

**VOLUME II:  
DAVIS COUNTY**

**IOWA STATE  
PROFILE**

**Please visit the Iowa State Profile Dashboard:**

**[www.westernes.com/Iowa](http://www.westernes.com/Iowa)**

**For and online version of this profile with many additional features including:**

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**



## Davis County

### DEMOGRAPHICS

#### Population Estimates

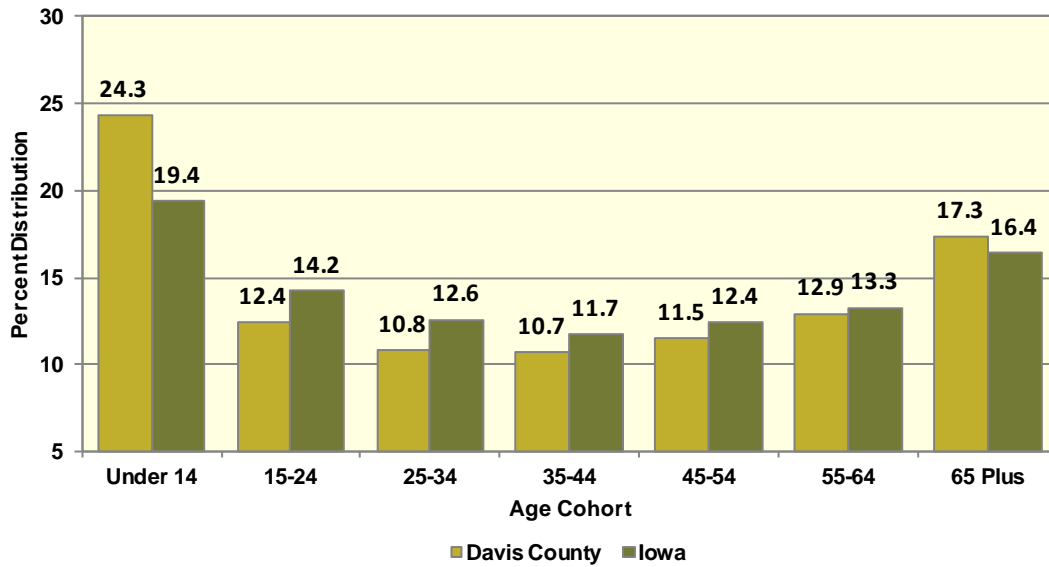
The Census Bureau's current census estimates indicate that Davis County's population increased from 8,753 in 2010 to 8,860 in 2016, or by 1.2 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 12.1 percent, and the number of people from 55 to 64 years of age increased by 8.9 percent. The white population increased by 0.9 percent, while the black population increased by 85.7 percent. The Hispanic population increased from 85 to 124 people between 2010 and 2016 or by 45.9 percent. These data are presented in Table II.27.1.

<b>Table II.27.1</b>						
<b>Profile of Population Characteristics</b>						
Davis County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Davis County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>8,753</b>	<b>8,860</b>	<b>1.2%</b>	<b>3,046,355</b>	<b>3,134,693</b>	<b>2.9%</b>
<b>Age</b>						
Under 14 years	2,148	2,155	0.3%	603,673	607,020	0.6%
15 to 24 years	1,052	1,102	4.8%	430,187	445,808	3.6%
25 to 34 years	852	955	12.1%	382,583	394,373	3.1%
35 to 44 years	939	949	1.1%	364,548	367,535	0.8%
45 to 54 years	1,219	1,019	-16.4%	439,726	389,744	-11.4%
55 to 64 years	1,050	1,143	8.9%	372,750	415,998	11.6%
65 and Over	1,493	1,537	2.9%	452,888	514,215	13.5%
<b>Race</b>						
White	8,635	8,712	0.9%	2,839,615	2,864,884	0.9%
Black	7	13	85.7%	91,695	114,874	25.3%
American Indian and Alaskan Native	19	24	26.3%	13,563	15,924	17.4%
Asian	24	25	4.2%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	0	0	0%	2,419	3,592	48.5%
Two or more races	68	86	26.5%	44,831	56,684	26.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	85	124	45.9%	151,544	182,606	20.5%

Table II.27.2, presents the population of Davis County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,340 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,413 persons, were female. In 2016, the number of males rose to 4,412 persons, and accounted for 49.8 percent of the population, with the remaining 50.2 percent, or 4,448 persons being female.

Table II.27.2 Population by Age and Gender Davis County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,096	1,052	2,148	1,064	1,091	2,155	0.3%
15 to 24 years	551	501	1,052	582	520	1,102	4.8%
25 to 34 years	414	438	852	474	481	955	12.1%
35 to 44 years	478	461	939	486	463	949	1.1%
45 to 54 years	478	461	939	486	463	949	1.1%
55 to 64 years	617	602	1,219	514	505	1,019	-16.4%
65 and Over	551	499	1,050	584	559	1,143	8.9%
<b>Total</b>	<b>4,340</b>	<b>4,413</b>	<b>8,753</b>	<b>4,412</b>	<b>4,448</b>	<b>8,860</b>	<b>1.2%</b>
<b>% of Total</b>	49.6%	50.4%	.	49.8%	50.2%	.	

**Diagram II.27.1  
Age Distribution**  
Davis County  
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Davis County increased from 8,312 to 8,541 persons, or by 2.8 percent. Between 2000 and 2010, Davis County population, changed by 212 persons, to a total population of 8,753 persons. The most recent estimates indicated that Davis County's population rose an additional 107 persons since the 2010 Census, to 8,860 persons in July 2016.

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of

births minus deaths is termed the *natural increase*. As shown in Table II.27.3, Davis County had a natural increase, of 146 persons between 1990 and 2000. During the April 2000 to July 2009 period, Davis County's natural increase was estimated at 387 persons. Between 2010 and 2016, the natural increase was estimated at 330 persons, and the net migration was -223 persons.

### Population Migration Trends

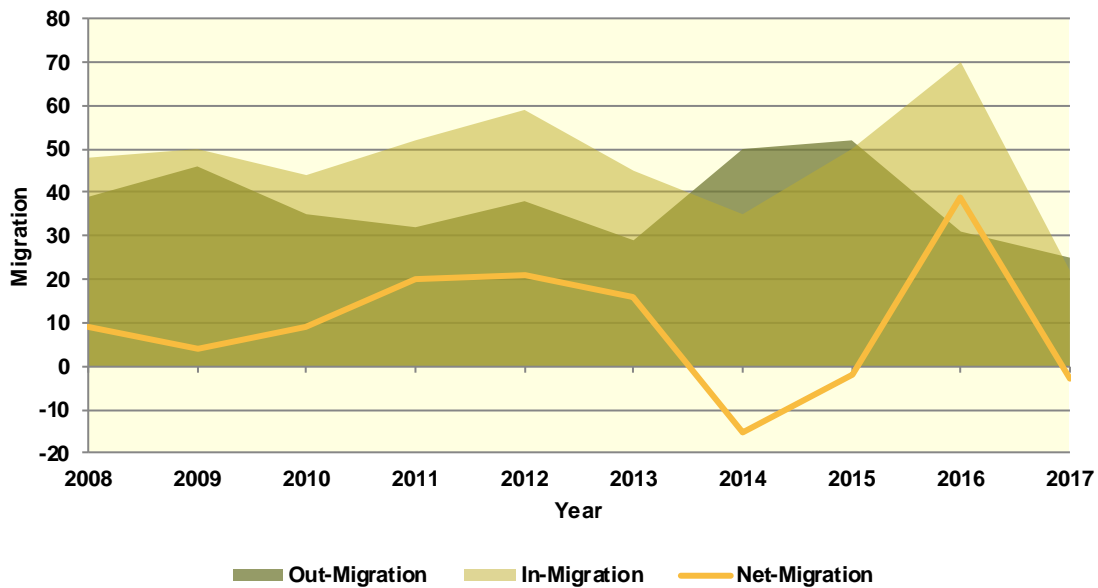
The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicate the general direction of population movement.

As can be seen in Table II.27.4 in 2008 there was a total of 48 in-migrations with a total of 39 out-migrations, which led to a net-migration of 9 persons. The most recent first half 2017 data saw a net-migration of -3 persons, with 22 persons entering Davis County and 25 persons leaving Davis County.

Diagram II.27.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2016 with 39 people entering and the migration lowest net migration occurred in 2014 with 15 entering Davis County.

<b>1990 Census</b>	<b>8,312</b>
Natural Increase 90-00	146
Net Migration 90-00	83
<b>2000 Census</b>	<b>8,541</b>
Natural Increase 00-09	387
Net Migration 00-09	-227
<b>2009 Population Estimate</b>	<b>8,701</b>
<b>2010 Census</b>	<b>8,753</b>
Natural Increase 10-16	330
Net Migration 10-16	-223
<b>2016 Population Estimate</b>	<b>8,860</b>

**Diagram II.27.2**  
**Net In-migration by Gender**  
 Davis County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.27.4, shows in- and out-migration by gender.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017- First Half
<b>In</b>										
Male	27	22	18	29	29	22	16	25	35	13
Female	21	28	26	23	30	23	19	25	35	9
<b>Total</b>	<b>48</b>	<b>50</b>	<b>44</b>	<b>52</b>	<b>59</b>	<b>45</b>	<b>35</b>	<b>50</b>	<b>70</b>	<b>22</b>
<b>Out</b>										
Male	23	25	17	14	19	11	21	24	9	13
Female	16	21	18	18	19	18	29	28	22	12
<b>Total</b>	<b>39</b>	<b>46</b>	<b>35</b>	<b>32</b>	<b>38</b>	<b>29</b>	<b>50</b>	<b>52</b>	<b>31</b>	<b>25</b>
<b>Net</b>										
Male	4	-3	1	15	10	11	-5	1	26	0
Female	5	7	8	5	11	5	-10	-3	13	-3
<b>Total</b>	<b>9</b>	<b>4</b>	<b>9</b>	<b>20</b>	<b>21</b>	<b>16</b>	<b>-15</b>	<b>-2</b>	<b>39</b>	<b>-3</b>

Table II.27.5, shows net-migration for Davis County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 5 persons entering Davis County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 5 persons leaving Davis County.

<b>Table II.27.5</b>										
<b>Migration by Age Range</b>										
Davis County										
Iowa DOT Data										
<b>Age Range</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017 – First Half</b>
<b>In</b>										
14-17	0	1	0	1	0	0	0	0	0	1
18-22	13	9	9	6	6	6	8	4	11	1
23-25	5	4	5	6	6	5	4	10	12	2
26-35	14	11	8	16	19	10	12	13	14	11
36-45	8	6	8	5	7	5	2	9	10	1
46-55	2	7	10	12	5	7	4	7	12	3
56-65	5	8	2	2	9	9	4	5	6	1
66 +	1	4	2	4	7	3	1	2	5	2
<b>Total</b>	<b>48</b>	<b>50</b>	<b>44</b>	<b>52</b>	<b>59</b>	<b>45</b>	<b>35</b>	<b>50</b>	<b>70</b>	<b>22</b>
<b>Out</b>										
14-17	0	0	1	1	0	1	0	2	1	0
18-22	5	9	9	7	7	1	6	7	2	6
23-25	6	8	3	8	1	2	6	7	5	3
26-35	12	12	8	5	13	6	14	11	7	6
36-45	9	5	3	5	7	4	6	7	0	5
46-55	3	6	7	4	7	7	5	7	7	4
56-65	2	5	3	1	2	2	8	5	3	1
66 +	2	1	1	1	1	6	5	6	6	0
<b>Total</b>	<b>39</b>	<b>46</b>	<b>35</b>	<b>32</b>	<b>38</b>	<b>29</b>	<b>50</b>	<b>52</b>	<b>31</b>	<b>25</b>
<b>Net</b>										
14-17	0	1	-1	0	0	-1	0	-2	-1	1
18-22	8	0	0	-1	-1	5	2	-3	9	-5
23-25	-1	-4	2	-2	5	3	-2	3	7	-1
26-35	2	-1	0	11	6	4	-2	2	7	5
36-45	-1	1	5	0	0	1	-4	2	10	-4
46-55	-1	1	3	8	-2	0	-1	0	5	-1
56-65	3	3	-1	1	7	7	-4	0	3	0
66 +	-1	3	1	3	6	-3	-4	-4	-1	2
<b>Total</b>	<b>9</b>	<b>4</b>	<b>9</b>	<b>20</b>	<b>21</b>	<b>16</b>	<b>-15</b>	<b>-2</b>	<b>39</b>	<b>-3</b>

### School Age Enrollment

Table II.27.6, show the school enrollment from the Iowa Department of Education for Davis County. The school enrollment figures below are for both public and private schools. As can be seen in 2010 total enrollment was 1,221 students and was 1,301 in 2017, a change of 6.6 percent. Enrollment for students in grades 1 to 5 was 401 students in 2010 and 496 in 2017, which was a change of 23.7 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 361 and 360 in 2017, which was a change of -0.3 percent.

**Table II.27.6**  
**School Enrollment**

Davis County  
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	94	428	294	398	0	1,214
2001	118	465	287	392	42	1,304
2002	115	461	276	382	0	1,234
2003	104	431	285	383	0	1,203
2004	127	458	310	376	0	1,271
2005	106	453	279	385	22	1,223
2006	94	431	292	400	22	1,217
2007	113	434	280	403	21	1,230
2008	99	446	270	413	20	1,228
2009	129	432	273	402	48	1,236
2010	172	401	287	361	74	1,221
2011	187	407	302	354	74	1,250
2012	171	439	271	379	65	1,260
2013	176	455	274	383	67	1,288
2014	184	471	252	377	71	1,284
2015	181	498	256	368	90	1,303
2016	164	508	251	366	72	1,289
2017	163	496	282	360	74	1,301
<b>% Change 10-17</b>	<b>-5.2%</b>	<b>23.7%</b>	<b>-1.7%</b>	<b>-0.3%</b>	<b>0%</b>	<b>6.6%</b>

### Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

### Population Estimates

Table II.27.7, shows population by age for the 2000 and 2010 Census. The population changed by 2.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 0.5 percent to a total of 1,493 persons in 2010. Those aged 25 to 34 changed by -6.5 percent, and those aged under 5 changed by 23.5 percent.





<b>Table II.27.7</b> <b>Population by Age</b> Davis County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	604	7.1%	746	8.5%	23.5%
5 to 19	1,933	22.6%	2,025	23.1%	4.8%
20 to 24	411	4.8%	429	4.9%	4.4%
25 to 34	911	10.7%	852	9.7%	-6.5%
35 to 54	2,342	27.4%	2,158	24.7%	-7.9%
55 to 64	854	10%	1,050	12%	23%
65 or Older	1,486	17.4%	1,493	17.1%	0.5%
<b>Total</b>	<b>8,541</b>	<b>100.0%</b>	<b>8,753</b>	<b>100.0%</b>	<b>2.5%</b>

The elderly population is further explored in Table II.27.8. Those aged 65 to 66 changed by -8 percent between 2000 and 2010, resulting in a population of 138 persons. Those aged 85 or older changed by -15.7 percent during the same time period, and resulted in 226 persons over age 85 in 2010.

<b>Table II.27.8</b> <b>Elderly Population by Age</b> Davis County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	150	10.1%	138	9.2%	-8%
67 to 69	226	15.2%	267	17.9%	18.1%
70 to 74	341	22.9%	365	24.4%	7%
75 to 79	258	17.4%	282	18.9%	9.3%
80 to 84	243	16.4%	215	14.4%	-11.5%
85 or Older	268	18%	226	15.1%	-15.7%
<b>Total</b>	<b>1,486</b>	<b>100.0%</b>	<b>1,493</b>	<b>100.0%</b>	<b>0.5%</b>

Population by race and ethnicity is shown in Table II.27.9. The white population changed by 2.5 percent between 2000 and 2010, and resulted in representing 98.4 percent of the population in 2010. The black population changed by -53.3 percent, represented 0.1 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 39.3 percent between 2000 and 2010, compared to the 2.2 percent growth rate for non-Hispanics.

<b>Table II.27.9</b>					
<b>Population by Race and Ethnicity</b>					
Davis County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	8,400	98.3%	8,614	98.4%	2.5%
Black	15	0.2%	7	0.1%	-53.3%
American Indian	18	0.2%	19	0.2%	5.6%
Asian	17	0.2%	24	0.3%	41.2%
Native Hawaiian/ Pacific Islander	4	0%	0	0%	-100%
Other	18	0.2%	21	0.2%	16.7%
Two or More Races	69	0.8%	68	0.8%	-1.4%
<b>Total</b>	<b>8,541</b>	<b>100.0%</b>	<b>8,753</b>	<b>100.0%</b>	<b>2.5%</b>
<b>Hispanic</b>	61	0.7%	85	1%	39.3%
<b>Non-Hispanic</b>	8,480	99.3%	8,668	99%	2.2%

Population by race and ethnicity through 2016 is shown in Table II.27.10. The white population represented 98.1 percent of the population in 2016, compared with black households accounting for 0.2 percent of the population. Hispanic households represented 1.3 percent of the population in 2016.

<b>Table II.27.10</b>				
<b>Population by Race and Ethnicity</b>				
Davis County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,614	98.4%	8,605	98.1%
Black	7	0.1%	16	0.2%
American Indian	19	0.2%	0	0%
Asian	24	0.3%	24	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	21	0.2%	0	0%
Two or More Races	68	0.8%	123	1.4%
<b>Total</b>	<b>8,753</b>	<b>100.0%</b>	<b>8,768</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	8,668	99%	8,658	98.7%
<b>Hispanic</b>	85	1%	110	1.3%

The population by race is broken down further by ethnicity in Table II.27.11. While the white non-Hispanic population changed by 2.2 percent between 2000 and 2010, the white Hispanic population changed by 100 percent. The black non-Hispanic population changed by -46.2 percent, while the black Hispanic population changed by -100 percent.

<b>Table II.27.11</b>					
<b>Population by Race and Ethnicity</b>					
Davis County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	8,371	98.7%	8,556	98.7%	2.2%
Black	13	0.2%	7	0.1%	-46.2%
American Indian	17	0.2%	17	0.2%	0%
Asian	17	0.2%	24	0.3%	41.2%
Native Hawaiian/ Pacific Islander	4	0%	0	0%	-100%
Other	0	0%	0	0%	0%
Two or More Races	58	0.7%	64	0.7%	10.3%
<b>Total Non-Hispanic</b>	<b>8,480</b>	<b>100.0%</b>	<b>8,668</b>	<b>100.0%</b>	<b>2.2%</b>
<b>Hispanic</b>					
White	29	47.5%	58	68.2%	100%
Black	2	3.3%	0	0%	-100%
American Indian	1	1.6%	2	2.4%	100%
Asian	0	0%	0	0%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	18	29.5%	21	24.7%	16.7%
Two or More Races	11	18%	4	4.7%	-63.6%
<b>Total Hispanic</b>	<b>61</b>	<b>100.0%</b>	<b>85</b>	<b>100.0%</b>	<b>39.3 %</b>
<b>Total Population</b>	<b>8,541</b>	<b>100.0%</b>	<b>8,753</b>	<b>100.0%</b>	<b>2.5%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table II.27.12. During this time, the total non-Hispanic population was 8,658 persons in 2016. The Hispanic population was 110.

<b>Table II.27.12</b>				
<b>Population by Race and Ethnicity</b>				
Davis County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	8,556	98.7%	8,521	98.4%
Black	7	0.1%	16	0.2%
American Indian	17	0.2%	0	0%
Asian	24	0.3%	24	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	64	0.7%	97	1.1%
<b>Total Non-Hispanic</b>	<b>8,668</b>	<b>100.0%</b>	<b>8,658</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	58	68.2%	84	76.4%
Black	0	0%	0	0%
American Indian	2	2.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	21	24.7%	0	0%
Two or More Races	4	4.7%	26	23.6%
<b>Total Non-Hispanic</b>	<b>85</b>	<b>100.0</b>	<b>110</b>	<b>100.0%</b>
<b>Total Population</b>	<b>8,753</b>	<b>100.0%</b>	<b>8,768</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.27.13. Family households represented 72.6 percent of households, while non-family households accounted for 27.4 percent. These changed from 71.9 and 28.1 percent, respectively.

<b>Table II.27.13</b>				
<b>Household Type by Tenure</b>				
Davis County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,300	71.9%	2,345	72.6%
Married-Couple Family	1,980	86.1%	1,986	84.7%
Owner-Occupied	1,771	89.4%	1,699	85.5%
Renter-Occupied	209	10.6%	287	14.5%
Other Family	320	13.9%	359	13.6%
Male Householder, No Spouse Present	121	37.8%	111	33.7%
Owner-Occupied	85	70.2%	103	92.8%
Renter-Occupied	36	29.8%	8	7.2%
Female Householder, No Spouse Present	199	62.2%	248	55.4%
Owner-Occupied	122	61.3%	137	55.2%
Renter-Occupied	77	38.7%	111	44.8%
Non-Family Households	901	28.1%	885	27.4%
Owner-Occupied	585	64.9%	623	70.4%
Renter-Occupied	316	35.1%	262	29.6%
<b>Total</b>	<b>3,201</b>	<b>100.0%</b>	<b>3,230</b>	<b>100.0%</b>

The group quarters population was 124 in 2010, compared to 184 in 2000. Institutionalized populations experienced a -29.1 percent change between 2000 and 2010. Non-institutionalized populations experienced a -100 percent change during this same time period.

<b>Table II.27.14</b>					
<b>Group Quarters Population</b>					
Davis County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	11	6.3%	0	0%	-100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	164	93.7%	124	100%	-24.4%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>175</b>	<b>100.0%</b>	<b>124</b>	<b>100.0%</b>	<b>-29.1 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	9	100%	0	0%	-100%
<b>Total</b>	<b>9</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>-100%</b>
<b>Group Quarters Population</b>	<b>184</b>	<b>100.0%</b>	<b>124</b>	<b>100.0%</b>	<b>-32.6%</b>

The number of foreign born persons are shown in Table II.27.15. An estimated 0.1 percent of the population was born in Philippines, some 0.1 percent were born in Canada, and another 0.1 percent were born in Korea.

<b>Table II.27.15</b> <b>Place of Birth for the Foreign-Born Population</b> Davis County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Philippines	13	0.1%
#2 country of origin	Canada	10	0.1%
#3 country of origin	Korea	6	0.1%
#4 country of origin	Mexico	6	0.1%
#5 country of origin	England	2	0%
#6 country of origin	Japan	2	0%
#7 country of origin	Other Eastern Africa	2	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.27.16. An estimated 2.8 percent of the population speaks German or other West Germanic languages at home.

<b>Table II.27.16</b> <b>Limited English Proficiency and Language Spoken at Home</b> Davis County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	226	2.8%
#2 LEP Language	Spanish	3	0%
#3 LEP Language	Tagalog	3	0%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table II.27.17. Some 16.8 percent of the population was disabled in 2000, or a total of 1,300 persons. The disability rate was highest for those over 65, with 43.6 percent disabled.

<b>Table II.27.17</b> <b>Disability by Age</b> Davis County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	80	5.7%
16 to 64	639	12.8%
65 and older	581	43.6%
<b>Total</b>	<b>1,300</b>	<b>16.8%</b>

Table II.27.18 shows disability by type in 2000. There were 730 physical disabilities in 2000, some 372 employment disabilities, and 408 go-outside-home disabilities.

<b>Table II.27.18</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Davis County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	324
Physical disability	730
Mental disability	387
Self-care disability	175
Employment disability	372
Go-outside-home disability	408
<b>Total</b>	<b>2,396</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table II.27.19. The disability rate for females was 12.4 percent, compared to 12.1 percent for males. The disability rate changed precipitously higher with age, with 52.8 percent of those over 75 experiencing a disability.

<b>Table II.27.19</b> <b>Disability by Age</b> Davis County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	9	2.3%	9	1.2%
5 to 17	56	6.2%	39	4.2%	95	5.2%
18 to 34	37	4.6%	15	2%	52	3.3%
35 to 64	202	12.8%	194	12.6%	396	12.7%
65 to 74	68	18.5%	92	24.1%	160	21.4%
75 or Older	157	54.7%	193	51.3%	350	52.8%
<b>Total</b>	<b>520</b>	<b>12.1%</b>	<b>542</b>	<b>12.4%</b>	<b>1,062</b>	<b>12.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.27.20. Some 6.9 percent have an ambulatory disability, 4 have an independent living disability, and 2.7 percent have a self-care disability.

<b>Table II.27.20</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Davis County 2016 Five-Year ACS		
<b>Disability Type</b>	<b>Population with Disability</b>	<b>Percent with Disability</b>
Hearing disability	423	4.9%
Vision disability	157	1.8%
Cognitive disability	309	3.9%
Ambulatory disability	542	6.9%
Self-Care disability	212	2.7%
Independent living disability	245	4%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.27.21. In 2016, some 3,853 persons were employed and 163 were unemployed. This totaled a labor force of 4,016 persons. The unemployment rate for Davis County was estimated to be 4.1 percent in 2016.

<b>Table II.27.21</b>	
<b>Employment, Labor Force and Unemployment</b>	
Davis County 2016 Five-Year ACS Data	
<b>Employment Status</b>	<b>2016 Five-Year ACS</b>
Employed	3,853
Unemployed	163
<b>Labor Force</b>	<b>4,016</b>
Unemployment Rate	4.1%

In 2016, 86.2 percent of households in Davis County had a high school education or greater.

<b>Table II.27.22</b>	
<b>High School or Greater Education</b>	
Davis County 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	2,785
Total Households	3,230
<b>Percent High School or Above</b>	<b>86.2%</b>

As seen in Table II.27.23, some 36.2 percent of the population had a high school diploma or equivalent, another 31.6 percent have some college, 11.3 percent have a Bachelor's Degree, and 4.2 percent of the population had a graduate or professional degree.

<b>Table II.27.23</b>		
<b>Educational Attainment</b>		
Davis County 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,039	16.8%
High School or Equivalent	2,243	36.2%
Some College or Associates Degree	1,957	31.6%
Bachelor's Degree	699	11.3%
Graduate or Professional Degree	262	4.2%
<b>Total Population Above 18 years</b>	<b>6,200</b>	<b>100.0%</b>



## ECONOMICS

### Labor Force

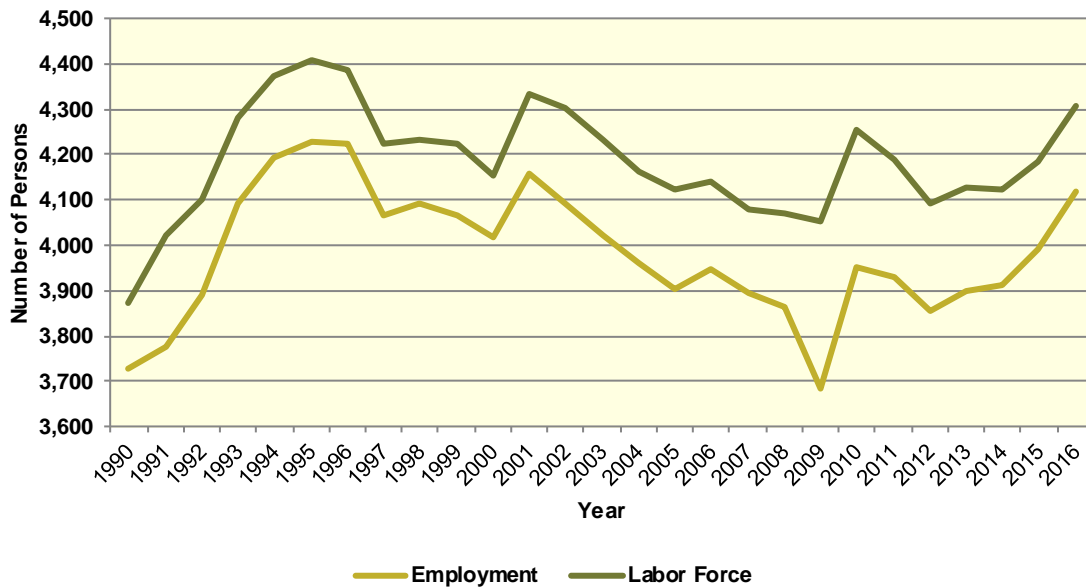
Table II.27.24, shows the labor force statistics for Davis County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 9.1 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Davis County decreased from 4.5 percent in 2015 to 4.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.27.24 Labor Force Statistics Davis County 1990 - 2016 BLS Data					
Year	Davis County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	145	3,726	3,871	3.7%	4.4%
1991	245	3,777	4,022	6.1%	4.7%
1992	210	3,889	4,099	5.1%	4.5%
1993	188	4,094	4,282	4.4%	4%
1994	180	4,192	4,372	4.1%	3.5%
1995	179	4,228	4,407	4.1%	3.4%
1996	164	4,222	4,386	3.7%	3.5%
1997	155	4,068	4,223	3.7%	3.1%
1998	142	4,093	4,235	3.4%	2.7%
1999	156	4,067	4,223	3.7%	2.6%
2000	135	4,019	4,154	3.2%	2.6%
2001	176	4,157	4,333	4.1%	3.3%
2002	208	4,094	4,302	4.8%	4%
2003	208	4,023	4,231	4.9%	4.5%
2004	204	3,960	4,164	4.9%	4.5%
2005	220	3,904	4,124	5.3%	4.3%
2006	194	3,947	4,141	4.7%	3.7%
2007	184	3,896	4,080	4.5%	3.7%
2008	205	3,864	4,069	5%	4.2%
2009	370	3,684	4,054	9.1%	6.4%
2010	303	3,950	4,253	7.1%	6%
2011	255	3,932	4,187	6.1%	5.5%
2012	236	3,855	4,091	5.8%	5%
2013	228	3,901	4,129	5.5%	4.7%
2014	213	3,911	4,124	5.2%	4.3%
2015	190	3,993	4,183	4.5%	3.8%
2016	187	4,119	4,306	4.3%	3.7%

Diagram II.27.3, shows the employment and labor force for Davis County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,119 persons, with the labor force reaching 4,306, indicating there were a total of 187 unemployed persons.



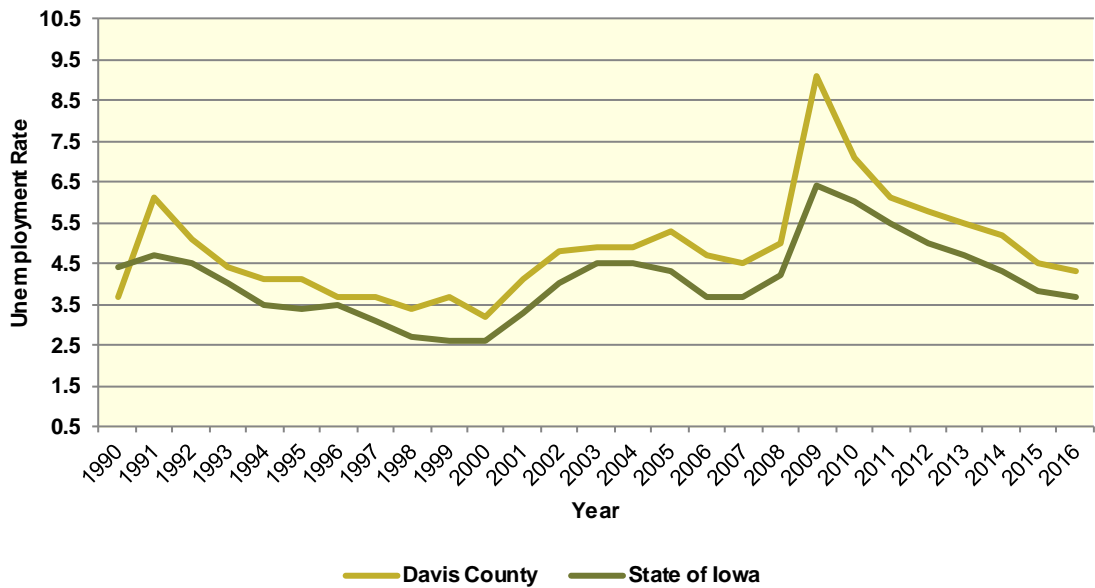
**Diagram II.27.3**  
**Employment and Labor Force**  
 Davis County  
 1990 – 2016 BLS Data



### Unemployment

Diagram II.27.4, shows the unemployment rate for both the State and Davis County. During the 1990's the average rate for Davis County was 4.2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.5 percent. Over the course of the entire period the Davis County had an average unemployment rate that higher than the State, 4.8 percent for Davis County, versus 4.1 statewide.

**Diagram II.27.4**  
**Annual Unemployment Rate**  
 Davis County  
 1990 – 2016 BLS Data



**Earnings and Employment**

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.27.25, shows total real earnings by industry for Davis County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$34,950,000. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 28.3 percent.

**Table II.27.25**  
**Real Earnings by Industry**  
 Davis County  
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-8,909	3,450	8,217	10,792	25,870	7,673	2,256	-686	-130.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	18,728	20,777	22,231	20,978	21,868	20,546	21,895	6.6
Manufacturing	17,200	7,636	9,971	15,635	19,319	21,259	21,200	19,498	-8
Wholesale trade	4,757	4,908	4,454	4,549	4,669	4,882	5,059	5,122	1.3
Retail trade	10,838	10,337	8,723	8,231	8,433	9,300	9,978	10,107	1.3
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	2,188	2,457	2,298	2,318	2,352	2,206	2,344	2,455	4.7
Finance and insurance	4,885	7,436	4,470	0	4,292	4,390	4,537	4,791	5.6
Real estate and rental and leasing	411	549	507	0	880	788	786	769	-2.2
Professional and technical services	0	19,768	26,622	31,322	30,270	20,339	9,703	0	-100
Management of companies and enterprises	0	0	0	0	608	634	573	0	-100
Administrative and waste services	0	0	0	0	1,478	1,476	1,455	1,866	28.3
Educational services	126	0	0	0	0	0	0	0	0
Health care and social assistance	8,526	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	131	119	0	0	0
Accommodation and food services	0	0	0	0	1,764	2,049	0	0	0
Other services, except public administration	7,856	6,518	7,397	9,046	10,113	10,512	11,033	11,125	0.8
Government and government enterprises	27,030	33,560	32,238	31,704	32,234	31,561	33,151	34,950	5.4
<b>Total</b>	<b>96,032</b>	<b>138,857</b>	<b>149,288</b>	<b>166,272</b>	<b>185,394</b>	<b>163,101</b>	<b>150,797</b>	<b>144,906</b>	<b>-3.9</b>



Table II.27.26, shows the total employment by industry for the Davis County. The most recent estimates show the farm industry was the largest employer in Davis County, with employment reaching 872 jobs in 2016. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 12.2 percent.

<b>NAICS Categories</b>	<b>2001</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>% Change 15-16</b>
Farm earnings	1,092	866	878	872	892	865	880	872	-0.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	287	291	283	278	290	315	314	-0.3
Manufacturing	357	198	226	228	220	215	234	235	0.4
Wholesale trade	105	116	111	113	121	126	129	126	-2.3
Retail trade	473	423	431	416	408	416	428	435	1.6
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	54	51	51	52	60	57	53	53	0
Finance and insurance	96	114	126	0	121	122	115	113	-1.7
Real estate and rental and leasing	60	66	75	0	75	79	82	87	6.1
Professional and technical services	0	79	91	94	88	85	87	0	-100
Management of companies and enterprises	0	0	0	0	0	19	10	0	-100
Administrative and waste services	0	0	0	0	89	96	82	92	12.2
Educational services	10	0	0	0	0	0	0	0	0
Health care and social assistance	311	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	40	32	0	0	0
Accommodation and food services	0	0	0	0	134	134	0	0	0
Other services, except public administration	258	251	284	306	306	299	309	317	2.6
Government and government enterprises	651	611	597	596	598	570	574	598	4.2
<b>Total</b>	<b>4,172</b>	<b>3,925</b>	<b>4,035</b>	<b>4,045</b>	<b>4,074</b>	<b>4,026</b>	<b>4,101</b>	<b>4,206</b>	<b>2.6</b>

Table II.27.27, shows the real average earnings per job by industry for Davis County. These figures are calculated by dividing the total real earning displayed in Tables II.27.25 and II.27.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 82,970 dollars. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 14.3 percent.

**Table II.27.27**  
**Real Earnings Per Job by Industry**  
 Davis County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-8,158	3,984	9,359	12,376	29,002	8,871	2,564	-787	-130.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	65,256	71,398	78,554	75,460	75,407	65,226	69,729	6.9
Manufacturing	48,180	38,567	44,119	68,575	87,815	98,877	90,597	82,970	-8.4
Wholesale trade	45,306	42,311	40,128	40,259	38,587	38,744	39,215	40,651	3.7
Retail trade	22,914	24,437	20,238	19,786	20,670	22,355	23,312	23,234	-0.3
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	40,512	48,183	45,054	44,568	39,195	38,699	44,235	46,321	4.7
Finance and insurance	50,884	65,227	35,479	0	35,468	35,985	39,452	42,398	7.5
Real estate and rental and leasing	6,853	8,324	6,760	0	11,731	9,968	9,588	8,839	-7.8
Professional and technical services	0	250,224	292,554	333,212	343,977	239,282	111,530	0	0
Management of companies and enterprises	0	0	0	0	0	33,363	57,345	0	0
Administrative and waste services	0	0	0	0	16,609	15,372	17,743	20,283	14.3
Educational services	12,641	0	0	0	0	0	0	0	0
Health care and social assistance	27,414	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	3,284	3,712	0	0	0
Accommodation and food services	0	0	0	0	13,163	15,292	0	0	0
Other services, except public administration	30,451	25,967	26,046	29,561	33,048	35,157	35,707	35,095	-1.7
Government and government enterprises	41,521	54,927	54,001	53,195	53,903	55,370	57,754	58,445	1.2
<b>Total</b>	<b>23,018</b>	<b>35,378</b>	<b>36,998</b>	<b>41,105</b>	<b>45,507</b>	<b>40,512</b>	<b>36,771</b>	<b>34,452</b>	<b>-6.3</b>

Table II.27.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$299,570,000 a -2.2 percent change between 2015 and 2016. Table II.27.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 3,925 and 4,206 in 2016, which a change of 2.6 percent over this period.



**Table II.27.28**  
**Total Employment and Real Personal Income**  
 Davis County  
 BEA Data 1969 Through 2015

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	98,311	5,000	14,022	18,630	14,624	140,587	16,885	3,431	28,656
1970	98,973	4,976	11,673	19,760	16,155	141,585	17,275	3,527	28,063
1971	95,405	5,140	13,403	20,694	17,412	141,774	17,197	3,396	28,091
1972	111,236	5,614	15,118	22,526	17,943	161,209	19,232	3,412	32,602
1973	127,304	6,623	14,143	25,700	20,055	180,580	21,397	3,443	36,974
1974	98,874	7,356	13,614	26,999	20,625	152,756	17,993	3,514	28,137
1975	103,216	7,253	12,971	27,527	23,365	159,826	18,614	3,501	29,481
1976	103,419	7,497	15,136	28,410	24,547	164,015	18,579	3,581	28,878
1977	90,263	7,298	19,271	30,695	25,186	158,116	17,253	3,604	25,046
1978	102,042	7,650	21,423	34,381	26,111	176,307	19,348	3,610	28,266
1979	98,149	8,316	25,114	37,876	26,077	178,900	19,458	3,758	26,118
1980	80,844	7,715	27,233	40,721	28,586	169,669	18,626	3,689	21,914
1981	80,753	7,944	24,800	44,086	30,949	172,644	18,953	3,691	21,879
1982	77,777	7,738	23,651	49,563	31,771	175,024	19,392	3,683	21,118
1983	68,215	7,514	22,566	48,600	33,023	164,890	18,337	3,720	18,337
1984	80,916	7,844	24,041	49,050	32,919	179,082	20,052	3,715	21,780
1985	79,348	7,891	23,440	47,788	33,314	175,999	20,027	3,666	21,643
1986	85,185	8,248	21,328	48,597	34,021	180,884	20,824	3,719	22,905
1987	86,879	8,572	23,436	45,349	33,739	180,830	21,139	3,721	23,348
1988	82,851	9,610	24,448	42,397	33,179	173,265	20,689	3,667	22,594
1989	88,998	10,073	25,841	44,341	33,512	182,619	21,999	3,761	23,664
1990	97,565	10,409	26,846	48,543	34,606	197,151	23,693	3,945	24,731
1991	90,103	10,431	27,277	41,622	35,590	184,161	22,132	3,923	22,967
1992	100,764	10,780	27,806	44,171	37,386	199,348	23,943	4,026	25,028
1993	95,132	11,322	28,839	46,371	37,621	196,640	23,415	3,991	23,836
1994	105,934	11,701	30,684	46,871	37,526	209,314	24,765	4,050	26,156
1995	95,343	12,070	31,351	44,931	38,964	198,519	23,323	4,155	22,947
1996	113,710	11,011	32,457	45,743	40,432	221,330	26,261	4,186	27,164
1997	118,936	12,501	33,124	47,169	40,421	227,149	26,736	4,206	28,277
1998	115,447	13,212	35,529	47,441	41,319	226,522	26,700	4,269	27,044
1999	107,153	12,899	37,355	43,193	42,533	217,336	25,515	4,293	24,960
2000	115,883	13,191	39,581	44,030	43,968	230,271	26,952	4,370	26,517
2001	96,032	12,116	43,622	44,188	46,544	218,270	25,416	4,172	23,018
2002	97,097	12,026	43,844	42,226	50,341	221,482	25,796	4,164	23,318
2003	103,785	12,394	46,569	38,637	47,552	224,150	26,265	4,106	25,277
2004	123,339	12,727	48,279	36,840	47,889	243,620	28,288	4,094	30,126
2005	120,918	13,477	50,082	32,784	50,850	241,158	28,097	4,124	29,320
2006	122,159	13,469	51,754	32,421	53,329	246,194	28,564	4,085	29,905
2007	121,747	13,759	55,095	36,551	55,977	255,611	29,462	4,057	30,009
2008	127,803	14,054	58,415	38,281	61,773	272,219	31,380	4,034	31,681
2009	125,013	14,482	54,082	39,377	64,853	268,843	30,898	3,983	31,386
2010	138,857	15,298	57,448	37,524	65,528	284,059	32,390	3,925	35,378
2011	149,288	14,670	57,159	41,730	66,516	300,023	34,249	4,035	36,998
2012	166,272	15,259	60,122	42,481	63,608	317,223	36,475	4,045	41,106
2013	185,394	17,127	60,394	42,293	62,228	333,181	38,026	4,074	45,506
2014	163,101	16,309	62,652	45,380	63,522	318,346	36,403	4,026	40,512
2015	150,797	16,094	60,828	44,376	66,458	306,365	34,906	4,101	36,771
2016	144,906	16,425	58,433	45,341	67,315	299,570	33,812	4,206	34,452



Diagram II.27.5, shows real average earnings per job for Davis County from 1990 to 2016. Over this period the average earning per job for Davis County was \$29,792, which was lower than the statewide average of \$43,526 over the same period.

**Diagram II.27.5**  
**Real Average Earnings Per Job**  
 Davis County  
 BEA Data 1990 - 2016

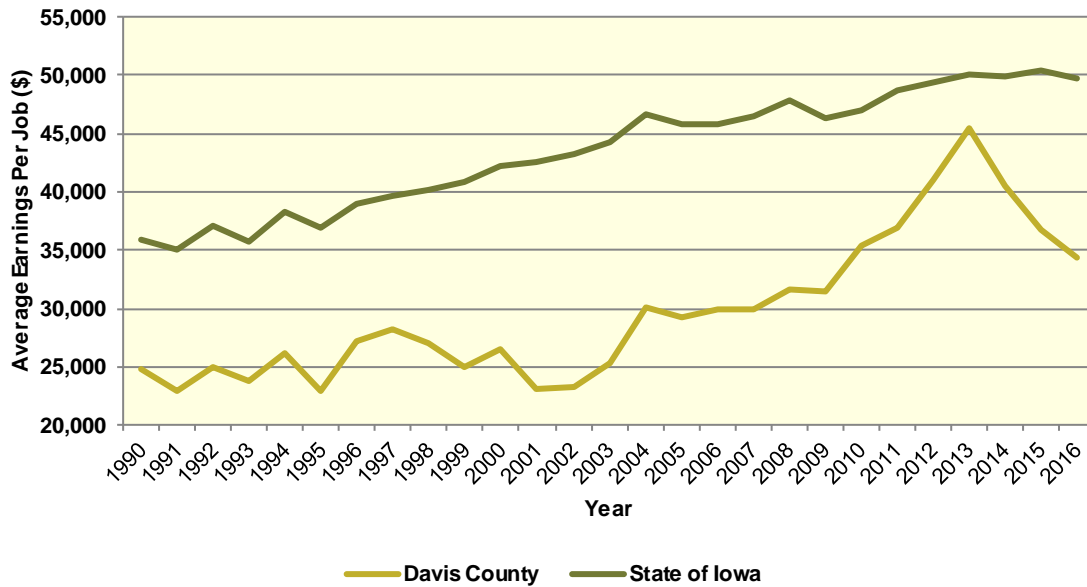
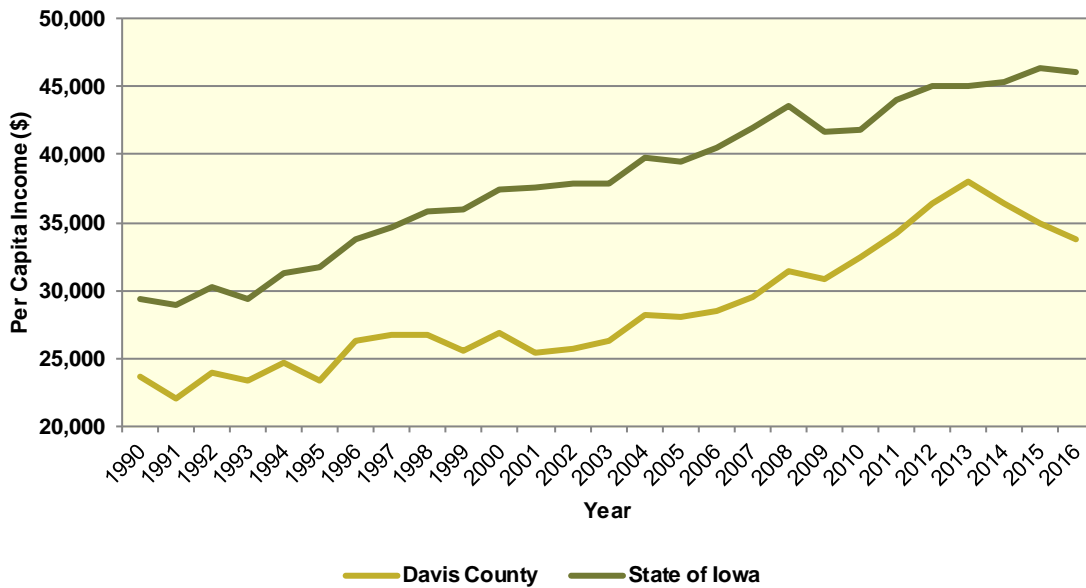


Diagram II.27.6, shows real per capita income for the Davis County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Davis County was \$28,662, which was lower than the statewide average of \$38,254 over the same period.

**Diagram II.27.6**  
**Real Per Capita Income**  
 Davis County  
 BEA Data 1990 - 2016



**Quarterly Census of Employment and Wages**

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.27.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 1,953 persons in 2015 to 2,067 in 2016, a change of 5.8 percent.

**Table II.27.29**  
**Total Monthly Employment**  
 Davis County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,038	2,080	2,081	1,994	1,833	1,969	1,913	1,917	1,872	1,925	1,977
Feb	2,045	2,053	2,075	1,974	1,849	1,944	1,878	1,903	1,877	1,915	2,012
Mar	2,040	2,070	2,084	1,995	1,867	1,945	1,923	1,930	1,864	1,927	2,040
Apr	2,084	2,095	2,121	1,967	1,905	1,968	1,925	1,939	1,886	1,953	2,094
May	2,127	2,089	2,108	1,997	1,916	1,985	1,965	2,018	1,926	1,970	2,101
Jun	2,161	2,090	2,115	1,976	1,949	2,017	1,977	2,014	1,949	2,017	2,129
Jul	2,086	2,076	2,082	1,923	1,939	1,940	1,954	1,944	1,871	1,937	2,038
Aug	2,077	2,099	2,100	1,916	1,948	1,923	1,949	1,955	1,907	1,911	2,046
Sep	2,140	2,133	2,090	1,977	1,965	1,941	1,972	1,972	1,939	1,953	2,107
Oct	2,150	2,152	2,072	1,947	1,930	1,952	1,957	1,947	1,923	1,965	2,088
Nov	2,142	2,124	2,055	1,926	1,952	1,932	1,970	1,951	1,901	1,981	2,091
Dec	2,165	2,126	1,985	1,901	1,949	1,936	1,978	1,942	1,936	1,978	2,084
<b>Annual</b>	<b>2,105</b>	<b>2,099</b>	<b>2,081</b>	<b>1,958</b>	<b>1,917</b>	<b>1,954</b>	<b>1,947</b>	<b>1,953</b>	<b>1,904</b>	<b>1,953</b>	<b>2,067</b>
% Change	.	-0.3%	-0.9%	-5.9%	-2.1%	1.9%	-0.4%	0.3%	-2.5%	2.6%	5.8%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$664 in 2015. In 2016, average weekly wages saw an increased of 2.6 percent over the prior year, rising to \$681, or by 17 dollars. These data are shown in Table II.27.30.

<b>Table II.27.30</b> <b>Average Weekly Wages</b> Davis County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	413	429	432	456	433	
2002	421	412	435	454	430	-0.7%
2003	441	436	452	461	447	4%
2004	449	443	467	484	461	3.1%
2005	446	451	463	471	458	-0.7%
2006	472	469	474	486	475	3.7%
2007	486	491	491	545	503	5.9%
2008	510	527	520	572	532	5.8%
2009	520	527	530	578	539	1.3%
2010	522	551	525	581	545	1.1%
2011	533	555	579	591	565	3.7%
2012	590	576	592	610	592	4.8%
2013	619	586	617	631	613	3.5%
2014	638	608	634	661	635	3.6%
2015	653	628	663	714	664	4.6%
2016(p)	653	659	695	716	681	2.6%

Total business establishments reported by the QCEW are displayed in Table II.27.31. Between 2015 and 2016, the total number of business establishments in Davis County increased by 2.6 percent, from 232 to 242 establishments.

<b>Table II.27.31</b> <b>Number of Business Establishments</b> Davis County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	214	214	200	202	208	
2002	203	209	207	210	207	-0.5%
2003	212	218	216	213	215	3.9%
2004	217	212	211	212	213	-0.9%
2005	212	212	216	212	213	(ND)%
2006	223	229	227	224	226	6.1%
2007	222	225	224	224	224	-0.9%
2008	223	225	225	224	224	(ND)%
2009	225	224	225	224	225	0.4%
2010	218	219	224	221	221	-1.8%
2011	216	218	216	217	217	-1.8%
2012	224	220	230	235	227	4.6%
2013	234	237	234	230	234	3.1%
2014	228	235	232	236	233	-0.4%
2015	229	231	233	236	232	-0.4%
2016	250	237	239	241	242	4.3%

## Iowa Department of Revenue

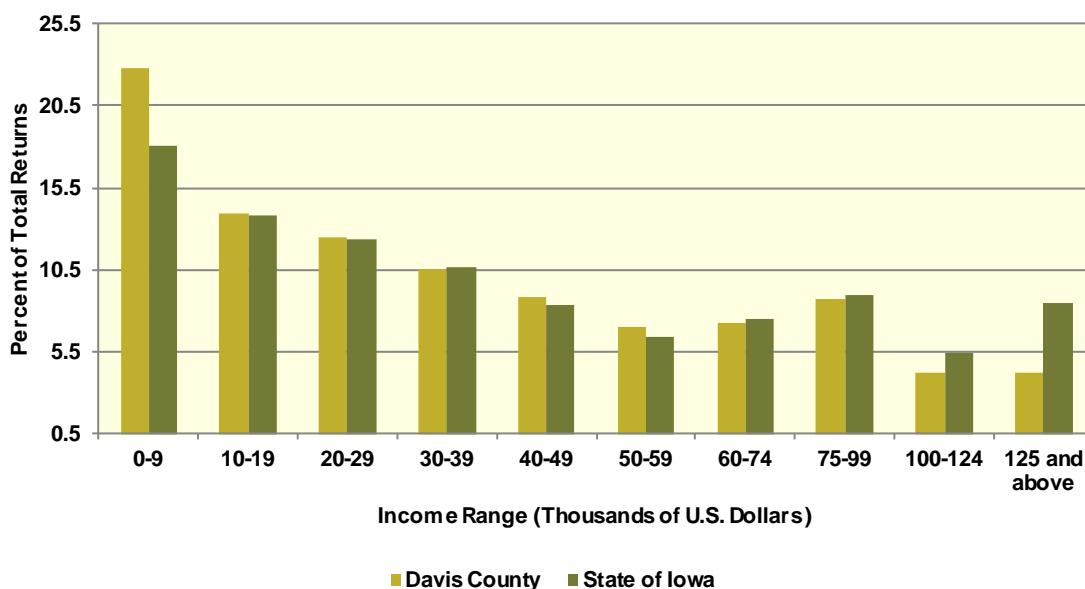
The Iowa Department of Revenue releases annual income tax statistics. Table II.27.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Davis County.

As can be seen the total number of returns between 2010 and 2015 increased by 3.7 percent, with 147 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 90.9 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -8.1 percent.

**Table II.27.32**  
**Number of Tax Returns by Adjusted Gross Income**  
 Davis County  
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	897	570	535	375	255	206	163	130	22	12	3,165
2003	935	541	512	376	286	224	213	117	27	15	3,246
2004	878	580	534	371	267	230	215	132	43	19	3,269
2005	847	572	491	406	291	230	220	153	51	43	3,304
2006	830	524	468	383	293	248	229	193	50	49	3,267
2007	864	533	480	384	326	240	257	220	56	70	3,430
2008	800	562	461	379	293	232	248	233	79	74	3,361
2009	866	526	484	340	301	211	251	204	76	88	3,347
2010	828	528	463	381	284	240	257	212	90	77	3,360
2011	824	564	424	363	294	221	262	243	87	99	3,381
2012	812	535	431	369	285	230	253	257	122	104	3,398
2013	798	528	427	359	311	238	262	278	109	122	3,432
2014	771	559	443	391	284	247	265	284	140	143	3,527
2015	796	485	435	367	308	244	253	302	148	147	3,485
<b>Change 10 - 15</b>	<b>-3.9%</b>	<b>-8.1%</b>	<b>-6%</b>	<b>-3.7%</b>	<b>8.5%</b>	<b>1.7%</b>	<b>-1.6%</b>	<b>42.5%</b>	<b>64.4%</b>	<b>90.9%</b>	<b>3.7%</b>

**Diagram II.27.7**  
**2015 Income Distribution**  
 Davis County  
 2015 Iowa DOR Data



**Poverty**

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,469 in 2010 to 1,125 in 2016, with the poverty rate reaching 12.9 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.27.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,083	12.7%
2001	1,120	13.2%
2002	1,186	14%
2003	973	11.3%
2004	1,018	11.9%
2005	1,156	13.7%
2006	1,003	12%
2007	1,079	12.9%
2008	1,178	14.1%
2009	1,244	14.9%
2010	1,469	17%
2011	1,455	16.8%
2012	1,726	20.1%
2013	1,428	16.5%
2014	1,330	15.4%
2015	1,098	12.7%
2016	1,125	12.9%

The rate of poverty for Davis County is shown in Table II.27.34. In 2016, there were an estimated 1,617 persons living in poverty. This represented a 18.7 percent poverty rate, compared to 11.9 percent poverty in 2000. In 2016, some 15.8 percent of those in poverty were under age 6, and 8.7 percent were 65 or older.

<b>Table II.27.34</b>				
<b>Poverty by Age</b>				
Davis County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	86	8.7%	255	15.8%
6 to 17	216	21.9%	492	30.4%
18 to 64	515	52.2%	730	45.1%
65 or Older	170	17.2%	140	8.7%
<b>Total</b>	<b>987</b>	<b>100.0%</b>	<b>1,617</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.9%</b>	.	<b>18.7%</b>	.

## HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.6 percent in Davis County between 2010 and 2016, from 3,600 to 3,578. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.27.35.

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Davis County decreased from 4 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits decreased from \$132,556 in 2015 to \$77,777 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table II.27.36.

<b>Table II.27.35</b>				
<b>Housing Units</b>				
State of Iowa vs. Davis County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Davis County	% Growth Since Census
2000 Census Base	1,232,625	.	3,530	.
2010 Census	1,336,417	8.4%	3,600	2%
July 2011 Estimate	1,341,974	0.4%	3,595	-0.1%
July 2012 Estimate	1,346,403	0.7%	3,589	-0.3%
July 2013 Estimate	1,353,274	1.3%	3,585	-0.4%
July 2014 Estimate	1,362,458	1.9%	3,581	-0.5%
July 2015 Estimate	1,370,778	2.6%	3,581	-0.5%
July 2016 Estimate	1,380,162	3.3%	3,578	-0.6%

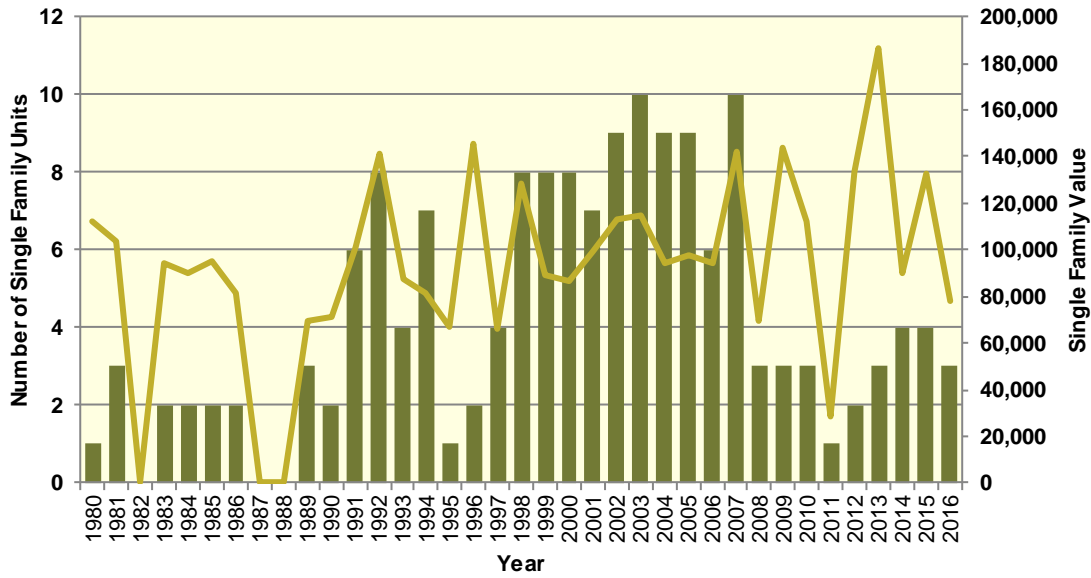
**Table II.27.36**  
**Building Permits and Valuation**  
 Davis County  
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	1	0	0	0	1	111,929	0
1981	3	0	0	0	3	103,971	0
1982	0	0	0	0	0	0	0
1983	2	0	0	0	2	94,442	0
1984	2	0	0	0	2	90,416	0
1985	2	0	0	0	2	94,877	0
1986	2	0	0	0	2	81,314	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	3	0	0	0	3	69,228	0
1990	2	0	0	0	2	70,928	0
1991	6	0	0	0	6	101,280	0
1992	8	0	0	0	8	140,951	0
1993	4	0	0	0	4	87,537	0
1994	7	6	8	0	21	81,667	0
1995	1	0	0	0	1	66,578	0
1996	2	0	0	0	2	145,307	0
1997	4	2	0	0	6	66,071	0
1998	8	0	0	0	8	128,074	0
1999	8	0	0	0	8	88,739	0
2000	8	0	0	0	8	86,758	0
2001	7	0	0	0	7	99,211	0
2002	9	0	0	0	9	113,281	0
2003	10	0	0	0	10	114,909	0
2004	9	0	0	0	9	94,619	0
2005	9	0	0	0	9	98,000	0
2006	6	0	0	0	6	94,029	0
2007	10	0	0	0	10	141,783	0
2008	3	0	0	0	3	69,748	0
2009	3	0	0	0	3	144,012	0
2010	3	0	0	0	3	112,175	0
2011	1	0	0	0	1	28,766	0
2012	2	2	0	0	4	133,284	0
2013	3	0	0	0	3	186,478	0
2014	4	0	0	0	4	90,032	0
2015	4	0	0	0	4	132,556	0
2016	3	0	0	0	3	77,777	0



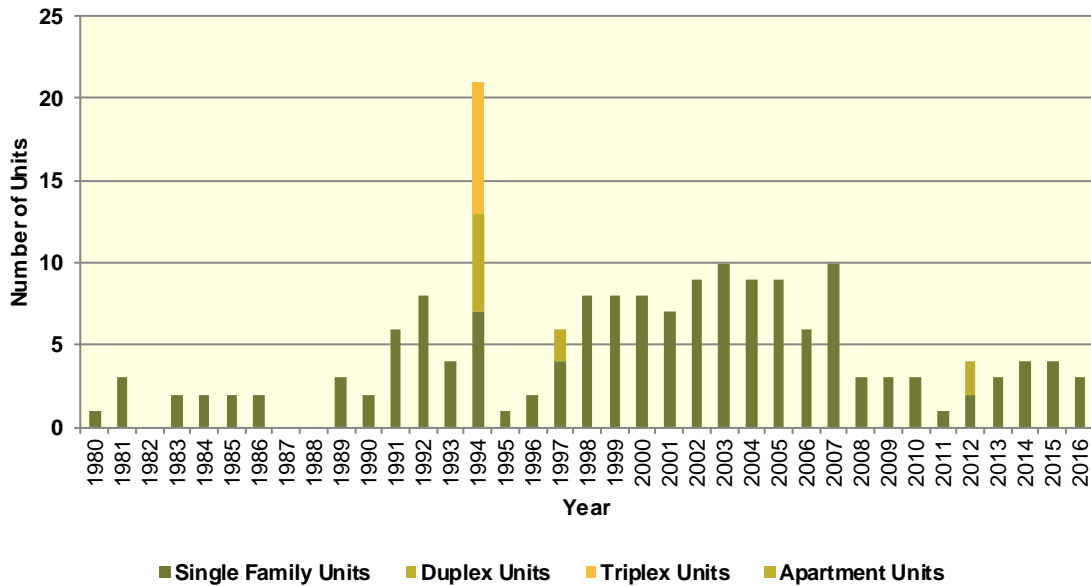
### Diagram II.27.8 Single Family Permits

Davis County  
Census Bureau Data, 1980–2016



### Diagram II.27.9 Total Permits by Unit Type

Davis County  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table II.27.37. In 2016, there were 3,581 housing units, up from 3,530 in 2000. Single-family units accounted for 88.5 percent of units in 2016, compared to 82 in 2000. Apartment units accounted for 2.6 percent in 2016, compared to 2.1 percent in 2000.

<b>Table II.27.37</b>				
<b>Housing Units by Type</b>				
Davis County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,894	82%	3,170	88.5%
Duplex	111	3.1%	41	1.1%
Tri- or Four-Plex	87	2.5%	64	1.8%
Apartment	74	2.1%	93	2.6%
Mobile Home	339	9.6%	213	5.9%
Boat, RV, Van, Etc.	25	0.7%	0	0%
<b>Total</b>	<b>3,530</b>	<b>100.0%</b>	<b>3,581</b>	<b>100.0%</b>

Some 88.9 percent of housing was occupied in 2010, compared to 90.8 percent in 2000. Owner-occupied housing changed 0.3 percent between 2000 and 2010, ending with owner-occupied units representing 80.1 percent of unit. Vacant units changed by 23.5 percent, resulting in 399 vacant units in 2010.

<b>Table II.27.38</b>					
<b>Housing Units by Tenure</b>					
Davis County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,207	90.8%	3,201	88.9%	-0.2%
Owner-Occupied	2,556	79.7%	2,563	80.1%	0.3%
Renter-Occupied	651	20.3%	638	19.9%	-2%
Vacant Housing Units	323	9.2%	399	11.1%	23.5%
<b>Total Housing Units</b>	<b>3,530</b>	<b>100.0%</b>	<b>3,600</b>	<b>100.0%</b>	<b>2%</b>

Table II.27.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,581 housing units. An estimated 79.3 percent were owner-occupied, and 9.8 percent were vacant.

<b>Table II.27.39</b>				
<b>Housing Units by Tenure</b>				
Davis County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,201	88.9%	3,230	90.2%
Owner-Occupied	2,563	80.1%	2,562	79.3%
Renter-Occupied	638	19.9%	668	20.7%
Vacant Housing Units	399	11.1%	351	9.8%
<b>Total Housing Units</b>	<b>3,600</b>	<b>100.0%</b>	<b>3,581</b>	<b>100.0%</b>

Households by household size are shown in Table II.27.40. There were a total of 3,201 households in 2010, up from 3,207 in 2000. One person households changed by -3 percent



between 2000 and 2010, while two person households changed by 5 percent. Three and four person households changed by -17.8, representing 12.8 percent and 12.6 percent of the population in 2010.

<b>Table II.27.40</b>					
<b>Households by Household Size</b>					
Davis County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	801	25%	777	24.3%	-3%
Two Persons	1,153	36%	1,211	37.8%	5%
Three Persons	500	15.6%	411	12.8%	-17.8%
Four Persons	404	12.6%	404	12.6%	0%
Five Persons	184	5.7%	189	5.9%	2.7%
Six Persons	75	2.3%	72	2.2%	-4%
Seven Persons or More	90	2.8%	137	4.3%	52.2%
<b>Total</b>	<b>3,207</b>	<b>100.0%</b>	<b>3,201</b>	<b>100.0%</b>	<b>-0.2%</b>

Households by income is shown in Table II.27.41. Households earning more than \$100,000 per year represented 14.2 percent of households in 2016, compared to 3.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.9 percent of households in 2010, compared to 20.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10 percent of households in 2016, compared to 18.9 percent in 2000.

<b>Table II.27.41</b>				
<b>Households by Income</b>				
Davis County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	607	18.9%	324	10%
\$15,000 to \$19,999	294	9.2%	255	7.9%
\$20,000 to \$24,999	310	9.7%	175	5.4%
\$25,000 to \$34,999	459	14.3%	376	11.6%
\$35,000 to \$49,999	618	19.3%	498	15.4%
\$50,000 to \$74,999	670	20.9%	708	21.9%
\$75,000 to \$99,999	142	4.4%	436	13.5%
\$100,000 or More	105	3.3%	458	14.2%
<b>Total</b>	<b>3,205</b>	<b>100.0%</b>	<b>3,230</b>	<b>100.0%</b>





Table II.27.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 12.4 percent and 4.9 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 15.9 percent, 6.9 percent, and 10.1, respectively. Housing units built prior to 1939 represented 31.2 percent of households in 2016.

<b>Table II.27.42</b>				
<b>Households by Year Home Built</b>				
Davis County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,186	37%	1,007	31.2%
1940 to 1949	226	7%	151	4.7%
1950 to 1959	287	8.9%	269	8.3%
1960 to 1969	320	10%	180	5.6%
1970 to 1979	643	20%	515	15.9%
1980 to 1989	236	7.4%	224	6.9%
1990 to 1999	309	9.6%	327	10.1%
2000 to 2009	.	.	400	12.4%
2010 or Later	.	.	157	4.9%
<b>Total</b>	<b>3,207</b>	<b>100.0%</b>	<b>3,230</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.27.43. An estimated 91.5 percent of white households occupy single family homes, and some 2 percent of white households occupied apartments. An estimated 75 percent of Asian households occupy single family homes.

<b>Table II.27.43</b>							
<b>Distribution of Units in Structure by Race</b>							
Davis County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	91.5%	0%	0%	75%	0%	0%	0%
Duplex	0.8%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.6%	0%	0%	0%	0%	0%	0%
Apartment	2%	0%	0%	25%	0%	0%	0%
Mobile Home	4.1%	0%	0%	0%	0%	0%	100%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.27.44. An estimated 16.3 percent of vacant units were for rent in 2010, a 20.4 percent change since 2000. In addition, some 17 percent of vacant units were for sale, a change of 36 percent between 2000 and 2010. “Other” vacant units represented 30.1 percent of vacant units in 2010. This is a change of -12.4 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

<b>Table II.27.44</b>					
<b>Disposition of Vacant Housing Units</b>					
Davis County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	54	16.7%	65	16.3%	20.4%
For Sale	50	15.5%	68	17%	36%
Rented or Sold, Not Occupied	17	5.3%	36	9%	111.8%
For Seasonal, Recreational, or Occasional Use	65	20.1%	109	27.3%	67.7%
For Migrant Workers	0	0%	1	0.3%	
Other Vacant	137	42.4%	120	30.1%	-12.4%
<b>Total</b>	<b>323</b>	<b>100.0%</b>	<b>399</b>	<b>100.0%</b>	<b>23.5%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.27.45. By 2016, for rent units accounted for 15.1 percent of vacant units, while for sale units accounted for 4 percent. “Other” vacant units accounted for 51.9 percent of vacant units, representing a total of 182 “other” vacant units.

<b>Table II.27.45</b>				
<b>Disposition of Vacant Housing Units</b>				
Davis County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	65	16.3%	53	15.1%
For Sale	68	17%	14	4%
Rented Not Occupied	6	1.5%	0	0%
Sold Not Occupied	30	7.5%	54	15.4%
For Seasonal, Recreational, or Occasional Use	109	27.3%	48	13.7%
For Migrant Workers	1	0.3%	0	0%
Other Vacant	120	30.1%	182	51.9%
<b>Total</b>	<b>399</b>	<b>100.0%</b>	<b>351</b>	<b>100.0%</b>

## Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.27.46. In 2016, an estimated 2.7 percent of households were overcrowded, and an additional 2.1 percent were severely overcrowded.



<b>Table II.27.46</b> <b>Overcrowding and Severe Overcrowding</b> Davis County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	2,458	96.1%	85	3.3%	15	0.6%	2,558
2016 Five-Year ACS	2,450	95.6%	81	3.2%	31	1.2%	2,562
<b>Renter</b>							
2000 Census	635	97.8%	2	0.3%	12	1.8%	649
2016 Five-Year ACS	626	93.7%	5	0.7%	37	5.5%	3,230
<b>Total</b>							
2000 Census	3,093	96.4%	87	2.7%	27	0.8%	3,207
2016 Five-Year ACS	3,076	95.2%	86	2.7%	68	2.1%	3,230

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 18 households with incomplete plumbing facilities in 2016, representing 0.6 percent of households in Davis County. This is compared to 1.8 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.27.47</b> <b>Households with Incomplete Plumbing Facilities</b> Davis County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,148	3,212
Lacking Complete Plumbing Facilities	59	18
<b>Total Households</b>	<b>3,207</b>	<b>3,230</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>1.8%</b>

There were 6 households lacking complete kitchen facilities in 2016, compared to 32 households in 2000. This was a change from 1 percent of households in 2000 to 0.2 percent in 2016.

<b>Table II.27.48</b> <b>Households with Incomplete Kitchen Facilities</b> Davis County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,175	3,224
Lacking Complete Kitchen Facilities	32	6
<b>Total Households</b>	<b>3,207</b>	<b>3,230</b>
<b>Percent Lacking</b>	<b>1%</b>	<b>0.2%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Davis County, 16 of households had a cost burden and 7.6 percent had a severe cost burden. Some 19.9 percent of renters were cost burdened, and 13.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12.3 percent and a severe cost burden rate of 2.7 percent. Owner occupied households with a mortgage had a cost burden rate of 17.6 percent, and severe cost burden at 9.3 percent.

**Table II.27.49**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Davis County  
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	553	83.3%	47	7.1%	64	9.6%	0	0%	664
2016 Five-Year ACS	943	73.1%	227	17.6%	120	9.3%	0	0%	1,290
<b>Owner Without a Mortgage</b>									
2000 Census	636	92.8%	34	5%	11	1.6%	4	0.6%	685
2016 Five-Year ACS	1,036	81.4%	157	12.3%	34	2.7%	45	3.5%	1,272
<b>Renter</b>									
2000 Census	284	57.8%	63	12.8%	50	10.2%	94	19.1%	491
2016 Five-Year ACS	321	48.1%	133	19.9%	93	13.9%	121	18.1%	668
<b>Total</b>									
2000 Census	1,473	80.1%	144	7.8%	125	6.8%	98	5.3%	1,840
2016 Five-Year ACS	2,300	71.2%	517	16%	247	7.6%	166	5.1%	3,230

**Housing Problems by Income**

Table II.27.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Davis County. As can be seen in 2017 the MFI was \$54,400, which compared to \$69,900 for the State of Iowa.

Table II.27.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 360 owner-occupied and 160 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 160 owner-occupied 80 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,170 households without a housing problem.

**Table II.27.50**  
**Median Family Income**  
 Davis County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	36,100	49,100
2001	39,700	52,500
2002	40,100	53,700
2003	46,400	54,900
2004	46,900	55,800
2005	48,800	57,650
2006	49,000	57,800
2007	48,800	58,100
2008	49,200	58,500
2009	52,900	62,000
2010	53,300	62,400
2011	54,400	64,000
2012	55,200	64,800
2013	56,200	64,700
2014	55,200	65,300
2015	54,900	67,500
2016	53,100	68,400
2017	54,400	69,900

**Table II.27.51**  
**Housing Problems by Income and Tenure**

Davis County

2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	10	0	4	10	10	34
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	25	0	15	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	55	55	35	15	0	160
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	105	120	55	25	360
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	20	110	260	265	1,140	1,795
<b>Total</b>	<b>150</b>	<b>310</b>	<b>419</b>	<b>360</b>	<b>1,175</b>	<b>2,414</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	20	0	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	0	30	0	34
Housing cost burden greater than 50% of income (and none of the above problems)	80	0	0	0	0	80
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	80	0	10	0	160
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	85	45	110	55	80	375
<b>Total</b>	<b>245</b>	<b>153</b>	<b>110</b>	<b>95</b>	<b>80</b>	<b>683</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	20	4	4	10	10	48
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	35	0	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	29	0	45	0	84
Housing cost burden greater than 50% of income (and none of the above problems)	135	55	35	15	0	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	185	120	65	25	520
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	105	155	370	320	1,220	2,170
<b>Total</b>	<b>395</b>	<b>463</b>	<b>529</b>	<b>455</b>	<b>1,255</b>	<b>3,097</b>

## Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.27.52 of the 105 loans in 2016, 48 loans were for Home Purchases, 10 were for Home Improvement and 47 were for refinancing.



<b>Table II.27.52</b>				
<b>Owner-Occupied Single Family Home Loans by Loan Type</b>				
Davis County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	38	25	56	119
2009	14	16	64	94
2010	31	16	69	116
2011	23	2	57	82
2012	37	15	89	141
2013	34	5	89	128
2014	29	17	48	94
2015	33	5	42	80
2016	48	10	47	105

Table II.27.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$90,027 in 2012 and \$111,542 in 2016. Overall, average loans were \$87,235 in 2008 and \$110,933 in 2016.

<b>Table II.27.53</b>				
<b>Owner-Occupied Single Family Home Loans by Average Loan Amount</b>				
Davis County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$101,342	\$39,680	\$98,893	\$87,235
2009	\$122,357	\$54,563	\$128,063	\$114,702
2010	\$120,097	\$26,000	\$137,304	\$117,353
2011	\$90,348	\$75,500	\$119,351	\$110,146
2012	\$90,027	\$41,400	\$95,607	\$88,376
2013	\$118,088	\$65,600	\$130,438	\$124,625
2014	\$89,000	\$25,765	\$107,146	\$86,830
2015	\$95,455	\$55,000	\$89,762	\$89,938
2016	\$111,542	\$48,700	\$123,553	\$110,933

Table II.27.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$3,331,000 in 2012 and \$5,354,000 in 2016. Overall, average loans were \$10,381,000 in 2008 and \$11,648,000 in 2016.

**Table II.27.54**  
**Total Volume of Owner-Occupied Single Family Loans**  
 Davis County  
 2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$3,851,000	\$992,000	\$5,538,000	\$10,381,000
2009	\$1,713,000	\$873,000	\$8,196,000	\$10,782,000
2010	\$3,723,000	\$416,000	\$9,474,000	\$13,613,000
2011	\$2,078,000	\$151,000	\$6,803,000	\$9,032,000
2012	\$3,331,000	\$621,000	\$8,509,000	\$12,461,000
2013	\$4,015,000	\$328,000	\$11,609,000	\$15,952,000
2014	\$2,581,000	\$438,000	\$5,143,000	\$8,162,000
2015	\$3,150,000	\$275,000	\$3,770,000	\$7,195,000
2016	\$5,354,000	\$487,000	\$5,807,000	\$11,648,000

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.27.55, shows the *strong growth scenario* for the Davis County. As can be seen there were 2,562 owner-occupied and 668 renter-occupied households in 2016, for a total of 3,230 households. In 2030, there will be a projected 3,509 households, of which 2,817 are projected to be owner occupied and the remaining 692 are expected to be renter-occupied.

By 2050, there are projected to be 2,868 owner-occupied households, of which 179 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 494 are projected



to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 683 renter households, of which 246 renter households are expected to have incomes between 0 and 30.0 percent of median family income 113 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 3,551 occupied units by 2050, of which 425 are expected to have incomes on between 0 and 30 percent of MFI.

<b>Table II.27.55</b>								
<b>Housing Demand Forecast</b>								
Davis County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	160	170	173	175	177	178	179	179
30.1-50%	330	352	357	363	366	369	369	369
50.1-80%	441	471	478	485	491	493	494	494
80.1-95%	282	301	305	310	313	315	316	316
95.1-115%	292	312	316	322	325	327	328	327
115+%	1,057	1,128	1,144	1,162	1,175	1,182	1,184	1,184
<b>Total</b>	<b>2,562</b>	<b>2,735</b>	<b>2,772</b>	<b>2,817</b>	<b>2,848</b>	<b>2,864</b>	<b>2,870</b>	<b>2,868</b>
<b>Renter</b>								
0-30%	241	248	249	250	250	250	248	246
30.1-50%	146	150	150	151	151	151	150	149
50.1-80%	110	114	114	114	115	114	114	113
80.1-95%	95	98	98	99	99	99	98	98
95.1-115%	35	36	36	36	36	36	36	36
115+%	40	41	41	42	42	42	41	41
<b>Total</b>	<b>668</b>	<b>688</b>	<b>689</b>	<b>692</b>	<b>693</b>	<b>692</b>	<b>689</b>	<b>683</b>
<b>Total</b>								
0-30%	401	419	421	425	428	428	427	425
30.1-50%	475	502	507	513	518	519	519	518
50.1-80%	552	585	591	600	605	608	608	607
80.1-95%	377	399	403	409	412	414	414	413
95.1-115%	328	348	353	358	362	363	364	363
115+%	1,097	1,170	1,185	1,204	1,217	1,223	1,226	1,225
<b>Total</b>	<b>3,230</b>	<b>3,423</b>	<b>3,461</b>	<b>3,509</b>	<b>3,541</b>	<b>3,556</b>	<b>3,558</b>	<b>3,551</b>





