

# MUSCATINE COUNTY PUBLIC INPUT REPORT

## HOUSING MARKET ANALYSIS

### HOUSING COUNCIL KICKOFF MEETING

A Project Kickoff Meeting was held with the Muscatine Housing Council on August 17, 2023 where Atlas conducted a visioning session with members of the committee. The following reflects major takeaways from the meeting.

#### Top Takeaways

- Desire for Performance Measures
  - How do they track progress/impact?
- Prior plans have included adequate data, but lack clear actionable strategies with performance measures
- Emphasis on including various groups of people
- Possibly include wins/projects that have been implemented since previous housing studies
- Marketing opportunity – how do you market different housing opportunities for different populations?

# PUBLIC VISIONING SESSIONS

Atlas visited Muscatine County the week of September 11 and conducted three public visioning sessions in each of the three communities. The information below reflects thematic elements for Housing derived from the sessions.

## Muscatine

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### Challenges + Barriers

- More people would downsize if there were other options
- Young people have more living space than they need because lack of smaller units
- Median buyer here can afford \$150k – \$250k homes, which are severely lacking
- Lack of contractors here, which is a barrier to development
- A sufficient down payment, plus the cost of repairs/renovations, make buying a house unachievable for many
- Zoning is a barrier to housing
- Inventory of vacant lots, hard for individuals (and developers) to build on them

### Needs

- Workforce housing for small families
- Affordable housing
- Middle housing options
- Unique infill development opportunities
- Funds to allow current homeowners to continue upkeep
- Amend out-of-date zoning restrictions

## West Liberty

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### Challenges + Barriers

- Lack of inventory for both homeowners and renters
- Off market purchases for homes are common, making it more difficult to access appropriate housing for those that are not entirely embedded i.e. newcomers
- Missing workforce housing
- Lack of transitional or temporary housing for workers or those in need
- Older, more affordable homes require significant renovations/upgrades
- West Liberty doesn't have the space to expand housing due to city limits
- Newer homes that have been built are high priced and outside of city limits

### Needs

- Multi-generational housing for larger families
- Market-rate condos have been selling quickly and are attractive for seniors and retirees
- Rent-to-own possibilities
- Pocket neighborhoods with amenities
- Amending outdated codes to embrace local culture
- Workforce housing for the majority of the workforce that doesn't live in West Liberty

## Wilton

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### Challenges + Barriers

- Housing shortage across all price ranges
- Surrounded by farmland, makes it difficult to build out
- Community is not investment ready – infrastructure is not in place to build at scale
- Appropriate size and priced homes sell fast, typically off market
- Building costs are prohibitive
- People in mobile homes are being taken advantage of by out-of-state companies
- Homes owned by one landlord are being rented out, lessening the stock for potential first-time home buyers to purchase

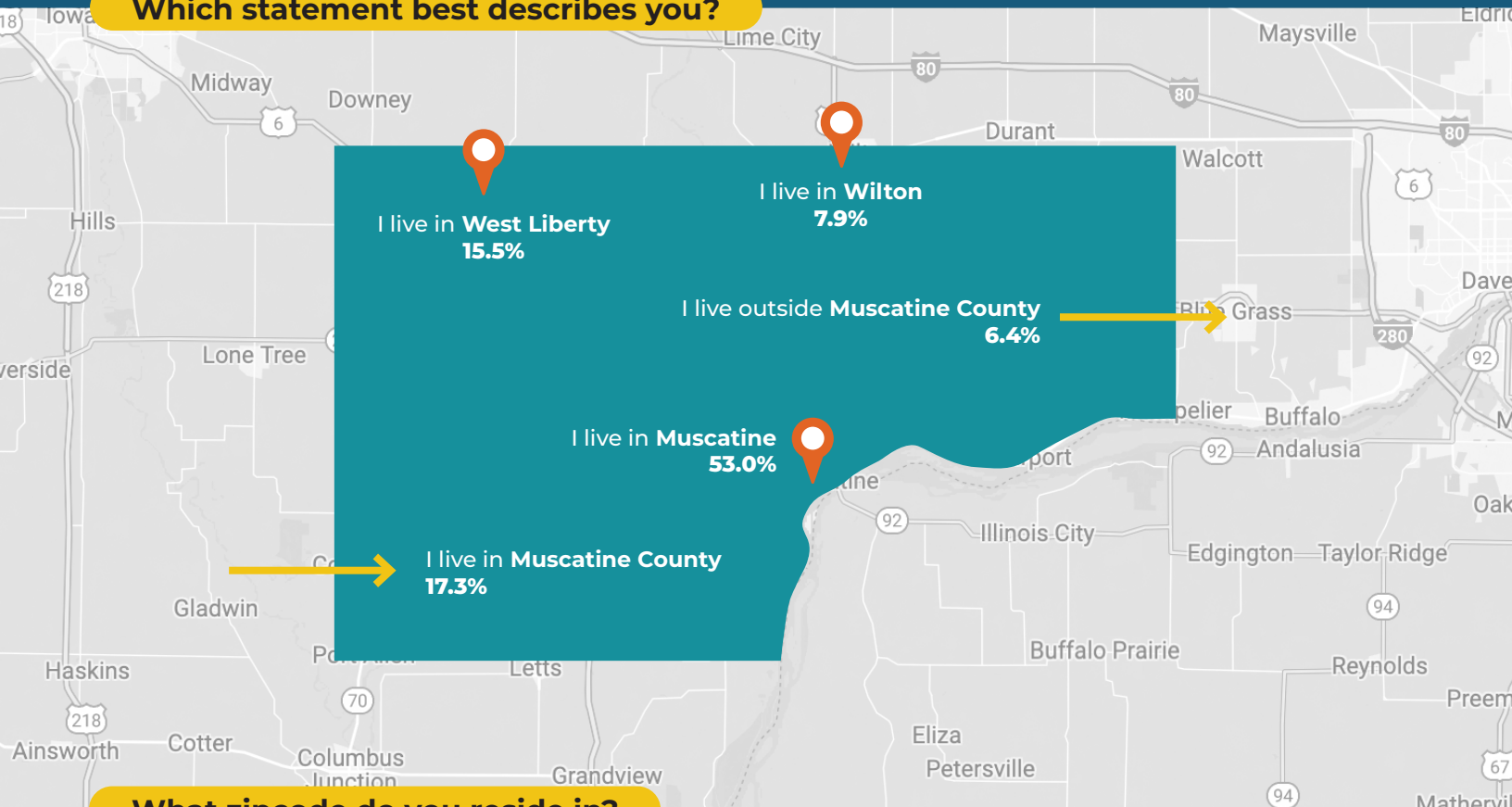
### Needs

- Right-sized homes (1 – 2 bedrooms) for first-time homebuyers
- Access to more developable land
- Duplexes or four-plexes
- Housing incentives for veterans
- Build out of ADUs
- Housing that is affordable for young people and young families

# ONLINE SURVEY

The information below reflects thematic elements derived from the public survey available from August 21 – October 20, 2023. A total of 330 responses were recorded. A full report of the public survey results are located **HERE**.

## Which statement best describes you?

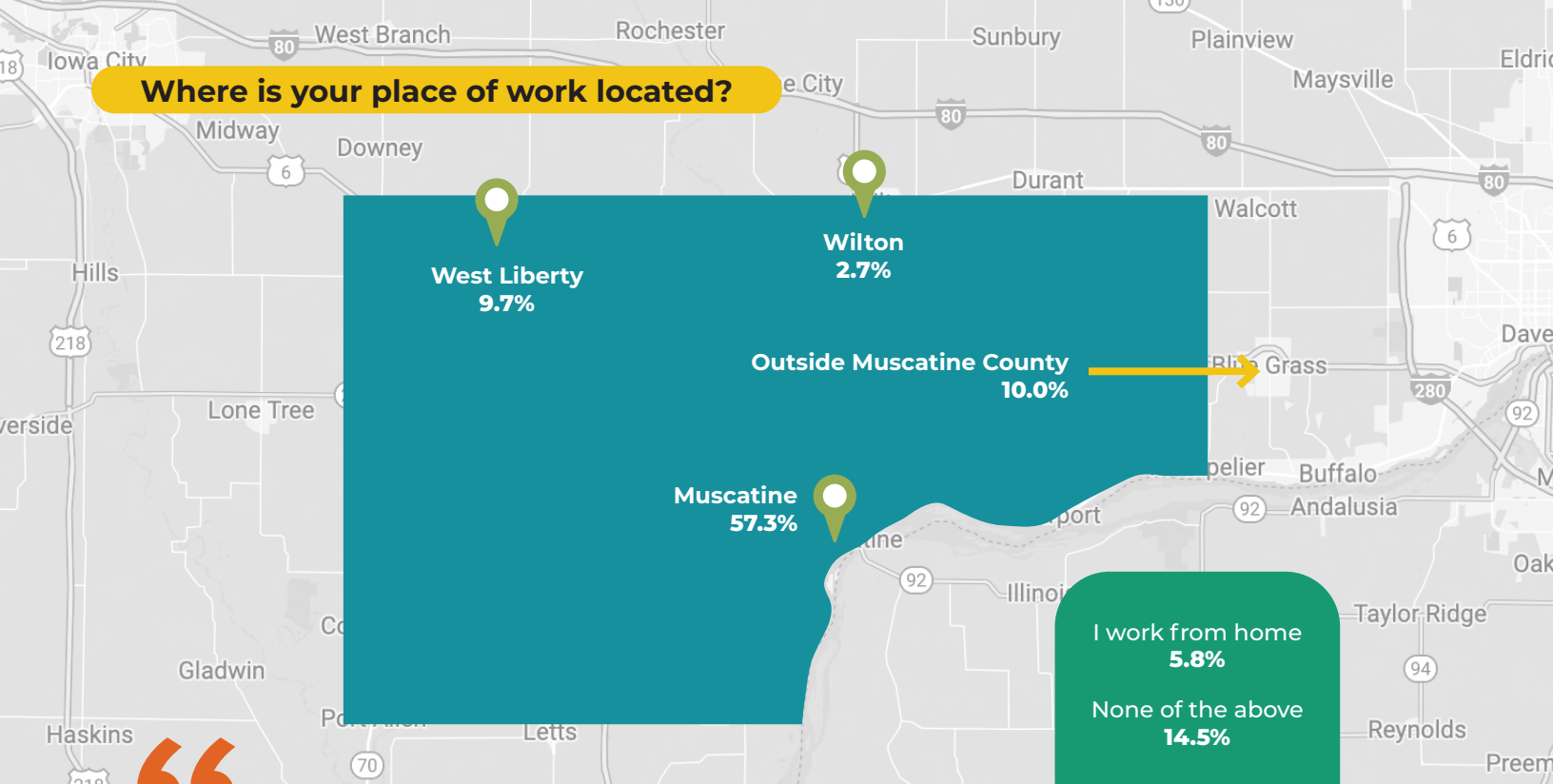


## What zipcode do you reside in?

ZIP CODE	LOCATION	RESPONSES	ZIP CODE	LOCATION	RESPONSES
52240	Iowa City	2	52755	Lone Tree	2
52245	Iowa City	3	52756	Long Grove	1
52317	North Liberty	1	52761	Muscatine County (Muscatine)	216
52333	Solon	2	52766	Muscatine County	1
52358	West Branch	1	52776	Muscatine County (West Liberty)	57
52720	West Liberty	2	52778	Muscatine County (Wilton)	35
52721	Bennett	1	52803, 52762	Quad Cities	1
52722	Quad Cities	1	61264	Illinois	1
52726	Blue Grass	1	61265	Illinois	1
52728	Buffalo	1	52771	Teeds Grove	1
52748	Eldridge	1			
52749	Fruitland	3			



## Where is your place of work located?



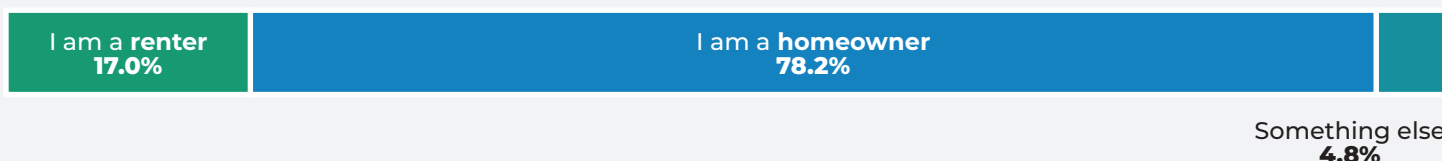
*I work in a different community because: **higher wages** and **better benefits** than what I was seeing in WL, diversity of companies and employment options available, larger companies with opportunities for advancement, accessibility to shopping (needs of household) during breaks or on commute, ability to widen social and professional circle outside of the community in which I live. That said, I enjoy living in West Liberty for the many qualities it has.*

## If you work in a different community than where you live, are there specific reasons that you keep from living in the same community that you work in?

- Higher wages in other communities
- Cheaper housing costs i.e. low mortgage rates, taxes
- Retired
- Owning a pet e.g. not being able to rent in the same community
- Prefer to live outside of the city, have more privacy

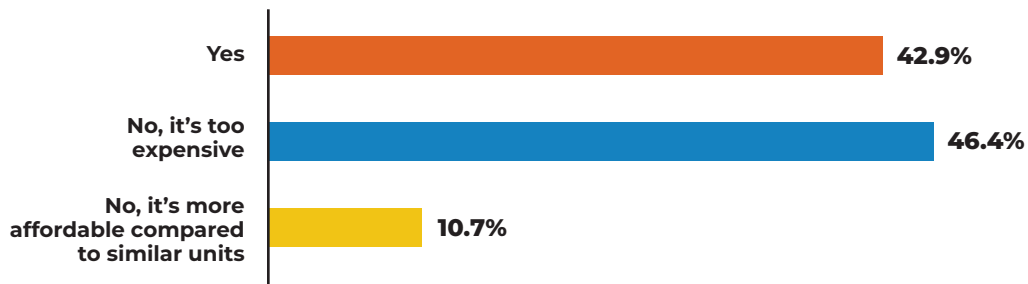
SEE **APPENDIX C** FOR FULL LIST OF RESPONSES.

## What statement best describes you?



## 'I AM A RENTER' / 'SOMETHING ELSE' RESPONSES

Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?



### What are the terms of your current lease?

**< 6 mo.**  
30.3%

**12 mo.**  
55.4%

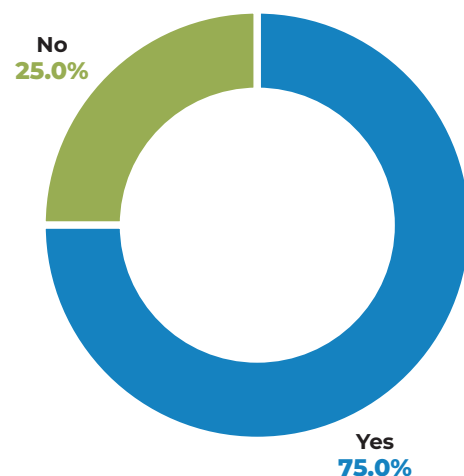
**12+ mo.**  
14.3%

Are you interested in purchasing a home in Muscatine County?

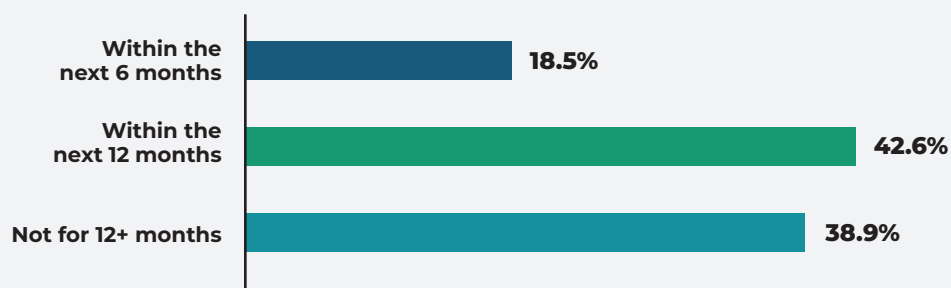
Please explain why you're not interested in purchasing a home.

- Age
- Too expensive/lack of affordability
- Single parent
- Would make existing commute longer
- Crime

SEE **APPENDIX D** FOR FULL LIST OF RESPONSES.



## How soon would you like to purchase a home?



## What are your current barriers to homeownership (if any)?

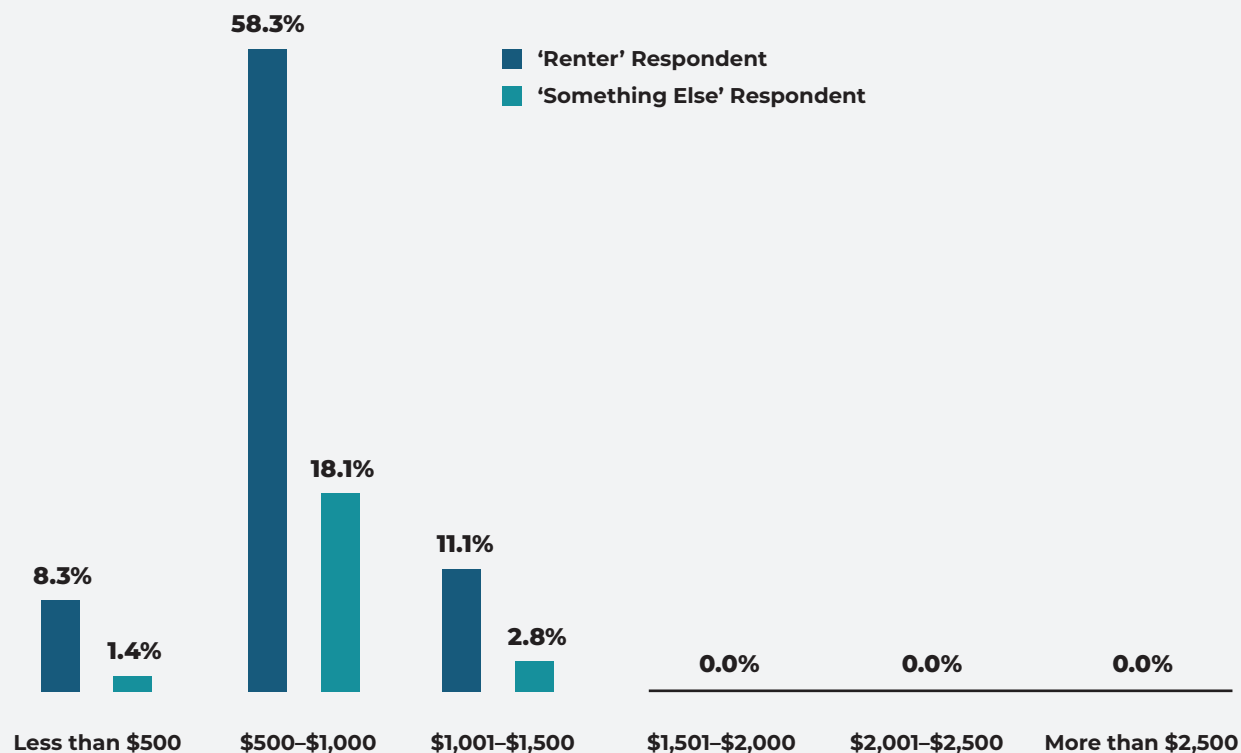
- Prices
- Down Payment Assistance
- Availability
- Interest rates
- Quality of homes

SEE **APPENDIX E** FOR FULL LIST OF RESPONSES.

## What is most important to you when considering the purchase of a home?

Price/Affordability	33.1%
Size/Square Footage/Lot Size	19.4%
Proximity to work	11.3%
Proximity to specific K – 12 school(s)	4.4%
Proximity to community amenities	2.5%
Walkability	1.9%
Property Taxes	13.8%
Home Age	11.3%
Other (please specify)	2.5%

## What do you consider to be an affordable monthly housing payment?



**If you feel comfortable, is there anything else you would like to share about your current living situation? (For 'Something Else' respondents only)**

- Living at home with family
- Inflation is too high for me to rent an apartment
- Interest rates make purchasing unaffordable
- Most rentals don't allow pets

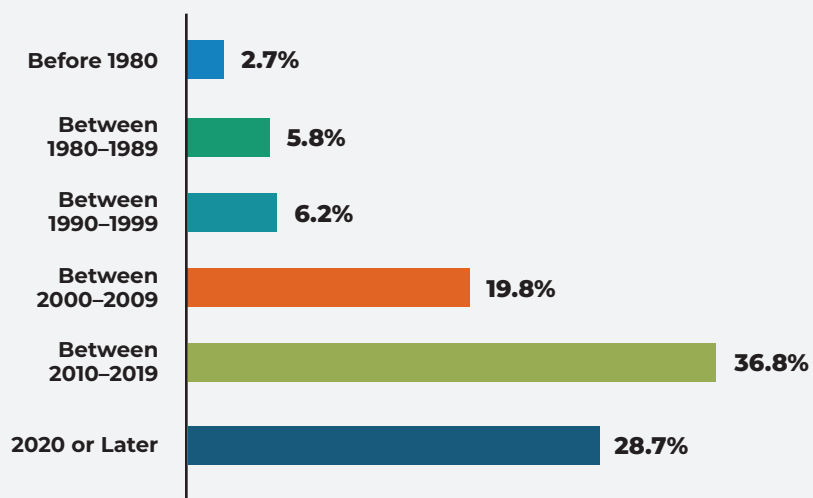
SEE **APPENDIX F** FOR FULL LIST OF RESPONSES.

## 'I AM A HOMEOWNER' RESPONSES

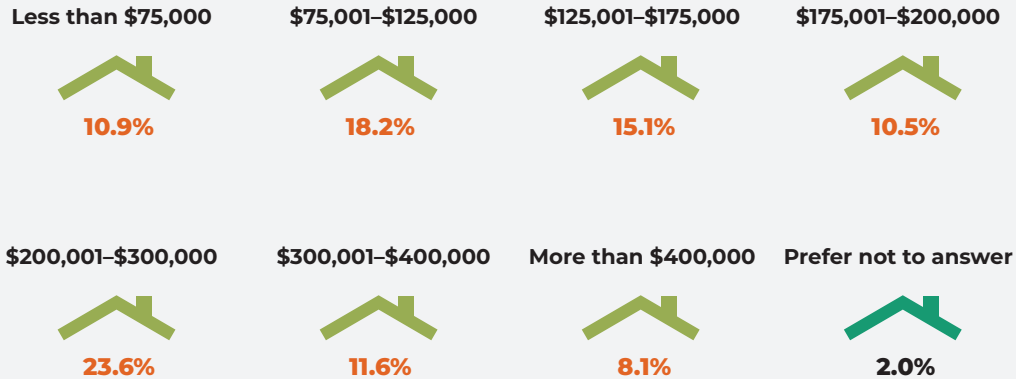
Please select the option that best describes your current situation.



In what year did you purchase your current home?



## Which price range is most representative of your home's purchase price?

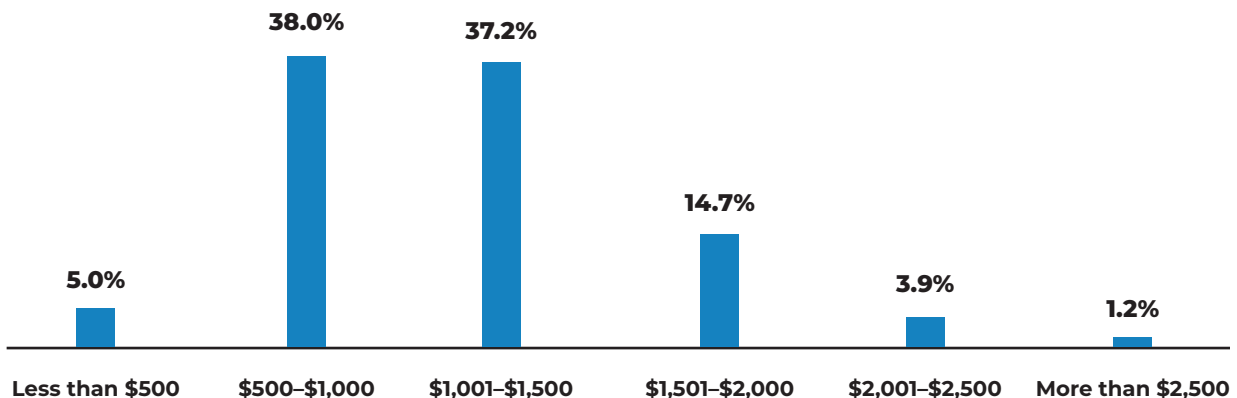


## Have you refinanced your home in the past three years? If so, please explain why you refinanced.

- Yes, due to a lower interest rate/reduce cost
- Yes, due to making improvements to the home i.e new bathroom
- Yes, due to making changes to the loan product
- No, interest rate was already low
- No, I live in a mobile home

SEE **APPENDIX G** FOR FULL LIST OF RESPONSES.

## What do you consider to be an affordable monthly housing payment?



## RESPONDENTS LOOKING TO **UPSIZE**

When thinking about upsizing, what size home meets your needs and estimated budget?



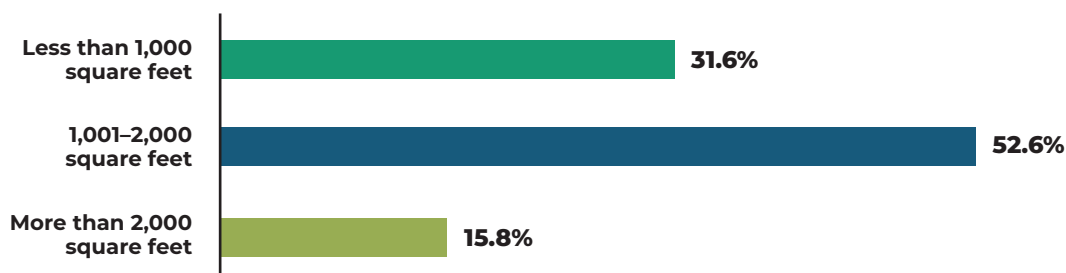
As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?

- New construction homes
- Located within city limits
- One story / no stairs
- Open space / concept
- Nice sized yard

SEE **APPENDIX H** FOR FULL LIST OF RESPONSES.

## RESPONDENTS LOOKING TO **DOWNSIZE**

When thinking about downsizing, what size home are you most interested in?





## As a homeowner who is looking to downsize, what are some of the qualities you're looking for in your new home?

- Single-story
- Privacy
- Low maintenance
- Minimal stairs/zero entry
- Affordable

SEE **APPENDIX I** FOR FULL LIST OF RESPONSES.

## GENERAL HOUSING QUESTIONS



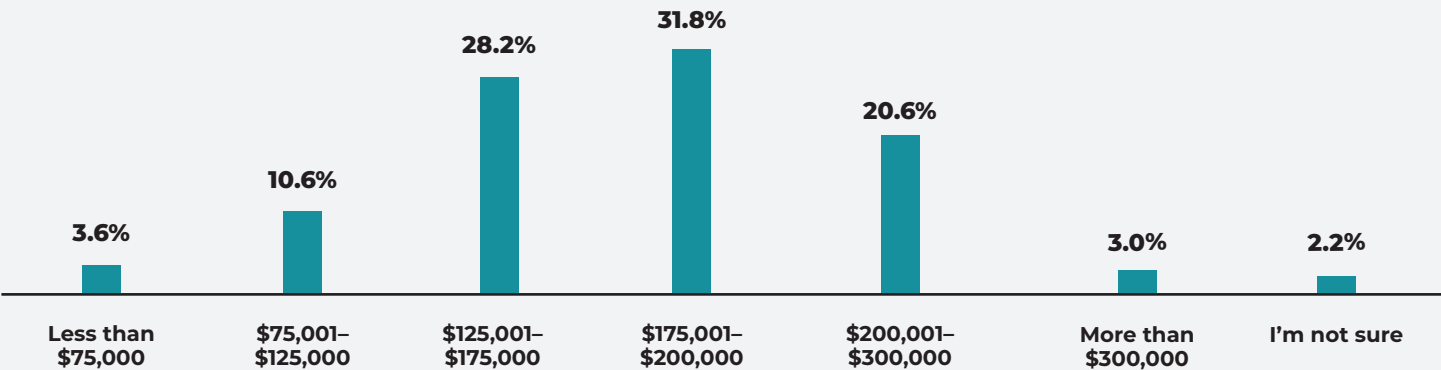
*I don't need extravagance. I need enough space to accommodate my small family and occasional visitors. A fenced yard would be useful for the dog and the small child. Adequate doesn't necessarily imply that the home needs to be ready today, only that it can get there through affordable renovation.*

### What does an adequate, quality home look like to you?

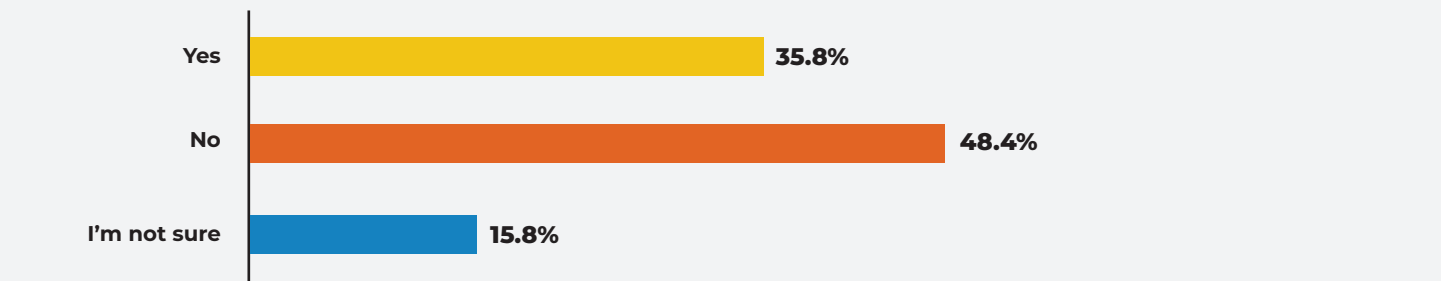
- A bedroom for each person living in the home
- Structurally sound, safe, up-to-code
- Yard space
- One level
- Two bathrooms

SEE **APPENDIX J** FOR FULL LIST OF RESPONSES.

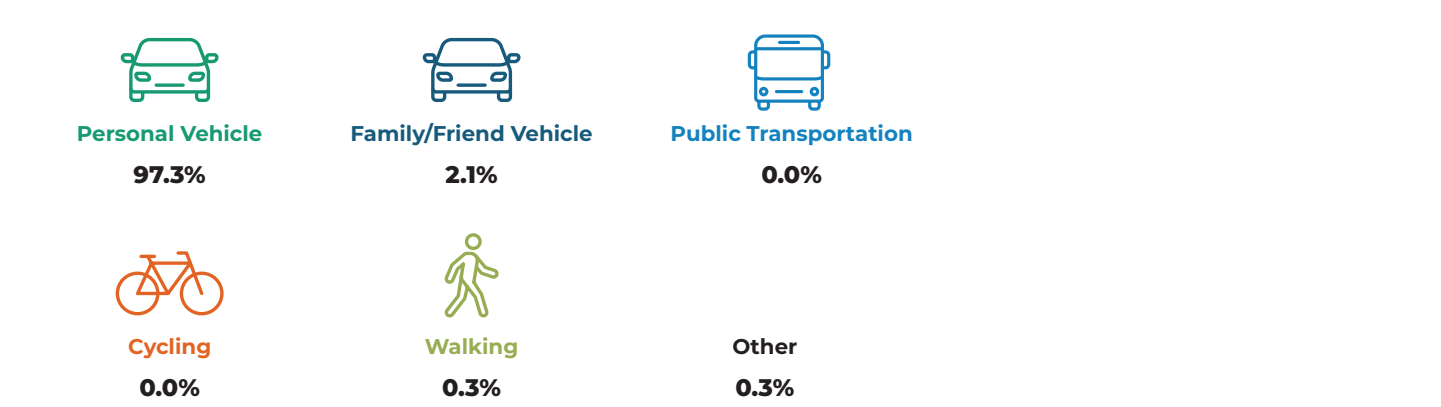
In your opinion, what should the average cost be for a standard 3-bedroom, 2 bathroom house (approx. 2,000 square feet) located in Muscatine County?



Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?



What is your primary mode of transportation?



# What is your opinion of the quality of homes built using alternative construction methods?

- People are open to modular / prefab homes
- Great alternative to make homes more affordable
- Still very experimental in some cases
- I don't really know anything about these homes / Unsure of the quality
- Skeptical of 3D printed homes due to quality and durability

SEE **APPENDIX K** FOR FULL LIST OF RESPONSES.



*I feel like modular homes have come a long way compared to what they used to be. It is a plus that they are a cheaper option than building. I think that quality is still high enough that it is a great investment for starter homes, families with lower housing budgets.*

## DEMOGRAPHIC QUESTIONS

### How old are you?

Under 18	0.0%
18–24 years old	2.7%
25–34 years old	16.4%
35–44 years old	23.0%
45–54 years old	21.8%
55–64 years old	17.9%
65+ years old	17.3%
I prefer not to answer	0.1%

## What gender do you identify as?

Male	31.2%
Female	65.5%
Non-binary	0.1%
I prefer not to answer	2.1%
I prefer to self-describe	0.1%

## What race/ethnicity best describes you?

American Indian or Alaska Native	0.6%
Asian or Asian American	0.3%
Black or African American	0.3%
Latino(a) or Hispanic	6.7%
Native Hawaiian or other Pacific Islander	0.0%
White/Caucasian	87.6%
Another Race/Ethnicity	0.6%
I prefer not to say	3.9%

## What is the highest degree or level of education you have completed?

Some High School	0.9%
High School/GED	7.3%
Some College	18.8%
Associate's Degree	14.6%
Trade School	2.4%
Bachelor's Degree	30.3%
Master's Degree	22.1%
Doctoral Degree (PhD, MD, etc.)	2.7%
I prefer not to answer	0.9%

## What is your average income?

Less than \$15,000	2.7%
\$15,000 – \$29,999	6.1%
\$30,000 – \$49,999	14.8%
\$50,000 – \$74,999	26.4%
\$75,000 – \$99,999	18.2%
\$100,000 – \$149,999	13.9%
More than \$150,000	9.7%
I prefer not to say	8.2%

## How did you hear about this survey?

Social Media	52.1%
News Media	7.6%
Organization or Business	15.2%
Friend, Family Member or Co-worker	14.2%
Flyer or other printed material	4.2%
Other	6.7%

# FOCUS GROUPS

In addition to the Public Visioning Sessions, Atlas completed three focus groups, one in-person and two virtually. Individuals were invited to participate and provide feedback, specifically those that were first-time homebuyers, realtors, and individuals a part of Muscatine's workforce. Below are the top takeaways from participants' insights and experiences with housing in Muscatine County:



*"Quality does not meet the price point and perception of what that price point could get you"*

## First-time Homebuyer Focus Group

- Living in Muscatine is expensive, both to purchase and to rent
- There is a lack of quality inventory within the \$50k – \$150k price range
- First-time homebuyer class was very helpful in navigating the process
- Most people are connected to Muscatine through work or have family ties, which is reasoning for moving to/staying in Muscatine

## Realtors Focus Group

- Muscatine County is more affordable than the Iowa City / Quad Cities region, but offers less amenities
- Missing middle housing for young professionals and young families
- Muscatine County market is not competitive enough to attract developers
- Lack of quality inventory across all price ranges
- Changing the culture about the idea of a small home is difficult

## Workforce Focus Group

- Quality and availability of existing inventory does not meet demand or expectations
- Overall housing costs are high in Muscatine County, considering there are less amenities available than in Iowa City or the Quad Cities areas
- Quality homes sell quick, and sometimes are turned into rentals, which ends up deteriorating the property
- Most people want/chose to move to Muscatine County due to their jobs being located in the County
- External factors, such as inflation and interest rates, have been significant challenges for those that want/chose to move to Muscatine County

# INTERVIEWS

Atlas also completed 10 one-on-one interviews with key stakeholders within Muscatine County, including large employers, recent homebuyers, local officials, and residents. Below are the top takeaways from interviewees' insights and experiences with housing in Muscatine County



*Inventory doesn't meet demand.*

## Top Takeaways

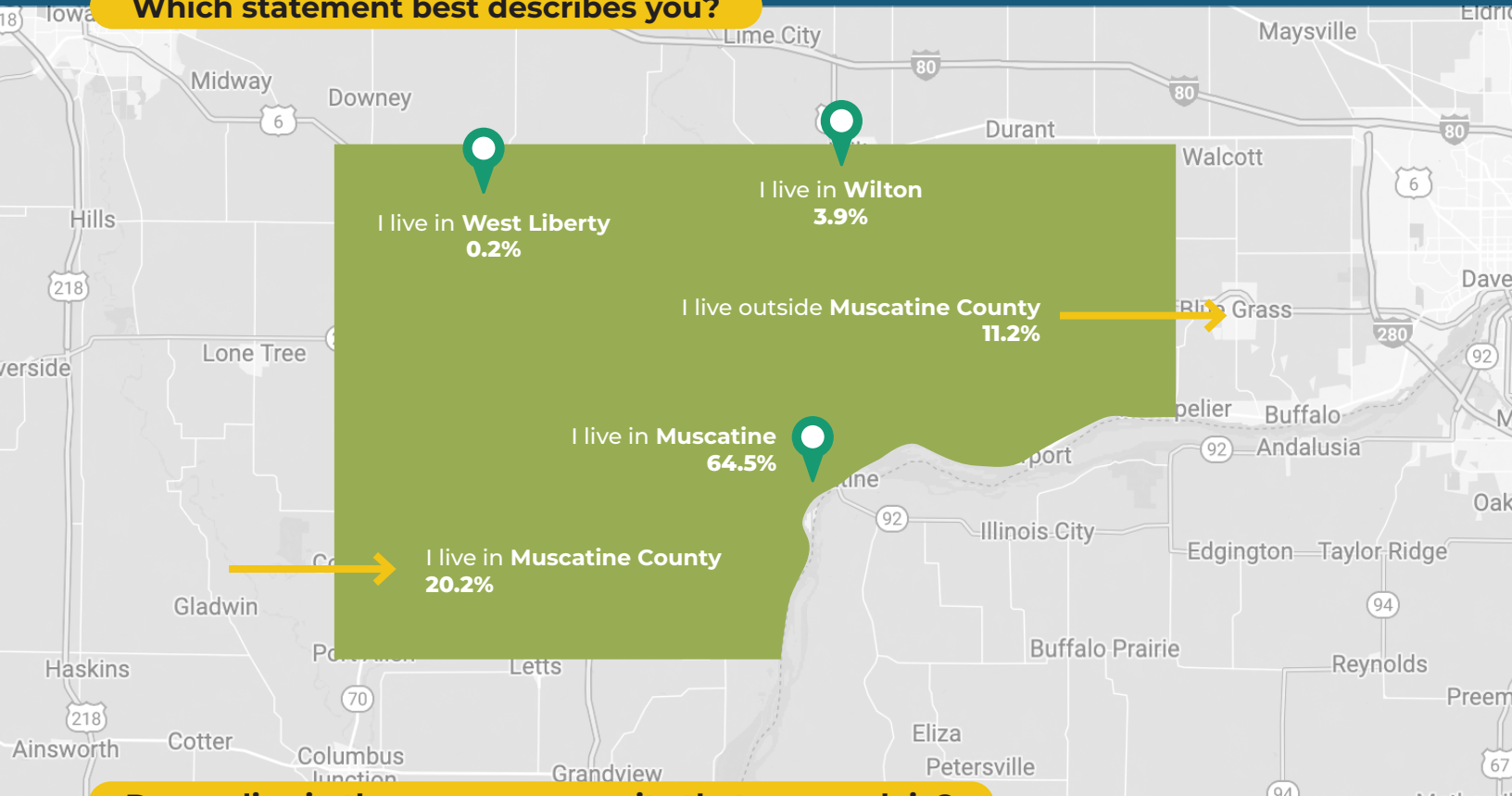
- Lack of inventory across the board
- Middle housing is especially scarce
- Appropriate housing is a major challenge for most employers
- Employers are interested in participating in a solution
- Affordability is not achievable for many



# WORKFORCE SURVEY

Lastly, an additional survey was developed and distributed to specific employers to gather specific feedback from Muscatine County's workforce. The survey was shared with the top employers in the County. The information below reflects thematic elements derived from the workforce survey available from October 9th – November 17th, 2023. A total of 484 responses were recorded.

## Which statement best describes you?



## Do you live in the same community that you work in?



## Because you answered “No,” is there a specific reason for this?

- I prefer to live in the rural part of the County
- It is a compromise between spouses for commuting to work
- It is cheaper to live outside of Muscatine
- I prefer to not live in the same community I work in
- Can't find an appropriate/affordable home in the community I work in

SEE **APPENDIX L** FOR FULL LIST OF RESPONSES.

**For people who live outside of the county, is there a specific reason why you live outside of Muscatine County. If “Yes,” please explain.**

- Cheaper taxes / cost of living is lower
- Easier for job commutes / halfway point between spouses' jobs
- Better quality of housing
- Desire to be close to family
- Prefer rural living / more privacy

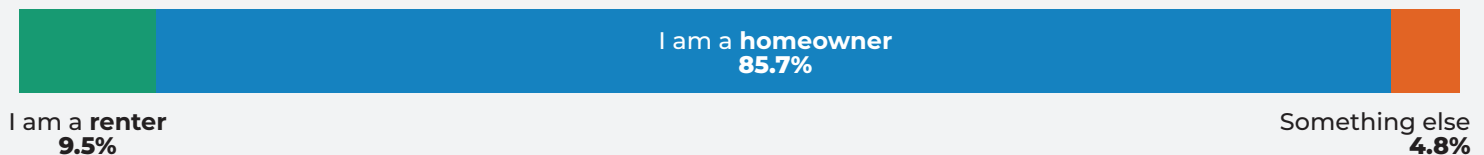
SEE **APPENDIX M** FOR FULL LIST OF RESPONSES.

**Is there anything that would incentivize you to or make you consider moving into Muscatine County?**

- Cheaper / more affordable housing / lower property taxes
- More options for entertainment
- Financial assistance to purchase a home
- Am already considering relocating, just not at the current moment
- No, I built a home that meets my needs / like my current living situation

SEE **APPENDIX N** FOR FULL LIST OF RESPONSES.

### What statement best describes you?



## 'I AM A RENTER' / 'SOMETHING ELSE' RESPONSES

**If you feel comfortable, please tell us more about your living situation.**

- Living with family
- Own a trailer, and rent the land it's on
- Staying with significant other / contributing to mortgage but do not own
- Living with parents as a caretaker
- Family owned home that was passed down to me

Please rate the following statements based on whether you agree or disagree.

	Strongly Disagree	Disagree	Neutral/ I'm not sure	Agree	Strongly Agree
I am satisfied with my current rental	4.3%	23.9%	17.4%	41.3%	13%
There is appropriate number of rental options in Muscatine County	19.6%	39.1%	32.6%	8.7%	0%
The quality of rental offerings is adequate (or better)	10.9%	45.7%	32.6%	10.9%	0%
Rental offerings are too expensive	2.2%	2.2%	26.1%	45.7%	23.9%

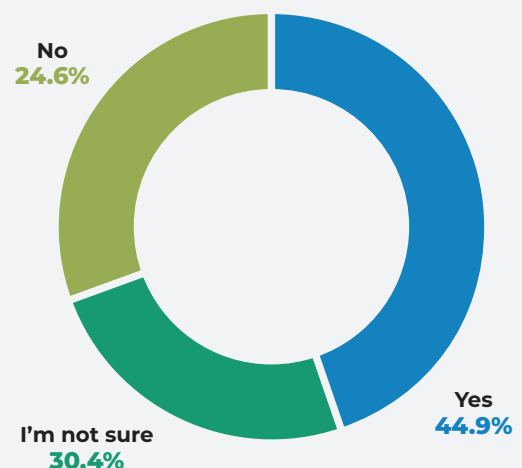
### Are you currently interested in purchasing a home in Muscatine County?

Please tell us more about why you are not interested in purchasing a home in Muscatine County.

- Cannot afford to purchase / not financially ready
- Poor quality of homes for sale
- Current interest rates / market instability
- No current plans to move

Is there a specific reason you are unsure about purchasing a home in Muscatine County?

- Availability
- High taxes
- Drive time to other things would still be the same
- Not ready to be a homeowner / bad credit
- Financial cost / investment of purchasing and maintaining a home



## RESPONDENTS **NOT** LOOKING TO BUY A HOME

**What, if any, type of aid or resource (related to housing) would you be interested in, if it were available to you?**

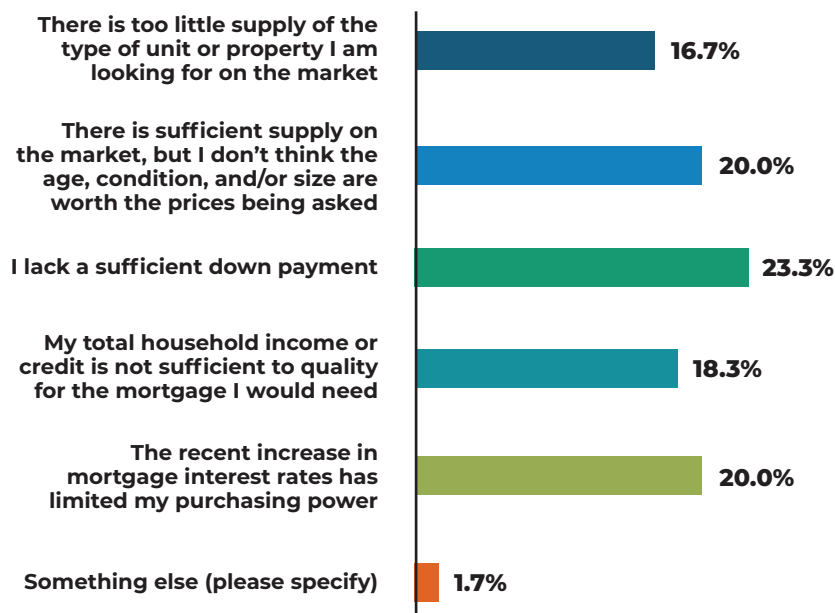
Rental Payment Assistance	7.7%
Assistance with moving / furnishing expenses	23.1%
Financial assistance for student loans	17.7%
I'm not sure	15.4%
None of the above	46.2%
Something else (please specify)	0.0%

## RESPONDENTS **LOOKING** TO BUY A HOME

**Do you have concerns about finding a home in Muscatine County?**



## Which of the following are concerns you have about finding an appropriate home?



## What, if any, type of aid or resource (related to housing) would you be interested in, if it were available to you?

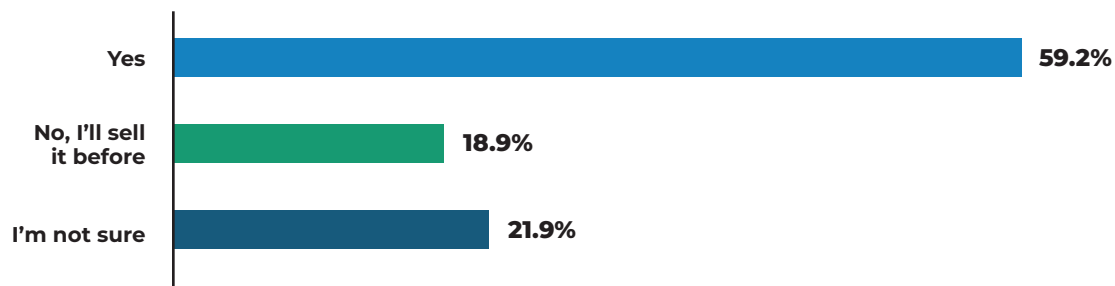
Down Payment Assistance	40.0%
Coverage of Closing Costs	8.0%
Assistance with moving / furnishing expenses	0.0%
Funds to cover necessary updates or renovations to a home	24.0%
I'm not sure	24.0%
None of the above	4.0%
Something else (please specify)	0.0%

## 'I AM A HOMEOWNER' RESPONSES

Please select the option that best describes your current situation.



Do you plan to stay in your current home until you retire?



Will you need or do you have plans to make changes that will allow you to “age in place?”

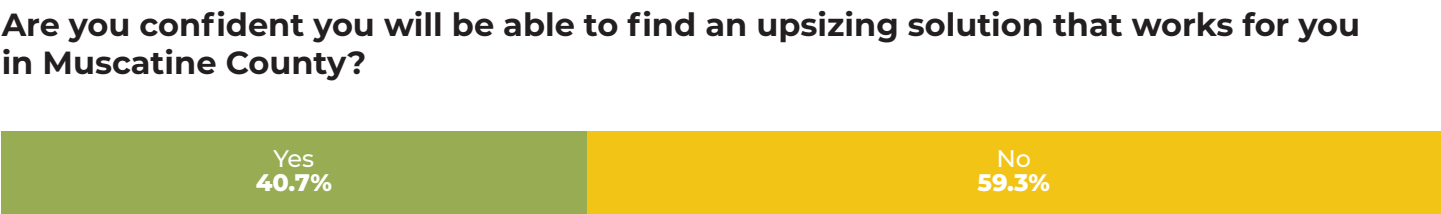
- Yes, would need to make modifications to the interior e.g. bathroom accessibility, move laundry to the first floor, stair modifications, etc.
- Yes, would need to make modifications to the exterior e.g. ramp access, adding a new addition, etc.
- Would move to a ranch-style home to accommodate aging in place
- Downsizing to a different home would be the age in place option
- No renovations are needed to age in place

SEE **APPENDIX O** FOR FULL LIST OF RESPONSES.

RESPONDENTS LOOKING TO **UPSIZE**

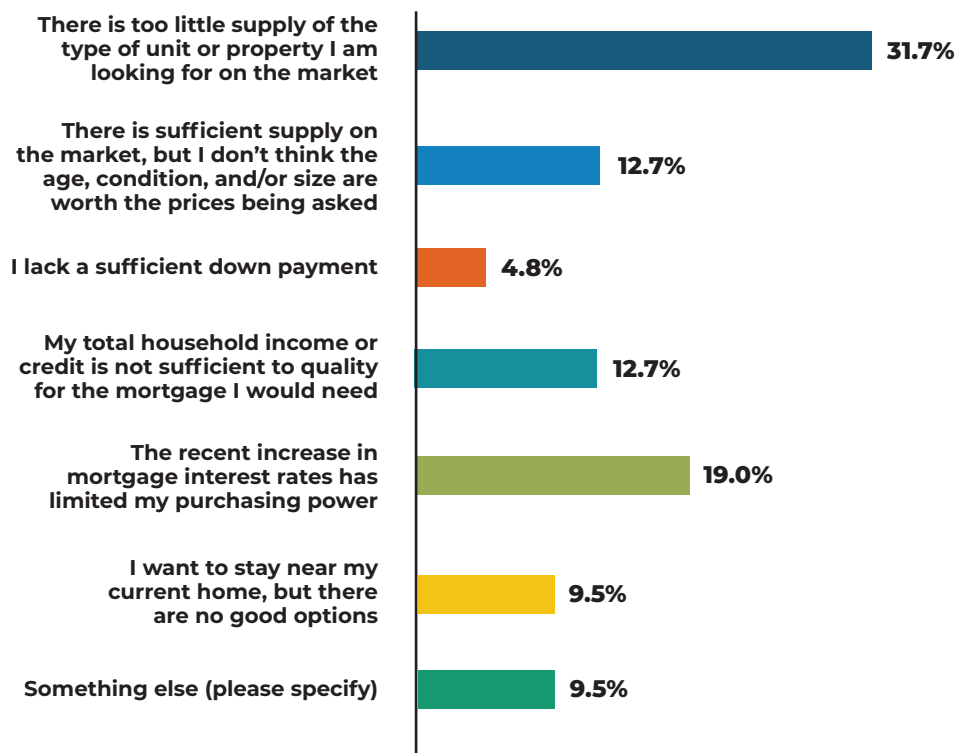
When thinking about upsizing, how important are the following attributes in your next home?

	Not Important	Somewhat Important	Very Important	Neutral/ Don't have an opinion
More square footage	0%	27.8%	72.2	0%
New or recent construction	25.9%	35.2%	25.9%	13%
Character or style of home	11.1%	31.5%	53.7%	3.7%
Good school district	13%	20.4%	61.1%	5.6%
Additional live/work space	16.7%	37%	44.4%	1.9%
Proximity to amenities	37%	38.9%	18.5%	5.6%
Remaining nearby where I currently live	42.6%	31.5%	18.5%	7.4%





## Which of the following are concerns you have about finding an appropriate home?



## What, if any, type of aid or resource (related to housing) would you be interested in, if it were available to you?

Down Payment Assistance	30.0%
Coverage of Closing Costs	16.0%
Assistance with moving / furnishing expenses	4.0%
Funds to cover necessary updates or renovations to a home	16.0%
I'm not sure	18.0%
None of the above	12.0%
Something else (please specify)	2.0%

## RESPONDENTS LOOKING TO **DOWNSIZE**

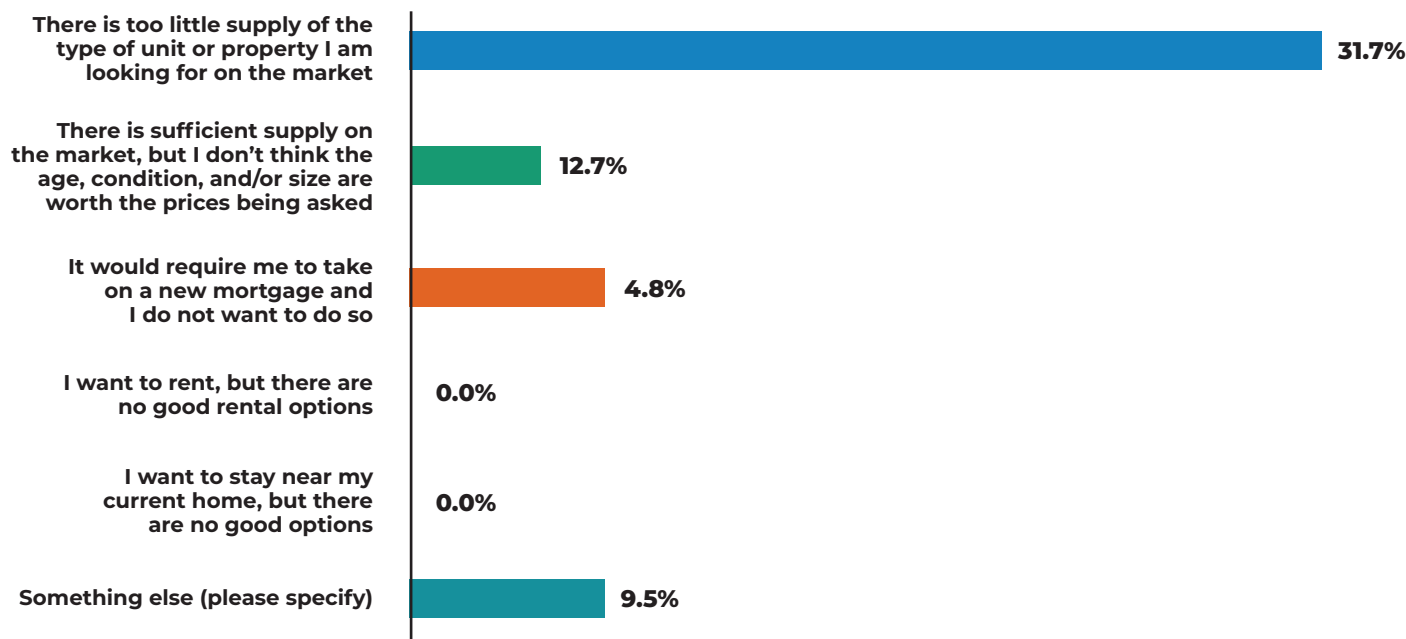
When thinking about downsizing, how important are the following attributes in your next home?

	Not Important	Somewhat Important	Very Important	Neutral/ Don't have an opinion
Single-story living without stairs	17.9%	25%	53.6%	3.6%
Limited or no exterior maintenance	17.9%	32.1%	50%	0%
Limited or no interior maintenance	28.6%	46.4%	25%	0%
New or recent construction	42.9%	25%	25%	7.1%
Not having to take on a mortgage	25%	14.3%	50%	10.7%
Owing the unit or property	3.6%	35.7%	50%	10.7%
Being a renter with no ownership responsibility	75%	3.6%	3.6%	17.9%
Proximity to amenities	35.7%	50%	14.3%	0%
Remaining nearby where I currently live	50%	32.1%	14.3%	3.6%

Are you confident you will be able to find a downsizing solution that works for you in Muscatine County?



## Which of the following are concerns you have about finding an appropriate home?



## What, if any, type of aid or resource (related to housing) would you be interested in, if it were available to you?

Down Payment Assistance	3.6%
Coverage of Closing Costs	3.6%
Assistance with moving / furnishing expenses	17.9%
Funds to cover necessary updates or renovations to a home	14.3%
I'm not sure	17.9%
None of the above	39.3%
Something else (please specify)	3.6%

## Is there anything else you would like to share with us related to housing in Muscatine County?

SEE **APPENDIX P** FOR FULL LIST OF RESPONSES.

**APPENDIX A:**  
VISIONING SESSION  
PLACEMAT RESPONSES

COMMUNITY NAME: MUSCATINE

YOUR ZIP CODE: 52761

AGE: 50

HOUSEHOLD SIZE: 5

I AM A  
RENTER/HOMEOWNER/  
OTHER: OWNER

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Jodi-Royal Goodwin

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS LARGE Lot 3/4 Acre +

# OF BEDROOMS 2-4 Bedrooms

# BATHROOMS 2-3 Bath

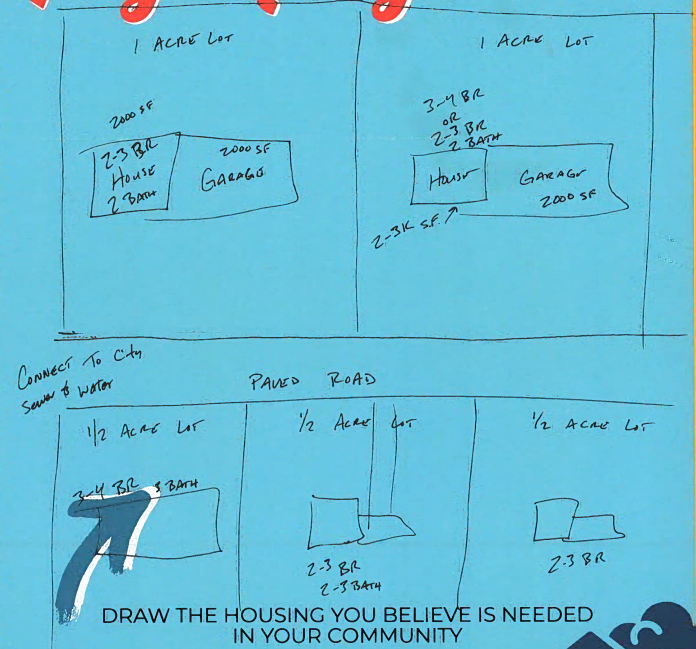
SQUARE FEET 2-4 K

PURCHASE PRICE  
RANGE \$300+K



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



COMMUNITY NAME: City of Muscatine

YOUR ZIP CODE: 52761

AGE: 34

HOUSEHOLD SIZE: 4

I AM A  
RENTER/HOMEOWNER/  
OTHER: Owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? City Housing

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS 3+ Beds

# OF BEDROOMS 2+ Beds

# BATHROOMS 1,500-2,100 sq ft.

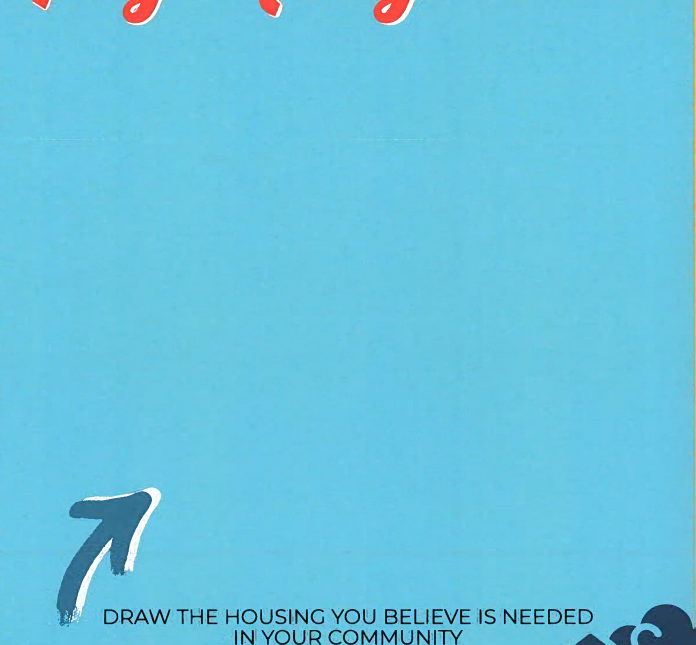
SQUARE FEET .75 Acre lots

PURCHASE PRICE  
RANGE 175K - 275K



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!





COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 56

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Home owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Community Foundation

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS All Types

# OF BEDROOMS 2-4

# BATHROOMS 2-3

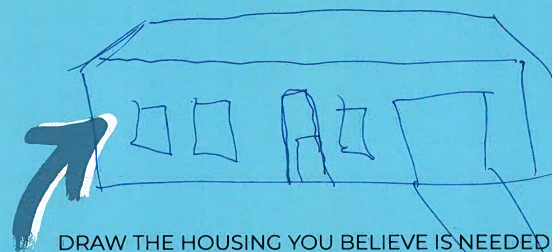
SQUARE FEET 1000 - 3000

PURCHASE PRICE  
RANGE 100,000 - 400,000



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 53

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Community Foundation

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Single Family Homes, Condos

# OF BEDROOMS 1-2 Bathrooms

# BATHROOMS 2-3 Bed rooms

SQUARE FEET \$ 1500 Square ft Average

PURCHASE PRICE  
RANGE \$ 200,000 Average but

\$ 175,000 would be great



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 70

HOUSEHOLD SIZE: 2 ppl ~ 2300 sq ft

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Facebook

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS

# OF BEDROOMS

# BATHROOMS

SQUARE FEET

PURCHASE PRICE

RANGE



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 41

HOUSEHOLD SIZE: 7

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner + Landlord

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Facebook + Moriah Ellis

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS all ☺

# OF BEDROOMS

# BATHROOMS

SQUARE FEET

PURCHASE PRICE

RANGE



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!

- reasonable zoning -  
not make it so difficult  
for landlords + builders in  
the city.

- tax abatement

- Housing is a community  
issue - it isn't separate...

Parents, Teachers, Leaders, etc. can  
help build competency in  
people to having housing  
success



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





20

COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 66

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Housing Council

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS

# OF BEDROOMS

# BATHROOMS

SQUARE FEET

PURCHASE PRICE

RANGE



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



Brownstone  
Row Housing

DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 27

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Renter

HOW DID YOU HEAR  
ABOUT THIS VISIONING? From spouse in mor:gh

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS

# OF BEDROOMS

# BATHROOMS

SQUARE FEET

PURCHASE PRICE

RANGE



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscantine

YOUR ZIP CODE: 52761

AGE: 29

HOUSEHOLD SIZE: 2 (We hope to have children in the future)

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Through my work

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

# OF BEDROOMS # of bedrooms = One per  
# OF BATHROOMS couplet one additional per child  
SQUARE FEET or additional family member  
PURCHASE PRICE # of bathroom = at least one and a  
RANGE half  
Price range \$150k to \$250k  
Square Feet: 1,500+



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



A terrible drawing, but I would like to see more of  
our historic (age-wise) homes restored.  
**DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY**



COMMUNITY NAME: Muscantine

YOUR ZIP CODE: 52761

AGE: 50

HOUSEHOLD SIZE: 5

I AM A  
RENTER/HOMEOWNER/  
OTHER: Home owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Charla

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

New housing 150k-250k  
& Affordable Rental homes  
# OF BEDROOMS 3 Beds  
# OF BATHROOMS 2 Bath  
SQUARE FEET 1200 sq Feet  
PURCHASE PRICE 150k-250k  
RANGE RENT



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!

Senior living  
- 50% occupancy  
No parking effect  
under 1000 sq ft  
3 beds  
Pool  
1000 sq ft  
1000 sq ft

**DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY**





COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 58

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: OWNER

HOW DID YOU HEAR  
ABOUT THIS VISIONING? SOCIAL MEDIA

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Across Spectrum

# OF BEDROOMS \_\_\_\_\_

# BATHROOMS \_\_\_\_\_

SQUARE FEET \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 57

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: own

HOW DID YOU HEAR  
ABOUT THIS VISIONING? city employee

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS open concept

# OF BEDROOMS 3-4 bedrooms

# BATHROOMS 2-3 bathrooms

SQUARE FEET + 2,400 sq ft

PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!

*Executive level homes  
in the city limits*



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52161

AGE: 65

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Facebook

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

# OF BEDROOMS 2-3 bedroom (office space)

# BATHROOMS 2 bath

SQUARE FEET 1200 - 1800 sq feet

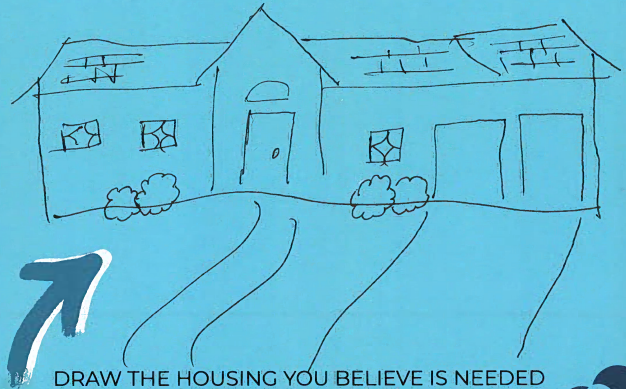
PURCHASE PRICE  
RANGE \$ 200 - 275,000



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!

Zero entry / ADA  
easy maintenance  
2 car garage  
retirees



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52161

AGE: 51

HOUSEHOLD SIZE: 3

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? work / the City

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

# OF BEDROOMS 3+

# BATHROOMS 2+

SQUARE FEET 2000 - 2500

PURCHASE PRICE  
RANGE \$ 250k - 350k



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!

Patio Home



Condo (own not rent)



single family



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: Muscatare

YOUR ZIP CODE: 52761

AGE: 46

HOUSEHOLD SIZE: 5

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Social media.

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS All sorts of housing

# OF BEDROOMS single family; apartments;

# BATHROOMS condos, higher end housing

SQUARE FEET

PURCHASE PRICE

RANGE



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatare

YOUR ZIP CODE: 52761

AGE: 34

HOUSEHOLD SIZE: 7

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Social media

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Rental Properties w/ smaller units (1BR)

# OF BEDROOMS 3+

# BATHROOMS 2+

SQUARE FEET 2000 range

PURCHASE PRICE 250,000 or less for

RANGE mid-range



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 51

HOUSEHOLD SIZE: 4

I AM A  
RENTER/HOMEOWNER/  
OTHER: homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Facebook & other marketing  
(City's facebook post)

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS affordable rentals for low income households

# OF BEDROOMS depends - there are times we need 1BR

# BATHROOMS & other times we need 3BR or other sizes

SQUARE FEET

PURCHASE PRICE  
RANGE I work in the Housing Department w/ low  
income household.



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



- smaller apartment complexes
- duplex
- single family homes
- mixed units near each other
- downtown properties fixed up

DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 31

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner/Landlord/Realtor/  
Local business owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Broker

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS 4 or 3+ a non-conforming

# OF BEDROOMS 2+

# BATHROOMS 1500+ w/ a basement

SQUARE FEET

PURCHASE PRICE  
RANGE \$150-\$250K

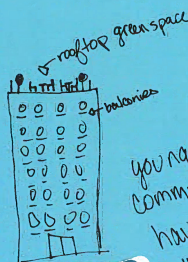


**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

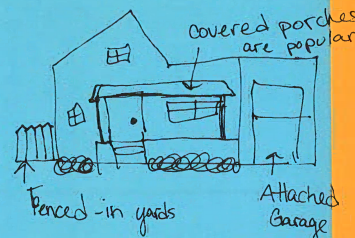
# Hey Neighbor!

Ranch Homes for your older community  
Low maintenance complexes w/ amenities-gyms  
Less HOAs

- security cams
- common space  
w/ wifi
- green space



younger  
community we  
have a lot of  
college grads  
come to HN I &  
Kent



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 55

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: homeowner, landlord, realtor

HOW DID YOU HEAR  
ABOUT THIS VISIONING? TV

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

# OF BEDROOMS 3

# BATHROOMS 2

SQUARE FEET 2400

PURCHASE PRICE  
RANGE \$200,000

\$250,000



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!

current inventory  
of wrong houses vs what the consumer wants for the price



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52761

AGE: 32

HOUSEHOLD SIZE: 4

I AM A  
RENTER/HOMEOWNER/  
OTHER: renter

HOW DID YOU HEAR  
ABOUT THIS VISIONING? City of Muscatine  
City Hall Housing

**DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS**

# OF BEDROOMS

# BATHROOMS

SQUARE FEET

PURCHASE PRICE

RANGE



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!

AFFORDABLE

many affordable housing units



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 50+

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Scheduling w/ Megan

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Range

# OF BEDROOMS \_\_\_\_\_

# BATHROOMS \_\_\_\_\_

SQUARE FEET \_\_\_\_\_

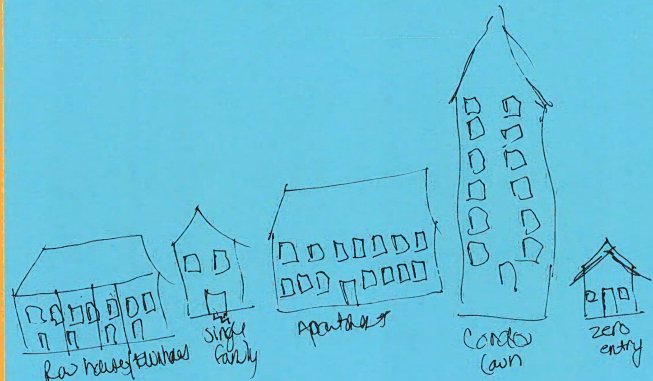
PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscataine

YOUR ZIP CODE: 52761

AGE: 36

HOUSEHOLD SIZE: 1

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? City Web Site

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS for single PPI or small fams

# OF BEDROOMS 2

# BATHROOMS 3

SQUARE FEET \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!

2BD.  
mid size lot



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52741

AGE: 40

HOUSEHOLD SIZE: 7

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner/Landlord

HOW DID YOU HEAR  
ABOUT THIS VISIONING? word of mouth

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS I'm interested in understanding the needs

# OF BEDROOMS so I can better provide value

# BATHROOMS from an investment standpoint.

SQUARE FEET \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52741

AGE: 26

HOUSEHOLD SIZE: 2 people (married)

I AM A  
RENTER/HOMEOWNER/  
OTHER: renter, aspiring homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? directly from Atlas

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS varying levels of housing are needed

# OF BEDROOMS small houses in good shape

# BATHROOMS one-bedroom apartments

SQUARE FEET housing for young professionals

PURCHASE PRICE (or anyone better post-high school)

RANGE small houses in good shape are also

for seniors



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



main point: people don't always have time, resources, or knowledge to maintain or maintenance (and then maintenance is delayed... as a cycle)



COMMUNITY NAME: Muscatoine

YOUR ZIP CODE: 52701

AGE: 63

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Both

HOW DID YOU HEAR  
ABOUT THIS VISIONING? city employee email

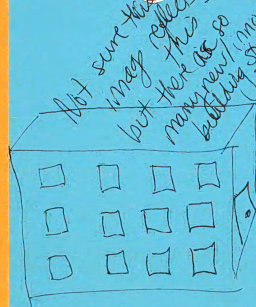
DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS multiple of need  
all levels. The economy

# OF BEDROOMS has certainly affected what  
# BATHROOMS many families can afford - but  
SQUARE FEET many new families will really  
PURCHASE PRICE struggle to be homeowners.  
RANGE



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



Not sure this  
may reflect  
but there are so  
many new/mixed  
building styles  
Community housing opportunities  
for low income 1-5 people.  
sustainability b/c it w/ recycled  
materials. Access to public  
transportation. Smallest ecologic  
footprint possible.

- ★ INFILL-INFILL-INFILL existing lots or building  
with city limits. Infill single lots w/ new sustainable, recycled frame housing.
- ★ Keep housing opportunities within city limits (stop the  
creep into our ag spaces) where this population  
has access to all  
basic amenities -  
maybe as a community



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY

(love the "vacant property" registry or process  
discussed)



COMMUNITY NAME: West Liberty

YOUR ZIP CODE: 52776

AGE: 29

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Renter -> Buying soon

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Work for the city -> invited through  
Weekend

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS starter homes : multigenerational  
homes

# OF BEDROOMS 2 bed 1 bath / 4+ bed 2+ bath  
# BATHROOMS  
SQUARE FEET 1500 / 2500+  
PURCHASE PRICE  
RANGE < 150,000 / < 250,000



Share your feedback and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: West Liberty

YOUR ZIP CODE: 52776

AGE: 40

HOUSEHOLD SIZE: 5

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Local Paper

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Affordable Housing

# OF BEDROOMS 3 bedroom

# BATHROOMS 2 bathrooms

SQUARE FEET

PURCHASE PRICE  
RANGE \$150,000 to \$220,000



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Muscatine

YOUR ZIP CODE: 52753

AGE: 34

HOUSEHOLD SIZE: 4

I AM A  
RENTER/HOMEOWNER/  
OTHER: Homeowner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Email

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Family (affordable)

# OF BEDROOMS 2-3

# BATHROOMS 1-2

SQUARE FEET 2000+

PURCHASE PRICE  
RANGE \$200,000+



Share your feedback and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: \_\_\_\_\_

YOUR ZIP CODE: \_\_\_\_\_

AGE: \_\_\_\_\_

HOUSEHOLD SIZE: \_\_\_\_\_

I AM A  
RENTER/HOMEOWNER/  
OTHER: \_\_\_\_\_

HOW DID YOU HEAR  
ABOUT THIS VISIONING? \_\_\_\_\_

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS \_\_\_\_\_

# OF BEDROOMS \_\_\_\_\_

# BATHROOMS \_\_\_\_\_

SQUARE FEET \_\_\_\_\_

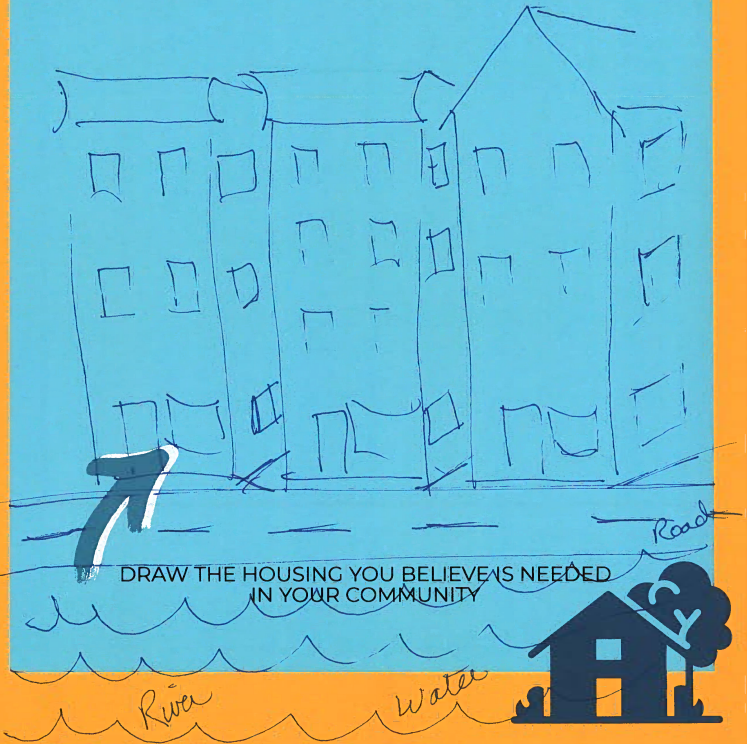
PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



COMMUNITY NAME: West Liberty

YOUR ZIP CODE: 50776

AGE: 40

HOUSEHOLD SIZE: 3 bd / 2 bath / 2 story Corner lot

I AM A  
RENTER/HOMEOWNER/  
OTHER: Home Owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? We Lead

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS Affordable but Less Grass  
small but tall

# OF BEDROOMS 2

# BATHROOMS 2

SQUARE FEET 1,200

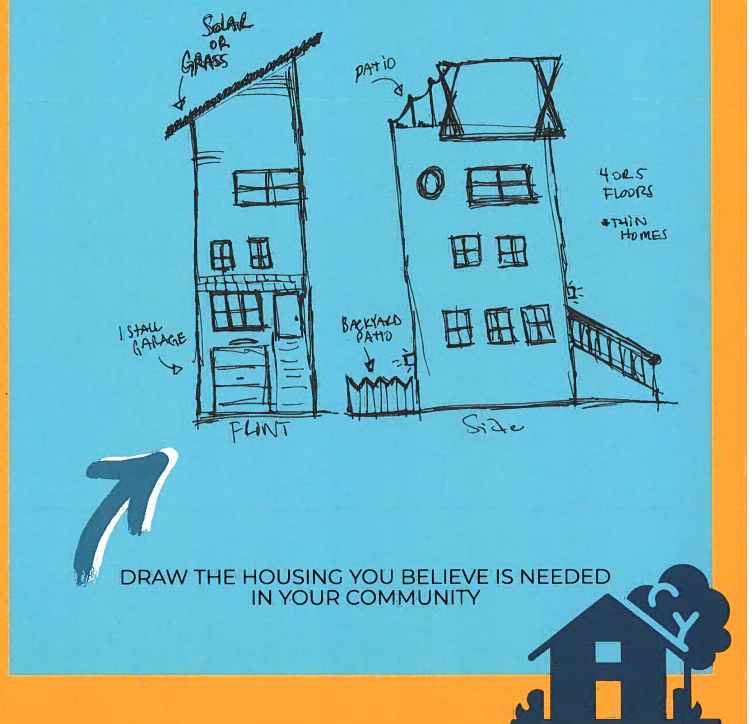
PURCHASE PRICE \$150,000 - \$250,000

RANGE \_\_\_\_\_



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



COMMUNITY NAME: West Liberty

YOUR ZIP CODE: 52776

AGE: 34

HOUSEHOLD SIZE: 3

I AM A  
RENTER/HOMEOWNER/  
OTHER: home owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Ken

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS affordable

# OF BEDROOMS \_\_\_\_\_

# BATHROOMS \_\_\_\_\_

SQUARE FEET \_\_\_\_\_

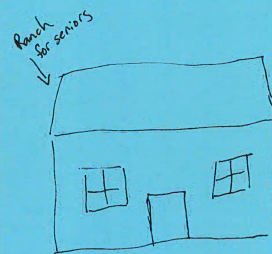
PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



COMMUNITY NAME: Ed Morse

YOUR ZIP CODE: 52776

AGE: 67

HOUSEHOLD SIZE: 2

I AM A  
RENTER/HOMEOWNER/  
OTHER: Home owner / Landlord

HOW DID YOU HEAR  
ABOUT THIS VISIONING? Email

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS affordable housing for small families

# OF BEDROOMS \_\_\_\_\_

# BATHROOMS \_\_\_\_\_

SQUARE FEET \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_

RANGE \_\_\_\_\_



**Share your feedback** and follow along as we build an action plan to address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY





COMMUNITY NAME: West Liberty

YOUR ZIP CODE: 52776

AGE: 49

HOUSEHOLD SIZE: 5

I AM A  
RENTER/HOMEOWNER/  
OTHER: Home Owner

HOW DID YOU HEAR  
ABOUT THIS VISIONING? e-mail

DESCRIBE THE HOUSING  
YOU BELIEVE YOUR  
COMMUNITY NEEDS

# OF BEDROOMS 4

# BATHROOMS 2

SQUARE FEET 1,500

PURCHASE PRICE  
RANGE \$265,000



**Share your feedback** and follow  
along as we build an action plan to  
address local housing challenges.

# Hey Neighbor!



DRAW THE HOUSING YOU BELIEVE IS NEEDED  
IN YOUR COMMUNITY



**APPENDIX B:**  
SURVEY RESPONSES  
BY COMMUNITY

What zip code do you reside in?

Zip Code	Count	Percent
52761	173	98.3%
52762	1	0.6%
52671	1	0.6%

Where is your place of work located?

Location	Count	Percent
Muscatine	130	74.3%
Wilton	0	0.0%
West Liberty	0	0.0%
Outside of Muscatine County	11	6.3%
I work from home	7	4.0%
None of the above (please explain)	27	15.4%
→ I do social work and travel from Muscatine to as far as Indianola weekly.	→ Disabled	→ retired
→ retired	→ Retired	→ Retired
→ Retired	→ Retired	→ Retired
→ Retired	→ Retired	→ Retired
→ Retired	→ Retired	→ Retired
→ Remote	→ Stay at home mom	→ Retired
→ Retired	→ I am retired.	→ Retired
→ Iam trying to get ssi	→ Retired	→ Retired
→ Retired	→ Retired	

If you work in a different community than where you live, are there specific reasons that keep you from living in the same community that you work in?

→ See [Appendix C](#)



## Which statement best describes you?

Response	Count	Percent
I am a renter	38	21.7%
I am a homeowner	130	74.3%
Something else (please explain)	7	4.0%
<ul style="list-style-type: none"><li>→ I live with my parents for now until I get back on my feet.</li><li>→ home with mother</li><li>→ My husband bought a house and I live with him.</li><li>→ I still live at home with parents.</li><li>→ Homeowner and Landlord</li><li>→ Live with parent</li><li>→ I live with my parents</li></ul>		

## If you feel comfortable, is there anything else you would like to share about your current living situation?

- See [Appendix F](#)

## RENTER/SOMETHING ELSE QUESTIONS

### Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?

Response	Count	Percent
Yes	15	39.5%
No, it's too expensive	18	47.4%
No, it's more affordable compared to similar units	5	13.2%

### What are the terms of your current lease?

Response	Count	Percent
Less than 6 months	11	28.9%
12 months	21	55.3%
More than 12 months	6	15.8%

## Are you interested in purchasing a home in Muscatine County?

Response	Count	Percent
Yes	34	75.6%
No	11	24.4%

## What do you consider to be an affordable monthly housing payment?

Response	Renter Count	Something Else Count	Percent
Less than \$500	3	1	8.9%
\$501 – \$1,000	30	6	80.0%
\$1,001 – \$1,500	5	0	11.1%
\$1,501 – \$2,000	0	0	0.0%
\$2,001 – \$2,500	0	0	0.0%
More than \$2,500	0	0	0.0%

## RENTER/SOMETHING ELSE NOT INTERESTED IN BUYING A HOME

Please explain why you're not interested in purchasing a home.

→ See [Appendix D](#)

## RENTER/SOMETHING ELSE INTERESTED IN BUYING A HOME

### How soon would you like to purchase a home?

Response	Count	Percent
Within the next 6 months	6	17.6%
Within the next 12 months	16	47.1%
Not for 12+ months	12	35.3%

### What are your current barriers to homeownership (if any)?

→ See [Appendix E](#)

## What is most important to you when considering the purchase of a home?

Response	Count	Percent
Price/Affordability	33	33.0%
Size/Square Footage/Lot Size	20	20.0%
Proximity to work	13	13.0%
Proximity to specific K-12 school(s)	4	4.0%
Proximity to community amenities (e.g., gym, community center, healthcare facility, police/fire department(s), restaurants, etc.)	2	2.0%
Walkability	2	2.0%
Property taxes	15	15.0%
Home age	8	8.0%
Other (please specify)	3	3.0%
<ul style="list-style-type: none"><li>→ Quality/condition of house</li><li>→ Quality of the surrounding properties in the neighborhood</li><li>→ Quality of the home- making sure plumbing, electrical and foundation are solid and updated correctly</li><li>→ Overall location.</li></ul>		

## HOMEOWNER QUESTIONS

Please select the option that best describes your current situation.

Response	Count	Percent
I am happy with my current home.	106	81.5%
I am interested in downsizing.	7	5.4%
I am interested in upsizing.	17	13.1%

In what year did you purchase your current home?

Response	Count	Percent
Before 1980	5	3.8%
Between 1980–1989	9	6.9%
Between 1990–1999	6	4.6%
Between 2000–2009	25	19.2%
Between 2010–2019	46	35.4%
2020 or later	39	30.0%

## Which price range is most representative of your home's purchase price?

Response	Count	Percent
Less than \$75,000	18	13.8%
\$75,001 - \$125,000	30	23.1%
\$125,001 - \$175,000	22	16.9%
\$175,001 - \$200,000	11	8.5%
\$200,001 - \$300,000	25	19.2%
\$300,001 - \$400,000	13	10.0%
More than \$400,000	9	6.9%
I prefer not to answer	2	1.5%

## Have you refinanced your home in the past three years? If so, please explain why you refinanced.

→ See [Appendix C](#)

## What do you consider to be an affordable monthly housing payment?

Response	Count	Percent
Less than \$500	12	9.2%
\$501 - \$1,000	48	36.9%
\$1,001 - \$1,500	48	36.9%
\$1,501 - \$2,000	12	9.2%
\$2,001 - \$2,500	8	6.2%
More than \$2,500	2	1.5%

## Downsizing Questions

### When thinking about downsizing, what size home are you most interested in?

Response	Count	Percent
Less than 1,000 square feet	3	42.9%
1,001 - 2,000 square feet	2	28.6%
More than 2,000 square feet	2	28.6%

### As a homeowner who is looking to downsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix I](#)

## UPSIZING QUESTIONS

**When thinking about upsizing, what size home meets your needs and estimated budget?**

Response	Count	Percent
Less than 1,000 square feet	1	5.9%
1,001 – 2,000 square feet	10	58.8%
More than 2,000 square feet	6	35.3%

**As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?**

→ See [Appendix H](#)

## GENERAL HOUSING QUESTIONS

**What does an adequate, quality home look like to you?**

→ See [Appendix J](#)

**In your opinion, what should the average cost be for a standard 3-bedroom, 2-bathroom house (approx. 2,000 square feet) located in Muscatine County?**

Response	Count	Percent
Less than \$75,000	9	5.1%
\$75,001 – \$125,000	22	12.6%
\$125,001 – \$175,000	54	30.9%
\$175,001 – \$200,000	49	28.0%
\$200,001 – \$300,000	33	18.9%
More than \$300,000	3	1.7%
I'm not sure	5	2.9%

**Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?**

Response	Count	Percent
Yes	68	38.9%
No	79	45.1%
I'm not sure	28	16.0%

**What is your primary mode of transportation?**

Response	Count	Percent
Personal vehicle	171	97.7%
Family/friend vehicle (i.e. a vehicle owned by someone other than yourself)	4	2.3%
Public transportation	0	0.0%
Cycling	0	0.0%
Walking	0	0.0%
Other (please specify)	0	0.0%

**What is your opinion of the quality of homes built using alternative construction methods (i.e., 3D printed homes, modular or prefabricated homes, precast walls, etc.)?**

→ See [Appendix K](#)

## DEMOGRAPHIC QUESTIONS

**How old are you?**

Response	Count	Percent
Under 18	0	0.0%
18–24 years old	5	2.9%
25–34 years old	34	19.4%
35–44 years old	36	20.6%
45–54 years old	38	21.7%
55–64 years old	24	13.7%
65+ years old	36	20.6%
I prefer not to answer.	2	1.1%

### What gender do you identify as?

Response	Count	Percent
Male	54	30.9%
Female	113	64.6%
Non-binary	1	0.6%
I prefer not to answer	5	2.9%
I prefer to self-describe	2	1.1%

### What race/ethnicity best describes you?

Response	Count	Percent
American Indian or Alaska Native	1	0.6%
Asian or Asian American	0	0.0%
Black or African American	1	0.6%
Latino(a) or Hispanic	8	4.6%
Native Hawaiian or other Pacific Islander	0	0.0%
White/Caucasian	156	89.1%
Another Race/Ethnicity	1	0.6%
I prefer not to answer	8	4.6%

### What is the highest degree or level of education you have completed?

Response	Count	Percent
Some High School	2	1.1%
High School/GED	13	7.4%
Some College	31	17.7%
Associate's Degree	29	16.6%
Trade School	4	2.3%
Bachelor's Degree	55	31.4%
Master's Degree	34	19.4%
Doctoral Degree (PhD, MD, etc.)	6	3.4%
I prefer not to answer	1	0.6%

## What is your average annual income?

Response	Count	Percent
Less than \$15,000	7	4.0%
\$15,000 – \$29,999	10	5.7%
\$30,000 – \$49,999	28	16.0%
\$50,000 – \$74,999	51	29.1%
\$75,000 – \$99,999	26	14.9%
\$100,000 – \$149,999	25	14.3%
More than \$150,000	15	8.6%
I prefer not to answer	13	7.4%

## How did you hear about this survey?

Response	Count	Percent
Social Media (i.e. Facebook, Instagram)	81	46.3%
News Media (i.e. television, newspaper)	20	11.4%
Organization or Business	27	15.4%
Friend, Family Member or Coworker	23	13.1%
Flyer or other printed material	11	6.3%
Other (please specify)	13	7.4%



## What zip code do you reside in?

Zip Code	Count	Percent
52778	26	100.0%

## Where is your place of work located?

Location	Count	Percent
Muscatine	7	26.9%
Wilton	7	26.9%
West Liberty	0	0.0%
Outside of Muscatine County	4	15.4%
I work from home	3	11.5%
None of the above (please explain)	5	19.2%

- Retired
- Retired
- Retired
- Retired
- I am hybrid - Work from home 3 days per week and in Muscatine 2 days per week

## If you work in a different community than where you live, are there specific reasons that keep you from living in the same community that you work in?

- See [Appendix C](#)

## Which statement best describes you?

Response	Count	Percent
I am a renter	4	15.4%
I am a homeowner	21	80.8%
Something else (please explain)	1	3.8%

- at home with parents

If you feel comfortable, is there anything else you would like to share about your current living situation?

→ See [Appendix F](#)

## RENTER/SOMETHING ELSE QUESTIONS

Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?

Response	Count	Percent
Yes	2	50.0%
No, it's too expensive	1	25.0%
No, it's more affordable compared to similar units	1	25.0%

What are the terms of your current lease?

Response	Count	Percent
Less than 6 months	2	50.0%
12 months	1	25.0%
More than 12 months	1	25.0%

Are you interested in purchasing a home in Muscatine County?

Response	Count	Percent
Yes	4	80.0%
No	1	20.0%

What do you consider to be an affordable monthly housing payment?

Response	Renter Count	Something Else Count	Percent
Less than \$500	1	0	20.0%
\$501 – \$1,000	2	0	40.0%
\$1,001 – \$1,500	2	0	40.0%
\$1,501 – \$2,000	0	0	0.0%
\$2,001 – \$2,500	0	0	0.0%
More than \$2,500	0	0	0.0%

## RENTER/SOMETHING ELSE NOT INTERESTED IN BUYING A HOME

Please explain why you're not interested in purchasing a home.

→ See [Appendix D](#)

## RENTER/SOMETHING ELSE INTERESTED IN BUYING A HOME

How soon would you like to purchase a home?

Response	Count	Percent
Within the next 6 months	2	50.0%
Within the next 12 months	1	25.0%
Not for 12+ months	1	25.0%

What are your current barriers to homeownership (if any)?

→ See [Appendix E](#)

What is most important to you when considering the purchase of a home?

Response	Count	Percent
Price/Affordability	4	33.3%
Size/Square Footage/Lot Size	2	16.7%
Proximity to work	1	8.3%
Proximity to specific K-12 school(s)	1	8.3%
Proximity to community amenities (e.g., gym, community center, healthcare facility, police/fire department(s), restaurants, etc.)	0	0.0%
Walkability	0	0.0%
Property taxes	1	8.3%
Home age	3	25.0%
Other (please specify)	0	0.0%

## HOMEOWNER QUESTIONS

Please select the option that best describes your current situation.

Response	Count	Percent
I am happy with my current home.	20	95.2%
I am interested in downsizing.	0	0.0%
I am interested in upsizing.	1	4.8%

In what year did you purchase your current home?

Response	Count	Percent
Before 1980	0	0.0%
Between 1980–1989	2	9.5%
Between 1990–1999	4	19.0%
Between 2000–2009	3	14.3%
Between 2010–2019	4	19.0%
2020 or later	8	38.1%

Which price range is most representative of your home's purchase price?

Response	Count	Percent
Less than \$75,000	5	23.8%
\$75,001–\$125,000	6	28.6%
\$125,001 – \$175,000	3	14.3%
\$175,001 – \$200,000	1	4.8%
\$200,001 – \$300,000	4	19.0%
\$300,001 – \$400,000	1	4.8%
More than \$400,000	1	4.8%
I prefer not to answer	0	0.0%

Have you refinanced your home in the past three years? If so, please explain why you refinanced.

→ See [Appendix C](#)

## What do you consider to be an affordable monthly housing payment?

Response	Count	Percent
Less than \$500	0	0.0%
\$501 – \$1,000	12	57.1%
\$1,001 – \$1,500	8	38.1%
\$1,501 – \$2,000	1	4.8%
\$2,001 – \$2,500	0	0.0%
More than \$2,500	0	0.0%

## DOWNSIZING QUESTIONS (NO RESPONSES)

## UPSIZING QUESTIONS

### When thinking about upsizing, what size home meets your needs and estimated budget?

Response	Count	Percent
Less than 1,000 square feet	0	0.0%
1,001 – 2,000 square feet	1	100.0%
More than 2,000 square feet	0	35.3%

### As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix H](#)

## GENERAL HOUSING QUESTIONS

### What does an adequate, quality home look like to you?

→ See [Appendix J](#)

**In your opinion, what should the average cost be for a standard 3-bedroom, 2-bathroom house (approx. 2,000 square feet) located in Muscatine County?**

Response	Count	Percent
Less than \$75,000	0	0.0%
\$75,001 – \$125,000	2	7.7%
\$125,001 – \$175,000	8	30.8%
\$175,001 – \$200,000	10	38.5%
\$200,001 – \$300,000	6	23.1%
More than \$300,000	0	0.0%
I'm not sure	0	0.0%

**Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?**

Response	Count	Percent
Yes	4	15.4%
No	20	76.9%
I'm not sure	2	7.7%

**What is your primary mode of transportation?**

Response	Count	Percent
Personal vehicle	24	92.3%
Family/friend vehicle (i.e. a vehicle owned by someone other than yourself)	0	0.0%
Public transportation	0	0.0%
Cycling	0	0.0%
Walking	1	0.0%
Other (please specify)	1	0.0%

→ rely on others

**What is your opinion of the quality of homes built using alternative construction methods (i.e., 3D printed homes, modular or prefabricated homes, precast walls, etc.)?**

→ See [Appendix K](#)

## DEMOGRAPHIC QUESTIONS

### How old are you?

Response	Count	Percent
Under 18	0	0.0%
18–24 years old	1	3.8%
25–34 years old	7	26.9%
35–44 years old	2	7.7%
45–54 years old	2	7.7%
55–64 years old	10	38.5%
65+ years old	4	15.4%
I prefer not to answer.	0	0.0%

### What gender do you identify as?

Response	Count	Percent
Male	11	42.3%
Female	15	57.7%
Non-binary	0	0.0%
I prefer not to answer	0	0.0%
I prefer to self-describe	0	0.0%

### What race/ethnicity best describes you?

Response	Count	Percent
American Indian or Alaska Native	0	0.0%
Asian or Asian American	0	0.0%
Black or African American	0	0.0%
Latino(a) or Hispanic	0	0.0%
Native Hawaiian or other Pacific Islander	0	0.0%
White/Caucasian	25	96.2%
Another Race/Ethnicity	1	3.8%
I prefer not to answer	0	0.0%

## What is the highest degree or level of education you have completed?

Response	Count	Percent
Some High School	0	0.0%
High School/GED	3	11.5%
Some College	6	23.1%
Associate's Degree	4	15.4%
Trade School	0	0.0%
Bachelor's Degree	11	42.3%
Master's Degree	2	7.7%
Doctoral Degree (PhD, MD, etc.)	0	0.0%
I prefer not to answer	0	0.0%

## What is your average annual income?

Response	Count	Percent
Less than \$15,000	0	0.0%
\$15,000 – \$29,999	2	7.7%
\$30,000 – \$49,999	4	15.4%
\$50,000 – \$74,999	9	34.6%
\$75,000 – \$99,999	6	23.1%
\$100,000 – \$149,999	2	7.7%
More than \$150,000	3	11.5%
I prefer not to answer	0	0.0%

## How did you hear about this survey?

Response	Count	Percent
Social Media (i.e. Facebook, Instagram)	19	73.1%
News Media (i.e. television, newspaper)	2	7.7%
Organization or Business	2	7.7%
Friend, Family Member or Coworker	3	11.5%
Flyer or other printed material	0	0.0%
Other (please specify)	0	0.0%



## What zip code do you reside in?

Zip Code	Count	Percent
52776	51	100.0%

## Where is your place of work located?

Location	Count	Percent
Muscatine	3	5.9%
Wilton	1	2.0%
West Liberty	28	54.9%
Outside of Muscatine County	9	17.6%
I work from home	5	9.8%
None of the above (please explain)	5	9.8%

- I work mostly in iowa city and Cedar Rapids
- Retired
- I work in Iowa City
- Homemaker
- Retired

## If you work in a different community than where you live, are there specific reasons that keep you from living in the same community that you work in?

- See [Appendix C](#)

## Which statement best describes you?

Response	Count	Percent
I am a renter	5	9.8%
I am a homeowner	42	82.4%
Something else (please explain)	4	7.8%

- I am renting from a family member who owns the property.
- Rent to own from my sister in law, but we are now stuck in this house and hate it and everything is too expensive to move.
- Right now I live with parents because rent is too high and I dont make 3 x my income to afford a place to rent here .
- living at home with parents

If you feel comfortable, is there anything else you would like to share about your current living situation?

→ See [Appendix F](#)

## RENTER/SOMETHING ELSE QUESTIONS

Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?

Response	Count	Percent
Yes	3	60.0%
No, it's too expensive	2	40.0%
No, it's more affordable compared to similar units	0	0.0%

What are the terms of your current lease?

Response	Count	Percent
Less than 6 months	1	20.0%
12 months	4	80.0%
More than 12 months	0	0.0%

Are you interested in purchasing a home in Muscatine County?

Response	Count	Percent
Yes	7	77.8%
No	2	22.2%

What do you consider to be an affordable monthly housing payment?

Response	Renter Count	Something Else Count	Percent
Less than \$500	0	0	0.0%
\$501 – \$1,000	5	3	88.9%
\$1,001 – \$1,500	0	1	11.1%
\$1,501 – \$2,000	0	0	0.0%
\$2,001 – \$2,500	0	0	0.0%
More than \$2,500	0	0	0.0%

## RENTER/SOMETHING ELSE NOT INTERESTED IN BUYING A HOME

Please explain why you're not interested in purchasing a home.

→ See [Appendix D](#)

## RENTER/SOMETHING ELSE INTERESTED IN BUYING A HOME

How soon would you like to purchase a home?

Response	Count	Percent
Within the next 6 months	0	0.0%
Within the next 12 months	2	28.6%
Not for 12+ months	5	71.4%

What are your current barriers to homeownership (if any)?

→ See [Appendix E](#)

What is most important to you when considering the purchase of a home?

Response	Count	Percent
Price/Affordability	7	33.3%
Size/Square Footage/Lot Size	5	23.8%
Proximity to work	0	0.0%
Proximity to specific K-12 school(s)	2	9.5%
Proximity to community amenities (e.g., gym, community center, healthcare facility, police/fire department(s), restaurants, etc.)	0	0.0%
Walkability	1	4.8%
Property taxes	2	9.5%
Home age	4	19.0%
Other (please specify)	0	0.0%

## HOMEOWNER QUESTIONS

Please select the option that best describes your current situation.

Response	Count	Percent
I am happy with my current home.	28	66.7%
I am interested in downsizing.	6	14.3%
I am interested in upsizing.	8	19.0%

In what year did you purchase your current home?

Response	Count	Percent
Before 1980	2	4.8%
Between 1980–1989	0	0.0%
Between 1990–1999	2	4.8%
Between 2000–2009	10	23.8%
Between 2010–2019	20	47.6%
2020 or later	8	19.0%

Which price range is most representative of your home's purchase price?

Response	Count	Percent
Less than \$75,000	4	9.5%
\$75,001–\$125,000	8	19.0%
\$125,001 – \$175,000	5	11.9%
\$175,001 – \$200,000	8	19.0%
\$200,001 – \$300,000	10	23.8%
\$300,001 – \$400,000	3	7.1%
More than \$400,000	3	7.1%
I prefer not to answer	1	2.4%

Have you refinanced your home in the past three years? If so, please explain why you refinanced.

→ See [Appendix C](#)

## What do you consider to be an affordable monthly housing payment?

Response	Count	Percent
Less than \$500	1	2.4%
\$501 – \$1,000	18	42.9%
\$1,001 – \$1,500	11	26.2%
\$1,501 – \$2,000	11	26.2%
\$2,001 – \$2,500	1	2.4%
More than \$2,500	0	0.0%

## Downsizing Questions

### When thinking about downsizing, what size home meets your needs and estimated budget?

Response	Count	Percent
Less than 1,000 square feet	3	50.0%
1,001 – 2,000 square feet	3	50.0%
More than 2,000 square feet	0	0.0%

### As a homeowner who is looking to downsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix I](#)

## Upsizing Questions

### When thinking about upsizing, what size home meets your needs and estimated budget?

Response	Count	Percent
Less than 1,000 square feet	0	0.0%
1,001 – 2,000 square feet	1	12.5%
More than 2,000 square feet	7	87.5%

### As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix H](#)

## GENERAL HOUSING QUESTIONS

**What does an adequate, quality home look like to you?**

→ See [Appendix J](#)

**In your opinion, what should the average cost be for a standard 3-bedroom, 2-bathroom house (approx. 2,000 square feet) located in Muscatine County?**

Response	Count	Percent
Less than \$75,000	2	3.9%
\$75,001 – \$125,000	5	9.8%
\$125,001 – \$175,000	14	27.5%
\$175,001 – \$200,000	20	39.2%
\$200,001 – \$300,000	8	15.7%
More than \$300,000	2	3.9%
I'm not sure	0	0.0%

**Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?**

Response	Count	Percent
Yes	16	31.4%
No	24	47.1%
I'm not sure	11	21.6%

**What is your primary mode of transportation?**

Response	Count	Percent
Personal vehicle	50	98.0%
Family/friend vehicle (i.e. a vehicle owned by someone other than yourself)	1	2.0%
Public transportation	0	0.0%
Cycling	0	0.0%
Walking	0	0.0%
Other (please specify)	0	0.0%

**What is your opinion of the quality of homes built using alternative construction methods (i.e., 3D printed homes, modular or prefabricated homes, precast walls, etc.)?**

→ See [Appendix K](#)

## DEMOGRAPHIC QUESTIONS

### How old are you?

Response	Count	Percent
Under 18	0	0.0%
18–24 years old	2	3.9%
25–34 years old	6	11.8%
35–44 years old	22	43.1%
45–54 years old	10	19.6%
55–64 years old	5	9.8%
65+ years old	6	11.8%
I prefer not to answer.	0	0.0%

### What gender do you identify as?

Response	Count	Percent
Male	12	23.5%
Female	38	74.5%
Non-binary	1	2.0%
I prefer not to answer	0	0.0%
I prefer to self-describe	0	0.0%

### What race/ethnicity best describes you?

Response	Count	Percent
American Indian or Alaska Native	0	0.0%
Asian or Asian American	1	0.0%
Black or African American	0	0.0%
Latino(a) or Hispanic	10	19.6%
Native Hawaiian or other Pacific Islander	0	0.0%
White/Caucasian	39	76.5%
Another Race/Ethnicity	0	0.0%
I prefer not to answer	1	2.0%

## What is the highest degree or level of education you have completed?

Response	Count	Percent
Some High School	0	0.0%
High School/GED	4	7.8%
Some College	10	19.6%
Associate's Degree	7	13.7%
Trade School	3	5.9%
Bachelor's Degree	11	21.6%
Master's Degree	14	27.5%
Doctoral Degree (PhD, MD, etc.)	1	2.0%
I prefer not to answer	1	2.0%

## What is your average annual income?

Response	Count	Percent
Less than \$15,000	0	0.0%
\$15,000 – \$29,999	5	9.8%
\$30,000 – \$49,999	8	15.7%
\$50,000 – \$74,999	14	27.5%
\$75,000 – \$99,999	10	19.6%
\$100,000 – \$149,999	6	11.8%
More than \$150,000	4	7.8%
I prefer not to answer	4	7.8%

## How did you hear about this survey?

Response	Count	Percent
Social Media (i.e. Facebook, Instagram)	34	66.7%
News Media (i.e. television, newspaper)	1	2.0%
Organization or Business	9	17.6%
Friend, Family Member or Coworker	2	3.9%
Flyer or other printed material	3	5.9%
Other (please specify)	2	3.9%



# MUSCATINE COUNTY

## What zip code do you reside in?

Zip Code	Count	Percent
52720	2	3.5%
52726	1	1.8%
52749	3	5.3%
52761	42	73.7%
52766	1	1.8%
52776	6	10.5%
52778	2	3.5%

## Where is your place of work located?

Location	Count	Percent
Muscatine	35	61.4%
Wilton	0	0.0%
West Liberty	2	0.0%
Outside of Muscatine County	6	10.5%
I work from home	3	5.3%
None of the above (please explain)	11	19.3%

- Retired
- Retired
- Recently retired
- I'm an on call nurse and travel to communities within an hour commute
- Retired
- Retired
- Retired
- Retired
- Retired
- I'm a private contractor and work mainly in Illinois
- Retired

## If you work in a different community than where you live, are there specific reasons that keep you from living in the same community that you work in?

- See [Appendix C](#)

## Which statement best describes you?

Response	Count	Percent
I am a renter	7	12.3%
I am a homeowner	48	84.2%
Something else (please explain)	2	3.5%

- Living on family farm.
- Living in a camper

## If you feel comfortable, is there anything else you would like to share about your current living situation?

- See [Appendix F](#)

## RENTER/SOMETHING ELSE QUESTIONS

### Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?

Response	Count	Percent
Yes	3	42.9%
No, it's too expensive	4	57.1%
No, it's more affordable compared to similar units	0	0.0%

### What are the terms of your current lease?

Response	Count	Percent
Less than 6 months	3	42.9%
12 months	3	42.9%
More than 12 months	1	14.3%

### Are you interested in purchasing a home in Muscatine County?

Response	Count	Percent
Yes	6	66.7%
No	3	33.3%

## What do you consider to be an affordable monthly housing payment?

Response	Renter Count	Something Else Count	Percent
Less than \$500	2	0	22.2%
\$501 – \$1,000	4	2	66.7%
\$1,001 – \$1,500	1	0	11.1%
\$1,501 – \$2,000	0	0	0.0%
\$2,001 – \$2,500	0	0	0.0%
More than \$2,500	0	0	0.0%

## RENTER/SOMETHING ELSE NOT INTERESTED IN BUYING A HOME

Please explain why you're not interested in purchasing a home.

→ See [Appendix D](#)

## RENTER/SOMETHING ELSE INTERESTED IN BUYING A HOME

How soon would you like to purchase a home?

Response	Count	Percent
Within the next 6 months	0	0.0%
Within the next 12 months	3	50.0%
Not for 12+ months	3	50.0%

What are your current barriers to homeownership (if any)?

→ See [Appendix E](#)

## What is most important to you when considering the purchase of a home?

Response	Count	Percent
Price/Affordability	6	33.3%
Size/Square Footage/Lot Size	2	11.1%
Proximity to work	2	11.1%
Proximity to specific K-12 school(s)	0	0.0%
Proximity to community amenities (e.g., gym, community center, healthcare facility, police/fire department(s), restaurants, etc.)	1	5.6%
Walkability	0	0.0%
Property taxes	4	22.2%
Home age	3	16.7%
Other (please specify)	0	0.0%

## HOMEOWNER QUESTIONS

Please select the option that best describes your current situation.

Response	Count	Percent
I am happy with my current home.	40	83.3%
I am interested in downsizing.	6	12.5%
I am interested in upsizing.	2	4.2%

In what year did you purchase your current home?

Response	Count	Percent
Before 1980	0	0.0%
Between 1980–1989	3	6.3%
Between 1990–1999	4	8.3%
Between 2000–2009	11	22.9%
Between 2010–2019	19	39.6%
2020 or later	11	22.9%

## Which price range is most representative of your home's purchase price?

Response	Count	Percent
Less than \$75,000	1	2.1%
\$75,001 - \$125,000	1	2.1%
\$125,001 - \$175,000	6	12.5%
\$175,001 - \$200,000	5	10.4%
\$200,001 - \$300,000	17	35.4%
\$300,001 - \$400,000	11	22.9%
More than \$400,000	6	12.5%
I prefer not to answer	1	2.1%

## Have you refinanced your home in the past three years? If so, please explain why you refinanced.

→ See [Appendix C](#)

## What do you consider to be an affordable monthly housing payment?

Response	Count	Percent
Less than \$500	0	0.0%
\$501 - \$1,000	17	35.4%
\$1,001 - \$1,500	22	45.8%
\$1,501 - \$2,000	9	18.8%
\$2,001 - \$2,500	0	0.0%
More than \$2,500	0	0.0%

## DOWNSIZING QUESTIONS

### When thinking about downsizing, what size home meets your needs and estimated budget?

Response	Count	Percent
Less than 1,000 square feet	0	0.0%
1,001 - 2,000 square feet	5	83.3%
More than 2,000 square feet	1	16.7%

### As a homeowner who is looking to downsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix I](#)

## UPSIZING QUESTIONS

**When thinking about upsizing, what size home meets your needs and estimated budget?**

Response	Count	Percent
Less than 1,000 square feet	0	0.0%
1,001 – 2,000 square feet	1	50.0%
More than 2,000 square feet	1	50.0%

**As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?**

→ See [Appendix H](#)

## GENERAL HOUSING QUESTIONS

**What does an adequate, quality home look like to you?**

→ See [Appendix J](#)

**In your opinion, what should the average cost be for a standard 3-bedroom, 2-bathroom house (approx. 2,000 square feet) located in Muscatine County?**

Response	Count	Percent
Less than \$75,000	0	0.0%
\$75,001 – \$125,000	5	8.8%
\$125,001 – \$175,000	12	21.1%
\$175,001 – \$200,000	21	36.8%
\$200,001 – \$300,000	15	26.3%
More than \$300,000	3	5.3%
I'm not sure	1	1.8%

**Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?**

Response	Count	Percent
Yes	23	40.4%
No	25	43.9%
I'm not sure	9	15.8%

## What is your primary mode of transportation?

Response	Count	Percent
Personal vehicle	55	96.5%
Family/friend vehicle (i.e. a vehicle owned by someone other than yourself)	2	3.5%
Public transportation	0	0.0%
Cycling	0	0.0%
Walking	0	0.0%
Other (please specify)	0	0.0%

## What is your opinion of the quality of homes built using alternative construction methods (i.e., 3D printed homes, modular or prefabricated homes, precast walls, etc.)?

→ See [Appendix K](#)

## DEMOGRAPHIC QUESTIONS

### How old are you?

Response	Count	Percent
Under 18	0	0.0%
18–24 years old	0	0.0%
25–34 years old	6	10.5%
35–44 years old	8	14.0%
45–54 years old	14	24.6%
55–64 years old	19	33.3%
65+ years old	9	15.8%
I prefer not to answer.	1	1.8%

### What gender do you identify as?

Response	Count	Percent
Male	16	28.1%
Female	40	70.2%
Non-binary	0	0.0%
I prefer not to answer	1	1.8%
I prefer to self-describe	0	0.0%

### What race/ethnicity best describes you?

Response	Count	Percent
American Indian or Alaska Native	1	1.8%
Asian or Asian American	0	0.0%
Black or African American	0	0.0%
Latino(a) or Hispanic	2	3.5%
Native Hawaiian or other Pacific Islander	0	0.0%
White/Caucasian	51	89.5%
Another Race/Ethnicity	0	0.0%
I prefer not to answer	3	5.3%

### What is the highest degree or level of education you have completed?

Response	Count	Percent
Some High School	1	1.8%
High School/GED	4	7.0%
Some College	13	22.8%
Associate's Degree	7	12.3%
Trade School	1	1.8%
Bachelor's Degree	16	28.1%
Master's Degree	14	24.6%
Doctoral Degree (PhD, MD, etc.)	0	0.0%
I prefer not to answer	1	1.8%

### What is your average annual income?

Response	Count	Percent
Less than \$15,000	2	3.5%
\$15,000 – \$29,999	3	5.3%
\$30,000 – \$49,999	6	10.5%
\$50,000 – \$74,999	9	15.8%
\$75,000 – \$99,999	14	24.6%
\$100,000 – \$149,999	8	14.0%
More than \$150,000	7	12.3%
I prefer not to answer	8	14.0%



## How did you hear about this survey?

Response	Count	Percent
Social Media (i.e. Facebook, Instagram)	31	54.4%
News Media (i.e. television, newspaper)	2	3.5%
Organization or Business	9	15.8%
Friend, Family Member or Coworker	10	17.5%
Flyer or other printed material	0	0.0%
Other (please specify)	5	8.8%

# OUTSIDE MUSCATINE COUNTY

## What zip code do you reside in?

Zip Code	Count	Percent
52245	3	14.3%
52240	2	9.5%
52317	1	4.8%
52333	2	9.5%
52358	1	4.8%
52721	1	4.8%
52722	1	4.8%
52728	1	4.8%
52748	1	4.8%
52755	2	9.5%
52756	1	4.8%
52761	1	4.8%
52778	1	4.8%
52803	1	4.8%
61264	1	4.8%
61265	1	4.8%

## Where is your place of work located?

Location	Count	Percent
Muscatine	14	66.7%
Wilton	1	0.0%
West Liberty	2	0.0%
Outside of Muscatine County	3	14.3%
I work from home	1	4.8%
None of the above (please explain)	0	0.0%

**If you work in a different community than where you live, are there specific reasons that keep you from living in the same community that you work in?**

→ See [Appendix C](#)

## Which statement best describes you?

Response	Count	Percent
I am a renter	2	9.5%
I am a homeowner	17	81.0%
Something else (please explain)	2	9.5%
→ live with my parents		
→ Brother's house		

## If you feel comfortable, is there anything else you would like to share about your current living situation?

→ See [Appendix F](#)

## RENTER/SOMETHING ELSE QUESTIONS

### Based on your current living situation, is the monthly rent appropriate for the quality of housing you are living in?

Response	Count	Percent
Yes	1	50.0%
No, it's too expensive	1	50.0%
No, it's more affordable compared to similar units	0	0.0%

### What are the terms of your current lease?

Response	Count	Percent
Less than 6 months	0	0.0%
12 months	2	100.0%
More than 12 months	0	0.0%

### Are you interested in purchasing a home in Muscatine County?

Response	Count	Percent
Yes	3	75.0%
No	1	25.0%

## What do you consider to be an affordable monthly housing payment?

Response	Renter Count	Something Else Count	Percent
Less than \$500	0	0	0.0%
\$501 – \$1,000	1	2	75.0%
\$1,001 – \$1,500	1	0	25.0%
\$1,501 – \$2,000	0	0	0.0%
\$2,001 – \$2,500	0	0	0.0%
More than \$2,500	0	0	0.0%

## RENTER/SOMETHING ELSE NOT INTERESTED IN BUYING A HOME

Please explain why you're not interested in purchasing a home.

→ See [Appendix D](#)

## RENTER/SOMETHING ELSE INTERESTED IN BUYING A HOME

How soon would you like to purchase a home?

Response	Count	Percent
Within the next 6 months	2	66.7%
Within the next 12 months	1	33.3%
Not for 12+ months	0	0.0%

What are your current barriers to homeownership (if any)?

→ See [Appendix E](#)

## What is most important to you when considering the purchase of a home?

Response	Count	Percent
Price/Affordability	3	33.3%
Size/Square Footage/Lot Size	2	22.2%
Proximity to work	2	22.2%
Proximity to specific K-12 school(s)	0	0.0%
Proximity to community amenities (e.g., gym, community center, healthcare facility, police/fire department(s), restaurants, etc.)	1	11.1%
Walkability	0	0.0%
Property taxes	0	0.0%
Home age	0	0.0%
Other (please specify)	1	11.1%
→ Garage		

## HOMEOWNER QUESTIONS

Please select the option that best describes your current situation.

Response	Count	Percent
I am happy with my current home.	14	82.4%
I am interested in downsizing.	0	0.0%
I am interested in upsizing.	3	17.6%

In what year did you purchase your current home?

Response	Count	Percent
Before 1980	0	0.0%
Between 1980–1989	1	5.9%
Between 1990–1999	0	0.0%
Between 2000–2009	2	11.8%
Between 2010–2019	6	35.3%
2020 or later	8	47.1%

## Which price range is most representative of your home's purchase price?

Response	Count	Percent
Less than \$75,000	0	0.0%
\$75,001 - \$125,000	2	11.8%
\$125,001 - \$175,000	3	17.6%
\$175,001 - \$200,000	2	11.8%
\$200,001 - \$300,000	5	29.4%
\$300,001 - \$400,000	2	11.8%
More than \$400,000	2	11.8%
I prefer not to answer	1	5.9%

## Have you refinanced your home in the past three years? If so, please explain why.

→ See [Appendix C](#)

## What do you consider to be an affordable monthly housing payment?

Response	Count	Percent
Less than \$500	0	0.0%
\$501 - \$1,000	3	17.6%
\$1,001 - \$1,500	7	41.2%
\$1,501 - \$2,000	5	29.4%
\$2,001 - \$2,500	1	5.9%
More than \$2,500	1	5.9%

## DOWNSIZING QUESTIONS (NO RESPONSES)

## UPSIZING QUESTIONS

### When thinking about upsizing, what size home meets your needs and estimated budget?

Response	Count	Percent
Less than 1,000 square feet	0	0.0%
1,001 - 2,000 square feet	1	50.0%
More than 2,000 square feet	1	50.0%

### As a homeowner who is looking to upsize, what are some of the qualities you're looking for in your new home?

→ See [Appendix H](#)

## GENERAL HOUSING QUESTIONS

### What does an adequate, quality home look like to you?

→ See [Appendix J](#)

### In your opinion, what should the average cost be for a standard 3-bedroom, 2-bathroom house (approx. 2,000 square feet) located in Muscatine County?

Response	Count	Percent
Less than \$75,000	1	4.8%
\$75,001 – \$125,000	1	4.8%
\$125,001 – \$175,000	5	23.8%
\$175,001 – \$200,000	5	23.8%
\$200,001 – \$300,000	6	28.6%
More than \$300,000	2	9.5%
I'm not sure	1	4.8%

### Have you, or someone you know, been unable to pay all or part of your (or their) rent, mortgage, utilities, or property taxes in the last three months?

Response	Count	Percent
Yes	7	33.3%
No	12	57.1%
I'm not sure	2	9.5%

### What is your primary mode of transportation?

Response	Count	Percent
Personal vehicle	55	96.5%
Family/friend vehicle (i.e. a vehicle owned by someone other than yourself)	2	3.5%
Public transportation	0	0.0%
Cycling	0	0.0%
Walking	0	0.0%
Other (please specify)	0	0.0%

### What is your opinion of the quality of homes built using alternative construction methods (i.e., 3D printed homes, modular or prefabricated homes, precast walls, etc.)?

→ See [Appendix K](#)

## DEMOGRAPHIC QUESTIONS

### How old are you?

Response	Count	Percent
Under 18	0	0.0%
18–24 years old	1	4.8%
25–34 years old	1	4.8%
35–44 years old	8	38.1%
45–54 years old	8	38.1%
55–64 years old	1	4.8%
65+ years old	2	9.5%
I prefer not to answer.	0	0.0%

### What gender do you identify as?

Response	Count	Percent
Male	10	47.6%
Female	10	47.6%
Non-binary	0	0.0%
I prefer not to answer	1	4.8%
I prefer to self-describe	0	0.0%

### What race/ethnicity best describes you?

Response	Count	Percent
American Indian or Alaska Native	0	0.0%
Asian or Asian American	0	0.0%
Black or African American	0	0.0%
Latino(a) or Hispanic	2	9.5%
Native Hawaiian or other Pacific Islander	0	0.0%
White/Caucasian	18	85.7%
Another Race/Ethnicity	0	0.0%
I prefer not to answer	1	4.8%



### What is the highest degree or level of education you have completed?

Response	Count	Percent
Some High School	0	0.0%
High School/GED	0	0.0%
Some College	2	9.5%
Associate's Degree	1	4.8%
Trade School	0	0.0%
Bachelor's Degree	7	33.3%
Master's Degree	9	42.9%
Doctoral Degree (PhD, MD, etc.)	2	9.5%
I prefer not to answer	0	0.0%

### What is your average annual income?

Response	Count	Percent
Less than \$15,000	0	0.0%
\$15,000 – \$29,999	0	0.0%
\$30,000 – \$49,999	3	14.3%
\$50,000 – \$74,999	4	19.0%
\$75,000 – \$99,999	4	19.0%
\$100,000 – \$149,999	5	23.8%
More than \$150,000	3	14.3%
I prefer not to answer	2	9.5%

### How did you hear about this survey?

Response	Count	Percent
Social Media (i.e. Facebook, Instagram)	7	33.3%
News Media (i.e. television, newspaper)	0	0.0%
Organization or Business	3	14.3%
Friend, Family Member or Coworker	9	42.9%
Flyer or other printed material	0	0.0%
Other (please specify)	2	9.5%

**APPENDIX C:**  
DIFFERENT COMMUNITY  
THAN WHERE YOU LIVE

## ***If you work in a different community than where you live, are there specific reasons that you keep from living in the same community that you work in?***

### **Muscatine**

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- Nope! Live and work in Muscatine - been house shopping for the last 6 months - still apartment bound until we find the right one
- Live in same area
- I would prefer to only work in my community but the nature of my work has be traveling if the clients do not live in town.
- Il am retired but I worked in Muscatine county
- I also do some work in Davenport.
- My husband works in rock island for the federal government.
- Retired
- Many people I know work in Muscatine but do not like to live, shop or play in Muscatine. I think that is a shame.
- Work from home in Muscatine
- There is no good paying jobs in Muscatine
- I work in Muscatine county.
- Retired
- I'm closer to work
- No place to live close enough to where I work
- I have a rare form of multiple sclerosis..disability
- Work mainly muscatine
- At this point I am not sure. This town makes it hard to stay here or even build a house here. The land not in a subdivision is hard to build a house on because of all the extra city rules. The guys I have to call for the city don't answer their phone or return calls either.
- Work at Strawberry Farm Bed and Breakfast, 3402 Tipton Road, Muscatine, Iowa 52761 563-262-8688
- I commuted from iowa city for a while. Here's the vicious circle. The lack of affordable middle income housing is a barrier for young professionals and/or single adults to live here. Because the population of young adults is very limited, it's hard to meet new friends and/or significant others. Becasue of that, you travel or live out of muscatine to find people and lifestyle. This creates a decline in the need for affordable middle income housing for young people. It's the same problem facing all but few counties in Iowa.
- Spouse's work requires them to live in Muscatine
- I moved here from another state specifically to retire and be near family.
- Retired
- I'm a homemaker so I work from home in Muscatine.
- I work in Muscatine, spouse works from home.
- I live in Muscatine city limits.
- Don't work. We are retired.
- Louisa county
- It is Davenport? I have lived there before. No real desire to live there again
- I both live and work in Muscatine
- Company moved out of Muscatine.

- I work pretty close to home
- I worked in Muscatine and the surrounding area for over 50 years.
- 1. My kids are all in Muscatine high school. I'm not pulling them out.
- 2. I have the ability to work remotely. So if I don't feel like commuting then I don't.
- Family is here
- retired
- I work in Muscatine county, but live in Muscatine city since I own a house there.
- I am not too far from my job
- Retired
- Retired
- Retired
- I choose to travel as a nurse for my job. Sometimes patients are in Muscatine county and other times they aren't.
- I am a union pipefitter. My job location changes as projects are completed. I have worked all over the Quad Cities, Cedar Rapids, and yes even sometimes here in Muscatine.
- Home office for a national company.

## West Liberty

---

- I work in a different community because: higher wages and better benefits than what I was seeing in WL, diversity of companies and employment options available, larger companies with opportunities for advancement, accessibility to shopping (needs of household) during breaks or on commute, ability to widen social and professional circle outside of the community in which I live. That said, I enjoy living in West Liberty for the many qualities it has.
- Have multiple dental offices. West Liberty is the original and is centrally located.
- I work for the university of Iowa which has great benefits
- I worked in another town before moving to West Liberty. Although it would be much more convenient to work in the same city I live in, the pay is significantly lower. If the housing market was more affordable, I could take the pay cut, but it is not. I have found that it is impossible to work in West Liberty and also live there on that same wage.
- I live and work in West Liberty
- I just recently started working in Muscatine and don't live there because my youngest child is still in high school and he would like to stay there.
- I live in the community I work in.
- Cost of living is too high in Johnson County
- Want to live in a smaller town than Iowa City.
- I grew up in West Liberty and feel it is safer place for my kids to walk from school and around town.
- Daughter
- My job is largely based in Johnson County, and I wouldn't be able to do it in West Liberty. I love living in West Liberty, though- the commute isn't too bad, and having to travel slightly farther for work is worth it to live in the community where I want to be.
- I work in the town that I live in. It took my husband and I awhile to get a home here, as available homes for sale can be pretty tight here in West Liberty.
- Retired
- Smaller city, smaller school for my kids
- School system
- Cultural Affairs
- Bi-lingual programming

- Citizenship program
- Health Care
- University of Iowa
- Volunteer opportunities
- Youth activities
- Trail and park system
- Quality of life
- Neighborhood integration
- Youth Sports
- High school advanced courses
- Percent of high school graduates who attend college
- The school attendees mirrors the world we live in 59% of community non white
- Education level of residents
- Homes that exist are well kept
- I work from home thankfully
- My kids go to school in West Liberty and don't want to change school districts at this point
- I hate Iowa City politics, and refuse to live in that liberal hell hole.
- I work in Cedar Rapids and had for almost 10 years when we moved to West Liberty. I was already commuting to CR from Iowa City and my husband works in the Quad Cities, so West Liberty was the midway point for the both of us.
- I work and live in the same place to avoid expenses and commute time
- Not enough higher level jobs
- safe space
- I live and work in West Liberty
- I work from home
- The market for smaller houses in Wilton is difficult. Most properties that would suit my needs to buy have been bought and turned into rental properties.
- We live where my wife works.
- There are three Gentle Family Dentists offices, West Liberty, Muscatine, and North Liberty

## Wilton

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- I work in Iowa City and I wouldn't live in that liberal cesspool for all the money in the world.
- School District. Muscatine's school system has taken away all control from a parent. Case in point: The school allows the child to change their name without a parental consent. along with such, the school doesnt even notify the parent. Another point: If I cant to identify as a "cat", the school allows such without even a conversation with the parents. THATS REDICULOUS! Also, we are fully aware of many cases where teachers allow excuse after excuse, chance after chance for a student to pass any class. Even to the point where its obvious the student doesnt even attend class, yet passes. Certainly makes it very clear that the school is more worried about passing students to keep numbers up - maybe for funding purposes.
- Wilton has a better school.
- Community and school size (smaller) preferred.
- I work and live in Wilton.
- Wilton is lagging behind in quality 60K plus employment opportunities that would keep people living and working at home.
- My kids live in Wilton so I would rather live closer to them

- I live and work in Wilton
- Love the small town of Wilton. Would not want to live in Davenport.
- My husband works in Iowa City. We choose to live in Wilton.
- Would love to move back to muscatine but rental rates are too high.
- Grew up in Wilton and attended Wilton school. Multiple relatives live in Wilton.
- It is too big of a town that I would want to live in. Some of the areas in Muscatine are not the greatest and yet, this is where the cheapest homes are.
- Family lives in Wilton and I grew up there. I like the community feel more in a small town.
- Retired
- Too expensive, i like small town community.

## Muscatine County

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- I live and work in Muscatine
- Not applicable.
- I live and work in Muscatine.
- live in the county - cheaper taxes
- I live just outside of Muscatine city limits, so technically Muscatine County and work in Muscatine. I consider myself to live in the same community I work in. I do also work from home 2-3 days per week.
- Retired
- Small town living
- I work in Louisa county, however I am very content with the school systems here vs Louisa county. Not to mention access to basic need not found in Louisa.
- I live and work in Muscatine
- I'm a travel nurse and travel within a one hour radius from home
- I live approximately 7 minutes from my workplace, so essentially it is in the same community.
- retired
- None; I choose to live in the country right outside city limits.
- My address is West Liberty but I technically live in the county
- I want to live in a small community like WL, but all employment opportunities for my li e if work are outside of WL.
- Taxes
- rather stick close to home
- I'm a Realtor licensed in the state of Iowa so I work anywhere my client needs me to. Generally my base of clients focus around Muscatine & Louisa Counties. I live in Muscatine County just 5 minutes from the city of Muscatine
- I lived in Muscatine proper for about 12 years.
- We moved because of a robust market for sellers at the time, low interest rates and found a home that should be our forever home.
- Land- we did not want to pay the price of land that is considered in or close to town and the cost of building. We found a reasonable acerage ( about 2 acres about 6 miles to the closest edge of town.)
- Country being raised in the country makes one appreciate the easy things in town.
- Too many people , too close.
- I live just outside of the city.
- I want to live in the country.
- High housing and property tax costs.
- I live four minutes from Muscatine.

- Better pay at employer in Davenport
- We like living on the river and my office is in Muscatine
- Taxes
- I'm retired
- I live in the county versus city to have a larger lot size and more privacy from neighbors.
- Retired
- Not applicable at this time
- I live in the country
- No
- I live in the county but work within Muscatine city limits.
- I live less than five minutes outside of city limits. There were few suitable properties when I moved to the area in 2017, and property taxes in the city limits of Muscatine are too high, so I purchased outside of city limits.
- Prefer to live in the county
- Employment opportunities for higher wages
- No
- I work for property owners and sometimes work in Muscatine but mainly in Illinois that's why I live in Blue Grass because it's the halfway point and my husband works in Davenport.
- I am retired.

## Outside of Muscatine County

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- Bought my house right before I started with Stanley :-)
- theres no house for me
- I have family and friends that live in my current community. At one time I may have considered moving to Muscatine but would have wanted a more downtown urban living. There are no apartments/condos in the downtown area.
- The majority of my work in Muscatine County is in the City of Muscatine. I generally visit client locations onsite.
- Family support, recreation, and healthcare resources.
- Rock Island work and home Bettendorf
- The quality of life in Muscatine - schools, cultural events, restaurants, community, parks, social services, environmental health, and politics - rightly deters people from living there.
- I work in Muscatine, but only about two days per week, and am otherwise remote. I also have a decent amount of work travel which probably reduces the average I'm in the office / Muscatine to less than 2 days per week.
- I want to live in the country
- Connection to family, access to recreation
- Right now I am paying 2.7 % interest so I won't be moving until interest comes down.
- Yes, lack of amenities, quality schools, housing that is a good return on investment.
- I am happy with my home residence and happy with where I work. My children were established in their schools before I accepted this job.
- Spouse works in a different location, so we live in an area that is close to halfway for our commutes. Additionally, we prefer the Iowa City area as it is where most of our friends live and has more to offer for entertainment and restaurants.
- I have family including my children and ex wife in Iowa City.
- School district

- Yes
- My wife works in the nearby community in which we live so one of us gets to drive (and that happens to be me...)
- Cost and they don't allow pets.
- We wanted space so we bought a small farm.
- I work in Wilton but live in a community in Cedar county because we would not have been able to purchase a home in as good of condition in Wilton for the price we paid for our home. A home in Wilton of the same size and condition would have been 30-40% more expensive.



**APPENDIX D:**  
NOT INTERESTED IN  
PURCHASING A HOME

## *Please explain why you're not interested in purchasing a home.*

### Muscatine

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- age
- Housing prices and taxes are exorbitantly high in Muscatine County. They are on the same level as PV or the newer areas of Bettendorf. It's Muscatine.
- Not ready to own a home, unsure of future plans
- The crime is too high in Muscatine and afraid it will get damaged due to the crime rate
- I am planning on moving to a different state soon.
- High costs
- There is a shortage of houses with everything on a main floor. I have a lung disease and cannot have stairs in my home. Also, the environment of living at Oak Park Senior Living housing is cheaper than when we owned our home. They provide lawn care & snow removal, maintenance and internet in the cost of rent. Utilities cost less, etc. My only wish here would be to have an available garage for parking and storage of seasonal items as the square footage is smaller than in our home and even with downsizing I would still like more storage space.
- Don't want the responsibility of home ownership.
- Too expensive
- already have one
- Price and being single parent

### West Liberty

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- Not looking to purchase at the moment- have family out of state that may require more care/assistance in the near future, and want to be able to move if needed to assist with them.
- We want to move to West Branch. Our oldest two {10th and 12th} go to school there. Our youngest two {1st and 2nd} are still stuck in West Liberty.
- The community, town, schools, opportunities and people are so much better in West Branch.

### Wilton

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- Age

### Muscatine County

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- I've been renting a house from the same family for 12 years. When I needed a place to live I didn't have a job, no money, a large dog and a very loud parrot. They wanted the usual - first month, a deposit and no pets. I was up front with them on my situation and they took a chance. I've been welcomed into their family and we celebrate family events and holidays together. Several years ago for Christmas they gifted me a \$100/month rent reduction. They shovel/plow the snow, cut the grass and keep salt in the water softener. I live on the Cedar River. Don't know how it could get any better than this!
- Too old to take on a 30 year mortgage
- Maintaining house on family farm for elderly mother who lives in independent living elsewhere.

## Outside of Muscatine County

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- It would make my spouse's commute too long and take us further away from friends in Iowa City.

**APPENDIX E:**  
BARRIERS TO  
HOMEOWNERSHIP

## ***What are your current barriers to homeownership (if any)?***

### **Muscatine**

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- Prices are finally coming down, but the interest rate is clarifying that we need to take our time in this process. Loving the old homes by the river but they need work and they quickly blend into dilapidated areas. Looking for a nice small home with a yard in a decent neighborhood - an affordable starter house.
- Price, location, availability
- Down payment assistance and the price for affordable house big enough for my family
- Current market price
- Credit score
- Down payment
- Availability, prices and interest rates, student debt, inability to save because of current cost of living expenses
- Availability, down payment, quality
- Interest rates are very high along with not being eligible for downpayment assistance. It's very frustrating not being able to get the assistance but because I make too much. I make too much but yet can barely afford groceries.
- Down payment assistance, anticipated property taxes, and quality homes within my budget
- number of houses/ price
- Cost
- Price down payment
- Down payment and price
- Zoning. City permits. City approval(s) to build. Land too expensive. Fiber isn't run everywhere in the city. City power isn't run everywhere
- There are several issues. Price, down payment assistance, availability of homes that aren't over \$200,000. The amount of money to invest in improving a property is intimidating. The overall quality of some neighborhoods causes me to not be interested in those areas with otherwise potentially desirable properties.
- Price
- Price, down payment assistance, interest rates, and availability of quality homes that are not overly priced.
- Over priced houses. Land is also over priced which making build my own hard to do. The city also has some of the uncommonly restrictions to even begin to build. I found a perfect lot but the city won't allow use to build a house on because there is a tiny shed on it. We would have to take down the shed or build the house in front of the shed. Really?
- Monthly mortgage payments and availability of what I want
- Home prices are way way way to high
- Prices are outrageous.
- Down paymeny
- Availability.
- Price, availability, down payment credit
- Down payment assistance and my credit score i want help. I want.to improve my credit score
- Availability of housing in our price range that is in decent shape (aka isn't an intense fixer-upper).
- Credit score, price, down payment
- Interest rates, down payments, overall prices are too high.
- Availability, price, down payment assistance, credit score
- Would need assistance for down payment & rent.

- availability, price, interest rates
- The housing market is insane right now. The only house I have found I can afford lately is one that has all of the copper and walls stripped out of it. There are too many landlords purchasing single family homes and/or "starter" homes as soon as they hit the market and renting them out for over \$1,500 a month. You don't even have a chance for a decent house because they are sold before 24 hours. If it's not a ridiculous amount to rent a house, then it's section 8 favorable - which those of us with a full time job are not qualified for.
- All. Price, availability, down payment assistance.

## West Liberty

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- Price
- Affordable housing. All the houses are out of my price range.
- Down payment, price
- Availability, interests rates, prices, assistance with down payment and for single parent households
- Availability and price. I do not want to pay a ton of money for a very old house that would need major updates. I also feel that there are some areas where there is a lot of litter, people who let their animals roam without leashes, etc. When thinking of buying a house, I also have to consider if anyone else would want to buy it.
- Down payment and price. Really owning a home is the owning option. A mortgage is most likely going to be around \$700-\$900 a month for a 3 bedroom house instead of \$ 1200-\$1300 I would be paying in rent for the same size house.
- availability, price, finding a place in good condition that I won't have to sink a ton of money into

## Wilton

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- Overpriced. Houses are selling for \$100000.00 over assessed value.
- Waiting for the housing market to change
- Availability of a large enough home along with current prices.

## Muscatine County

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- Assistance
- I would like to buy a home but it's difficult. Current economy doesn't make it easier and jobs don't pay enough. Homes are old, outdated and overpriced. Also how do you buy a home while renting and literally paying in rent what a mortgage would cost. Too many apartment building not enough actual homes is too common of an issue here.
- Availability, prices. I'm 70 years old, I can't afford a lot because of my age.
- Availability
- Price
- Price, down payment, interest rates, cost of living

## Outside of Muscatine County

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- Money. Down payment and credit.
- waiting for the 3d houses to be printed

**APPENDIX F:**  
CURRENT LIVING  
SITUATION

## ***If you feel comfortable, is there anything else you would like to share about your current living situation?***

### **Muscatine**

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- With inflation like it has been, I bring home 40k after taxes and I know I could never afford an apartment here in town if I was single. I also don't see a lot of options, we lived at Glenwood townhomes when we first moved to town and the rental rates have gone up every year. I can't imagine being a single mother trying to make ends meet.
- I can't afford a house because everyone is trying to upsell these small 2 bed 1 baths homes, or rent is more than a mortgage, and I have a small dog and most rentals don't allow dogs. Or the units are in poor shape and I'd rather not live in them. So my choices are to live with my parents forever, buy super expensive and not worth the size, or live in a dump.

### **West Liberty**

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- I am renting from a family member who owns the property.
- Rent to own from my sister in law, but we are now stuck in this house and hate it and everything is too expensive to move.
- Right now I live with parents because rent is too high and I don't make 3 x my income to afford a place to rent here .
- living at home with parents

### **Wilton**

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- *No Responses*

### **Muscatine County**

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- It sucks, the economy is garbage. My wife and I both make \$23+ an hour and each work full time. We had to sell our home to avoid foreclosure, we live paycheck to paycheck due to fuel cost, food cost, vehicle insurance cost. It is quite literally driving a wedge between my wife and I due to the constant financial stress rent prices in muscatine are outrageous and higher than what a mortgage would be but due to poor credit from trying to avoid foreclosure we couldn't purchase a home if we wanted to, on top of all that the housing market is hyper inflated and now mortgage interest rates are at a 21 year high making home affordability even harder.

### **Outside of Muscatine County**

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- *No Responses*



**APPENDIX G:**  
REFINANCING  
YOUR HOME

## ***Have you refinanced your home in the past three years? If so, please explain why you refinanced.***

### **Muscatine**

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- Yes. lower interest rates
- yes, lower mortgage rate
- I can't remember when I refinanced, but I did once for lower interest rates.
- remodeled bathroom
- Refinanced in 2020 for a 2% interest rate.
- Yes, to lower the interest rate.
- I refinanced after a year b/c the interest rate had lowered enough that it lowered my monthly payments.
- End of balloon loan, in final 5 yrs of pay-off.
- Built new in 2021
- Yes, not refinanced, re written
- Yes, I refinanced in 2021 because I could lower my rate by about 0.75%.
- Yes. Locked in lower interest rate and dropped to a 15-year mortgage to pay it off sooner.
- No. Our interest rate is 2.8% We're never going to be able to refinance because our interest rate is already so low.
- Yes, better interest rate.
- Yes. Twice because of interest rates and reducing the term of the loan.
- Refinanced down to 10 year mortgage in 2020 b/c of the crazy low rates!
- To help pay for college education (for my kids).
- No - I live in a mobile home
- Yes, interest rates had dropped which allowed us to go with a shorter term loan
- Much better interest rate.
- Yes to make improvements
- finished basement new deck
- Yes
- Lower interest rate
- Yes.....to reduce PMI and lower payments

### **West Liberty**

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- Yes, because my originally mortgage was only fixed for five years. At the end of five years, I refinanced with a 30 year fixed
- Yes
- Lower interest rates
- Lower interest rate
- Yes to get a lower rate
- Lower interest before the Fed raised rates
- Refinance one, rated 2.5%.
- Yes drop interest rate
- I have not. I'm waiting for rates to drop.
- yes

## Wilton

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- Yes. The bottom fell out of the interest market after Covid.
- Yes. To get some cash to pay off other debt.
- Lower interest rate.
- Built a new home in 2021.

## Muscatine County

---

- yes. cashout
- Yes. I refinanced for a lower interest rate.
- Yes, I refinanced in order to have my ex-husbands name off the mortgage and to have a lower interest rate.
- purchased in 2021
- No, I just built it in 2022.
- No. My rate and loan is better than anything now.
- Yes, because interest rates were so low that it would have been foolish not to do so
- Refinanced at a lower interest rate.
- Yes, low interest rate

## Outside of Muscatine County

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- No and don't want to my rate is super low compared today rate
- Yes, low interest rate due to pandemic
- Yes - interest rates dropped significantly.
- Yes, locked in a much lower interest rate.

## **APPENDIX H:** UPSIZE QUALITIES

## ***As a homeowner, who is looking to upsize, what are some of the qualities you're looking for in your new home?***

### **Muscatine**

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- 3 bedroom 2 bath required with attached 2 car garage
- Newer neighborhood with kids. Nice yard to play in, 3 car garage.
- 3 car garage, 3 bathrooms
- Open space larger rooms and land for outside activities.
- Garage space. River views. New finishes. Access to trails
- I'm not necessarily needing more square footage, but I'm wanting more yard and privacy from neighbors.
- Layout, location, roof direction to be able to add solar, amenities
- Larger lot, larger house (but not too large), large garage, newer build.
- Land within the city limits of Muscatine so I can continue to have city services (city water, fire protection, etc). Currently, the only lots available to purchase in the city of Muscatine are tiny -- it would be nice to have 1/2 acre lots available in the city.
- I would also like new construction homes within the city limits -- most homes within the city limits were constructed many, many years ago -- it is difficult to find larger, newly constructed homes (10 years or newer) with a 1/2 acre of land within city limits.
- No steps. Not downsizing, but about the same square footage.
- 2 bathrooms and 3 bedrooms
- Yard space
- Closet size
- Basement
- Garage
- Open floor plan
- Family friendly neighborhood that is quiet and safe, 3-4 bedrooms, 2 bathrooms, decent sized yard
- Structurally sound, better neighborhood, room for everyone.
- I want my home to be safe, warm, quiet, bright, with a yard, and ideally with historic charm.
- No stairs one story handicapp accessible
- Land, size of home, views

### **West Liberty**

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- Affordability
- Quality. Less maintenance. We've lived in old houses for the past 6 years and the upkeep is constant. Constantly replacing or repairing.
- Yard space, outside city limits
- Nice sized yard, 2 bathrooms 2+ bedrooms. Quiet clean safe neighborhood
- Additional land with neighbors not too close and not a lot of restrictions on my property but still close to city limits
- ranch style single family home with finished basement, 3 car garage, extra storage and a good sized yard.
- It's been difficult seeking newer homes that are affordable within city limits. I can't afford to move out where the wealthy people live by the country club, but I want a newer, affordable home.
- 5 bedrooms

## Wilton

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- 1500+ sqft with a larger lot.

## Muscatine County

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- Comfort ability and less maintenance
- Not having neighbors, property not being over inflated by local assessor.

## Outside of Muscatine County

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- 3-4 bedrooms, 2 bathrooms, garage, open/updated kitchen, sizeable/fenced yard.
- At least an acre lot, finished basement, office space, 3 car garage, fireplace
- Open concept, large garage, newer construction, efficient heating and cooling systems

**APPENDIX I:**  
DOWNSIZE QUALITIES

## ***As a homeowner, who is looking to downsize, what are some of the qualities you're looking for in your new home?***

### **Muscatine**

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- I am retired, my family is all gone. I need a small home that is easy to care for, but not an apartment. Friends are looking to downsize now also and having a difficult time finding a suitable place. Condos often cost more than their home would bring now. They are also three bedrooms, two bath and more home than is needed for a single older person. Note: Building apartments in an industrial area and too far from transportation, groceries, and social opportunities is not good.
- Ranch style - all one level; 2 baths; 2 car garage; 2 bedroom (bedrooms on opposite sides of the house); flat yard
- Affordable
- In a community that prohibits short-term rentals
- small but higher end construction and furnishings, fenced in back yard, nice neighborhood, basement
- New construction.
- Larger amount of land
- Larger bedrooms
- Low maintenance, no stairs and affordable

### **West Liberty**

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- Single story
- New finished and fixtures; an HOA that takes care of lawn and snow
- all one level
- easy up keep
- Affordable housing
- 2 bedrooms, clean layout, enough yard space for a garden, updated infrastructure (furnace, hot water heater, cable/fiber optic internet)
- 2 bedroom, ranch, basement, trees

### **Wilton**

---

- *No Responses*

### **Muscatine County**

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- Privacy, safety, one floor
- Minimal stairs, privacy
- Zero entry. One story.
- Closer to town, attached garage
- 3 car garage
- Newer construction
- Move-in ready (renovations not required)
- Single level living. Two and 1/2 car garage. Small garden area. Finished basement



Outside of Muscatine County

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→ No Responses

**APPENDIX J:**  
QUALITY HOME  
CHARACTERISTICS

## ***As a homeowner, who is looking to downsize, what are some of the qualities you're looking for in your new home?***

### **Muscatine**

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- 3 bedrooms, 2 baths, nice yard,
- Small house: 3 bedrooms, 2 bathrooms, at least a half acre. Decent roof, water heater, electrical and plumbing. No major foundation issues. Not in foot-traffic heavy area. Close to downtown is preferable. Garage or covered parking.
- enough room to fit our family of 4
- Appropriate number of bedrooms and bathrooms for size of family. Energy efficient appliances and house. A yard for playing. Safe, friendly neighborhood.
- Family size is the biggest, plus a decent yard for kiddos to be able to play in safely.
- A enough space for a family of 5. Enough yard space for kids to play outside
- Space for little children, safe neighborhood. No major updating needing done too the home
- Clean, well maintained. Large enough for the family.
- Three bedrooms with at least 1.5 bathrooms. High speed internet and central air. Walkable community. Public transport options are a plus.
- accebilty no maintance free comterable 1 bedroom 1bath
- Most important to me is the structure and safety of a house. Something that would be easier to maintain. Nothing 'oversized' (or more than i need) bc i feel that bigger than necessary can be wasteful, costs more to heat/cool and more time consuming for upkeep. A must for me is privacy and acerage.
- Garage, central air & heating, good structure
- Everyone has their own bedroom. Room to entertain. A yard. Open floor plan. Attached garage. Main floor laundry. 3 bathrooms.
- I used to live at Glenwood townhomes in my late 20s as we were getting our careers off the ground and I would call that adequate, we got sugars ants sometimes, and it didn't have central air but it was adequate, loved the handy man, he was on top of things, and there weren't any other choices at the time we moved to town. it was only 900sq feet though so even for two people, it was cramped.
- 2+ bedroom 2 bathroom Fenced in Yard Good neighborhood Garage
- My opinion is that safe, clean and affordable are all important aspects of a quality home.
- A safe home that doesn't have any hazards and has enough space for its occupants to sleep in rooms other than communal living spaces. A home that meets safety and security standards.
- Could downsize but like where I live and the home I live in.
- Brick and vinyl siding. Nice finishes - wood floors, granite countertops, stainless appliances. Nice yard with mature trees.
- First off safe and secondly affordable. Everything in this community that is affordable needs so much work. The average person in this community can not afford to buy a home (down payment) and then do a massive repair or update on the home. There's no place to add a note so I'm going to put this here... The people that have been at both of the luncheons I have attended make far more than the average household in Muscatine and and other than a select few had no idea what Muscatine actual needs. We don't need 200k homes. The people of this community that are looking for home are single family, single income, LOW income. This town Loves to focus on ""big wigs"" for the factories in this town while trying to hide all home town people away.
- 3 bed, 2 bath ranch, laundry on main level, good size yard, neighbors not too close, and close proximity to work and schools

- If you have children you need larger homes to accommodate the number of children. You may also need a family room for activities with the children also a yard for them to play.
- Modern
- 3 bedroom 2 bath home is adequate because my kids are out of the house.
- 2 beds, 2 baths, main floor laundry, deck, 2 car garage, room for a garden
- 3 bedrooms, 2 bathrooms, 2 car garage, decent condition and nice yard size.
- Something sufficient for two old people.
- 3bed 2bath 2car garage
- 2-3 bedrooms, 1.5-2 bathrooms that is well maintained. If they are not maintained and need a lot of work when a buyer first moves in the price should reflect that. In my experience looking for a home, it was difficult to find a house in my price range that also didn't include additional necessary work on things such as plumbing, electrical and HVAC. Residents shouldn't have to pay \$200,000+ for a house and then put in additional tens of thousands of dollars worth of work to make it functional. Many people in our community can't afford that and either don't fix those issues, which can cause more headaches down the line, or they must take out additional loans to cover the expense.
- 4 bedrooms, 2 bathrooms Decent sized yard Kitchen with space
- Adequate
- A home that is structurally sound with no hazardous qualities like led paint, broken walls/floors/ windows, mold, radon, or pest problems. As a millennial, considering the environment makes a quality home as well, using regenerative materials and land use, alternative energy and water sources and having access to recycling and compost are all important to me personally.
- Sound basics, such as roof, foundation, electrical, plumbing etc. It should have a decent floor plan, garage, good neighborhood and a place for a few flowers.
- In good repair, clean neighborhood
- Bedrooms for each child to have personal safe place, yard for safe productive, imaginative play.
- 2 garages. Updated finish
- 3 bedroom, 2 car garage, and not in need of major renovation.
- At least 4 bedrooms. Multiple full bath. Multiple leaving spaces
- 3 bed, 2 bath, fenced yard, updated amenities
- 3+ bedrooms 2+ bathrooms At least 2000 sq ft
- 3 beds, 1 bath, yard
- at least two bedrooms, preferably two bathrooms. Modern appliances and utilities. Parking, high speed internet, good neighborhood.
- To me, adequate should be defined as the space and amenities needed to fit your family needs.
- 3br, two bath. 2 Car attached Garage with full basement
- Decent home, neighborhood
- Sound good shape and long lasting
- 2-3 bedroom, 1.5 bathroom+, dry non dirt basement, atleast 1 car garage, yard that allows for privacy fence, central air.
- I want a house that has atleast some yard. I need clean water. The house I rent has pipes so rusty it has horrible quality of water. Also a big plus is atleast a 1 stall garage.
- An adquate home to me is one that has both living space [bedroom(s)/bathroom(s)] and productive space - i.e. as a single homeowner, I would want room to put workout equipment, have a kitchen that doesn't feel too cramped, and have space for a yard between myself and my neighbors.
- Good materials, solid with good bones to it. Structurally will last for several decades without repairs. Updated to the times throughout if not a new home.
- Move-in ready, fully functioning mechanics, garage/yard, over 1K square foot

- Structurally sound, some upgrades, energy efficient, clean lines, all one level, in a nicer area where neighbors around you value their homes and pick up their trash and don't park in their front yards.
- clean, 3-bedroom, 2-bathroom house (approx. 2,000 square feet), working appliances
- Solid city infrastructure, affordable property taxes, high quality schools. We need to ensure that Airbnb or Vrbo short-term rentals are limited in our city.
- At least two bedroom/two bathroom. New appliances
- Ranch style home
- 2-3 bedrooms based on full-time minimum wage work.
- Clean and easy to maintain. Easy access to amenities
- 2 bed 2 bath. Kitchen with an island. Big living room. Big bedroom
- Spacious and safe
- Small home
- Safe quiet kid free apartment/townhouse/house/trailer park
- 1500 square feet 2 bed, 2 bathroom, 2 car garage, nice size lot.
- 2 bedrooms at a minimum and enough yard to have it fenced in for my dog.
- I go by neighborhood you don't want to move to a place where the yard looks like a junk yard
- 3 bedrooms. 2 bathrooms. Few or no steps. Garage. Yard.
- 3 bed 2 bath home. Property taxes that don't exceed P and I payment. A house not built in 1900.
- 960 sq feet, to 1,400 sq feet. Two car garage. In Muscatine full basement, Bi-level, Sales price equal to affordable income local level.
- An adequate, quality home is one that is safe to live in. To me, that means that the major structure is in good shape (roof, HVAC, windows, foundation). As a single person without a family, three bedrooms and two bathrooms are adequate to meet my needs. This allows me to have room for family and friends to visit.
- My idea isn't abstract. I would love to have a property with a decent sized yard, structurally sound and comfortable -whether renting or buying. If renting, would love to have an option to pay under \$1000 for a decent, clean, 3 bedroom- whether apartment or house. With growing children it can be a monthly struggle just to pay basic housing expenses.
- There are too significant misnomers about adequate housings. 1st time home buyers tend to have champagne taste and beer money. That was certainly the case for me and most people I knew who were buying houses. 2nd, the skyrocketing home prices make what used to be considered adequate housing, unaffordable. The combination of the two misnomers creates a schism.
- The minimum necessities to be able to live comfortably without being burdened with continual maintenance and upkeep.
- Well kept and clean
- The human right to adequate housing means living somewhere with access to appropriate services, public schools, and employment opportunities. It must include safe drinking water, energy for cooking, heating, air conditioning, lighting, sanitation, waste disposal and emergency services.
- 3+ bedrooms, off street parking preferably with attached garage, quiet neighborhood, good school district, well-maintained, newer/maintained roof/hvac/appliances, up to code, basement
- 4 bedrooms, 4 bathrooms, 3 car garage, 1/3+ acre lot, quiet street, inside of bypass/highway
- Neat clean and no trash scattered everywhere. Upkeep is mandatory.
- 3 bedroom 2 bath, 2000 - 2500 sq. feet, solid construction, higher end finishings, 8,000+ square foot lot, nice neighborhood, finished basement.
- An adequate home has enough space for everyone to live comfortably (on average, one bedroom for a couple and one additional bedroom for each child), at least one and a half bathrooms, and is in a condition the homeowners are willing to work with (some people are willing to do a lot more repair than others). A garage is beneficial if the homeowners have car(s).

- As a renter: It should be well maintained. The outside of the units/building should be cared for and repairs should be made as soon as possible in the units. The rent for 800sqft should be closer to \$700/month than \$800/month and not the almost \$1000 I am paying per month.
- An adequate home is a smaller house with space in a backyard close to amenities.
- Visibly attractive No significant repairs needed
- clean, well kept.
- 3 bed, 2 bath, basic necessities.
- safe area, a good size lot (1+ acres), 1,500+ sq ft min
- Three bedrooms, one to two bathrooms, living room area, yard, and safety
- Clean, updated within the last 23 years or sooner. Enough space for my family.
- An adequate home looks like a dwelling that is structurally sound, not falling down, has running water, has heating and air, and comes with appliances.
- 3 bedrooms, living area, decent yard
- Liveable, free from bugs, clean.
- comfortable, open, clean organized welcoming
- An adequate quality home provides the space I need in a safe environment. The house has been maintained well and is not in a state of disrepair. The home is located in a neighborhood of similar homes that have been maintained well.
- 2 bedroom, 2 bathrooms, kitchen, finished basement with washer and dryer hook ups
- Everyone has their own bedroom, counter space, yard.
- Clean and safe to be livable. Have necessities met.
- 2 Bed 2 Bath. Yard with enough room for a garden. In a neighborhood with sidewalks.
- 4 bedroom, 3 bathroom, yard, garage
- Adequate housing means up to date systems, a large garage, and a large fenced in back yard. The size of the house is not as important to us at this point as we spend a lot of time outside.
- Good structure, modern kitchen with enough cabinets, modern bath, other rooms with good flooring and walls.
- A few bedrooms, at least 2 full bathrooms. Minimally dated so less remodeling/chaos to go through. 2 car garage (I personally prefer attached but not attached is still better THAN no garage). Decent yard and neighbors at least a good 25-30 feet away...I don't want to pay tp through the dining room window to their bathroom.
- Smaller ranch home with an unfinished basement, 3 bedrooms and one full bath with a toilet in the basement. 1000-1200 sq ft max. Nothing fancy, but liveable.
- You don't need a 2000 sq ft house to raise kids in. And it doesn't need 2 full bathrooms."
- At the stage of life I am in, I would like quality construction on a larger lot without having to leave the city of Muscatine. Right now, the only options for newer construction with any land are outside the city limits, which means I am giving up city services. I am not interested in the maintenance required by many of the older homes in our town. Leaves me with very few housing options.
- About 1,600 -2,000 square foot, 3 beds, 2 baths, no steps, 2 car garage
- 1 level
- Functional, enough space for the people that live there, everything in good working order
- Adequate means enough bedrooms for those in the home, 1 1/2 bathrooms, a basement that can be accessed through the interior of the home (no exterior cellar entrance), and everything is up to code.
- Quality of build, safe neighborhood, good sized bedrooms, open sight lines, yard
- Quiet friendly neighborhood, 3 bedrooms, a garage
- Safe, some useable land, taxes affordable, good schools
- Don't really understand the question.

- A well kept home that isn't trashed or needing a lot of repairs. And one with a livable amount of space or space for storage items. So if it's a small 1-2 bed and 1 bath, that it would also have enough storage space or closet space.
- 4 bed 2 bath house. Ranch style with daylight windows in the basement. Some yard for the kids and dog to play in. Space to grow into the home. Not a house that fits our needs now. Future proof. The houses on the market now are so over priced. I won't go broke in order to live here or own a house.
- Enough space; relatively updated appliances; no major issues
- Roof and heating/ac units in working condition. Little work needed in home repairs yard with fence
- 1 story ranch
- Not a cooker cutter, builder grade home. Unique housing, quality materials.
- Managable
- Not a run down house that is grossly overpriced.
- At least 4 bedrooms, 2 bathrooms. Good size kitchen, good yard
- Family size
- A safe neighborhood. Enough bedrooms for each person and more than one bathroom for families.
- Comfortable enough. Safe neighborhood. Trees close by. Lots of outside coming in through windows. Easy access to fresh air. Nice enough neighborhood with diversity of folks.
- A home where everything works properly and has a solid structure is considered adequate to me.
- In good repair and updated to the last 25 years.
- An adequate home to me would be a home with no less than 2 sizable bedrooms that fit at least a queen sized bed, contain a storage closet for clothing, 2 bedside tables and one dresser plus one comfortable chair. We currently live in a 900 square ft apartment with 2 bedrooms, 2 bath, kitchen, Living Room area and laundry closet. Each bedroom has a closet. We added a closet like piece to our Master bedroom for additional storage and have 2 dressers. I would like more room for storage of decorative and seasonal items.
- The right of house and yard
- No stairs.
- Currently- enough room for my 3 kiddos.
- Everything necessary to function is in working order and there is enough room for everyone that lived there. The neighborhood is safe and clean.
- Heat & AC running water, kitchen and bath. Living area, eating area , sleeping area.
- A home that nothing would have to be fixed or replaced for at least 10 years.
- nice kitchen , open space, handy cap space, no steps, garage ,
- A safe place that is in good repair.
- Adequate with amenities like built in fireplace, garden tub, snow removal and grass mowing provided. Downsize but not reduce amenities.
- A home that is in good condition inside and out and is in a good neighborhood
- Home and neighborhood are in good repair, adequate size yard for kids and pets.
- Meets our needs
- Quality construction, handi-cap accessible, low maintenance
- Mean, the basics, bedrooms, bath, working appliances, painted or sided exterior, roof in good repair. Something I would not need to put money into right away.
- Good neighborhood, decently updated, large bedrooms.
- Something i can call home make the outside look nice
- Safe, big enough for people living there, well maintained
- Clean, at least 3 bedrooms, in a safe neighborhood
- 2 beds, 2 baths, basement and garage
- Clean. Safe.



- Two bedrooms, one bathroom, storage, lots of big windows, clean (not moldy), safe (not falling down), in a quiet place (low traffic/neighbor noise), access to shops nearby, has a commute less than 15 minutes, has a yard of quarter acre or more. An adequate home is small (
- Home is structurally sound and does not need major repairs. Home has working utilities and appliances. Clean, pest free, healthy air.
- Something that fits my family
- enough bedrooms for each family member and more than 1 bathroom, yard, landscaping
- bedrooms for parents, and children, or at least two to a bedroom at least 2 bathrooms kitchen and family room
- Enough bedrooms and bathrooms for my family and features that allow us to stay in the home as we age.
- Clean and modern bath and kitchen. Outdoor space for gardening and storage space .
- space
- 2 bath, laundry room main floor, kitchen, living area 3 bedrooms. Patio and garage
- 3 Bedroom, 2 Bath, Garage, moderate size yard
- On one floor. In good shape
- 2 bedroom, central air and heat. Min. 2 car garage. Min. 1200 sq. Ft.
- To me, an adequate home means having a living room, full kitchen, two bedrooms (my current household size is just a married couple, plus a guest room/office), two bathrooms, laundry, and at least a little outdoor space (porch, yard, deck, park across the street, etc). It also needs to be in a condition that doesn't surpass my ability to fix things - or afford to hire people to fix them. Having a sidewalk and the ability to walk a few places is great. It needs to have a mortgage payment or rent that I can afford with my income, with utilities added. It doesn't need to be too large - just enough space for the people in my household and a little storage (garage, basement, closets). Adequate housing also means not having to share all the things I listed with people outside my household, i.e. kitchen or bathrooms. Laundry and outdoor space would be okay to share with others. It needs to be in a neighborhood where my household feels safe, too - where we can be outside or walk around with comfort.
- Located in a safe neighborhood. Passed inspections / no major issues.
- 3+ bedroom, 1200 Sq foot
- 3 bedroom ranch, with 2 car attached garage
- 3 bedroom, 2 bathroom, full basement, 2-3 stall garage
- This is difficult to answer, a quality home is in the eye of the beholder. What the individual and family want and need will determine how they live.
- A home you do not have to do repairs to live in. A bedroom for each individual living in the house. A basement and garage.
- Clean, good neighborhood
- 5 bedrooms 5 1/2 baths
- 2 or 3 bedrooms, 2 bath
- 3 bedroom ranch with finished basement
- 4 bedroom, 3 bath, attached garage, total parking for 5
- 3 bedroom, 2+ bathrooms, 1800 sq ft
- Kitchen, living room, bedroom for each, 2+ bathrooms, family room, basement, 2 car garage.
- Safe and up to date for today's day and age
- Suitable for family of five.
- Enough house for the family. Adequate number of bedrooms & bathrooms. Room for the family to cook, dine and spend time together. House is in good living condition.

- Well-kept on interior and exterior with a garage for at least one vehicle, preferably two. I prefer a stand alone home with a grass lawn and space to enjoy family activity outdoors as well as indoors. Trees or landscaping are a plus. Driveway and sidewalks are free from holes and hazards.
- Ranch style with at least three bedrooms for family and guests. Not needing significant repairs... normal maintenance only. New enough to be built up to current safety and efficiency codes. Energy efficient!!
- Updated with good insulation to keep cooling/heating costs low. Attached garaged. Central air. Decent lot size for a backyard.
- I would like a 3 bedroom, 2 bathroom house. I would want some sort of fenced-in yard with a garage (attached or detached). I would want updated windows (especially in the homes built in 1800's and early 1900's). I would want it tested for radon and lead. I would want Heat and Central Air.
- Roof,siding,trim and gutters in good repair. 2 entrances to home with steps/landing in good repair. Minimum 2 bedroom with space to accommodate at least a queen size bed with 2 side tables and wall space for upright dresser and lower dresser/mirror combo. Front room/family room large enough for sectional couch and at least 2 recliners or chairs plus tv with stand. Dining table area in a room or in kitchen to seat at least 6. Any size kitchen with full size appliances and enough cupboard and wall space for flexible storage. Den or space in a heated mud room for a desk and flexible storage. Gas heat and central air. At least 1 1/2 baths with free standing tub and zero entry shower. Prefer a setup for aging in place so no steps and wider doorways. Flexible space for accommodating hospital bed or wheelchair for older residents. Garage space for minimum 1 car plus extra storage space. Smaller lot size for easier landscaping and maintenance. No HOA fees.
- Condition suitable for comfortable living which would include bath, kitchen, bedrooms, heat, air, accessible for elderly
- Enough bedrooms and bathrooms so everyone doesn't feel crowded.
- Bedroom and laundry facilities on main floor. Guest bedrooms, fenced back yard. Off-street parking
- 4+ bedrooms, 2+ bathrooms, a yard. I lived in a couple multiplexes in the community before being able to purchase a house and the one thing I noticed was how cheaply made the units all were. The walls, paint, carpeting etc. I know that \*a lot of times\* renters don't take care of properties and it is expensive to keep replacing things, but the quality of the units I feel we're not reflected in the rent price. Most places around town are \$850+ for a two bedroom. I think the owners get away with charging that bc there aren't many options.
- Well made, sturdy, 3+ bedrooms, 3+ baths, garage space, safe neighborhood
- 4 or 5 bedrooms 3.5 baths, walk out basement and 3 car garage
- Enough room for everyone, safe, everything up to code.
- A bedroom for all children and at least 2 bathrooms.
- 2+ bedrooms, full bath, full kitchen
- I have two small children they are both girls so not a huge deal if they have to share a room so a 2-3 bedroom townhome or house would be ideal. Everything up to code and in working order. We also have a large dog so some kind of yard would also be ideal. A garge or a driveway would be nice as I and family members and friends have all had cars hit that were parked on the street here in WL mostly by drunk drivers.
- High end windows, siding, doors. Craftsmanship. Property's cleanliness and location.
- 3 bedroom 2 bath attached garage
- No structural/safety issues, well-maintained- roof, ceilings, and floors, and other parts of house are in good repair and built with materials that will dependably last, foundation is okay, no cloth

wiring, electrical and plumbing are okay, no mold or lead paint or other toxic material issues. No flooding. Access to safe water.

- Stable roof, good insulation, no leaking water pipes, working water heater. Furnace and a/c. No broken windows or holes in walls. Stable foundation.
- 2-4 bedrooms, bathrooms, yard
- 3 bedroom 2 bathroom, luxury vinyl tile floors that look like hardwood, attached 1 car garage
- An adequate quality home is one that is in good condition (needing no repair), large enough to comfortably accommodate my family, in a safe community/neighborhood.
- Home that is going to need minor updates and won't require too many updates.
- 3 bedrooms, 2 baths good kitchen, a decent yard.
- Solid construction. Complete work.
- Good curb appeal
- Garage, space, extra bathrooms, friendly neighborhood, yard
- Well kept, at least 3/4 acre lot, room for all who live in it
- Well build home. Roof in good condition, no corners cut when built or remodeled
- 3 bedroom, 2 bath that doesn't need a bunch of work done to it with a garage
- Housing that looks well kept and neat. Doesn't look all the same like new developments. Not rows of apartments over businesses. I want new homes that look unique.
- One level with garage
- Modern appliances
- Adequate yard for trees and flowers
- 2-3 steps to enter
- Handicapped accommodation
- Brick or siding with good roof
- Environmentally friendly
- Energy efficient
- Enough room for your family
- Family size
- A single family home with garage and yard
- Over 2000 square foot feet with at least 3 bedrooms and 2 baths and a lot size over a half acre with a 3 car garage
- Clean well-kept 2 to 3 bedroom upstairs. Potentially finished basement. Zero lots are totally acceptable.
- We are currently trying to start a family, so an adequate home would need multiple bedrooms with large closets, extra storage around the house, laundry room on the main floor/near main bedrooms, large yard, room to grow, etc.
- That means that has all the things you need like heat , A/c, car garage , water and so on
- Central air. Yard. Washer/dryer and efficient utilities/newer windows and siding or brick
- Enough bedrooms for all, room for a table big enough for the size of your family
- At least four bedrooms, home is in a good condition.
- Adequate to me suggests just enough. I'm a widowed empty nester. I do have too many cats for the size of my house, but that's another story. I wanted a 3 bedroom with at least 1.5 bathrooms. I wanted a large kitchen and room to have company. I wanted some yard to have flowers.
- 2-3 bedrooms, 2 bathrooms, a basement, well-made and adequate for midwest weather (hail, tornadoes, etc.), decent sized backyard, driveway/garage
- decent size living space area
- Solid bones, needs few if any major repairs, a bathroom per lived on floor, internet access, easy to maintain lot

- Safe structure, 2 bedrooms, secure windows
- 2 bedroom, 2 bath, basement
- Good foundation and energy efficient
- AC and minimal repairs needed to maintain.
- Large enough to host holiday events for our extended family (8-15 people), three bedrooms, new enough that it does not need fix it up repairs, efficient HVAC & appliances, with a nice yard.

## Wilton

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- Sturdy, not falling apart, well insulated, not made with cheap products
- Beyond the overall structure, and soundness of such - Number of bedrooms, bathrooms, and a functional kitchen are important. Mtnce considerations: age of roof, water heater, furnace, a/c, and any overall lot size.
- Anything 1970's or newer with 3+ bedroom, 2 bathrooms and a 2 car garage. House Not located in the watershed part of town.
- 3-4 bedrooms, 2 bathrooms, main floor laundry, large kitchen, fenced in yard, 2 car garage.
- Safe neighborhood, storage,
- 3 bedroom, 2000 sq ft, basement and at least a two car garage.
- 17-1800 sqft with 3-4 available garage stalls. Larger back yard for kids and pets to play in.
- Two bedrooms, modern bathroom & kitchen, living space.
- Structurally sound foundation and framing, water tight, safe electrical, safe plumbing. Clean neighborhood
- 3 bedroom/2bath. Garage. Solid "bones". Well kept- I.e. good roof/siding/windows.
- My home is adequate for me. It has a fence and the space I need.
- I would prefer a Ranch, three bedrooms, decent basement, newer roof and windows, with a 2 car garage.
- Enough room for 2 people and their stuff.
- A 3-4 bedroom with a nice yard for the kids to play in, in a safe area with enough land to build a space for a grooming salon. Would be great to have a park nearby and be close to schools for when my child is old enough to attend.
- 3+ bedrooms. Basement. Garage.
- 1,400 square feet
- Updated, clean
- 3 BR, 2 bath, 2 car garage.
- Newer style home with little maintenance needs. Family home with 3 bedrooms and 2 bathrooms. Approx 1500 sq feet. Garage or storage shed.
- 1500 square feet, 3 bedroom and two bath with yard and garage
- Easy access, Large garage, 2 bedroom
- At least a two bedroom two bathroom home. The home should have a basement that is usable. There should also be enough room to be able to have a yard and it seems many do not have that. An adequate home also includes a porch big enough for four people.
- 3 bedroom house. Decent sized yard. Solid building, decent roof, siding, etc. The integrity of the building is solid.
- Well kept
- A quality home, is something i see where you can grown into and not have to think about moving in 3-5 years cause you realize its not big enough. Also a house that is well put through, not someone that does a cheap diy and thinks their house is worth 100,000 more
- 3 bedrooms, 2 bath

## Muscatine County

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- Sufficient bedrooms, nice kitchen with space for dining room table, roomy bathroom, plenty of storage, decent size yard.
- Safe neighborhood (no crime). Well maintained (interior/ exterior in good shape, no peeling paint, worn roofing, evidence of leaking, termite, mold, or water damage, well maintained landscaping and yard). Clean. Properly working doors and windows, electrical, hvac, plumbing.
- Multiple bedrooms and bathrooms, attached garage (since we are in IOWA!) basement and fireplace.
- Fits the size of family. No structural issues. Mechanicals in working order
- 3 BR, 3 BA with yard, 2+ car garage
- Enough room for my family, outdoor space, not needing significant repair
- Low maintenance, one level, safe friendly neighborhood
- Good roof, stable walls, secure windows, secure entry doors, no pests, clean. Enough bedrooms no more than 2 kids per room. Separate beds.
- Rural area, updated amenities ( minimal additional costs)
- A quality home would be minimum 1 acre for a 4 bedroom 2 bathroom home. This give families a Chance to have a good sized family space for children to play outside as they should be able to. This should include a garage for vehicles and storage for other family needs such as children toys sports equipment and outside seasonal toys. This should also have room for adults to be able to install swing sets maybe a pool trampoline. Things kids want and need to be active outside.
- Enough bedrooms to fit the inhabitants, some outdoor space, larger common areas, garage.
- 3 bedroom, 1 bath, approx 1200 sq. feet.
- Adequate is a basic family home that is affordable for a family making a combined \$100k a year.
- Doesn't need fixed up.
- An adequate, quality home would be one that has a stable foundation, a newer roof/siding/ windows within the last 10 year, central air and furnace that has been maintained and installed within the last 10 years. No major repairs or expenses that need to be immediately addressed. Cosmetic changes are not a concern.
- clean, minimal repairs, well maintained
- Safe for all family members; each child has their own bed; there is a shared family living space; adequate heating and cooling systems.
- Cleanliness of the property and upkeep
- Not sure
- Energy efficient, garage, yard, multiple bathrooms
- 4 bedroom 2 bath on an acreage
- Is it ADA compliant / accessible to the occupant(s)? Does it have enough bedrooms? Are the kitchen / dining / living rooms adequate sized? Are there sufficient closets and storage areas? Is there sufficient garage space? If available in the neighborhood, does it have Fiber-to-the-Home? When was roof installed, what type and is it under a warranty transferable to buyer. Same questions for siding. Is it free from Radon or has it been mitigated. Is it on a well or City water? If on a well, when was the water last tested and what were the results? Septic tank or City sewer system? If on a tank, when was it last cleaned out and are maintenance records available? What is the crime rate in the area? General response time for emergencies? How are the schools rate? If on an HOA community there'd be a lot more questions.
- 4 bedroom house
- Two bedrooms, Two bathrooms, decent kitchen size with space to eat, yard space
- 3 bed 2 bath with attached garage

- Working utilities with enough space for each person to have their own room. Also, some green space to use for recreation.
- An adequate home to me means any size home that fits my buyer's needs. If I'm selling to a family, I want the home to be safe (no peeling paint, solid roof & foundation, No asbestos or mold). If I'm selling to an investor - an adequate home is a home that with some TLC can increase in value to make it a good investment for them as a flip or rental. To me personally an adequate home meets the needs of someone (# of rooms, basement, yard etc) and is in their price range. Cosmetic items can be fixed or changed to suit the needs/wants of each individual.
- One that requires minimum maintenance.
- Four bedrooms. 4,000 sq. ft.
- Space to move in the home and outside of the home.
- Reasonable service bills- electric, heating, etc.
- Room for pets and chickens
- Neighbors close but not too close
- Garage that is usable year around.
- 2 bed, 2 bath, all on one level, some storage
- Structurally sound. Space to fit my family, a nice size yard, a basement, the ability to remodel as I prefer.
- house with attached garage, at least 3 bedrooms , 2 bathrooms, basement
- Enough room for a family and a yard to raise animals.
- Two bathrooms, 2 bedrooms, garage, basement for storms.
- A home that fits our current needs with low maintenance.
- Safe and well built/maintained.
- A home with 3 bedrooms and garage.
- 3 bedroom 2 bath 2000 sq ft
- Well kept, clean, nice spacing between houses, clean streets that are well maintained. Updated regularly.
- Mon 2 bedroom,V2 bath, attached garage
- Good safe neighborhood, good lot size, mature trees/nature, space for pool, kids my kids' age, space for detached garage
- Adequate housing means a home that is an affordable price per square foot with the space required for indoor and outdoor living.
- 2-3 bedrooms
- 2 bathrooms
- 2-3 car garage
- Basement
- Eat-in kitchen
- Accessible for someone using a wheelchair, lots of windows, off street parking, 2 bathrooms, low maintenance exterior, safe neighborhood, sound structure
- 3 bed 2 bath solid structure with minimal to no repairs needed prior to moving in. Off street parking and a yard.
- A home that meets my family's needs for size and is in a good state of repair, meaning there are no structural or mechanical issues to deal with.
- Well maintained, open floor plan, with living on one floor, that is not slammed up against my neighbors
- Ample space to comfortably house family
- Safe home, with basic essentials (running water, heat, air conditioning, plumbing) Bathroom, Bedroom, Living Room, Kitchen
- No
- Clean, maintained



- Nothing fancy, provides comfortable shelter for my family, heat and ac.
- 3 bedroom, 2 bath, 2 car garage, living room & kitchen - 1100+ square footage
- Livable
- Clean and well kept, good neighborhood, off street parking, yard
- It means the space I want with quality construction that does not need redoing within 5 years.
- Adequate means nice and well keep up. A 1300 to 1700 square feet home with 3 bedrooms and one or two bathrooms.

## Outside of Muscatine County

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- Reasonable price and safe clean home.
- move in ready
- smallish home in an older neighborhood, being able to walk to places, hence the desire to have living options in the downtown.
- Energy efficient, low maintenance exterior, 3-4 bedrooms, 2 baths min, good space utilization (i.e. not all on one floor with an unused basement).
- I don't need extravagance. I need enough space to accommodate my small family and occasional visitors. A fenced yard would be useful for the dog and the small child. Adequate doesn't necessarily imply that the home needs to be ready today, only that it can get there through affordable renovation.
- No
- .
- A lot goes into this, from actual quality of build, to layout and amenities (kitchen quite important), and some combination of yard / proximity to engaging area (would sacrifice some of the former for latter and vice versa). A minimum of around 1500 sq feet was also important in purchasing a home, although we'd previously rented a smaller place.
- Keeps me warm in the winter and cool enough in summer, no leaks or water damage, no excessive environment toxins like radon or mold for example, keeps most pests out, good foundation, outdoor space, enough bedrooms for the people that live there.
- Yard, 2+ garage, updated, modern, unfinished storage, 4 bed, 3 bath, neighborhood, ease of access to community
- Large bed rooms, open floor plan, lots of counter space in kitchen, finished basement
- 4 bedroom home with a large yard close to trails and other recreational activities
- Safe neighborhood, enough bedrooms for all individuals and more than one bathroom.
- Foundation that will require repairs infrequently.
- Rooms for myself and my two children.
- Structurally sound, good roof, updated plumbing and electrical. Windows that are functional. Located in an area with clean air and streets.
- Functional. Beds/baths. Working plumbing, heating and electrical. Look at it in a safe quiet neighborhood.
- Enough bedrooms for each person living in the house, at least 2 bathrooms, everything up to code, no structural issues, central heating and air, fiber network connection available (in-town).
- Closets
- 2-3 bedrooms, 1.5 baths, 1500 SF, double garage, minimal lot (if planned well).
- 3 bedrooms, 2-3 bathrooms, efficient heating and cooling, large kitchen, open concept, 2-3 stall garage, clean, quality construction materials, basement



**APPENDIX K:**  
ALTERNATIVE  
CONSTRUCTION  
METHOD HOMES

## ***What is your opinion of the quality of homes built using alternative construction methods?***

### **Muscatine**

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- I think they should be affordable so people can own instead of just renting. I think people will take more pride in keeping their house nice if it is their own.
- I'd like my house to be made of stone or brick but, if it comes at a discount, we'll take what we can get.
- If they are of good quality and built to last I am in support of them.
- I see no problem as long as they are lasting and affordable
- I think the quality of prefabricated homes is very good. I don't have experience with any others
- The 3-D printed houses still haven't been built, so I guess not very good.
- It sounds like we don't have that technology down yet. I am supportive of efficient, sustainable housing practices but the three bed, two bath traditional set up is over consumptive and needs a major revamp. Too much water, energy and land is wasted with the average home.
- no 3d
- I like the innovation and feel some may be good options. I'd be concerned on the longevity of any product used tho. Ex: it seems like drywall has been used for quite some time bc it tends to be a cheaper material. However, it can be destroyed fairly easier. Overall, i feel that things need to be built better to last longer.
- I think that is very cool & if homes can be built faster, cheaper & of good quality, why not?
- I've seen nice pre fab houses.
- I haven't seen or heard much about these alternatives, I cannot say but if they are long lasting and good for the environment and affordable, we should build more of them.
- I don't know
- I believe they are an adequate method of building homes.
- I think it is an exciting innovation!
- Interesting concept but will it save on construction costs and what is its durability?
- I personally haven't been inside of any homes constructed with alternative methods, but i'm excited to!
- They take to long. Everyone wanted to make the 3D homes sound like they were the next best thing, and they have been far from. They cant seem to get one build to save a life!
- Excited about 3D homes, but unsure how well it will go over due to no basement, the look of it being different than what we are used to, and the functionality of the interior walls. I have heard they are not using drywall inside, that it will be the cement walls inside as well. Not sure how you hang pictures, tv's etc. if you don't have regular walls. Can you just drill into the cement to hang a picture, does that impair the structural integrity if someone drills holes in it to hang things, then there is not a great way to patch or hide holes when you go to sell. I think it is more of the unknown, not being very familiar with these 3D homes. I have no concerns with modular or prefabricated as these are much more common and similar to a standard stick built home in appearance.
- Have not seen a 3D home so have no comment.
- Too early to evaluate long term issues
- I think change is good and finding new ways to build homes is critical. Muscatine has strict building codes and I trust the quality will be there.
- Apparently 3D has issues, modular or prefab are fine, either should replace alot of homes in Muscatine that are in bad shape, most of which are rentals with crappie landlords
- I would not purchase one. New technologies such as 3D printed homes are too risky for the cost. Prefab homes seem like a lower quality.

- Open to new ideas, but prefer that others be the guinea pigs.
- Fine
- I don't have enough experience or knowledge of these type of homes to have an opinion.
- "Prefab/modular homes are beautiful but can deteriorate quicker
- Not familiar with 3d printed home quality"
- Nop
- I think they can be beneficial
- Fine, as long as they are created with quality materials and constructed to last more than 20 years.
- Not sure of the quality, still kind of a new concept. Not sure there are much cost savings at this point.
- So not know much about them.
- Still TBD
- Has a lot of potential.
- I think they are a work in process
- Low. Very low. Basement low. It's a new technology that hasn't been refined. Any 3D printed house now is a gimmick and not worth anyone's time or effort.
- Prefab is definitely more cost effective
- no opinion
- Modular and pre-fabricated homes can be excellent. I lived in lone for over 20 years. The 3-D printed homes, are not yet ready for production. Maybe in the future, but not today.
- Beginning, but not there yet
- No opinion
- To cheap not that strong and not very energy affects. People will pay more cause of these materials in energy and water and nautral disasters will have a hay day on these homes
- I don't know much about these.
- I personally don't know much about those types of homes but the quality of homes in our country now isn't great.
- Generally, my perception would be that these are of a "basic" quality, maybe not the nicest materials and sometimes lacking certain aspects of a home that one might expect (I have heard that not all of these options contain a basement, for example).
- Most newer homes seem to be of lower quality in general, regardless of the type of construction. Houses that are pre 1950 seem to be of the highest quality. Those built in the last several years seem to be of the lowest quality.
- I don't have any experience with 3D Homes, but I have had a family member use a mod home and they're very happy with it. They did elect to dig out and build a basement, though. I think homes are basically worthless if they don't have a basement.
- As far as I can tell they are good. Better than mine that was built in 1930
- i think they are still good homes and shouldn't be stigmatised
- Unique homes rarely sell well over the long run. I would hope the city would advocate for a normal standard home style and construction.
- In favor
- If it isn't cheaper to build than the standard way, skip it.
- 3d are unproven, pre-fab are good, lack design flexibility. Panelized are fast and flexible.
- They r ok
- I don't really have one
- Don't like them
- Don't know enough about them to make an honest assumption
- Unsure
- As long as they are built right, it's fine.

- They are fine
- Have not seen the 3d completed yet. Others aren't affordable
- Are you ever going to finish the one we already started here in town? I personally would never own one at this time as price per sqft cost more than a conventional home.
- Modular far superior to local stick built. Manufactured ok if on permanent frost free foundation, 3D printed home is OK in future, still needs refinement. More expensive to build than Modular.
- I think these homes probably have good quality, but I don't know much about them. I think my main concern would be a strong foundation.
- I would like to know more. As long as the home provides security and protection from Midwest weather, I would be interested.
- Like everything, alternative sourcing can be superior to standard and can be substandard. Same is true for traditionally built homes.
- I have seen the 3D printed home in Muscatine. It looks promising but appears to take a long time to construct. I don't like the idea of not having a basement....
- 3D - very poor. No progress on current buildings started months ago
- The current 3D homes being built in Muscatine are extremely ugly, poorly designed without features for the local climate, and destined to be unsellable eyesores.
- As long as they are done well I am in support. If they are built for lower income families the final price should be reflective of that
- 3D- Anxious to see how things progress; hopeful about the future of 3D home printing but still unsure if it will become mainstream. Pre-fab - Very good for certain situations to provide good quality home at lower cost. Would not fit every neighborhood. Pre-cast Walls - Could work well in some areas. Would not fit every neighborhood.
- As long as quality is above average no problem.
- Not sure, but I would be willing to consider it.
- I think 3D-printed homes have the potential to become an effective complement to traditional stick-built houses as communities work to grow their housing stock. I am somewhat concerned about how they will hold up over time compared to stick-built homes.
- They are not too expensive and can be environmentally friendly as can tiny homes. But the land to put them on increases the cost beyond most people's ability to buy or a place to put a tiny home does not exist or is not permitted in town. The quality is just as good and sometimes better than a traditionally built home.
- I think it is bizarre and less personal, but easier for many and cheaper for most to live.
- As long as they hold up and are less expensive I'm okay with them
- I don't feel like I know enough to really have an opinion but am interested in learning more.
- Not sure yet. Prefabricated homes are good if you get with a good company.
- No opinion on these builds.
- No opinion since I have not been in one of these homes.
- I am supportive of any of those methods providing adequate quality control. Especially if it can make home more available for our community.
- Modular/Fabricated - They don't hold their value and are a cheap alternative. precast walls - Not done so much in our area. 3-D - Would like to see what they are like in 5 and 10 years in order to give an educated opinion.
- Some prefab/modular homes could provide 'adequate' housing. The 3D printed homes might be adequate but from my understanding , they may be more difficult to modify or remodel years down the road. Muscatine County needs decent starter homes to attract young professional couples/families and more adequate quality homes for seniors as they downsize and move out of their family home.

- Don't know
- I'd be fine in a modular home or similar!
- As long as they're safe, keep building more. We need more housing!
- They are perfectly fine as long as they look good.
- Umm, they haven't been finished and have taken way longer than normal methods
- I think it's a great alternative to get quality houses up quicker.
- Unsure of how they will hold up over time.
- Not interested, I like an old solid-built home...not a 3-d printed thing.
- I think all homes should have a basement for shelter.
- Not for me; the technology hasn't been around in the midwest long enough to see how the homes actually perform and last in our climate. I would not be willing to gamble on my largest asset -- don't want to be stuck with an unsellable home in the future.
- 3D still has bus, modular don't know for sure, prefab possibly. Styrofoam possibly???
- I don't know about any of the above alternative construction methods
- I don't have enough knowledge on the subject to have an opinion
- They can be nice homes for an affordable price if made correctly.
- Neutral
- Unfamiliar
- Way way to experience
- I am not familiar with many of these. I think they could possibly provide housing that costs less, but is comparable to stick-built homes.
- I'm not that knowledgeable on them. I assume they could be of good quality if they've been approved and are being moved forward on them.
- 3D printed home are pretty cool and all but when the news did a coverage piece on the 3D home being printed here in Muscatine, they talked about how "affordable" the house was and it was aimed at teachers for only 350k. Do you know how little the teachers are paid here? That dude that works for the school with 2 first names, Tony, makes 179% more than teachers in this town. What does he do again? Makes posts on FB about his kids school?
- Don't really know much, but seem good
- Not good
- Don't have one yet
- Quality is good but it seems like it is taking a long time to make
- No idea
- Never seen a 3 d home
- Very poor.
- Some are wonderful and just right for the potential homeowner. We need new ideas and creativity. Some are not.
- I think it would be interesting to see!
- No opinion
- I don't currently have an opinion on this. I have no experience with having lived in or near these types of homes. It is my hope that they will withstand strong storms and be safe to be in under any weather condition.
- Affordable
- I love it!
- No opinion. Interested to see results of current construction.
- I think they are completely fine and I support the use of them in order to allow more people the ability to find an affordable place to live.
- They're ok

- Cheap and not dependable
- can not say until see one
- I don't know.
- Do not know enough to determine.
- Modular or prefabricated homes can be well built or not depending on the builder. I live in the Historic West Hill neighborhood that has a diverse housing stock. Instead of building new my neighborhood needs homes taken out of slum lords hands and rehab and then sold to families or singles. This makes Muscatine a more desirable place to live. People like established neighborhoods. My neighborhood has all the things people want- charm, walk ability to downtown, our own park, views of the river but we need help getting rid of the rentals and turning this gem of an area back in to a diverse neighborhood. When areas of the city are allowed to be taken over but rentals the whole city suffers. Muscatine needs better zoning laws to keep single family homes just that. Instead of trying to build new I would like to see Muscatine invest in the neighborhoods it already has. There are empty lots all over the city that could be built on.
- Prefab homes are okay, don't know anything about 3D homes so no opinions.
- Usually not as good as traditional
- As long as they are affordable and comfortable. Nothing fancy - less is better.
- 3D printed homes are too expensive. I do not know about the other types of homes. The problem is the wage base in Muscatine does not support the home prices.
- I'm curious to see what is delaying the 3D printed homes in the new housing addition. I am pro that technology.
- I d k never seen a 3d home built
- I haven't seen one yet to make an opinion
- Less quality but worth it due to price
- They are ok
- No opinion. Not affordable.
- I think they can be better than normal housing and want to put some up myself, but it is unclear if the code allows this.
- I think the quality can be good. So few alternative homes are built in Muscatine.
- I have not researched any but I would not buy one until I know more about them
- My parents have a prefab home (not in Musc Co) and it has been great! I am not familiar with the inside of 3D homes. I have seen the outside.
- If these are to be for medium income families, I believe they are out of price range
- I think it's great if it keeps the cost down and increases the value, efficiency, and durability of the home.
- I think they are great and hopefully make housing more affordable.
- Ok
- Whatever it takes for affordable housing!
- Acceptable
- It varies
- No opinion. Don't know enough about them
- Some seem to be in early stages of development and need more work/research before being as efficient as they could be. Other types, I don't know because I've never seen or lived in them.
- I have no problem with them and do not think poorly about the quality, but I am not sure I would live in one.
- Haven't looked into it
- Don't like new methods.
- All types of homes are needed as they each touch a different price point of what people can afford.
- Nothing compares to home built ground up.

- Some are good
- Not proven on 3d
- If they meet safety standards they are fine.
- Great idea and lower costs
- I am very open to the idea, but have been a bit disappointed in the execution that I have seen. The first 3d printed house has taken MUCH longer than was claimed, but I will withhold judgment until the 2nd or 3rd are done and see if the bugs can be worked out. Modular and prefabricated homes that I have seen have had a very wide range in quality. It is totally dependent on the builder/manufacturer and if/how they cut corners or if they do it right. Precast construction that I have been involved with has been on industrial jobsites. I like what I have seen and would be interested to see it applied on a residential scale
- Ok, if they can be affordable and speed up the construction time
- Some of them are no better than cardboard boxes. Too many of them have no basement, which should be required in this area. All seem to be overpriced for the cheap quality.
- I honestly don't have an opinion, I don't know much about them. From my understanding prefabricated can be resourceful
- 3D home building process is a fraud. Traditional home building is proven cost effective technology.
- If it is an affordable option for people and saves time in building new homes, I think it is a great idea!

## West Liberty

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- I think the examples mentioned are perfectly adequate for construction
- Not sure but assume standards are better than old homes.
- The perception is these homes are not of good quality or dangerous to live in and do not hold value.
- I don't really know anything about this. I would love homes that focus on recycling, using solar, etc.
- The quality seems very good and safer and more energy efficient with the 3D printed homes compared to the prefabricated homes and modular homes. I previously lived in mobile homes that were built in the late 60s-late70s that were not energy efficient and used cheaper materials for the structure along with the interior. I never felt as safe living in them as I have in my home built in 1959.
- I would be concerned with quality
- I think all of those alternatives are good quality construction.
- Still very experimental in some cases.
- I feel like modular homes have come a long way compared to what they used to be. It is a plus that they are a cheaper option than building. I think that quality is still high enough that it is a great investment for starter homes, families with lower housing budgets.
- I'm open to the idea
- Unsure
- Home being built now are being built fast and cheap but are going for too much!!
- I prefer the standard way, I don't consider any alternative construction homes
- I am not a builder but the father of my children is a Mason. He has mentioned to me several times that older homes are built much better and safer and built to last more than mass produced homes built today .
- A lot more room for error and less quality.
- Just as good as stick built
- Tend to be of lower quality, more prone to health and safety issues, involve higher utility costs, don't provide the same financial asset to owners despite the costs of purchasing and maintaining them, more dangerous in big storms, tornadoes, falling trees. Low-income people need and deserve quality homes.



- No opinion at this time
- I have seen some modular/prefab homes last for a long time. No experience with 3D printed homes, but I am skeptical
- I really have no knowledge about this. Would it withstand a tornado? Is it eco friendly or is it going to pollute the ocean with more plastic than we already have?
- I feel like these alternative construction homes provide quality homes at a more affordable price for families.
- Not the best quality.
- They seem good.
- I feel these can be of good quality
- They can look tacky
- It's good but I think people who build homes are even in bitches they build the kitchen in a way that doesn't really help people who cook for example how they put the range or even where the cupboards are at
- I do not like this at all. It brings a specific demographic to the area. Lower class home that isn't well kept over time.
- I think these are safe alternatives to building homes, believing they are comparable and effective ways to build homes. Would like to see more of this done and prices go down in the future
- I never lived in one
- I don't have my information about these.
- Well built and able to withstand forces that nature provides
- I think they're fine! Especially for a lot of people that can't afford much
- Not informed enough to answer
- I have a low opinion of such homes and would be concerned about them lowering my property values
- They're not built as well and I would not buy
- I think alternative construction methods help reduce some of the cost of building, but doesn't necessarily mean that "quality" of the homes are high.
- Houses now at days are cheap built and very expensive
- If it's affordable and sustainable, I say what are we waiting for?? This should of been happening years ago.
- I think they are good option me for more affordable homes
- I believe the quality to be subpar compared to traditionally built homes.
- I'm open to whatever methods provide safe, affordable housing. I saw that in places they are filling drink bottles with trash then plastering over the bottles. Whatever works!
- I do not know enough about this to have an opinion
- 3d printed homes
- Sounds good as long as they are safe and long-lasting.
- I don't know enough to have a solid opinion, but I am interested in learning more.
- No opinion
- I am not sure any of these will ever replace a stick built home
- I have visited the 3D demo construction in Muscatine, and believe that modular or prefabricated homes, etc. are possible with quality contractors. It is probably the future. They must include proven energy efficiency in construction and operation.

## Wilton

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- Skeptical. None of the houses in the last 50 years has been anywhere near the quality of a house built prior to that.
- Open to the idea. I believe there is some "green" concepts there to help on utilities. Also, there might be some benefit on materials used to build these types of homes.

- I would prefer that over a traditional stick built home.
- I have not experienced these homes firsthand so don't feel I can provide an opinion.
- I don't know what a 3D home is..all the remaining are fine if they're construction is good
- Usually less quality than stick built. But not all of them fit that category.
- They won't last the way quality stick built homes will.
- Not enough data yet to make judgement on 3D. Modular homes can be of variable quality.
- Most prefab homes are ok
- I think they're ok.
- I think prefab are a great idea they get built inside there's no chance of mildew or anything like that during construction.
- Have not been in one, the theory is sound tho.
- If done well, its a solid choice to use these updated technologies in building homes for the community.
- Indifferent.
- N/a
- Whatever works is fine by me.
- Not a solid long term option for building a quality home.
- I think it is fine for those that want that. It is not something that I would like because of the possibility of something going wrong sooner compared to a regular built home.
- I don't have any experience with one of these types of homes but I would expect the quality is typical of any other typical construction method.
- Wouldn't want one
- Ok

## Muscatine County

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- If it can reduce the overall cost, I am for it. However, unfortunately, some of the newer methods are not fully proven before used in construction which can cause safety issues.
- Prefabricated and precast walls that I have seen are of good construction and make good homes. It is usually aligned with the quality and price for their construction.
- I have not seen 3d printed personnel.
- Great alternative to traditional methods!
- I believe there are many unknowns with this technology. Thus the reason for the grants.
- do not have much knowledge
- They seem to be a cost-effective alternative to traditional building materials. I do not have a sense of their longterm durability but would hope they do not present maintenance issues. Most ideally, these housing options would be built with environmental and climate impacts minimized.
- A great option with learning curve for improvement
- No basis for opinion. Not enough knowledge. Ways to keep costs down are critical.
- Excellent if energy efficient
- I think it's good but doesn't acknowledge the factor that most people in this county don't make enough to afford this. The homes and the tools which are used to build them should be to par with the average household income for the county. Otherwise the only people settling into homes are people who make above average income and otherwise wouldn't have any issues buying a home anywhere. Making homes more affordable would draw more families to community take people out of apartments which is a win win. People move into houses and new families move into the apartments this influx of families would be great for the county overall and it's local economy more flow of money

- I don't really know anything about these homes.
- 3D homes are a joke. Modular and prefab can be quality and can be junk.
- Unsure
- I am unsure about the quality of a 3D printed home. From my understanding the cost is not any more affordable, so I am unsure of the benefit. Modular or prefabricated homes seem to be a much faster process.
- I like a home with a foundation. No 3D or mobile homes
- I haven't been in a 3D printed home so I can't speak to that, but my home is a prefabricated home and I'm happy with it.
- Modular and prefab homes have come a long ways, some are better than others. 3D homes are not an option yet in my opinion.
- I prefer a stick built home but would consider others
- Not sure
- Waste! Doesn't keep money in community as those are paid for outside of here
- No knowledge of 3D printed homes. The others can be as high of quality as standard frame or brick housing. Much depends, in either scenario, on the quality of the material used as well as the workmanship and ethics of the contractor(s).
- they're good alternative to actual homes
- Modular/prefab homes can be of quite good quality. Not familiar with others.
- over price for call them affordable, the 3D homes are not even completed & was suppose to go up quickly someone is spending too much money to build these
- We are just learning about 3-D printed houses so there isn't a lot of information on them in our community, but being the first community in Iowa to have them being built is exciting. We are open to all different types of construction. It's not the type of construction that buyers care about, it's the location and price.
- I have not toured a 3-d home. So I can not give an honest opinion.
- They will bring down the property tax values of the community.
- Not enough data for some methods. We don't allow trailers so prefab is an option but those are the trailer of today. I am open to anything that allows for a home that will improve a space and will appreciate in value of the structure as well as the land .
- Need to refurb the good ones with green / efficient tech first.
- New methods are good but until we see how they hold up over time I would rather find investment to refurb the older solid homes.
- I'm ok with that.
- Unknown
- The 3D printed home in Muscatine has taken over 5 months and still isn't done. Apparently, they were using metric system for measurements. What I've seen so far, looks cheaply made and not attractive. I originally was very excited for 3D homes, not anymore!
- Modular and prefabricated homes are the way to go for now. I've seen Wausau homes in Muscatine still standing and livable for over 60 years.
- They are lower quality and likely to break down and go down in value.
- Quality is improving. Affordable option for many.
- I am not sure of quality standards, but it is great to have options if it increases the choices for home buyers.
- Not known
- Manufactured are fine if they are placed on a permanent foundation and have HUD plate - not on leased land. If not, very hard for people to obtain conventional financing. These types of homes need to follow Fannie/Freddie guides or you are building homes that people cannot finance.
- Great!

- No character, dull to look at, not appealing visually. Too “modern” looking that will look outdated in no time.
- Don’t know
- Open to considering them....if quality built and materials.
- I would like to learn more about the 3D printed homes. I don’t know if/how they can be modified or remodeled as years pass. Modular or prefab homes seems like an affordable option.
- Unsure of cost savings and attractiveness
- If the homes are structurally sound, attractive and affordable I am in favor.
- 3D printed homes are too new of a concept to have an opinion on, their durability and reliability have not had adequate time to be tested. Modular, prefab and precast all have lengthy lead times (last I looked it’s a minimum of 8 month wait time) if purchasing new.
- I think modular and pre homes are a viable option. I do not know enough about the 3D printed homes to make an opinion on their sustainability.
- Prefabricated/modular homes are a good idea if they can deliver on the promise of lower cost and maintain acceptable quality. 3D printed homes are a gimmick at this time. Precast walls seem to require considerable effort to bring onsite and place, and I’m not sure how that could be less costly than pouring them onsite.
- The quality is as good as traditionally built homes
- Great alternative
- No interest
- No opinion
- No opinion
- 3D printed is not a viable option, modular & prefab are adequate but not the quality of stick built
- Don’t have one
- Prefab is fine but prices and wait time is way too much and long
- I’m not sure yet about 3D printed homes. It may work but we’ll see have those homes being built in Muscatine survive over time.
- I think it’s a horrible option that will do nothing to make housing more affordable. It will also have no impact on solving our housing issues.

## Outside of Muscatine County

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- I think they have come a long way and the quality tends to be better.
- good! currently waiting on one
- New technologies that don’t seem to have a clear advantage other than trying to cut labor out of the process. Time will tell but there seem to be significant tradeoffs for novelty. Better use of time/resources would be use of existing wood frame technology to improve energy efficiency and durability through the use of foundation anchors, hurricane straps, etc.
- Not enough information.
- I don’t have much experience, but I gather 3D printing may be making some major strides, and some modular or prefabricated homes are difficult to even tell that they’re prefab.
- I haven’t seen one in real life so I don’t know.
- Uncertain
- I lived in a mobile home that seemed pretty solid
- I think if they allow people to have adequate housing it is great. I would not personally purchase one due to the lack of quality in these structures.
- I think prefab homes are built in controlled environments -- I would live in one.
- Don’t know enough to have an opinion. If the durability is not compromised and the price is reduced, then that is good.

- I need more information on the topic in order to form an opinion. Seeing a finished alternatively constructed home is necessary for this.
- If it lowers the cost of a home, why not?
- If it lowers the cost of a home, why not?
- I don't have enough experience to know the quality of those homes, but if they meet code, then I'm good with it.
- Junk
- Printed homes: too small, expensive, taking WAY too long to erect. Modular, from the right manufacturer, are superior to what else is offered. SIP (structural insulated panels) offer strength and superior insulation in exterior walls but builders don't know how to erect them. All new homes should include heat pumps (HVAC and water heater) and solar panels.
- I think these methods are acceptable as long as they can produce a home of the same quality as traditional methods of building a home.

**APPENDIX L:**  
DIFFERENT COMMUNITY  
THAN WHERE YOU LIVE  
(WORKFORCE SURVEY)

## ***Do you live in the same community that you work in? If “No,” is there a specific reason for this?***

### **Kent Corporation**

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- I grew up in Wilton and wanted my son to go to school there.
- I grew up in Wilton. I wanted to live there and have my children attend Wilton schools.
- My spouse works close to where we live
- I like the smaller town/quieter feel of Wilton.
- I grew up and went to school there and always liked the school system and community.
- I wanted to live in the country and own a few acres of land. With my significant other working in Cedar Rapids we had to find a middle ground between CR and Muscatine.
- I prefer small town/rural living
- Wanted my child to go to Wilton Schools

### **Muscatine Power & Water**

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- Live in rural West Liberty, work in Muscatine
- My wife and I wanted to be out in the country and not in town.
- School district
- Live in Fruitland, work in Muscatine
- No, same as above.

### **City of Muscatine**

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- I work on city of Muscatine infrastructure and live in Iowa City.
- I live where I can have a living space

### **Muscatine Community School District**

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- I work at the University of Iowa Hospital. 36 years there
- housing is too expensive
- We needed to live closer to my husband's work
- I wanted my children to attend a smaller school.
- I want to live in a bigger city with more to do.
- At this time I prefer not to work at my alma mater.
- Housing is more expensive in Muscatine vs. Wilton
- Found an affordable house in Illinois
- I can't afford rent/mortgage in Muscatine
- No, just the current situation.
- I enjoy where I live and work, they just happen to be in different communities.
- 20 minute commute
- Muscatine is not a community I prefer not to live in.
- When I was looking for a new teaching job, there were no openings in the city I live in.
- Muscatine doesn't have much for starter homes to offer those that are looking.
- needed acreage



- I prefer to live in a different community- separate work and home.
- less stress
- I cannot find a place to live that I can afford.
- Was moving back took the job
- I live in Fruitland but teach in Muscatine. Property taxes are lower here.
- My husband's job.
- We live near family and like living out in the country
- I have close friends where I live, but I like my job in muscatine
- Would never work for Davenport school district
- Few employment places where I live; cheaper to live outside Muscatine and travel for work.
- Commute from rural area
- Cost of living. Family
- I have always lives in the same town
- Just the fact that I'm currently locked into a lease where I'm at.
- I don't want to teach and live in the same community
- Answered above
- Cheaper in Grandview then Muscatine to live rent is expensive in Muscatine and houses are extremely expensive
- I prefer to work and live in different community
- I wanted a job in Muscatine.
- Work in muscatine. Live in wapello
- Recently moved to a location between my partner & I's workplaces
- No my family just lives in Wilton and I got a job in muscatine where I student taught
- Grew up in and live small town and not a long drive to Musc for work.
- Same as above, plus being in HR I appreciate the separation between work and home life.
- Yes, my mother lives with me and she works in Wilton.
- Because we moved closer to family

## Stanley Consultants

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- no
- The house we found & could afford was outside of Muscatine.
- Housing and property taxes were more expensive.
- Live in Fruitland, just 20 minutes or so from Muscatine
- I could afford a single-family home when I chose to move.
- There are no major employers in the community I live in
- I work in Muscatine. I used to live in Muscatine. My wife used to live in LeClaire. When we got married, we moved to Bettendorf.
- Raised Family in smaller town

## Miscellaneous (Other Employers)

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- *No responses*

**APPENDIX M:**  
LIVE OUTSIDE OF  
THE COUNTY  
(WORKFORCE SURVEY)

## ***For people who live outside of the county, is there a specific reason why you live outside of Muscatine County?***

### **Kent Corporation**

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- cheaper taxes and I prefer not living in town.
- I technically live in Cedar County right across the county border in Moscow, but lived most of my life in Muscatine County.

### **Muscatine Power & Water**

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- Money is the main reason and there isn't much for entertainment. If I wanted to move to Muscatine I would still have to drive 30 mins to a hour to do things I find fun.
- Always have

### **City of Muscatine**

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- cost
- Yes, my child is currently enrolled in the Iowa City Community School District and we do not wish to move until they have graduated. Otherwise I would love to live within the county or city.
- My wife works in Davenport so we live there.

### **Muscatine Community School District**

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- We live in Blue Grass (Scott County) because it is an equal distance for me to drive to work and my husband to drive to his work
- More to do on the weekend.
- A better halfway point for my husband and myself in regards to our work commute.
- Found a house for sale in Illinois
- Could not find affordable housing.
- Housing market has limited ability to move into Muscatine and purchase a home rather than rent.
- We live on family farm ground.
- I grew up in Davenport and it has remained my home town.
- We just built a home and my children attend school there. The commute is not long and is worth it to me.
- Lived outside if Muscatine County before becoming an employee of MCSD
- My family is in Davenport, so I reside in close proximity of them. I have resided here for most of my life and is established in my community.
- I lived in Iowa City (Johnson County) before I took a job in Muscatine. I did not want to move.
- I bought a good starter home a long time ago.
- I have to sell my house first before getting a place, but I haven't been able to find something affordable to rent. I also have been looking for a house, but haven't been able to find it.
- Yes Family
- I have an apartment in Iowa City because my partner goes to school there.
- Do nit know area. Which is safe and affordable
- less stress

- That is where my husband lived when I married him. Before that I lived in Wilton.
- Cost of living cheaper outside Muscatine
- Cost of living is better. Family
- I already lived and owned a house in Iowa City when I got a job at MCSD.
- I currently have a lease for a one bedroom apartment in davenport next to north high school but am wanting and looking forward to relocate to muscatine.
- I like to live away from town.
- I live close to where I was raised.
- My spouses job requires us to live in Scott County
- Houses are way to expensive in muscatine
- Cheaper and what we want.
- Affordable condo living isn't in Muscatine for single person
- We already had a house in a different County.
- Moved to wapello when I was engaged haven't found a place back in muscatine. Looking however
- Bought a house outside of muscatine county before I started working in muscatine.
- Moved to my wife's family farm
- I own a home in Davenport, which is half-way between my office and my husband's office. Moving to Muscatine would be great if I didn't also have to take into consideration his commute.

### Stanley Consultants

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- I live in Louisa County and we chose there because the housing was cheaper and the property taxes were much less than Muscatine county.
- Cheaper housing available at a better quality.
- I work in Muscatine. I used to live in Muscatine. My wife used to live in LeClaire. When we got married, we moved to Bettendorf.
- I live across the bridge in Illinois.
- I live in Louisa County and we chose there because the housing was cheaper and the property taxes were much less than Muscatine county.

### Miscellaneous (Other Employers)

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- I just started a new job in Muscatine, but I live in the Quad Cities. The lease on my apartment is not up until next year. I am hoping to relocate to Muscatine when my lease expires.

**APPENDIX N:**  
ANY INCENTIVE TO  
CONSIDER MOVING TO  
MUSCATINE COUNTY  
(WORKFORCE SURVEY)

## ***Is there anything that would incentivize you to or make you consider moving into Muscatine County?***

### **Kent Corporation**

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- Finding a small acreage that is affordable with an updated home.

### **Muscatine Power & Water**

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- No, happy where I'm at

### **City of Muscatine**

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- Allow farmstead splits or the building of non-agricultural residences in the county. If cropland preservation is an issue then require that the residence sit on a minimum acreage size with a percentage of the existing farm land still being rented for agricultural use. By not allowing any residences on high CSR land you eliminate desirable residences for middle to upper-middle class residents who might otherwise have moved to the area for work.
- I would need something like I currently own at the same price point that I could sell my property for. With the current market, I don't believe this is possible.
- More shops/stores that cater to our interests, i.e. vegetarian/vegan restaurants, arts/crafts galleries, more stores downtown, more bike paths (there are currently a lot in Muscatine, but would always like to see more)

### **Muscatine Community School District**

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- Not really.
- Affordable rent and mortgages.
- No
- No. We just built our home and plan to stay until retirement or longer.
- To be closer to our oldest son who lives in Muscatine.
- No
- There would have to be more amenities in line with what we have available in Iowa City.
- Only if I won a free house...with no mortgage to carry...would I move to Muscatine County.
- Lower property taxes.
- no
- No
- Cheaper housing and more affordable housing. Standards currently are set too high for a single family income to live in a nice facility of any kind in Muscatine County
- Land and country living for a reasonable price and decent taxes
- I've considered moving but I would need to make some updates/repairs to my home in Iowa City before that. I enjoy the community of Muscatine but I also love all of the shopping and entertainment options that are here in Iowa City.
- No. I love my current house
- No, it's just not in the cards for my future with my husband due to farming

- If it wasn't for my spouses housing requirement in Scott county we would live in Muscatine county. Additional sit down restaurants and clothing stores would make muscatine county more appealing.
- Not currently we bought our house a year ago. It is currently in the middle between my job and my husband's.
- Better roads, less cars parked along the side of narrow roads (especially on the w. Fulliam hill)
- If my husband could work remotely 100% of the time we would consider it.

## Stanley Consultants

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- A downpayment assistance plan that is only available to people moving into the county. If everybody gets assistance my concern is all house prices would increase by the assistance amount. What would really drop prices is creative ideas that increase the volume of inventory well beyond the demand in the county forcing sellers to take less profit out of their homes in order to move on from the headache of having a house on the market.
- The right house for the right price
- It would be difficult. Schools with similar ratings to PV in Bettendorf. A few more businesses like a Target.
- We've thought about trying to move to Muscatine - our kids go to Saint Mary Mathias Catholic School, I work downtown, my husband works in Davenport - but there are very few homes newer in age that are around the size we currently own (5,000 sf) with any sort of yard (currently live on 2 acres in rural Mercer County).
- Our current home would be valued two or three times more in Iowa than it is currently in Illinois.

## Miscellaneous (Other Employers)

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- First Time Homebuyer Grants



**APPENDIX O:**  
AGE IN PLACE  
ACCOMMODATIONS  
(WORKFORCE SURVEY)

## ***Will you need to or do you have plans to make changes that will allow you to “age in place?”***

### **Kent Corporation**

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- Yes, renovations
- considering changing tub to a walk in shower, that's about it
- Probably do some renovations.
- I live in a ranch home. I would be willing to add a ramp, grab bars in the bathrooms, railings, etc. to age in place. My home would not accommodate a wheelchair.
- No just modernize our historic home.
- More housing options ie - one level, walk in shower, garage options that are affordable.
- No, we moved to our current home in 2019 because it is set up well for when we age.
- No.
- I have an Age In Place home
- No changes necessary.
- Main floor Laundry
- no changes are required
- I do not plan to add anything to my home.
- Not at this point, but if ever necessary, ramps may need to be added to get in and out of the house as every entrance/exit requires stairs.
- Yes - Laundry room will need moved to the first floor. Wheelchair ramp will need to be added if I'm ever in a wheelchair.
- no
- No
- no
- I will not need to make renovations for the home that I am in.
- No, will need to downsize.
- We just a bought a new home and I am not sure if that is where we will live forever.
- no
- We have done that already
- We will have to add an addition to the house.
- Since I live in a two story house in the country, I may chose to downsize if I reach a point I can't climb stairs.
- no
- Would need to update and small repairs to sell our home
- No
- no
- Rennovations, or expansions of the home.
- It will need renovations at some point. It's not an ideal retirement house.
- none
- No
- Yes. Our family has doubled in size since purchasing our home. We will need to eventually put an addition on our home as the children get older and require their own space.
- We will be looking into a ranch style home to facilitate aging in place.
- We are currently a younger family and how big our family gets will determine if we need to upsize. However we live in the country and would continue to live in the country.

- Have not really thought about it. Believe that is a few years off - but want to stay in my home as long as possible.
- Those renovations that might be needed are why I say I'm not sure. I think we are financially planning but not sure what we might need to do yet.
- I would probably need to add accessibility features in the future.
- none needed
- Ideally, I would like to find a one story, new-ish home for retirement. Size-wise, nothing too big.
- Renovations
- Only plan is to finish off basement as kids grow up. We built our house about five years ago.

## Muscatine Power & Water

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- Likely would not stay in current large, 2-story home with large yard once my child moves out & my husband & I are near/at retirement. It would be tough to "age in place" as all bedrooms & full baths are on 2nd floor.
- I really don't.
- I will likely move after I retire.
- No
- No
- We downsized to a condo last year and consider this our retirement home!
- Yes, 2 level farmhouse. steep stairs. will need renovation or build a new in future.
- no
- Everything is already taken care of.
- Good for now, will downsize in 10 years
- None
- Renovate
- Renovations are already in place.
- No idea.
- No
- Not sure.
- Will need to do something, not sure what yet.
- Painted, replacing gutters etc. No additions, just keeping everything in good condition.
- We have no idea what we will do. We have enough money to buy a home 5x the size but then we would have to maintain it.
- No
- If we get to the point where our two-story home becomes challenging, we would consider moving to a ranch style, but would want to keep enough space to have kids/grandkids stay overnight when visiting.

## City of Muscatine

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- Yes house was built with walk in shower. Handicap ramp will be in place from front door.
- Will need a new home without entrance and interior steps.
- There is a possibility we will need to make some adjustments for stairs to the entrances, but nothing else anticipated.
- If mobility becomes a concern then yes - it is a tri-level house with a split foyer entrance so steps

are needed to enter the main level and the main bedroom area. Additional minor alterations would be needed as well - grab handles for example.

- NO
- No
- no
- It's very close to the neighbors and I would like to find a home with a bigger lot.
- Possibly add on a screened in porch
- Yes not only would I live to update the house, when stairs become a problem my plans are to block off heat and water to the 2nd story and live on the ground floor.
- No
- Ramp possibly for entrance if we need a wheelchair.
- Not at this time.

## Muscatine Community School District

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- no
- We plan to have a new electrical box put in. We still have screw in fuses. We could use some help financially for that.
- No
- I plan on moving after retirement.
- Yes. I will move my washer/dryer to my main level.
- We have been slowly renovating our house, but not with accessibility in mind.
- No
- Do not have plans. Don't know at this time if I'll need them.
- The house is a two story so accommodations may be necessary depending on a change in my mobility.
- I think that with having all the bedrooms upstairs, I would like to downsize and have one floor home with a finished basement. It will only be myself and my husband and we can downsize and not worry about stairs and other renovations we need to have done.
- No
- No changes needed - we built with the intention of staying there until retirement (30+ years)
- \* all the above (i.e.)
- At this time I am not planning to do any significant renovations.
- No
- No
- Depends on if I move out of this area when my kids are done with school.
- My house was built with ADA wider doors and ADA step in showers and toilets.
- Renovations have currently been done.
- Add accessibility features and maybe renovate
- Not many- we are primarily on one floor (laundry in basement). Only one step in front of house, and in attached garage.
- Yes, we recently remodeled and we are capable of staying here throughout our lives.
- Possibly. If stairs become a problem, I would have to move laundry to the main floor, rather than the basement.
- I'm already retired and have no plans to move. I do work in grade school near by to keep busy
- No
- No
- renovations

- I do not have plans to make changes.
- No, I would modify some things.
- We have everything we need on one level in our home.
- Yes, our home has great accommodations for safe and easy living.
- No
- Yes we are good
- No
- Unknown
- I would like a smaller home with acreage on the future.
- No
- I will need to update some things in my house but not due to my age. The only thing that might have to move would be my laundry.
- No. Should work as is.
- Renovations and reconfiguration of space
- Ramp at front door
- Bathroom remodel
- No
- Add on possibly, but just for personal and entertainment reasons
- Nothing needed
- Nope none! Living one level, basement open and finished if I need it
- My home was built for a retired lady so it is ready for me as I get older.
- Not currently
- No
- no
- no

## Stanley Consultants

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- no
- No changes are needed, it is ready to age in place.
- Will need to move laundry equipment up to main floor at some point.
- Yes
- No
- make a walk in shower
- Current home does not allow for an "age in place" layout. The entry to the house is 5 feet from grade, all bedrooms and showers are in the basement or upstairs, and it would be difficult to renovate to provide access if we ever become disabled or unable to climb stairs.
- Not at this time, we have a ranch with laundry on the main floor on a nice flat lot.
- No need or plans to make any changes to residence to accommodate "age in place"
- I'm in my 30's, haven't thought about it yet, but might downsize before retirement, but the current house doesn't need changes to age in place.
- No. We built the house with those features in mind.
- house improvements, new side walk, patio. General upgrades
- Plans to add a 3rd garage and 4th bedroom (office/guest bedroom) in the future.
- I own a ranch style home, very suitable for raising a family and for retirement.

## Miscellaneous (Other Employers)

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- Yes - possibly need to add ramps for 2 entry steps
- I don't think so. The only issue with our house is that it has stairs to get into it, but only 10% or so of older adults need mobility ramps, so I'm not overly worried about it. Also, I'm 29, and my husband is 33, so it's a long time before we need to worry about making our house work for us when we're older. We're more concerned about making it ready for children right now, which is easier.

**APPENDIX P:**  
ANYTHING ELSE TO SHARE  
(WORKFORCE SURVEY)



## *Is there anything else you would like to share with us related to housing in Muscatine County?*

### **Kent Corporation**

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- not really
- I'm hoping that I will find a affordable place by Spring.
- No
- I think "middle income" housing is lacking.
- Rental units are crammed into neighborhoods with little home care and up keep. It damages the neighborhood feel and significantly downgrades the value of our home.
- I love living in Muscatine. I wish there were better houses below 200k.
- There are no available lots to purchase in Wilton to be able to build a new home.
- It is my opinion, there are way too many apartments/complexes in Muscatine. I realize not everyone wants or has the ability to own a house. A few are fine but many large apartment complexes are not good for the community. It is also my opinion, most people want to own. A mix of affordable housing (small, mid and large footprint (with emphasis on small to medium) would be better for the overall community health.
- prices are ridiculously high
- I believe that if Muscatine had more affordable housing new & existing housing, that more employees would work here and live here.
- I would have been interested in both buying a larger home (larger than 4 bedroom) or a nicer quality home, but there is no inventory. Additionally, I would have been in the past interested in building but there are not enough quality focused builders in Muscatine. I would also be selective on a high quality large lot with lots of trees and views or at least access to bike path or close by park.
- In order to draw people to the city of Muscatine, and keep residence in the city limits, there needs to be incentives. One suggestion, could be helping in the demolition of older dated houses in the west hill, down town area, to help mitigate some of the costs, and motivate new construction. Otherwise, the higher taxes and no increase in home options; will only push more people to the county.
- When we moved to Muscatine, it was very difficult to find apartments to rent. I think this is still an issue for young professionals moving to Muscatine. It is also difficult to find affordable housing to purchase that does not need a complete overhaul of the house. This is very costly for a first time homeowner.
- I believe there is a need affordable new construction, smaller homes for seniors. NOT rental properties, not apartments. Actual homes or townhouses with HOA for outdoor maintenance.
- I would like to see more retirement community living areas.
- As an employer, a thriving housing market with a variety of home options, inventory for sale or for build is important. Currently, and for the duration of the time I have lived in Muscatine, those options have been very limited.
- It feels like "if we build it, they will come" is true for Muscatine housing. If we build some nice neighborhoods with amenities people want (sidewalks, street lights, walking paths etc.) then people will buy them and more people will reside in Muscatine vs commuting.
- We need more options for families to have elderly parents live in small home next to their home.
- Need lower rent options for seniors overall. Especially if they don't have a retirement savings to live off of.

- Need more options for single male adults with limited income. Need to incorporate it with jobs to help pay for housing.
- Housing costs have gone up so much. It's hard to find anything affordable if you're wanting to upsize.
- Need to find a way to improve older homes in town so people still want to purchase them and make them nice again.
- Lower interest rates again.
- Housing and property taxes in Muscatine are much higher than some surrounding areas.
- Southend is looking nice. Now we just need to continue to make it better!
- Taxes are too high
- It seems like there are very few houses in Muscatine County that are in the \$180,000-\$250,000 price range. We really struggled to find something that we were happy with in 2016 when we moved here.
- I don't like the property tax increases
- The difference between city and county taxes play a large part in retaining employees. City taxes are very inhibitive. Thus no new neighborhoods or other developments.
- When is the last time a 2 bed/2 bath starter house was built in the Muscatine area? Muscatine is landlocked by subdivisions of \$500k+ houses that want all the benefits of the city, but none of the costs. Affordable houses can be built in subdivisions too.
- no
- There needs to be more higher end homes and neighborhoods. All of the discussion seems to be around entry level housing. I'm sure that this is a need, but so are larger homes for higher level positions. Many people get frustrated that more community executives don't live in town, however there are not many homes for them currently.
- It is very expensive and hard to secure.
- I recently relocated to Muscatine, and while my wife and I are very happy with the home we purchased, finding a home was difficult. Supply was definitely tight.
- 6% increase in property tax, it is likely that the next time I am in the market to purchase I will try to purchase in Cedar County or another surrounding county because of the higher rates in Muscatine County.
- There are not enough options. A reason we've not moved yet is because the options in the +\$400K range are so few.
- I am a firm believer of keeping rural land as rural land. Taking away one valuable resource to satisfy another is not good stewardship
- very overpriced for what you get and on top of that, the taxes are very high in an area where all the schools have extremely low ratings (rightfully so) that scare off young talent
- Hard to find options with small acreages zoned for livestock.
- As we get older, affordable retirement communities are of interest. Please keep older individuals in mind when inquiring into housing needs. We like this community and would very much like to stay here.
- I do think we need affordable housing and housing choices to attract and retain talent in our community - and keep a vibrant thriving place to live. That means housing in a variety of price ranges - and types to meet the diverse preferences of residents or future residents.
- There seem to be many homes falling into disrepair, even beginning to visibly deteriorate in certain neighborhoods. I wish our appearance were more that of a thriving community.
- Taxes keep going up and will make it difficult for some to afford when they retire. Even with the tax benefit for over 65 there isn't much difference. We pay high taxes and have to go to the Quad Cities or Iowa City for almost everything anymore.

## Muscatine Power & Water

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- I wish the houses in town were better kept up -- and the really bad ones demolished. Major eye sore for visitors and residents alike!
- Generally, housing stock needs to be improved in many areas of Muscatine. In addition, there needs to be more affordable housing to increase the options for people who work in Muscatine to live in Muscatine.
- I feel that we should teach our neighbors that purchasing is a better financial practice than renting.
- It seems there's a lot of income limit based senior housing, but no senior housing for those whose income would fall above those guidelines. Maybe I'm missing something somewhere, but I feel like someday I might want to move to a senior based apartment, but there's only the low-income available in that category.
- I'd like to see more options for close to retirees/retirees regarding downsizing, not just size but in cost in prep for retirement.
- In my opinion need more affordable homes for middle income earners so that people don't have to travel so far to work in Muscatine.
- Taxes are way to High.
- renting is too expensive, from what I have heard from friends
- Cost. Need living on single floor, but basement or upstairs are good for family space. Cost are just to high.
- I am a new homeowner (owned my home less than a year) and it is very hard to find a starter home here in Muscatine. It is difficult to take out a mortgage on a decent home at the rates that people are being paid. Most homes that are within an acceptable price range for those my age are not ones that you can take out normal mortgages on because they have been foreclosed. If you include repair costs to the home's price, it is almost impossible to buy. This is an issue across the nation, but we need to have better low-income housing for those who can't afford to own their own home here in Muscatine. Those should be available for all who meet certain wage criteria. They also need to be a good livable condition. As a county, we should also be advertising the help that new homeowners can receive by applying for certain grants. I was lucky that my realtor was informed about these and passed the information onto me, but I know lots of others that are unaware of these programs.
- Property taxes greatly increased recently. The housing market is over priced all over the country, and our community is no different. First time home buyers are looking at spending double the amount they would have from 10 years ago for a similar property, but yet incomes have stayed the same for young families. The cost of living post-COVID has skyrocketed, keeping young families in rental properties for longer than they had planned for their family's future as home owners. Rental properties in Muscatine county for young families is few and far between; little affordable options if you aren't elderly or assisted living status. This is pushing young people and young families to look outside of Muscatine for living and employment opportunities.
- Property taxes are crazy. If you have not moved, the price of the house should not go up according to the "Market Price" for the property tax.
- Keep them reasonable so Seniors do NOT have to move from their long time, hopefully retirement home, due to property taxes continuously increasing.
- Requirements need to be made that are given a house and/or living rent free. I have no problem helping someone into a home of their own..... but there are responsibilities and WORK that should be required. I understand there are rules, but some know how to play the system. LOVE the groups that get together to help the elderly and/or disabled to fix up their houses so they are not neglected and become rundown. This helps the entire community.

- I am older and near retirement. Empty nest. No longer interested in maintenance. Would be on fixed income so monthly cost is important. If we moved, a nice single-family home would become available.
- Going only off hearsay, I've heard it's difficult for young professionals to find affordable housing here.
- We really need more housing stock of all kinds, so it is difficult to decide where to prioritize.

## City of Muscatine

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- There is a large need for infill within the City - housing continues to be a barrier for many with whom I discuss this topic. The distance to other areas (Iowa City, QCA) presents direct housing issues as many people in a tight Muscatine market will go elsewhere and spend their leisure time and money in other communities. This is undercutting the audience for small businesses in town.
- expensive!
- I believe that there is too much senior housing, to the point they can't fill what they have built.
- Housing prices are high everywhere, but they seem particularly elevated in Muscatine vs surrounding areas. Not sure why this is but it's challenging to find homes in Muscatine whose price would justify missing out on certain amenities in larger urban areas. We've looked at homes in Muscatine as a possibility for moving to, but just can't get past the seemingly high price points.
- Would like more executive level homes or new executive level subdivision built in the city limits of Muscatine.
- Needing current inspections done to homes owned by landlords (renters) when its due.

## Muscatine Community School District

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- no
- Our home is on Leroy Street, and sometimes cars speed through at 40 to 45 mph. It's only 25 mph. We worry about little ones crossing street to nearby Grant Elementary.
- No
- no
- Medical care that is easily accessible will determine housing in Muscatine County in my retirement age.
- Rent is wayyyy too high for this community.
- Property taxes are too high.
- Muscatine is a great town to live in. There is a perception that exists that Muscatine is a less than desirable place to live. Changing that perception to something positive will have a direct impact on people moving to Muscatine, which will impact housing. Muscatine's housing issue following state and national trends. However, Muscatine also has a circular problem with housing. There aren't enough middle class single family homes available. Because there aren't enough housing options, there isn't significant interest in moving to Muscatine for work ("Why buy in Muscatine when I can commute from Iowa City, Davenport, etc.") Because there isn't demand for housing, property developers aren't building homes. That's the circular problem. You could change Muscatine for the better in a year or two if some of our major employers required some tier of their upper management to live in Muscatine. Imagine how different our community could look if Hon, Stanley, Musco, HNI etc. formed a policy that once a staff member earns of \$110,000 they must live within 10 miles of Muscatine. Any town with an influx of new residents of that sort would see an immediate positive impact.
- I know a lot of friends looking for houses have said there aren't a lot of options.
- No.

- Rental options in Muscatine are horrible, Horrible areas and gross houses and if you happen to find a decent one the price is outrageous
- relocating homeless shelters away from residential neighborhoods.
- Working with families that are in need of resources and connection to agencies in our community, I realized that housing in Muscatine is hard to find. The rent is very high, there are not many places to rent from and it makes it difficult for community members to find a place to live.
- For the jobs we have the prices seem to be going much higher.
- We don't have much to offer as far as nice restaurants, recreational activities, or shopping so I am not sure how this works.
- Most of our factories are moving or slowing down too:({
- No
- Need more affordable housing to draw people in and keep people from commuting.
- No
- No.
- No
- Clean up or tear down the dilapidated houses. The city needs to enforce the laws. Too many make their yard a junk yard and
- there are too many blight areas in town. Who wants to live here with blight areas, crime, and high costs.
- Just make a law recycling.
- We lack affordable housing and don't have a lot of options for people to choose from.
- We would consider moving back to muscatine from Fruitland if it was more affordable.
- Making housing affordable but don't just give it away.
- Definitely not enough housing that a single person can afford, with or without kids/family.
- No
- Muscatine housing is very expensive and I would never pay the price for rental or ownership.
- It's very disappointing that homes in Muscatine are so outdated! I don't want to buy a historic home or a 100+ year old home that hasn't been updated in over 40 years! Housing in our town needs a serious update and prices need dropped or wages fairly raised! As a teacher, I should be able to afford a home in the district I teach in.
- No
- Your school district is not encouraging people to stay. Some of your largest employers are not only stifling the community, but they are not working to keep people. They would rather find cheap disposable employees.
- Expensive taxes
- More affordable apartments that are not low income.
- Not many options for young people starting out
- There is not much nice modern housing for young professionals or young married couples to attract them to our community.
- I would like to see some of the current structures in Muscatine remodeled or help homeowners update or assist with general maintenance—roofs, porches, siding, sidewalks, etc.
- Assist homeowners to increase value rather than continued money being poured into subsidization.
- No
- Not enough low income housing.
- No
- We really need to address the SLUM Lord rentals that are littered across the community. Where is the accountability? How can we have \$300,000 homes across from dilapidated rentals?

- It would be nice if city privileges were given to those living in the county but with Muscatine addresses (i.e. entry for pool)
- No.
- It seems difficult for people starting out their career in Muscatine to find affordable housing.

## Stanley Consultants

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- There seems to be a lot of focus on building apartments, duplexes and new high dollar single family homes, but there's minimal focus on middle class priced new single family homes.
- My daughter has been looking for over a year now for a range about \$130k 3-4 bedroom and it's extremely hard to find in a great area. I got my house at 90k 3 bedrooms and now the housing market is unreal! Homes are going for like 30% or more 50% over the house is worth?? That is ridiculous for the homes are not worth that much. Then when she bids on a house it seems to be 5 other people are bidding at the same time because there are no other homes available. I have never seen this before in this town and I had a father-in-law who sold homes when he was alive and always had homes, he could sell at all price ranges.
- There are too many people buying up homes to rent out and there are tons of people looking to buy and not available cause of the rental properties in this town and most of the time they are not kept up. I do believe that people buying for their family should have 1st choice before a person buying to rent out.
- The landlords are predatory and weird just like everywhere else. We were recently given a notice to sign that would amend our lease agreement (in favor of a landlord). A deadline was included on the notice. This is using possible eviction as a threat to bully tenants into agreeing to updated terms and conditions.
- no
- We built our home 5 years ago.
- There are not many options that are affordable and move in ready. Will leave Muscatine when retired.
- My husband and I have been landlords of 3 homes in Muscatine for about 20 years. Definitely a shortage of housing.
- There is a serious shortage of average size homes that are newer, nicer for young families. All available housing seems to be really small, really old, bad condition, bad neighborhoods, or extremely large, extremely expensive. There is basically no inventory of housing between \$225,000 and \$325,000.
- There is not much available for lower income homes in our area to buy. Most are bought up for rental properties.
- I feel like the property taxes have increased tremendously.

## Miscellaneous (Other Employers)

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- I would like to see continued removal of dilapidated buildings and houses.
- I would like to see a more coordinated effort from the City and County and local groups to provide opportunities to incentivize families to live in Muscatine, but also to incentivize retired members of the community into downsizing and making their homes available to families needing them.
- I also like the concept Davenport is doing with their DREAM initiative that helps people make improvements to their homes.

- I would also like to see the City crack down on slumlords and homeowners that aren't keeping their properties maintained.
- The majority of HNI's leadership and member relations does not live in the community or surrounding towns. Often our new members are directed to Iowa City by our Member and Community Relations (MCR) when they inquire about the community and where to live.
- No, thank you.