

**VOLUME II:
WASHINGTON
COUNTY**

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Washington County

DEMOGRAPHICS

Population Estimates

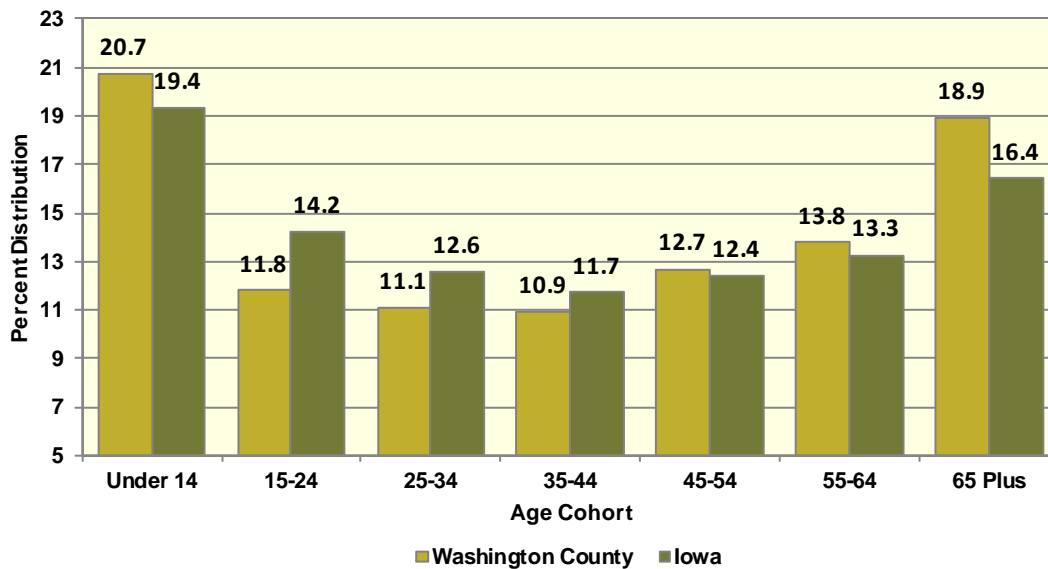
The Census Bureau's current census estimates indicate that Washington County's population increased from 21,704 in 2010 to 22,281 in 2016, or by 2.7 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 5.8 percent, and the number of people from 55 to 64 years of age increased by 7 percent. The white population increased by 1.9 percent, while the black population increased by 42.2 percent. The Hispanic population increased from 1,138 to 1,314 people between 2010 and 2016 or by 15.5 percent. These data are presented in Table II.93.1.

Table II.93.1						
Profile of Population Characteristics						
Washington County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Washington County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	21,704	22,281	2.7%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	4,489	4,619	2.9%	603,673	607,020	0.6%
15 to 24 years	2,384	2,632	10.4%	430,187	445,808	3.6%
25 to 34 years	2,341	2,477	5.8%	382,583	394,373	3.1%
35 to 44 years	2,613	2,434	-6.9%	364,548	367,535	0.8%
45 to 54 years	3,248	2,828	-12.9%	439,726	389,744	-11.4%
55 to 64 years	2,871	3,073	7%	372,750	415,998	11.6%
65 and Over	3,758	4,218	12.2%	452,888	514,215	13.5%
Race						
White	21,192	21,593	1.9%	2,839,615	2,864,884	0.9%
Black	154	219	42.2%	91,695	114,874	25.3%
American Indian and Alaskan Native	57	62	8.8%	13,563	15,924	17.4%
Asian	74	109	47.3%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	16	16	0%	2,419	3,592	48.5%
Two or more races	211	282	33.6%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	1,138	1,314	15.5%	151,544	182,606	20.5%

Table II.93.2, presents the population of Washington County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,626 males, who accounted for 49 percent of the population, and the remaining 51 percent, or 11,078 persons, were female. In 2016, the number of males rose to 11,036 persons, and accounted for 49.5 percent of the population, with the remaining 50.5 percent, or 11,245 persons being female.

Table II.93.2 Population by Age and Gender Washington 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	2,293	2,196	4,489	2,376	2,243	4,619	2.9%
15 to 24 years	1,227	1,157	2,384	1,370	1,262	2,632	10.4%
25 to 34 years	1,185	1,156	2,341	1,269	1,208	2,477	5.8%
35 to 44 years	1,289	1,324	2,613	1,201	1,233	2,434	-6.9%
45 to 54 years	1,614	1,634	3,248	1,397	1,431	2,828	-12.9%
55 to 64 years	1,428	1,443	2,871	1,544	1,529	3,073	7.0%
65 and Over	1,590	2,168	3,758	1,879	2,339	4,218	12.2%
Total	10,626	11,078	21,704	11,036	11,245	22,281	2.7%
% of Total	49%	51%	.	49.5%	50.5%	.	

Diagram II.93.1
Age Distribution
Washington County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Washington County increased from 19,612 to 20,670 persons, or by 5.4 percent. Between 2000 and 2010, Washington County population, changed by 1,034 persons, to a total population of 21,704 persons. The most recent estimates indicated that Washington County’s population rose an additional 577 persons since the 2010 Census, to 22,281 persons in July 2016.

Table II.93.3 Population Estimates: Births, Deaths, and Migration Washington County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	19,612
Natural Increase 90-00	563
Net Migration 90-00	495
2000 Census	20,670
Natural Increase 00-09	607
Net Migration 00-09	415
2009 Population Estimate	21,692
2010 Census	21,704
Natural Increase 10-16	372
Net Migration 10-16	205
2016 Population Estimate	22,281

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.93.3, Washington County had a natural increase, of 563 persons between 1990 and 2000. During the April 2000 to July 2009 period, Washington County’s natural increase was estimated at 607 persons. Between 2010 and 2016, the natural increase was estimated at 372 persons, and the net migration was 205 persons.

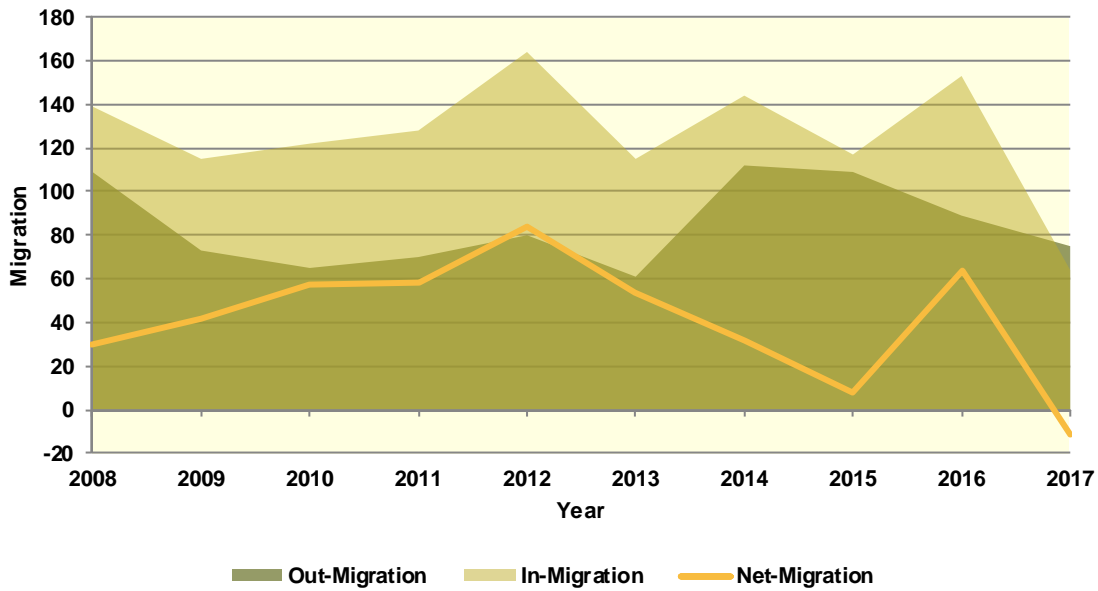
Population Migration Trends

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.93.4 in 2008 there was a total of 139 in-migrations with a total of 109 out-migrations, which led to a net-migration of 30 persons. The most recent first half 2017 data saw a net-migration of -11 persons, with 64 persons entering Washington County and 75 persons leaving Washington County.

Diagram II.93.2, 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 84 people entering and the migration lowest net migration occurred in 2015 with 8 entering Washington County.

Diagram II.93.2
Net In-migration by Gender
 Washington County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.93.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 136 percent of net-migrants, or -15 persons were male, with the remaining -36 percent, or 4 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	72	43	57	61	83	57	58	62	76	26
Female	67	72	65	67	81	58	86	55	77	38
Total	139	115	122	128	164	115	144	117	153	64
Out										
Male	47	33	29	28	34	28	46	53	44	41
Female	62	40	36	42	46	33	66	56	45	34
Total	109	73	65	70	80	61	112	109	89	75
Net										
Male	25	10	28	33	49	29	12	9	32	-15
Female	5	32	29	25	35	25	20	-1	32	4
Total	30	42	57	58	84	54	32	8	64	-11

Table II.93.5, shows net-migration for Washington County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 36 to 45, with 5 persons entering Washington County. Those in the age range of 65 and older had the lowest levels of net migration, with 7 persons leaving Washington County.

Table II.93.5										
Migration by Age Range										
Washington County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	2	2	1	0	0	3	1	0	2	0
18-22	22	20	19	16	19	16	27	8	18	7
23-25	18	17	7	16	15	15	18	13	20	10
26-35	33	28	41	36	40	31	30	35	45	18
36-45	17	22	19	21	35	18	30	27	20	14
46-55	22	18	13	18	29	10	16	9	22	9
56-65	13	6	12	21	19	14	11	17	18	4
66 +	12	2	10	0	7	8	11	8	8	2
Total	139	115	122	128	164	115	144	117	153	64
Out										
14-17	2	1	3	1	0	1	4	1	1	1
18-22	21	16	8	7	10	14	13	7	17	9
23-25	9	12	6	12	8	7	22	21	7	11
26-35	32	15	16	23	28	14	21	32	19	22
36-45	16	6	15	8	15	8	13	23	15	9
46-55	13	10	10	12	8	7	11	9	12	9
56-65	14	8	5	2	8	6	21	8	11	5
66 +	2	5	2	5	3	4	7	8	7	9
Total	109	73	65	70	80	61	112	109	89	75
Net										
14-17	0	1	-2	-1	0	2	-3	-1	1	-1
18-22	1	4	11	9	9	2	14	1	1	-2
23-25	9	5	1	4	7	8	-4	-8	13	-1
26-35	1	13	25	13	12	17	9	3	26	-4
36-45	1	16	4	13	20	10	17	4	5	5
46-55	9	8	3	6	21	3	5	0	10	0
56-65	-1	-2	7	19	11	8	-10	9	7	-1
66 +	10	-3	8	-5	4	4	4	0	1	-7
Total	30	42	57	58	84	54	32	8	64	-11

School Age Enrollment

Table II.93.6, show the school enrollment from the Iowa Department of Education for Washington County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 3,916 students and was 4,099 in 2017, a change of 4.7 percent. Enrollment for students in grades 1 to 5 was 1,441 students in 2010 and 1,348 in 2017, which was a change of -6.5 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,085 and 1,257 in 2017, which was a change of 15.9 percent.

Table II.93.6						
School Enrollment						
Washington County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	328	1,421	852	1,214	309	3,855
2001	303	1,357	870	1,178	42	3,750
2002	332	1,358	877	1,197	20	3,784
2003	323	1,363	898	1,198	10	3,792
2004	302	1,363	899	1,237	0	3,801
2005	364	1,332	877	1,217	82	3,790
2006	404	1,371	876	1,306	113	3,957
2007	397	1,385	822	1,154	109	3,758
2008	463	1,440	862	1,108	165	3,873
2009	528	1,415	859	1,111	237	3,913
2010	550	1,441	840	1,085	254	3,916
2011	553	1,428	825	1,099	255	3,905
2012	552	1,400	853	1,083	263	3,888
2013	618	1,394	904	1,101	292	4,017
2014	622	1,367	894	1,227	278	4,110
2015	580	1,386	855	1,204	245	4,025
2016	632	1,354	835	1,203	307	4,024
2017	656	1,348	838	1,257	284	4,099
% Change 10-17	19.3%	-6.5%	-0.2%	15.9%	11.8%	4.7%

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.93.7, shows population by age for the 2000 and 2010 Census. The population changed by 5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.7 percent to a total of 3,758 persons in 2010. Those aged 25 to 34 changed by 1.3 percent, and those aged under 5 changed by 0.3 percent.



Table II.93.7 Population by Age Washington County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,382	6.7%	1,386	6.4%	0.3%
5 to 19	4,479	21.7%	4,557	21%	1.7%
20 to 24	969	4.7%	930	4.3%	-4%
25 to 34	2,311	11.2%	2,341	10.8%	1.3%
35 to 54	5,999	29%	5,861	27%	-2.3%
55 to 64	1,836	8.9%	2,871	13.2%	56.4%
65 or Older	3,694	17.9%	3,758	17.3%	1.7%
Total	20,670	100.0%	21,704	100.0%	5%

The elderly population is further explored in Table II.93.8. Those aged 65 to 66 changed by 28.6 percent between 2000 and 2010, resulting in a population of 396 persons. Those aged 85 or older changed by 17.2 percent during the same time period, and resulted in 764 persons over age 85 in 2010.

Table II.93.8 Elderly Population by Age Washington County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	308	8.3%	396	10.5%	28.6%
67 to 69	514	13.9%	564	15%	9.7%
70 to 74	787	21.3%	776	20.6%	-1.4%
75 to 79	791	21.4%	692	18.4%	-12.5%
80 to 84	642	17.4%	566	15.1%	-11.8%
85 or Older	652	17.7%	764	20.3%	17.2%
Total	3,694	100.0%	3,758	100.0%	1.7%

Population by race and ethnicity is shown in Table II.93.9. The white population changed by 3.7 percent between 2000 and 2010, and resulted in representing 95.8 percent of the population in 2010. The black population changed by 143.3 percent, represented 0.7 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 101.8 percent between 2000 and 2010, compared to the 2.3 percent growth rate for non-Hispanics.

Table II.93.9					
Population by Race and Ethnicity					
Washington County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	20,059	97%	20,796	95.8%	3.7%
Black	60	0.3%	146	0.7%	143.3%
American Indian	40	0.2%	56	0.3%	40%
Asian	51	0.2%	72	0.3%	41.2%
Native Hawaiian/ Pacific Islander	7	0%	13	0.1%	85.7%
Other	312	1.5%	303	1.4%	-2.9%
Two or More Races	141	0.7%	318	1.5%	125.5%
Total	20,670	100.0%	21,704	100.0%	5%
Hispanic	564	2.7%	1,138	5.2%	101.8%
Non-Hispanic	20,106	97.3%	20,566	94.8%	2.3%

Population by race and ethnicity through 2016 is shown in Table II.93.10. The white population represented 96.5 percent of the population in 2016, compared with black households accounting for 0.9 percent of the population. Hispanic households represented 5.6 percent of the population in 2016.

Table II.93.10				
Population by Race and Ethnicity				
Washington County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	20,796	95.8%	21,332	96.5%
Black	146	0.7%	195	0.9%
American Indian	56	0.3%	49	0.2%
Asian	72	0.3%	103	0.5%
Native Hawaiian/ Pacific Islander	13	0.1%	11	0%
Other	303	1.4%	178	0.8%
Two or More Races	318	1.5%	247	1.1%
Total	21,704	100.0%	22,115	100.0%
Non-Hispanic	20,566	94.8%	20,870	94.4%
Hispanic	1,138	5.2%	1,245	5.6%

The population by race is broken down further by ethnicity in Table II.93.11. While the white non-Hispanic population changed by 1.4 percent between 2000 and 2010, the white Hispanic population changed by 208.6 percent. The black non-Hispanic population changed by 141.4 percent, while the black Hispanic population changed by 200 percent.

Table II.93.11					
Population by Race and Ethnicity					
Washington County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	19,838	98.7%	20,114	97.8%	1.4%
Black	58	0.3%	140	0.7%	141.4%
American Indian	37	0.2%	40	0.2%	8.1%
Asian	51	0.3%	72	0.4%	41.2%
Native Hawaiian/ Pacific Islander	3	0%	13	0.1%	333.3%
Other	20	0.1%	2	0%	-90%
Two or More Races	99	0.5%	185	0.9%	86.9%
Total Non-Hispanic	20,106	100.0%	20,566	100.0%	2.3%
Hispanic					
White	221	39.2%	682	59.9%	208.6%
Black	2	0.4%	6	0.5%	200%
American Indian	3	0.5%	16	1.4%	433.3%
Asian	0	0%	0	0%	0%
Native Hawaiian/ Pacific Islander	4	0.7%	0	0%	-100%
Other	292	51.8%	301	26.4%	3.1%
Two or More Races	42	7.4%	133	11.7%	216.7%
Total Hispanic	564	100.0%	1,138	100.0%	101.8 %
Total Population	20,670	100.0%	21,704	100.0%	5%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.93.12. During this time, the total non-Hispanic population was 20,870 persons in 2016. The Hispanic population was 1,245.

Table II.93.12				
Population by Race and Ethnicity				
Washington County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	20,114	97.8%	20,302	97.3%
Black	140	0.7%	175	0.8%
American Indian	40	0.2%	49	0.2%
Asian	72	0.4%	103	0.5%
Native Hawaiian/ Pacific Islander	13	0.1%	11	0.1%
Other	2	0%	0	0%
Two or More Races	185	0.9%	230	1.1%
Total Non-Hispanic	20,566	100.0%	20,870	100.0%
Hispanic				
White	682	59.9%	1,030	82.7%
Black	6	0.5%	20	1.6%
American Indian	16	1.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	301	26.4%	178	14.3%
Two or More Races	133	11.7%	17	1.4%
Total Hispanic	1,138	100.0	1,245	100.0%
Total Population	21,704	100.0%	22,115	100.0%

Households by type and tenure are shown in Table II.93.13. Family households represented 68.3 percent of households, while non-family households accounted for 31.7 percent. These changed from 67.2 and 32.8 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,874	67.2%	5,985	68.3%
Married-Couple Family	4,853	82.6%	4,821	80.6%
Owner-Occupied	4,285	88.3%	4,274	88.7%
Renter-Occupied	568	11.7%	547	11.3%
Other Family	1,021	17.4%	1,164	17.1%
Male Householder, No Spouse Present	311	30.5%	368	26.7%
Owner-Occupied	202	65%	258	70.1%
Renter-Occupied	109	35%	110	29.9%
Female Householder, No Spouse Present	710	69.5%	796	61%
Owner-Occupied	403	56.8%	319	40.1%
Renter-Occupied	307	43.2%	477	59.9%
Non-Family Households	2,867	32.8%	2,772	31.7%
Owner-Occupied	1,649	57.5%	1,533	55.3%
Renter-Occupied	1,218	42.5%	1,239	44.7%
Total	8,741	100.0%	8,757	100.0%

The group quarters population was 310 in 2010, compared to 503 in 2000. Institutionalized populations experienced a -33.6 percent change between 2000 and 2010. Non-institutionalized populations experienced a -75.4 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	17	3.8%	26	8.8%	52.9%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	386	86.5%	270	91.2%	-30.1%
Other Institutions	43	9.6%	0	0%	-100%
Total	446	100.0%	296	100.0%	-33.6%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	57	100%	14	100%	-75.4%
Total	57	100.0%	14	100.0%	-75.4%
Group Quarters Population	503	100.0%	310	100.0%	-38.4%

The number of foreign born persons are shown in Table II.93.15. An estimated 1.5 percent of the population was born in Mexico, some 0.2 percent were born in Germany, and another 0.2 percent were born in England.

Table II.93.15 Place of Birth for the Foreign-Born Population Washington County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	321	1.5%
#2 country of origin	Germany	48	0.2%
#3 country of origin	England	36	0.2%
#4 country of origin	China excluding Hong Kong and Taiwan	31	0.1%
#5 country of origin	Brazil	24	0.1%
#6 country of origin	Hong Kong	24	0.1%
#7 country of origin	Philippines	24	0.1%
#8 country of origin	Vietnam	18	0.1%
#9 country of origin	Canada	17	0.1%
#10 country of origin	Belarus	14	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.93.16. An estimated 1.9 percent of the population speaks Spanish at home, followed by 1.3 percent speaking German or other West Germanic languages.

Table II.93.16 Limited English Proficiency and Language Spoken at Home Washington County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	382	1.9%
#2 LEP Language	German or other West Germanic languages	268	1.3%
#3 LEP Language	Chinese	60	0.3%
#4 LEP Language	Other Indo-European languages	7	0%
#5 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#6 LEP Language	French, Haitian, or Cajun	2	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.93.17. Some 17.9 percent of the population was disabled in 2000, or a total of 3,376 persons. The disability rate was highest for those over 65, with 37.6 percent disabled.

Table II.93.17 Disability by Age Washington County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	218	6.4%
16 to 64	1,928	15.9%
65 and older	1,230	37.6%
Total	3,376	17.9%

Table II.93.18 shows disability by type in 2000. There were 1,416 physical disabilities in 2000, some 1,239 employment disabilities, and 1,062 go-outside-home disabilities.

Table II.93.18 Total Disabilities Talled: Aged 5 and Older Washington County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	722
Physical disability	1,416
Mental disability	883
Self-care disability	387
Employment disability	1,239
Go-outside-home disability	1,062
Total	5,709

Disability by age, as estimated by the 2016 ACS, is shown in Table II.93.19. The disability rate for females was 13.1 percent, compared to 13.5 percent for males. The disability rate changed precipitously higher with age, with 44 percent of those over 75 experiencing a disability.

Table II.93.19 Disability by Age Washington 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%	3	0.4%	3	0.2%
5 to 17	224	10.6%	91	4.8%	315	7.9%
18 to 34	109	5.3%	90	4.5%	199	4.9%
35 to 64	504	12%	538	12.7%	1,042	12.4%
65 to 74	322	32.9%	213	20.8%	535	26.7%
75 or Older	302	41.2%	508	45.9%	810	44%
Total	1,461	13.5%	1,443	13.1%	2,904	13.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.93.20. Some 6.2 percent have an ambulatory disability, 5.1 have an independent living disability, and 2.4 percent have a self-care disability.

Table II.93.20		
Total Disabilities Tallied: Aged 5 and Older		
Washington County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	947	4.3%
Vision disability	449	2.1%
Cognitive disability	912	4.5%
Ambulatory disability	1,263	6.2%
Self-Care disability	489	2.4%
Independent living disability	826	5.1%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.93.21. In 2016, some 11,367 persons were employed and 503 were unemployed. This totaled a labor force of 11,870 persons. The unemployment rate for Washington County was estimated to be 4.2 percent in 2016.

Table II.93.21	
Employment, Labor Force and Unemployment	
Washington County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	11,367
Unemployed	503
Labor Force	11,870
Unemployment Rate	4.2%

In 2016, 91.5 percent of households in Washington County had a high school education or greater.

Table II.93.22	
High School or Greater Education	
Washington County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,010
Total Households	8,757
Percent High School or Above	91.5%

As seen in Table II.93.23, some 37.4 percent of the population had a high school diploma or equivalent, another 32.7 percent have some college, 14.1 percent have a Bachelor's Degree, and 5.8 percent of the population had a graduate or professional degree.

Table II.93.23		
Educational Attainment		
Washington County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,673	10.1%
High School or Equivalent	6,222	37.4%
Some College or Associates Degree	5,435	32.7%
Bachelor's Degree	2,350	14.1%
Graduate or Professional Degree	961	5.8%
Total Population Above 18 years	16,641	100.0%



ECONOMICS

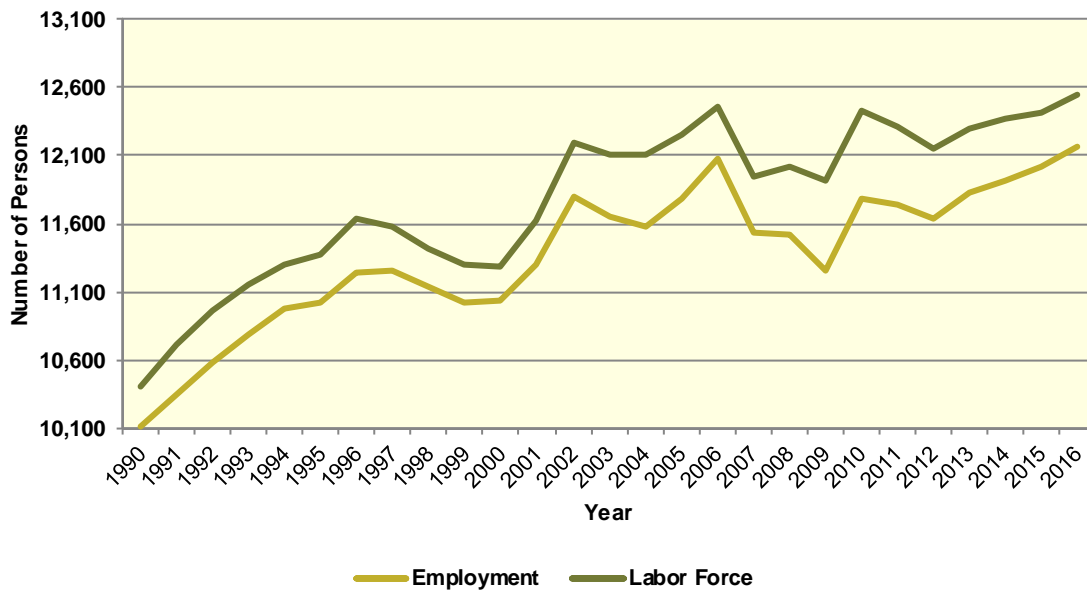
Labor Force

Table II.93.24, shows the labor force statistics for Washington County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 2.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.6 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 Washington County decreased from 3.2 percent in 2015 to 3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.93.24 Labor Force Statistics Washington County 1990 - 2016 BLS Data					
Year	Washington County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	291	10,117	10,408	2.8%	4.4%
1991	361	10,352	10,713	3.4%	4.7%
1992	379	10,584	10,963	3.5%	4.5%
1993	368	10,788	11,156	3.3%	4%
1994	329	10,973	11,302	2.9%	3.5%
1995	355	11,020	11,375	3.1%	3.4%
1996	399	11,242	11,641	3.4%	3.5%
1997	327	11,259	11,586	2.8%	3.1%
1998	278	11,146	11,424	2.4%	2.7%
1999	275	11,031	11,306	2.4%	2.6%
2000	245	11,041	11,286	2.2%	2.6%
2001	324	11,306	11,630	2.8%	3.3%
2002	400	11,798	12,198	3.3%	4%
2003	455	11,659	12,114	3.8%	4.5%
2004	538	11,575	12,113	4.4%	4.5%
2005	459	11,792	12,251	3.7%	4.3%
2006	371	12,084	12,455	3%	3.7%
2007	407	11,536	11,943	3.4%	3.7%
2008	492	11,526	12,018	4.1%	4.2%
2009	662	11,262	11,924	5.6%	6.4%
2010	633	11,789	12,422	5.1%	6%
2011	577	11,736	12,313	4.7%	5.5%
2012	511	11,639	12,150	4.2%	5%
2013	464	11,835	12,299	3.8%	4.7%
2014	448	11,916	12,364	3.6%	4.3%
2015	394	12,014	12,408	3.2%	3.8%
2016	370	12,172	12,542	3%	3.7%

Diagram II.93.3, shows the employment and labor force for Washington County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 12,172 persons, with the labor force reaching 12,542, indicating there were a total of 370 unemployed persons.

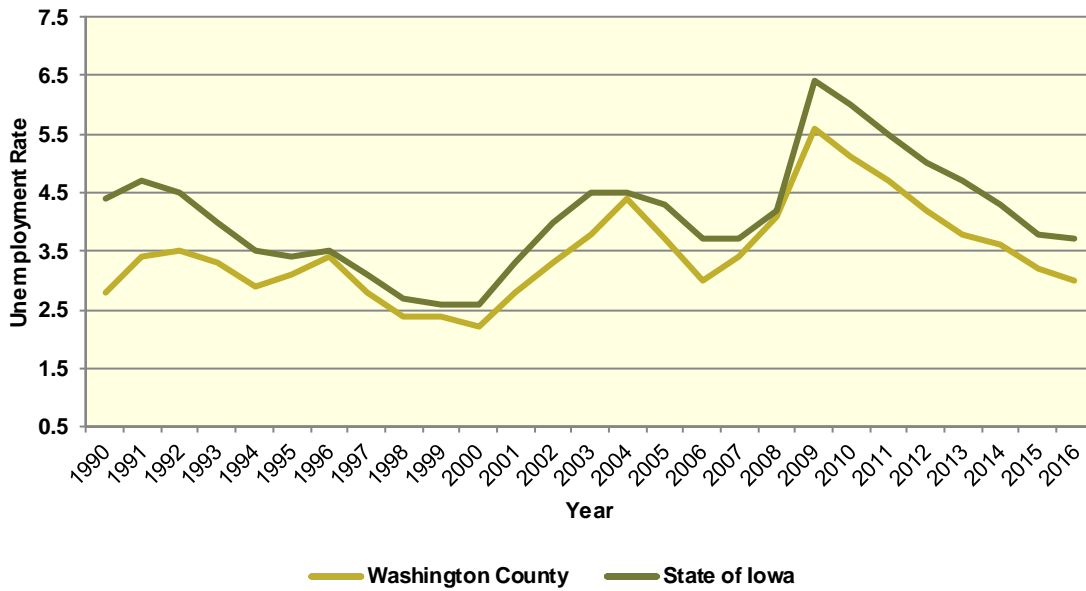
Diagram II.93.3
Employment and Labor Force
 Washington County
 1990 – 2016 BLS Data



Unemployment

Diagram II.93.4, shows the unemployment rate for both the State and Washington County. During the 1990’s the average rate for Washington County was 3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.9 percent. Over the course of the entire period the Washington County had an average unemployment rate that lower than the State, 3.5 percent for Washington County, versus 4.1 statewide.

Diagram II.93.4
Annual Unemployment Rate
 Washington 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.93.25, shows total real earnings by industry for Washington County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$90,346,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 8.9 percent.

Table II.93.25
Real Earnings by Industry
 Washington 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	37,695	54,300	119,868	113,209	145,322	127,931	83,021	43,872	-47.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	1,449	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	50,094	65,690	68,030	76,004	72,500	71,781	73,623	80,206	8.9
Manufacturing	64,636	40,868	57,204	66,535	62,341	77,928	69,926	68,239	-2.4
Wholesale trade	26,112	20,842	24,367	26,126	26,236	26,019	25,159	24,198	-3.8
Retail trade	32,126	36,577	34,145	34,287	36,041	35,437	34,040	33,246	-2.3
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	4,483	4,644	4,494	4,521	4,411	4,566	4,341	4,325	-0.4
Finance and insurance	15,602	16,720	13,345	13,365	14,024	16,346	16,469	15,564	-5.5
Real estate and rental and leasing	1,066	1,632	2,603	3,476	4,525	4,359	4,627	4,913	6.2
Professional and technical services	9,904	17,568	21,258	23,232	23,801	26,950	26,666	25,956	-2.7
Management of companies and enterprises	0	0	906	919	1,085	1,082	1,132	1,221	7.9
Administrative and waste services	5,709	0	6,161	6,348	6,459	6,964	6,824	6,909	1.2
Educational services	0	1,298	1,265	1,227	1,177	1,350	1,554	1,676	7.8
Health care and social assistance	0	36,217	36,524	38,824	37,914	35,459	34,759	36,339	4.5
Arts, entertainment, and recreation	448	11,462	6,142	9,483	16,863	34,043	37,782	38,372	1.6
Accommodation and food services	6,592	32,509	35,068	36,937	34,866	38,490	37,515	39,890	6.3
Other services, except public administration	18,892	21,624	21,136	16,654	18,100	18,613	23,909	24,071	0.7
Government and government enterprises	58,923	81,884	79,183	78,515	80,414	85,913	88,949	90,346	1.6
Total	380,381	485,974	567,159	590,218	626,935	658,705	619,094	590,878	-4.6



Table II.93.26, shows the total employment by industry for the Washington County. The most recent estimates show the government and government enterprises industry was the largest employer in Washington County, with employment reaching 1,632 jobs in 2016. Between 2015 and 2016 the real estate and rental and leasing industry saw the largest percentage increase, rising by 4.2 percent to 135 jobs.

Table II.93.26
Employment by Industry

Washington County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,304	1,138	1,146	1,112	1,171	1,098	1,166	1,153	-1.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	45	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	1,102	1,226	1,214	1,259	1,289	1,290	1,318	1,360	3.2
Manufacturing	1,346	933	1,035	1,148	1,120	1,122	1,073	990	-7.7
Wholesale trade	525	377	399	455	448	465	458	427	-6.8
Retail trade	1,439	1,602	1,543	1,483	1,499	1,491	1,495	1,492	-0.2
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	140	135	125	139	136	135	135	137	1.5
Finance and insurance	450	573	648	608	619	554	596	600	0.7
Real estate and rental and leasing	188	364	412	429	445	482	497	518	4.2
Professional and technical services	309	358	356	359	368	370	369	378	2.4
Management of companies and enterprises	0	0	12	12	14	15	17	17	0
Administrative and waste services	311	0	383	421	401	421	356	359	0.8
Educational services	0	83	93	97	109	112	109	111	1.8
Health care and social assistance	0	1,268	1,277	1,288	1,250	1,183	1,157	1,181	2.1
Arts, entertainment, and recreation	134	168	184	197	194	175	167	159	-4.8
Accommodation and food services	597	1,232	1,234	1,243	1,245	1,281	1,222	1,253	2.5
Other services, except public administration	736	770	773	784	792	808	835	847	1.4
Government and government enterprises	1,436	1,572	1,566	1,565	1,599	1,646	1,644	1,632	-0.7
Total	11,780	13,023	13,299	13,619	13,735	13,737	13,693	13,695	0



Table II.93.27, shows the real average earnings per job by industry for Washington County. These figures are calculated by dividing the total real earning displayed in Tables II.93.25 and II.93.26, by industry. In 2016, the arts, entertainment, and recreation industry had the highest average earnings reaching 241,333 dollars. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 7.9 percent.

Table II.93.27
Real Earnings Per Job by Industry
 Washington County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	28,907	47,716	104,597	101,807	124,100	116,513	71,202	38,050	-46.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	32,200	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	45,458	53,581	56,038	60,368	56,245	55,644	55,860	58,975	5.6
Manufacturing	48,021	43,802	55,269	57,958	55,662	69,455	65,169	68,928	5.8
Wholesale trade	49,737	55,284	61,070	57,421	58,562	55,956	54,932	56,670	3.2
Retail trade	22,326	22,832	22,129	23,120	24,043	23,767	22,769	22,283	-2.1
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	32,022	34,399	35,953	32,523	32,430	33,825	32,159	31,569	-1.8
Finance and insurance	34,671	29,180	20,594	21,982	22,656	29,506	27,633	25,940	-6.1
Real estate and rental and leasing	5,670	4,482	6,318	8,103	10,169	9,044	9,310	9,485	1.9
Professional and technical services	32,052	49,073	59,713	64,712	64,676	72,839	72,265	68,667	-5
Management of companies and enterprises	0	0	75,512	76,616	77,512	72,162	66,571	71,824	7.9
Administrative and waste services	18,356	0	16,085	15,078	16,107	16,541	19,168	19,245	0.4
Educational services	0	15,639	13,606	12,645	10,797	12,051	14,259	15,099	5.9
Health care and social assistance	0	28,562	28,602	30,143	30,331	29,974	30,042	30,770	2.4
Arts, entertainment, and recreation	3,347	68,227	33,383	48,138	86,924	194,531	226,241	241,333	6.7
Accommodation and food services	11,042	26,387	28,418	29,716	28,005	30,046	30,699	31,836	3.7
Other services, except public administration	25,668	28,083	27,343	21,242	22,853	23,036	28,633	28,419	-0.7
Government and government enterprises	41,033	52,089	50,564	50,169	50,290	52,195	54,105	55,359	2.3
Total	32,290	37,317	42,647	43,338	45,645	47,951	45,212	43,146	-4.6

Table II.93.28 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 \$1,077,228,000 a -2.7 percent change between 2015 and 2016. Table II.93.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 13,023 and 13,695 in 2016.

Table II.93.28
Total Employment and Real Personal Income
 Washington 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	248,409	13,383	25,592	69,418	32,436	362,472	19,253	8,184	30,355
1970	252,373	13,523	28,361	72,828	34,887	374,927	19,809	8,186	30,832
1971	252,686	14,907	28,566	74,735	40,880	381,960	20,079	8,426	29,991
1972	279,554	15,498	28,434	78,577	38,001	409,067	21,080	8,365	33,418
1973	336,475	19,475	28,032	86,585	41,782	473,398	24,460	8,925	37,702
1974	283,797	21,289	26,852	89,806	43,940	423,106	21,739	9,064	31,312
1975	340,039	20,579	25,167	94,232	48,109	486,969	25,007	9,108	37,335
1976	305,453	22,105	25,332	98,279	49,064	456,022	23,136	9,399	32,499
1977	305,982	22,962	25,186	107,983	49,166	465,354	23,251	9,774	31,307
1978	369,336	25,717	24,775	111,553	51,814	531,761	26,420	10,164	36,337
1979	350,339	27,553	25,735	125,938	53,674	528,133	25,976	10,285	34,062
1980	294,159	25,510	23,887	137,346	56,585	486,467	24,131	10,063	29,232
1981	319,883	25,797	22,299	154,389	60,087	530,861	26,300	10,041	31,858
1982	291,540	24,472	25,236	166,014	64,206	522,524	26,042	9,777	29,818
1983	263,340	23,543	32,391	166,577	65,541	504,305	25,391	9,616	27,387
1984	322,138	25,893	34,734	167,539	65,773	564,290	28,487	9,777	32,948
1985	301,164	26,291	38,468	165,097	69,075	547,514	27,701	9,581	31,433
1986	284,080	26,086	44,740	161,649	71,903	536,286	27,334	9,432	30,118
1987	294,616	27,061	51,037	153,970	72,192	544,753	27,912	9,474	31,098
1988	272,393	29,045	58,981	137,905	73,263	513,497	26,152	9,373	29,061
1989	292,861	29,888	66,329	147,534	78,972	555,808	28,368	9,439	31,026
1990	293,700	30,786	74,518	144,047	83,441	564,920	28,797	9,801	29,967
1991	292,076	31,951	75,792	141,609	86,975	564,500	28,472	10,046	29,074
1992	317,666	33,076	80,785	143,228	90,024	598,626	29,825	10,286	30,883
1993	301,030	33,164	88,595	138,845	93,236	588,542	29,284	10,269	29,315
1994	334,403	35,177	102,968	141,847	94,711	638,751	31,876	10,544	31,714
1995	312,557	35,631	113,724	155,925	98,549	645,124	31,866	11,015	28,375
1996	364,382	34,025	124,167	160,639	101,938	717,103	35,240	11,218	32,482
1997	386,901	38,516	141,796	173,849	103,697	767,727	37,429	11,502	33,637
1998	360,179	39,354	146,666	176,799	103,306	747,596	36,457	10,884	33,092
1999	347,415	39,074	157,663	162,261	104,234	732,499	35,596	10,839	32,052
2000	388,368	40,836	179,364	167,284	108,674	802,855	38,752	10,997	35,316
2001	380,381	40,709	195,216	164,499	116,094	815,481	38,715	11,780	32,290
2002	382,844	42,051	189,427	160,928	122,596	813,744	38,552	11,774	32,516
2003	395,754	43,510	184,000	156,875	118,913	812,031	38,322	11,636	34,011
2004	424,073	42,112	170,800	158,740	122,885	834,385	39,251	11,590	36,590
2005	411,275	42,899	164,420	151,330	127,879	812,004	38,032	11,707	35,131
2006	428,946	45,161	164,751	162,350	136,449	847,334	39,463	12,351	34,730
2007	438,196	47,625	167,369	178,191	143,428	879,558	40,743	12,973	33,777
2008	489,135	50,285	163,632	180,115	160,033	942,629	43,468	12,948	37,777
2009	455,868	50,664	158,161	173,736	165,337	902,437	41,603	13,002	35,062
2010	485,974	53,453	159,824	163,706	173,647	929,698	42,851	13,023	37,317
2011	567,159	50,204	159,618	181,622	174,193	1,032,388	47,277	13,299	42,646
2012	590,218	51,667	153,454	193,442	172,547	1,057,995	48,248	13,619	43,338
2013	626,935	57,212	160,802	194,562	174,261	1,099,348	49,932	13,735	45,645
2014	658,705	59,405	164,156	191,455	176,770	1,131,680	51,215	13,737	47,951
2015	619,094	59,800	167,267	198,302	182,195	1,107,058	49,753	13,693	45,213
2016	590,878	61,902	164,629	199,321	184,302	1,077,228	48,347	13,695	43,146

Diagram II.93.5, shows real average earnings per job for Washington County from 1990 to 2016. Over this period the average earning per job for Washington County was \$35,668, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.93.5
Real Average Earnings Per Job
 Washington County
 BEA Data 1990 - 2016

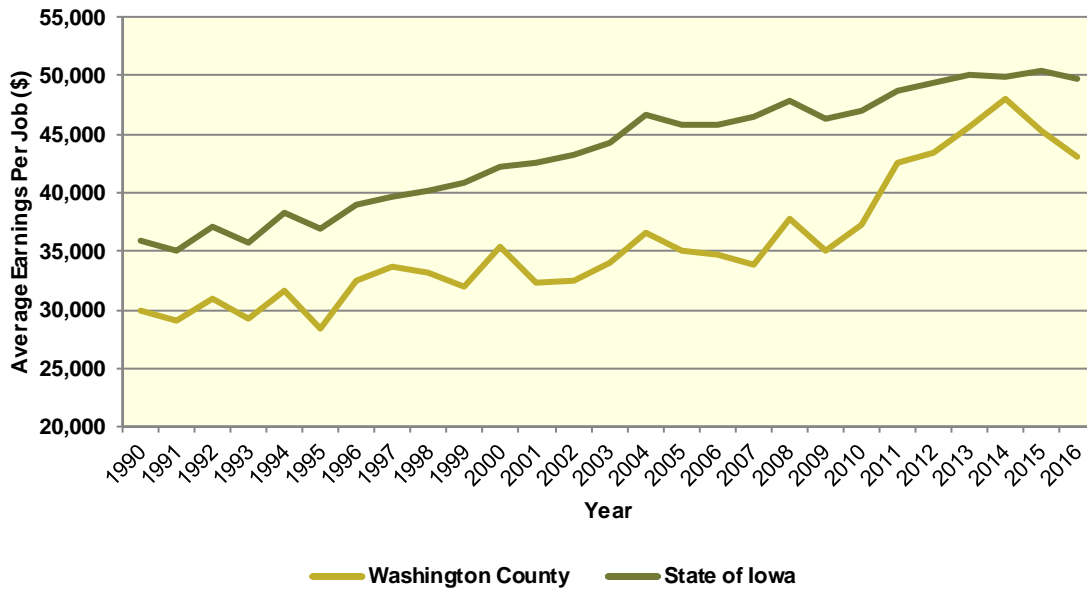
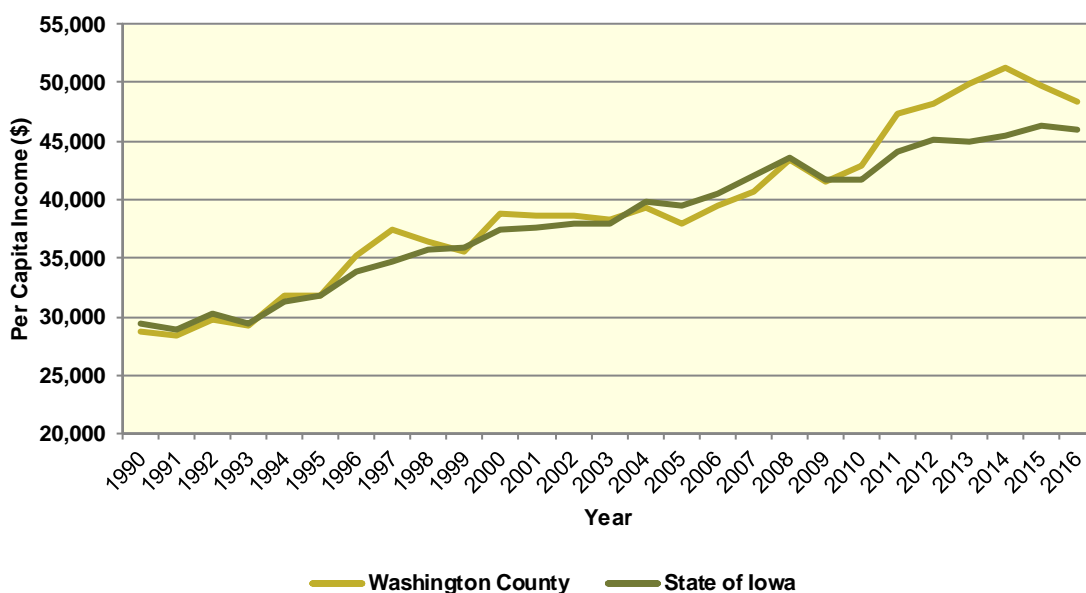


Diagram II.93.6, shows real per capita income for the Washington County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Washington County was \$39,236, which was higher than the statewide average of \$38,254 over the same period.

Diagram II.93.6
Real Per Capita Income
 Washington 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.93.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 8,293 persons in 2015 to 8,257 in 2016, a change of -0.4 percent.

Table II.93.29
Total Monthly Employment
 Washington County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	6,930	7,733	7,690	7,587	7,373	7,426	7,793	7,971	7,990	8,050	7,933
Feb	6,961	7,669	7,713	7,536	7,368	7,454	7,812	7,883	7,965	8,015	7,963
Mar	7,033	7,860	7,809	7,706	7,538	7,581	7,971	8,041	8,115	8,114	8,131
Apr	7,223	8,159	8,017	7,857	7,820	7,923	8,260	8,343	8,396	8,435	8,400
May	7,406	8,223	8,117	7,961	7,991	8,105	8,390	8,440	8,564	8,507	8,489
Jun	7,566	8,276	8,218	8,003	8,047	8,210	8,545	8,522	8,662	8,579	8,534
Jul	7,376	8,144	8,098	7,895	7,955	8,121	8,423	8,442	8,433	8,457	8,419
Aug	7,844	8,165	7,996	7,870	7,859	8,052	8,350	8,423	8,545	8,297	8,251
Sep	8,263	8,155	7,981	7,899	7,975	8,100	8,281	8,481	8,540	8,294	8,281
Oct	8,212	8,045	7,966	7,864	7,958	8,111	8,307	8,468	8,453	8,311	8,276
Nov	8,133	8,023	7,889	7,789	7,979	8,024	8,326	8,398	8,433	8,223	8,251
Dec	8,272	7,994	7,865	7,700	7,878	8,030	8,245	8,354	8,314	8,237	8,156
Annual	7,602	8,037	7,947	7,806	7,812	7,928	8,225	8,314	8,368	8,293	8,257
% Change	.	5.7%	-1.1%	-1.8%	0.1%	1.5%	3.7%	1.1%	0.6%	-0.9%	-0.4%

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 \$631 in 2015. In 2016, average weekly wages saw an increased of 3.5 percent over the prior year, rising to \$653, or by 22 dollars. These data are shown in Table II.93.30.

Table II.93.30						
Average Weekly Wages						
Washington County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	429	415	430	446	430	
2002	432	433	443	468	444	3.3%
2003	450	453	461	503	467	5.2%
2004	461	458	466	498	471	0.9%
2005	455	505	496	507	491	4.2%
2006	490	488	482	524	497	1.2%
2007	487	490	506	561	511	2.8%
2008	526	522	532	581	540	5.7%
2009	531	529	529	581	542	0.4%
2010	522	530	565	598	554	2.2%
2011	556	550	596	597	575	3.8%
2012	588	563	581	624	589	2.4%
2013	591	570	594	632	597	1.4%
2014	607	592	619	665	621	4%
2015	599	602	630	693	631	1.6%
2016(p)	611	628	670	703	653	3.5%

Total business establishments reported by the QCEW are displayed in Table II.93.31. Between 2015 and 2016, the total number of business establishments in Washington County increased by 3.5 percent, from 779 to 791 establishments.

Table II.93.31						
Number of Business Establishments						
Washington County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	712	704	676	685	694	
2002	679	685	683	682	682	-1.7%
2003	698	698	712	713	705	3.4%
2004	710	715	712	704	710	0.7%
2005	702	696	706	704	702	-1.1%
2006	706	712	719	718	714	1.7%
2007	715	720	728	722	721	1%
2008	726	728	729	735	730	1.2%
2009	733	730	741	744	737	1%
2010	742	753	760	756	753	2.2%
2011	754	756	763	764	759	0.8%
2012	760	763	765	774	766	0.9%
2013	777	791	792	787	787	2.7%
2014	778	785	783	777	781	-0.8%
2015	774	775	782	784	779	-0.3%
2016	784	790	792	796	791	1.5%

Iowa Department of Revenue

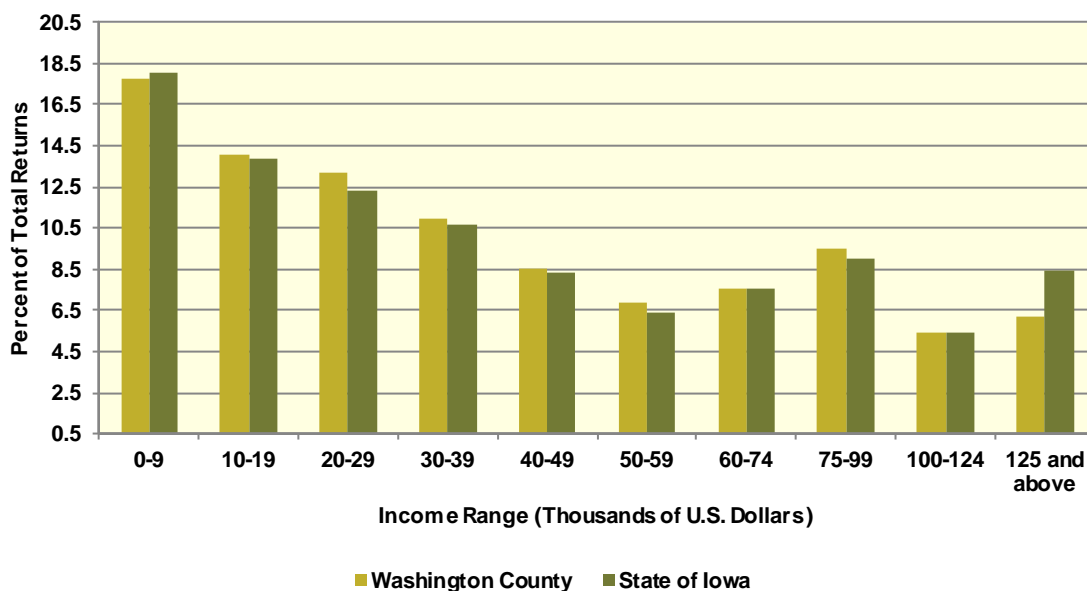
The Iowa Department of Revenue releases annual income tax statistics. Table II.93.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table gives an accurate measure of the income distribution in Washington County.

As can be seen, the total number of returns between 2010 and 2015 increased by 4.8 percent, with 625 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 74.6 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.8 percent.

Table II.93.32
Number of Tax Returns by Adjusted Gross Income
 Washington 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	2,072	1,475	1,395	1,090	811	754	727	456	121	137	9,038
2003	2,016	1,451	1,361	1,086	842	726	731	531	137	162	9,043
2004	1,971	1,403	1,347	1,037	853	682	776	590	160	165	8,984
2005	1,938	1,376	1,306	1,044	891	686	825	669	175	189	9,099
2006	1,893	1,323	1,365	1,057	865	749	802	758	230	256	9,298
2007	1,974	1,379	1,319	1,160	898	695	834	858	284	305	9,706
2008	1,873	1,434	1,304	1,092	915	705	804	862	335	337	9,661
2009	1,898	1,425	1,259	1,109	833	696	769	877	349	309	9,524
2010	1,895	1,511	1,310	1,040	868	680	809	838	378	358	9,687
2011	1,940	1,491	1,260	1,119	846	659	815	891	375	422	9,818
2012	1,843	1,384	1,286	1,142	851	681	797	890	444	518	9,836
2013	1,800	1,481	1,340	1,150	818	676	841	889	498	531	10,024
2014	1,804	1,399	1,312	1,097	881	697	805	969	518	586	10,068
2015	1,804	1,424	1,341	1,111	870	696	764	964	555	625	10,154
Change 10 - 15	-4.8%	-5.8%	2.4%	6.8%	0.2%	2.4%	-5.6%	15%	46.8%	74.6%	4.8%

Diagram II.93.7
2015 Income Distribution
 Washington 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 2,139 in 2010 to 2,161 in 2016, with the poverty rate reaching 9.9 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.93.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,512	7.3%
2001	1,547	7.4%
2002	1,699	8%
2003	1,614	7.6%
2004	1,803	8.5%
2005	2,162	10.3%
2006	2,088	9.9%
2007	1,708	8.2%
2008	1,923	9.2%
2009	2,270	10.9%
2010	2,139	10%
2011	2,440	11.4%
2012	2,081	9.7%
2013	2,021	9.3%
2014	2,210	10.2%
2015	2,378	10.9%
2016	2,161	9.9%

The rate of poverty for Washington County is shown in Table II.93.34. In 2016, there were an estimated 1,947 persons living in poverty. This represented a 9 percent poverty rate, compared to 7.6 percent poverty in 2000. In 2016, some 13.1 percent of those in poverty were under age 6, and 17.3 percent were 65 or older.

Table II.93.34				
Poverty by Age				
Washington 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	212	13.9%	256	13.1%
6 to 17	356	23.4%	396	20.3%
18 to 64	716	47%	958	49.2%
65 or Older	240	15.7%	337	17.3%
Total	1,524	100.0%	1,947	100.0%
Poverty Rate	7.6%	.	9%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.1 percent in Washington County between 2010 and 2016, from 9,516 to 9,625. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.93.35.

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 Washington County remained unchanged from 47 authorizations in 2015 to 47 in 2016.

The real value of single-family building permits increased from \$162,369 in 2015 to \$165,287 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.93.36.

Table II.93.35				
Housing Units				
State of Iowa vs. Washington County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Washington County	% Growth Since Census
2000 Census Base	1,232,625	.	8,543	.
2010 Census	1,336,417	8.4%	9,516	11.4%
July 2011 Estimate	1,341,974	0.4%	9,531	0.2%
July 2012 Estimate	1,346,403	0.7%	9,526	0.1%
July 2013 Estimate	1,353,274	1.3%	9,524	0.1%
July 2014 Estimate	1,362,458	1.9%	9,544	0.3%
July 2015 Estimate	1,370,778	2.6%	9,573	0.6%
July 2016 Estimate	1,380,162	3.3%	9,625	1.1%

Table II.93.36
Building Permits and Valuation
 Washington 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	12	6	4	48	70	115,562	68,014
1981	2	2	0	0	4	126,321	0
1982	8	0	0	0	8	123,000	0
1983	14	6	7	0	27	123,729	0
1984	10	6	0	8	24	109,504	40,436
1985	10	0	0	0	10	90,829	0
1986	10	0	0	0	10	99,523	0
1987	7	0	0	0	7	118,981	0
1988	15	0	0	20	35	111,839	40,453
1989	23	2	0	20	45	116,296	38,941
1990	33	0	24	0	57	96,846	0
1991	42	2	0	0	44	114,140	0
1992	46	0	0	30	76	124,231	219,820
1993	31	0	11	8	50	154,921	36,056
1994	45	8	0	0	53	131,064	0
1995	30	4	8	0	42	126,720	0
1996	27	4	0	0	31	153,810	0
1997	28	0	0	0	28	164,566	0
1998	38	12	0	20	70	161,212	108,041
1999	19	6	4	0	29	156,488	0
2000	54	0	0	0	54	168,738	0
2001	36	8	3	0	47	160,900	0
2002	40	8	0	0	48	164,417	0
2003	36	2	0	0	38	167,328	0
2004	21	10	0	8	39	141,211	37,514
2005	42	2	0	0	44	144,983	0
2006	29	2	0	32	63	197,583	84,479
2007	26	4	0	7	37	165,989	71,559
2008	20	4	0	16	40	156,861	94,621
2009	18	0	0	14	32	155,980	93,904
2010	16	0	0	18	34	167,831	92,767
2011	13	2	0	0	15	162,195	0
2012	13	2	0	0	15	147,699	0
2013	43	4	0	0	47	173,457	0
2014	22	4	0	0	26	165,008	0
2015	47	0	0	32	79	162,369	124,403
2016	47	0	0	0	47	165,287	0



Diagram II.93.8
Single Family Permits
 Washington County
 Census Bureau Data, 1980–2016

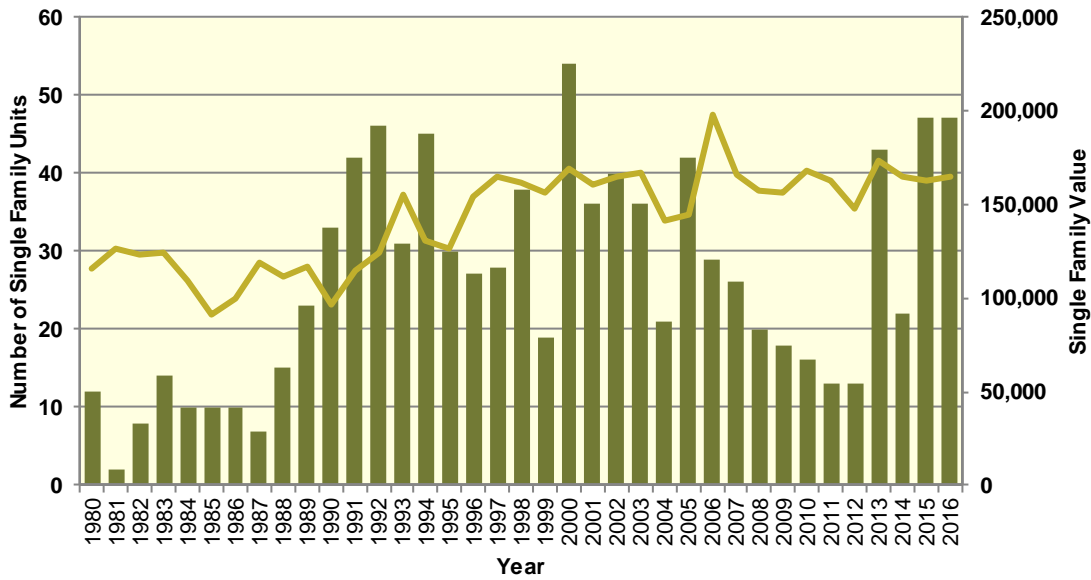
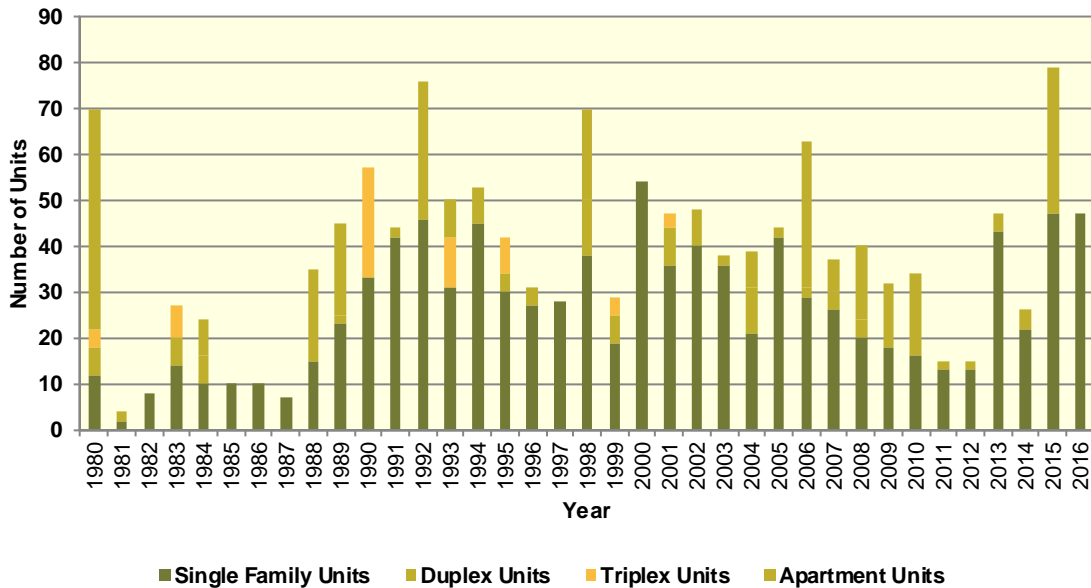


Diagram II.93.9
Total Permits by Unit Type
 Washington County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.93.37. In 2016, there were 9,557 housing units, up from 8,543 in 2000. Single-family units accounted for 80.4 percent of units in 2016, compared to 79 in 2000. Apartment units accounted for 7 percent in 2016, compared to 5.6 percent in 2000.

Table II.93.37				
Housing Units by Type				
Washington 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	6,745	79%	7,682	80.4%
Duplex	299	3.5%	273	2.9%
Tri- or Four-Plex	420	4.9%	364	3.8%
Apartment	480	5.6%	670	7%
Mobile Home	592	6.9%	568	5.9%
Boat, RV, Van, Etc.	7	0.1%	0	0%
Total	8,543	100.0%	9,557	100.0%

Some 91.9 percent of housing was occupied in 2010, compared to 94.3 percent in 2000. Owner-occupied housing changed 7.8 percent between 2000 and 2010, ending with owner-occupied units representing 74.8 percent of unit. Vacant units changed by 59.1 percent, resulting in 775 vacant units in 2010.

Table II.93.38					
Housing Units by Tenure					
Washington County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	8,056	94.3%	8,741	91.9%	8.5%
Owner-Occupied	6,068	75.3%	6,539	74.8%	7.8%
Renter-Occupied	1,988	24.7%	2,202	25.2%	10.8%
Vacant Housing Units	487	5.7%	775	8.1%	59.1%
Total Housing Units	8,543	100.0%	9,516	100.0%	11.4%

Table II.93.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 9,557 housing units. An estimated 72.9 percent were owner-occupied, and 8.4 percent were vacant.

Table II.93.39				
Housing Units by Tenure				
Washington County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,741	91.9%	8,757	91.6%
Owner-Occupied	6,539	74.8%	6,384	72.9%
Renter-Occupied	2,202	25.2%	2,373	27.1%
Vacant Housing Units	775	8.1%	800	8.4%
Total Housing Units	9,516	100.0%	9,557	100.0%

Households by household size are shown in Table II.93.40. There were a total of 8,741 households in 2010, up from 8,056 in 2000. One person households changed by 15 percent



between 2000 and 2010, while two person households changed by 10.7 percent. Three and four person households changed by 6.2 and -1.7 respectively, representing 13.4 percent and 12.2 percent of the population in 2010.

Table II.93.40					
Households by Household Size					
Washington County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,130	26.4%	2,450	28%	15%
Two Persons	2,926	36.3%	3,238	37%	10.7%
Three Persons	1,105	13.7%	1,173	13.4%	6.2%
Four Persons	1,084	13.5%	1,066	12.2%	-1.7%
Five Persons	535	6.6%	490	5.6%	-8.4%
Six Persons	177	2.2%	181	2.1%	2.3%
Seven Persons or More	99	1.2%	143	1.6%	44.4%
Total	8,056	100.0%	8,741	100.0%	8.5%

Households by income is shown in Table II.93.41. Households earning more than \$100,000 per year represented 20 percent of households in 2016, compared to 4.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.3 percent of households in 2010, compared to 23.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 7.7 percent of households in 2016, compared to 13.1 percent in 2000.

Table II.93.41				
Households by Income				
Washington 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	1,058	13.1%	675	7.7%
\$15,000 to \$19,999	607	7.5%	298	3.4%
\$20,000 to \$24,999	578	7.2%	461	5.3%
\$25,000 to \$34,999	1,291	16%	894	10.2%
\$35,000 to \$49,999	1,750	21.7%	1,500	17.1%
\$50,000 to \$74,999	1,860	23.1%	1,862	21.3%
\$75,000 to \$99,999	560	6.9%	1,317	15%
\$100,000 or More	365	4.5%	1,750	20%
Total	8,069	100.0%	8,757	100.0%

Table II.93.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 14.2 percent and 1.4 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 11.3 percent, 6.8 percent, and 12.8, respectively. Housing units built prior to 1939 represented 34.3 percent of households in 2016.

Table II.93.42				
Households by Year Home Built				
Washington 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	3,234	40.1%	3,002	34.3%
1940 to 1949	673	8.4%	391	4.5%
1950 to 1959	598	7.4%	595	6.8%
1960 to 1969	810	10.1%	701	8%
1970 to 1979	1,060	13.2%	988	11.3%
1980 to 1989	559	6.9%	593	6.8%
1990 to 1999	1,122	13.9%	1,117	12.8%
2000 to 2009	.	.	1,244	14.2%
2010 or Later	.	.	126	1.4%
Total	8,056	100.0%	8,757	100.0%

The distribution of unit types by race are shown in Table II.93.43. An estimated 82.6 percent of white households occupy single family homes, while 62.9 percent of black households do. Some 5.8 percent of white households occupied apartments, while 11.2 percent of black households do. An estimated 89.7 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.93.43							
Distribution of Units in Structure by Race							
Washington 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%	62.9%	100%	89.7%	0%	76.5%	45.6%
Duplex	2.6%	0%	0%	10.3%	0%	0%	0%
Tri- or Four-Plex	3.8%	0%	0%	0%	0%	21.6%	0%
Apartment	5.8%	11.2%	0%	0%	0%	0%	54.4%
Mobile Home	5.3%	25.8%	0%	0%	0%	2%	0%
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.93.44. An estimated 28 percent of vacant units were for rent in 2010, a 47.6 percent change since 2000. In addition, some 17.8 percent of vacant units were for sale, a change of 55.1 percent between 2000 and 2010. “Other” vacant units represented 34.3 percent of vacant units in 2010. This is a change of 87.3 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.93.44					
Disposition of Vacant Housing Units					
Washington County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	147	30.2%	217	28%	47.6%
For Sale	89	18.3%	138	17.8%	55.1%
Rented or Sold, Not Occupied	59	12.1%	86	11.1%	45.8%
For Seasonal, Recreational, or Occasional Use	50	10.3%	68	8.8%	36%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	142	29.2%	266	34.3%	87.3%
Total	487	100.0%	775	100.0%	59.1%

The disposition of vacant units between 2010 and 2016 are shown in Table II.93.45. By 2016, for rent units accounted for 26 percent of vacant units, while for sale units accounted for 16.8 percent. “Other” vacant units accounted for 48.1 percent of vacant units, representing a total of 385 “other” vacant units.

Table II.93.45				
Disposition of Vacant Housing Units				
Washington County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	217	28%	208	26%
For Sale	138	17.8%	134	16.8%
Rented Not Occupied	27	3.5%	15	1.9%
Sold Not Occupied	59	7.6%	38	4.8%
For Seasonal, Recreational, or Occasional Use	68	8.8%	20	2.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	266	34.3%	385	48.1%
Total	775	100.0%	800	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.93.46. In 2016, an estimated 1.1 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.



Table II.93.46 Overcrowding and Severe Overcrowding Washington 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	6,007	99%	43	0.7%	19	0.3%	6,069
2016 Five-Year ACS	6,328	99.1%	50	0.8%	6	0.1%	6,384
Renter							
2000 Census	1,913	96.3%	43	2.2%	31	1.6%	1,987
2016 Five-Year ACS	2,317	97.6%	42	1.8%	14	0.6%	8,757
Total							
2000 Census	7,920	98.3%	86	1.1%	50	0.6%	8,056
2016 Five-Year ACS	8,645	98.7%	92	1.1%	20	0.2%	8,757

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 19 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Washington County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.93.47 Households with Incomplete Plumbing Facilities Washington County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	8,031	8,738
Lacking Complete Plumbing Facilities	25	19
Total Households	8,056	8,757
Percent Lacking	0.3%	0.2%

There were 21 households lacking complete kitchen facilities in 2016, compared to 26 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.2 percent in 2016.

Table II.93.48 Households with Incomplete Kitchen Facilities Washington County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	8,030	8,736
Lacking Complete Kitchen Facilities	26	21
Total Households	8,056	8,757
Percent Lacking	0.3%	0.2%

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 Washington County, 13 of households had a cost burden and 6.8 percent had a severe cost burden. Some 21.7 percent of renters were cost burdened, and 13.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.8 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 13.2 percent, and severe cost burden at 5.8 percent.

Table II.93.49
Cost Burden and Severe Cost Burden by Tenure
 Washington 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	2,128	78.4%	437	16.1%	150	5.5%	0	0%	2,715
2016 Five-Year ACS	3,016	80.7%	492	13.2%	217	5.8%	12	0.3%	3,737
Owner Without a Mortgage									
2000 Census	1,539	92.5%	79	4.8%	31	1.9%	14	0.8%	1,663
2016 Five-Year ACS	2,444	92.3%	128	4.8%	67	2.5%	8	0.3%	2,647
Renter									
2000 Census	1,080	59.9%	288	16%	176	9.8%	260	14.4%	1,804
2016 Five-Year ACS	1,239	52.2%	516	21.7%	315	13.3%	303	12.8%	2,373
Total									
2000 Census	4,747	76.8%	804	13%	357	5.8%	274	4.4%	6,182
2016 Five-Year ACS	6,699	76.5%	1,136	13%	599	6.8%	323	3.7%	8,757

Housing Problems by Income

Table II.93.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Washington County. As can be seen in 2017 the MFI was \$71,600, which compared to \$69,900 for the State of Iowa.

Table II.93.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 730 owner-occupied and 344 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 335 owner-occupied 380 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,055 households without a housing problem.

Table II.93.50
Median Family Income
 Washington County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	46,900	49,100
2001	49,600	52,500
2002	49,900	53,700
2003	52,700	54,900
2004	53,200	55,800
2005	54,850	57,650
2006	55,200	57,800
2007	55,100	58,100
2008	55,400	58,500
2009	59,200	62,000
2010	60,000	62,400
2011	63,500	64,000
2012	64,400	64,800
2013	64,300	64,700
2014	66,200	65,300
2015	68,400	67,500
2016	68,700	68,400
2017	71,600	69,900

Table II.93.51
Housing Problems by Income and Tenure

Washington 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	4	0	10	0	4	18
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)	0	15	15	10	10	50
Housing cost burden greater than 50% of income (and none of the above problems)	100	80	110	10	35	335
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	200	245	100	110	730
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	80	355	840	690	3,515	5,480
Total	289	650	1,220	810	3,674	6,643
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	4	4	0	15	27
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	4	0	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	10	0	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	315	55	0	0	10	380
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	200	65	4	0	344
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	40	195	610	155	575	1,575
Total	483	484	693	159	600	2,419
Total						
Lacking complete plumbing or kitchen facilities	8	4	14	0	19	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	4	0	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	45	25	10	10	100
Housing cost burden greater than 50% of income (and none of the above problems)	415	135	110	10	45	715
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	400	310	104	110	1,074
Zero/negative income (and none of the above problems)	65	0	0	0	0	65
has none of the 4 housing problems	120	550	1,450	845	4,090	7,055
Total	772	1,134	1,913	969	4,274	9,062

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.93.52, of the 724 loans in 2016, 377 loans were for Home Purchases, 89 were for Home Improvement and 258 were for refinancing.

Table II.93.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Washington County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	240	104	323	667
2009	269	145	627	1,041
2010	217	118	505	840
2011	218	103	409	730
2012	241	121	557	919
2013	284	109	386	779
2014	325	94	172	591
2015	341	104	232	677
2016	377	89	258	724

Table II.93.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$105,622 in 2012 and \$112,053 in 2016. Overall, average loans were \$92,565 in 2008 and \$116,453 in 2016.

Table II.93.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Washington County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$107,917	\$27,663	\$102,056	\$92,565
2009	\$98,327	\$41,917	\$119,104	\$102,984
2010	\$96,848	\$47,746	\$115,065	\$100,902
2011	\$104,174	\$42,340	\$114,780	\$101,392
2012	\$105,622	\$55,463	\$120,874	\$108,262
2013	\$110,937	\$42,651	\$115,782	\$103,783
2014	\$107,320	\$50,723	\$110,151	\$99,142
2015	\$103,481	\$47,692	\$126,681	\$102,861
2016	\$112,053	\$54,393	\$144,291	\$116,453

Table II.93.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$25,455,000 in 2012 and \$42,244,000 in 2016. Overall, average loans were \$61,741,000 in 2008 and \$84,312,000 in 2016.

Table II.93.54				
Total Volume of Owner-Occupied Single Family Loans				
Washington County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$25,900,000	\$2,877,000	\$32,964,000	\$61,741,000
2009	\$26,450,000	\$6,078,000	\$74,678,000	\$107,206,000
2010	\$21,016,000	\$5,634,000	\$58,108,000	\$84,758,000
2011	\$22,710,000	\$4,361,000	\$46,945,000	\$74,016,000
2012	\$25,455,000	\$6,711,000	\$67,327,000	\$99,493,000
2013	\$31,506,000	\$4,649,000	\$44,692,000	\$80,847,000
2014	\$34,879,000	\$4,768,000	\$18,946,000	\$58,593,000
2015	\$35,287,000	\$4,960,000	\$29,390,000	\$69,637,000
2016	\$42,244,000	\$4,841,000	\$37,227,000	\$84,312,000

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.93.55 presents some basic statistics about the completed surveys.

Table II.93.55				
Survey of Rental Properties				
Washington County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	6	129	2.3	19.3

Table II.93.56, shows the amount of total and vacant units with their associated vacancy rates. There were 119 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 2.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.93.56			
Rental Vacancy Survey by Type			
Washington County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	119	3	2.5%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	10	0	0%
Total	129	3	2.3%

Table II.93.57, reports units by bedroom size. As can be seen there were 28 two bedroom apartment units and 4 three bedroom units. Overall, the 28 two bedroom units accounted for 21.7 percent of all units, and the 4 three bedroom units accounted for 3.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 10 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table II.93.57						
Rental Units by Bedroom Size						
Washington 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	83	0	0	.	83
Two	0	28	0	0	.	28
Three	0	4	0	0	.	4
Four	0	4	0	0	.	4
Don't Know	0	0	0	0	10	10
Total	0	119	0	0	10	129

Table II.93.58 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 2.4 percent.

Table II.93.58			
Apartment Units by Bedroom Size			
Washington County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	83	2	2.4%
Two	28	1	3.6%
Three	4	0	0%
Four	4	0	0%
Don't know	0	0	0%
Total	119	3	2.5%

Average market-rate rents by unit type are shown in Table II.93.59. 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.93.59					
Average Market Rate Rents by Bedroom Size					
Washington 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	\$523.7	\$0	\$0	\$523.7
Two	\$0	\$613	\$0	\$0	\$613
Three	\$0	\$697	\$0	\$0	\$697
Four	\$0	\$759	\$0	\$0	\$759
Total	\$0	\$565.2	\$0	\$0	\$565.2

The average rent and availability of apartment units is displayed in Table II.93.60. 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 1.2 percent.

Table II.93.60			
Apartment Market Rate Rents by Vacancy Status			
Washington County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	31	2	6.5%
\$500 to \$750	80	1	1.2%
\$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%
Total	119	3	2.5%

Respondents were asked if utilities are included in the rent and as shown in Table II.93.61 5 respondents, or 100 percent, included some sort of utility in the rent.

Table II.93.61	
Are there any utilities included with the rent?	
Washington County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.93.62. There were 1 respondent who included electricity, 0 respondents who included natural gas, 4 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.93.62	
Which utilities are included with the rent?	
Washington County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	4
Trash Collection	5

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.93.63, there were 24 accessible apartment units. Respondents also indicated there were a total of 12 persons with disabilities currently residing in accessible units.

Table II.93.63 Accessible Units by Bedroom Size Washington 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	8	0	0		8
Two	0	12	0	0		12
Three	0	2	0	0		2
Four	0	2	0	0		2
Don’t Know	0	0	0	0	0	0
Total	0	24	0	0	0	24

Table II.93.64, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 42.9 percent or 12 two bedroom apartment units are accessible, with 50 percent of three bedroom units were considered accessible. Overall, 20.2 percent of all apartment units were considered accessible by survey respondents.

Table II.93.64 Apartment Units by Accessibility and Bedroom Size Washington County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	75	8	83	9.6%
Two	16	12	28	42.9%
Three	2	2	4	50%
Four	2	2	4	50%
Don’t know	0	0	0	0%
Total	95	24	119	20.2%

Perceived Need for Rental Units

Table II.93.65, 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 5 number of persons on the wait list.

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.93.66, 1 respondent said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table II.93.65 Do you keep a waiting list? Washington County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
Waitlist Size	5

Table II.93.66 How would you rate the need for renovation of existing units in the city? Washington County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	1	0	0
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2	2	1	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.93.67, 1 respondent 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, 1 respondent indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.93.67 How would you rate the need for construction of new units in the city? Washington County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	1	1	0	0
Extreme Need	0	1	0	0
Average Need	2.7	3.2	3	3

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.93.68, shows the *strong growth scenario* for the Washington County. As can be seen there were 6,384 owner-occupied and 2,373 renter-occupied households in 2016, for a total of 8,757 households. In 2030, there will be a projected 9,762 households, of which 7,333 are projected to be owner occupied and the remaining 2,429 are expected to be renter-occupied.

By 2050, there are projected to be 7,623 owner-occupied households, of which 343 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,394 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,452 renter households, of which 489 renter households are expected to have incomes between 0 and 30.0 percent of median family income 697 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 10,075 occupied units by 2050, of which 832 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.93.68
Housing Demand Forecast
 Washington County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	287	317	324	330	335	338	341	343
30.1-50%	620	684	699	712	722	730	736	740
50.1-80%	1,167	1,289	1,316	1,341	1,361	1,375	1,386	1,394
80.1-95%	620	684	699	712	722	730	736	740
95.1-115%	725	801	818	833	845	855	861	866
115+%	2,964	3,273	3,343	3,405	3,455	3,492	3,519	3,540
Total	6,384	7,049	7,199	7,333	7,440	7,520	7,578	7,623
Renter								
0-30%	473	475	480	484	487	489	490	489
30.1-50%	478	480	485	489	493	494	495	494
50.1-80%	675	678	685	691	696	698	699	697
80.1-95%	112	113	114	115	116	116	116	116
95.1-115%	240	241	244	246	248	249	249	248
115+%	394	396	400	403	406	408	408	407
Total	2,373	2,382	2,407	2,429	2,446	2,454	2,456	2,452
Total								
0-30%	760	792	804	814	822	828	831	832
30.1-50%	1,098	1,164	1,184	1,201	1,215	1,224	1,230	1,234
50.1-80%	1,842	1,967	2,001	2,032	2,056	2,073	2,084	2,091
80.1-95%	732	797	813	827	838	846	852	856
95.1-115%	966	1,042	1,062	1,079	1,093	1,103	1,110	1,115
115+%	3,358	3,669	3,742	3,809	3,861	3,899	3,927	3,947
Total	8,757	9,431	9,606	9,762	9,886	9,974	10,034	10,075