	191	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	384	5.7%
Age 5 - 9	417	6.2%
Age 10 - 14	456	6.7%
Age 15 - 19	371	5.5%
Age 20 - 24	392	5.8%
Age 25 - 34	753	11.1%
Age 35 - 44	832	12.3%
Age 45 - 54	789	11.7%
Age 55 - 64	936	13.8%
Age 65 - 74	870	12.9%
Age 75 - 84	380	5.6%
Age 85+	181	2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

6
Area: 2.45 square miles

Latitude: 41.54436117
Longitude: -90.5376838

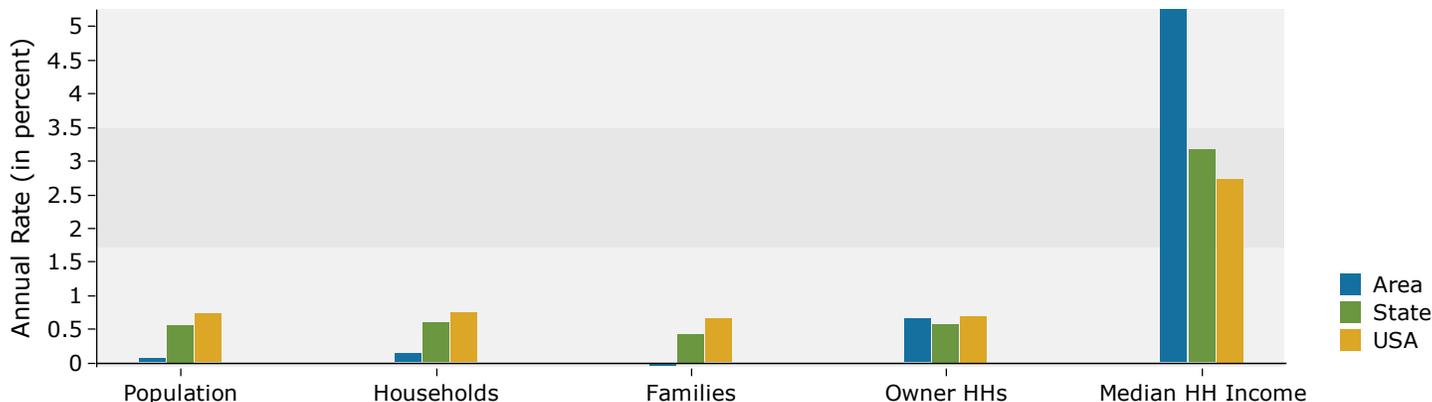
2010 Race and Ethnicity	Number	Percent
White Alone	6,196	90.6%
Black Alone	282	4.1%
American Indian Alone	15	0.2%
Asian Alone	137	2.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	72	1.1%
Two or More Races	134	2.0%
Hispanic Origin (Any Race)	300	4.4%

2014 Race and Ethnicity	Number	Percent
White Alone	6,060	90.0%
Black Alone	287	4.3%
American Indian Alone	15	0.2%
Asian Alone	143	2.1%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	80	1.2%
Two or More Races	146	2.2%
Hispanic Origin (Any Race)	337	5.0%

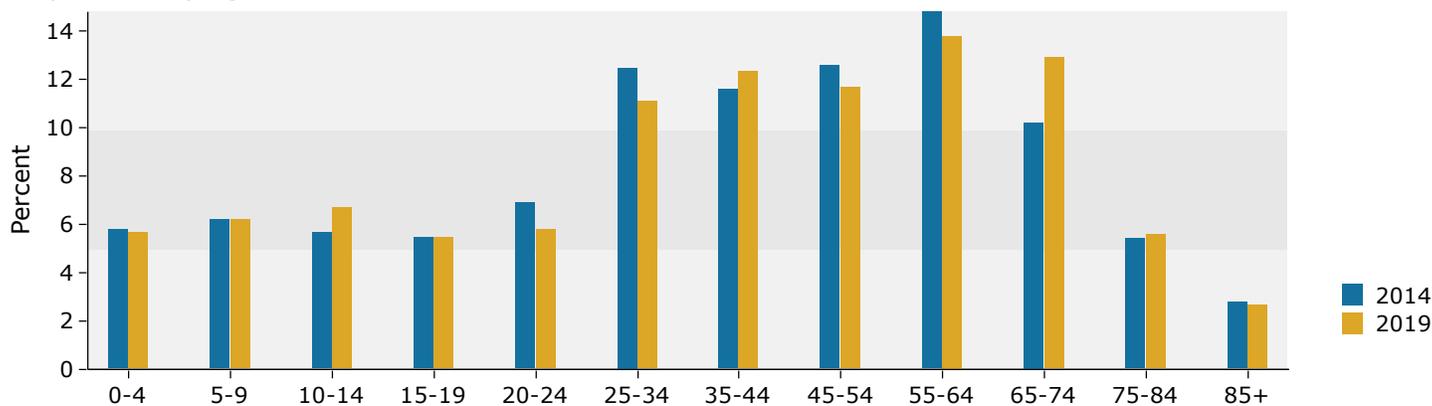
2019 Race and Ethnicity	Number	Percent
White Alone	6,030	89.2%
Black Alone	301	4.5%
American Indian Alone	15	0.2%
Asian Alone	156	2.3%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	88	1.3%
Two or More Races	166	2.5%
Hispanic Origin (Any Race)	394	5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

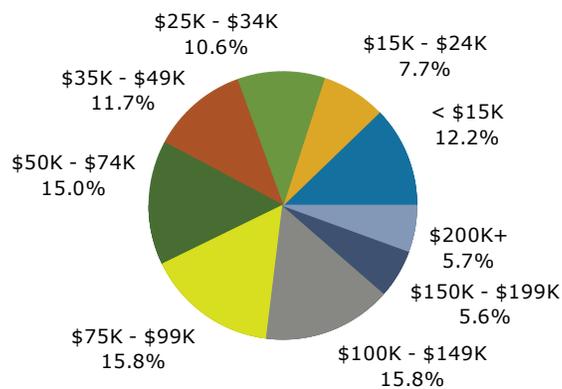
Trends 2014-2019



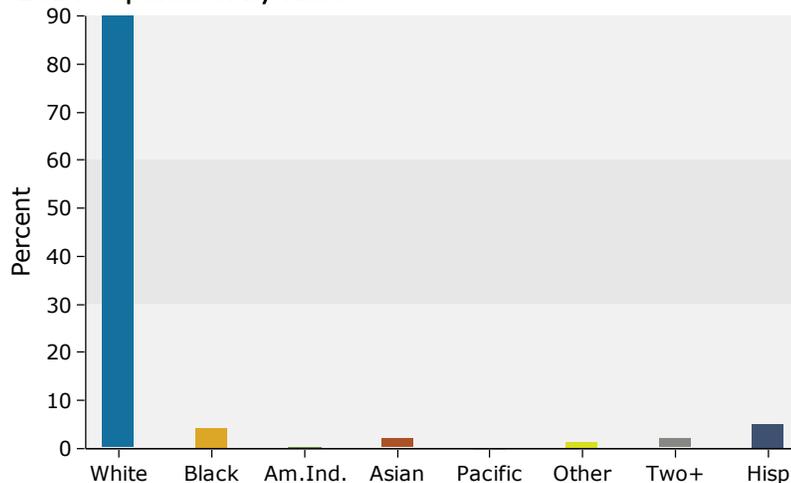
Population by Age



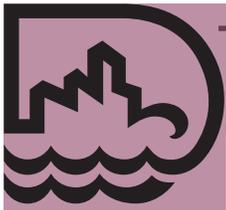
2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 7

Population

	1990	2000	% Change	City % Change
Total	7627	7278	-5%	+3%
Minority	411	612	+49%	+55%
Hispanic	213	330	+55%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3021	2988	-1%	+5%
Owner	2188	2283	+4%	+76%
Renter	833	705	-15%	-40%
% Renter	28%	24%	-14%	-43%

Housing

	2007	2008
Area 7 Foreclosures	25	11
City Foreclosures	266	204
% of Owner HH in Area 7	8%	8%
% of City Foreclosures in A7	9%	5%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	673	321	-52%	-36%
\$15-30,000	793	664	-16%	-16%
\$30-60,000	1161	1233	+6%	+13%
> \$60,000	301	763	+153%	+150%
Public Assist	139	61	-56%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	954	748	-21%	-23%
Violent	263	249	-5%	-20%
Property	572	384	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	8	20	+150%	+20%
Rental Issues	5	7	+40%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	1	15	<1%	12%
Fair	137	2031	89%	51%
Good	16	237	10%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 7	29	7	24%
City	520	65	13%
% of City	6%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 7 is a neighborhood in transition.

- Although the population within Area 7 decreased the minority and Hispanic populations increased in line with the City
- Area 7 lost housing units but gained slightly in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 7 slightly less than the City
- The household income in Area 7 grew in line with the City
- The decrease in households receiving public assistance was significantly more than the decrease in the City
- Public safety issues within Area 7 decreased in line with the City
- Residents of Area 7 are making significantly greater use of the City's inspection services than the City as a whole
- Area 7 has more need for minor housing rehabilitation than the City
- Area 7 has received nearly twice the investment in street rehabilitation compared to Area 7's share of the City's streets

Conservation



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

Census 2010 Summary

Population	6,643
Households	2,765
Families	1,684
Average Household Size	2.38
Owner Occupied Housing Units	2,089
Renter Occupied Housing Units	676
Median Age	34.1

2014 Summary

Population	6,483
Households	2,721
Families	1,633
Average Household Size	2.36
Owner Occupied Housing Units	2,028
Renter Occupied Housing Units	693
Median Age	35.5
Median Household Income	\$47,557
Average Household Income	\$56,072

2019 Summary

Population	6,459
Households	2,724
Families	1,616
Average Household Size	2.35
Owner Occupied Housing Units	2,041
Renter Occupied Housing Units	683
Median Age	37.3
Median Household Income	\$54,483
Average Household Income	\$64,328

Trends: 2014-2019 Annual Rate

Population	-0.07%
Households	0.02%
Families	-0.21%
Owner Households	0.13%
Median Household Income	2.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2014 Households by Income	Number	Percent
<\$15,000	267	9.8%
\$15,000 - \$24,999	373	13.7%
\$25,000 - \$34,999	350	12.9%
\$35,000 - \$49,999	423	15.5%
\$50,000 - \$74,999	614	22.6%
\$75,000 - \$99,999	371	13.6%
\$100,000 - \$149,999	276	10.1%
\$150,000 - \$199,999	30	1.1%
\$200,000+	17	0.6%
Median Household Income	\$47,557	
Average Household Income	\$56,072	
Per Capita Income	\$23,628	

2019 Households by Income	Number	Percent
<\$15,000	251	9.2%
\$15,000 - \$24,999	277	10.2%
\$25,000 - \$34,999	272	10.0%
\$35,000 - \$49,999	415	15.2%
\$50,000 - \$74,999	579	21.3%
\$75,000 - \$99,999	471	17.3%
\$100,000 - \$149,999	368	13.5%
\$150,000 - \$199,999	62	2.3%
\$200,000+	29	1.1%
Median Household Income	\$54,483	
Average Household Income	\$64,328	
Per Capita Income	\$27,247	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Population by Age	Number	Percent
Age 0 - 4	445	6.7%
Age 5 - 9	483	7.3%
Age 10 - 14	421	6.3%
Age 15 - 19	422	6.4%
Age 20 - 24	440	6.6%
Age 25 - 34	1,206	18.2%
Age 35 - 44	891	13.4%
Age 45 - 54	913	13.7%
Age 55 - 64	730	11.0%
Age 65 - 74	340	5.1%
Age 75 - 84	238	3.6%
Age 85+	114	1.7%

2014 Population by Age	Number	Percent
Age 0 - 4	416	6.4%
Age 5 - 9	426	6.6%
Age 10 - 14	444	6.8%
Age 15 - 19	369	5.7%
Age 20 - 24	395	6.1%
Age 25 - 34	1,142	17.6%
Age 35 - 44	914	14.1%
Age 45 - 54	840	13.0%
Age 55 - 64	772	11.9%
Age 65 - 74	431	6.6%
Age 75 - 84	223	3.4%
Age 85+	111	1.7%

2019 Population by Age	Number	Percent
Age 0 - 4	406	6.3%
Age 5 - 9	400	6.2%
Age 10 - 14	414	6.4%
Age 15 - 19	396	6.1%
Age 20 - 24	335	5.2%
Age 25 - 34	1,015	15.7%
Age 35 - 44	1,012	15.7%
Age 45 - 54	792	12.3%
Age 55 - 64	784	12.1%
Age 65 - 74	541	8.4%
Age 75 - 84	254	3.9%
Age 85+	110	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

7

Area: 1.32 square miles

Latitude: 41.54569818

Longitude: -90.5647324

2010 Race and Ethnicity

	Number	Percent
White Alone	5,850	88.1%
Black Alone	315	4.7%
American Indian Alone	25	0.4%
Asian Alone	71	1.1%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	92	1.4%
Two or More Races	280	4.2%
Hispanic Origin (Any Race)	448	6.7%

2014 Race and Ethnicity

	Number	Percent
White Alone	5,658	87.3%
Black Alone	314	4.8%
American Indian Alone	26	0.4%
Asian Alone	76	1.2%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	99	1.5%
Two or More Races	300	4.6%
Hispanic Origin (Any Race)	495	7.6%

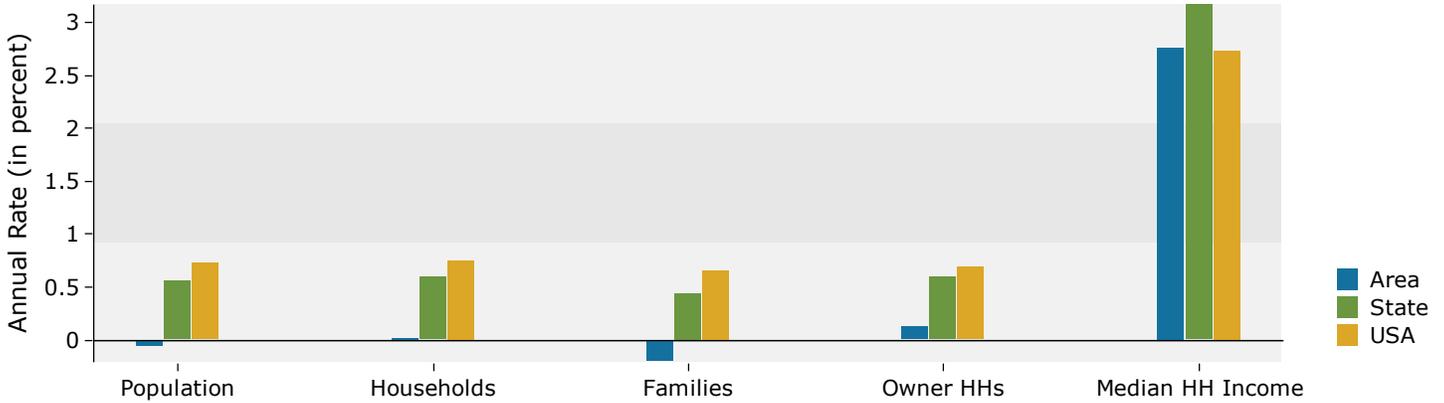
2019 Race and Ethnicity

	Number	Percent
White Alone	5,565	86.2%
Black Alone	324	5.0%
American Indian Alone	27	0.4%
Asian Alone	84	1.3%
Pacific Islander Alone	10	0.2%
Some Other Race Alone	106	1.6%
Two or More Races	343	5.3%
Hispanic Origin (Any Race)	573	8.9%

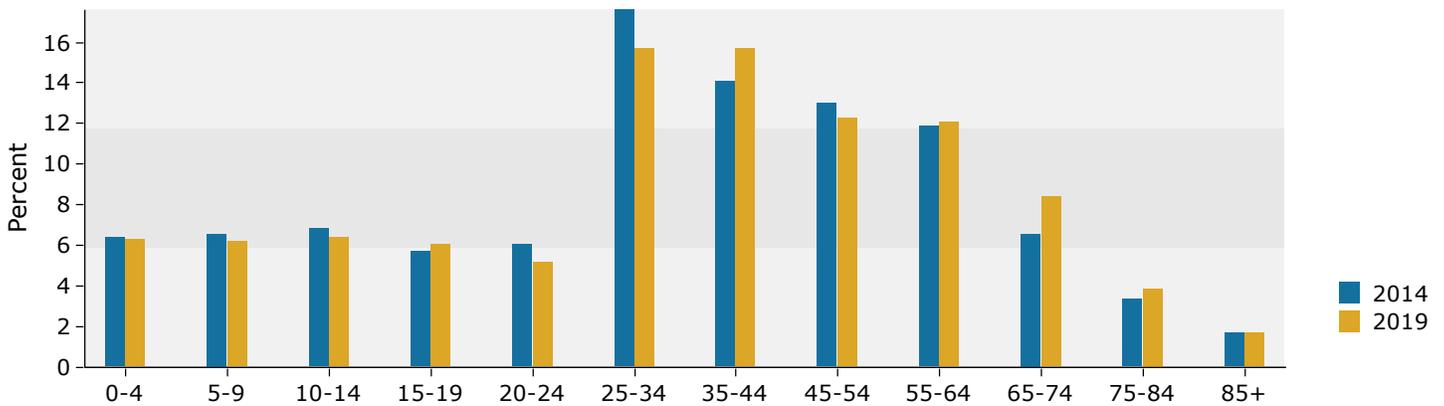
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

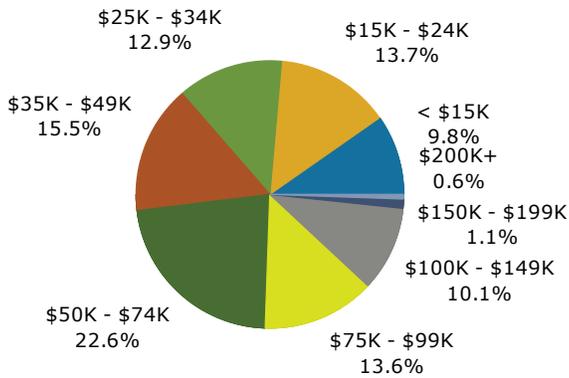
Trends 2014-2019



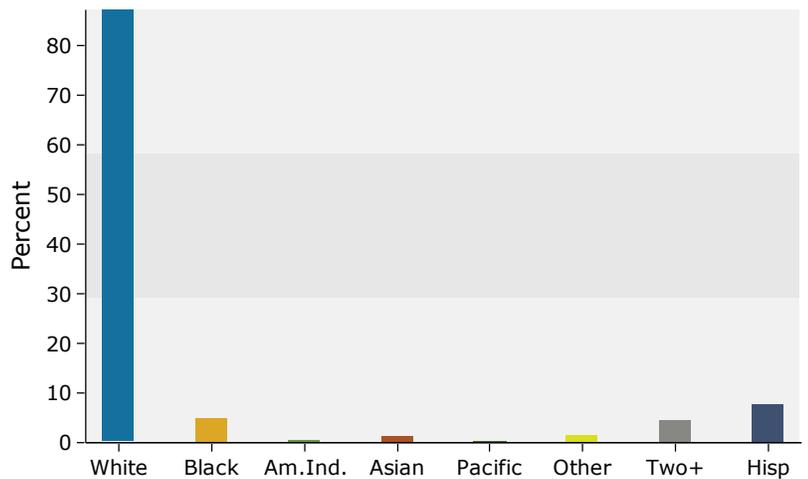
Population by Age



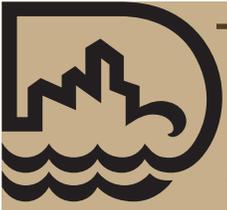
2014 Household Income



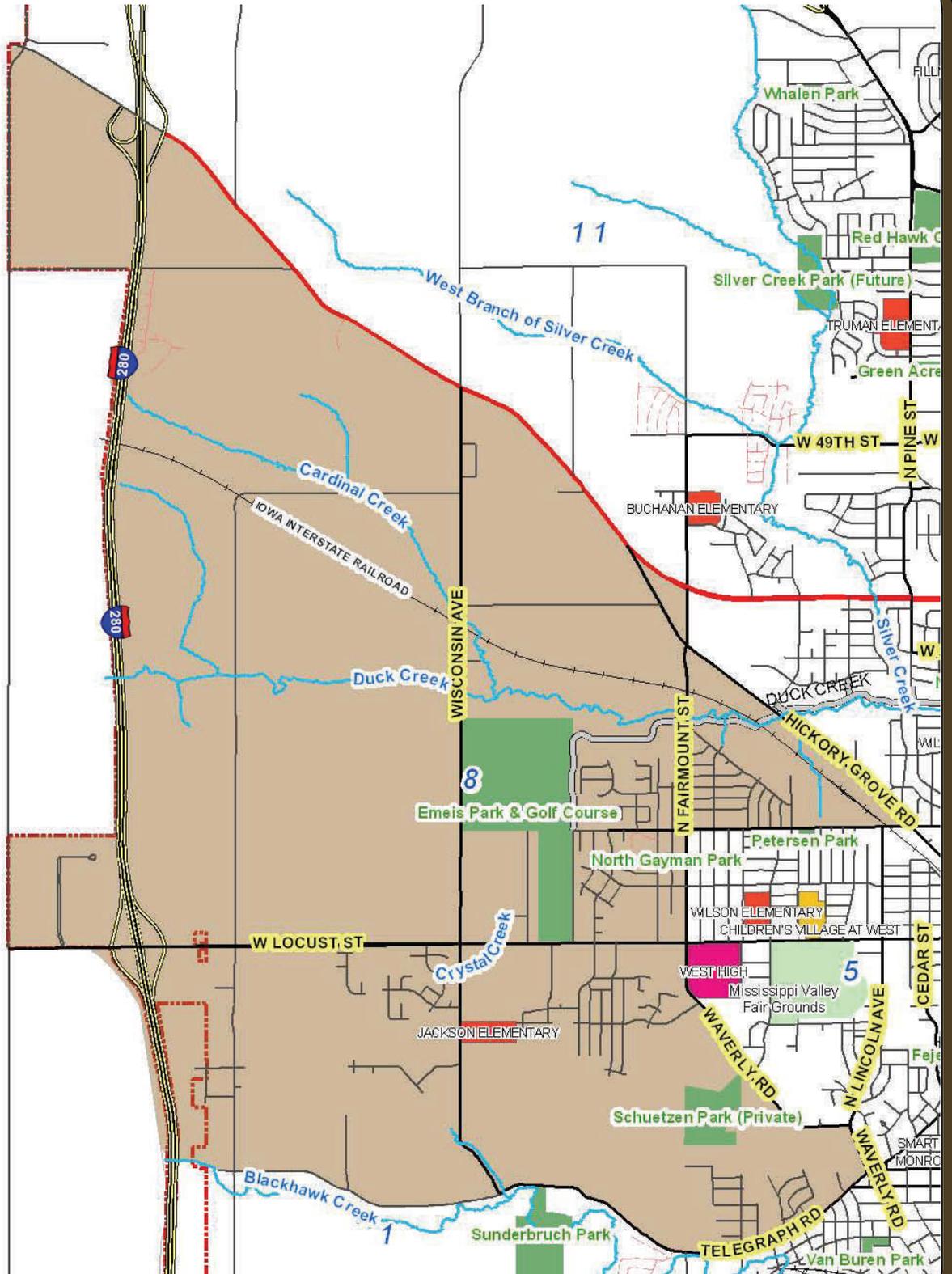
2014 Population by Race

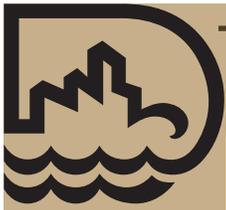


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 8





Planning Area 8

Population	1990	2000	% Change	City % Change
Total	7202	7423	+3%	+3%
Minority	573	1168	+103%	+55%
Hispanic	231	320	+39%	+59%

Household Tenure (Renter/Owner)	1990	2000	% Change	City % Change
Occupied	2527	2691	+6%	+5%
Owner	1657	1911	+15%	+76%
Renter	870	780	-10%	-40%
% Renter	34%	29%	-15%	-43%

Housing	2007	2008
Area 8 Foreclosures	10	12
City Foreclosures	266	204
% of Owner HH in Area 8	7%	7%
% of City Foreclosures in A8	4%	6%

Household Income	1990	2000	% Change	City % Change
< \$15,000	529	467	-12%	-36%
\$15-30,000	773	568	-27%	-16%
\$30-60,000	928	1043	+13%	+13%
> \$60,000	268	662	+147%	+150%
Public Assist	206	176	-15%	-38%

Public Safety Calls	2005	2008	% Change	City % Change
Total	754	703	-7%	-23%
Violent	281	253	-10%	-20%
Property	416	350	-16%	-28%

Property Conditions	2005	2008	% Change	City % Change
Complaints	11	36	+227%	+20%
Rental Issues	0	1	+100%	-15%

Housing Conditions	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0	<1%
Poor	1	10	<1%	12%
Fair	51	510	27%	51%
Good	139	1391	72%	36%

Streets	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 8	46	2	4%
City	520	65	13%
% of City	9%	3%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 8 a stable neighborhood.

- Although the population within Area 8 increased in line with the City the minority population increased significantly more than the City and the Hispanic population increased less significantly than the City
- Area 8 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 8 slightly less than the City
- The household income in Area 8 grew in line with the City
- The decrease in households receiving public assistance was significantly less than the decrease in the City
- Public safety issues within Area 8 decreased less significantly than the City
- Residents of Area 8 are making greater use of the City's inspection services than the City as a whole
- Area 8 has significantly less need for minor housing rehabilitation than the City
- Area 8 has received one-third the investment in street rehabilitation compared to Area 8's share of the City's streets

Conservation



Demographic and Income Comparison Profile

8
Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

Census 2010 Summary

Population	8,060
Households	3,172
Families	2,162
Average Household Size	2.47
Owner Occupied Housing Units	2,148
Renter Occupied Housing Units	1,024
Median Age	37.4

2014 Summary

Population	8,412
Households	3,355
Families	2,259
Average Household Size	2.44
Owner Occupied Housing Units	2,236
Renter Occupied Housing Units	1,119
Median Age	37.9
Median Household Income	\$45,807
Average Household Income	\$55,877

2019 Summary

Population	8,893
Households	3,572
Families	2,383
Average Household Size	2.43
Owner Occupied Housing Units	2,387
Renter Occupied Housing Units	1,185
Median Age	38.2
Median Household Income	\$55,067
Average Household Income	\$65,372

Trends: 2014-2019 Annual Rate

Population	1.12%
Households	1.26%
Families	1.07%
Owner Households	1.32%
Median Household Income	3.75%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

8

Area: 11.07 square miles

Latitude: 41.55063797

Longitude: -90.6548735

2014 Households by Income	Number	Percent
<\$15,000	560	16.7%
\$15,000 - \$24,999	366	10.9%
\$25,000 - \$34,999	436	13.0%
\$35,000 - \$49,999	407	12.1%
\$50,000 - \$74,999	693	20.7%
\$75,000 - \$99,999	389	11.6%
\$100,000 - \$149,999	408	12.2%
\$150,000 - \$199,999	66	2.0%
\$200,000+	30	0.9%
Median Household Income	\$45,807	
Average Household Income	\$55,877	
Per Capita Income	\$22,523	

2019 Households by Income	Number	Percent
<\$15,000	552	15.5%
\$15,000 - \$24,999	280	7.8%
\$25,000 - \$34,999	346	9.7%
\$35,000 - \$49,999	415	11.6%
\$50,000 - \$74,999	693	19.4%
\$75,000 - \$99,999	540	15.1%
\$100,000 - \$149,999	594	16.6%
\$150,000 - \$199,999	107	3.0%
\$200,000+	45	1.3%
Median Household Income	\$55,067	
Average Household Income	\$65,372	
Per Capita Income	\$26,538	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

8
Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

2010 Population by Age	Number	Percent
Age 0 - 4	647	8.0%
Age 5 - 9	535	6.6%
Age 10 - 14	487	6.0%
Age 15 - 19	525	6.5%
Age 20 - 24	566	7.0%
Age 25 - 34	1,055	13.1%
Age 35 - 44	973	12.1%
Age 45 - 54	1,130	14.0%
Age 55 - 64	1,009	12.5%
Age 65 - 74	586	7.3%
Age 75 - 84	344	4.3%
Age 85+	203	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	642	7.6%
Age 5 - 9	549	6.5%
Age 10 - 14	520	6.2%
Age 15 - 19	484	5.8%
Age 20 - 24	566	6.7%
Age 25 - 34	1,175	14.0%
Age 35 - 44	956	11.4%
Age 45 - 54	1,107	13.2%
Age 55 - 64	1,101	13.1%
Age 65 - 74	728	8.7%
Age 75 - 84	369	4.4%
Age 85+	215	2.6%

2019 Population by Age	Number	Percent
Age 0 - 4	674	7.6%
Age 5 - 9	557	6.3%
Age 10 - 14	542	6.1%
Age 15 - 19	516	5.8%
Age 20 - 24	501	5.6%
Age 25 - 34	1,328	14.9%
Age 35 - 44	986	11.1%
Age 45 - 54	1,049	11.8%
Age 55 - 64	1,158	13.0%
Age 65 - 74	904	10.2%
Age 75 - 84	449	5.0%
Age 85+	229	2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

8
Area: 11.07 square miles

Latitude: 41.55063797
Longitude: -90.6548735

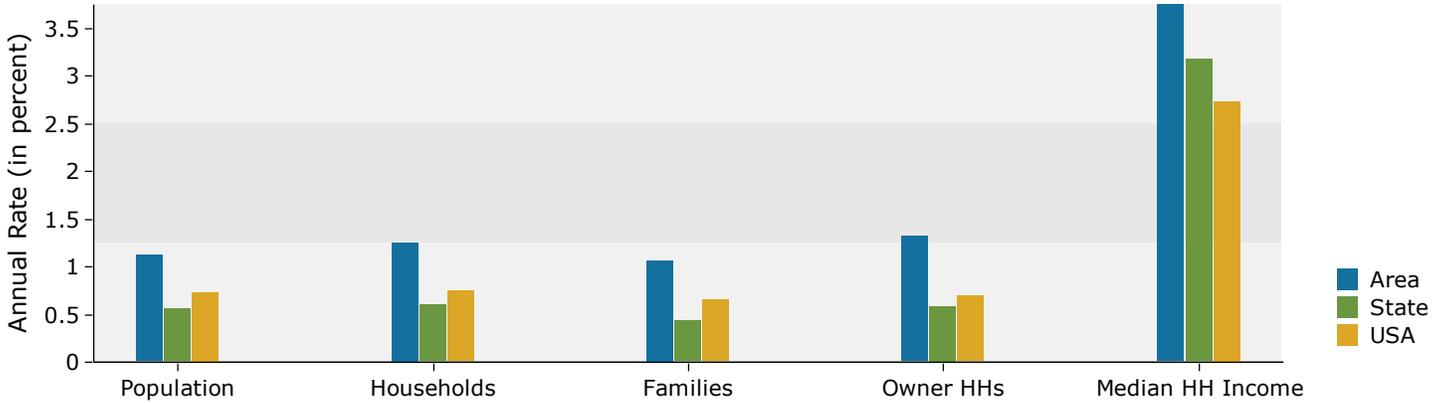
2010 Race and Ethnicity	Number	Percent
White Alone	6,375	79.1%
Black Alone	888	11.0%
American Indian Alone	22	0.3%
Asian Alone	324	4.0%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	140	1.7%
Two or More Races	308	3.8%
Hispanic Origin (Any Race)	468	5.8%

2014 Race and Ethnicity	Number	Percent
White Alone	6,602	78.5%
Black Alone	924	11.0%
American Indian Alone	23	0.3%
Asian Alone	352	4.2%
Pacific Islander Alone	3	0.0%
Some Other Race Alone	162	1.9%
Two or More Races	346	4.1%
Hispanic Origin (Any Race)	547	6.5%

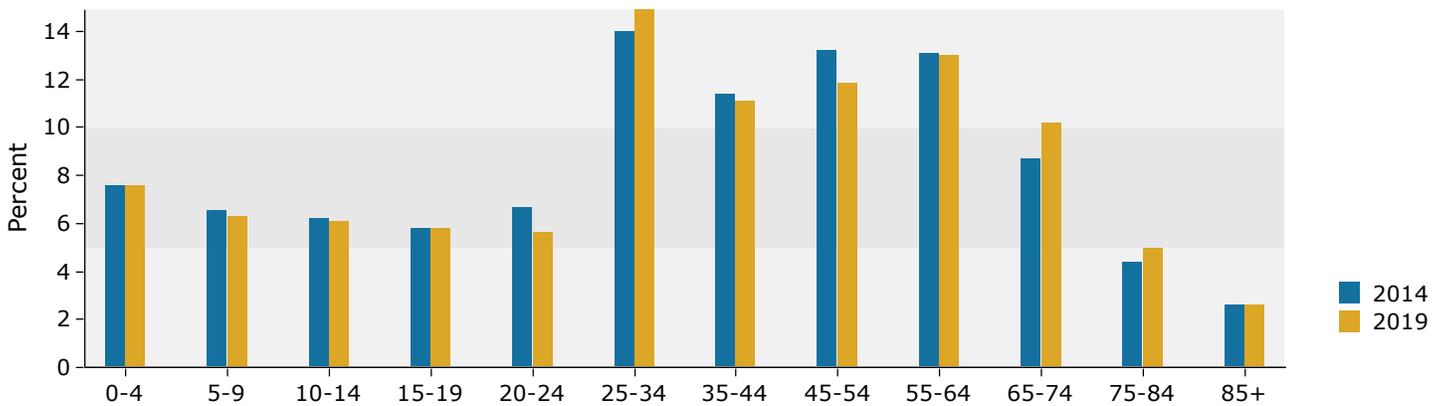
2019 Race and Ethnicity	Number	Percent
White Alone	6,885	77.4%
Black Alone	989	11.1%
American Indian Alone	25	0.3%
Asian Alone	394	4.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	186	2.1%
Two or More Races	410	4.6%
Hispanic Origin (Any Race)	658	7.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

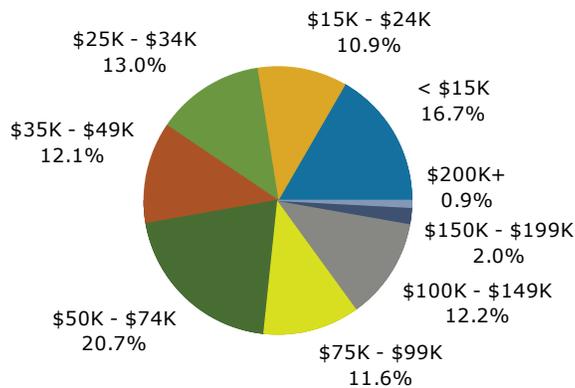
Trends 2014-2019



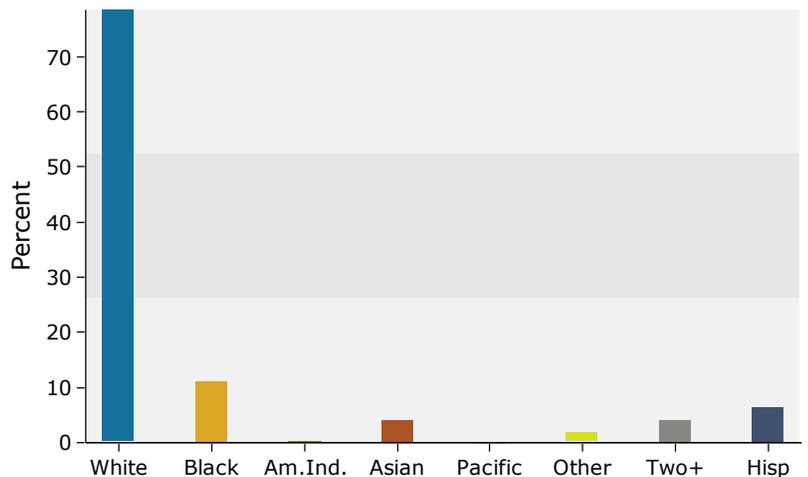
Population by Age



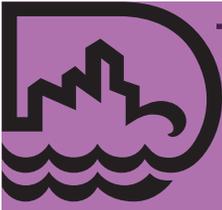
2014 Household Income



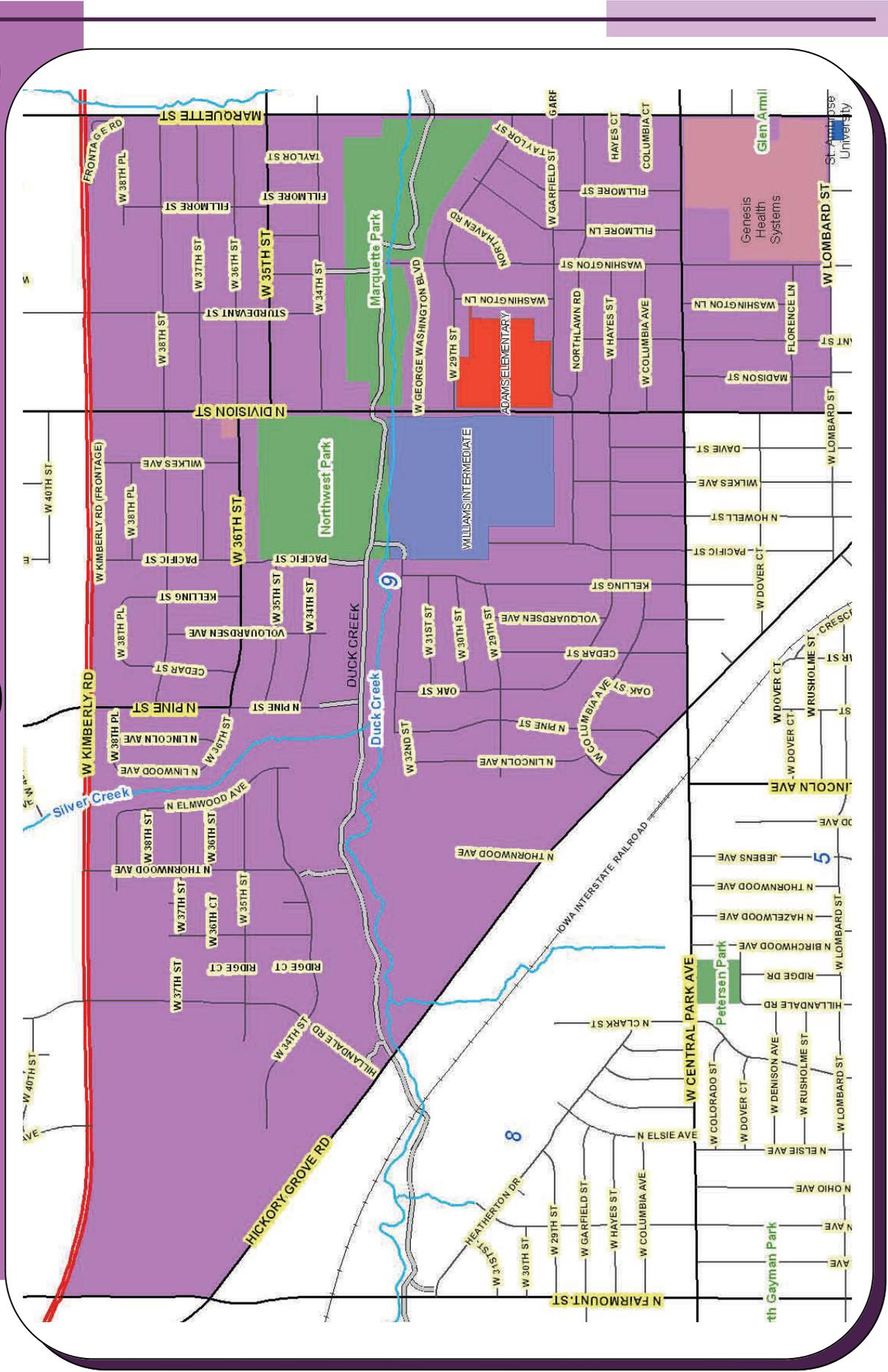
2014 Population by Race

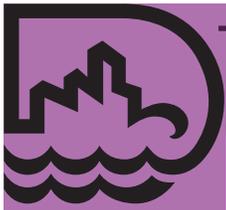


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 9





Planning Area 9

Population	1990	2000	% Change	City % Change
Total	6752	6300	-7%	+3%
Minority	188	337	+79%	+55%
Hispanic	108	213	+97%	+59%

Household Tenure (Renter/Owner)	1990	2000	% Change	City % Change
Occupied	2758	2705	-2%	+5%
Owner	2226	2211	-<1%	+76%
Renter	532	494	-7%	-40%
% Renter	19%	18%	-5%	-43%

Housing	2007	2008
Area 9 Foreclosures	14	14
City Foreclosures	266	204
% of Owner HH in Area 9	7%	7%
% of City Foreclosures in A9	5%	7%

Household Income	1990	2000	% Change	City % Change
< \$15,000	467	341	-27%	-36%
\$15-30,000	806	578	-28%	-16%
\$30-60,000	1197	1055	-12%	+13%
> \$60,000	282	756	+168%	+150%
Public Assist	116	56	-51%	-38%

Public Safety Calls	2005	2008	% Change	City % Change
Total	826	733	-11%	-23%
Violent	222	137	-38%	-20%
Property	521	507	-3%	-28%

Property Conditions	2005	2008	% Change	City % Change
Complaints	14	12	-14%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	48	632	29%	12%
Fair	120	1579	71%	51%
Good	0	0	0%	36%

Streets	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 9	28	3	11%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 9 is a neighborhood in transition.

- Although the population within Area 9 decreased the minority and Hispanic populations increased significantly more than the City
- Area 9 lost housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 9 in line with the City
- The household income in Area 9 grew more than the City
- The decrease in households receiving public assistance was more than the decrease in the City
- Public safety issues within Area 9 decreased less significantly than the City
- Residents of Area 9 are making less use of the City's inspection services than the City as a whole
- Area 9 has slightly more need for minor housing rehabilitation than the City
- Area 9 has received its share of investment in street rehabilitation compared to Area 9's share of the City's streets

Conservation



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411
Longitude: -90.6063325

Census 2010 Summary

Population	6,105
Households	2,611
Families	1,688
Average Household Size	2.34
Owner Occupied Housing Units	2,100
Renter Occupied Housing Units	511
Median Age	39.6

2014 Summary

Population	6,215
Households	2,677
Families	1,707
Average Household Size	2.32
Owner Occupied Housing Units	2,124
Renter Occupied Housing Units	553
Median Age	40.3
Median Household Income	\$46,024
Average Household Income	\$57,480

2019 Summary

Population	6,428
Households	2,779
Families	1,754
Average Household Size	2.31
Owner Occupied Housing Units	2,202
Renter Occupied Housing Units	577
Median Age	41.0
Median Household Income	\$54,213
Average Household Income	\$66,899

Trends: 2014-2019 Annual Rate

Population	0.68%
Households	0.75%
Families	0.54%
Owner Households	0.72%
Median Household Income	3.33%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2014 Households by Income	Number	Percent
<\$15,000	251	9.4%
\$15,000 - \$24,999	336	12.6%
\$25,000 - \$34,999	353	13.2%
\$35,000 - \$49,999	500	18.7%
\$50,000 - \$74,999	479	17.9%
\$75,000 - \$99,999	422	15.8%
\$100,000 - \$149,999	275	10.3%
\$150,000 - \$199,999	36	1.3%
\$200,000+	25	0.9%

Median Household Income	\$46,024
Average Household Income	\$57,480
Per Capita Income	\$24,767

2019 Households by Income	Number	Percent
<\$15,000	243	8.7%
\$15,000 - \$24,999	257	9.2%
\$25,000 - \$34,999	279	10.0%
\$35,000 - \$49,999	505	18.2%
\$50,000 - \$74,999	459	16.5%
\$75,000 - \$99,999	545	19.6%
\$100,000 - \$149,999	365	13.1%
\$150,000 - \$199,999	78	2.8%
\$200,000+	48	1.7%

Median Household Income	\$54,213
Average Household Income	\$66,899
Per Capita Income	\$28,933

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

2010 Population by Age	Number	Percent
Age 0 - 4	410	6.7%
Age 5 - 9	391	6.4%
Age 10 - 14	366	6.0%
Age 15 - 19	332	5.4%
Age 20 - 24	327	5.4%
Age 25 - 34	887	14.5%
Age 35 - 44	714	11.7%
Age 45 - 54	893	14.6%
Age 55 - 64	749	12.3%
Age 65 - 74	490	8.0%
Age 75 - 84	379	6.2%
Age 85+	167	2.7%

2014 Population by Age	Number	Percent
Age 0 - 4	399	6.4%
Age 5 - 9	387	6.2%
Age 10 - 14	372	6.0%
Age 15 - 19	324	5.2%
Age 20 - 24	350	5.6%
Age 25 - 34	915	14.7%
Age 35 - 44	696	11.2%
Age 45 - 54	833	13.4%
Age 55 - 64	815	13.1%
Age 65 - 74	544	8.8%
Age 75 - 84	404	6.5%
Age 85+	176	2.8%

2019 Population by Age	Number	Percent
Age 0 - 4	416	6.5%
Age 5 - 9	382	5.9%
Age 10 - 14	376	5.8%
Age 15 - 19	339	5.3%
Age 20 - 24	327	5.1%
Age 25 - 34	894	13.9%
Age 35 - 44	738	11.5%
Age 45 - 54	797	12.4%
Age 55 - 64	871	13.6%
Age 65 - 74	634	9.9%
Age 75 - 84	462	7.2%
Age 85+	192	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

9

Area: 1.73 square miles

Latitude: 41.55299411

Longitude: -90.6063325

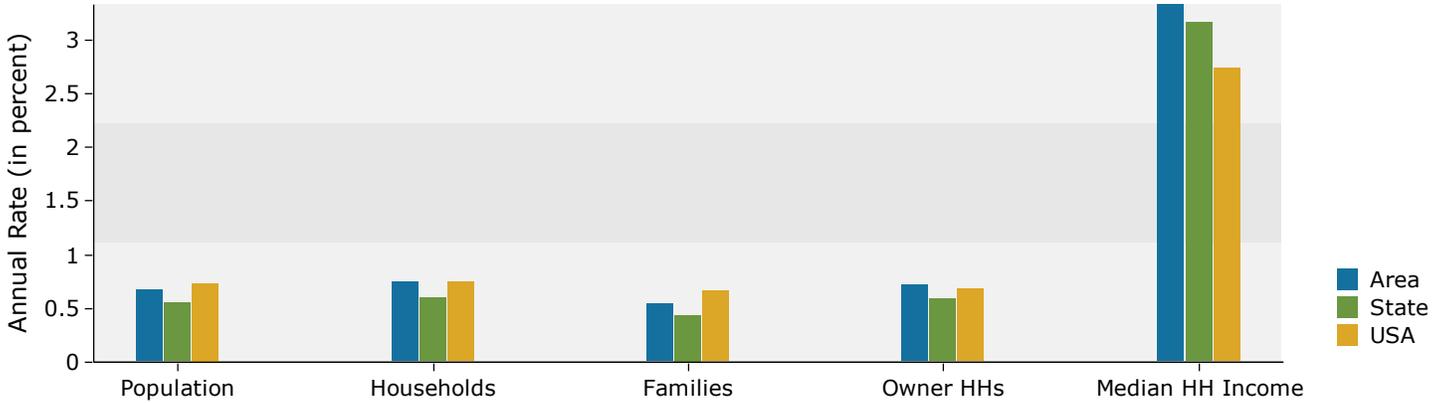
2010 Race and Ethnicity	Number	Percent
White Alone	5,447	89.2%
Black Alone	245	4.0%
American Indian Alone	18	0.3%
Asian Alone	105	1.7%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	105	1.7%
Two or More Races	184	3.0%
Hispanic Origin (Any Race)	373	6.1%

2014 Race and Ethnicity	Number	Percent
White Alone	5,495	88.4%
Black Alone	257	4.1%
American Indian Alone	19	0.3%
Asian Alone	116	1.9%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	120	1.9%
Two or More Races	207	3.3%
Hispanic Origin (Any Race)	438	7.0%

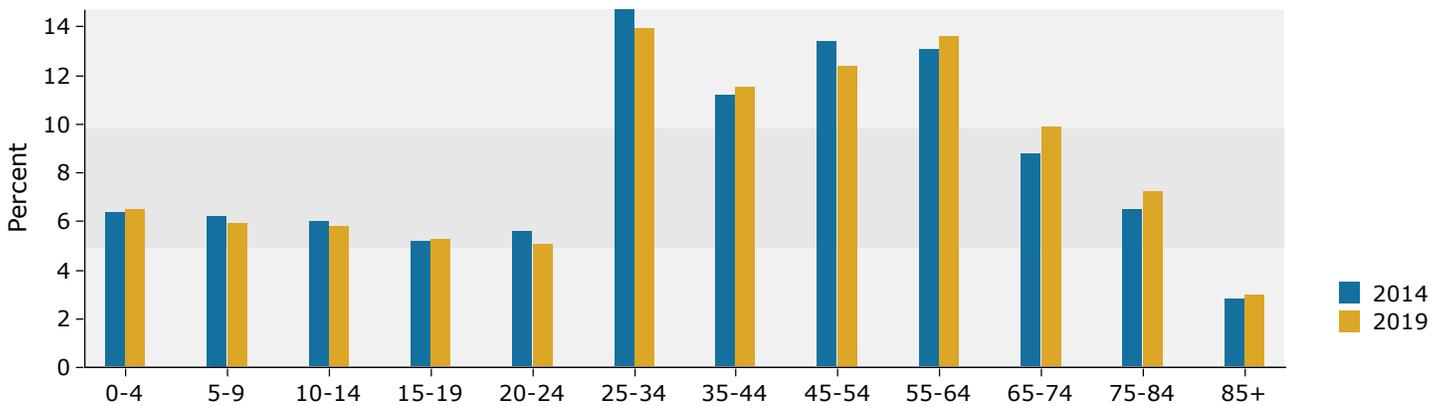
2019 Race and Ethnicity	Number	Percent
White Alone	5,614	87.3%
Black Alone	277	4.3%
American Indian Alone	20	0.3%
Asian Alone	132	2.1%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	137	2.1%
Two or More Races	247	3.8%
Hispanic Origin (Any Race)	530	8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

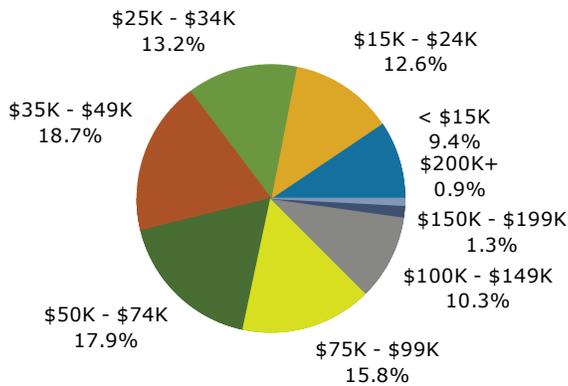
Trends 2014-2019



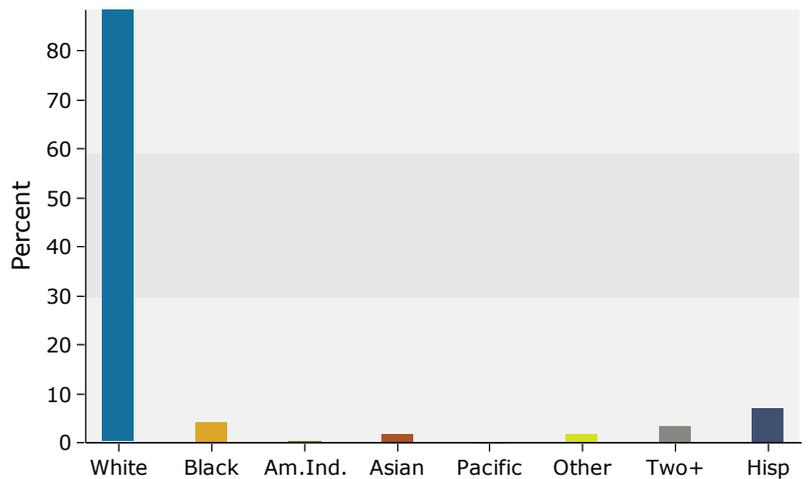
Population by Age



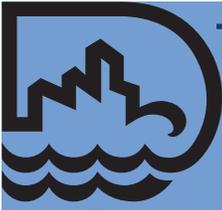
2014 Household Income



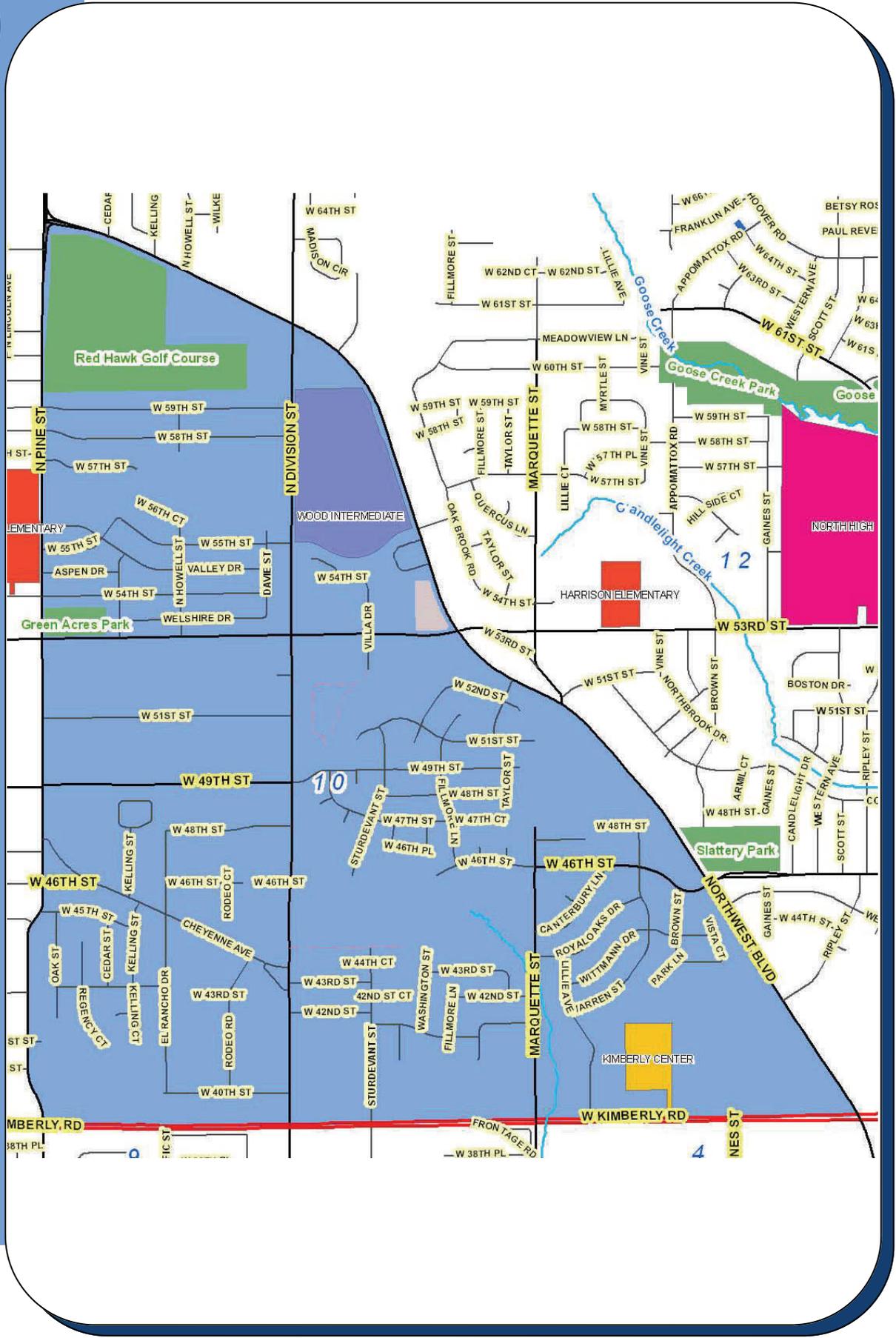
2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 10



Planning Area 10

Population

	1990	2000	% Change	City % Change
Total	5601	5723	+27%	+3%
Minority	520	612	+18%	+55%
Hispanic	131	183	+40%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2135	2334	+9%	+5%
Owner	1308	1607	+23%	+76%
Renter	827	727	-12%	-40%
% Renter	39%	31%	-20%	-43%

Housing

	2007	2008
Area 10 Foreclosures	12	9
City Foreclosures	266	204
% of Owner HH in Area 10	6%	6%
% of City Foreclosures in A10	5%	4%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	491	286	-42%	-36%
\$15-30,000	496	533	+7%	-16%
\$30-60,000	840	623	-26%	+13%
> \$60,000	340	882	+159%	+150%
Public Assist	63	93	+48%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	316	252	-20%	-23%
Violent	77	80	4%	-20%
Property	203	136	-33%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	1	4	+300%	+20%
Rental Issues	0	0	0%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	13	282	18%	51%
Good	61	1325	82%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 10	25	3	12%
City	520	65	13%
% of City	5%	5%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 10 is a growing neighborhood.

- Although the population within Area 10 increased more significantly than the City the minority and Hispanic populations increased significantly less than the City
- Area 10 gained housing units and in the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 10 slightly less than the City
- The household income in Area 10 grew more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 10 decreased less significantly than the City with violent issues increasing
- Residents of Area 10 are making greater use of the City's inspection services than the City as a whole
- Area 10 has slightly less need for minor housing rehabilitation than the City
- Area 10 has received its share investment in street rehabilitation compared to Area 10's share of the City's streets

Conservation



Demographic and Income Comparison Profile

10
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

Census 2010 Summary

Population	6,365
Households	2,708
Families	1,684
Average Household Size	2.31
Owner Occupied Housing Units	1,790
Renter Occupied Housing Units	918
Median Age	42.3

2014 Summary

Population	6,530
Households	2,814
Families	1,724
Average Household Size	2.28
Owner Occupied Housing Units	1,818
Renter Occupied Housing Units	996
Median Age	42.8
Median Household Income	\$48,885
Average Household Income	\$61,266

2019 Summary

Population	6,811
Households	2,960
Families	1,794
Average Household Size	2.26
Owner Occupied Housing Units	1,911
Renter Occupied Housing Units	1,049
Median Age	43.8
Median Household Income	\$61,478
Average Household Income	\$73,339

Trends: 2014-2019 Annual Rate

Population	0.85%
Households	1.02%
Families	0.80%
Owner Households	1.00%
Median Household Income	4.69%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

2014 Households by Income	Number	Percent
<\$15,000	321	11.4%
\$15,000 - \$24,999	331	11.8%
\$25,000 - \$34,999	366	13.0%
\$35,000 - \$49,999	412	14.6%
\$50,000 - \$74,999	449	16.0%
\$75,000 - \$99,999	435	15.5%
\$100,000 - \$149,999	395	14.0%
\$150,000 - \$199,999	59	2.1%
\$200,000+	46	1.6%
Median Household Income	\$48,885	
Average Household Income	\$61,266	
Per Capita Income	\$26,558	

2019 Households by Income	Number	Percent
<\$15,000	312	10.5%
\$15,000 - \$24,999	262	8.9%
\$25,000 - \$34,999	301	10.2%
\$35,000 - \$49,999	386	13.0%
\$50,000 - \$74,999	403	13.6%
\$75,000 - \$99,999	558	18.9%
\$100,000 - \$149,999	539	18.2%
\$150,000 - \$199,999	122	4.1%
\$200,000+	77	2.6%
Median Household Income	\$61,478	
Average Household Income	\$73,339	
Per Capita Income	\$32,060	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

10
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

2010 Population by Age	Number	Percent
Age 0 - 4	413	6.5%
Age 5 - 9	394	6.2%
Age 10 - 14	325	5.1%
Age 15 - 19	391	6.1%
Age 20 - 24	351	5.5%
Age 25 - 34	782	12.3%
Age 35 - 44	745	11.7%
Age 45 - 54	828	13.0%
Age 55 - 64	881	13.8%
Age 65 - 74	466	7.3%
Age 75 - 84	404	6.3%
Age 85+	385	6.0%

2014 Population by Age	Number	Percent
Age 0 - 4	412	6.3%
Age 5 - 9	384	5.9%
Age 10 - 14	355	5.4%
Age 15 - 19	359	5.5%
Age 20 - 24	399	6.1%
Age 25 - 34	809	12.4%
Age 35 - 44	714	10.9%
Age 45 - 54	786	12.0%
Age 55 - 64	916	14.0%
Age 65 - 74	645	9.9%
Age 75 - 84	362	5.5%
Age 85+	389	6.0%

2019 Population by Age	Number	Percent
Age 0 - 4	430	6.3%
Age 5 - 9	384	5.6%
Age 10 - 14	352	5.2%
Age 15 - 19	391	5.7%
Age 20 - 24	355	5.2%
Age 25 - 34	812	11.9%
Age 35 - 44	765	11.2%
Age 45 - 54	771	11.3%
Age 55 - 64	903	13.3%
Age 65 - 74	872	12.8%
Age 75 - 84	413	6.1%
Age 85+	363	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

10
Area: 1.84 square miles

Latitude: 41.57022662
Longitude: -90.5990688

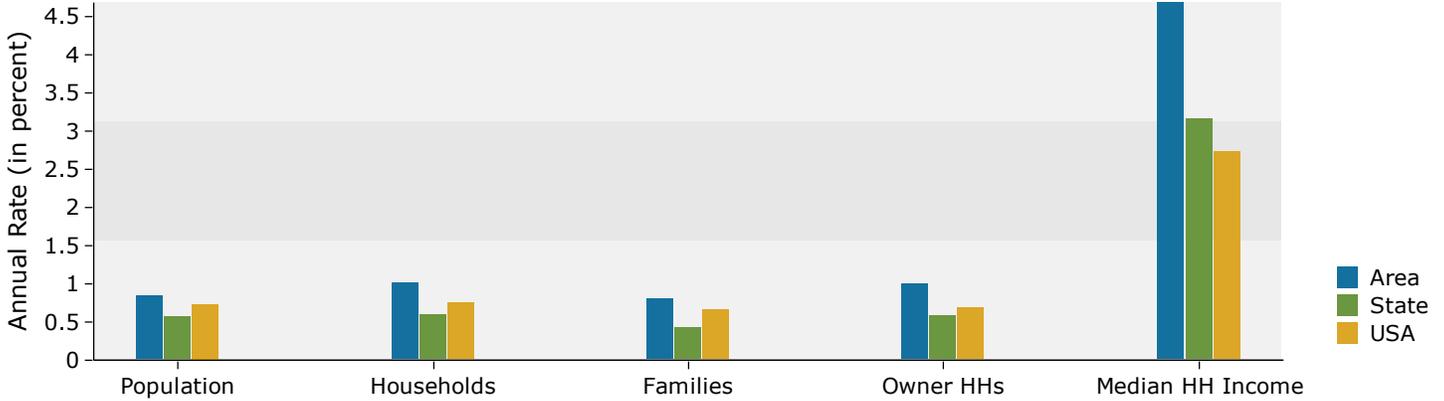
2010 Race and Ethnicity	Number	Percent
White Alone	5,319	83.6%
Black Alone	668	10.5%
American Indian Alone	13	0.2%
Asian Alone	165	2.6%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	59	0.9%
Two or More Races	141	2.2%
Hispanic Origin (Any Race)	289	4.5%

2014 Race and Ethnicity	Number	Percent
White Alone	5,409	82.8%
Black Alone	702	10.8%
American Indian Alone	13	0.2%
Asian Alone	181	2.8%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	67	1.0%
Two or More Races	158	2.4%
Hispanic Origin (Any Race)	339	5.2%

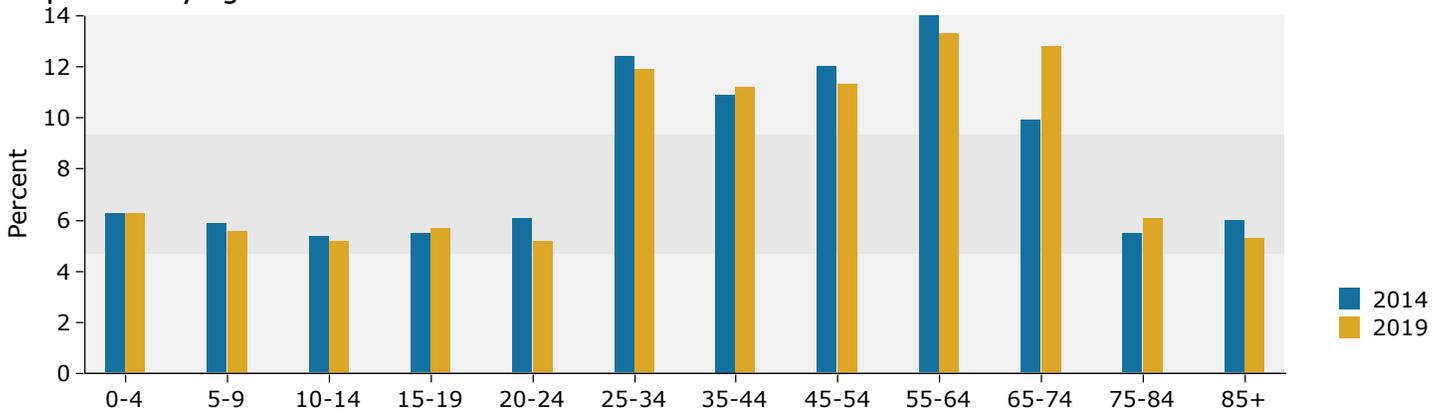
2019 Race and Ethnicity	Number	Percent
White Alone	5,567	81.7%
Black Alone	759	11.1%
American Indian Alone	15	0.2%
Asian Alone	206	3.0%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	76	1.1%
Two or More Races	188	2.8%
Hispanic Origin (Any Race)	415	6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

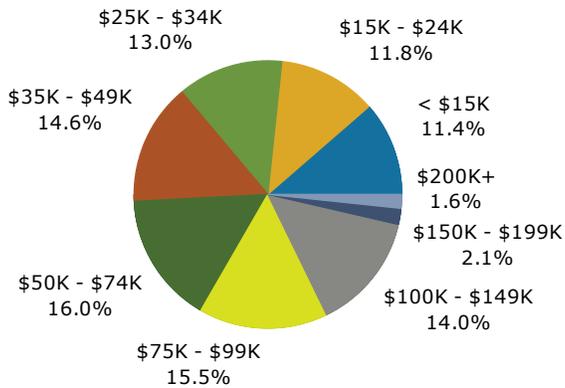
Trends 2014-2019



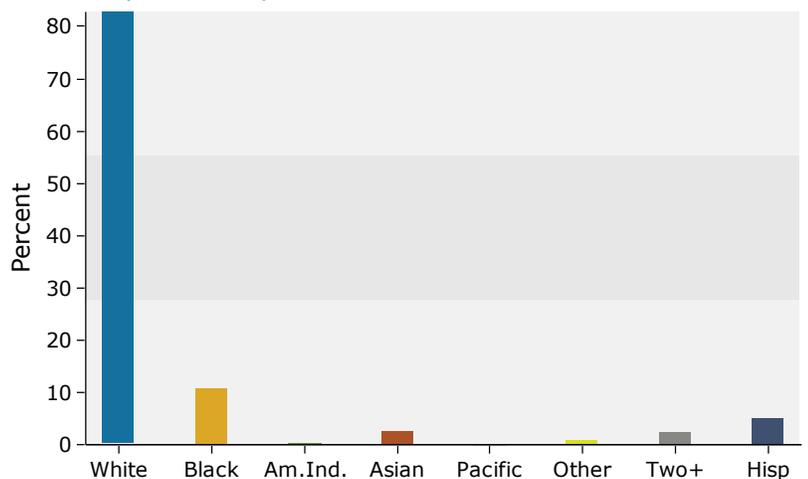
Population by Age



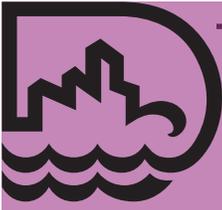
2014 Household Income



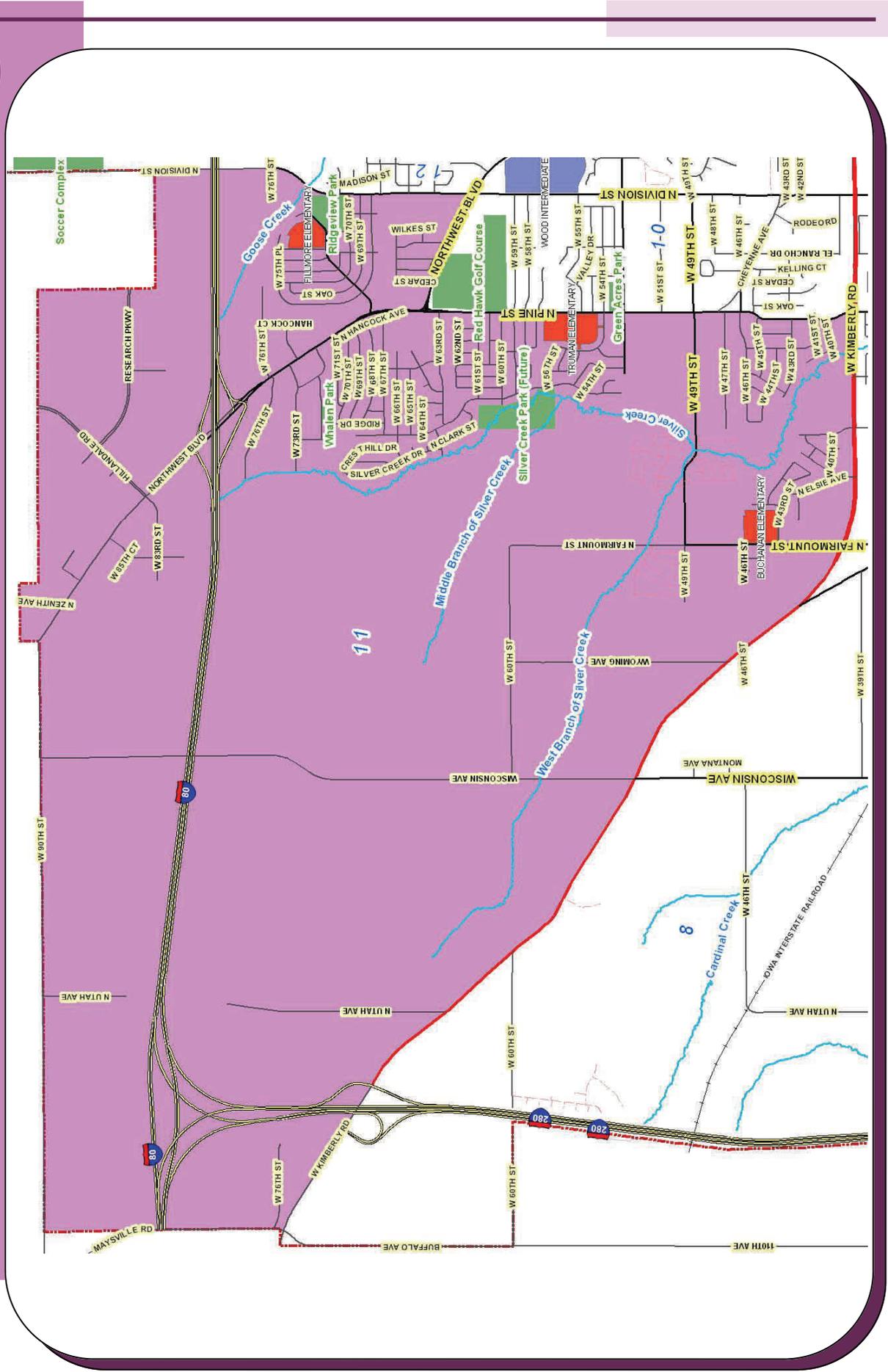
2014 Population by Race

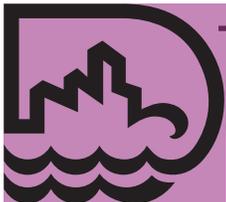


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Planning Area 11





Planning Area 11

Population

	1990	2000	% Change	City % Change
Total	8640	9548	+11%	+3%
Minority	977	1600	+64%	+55%
Hispanic	236	441	+87%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	2919	3395	+16%	+5%
Owner	1976	2630	+33%	+76%
Renter	943	765	-19%	-40%
% Renter	32%	23%	-28%	-43%

Housing

	2007	2008
Area 11 Foreclosures	19	19
City Foreclosures	266	204
% of Owner HH in Area 11	9%	9%
% of City Foreclosures in A11	7%	9%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	715	425	-41%	-36%
\$15-30,000	851	735	-14%	-16%
\$30-60,000	1001	1410	+41%	+13%
> \$60,000	280	794	+184%	+150%
Public Assist	372	181	-51%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	889	654	-26%	-23%
Violent	313	171	-45%	-20%
Property	468	371	-20%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	14	20	+43%	+20%
Rental Issues	5	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	369	14%	51%
Good	141	2261	86%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 11	50	4	8%
City	520	65	13%
% of City	10%	6%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 11 is a growing neighborhood.

- The total population and the minority and Hispanic populations increased slightly more than the City
- Area 11 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 11 in line with the City
- The household income in Area 11 grew more than the City
- The decrease in households receiving public assistance was slightly more than the decrease in the City
- Public safety issues within Area 11 decreased in line with the City
- Residents of Area 11 are making greater use of the City's inspection services than the City as a whole
- Area 11 has slightly less need for minor housing rehabilitation than the City
- Area 11 has received over half the investment in street rehabilitation compared to Area 11's share of the City's streets

Conservation



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

Census 2010 Summary

Population	9,381
Households	3,603
Families	2,520
Average Household Size	2.59
Owner Occupied Housing Units	2,686
Renter Occupied Housing Units	917
Median Age	33.5

2014 Summary

Population	9,494
Households	3,693
Families	2,555
Average Household Size	2.56
Owner Occupied Housing Units	2,705
Renter Occupied Housing Units	988
Median Age	34.0
Median Household Income	\$45,488
Average Household Income	\$54,244

2019 Summary

Population	9,803
Households	3,838
Families	2,633
Average Household Size	2.54
Owner Occupied Housing Units	2,817
Renter Occupied Housing Units	1,021
Median Age	34.4
Median Household Income	\$54,742
Average Household Income	\$63,864

Trends: 2014-2019 Annual Rate

Population	0.64%
Households	0.77%
Families	0.60%
Owner Households	0.81%
Median Household Income	3.77%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2014 Households by Income	Number	Percent
<\$15,000	562	15.2%
\$15,000 - \$24,999	480	13.0%
\$25,000 - \$34,999	446	12.1%
\$35,000 - \$49,999	473	12.8%
\$50,000 - \$74,999	713	19.3%
\$75,000 - \$99,999	640	17.3%
\$100,000 - \$149,999	279	7.6%
\$150,000 - \$199,999	79	2.1%
\$200,000+	21	0.6%
Median Household Income	\$45,488	
Average Household Income	\$54,244	
Per Capita Income	\$21,157	

2019 Households by Income	Number	Percent
<\$15,000	550	14.3%
\$15,000 - \$24,999	365	9.5%
\$25,000 - \$34,999	343	8.9%
\$35,000 - \$49,999	480	12.5%
\$50,000 - \$74,999	697	18.2%
\$75,000 - \$99,999	818	21.3%
\$100,000 - \$149,999	371	9.7%
\$150,000 - \$199,999	175	4.6%
\$200,000+	39	1.0%
Median Household Income	\$54,742	
Average Household Income	\$63,864	
Per Capita Income	\$25,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Population by Age	Number	Percent
Age 0 - 4	823	8.8%
Age 5 - 9	723	7.7%
Age 10 - 14	704	7.5%
Age 15 - 19	657	7.0%
Age 20 - 24	569	6.1%
Age 25 - 34	1,431	15.3%
Age 35 - 44	1,250	13.3%
Age 45 - 54	1,300	13.9%
Age 55 - 64	1,048	11.2%
Age 65 - 74	517	5.5%
Age 75 - 84	271	2.9%
Age 85+	87	0.9%

2014 Population by Age	Number	Percent
Age 0 - 4	804	8.5%
Age 5 - 9	752	7.9%
Age 10 - 14	679	7.2%
Age 15 - 19	617	6.5%
Age 20 - 24	655	6.9%
Age 25 - 34	1,386	14.6%
Age 35 - 44	1,271	13.4%
Age 45 - 54	1,232	13.0%
Age 55 - 64	1,120	11.8%
Age 65 - 74	589	6.2%
Age 75 - 84	293	3.1%
Age 85+	95	1.0%

2019 Population by Age	Number	Percent
Age 0 - 4	842	8.6%
Age 5 - 9	760	7.8%
Age 10 - 14	727	7.4%
Age 15 - 19	605	6.2%
Age 20 - 24	602	6.1%
Age 25 - 34	1,446	14.8%
Age 35 - 44	1,326	13.5%
Age 45 - 54	1,160	11.8%
Age 55 - 64	1,126	11.5%
Age 65 - 74	761	7.8%
Age 75 - 84	332	3.4%
Age 85+	116	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

11

Area: 10.68 square miles

Latitude: 41.59114881

Longitude: -90.6381819

2010 Race and Ethnicity	Number	Percent
White Alone	7,467	79.6%
Black Alone	1,077	11.5%
American Indian Alone	34	0.4%
Asian Alone	239	2.5%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	140	1.5%
Two or More Races	417	4.4%
Hispanic Origin (Any Race)	595	6.3%

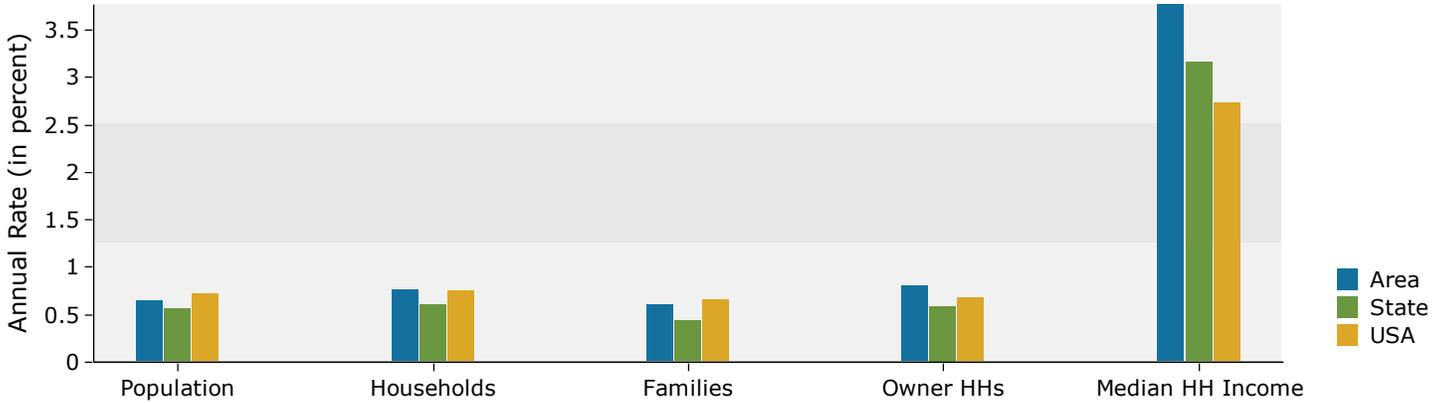
2014 Race and Ethnicity	Number	Percent
White Alone	7,457	78.6%
Black Alone	1,113	11.7%
American Indian Alone	35	0.4%
Asian Alone	262	2.8%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	160	1.7%
Two or More Races	460	4.8%
Hispanic Origin (Any Race)	678	7.1%

2019 Race and Ethnicity	Number	Percent
White Alone	7,558	77.1%
Black Alone	1,188	12.1%
American Indian Alone	36	0.4%
Asian Alone	297	3.0%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	180	1.8%
Two or More Races	538	5.5%
Hispanic Origin (Any Race)	804	8.2%

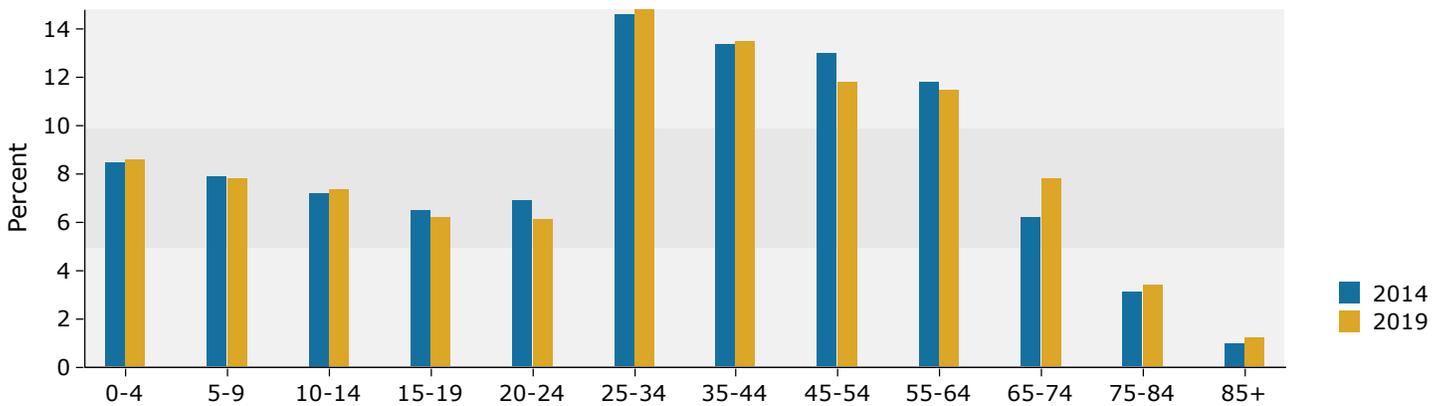
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015

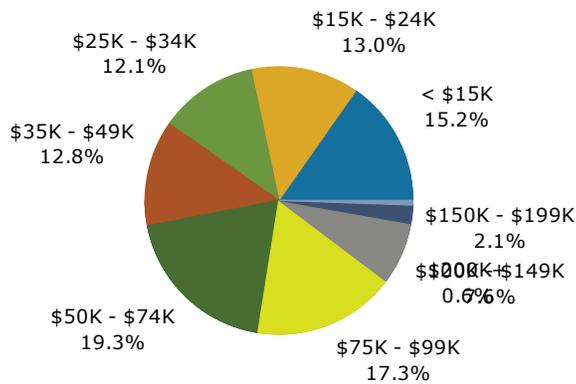
Trends 2014-2019



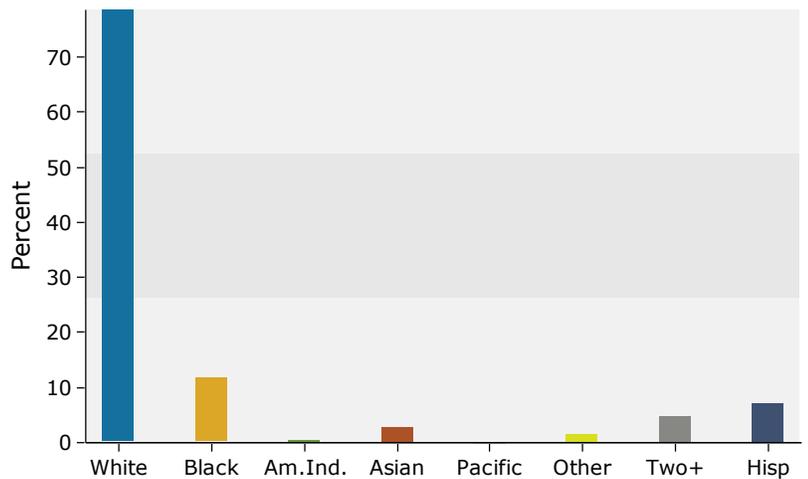
Population by Age



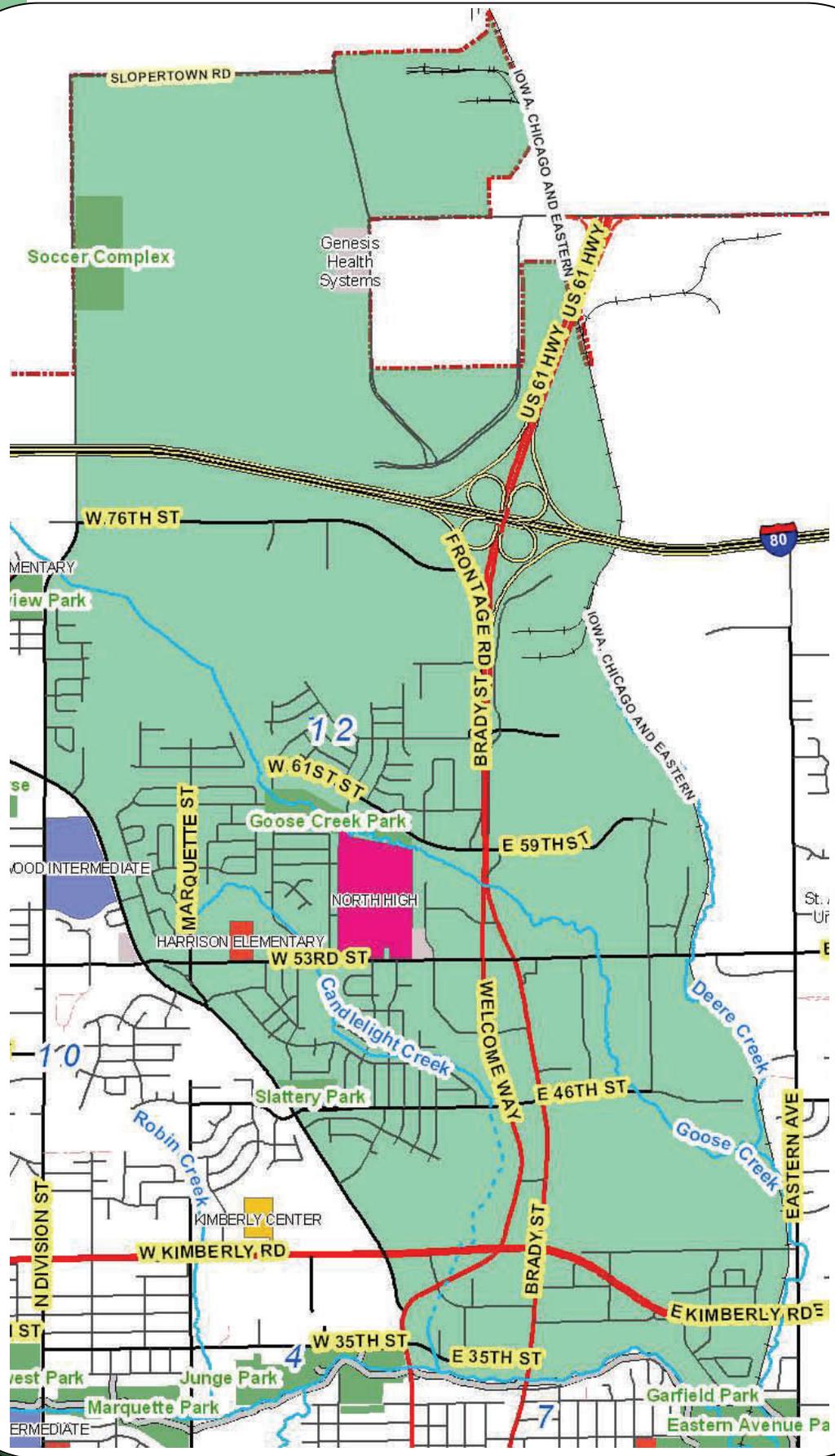
2014 Household Income



2014 Population by Race



Planning Area 12



Planning Area 12

Population

	1990	2000	% Change	City % Change
Total	8329	8541	+3%	+3%
Minority	1270	1927	+52%	+55%
Hispanic	243	399	+64%	+59%

Household Tenure (Renter/Owner)

	1990	2000	% Change	City % Change
Occupied	3196	3350	+5%	+5%
Owner	1393	1634	+17%	+76%
Renter	1803	1716	-5%	-40%
% Renter	56%	51%	-9%	-43%

Housing

	2007	2008
Area 12 Foreclosures	22	20
City Foreclosures	266	204
% of Owner HH in Area 12	9%	9%
% of City Foreclosures in A12	8%	10%

Household Income

	1990	2000	% Change	City % Change
< \$15,000	745	521	-30%	-36%
\$15-30,000	1026	754	-27%	-16%
\$30-60,000	1005	1011	+<1%	+13%
> \$60,000	397	1069	+169%	+150%
Public Assist	167	177	+6%	-38%

Public Safety Calls

	2005	2008	% Change	City % Change
Total	1519	1029	-32%	-23%
Violent	490	280	-43%	-20%
Property	874	621	-29%	-28%

Property Conditions

	2005	2008	% Change	City % Change
Complaints	38	31	-18%	+20%
Rental Issues	4	0	-100%	-15%

Housing Conditions

	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	23	206	13%	51%
Good	159	1428	87%	36%

Streets

	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 12	55	7	13%
City	520	65	13%
% of City	11%	11%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 12 is a stable neighborhood.

- The total population and the minority and Hispanic populations within Area 12 increased in line with the City
- Area 12 gained housing units and the number of owner-occupied housing units—the change in housing units was significantly less than the City
- The foreclosure crisis of 2007-2008 affected Area 12 in line with the City
- The household income in Area 12 grew slightly more than the City
- The number of households receiving public assistance grew significantly
- Public safety issues within Area 12 decreased slightly more than the City
- Residents of Area 12 are making less use of the City's inspection services than the City as a whole
- Area 12 has slightly less need for minor housing rehabilitation than the City
- Area 12 has received its share of the investment in streets rehabilitation compared to Area 12's share of the City's streets

Conservation



Demographic and Income Comparison Profile

12
Area: 7.35 square miles

Latitude: 41.58607509
Longitude: -90.5772505

Census 2010 Summary

Population	9,736
Households	4,089
Families	2,392
Average Household Size	2.33
Owner Occupied Housing Units	1,865
Renter Occupied Housing Units	2,224
Median Age	32.1

2014 Summary

Population	9,836
Households	4,186
Families	2,400
Average Household Size	2.30
Owner Occupied Housing Units	1,832
Renter Occupied Housing Units	2,354
Median Age	32.6
Median Household Income	\$41,142
Average Household Income	\$52,290

2019 Summary

Population	10,143
Households	4,347
Families	2,453
Average Household Size	2.29
Owner Occupied Housing Units	1,877
Renter Occupied Housing Units	2,470
Median Age	33.2
Median Household Income	\$49,072
Average Household Income	\$60,326

Trends: 2014-2019 Annual Rate

Population	0.62%
Households	0.76%
Families	0.44%
Owner Households	0.49%
Median Household Income	3.59%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2014 Households by Income	Number	Percent
<\$15,000	765	18.3%
\$15,000 - \$24,999	601	14.4%
\$25,000 - \$34,999	435	10.4%
\$35,000 - \$49,999	597	14.3%
\$50,000 - \$74,999	639	15.3%
\$75,000 - \$99,999	645	15.4%
\$100,000 - \$149,999	412	9.8%
\$150,000 - \$199,999	59	1.4%
\$200,000+	33	0.8%
Median Household Income	\$41,142	
Average Household Income	\$52,290	
Per Capita Income	\$22,434	

2019 Households by Income	Number	Percent
<\$15,000	784	18.0%
\$15,000 - \$24,999	461	10.6%
\$25,000 - \$34,999	344	7.9%
\$35,000 - \$49,999	613	14.1%
\$50,000 - \$74,999	616	14.2%
\$75,000 - \$99,999	834	19.2%
\$100,000 - \$149,999	551	12.7%
\$150,000 - \$199,999	101	2.3%
\$200,000+	43	1.0%
Median Household Income	\$49,072	
Average Household Income	\$60,326	
Per Capita Income	\$26,072	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

12

Area: 7.35 square miles

Latitude: 41.58607509

Longitude: -90.5772505

2010 Population by Age	Number	Percent
Age 0 - 4	836	8.6%
Age 5 - 9	682	7.0%
Age 10 - 14	577	5.9%
Age 15 - 19	576	5.9%
Age 20 - 24	866	8.9%
Age 25 - 34	1,798	18.5%
Age 35 - 44	1,236	12.7%
Age 45 - 54	1,195	12.3%
Age 55 - 64	1,039	10.7%
Age 65 - 74	519	5.3%
Age 75 - 84	269	2.8%
Age 85+	143	1.5%

2014 Population by Age	Number	Percent
Age 0 - 4	802	8.2%
Age 5 - 9	726	7.4%
Age 10 - 14	619	6.3%
Age 15 - 19	560	5.7%
Age 20 - 24	811	8.2%
Age 25 - 34	1,816	18.5%
Age 35 - 44	1,288	13.1%
Age 45 - 54	1,095	11.1%
Age 55 - 64	1,031	10.5%
Age 65 - 74	637	6.5%
Age 75 - 84	301	3.1%
Age 85+	150	1.5%

2019 Population by Age	Number	Percent
Age 0 - 4	837	8.3%
Age 5 - 9	728	7.2%
Age 10 - 14	663	6.5%
Age 15 - 19	601	5.9%
Age 20 - 24	732	7.2%
Age 25 - 34	1,826	18.0%
Age 35 - 44	1,403	13.8%
Age 45 - 54	1,073	10.6%
Age 55 - 64	991	9.8%
Age 65 - 74	761	7.5%
Age 75 - 84	366	3.6%
Age 85+	162	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

12
Area: 7.35 square miles

Latitude: 41.58607509
Longitude: -90.5772505

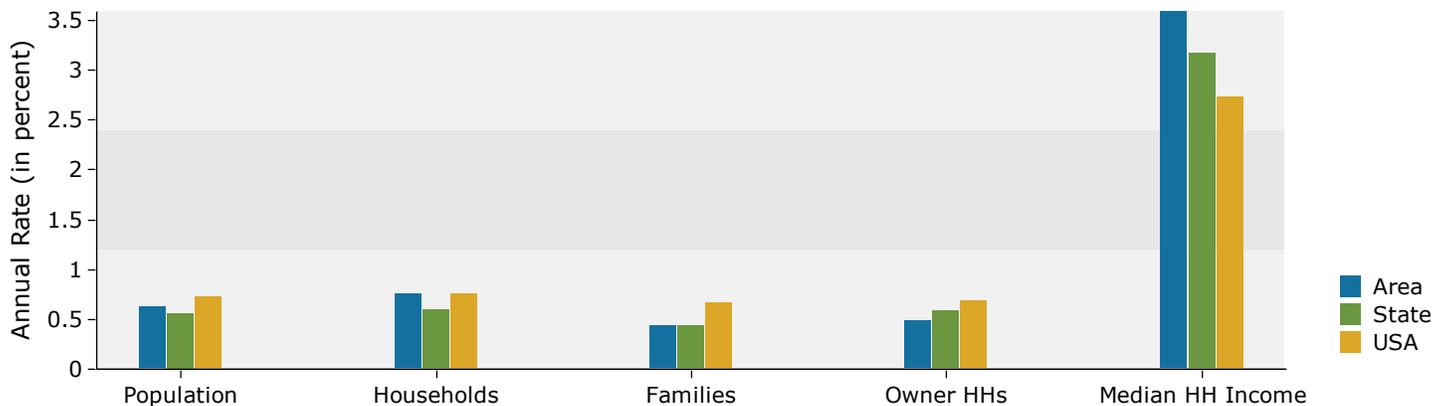
2010 Race and Ethnicity	Number	Percent
White Alone	7,157	73.5%
Black Alone	1,755	18.0%
American Indian Alone	23	0.2%
Asian Alone	217	2.2%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	200	2.1%
Two or More Races	380	3.9%
Hispanic Origin (Any Race)	608	6.2%

2014 Race and Ethnicity	Number	Percent
White Alone	7,108	72.3%
Black Alone	1,821	18.5%
American Indian Alone	24	0.2%
Asian Alone	235	2.4%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	225	2.3%
Two or More Races	419	4.3%
Hispanic Origin (Any Race)	693	7.0%

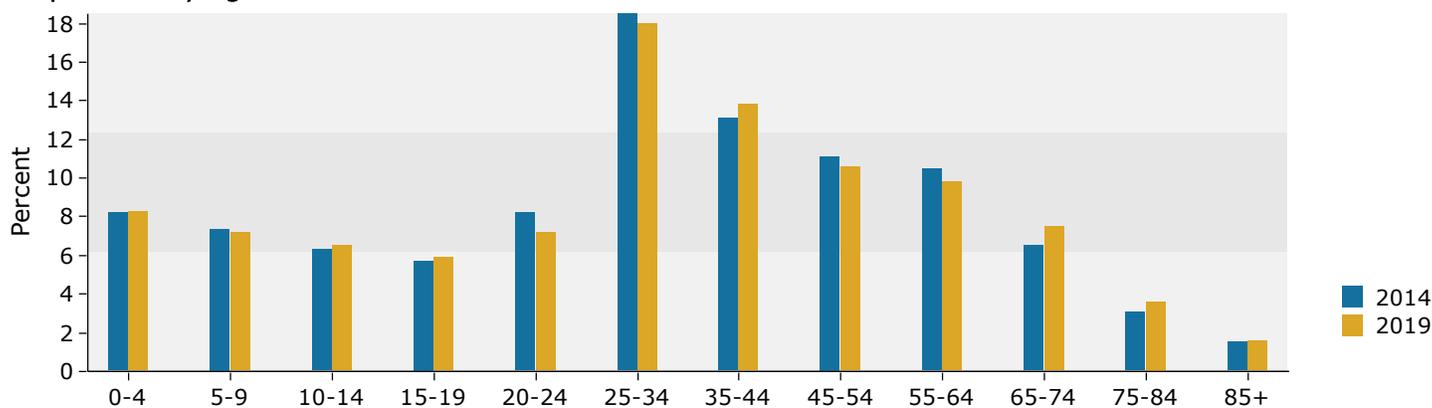
2019 Race and Ethnicity	Number	Percent
White Alone	7,159	70.6%
Black Alone	1,946	19.2%
American Indian Alone	25	0.2%
Asian Alone	265	2.6%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	252	2.5%
Two or More Races	490	4.8%
Hispanic Origin (Any Race)	819	8.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

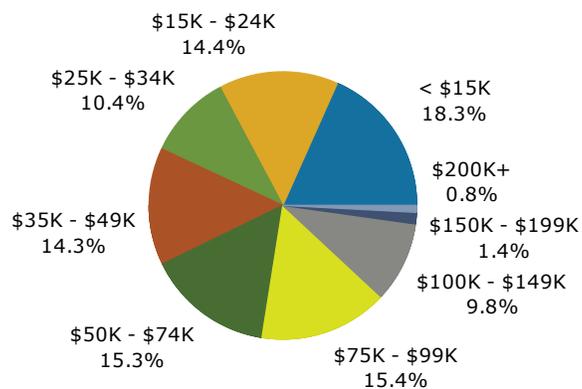
Trends 2014-2019



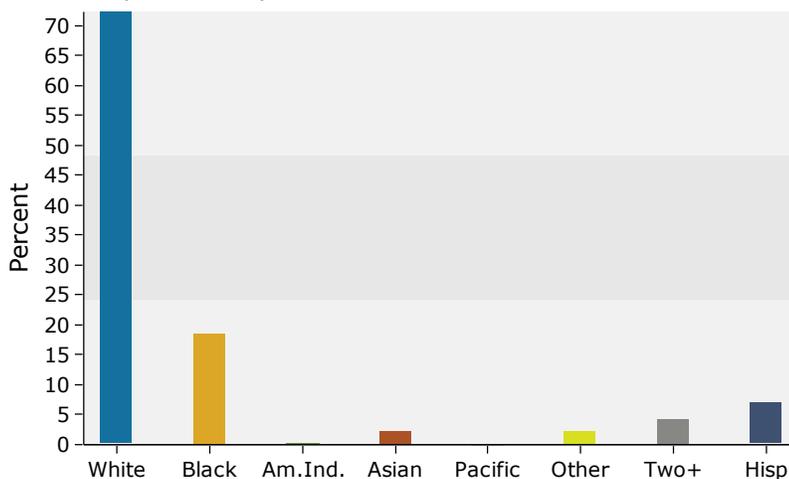
Population by Age



2014 Household Income

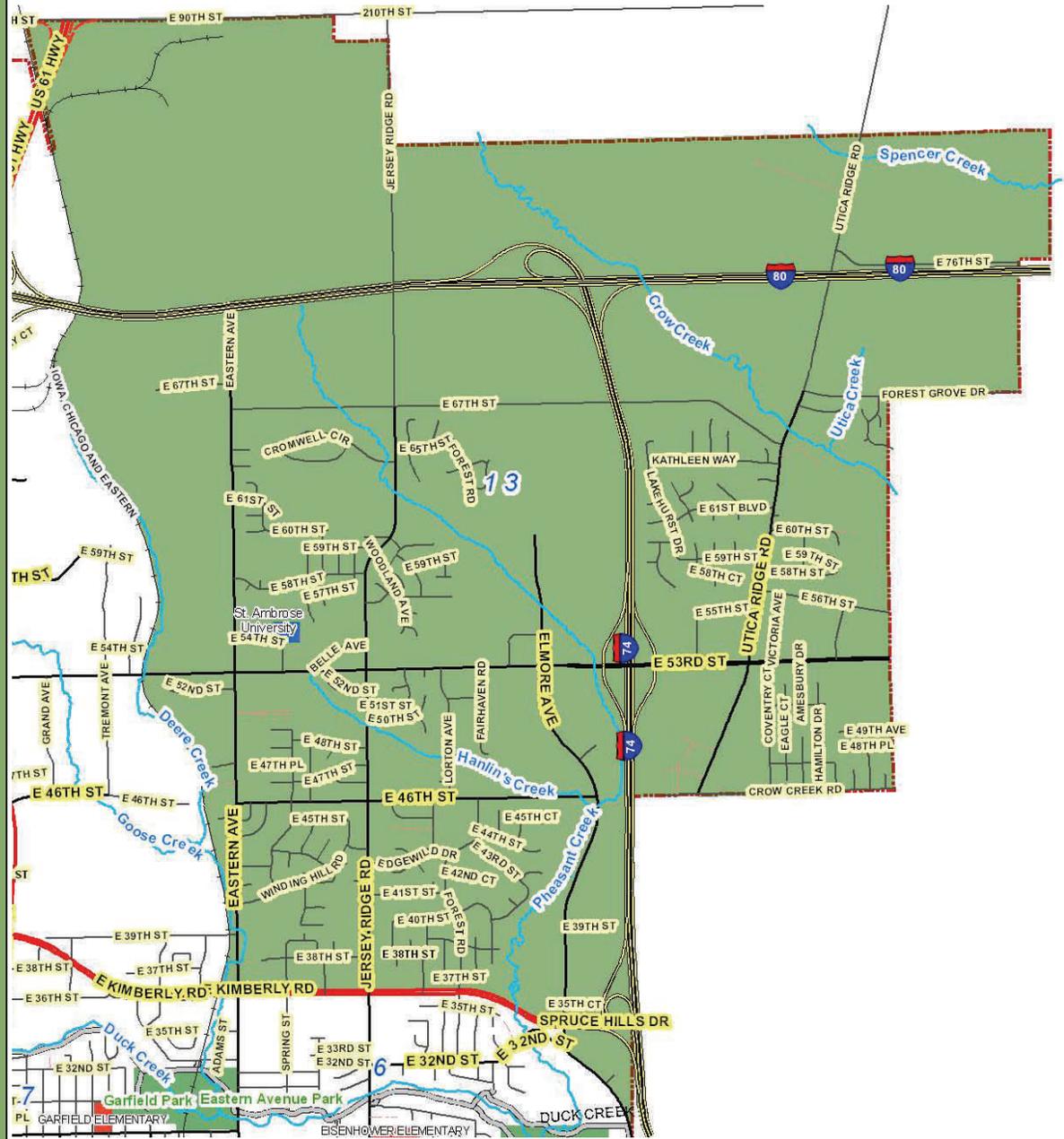


2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Planning Area 13



Planning Area 13

Population	1990	2000	% Change	City % Change
Total	4564	6848	+50%	+3%
Minority	266	639	+140%	+55%
Hispanic	54	135	+150%	+59%

Household Tenure (Renter/Owner)	1990	2000	% Change	City % Change
Occupied	1800	2870	+59%	+5%
Owner	1144	1796	+57%	+76%
Renter	656	1074	+64%	-40%
% Renter	36%	37%	+3%	-43%

Housing	2007	2008
Area 13 Foreclosures	4	4
City Foreclosures	266	204
% of Owner HH in Area 13	7%	7%
% of City Foreclosures in A13	2%	2%

Household Income	1990	2000	% Change	City % Change
< \$15,000	312	354	+13%	-36%
\$15-30,000	276	523	+89%	-16%
\$30-60,000	554	747	+35%	+13%
> \$60,000	615	1286	+109%	+150%
Public Assist	50	120	+140%	-38%

Public Safety Calls	2005	2008	% Change	City % Change
Total	2040	1598	-22%	-23%
Violent	499	412	-21%	-20%
Property	1271	994	-22%	-28%

Property Conditions	2005	2008	% Change	City % Change
Complaints	0	2	+200%	+20%
Rental Issues	1	0	-100%	-15%

Housing Conditions	Surveyed	Estimated Total	% in Area	% in City
Dilapidated	0	0	0%	<1%
Poor	0	0	0%	12%
Fair	0	0	0%	51%
Good	122	1796	100%	36%

Streets	Miles	Miles Rehabed ('00-'08)	% Rehabed
Area 13	54	<1	1%
City	520	65	13%
% of City	10%	<1%	

Planning Area Prognosis:

Davenport NEW identifies a Planning Area Prognosis for each of the City's 13 Planning Areas. This Prognosis is developed from available data including Census and City generated data. There are four prognosis categories Healthy, Conservation, Preservation, and Restoration. These categories are indicative of the level of additional need for City resources.

Planning Area 13 is a growing neighborhood.

- The total population and the minority and Hispanic populations within Area 13 increased significantly more than the City
- Area 13 gained significantly in all categories for housing units
- The foreclosure crisis of 2007-2008 affected Area 13 less than the City
- The household income in Area 13 grew more than the City
- The number households receiving public assistance increased significantly
- Public safety issues within Area 13 decreased in line with the City
- Residents of Area 13 are making less use of the City's inspection services than the City as a whole
- Area 13 has no need for minor housing rehabilitation
- Area 13 has received very little investment in street rehabilitation compared to Area 13's share of the City's streets

Conservation



Demographic and Income Comparison Profile

13
Area: 9.97 square miles

Latitude: 41.58521609
Longitude: -90.5316411

Census 2010 Summary

Population	8,995
Households	3,777
Families	2,362
Average Household Size	2.35
Owner Occupied Housing Units	2,351
Renter Occupied Housing Units	1,426
Median Age	39.0

2014 Summary

Population	9,954
Households	4,180
Families	2,581
Average Household Size	2.35
Owner Occupied Housing Units	2,558
Renter Occupied Housing Units	1,622
Median Age	39.7
Median Household Income	\$78,373
Average Household Income	\$93,787

2019 Summary

Population	10,904
Households	4,588
Families	2,809
Average Household Size	2.35
Owner Occupied Housing Units	2,821
Renter Occupied Housing Units	1,767
Median Age	40.0
Median Household Income	\$94,255
Average Household Income	\$113,319

Trends: 2014-2019 Annual Rate

Population	1.84%
Households	1.88%
Families	1.71%
Owner Households	1.98%
Median Household Income	3.76%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 31, 2015



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

2014 Households by Income	Number	Percent
<\$15,000	453	10.8%
\$15,000 - \$24,999	418	10.0%
\$25,000 - \$34,999	417	10.0%
\$35,000 - \$49,999	285	6.8%
\$50,000 - \$74,999	411	9.8%
\$75,000 - \$99,999	602	14.4%
\$100,000 - \$149,999	883	21.1%
\$150,000 - \$199,999	351	8.4%
\$200,000+	358	8.6%
Median Household Income	\$78,373	
Average Household Income	\$93,787	
Per Capita Income	\$39,491	

2019 Households by Income	Number	Percent
<\$15,000	400	8.7%
\$15,000 - \$24,999	284	6.2%
\$25,000 - \$34,999	308	6.7%
\$35,000 - \$49,999	376	8.2%
\$50,000 - \$74,999	412	9.0%
\$75,000 - \$99,999	631	13.8%
\$100,000 - \$149,999	1,022	22.3%
\$150,000 - \$199,999	623	13.6%
\$200,000+	532	11.6%
Median Household Income	\$94,255	
Average Household Income	\$113,319	
Per Capita Income	\$47,804	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

13
Area: 9.97 square miles

Latitude: 41.58521609
Longitude: -90.5316411

2010 Population by Age	Number	Percent
Age 0 - 4	543	6.0%
Age 5 - 9	642	7.1%
Age 10 - 14	646	7.2%
Age 15 - 19	552	6.1%
Age 20 - 24	641	7.1%
Age 25 - 34	1,048	11.7%
Age 35 - 44	1,132	12.6%
Age 45 - 54	1,321	14.7%
Age 55 - 64	1,292	14.4%
Age 65 - 74	653	7.3%
Age 75 - 84	326	3.6%
Age 85+	200	2.2%

2014 Population by Age	Number	Percent
Age 0 - 4	573	5.8%
Age 5 - 9	651	6.5%
Age 10 - 14	712	7.2%
Age 15 - 19	620	6.2%
Age 20 - 24	603	6.1%
Age 25 - 34	1,315	13.2%
Age 35 - 44	1,162	11.7%
Age 45 - 54	1,310	13.2%
Age 55 - 64	1,497	15.0%
Age 65 - 74	894	9.0%
Age 75 - 84	392	3.9%
Age 85+	226	2.3%

2019 Population by Age	Number	Percent
Age 0 - 4	644	5.9%
Age 5 - 9	697	6.4%
Age 10 - 14	735	6.7%
Age 15 - 19	671	6.2%
Age 20 - 24	595	5.5%
Age 25 - 34	1,368	12.5%
Age 35 - 44	1,363	12.5%
Age 45 - 54	1,316	12.1%
Age 55 - 64	1,628	14.9%
Age 65 - 74	1,142	10.5%
Age 75 - 84	496	4.5%
Age 85+	249	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Comparison Profile

13

Area: 9.97 square miles

Latitude: 41.58521609

Longitude: -90.5316411

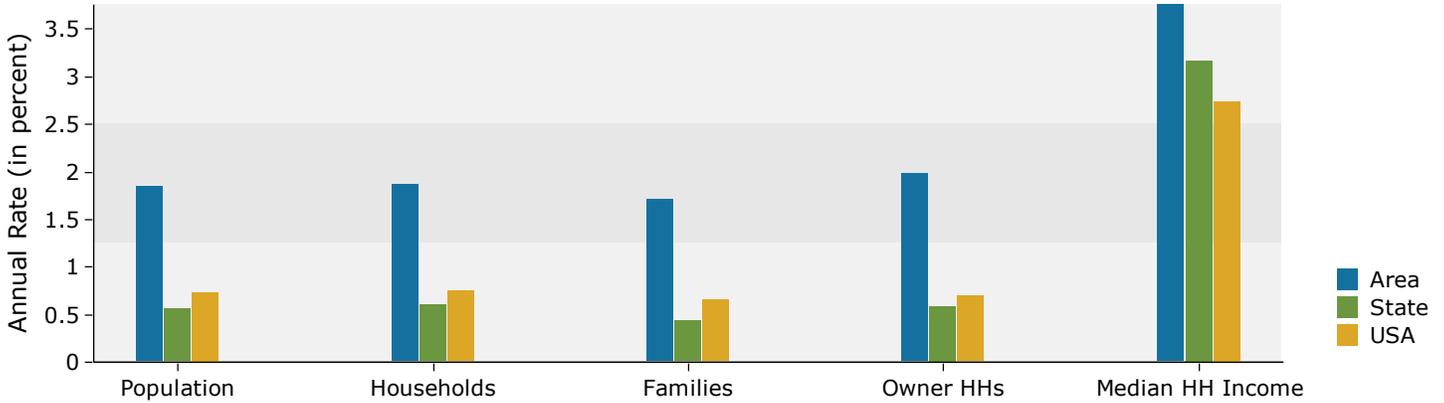
2010 Race and Ethnicity	Number	Percent
White Alone	7,828	87.0%
Black Alone	561	6.2%
American Indian Alone	29	0.3%
Asian Alone	280	3.1%
Pacific Islander Alone	4	0.0%
Some Other Race Alone	108	1.2%
Two or More Races	185	2.1%
Hispanic Origin (Any Race)	362	4.0%

2014 Race and Ethnicity	Number	Percent
White Alone	8,566	86.1%
Black Alone	652	6.6%
American Indian Alone	35	0.4%
Asian Alone	336	3.4%
Pacific Islander Alone	5	0.1%
Some Other Race Alone	134	1.3%
Two or More Races	225	2.3%
Hispanic Origin (Any Race)	462	4.6%

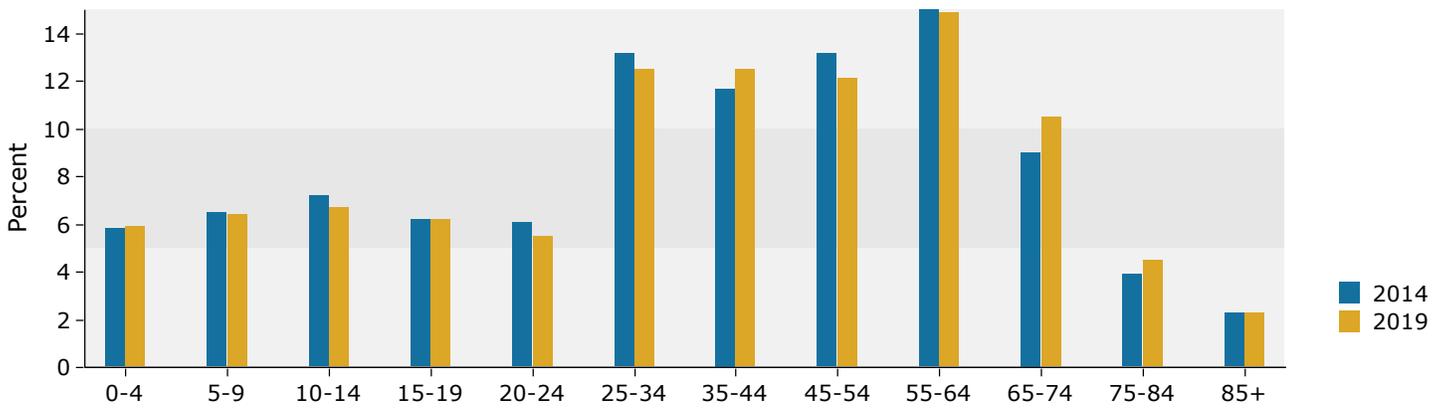
2019 Race and Ethnicity	Number	Percent
White Alone	9,253	84.9%
Black Alone	752	6.9%
American Indian Alone	42	0.4%
Asian Alone	405	3.7%
Pacific Islander Alone	6	0.1%
Some Other Race Alone	162	1.5%
Two or More Races	283	2.6%
Hispanic Origin (Any Race)	594	5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

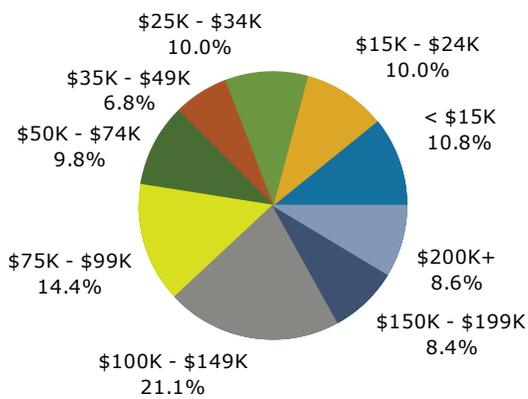
Trends 2014-2019



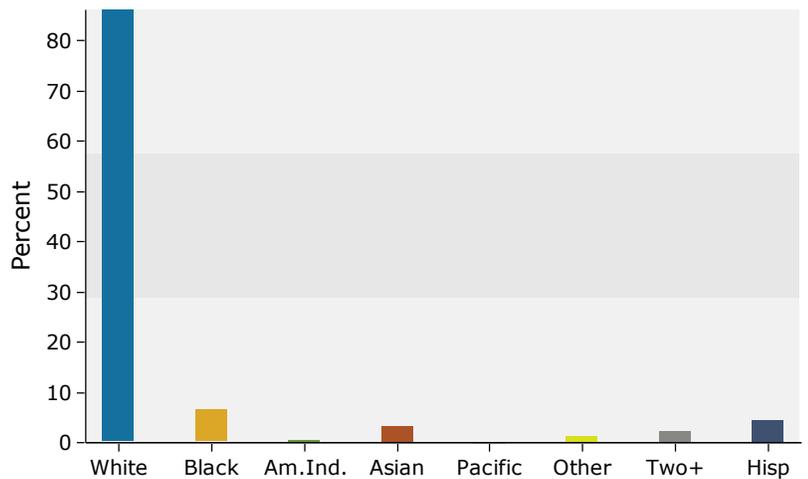
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Davenport Population Forecast for 2035

April, 2016

Variables

A population forecast looks at existing trends and expected conditions in the future in order to determine a predicted outcome. Planners and demographers often interchange the terms forecast and projection. For this plan update, the term forecast is used.

Davenport has changed considerably since the Farm Crisis of the 1980's. Lack of a diverse economy caused many families to leave the City during that time. Davenport lost perhaps 10% of its population. Since then, the economy has diversified and the tax base has increased. Population has rebounded to pre-Farm Crisis levels. The US Census 2014 population estimate for the City is 102,448.

Many different methodologies and sources can be used for the purpose of population forecasting. There are two primary variables:

- **Natural Change**, which compares birth rates and death rates.
- **Migration**, which looks at population moving to, or away from an area.

Secondary variables include:

- **Economic Vitality**, the ability of an area to attract or maintain jobs and tax base.
- **Land Availability**, the adequacy of land available and serviceable for new development.
- **Quality of Life Indicators**, providing cultural, educational, recreational, and social amenities and programs necessary to support a vibrant community.

Analysis

For many communities, population forecasting is a delicate and critical exercise that is essential for growth management. This is important for Davenport too, but for the most part, our future is fairly predictable.

Natural Change. Davenport has averaged 607 more births than deaths annually. Nationally, the birth rate has fallen rather significantly in the past 10 years, but signs are that it may be leveling off with the improved economy.

Migration. The State of Iowa continues to experience slow out-migration. Generally speaking, much of the population loss is from young adults and families moving away. The rate of out migration is higher in rural counties compared to urban counties. There is some in-state in-migration from rural counties to urban counties from persons seeking better employment opportunities.

The out-migration number exceeds very slow in-migration from immigrants to Iowa. Much of this migration is to areas that have livestock processing facilities. Davenport does not fall into this category.

There is some anecdotal evidence that some residents of the Illinois Quad Cities are moving to the Iowa side of the River. Real data on this phenomenon will not be available until the 2020 Census.

For the purpose of this report, it is assumed that migration in Davenport will continue to be net zero throughout the planning period.

In consideration of the secondary variables, Staff's opinion is as follows:

Economic Vitality. Davenport's economy has diversified greatly since the Farm Crisis of the 1980's. It is performing equal or slightly below the Country as a whole, but slightly better than other many other peer communities (mid-sized 'rust-belt' metros). Many community leaders are rightfully worried about the long term stability of the Rock Island Arsenal, the region's largest single employer. Change of its status could impact population negatively. However, no change is planned for so it is assumed it will maintain its current workforce. Therefore, economic conditions should have minimal impact on population.

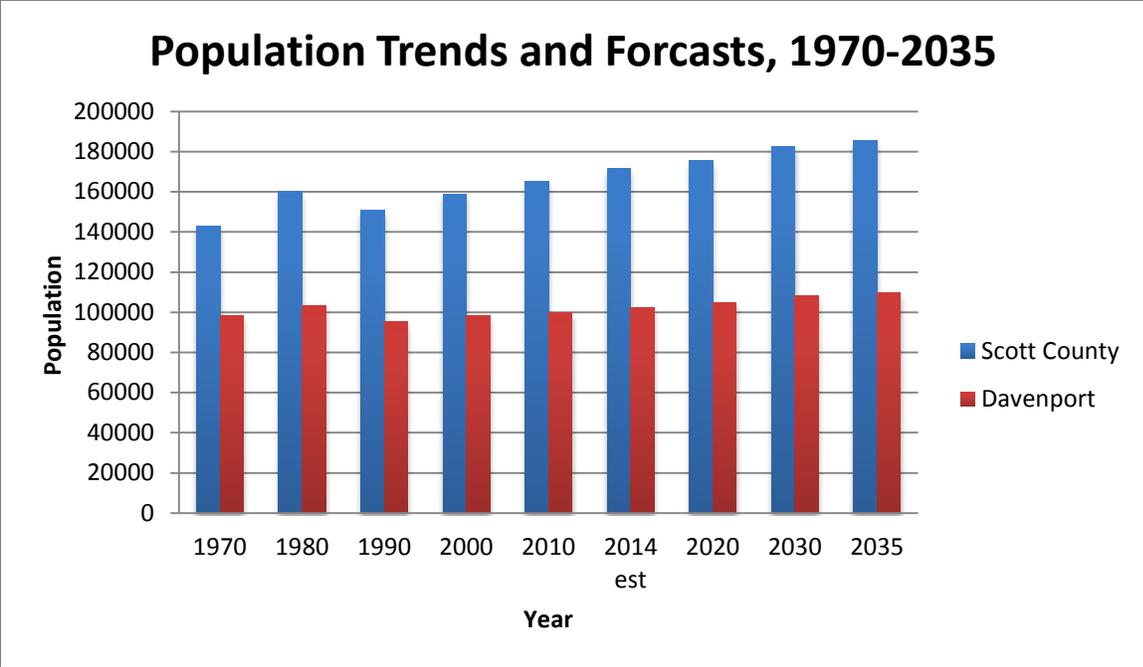
Land Availability. Davenport has an abundance of ready to develop land. At the same time, there are no shortages in other Scott County either. Staff believes this has no impact on population change in the future.

Quality of Life Indicators. There is no indication that the existing or anticipated political climate will support a reduction in support for schools, parks, and other cultural facilities.

To summarize, staff does not believe the secondary variables will have significant impact on population change in the City.

Davenport Proportion of County Population. A final factor to consider is the proportion of Davenport's population to that of Scott County as a whole. Population forecasting is widely compiled at the County Level. The City has consulted with the Bi-State Regional Commissions Data Services Office to obtain Scott County population forecasts, developed by Woods and Poole Economics, Inc.

Scott County Population Forecast								
1970	1980	1990	2000	2010	2014	2020	2030	2035
Actual	Actual	Actual	Actual	Actual	Estimate	Forecast	Forecast	Forecast
142687	160022	150973	158668	165224	171387	175367	182650	185584



The proportion of Davenport’s population compared to the County as a whole has slowly declined since 1970. While the number has diminished, it is a fraction of what other central cities have experienced. Staff does not believe this is of great concern provided the community continues to work on making its public schools competitive with other area schools.

The percentage has fallen from 69 percent in 1970, to just under 60 percent today. The rate of decline has leveled off significantly since 2000. Staff believes the rate of decline will continue, but slowly, over the next 20 years. This is due largely to a large supply of older housing in Davenport, which will be difficult to replace or rehabilitate. This may result on increased demolitions in the City. Staff expects the share of Davenport population compared to Scott County’s population to be 59 percent in 2035.

Conclusion:

Natural change will continue to have the largest impact on population. Percentage of County Population will have lesser of an impact. In many communities, migration (positive or negative) can have a large impact but in Davenport net migration is close to zero. Other factors noted above should not impact the rate of population change.

For discussion purposes, therefore, staff has prepared the following population forecast for the City:

Davenport Population Forecast								
1970	1980	1990	2000	2010	2014	2020	2030	2035
Actual	Actual	Actual	Actual	Actual	Estimate	Forecast	Forecast	Forecast
98469	103264	95333	98359	99687	102448	104898	108360	109769

Major employment changes, disasters, cultural shifts can and do happen, but they cannot be accurately predicted. Therefore:

Davenport is experiencing slow, steady growth, and there are no reasons to assume that condition will change.

So as work on the Land Use Plan Update continues, we as a community need to think about how best to accommodate approximately 7351 new City residents over the next 20 years. How and where they live will have a significant, yet manageable impact on development patterns.

PUBLIC INPUT COMPILATION

July 30 Fairmount Library

What would make Davenport more livable?	Votes
More transportation options	
Multimodal options	2
ADA, transit	1
Car last	
Light rail? (LRT too expensive. Low ROI.)	
Express high-speed bus lines for high-traffic roads – like 53 rd (used in Brazil, Columbia, etc.)	
3 rd and 4 th conversion	1
Downtown as arts center	6
Green space	4
Bike racks/lockers (businesses pay for?), etc.	3
Bike rentals	
Full service grocery downtown	
More housing opportunities	
Housing for families	1
Runoff impacts – especially on infrastructure	3
Experiment with solar roadways	
Permeable pavement (experiment with permeable pavement to reduce run-off)	
Mixed income neighborhoods	1
West- more entertainment and shopping	4
Community issues – West	1
Encourage infill through tax incentives and underutilized strip malls	
Avoid sprawl – grey fields (look at what has worked in other cities like Cedar Falls and Ft. Collins, CO. What worked?)	
Faster cross town roads	3

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Downtown		1
Historic Rehabs		1
K's Merch		1
	Elmore Scale	
	Casino Site	
HCV		1

What, in your mind, is the ideal neighborhood?	Votes
Owner occupied/pride of ownership	4
Transportation options	1
City land – active parks	2
Close – in services	2

Neighborhood grocery	
Walkability	2
Upgrade sidewalk program	1

What are Davenport's strengths?	Votes
Resurgence of downtown	
Part of Quad Cities – something bigger	
Amenities/activities	
Accreditation of government departments – good government	
Higher education	
Affordability	
Safety	
People	
History – First Bridge, etc.	1
Credit Island	
Innovative schools	1

What are Davenport's weaknesses?	Votes
Infrastructure	4
Sprawl	
More good jobs	
Integrated economic development (linking industry)	2
K-12 schools need more support	2
More police presence – satellites	3
Traffic issues (holiday shopping)	4
Lack of multi-modal transportation options	

August 03 Eastern Library

Big Ideas Map

Comment	Location
Continue rural residential development	West of Jersey Ridge North of VMP East of I-74 to Bettendorf line
New grade & junior high school	North central/east
Music on the Mississippi	
Family Museum	West – central corridor area

What would make Davenport more livable?	Votes
Sidewalks – ADA and repairs	1
New or updated Schools	6
Infrastructure updates – sewer back-ups, streets	3
Promote/market City	1
Walkability – connections lighting	
Neighborhood feel - perception	
Building conditions (impact on neighborhoods)	
Street markings – crosswalks, lane markings visibility	1
Talking signals	
Job growth – keep young here –higher pay-bring people in	3
School marketing – improve perception	
Ag land preservation – high value farmland	4
West side commercial needed	2
Keep population here – live-work-play accessible	5

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
	Farmland for development	9
	Dock demo without plan for development	
Central HS pool expansion/upgrades		1
	Other School improvements needed	
Technical training – more needed		
Prairie Heights/Freighthouse		
	Planters in roadways	
Health care - hospitals		

What, in your mind, is the ideal neighborhood?	Votes
Image – safe community (perception & promotion of such)	5
Street conditions – prioritize improvements & coordination of repairs)	4
Access restrictions on major roads, i.e. Jersey Ridge Road congested with driveways	3

What are Davenport's strengths?	Votes
Festivals such as Bix (which needs a museum)	3
Safety services	
Riverfront parks & activities (need year round)	1
Community input (needs expanding by area gathering disenfranchised)	
Downtown – lofts, though needs grocery & renewal of fringes	2
Riverfront (though afraid of privatizing the riverfront)	

What are Davenport's weaknesses?	Votes
I-280 (west end)	
More incentives needed for home owners including existing homes	5
Data driven markets by outside investment	
Blue (west side) vs. white (east side) collar perception (work with realtors on west side perception)	6

August 13 Freight House

What would make Davenport more livable?	Votes
Better streets/infrastructure (central city)	4
Downtown – service oriented	3
NW Davenport – focus of development	1
Smaller scale businesses closer to residential	4
More bicycle/pedestrian infrastructure north of Duck Creek	3
Single stream recycling (encouraging businesses to participate)	1
3 rd /4 th conversion	
Assistance with rehab. south of Locust	
Vacant housing	1
Education/support of schools (perception when schools close)	5
Development on west side – retail services (sewer)	1

Think about developments constructed within the last ten years. Which ones do you like and/or dislike?

Good Development	Bad Development	Votes
Riverfront improvements		
Loft conversions		1
Downtown infrastructure/streets		3
Elmore big boxes		
Quality of parks		1
Flower baskets		
River Dr medians		
Village		
Freight House (good scale of development; along the river, don't want tall buildings that block views)		
	Splash park location	
	Lack of traffic calming	
	Need ADA ramps (comp. plan)	
	Better connectivity from downtown to Village	
	City ignoring W. end	

What, in your mind, is the ideal neighborhood?	Votes
Walkability to amenities	3
Service close to residences	
Connected network of green space	
Diversity	
Safety/lighting	
Neighborhood organization	
Mixed use neighborhoods	
West end railroad – bike path	
Good streets/schools/parks	4

Bicycle wayfinding	1
Affordable/available homes	
Sidewalks width based on road class	
Landscaping for businesses	

What are Davenport's strengths?	Votes
River	1
History	1
Preservation of building stock	
Diversity	
Things to do/activities	
Higher education	
Larger region – quad cities (although competing is a weakness)	3
Cultural amenities – Figge	1
Libraries	1
Adaptability - businesses	

What are Davenport's weaknesses?	Votes
Lack diverse eating establishments	1
Businesses – no Whole Foods/Fresh Market/Costco	3
Public participation – not feeling like being heard	1
Communication to citizens	
Perception of schools	
Bicycle infrastructure – as a necessity, not a luxury	4
Act on abandoned housing	1
Streets	1
Crossing lights – audible	2
Lack of retail	3

What are Davenport's opportunities/areas for change?	Votes
Broadband fiber	2
Economic incentives for businesses	1
New business park	1
Recreation opportunities by river	4
More bike paths Kimberly to bike path Elderidge to Davenport	3
Cycling hub	
Partnership with Scott County	
Preserve environment	1
Northpark Mall needs help and entertainment	2
Better rail connections	
Capitalize on history	1

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July 27 Davenport Today Facebook Post

Comments as of 10:19am 7/31/15

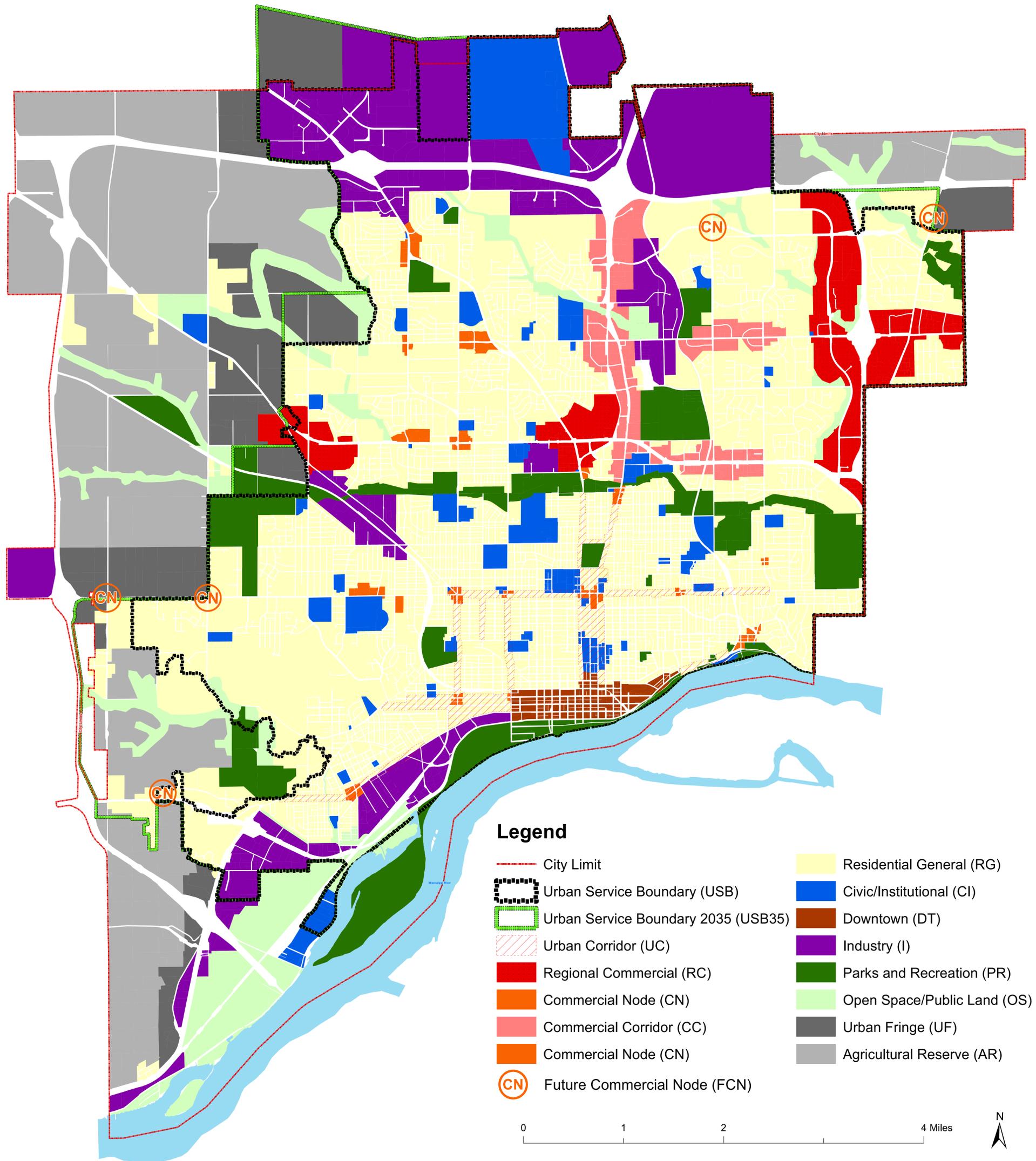
We know you have lost of thoughts on how to make Davenport even better. Help city planners update the comprehensive plan with your good ideas.

Comment	Likes
Move all the parades and races out to 53 rd and Elmore <ul style="list-style-type: none"> • That would be CRAZY with the amount of businesses there and the traffic that's already there 	
Wish there was an afternoon option since there are 3 meetings. Can't leave the business after 5 because that's when we get busy	
Bring in a Trader Joes	17
Great to learn this site is available. My wish list is a sidewalk on Marquette by the New dog park, an Ikea store in one of our empty buildings on the west side and a Trader Joe's on the west side. I'm pretty tired of driving across town to Elmore Avenue for trendy restaurants and stores.	10
Davenport better wake up! The west side needs to be developed big time! Keep building out on Elmore you idiot's! The sense of if you build it they will come! Has got to change. We need business in the west side to bring revenue to all the small business owners here! You keep taking it away from here all the time. We have more empty buildings here sitting around going into disrepair as no one wants to invest here. We are citizens also! Start showing us some consideration when making choices and planning things! Or your going to be losing more business owners. We will support anyone or any business that wants to come to this end of town! Invest in the west! Great business slogan! Use it wisely, and see what happens! <ul style="list-style-type: none"> • Like you supported the Sonic out there? • How would you know who went there? Sonic is not the type of business that would be able to bring in the people who spend money in the retail sector. Did you eat there daily? As much as Starbucks at 5 points? I didn't see you standing in line at either business! • As a matter of fact, I did eat there. Just not my favorite place to eat! So I didn't eat there very often, but I do support my west end businesses and friends! • Why does the city have a say in who sets up business and where? Businesses will set up wherever they can make a buck. The city should stay out of the way and keep regulations and taxes down. • What do you think the TIF financing is for? • Pretty intelligent to name call and try to get a point across. • Sonic is a pretty big company. They have people that o market research before investing in an area. Even if it's a franchise and not a corporate store. That being said, they missed the mark. Didn't do their homework very well. • I agree with you 100 percent there are basically NO nice restaurants (meaning not fast food, McDonalds, steak and shake, subway, etc.) in the west side of Davenport. There's no shops or anything, just a Walmart and HyVee. Every timea new business is built it's out in the area of 53rd, closer to Bettendorf. 	5
Trader Joe's	2
We also need a white castle and Portillo's. It would be a big hit. Everyone travels to Chicago for great food let's keep the money here in Iowa instead of going to the big city.	4

PI	
I dunno....fix the potholes? Fix the antiquated sewers? Make the town more citizen friendly instead of tourist friendly.	7
Water park! Amusement park! Dave and busters! Outlet malls! <ul style="list-style-type: none"> I agree with you 	11
Bring a kiwk star downtown somewhere	2
We need a souper salad down south they are awesome	
West end from river drive to fourth really needs an up lift there are a lot of nice people good hard working tax payers they deserve something nice to look at also they already have to tolerate the smell of the factories that is more important than some stupid deal on the dock restaurant in my opinion <ul style="list-style-type: none"> They have plans drawn up for the west end already. It was covered in a meeting earlier this year. 	4
We should have a Whole Foods Store, a Portillo's, Rain Forrest Café, and a Cheesecake Factory.	4
Why does the picture say 2025 but the link says 2035?	
Build a permanent flood wall on the levee with a walk and or bike trail on top so that people can still see the river. Oh and bring in The In-N-out burger chains to the area!	2
We need to make sure we are attracting the right businesses or rezoning to redevelop run down retail corridors, instead of focusing just on the elmore corridor. There are way too many vacant lots in the city. Some could support new retailers with a proven track history or some other business or community need	2
Fix our waste water facilities. They are deteriorating by poor up keep. Get Bettendorf off our grid so we can maintain our failing systems. And when it floods they don't bypass so much waste I to the river. Fix the current problems before anything.	1
Something for teenagers.. Ages 13-18.	2
We need a water park indoor like Dubuque. Burlington has indoor and outdoor	3
Get rid of the ghetto bars where people get stabbed!!	2
Legalize marijuana	2
The west end definitely needs improvement. It has went to shit.. makes u not want b around down there	1
Ferris wheel isn't gonna last 10 yrs imagine that	
Popeys chicken	
We have access to an amazing farmers market and everyone's requesting fast food restaurants. This is why we cant have nice things...	5
Before people say they want a Trader Joes, whole foods, etc. Keep in mind te infrastructure must be updated first and foremost. Power grids, sewer systems, roads and the like. Also these businesses have to see a market and thus far apparently they don't see a future here yet. Davenport in itself is not enough. Unless you can get all five of the quads working in unison, these places that thrive on population will not come here	
As far as a tourist attraction, Davenport doesn't have what it takes to be one. Unless you want to be embarrassed by areas such as the west end which the city of davenport has allowed to be dilapidated and run down. There is a rich history in all parts of this city which isn't showcased at all.	1
Legal pot	
So much of our history goes completely untapped.	
ATV trails....And make it better for us not tourists...good day sir..!!	
A waterpark that is NOT just for families with young kids.. Our kids grow up so things NOT for	

babies and small kids would be great.. Otherwise my money will keep going to other cities and states	
Here's an idea..... ENOUGH PARKS ALREADY! Add more activities that are doable year-round. So many things are gone in the winter bc it's just too cold! And the libraries need more extended hour activities. My kid would love story time but some of us work in the middle of the day!	

DAVENPORT+2035 Future Land Use Map



Legend

- City Limit
- Urban Service Boundary (USB)
- Urban Service Boundary 2035 (USB35)
- Urban Corridor (UC)
- Regional Commercial (RC)
- Commercial Node (CN)
- Commercial Corridor (CC)
- Commercial Node (CN)
- CN Future Commercial Node (FCN)
- Residential General (RG)
- Civic/Institutional (CI)
- Downtown (DT)
- Industry (I)
- Parks and Recreation (PR)
- Open Space/Public Land (OS)
- Urban Fringe (UF)
- Agricultural Reserve (AR)

0 1 2 4 Miles



Adopted by the Davenport City Council August 10, 2016