

**VOLUME II:
WAPELLO COUNTY**

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Wapello County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Wapello County's population decreased from 35,625 in 2010 to 34,982 in 2016, or by 1.8 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 2.8 percent, and the number of people from 55 to 64 years of age increased by 8 percent. The white population decreased by 4.8 percent, while the black population increased by 141.4 percent. The Hispanic population increased from 3,234 to 3,744 people between 2010 and 2016 or by 15.8 percent. These data are presented in Table II.91.1.

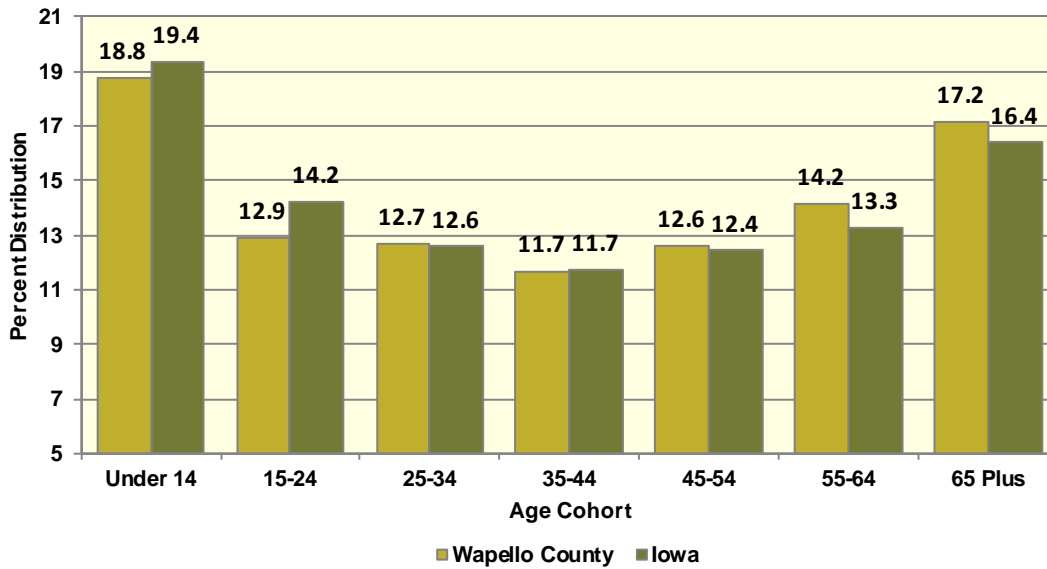
Table II.91.1 Profile of Population Characteristics Wapello County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Wapello County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	35,625	34,982	-1.8%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	6,730	6,564	-2.5%	603,673	607,020	0.6%
15 to 24 years	4,824	4,514	-6.4%	430,187	445,808	3.6%
25 to 34 years	4,323	4,443	2.8%	382,583	394,373	3.1%
35 to 44 years	4,159	4,088	-1.7%	364,548	367,535	0.8%
45 to 54 years	5,150	4,421	-14.2%	439,726	389,744	-11.4%
55 to 64 years	4,583	4,951	8%	372,750	415,998	11.6%
65 and Over	5,856	6,001	2.5%	452,888	514,215	13.5%
Race						
White	34,079	32,459	-4.8%	2,839,615	2,864,884	0.9%
Black	517	1,248	141.4%	91,695	114,874	25.3%
American Indian and Alaskan Native	275	302	9.8%	13,563	15,924	17.4%
Asian	266	349	31.2%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	61	116	90.2%	2,419	3,592	48.5%
Two or more races	427	508	19%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	3,234	3,744	15.8%	151,544	182,606	20.5%

Table II.91.2, presents the population of Wapello County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 17,422 males, who accounted for 48.9 percent of the population, and the remaining 51.1 percent, or 18,203 persons, were female. In 2016, the number of males rose to 17,322 persons, and accounted for 49.5 percent of the population, with the remaining 50.5 percent, or 17,660 persons being female.



Table II.91.2 Population by Age and Gender Wapello 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	3,409	3,321	6,730	3,334	3,230	6,564	-2.5%
15 to 24 years	2,472	2,352	4,824	2,297	2,217	4,514	-6.4%
25 to 34 years	2,233	2,090	4,323	2,317	2,126	4,443	2.8%
35 to 44 years	2,126	2,033	4,159	2,102	1,986	4,088	-1.7%
45 to 54 years	2,500	2,650	5,150	2,214	2,207	4,421	-14.2%
55 to 64 years	2,223	2,360	4,583	2,407	2,544	4,951	8.0%
65 and Over	2,459	3,397	5,856	2,651	3,350	6,001	2.5%
Total	17,422	18,203	35,625	17,322	17,660	34,982	-1.8%
% of Total	48.9%	51.1%	.	49.5%	50.5%	.	

**Diagram II.91.1
Age Distribution**
Wapello County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Wapello County increased from 35,696 to 36,051 persons, or by 1 percent. Between 2000 and 2010, Wapello County population, changed by -426 persons, to a total population of 35,625 persons. The most recent estimates indicated that Wapello County’s population fell an additional -643 persons since the 2010 Census, to 34,982 persons in July 2016.

1990 Census	35,696
Natural Increase 90-00	-175
Net Migration 90-00	530
2000 Census	36,051
Natural Increase 00-09	602
Net Migration 00-09	-1,172
2009 Population Estimate	35,481
2010 Census	35,625
Natural Increase 10-16	182
Net Migration 10-16	-825
2016 Population Estimate	34,982

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.91.3, Wapello County had a natural increase, of -175 persons between 1990 and 2000. During the April 2000 to July 2009 period, Wapello County’s natural increase was estimated at 602 persons. Between 2010 and 2016, the natural increase was estimated at 182 persons, and the net migration was -825 persons.

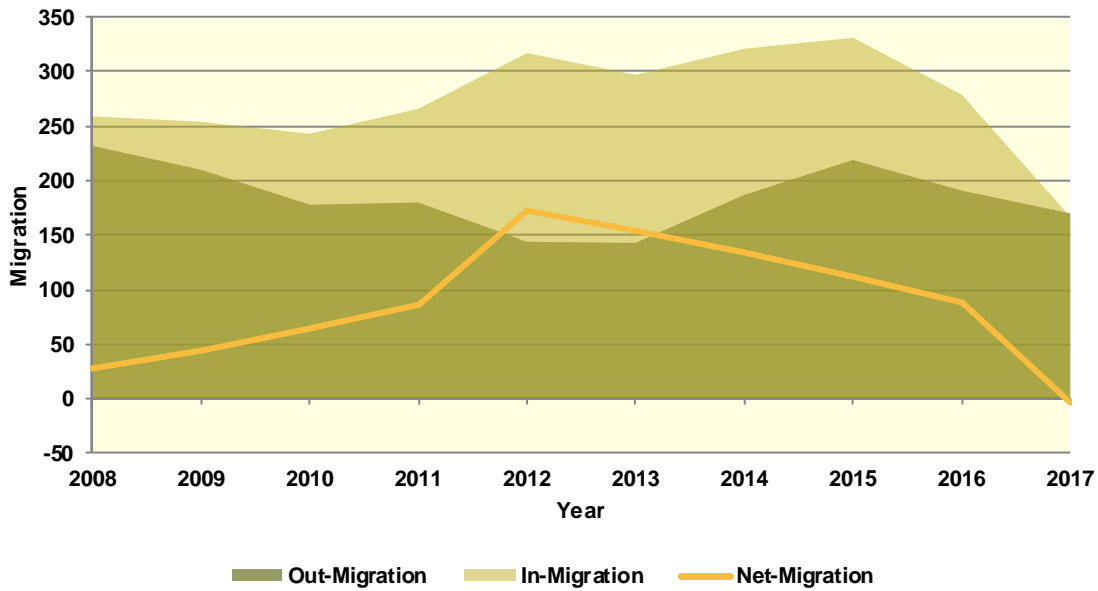
Population Migration Trends

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.91.4 in 2008 there was a total of 259 in-migrations with a total of 232 out-migrations, which led to a net-migration of 27 persons. The most recent first half 2017 data saw a net-migration of -3 persons, with 167 persons entering Wapello County and 170 persons leaving Wapello County.

Diagram II.91.2, 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 2012 with 173 people entering and the migration lowest net migration occurred in 2008 with 27 entering Wapello County.

Diagram II.91.2
Net In-migration by Gender
 Wapello County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.91.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 567 percent of net-migrants, or -17 persons were male, with the remaining -467 percent, or 14 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	118	111	122	116	156	134	146	146	135	65
Female	141	143	121	150	161	163	175	185	144	102
Total	259	254	243	266	317	297	321	331	279	167
Out										
Male	120	110	82	74	72	71	77	103	86	82
Female	112	100	96	106	72	72	110	116	105	88
Total	232	210	178	180	144	143	187	219	191	170
Net										
Male	-2	1	40	42	84	63	69	43	49	-17
Female	29	43	25	44	89	91	65	69	39	14
Total	27	44	65	86	173	154	134	112	88	-3

Table II.91.5, shows net-migration for Wapello 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 Wapello County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 7 persons leaving Wapello County.

Table II.91.5										
Migration by Age Range										
Wapello County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	3	3	0	1	2	1	0	2	1	0
18-22	36	42	36	42	46	36	47	43	34	25
23-25	39	35	26	38	37	34	49	31	34	18
26-35	61	64	68	72	85	102	81	113	93	55
36-45	45	46	37	43	45	30	54	62	43	20
46-55	32	35	38	35	51	44	43	46	33	20
56-65	26	14	21	24	37	30	28	25	24	18
66 +	17	15	17	11	14	20	19	9	17	11
Total	259	254	243	266	317	297	321	331	279	167
Out										
14-17	3	3	0	3	2	0	1	5	3	0
18-22	33	18	31	22	22	19	23	34	23	25
23-25	32	40	27	28	15	17	27	31	22	19
26-35	59	46	47	38	45	29	47	58	53	50
36-45	36	30	21	24	20	30	31	29	23	27
46-55	31	36	21	27	21	18	28	22	34	21
56-65	29	16	18	19	11	17	17	25	24	13
66 +	9	21	13	19	8	13	13	15	9	15
Total	232	210	178	180	144	143	187	219	191	170
Net										
14-17	0	0	0	-2	0	1	-1	-3	-2	0
18-22	3	24	5	20	24	17	24	9	11	0
23-25	7	-5	-1	10	22	17	22	0	12	-1
26-35	2	18	21	34	40	73	34	55	40	5
36-45	9	16	16	19	25	0	23	33	20	-7
46-55	1	-1	17	8	30	26	15	24	-1	-1
56-65	-3	-2	3	5	26	13	11	0	0	5
66 +	8	-6	4	-8	6	7	6	-6	8	-4
Total	27	44	65	86	173	154	134	112	88	-3

School Age Enrollment

Table II.91.6, show the school enrollment from the Iowa Department of Education for Wapello County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 6,383 students and was 6,491 in 2017, a change of 1.7 percent. Enrollment for students in grades 1 to 5 was 2,233 students in 2010 and 2,435 in 2017, which was a change of 9 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,885 and 1,734 in 2017, which was a change of -8 percent.

Table II.91.6						
School Enrollment						
Wapello County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	709	2,476	1,385	2,018	234	6,691
2001	697	2,407	1,489	1,987	103	6,683
2002	681	2,336	1,521	1,974	118	6,630
2003	648	2,316	1,468	1,962	141	6,535
2004	623	2,290	1,425	2,077	94	6,509
2005	531	2,237	1,425	2,116	99	6,309
2006	798	2,285	1,462	2,079	271	6,624
2007	829	2,211	1,413	2,042	282	6,495
2008	806	2,181	1,361	1,950	299	6,298
2009	904	2,207	1,368	1,905	383	6,344
2010	937	2,233	1,328	1,885	413	6,383
2011	932	2,241	1,285	1,848	417	6,306
2012	921	2,239	1,258	1,848	427	6,266
2013	889	2,305	1,323	1,802	353	6,319
2014	876	2,337	1,344	1,791	381	6,348
2015	931	2,360	1,338	1,714	411	6,343
2016	961	2,426	1,342	1,742	489	6,471
2017	963	2,435	1,359	1,734	463	6,491
% Change 10-17	2.8%	9%	2.3%	-8%	12.1%	1.7%

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.91.7, shows population by age for the 2000 and 2010 Census. The population changed by -1.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -8.7 percent to a total of 5,856 persons in 2010. Those aged 25 to 34 changed by 5.1 percent, and those aged under 5 changed by 10.2 percent.



Table II.91.7					
Population by Age					
Wapello County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,143	5.9%	2,361	6.6%	10.2%
5 to 19	7,443	20.6%	6,878	19.3%	-7.6%
20 to 24	2,304	6.4%	2,315	6.5%	0.5%
25 to 34	4,114	11.4%	4,323	12.1%	5.1%
35 to 54	10,205	28.3%	9,309	26.1%	-8.8%
55 to 64	3,427	9.5%	4,583	12.9%	33.7%
65 or Older	6,415	17.8%	5,856	16.4%	-8.7%
Total	36,051	100.0%	35,625	100.0%	-1.2%

The elderly population is further explored in Table II.91.8. Those aged 65 to 66 changed by -2.1 percent between 2000 and 2010, resulting in a population of 643 persons. Those aged 85 or older changed by 0.4 percent during the same time period, and resulted in 950 persons over age 85 in 2010.

Table II.91.8					
Elderly Population by Age					
Wapello County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	657	10.2%	643	11%	-2.1%
67 to 69	964	15%	940	16.1%	-2.5%
70 to 74	1,533	23.9%	1,257	21.5%	-18%
75 to 79	1,346	21%	1,152	19.7%	-14.4%
80 to 84	969	15.1%	914	15.6%	-5.7%
85 or Older	946	14.7%	950	16.2%	0.4%
Total	6,415	100.0%	5,856	100.0%	-8.7%

Population by race and ethnicity is shown in Table II.91.9. The white population changed by -5.5 percent between 2000 and 2010, and resulted in representing 92.1 percent of the population in 2010. The black population changed by 43 percent, represented 1.4 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 304.8 percent between 2000 and 2010, compared to the -8.1 percent growth rate for non-Hispanics.



Table II.91.9					
Population by Race and Ethnicity					
Wapello County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	34,709	96.3%	32,802	92.1%	-5.5%
Black	337	0.9%	482	1.4%	43%
American Indian	102	0.3%	176	0.5%	72.5%
Asian	233	0.6%	254	0.7%	9%
Native Hawaiian/ Pacific Islander	7	0%	48	0.1%	585.7%
Other	379	1.1%	1,312	3.7%	246.2%
Two or More Races	284	0.8%	551	1.5%	94%
Total	36,051	100.0%	35,625	100.0%	-1.2%
Hispanic	799	2.2%	3,234	9.1%	304.8%
Non-Hispanic	35,252	97.8%	32,391	90.9%	-8.1%

Population by race and ethnicity through 2016 is shown in Table II.91.10. The white population represented 90.8 percent of the population in 2016, compared with black households accounting for 2.4 percent of the population. Hispanic households represented 10.2 percent of the population in 2016.

Table II.91.10				
Population by Race and Ethnicity				
Wapello County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	32,802	92.1%	32,003	90.8%
Black	482	1.4%	831	2.4%
American Indian	176	0.5%	68	0.2%
Asian	254	0.7%	323	0.9%
Native Hawaiian/ Pacific Islander	48	0.1%	95	0.3%
Other	1,312	3.7%	1,446	4.1%
Two or More Races	551	1.5%	476	1.4%
Total	35,625	100.0%	35,242	100.0%
Non-Hispanic	32,391	90.9%	31,633	89.8%
Hispanic	3,234	9.1%	3,609	10.2%

The population by race is broken down further by ethnicity in Table II.91.11. While the white non-Hispanic population changed by -9.3 percent between 2000 and 2010, the white Hispanic population changed by 344.6 percent. The black non-Hispanic population changed by 35.9 percent, while the black Hispanic population changed by 337.5 percent.

Table II.91.11					
Population by Race and Ethnicity					
Wapello County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	34,339	97.4%	31,157	96.2%	-9.3%
Black	329	0.9%	447	1.4%	35.9%
American Indian	84	0.2%	90	0.3%	7.1%
Asian	233	0.7%	250	0.8%	7.3%
Native Hawaiian/ Pacific Islander	7	0%	43	0.1%	514.3%
Other	19	0.1%	9	0%	-52.6%
Two or More Races	241	0.7%	395	1.2%	63.9%
Total Non-Hispanic	35,252	100.0%	32,391	100.0%	-8.1%
Hispanic					
White	370	46.3%	1,645	50.9%	344.6%
Black	8	1%	35	1.1%	337.5%
American Indian	18	2.3%	86	2.7%	377.8%
Asian	0	0%	4	0.1%	
Native Hawaiian/ Pacific Islander	0	0%	5	0.2%	
Other	360	45.1%	1,303	40.3%	261.9%
Two or More Races	43	5.4%	156	4.8%	262.8%
Total Hispanic	799	100.0%	3,234	100.0%	304.8 %
Total Population	36,051	100.0%	35,625	100.0%	-1.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.91.12. During this time, the total non-Hispanic population was 31,633 persons in 2016. The Hispanic population was 3,609.

Table II.91.12				
Population by Race and Ethnicity				
Wapello County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	31,157	96.2%	29,827	94.3%
Black	447	1.4%	820	2.6%
American Indian	90	0.3%	66	0.2%
Asian	250	0.8%	323	1%
Native Hawaiian/ Pacific Islander	43	0.1%	87	0.3%
Other	9	0%	54	0.2%
Two or More Races	395	1.2%	456	1.4%
Total Non-Hispanic	32,391	100.0%	31,633	100.0%
Hispanic				
White	1,645	50.9%	2,176	60.3%
Black	35	1.1%	11	0.3%
American Indian	86	2.7%	2	0.1%
Asian	4	0.1%	0	0%
Native Hawaiian/ Pacific Islander	5	0.2%	8	0.2%
Other	1,303	40.3%	1,392	38.6%
Two or More Races	156	4.8%	20	0.6%
Total Hispanic	3,234	100.0	3,609	100.0%
Total Population	35,625	100.0%	35,242	100.0%

Households by type and tenure are shown in Table II.91.13. Family households represented 65.2 percent of households, while non-family households accounted for 34.8 percent. These changed from 64.1 and 35.9 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	9,332	64.1%	9,429	65.2%
Married-Couple Family	6,963	74.6%	7,185	76.2%
Owner-Occupied	6,089	87.4%	6,318	87.9%
Renter-Occupied	874	12.6%	867	12.1%
Other Family	2,369	25.4%	2,244	25.1%
Male Householder, No Spouse Present	740	31.2%	771	33%
Owner-Occupied	477	64.5%	420	54.5%
Renter-Occupied	263	35.5%	351	45.5%
Female Householder, No Spouse Present	1,629	68.8%	1,473	72.6%
Owner-Occupied	934	57.3%	827	56.1%
Renter-Occupied	695	42.7%	646	43.9%
Non-Family Households	5,220	35.9%	5,025	34.8%
Owner-Occupied	3,094	59.3%	2,948	58.7%
Renter-Occupied	2,126	40.7%	2,077	41.3%
Total	14,552	100.0%	14,454	100.0%

The group quarters population was 867 in 2010, compared to 1,037 in 2000. Institutionalized populations experienced a -18.9 percent change between 2000 and 2010. Non-institutionalized populations experienced a -14 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	88	17.3%	106	25.7%	20.5%
Juvenile Facilities	.	.	24	5.8%	.
Nursing Homes	376	74%	248	60.2%	-34%
Other Institutions	44	8.7%	34	8.3%	-22.7%
Total	508	100.0%	412	100.0%	-18.9%
Noninstitutionalized					
College Dormitories	373	70.5%	408	89.7%	9.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	156	29.5%	47	10.3%	-69.9%
Total	529	100.0%	455	100.0%	-14%
Group Quarters Population	1,037	100.0%	867	100.0%	-16.4%

The number of foreign born persons are shown in Table II.91.15. An estimated 3 percent of the population was born in Mexico, some 0.9 percent were born in El Salvador, and another 0.7 percent were born in Ethiopia.

Table II.91.15
Place of Birth for the Foreign-Born Population
 Wapello County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,045	3%
#2 country of origin	El Salvador	321	0.9%
#3 country of origin	Ethiopia	230	0.7%
#4 country of origin	Guatemala	184	0.5%
#5 country of origin	Laos	154	0.4%
#6 country of origin	Honduras	88	0.2%
#7 country of origin	Morocco	82	0.2%
#8 country of origin	Eritrea	71	0.2%
#9 country of origin	Oceania n.e.c	70	0.2%
#10 country of origin	Cameroon	39	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.91.16. An estimated 4 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Other and unspecified languages.

Table II.91.16
Limited English Proficiency and Language Spoken at Home
 Wapello County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,320	4%
#2 LEP Language	Other and unspecified languages	234	0.7%
#3 LEP Language	Other Asian and Pacific Island languages	153	0.5%
#4 LEP Language	Arabic	72	0.2%
#5 LEP Language	French, Haitian, or Cajun	46	0.1%
#6 LEP Language	Russian, Polish, or other Slavic languages	40	0.1%
#7 LEP Language	Other Indo-European languages	27	0.1%
#8 LEP Language	Vietnamese	14	0%
#9 LEP Language	Chinese	10	0%
#10 LEP Language	German or other West Germanic languages	10	0%

Disability

The disability rate from the 2000 Census is shown in Table II.91.17. Some 23.4 percent of the population was disabled in 2000, or a total of 7,809 persons. The disability rate was highest for those over 65, with 45.2 percent disabled.

Table II.91.17 Disability by Age Wapello County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	330	6.2%
16 to 64	4,773	21.6%
65 and older	2,706	45.2%
Total	7,809	23.4%

Table II.91.18 shows disability by type in 2000. There were 3,984 physical disabilities in 2000, some 2,965 employment disabilities, and 2,248 go-outside-home disabilities.

Table II.91.18 Total Disabilities Tallied: Aged 5 and Older Wapello County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,705
Physical disability	3,984
Mental disability	2,331
Self-care disability	967
Employment disability	2,965
Go-outside-home disability	2,248
Total	14,200

Disability by age, as estimated by the 2016 ACS, is shown in Table II.91.19. The disability rate for females was 13.5 percent, compared to 14.8 percent for males. The disability rate changed precipitously higher with age, with 49.4 percent of those over 75 experiencing a disability.

Table II.91.19 Disability by Age Wapello 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%	0	0%	0	0%
5 to 17	163	5.7%	58	2%	221	3.9%
18 to 34	437	11.1%	304	8.1%	741	9.7%
35 to 64	1,070	15.8%	865	12.5%	1,935	14.2%
65 to 74	370	25.4%	397	24.4%	767	24.9%
75 or Older	506	49.7%	767	49.1%	1,273	49.4%
Total	2,546	14.8%	2,391	13.5%	4,937	14.2%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.91.20. Some 7.8 percent have an ambulatory disability, 6.7 have an independent living disability, and 2.7 percent have a self-care disability.

Table II.91.20		
Total Disabilities Tallied: Aged 5 and Older		
Wapello County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,694	4.9%
Vision disability	734	2.1%
Cognitive disability	1,765	5.4%
Ambulatory disability	2,548	7.8%
Self-Care disability	883	2.7%
Independent living disability	1,815	6.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.91.21. In 2016, some 16,297 persons were employed and 1,224 were unemployed. This totaled a labor force of 17,521 persons. The unemployment rate for Wapello County was estimated to be 7 percent in 2016.

Table II.91.21	
Employment, Labor Force and Unemployment	
Wapello County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	16,297
Unemployed	1,224
Labor Force	17,521
Unemployment Rate	7%

In 2016, 87.5 percent of households in Wapello County had a high school education or greater.

Table II.91.22	
High School or Greater Education	
Wapello County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	12,652
Total Households	14,454
Percent High School or Above	87.5%

As seen in Table II.91.23, some 34.9 percent of the population had a high school diploma or equivalent, another 34.4 percent have some college, 11.1 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

Table II.91.23		
Educational Attainment		
Wapello County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,871	14.2%
High School or Equivalent	9,531	34.9%
Some College or Associates Degree	9,397	34.4%
Bachelor's Degree	3,029	11.1%
Graduate or Professional Degree	1,507	5.5%
Total Population Above 18 years	27,335	100.0%



ECONOMICS

Labor Force

Table II.91.24, shows the labor force statistics for Wapello County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 3.5 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 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 Wapello County increased from 5.2 percent in 2015 to 5.9 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Wapello County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,026	15,909	16,935	6.1%	4.4%
1991	1,299	16,151	17,450	7.4%	4.7%
1992	1,176	16,703	17,879	6.6%	4.5%
1993	1,061	17,481	18,542	5.7%	4%
1994	901	17,753	18,654	4.8%	3.5%
1995	906	17,656	18,562	4.9%	3.4%
1996	913	17,810	18,723	4.9%	3.5%
1997	1,106	17,027	18,133	6.1%	3.1%
1998	693	17,025	17,718	3.9%	2.7%
1999	684	16,842	17,526	3.9%	2.6%
2000	628	17,203	17,831	3.5%	2.6%
2001	837	17,383	18,220	4.6%	3.3%
2002	1,046	18,051	19,097	5.5%	4%
2003	1,081	18,201	19,282	5.6%	4.5%
2004	1,054	17,974	19,028	5.5%	4.5%
2005	1,044	18,109	19,153	5.5%	4.3%
2006	846	17,961	18,807	4.5%	3.7%
2007	816	18,034	18,850	4.3%	3.7%
2008	952	17,925	18,877	5%	4.2%
2009	1,653	17,254	18,907	8.7%	6.4%
2010	1,454	17,054	18,508	7.9%	6%
2011	1,296	16,822	18,118	7.2%	5.5%
2012	1,243	16,649	17,892	6.9%	5%
2013	1,152	17,021	18,173	6.3%	4.7%
2014	1,006	17,197	18,203	5.5%	4.3%
2015	945	17,097	18,042	5.2%	3.8%
2016	1,061	16,936	17,997	5.9%	3.7%

Diagram II.91.3, shows the employment and labor force for Wapello County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 16,936 persons, with the labor force reaching 17,997, indicating there were a total of 1,061 unemployed persons.



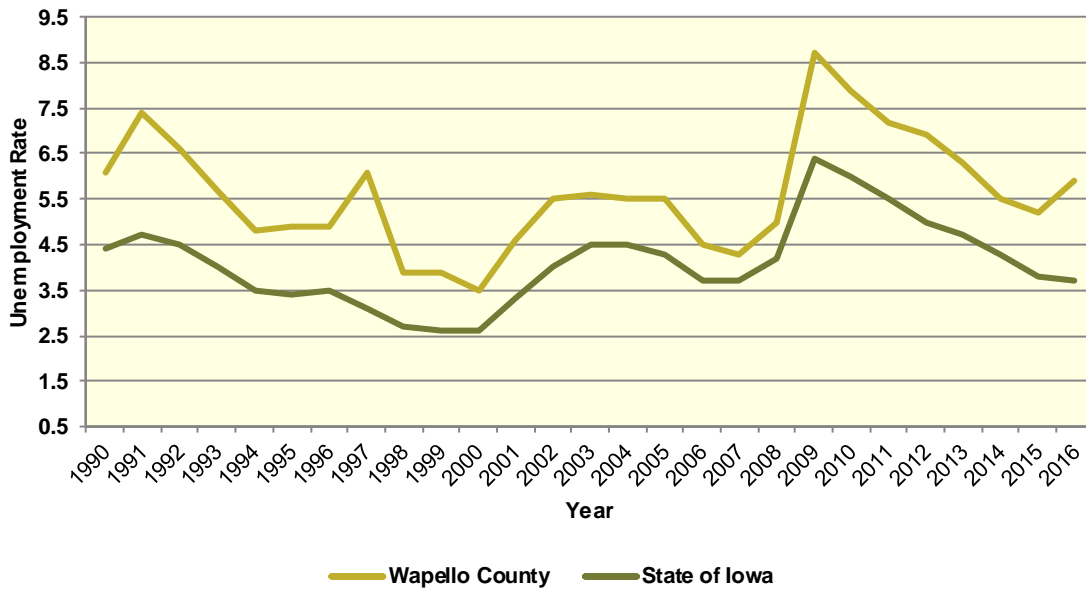
Diagram II.91.3
Employment and Labor Force
 Wapello County
 1990 – 2016 BLS Data



Unemployment

Diagram II.91.4, shows the unemployment rate for both the State and Wapello County. During the 1990’s the average rate for Wapello County was 5.4 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.3 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.4 percent. Over the course of the entire period the Wapello County had an average unemployment rate that higher than the State, 5.6 percent for Wapello County, versus 4.1 statewide.

Diagram II.91.4
Annual Unemployment Rate
 Wapello 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.91.25, shows total real earnings by industry for Wapello County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$230,072,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 12.5 percent.

Table II.91.25
Real Earnings by Industry
 Wapello 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	-3,055	10,422	23,654	24,198	35,173	14,163	10,069	7,544	-25.1
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	14,597	15,092	16,004	16,645	17,894	21,061	21,058	21,252	0.9
Construction	47,960	46,082	43,890	53,429	62,512	75,138	52,225	58,743	12.5
Manufacturing	197,818	220,541	229,889	245,691	245,904	231,631	251,458	230,072	-8.5
Wholesale trade	19,787	17,691	17,591	17,419	17,990	18,639	19,729	18,037	-8.6
Retail trade	65,154	66,438	64,053	68,045	68,237	69,371	70,160	71,098	1.3
Transportation and warehousing	30,826	32,310	31,975	30,348	30,353	32,640	34,841	34,998	0.5
Information	8,820	9,204	9,040	7,386	6,733	7,025	6,519	6,851	5.1
Finance and insurance	21,128	26,222	25,149	26,681	25,673	26,377	28,036	28,191	0.6
Real estate and rental and leasing	3,172	5,585	5,496	6,046	7,361	7,461	8,303	8,232	-0.9
Professional and technical services	14,232	18,073	15,629	15,391	14,458	14,233	13,250	13,795	4.1
Management of companies and enterprises	4,724	4,663	4,781	5,212	4,233	4,275	5,752	5,096	-11.4
Administrative and waste services	20,226	18,755	19,548	19,196	19,569	21,677	21,891	23,143	5.7
Educational services	2,387	2,158	3,882	8,162	7,485	7,783	7,842	8,056	2.7
Health care and social assistance	118,435	128,110	119,914	118,458	121,433	120,700	119,881	124,904	4.2
Arts, entertainment, and recreation	1,796	2,893	2,223	2,988	2,904	2,905	2,683	2,696	0.5
Accommodation and food services	19,183	17,562	18,614	19,774	19,634	19,326	20,671	21,980	6.3
Other services, except public administration	37,782	36,827	37,495	39,432	40,062	39,800	40,968	40,037	-2.3
Government and government enterprises	133,426	155,032	149,864	145,196	148,323	151,453	156,464	158,590	1.4
Total	761,458	835,298	839,225	870,608	896,518	886,651	893,125	885,287	-0.9



Table II.91.26, shows the total employment by industry for the Wapello County. The most recent estimates show the manufacturing industry was the largest employer in Wapello County, with employment reaching 3,560 jobs in 2016. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 7.6 percent to 20 jobs.

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	917	664	670	666	675	662	662	658	-0.6
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	140	138	138	147	154	170	173	170	-1.7
Construction	991	847	804	857	977	1,111	891	894	0.3
Manufacturing	3,331	3,659	3,748	3,774	3,823	3,497	3,531	3,560	0.8
Wholesale trade	368	375	384	370	367	398	407	386	-5.2
Retail trade	2,793	2,591	2,610	2,678	2,698	2,726	2,743	2,684	-2.2
Transportation and warehousing	744	711	721	724	700	687	707	706	-0.1
Information	236	240	229	190	180	178	158	170	7.6
Finance and insurance	490	625	636	590	612	639	671	657	-2.1
Real estate and rental and leasing	270	278	272	300	316	314	341	343	0.6
Professional and technical services	343	412	390	365	374	363	332	352	6
Management of companies and enterprises	67	74	68	63	57	61	68	66	-2.9
Administrative and waste services	921	862	894	791	731	786	777	786	1.2
Educational services	146	132	175	307	308	299	305	290	-4.9
Health care and social assistance	2,741	2,877	2,706	2,663	2,660	2,680	2,655	2,741	3.2
Arts, entertainment, and recreation	180	255	224	260	251	252	233	220	-5.6
Accommodation and food services	1,311	1,205	1,267	1,277	1,313	1,312	1,449	1,482	2.3
Other services, except public administration	1,349	1,236	1,355	1,309	1,362	1,301	1,310	1,315	0.4
Government and government enterprises	3,025	2,670	2,666	2,603	2,604	2,724	2,771	2,775	0.1
Total	20,432	19,928	20,021	20,015	20,247	20,260	20,270	20,340	0.3



Table II.91.27, shows the real average earnings per job by industry for Wapello County. These figures are calculated by dividing the total real earning displayed in Tables II.91.25 and II.91.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 125,012 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 12.1 percent.

Table II.91.27
Real Earnings Per Job by Industry
 Wapello County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-3,332	15,695	35,304	36,333	52,107	21,394	15,210	11,465	-24.6
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	104,268	109,362	115,973	113,235	116,197	123,888	121,721	125,012	2.7
Construction	48,396	54,406	54,590	62,344	63,984	67,631	58,614	65,708	12.1
Manufacturing	59,387	60,273	61,336	65,101	64,322	66,237	71,214	64,627	-9.3
Wholesale trade	53,769	47,177	45,810	47,078	49,020	46,832	48,475	46,728	-3.6
Retail trade	23,327	25,642	24,541	25,409	25,292	25,448	25,578	26,490	3.6
Transportation and warehousing	41,433	45,443	44,348	41,918	43,362	47,511	49,280	49,572	0.6
Information	37,372	38,350	39,476	38,873	37,406	39,467	41,258	40,300	-2.3
Finance and insurance	43,119	41,954	39,542	45,223	41,949	41,278	41,783	42,909	2.7
Real estate and rental and leasing	11,749	20,091	20,207	20,153	23,293	23,762	24,349	24,000	-1.4
Professional and technical services	41,491	43,867	40,074	42,168	38,659	39,211	39,910	39,190	-1.8
Management of companies and enterprises	70,506	63,008	70,309	82,736	74,268	70,090	84,585	77,212	-8.7
Administrative and waste services	21,961	21,757	21,866	24,268	26,771	27,579	28,173	29,444	4.5
Educational services	16,351	16,348	22,185	26,587	24,301	26,030	25,711	27,779	8
Health care and social assistance	43,209	44,529	44,314	44,483	45,652	45,037	45,153	45,569	0.9
Arts, entertainment, and recreation	9,980	11,346	9,925	11,492	11,571	11,529	11,514	12,255	6.4
Accommodation and food services	14,632	14,575	14,691	15,485	14,954	14,730	14,266	14,831	4
Other services, except public administration	28,007	29,795	27,672	30,124	29,414	30,592	31,273	30,446	-2.6
Government and government enterprises	44,108	58,065	56,213	55,780	56,960	55,600	56,465	57,150	1.2
Total	37,268	41,916	41,917	43,498	44,279	43,764	44,061	43,524	-1.2

Table II.91.28 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 \$1,304,158,000 a 0.2 percent change between 2015 and 2016. Table II.91.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 19,928 and 20,340 in 2016, which a change of 0.3 percent over this period.

Table II.91.28
Total Employment and Real Personal Income
 Wapello 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	696,102	53,007	-44,485	98,316	91,262	788,187	18,568	19,691	35,350
1970	643,689	47,290	-37,627	103,302	100,377	762,451	18,092	18,304	35,166
1971	658,268	50,819	-41,867	107,090	108,194	780,866	18,482	18,698	35,205
1972	696,194	56,261	-46,359	111,821	111,022	816,417	19,496	18,684	37,260
1973	675,036	60,999	-38,646	115,582	125,810	816,784	19,429	18,060	37,376
1974	635,132	60,741	-36,642	119,740	128,311	785,800	19,251	17,634	36,017
1975	613,301	56,780	-36,414	124,037	146,382	790,526	19,851	17,064	35,942
1976	649,269	61,145	-41,135	128,990	146,841	822,819	20,529	17,617	36,854
1977	690,932	65,775	-47,710	139,788	144,650	861,884	21,259	18,718	36,914
1978	736,977	72,513	-56,962	142,069	146,017	895,587	22,095	19,585	37,629
1979	789,250	82,299	-72,691	145,872	149,160	929,291	22,842	20,094	39,277
1980	773,910	81,788	-79,445	157,865	161,364	931,906	23,182	20,126	38,453
1981	696,484	77,508	-60,737	174,116	168,218	900,572	22,549	18,825	36,998
1982	653,774	74,870	-55,627	188,899	175,454	887,630	22,537	18,282	35,761
1983	612,391	71,400	-49,030	191,748	182,141	865,849	22,162	18,017	33,989
1984	660,396	78,371	-52,859	200,366	178,049	907,581	23,382	18,663	35,385
1985	634,710	76,367	-43,960	198,415	179,687	892,484	23,390	17,980	35,302
1986	600,952	71,918	-30,912	196,382	183,611	878,115	23,647	16,873	35,616
1987	621,383	74,152	-31,083	187,430	180,037	883,614	24,385	16,656	37,307
1988	629,917	78,919	-27,323	179,691	178,729	882,095	24,784	17,214	36,593
1989	664,559	82,361	-27,449	190,177	180,592	925,517	25,943	17,808	37,317
1990	677,049	85,200	-24,347	187,760	185,863	941,125	26,338	18,279	37,039
1991	672,442	85,183	-24,129	187,080	193,888	944,098	26,359	18,527	36,295
1992	677,648	84,188	-19,888	174,193	206,818	954,583	26,489	18,661	36,314
1993	671,890	86,033	-23,377	166,375	205,588	934,444	25,763	18,759	35,817
1994	717,105	90,311	-25,221	168,401	209,826	979,799	27,017	19,179	37,390
1995	706,283	91,724	-24,899	187,343	218,151	995,155	27,651	19,743	35,775
1996	719,967	84,734	-20,631	200,676	226,898	1,042,175	28,907	19,885	36,206
1997	703,559	87,820	-9,951	198,476	227,183	1,031,446	28,667	19,281	36,490
1998	715,811	89,821	-7,517	207,787	226,983	1,053,243	29,299	19,770	36,207
1999	715,202	89,449	-7,436	195,195	230,690	1,044,202	28,971	19,851	36,029
2000	745,856	91,407	-11,145	200,329	242,051	1,085,685	30,152	20,164	36,990
2001	761,458	93,843	-21,360	208,516	255,868	1,110,640	30,897	20,432	37,268
2002	780,457	95,479	-23,339	196,075	277,988	1,135,703	31,727	20,716	37,674
2003	805,384	98,939	-25,616	182,982	271,335	1,135,146	31,753	20,860	38,609
2004	851,454	100,543	-27,750	183,304	272,652	1,179,117	33,020	20,930	40,682
2005	832,535	102,731	-28,841	171,594	281,917	1,154,474	32,199	20,860	39,910
2006	833,298	102,139	-29,817	182,331	289,751	1,173,424	32,800	20,689	40,277
2007	860,047	105,954	-31,840	194,947	298,149	1,215,349	34,275	21,036	40,885
2008	887,988	109,619	-33,732	194,093	321,862	1,260,592	35,629	20,816	42,659
2009	852,707	105,512	-35,100	171,585	350,513	1,234,193	34,784	20,074	42,479
2010	835,298	105,103	-34,764	171,088	358,704	1,225,223	34,370	19,928	41,916
2011	839,225	95,690	-28,536	182,495	350,078	1,247,572	35,208	20,021	41,917
2012	870,608	96,731	-32,484	186,224	337,171	1,264,788	35,772	20,015	43,498
2013	896,518	110,039	-40,269	183,851	338,924	1,268,986	35,868	20,247	44,279
2014	886,651	109,917	-34,247	189,252	341,688	1,273,428	36,132	20,260	43,763
2015	893,125	108,975	-30,067	199,544	347,844	1,301,471	36,923	20,270	44,062
2016	885,287	111,109	-20,893	201,325	349,548	1,304,158	37,281	20,340	43,524

Diagram II.91.5, shows real average earnings per job for Wapello County from 1990 to 2016. Over this period the average earning per job for Wapello County was \$39,406, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.91.5
Real Average Earnings Per Job
 Wapello County
 BEA Data 1990 - 2016

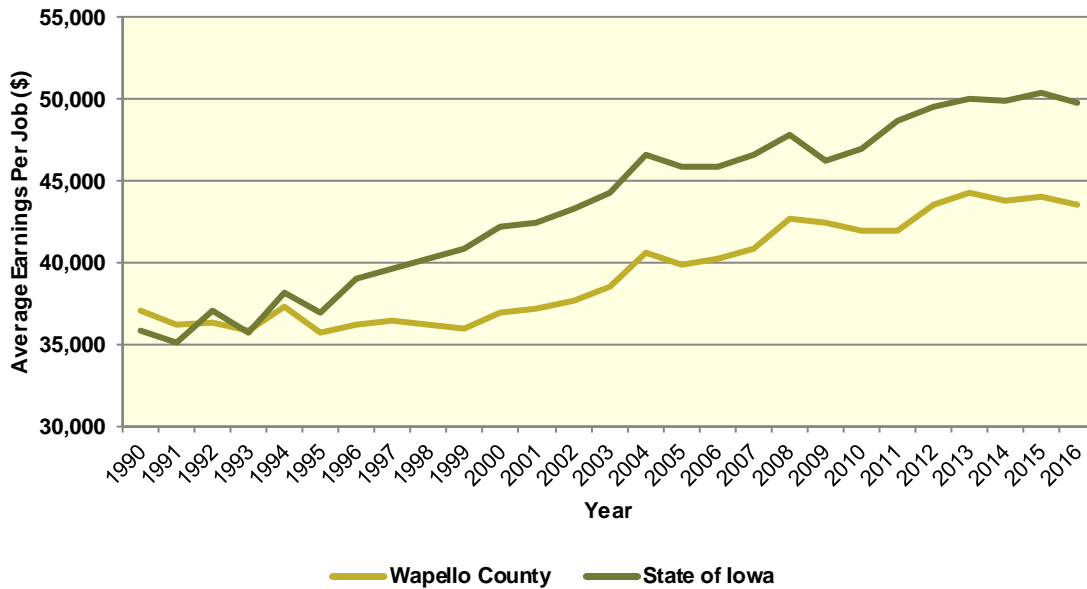
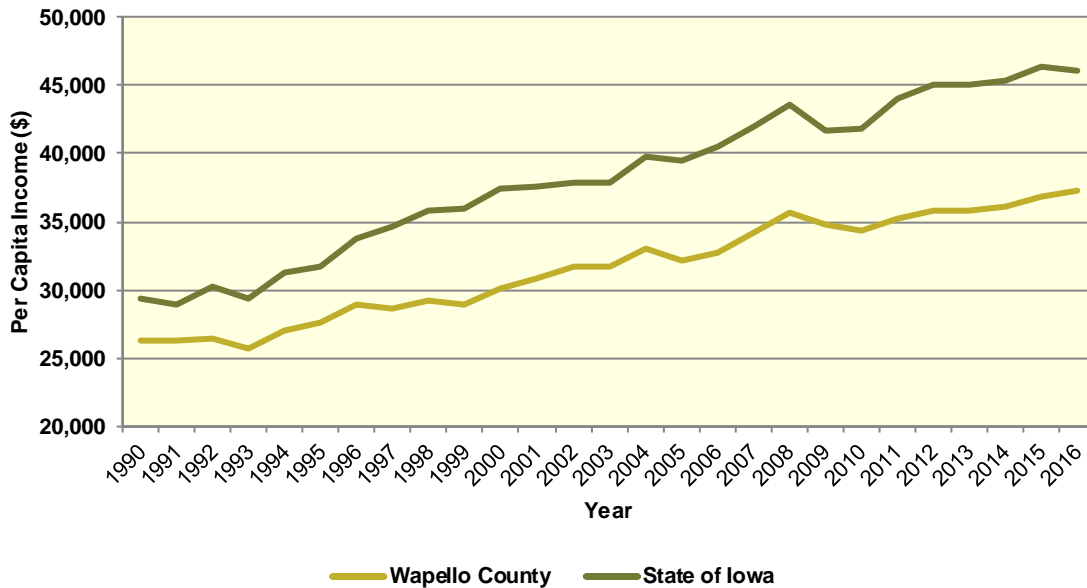


Diagram II.91.6, shows real per capita income for the Wapello County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Wapello County was \$31,639, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.91.6
Real Per Capita Income
 Wapello 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.91.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 16,077 persons in 2015 to 16,133 in 2016, a change of 0.3 percent.

Table II.91.29
Total Monthly Employment
 Wapello County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	16,899	16,250	16,529	16,074	15,440	15,294	15,335	15,687	15,800	15,878	15,984
Feb	16,966	16,268	16,415	15,934	15,461	15,419	15,356	15,680	15,895	15,946	16,046
Mar	17,051	16,484	16,606	16,005	15,429	15,558	15,527	15,865	16,006	16,107	16,089
Apr	17,252	16,743	16,587	16,028	15,800	15,753	15,674	15,984	16,069	16,267	16,179
May	17,377	17,093	16,747	16,061	15,853	15,988	15,887	16,188	16,174	16,301	16,195
Jun	17,251	17,207	16,760	16,068	15,838	15,804	15,748	16,157	16,160	16,332	16,177
Jul	17,123	16,683	16,633	15,359	15,618	15,832	15,654	15,901	15,972	16,077	15,888
Aug	17,060	16,785	16,748	15,355	15,603	15,659	15,653	16,090	16,035	16,045	15,957
Sep	16,758	16,877	16,636	15,417	15,764	15,727	15,849	16,137	15,731	16,177	16,214
Oct	17,260	16,963	16,614	15,560	15,766	15,706	15,923	16,013	16,289	15,780	16,194
Nov	17,318	16,988	16,567	15,583	15,802	15,796	16,037	16,140	16,508	16,076	16,362
Dec	17,314	16,934	16,553	15,845	15,675	15,663	15,921	16,113	16,319	15,934	16,314
Annual	17,136	16,773	16,616	15,774	15,671	15,683	15,714	15,996	16,080	16,077	16,133
% Change	.	-2.1%	-0.9%	-5.1%	-0.7%	0.1%	0.2%	1.8%	0.5%	(ND)%	0.3%

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 \$740 in 2015. In 2016, average weekly wages saw a decreased of 0.4 percent over the prior year, rising to \$737, or by 3 dollars. These data are shown in Table II.91.30.

Table II.91.30						
Average Weekly Wages						
Wapello County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	484	477	494	515	492	
2002	488	496	500	523	502	2%
2003	504	501	516	552	518	3.2%
2004	540	548	565	605	565	9.1%
2005	554	567	597	614	583	3.2%
2006	594	580	580	647	600	2.9%
2007	582	597	580	671	608	1.3%
2008	632	626	627	691	644	5.9%
2009	630	613	638	713	648	0.6%
2010	613	633	636	711	648	(ND)%
2011	626	642	687	695	663	2.3%
2012	689	679	678	731	695	4.8%
2013	717	680	701	750	712	2.4%
2014	713	685	723	785	727	2.1%
2015	717	705	732	806	740	1.8%
2016(p)	666	711	766	806	737	-0.4%

Total business establishments reported by the QCEW are displayed in Table II.91.31. Between 2015 and 2016, the total number of business establishments in Wapello County decreased by 0.4 percent, from 913 to 897 establishments.

Table II.91.31						
Number of Business Establishments						
Wapello County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,017	1,012	963	955	987	
2002	960	958	949	940	952	-3.5%
2003	945	945	950	952	948	-0.4%
2004	950	948	951	942	948	(ND)%
2005	941	938	927	925	933	-1.6%
2006	917	925	931	920	923	-1.1%
2007	907	917	911	915	913	-1.1%
2008	917	910	916	916	915	0.2%
2009	911	905	904	903	906	-1%
2010	902	911	909	907	907	0.1%
2011	906	910	903	902	905	-0.2%
2012	883	888	894	906	893	-1.3%
2013	901	901	902	910	904	1.2%
2014	905	909	903	914	908	0.4%
2015	917	913	913	909	913	0.6%
2016	901	897	893	896	897	-1.8%

Iowa Department of Revenue

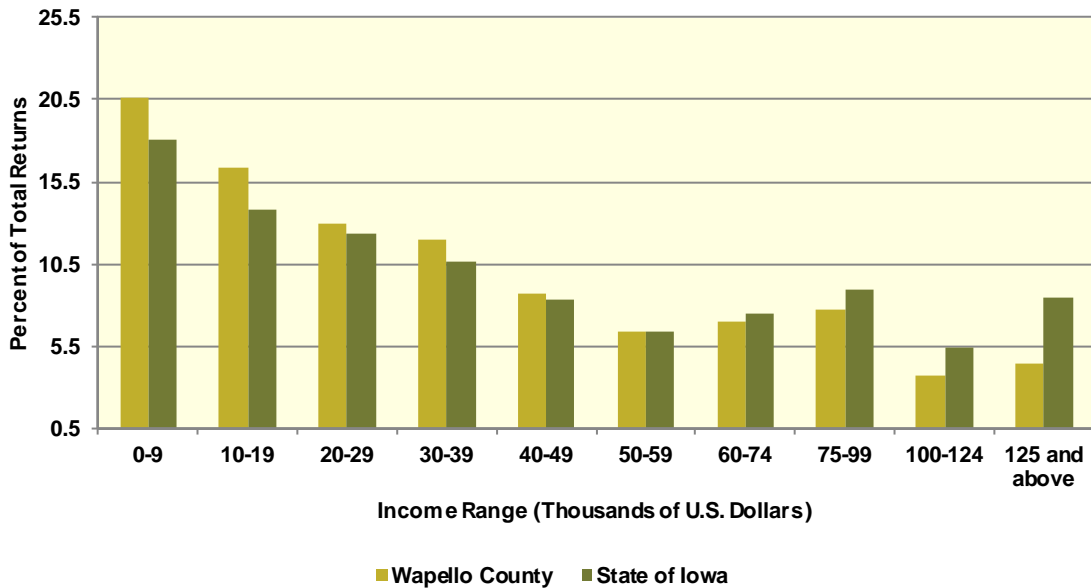
The Iowa Department of Revenue releases annual income tax statistics. Table II.91.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table gives an accurate measure of the income distribution in Wapello County.

As can be seen, the total number of returns between 2010 and 2015 increased by 1.1 percent, with 678 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 57.7 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -11.5 percent.

Table II.91.32
Number of Tax Returns by Adjusted Gross Income
 Wapello 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	3,759	2,767	2,382	1,506	1,222	935	829	662	193	243	14,498
2003	3,645	2,598	2,364	1,623	1,171	950	840	669	208	239	14,307
2004	3,631	2,558	2,337	1,654	1,212	908	930	749	246	293	14,518
2005	3,539	2,532	2,324	1,662	1,258	949	972	791	253	331	14,611
2006	3,355	2,493	2,361	1,641	1,242	960	1,057	814	312	378	14,613
2007	3,632	2,611	2,356	1,819	1,273	952	1,075	926	348	431	15,423
2008	3,442	2,517	2,188	2,015	1,322	944	1,084	987	398	445	15,342
2009	3,433	2,595	2,339	1,806	1,279	906	1,099	918	377	416	15,168
2010	3,242	2,655	2,232	1,861	1,252	911	1,083	957	415	430	15,038
2011	3,396	2,612	2,028	1,923	1,302	915	1,067	1,042	412	459	15,156
2012	3,336	2,467	2,051	1,837	1,334	892	1,090	1,084	503	511	15,105
2013	3,392	2,509	1,982	1,847	1,313	915	1,112	1,125	548	515	15,258
2014	3,293	2,495	1,897	1,909	1,347	895	1,122	1,123	571	591	15,243
2015	3,126	2,484	1,976	1,823	1,324	968	1,075	1,180	576	678	15,210
Change 10 - 15	-3.6%	-6.4%	-11.5%	-2%	5.8%	6.3%	-0.7%	23.3%	38.8%	57.7%	1.1%

Diagram II.91.7
2015 Income Distribution
 Wapello 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 6,043 in 2010 to 5634 in 2016, with the poverty rate reaching 16.6 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.91.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	4,308	12.2%
2001	4,200	11.9%
2002	4,417	12.5%
2003	4,303	12.2%
2004	5,059	14.3%
2005	5,103	14.7%
2006	5,184	14.8%
2007	6,114	17.7%
2008	5,255	15.2%
2009	5,723	16.7%
2010	6,043	17.4%
2011	6,504	18.9%
2012	5,768	16.8%
2013	6,843	19.9%
2014	5,709	16.7%
2015	5,472	16%
2016	5,634	16.6%

The rate of poverty for Wapello County is shown in Table II.91.34. In 2016, there were an estimated 6,033 persons living in poverty. This represented a 17.5 percent poverty rate, compared to 13.2 percent poverty in 2000. In 2016, some 12.3 percent of those in poverty were under age 6, and 8.8 percent were 65 or older.

Table II.91.34				
Poverty by Age				
Wapello 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	524	11.3%	742	12.3%
6 to 17	988	21.4%	1,003	16.6%
18 to 64	2,644	57.1%	3,758	62.3%
65 or Older	471	10.2%	530	8.8%
Total	4,627	100.0%	6,033	100.0%
Poverty Rate	13.2%	.	17.5%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.7 percent in Wapello County between 2010 and 2016, from 16,098 to 15,980. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.91.35.

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 Wapello County decreased from 24 authorizations in 2015 to 20 in 2016.

The real value of single-family building permits decreased from \$106,756 in 2015 to \$76,038 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.91.36.

Table II.91.35				
Housing Units				
State of Iowa vs. Wapello County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Wapello County	% Growth Since Census
2000 Census Base	1,232,625	.	15,879	.
2010 Census	1,336,417	8.4%	16,098	1.4%
July 2011 Estimate	1,341,974	0.4%	16,070	-0.2%
July 2012 Estimate	1,346,403	0.7%	16,037	-0.4%
July 2013 Estimate	1,353,274	1.3%	16,027	-0.4%
July 2014 Estimate	1,362,458	1.9%	16,018	-0.5%
July 2015 Estimate	1,370,778	2.6%	15,997	-0.6%
July 2016 Estimate	1,380,162	3.3%	15,980	-0.7%



Table II.91.36
Building Permits and Valuation
 Wapello 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	66	0	0	48	114	105,221	64,649
1981	45	0	0	0	45	96,906	0
1982	22	0	0	44	66	78,051	48,561
1983	22	0	0	10	32	91,818	35,789
1984	27	0	0	0	27	103,941	0
1985	19	0	0	0	19	109,137	0
1986	12	0	0	0	12	105,439	0
1987	8	6	0	0	14	103,062	0
1988	17	0	6	0	23	54,509	0
1989	25	0	0	0	25	81,427	0
1990	27	2	0	0	29	80,858	0
1991	48	2	0	6	56	91,608	13,460
1992	43	0	4	0	47	95,557	0
1993	45	2	0	0	47	121,523	0
1994	60	4	0	12	76	125,047	44,052
1995	69	4	3	54	130	104,969	54,587
1996	47	4	0	51	102	142,284	44,589
1997	39	6	0	0	45	112,277	0
1998	36	6	0	0	42	91,944	0
1999	57	0	0	0	57	132,776	0
2000	53	0	0	0	53	117,351	0
2001	48	2	0	12	62	141,814	37,702
2002	44	4	0	45	93	145,910	101,836
2003	70	0	7	16	93	125,001	57,628
2004	58	4	0	12	74	158,376	66,900
2005	47	4	4	72	127	135,388	75,005
2006	53	6	0	58	117	147,387	46,486
2007	41	2	0	0	43	138,723	0
2008	28	0	0	24	52	121,437	54,031
2009	22	0	0	0	22	128,650	0
2010	26	0	0	0	26	130,684	0
2011	14	0	0	0	14	97,998	0
2012	15	0	4	0	19	78,391	0
2013	22	2	0	12	36	89,707	47,454
2014	20	2	0	0	22	94,444	0
2015	24	0	0	0	24	106,756	0
2016	20	0	0	0	20	76,038	0



Diagram II.91.8 Single Family Permits

Wapello County
Census Bureau Data, 1980–2016

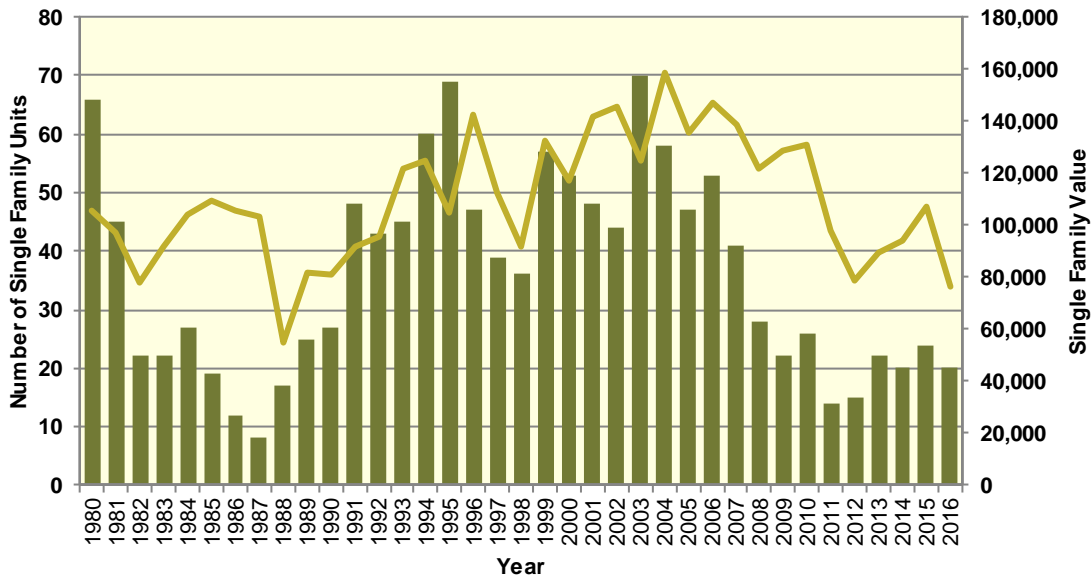
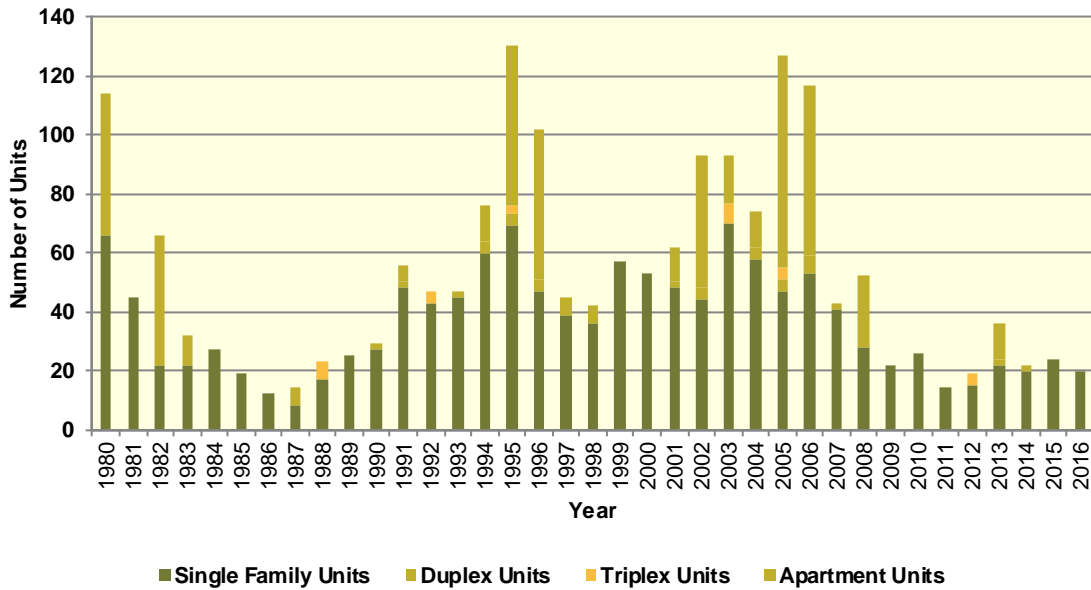


Diagram II.91.9 Total Permits by Unit Type

Wapello County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.91.37. In 2016, there were 16,026 housing units, up from 15,873 in 2000. Single-family units accounted for 80.2 percent of units in 2016, compared to 79.5 in 2000. Apartment units accounted for 9.4 percent in 2016, compared to 6.6 percent in 2000.

Table II.91.37 Housing Units by Type Wapello 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	12,615	79.5%	12,856	80.2%
Duplex	555	3.5%	535	3.3%
Tri- or Four-Plex	460	2.9%	333	2.1%
Apartment	1,047	6.6%	1,507	9.4%
Mobile Home	1,149	7.2%	795	5%
Boat, RV, Van, Etc.	47	0.3%	0	0%
Total	15,873	100.0%	16,026	100.0%

Some 90.4 percent of housing was occupied in 2010, compared to 93.1 percent in 2000. Owner-occupied housing changed -5.2 percent between 2000 and 2010, ending with owner-occupied units representing 72.8 percent of unit. Vacant units changed by 42 percent, resulting in 1,546 vacant units in 2010.

Table II.91.38 Housing Units by Tenure Wapello County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	14,784	93.1%	14,552	90.4%	-1.6%
Owner-Occupied	11,175	75.6%	10,594	72.8%	-5.2%
Renter-Occupied	3,609	24.4%	3,958	27.2%	9.7%
Vacant Housing Units	1,089	6.9%	1,546	9.6%	42%
Total Housing Units	15,873	100.0%	16,098	100.0%	1.4%

Table II.91.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 16,026 housing units. An estimated 72.7 percent were owner-occupied, and 9.8 percent were vacant.

Table II.91.39 Housing Units by Tenure Wapello County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	14,552	90.4%	14,454	90.2%
Owner-Occupied	10,594	72.8%	10,513	72.7%
Renter-Occupied	3,958	27.2%	3,941	27.3%
Vacant Housing Units	1,546	9.6%	1,572	9.8%
Total Housing Units	16,098	100.0%	16,026	100.0%

Households by household size are shown in Table II.91.40. There were a total of 14,552 households in 2010, up from 14,784 in 2000. One person households changed by 4.3 percent between 2000 and 2010, while two person households changed by -5.3 percent. Three and four person households changed by -3.9 and -12.7 respectively, representing 15 percent and 11.1 percent of the population in 2010.

Table II.91.40					
Households by Household Size					
Wapello County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	4,171	28.2%	4,351	29.9%	4.3%
Two Persons	5,437	36.8%	5,147	35.4%	-5.3%
Three Persons	2,273	15.4%	2,184	15%	-3.9%
Four Persons	1,854	12.5%	1,618	11.1%	-12.7%
Five Persons	721	4.9%	764	5.3%	6%
Six Persons	221	1.5%	293	2%	32.6%
Seven Persons or More	107	0.7%	195	1.3%	82.2%
Total	14,784	100.0%	14,552	100.0%	-1.6%

Households by income is shown in Table II.91.41. Households earning more than \$100,000 per year represented 12.4 percent of households in 2016, compared to 3.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.4 percent of households in 2010, compared to 16 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16.2 percent of households in 2016, compared to 21.2 percent in 2000.

Table II.91.41				
Households by Income				
Wapello 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	3,132	21.2%	2,339	16.2%
\$15,000 to \$19,999	1,131	7.6%	1,034	7.2%
\$20,000 to \$24,999	1,318	8.9%	916	6.3%
\$25,000 to \$34,999	2,509	17%	1,811	12.5%
\$35,000 to \$49,999	2,835	19.2%	2,158	14.9%
\$50,000 to \$74,999	2,367	16%	2,520	17.4%
\$75,000 to \$99,999	937	6.3%	1,880	13%
\$100,000 or More	560	3.8%	1,796	12.4%
Total	14,789	100.0%	14,454	100.0%

Table II.91.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 4.9 percent and 0.6 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 14.1 percent, 6.8 percent, and 6.5, respectively. Housing units built prior to 1939 represented 32.8 percent of households in 2016.

Table II.91.42				
Households by Year Home Built				
Wapello 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	5,508	37.3%	4,738	32.8%
1940 to 1949	1,818	12.3%	1,194	8.3%
1950 to 1959	2,340	15.8%	2,334	16.1%
1960 to 1969	1,409	9.5%	1,435	9.9%
1970 to 1979	1,762	11.9%	2,043	14.1%
1980 to 1989	793	5.4%	977	6.8%
1990 to 1999	1,154	7.8%	938	6.5%
2000 to 2009	.	.	702	4.9%
2010 or Later	.	.	93	0.6%
Total	14,784	100.0%	14,454	100.0%

The distribution of unit types by race are shown in Table II.91.43. An estimated 82.6 percent of white households occupy single family homes, while 45.1 percent of black households do. Some 8.2 percent of white households occupied apartments, while 23.8 percent of black households do. An estimated 96.9 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.91.43							
Distribution of Units in Structure by Race							
Wapello County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.6%	45.1%	100%	96.9%	100%	75.5%	89.4%
Duplex	2.2%	17.8%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.9%	13.3%	0%	0%	0%	0%	0%
Apartment	8.2%	23.8%	0%	0%	0%	12.7%	0%
Mobile Home	5%	0%	0%	3.1%	0%	11.8%	10.6%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.91.44. An estimated 35.6 percent of vacant units were for rent in 2010, a 116.5 percent change since 2000. In addition, some 15.3 percent of vacant units were for sale, a change of 19.8 percent between 2000 and 2010. “Other” vacant units represented 30.1 percent of vacant units in 2010. This is a change of 33.6 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.

Table II.91.44					
Disposition of Vacant Housing Units					
Wapello County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	254	23.3%	550	35.6%	116.5%
For Sale	197	18.1%	236	15.3%	19.8%
Rented or Sold, Not Occupied	82	7.5%	124	8%	51.2%
For Seasonal, Recreational, or Occasional Use	208	19.1%	171	11.1%	-17.8%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	348	32%	465	30.1%	33.6%
Total	1,089	100.0%	1,546	100.0%	42%

The disposition of vacant units between 2010 and 2016 are shown in Table II.91.45. By 2016, for rent units accounted for 33.7 percent of vacant units, while for sale units accounted for 13.9 percent. “Other” vacant units accounted for 39.4 percent of vacant units, representing a total of 620 “other” vacant units.

Table II.91.45				
Disposition of Vacant Housing Units				
Wapello County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	550	35.6%	529	33.7%
For Sale	236	15.3%	219	13.9%
Rented Not Occupied	19	1.2%	25	1.6%
Sold Not Occupied	105	6.8%	143	9.1%
For Seasonal, Recreational, or Occasional Use	171	11.1%	36	2.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	465	30.1%	620	39.4%
Total	1,546	100.0%	1,572	100.0%

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.91.46. In 2016, an estimated 2.6 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.



Table II.91.46							
Overcrowding and Severe Overcrowding							
Wapello 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	
Owner							
2000 Census	11,027	98.6%	108	1%	47	0.4%	11,182
2016 Five-Year ACS	10,340	98.4%	147	1.4%	26	0.2%	10,513
Renter							
2000 Census	3,450	95.8%	99	2.7%	53	1.5%	3,602
2016 Five-Year ACS	3,670	93.1%	224	5.7%	47	1.2%	14,454
Total							
2000 Census	14,477	97.9%	207	1.4%	100	0.7%	14,784
2016 Five-Year ACS	14,010	96.9%	371	2.6%	73	0.5%	14,454

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 0.1 percent of households in Wapello County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.91.47		
Households with Incomplete Plumbing Facilities		
Wapello County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	14,733	14,436
Lacking Complete Plumbing Facilities	51	18
Total Households	14,784	14,454
Percent Lacking	0.3%	0.1%

There were 111 households lacking complete kitchen facilities in 2016, compared to 62 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.8 percent in 2016.

Table II.91.48		
Households with Incomplete Kitchen Facilities		
Wapello County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	14,722	14,343
Lacking Complete Kitchen Facilities	62	111
Total Households	14,784	14,454
Percent Lacking	0.4%	0.8%

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 Wapello County, 13.4 of households had a cost burden and 13.1 percent had a severe cost burden. Some 18.6 percent of renters were cost burdened, and 28.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 10.9 percent and a severe cost burden rate of 5.9 percent. Owner occupied households with a mortgage had a cost burden rate of 12 percent, and severe cost burden at 8.6 percent.

Table II.91.49
Cost Burden and Severe Cost Burden by Tenure
 Wapello 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	
Owner With a Mortgage									
2000 Census	3,708	80.3%	638	13.8%	271	5.9%	3	0.1%	4,620
2016 Five-Year ACS	4,456	79.2%	677	12%	481	8.6%	10	0.2%	5,624
Owner Without a Mortgage									
2000 Census	3,805	91.4%	189	4.5%	108	2.6%	61	1.5%	4,163
2016 Five-Year ACS	4,022	82.3%	531	10.9%	290	5.9%	46	0.9%	4,889
Renter									
2000 Census	1,951	56.1%	723	20.8%	503	14.5%	302	8.7%	3,479
2016 Five-Year ACS	1,549	39.3%	734	18.6%	1,129	28.6%	529	13.4%	3,941
Total									
2000 Census	9,464	77.2%	1,550	12.6%	882	7.2%	366	3%	12,262
2016 Five-Year ACS	10,027	69.4%	1,942	13.4%	1,900	13.1%	585	4%	14,454

Housing Problems by Income

Table II.91.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Wapello County. As can be seen in 2017 the MFI was \$53,000, which compared to \$69,900 for the State of Iowa.

Table II.91.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,175 owner-occupied and 750 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 840 owner-occupied 890 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 10,370 households without a housing problem.

Table II.91.50
Median Family Income
 Wapello County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	37,300	49,100
2001	38,800	52,500
2002	38,800	53,700
2003	45,200	54,900
2004	46,700	55,800
2005	47,200	57,650
2006	47,400	57,800
2007	47,900	58,100
2008	48,200	58,500
2009	50,300	62,000
2010	50,700	62,400
2011	50,700	64,000
2012	51,400	64,800
2013	52,400	64,700
2014	52,500	65,300
2015	53,000	67,500
2016	53,100	68,400
2017	53,000	69,900

Table II.91.51
Housing Problems by Income and Tenure

Wapello 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
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	4	0	4	18
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	25	0	10	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	20	35	15	30	130
Housing cost burden greater than 50% of income (and none of the above problems)	625	145	50	10	10	840
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	265	395	360	55	100	1,175
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
has none of the 4 housing problems	115	685	1,450	1,160	4,955	8,365
Total	1,115	1,255	1,924	1,240	5,109	10,643
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	30	0	0	35	75
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	25	80	0	10	160
Housing cost burden greater than 50% of income (and none of the above problems)	720	145	10	0	15	890
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	185	400	165	0	0	750
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
has none of the 4 housing problems	210	355	575	360	505	2,005
Total	1,255	955	830	360	569	3,969
Total						
Lacking complete plumbing or kitchen facilities	10	40	4	0	39	93
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	30	0	25	0	14	69
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	45	115	15	40	290
Housing cost burden greater than 50% of income (and none of the above problems)	1,345	290	60	10	25	1,730
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	450	795	525	55	100	1,925
Zero/negative income (and none of the above problems)	135	0	0	0	0	135
has none of the 4 housing problems	325	1,040	2,025	1,520	5,460	10,370
Total	2,370	2,210	2,754	1,600	5,678	14,612

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 only owner-occupied originated loans for single family units were considered. As can be seen in Table II.91.52, of the 509 loans in 2016, 233 loans were for Home Purchases, 39 were for Home Improvement and 237 were for refinancing.

Table II.91.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Wapello County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	250	85	259	594
2009	240	68	414	722
2010	179	83	381	643
2011	188	29	296	513
2012	208	53	350	611
2013	218	53	336	607
2014	216	49	188	453
2015	248	40	219	507
2016	233	39	237	509

Table II.91.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$99,024 in 2012 and \$93,571 in 2016. Overall, average loans were \$79,998 in 2008 and \$88,935 in 2016.

Table II.91.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Wapello County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$91,244	\$22,271	\$88,089	\$79,998
2009	\$83,300	\$46,206	\$97,749	\$88,091
2010	\$97,179	\$43,313	\$94,622	\$88,711
2011	\$94,383	\$54,172	\$90,753	\$90,016
2012	\$99,024	\$43,868	\$88,283	\$88,087
2013	\$99,872	\$65,830	\$94,003	\$93,651
2014	\$90,542	\$26,714	\$84,606	\$81,174
2015	\$94,677	\$41,175	\$86,301	\$86,838
2016	\$93,571	\$41,821	\$92,131	\$88,935

Table II.91.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$20,597,000 in 2012 and \$21,802,000 in 2016. Overall, average loans were \$47,519,000 in 2008 and \$45,268,000 in 2016.

Table II.91.54 Total Volume of Owner-Occupied Single Family Loans Wapello County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$22,811,000	\$1,893,000	\$22,815,000	\$47,519,000
2009	\$19,992,000	\$3,142,000	\$40,468,000	\$63,602,000
2010	\$17,395,000	\$3,595,000	\$36,051,000	\$57,041,000
2011	\$17,744,000	\$1,571,000	\$26,863,000	\$46,178,000
2012	\$20,597,000	\$2,325,000	\$30,899,000	\$53,821,000
2013	\$21,772,000	\$3,489,000	\$31,585,000	\$56,846,000
2014	\$19,557,000	\$1,309,000	\$15,906,000	\$36,772,000
2015	\$23,480,000	\$1,647,000	\$18,900,000	\$44,027,000
2016	\$21,802,000	\$1,631,000	\$21,835,000	\$45,268,000

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.91.55 presents some basic statistics about the completed surveys.

Table II.91.55 Survey of Rental Properties Wapello County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	7	468	4.3	58.2

Table II.91.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Wapello County, with 0 of them available. This translates into a vacancy rate of 0 percent in Wapello County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 460 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 4.3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.91.56 Rental Vacancy Survey by Type Wapello County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	1	0	0%
Apartments	460	20	4.3%
Mobile Homes	7	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
Total	468	20	4.3%

Table II.91.57, reports units by bedroom size. As can be seen there were 31 two bedroom apartment units and 2 three bedroom units. Overall, the 35 two bedroom units accounted for 7.5 percent of all units, and the 5 three bedroom units accounted for 1.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 383 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table II.91.57 Rental Units by Bedroom Size Wapello 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	44	1	0	.	45
Two	0	31	4	0	.	35
Three	1	2	2	0	.	5
Four	0	0	0	0	.	0
Don’t Know	0	383	0	0	0	383
Total	1	460	7	0	0	468

Table II.91.58, 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.

Table II.91.58 Single Family Units by Bedroom Size Wapello County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	1	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	1	0	0%

Table II.91.59 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 9.1 percent.

Table II.91.59 Apartment Units by Bedroom Size Wapello County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	44	4	9.1%
Two	31	7	22.6%
Three	2	0	0%
Four	0	0	0%
Don’t know	383	9	2.3%
Total	460	20	4.3%

Average market-rate rents by unit type are shown in Table II.91.60. 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.

Table II.91.60 Average Market Rate Rents by Bedroom Size Wapello 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	\$488.8	\$0	\$0	\$488.8
Two	\$0	\$561	\$0	\$0	\$561
Three	\$0	\$671	\$0	\$0	\$671
Four	\$0	\$615	\$0	\$0	\$615
Total	\$0	\$545.8	\$400	\$0	\$521.5

The average rent and availability of apartment units is displayed in Table II.91.61. 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 4 percent.

Table II.91.61 Apartment Market Rate Rents by Vacancy Status Wapello County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	8	2	25%
\$500 to \$750	452	18	4%
\$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	0	0	0%
Total	460	20	4.3%

Respondents were asked if utilities are included in the rent and as shown in Table II.91.62 4 respondents, or 80 percent, included some sort of utility in the rent.

Table II.91.62 Are there any utilities included with the rent? Wapello County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
% Offering Utilities	80%

The type of utility included in the rent is shown in Table II.91.63. There were 0 respondents who included electricity, 0 respondents who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.91.63 Which utilities are included with the rent? Wapello County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	4
Trash Collection	4

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.91.64, there were 1 single family unit which property managers considered accessible, with an additional 15 accessible apartment units. In addition to the units shown there were 7 mobile homes and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 12 persons with disabilities currently residing in accessible units.

Table II.91.64 Accessible Units by Bedroom Size Wapello 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	5	1	0		6
Two	0	2	4	0		6
Three	1	0	2	0		3
Four	0	0	0	0		0
Don’t Know	0	8	0	0	0	8
Total	1	15	7	0	0	23

Table II.91.65, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 percent or 0 two bedroom single family units are accessible, with 100 percent of three bedroom units were considered accessible. Overall, 100 percent of all single family units were considered accessible by survey respondents.

Table II.91.65 Single Family Units by Accessibility and Bedroom Size Wapello County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	0	0	0%
Three	0	1	1	100%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	0	1	1	100%

Table II.91.66, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 6.5 percent or 2 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 3.3 percent of all apartment units were considered accessible by survey respondents.

Table II.91.66 Apartment Units by Accessibility and Bedroom Size Wapello County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	39	5	44	11.4%
Two	29	2	31	6.5%
Three	2	0	2	0%
Four	0	0	0	0%
Don't know	375	8	383	2.1%
Total	445	15	460	3.3%

Perceived Need for Rental Units

Table II.91.67, at right, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waitlist, with an estimated 200 number of persons on the wait list.

Table II.91.67 Do you keep a waiting list? Wapello County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
Waitlist Size	200

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.91.68, 0 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table II.91.68
How would you rate the need for renovation of existing units in the city?
 Wapello County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	1	1
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	2	2	2	2
Average Need	4	4	4	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.91.69, 2 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.91.69
How would you rate the need for construction of new units in the city?
 Wapello County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0	0	0
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	1.7	1.7	1	1

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.91.70, shows the *strong growth scenario* for the Wapello County. As can be seen there were 10,513 owner-occupied and 3,941 renter-occupied households in 2016, for a total of 14,454 households. In 2030, there will be a projected 15,017 households, of which 11,400 are projected to be owner occupied and the remaining 3,617 are expected to be renter-occupied.

By 2050, there are projected to be 11,179 owner-occupied households, of which 1,171 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,022 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,456 renter households, of which 1,095 renter households are expected to have incomes between 0 and 30.0 percent of median family income 720 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 14,635 occupied units by 2050, of which 2,266 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.91.70
Housing Demand Forecast
 Wapello County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	1,101	1,176	1,187	1,194	1,195	1,191	1,182	1,171
30.1-50%	1,239	1,323	1,336	1,344	1,345	1,340	1,330	1,318
50.1-80%	1,901	2,030	2,049	2,062	2,063	2,055	2,041	2,022
80.1-95%	1,002	1,070	1,081	1,087	1,088	1,084	1,076	1,066
95.1-115%	1,111	1,186	1,198	1,205	1,206	1,201	1,193	1,181
115+%	4,158	4,439	4,482	4,509	4,512	4,495	4,463	4,421
Total	10,513	11,223	11,333	11,400	11,410	11,366	11,284	11,179
Renter								
0-30%	1,249	1,153	1,151	1,146	1,139	1,127	1,113	1,095
30.1-50%	950	877	876	872	867	858	847	833
50.1-80%	821	758	756	753	749	741	732	720
80.1-95%	204	188	188	187	186	184	182	179
95.1-115%	209	193	193	192	191	189	186	183
115+%	508	469	468	466	463	458	452	445
Total	3,941	3,638	3,631	3,617	3,593	3,558	3,512	3,456
Total								
0-30%	2,350	2,328	2,338	2,340	2,334	2,318	2,295	2,266
30.1-50%	2,190	2,200	2,212	2,216	2,212	2,198	2,177	2,151
50.1-80%	2,722	2,787	2,806	2,815	2,812	2,797	2,772	2,741
80.1-95%	1,206	1,258	1,269	1,274	1,274	1,268	1,258	1,245
95.1-115%	1,320	1,379	1,390	1,397	1,396	1,390	1,379	1,365
115+%	4,665	4,907	4,950	4,974	4,975	4,954	4,915	4,866
Total	14,454	14,861	14,964	15,017	15,003	14,924	14,796	14,635

