

**VOLUME II:
ADAIR COUNTY**

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Adair County

DEMOGRAPHICS

Population Estimates

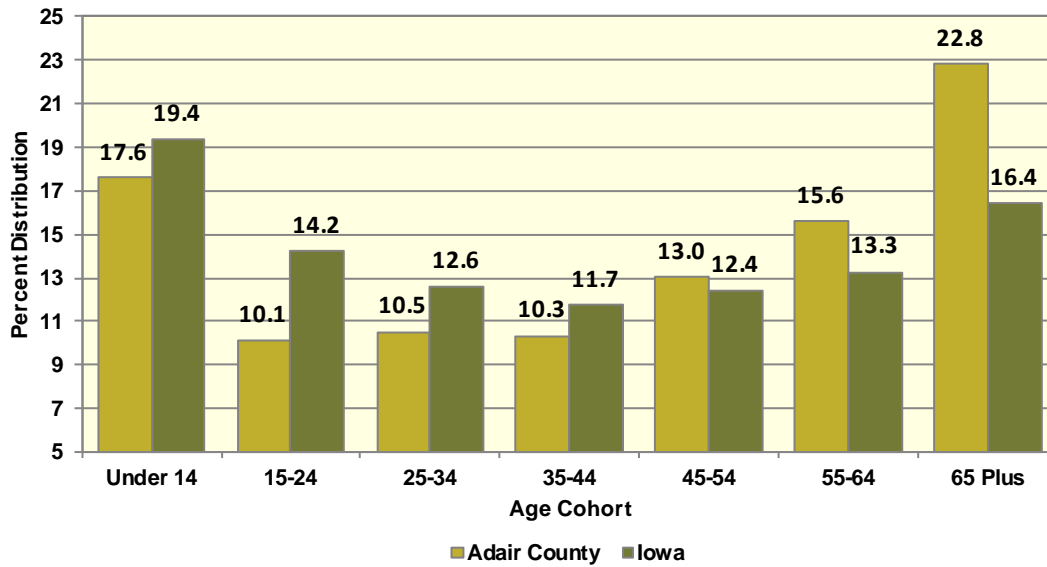
The Census Bureau's current census estimates indicate that Adair County's population decreased from 7,682 in 2010 to 7,092 in 2016, or by 7.7 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 6 percent, and the number of people from 55 to 64 years of age increased by 10.5 percent. The white population decreased by 8.6 percent, while the black population increased by 125 percent. The Hispanic population increased from 101 to 123 people between 2010 and 2016 or by 21.8 percent. These data are presented in Table II.1.1.

Table II.1.1						
Profile of Population Characteristics						
Adair County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Adair County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	7,682	7,092	-7.7%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	1,401	1,247	-11%	603,673	607,020	0.6%
15 to 24 years	794	718	-9.6%	430,187	445,808	3.6%
25 to 34 years	794	746	-6%	382,583	394,373	3.1%
35 to 44 years	815	733	-10.1%	364,548	367,535	0.8%
45 to 54 years	1,233	924	-25.1%	439,726	389,744	-11.4%
55 to 64 years	1,001	1,106	10.5%	372,750	415,998	11.6%
65 and Over	1,644	1,618	-1.6%	452,888	514,215	13.5%
Race						
White	7,597	6,943	-8.6%	2,839,615	2,864,884	0.9%
Black	12	27	125%	91,695	114,874	25.3%
American Indian and Alaskan Native	4	18	350%	13,563	15,924	17.4%
Asian	23	33	43.5%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	1	1	0%	2,419	3,592	48.5%
Two or more races	45	70	55.6%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	101	123	21.8%	151,544	182,606	20.5%

Table II.1.2, presents the population of Adair County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,807 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 3,875 persons, were female. In 2016, the number of males rose to 3,501 persons, and accounted for 49.4 percent of the population, with the remaining 50.6 percent, or 3,591 persons being female.

Table II.1.2 Population by Age and Gender Adair 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	707	694	1,401	639	608	1,247	-11%
15 to 24 years	464	330	794	367	351	718	-9.6%
25 to 34 years	374	420	794	380	366	746	-6.0%
35 to 44 years	417	398	815	372	361	733	-10.1%
45 to 54 years	417	398	815	372	361	733	-10.1%
55 to 64 years	628	605	1,233	458	466	924	-25.1%
65 and Over	692	952	1,644	697	921	1,618	-7.7%
Total	3,807	3,875	7,682	3,501	3,591	7,092	-7.7%
% of Total	49.6%	50.4%	.	49.4%	50.6%	.	

**Diagram II.1.1
Age Distribution**
Adair County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Adair County decreased from 8,409 to 8,243 persons, or by -2 percent. Between 2000 and 2010, Adair County population, changed by -561 persons, to a total population of 7,682 persons. The most recent estimates indicated that Adair County’s population fell an additional -590 persons since the 2010 Census, to 7,092 persons in July 2016.

Table II.1.3 Population Estimates: Births, Deaths, and Migration Adair County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	8,409
Natural Increase 90-00	-320
Net Migration 90-00	154
2000 Census	8,243
Natural Increase 00-09	-329
Net Migration 00-09	-238
2009 Population Estimate	7,676
2010 Census	7,682
Natural Increase 10-16	-245
Net Migration 10-16	-345
2016 Population Estimate	7,092

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.1.3, Adair County had a natural increase, of -320 persons between 1990 and 2000. During the April 2000 to July 2009 period, Adair County’s natural increase was estimated at -329 persons. Between 2010 and 2016, the natural increase was estimated at -245 persons, and the net migration was -345 persons.

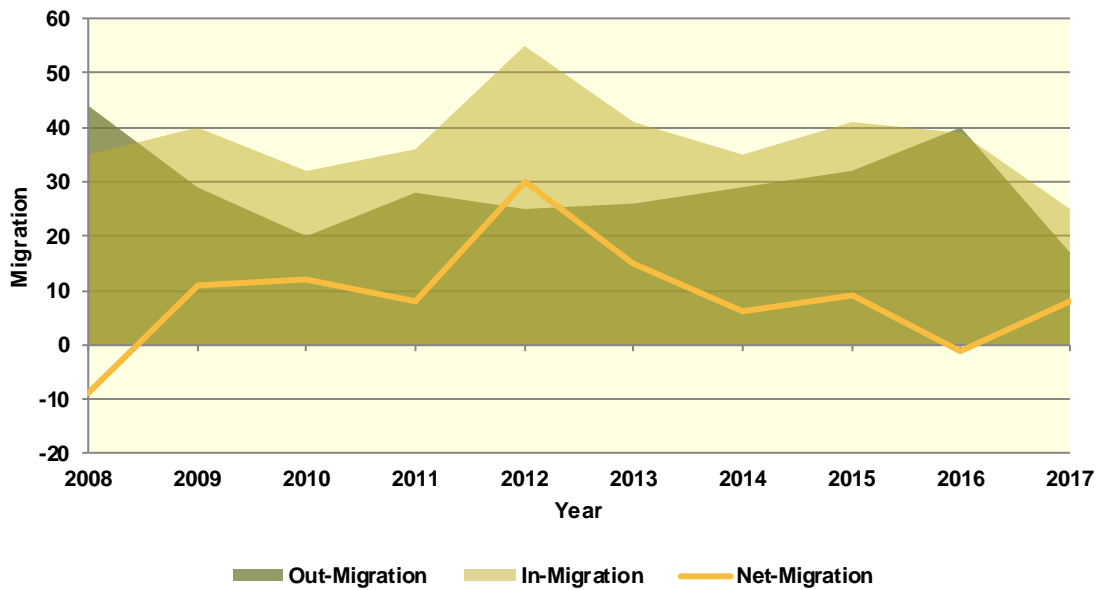
Population Migration Trends

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.1.4 in 2008 there was a total of 35 in-migrations with a total of 44 out-migrations, which led to a net-migration of -9 persons. The most recent first half 2017 data saw a net-migration of 8 persons, with 25 persons entering Adair County and 17 persons leaving Adair County.

Diagram II.1.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2012 with 30 people entering and the migration lowest net migration occurred in 2008 with 9 entering Adair County.

Diagram II.1.2
Net In-migration by Gender
 Adair County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.1.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 88 percent of net-migrants, or 7 persons were male, with the remaining 13 percent, or 1 person was female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	15	21	11	21	33	17	18	19	21	13
Female	20	19	21	15	22	24	17	22	18	12
Total	35	40	32	36	55	41	35	41	39	25
Out										
Male	21	16	12	12	14	12	15	15	21	6
Female	23	13	8	16	11	14	14	17	19	11
Total	44	29	20	28	25	26	29	32	40	17
Net										
Male	-6	5	-1	9	19	5	3	4	0	7
Female	-3	6	13	-1	11	10	3	5	-1	1
Total	-9	11	12	8	30	15	6	9	-1	8

Table II.1.5, shows net-migration for Adair County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 6 persons entering Adair County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 3 persons leaving Adair County.

Table II.1.5										
Migration by Age Range										
Adair County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	1	0	0	2	0	1	0	0	0
18-22	5	5	4	5	6	4	1	2	7	1
23-25	4	2	3	4	4	4	4	3	3	4
26-35	7	3	11	11	17	11	4	9	8	6
36-45	4	7	5	8	7	11	5	10	6	4
46-55	6	8	4	4	12	6	13	4	6	7
56-65	7	11	3	3	3	2	6	3	7	2
66 +	2	3	2	1	4	3	1	10	2	1
Total	35	40	32	36	55	41	35	41	39	25
Out										
14-17	0	0	2	0	1	0	1	0	1	1
18-22	11	4	5	3	3	4	3	4	3	3
23-25	5	5	4	5	4	2	1	3	6	1
26-35	7	8	2	9	5	6	10	8	10	9
36-45	8	2	2	3	3	2	3	5	5	2
46-55	3	4	3	1	1	3	7	4	6	1
56-65	7	3	1	4	5	5	3	3	4	0
66 +	3	3	1	3	3	4	1	5	5	0
Total	44	29	20	28	25	26	29	32	40	17
Net										
14-17	0	1	-2	0	1	0	0	0	-1	-1
18-22	-6	1	-1	2	3	0	-2	-2	4	-2
23-25	-1	-3	-1	-1	0	2	3	0	-3	3
26-35	0	-5	9	2	12	5	-6	1	-2	-3
36-45	-4	5	3	5	4	9	2	5	1	2
46-55	3	4	1	3	11	3	6	0	0	6
56-65	0	8	2	-1	-2	-3	3	0	3	2
66 +	-1	0	1	-2	1	-1	0	5	-3	1
Total	-9	11	12	8	30	15	6	9	-1	8

School Age Enrollment

Table II.1.6, show the school enrollment from the Iowa Department of Education for Adair County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 919 students and was 839 in 2017, a change of -8.7 percent. Enrollment for students in grades 1 to 5 was 323 students in 2010 and 306 in 2017, which was a change of -5.3 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 307 and 250 in 2017, which was a change of -18.6 percent.

Table II.1.6						
School Enrollment						
Adair County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	99	444	275	287	7	1,112
2001	97	426	290	375	5	1,193
2002	69	411	283	423	0	1,186
2003	88	367	321	396	0	1,172
2004	108	359	298	385	12	1,162
2005	72	368	286	397	6	1,123
2006	58	324	241	380	6	1,003
2007	80	298	237	380	5	995
2008	63	317	220	356	5	956
2009	91	317	187	354	29	949
2010	110	323	179	307	47	919
2011	122	320	192	280	66	914
2012	138	318	178	276	52	910
2013	90	313	199	257	29	859
2014	101	330	192	245	36	868
2015	88	311	213	227	22	839
2016	101	305	194	252	49	852
2017	99	306	184	250	41	839
% Change 10-17	-10%	-5.3%	2.8%	-18.6%	-12.8%	-8.7%

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Estimates

Table II.1.7, shows population by age for the 2000 and 2010 Census. The population changed by -6.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -9.7 percent to a total of 1,644 persons in 2010. Those aged 25 to 34 changed by 3.1 percent, and those aged under 5 changed by 0.7 percent.

Table II.1.7 Population by Age Adair County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	446	5.4%	449	5.8%	0.7%
5 to 19	1,726	20.9%	1,406	18.3%	-18.5%
20 to 24	364	4.4%	340	4.4%	-6.6%
25 to 34	770	9.3%	794	10.3%	3.1%
35 to 54	2,309	28%	2,048	26.7%	-11.3%
55 to 64	807	9.8%	1,001	13%	24%
65 or Older	1,821	22.1%	1,644	21.4%	-9.7%
Total	8,243	100.0%	7,682	100.0%	-6.8%

The elderly population is further explored in Table II.1.8. Those aged 65 to 66 changed by 4.1 percent between 2000 and 2010, resulting in a population of 153 persons. Those aged 85 or older changed by 3.3 percent during the same time period, and resulted in 347 persons over age 85 in 2010.

Table II.1.8 Elderly Population by Age Adair County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	147	8.1%	153	9.3%	4.1%
67 to 69	244	13.4%	226	13.7%	-7.4%
70 to 74	384	21.1%	366	22.3%	-4.7%
75 to 79	378	20.8%	320	19.5%	-15.3%
80 to 84	332	18.2%	232	14.1%	-30.1%
85 or Older	336	18.5%	347	21.1%	3.3%
Total	1,821	100.0%	1,644	100.0%	-9.7%

Population by race and ethnicity is shown in Table II.1.9. The white population changed by -7.3 percent between 2000 and 2010, and resulted in representing 98.4 percent of the population in 2010. The black population changed by 83.3 percent, represented 0.1 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 74.1 percent between 2000 and 2010, compared to the -7.4 percent growth rate for non-Hispanics.

Table II.1.9					
Population by Race and Ethnicity					
Adair County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	8,153	98.9%	7,558	98.4%	-7.3%
Black	6	0.1%	11	0.1%	83.3%
American Indian	6	0.1%	4	0.1%	-33.3%
Asian	19	0.2%	22	0.3%	15.8%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	19	0.2%	34	0.4%	78.9%
Two or More Races	40	0.5%	52	0.7%	30%
Total	8,243	100.0%	7,682	100.0%	-6.8%
Hispanic	58	0.7%	101	1.3%	74.1%
Non-Hispanic	8,185	99.3%	7,581	98.7%	-7.4%

Population by race and ethnicity through 2016 is shown in Table II.1.10. The white population represented 98.1 percent of the population in 2016, compared with black households accounting for 0.3 percent of the population. Hispanic households represented 1.6 percent of the population in 2016.

Table II.1.10				
Population by Race and Ethnicity				
Adair County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,558	98.4%	7,188	98.1%
Black	11	0.1%	21	0.3%
American Indian	4	0.1%	1	0%
Asian	22	0.3%	35	0.5%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	34	0.4%	8	0.1%
Two or More Races	52	0.7%	77	1.1%
Total	7,682	100.0%	7,330	100.0%
Non-Hispanic	7,581	98.7%	7,213	98.4%
Hispanic	101	1.3%	117	1.6%

The population by race is broken down further by ethnicity in Table II.1.11. While the white non-Hispanic population changed by -7.5 percent between 2000 and 2010, the white Hispanic population changed by 34.2 percent. The black non-Hispanic population changed by 83.3 percent, while the black Hispanic population changed by 0 percent.

Table II.1.11 Population by Race and Ethnicity Adair County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	8,115	99.1%	7,507	99%	-7.5%
Black	6	0.1%	11	0.1%	83.3%
American Indian	6	0.1%	4	0.1%	-33.3%
Asian	19	0.2%	22	0.3%	15.8%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	5	0.1%	2	0%	-60%
Two or More Races	34	0.4%	34	0.4%	0%
Total Non-Hispanic	8,185	100.0%	7,581	100.0%	-7.4%
Hispanic					
White	38	65.5%	51	50.5%	34.2%
Black	0	0%	0	0%	0%
American Indian	0	0%	0	0%	0%
Asian	0	0%	0	0%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	14	24.1%	32	31.7%	128.6%
Two or More Races	6	10.3%	18	17.8%	200%
Total Hispanic	58	100.0%	101	100.0%	74.1%
Total Population	8,243	100.0%	7,682	100.0%	-6.8%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.1.12. During this time, the total non-Hispanic population was 7,213 persons in 2016. The Hispanic population was 117.

Table II.1.12 Population by Race and Ethnicity Adair County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,507	99%	7,102	98.5%
Black	11	0.1%	21	0.3%
American Indian	4	0.1%	1	0%
Asian	22	0.3%	25	0.3%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	2	0%	0	0%
Two or More Races	34	0.4%	64	0.9%
Total Non-Hispanic	7,581	100.0%	7,213	100.0%
Hispanic				
White	51	50.5%	86	73.5%
Black	0	0%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	10	8.5%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	32	31.7%	8	6.8%
Two or More Races	18	17.8%	13	11.1%
Total Hispanic	101	100.0%	117	100.0%
Total Population	7,682	100.0%	7,330	100.0%

Households by type and tenure are shown in Table II.1.13. Family households represented 65.6 percent of households, while non-family households accounted for 34.4 percent. These changed from 65.2 and 34.8 percent, respectively.

Table II.1.13				
Household Type by Tenure				
Adair County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,148	65.2%	2,118	65.6%
Married-Couple Family	1,807	84.1%	1,669	78.8%
Owner-Occupied	1,604	88.8%	1,473	88.3%
Renter-Occupied	203	11.2%	196	11.7%
Other Family	341	15.9%	449	16.1%
Male Householder, No Spouse Present	121	35.5%	162	26.9%
Owner-Occupied	77	63.6%	111	68.5%
Renter-Occupied	44	36.4%	51	31.5%
Female Householder, No Spouse Present	220	64.5%	287	49%
Owner-Occupied	117	53.2%	186	64.8%
Renter-Occupied	103	46.8%	101	35.2%
Non-Family Households	1,144	34.8%	1,110	34.4%
Owner-Occupied	722	63.1%	712	64.1%
Renter-Occupied	422	36.9%	398	35.9%
Total	3,292	100.0%	3,228	100.0%

The group quarters population was 151 in 2010, compared to 197 in 2000. Institutionalized populations experienced a -15.6 percent change between 2000 and 2010. Non-institutionalized populations experienced a -100 percent change during this same time period.

Table II.1.14					
Group Quarters Population					
Adair 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	3	1.7%	1	0.7%	-66.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	176	98.3%	150	99.3%	-14.8%
Other Institutions	0	0%	0	0%	0%
Total	179	100.0%	151	100.0%	-15.6%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	18	100%	0	0%	-100%
Total	18	100.0%	0	100.0%	-100%
Group Quarters Population	197	100.0%	151	100.0%	-23.4%

The number of foreign born persons are shown in Table II.1.15. An estimated 0.2 percent of the population was born in Greece, some 0.2 percent were born in Mexico, and another 0.2 percent were born in Philippines.

Table II.1.15 Place of Birth for the Foreign-Born Population Adair County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Greece	18	0.2%
#2 country of origin	Mexico	13	0.2%
#3 country of origin	Philippines	13	0.2%
#4 country of origin	Honduras	10	0.1%
#5 country of origin	Germany	9	0.1%
#6 country of origin	Canada	7	0.1%
#7 country of origin	Netherlands	5	0.1%
#8 country of origin	Burma	4	0.1%
#9 country of origin	Iran	4	0.1%
#10 country of origin	Ukraine	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.1.16. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.1 percent speaking German or other West Germanic languages.

Table II.1.16 Limited English Proficiency and Language Spoken at Home Adair County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	19	0.3%
#2 LEP Language	German or other West Germanic languages	5	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	2	0%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.1.17. Some 16.7 percent of the population was disabled in 2000, or a total of 1,270 persons. The disability rate was highest for those over 65, with 37.1 percent disabled.

Table II.1.17 Disability by Age Adair County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	69	5.4%
16 to 64	587	12.5%
65 and older	614	37.1%
Total	1,270	16.7%

Table II.1.18 shows disability by type in 2000. There were 655 physical disabilities in 2000, some 416 employment disabilities, and 426 go-outside-home disabilities.

Table II.1.18 Total Disabilities Tallied: Aged 5 and Older Adair County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	316
Physical disability	655
Mental disability	303
Self-care disability	191
Employment disability	416
Go-outside-home disability	426
Total	2,307

Disability by age, as estimated by the 2016 ACS, is shown in Table II.1.19. The disability rate for females was 14.1 percent, compared to 16.6 percent for males. The disability rate changed precipitously higher with age, with 43.7 percent of those over 75 experiencing a disability.

Table II.1.19 Disability by Age Adair County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	34	17.6%	0	0%	34	9.3%
5 to 17	72	12.1%	28	4.5%	100	8.3%
18 to 34	47	7.2%	59	10.3%	106	8.6%
35 to 64	188	13%	157	11.2%	345	12.1%
65 to 74	88	25.2%	85	21.5%	173	23.2%
75 or Older	162	49.4%	184	39.7%	346	43.7%
Total	591	16.6%	513	14.1%	1,104	15.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.1.20. Some 8.8 percent have an ambulatory disability, 5.3 have an independent living disability, and 2.1 percent have a self-care disability.

Table II.1.20		
Total Disabilities Tallied: Aged 5 and Older		
Adair County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	399	5.5%
Vision disability	104	1.4%
Cognitive disability	342	5%
Ambulatory disability	598	8.8%
Self-Care disability	145	2.1%
Independent living disability	296	5.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.1.21. In 2016, some 3,709 persons were employed and 108 were unemployed. This totaled a labor force of 3,817 persons. The unemployment rate for Adair County was estimated to be 2.8 percent in 2016.

Table II.1.21	
Employment, Labor Force and Unemployment	
Adair County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,709
Unemployed	108
Labor Force	3,817
Unemployment Rate	2.8%

In 2016, 95.2 percent of households in Adair County had a high school education or greater.

Table II.1.22	
High School or Greater Education	
Adair County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,074
Total Households	3,228
Percent High School or Above	95.2%

As seen in Table II.1.23, some 43.1 percent of the population had a high school diploma or equivalent, another 33.7 percent have some college, 12.9 percent have a Bachelor's Degree, and 3.2 percent of the population had a graduate or professional degree.

Table II.1.23		
Educational Attainment		
Adair County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	412	7.2%
High School or Equivalent	2,477	43.1%
Some College or Associates Degree	1,936	33.7%
Bachelor's Degree	742	12.9%
Graduate or Professional Degree	186	3.2%
Total Population Above 18 years	5,753	100.0%

ECONOMICS

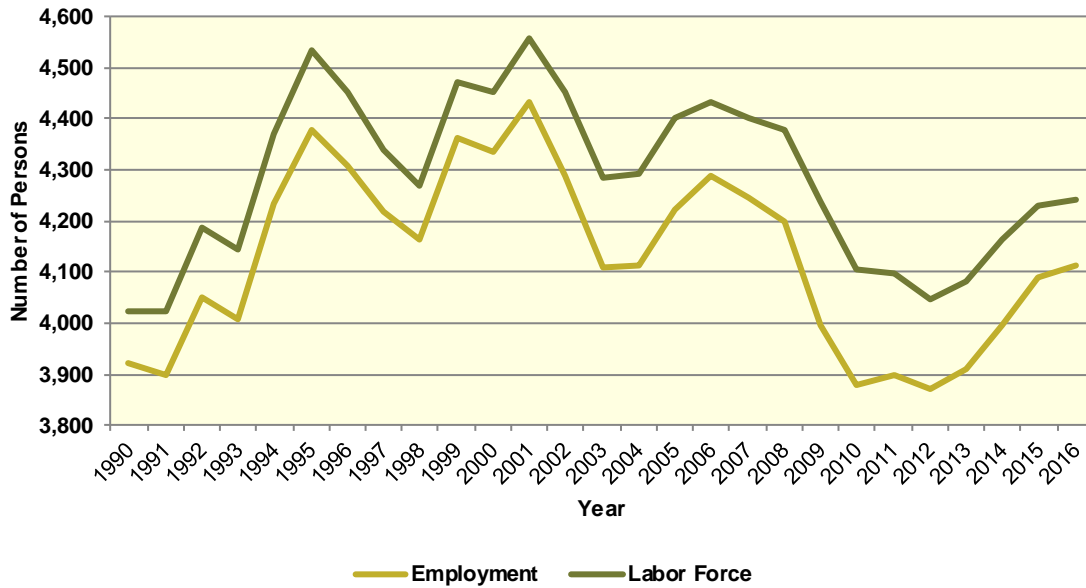
Labor Force

Table II.1.24, shows the labor force statistics for Adair County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.4 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.8 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 Adair County decreased from 3.3 percent in 2015 to 3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Adair County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	102	3,920	4,022	2.5%	4.4%
1991	124	3,899	4,023	3.1%	4.7%
1992	136	4,050	4,186	3.2%	4.5%
1993	137	4,007	4,144	3.3%	4%
1994	136	4,233	4,369	3.1%	3.5%
1995	153	4,380	4,533	3.4%	3.4%
1996	143	4,309	4,452	3.2%	3.5%
1997	121	4,220	4,341	2.8%	3.1%
1998	104	4,165	4,269	2.4%	2.7%
1999	108	4,364	4,472	2.4%	2.6%
2000	118	4,335	4,453	2.6%	2.6%
2001	125	4,433	4,558	2.7%	3.3%
2002	163	4,288	4,451	3.7%	4%
2003	176	4,110	4,286	4.1%	4.5%
2004	178	4,113	4,291	4.1%	4.5%
2005	176	4,224	4,400	4%	4.3%
2006	142	4,289	4,431	3.2%	3.7%
2007	154	4,246	4,400	3.5%	3.7%
2008	178	4,199	4,377	4.1%	4.2%
2009	245	3,994	4,239	5.8%	6.4%
2010	227	3,878	4,105	5.5%	6%
2011	199	3,897	4,096	4.9%	5.5%
2012	177	3,871	4,048	4.4%	5%
2013	172	3,909	4,081	4.2%	4.7%
2014	168	3,997	4,165	4%	4.3%
2015	139	4,090	4,229	3.3%	3.8%
2016	129	4,113	4,242	3%	3.7%

Diagram II.1.3, shows the employment and labor force for Adair County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,113 persons, with the labor force reaching 4,242, indicating there were a total of 129 unemployed persons.

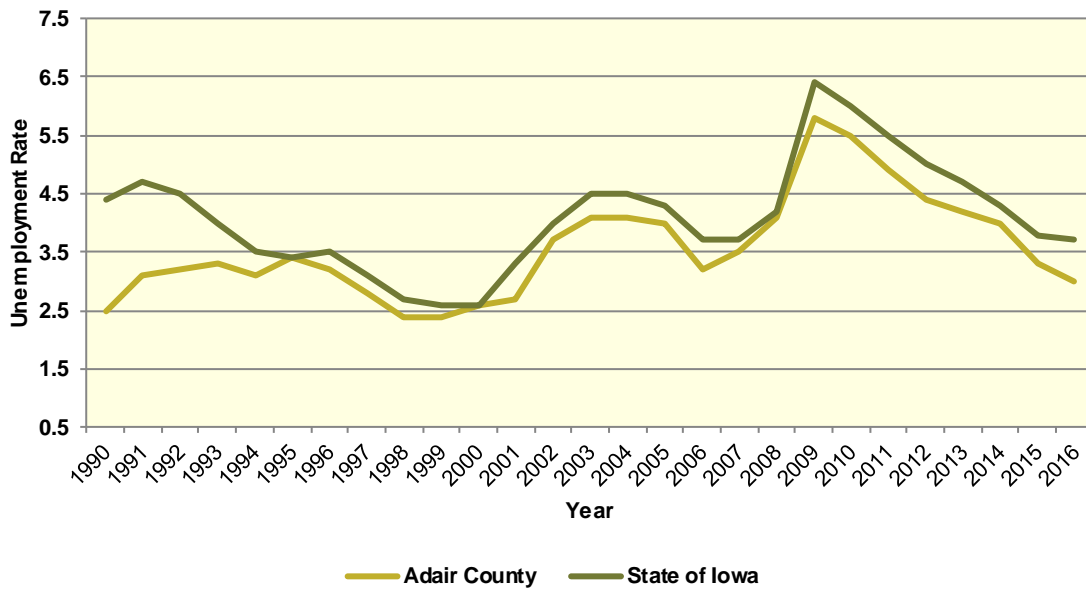
Diagram II.1.3
Employment and Labor Force
 Adair County
 1990 – 2016 BLS Data



Unemployment

Diagram II.1.4, shows the unemployment rate for both the State and Adair County. During the 1990’s the average rate for Adair County was 3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.2 percent. Over the course of the entire period the Adair County had an average unemployment rate that lower than the State, 3.6 percent for Adair County, versus 4.1 statewide.

Diagram II.1.4
Annual Unemployment Rate
 Adair 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.1.25, shows total real earnings by industry for Adair County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$25,201,000. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 90.2 percent to 765,000 dollars.

Table II.1.25
Real Earnings by Industry
 Adair 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	15,854	21,047	52,838	37,098	60,492	37,669	32,713	13,214	-59.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	3,607	3,806	0	-100
Construction	12,578	11,766	14,238	16,463	15,240	15,096	12,828	0	-100
Manufacturing	35,239	25,753	25,422	25,696	26,209	29,271	29,420	0	-100
Wholesale trade	10,305	10,262	10,972	10,777	10,090	9,727	9,774	9,893	1.2
Retail trade	12,130	8,081	7,909	8,080	8,083	9,542	8,835	9,146	3.5
Transportation and warehousing	0	0	0	0	0	6,831	6,990	0	-100
Information	916	0	389	0	0	372	0	551	0
Finance and insurance	4,962	5,712	4,811	5,799	5,512	5,923	5,700	6,131	7.6
Real estate and rental and leasing	0	0	601	697	838	2,090	2,086	1,874	-10.2
Professional and technical services	4,032	2,773	2,697	2,815	2,799	2,965	3,075	3,650	18.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	2,043	0	0	1,383	1,774	0	1,112	0	-100
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	507	740	649	670	663	534	402	765	90.2
Accommodation and food services	2,285	4,014	4,163	4,334	3,693	3,309	3,494	3,608	3.3
Other services, except public administration	7,924	8,243	8,393	8,797	8,694	8,947	9,084	9,063	-0.2
Government and government enterprises	23,224	26,419	25,058	24,165	24,819	24,789	25,340	25,201	-0.6
Total	157,071	159,788	188,371	176,865	197,974	180,652	175,079	163,844	-6.4

Table II.1.26, shows the total employment by industry for the Adair County. The most recent estimates show the farm industry was the largest employer in Adair County, with employment reaching 765 jobs in 2016. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 52 percent to 76 jobs.

Table II.1.26
Employment by Industry
Adair County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	972	772	773	749	781	738	773	765	-1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	38	38	0	-100
Construction	309	224	248	256	243	254	260	0	-100
Manufacturing	642	433	430	432	435	451	467	0	-100
Wholesale trade	205	182	196	191	187	182	195	198	1.5
Retail trade	462	402	406	422	439	458	465	468	0.6
Transportation and warehousing	0	0	0	0	0	155	147	0	-100
Information	42	0	20	0	0	22	0	20	0
Finance and insurance	140	187	180	185	174	177	171	175	2.3
Real estate and rental and leasing	0	0	96	98	119	127	130	135	3.8
Professional and technical services	122	104	100	106	104	99	103	113	9.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	78	0	0	68	72	0	55	0	-100
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	39	59	59	59	62	57	50	76	52
Accommodation and food services	206	303	328	337	294	267	279	271	-2.9
Other services, except public administration	279	286	294	304	296	311	309	303	-1.9
Government and government enterprises	588	546	517	505	514	500	491	493	0.4
Total	4,827	4,440	4,516	4,587	4,578	4,532	4,573	4,599	0.6

Table II.1.27, shows the real average earnings per job by industry for Adair County. These figures are calculated by dividing the total real earning displayed in Tables II.1.25 and II.1.26, by industry. In 2016, the government and government enterprises industry had the highest average earnings reaching 51,118 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 25.1 percent to 10,066 dollars.

Table II.1.27
Real Earnings Per Job by Industry
 Adair County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	16,310	27,263	68,355	49,530	77,455	51,042	42,320	17,273	-59.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	94,915	100,171	0	0
Construction	40,704	52,527	57,413	64,310	62,717	59,432	49,338	0	0
Manufacturing	54,889	59,475	59,120	59,482	60,250	64,902	62,999	0	0
Wholesale trade	50,267	56,385	55,979	56,426	53,955	53,443	50,123	49,965	-0.3
Retail trade	26,256	20,102	19,481	19,146	18,412	20,835	19,000	19,543	2.9
Transportation and warehousing	0	0	0	0	0	44,068	47,550	0	0
Information	21,798	0	19,471	0	0	16,897	0	27,550	0
Finance and insurance	35,443	30,544	26,729	31,347	31,680	33,464	33,334	35,034	5.1
Real estate and rental and leasing	0	0	6,259	7,112	7,043	16,458	16,047	13,881	-13.5
Professional and technical services	33,049	26,666	26,969	26,560	26,913	29,946	29,854	32,301	8.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	26,187	0	0	20,343	24,642	0	20,227	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	13,000	12,540	11,007	11,364	10,693	9,360	8,045	10,066	25.1
Accommodation and food services	11,091	13,248	12,692	12,861	12,562	12,392	12,525	13,314	6.3
Other services, except public administration	28,402	28,821	28,546	28,937	29,371	28,769	29,398	29,911	1.7
Government and government enterprises	39,497	48,386	48,469	47,851	48,286	49,577	51,610	51,118	-1
Total	32,540	35,988	41,712	38,558	43,245	39,862	38,285	35,626	-6.9

Table II.1.28 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 \$317,470,000 a -2.9 percent change between 2015 and 2016. Table II.1.28 shows further annual data for the years 1969 through 2016. In 2010, total employment was 4,440 and 4,599 in 2016, which a change of 0.6 percent over this period.

Table II.1.28
Total Employment and Real Personal Income
 Adair County
 BEA Data 1969 Through 2016

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	116,854	4,737	4,408	28,260	14,341	159,125	17,230	4,341	26,921
1970	115,744	4,569	4,868	31,507	15,533	163,082	17,280	4,241	27,290
1971	108,212	4,930	5,559	33,184	16,369	158,394	17,076	4,282	25,270
1972	125,993	5,747	6,435	36,680	17,265	180,625	19,094	4,333	29,076
1973	167,778	6,991	7,584	43,051	19,814	231,236	24,181	4,508	37,220
1974	119,239	7,609	8,319	45,978	21,068	186,995	20,082	4,504	26,475
1975	117,655	7,594	8,923	49,037	23,728	191,748	20,622	4,451	26,432
1976	132,034	8,447	9,879	49,279	24,931	207,676	22,253	4,532	29,134
1977	106,010	8,471	11,392	52,896	25,360	187,187	19,978	4,629	22,902
1978	142,167	8,737	12,765	54,114	26,055	226,363	23,998	4,621	30,765
1979	118,021	9,442	14,812	55,721	26,597	205,710	21,552	4,657	25,344
1980	81,871	8,501	15,374	62,687	28,332	179,764	18,943	4,415	18,543
1981	99,332	8,787	13,886	69,740	29,320	203,491	21,658	4,364	22,761
1982	83,886	8,555	13,869	73,276	30,865	193,341	20,885	4,317	19,431
1983	65,350	8,672	13,292	74,702	31,640	176,311	19,143	4,375	14,938
1984	86,160	8,897	13,605	77,167	32,351	200,386	21,907	4,333	19,885
1985	97,313	9,227	13,637	72,979	32,695	207,397	23,213	4,369	22,274
1986	114,300	9,595	14,321	71,664	32,887	223,576	25,698	4,377	26,115
1987	115,157	10,575	14,800	65,314	31,908	216,603	25,334	4,451	25,872
1988	107,247	11,654	15,965	64,572	31,397	207,528	24,389	4,401	24,369
1989	123,730	11,627	17,049	67,141	32,426	228,719	27,129	4,408	28,069
1990	122,986	12,532	16,315	67,093	34,494	228,356	27,195	4,460	27,575
1991	114,347	12,439	17,278	61,352	34,733	215,271	25,535	4,426	25,836
1992	128,669	12,980	18,947	60,801	37,419	232,855	27,587	4,545	28,310
1993	105,781	13,441	19,753	58,616	38,288	208,997	24,637	4,544	23,279
1994	136,455	13,993	19,873	56,874	38,730	237,938	28,393	4,596	29,690
1995	109,809	14,628	20,784	62,244	39,058	217,267	25,970	4,741	23,162
1996	141,427	13,387	22,011	64,252	41,270	255,573	30,559	4,830	29,281
1997	137,806	14,937	24,236	65,937	41,181	254,223	30,593	4,746	29,036
1998	141,292	16,049	26,275	69,685	41,600	262,802	31,644	5,238	26,974
1999	144,623	16,663	27,483	69,339	42,208	266,989	32,176	5,420	26,683
2000	167,409	18,051	27,624	70,678	42,754	290,414	35,317	5,629	29,740
2001	157,071	17,364	29,472	71,043	48,021	288,244	35,445	4,827	32,540
2002	163,099	16,744	29,621	66,850	50,301	293,128	36,373	4,760	34,264
2003	165,012	17,761	32,516	59,843	47,339	286,950	35,646	4,763	34,645
2004	198,667	17,733	34,197	54,145	47,574	316,850	39,512	4,748	41,842
2005	168,467	17,154	34,446	45,969	48,500	280,229	35,328	4,712	35,752
2006	163,697	17,406	35,518	44,596	52,875	279,280	35,244	4,682	34,962
2007	164,841	16,743	36,316	51,950	52,501	288,864	36,700	4,484	36,762
2008	192,116	17,644	38,107	59,755	58,550	330,884	42,711	4,568	42,057
2009	168,550	17,446	39,330	53,862	61,427	305,723	39,828	4,456	37,826
2010	159,788	18,283	40,929	51,839	62,245	296,518	38,684	4,440	35,988
2011	188,371	16,674	42,589	54,256	61,139	329,681	43,579	4,516	41,712
2012	176,865	16,764	44,018	60,153	60,255	324,526	43,310	4,587	38,557
2013	197,974	18,216	44,107	58,918	59,744	342,526	46,039	4,578	43,244
2014	180,652	18,287	45,444	60,206	61,367	329,382	44,415	4,532	39,862
2015	175,079	17,926	47,207	62,049	60,414	326,823	45,323	4,573	38,286
2016	163,844	19,306	48,190	62,769	61,973	317,470	44,765	4,599	35,626

Diagram II.1.5, shows real average earnings per job for Adair County from 1990 to 2016. Over this period the average earning per job for Adair County was \$33,463, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.1.5
Real Average Earnings Per Job
 Adair County
 BEA Data 1990 - 2016

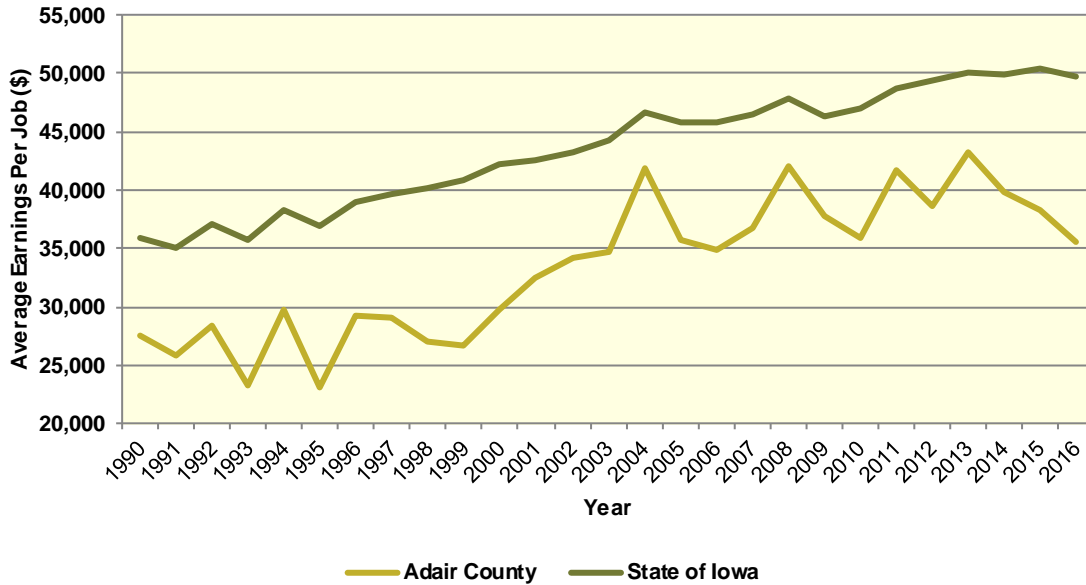
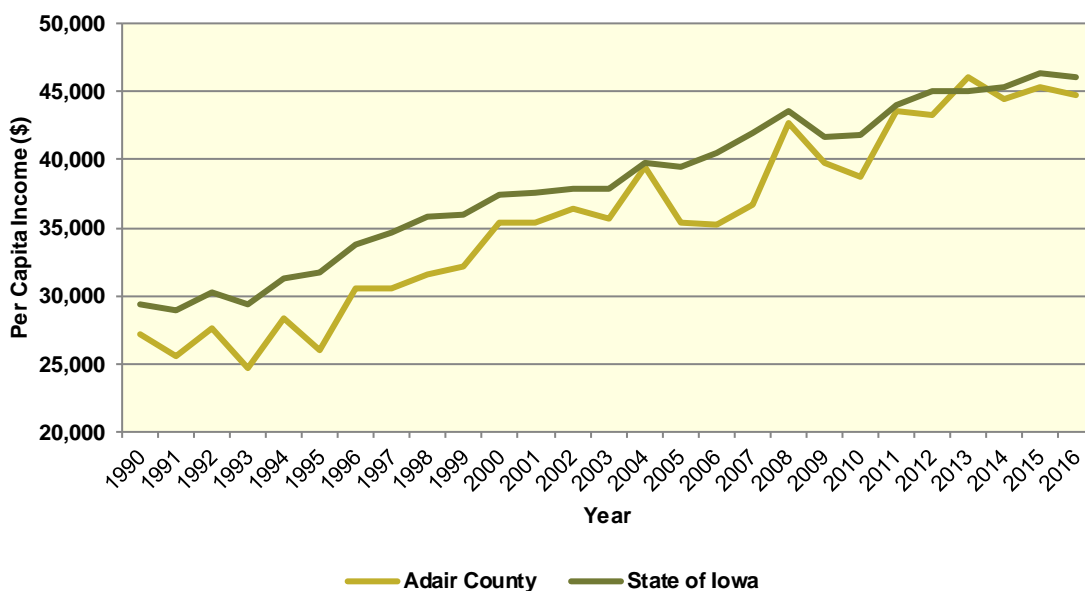


Diagram II.1.6, shows real per capita income for the Adair County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Adair County was \$35,648, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.1.6
Real Per Capita Income
 Adair 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.1.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 2,805 persons in 2015 to 2,826 in 2016, a change of 0.7 percent.

Table II.1.29
Total Monthly Employment
 Adair County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,901	2,938	2,900	2,620	2,549	2,682	2,697	2,742	2,675	2,734	2,685
Feb	2,907	2,896	2,864	2,601	2,514	2,639	2,707	2,738	2,680	2,710	2,678
Mar	2,946	2,828	2,835	2,606	2,542	2,738	2,791	2,759	2,681	2,745	2,719
Apr	2,969	2,940	2,877	2,629	2,656	2,758	2,831	2,866	2,765	2,802	2,760
May	3,048	2,952	3,014	2,715	2,710	2,792	2,923	2,933	2,824	2,861	2,833
Jun	3,128	2,981	3,079	2,750	2,759	2,856	2,925	2,963	2,897	2,925	2,878
Jul	3,003	2,862	2,953	2,667	2,682	2,799	2,877	2,877	2,780	2,870	2,824
Aug	2,985	2,842	2,909	2,646	2,678	2,779	2,821	2,826	2,756	2,813	2,927
Sep	3,030	2,876	2,965	2,606	2,663	2,740	2,845	2,812	2,800	2,809	2,856
Oct	3,032	2,889	2,944	2,612	2,680	2,830	2,845	2,812	2,795	2,809	2,931
Nov	3,042	2,933	2,952	2,582	2,697	2,840	2,831	2,759	2,778	2,802	2,974
Dec	3,051	2,933	2,959	2,581	2,661	2,823	2,855	2,727	2,750	2,776	2,843
Annual	3,004	2,906	2,938	2,635	2,649	2,773	2,829	2,818	2,765	2,805	2,826
% Change	.	-3.3%	1.1%	-10.3%	0.5%	4.7%	2%	-0.4%	-1.9%	1.4%	0.7%

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 \$656 in 2015. In 2016, average weekly wages saw an increased of 4.6 percent over the prior year, rising to \$686, or by 30 dollars. These data are shown in Table II.1.30.

Table II.1.30						
Average Weekly Wages						
Adair County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	421	456	456	475	453	
2002	437	445	442	473	449	-0.9%
2003	459	473	481	512	481	7.1%
2004	485	479	500	552	504	4.8%
2005	460	517	513	551	510	1.2%
2006	489	539	492	552	518	1.6%
2007	477	540	526	579	531	2.5%
2008	495	552	542	598	547	3%
2009	492	540	547	625	551	0.7%
2010	501	574	569	637	571	3.6%
2011	528	585	606	612	583	2.1%
2012	556	574	602	621	589	1%
2013	559	579	600	641	595	1%
2014	623	638	655	668	646	8.6%
2015	642	623	656	703	656	1.5%
2016(p)	647	658	690	747	686	4.6%

Total business establishments reported by the QCEW are displayed in Table II.1.31. Between 2015 and 2016, the total number of business establishments in Adair County increased by 4.6 percent, from 286 to 293 establishments.

Table II.1.31						
Number of Business Establishments						
Adair County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	323	333	313	315	321	
2002	315	317	312	316	315	-1.9%
2003	318	321	314	314	317	0.6%
2004	309	303	299	292	301	-5%
2005	269	267	272	269	269	-10.6%
2006	259	259	260	258	259	-3.7%
2007	257	253	251	252	253	-2.3%
2008	264	267	282	277	273	7.9%
2009	263	267	263	261	264	-3.3%
2010	266	266	269	263	266	0.8%
2011	258	259	254	259	258	-3%
2012	262	277	275	280	274	6.2%
2013	275	275	281	282	278	1.5%
2014	279	281	283	283	282	1.4%
2015	281	287	288	289	286	1.4%
2016	290	292	296	295	293	2.4%

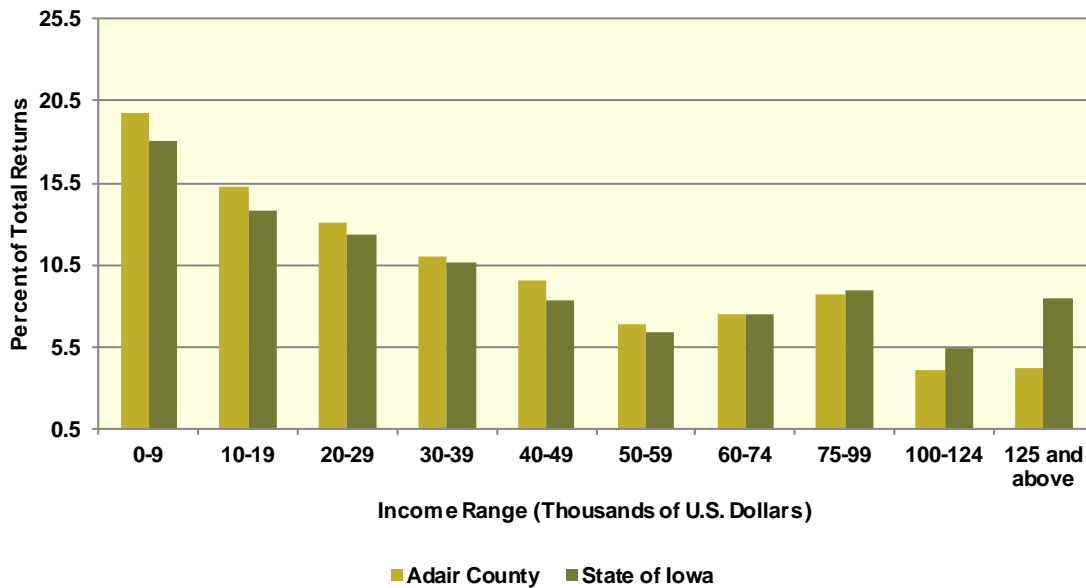
Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.1.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Adair County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 5 percent, with 164 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 \$125,000 and above with a change of 68.1 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of -7.6 percent.

Table II.1.32 Number of Tax Returns by Adjusted Gross Income Adair 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	940	610	497	451	311	219	241	108	30	44	3,451
2003	935	572	555	434	325	259	239	125	37	50	3,531
2004	896	570	510	471	342	250	272	170	45	52	3,578
2005	887	567	495	461	320	237	290	186	55	66	3,564
2006	861	537	481	455	344	246	320	217	51	85	3,597
2007	901	550	466	448	329	266	310	262	81	90	3,703
2008	840	576	504	473	317	270	305	273	98	96	3,752
2009	863	596	536	447	347	259	311	270	82	106	3,817
2010	832	564	511	452	329	247	297	287	94	102	3,715
2011	826	565	490	442	330	260	300	280	101	121	3,715
2012	841	600	471	453	369	251	287	318	133	165	3,888
2013	848	607	503	456	352	260	319	307	119	154	3,925
2014	869	604	524	477	328	257	312	347	140	147	4,005
2015	769	593	512	431	373	268	293	339	158	164	3,900
Change 10 - 15	-7.6%	5.1%	0.2%	-4.6%	13.4%	8.5%	-1.3%	18.1%	68.1%	60.8%	5%

Diagram II.1.7
2015 Income Distribution
 Adair County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 727 in 2010 to 740 in 2016, with the poverty rate reaching 10.7 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.1.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	673	8.4%
2001	660	8.3%
2002	694	8.8%
2003	670	8.5%
2004	753	9.7%
2005	762	10%
2006	773	10.3%
2007	837	11.3%
2008	731	10%
2009	768	10.7%
2010	727	9.7%
2011	824	11.2%
2012	808	11.1%
2013	740	10.1%
2014	751	10.3%
2015	839	11.9%
2016	740	10.7%

The rate of poverty for Adair County is shown in Table II.1.34. In 2016, there were an estimated 687 persons living in poverty. This represented a 9.7 percent poverty rate, compared to 7.6 percent poverty in 2000. In 2016, some 13.5 percent of those in poverty were under age 6, and 26.3 percent were 65 or older.

Table II.1.34				
Poverty by Age				
Adair 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	77	12.6%	93	13.5%
6 to 17	113	18.4%	81	11.8%
18 to 64	279	45.5%	332	48.3%
65 or Older	144	23.5%	181	26.3%
Total	613	100.0%	687	100.0%
Poverty Rate	7.6%	.	9.7%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.1 percent in Adair County between 2010 and 2016, from 3,698 to 3,659. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.1.35.

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 Adair County increased from 7 authorizations in 2015 to 50 in 2016.

The real value of single-family building permits decreased from \$138,211 in 2015 to \$131,446 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.1.36.

Table II.1.35				
Housing Units				
State of Iowa vs. Adair County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Adair County	% Growth Since Census
2000 Census Base	1,232,625	.	3,691	.
2010 Census	1,336,417	8.4%	3,698	0.2%
July 2011 Estimate	1,341,974	0.4%	3,692	-0.2%
July 2012 Estimate	1,346,403	0.7%	3,683	-0.4%
July 2013 Estimate	1,353,274	1.3%	3,678	-0.5%
July 2014 Estimate	1,362,458	1.9%	3,671	-0.7%
July 2015 Estimate	1,370,778	2.6%	3,665	-0.9%
July 2016 Estimate	1,380,162	3.3%	3,659	-1.1%

Table II.1.36
Building Permits and Valuation
 Adair 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	11	0	0	0	11	108,671	0
1981	7	0	12	0	19	115,427	0
1982	6	0	0	16	22	112,457	13,516
1983	4	0	0	0	4	114,440	0
1984	4	0	0	0	4	75,347	0
1985	1	0	0	0	1	97,352	0
1986	1	0	0	0	1	95,420	0
1987	1	0	0	0	1	93,058	0
1988	3	0	0	24	27	92,892	36,333
1989	4	0	0	6	10	123,313	43,268
1990	8	0	0	0	8	124,774	0
1991	4	0	0	0	4	112,519	0
1992	4	0	0	0	4	142,135	0
1993	9	0	0	0	9	118,516	0
1994	8	0	0	0	8	154,103	0
1995	18	0	0	0	18	123,391	0
1996	9	2	8	0	19	111,547	0
1997	10	0	0	12	22	137,871	103,865
1998	9	0	8	0	17	145,111	0
1999	14	0	0	0	14	214,084	0
2000	25	0	0	36	61	146,566	66,766
2001	19	0	0	0	19	124,208	0
2002	11	0	0	0	11	150,691	0
2003	14	0	0	0	14	137,112	0
2004	14	0	0	0	14	129,424	0
2005	14	0	0	0	14	141,014	0
2006	15	0	0	0	15	147,110	0
2007	4	0	0	0	4	176,036	0
2008	6	0	0	0	6	105,746	0
2009	2	0	0	0	2	406,776	0
2010	4	0	0	0	4	174,893	0
2011	1	0	0	0	1	230,852	0
2012	5	0	0	0	5	184,473	0
2013	5	0	0	0	5	161,993	0
2014	8	0	0	0	8	179,083	0
2015	7	0	0	0	7	138,211	0
2016	50	0	0	0	50	131,446	0

Diagram II.1.8 Single Family Permits

Adair County
Census Bureau Data, 1980–2016

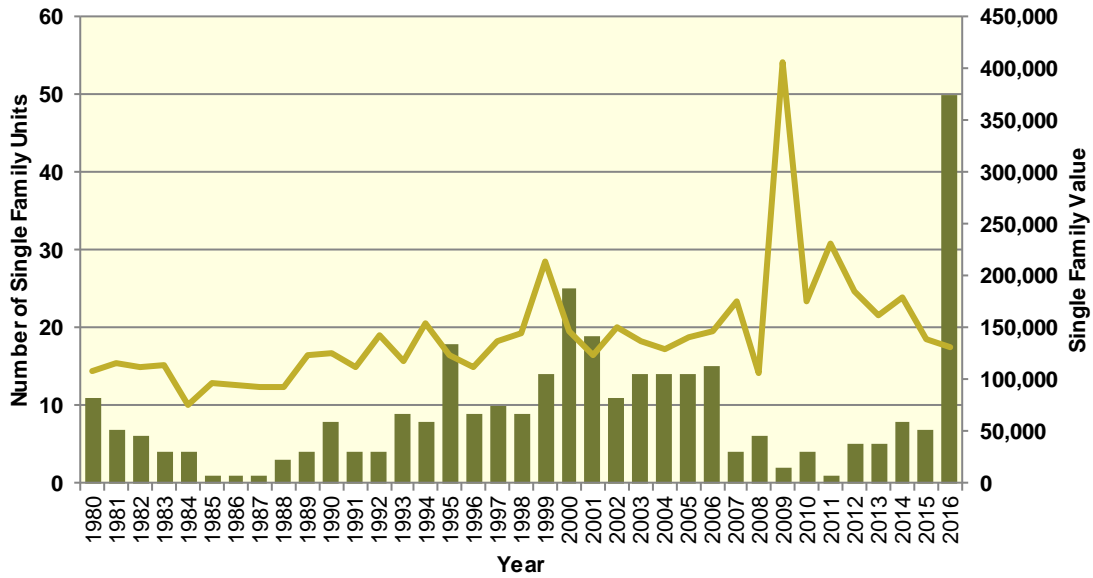
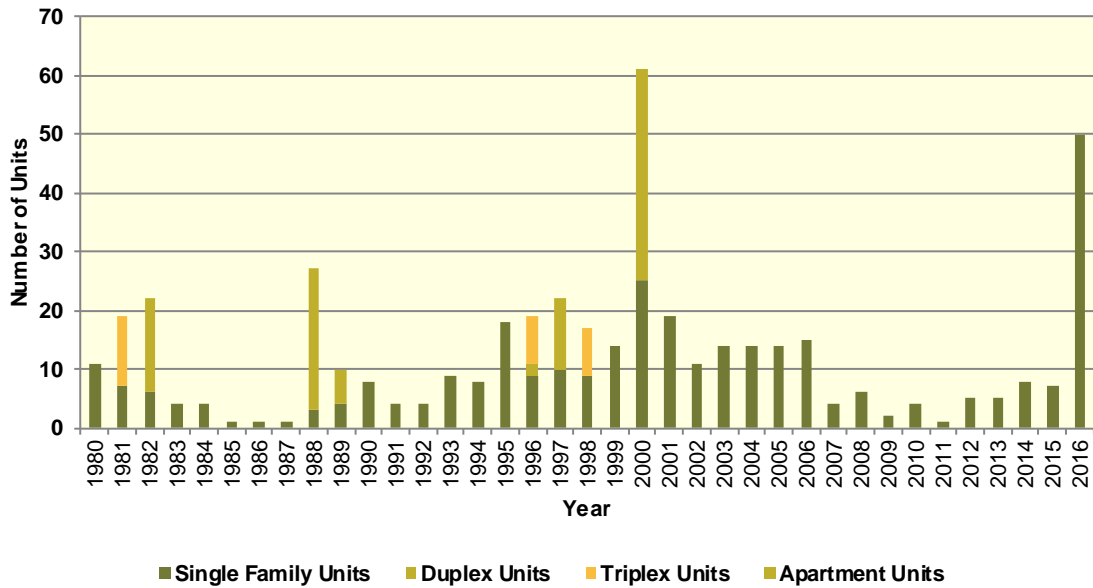


Diagram II.1.9 Total Permits by Unit Type

Adair County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.1.37. In 2016, there were 3,671 housing units, up from 3,690 in 2000. Single-family units accounted for 86.4 percent of units in 2016, compared to 85.4 in 2000. Apartment units accounted for 3.9 percent in 2016, compared to 3.2 percent in 2000.

Table II.1.37				
Housing Units by Type				
Adair 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	3,153	85.4%	3,171	86.4%
Duplex	40	1.1%	36	1%
Tri- or Four-Plex	175	4.7%	206	5.6%
Apartment	118	3.2%	145	3.9%
Mobile Home	204	5.5%	113	3.1%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,690	100.0%	3,671	100.0%

Some 89 percent of housing was occupied in 2010, compared to 92.1 percent in 2000. Owner-occupied housing changed -1.2 percent between 2000 and 2010, ending with owner-occupied units representing 76.5 percent of unit. Vacant units changed by 39 percent, resulting in 406 vacant units in 2010.

Table II.1.38					
Housing Units by Tenure					
Adair County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,398	92.1%	3,292	89%	-3.1%
Owner-Occupied	2,550	75%	2,520	76.5%	-1.2%
Renter-Occupied	848	25%	772	23.5%	-9%
Vacant Housing Units	292	7.9%	406	11%	39%
Total Housing Units	3,690	100.0%	3,698	100.0%	0.2%

Table II.1.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,671 housing units. An estimated 76.9 percent were owner-occupied, and 12.1 percent were vacant.

Table II.1.39				
Housing Units by Tenure				
Adair County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,292	89%	3,228	87.9%
Owner-Occupied	2,520	76.5%	2,482	76.9%
Renter-Occupied	772	23.5%	746	23.1%
Vacant Housing Units	406	11%	443	12.1%
Total Housing Units	3,698	100.0%	3,671	100.0%

Households by household size are shown in Table II.1.40. There were a total of 3,292 households in 2010, up from 3,398 in 2000. One person households changed by 5.9 percent between 2000 and 2010, while two person households changed by -1.3 percent. Three and four person households changed by -11.2 and -14.7 respectively, representing 12 percent and 10.5 percent of the population in 2010.

Table II.1.40					
Households by Household Size					
Adair County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	955	28.1%	1,011	30.7%	5.9%
Two Persons	1,310	38.6%	1,293	39.3%	-1.3%
Three Persons	445	13.1%	395	12%	-11.2%
Four Persons	407	12%	347	10.5%	-14.7%
Five Persons	204	6%	163	5%	-20.1%
Six Persons	57	1.7%	50	1.5%	-12.3%
Seven Persons or More	20	0.6%	33	1%	65%
Total	3,398	100.0%	3,292	100.0%	-3.1%

Households by income is shown in Table II.1.41. Households earning more than \$100,000 per year represented 14.7 percent of households in 2016, compared to 3.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.8 percent of households in 2016, compared to 20.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.5 percent of households in 2016, compared to 14.9 percent in 2000.

Table II.1.41				
Households by Income				
Adair 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	505	14.9%	370	11.5%
\$15,000 to \$19,999	331	9.7%	144	4.5%
\$20,000 to \$24,999	282	8.3%	214	6.6%
\$25,000 to \$34,999	571	16.8%	340	10.5%
\$35,000 to \$49,999	711	20.9%	588	18.2%
\$50,000 to \$74,999	706	20.8%	671	20.8%
\$75,000 to \$99,999	170	5%	426	13.2%
\$100,000 or More	122	3.6%	475	14.7%
Total	3,398	100.0%	3,228	100.0%

Table II.1.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 6.8 percent and 1.5 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 16.7 percent, 7.1 percent, and 6.1, respectively. Housing units built prior to 1939 represented 37.4 percent of households in 2016.

Table II.1.42				
Households by Year Home Built				
Adair 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	1,474	43.4%	1,207	37.4%
1940 to 1949	314	9.2%	226	7%
1950 to 1959	317	9.3%	303	9.4%
1960 to 1969	298	8.8%	259	8%
1970 to 1979	502	14.8%	539	16.7%
1980 to 1989	235	6.9%	229	7.1%
1990 to 1999	258	7.6%	196	6.1%
2000 to 2009	.	.	221	6.8%
2010 or Later	.	.	48	1.5%
Total	3,398	100.0%	3,228	100.0%

The distribution of unit types by race are shown in Table II.1.43. An estimated 87.3 percent of white households occupy single family homes, while 100 percent of black households do. Some 3.1 percent of white households occupied apartments, while 0 percent of black households do. An estimated 42.9 percent of Asian households occupy single family homes.

Table II.1.43							
Distribution of Units in Structure by Race							
Adair County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	87.3%	100%	0%	42.9%	0%	0%	100%
Duplex	0.5%	0%	0%	57.1%	0%	0%	0%
Tri- or Four-Plex	5.7%	0%	0%	0%	0%	0%	0%
Apartment	3.1%	0%	0%	0%	0%	0%	0%
Mobile Home	3.3%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.1.44. An estimated 24.6 percent of vacant units were for rent in 2010, a 47.1 percent change since 2000. In addition, some 11.8 percent of vacant units were for sale, a change of -20 percent between 2000 and 2010. “Other” vacant units represented 46.8 percent of vacant units in 2010. This is a change of 106.5 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.1.44					
Disposition of Vacant Housing Units					
Adair County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	68	23.3%	100	24.6%	47.1%
For Sale	60	20.5%	48	11.8%	-20%
Rented or Sold, Not Occupied	50	17.1%	20	4.9%	-60%
For Seasonal, Recreational, or Occasional Use	22	7.5%	48	11.8%	118.2%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	92	31.5%	190	46.8%	106.5%
Total	292	100.0%	406	100.0%	39%

The disposition of vacant units between 2010 and 2016 are shown in Table II.1.45. By 2016, for rent units accounted for 20.1 percent of vacant units, while for sale units accounted for 20.1 percent. "Other" vacant units accounted for 42.4 percent of vacant units, representing a total of 188 "other" vacant units.

Table II.1.45				
Disposition of Vacant Housing Units				
Adair County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	100	24.6%	89	20.1%
For Sale	48	11.8%	89	20.1%
Rented Not Occupied	3	0.7%	35	7.9%
Sold Not Occupied	17	4.2%	23	5.2%
For Seasonal, Recreational, or Occasional Use	48	11.8%	19	4.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	190	46.8%	188	42.4%
Total	406	100.0%	443	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.1.46. In 2016, an estimated 0.8 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.1.46							
Overcrowding and Severe Overcrowding							
Adair 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	2,555	99.8%	5	0.2%	0	0%	2,560
2016 Five-Year ACS	2,457	99%	25	1%	0	0%	2,482
Renter							
2000 Census	832	99.3%	6	0.7%	0	0%	838
2016 Five-Year ACS	744	99.7%	2	0.3%	0	0%	3,228
Total							
2000 Census	3,387	99.7%	11	0.3%	0	0%	3,398
2016 Five-Year ACS	3,201	99.2%	27	0.8%	0	0%	3,228

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 2 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Adair County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.1.47		
Households with Incomplete Plumbing Facilities		
Adair County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,385	3,226
Lacking Complete Plumbing Facilities	13	2
Total Households	3,398	3,228
Percent Lacking	0.4%	0.1%

There were 2 households lacking complete kitchen facilities in 2016, compared to 5 households in 2000. This was a change from 0.1 percent of households in 2000 to 0.1 percent in 2016.

Table II.1.48		
Households with Incomplete Kitchen Facilities		
Adair County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,393	3,226
Lacking Complete Kitchen Facilities	5	2
Total Households	3,398	3,228
Percent Lacking	0.1%	0.1%

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 Adair County, 13.1 of households had a cost burden and 7.3 percent had a severe cost burden. Some 17.6 percent of renters were cost burdened, and 11 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.2 percent and a severe cost burden rate of 5.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.9 percent, and severe cost burden at 6.6 percent.

Table II.1.49
Cost Burden and Severe Cost Burden by Tenure
 Adair 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	700	86.6%	65	8%	41	5.1%	2	0.2%	808
2016 Five-Year ACS	1,028	78.5%	195	14.9%	87	6.6%	0	0%	1,310
Owner Without a Mortgage									
2000 Census	859	90.5%	45	4.7%	33	3.5%	12	1.3%	949
2016 Five-Year ACS	997	85.1%	96	8.2%	67	5.7%	12	1%	1,172
Renter									
2000 Census	455	66.8%	87	12.8%	57	8.4%	82	12%	681
2016 Five-Year ACS	404	54.2%	131	17.6%	82	11%	129	17.3%	746
Total									
2000 Census	2,014	82.6%	197	8.1%	131	5.4%	96	3.9%	2,438
2016 Five-Year ACS	2,429	75.2%	422	13.1%	236	7.3%	141	4.4%	3,228

Housing Problems by Income

Table II.1.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Adair County. As can be seen in 2017 the MFI was \$60,700, which compared to \$69,900 for the State of Iowa.

Table II.1.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 264 owner-occupied and 120 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 150 owner-occupied 58 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,565 households without a housing problem.

Table II.1.50
Median Family Income
 Adair County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	43,200	49,100
2001	47,000	52,500
2002	47,000	53,700
2003	49,400	54,900
2004	50,200	55,800
2005	51,250	57,650
2006	51,700	57,800
2007	51,700	58,100
2008	52,000	58,500
2009	55,300	62,000
2010	55,700	62,400
2011	60,200	64,000
2012	61,000	64,800
2013	60,900	64,700
2014	60,100	65,300
2015	62,200	67,500
2016	61,800	68,400
2017	60,700	69,900

Table II.1.51
Housing Problems by Income and Tenure

Adair County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	4	4	4	0	12
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	4	4	18
Housing cost burden greater than 50% of income (and none of the above problems)	75	25	50	0	0	150
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	75	100	4	45	264
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	30	125	335	275	1,250	2,015
Total	165	229	509	287	1,299	2,489
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	10	0	4	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	0	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	4	0	4	12
Housing cost burden greater than 50% of income (and none of the above problems)	50	4	4	0	0	58
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	70	15	0	0	120
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	40	95	115	145	155	550
Total	140	173	148	145	163	769
Total						
Lacking complete plumbing or kitchen facilities	0	4	14	4	4	26
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	0	10	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	14	4	8	30
Housing cost burden greater than 50% of income (and none of the above problems)	125	29	54	0	0	208
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	145	115	4	45	384
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	70	220	450	420	1,405	2,565
Total	305	402	657	432	1,462	3,258

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.1.52, of the 111 loans in 2016, 56 loans were for Home Purchases, 13 were for Home Improvement and 42 were for refinancing.

Table II.1.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Adair County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	51	13	96	160
2009	49	11	102	162
2010	44	8	91	143
2011	29	8	105	142
2012	24	17	76	117
2013	34	13	64	111
2014	42	12	52	106
2015	34	24	37	95
2016	56	13	42	111

Table II.1.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$80,792 in 2012 and \$105,875 in 2016. Overall, average loans were \$87,313 in 2008 and \$105,306 in 2016.

Table II.1.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Adair County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$81,686	\$52,385	\$95,031	\$87,313
2009	\$101,082	\$30,364	\$108,353	\$100,858
2010	\$107,682	\$53,375	\$127,692	\$117,378
2011	\$85,345	\$55,625	\$106,876	\$99,592
2012	\$80,792	\$61,706	\$99,355	\$90,077
2013	\$83,765	\$57,538	\$213,547	\$155,523
2014	\$101,952	\$57,750	\$182,058	\$136,245
2015	\$89,618	\$45,875	\$136,000	\$96,632
2016	\$105,875	\$56,769	\$119,571	\$105,306

Table II.1.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$1,939,000 in 2012 and \$5,929,000 in 2016. Overall, average loans were \$13,970,000 in 2008 and \$11,689,000 in 2016.

Table II.1.54				
Total Volume of Owner-Occupied Single Family Loans				
Adair County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$4,166,000	\$681,000	\$9,123,000	\$13,970,000
2009	\$4,953,000	\$334,000	\$11,052,000	\$16,339,000
2010	\$4,738,000	\$427,000	\$11,620,000	\$16,785,000
2011	\$2,475,000	\$445,000	\$11,222,000	\$14,142,000
2012	\$1,939,000	\$1,049,000	\$7,551,000	\$10,539,000
2013	\$2,848,000	\$748,000	\$13,667,000	\$17,263,000
2014	\$4,282,000	\$693,000	\$9,467,000	\$14,442,000
2015	\$3,047,000	\$1,101,000	\$5,032,000	\$9,180,000
2016	\$5,929,000	\$738,000	\$5,022,000	\$11,689,000

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.1.55 presents some basic statistics about the completed surveys.

Table II.1.55				
Survey of Rental Properties				
Adair County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	1	34	11.8	0

Table II.1.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were 34 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 11.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.1.56			
Rental Vacancy Survey by Type			
Adair County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	34	4	11.8%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	34	4	11.8%

Table II.1.57, reports units by bedroom size. As can be seen there were 1 two bedroom apartment units and 0 three bedroom units. Overall, the 1 two bedroom units accounted for 2.9 percent of all units. Several respondents choose not to provide bedroom sizes, which accounted for the 32 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.1.57 Rental Units by Bedroom Size Adair 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	1	0	0	.	1
Two	0	1	0	0	.	1
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don't Know	0	32	0	0	0	32
Total	0	34	0	0	0	34

Table II.1.58 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 0 percent.

Table II.1.58 Apartment Units by Bedroom Size Adair County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	1	0	0%
Two	1	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	32	4	12.5%
Total	34	4	11.8%

The average rent and availability of apartment units is displayed in Table II.1.59.

Table II.1.59 Apartment Market Rate Rents by Vacancy Status Adair County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	34	4	11.8%
Total	34	4	11.8%

Respondents were asked if utilities are included in the rent and as shown in Table II.1.60 below 1 respondent, or 100 percent, included some sort of utility in the rent.

Table II.1.60 Are there any utilities included with the rent? Adair County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.1.61. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.1.61 Which utilities are included with the rent? Adair County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	1

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.1.62, there were 2 accessible apartment units. Respondents also indicated there were a total of 0 persons with disabilities currently residing in accessible units.

Table II.1.62 Accessible Units by Bedroom Size Adair 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	1	0	0		1
Two	0	1	0	0		1
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	0	0	0	0	0
Total	0	2	0	0	0	2

Table II.1.63, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 100 percent or 1 two bedroom apartment units are accessible. Overall, 5.9 percent of all apartment units were considered accessible by survey respondents.

Table II.1.63 Apartment Units by Accessibility and Bedroom Size Adair County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	1	1	100%
Two	0	1	1	100%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	32	0	32	0%
Total	32	2	34	5.9%

Perceived Need for Rental Units

Table II.1.64, at right, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.1.64 Do you keep a waiting list? Adair County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
Waitlist Size	0

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.1.65, shows the *strong growth scenario* for the Adair County. As can be seen there were 2,482 owner-occupied and 746 renter-occupied households in 2016, for a total of 3,228 households. In 2030, there will be a projected 3,324 households, of which 2,574 are projected to be owner occupied and the remaining 750 are expected to be renter-occupied.

By 2050, there are projected to be 2,491 owner-occupied households, of which 160 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 512 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 704 renter households, of which 133 renter households are expected to have incomes between 0 and 30.0 percent of median family income 137 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 3,195 occupied units by 2050, of which 292 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.1.65
Housing Demand Forecast
 Adair County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	159	165	165	165	164	163	161	160
30.1-50%	230	238	239	239	238	236	234	231
50.1-80%	510	528	529	529	527	523	518	512
80.1-95%	220	228	228	228	227	226	223	221
95.1-115%	269	279	279	279	278	276	273	270
115+%	1,093	1,132	1,134	1,134	1,130	1,121	1,110	1,097
Total	2,482	2,570	2,575	2,574	2,564	2,545	2,520	2,491
Renter								
0-30%	141	144	143	141	140	138	135	133
30.1-50%	170	174	172	171	169	166	163	160
50.1-80%	146	149	148	146	144	142	140	137
80.1-95%	131	134	133	132	130	128	126	124
95.1-115%	38	39	38	38	38	37	36	36
115+%	121	124	123	122	120	119	117	114
Total	746	765	758	750	741	730	717	704
Total								
0-30%	300	309	308	306	304	301	297	292
30.1-50%	400	412	411	409	406	402	397	391
50.1-80%	656	678	677	675	672	666	658	649
80.1-95%	351	362	361	360	357	354	349	344
95.1-115%	307	317	318	317	316	313	310	306
115+%	1,215	1,257	1,258	1,256	1,250	1,240	1,227	1,212
Total	3,228	3,336	3,333	3,324	3,305	3,275	3,237	3,195