

**VOLUME II:  
JEFFERSON COUNTY**

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## Jefferson County

### DEMOGRAPHICS

#### Population Estimates

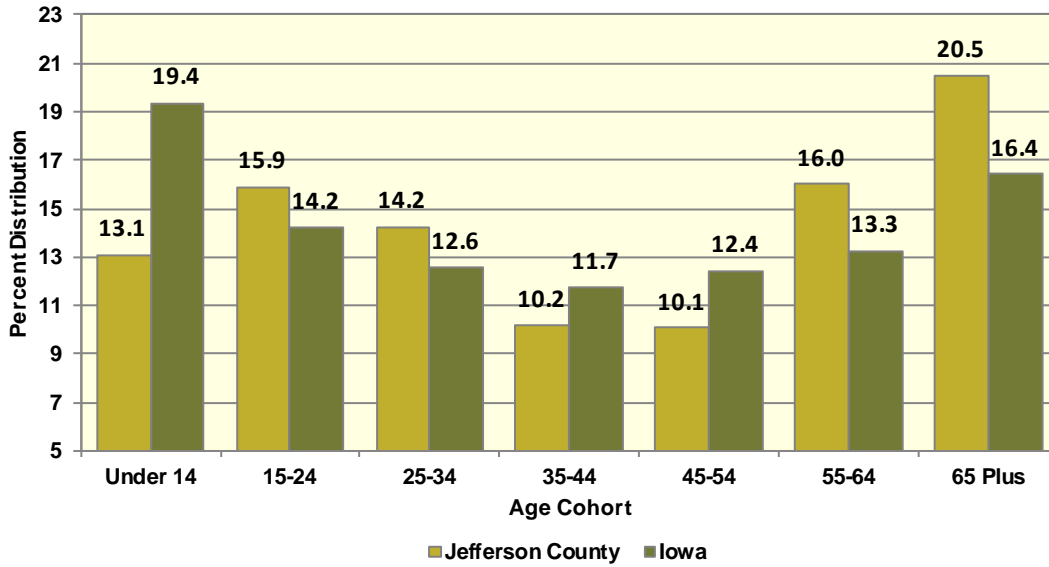
The Census Bureau's current census estimates indicate that Jefferson County's population increased from 16,843 in 2010 to 18,090 in 2016, or by 7.4 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 25.7 percent, and the number of people from 55 to 64 years of age decreased by 13 percent. The white population increased by 1.1 percent, while the black population increased by 65.5 percent. The Hispanic population increased from 410 to 531 people between 2010 and 2016 or by 29.5 percent. These data are presented in Table II.52.1.

<b>Table II.52.1</b>						
<b>Profile of Population Characteristics</b>						
Jefferson County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Jefferson County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>16,843</b>	<b>18,090</b>	<b>7.4%</b>	<b>3,046,355</b>	<b>3,134,693</b>	<b>2.9%</b>
<b>Age</b>						
Under 14 years	2,461	2,368	-3.8%	603,673	607,020	0.6%
15 to 24 years	2,482	2,877	15.9%	430,187	445,808	3.6%
25 to 34 years	2,050	2,577	25.7%	382,583	394,373	3.1%
35 to 44 years	1,663	1,843	10.8%	364,548	367,535	0.8%
45 to 54 years	2,358	1,820	-22.8%	439,726	389,744	-11.4%
55 to 64 years	3,328	2,894	-13%	372,750	415,998	11.6%
65 and Over	2,501	3,711	48.4%	452,888	514,215	13.5%
<b>Race</b>						
White	14,909	15,075	1.1%	2,839,615	2,864,884	0.9%
Black	220	364	65.5%	91,695	114,874	25.3%
American Indian and Alaskan Native	37	48	29.7%	13,563	15,924	17.4%
Asian	1,443	2,305	59.7%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	4	7	75%	2,419	3,592	48.5%
Two or more races	230	291	26.5%	44,831	56,684	26.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	410	531	29.5%	151,544	182,606	20.5%

Table II.52.2, presents the population of Jefferson County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 8,997 males, who accounted for 53.4 percent of the population, and the remaining 46.6 percent, or 7,846 persons, were female. In 2016, the number of males rose to 9,923 persons, and accounted for 54.9 percent of the population, with the remaining 45.1 percent, or 8,167 persons being female.

Table II.52.2 Population by Age and Gender Jefferson 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	1,284	1,177	2,461	1,206	1,162	2,368	-3.8%
15 to 24 years	1,631	851	2,482	2,005	872	2,877	15.9%
25 to 34 years	1,240	810	2,050	1,672	905	2,577	25.7%
35 to 44 years	854	809	1,663	978	865	1,843	10.8%
45 to 54 years	854	809	1,663	978	865	1,843	10.8%
55 to 64 years	1,159	1,199	2,358	882	938	1,820	-22.8%
65 and Over	1,076	1,425	2,501	1,715	1,996	3,711	7.4%
<b>Total</b>	<b>8,997</b>	<b>7,846</b>	<b>16,843</b>	<b>9,923</b>	<b>8,167</b>	<b>18,090</b>	<b>7.4%</b>
<b>% of Total</b>	53.4%	46.6%	.	54.9%	45.1%	.	

**Diagram II.52.1**  
**Age Distribution**  
Jefferson County  
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Jefferson County decreased from 16,310 to 16,181 persons, or by -0.8 percent. Between 2000 and 2010, Jefferson County population, changed by 662 persons, to a total population of 16,843 persons. The most recent estimates indicated that Jefferson County’s population rose an additional 1,247 persons since the 2010 Census, to 18,090 persons in July 2016.

<b>1990 Census</b>	<b>16,310</b>
Natural Increase 90-00	148
Net Migration 90-00	-277
<b>2000 Census</b>	<b>16,181</b>
Natural Increase 00-09	33
Net Migration 00-09	568
<b>2009 Population Estimate</b>	<b>16,782</b>
<b>2010 Census</b>	<b>16,843</b>
Natural Increase 10-16	-51
Net Migration 10-16	1,298
<b>2016 Population Estimate</b>	<b>18,090</b>

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.52.3, Jefferson County had a natural increase, of 148 persons between 1990 and 2000. During the April 2000 to July 2009 period, Jefferson County’s natural increase was estimated at 33 persons. Between 2010 and 2016, the natural increase was estimated at -51 persons, and the net migration was 1,298 persons.

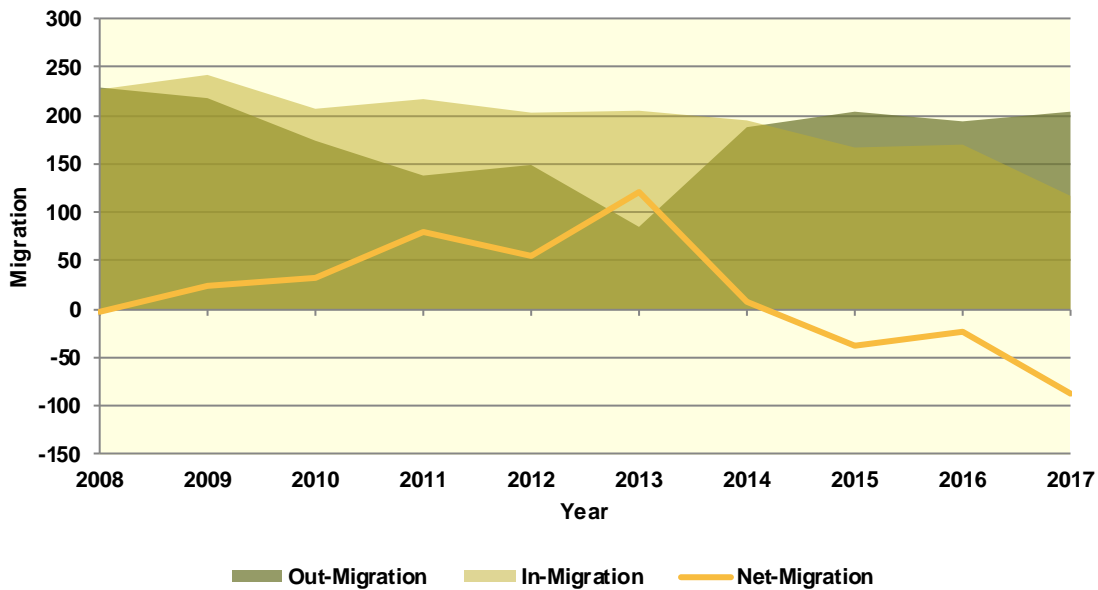
### Population Migration Trends

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.52.4 in 2008 there was a total of 227 in-migrations with a total of 229 out-migrations, which led to a net-migration of -2 persons. The most recent first half 2017 data saw a net-migration of -87 persons, with 117 persons entering Jefferson County and 204 persons leaving Jefferson County.

Diagram II.52.2, 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 2013 with 120 people entering and the migration lowest net migration occurred in 2015 with 37 entering Jefferson County.

**Diagram II.52.2**  
**Net In-migration by Gender**  
 Jefferson County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.52.4, shows in- and out-migration by gender. In the most recent first half 2017 data, -2 percent of net-migrants, or 2 persons were male, with the remaining 102 percent, or -89 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017- First Half
<b>In</b>										
Male	97	121	90	96	90	96	100	76	86	60
Female	130	121	117	121	113	109	95	91	84	57
<b>Total</b>	<b>227</b>	<b>242</b>	<b>207</b>	<b>217</b>	<b>203</b>	<b>205</b>	<b>195</b>	<b>167</b>	<b>170</b>	<b>117</b>
<b>Out</b>										
Male	89	77	65	76	53	34	69	77	56	58
Female	140	141	109	62	96	51	119	127	138	146
<b>Total</b>	<b>229</b>	<b>218</b>	<b>174</b>	<b>138</b>	<b>149</b>	<b>85</b>	<b>188</b>	<b>204</b>	<b>194</b>	<b>204</b>
<b>Net</b>										
Male	8	44	25	20	37	62	31	-1	30	2
Female	-10	-20	8	59	17	58	-24	-36	-54	-89
<b>Total</b>	<b>-2</b>	<b>24</b>	<b>33</b>	<b>79</b>	<b>54</b>	<b>120</b>	<b>7</b>	<b>-37</b>	<b>-24</b>	<b>-87</b>

Table II.52.5, shows net-migration for Jefferson County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 65 and older, with 8 persons entering Jefferson County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 77 persons leaving Jefferson County.

<b>Table II.52.5</b>										
<b>Migration by Age Range</b>										
Jefferson 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	4	0	0	1	0	1	0	1	0
18-22	17	15	26	20	14	17	12	9	11	10
23-25	21	23	16	20	17	25	17	13	14	9
26-35	44	62	57	54	59	57	56	56	47	47
36-45	30	34	22	30	22	25	30	35	28	15
46-55	53	31	32	28	22	24	21	10	24	10
56-65	53	51	43	53	52	37	42	21	25	11
66 +	9	22	11	12	16	20	16	23	20	15
<b>Total</b>	<b>227</b>	<b>242</b>	<b>207</b>	<b>217</b>	<b>203</b>	<b>205</b>	<b>195</b>	<b>167</b>	<b>170</b>	<b>117</b>
<b>Out</b>										
14-17	3	0	2	2	1	1	0	1	2	0
18-22	18	12	10	19	8	14	12	10	6	5
23-25	29	35	25	20	17	13	20	26	18	19
26-35	97	117	86	43	46	28	71	97	111	124
36-45	32	16	10	18	12	11	21	18	23	25
46-55	24	14	20	7	16	8	16	20	6	10
56-65	23	17	18	21	40	7	29	19	17	14
66 +	3	7	3	8	9	3	19	13	11	7
<b>Total</b>	<b>229</b>	<b>218</b>	<b>174</b>	<b>138</b>	<b>149</b>	<b>85</b>	<b>188</b>	<b>204</b>	<b>194</b>	<b>204</b>
<b>Net</b>										
14-17	-3	4	-2	-2	0	-1	1	-1	-1	0
18-22	-1	3	16	1	6	3	0	-1	5	5
23-25	-8	-12	-9	0	0	12	-3	-13	-4	-10
26-35	-53	-55	-29	11	13	29	-15	-41	-64	-77
36-45	-2	18	12	12	10	14	9	17	5	-10
46-55	29	17	12	21	6	16	5	-10	18	0
56-65	30	34	25	32	12	30	13	2	8	-3
66 +	6	15	8	4	7	17	-3	10	9	8
<b>Total</b>	<b>-2</b>	<b>24</b>	<b>33</b>	<b>79</b>	<b>54</b>	<b>120</b>	<b>7</b>	<b>-37</b>	<b>-24</b>	<b>-87</b>

### School Age Enrollment

Table II.52.6, show the school enrollment from the Iowa Department of Education for Jefferson County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 1,812 students and was 1,846 in 2017, a change of 1.9 percent. Enrollment for students in grades 1 to 5 was 687 students in 2010 and 680 in 2017, which was a change of -1 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 571 and 560 in 2017, which was a change of -1.9 percent.

**Table II.52.6**  
**School Enrollment**

Jefferson County  
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	172	946	542	668	227	2,346
2001	170	859	541	625	28	2,223
2002	148	839	536	597	30	2,150
2003	137	792	482	632	42	2,085
2004	146	741	508	645	32	2,072
2005	160	741	497	644	90	2,125
2006	147	726	455	657	12	1,985
2007	142	675	432	659	15	1,908
2008	140	681	424	636	11	1,881
2009	147	689	418	593	9	1,847
2010	156	687	398	571	38	1,812
2011	195	651	382	559	44	1,787
2012	178	685	376	541	41	1,780
2013	183	672	401	524	56	1,780
2014	202	676	385	514	67	1,777
2015	217	670	401	509	69	1,797
2016	214	698	414	580	67	1,906
2017	193	680	413	560	73	1,846
<b>% Change 10-17</b>	<b>23.7%</b>	<b>-1%</b>	<b>3.8%</b>	<b>-1.9%</b>	<b>92.1%</b>	<b>1.9%</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.52.7, shows population by age for the 2000 and 2010 Census. The population changed by 4.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 12.1 percent to a total of 2,501 persons in 2010. Those aged 25 to 34 changed by 23.6 percent, and those aged under 5 changed by -13.1 percent.





Table II.52.7 Population by Age Jefferson County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	877	5.4%	762	4.5%	-13.1%
5 to 19	3,481	21.5%	2,643	15.7%	-24.1%
20 to 24	819	5.1%	1,538	9.1%	87.8%
25 to 34	1,658	10.2%	2,050	12.2%	23.6%
35 to 54	5,715	35.3%	4,021	23.9%	-29.6%
55 to 64	1,400	8.7%	3,328	19.8%	137.7%
65 or Older	2,231	13.8%	2,501	14.8%	12.1%
<b>Total</b>	<b>16,181</b>	<b>100.0%</b>	<b>16,843</b>	<b>100.0%</b>	<b>4.1%</b>

The elderly population is further explored in Table II.52.8. Those aged 65 to 66 changed by 80.4 percent between 2000 and 2010, resulting in a population of 368 persons. Those aged 85 or older changed by 15.4 percent during the same time period, and resulted in 426 persons over age 85 in 2010.

Table II.52.8 Elderly Population by Age Jefferson County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	204	9.1%	368	14.7%	80.4%
67 to 69	297	13.3%	404	16.2%	36%
70 to 74	512	22.9%	508	20.3%	-0.8%
75 to 79	474	21.2%	419	16.8%	-11.6%
80 to 84	375	16.8%	376	15%	0.3%
85 or Older	369	16.5%	426	17%	15.4%
<b>Total</b>	<b>2,231</b>	<b>100.0%</b>	<b>2,501</b>	<b>100.0%</b>	<b>12.1%</b>

Population by race and ethnicity is shown in Table II.52.9. The white population changed by -5 percent between 2000 and 2010, and resulted in representing 87.6 percent of the population in 2010. The black population changed by 105.8 percent, represented 1.3 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 8.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 38 percent between 2000 and 2010, compared to the 3.5 percent growth rate for non-Hispanics.

Table II.52.9 Population by Race and Ethnicity Jefferson County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	15,537	96%	14,759	87.6%	-5%
Black	104	0.6%	214	1.3%	105.8%
American Indian	27	0.2%	31	0.2%	14.8%
Asian	275	1.7%	1,425	8.5%	418.2%
Native Hawaiian/ Pacific Islander	6	0%	2	0%	-66.7%
Other	85	0.5%	144	0.9%	69.4%
Two or More Races	147	0.9%	268	1.6%	82.3%
<b>Total</b>	<b>16,181</b>	<b>100.0%</b>	<b>16,843</b>	<b>100.0%</b>	<b>4.1%</b>
<b>Hispanic</b>	297	1.8%	410	2.4%	38%
<b>Non-Hispanic</b>	15,884	98.2%	16,433	97.6%	3.5%

Population by race and ethnicity through 2016 is shown in Table II.52.10. The white population represented 84 percent of the population in 2016, compared with black households accounting for 5.7 percent of the population. Hispanic households represented 2.9 percent of the population in 2016.

<b>Table II.52.10</b>				
<b>Population by Race and Ethnicity</b>				
Jefferson County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	14,759	87.6%	14,839	84%
Black	214	1.3%	1,011	5.7%
American Indian	31	0.2%	2	0%
Asian	1,425	8.5%	825	4.7%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	144	0.9%	423	2.4%
Two or More Races	268	1.6%	562	3.2%
<b>Total</b>	<b>16,843</b>	<b>100.0%</b>	<b>17,662</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>16,433</b>	<b>97.6%</b>	<b>17,141</b>	<b>97.1%</b>
<b>Hispanic</b>	<b>410</b>	<b>2.4%</b>	<b>521</b>	<b>2.9%</b>

The population by race is broken down further by ethnicity in Table II.52.11. While the white non-Hispanic population changed by -5.2 percent between 2000 and 2010, the white Hispanic population changed by 5.8 percent. The black non-Hispanic population changed by 95.1 percent, while the black Hispanic population changed by 650 percent.

<b>Table II.52.11</b>					
<b>Population by Race and Ethnicity</b>					
Jefferson County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	15,329	96.5%	14,539	88.5%	-5.2%
Black	102	0.6%	199	1.2%	95.1%
American Indian	24	0.2%	28	0.2%	16.7%
Asian	275	1.7%	1,420	8.6%	416.4%
Native Hawaiian/ Pacific Islander	6	0%	2	0%	-66.7%
Other	14	0.1%	21	0.1%	50%
Two or More Races	134	0.8%	224	1.4%	67.2%
<b>Total Non-Hispanic</b>	<b>15,884</b>	<b>100.0%</b>	<b>16,433</b>	<b>100.0%</b>	<b>3.5%</b>
<b>Hispanic</b>					
White	208	70%	220	53.7%	5.8%
Black	2	0.7%	15	3.7%	650%
American Indian	3	1%	3	0.7%	0%
Asian	0	0%	5	1.2%	
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	71	23.9%	123	30%	73.2%
Two or More Races	13	4.4%	44	10.7%	238.5%
<b>Total Hispanic</b>	<b>297</b>	<b>100.0%</b>	<b>410</b>	<b>100.0%</b>	<b>38%</b>
<b>Total Population</b>	<b>16,181</b>	<b>100.0%</b>	<b>16,843</b>	<b>100.0%</b>	<b>4.1%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table II.52.12. During this time, the total non-Hispanic population was 17,141 persons in 2016. The Hispanic population was 521.

<b>Table II.52.12</b>				
<b>Population by Race and Ethnicity</b>				
Jefferson County				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	14,539	88.5%	14,333	83.6%
Black	199	1.2%	1,011	5.9%
American Indian	28	0.2%	2	0%
Asian	1,420	8.6%	825	4.8%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	21	0.1%	408	2.4%
Two or More Races	224	1.4%	562	3.3%
<b>Total Non-Hispanic</b>	<b>16,433</b>	<b>100.0%</b>	<b>17,141</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	220	53.7%	506	97.1%
Black	15	3.7%	0	0%
American Indian	3	0.7%	0	0%
Asian	5	1.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	123	30%	15	2.9%
Two or More Races	44	10.7%	0	0%
<b>Total Non-Hispanic</b>	<b>410</b>	<b>100.0</b>	<b>521</b>	<b>100.0%</b>
<b>Total Population</b>	<b>16,843</b>	<b>100.0%</b>	<b>17,662</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.52.13. Family households represented 60.3 percent of households, while non-family households accounted for 39.7 percent. These changed from 59.6 and 40.4 percent, respectively.

<b>Table II.52.13</b>				
<b>Household Type by Tenure</b>				
Jefferson County				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	4,080	59.6%	4,158	60.3%
Married-Couple Family	3,271	80.2%	3,346	80.5%
Owner-Occupied	2,713	82.9%	2,783	83.2%
Renter-Occupied	558	17.1%	563	16.8%
Other Family	809	19.8%	812	19.5%
Male Householder, No Spouse Present	248	30.7%	377	30.5%
Owner-Occupied	161	64.9%	225	59.7%
Renter-Occupied	87	35.1%	152	40.3%
Female Householder, No Spouse Present	561	69.3%	435	69.1%
Owner-Occupied	305	54.4%	230	52.9%
Renter-Occupied	256	45.6%	205	47.1%
Non-Family Households	2,766	40.4%	2,738	39.7%
Owner-Occupied	1,394	50.4%	1,337	48.8%
Renter-Occupied	1,372	49.6%	1,401	51.2%
<b>Total</b>	<b>6,846</b>	<b>100.0%</b>	<b>6,896</b>	<b>100.0%</b>

The group quarters population was 1,731 in 2010, compared to 628 in 2000. Institutionalized populations experienced a -37.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a 308.5 percent change during this same time period.

<b>Table II.52.14</b>					
<b>Group Quarters Population</b>					
Jefferson County					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00-10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
Correctional Institutions	10	4.1%	9	6%	-10%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	231	95.9%	141	94%	-39%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>241</b>	<b>100.0%</b>	<b>150</b>	<b>100.0%</b>	<b>-37.8%</b>
<b>Noninstitutionalized</b>					
College Dormitories	269	69.5%	1,355	85.7%	403.7%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	118	30.5%	226	14.3%	91.5%
<b>Total</b>	<b>387</b>	<b>100.0%</b>	<b>1,581</b>	<b>100.0%</b>	<b>308.5%</b>
<b>Group Quarters Population</b>	<b>628</b>	<b>100.0%</b>	<b>1,731</b>	<b>100.0%</b>	<b>175.6%</b>

The number of foreign born persons are shown in Table II.52.15. An estimated 4.6 percent of the population was born in India, some 1.5 percent were born in China excluding Hong Kong and Taiwan, and another 1.1 percent were born in Ethiopia.

<b>Table II.52.15</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Jefferson County			
2016 Five-Year ACS			
<b>Number</b>	<b>County</b>	<b>Number of Person</b>	<b>Percent of Total Population</b>
#1 country of origin	India	820	4.6%
#2 country of origin	China excluding Hong Kong and Taiwan	264	1.5%
#3 country of origin	Ethiopia	187	1.1%
#4 country of origin	Canada	92	0.5%
#5 country of origin	Chile	91	0.5%
#6 country of origin	Nepal	91	0.5%
#7 country of origin	Serbia	86	0.5%
#8 country of origin	Mexico	68	0.4%
#9 country of origin	Netherlands	65	0.4%
#10 country of origin	Pakistan	35	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.52.16. An estimated 3.6 percent of the population speaks Other Indo-European languages at home, followed by 1.5 percent speaking Chinese.

<b>Table II.52.16</b> <b>Limited English Proficiency and Language Spoken at Home</b> Jefferson County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Other Indo-European languages	611	3.6%
#2 LEP Language	Chinese	252	1.5%
#3 LEP Language	Spanish	124	0.7%
#4 LEP Language	Other and unspecified languages	43	0.3%
#5 LEP Language	Arabic	13	0.1%
#6 LEP Language	German or other West Germanic languages	7	0%
#7 LEP Language	Vietnamese	1	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Asian and Pacific Island languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table II.52.17. Some 14.3 percent of the population was disabled in 2000, or a total of 2,155 persons. The disability rate was highest for those over 65, with 37.7 percent disabled.

<b>Table II.52.17</b> <b>Disability by Age</b> Jefferson County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	73	2.9%
16 to 64	1,312	12.5%
65 and older	770	37.7%
<b>Total</b>	<b>2,155</b>	<b>14.3%</b>

Table II.52.18 shows disability by type in 2000. There were 1,068 physical disabilities in 2000, some 853 employment disabilities, and 543 go-outside-home disabilities.

<b>Table II.52.18</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Jefferson County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	450
Physical disability	1,068
Mental disability	535
Self-care disability	236
Employment disability	853
Go-outside-home disability	543
<b>Total</b>	<b>3,685</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table II.52.19. The disability rate for females was 10.2 percent, compared to 9.2 percent for males. The disability rate changed precipitously higher with age, with 46.5 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	32	2.5%	24	1.8%	56	2.2%
18 to 34	88	3.5%	45	3.1%	133	3.3%
35 to 64	293	8.2%	295	8.7%	588	8.4%
65 to 74	205	21.6%	183	18.6%	388	20%
75 or Older	242	51.5%	289	43.1%	531	46.5%
<b>Total</b>	<b>860</b>	<b>9.2%</b>	<b>836</b>	<b>10.2%</b>	<b>1,696</b>	<b>9.7%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.52.20. Some 5.1 percent have an ambulatory disability, 4 have an independent living disability, and 2.1 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	620	3.5%
Vision disability	128	0.7%
Cognitive disability	585	3.5%
Ambulatory disability	850	5.1%
Self-Care disability	354	2.1%
Independent living disability	568	4%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.52.21. In 2016, some 8,057 persons were employed and 568 were unemployed. This totaled a labor force of 8,625 persons. The unemployment rate for Jefferson County was estimated to be 6.6 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	8,057
Unemployed	568
<b>Labor Force</b>	<b>8,625</b>
Unemployment Rate	6.6%

In 2016, 94.7 percent of households in Jefferson County had a high school education or greater.



<b>Table II.52.22</b>	
<b>High School or Greater Education</b>	
Jefferson County	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	6,528
Total Households	6,896
<b>Percent High School or Above</b>	<b>94.7%</b>

As seen in Table II.52.23, some 27.5 percent of the population had a high school diploma or equivalent, another 34.5 percent have some college, 18 percent have a Bachelor's Degree, and 14.2 percent of the population had a graduate or professional degree.

<b>Table II.52.23</b>		
<b>Educational Attainment</b>		
Jefferson County		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	811	5.7%
High School or Equivalent	3,915	27.5%
Some College or Associates Degree	4,910	34.5%
Bachelor's Degree	2,554	18%
Graduate or Professional Degree	2,025	14.2%
<b>Total Population Above 18 years</b>	<b>14,215</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table II.52.24, shows the labor force statistics for Jefferson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 2.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.6 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 Jefferson County decreased from 3.9 percent in 2015 to 3.7 percent in 2016, which compared to a statewide decrease to 3.7 percent.

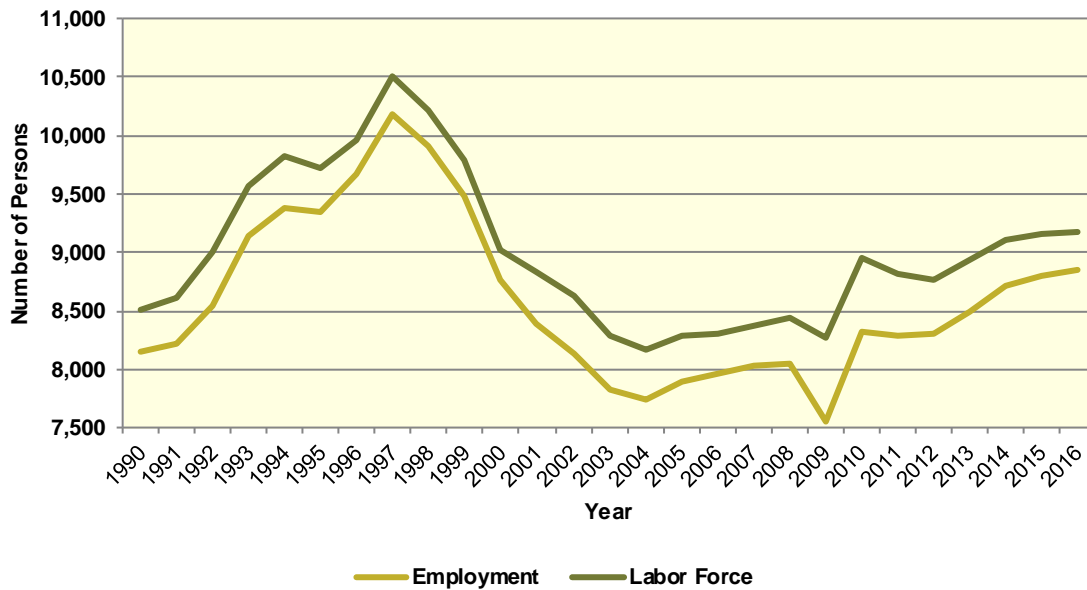
Table II.52.24 Labor Force Statistics Jefferson County 1990 - 2016 BLS Data					
Year	Jefferson County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	367	8,146	8,513	4.3%	4.4%
1991	397	8,216	8,613	4.6%	4.7%
1992	462	8,538	9,000	5.1%	4.5%
1993	414	9,150	9,564	4.3%	4%
1994	441	9,379	9,820	4.5%	3.5%
1995	363	9,351	9,714	3.7%	3.4%
1996	296	9,663	9,959	3%	3.5%
1997	326	10,176	10,502	3.1%	3.1%
1998	298	9,915	10,213	2.9%	2.7%
1999	315	9,476	9,791	3.2%	2.6%
2000	256	8,762	9,018	2.8%	2.6%
2001	443	8,393	8,836	5%	3.3%
2002	489	8,132	8,621	5.7%	4%
2003	457	7,824	8,281	5.5%	4.5%
2004	419	7,745	8,164	5.1%	4.5%
2005	384	7,903	8,287	4.6%	4.3%
2006	350	7,958	8,308	4.2%	3.7%
2007	343	8,027	8,370	4.1%	3.7%
2008	379	8,056	8,435	4.5%	4.2%
2009	713	7,559	8,272	8.6%	6.4%
2010	635	8,321	8,956	7.1%	6%
2011	528	8,288	8,816	6%	5.5%
2012	460	8,301	8,761	5.3%	5%
2013	445	8,500	8,945	5%	4.7%
2014	400	8,711	9,111	4.4%	4.3%
2015	358	8,806	9,164	3.9%	3.8%
2016	339	8,843	9,182	3.7%	3.7%

Diagram II.52.3, shows the employment and labor force for Jefferson County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,843 persons, with the labor force reaching 9,182, indicating there were a total of 339 unemployed persons.





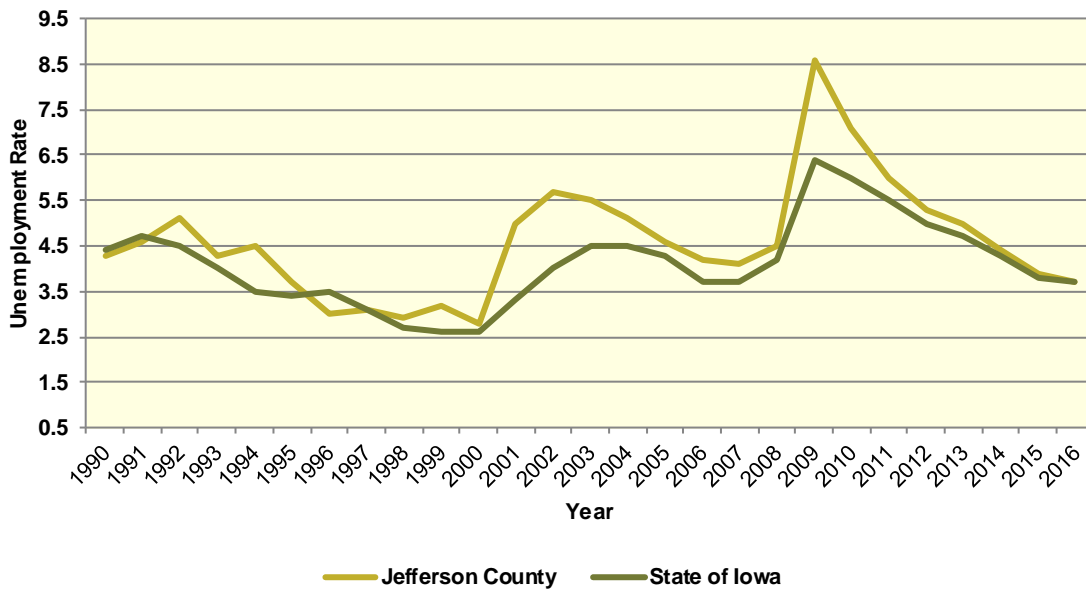
**Diagram II.52.3**  
**Employment and Labor Force**  
 Jefferson County  
 1990 – 2016 BLS Data



**Unemployment**

Diagram II.52.4, shows the unemployment rate for both the State and Jefferson County. During the 1990’s the average rate for Jefferson County was 3.8 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5 percent. Over the course of the entire period the Jefferson County had an average unemployment rate that higher than the State, 4.6 percent for Jefferson County, versus 4.1 statewide.

**Diagram II.52.4**  
**Annual Unemployment Rate**  
 Jefferson 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.52.25, shows total real earnings by industry for Jefferson County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$72,726,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 44.5 percent.

**Table II.52.25**  
**Real Earnings by Industry**  
 Jefferson 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	3,800	13,759	29,321	33,929	48,738	23,141	19,293	15,005	-22.2
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	4,558	6,311	2,650	0	0	0	0	4,789	0
Construction	16,023	19,411	20,964	22,601	18,568	19,714	19,202	27,740	44.5
Manufacturing	96,072	57,387	58,614	59,878	58,197	59,729	58,564	57,828	-1.3
Wholesale trade	19,054	17,003	18,676	20,397	23,073	23,674	23,475	21,966	-6.4
Retail trade	70,444	34,560	37,017	36,697	34,466	32,964	32,649	33,940	4
Transportation and warehousing	12,350	8,858	8,861	0	0	0	0	9,045	0
Information	25,659	6,218	6,026	6,185	5,989	6,189	6,633	6,255	-5.7
Finance and insurance	13,065	37,587	43,084	51,338	52,974	63,652	64,724	67,733	4.6
Real estate and rental and leasing	1,742	5,968	4,113	5,699	8,461	9,401	9,698	9,490	-2.1
Professional and technical services	39,457	38,420	34,685	31,865	38,466	30,963	29,767	29,992	0.8
Management of companies and enterprises	0	3,992	3,309	3,410	3,618	4,468	7,046	8,726	23.9
Administrative and waste services	0	7,598	8,325	8,245	7,676	11,488	11,976	11,935	-0.3
Educational services	0	11,420	12,507	0	14,616	16,291	17,456	0	-100
Health care and social assistance	0	19,615	21,279	0	24,276	23,433	22,179	0	-100
Arts, entertainment, and recreation	4,186	1,553	1,434	1,443	1,450	1,526	1,251	1,166	-6.8
Accommodation and food services	7,659	8,515	9,830	10,316	10,489	10,767	11,139	11,357	2
Other services, except public administration	14,707	15,790	14,388	15,844	16,737	17,276	16,294	16,734	2.7
Government and government enterprises	54,850	66,848	64,252	63,214	63,677	66,014	68,981	72,726	5.4
<b>Total</b>	<b>426,089</b>	<b>381,428</b>	<b>400,216</b>	<b>422,854</b>	<b>444,500</b>	<b>433,993</b>	<b>433,761</b>	<b>450,311</b>	<b>3.8</b>



Table II.52.26, shows the total employment by industry for the Jefferson County. The most recent estimates show the retail trade industry was the largest employer in Jefferson County, with employment reaching 1,203 jobs in 2016. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 18.1 percent.

**Table II.52.26**  
**Employment by Industry**  
Jefferson County  
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	883	653	640	614	633	610	626	621	-0.8
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	26	21	23	0	0	0	0	25	0
Construction	448	505	478	492	488	526	501	552	10.2
Manufacturing	1,651	1,032	993	1,011	1,039	1,041	1,022	1,027	0.5
Wholesale trade	377	347	360	391	427	432	448	433	-3.3
Retail trade	1,639	1,109	1,238	1,257	1,267	1,195	1,183	1,203	1.7
Transportation and warehousing	249	197	200	0	0	0	0	187	0
Information	528	160	167	184	168	210	195	187	-4.1
Finance and insurance	467	908	990	1,009	1,058	1,117	1,137	1,178	3.6
Real estate and rental and leasing	221	311	345	338	322	325	357	376	5.3
Professional and technical services	880	902	815	767	789	745	764	776	1.6
Management of companies and enterprises	0	85	73	69	60	70	94	111	18.1
Administrative and waste services	0	370	355	353	359	402	429	434	1.2
Educational services	0	756	828	0	973	1,002	1,138	0	-100
Health care and social assistance	0	735	733	0	737	733	715	0	-100
Arts, entertainment, and recreation	238	228	204	199	175	184	146	147	0.7
Accommodation and food services	475	538	560	565	602	606	588	577	-1.9
Other services, except public administration	598	698	725	719	719	704	686	692	0.9
Government and government enterprises	1,201	1,150	1,150	1,126	1,136	1,150	1,177	1,193	1.4
<b>Total</b>	<b>11,503</b>	<b>10,833</b>	<b>11,014</b>	<b>11,180</b>	<b>11,352</b>	<b>11,438</b>	<b>11,616</b>	<b>11,758</b>	<b>1.2</b>



Table II.52.27, shows the real average earnings per job by industry for Jefferson County. These figures are calculated by dividing the total real earning displayed in Tables II.52.25 and II.52.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 191,560 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 31.1 percent.

**Table II.52.27**  
**Real Earnings Per Job by Industry**  
 Jefferson County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	4,304	21,070	45,815	55,258	76,995	37,936	30,819	24,163	-21.6
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	175,290	300,509	115,238	0	0	0	0	191,560	0
Construction	35,765	38,438	43,859	45,938	38,049	37,480	38,327	50,254	31.1
Manufacturing	58,190	55,608	59,027	59,227	56,012	57,376	57,304	56,308	-1.7
Wholesale trade	50,541	49,001	51,879	52,167	54,035	54,802	52,400	50,730	-3.2
Retail trade	42,980	31,163	29,901	29,194	27,203	27,585	27,599	28,213	2.2
Transportation and warehousing	49,598	44,966	44,304	0	0	0	0	48,369	0
Information	48,597	38,864	36,083	33,613	35,647	29,474	34,017	33,449	-1.7
Finance and insurance	27,975	41,395	43,519	50,880	50,070	56,985	56,926	57,498	1
Real estate and rental and leasing	7,882	19,191	11,923	16,860	26,278	28,926	27,165	25,239	-7.1
Professional and technical services	44,838	42,594	42,558	41,545	48,752	41,561	38,962	38,649	-0.8
Management of companies and enterprises	0	46,966	45,322	49,414	60,304	63,829	74,953	78,613	4.9
Administrative and waste services	0	20,534	23,450	23,357	21,383	28,577	27,915	27,500	-1.5
Educational services	0	15,106	15,105	0	15,021	16,258	15,339	0	0
Health care and social assistance	0	26,687	29,031	0	32,939	31,968	31,020	0	0
Arts, entertainment, and recreation	17,589	6,813	7,028	7,249	8,286	8,293	8,570	7,932	-7.4
Accommodation and food services	16,125	15,827	17,553	18,258	17,423	17,767	18,944	19,683	3.9
Other services, except public administration	24,593	22,622	19,846	22,036	23,278	24,540	23,752	24,182	1.8
Government and government enterprises	45,671	58,129	55,872	56,140	56,053	57,404	58,607	60,961	4
<b>Total</b>	<b>37,042</b>	<b>35,210</b>	<b>36,337</b>	<b>37,822</b>	<b>39,156</b>	<b>37,943</b>	<b>37,342</b>	<b>38,298</b>	<b>2.6</b>

Table II.52.28 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 \$722,797,000 a 2.1 percent change between 2015 and 2016. Table II.52.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 10,833 and 11,758 in 2016, which a change of 1.2 percent over this period.

**Table II.52.28**  
**Total Employment and Real Personal Income**  
 Jefferson 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	231,143	14,897	-7,353	43,883	25,170	277,945	17,945	7,390	31,277
1970	231,169	14,491	-7,901	45,484	28,679	282,940	17,886	7,385	31,301
1971	225,531	14,753	-7,579	46,397	31,006	280,601	17,267	7,208	31,290
1972	237,796	15,810	-8,046	48,594	31,557	294,092	18,126	7,271	32,704
1973	276,610	19,640	-10,495	54,566	35,455	336,496	21,147	7,651	36,153
1974	260,241	20,609	-10,943	57,946	36,630	323,265	22,069	7,760	33,536
1975	246,706	18,859	-9,168	59,915	42,381	320,974	20,942	7,519	32,811
1976	256,005	20,657	-11,085	61,576	43,526	329,367	20,973	8,042	31,832
1977	248,373	21,205	-11,989	66,162	43,368	324,710	20,377	8,124	30,574
1978	274,464	23,847	-15,744	69,807	43,942	348,622	21,568	8,420	32,596
1979	278,026	26,556	-19,072	72,954	45,831	351,183	21,599	8,746	31,790
1980	243,064	24,859	-17,127	77,594	48,915	327,587	20,126	8,555	28,413
1981	247,533	25,007	-15,002	86,252	49,548	343,323	21,334	8,331	29,713
1982	206,708	21,936	-9,085	91,272	53,350	320,309	19,632	7,866	26,278
1983	201,663	22,778	-10,048	93,554	52,416	314,806	19,505	8,173	24,673
1984	259,554	26,454	-13,002	105,296	50,217	375,612	22,931	8,644	30,026
1985	265,911	27,660	-12,424	101,846	51,571	379,245	23,222	8,986	29,591
1986	294,061	30,435	-12,958	102,639	53,826	407,134	25,023	9,432	31,177
1987	309,777	32,727	-15,103	100,091	54,664	416,702	25,563	9,677	32,012
1988	317,327	36,708	-21,471	94,509	54,811	408,468	24,996	9,935	31,940
1989	328,844	36,502	-22,942	104,995	54,003	428,397	26,156	10,086	32,605
1990	339,102	38,166	-23,586	106,370	57,253	440,973	27,033	10,300	32,922
1991	325,605	37,700	-21,790	101,709	58,538	426,362	26,131	10,396	31,320
1992	372,780	42,118	-27,644	104,872	61,410	469,300	28,678	10,723	34,765
1993	356,730	42,311	-26,246	103,713	61,802	453,688	27,398	10,919	32,670
1994	393,424	45,196	-26,957	110,512	63,776	495,560	29,920	10,968	35,871
1995	379,646	46,671	-26,957	122,918	66,374	495,310	30,077	11,192	33,921
1996	425,729	48,281	-31,901	128,775	68,785	543,108	32,881	11,646	36,556
1997	486,411	55,306	-44,683	143,803	69,057	599,283	36,040	12,146	40,047
1998	491,273	56,645	-44,672	155,806	69,197	614,959	37,151	12,678	38,751
1999	449,722	52,528	-36,718	153,885	70,766	585,127	35,937	12,228	36,778
2000	473,017	54,266	-39,924	167,730	71,903	618,459	38,202	12,427	38,063
2001	426,089	49,653	-27,452	161,528	78,448	588,961	36,339	11,503	37,042
2002	412,789	47,176	-28,701	151,949	86,622	575,482	35,676	11,095	37,205
2003	410,242	46,778	-30,376	145,557	81,628	560,272	34,597	10,934	37,520
2004	430,085	46,901	-33,019	153,638	82,794	586,596	35,992	10,981	39,166
2005	422,379	48,952	-35,913	160,598	88,643	586,756	35,964	11,308	37,353
2006	408,145	48,038	-36,958	192,810	95,063	611,023	37,256	11,411	35,768
2007	411,883	48,944	-39,445	212,853	98,689	635,037	38,255	11,646	35,366
2008	425,226	49,222	-40,910	197,962	109,302	642,358	38,681	11,808	36,011
2009	391,078	45,424	-32,064	162,989	122,350	598,929	35,689	11,225	34,840
2010	381,428	45,716	-28,362	175,798	123,507	606,654	36,056	10,833	35,210
2011	400,216	42,419	-28,852	187,839	125,239	642,024	37,680	11,014	36,337
2012	422,854	42,831	-28,897	189,263	126,116	666,504	38,748	11,180	37,822
2013	444,500	48,485	-30,654	183,249	127,997	676,608	38,679	11,352	39,156
2014	433,993	49,518	-34,349	211,066	136,255	697,447	39,469	11,438	37,943
2015	433,761	49,243	-36,928	218,807	141,747	708,144	39,666	11,616	37,341
2016	450,311	52,565	-37,438	218,163	144,326	722,797	39,956	11,758	38,298



Diagram II.52.5, shows real average earnings per job for Jefferson County from 1990 to 2016. Over this period the average earning per job for Jefferson County was \$36,446, which was lower than the statewide average of \$43,526 over the same period.

**Diagram II.52.5**  
**Real Average Earnings Per Job**  
 Jefferson County  
 BEA Data 1990 - 2016

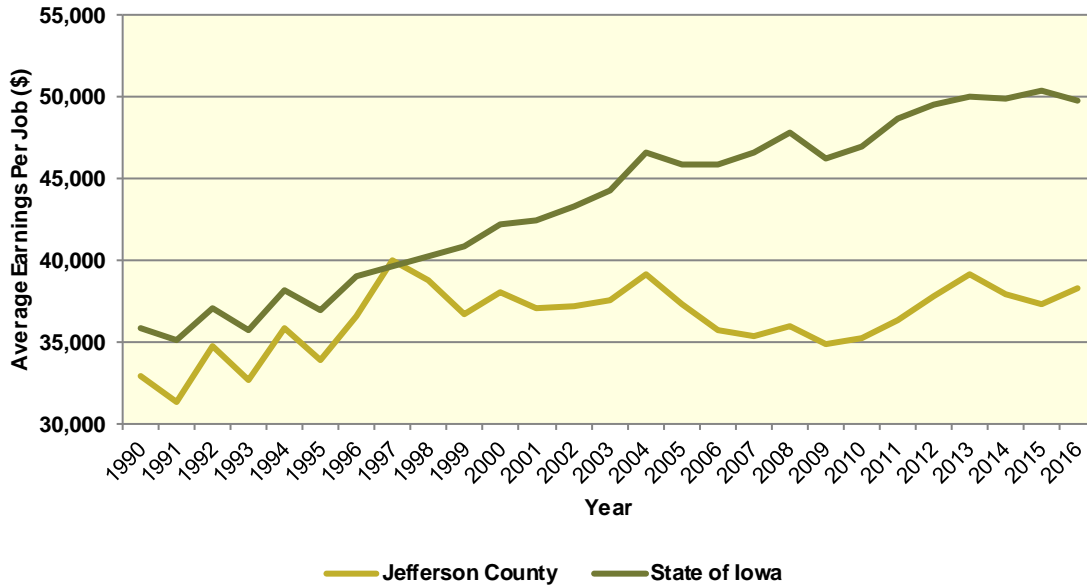
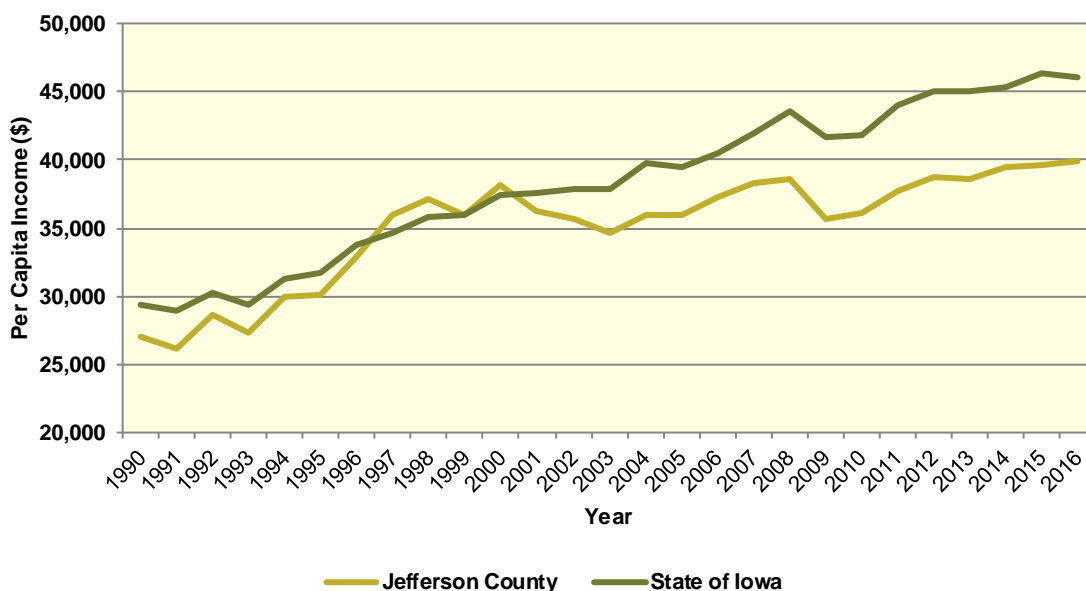


Diagram II.52.6, shows real per capita income for the Jefferson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Jefferson County was \$35,117, which was lower than the statewide average of \$38,254 over the same period.

**Diagram II.52.6**  
**Real Per Capita Income**  
 Jefferson 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.52.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 7,467 persons in 2015 to 7,567 in 2016, a change of 1.3 percent.

**Table II.52.29**  
**Total Monthly Employment**  
 Jefferson County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	7,413	7,438	7,625	7,415	6,729	6,591	6,889	7,054	7,146	7,262	7,443
Feb	7,336	7,400	7,628	7,067	6,651	6,572	6,880	7,049	7,131	7,274	7,432
Mar	7,425	7,443	7,684	7,159	6,703	6,717	6,905	7,065	7,170	7,286	7,513
Apr	7,461	7,603	7,702	7,115	6,821	6,919	7,044	7,154	7,345	7,432	7,494
May	7,535	7,702	7,801	7,297	6,992	6,994	7,148	7,190	7,345	7,646	7,460
Jun	7,559	7,866	7,890	7,384	7,068	7,045	7,214	7,297	7,437	7,704	7,538
Jul	7,286	7,551	7,643	6,950	6,803	6,929	7,007	7,123	7,201	7,459	7,399
Aug	7,191	7,512	7,600	6,879	6,680	6,872	6,958	7,149	7,264	7,442	7,470
Sep	7,398	7,693	7,722	7,016	6,836	7,041	7,065	7,312	7,399	7,490	7,714
Oct	7,458	7,730	7,638	6,915	6,781	7,003	7,110	7,308	7,383	7,490	7,778
Nov	7,440	7,780	7,599	6,952	6,840	7,039	7,135	7,303	7,415	7,465	7,756
Dec	7,557	7,921	7,725	7,091	6,863	7,189	7,165	7,442	7,552	7,651	7,810
<b>Annual</b>	<b>7,422</b>	<b>7,637</b>	<b>7,688</b>	<b>7,103</b>	<b>6,814</b>	<b>6,909</b>	<b>7,043</b>	<b>7,204</b>	<b>7,316</b>	<b>7,467</b>	<b>7,567</b>
% Change	.	2.9%	0.7%	-7.6%	-4.1%	1.4%	1.9%	2.3%	1.6%	2.1%	1.3%



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 \$707 in 2015. In 2016, average weekly wages saw an increased of 4.4 percent over the prior year, rising to \$738, or by 31 dollars. These data are shown in Table II.52.30.

<b>Table II.52.30</b> <b>Average Weekly Wages</b> Jefferson County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	535	511	507	556	527	
2002	523	524	512	562	530	0.6%
2003	531	522	528	576	539	1.7%
2004	530	560	548	608	562	4.3%
2005	547	582	588	615	583	3.7%
2006	576	580	580	634	593	1.7%
2007	601	587	584	646	604	1.9%
2008	581	588	593	655	604	(ND)%
2009	583	585	578	656	600	-0.7%
2010	582	599	625	701	627	4.5%
2011	607	638	655	675	644	2.7%
2012	653	639	645	692	657	2%
2013	639	646	656	764	677	3%
2014	679	679	705	736	700	3.4%
2015	684	684	690	771	707	1%
2016(p)	683	713	762	790	738	4.4%

Total business establishments reported by the QCEW are displayed in Table II.52.31. Between 2015 and 2016, the total number of business establishments in Jefferson County increased by 4.4 percent, from 792 to 795 establishments.

<b>Table II.52.31</b> <b>Number of Business Establishments</b> Jefferson County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	855	854	751	754	804	
2002	760	773	773	768	769	-4.4%
2003	749	749	752	750	750	-2.5%
2004	751	746	748	736	745	-0.7%
2005	720	723	733	725	725	-2.7%
2006	721	724	731	728	726	0.1%
2007	730	745	753	762	748	3%
2008	740	752	759	757	752	0.5%
2009	752	762	759	765	760	1.1%
2010	764	758	756	742	755	-0.7%
2011	740	736	750	769	749	-0.8%
2012	756	753	758	773	760	1.5%
2013	765	766	767	774	768	1.1%
2014	775	782	774	777	777	1.2%
2015	784	795	798	790	792	1.9%
2016	796	791	792	801	795	0.4%

## Iowa Department of Revenue

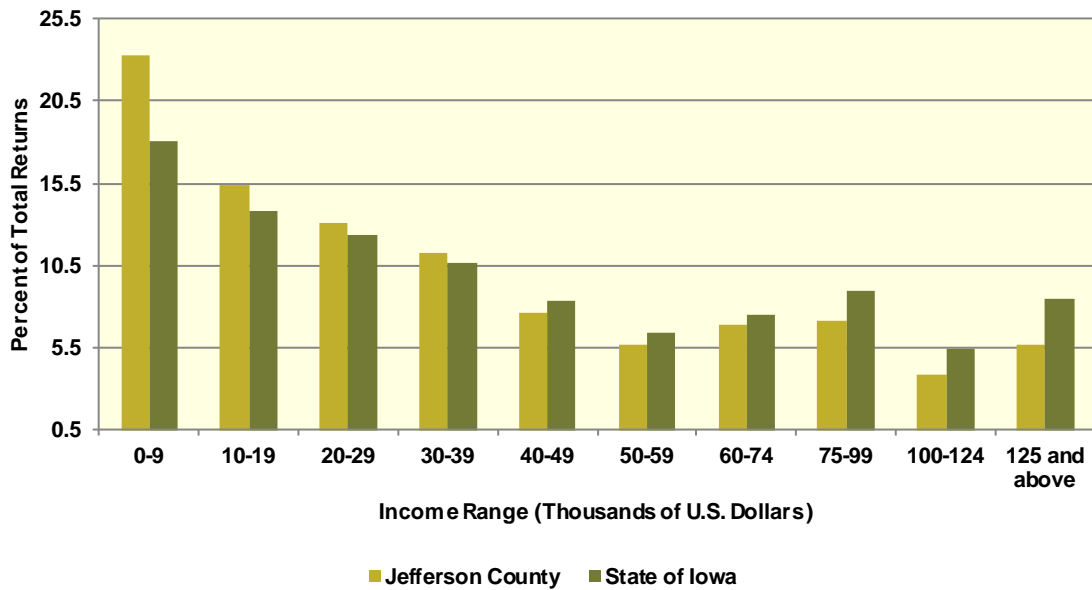
The Iowa Department of Revenue releases annual income tax statistics. Table II.52.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Jefferson County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 1 percent, with 396 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 32 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of -9.4 percent.

**Table II.52.32**  
**Number of Tax Returns by Adjusted Gross Income**  
 Jefferson 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	1,659	1,086	921	671	526	380	392	314	122	194	6,265
2003	1,622	1,106	895	648	524	393	384	317	131	207	6,227
2004	1,579	1,100	891	668	483	416	418	343	133	228	6,259
2005	1,518	1,021	939	684	505	394	455	353	148	285	6,302
2006	1,490	1,109	876	714	518	391	503	385	166	294	6,446
2007	1,656	1,129	942	732	582	406	514	432	169	345	6,907
2008	1,659	1,164	933	737	570	403	487	421	199	328	6,901
2009	1,763	1,140	961	729	497	396	475	424	179	279	6,843
2010	1,788	1,136	911	724	499	389	495	435	210	300	6,887
2011	1,753	1,197	932	716	528	413	440	490	212	325	7,006
2012	1,707	1,155	889	734	566	384	479	458	234	350	6,956
2013	1,724	1,203	897	765	517	414	436	520	218	378	7,072
2014	1,619	1,133	950	779	516	441	424	535	244	395	7,036
2015	1,620	1,074	908	782	534	399	476	500	267	396	6,956
<b>Change 10 - 15</b>	<b>-9.4%</b>	<b>-5.5%</b>	<b>-0.3%</b>	<b>8%</b>	<b>7%</b>	<b>2.6%</b>	<b>-3.8%</b>	<b>14.9%</b>	<b>27.1%</b>	<b>32%</b>	<b>1%</b>

**Diagram II.52.7**  
**2015 Income Distribution**  
 Jefferson 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 increase from 2,279 in 2010 to 2,311 in 2016, with the poverty rate reaching 14 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.52.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,800	11.5%
2001	1,779	11.4%
2002	2,021	12.9%
2003	1,762	11.2%
2004	2,044	13.1%
2005	2,059	13.5%
2006	2,292	14.9%
2007	1,834	12.2%
2008	2,134	14.3%
2009	2,292	15.4%
2010	2,279	14.9%
2011	2,661	17.4%
2012	2,761	18%
2013	2,456	16.1%
2014	2,673	16.9%
2015	2,442	15.3%
2016	2,311	14%

The rate of poverty for Jefferson County is shown in Table II.52.34. In 2016, there were an estimated 2,504 persons living in poverty. This represented a 15.6 percent poverty rate, compared to 10.9 percent poverty in 2000. In 2016, some 9.1 percent of those in poverty were under age 6, and 10.5 percent were 65 or older.

<b>Table II.52.34</b>				
<b>Poverty by Age</b>				
Jefferson County				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	205	12.1%	227	9.1%
6 to 17	277	16.3%	680	27.2%
18 to 64	1,034	60.9%	1,334	53.3%
65 or Older	183	10.8%	263	10.5%
<b>Total</b>	<b>1,699</b>	<b>100.0%</b>	<b>2,504</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>10.9%</b>	.	<b>15.6%</b>	.

## HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.7 percent in Jefferson County between 2010 and 2016, from 7,594 to 7,543. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.52.35.

### 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 Jefferson County increased from 4 authorizations in 2015 to 18 in 2016.

The real value of single-family building permits decreased from \$146,648 in 2015 to \$145,611 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.52.36.

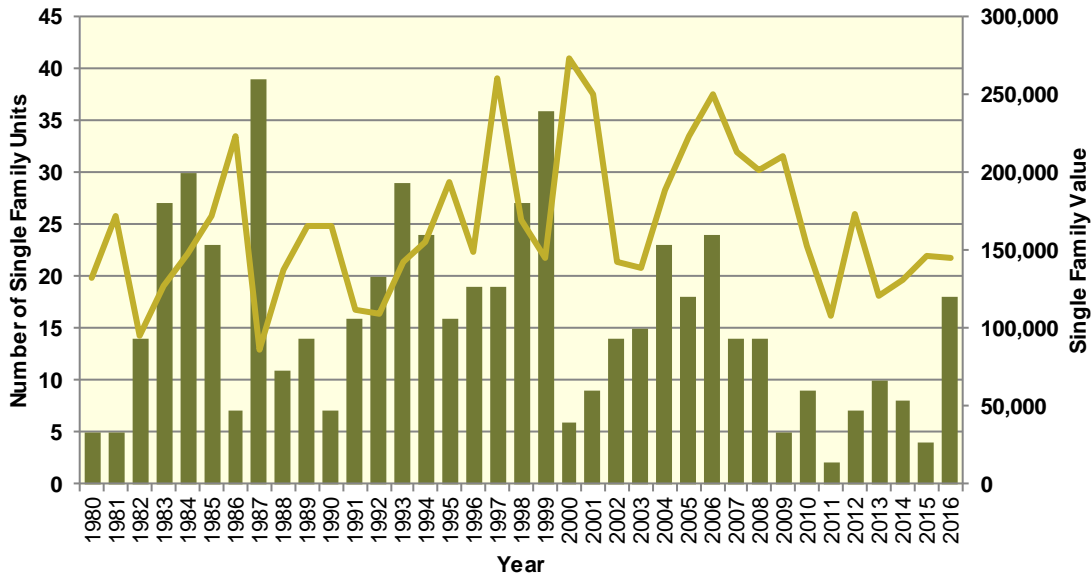
<b>Table II.52.35</b>				
<b>Housing Units</b>				
State of Iowa vs. Jefferson County				
2000 and 2016 Census Data and Intercensal Estimates				
<b>Subject</b>	<b>Iowa</b>	<b>% Growth Since Census</b>	<b>Jefferson County</b>	<b>% Growth Since Census</b>
2000 Census Base	1,232,625	.	7,239	.
2010 Census	1,336,417	8.4%	7,594	4.9%
July 2011 Estimate	1,341,974	0.4%	7,581	-0.2%
July 2012 Estimate	1,346,403	0.7%	7,565	-0.4%
July 2013 Estimate	1,353,274	1.3%	7,553	-0.5%
July 2014 Estimate	1,362,458	1.9%	7,545	-0.6%
July 2015 Estimate	1,370,778	2.6%	7,545	-0.6%
July 2016 Estimate	1,380,162	3.3%	7,543	-0.7%

**Table II.52.36**  
**Building Permits and Valuation**  
 Jefferson County  
 Census Bureau Data, 1980–2016

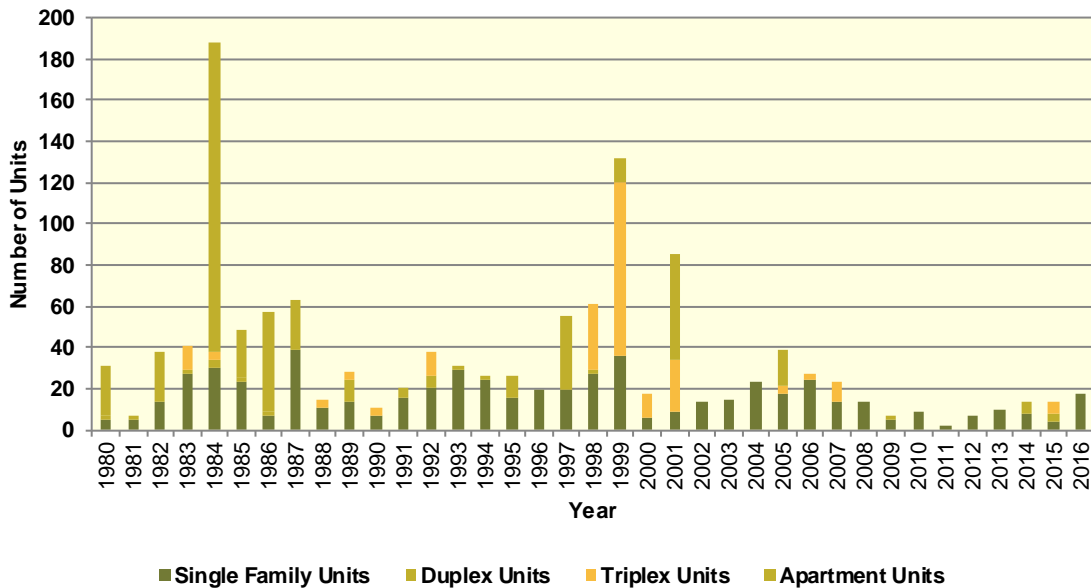
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	5	2	0	24	31	132,245	52,319
1981	5	2	0	0	7	172,301	0
1982	14	0	0	24	38	95,696	39,648
1983	27	2	12	0	41	127,426	0
1984	30	4	4	150	188	147,330	62,005
1985	23	2	0	24	49	172,680	28,394
1986	7	2	0	48	57	223,282	59,637
1987	39	0	0	24	63	86,829	27,806
1988	11	0	4	0	15	138,074	0
1989	14	10	4	0	28	166,209	0
1990	7	0	4	0	11	165,697	0
1991	16	4	0	0	20	111,949	0
1992	20	6	12	0	38	109,839	0
1993	29	2	0	0	31	142,282	0
1994	24	2	0	0	26	154,915	0
1995	16	10	0	0	26	193,816	0
1996	19	0	0	0	19	148,618	0
1997	19	0	0	36	55	260,731	50,952
1998	27	2	32	0	61	169,835	0
1999	36	0	84	12	132	144,604	46,399
2000	6	0	12	0	18	273,884	0
2001	9	0	25	51	85	250,314	122,631
2002	14	0	0	0	14	142,075	0
2003	15	0	0	0	15	139,300	0
2004	23	0	0	0	23	188,507	0
2005	18	0	3	18	39	222,855	67,307
2006	24	0	3	0	27	249,765	0
2007	14	0	9	0	23	213,288	0
2008	14	0	0	0	14	202,134	0
2009	5	2	0	0	7	210,632	0
2010	9	0	0	0	9	152,605	0
2011	2	0	0	0	2	107,875	0
2012	7	0	0	0	7	173,408	0
2013	10	0	0	0	10	120,335	0
2014	8	0	0	6	14	131,592	68,271
2015	4	4	6	0	14	146,648	0
2016	18	0	0	0	18	145,611	0



**Diagram II.52.8**  
**Single Family Permits**  
 Jefferson County  
 Census Bureau Data, 1980–2016



**Diagram II.52.9**  
**Total Permits by Unit Type**  
 Jefferson County  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table II.52.37. In 2016, there were 7,554 housing units, up from 7,241 in 2000. Single-family units accounted for 71.8 percent of units in 2016, compared to 71.2 in 2000. Apartment units accounted for 7.4 percent in 2016, compared to 6.6 percent in 2000.

<b>Table II.52.37</b>				
<b>Housing Units by Type</b>				
Jefferson 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	5,153	71.2%	5,425	71.8%
Duplex	299	4.1%	227	3%
Tri- or Four-Plex	430	5.9%	593	7.9%
Apartment	477	6.6%	561	7.4%
Mobile Home	882	12.2%	737	9.8%
Boat, RV, Van, Etc.	0	0%	11	0.1%
<b>Total</b>	<b>7,241</b>	<b>100.0%</b>	<b>7,554</b>	<b>100.0%</b>

Some 90.2 percent of housing was occupied in 2010, compared to 91.8 percent in 2000. Owner-occupied housing changed 2.3 percent between 2000 and 2010, ending with owner-occupied units representing 66.8 percent of unit. Vacant units changed by 26.4 percent, resulting in 748 vacant units in 2010.

<b>Table II.52.38</b>					
<b>Housing Units by Tenure</b>					
Jefferson County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,649	91.8%	6,846	90.2%	3%
Owner-Occupied	4,470	67.2%	4,573	66.8%	2.3%
Renter-Occupied	2,179	32.8%	2,273	33.2%	4.3%
Vacant Housing Units	592	8.2%	748	9.8%	26.4%
<b>Total Housing Units</b>	<b>7,241</b>	<b>100.0%</b>	<b>7,594</b>	<b>100.0%</b>	<b>4.9%</b>

Table II.52.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 7,554 housing units. An estimated 66.3 percent were owner-occupied, and 8.7 percent were vacant.

<b>Table II.52.39</b>				
<b>Housing Units by Tenure</b>				
Jefferson County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,846	90.2%	6,896	91.3%
Owner-Occupied	4,573	66.8%	4,575	66.3%
Renter-Occupied	2,273	33.2%	2,321	33.7%
Vacant Housing Units	748	9.8%	658	8.7%
<b>Total Housing Units</b>	<b>7,594</b>	<b>100.0%</b>	<b>7,554</b>	<b>100.0%</b>



Households by household size are shown in Table II.52.40. There were a total of 6,846 households in 2010, up from 6,649 in 2000. One person households changed by 14.8 percent between 2000 and 2010, while two person households changed by 9.4 percent. Three and four person households changed by -7.4 and -23.6 respectively, representing 13.3 percent and 9.2 percent of the population in 2010.

<b>Table II.52.40</b>					
<b>Households by Household Size</b>					
Jefferson County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,021	30.4%	2,321	33.9%	14.8%
Two Persons	2,331	35.1%	2,551	37.3%	9.4%
Three Persons	982	14.8%	909	13.3%	-7.4%
Four Persons	825	12.4%	630	9.2%	-23.6%
Five Persons	368	5.5%	294	4.3%	-20.1%
Six Persons	87	1.3%	90	1.3%	3.4%
Seven Persons or More	35	0.5%	51	0.7%	45.7%
<b>Total</b>	<b>6,649</b>	<b>100.0%</b>	<b>6,846</b>	<b>100.0%</b>	<b>3%</b>

Households by income is shown in Table II.52.41. Households earning more than \$100,000 per year represented 14.2 percent of households in 2016, compared to 8.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.8 percent of households in 2010, compared to 17.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 15.9 percent of households in 2016, compared to 18.2 percent in 2000.

<b>Table II.52.41</b>				
<b>Households by Income</b>				
Jefferson 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	1,211	18.2%	1,094	15.9%
\$15,000 to \$19,999	508	7.6%	301	4.4%
\$20,000 to \$24,999	573	8.6%	528	7.7%
\$25,000 to \$34,999	1,125	16.9%	770	11.2%
\$35,000 to \$49,999	1,055	15.9%	1,032	15%
\$50,000 to \$74,999	1,164	17.5%	1,297	18.8%
\$75,000 to \$99,999	470	7.1%	896	13%
\$100,000 or More	545	8.2%	978	14.2%
<b>Total</b>	<b>6,651</b>	<b>100.0%</b>	<b>6,896</b>	<b>100.0%</b>



Table II.52.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10.2 percent and 1.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 9.2 percent, 13.2 percent, and 12.1, respectively. Housing units built prior to 1939 represented 30.7 percent of households in 2016.

Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,239	33.7%	2,114	30.7%
1940 to 1949	427	6.4%	257	3.7%
1950 to 1959	668	10%	602	8.7%
1960 to 1969	752	11.3%	764	11.1%
1970 to 1979	816	12.3%	633	9.2%
1980 to 1989	894	13.4%	910	13.2%
1990 to 1999	853	12.8%	834	12.1%
2000 to 2009	.	.	704	10.2%
2010 or Later	.	.	78	1.1%
<b>Total</b>	<b>6,649</b>	<b>100.0%</b>	<b>6,896</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.52.43. An estimated 76.9 percent of white households occupy single family homes, while 36.7 percent of black households do. Some 4.3 percent of white households occupied apartments, while 4.5 percent of black households do. An estimated 27.4 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.9%	36.7%	100%	27.4%	0%	100%	34.7%
Duplex	3.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	6.2%	58.1%	0%	0%	0%	0%	0%
Apartment	4.3%	4.5%	0%	0%	0%	0%	65.3%
Mobile Home	9.1%	0.7%	0%	64.1%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	8.5%	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.52.44. An estimated 27.7 percent of vacant units were for rent in 2010, a -6.3 percent change since 2000. In addition, some 11.9 percent of vacant units were for sale, a change of 7.2 percent between 2000 and 2010. "Other" vacant units represented 38.9 percent of vacant units in 2010. This is a change of 69.2 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.52.44</b>					
<b>Disposition of Vacant Housing Units</b>					
Jefferson County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	221	37.3%	207	27.7%	-6.3%
For Sale	83	14%	89	11.9%	7.2%
Rented or Sold, Not Occupied	59	10%	60	8%	1.7%
For Seasonal, Recreational, or Occasional Use	57	9.6%	98	13.1%	71.9%
For Migrant Workers	0	0%	3	0.4%	
Other Vacant	172	29.1%	291	38.9%	69.2%
<b>Total</b>	<b>592</b>	<b>100.0%</b>	<b>748</b>	<b>100.0%</b>	<b>26.4%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.52.45. By 2016, for rent units accounted for 11.2 percent of vacant units, while for sale units accounted for 5.6 percent. “Other” vacant units accounted for 36.6 percent of vacant units, representing a total of 241 “other” vacant units.

<b>Table II.52.45</b>				
<b>Disposition of Vacant Housing Units</b>				
Jefferson County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	207	27.7%	74	11.2%
For Sale	89	11.9%	37	5.6%
Rented Not Occupied	27	3.6%	0	0%
Sold Not Occupied	33	4.4%	130	19.8%
For Seasonal, Recreational, or Occasional Use	98	13.1%	176	26.7%
For Migrant Workers	3	0.4%	0	0%
Other Vacant	291	38.9%	241	36.6%
<b>Total</b>	<b>748</b>	<b>100.0%</b>	<b>658</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.52.46. In 2016, an estimated 0.8 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

<b>Table II.52.46</b> <b>Overcrowding and Severe Overcrowding</b> Jefferson 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	4,448	99.3%	31	0.7%	0	0%	4,479
2016 Five-Year ACS	4,538	99.2%	37	0.8%	0	0%	4,575
<b>Renter</b>							
2000 Census	2,115	97.5%	45	2.1%	10	0.5%	2,170
2016 Five-Year ACS	2,251	97%	17	0.7%	53	2.3%	6,896
<b>Total</b>							
2000 Census	6,563	98.7%	76	1.1%	10	0.2%	6,649
2016 Five-Year ACS	6,789	98.4%	54	0.8%	53	0.8%	6,896

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 27 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in Jefferson County. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.52.47</b> <b>Households with Incomplete Plumbing Facilities</b> Jefferson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	6,603	6,869
Lacking Complete Plumbing Facilities	46	27
<b>Total Households</b>	<b>6,649</b>	<b>6,896</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>0.4%</b>

There were 95 households lacking complete kitchen facilities in 2016, compared to 33 households in 2000. This was a change from 0.5 percent of households in 2000 to 1.4 percent in 2016.

<b>Table II.52.48</b> <b>Households with Incomplete Kitchen Facilities</b> Jefferson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	6,616	6,801
Lacking Complete Kitchen Facilities	33	95
<b>Total Households</b>	<b>6,649</b>	<b>6,896</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>1.4%</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 Jefferson County, 12.2 of households had a cost burden and 11.6 percent had a severe cost burden. Some 15.5 percent of renters were cost burdened, and 17.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.5 percent and a severe cost burden rate of 8.8 percent. Owner occupied households with a mortgage had a cost burden rate of 15.2 percent, and severe cost burden at 8.9 percent.

**Table II.52.49**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Jefferson 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	1,426	74.7%	302	15.8%	163	8.5%	17	0.9%	1,908
2016 Five-Year ACS	1,799	75.8%	360	15.2%	210	8.9%	3	0.1%	2,372
<b>Owner Without a Mortgage</b>									
2000 Census	1,052	93.3%	41	3.6%	14	1.2%	21	1.9%	1,128
2016 Five-Year ACS	1,881	85.4%	121	5.5%	194	8.8%	7	0.3%	2,203
<b>Renter</b>									
2000 Census	1,111	54%	387	18.8%	296	14.4%	264	12.8%	2,058
2016 Five-Year ACS	1,320	56.9%	359	15.5%	397	17.1%	245	10.6%	2,321
<b>Total</b>									
2000 Census	3,589	70.5%	730	14.3%	473	9.3%	302	5.9%	5,094
2016 Five-Year ACS	5,000	72.5%	840	12.2%	801	11.6%	255	3.7%	6,896

**Housing Problems by Income**

Table II.52.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Jefferson County. As can be seen in 2017 the MFI was \$61,500, which compared to \$69,900 for the State of Iowa.

Table II.52.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 500 owner-occupied and 369 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 350 owner-occupied 330 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,030 households without a housing problem.

**Table II.52.50**  
**Median Family Income**  
 Jefferson County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	49,600	49,100
2001	53,300	52,500
2002	55,900	53,700
2003	48,000	54,900
2004	48,000	55,800
2005	51,600	57,650
2006	51,700	57,800
2007	51,800	58,100
2008	52,100	58,500
2009	56,600	62,000
2010	56,900	62,400
2011	57,300	64,000
2012	58,100	64,800
2013	58,800	64,700
2014	62,200	65,300
2015	62,100	67,500
2016	62,600	68,400
2017	61,500	69,900

**Table II.52.51**  
**Housing Problems by Income and Tenure**  
 Jefferson 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	0	4	20	10	0	34
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	15	0	10	33
Housing cost burden greater than 50% of income (and none of the above problems)	175	60	90	10	15	350
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	180	145	35	100	500
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	85	380	435	465	2,435	3,800
<b>Total</b>	<b>339</b>	<b>628</b>	<b>705</b>	<b>520</b>	<b>2,560</b>	<b>4,752</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	70	0	15	10	0	95
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	265	65	0	0	0	330
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	190	70	15	4	369
Zero/negative income (and none of the above problems)	100	0	0	0	0	100
has none of the 4 housing problems	160	125	260	150	535	1,230
<b>Total</b>	<b>685</b>	<b>380</b>	<b>370</b>	<b>175</b>	<b>539</b>	<b>2,149</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	70	4	35	20	0	129
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	15	0	10	33
Housing cost burden greater than 50% of income (and none of the above problems)	440	125	90	10	15	680
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	130	370	215	50	104	869
Zero/negative income (and none of the above problems)	135	0	0	0	0	135
has none of the 4 housing problems	245	505	695	615	2,970	5,030
<b>Total</b>	<b>1,024</b>	<b>1,008</b>	<b>1,075</b>	<b>695</b>	<b>3,099</b>	<b>6,901</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.52.52 on the following page, of the 207 loans in 2016, 111 loans were for Home Purchases, 14 were for Home Improvement and 82 were for refinancing.

<b>Table II.52.52</b>				
<b>Owner-Occupied Single Family Home Loans by Loan Type</b>				
Jefferson County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	133	43	113	289
2009	75	22	197	294
2010	63	31	137	231
2011	61	8	150	219
2012	78	31	206	315
2013	121	12	148	281
2014	67	29	87	183
2015	90	19	88	197
2016	111	14	82	207

Table II.52.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$102,808 in 2012 and \$112,126 in 2016. Overall, average loans were \$96,377 in 2008 and \$108,662 in 2016.

<b>Table II.52.53</b>				
<b>Owner-Occupied Single Family Home Loans by Average Loan Amount</b>				
Jefferson County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$102,376	\$39,209	\$111,071	\$96,377
2009	\$96,600	\$22,727	\$121,254	\$107,592
2010	\$98,302	\$28,355	\$128,664	\$106,922
2011	\$113,803	\$24,750	\$118,320	\$113,644
2012	\$102,808	\$31,226	\$129,383	\$113,143
2013	\$100,876	\$54,500	\$130,297	\$114,391
2014	\$123,030	\$38,793	\$106,517	\$101,831
2015	\$119,789	\$30,263	\$116,534	\$109,701
2016	\$112,126	\$62,000	\$111,939	\$108,662

Table II.52.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$8,019,000 in 2012 and \$12,446,000 in 2016. Overall, average loans were \$27,853,000 in 2008 and \$22,493,000 in 2016.

<b>Table II.52.54</b> <b>Total Volume of Owner-Occupied Single Family Loans</b> Jefferson County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$13,616,000	\$1,686,000	\$12,551,000	\$27,853,000
2009	\$7,245,000	\$500,000	\$23,887,000	\$31,632,000
2010	\$6,193,000	\$879,000	\$17,627,000	\$24,699,000
2011	\$6,942,000	\$198,000	\$17,748,000	\$24,888,000
2012	\$8,019,000	\$968,000	\$26,653,000	\$35,640,000
2013	\$12,206,000	\$654,000	\$19,284,000	\$32,144,000
2014	\$8,243,000	\$1,125,000	\$9,267,000	\$18,635,000
2015	\$10,781,000	\$575,000	\$10,255,000	\$21,611,000
2016	\$12,446,000	\$868,000	\$9,179,000	\$22,493,000

### Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.52.55 presents some basic statistics about the completed surveys.

<b>Table II.52.55</b> <b>Survey of Rental Properties</b> Jefferson County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	2	25	4	21

Table II.52.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single family units in Jefferson County, with 0 of them available. This translates into a vacancy rate of 0 percent in Jefferson County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 16 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 6.2 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table II.52.56</b> <b>Rental Vacancy Survey by Type</b> Jefferson County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	9	0	0%
Apartments	16	1	6.2%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
<b>Total</b>	<b>25</b>	<b>1</b>	<b>4%</b>

Table II.52.57, reports units by bedroom size. As can be seen there were 0 two bedroom apartment units and 0 three bedroom units. Overall, the 1 two bedroom units accounted for 4 percent of all units, and the 6 three bedroom units accounted for 24 percent. Additional details for additional unit types are reported found below.

<b>Table II.52.57</b>						
<b>Rental Units by Bedroom Size</b>						
Jefferson County						
2017 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	.	0
One	1	16	0	0	.	17
Two	1	0	0	0	.	1
Three	6	0	0	0	.	6
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>9</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>

Table II.52.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

<b>Table II.52.58</b>			
<b>Single Family Units by Bedroom Size</b>			
Jefferson County			
2017 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Studio	0	0	0%
One	1	0	0%
Two	1	0	0%
Three	6	0	0%
Four	1	0	0%
Don’t know	0	0	0%
<b>Total</b>	<b>9</b>	<b>0</b>	<b>0%</b>

Table II.52.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 6.2 percent.

<b>Table II.52.59</b>			
<b>Apartment Units by Bedroom Size</b>			
Jefferson County			
2017 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	0%
One	16	1	6.2%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
<b>Total</b>	<b>16</b>	<b>1</b>	<b>6.2%</b>

Average market-rate rents by unit type are shown in Table II.52.60. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.



<b>Table II.52.60</b> <b>Average Market Rate Rents by Bedroom Size</b> Jefferson County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$650	\$525	\$0	\$0	\$587.5
Two	\$650	\$0	\$0	\$0	\$650
Three	\$850	\$0	\$0	\$0	\$850
Four	\$1000	\$0	\$0	\$0	\$1000
<b>Total</b>	<b>\$787.5</b>	<b>\$525</b>	<b>\$0</b>	<b>\$0</b>	<b>\$712.5</b>

Table II.52.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

<b>Table II.52.61</b> <b>Average Assisted Rate Rents by Bedroom Size</b> Jefferson County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$0	\$0	\$0	\$0
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table II.52.62, shows vacancy rates for single family units by average rental rates for Jefferson County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table II.52.62</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Jefferson County 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	9	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>9</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table II.52.63. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 12.5 percent.

<b>Table II.52.63</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Jefferson County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	8	1	12.5%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	8	0	0%
<b>Total</b>	<b>16</b>	<b>1</b>	<b>6.2%</b>

Respondents were asked if utilities are included in the rent and as shown in Table II.52.64 below 1 respondents, or 100 percent, included some sort of utility in the rent.

<b>Table II.52.64</b> <b>Are there any utilities included with the rent?</b> Jefferson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
<b>% Offering Utilities</b>	<b>100%</b>

The type of utility included in the rent is shown in Table II.52.65. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

<b>Table II.52.65</b> <b>Which utilities are included with the rent?</b> Jefferson County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	1

### Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.52.66, there were 2 accessible apartment units. Respondents also indicated there were a total of 0 persons with disabilities currently residing in accessible units.

<b>Table II.52.66</b> <b>Accessible Units by Bedroom Size</b> Jefferson County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	2	0	0		2
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

Table II.52.67, shows the breakdown of accessible and not accessible single family units by bedroom size.

<b>Table II.52.67</b> <b>Single Family Units by Accessibility and Bedroom Size</b> Jefferson County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	1	0	1	0%
Two	1	0	1	0%
Three	6	0	6	0%
Four	1	0	1	0%
Don't know	0	0	0	0%
<b>Total</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>0%</b>

Table II.52.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 12.5 percent of all apartment units were considered accessible by survey respondents.

<b>Table II.52.68</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Jefferson County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	14	2	16	12.5%
Two	0	0	0	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
<b>Total</b>	<b>14</b>	<b>2</b>	<b>16</b>	<b>12.5%</b>

### Perceived Need for Rental Units

Table II.52.69, at right, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.52.69</b> <b>Do you keep a waiting list?</b> Jefferson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
<b>Waitlist Size</b>	<b>0</b>

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.52.70, shows the *strong growth scenario* for the Jefferson County. As can be seen there were 4,575 owner-occupied and 2,321 renter-occupied households in 2016, for a total of 6,896 households. In 2030, there will be a projected 7,538 households, of which 5,217 are projected to be owner occupied and the remaining 2,321 are expected to be renter-occupied.

By 2050, there are projected to be 5,274 owner-occupied households, of which 378 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 778 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,255 renter households, of which 719 renter households are expected to have incomes between 0 and 30.0 percent of median family income 387 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 7,529 occupied units by 2050, of which 1,097 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.52.70 Housing Demand Forecast Jefferson County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	328	367	371	374	375	376	377	378
30.1-50%	603	674	682	687	689	691	693	695
50.1-80%	675	755	764	770	772	773	777	778
80.1-95%	395	442	447	451	452	453	455	456
95.1-115%	515	576	583	587	589	590	593	594
115+%	2,058	2,302	2,329	2,347	2,354	2,358	2,368	2,373
<b>Total</b>	<b>4,575</b>	<b>5,116</b>	<b>5,176</b>	<b>5,217</b>	<b>5,231</b>	<b>5,240</b>	<b>5,263</b>	<b>5,274</b>
<b>Renter</b>								
0-30%	740	746	744	740	734	728	725	719
30.1-50%	411	414	413	411	407	404	402	399
50.1-80%	399	402	401	399	395	392	390	387
80.1-95%	162	163	163	162	161	159	159	157
95.1-115%	222	223	223	221	220	218	217	215
115+%	388	391	390	388	385	382	380	377
<b>Total</b>	<b>2,321</b>	<b>2,340</b>	<b>2,333</b>	<b>2,321</b>	<b>2,302</b>	<b>2,284</b>	<b>2,272</b>	<b>2,255</b>
<b>Total</b>								
0-30%	1,068	1,113	1,115	1,114	1,109	1,104	1,102	1,097
30.1-50%	1,013	1,088	1,095	1,098	1,097	1,095	1,095	1,094
50.1-80%	1,074	1,157	1,165	1,169	1,168	1,166	1,167	1,166
80.1-95%	558	606	610	613	613	612	614	613
95.1-115%	737	799	805	809	809	808	809	809
115+%	2,446	2,693	2,719	2,735	2,738	2,739	2,748	2,750
<b>Total</b>	<b>6,896</b>	<b>7,456</b>	<b>7,508</b>	<b>7,538</b>	<b>7,533</b>	<b>7,524</b>	<b>7,535</b>	<b>7,529</b>



