

**VOLUME II:
WOODBURY COUNTY**

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Woodbury County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Woodbury County's population increased from 102,172 in 2010 to 102,779 in 2016, or by 0.6 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 2.4 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population decreased by 1.4 percent, while the black population increased by 38.2 percent. The Hispanic population increased from 13,993 to 16,436 people between 2010 and 2016 or by 17.5 percent. These data are presented in Table II.98.1.

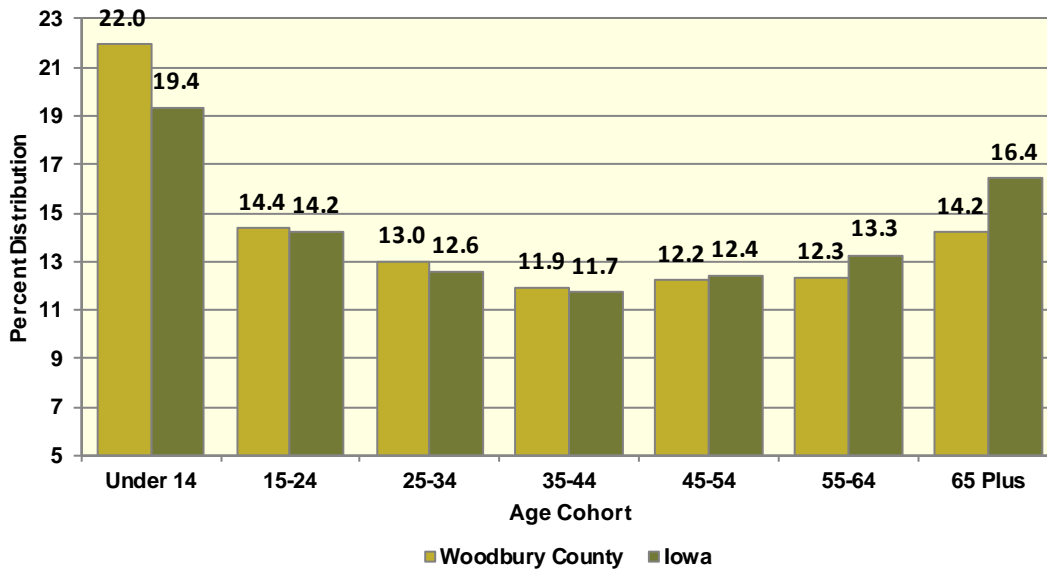
Subject	Woodbury County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	102,172	102,779	0.6%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	22,690	22,568	-0.5%	603,673	607,020	0.6%
15 to 24 years	15,216	14,775	-2.9%	430,187	445,808	3.6%
25 to 34 years	13,061	13,376	2.4%	382,583	394,373	3.1%
35 to 44 years	12,405	12,257	-1.2%	364,548	367,535	0.8%
45 to 54 years	13,840	12,550	-9.3%	439,726	389,744	-11.4%
55 to 64 years	11,835	12,674	7.1%	372,750	415,998	11.6%
65 and Over	13,125	14,579	11.1%	452,888	514,215	13.5%
Race						
White	91,690	90,368	-1.4%	2,839,615	2,864,884	0.9%
Black	2,558	3,535	38.2%	91,695	114,874	25.3%
American Indian and Alaskan Native	2,764	2,754	-0.4%	13,563	15,924	17.4%
Asian	2,477	2,996	21%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	148	182	23%	2,419	3,592	48.5%
Two or more races	2,535	2,944	16.1%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	13,993	16,436	17.5%	151,544	182,606	20.5%

Table II.98.2, presents the population of Woodbury County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 50,394 males, who accounted for 49.3 percent of the population, and the remaining 50.7 percent, or 51,778 persons, were female. In 2016, the number of males rose to 51,023 persons, and accounted for 49.6 percent of the population, with the remaining 50.4 percent, or 51,756 persons being female.



Table II.98.2 Population by Age and Gender Woodbury 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	11,590	11,100	22,690	11,557	11,011	22,568	-0.5%
15 to 24 years	7,738	7,478	15,216	7,474	7,301	14,775	-2.9%
25 to 34 years	6,613	6,448	13,061	6,976	6,400	13,376	2.4%
35 to 44 years	6,236	6,169	12,405	6,027	6,230	12,257	-1.2%
45 to 54 years	6,891	6,949	13,840	6,331	6,219	12,550	-9.3%
55 to 64 years	5,782	6,053	11,835	6,231	6,443	12,674	7.1%
65 and Over	5,544	7,581	13,125	6,427	8,152	14,579	11.1%
Total	50,394	51,778	102,172	51,023	51,756	102,779	0.6%
% of Total	49.3%	50.7%	.	49.6%	50.4%	.	

Diagram II.98.1
Age Distribution
Woodbury County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Woodbury County increased from 98,276 to 103,877 persons, or by 5.7 percent. Between 2000 and 2010, Woodbury County population, changed by -1,705 persons, to a total population of 102,172 persons. The most recent estimates indicated that Woodbury County’s population fell an additional 607 persons since the 2010 Census, to 102,779 persons in July 2016.

Table II.98.3 Population Estimates: Births, Deaths, and Migration Woodbury County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	98,276
Natural Increase 90-00	7,087
Net Migration 90-00	-1,486
2000 Census	103,877
Natural Increase 00-09	6,679
Net Migration 00-09	-8,975
2009 Population Estimate	101,581
2010 Census	102,172
Natural Increase 10-16	3828
Net Migration 10-16	-3,221
2016 Population Estimate	102,779

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.98.3, Woodbury County had a natural increase, of 7,087 persons between 1990 and 2000. During the April 2000 to July 2009 period, Woodbury County’s natural increase was estimated at 6,679 persons. Between 2010 and 2016, the natural increase was estimated at 3828 persons, and the net migration was -3,221 persons.

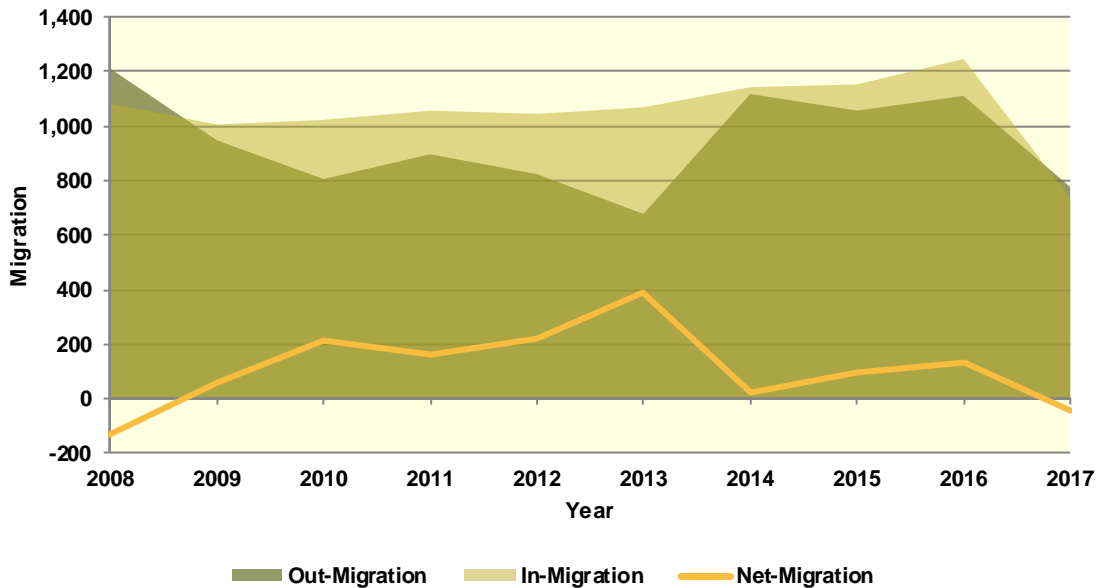
Population Migration Trends

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.98.4 in 2008 there was a total of 1,083 in-migrations with a total of 1,211 out-migrations, which led to a net-migration of -128 persons. The most recent first half 2017 data saw a net-migration of -41 persons, with 736 persons entering Woodbury County and 777 persons leaving Woodbury County.

Diagram II.98.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 391 people entering and the migration lowest net migration occurred in 2008 with 128 entering Woodbury County.

Diagram II.98.2
Net In-migration by Gender
 Woodbury County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.98.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 59 percent of net-migrants, or -24 persons were male, with the remaining 41 percent, or -17 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	536	459	511	522	491	542	554	531	599	349
Female	547	547	512	535	554	527	589	622	647	387
Total	1,083	1,006	1,023	1,057	1,045	1,069	1,143	1,153	1,246	736
Out										
Male	631	465	396	432	397	305	525	518	536	373
Female	580	483	410	465	427	373	593	539	575	404
Total	1,211	948	806	897	824	678	1,118	1,057	1,111	777
Net										
Male	-95	-6	115	90	94	237	29	13	63	-24
Female	-33	64	102	70	127	154	-4	83	72	-17
Total	-128	58	217	160	221	391	25	96	135	-41

Table II.98.5, shows net-migration for Woodbury County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 14 persons entering Woodbury County. Those in the age range of 65 and older had the lowest levels of net migration, with 26 persons leaving Woodbury County.

Table II.98.5										
Migration by Age Range										
Woodbury County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	13	15	13	12	6	12	7	11	4	6
18-22	170	177	145	133	122	128	149	136	138	108
23-25	136	130	143	130	130	136	148	151	180	89
26-35	323	276	308	342	320	355	363	384	410	239
36-45	187	201	183	172	186	163	201	199	211	119
46-55	136	123	131	150	149	142	136	133	131	94
56-65	84	57	55	67	72	81	92	95	110	51
66 +	34	27	45	51	60	52	47	44	62	30
Total	1,083	1,006	1,023	1,057	1,045	1,069	1,143	1,153	1,246	736
Out										
14-17	16	12	16	19	10	10	13	17	18	9
18-22	145	112	104	124	87	67	118	155	119	94
23-25	188	152	136	150	105	87	137	139	117	114
26-35	378	284	234	233	249	214	356	309	363	229
36-45	188	171	141	149	130	108	169	156	194	129
46-55	137	116	90	116	114	89	157	138	134	88
56-65	105	63	53	72	86	70	108	91	88	58
66 +	54	38	32	34	43	33	60	52	78	56
Total	1,211	948	806	897	824	678	1,118	1,057	1,111	777
Net										
14-17	-3	3	-3	-7	-4	2	-6	-6	-14	-3
18-22	25	65	41	9	35	61	31	-19	19	14
23-25	-52	-22	7	-20	25	49	11	12	63	-25
26-35	-55	-8	74	109	71	141	7	75	47	10
36-45	-1	30	42	23	56	55	32	43	17	-10
46-55	-1	7	41	34	35	53	-21	-5	-3	6
56-65	-21	-6	2	-5	-14	11	-16	4	22	-7
66 +	-20	-11	13	17	17	19	-13	-8	-16	-26
Total	-128	58	217	160	221	391	25	96	135	-41

School Age Enrollment

Table II.98.6, show the school enrollment from the Iowa Department of Education for Woodbury County. The school enrollment figures are for both public and private schools. As can be seen, in 2010 total enrollment was 20,059 students and was 20,653 in 2017, a change of 3 percent. Enrollment for students in grades 1 to 5 was 7,326 students in 2010 and 7,701 in 2017, which was a change of 5.1 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 5,959 and 5,775 in 2017, which was a change of -3.1 percent.

Table II.98.6						
School Enrollment						
Woodbury County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	1,849	7,894	4,579	6,521	2,529	21,045
2001	1,730	7,852	4,587	6,341	257	20,767
2002	1,644	7,707	4,633	6,283	232	20,499
2003	1,632	7,495	4,680	6,129	214	20,150
2004	1,625	7,421	4,726	6,089	226	20,087
2005	1,767	7,080	4,704	5,977	163	19,528
2006	1,649	7,278	4,677	6,228	119	19,832
2007	1,741	7,157	4,569	6,231	182	19,698
2008	1,968	7,130	4,429	6,028	396	19,555
2009	2,188	7,355	4,322	5,896	607	19,761
2010	2,502	7,326	4,272	5,959	700	20,059
2011	2,687	7,354	4,353	5,830	1,004	20,224
2012	2,785	7,334	4,347	5,627	1,010	20,093
2013	2,850	7,371	4,267	5,527	1,025	20,015
2014	2,837	7,532	4,199	5,550	1,027	20,118
2015	2,840	7,668	4,196	5,627	1,070	20,331
2016	2,893	7,747	4,312	5,770	1,119	20,722
2017	2,813	7,701	4,364	5,775	1,088	20,653
% Change 10-17	12.4%	5.1%	2.2%	-3.1%	55.4%	3%

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.98.7, shows population by age for the 2000 and 2010 Census. The population changed by -1.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -5.4 percent to a total of 13,125 persons in 2010. Those aged 25 to 34 changed by -7.6 percent, and those aged under 5 changed by -0.2 percent.

Table II.98.7					
Population by Age					
Woodbury County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	7,942	7.6%	7,927	7.8%	-0.2%
5 to 19	23,737	22.9%	22,575	22.1%	-4.9%
20 to 24	7,348	7.1%	7,404	7.2%	0.8%
25 to 34	14,135	13.6%	13,061	12.8%	-7.6%
35 to 54	28,730	27.7%	26,245	25.7%	-8.6%
55 to 64	8,107	7.8%	11,835	11.6%	46%
65 or Older	13,878	13.4%	13,125	12.8%	-5.4%
Total	103,877	100.0%	102,172	100.0%	-1.6%

The elderly population is further explored in Table II.98.8. Those aged 65 to 66 changed by 17.9 percent between 2000 and 2010, resulting in a population of 1,584 persons. Those aged 85 or older changed by 5.9 percent during the same time period, and resulted in 1,986 persons over age 85 in 2010.

Table II.98.8					
Elderly Population by Age					
Woodbury County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	1,344	9.7%	1,584	12.1%	17.9%
67 to 69	2,062	14.9%	2,096	16%	1.6%
70 to 74	3,521	25.4%	2,963	22.6%	-15.8%
75 to 79	2,955	21.3%	2,355	17.9%	-20.3%
80 to 84	2,121	15.3%	2,141	16.3%	0.9%
85 or Older	1,875	13.5%	1,986	15.1%	5.9%
Total	13,878	100.0%	13,125	100.0%	-5.4%

Population by race and ethnicity is shown in Table II.98.9. The white population changed by -6 percent between 2000 and 2010, and resulted in representing 83.6 percent of the population in 2010. The black population changed by 17.1 percent, represented 2.4 percent of the population in 2010. The American Indian and Asian populations represented 2.2 and 2.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 47.8 percent between 2000 and 2010, compared to the -6.6 percent growth rate for non-Hispanics.



Table II.98.9					
Population by Race and Ethnicity					
Woodbury County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	90,875	87.5%	85,387	83.6%	-6%
Black	2,097	2%	2,456	2.4%	17.1%
American Indian	1,753	1.7%	2,254	2.2%	28.6%
Asian	2,501	2.4%	2,423	2.4%	-3.1%
Native Hawaiian/ Pacific Islander	43	0%	106	0.1%	146.5%
Other	4,538	4.4%	6,240	6.1%	37.5%
Two or More Races	2,070	2%	3,306	3.2%	59.7%
Total	103,877	100.0%	102,172	100.0%	-1.6%
Hispanic	9,468	9.1%	13,993	13.7%	47.8%
Non-Hispanic	94,409	90.9%	88,179	86.3%	-6.6%

Population by race and ethnicity through 2016 is shown in Table II.98.10. The white population represented 86.2 percent of the population in 2016, compared with black households accounting for 3.1 percent of the population. Hispanic households represented 15.3 percent of the population in 2016.

Table II.98.10				
Population by Race and Ethnicity				
Woodbury County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	85,387	83.6%	88,291	86.2%
Black	2,456	2.4%	3,149	3.1%
American Indian	2,254	2.2%	1,570	1.5%
Asian	2,423	2.4%	2,832	2.8%
Native Hawaiian/ Pacific Islander	106	0.1%	133	0.1%
Other	6,240	6.1%	3,390	3.3%
Two or More Races	3,306	3.2%	3,061	3%
Total	102,172	100.0%	102,426	100.0%
Non-Hispanic	88,179	86.3%	86,791	84.7%
Hispanic	13,993	13.7%	15,635	15.3%

The population by race is broken down further by ethnicity in Table II.98.11. While the white non-Hispanic population changed by -8.7 percent between 2000 and 2010, the white Hispanic population changed by 50.6 percent. The black non-Hispanic population changed by 18.4 percent, while the black Hispanic population changed by -14.3 percent.

Table II.98.11					
Population by Race and Ethnicity					
Woodbury County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	86,821	92%	79,282	89.9%	-8.7%
Black	2,013	2.1%	2,384	2.7%	18.4%
American Indian	1,529	1.6%	1,789	2%	17%
Asian	2,490	2.6%	2,395	2.7%	-3.8%
Native Hawaiian/ Pacific Islander	30	0%	102	0.1%	240%
Other	72	0.1%	60	0.1%	-16.7%
Two or More Races	1,454	1.5%	2,167	2.5%	49%
Total Non-Hispanic	94,409	100.0%	88,179	100.0%	-6.6%
Hispanic					
White	4,054	42.8%	6,105	43.6%	50.6%
Black	84	0.9%	72	0.5%	-14.3%
American Indian	224	2.4%	465	3.3%	107.6%
Asian	11	0.1%	28	0.2%	154.5%
Native Hawaiian/ Pacific Islander	13	0.1%	4	0%	-69.2%
Other	4,466	47.2%	6,180	44.2%	38.4%
Two or More Races	616	6.5%	1,139	8.1%	84.9%
Total Hispanic	9,468	100.0%	13,993	100.0%	47.8 %
Total Population	103,877	100.0%	102,172	100.0%	-1.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.98.12. During this time, the total non-Hispanic population was 86,791 persons in 2016. The Hispanic population was 15,635.

Table II.98.12				
Population by Race and Ethnicity				
Woodbury County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	79,282	89.9%	77,044	88.8%
Black	2,384	2.7%	2,999	3.5%
American Indian	1,789	2%	1,410	1.6%
Asian	2,395	2.7%	2,787	3.2%
Native Hawaiian/ Pacific Islander	102	0.1%	97	0.1%
Other	60	0.1%	76	0.1%
Two or More Races	2,167	2.5%	2,378	2.7%
Total Non-Hispanic	88,179	100.0%	86,791	100.0%
Hispanic				
White	6,105	43.6%	11,247	71.9%
Black	72	0.5%	150	1%
American Indian	465	3.3%	160	1%
Asian	28	0.2%	45	0.3%
Native Hawaiian/ Pacific Islander	4	0%	36	0.2%
Other	6,180	44.2%	3,314	21.2%
Two or More Races	1,139	8.1%	683	4.4%
Total Hispanic	13,993	100.0	15,635	100.0%
Total Population	102,172	100.0%	102,426	100.0%

Households by type and tenure are shown in Table II.98.13. Family households represented 66.5 percent of households, while non-family households accounted for 33.5 percent. These changed from 65.6 and 34.4 percent, respectively.

Table II.98.13				
Household Type by Tenure				
Woodbury County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	25,633	65.6%	25,633	66.5%
Married-Couple Family	18,540	72.3%	17,941	70%
Owner-Occupied	15,855	85.5%	15,056	83.9%
Renter-Occupied	2,685	14.5%	2,885	16.1%
Other Family	7,093	27.7%	7,692	27.7%
Male Householder, No Spouse Present	2,180	30.7%	2,378	28.3%
Owner-Occupied	1,256	57.6%	1,574	66.2%
Renter-Occupied	924	42.4%	804	33.8%
Female Householder, No Spouse Present	4,913	69.3%	5,314	63.9%
Owner-Occupied	2,384	48.5%	2,596	48.9%
Renter-Occupied	2,529	51.5%	2,718	51.1%
Non-Family Households	13,419	34.4%	12,903	33.5%
Owner-Occupied	6,654	49.6%	6,708	52%
Renter-Occupied	6,765	50.4%	6,195	48%
Total	39,052	100.0%	38,536	100.0%

The group quarters population was 2,636 in 2010, compared to 2,762 in 2000. Institutionalized populations experienced a -34.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a 18.9 percent change during this same time period.

Table II.98.14					
Group Quarters Population					
Woodbury County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	230	19%	203	25.8%	-11.7%
Juvenile Facilities	.	.	108	13.7%	.
Nursing Homes	813	67.3%	477	60.5%	-41.3%
Other Institutions	165	13.7%	0	0%	-100%
Total	1,208	100.0%	788	100.0%	-34.8%
Noninstitutionalized					
College Dormitories	983	63.3%	1,508	81.6%	53.4%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	571	36.7%	340	18.4%	-40.5%
Total	1,554	100.0%	1,848	100.0%	18.9%
Group Quarters Population	2,762	100.0%	2,636	100.0%	-4.6%

The number of foreign born persons are shown in Table II.98.15. An estimated 4.6 percent of the population was born in Mexico, some 1.2 percent were born in Vietnam, and another 0.9 percent were born in Guatemala.

Table II.98.15
Place of Birth for the Foreign-Born Population
 Woodbury County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	4,718	4.6%
#2 country of origin	Vietnam	1,226	1.2%
#3 country of origin	Guatemala	951	0.9%
#4 country of origin	El Salvador	237	0.2%
#5 country of origin	Africa n.e.c	218	0.2%
#6 country of origin	Laos	192	0.2%
#7 country of origin	China excluding Hong Kong and Taiwan	136	0.1%
#8 country of origin	Korea	124	0.1%
#9 country of origin	Other Western Africa	121	0.1%
#10 country of origin	Ethiopia	105	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.98.16. An estimated 4.7 percent of the population speaks Spanish at home, followed by 1.1 percent speaking Vietnamese.

Table II.98.16
Limited English Proficiency and Language Spoken at Home
 Woodbury County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	4,501	4.7%
#2 LEP Language	Vietnamese	1,038	1.1%
#3 LEP Language	Other and unspecified languages	329	0.3%
#4 LEP Language	Other Asian and Pacific Island languages	294	0.3%
#5 LEP Language	Chinese	163	0.2%
#6 LEP Language	French, Haitian, or Cajun	65	0.1%
#7 LEP Language	German or other West Germanic languages	56	0.1%
#8 LEP Language	Other Indo-European languages	38	0%
#9 LEP Language	Korean	21	0%
#10 LEP Language	Tagalog	2	0%

Disability

The disability rate from the 2000 Census is shown in Table II.98.17. Some 17.9 percent of the population was disabled in 2000, or a total of 16,937 persons. The disability rate was highest for those over 65, with 39.7 percent disabled.

Table II.98.17 Disability by Age Woodbury County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	988	5.7%
16 to 64	10,775	16.8%
65 and older	5,174	39.7%
Total	16,937	17.9%

Table II.98.18 shows disability by type in 2000. There were 7,052 physical disabilities in 2000, some 7,232 employment disabilities, and 5,526 go-outside-home disabilities.

Table II.98.18 Total Disabilities Tallied: Aged 5 and Older Woodbury County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	3,324
Physical disability	7,052
Mental disability	4,165
Self-care disability	1,840
Employment disability	7,232
Go-outside-home disability	5,526
Total	29,139

Disability by age, as estimated by the 2016 ACS, is shown in Table II.98.19. The disability rate for females was 12.7 percent, compared to 12.3 percent for males. The disability rate changed precipitously higher with age, with 49.8 percent of those over 75 experiencing a disability.

Table II.98.19 Disability by Age Woodbury County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	19	0.5%	12	0.3%	31	0.4%
5 to 17	714	7.3%	345	3.6%	1,059	5.5%
18 to 34	738	6.1%	672	5.8%	1,410	6%
35 to 64	2,653	14.4%	2,623	13.8%	5,276	14.1%
65 to 74	955	26.2%	1,020	25.1%	1,975	25.6%
75 or Older	1,066	46%	1,862	52.3%	2,928	49.8%
Total	6,145	12.3%	6,534	12.7%	12,679	12.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.98.20. Some 7.1 percent have an ambulatory disability, 5.5 have an independent living disability, and 2.3 percent have a self-care disability.

Table II.98.20		
Total Disabilities Tallied: Aged 5 and Older		
Woodbury County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	3,613	3.6%
Vision disability	2,099	2.1%
Cognitive disability	4,071	4.3%
Ambulatory disability	6,681	7.1%
Self-Care disability	2,197	2.3%
Independent living disability	4,125	5.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.98.21. In 2016, some 51,804 persons were employed and 2,729 were unemployed. This totaled a labor force of 54,533 persons. The unemployment rate for Woodbury County was estimated to be 5 percent in 2016.

Table II.98.21	
Employment, Labor Force and Unemployment	
Woodbury County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	51,804
Unemployed	2,729
Labor Force	54,533
Unemployment Rate	5%

In 2016, 87.6 percent of households in Woodbury County had a high school education or greater.

Table II.98.22	
High School or Greater Education	
Woodbury County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	33,746
Total Households	38,536
Percent High School or Above	87.6%

As seen in Table II.98.23, some 33.5 percent of the population had a high school diploma or equivalent, another 32.6 percent have some college, 13.6 percent have a Bachelor's Degree, and 5.9 percent of the population had a graduate or professional degree.

Table II.98.23		
Educational Attainment		
Woodbury County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	10,915	14.5%
High School or Equivalent	25,259	33.5%
Some College or Associates Degree	24,601	32.6%
Bachelor's Degree	10,248	13.6%
Graduate or Professional Degree	4,475	5.9%
Total Population Above 18 years	75,498	100.0%



ECONOMICS

Labor Force

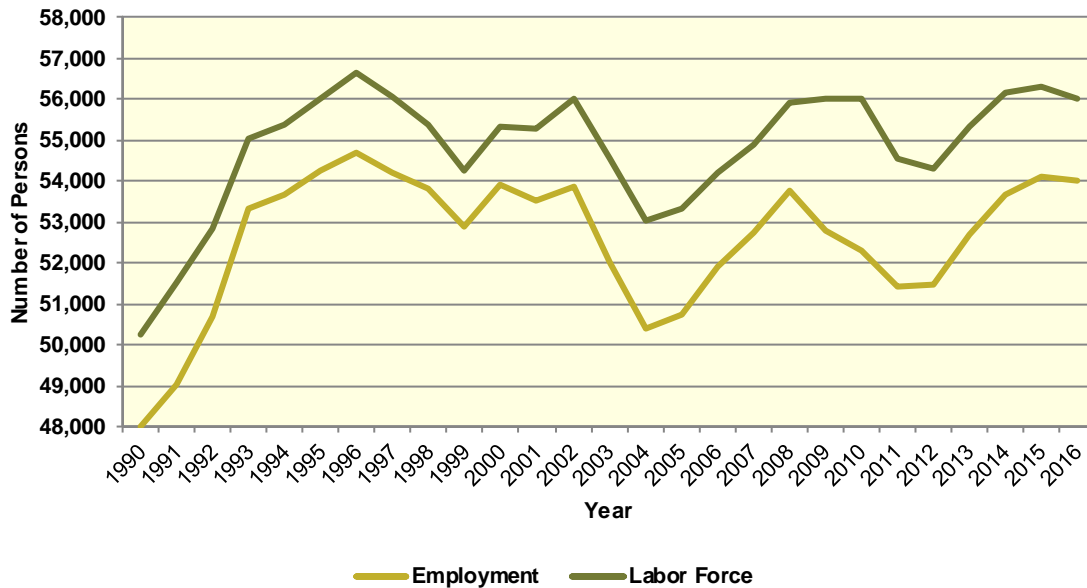
Table II.98.24, shows the labor force statistics for Woodbury County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.5 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Woodbury County decreased from 3.8 percent in 2015 to 3.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.98.24 Labor Force Statistics Woodbury County 1990 - 2016 BLS Data					
Year	Woodbury County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,256	48,006	50,262	4.5%	4.4%
1991	2,479	49,025	51,504	4.8%	4.7%
1992	2,148	50,682	52,830	4.1%	4.5%
1993	1,716	53,339	55,055	3.1%	4%
1994	1,690	53,668	55,358	3.1%	3.5%
1995	1,724	54,272	55,996	3.1%	3.4%
1996	1,964	54,688	56,652	3.5%	3.5%
1997	1,838	54,209	56,047	3.3%	3.1%
1998	1,595	53,796	55,391	2.9%	2.7%
1999	1,359	52,903	54,262	2.5%	2.6%
2000	1,420	53,888	55,308	2.6%	2.6%
2001	1,758	53,531	55,289	3.2%	3.3%
2002	2,145	53,873	56,018	3.8%	4%
2003	2,540	51,986	54,526	4.7%	4.5%
2004	2,639	50,386	53,025	5%	4.5%
2005	2,578	50,751	53,329	4.8%	4.3%
2006	2,295	51,888	54,183	4.2%	3.7%
2007	2,127	52,748	54,875	3.9%	3.7%
2008	2,162	53,765	55,927	3.9%	4.2%
2009	3,185	52,811	55,996	5.7%	6.4%
2010	3,684	52,313	55,997	6.6%	6%
2011	3,128	51,431	54,559	5.7%	5.5%
2012	2,836	51,447	54,283	5.2%	5%
2013	2,655	52,678	55,333	4.8%	4.7%
2014	2,478	53,665	56,143	4.4%	4.3%
2015	2,162	54,119	56,281	3.8%	3.8%
2016	2,027	54,004	56,031	3.6%	3.7%

Diagram II.98.3, shows the employment and labor force for Woodbury County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 54,004 persons, with the labor force reaching 56,031, indicating there were a total of 2,027 unemployed persons.



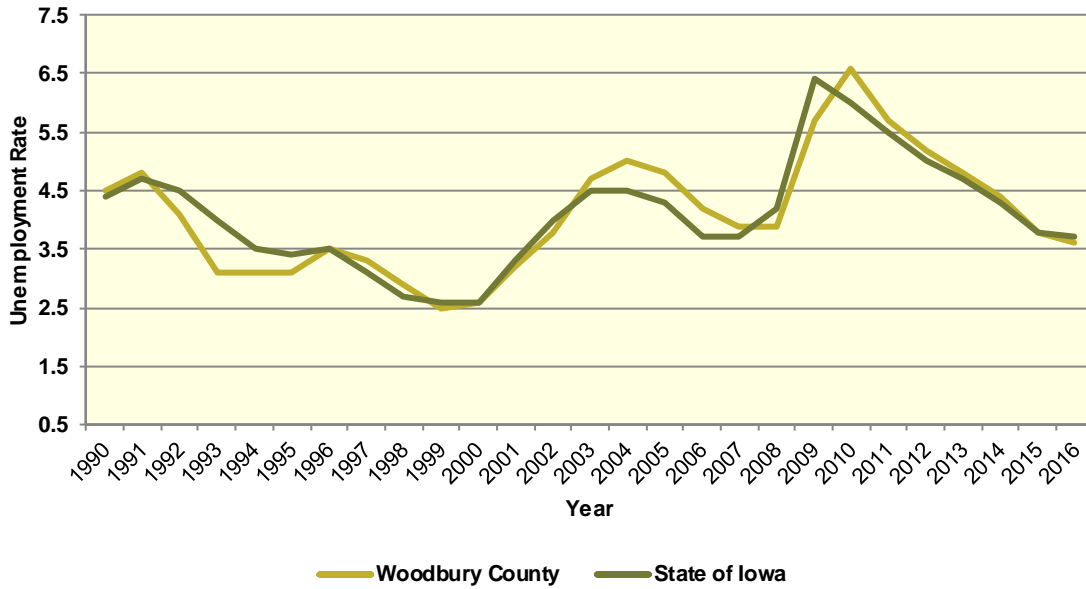
Diagram II.98.3
Employment and Labor Force
 Woodbury County
 1990 – 2016 BLS Data



Unemployment

Diagram II.98.4, shows the unemployment rate for both the State and Woodbury County. During the 1990’s the average rate for Woodbury County was 3.5 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Woodbury County had an average unemployment rate that lower than the State, 4.1 percent for Woodbury County, versus 4.1 statewide.

Diagram II.98.4
Annual Unemployment Rate
 Woodbury 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.98.25, shows total real earnings by industry for Woodbury County. In the most recent 2016 estimate, the construction industry had the largest total real earnings, with total real earnings reaching \$681,500,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 19.2 percent.

Table II.98.25
Real Earnings by Industry
 Woodbury 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	36,093	25,213	78,846	77,411	107,561	60,054	77,464	41,357	-46.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	2,157	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	173,023	238,786	238,817	294,957	340,994	387,598	571,509	681,500	19.2
Manufacturing	477,355	588,552	420,005	296,368	329,073	362,185	359,572	329,979	-8.2
Wholesale trade	155,799	176,990	171,989	167,610	163,751	167,248	171,104	177,872	4
Retail trade	243,618	228,161	237,394	242,680	250,277	256,219	257,008	260,852	1.5
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	41,057	49,902	43,190	35,278	29,918	31,324	35,337	38,561	9.1
Finance and insurance	108,828	92,846	91,601	99,078	94,971	92,669	91,632	92,713	1.2
Real estate and rental and leasing	27,767	29,762	32,944	37,831	47,592	47,378	50,007	50,610	1.2
Professional and technical services	88,406	92,955	95,166	96,530	95,986	100,890	106,927	122,011	14.1
Management of companies and enterprises	10,460	28,288	37,285	45,773	46,617	51,422	36,779	36,096	-1.9
Administrative and waste services	113,096	134,581	126,189	126,880	118,011	111,347	104,330	107,456	3
Educational services	34,688	43,583	43,968	45,753	46,579	50,476	50,467	53,444	5.9
Health care and social assistance	445,038	460,276	460,126	462,955	461,792	461,431	488,047	499,364	2.3
Arts, entertainment, and recreation	34,459	39,540	42,357	50,936	51,962	32,699	9,970	10,236	2.7
Accommodation and food services	73,860	81,284	83,751	84,423	86,586	96,721	112,244	121,390	8.1
Other services, except public administration	102,431	113,819	109,654	113,253	112,169	117,859	115,004	127,291	10.7
Government and government enterprises	384,631	472,919	457,928	441,116	444,769	452,457	464,160	466,323	0.5
Total	2,735,679	3,077,417	2,944,136	2,882,860	2,994,605	3,057,599	3,283,514	3,398,832	3.5



Table II.98.26, shows the total employment by industry for the Woodbury County. The most recent estimates show the health care and social assistance industry was the largest employer in Woodbury County, with employment reaching 9,246 jobs in 2016. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 6.6 percent to 113 jobs.

Table II.98.26
Employment by Industry
Woodbury County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,363	1,067	1,048	1,002	1,046	994	1,045	1,035	-1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	66	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	3,343	3,256	3,272	3,520	4,165	4,793	6,173	6,203	0.5
Manufacturing	7,125	5,347	4,790	4,961	5,236	5,481	5,284	4,962	-6.1
Wholesale trade	2,738	2,581	2,603	2,569	2,542	2,644	2,730	2,817	3.2
Retail trade	8,936	8,808	8,998	9,013	9,089	9,115	9,121	9,177	0.6
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	861	798	780	731	721	686	657	648	-1.4
Finance and insurance	2,220	2,384	2,492	2,407	2,328	2,170	2,132	2,124	-0.4
Real estate and rental and leasing	1,689	1,851	1,883	1,901	1,936	2,002	2,039	2,127	4.3
Professional and technical services	1,752	1,694	1,659	1,631	1,695	1,749	1,787	1,905	6.6
Management of companies and enterprises	142	328	576	688	857	864	382	383	0.3
Administrative and waste services	3,744	5,160	4,943	4,950	4,750	4,179	3,972	3,864	-2.7
Educational services	1,523	1,692	1,716	1,704	1,794	1,903	1,892	1,824	-3.6
Health care and social assistance	9,410	8,952	9,006	9,130	9,102	9,210	9,123	9,246	1.3
Arts, entertainment, and recreation	1,236	1,206	1,230	1,192	1,196	1,144	839	883	5.2
Accommodation and food services	4,750	4,801	4,755	4,785	4,954	5,204	5,564	5,711	2.6
Other services, except public administration	3,416	3,429	3,454	3,453	3,503	3,595	3,638	3,758	3.3
Government and government enterprises	7,404	7,538	7,522	7,403	7,448	7,411	7,393	7,395	0
Total	64,752	63,697	63,376	63,655	65,104	66,045	66,696	66,907	0.3



Table II.98.27, shows the real average earnings per job by industry for Woodbury County. These figures are calculated by dividing the total real earning displayed in Tables II.98.25 and II.98.26, by industry. In 2016, the construction industry had the highest average earnings reaching 109,866 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 18.7 percent.

Table II.98.27
Real Earnings Per Job by Industry
 Woodbury County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	26,481	23,630	75,234	77,257	102,831	60,417	74,128	39,958	-46.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	32,682	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	51,757	73,337	72,988	83,795	81,871	80,867	92,582	109,866	18.7
Manufacturing	66,997	110,071	87,684	59,740	62,848	66,080	68,049	66,501	-2.3
Wholesale trade	56,903	68,574	66,073	65,243	64,418	63,256	62,676	63,142	0.7
Retail trade	27,263	25,904	26,383	26,926	27,536	28,110	28,178	28,425	0.9
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	47,685	62,534	55,372	48,260	41,495	45,662	53,786	59,508	10.6
Finance and insurance	49,021	38,945	36,758	41,163	40,795	42,704	42,979	43,650	1.6
Real estate and rental and leasing	16,440	16,079	17,495	19,900	24,583	23,666	24,525	23,794	-3
Professional and technical services	50,460	54,873	57,364	59,185	56,629	57,684	59,836	64,048	7
Management of companies and enterprises	73,665	86,244	64,731	66,530	54,396	59,517	96,280	94,245	-2.1
Administrative and waste services	30,207	26,082	25,529	25,632	24,844	26,644	26,266	27,810	5.9
Educational services	22,776	25,758	25,622	26,850	25,964	26,525	26,674	29,300	9.8
Health care and social assistance	47,294	51,416	51,091	50,707	50,735	50,101	53,496	54,009	1
Arts, entertainment, and recreation	27,880	32,786	34,437	42,732	43,446	28,583	11,883	11,592	-2.4
Accommodation and food services	15,550	16,931	17,613	17,643	17,478	18,586	20,173	21,255	5.4
Other services, except public administration	29,986	33,193	31,747	32,798	32,021	32,784	31,612	33,872	7.1
Government and government enterprises	51,949	62,738	60,878	59,586	59,717	61,052	62,784	63,059	0.4
Total	42,249	48,313	46,455	45,289	45,997	46,296	49,231	50,799	3.2

Table II.98.28 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 \$4,291,822,000 a 2.1 percent change between 2015 and 2016. Table II.98.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 63,697 and 66,907 in 2016, which a change of 0.3 percent over this period.

Table II.98.28
Total Employment and Real Personal Income
 Woodbury 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	1,707,853	119,820	-70,268	294,377	186,900	1,999,042	19,413	50,641	33,723
1970	1,656,747	116,477	-53,498	313,121	205,034	2,004,927	19,423	49,376	33,552
1971	1,663,836	122,160	-50,535	326,206	213,696	2,031,043	19,451	49,275	33,766
1972	1,784,016	134,092	-48,603	341,548	221,026	2,163,896	20,714	50,467	35,350
1973	2,004,858	166,932	-66,729	363,517	238,862	2,373,576	22,738	54,125	37,042
1974	1,904,643	178,668	-66,739	382,294	257,104	2,298,634	22,007	55,643	34,231
1975	1,924,591	175,881	-59,378	391,901	291,787	2,373,021	22,687	55,522	34,662
1976	1,993,493	187,521	-66,649	398,306	303,722	2,441,351	23,186	56,149	35,504
1977	2,086,740	191,405	-102,176	421,269	307,066	2,521,494	23,980	56,542	36,905
1978	2,116,841	197,324	-85,830	425,851	328,002	2,587,540	24,843	55,867	37,890
1979	2,005,097	200,304	-73,717	429,053	339,138	2,499,266	24,418	54,783	36,600
1980	1,893,832	192,418	-72,793	462,808	351,512	2,442,941	24,189	54,113	34,997
1981	1,941,429	203,576	-69,210	527,129	356,236	2,552,007	25,218	53,504	36,286
1982	1,802,567	196,462	-67,565	570,099	373,235	2,481,875	24,684	51,547	34,970
1983	1,760,277	196,167	-58,206	563,978	383,400	2,453,281	24,580	51,815	33,972
1984	1,836,596	202,080	-49,660	576,144	383,761	2,544,762	25,513	52,506	34,979
1985	1,855,779	207,685	-45,014	580,569	396,729	2,580,378	26,088	52,331	35,461
1986	1,877,523	216,156	-42,160	576,046	404,490	2,599,742	26,655	52,711	35,618
1987	2,035,993	231,228	-52,905	556,903	401,902	2,710,664	28,001	53,769	37,865
1988	2,032,303	240,921	-21,969	554,470	408,366	2,732,249	28,001	55,224	36,802
1989	2,121,987	249,206	-21,466	543,278	408,638	2,803,231	28,679	57,809	36,706
1990	2,132,665	258,178	-16,410	603,049	423,945	2,885,072	29,289	58,631	36,375
1991	2,087,446	258,561	-14,372	595,277	445,645	2,855,435	28,695	58,675	35,576
1992	2,236,219	270,937	5,960	592,615	465,028	3,028,887	30,156	59,174	37,791
1993	2,241,632	277,271	15,269	567,891	464,230	3,011,751	29,631	60,956	36,775
1994	2,354,694	292,226	27,996	560,412	470,136	3,121,012	30,483	61,987	37,987
1995	2,431,571	305,653	44,711	616,480	482,197	3,269,306	31,635	64,215	37,867
1996	2,515,099	296,110	120,865	653,762	493,197	3,486,812	33,529	64,694	38,877
1997	2,549,974	311,541	86,201	660,437	490,770	3,475,841	33,509	65,386	38,999
1998	2,645,001	320,827	109,589	710,613	484,200	3,628,577	35,007	64,452	41,039
1999	2,696,051	324,878	103,589	659,591	493,321	3,627,674	34,948	64,925	41,526
2000	2,724,310	323,547	103,457	676,630	523,419	3,704,269	35,691	64,644	42,143
2001	2,735,679	320,512	73,690	680,415	543,500	3,712,772	36,001	64,752	42,249
2002	2,731,155	318,750	50,579	670,567	594,463	3,728,015	36,312	62,891	43,427
2003	2,797,561	325,314	29,643	628,516	566,113	3,696,519	36,226	62,416	44,821
2004	3,107,188	339,872	8,991	615,187	571,987	3,963,480	38,928	62,241	49,922
2005	3,350,408	359,714	-12,759	588,271	584,564	4,150,771	41,265	63,410	52,837
2006	3,335,981	354,268	-34,495	569,760	622,498	4,139,477	41,110	63,571	52,476
2007	3,623,667	376,266	-57,710	627,197	642,735	4,459,623	44,378	64,912	55,824
2008	3,962,820	405,253	-83,715	602,575	713,120	4,789,546	47,463	65,543	60,462
2009	3,342,063	375,605	-72,327	586,096	747,110	4,227,338	41,616	64,571	51,757
2010	3,077,417	358,166	-62,378	558,165	792,184	4,007,222	39,147	63,697	48,313
2011	2,944,136	312,084	-15,032	590,348	787,912	3,995,279	38,921	63,376	46,455
2012	2,882,860	303,292	-21,489	619,571	772,072	3,949,721	38,598	63,655	45,289
2013	2,994,605	353,045	-64,546	597,317	776,455	3,950,786	38,642	65,104	45,997
2014	3,057,599	359,876	-78,089	616,670	799,134	4,035,437	39,442	66,045	46,296
2015	3,283,514	387,029	-151,616	623,762	836,518	4,205,148	41,041	66,696	49,231
2016	3,398,832	412,901	-173,715	631,508	848,098	4,291,822	41,758	66,907	50,799



Diagram II.98.5, shows real average earnings per job for Woodbury County from 1990 to 2016. Over this period the average earning per job for Woodbury County was \$44,856, which was higher than the statewide average of \$43,526 over the same period.

Diagram II.98.5
Real Average Earnings Per Job
 Woodbury County
 BEA Data 1990 - 2016

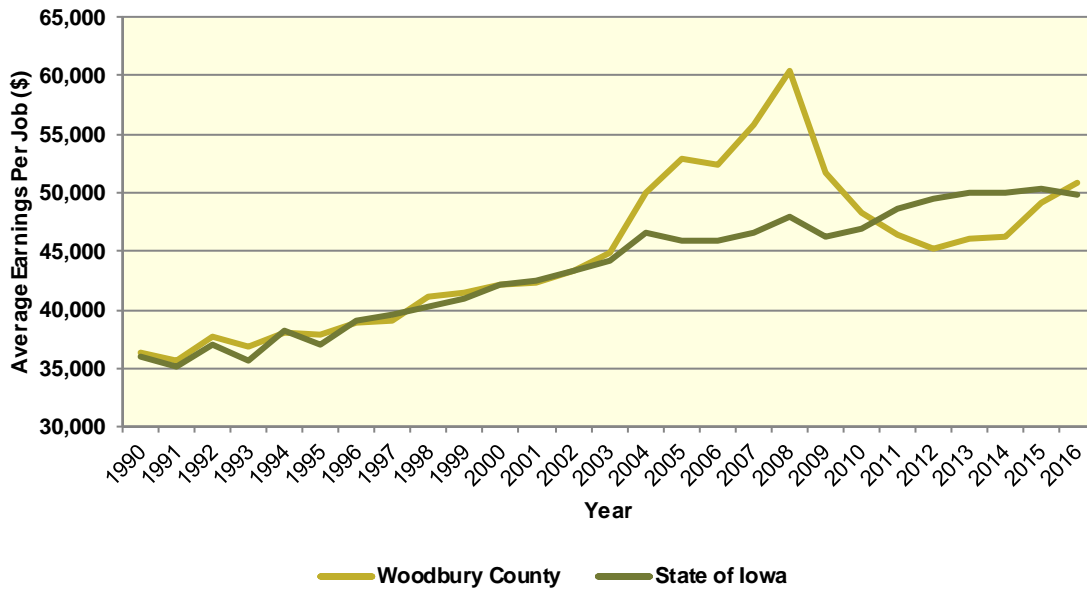
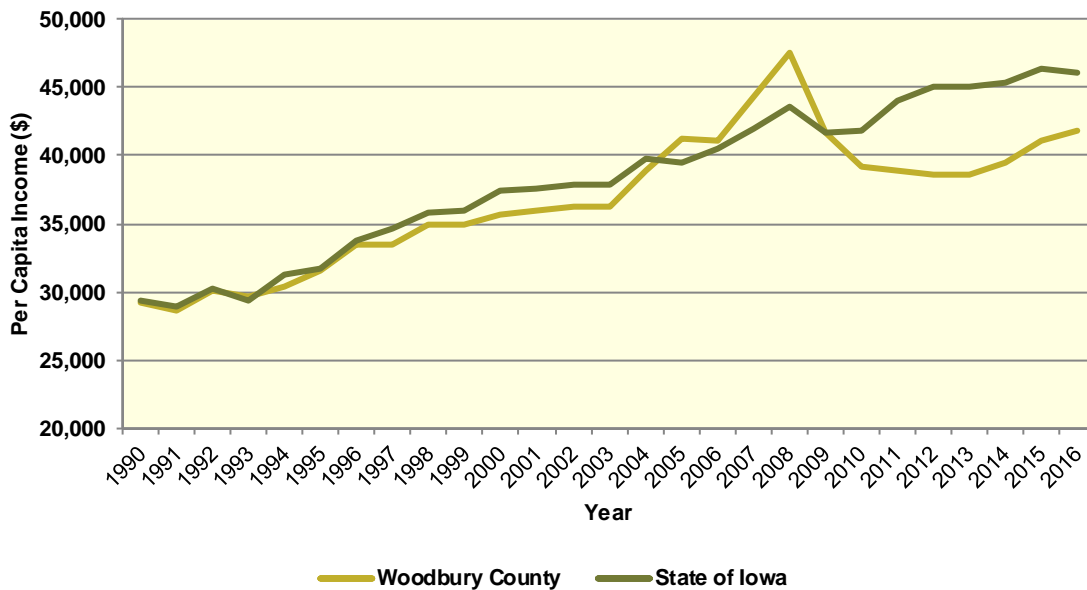


Diagram II.98.6, shows real per capita income for the Woodbury County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Woodbury County was \$36,793, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.98.6
Real Per Capita Income
 Woodbury 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.98.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 53,332 persons in 2015 to 53,368 in 2016, a change of 0.1 percent.

Table II.98.29
Total Monthly Employment
 Woodbury County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	50,120	50,593	51,046	51,383	50,152	48,923	49,239	50,092	51,753	51,238	52,855
Feb	50,183	50,644	51,116	50,796	50,114	48,898	49,295	50,189	51,668	51,586	52,754
Mar	50,693	50,572	51,714	50,949	50,916	49,263	49,903	50,795	51,770	51,731	53,656
Apr	50,737	51,351	52,455	51,346	52,045	50,503	50,280	51,451	52,743	52,509	55,284
May	51,124	51,806	53,055	51,251	50,906	50,469	50,684	52,190	53,026	53,040	54,972
Jun	51,437	52,606	53,368	51,914	50,880	50,600	50,939	52,530	53,175	53,635	54,925
Jul	50,324	51,444	52,730	50,795	49,729	49,414	50,561	51,905	52,905	53,441	54,209
Aug	49,988	51,414	52,603	50,746	49,355	49,097	50,663	51,994	52,731	53,426	53,176
Sep	50,363	51,850	52,844	51,077	49,764	50,249	51,050	52,468	53,516	54,105	52,620
Oct	50,999	52,443	53,340	51,756	50,317	50,466	50,886	53,135	53,226	54,840	52,329
Nov	51,675	53,291	53,144	51,894	50,505	50,724	51,765	53,666	53,133	55,429	52,150
Dec	52,078	53,204	52,623	51,572	50,693	50,919	51,613	52,975	53,087	55,003	51,487
Annual	50,810	51,768	52,503	51,290	50,448	49,960	50,573	51,949	52,728	53,332	53,368
% Change	.	1.9%	1.4%	-2.3%	-1.6%	-1%	1.2%	2.7%	1.5%	1.1%	0.1%

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 \$795 in 2015. In 2016, average weekly wages saw an increased of 6 percent over the prior year, rising to \$843, or by 48 dollars. These data are shown in Table II.98.30.

Table II.98.30						
Average Weekly Wages						
Woodbury County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	504	503	508	560	519	
2002	514	520	531	572	535	3.1%
2003	540	529	547	586	551	3%
2004	552	545	574	621	573	4%
2005	552	555	598	617	581	1.4%
2006	578	577	593	630	595	2.4%
2007	592	600	616	666	619	4%
2008	669	617	647	684	654	5.7%
2009	650	616	639	692	649	-0.8%
2010	632	690	640	714	669	3.1%
2011	629	640	670	693	658	-1.6%
2012	662	652	667	710	673	2.3%
2013	674	669	690	732	692	2.8%
2014	710	694	716	771	723	4.5%
2015	746	744	797	889	795	10%
2016(p)	836	852	864	816	843	6%

Total business establishments reported by the QCEW are displayed in Table II.98.31. Between 2015 and 2016, the total number of business establishments in Woodbury County increased by 6 percent, from 3,204 to 3,215 establishments.

Table II.98.31						
Number of Business Establishments						
Woodbury County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	3,113	3,115	2,976	2,995	3,050	
2002	3,001	3,011	2,995	3,001	3,002	-1.6%
2003	3,011	3,017	3,024	3,057	3,027	0.8%
2004	3,069	3,050	3,069	3,033	3,055	0.9%
2005	3,044	3,039	3,052	3,051	3,047	-0.3%
2006	3,041	3,050	3,055	3,054	3,050	0.1%
2007	3,056	3,071	3,077	3,069	3,068	0.6%
2008	3,044	3,044	3,047	3,040	3,044	-0.8%
2009	3,062	3,052	3,057	3,027	3,050	0.2%
2010	3,009	3,015	3,022	3,011	3,014	-1.2%
2011	3,006	3,001	3,008	3,009	3,006	-0.3%
2012	3,011	3,036	3,051	3,071	3,042	1.2%
2013	3,084	3,111	3,116	3,139	3,113	2.3%
2014	3,145	3,198	3,209	3,204	3,189	2.4%
2015	3,181	3,205	3,212	3,218	3,204	0.5%
2016	3,218	3,214	3,208	3,221	3,215	0.3%



Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.98.32, 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 Woodbury County.

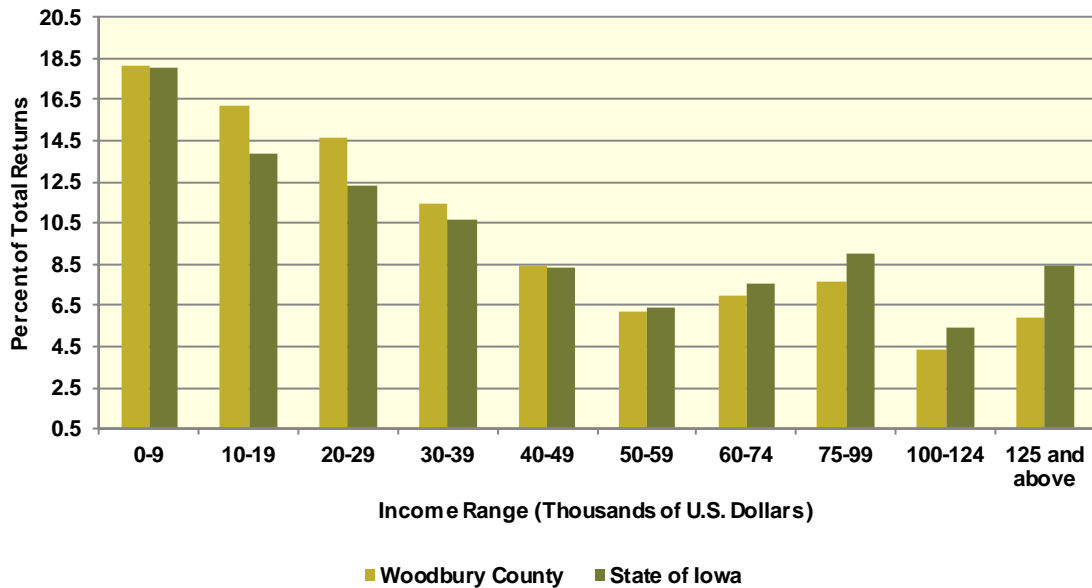
As can be seen, the total number of returns between 2010 and 2015 increased by 5.4 percent, with 2,789 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 49.6 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -2.5 percent.

Table II.98.32
Number of Tax Returns by Adjusted Gross Income
 Woodbury 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	9,271	7,485	6,759	4,533	3,573	2,788	3,001	2,469	861	1,043	41,783
2003	9,053	7,302	6,571	4,416	3,498	2,745	2,942	2,602	883	1,192	41,204
2004	8,986	7,387	6,408	4,311	3,359	2,754	2,964	2,781	1,015	1,226	41,191
2005	8,691	7,197	6,560	4,378	3,461	2,742	2,975	2,859	1,142	1,349	41,354
2006	8,337	7,157	6,594	4,485	3,570	2,787	3,144	3,028	1,222	1,489	41,813
2007	8,663	7,539	6,913	4,844	3,567	2,877	3,176	3,251	1,394	1,714	43,938
2008	8,538	7,457	6,956	4,944	3,510	2,858	3,252	3,234	1,552	1,758	44,059
2009	8,638	7,578	7,227	4,881	3,435	2,802	3,205	3,081	1,492	1,776	44,115
2010	8,470	7,778	7,044	4,976	3,612	2,856	3,220	3,112	1,530	1,864	44,462
2011	8,680	7,984	7,094	4,786	3,583	2,818	3,146	3,198	1,562	2,038	44,889
2012	8,738	7,916	7,015	4,897	3,607	2,911	3,142	3,236	1,617	2,218	45,297
2013	8,659	7,895	6,834	5,144	3,792	2,691	3,245	3,357	1,792	2,355	45,764
2014	8,643	7,752	6,813	5,201	3,855	2,842	3,287	3,484	1,853	2,579	46,309
2015	8,516	7,603	6,866	5,343	3,952	2,890	3,269	3,600	2,026	2,789	46,854
Change 10 - 15	0.5%	-2.2%	-2.5%	7.4%	9.4%	1.2%	1.5%	15.7%	32.4%	49.6%	5.4%



Diagram II.98.7
2015 Income Distribution
 Woodbury 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 15,049 in 2010 to 13,318 in 2016, with the poverty rate reaching 13.3 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.98.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	9,595	9.4%
2001	9,818	9.6%
2002	11,023	10.8%
2003	11,387	11.2%
2004	13,555	13.4%
2005	14,504	14.6%
2006	13,693	13.7%
2007	14,158	14.3%
2008	14,147	14.2%
2009	14,689	14.7%
2010	15,049	15.1%
2011	16,658	16.7%
2012	16,417	16.5%
2013	16,423	16.5%
2014	15,151	15.2%
2015	13,957	14%
2016	13,318	13.3%

The rate of poverty for Woodbury County is shown in Table II.98.34. In 2016, there were an estimated 14,084 persons living in poverty. This represented a 14.2 percent poverty rate, compared to 10.3 percent poverty in 2000. In 2016, some 12.2 percent of those in poverty were under age 6, and 8.2 percent were 65 or older.

Table II.98.34 Poverty by Age Woodbury 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	1,419	13.6%	1,725	12.2%
6 to 17	2,581	24.7%	3,368	23.9%
18 to 64	5,469	52.4%	7,843	55.7%
65 or Older	965	9.2%	1,148	8.2%
Total	10,434	100.0%	14,084	100.0%
Poverty Rate	10.3%	.	14.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.2 percent in Woodbury County between 2010 and 2016, from 41,484 to 41,989. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.98.35.

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 Woodbury County increased from 146 authorizations in 2015 to 149 in 2016.

The real value of single-family building permits increased from \$234,925 in 2015 to \$241,998 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.98.36.

Table II.98.35 Housing Units State of Iowa vs. Woodbury County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Woodbury County	% Growth Since Census
2000 Census Base	1,232,625	.	41,396	.
2010 Census	1,336,417	8.4%	41,484	0.2%
July 2011 Estimate	1,341,974	0.4%	41,455	-0.1%
July 2012 Estimate	1,346,403	0.7%	41,423	-0.1%
July 2013 Estimate	1,353,274	1.3%	41,443	-0.1%
July 2014 Estimate	1,362,458	1.9%	41,559	0.2%
July 2015 Estimate	1,370,778	2.6%	41,768	0.7%
July 2016 Estimate	1,380,162	3.3%	41,989	1.2%

Table II.98.36
Building Permits and Valuation
 Woodbury 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	122	6	0	0	128	76,158	0
1981	85	6	0	6	97	78,791	38,981
1982	47	4	0	40	91	71,808	43,253
1983	134	2	4	12	152	74,259	25,690
1984	110	20	0	122	252	67,503	34,081
1985	66	12	0	10	88	77,701	38,704
1986	67	2	0	72	141	82,013	31,542
1987	79	2	11	0	92	83,194	0
1988	101	4	6	0	111	70,604	0
1989	136	8	6	0	150	72,820	0
1990	143	8	3	48	202	75,975	46,462
1991	128	0	0	103	231	68,122	23,100
1992	186	10	4	122	322	127,336	48,374
1993	136	8	0	252	396	146,436	44,518
1994	177	14	22	531	744	147,345	47,754
1995	191	12	16	167	386	142,437	29,997
1996	227	12	7	98	344	148,302	27,101
1997	190	8	4	158	360	141,937	40,107
1998	184	10	8	24	226	157,831	43,516
1999	193	4	0	0	197	171,228	0
2000	186	14	4	0	204	177,141	0
2001	191	8	3	49	251	169,370	48,691
2002	217	12	3	0	232	151,076	0
2003	179	8	24	0	211	170,487	0
2004	172	10	67	24	273	222,407	72,058
2005	146	4	12	0	162	205,859	0
2006	150	6	14	0	170	231,554	0
2007	104	6	31	0	141	233,540	0
2008	101	4	0	0	105	249,601	0
2009	69	22	0	0	91	253,236	0
2010	68	18	0	0	86	230,489	0
2011	62	14	0	0	76	250,280	0
2012	95	32	0	0	127	224,394	0
2013	138	30	0	0	168	220,393	0
2014	129	22	0	0	151	225,569	0
2015	146	0	4	139	289	234,925	90,019
2016	149	8	0	120	277	241,998	100,000



Diagram II.98.8 Single Family Permits

Woodbury County
Census Bureau Data, 1980–2016

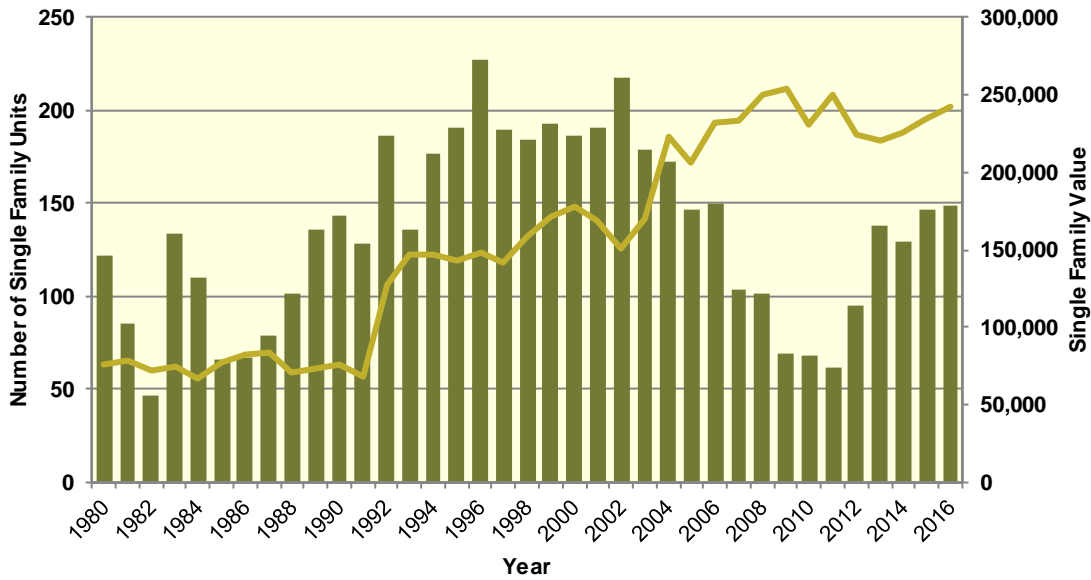
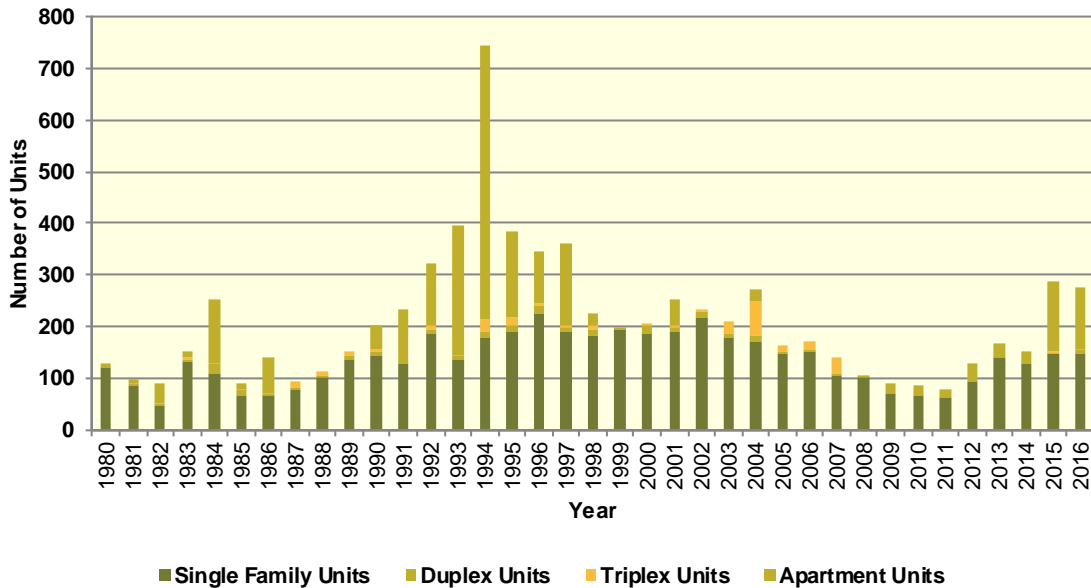


Diagram II.98.9 Total Permits by Unit Type

Woodbury County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.98.37. In 2016, there were 41,608 housing units, up from 41,394 in 2000. Single-family units accounted for 77.7 percent of units in 2016, compared to 74.1 in 2000. Apartment units accounted for 12.3 percent in 2016, compared to 13.2 percent in 2000.

Table II.98.37 Housing Units by Type Woodbury 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	30,671	74.1%	32,311	77.7%
Duplex	1,623	3.9%	1,224	2.9%
Tri- or Four-Plex	1,554	3.8%	1,540	3.7%
Apartment	5,451	13.2%	5,100	12.3%
Mobile Home	2,095	5.1%	1,395	3.4%
Boat, RV, Van, Etc.	0	0%	38	0.1%
Total	41,394	100.0%	41,608	100.0%

Some 94.1 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed -2.6 percent between 2000 and 2010, ending with owner-occupied units representing 67 percent of unit. Vacant units changed by 8.4 percent, resulting in 2,432 vacant units in 2010.

Table II.98.38 Housing Units by Tenure Woodbury County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	39,151	94.6%	39,052	94.1%	-0.3%
Owner-Occupied	26,841	68.6%	26,149	67%	-2.6%
Renter-Occupied	12,310	31.4%	12,903	33%	4.8%
Vacant Housing Units	2,243	5.4%	2,432	5.9%	8.4%
Total Housing Units	41,394	100.0%	41,484	100.0%	0.2%

Table II.98.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 41,608 housing units. An estimated 67.3 percent were owner-occupied, and 7.4 percent were vacant.

Table II.98.39 Housing Units by Tenure Woodbury County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	39,052	94.1%	38,536	92.6%
Owner-Occupied	26,149	67%	25,934	67.3%
Renter-Occupied	12,903	33%	12,602	32.7%
Vacant Housing Units	2,432	5.9%	3,072	7.4%
Total Housing Units	41,484	100.0%	41,608	100.0%

Households by household size are shown in Table II.98.40. There were a total of 39,052 households in 2010, up from 39,151 in 2000. One person households changed by 5.3 percent between 2000 and 2010, while two person households changed by 0.2 percent. Three and four person households changed by -4.8 and -7.7 respectively, representing 14.8 percent and 12.7 percent of the population in 2010.

Table II.98.40					
Households by Household Size					
Woodbury County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	10,426	26.6%	10,979	28.1%	5.3%
Two Persons	12,834	32.8%	12,856	32.9%	0.2%
Three Persons	6,053	15.5%	5,761	14.8%	-4.8%
Four Persons	5,353	13.7%	4,941	12.7%	-7.7%
Five Persons	2,778	7.1%	2,680	6.9%	-3.5%
Six Persons	1,015	2.6%	1,068	2.7%	5.2%
Seven Persons or More	692	1.8%	767	2%	10.8%
Total	39,151	100.0%	39,052	100.0%	-0.3%

Households by income is shown in Table II.98.41. Households earning more than \$100,000 per year represented 15.5 percent of households in 2016, compared to 7.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.9 percent of households in 2010, compared to 20.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12 percent of households in 2016, compared to 15.1 percent in 2000.

Table II.98.41				
Households by Income				
Woodbury 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	5,941	15.1%	4,630	12%
\$15,000 to \$19,999	2,746	7%	2,087	5.4%
\$20,000 to \$24,999	3,072	7.8%	2,354	6.1%
\$25,000 to \$34,999	5,985	15.2%	4,940	12.8%
\$35,000 to \$49,999	7,345	18.7%	5,562	14.4%
\$50,000 to \$74,999	8,098	20.6%	7,660	19.9%
\$75,000 to \$99,999	3,285	8.4%	5,337	13.8%
\$100,000 or More	2,784	7.1%	5,966	15.5%
Total	39,256	100.0%	38,536	100.0%

Table II.98.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 6.4 percent and 0.7 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 13.3 percent, 6 percent, and 9.9, respectively. Housing units built prior to 1939 represented 33 percent of households in 2016.

Table II.98.42				
Households by Year Home Built				
Woodbury 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	13,779	35.2%	12,726	33%
1940 to 1949	3,795	9.7%	2,671	6.9%
1950 to 1959	5,419	13.8%	4,925	12.8%
1960 to 1969	4,323	11%	4,208	10.9%
1970 to 1979	5,534	14.1%	5,135	13.3%
1980 to 1989	2,351	6%	2,299	6%
1990 to 1999	3,950	10.1%	3,828	9.9%
2000 to 2009	.	.	2,478	6.4%
2010 or Later	.	.	266	0.7%
Total	39,151	100.0%	38,536	100.0%

The distribution of unit types by race are shown in Table II.98.43. An estimated 81.1 percent of white households occupy single family homes, while 45.6 percent of black households do. Some 10.7 percent of white households occupied apartments, while 39.9 percent of black households do. An estimated 73.8 percent of Asian, and 50.7 percent of American Indian households occupy single family homes.

Table II.98.43							
Distribution of Units in Structure by Race							
Woodbury County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.1%	45.6%	50.7%	73.8%	100%	67.5%	59.2%
Duplex	2.1%	7.1%	17%	5%	0%	5.5%	0%
Tri- or Four-Plex	2.9%	6.9%	6%	6.4%	0%	16.4%	4.6%
Apartment	10.7%	39.9%	26.2%	6.1%	0%	5%	36.2%
Mobile Home	3%	0.5%	0%	8.7%	0%	5.6%	0%
Boat, RV, Van, Etc.	0.1%	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.98.44. An estimated 43.2 percent of vacant units were for rent in 2010, a 2.6 percent change since 2000. In addition, some 13.6 percent of vacant units were for sale, a change of -19.5 percent between 2000 and 2010. "Other" vacant units represented 32.3 percent of vacant units in 2010. This is a change of 81.3 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.98.44					
Disposition of Vacant Housing Units					
Woodbury County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	1,023	45.6%	1,050	43.2%	2.6%
For Sale	411	18.3%	331	13.6%	-19.5%
Rented or Sold, Not Occupied	250	11.1%	146	6%	-41.6%
For Seasonal, Recreational, or Occasional Use	126	5.6%	118	4.9%	-6.3%
For Migrant Workers	0	0%	2	0.1%	
Other Vacant	433	19.3%	785	32.3%	81.3%
Total	2,243	100.0%	2,432	100.0%	8.4%

The disposition of vacant units between 2010 and 2016 are shown in Table II.98.45. By 2016, for rent units accounted for 21.1 percent of vacant units, while for sale units accounted for 14.7 percent. “Other” vacant units accounted for 35.2 percent of vacant units, representing a total of 1,080 “other” vacant units.

Table II.98.45				
Disposition of Vacant Housing Units				
Woodbury County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	1,050	43.2%	649	21.1%
For Sale	331	13.6%	451	14.7%
Rented Not Occupied	35	1.4%	399	13%
Sold Not Occupied	111	4.6%	225	7.3%
For Seasonal, Recreational, or Occasional Use	118	4.9%	215	7%
For Migrant Workers	2	0.1%	53	1.7%
Other Vacant	785	32.3%	1,080	35.2%
Total	2,432	100.0%	3,072	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.98.46. In 2016, an estimated 1.8 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.



Table II.98.46 Overcrowding and Severe Overcrowding Woodbury 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	26,051	97%	525	2%	283	1.1%	26,859
2016 Five-Year ACS	25,523	98.4%	360	1.4%	51	0.2%	25,934
Renter							
2000 Census	11,385	92.6%	376	3.1%	531	4.3%	12,292
2016 Five-Year ACS	12,153	96.4%	320	2.5%	129	1%	38,536
Total							
2000 Census	37,436	95.6%	901	2.3%	814	2.1%	39,151
2016 Five-Year ACS	37,676	97.8%	680	1.8%	180	0.5%	38,536

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 194 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in Woodbury County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.98.47 Households with Incomplete Plumbing Facilities Woodbury County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	39,018	38,342
Lacking Complete Plumbing Facilities	133	194
Total Households	39,151	38,536
Percent Lacking	0.3%	0.5%

There were 439 households lacking complete kitchen facilities in 2016, compared to 252 households in 2000. This was a change from 0.6 percent of households in 2000 to 1.1 percent in 2016.

Table II.98.48 Households with Incomplete Kitchen Facilities Woodbury County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	38,899	38,097
Lacking Complete Kitchen Facilities	252	439
Total Households	39,151	38,536
Percent Lacking	0.6%	1.1%

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 Woodbury County, 13.8 of households had a cost burden and 10 percent had a severe cost burden. Some 22.1 percent of renters were cost burdened, and 19.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.5 percent and a severe cost burden rate of 2.9 percent. Owner occupied households with a mortgage had a cost burden rate of 12.9 percent, and severe cost burden at 7 percent.

Table II.98.49
Cost Burden and Severe Cost Burden by Tenure
 Woodbury 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	11,841	81.5%	1,889	13%	768	5.3%	29	0.2%	14,527
2016 Five-Year ACS	11,952	79.5%	1,942	12.9%	1,056	7%	87	0.6%	15,037
Owner Without a Mortgage									
2000 Census	7,548	91.1%	456	5.5%	218	2.6%	62	0.7%	8,284
2016 Five-Year ACS	9,893	90.8%	601	5.5%	319	2.9%	84	0.8%	10,897
Renter									
2000 Census	7,463	62.2%	2,149	17.9%	1,736	14.5%	654	5.4%	12,002
2016 Five-Year ACS	6,512	51.7%	2,783	22.1%	2,468	19.6%	839	6.7%	12,602
Total									
2000 Census	26,852	77.1%	4,494	12.9%	2,722	7.8%	745	2.1%	34,813
2016 Five-Year ACS	28,357	73.6%	5,326	13.8%	3,843	10%	1,010	2.6%	38,536

Housing Problems by Income

Table II.98.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Woodbury County. As can be seen in 2017 the MFI was \$62,300, which compared to \$69,900 for the State of Iowa.

Table II.98.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 2,360 owner-occupied and 2,545 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,610 owner-occupied 2,540 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 28,010 households without a housing problem.

Table II.98.50
Median Family Income
 Woodbury County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	48,100	49,100
2001	51,900	52,500
2002	52,300	53,700
2003	52,300	54,900
2004	52,600	55,800
2005	55,100	57,650
2006	55,700	57,800
2007	54,400	58,100
2008	55,600	58,500
2009	58,800	62,000
2010	58,400	62,400
2011	58,800	64,000
2012	59,600	64,800
2013	59,700	64,700
2014	58,500	65,300
2015	58,800	67,500
2016	58,900	68,400
2017	62,300	69,900

Table II.98.51
Housing Problems by Income and Tenure

Woodbury 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	35	4	0	90	133
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	15	10	4	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	115	55	170	65	485
Housing cost burden greater than 50% of income (and none of the above problems)	780	545	185	25	75	1,610
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	160	760	785	410	245	2,360
Zero/negative income (and none of the above problems)	175	0	0	0	0	175
has none of the 4 housing problems	195	1,325	3,490	2,730	13,695	21,435
Total	1,394	2,780	4,534	3,345	14,174	26,227
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	100	60	85	4	110	359
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	40	15	0	15	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	70	30	4	50	259
Housing cost burden greater than 50% of income (and none of the above problems)	2,005	385	135	15	0	2,540
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	470	1,240	750	45	40	2,545
Zero/negative income (and none of the above problems)	225	0	0	0	0	225
has none of the 4 housing problems	345	850	1,850	1,160	2,370	6,575
Total	3,285	2,645	2,865	1,228	2,585	12,608
Total						
Lacking complete plumbing or kitchen facilities	104	95	89	4	200	492
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	35	40	30	10	19	134
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	185	85	174	115	744
Housing cost burden greater than 50% of income (and none of the above problems)	2,785	930	320	40	75	4,150
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	630	2,000	1,535	455	285	4,905
Zero/negative income (and none of the above problems)	400	0	0	0	0	400
has none of the 4 housing problems	540	2,175	5,340	3,890	16,065	28,010
Total	4,679	5,425	7,399	4,573	16,759	38,835

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.98.52, of the 2,254 loans in 2016, 1,122 loans were for Home Purchases, 320 were for Home Improvement and 812 were for refinancing.

Table II.98.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Woodbury County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	925	333	899	2,157
2009	935	351	1,717	3,003
2010	818	306	1,372	2,496
2011	726	220	1,347	2,293
2012	837	268	1,808	2,913
2013	903	298	1,263	2,464
2014	985	238	646	1,869
2015	1,088	286	717	2,091
2016	1,122	320	812	2,254

Table II.98.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$114,538 in 2012 and \$138,771 in 2016. Overall, average loans were \$87,955 in 2008 and \$122,760 in 2016.

Table II.98.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Woodbury County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$100,685	\$32,883	\$95,256	\$87,955
2009	\$108,206	\$25,177	\$116,412	\$103,193
2010	\$107,384	\$27,892	\$114,177	\$101,373
2011	\$111,781	\$27,691	\$106,799	\$100,786
2012	\$114,538	\$35,537	\$113,632	\$106,708
2013	\$124,917	\$31,963	\$105,946	\$103,951
2014	\$131,381	\$20,824	\$100,638	\$106,676
2015	\$126,250	\$32,507	\$123,040	\$112,328
2016	\$138,771	\$45,575	\$131,053	\$122,760

Table II.98.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$95,868,000 in 2012 and \$155,701,000 in 2016. Overall, average loans were \$189,719,000 in 2008 and \$276,700,000 in 2016.

Table II.98.54				
Total Volume of Owner-Occupied Single Family Loans				
Woodbury County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$93,134,000	\$10,950,000	\$85,635,000	\$189,719,000
2009	\$101,173,000	\$8,837,000	\$199,879,000	\$309,889,000
2010	\$87,840,000	\$8,535,000	\$156,651,000	\$253,026,000
2011	\$81,153,000	\$6,092,000	\$143,858,000	\$231,103,000
2012	\$95,868,000	\$9,524,000	\$205,447,000	\$310,839,000
2013	\$112,800,000	\$9,525,000	\$133,810,000	\$256,135,000
2014	\$129,410,000	\$4,956,000	\$65,012,000	\$199,378,000
2015	\$137,360,000	\$9,297,000	\$88,220,000	\$234,877,000
2016	\$155,701,000	\$14,584,000	\$106,415,000	\$276,700,000

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.98.55 presents some basic statistics about the completed surveys.

Table II.98.55				
Survey of Rental Properties				
Woodbury County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	26	2,854	5.7	24.9

Table II.98.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Woodbury County, with 1 of them available. This translates into a vacancy rate of 2.9 percent in Woodbury County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 2,184 apartment units reported in the survey, with 157 of them available, which resulted in a vacancy rate of 7.2 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.98.56			
Rental Vacancy Survey by Type			
Woodbury County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	34	1	2.9%
Apartments	2,184	157	7.2%
Mobile Homes	41	0	0%
"Other" Units	0	0	0%
Don't Know	595	6	1%
Total	2,854	164	5.7%

Table II.98.57, reports units by bedroom size. As can be seen there were 450 two bedroom apartment units and 97 three bedroom units. Overall, the 457 two bedroom units accounted for 16 percent of all units, and the 154 three bedroom units accounted for 5.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,440 units listed as "Don't Know". Additional details for additional unit types are reported.

Table II.98.57						
Rental Units by Bedroom Size						
Woodbury County						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	60	0	0	.	60
One	0	710	0	0	.	710
Two	3	450	4	0	.	457
Three	20	97	37	0	.	154
Four	11	22	0	0	.	33
Don’t Know	0	845	0	0	595	1,440
Total	34	2,184	41	0	595	2,854

Table II.98.58, 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 5 percent.

Table II.98.58			
Single Family Units by Bedroom Size			
Woodbury County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	3	0	0%
Three	20	1	5%
Four	11	0	0%
Don’t know	0	0	0%
Total	34	1	2.9%

Table II.98.59 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 3.8 percent.

Table II.98.59			
Apartment Units by Bedroom Size			
Woodbury County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	60	15	25%
One	710	27	3.8%
Two	450	15	3.3%
Three	97	2	2.1%
Four	22	0	0%
Don’t know	845	98	11.6%
Total	2,184	157	7.2%

Average market-rate rents by unit type are shown in Table II.98.60. 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.98.60					
Average Market Rate Rents by Bedroom Size					
Woodbury County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$482.5	\$0	\$0	\$482.5
One	\$0	\$611.7	\$0	\$0	\$611.7
Two	\$0	\$748.1	\$0	\$0	\$748.1
Three	\$750	\$893.6	\$0	\$0	\$856.1
Four	\$850	\$680	\$0	\$0	\$765
Total	\$858.9	\$713.3	\$850	\$0	\$737.4

Table II.98.61, shows vacancy rates for single family units by average rental rates for Woodbury County. The most common rent for single family units was 1,250 to 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.98.61			
Single Family Market Rate Rents by Vacancy Status			
Woodbury County			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	1	100%
\$500 to \$750	0	0	0%
\$750 to \$1,000	11	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	22	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	34	1	2.9%

The average rent and availability of apartment units is displayed in Table II.98.62. 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 3.8 percent.

Table II.98.62			
Apartment Market Rate Rents by Vacancy Status			
Woodbury County			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	266	26	9.8%
\$500 to \$750	886	34	3.8%
\$750 to \$1,000	480	11	2.3%
\$1,000 to \$1,250	483	57	11.8%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	69	29	42%
Total	2,184	157	7.2%

Respondents were asked if utilities are included in the rent and as shown in Table II.98.63, 18 respondents, or 72 percent, included some sort of utility in the rent.

Table II.98.63 Are there any utilities included with the rent? Woodbury County 2017 Survey of Rental Properties	
Period	Respondent
Yes	18
No	7
% Offering Utilities	72%

The type of utility included in the rent is shown in Table II.98.64. There were 5 respondents who included electricity, 2 respondents who included natural gas, 17 respondents who included water and sewer and 17 respondents included trash collection in the rent.

Table II.98.64 Which utilities are included with the rent? Woodbury County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	2
Water/Sewer	17
Trash Collection	17

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.98.65, there were 26 single family units which property managers considered accessible, with an additional 224 accessible apartment units. In addition to the units shown there were 1 mobile home and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 30 persons with disabilities currently residing in accessible units.

Table II.98.65 Accessible Units by Bedroom Size Woodbury 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	74	0	0		74
Two	3	34	1	0		38
Three	14	10	0	0		24
Four	9	9	0	0		18
Don’t Know	0	97	0	0	45	142
Total	26	224	1	0	45	296

Table II.98.66, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 100 percent or 3 two bedroom single family units are accessible, with 70 percent of three bedroom units were considered accessible. Overall, 76.5 percent of all single family units were considered accessible by survey respondents.

Table II.98.66				
Single Family Units by Accessibility and Bedroom Size				
Woodbury 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	3	3	100%
Three	6	14	20	70%
Four	2	9	11	81.8%
Don't know	0	0	0	0%
Total	8	26	34	76.5%

Table II.98.67, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 7.6 percent or 34 two bedroom apartment units are accessible, with 10.3 percent of three bedroom units were considered accessible. Overall, 10.3 percent of all apartment units were considered accessible by survey respondents.

Table II.98.67				
Apartment Units by Accessibility and Bedroom Size				
Woodbury County				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	60	0	60	0%
One	636	74	710	10.4%
Two	416	34	450	7.6%
Three	87	10	97	10.3%
Four	13	9	22	40.9%
Don't know	748	97	845	11.5%
Total	1,960	224	2,184	10.3%

Perceived Need for Rental Units

Table II.98.68, at right, shows the number of survey respondents who keep a waiting list. As can be seen 17 respondents said they keep a waitlist, with an estimated 122 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.98.69, 2 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, 2 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table II.98.68 Do you keep a waiting list? Woodbury County 2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	8
Waitlist Size	122

Table II.98.69 How would you rate the need for renovation of existing units in the city? Woodbury County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	3	3	3	3
Moderate Need	4	4	4	4
High Need	3	3	1	1
Extreme Need	2	2	2	1
Average Need	3	3	2.8	2.6

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.98.70, 3 respondents said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 3 respondents indicated no need for new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Table II.98.70 How would you rate the need for construction of new units in the city? Woodbury County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	3
Low Need	3	3	2	2
Moderate Need	3	3	2	2
High Need	3	3	2	2
Extreme Need	2	2	2	1
Average Need	2.9	2.9	2.8	2.6

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.98.71, shows the *strong growth scenario* for the Woodbury County. As can be seen there were 25,934 owner-occupied and 12,602 renter-occupied households in 2016, for a total of 38,536 households. In 2030, there will be a projected 41,613 households, of which 28,987 are projected to be owner occupied and the remaining 12,626 are expected to be renter-occupied.

By 2050, there are projected to be 28,903 owner-occupied households, of which 1,538 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 5,001 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 12,270 renter households, of which 3,198 renter households are expected to have incomes between 0 and 30.0 percent of median family income 2,784 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 41,173 occupied units by 2050, of which 4,736 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.98.71
Housing Demand Forecast
 Woodbury County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	1,380	1,505	1,527	1,543	1,551	1,551	1,546	1,538
30.1-50%	2,746	2,994	3,037	3,069	3,085	3,086	3,076	3,060
50.1-80%	4,487	4,892	4,964	5,015	5,041	5,043	5,027	5,001
80.1-95%	2,775	3,026	3,070	3,102	3,118	3,119	3,110	3,093
95.1-115%	2,746	2,994	3,037	3,069	3,085	3,086	3,076	3,060
115+%	11,799	12,864	13,052	13,188	13,256	13,261	13,220	13,150
Total	25,934	28,274	28,687	28,987	29,136	29,147	29,056	28,903
Renter								
0-30%	3,284	3,279	3,288	3,291	3,283	3,264	3,235	3,198
30.1-50%	2,640	2,635	2,643	2,645	2,639	2,623	2,600	2,570
50.1-80%	2,860	2,855	2,863	2,865	2,859	2,842	2,817	2,784
80.1-95%	985	983	986	987	984	979	970	959
95.1-115%	905	903	906	907	905	899	891	881
115+%	1,929	1,925	1,931	1,932	1,928	1,917	1,900	1,878
Total	12,602	12,580	12,616	12,626	12,597	12,524	12,413	12,270
Total								
0-30%	4,665	4,784	4,815	4,833	4,834	4,816	4,782	4,736
30.1-50%	5,385	5,629	5,680	5,714	5,723	5,709	5,676	5,630
50.1-80%	7,347	7,747	7,826	7,880	7,900	7,885	7,844	7,785
80.1-95%	3,760	4,009	4,056	4,089	4,103	4,098	4,080	4,052
95.1-115%	3,651	3,897	3,943	3,976	3,989	3,985	3,968	3,941
115+%	13,728	14,790	14,983	15,121	15,184	15,178	15,120	15,028
Total	38,536	40,854	41,303	41,613	41,734	41,671	41,469	41,173