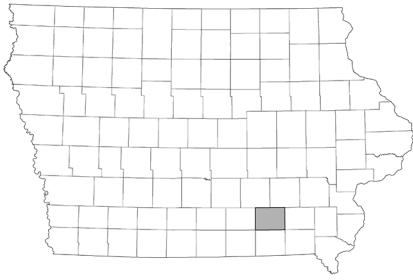


# Data for Decision Makers



## Wapello County Housing Profile

report created: 06/26/2019

### Housing Access

In 2013-2017, there were 16,076 housing units in Wapello County. Of this total, 10,413 were owner-occupied, 4,118 were renter-occupied, and 1,545 were vacant. Fewer housing units were counted in Wapello County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Wapello County is 1955. In Wapello County, a majority of owner-occupied housing is of 1-unit structures. For renter-occupied housing, there is more housing of 1-unit structures than any other type. Seasonally vacant housing units were 0.3% of all housing units.

**Housing Characteristics, 2013-2017<sup>1</sup>**

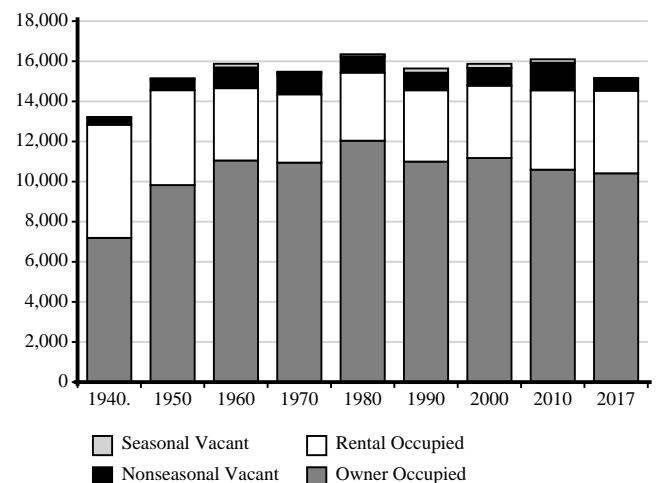
	Estimate	MOE
Total Housing Units	16,076	+/- 99
Vacant Units	1,545 (9.6%)	+/- 294 (1.8%)
Occupied Units	14,531 (90.4%)	+/- 320 (1.8%)
Owner-Occupied Units	10,413 (71.7%)	+/- 281 (2.0%)
Renter-Occupied Units	4,118 (28.3%)	+/- 337 (2.0%)
Median Value <sup>a</sup>	\$81,000	+/- \$2,843
Median Rent <sup>b</sup>	\$636	+/- \$24
Avg Household Size - Owner <sup>c</sup>	2.46	+/-0.06
Avg Household Size - Renter <sup>d</sup>	2.16	+/-0.12

<sup>a</sup>Median value of owner-occupied units, <sup>b</sup>Median gross rent of renter-occupied units, <sup>c</sup>Owner-occupied units, <sup>d</sup>Renter-occupied units

**Median Year Built by Tenure, 2013-2017<sup>1</sup>**

	Estimate	MOE
Median Year Built	1955	+/-1
Owner Occupied	1954	+/-1
Renter Occupied	1959	+/-4

**Number of Housing Units, 1940-2017<sup>1,2</sup>**



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### Occupied Housing Units By Structure Type, 2013-2017<sup>1</sup>

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	14,531	+/-320	NA	NA
Owner Occupied	10,413	+/-281	100.0	NA
1-Unit <sup>a</sup>	9,683	+/-280	93.0	+/-1.0
2 to 4 Unit	6	+/-21	0.1	+/-0.2
5 or More Units	45	+/-41	0.4	+/-0.4
Mobile Home	662	+/-110	6.4	+/-1.0
Boat,RV,Van etc.	17	+/-29	0.2	+/-0.3
Renter Occupied	4,118	+/-337	100.0	NA
1-Unit <sup>a</sup>	2,161	+/-231	52.5	+/-3.6
2 to 4 Unit	618	+/-149	15.0	+/-3.4
5 or More Units	1,232	+/-196	29.9	+/-4.1
Mobile Home	107	+/-54	2.6	+/-1.3
Boat,RV,Van etc.	0	+/-20	0.0	+/-0.5

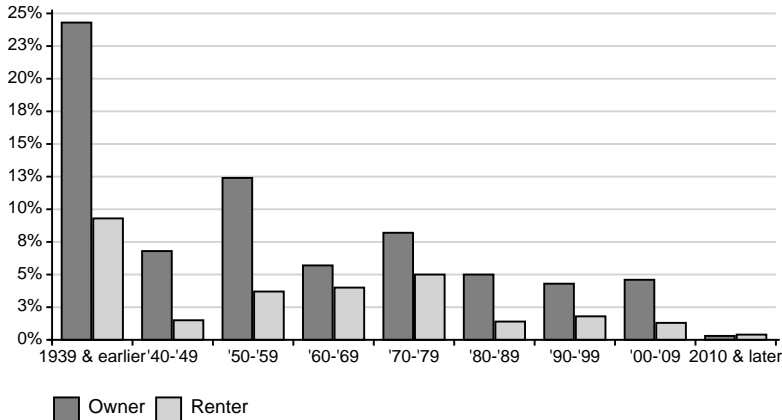
<sup>a</sup>Includes Unattached and Attached Units

### Housing Units by Number of Bedrooms and Tenure, 2013-2017<sup>1</sup>

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	14,531	+/-320	NA	NA
Owner Occupied	10,413	+/-281	100.0	NA
1 Bedroom <sup>a</sup>	365	+/-87	3.5	+/-0.8
2 Bedrooms	3,300	+/-279	31.7	+/-2.5
3 Bedrooms	4,807	+/-288	46.2	+/-2.5
4 or More	1,941	+/-211	18.6	+/-2.0
Renter Occupied	4,118	+/-337	100.0	NA
No Bedroom	300	+/-118	7.3	+/-2.8
1 Bedroom	1,052	+/-158	25.5	+/-3.2
2 Bedrooms	1,538	+/-270	37.3	+/-5.8
3 Bedrooms	989	+/-184	24.0	+/-4.0
4 or More	239	+/-86	5.8	+/-2.0

<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

### Percent of Housing Unit by Year Built and by Tenure, 2013-2017<sup>1</sup>



### Status of Vacant Housing Units, 2013-2017<sup>1</sup>

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,545	+/-294	NA	NA
For Rent	600	+/-199	38.8	+/-10.5
Rented, Not Occupied	36	+/-43	2.3	+/-2.7
For Sale	132	+/-68	8.5	+/-4.1
Sold, Not Occupied	155	+/-96	10.0	+/-5.9
Seasonal <sup>a</sup>	4	+/-7	0.3	+/-0.5
For Migrant Workers	0	+/-20	0.0	+/-1.3
Other	618	+/-176	40.0	+/-8.5

<sup>a</sup>For Seasonal, Recreational, or Occasional Use

### Authorized Housing Construction Permits in Wapello County, 1995-2017<sup>3</sup>

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation	
						Single Family	Multi-Family
1995-1999	179	8	0	4	191	\$86,293	\$391,250
2000-2004	220	5	2	6	233	\$109,867	\$866,105
2005-2009	144	4	0	3	151	\$119,314	\$1,149,555
2010-2014	69	2	1	1	73	\$86,111	\$546,268
2015	24	0	0	0	24	\$105,368	\$0
2016	20	0	0	0	20	\$76,038	\$0
2017	23	0	1	1	25	\$88,470	\$3,740,264

The median value of owner-occupied housing in Wapello County was \$81,000 in 2013-2017. Median rent was \$636. In 2017, 25 permits for housing construction were authorized in Wapello County. In 2013-2017, the median household income for owner-occupied housing was higher than the median household income for renter-occupied units. It was estimated that 20.2% of owners and 45.2% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders are age 45 to 64 than any other age group. For renter-occupied units, the most common age is under 35.

**HUD Income Limits, 2018<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$16,460	\$25,100
Very Low Income	\$27,150	\$33,900
Low Income	\$43,400	\$54,250

**Median Household Income by Tenure 2013-2017<sup>1</sup>**

	Estimate	MOE
Median Household Income	\$43,329	+/- \$1,725
Owner Occupied	\$53,567	+/- \$2,140
Renter Occupied	\$22,169	+/- \$2,030
Median Family Income	\$55,232	+/- \$3,372

**Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2013-2017<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units				
With Mortgage	5,663	+/-325	100.0	NA
Less than \$50,000	957	+/-165	16.9	+/-2.7
\$50,000 to \$99,999	2,655	+/-258	46.9	+/-3.3
\$100,000 to \$299,999	1,793	+/-183	31.7	+/-3.0
\$300,000 to \$499,999	207	+/-88	3.7	+/-1.5
\$500,000 and above	51	+/-37	0.9	+/-0.7
Without Mortgage	4,750	+/-270	100.0	NA
Less than \$50,000	1,424	+/-165	30.0	+/-3.2
\$50,000 to \$99,999	1,478	+/-195	31.1	+/-3.6
\$100,000 to \$299,999	1,589	+/-568	33.5	+/-11.6
\$300,000 to \$499,999	216	+/-74	4.5	+/-1.6
\$500,000 and above	246	+/-81	5.1	+/-1.7

**Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2013-2017<sup>1</sup>**

	Estimate	MOE
Owner Occupied Units	20.2%	+/-2.8%
Renter Occupied Units	45.2%	+/-4.9%

**Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2013-2017<sup>1</sup>**

Occupied Units	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner with Mortgage	5,663	+/-325	100.0	NA
Less than \$399	25	+/-30	0.4	+/-0.5
Between \$400 to \$599	520	+/-118	9.2	+/-2.0
Between \$600 to \$799	1,246	+/-180	22.0	+/-3.0
Between \$800 to \$999	1,410	+/-193	24.9	+/-3.2
Between \$1,000 to \$1,499	1,681	+/-235	29.7	+/-3.5
Between \$1,500 to \$1,999	536	+/-109	9.5	+/-1.9
Between \$2,000 to \$2,499	157	+/-63	2.8	+/-1.1
\$2,500 and above	88	+/-44	1.6	+/-0.8
Owner without Mortgage	4,750	+/-270	100.0	NA
Less than \$200	280	+/-67	5.9	+/-1.5
Between \$200 and \$399	1,809	+/-182	38.1	+/-3.5
Between \$400 and \$599	1,733	+/-228	36.5	+/-3.7
Between \$600 and \$999	777	+/-139	16.4	+/-3.0
\$1,000 and above	151	+/-85	3.2	+/-1.8
Renter	4,118	+/-337	100.0	NA
Less than \$300	273	+/-102	6.6	+/-2.4
Between \$300 and \$499	648	+/-144	15.7	+/-3.3
Between \$500 and \$799	1,796	+/-274	43.6	+/-5.3
Between \$800 and \$999	571	+/-147	13.9	+/-3.4
Between \$1,000 and \$1,499	293	+/-115	7.1	+/-2.8
\$1,500 and above	46	+/-40	1.1	+/-1.0

### Households and Families by Type by Tenure, 2013-2017<sup>1</sup>

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	14,531	+/-320	100.0	NA
Living Alone	4,400	+/-322	30.3	+/-1.9
Owner Occupied	10,413	+/-281	100.0	NA
Family Households	7,403	+/-264	71.1	+/-1.7
Married-couple	6,133	+/-259	58.9	+/-1.9
Married-couple w/ Children <sup>c</sup>	2,082	+/-205	20.0	+/-1.9
Female Householder <sup>a</sup>	800	+/-157	7.7	+/-1.5
Female HH w/ Children <sup>a,c</sup>	450	+/-131	4.3	+/-1.3
Male Householder <sup>b</sup>	470	+/-132	4.5	+/-1.3
Male HH w/ Children <sup>b,c</sup>	269	+/-108	2.6	+/-1.0
Nonfamily Households	3,010	+/-262	28.9	+/- 2.4
Renter Occupied	4,118	+/-337	100.0	NA
Family Households	2,022	+/-277	49.1	+/-5.4
Married-couple	984	+/-188	23.9	+/-4.1
Married-couple w/ Children <sup>c</sup>	509	+/-129	12.4	+/-3.0
Female Householder <sup>a</sup>	715	+/-163	17.4	+/-3.7
Female HH w/ Children <sup>a,c</sup>	556	+/-142	13.5	+/-3.3
Male Householder <sup>b</sup>	323	+/-137	7.8	+/-3.3
Male HH w/ Children <sup>b,c</sup>	249	+/-118	6.0	+/-2.8
Nonfamily Households	2,096	+/-265	50.9	+/- 4.9

<sup>a</sup> No husband present, <sup>b</sup> No wife present, <sup>c</sup> with own Children

### Opportunity Zones & New Market Tax Credit Eligible Areas in Wapello County<sup>5,6</sup>

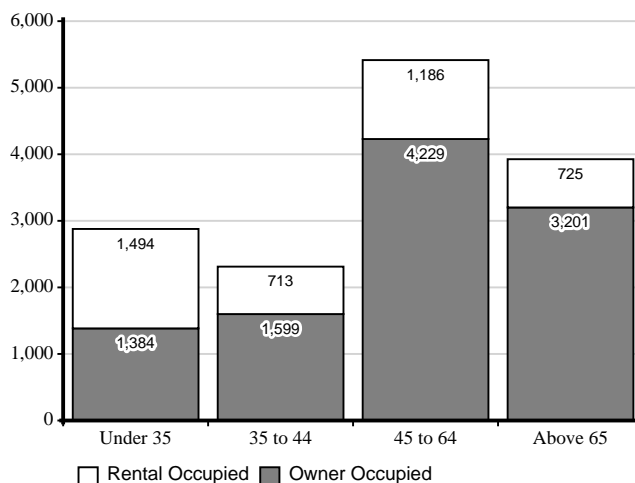
Opportunity Zones	0
New Market Tax Credit Areas	6

### Place of Work and Travel Time to Work, 2013-2017<sup>1</sup>

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	15,772	+/-486	NA	NA
Worked in state <sup>a</sup>	15,662	+/-487	99.3	+/-0.4
Worked in county <sup>a</sup>	12,733	+/-515	81.3	+/-2.1
Worked outside county <sup>a</sup>	2,819	+/-325	18.0	+/-2.0
Worked outside state <sup>a</sup>	110	+/-63	0.7	+/-0.4
Travel Time to Work				
Less than 14 minutes	8,391	+/-539	53.2	+/-3.0
15 to 29 minutes	4,511	+/-424	28.6	+/-2.5
30 to 44 minutes	1,735	+/-243	11	+/-1.5
More than 45 minutes	1,151	+/-206	7.3	+/-1.3

<sup>a</sup> of residence

### Householder Age by Tenure, 2013-2017<sup>1</sup>



### Information in this document was derived from:

- U.S. Census Bureau; American Community Survey, 5-year Estimates
- U.S. Census Bureau; Decennial Census
- U.S. Census Bureau; Building Permits Survey
- Department of Housing and Urban Development (HUD); Income Limits
- Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)
- U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program

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