

**VOLUME II:
APPANOOSE COUNTY**

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Appanoose County

DEMOGRAPHICS

Population Estimates

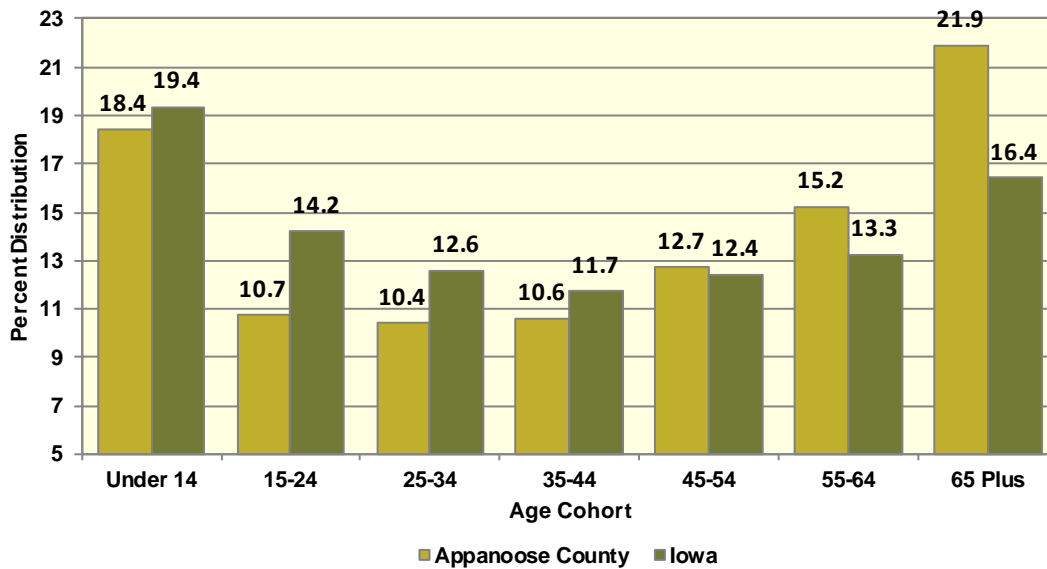
The Census Bureau’s current census estimates indicate that Appanoose County’s population decreased from 12,887 in 2010 to 12,462 in 2016, or by 3.3 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 6.8 percent. The white population decreased by 4.3 percent, while the black population increased by 29.7 percent. The Hispanic population increased from 181 to 223 people between 2010 and 2016 or by 23.2 percent. These data are presented in Table II.4.1.

Table II.4.1 Profile of Population Characteristics Appanoose County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Appanoose County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	12,887	12,462	-3.3%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	2,383	2,298	-3.6%	603,673	607,020	0.6%
15 to 24 years	1,468	1,337	-8.9%	430,187	445,808	3.6%
25 to 34 years	1,306	1,298	-0.6%	382,583	394,373	3.1%
35 to 44 years	1,408	1,320	-6.2%	364,548	367,535	0.8%
45 to 54 years	1,953	1,583	-18.9%	439,726	389,744	-11.4%
55 to 64 years	1,777	1,898	6.8%	372,750	415,998	11.6%
65 and Over	2,592	2,728	5.2%	452,888	514,215	13.5%
Race						
White	12,633	12,092	-4.3%	2,839,615	2,864,884	0.9%
Black	64	83	29.7%	91,695	114,874	25.3%
American Indian and Alaskan Native	33	38	15.2%	13,563	15,924	17.4%
Asian	37	70	89.2%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	1	8	700%	2,419	3,592	48.5%
Two or more races	119	171	43.7%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	181	223	23.2%	151,544	182,606	20.5%

Table II.4.2, presents the population of Appanoose County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 6,271 males, who accounted for 48.7 percent of the population, and the remaining 51.3 percent, or 6,616 persons, were female. In 2016, the number of males rose to 6,154 persons, and accounted for 49.4 percent of the population, with the remaining 50.6 percent, or 6,308 persons being female.

Table II.4.2 Population by Age and Gender Appanoose 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	1,216	1,167	2,383	1,182	1,116	2,298	-3.6%
15 to 24 years	736	732	1,468	697	640	1,337	-8.9%
25 to 34 years	645	661	1,306	625	673	1,298	-0.6%
35 to 44 years	710	698	1,408	657	663	1,320	-6.2%
45 to 54 years	710	698	1,408	657	663	1,320	-6.2%
55 to 64 years	975	978	1,953	795	788	1,583	-18.9%
65 and Over	1,115	1,477	2,592	1,235	1,493	2,728	-3.3%
Total	6,271	6,616	12,887	6,154	6,308	12,462	-3.3%
% of Total	48.7%	51.3%	.	49.4%	50.6%	.	

**Diagram II.4.1
Age Distribution**
Appanoose County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Appanoose County decreased from 13,743 to 13,721 persons, or by -0.2 percent. Between 2000 and 2010, Appanoose County population, changed by -834 persons, to a total population of 12,887 persons. The most recent estimates indicated that Appanoose County’s population fell an additional -425 persons since the 2010 Census, to 12,462 persons in July 2016.

Table II.4.3 Population Estimates: Births, Deaths, and Migration Appanoose County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	13,743
Natural Increase 90-00	-265
Net Migration 90-00	243
2000 Census	13,721
Natural Increase 00-09	-174
Net Migration 00-09	-651
2009 Population Estimate	12,896
2010 Census	12,887
Natural Increase 10-16	-164
Net Migration 10-16	-261
2016 Population Estimate	12,462

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.4.3, Appanoose County had a natural increase, of -265 persons between 1990 and 2000. During the April 2000 to July 2009 period, Appanoose County’s natural increase was estimated at -174 persons. Between 2010 and 2016, the natural increase was estimated at -164 persons, and the net migration was -261 persons.

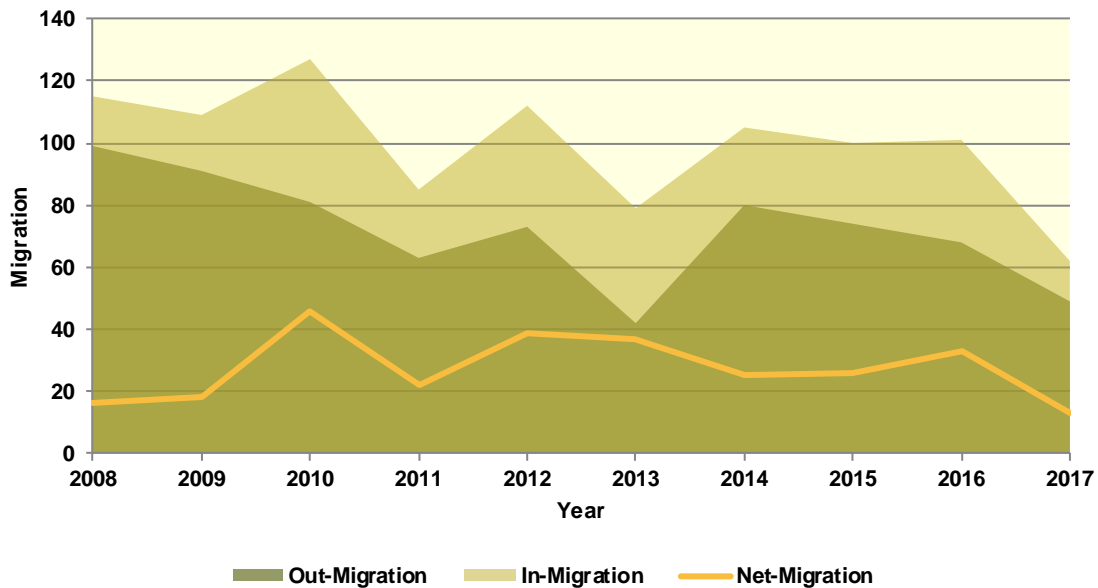
Population Migration Trends

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.4.4 in 2008 there was a total of 115 in-migrations with a total of 99 out-migrations, which led to a net-migration of 16 persons. The most recent first half 2017 data saw a net-migration of 13 persons, with 62 persons entering Appanoose County and 49 persons leaving Appanoose County.

Diagram II.4.2, 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 2010 with 46 people entering and the migration lowest net migration occurred in 2008 with 16 entering Appanoose County.

Diagram II.4.2
Net In-migration by Gender
 Appanoose County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.4.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 0 percent of net-migrants, or 0 persons were male, with the remaining 100 percent, or 13 persons were female.

Table II.4.4 Net In-migration by Gender Appanoose County Iowa DOT Data										
Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017- First Half
In										
Male	52	52	62	34	63	46	60	52	49	26
Female	63	57	65	51	49	33	45	48	52	36
Total	115	109	127	85	112	79	105	100	101	62
Out										
Male	43	46	41	30	42	17	39	32	33	26
Female	56	45	40	33	31	25	41	42	35	23
Total	99	91	81	63	73	42	80	74	68	49
Net										
Male	9	6	21	4	21	29	21	20	16	0
Female	7	12	25	18	18	8	4	6	17	13
Total	16	18	46	22	39	37	25	26	33	13

Table II.4.5, shows net-migration for Appanoose County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 10 persons entering Appanoose County. Those in the age range of 46 to 55 had the lowest levels of net migration, with 5 persons leaving Appanoose County.

Table II.4.5										
Migration by Age Range										
Appanoose County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	0	2	1	2	2	0	0	2	2
18-22	15	16	25	14	22	10	15	14	7	6
23-25	11	13	16	11	7	9	5	8	11	5
26-35	24	27	19	17	28	23	25	22	22	21
36-45	18	19	21	10	10	7	17	15	12	12
46-55	17	6	21	17	16	16	17	24	30	5
56-65	19	16	11	5	14	7	20	7	11	5
66 +	11	12	12	10	13	5	6	10	6	6
Total	115	109	127	85	112	79	105	100	101	62
Out										
14-17	1	0	0	3	1	0	1	1	1	3
18-22	23	12	11	14	9	10	10	11	9	5
23-25	13	7	9	7	13	5	10	12	8	7
26-35	22	30	18	7	18	9	18	18	20	11
36-45	17	18	13	12	5	5	9	12	9	8
46-55	6	12	17	12	8	4	9	11	9	10
56-65	8	8	4	6	11	6	17	4	7	4
66 +	9	4	9	2	8	3	6	5	5	1
Total	99	91	81	63	73	42	80	74	68	49
Net										
14-17	-1	0	2	-2	1	2	-1	-1	1	-1
18-22	-8	4	14	0	13	0	5	3	-2	1
23-25	-2	6	7	4	-6	4	-5	-4	3	-2
26-35	2	-3	1	10	10	14	7	4	2	10
36-45	1	1	8	-2	5	2	8	3	3	4
46-55	11	-6	4	5	8	12	8	13	21	-5
56-65	11	8	7	-1	3	1	3	3	4	1
66 +	2	8	3	8	5	2	0	5	1	5
Total	16	18	46	22	39	37	25	26	33	13

School Age Enrollment

Table II.4.6, show the school enrollment from the Iowa Department of Education for Appanoose County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 2,112 students and was 2,006 in 2017, a change of -5 percent. Enrollment for students in grades 1 to 5 was 749 students in 2010 and 712 in 2017, which was a change of -4.9 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 662 and 567 in 2017, which was a change of -14.4 percent.

Table II.4.6						
School Enrollment						
Appanoose County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	207	888	560	713	124	2,404
2001	211	882	545	771	12	2,421
2002	174	864	530	755	15	2,338
2003	203	837	524	738	4	2,306
2004	216	780	563	736	1	2,296
2005	218	756	558	716	55	2,248
2006	216	766	519	726	55	2,227
2007	210	746	486	749	59	2,191
2008	321	730	476	754	136	2,281
2009	308	729	446	707	130	2,190
2010	271	749	430	662	109	2,112
2011	286	740	439	615	123	2,080
2012	269	741	447	597	116	2,054
2013	302	745	433	581	134	2,061
2014	314	733	430	584	131	2,061
2015	315	707	446	564	134	2,032
2016	288	716	439	561	117	2,004
2017	291	712	436	567	132	2,006
% Change 10-17	7.4%	-4.9%	1.4%	-14.4%	21.1%	-5%

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.4.7, shows population by age for the 2000 and 2010 Census. The population changed by -6.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -5.3 percent to a total of 2,592 persons in 2010. Those aged 25 to 34 changed by -11.1 percent, and those aged under 5 changed by 6.3 percent.

Table II.4.7					
Population by Age					
Appanoose County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	763	5.6%	811	6.3%	6.3%
5 to 19	2,842	20.7%	2,394	18.6%	-15.8%
20 to 24	718	5.2%	646	5%	-10%
25 to 34	1,469	10.7%	1,306	10.1%	-11.1%
35 to 54	3,757	27.4%	3,361	26.1%	-10.5%
55 to 64	1,434	10.5%	1,777	13.8%	23.9%
65 or Older	2,738	20%	2,592	20.1%	-5.3%
Total	13,721	100.0%	12,887	100.0%	-6.1%

The elderly population is further explored in Table II.4.8. Those aged 65 to 66 changed by 5.8 percent between 2000 and 2010, resulting in a population of 291 persons. Those aged 85 or older changed by -1.4 percent during the same time period, and resulted in 435 persons over age 85 in 2010.

Table II.4.8					
Elderly Population by Age					
Appanoose County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	275	10%	291	11.2%	5.8%
67 to 69	394	14.4%	399	15.4%	1.3%
70 to 74	607	22.2%	570	22%	-6.1%
75 to 79	568	20.7%	508	19.6%	-10.6%
80 to 84	453	16.5%	389	15%	-14.1%
85 or Older	441	16.1%	435	16.8%	-1.4%
Total	2,738	100.0%	2,592	100.0%	-5.3%

Population by race and ethnicity is shown in Table II.4.9. The white population changed by -6.6 percent between 2000 and 2010, and resulted in representing 97.7 percent of the population in 2010. The black population changed by 8.6 percent, represented 0.5 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 34.1 percent between 2000 and 2010, compared to the -6.5 percent growth rate for non-Hispanics.

Table II.4.9					
Population by Race and Ethnicity					
Appanoose County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	13,469	98.2%	12,586	97.7%	-6.6%
Black	58	0.4%	63	0.5%	8.6%
American Indian	23	0.2%	32	0.2%	39.1%
Asian	36	0.3%	36	0.3%	0%
Native Hawaiian/ Pacific Islander	1	0%	1	0%	0%
Other	37	0.3%	34	0.3%	-8.1%
Two or More Races	97	0.7%	135	1%	39.2%
Total	13,721	100.0%	12,887	100.0%	-6.1%
Hispanic	135	1%	181	1.4%	34.1%
Non-Hispanic	13,586	99%	12,706	98.6%	-6.5%



Population by race and ethnicity through 2016 is shown in Table II.4.10. The white population represented 97.5 percent of the population in 2016, compared with black households accounting for 0.5 percent of the population. Hispanic households represented 1.7 percent of the population in 2016.

Table II.4.10				
Population by Race and Ethnicity				
Appanoose County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,586	97.7%	12,289	97.5%
Black	63	0.5%	61	0.5%
American Indian	32	0.2%	6	0%
Asian	36	0.3%	62	0.5%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	34	0.3%	2	0%
Two or More Races	135	1%	182	1.4%
Total	12,887	100.0%	12,602	100.0%
Non-Hispanic	12,706	98.6%	12,385	98.3%
Hispanic	181	1.4%	217	1.7%

The population by race is broken down further by ethnicity in Table II.4.11. While the white non-Hispanic population changed by -6.8 percent between 2000 and 2010, the white Hispanic population changed by 33.3 percent. The black non-Hispanic population changed by -5.2 percent.

Table II.4.11					
Population by Race and Ethnicity					
Appanoose County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	13,382	98.5%	12,470	98.1%	-6.8%
Black	58	0.4%	55	0.4%	-5.2%
American Indian	20	0.1%	30	0.2%	50%
Asian	36	0.3%	35	0.3%	-2.8%
Native Hawaiian/ Pacific Islander	1	0%	0	0%	-100%
Other	5	0%	2	0%	-60%
Two or More Races	84	0.6%	114	0.9%	35.7%
Total Non-Hispanic	13,586	100.0%	12,706	100.0%	-6.5%
Hispanic					
White	87	64.4%	116	64.1%	33.3%
Black	0	0%	8	4.4%	
American Indian	3	2.2%	2	1.1%	-33.3%
Asian	0	0%	1	0.6%	
Native Hawaiian/ Pacific Islander	0	0%	1	0.6%	
Other	32	23.7%	32	17.7%	0%
Two or More Races	13	9.6%	21	11.6%	61.5%
Total Hispanic	135	100.0%	181	100.0%	34.1%
Total Population	13,721	100.0%	12,887	100.0%	-6.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.4.12. During this time, the total non-Hispanic population was 12,385 persons in 2016. The Hispanic population was 217.

Table II.4.12				
Population by Race and Ethnicity				
Appanoose County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	12,470	98.1%	12,090	97.6%
Black	55	0.4%	56	0.5%
American Indian	30	0.2%	6	0%
Asian	35	0.3%	62	0.5%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	2	0%	0	0%
Two or More Races	114	0.9%	171	1.4%
Total Non-Hispanic	12,706	100.0%	12,385	100.0%
Hispanic				
White	116	64.1%	199	91.7%
Black	8	4.4%	5	2.3%
American Indian	2	1.1%	0	0%
Asian	1	0.6%	0	0%
Native Hawaiian/ Pacific Islander	1	0.6%	0	0%
Other	32	17.7%	2	0.9%
Two or More Races	21	11.6%	11	5.1%
Total Hispanic	181	100.0	217	100.0%
Total Population	12,887	100.0%	12,602	100.0%

Households by type and tenure are shown in Table II.4.13. Family households represented 60.1 percent of households, while non-family households accounted for 39.9 percent. These changed from 62.7 and 37.3 percent, respectively.

Table II.4.13				
Household Type by Tenure				
Appanoose County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,529	62.7%	3,264	60.1%
Married-Couple Family	2,718	77%	2,685	82.3%
Owner-Occupied	2,366	87%	2,428	90.4%
Renter-Occupied	352	13%	257	9.6%
Other Family	811	23%	579	24.8%
Male Householder, No Spouse Present	253	31.2%	210	43.7%
Owner-Occupied	171	67.6%	140	66.7%
Renter-Occupied	82	32.4%	70	33.3%
Female Householder, No Spouse Present	558	68.8%	369	96.4%
Owner-Occupied	287	51.4%	223	60.4%
Renter-Occupied	271	48.6%	146	39.6%
Non-Family Households	2,098	37.3%	2,166	39.9%
Owner-Occupied	1,212	57.8%	1,234	57%
Renter-Occupied	886	42.2%	932	43%
Total	5,627	100.0%	5,430	100.0%

The group quarters population was 126 in 2010, compared to 219 in 2000. Institutionalized populations experienced a -42.9 percent change between 2000 and 2010. Non-institutionalized populations experienced a -39.3 percent change during this same time period.

Table II.4.14					
Group Quarters Population					
Appanoose 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	9	4.7%	15	13.8%	66.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	162	84.8%	94	86.2%	-42%
Other Institutions	20	10.5%	0	0%	-100%
Total	191	100.0%	109	100.0%	-42.9%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	28	100%	17	100%	-39.3%
Total	28	100.0%	17	100.0%	-39.3%
Group Quarters Population	219	100.0%	126	100.0%	-42.5%

The number of foreign born persons are shown in Table II.4.15. An estimated 0.2 percent of the population was born in China excluding Hong Kong and Taiwan, some 0.2 percent were born in Philippines, and another 0.1 percent were born in Germany.

Table II.4.15			
Place of Birth for the Foreign-Born Population			
Appanoose County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	28	0.2%
#2 country of origin	Philippines	27	0.2%
#3 country of origin	Germany	12	0.1%
#4 country of origin	England	10	0.1%
#5 country of origin	Mexico	6	0%
#6 country of origin	Panama	5	0%
#7 country of origin	Vietnam	5	0%
#8 country of origin	Canada	2	0%
#9 country of origin	Ethiopia	2	0%
#10 country of origin	Guatemala	2	0%

Limited English Proficiency and the language spoken at home are shown in Table II.4.16. An estimated 0.4 percent of the population speaks German or other West Germanic languages at home, followed by 0.2 percent speaking Chinese.

Table II.4.16 Limited English Proficiency and Language Spoken at Home Appanoose County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	50	0.4%
#2 LEP Language	Chinese	28	0.2%
#3 LEP Language	Spanish	25	0.2%
#4 LEP Language	Tagalog	20	0.2%
#5 LEP Language	Other Asian and Pacific Island languages	2	0%
#6 LEP Language	Other Indo-European languages	2	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.4.17. Some 20.9 percent of the population was disabled in 2000, or a total of 2,659 persons. The disability rate was highest for those over 65, with 42.3 percent disabled.

Table II.4.17 Disability by Age Appanoose County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	118	5.8%
16 to 64	1,460	17.9%
65 and older	1,081	42.3%
Total	2,659	20.9%

Table II.4.18 shows disability by type in 2000. There were 1,588 physical disabilities in 2000, some 857 employment disabilities, and 951 go-outside-home disabilities.

Table II.4.18 Total Disabilities Tallied: Aged 5 and Older Appanoose County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	587
Physical disability	1,588
Mental disability	763
Self-care disability	354
Employment disability	857
Go-outside-home disability	951
Total	5,100

Disability by age, as estimated by the 2016 ACS, is shown in Table II.4.19. The disability rate for females was 18 percent, compared to 15.2 percent for males. The disability rate changed precipitously higher with age, with 44 percent of those over 75 experiencing a disability.

Table II.4.19 Disability by Age Appanoose County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	90	8.5%	137	14.1%	227	11.2%
18 to 34	50	4.5%	48	4.3%	98	4.4%
35 to 64	375	15.4%	466	19.6%	841	17.5%
65 to 74	204	29.5%	168	22.8%	372	26%
75 or Older	224	43.4%	311	44.4%	535	44%
Total	943	15.2%	1,130	18%	2,073	16.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.4.20. Some 9.1 percent have an ambulatory disability, 6.3 have an independent living disability, and 2.9 percent have a self-care disability.

Table II.4.20 Total Disabilities Tallied: Aged 5 and Older Appanoose County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	623	5%
Vision disability	471	3.8%
Cognitive disability	767	6.5%
Ambulatory disability	1,070	9.1%
Self-Care disability	339	2.9%
Independent living disability	608	6.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.4.21. In 2016, some 5,645 persons were employed and 396 were unemployed. This totaled a labor force of 6,041 persons. The unemployment rate for Appanoose County was estimated to be 6.6 percent in 2016.

Table II.4.21 Employment, Labor Force and Unemployment Appanoose County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	5,645
Unemployed	396
Labor Force	6,041
Unemployment Rate	6.6%

In 2016, 90.5 percent of households in Appanoose County had a high school education or greater.

Table II.4.22	
High School or Greater Education	
Appanoose County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	4,913
Total Households	5,430
Percent High School or Above	90.5%

As seen in Table II.4.23, some 35.9 percent of the population had a high school diploma or equivalent, another 36.1 percent have some college, 13 percent have a Bachelor's Degree, and 4.1 percent of the population had a graduate or professional degree.

Table II.4.23		
Educational Attainment		
Appanoose County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,064	10.8%
High School or Equivalent	3,528	35.9%
Some College or Associates Degree	3,550	36.1%
Bachelor's Degree	1,272	13%
Graduate or Professional Degree	407	4.1%
Total Population Above 18 years	9,821	100.0%

ECONOMICS

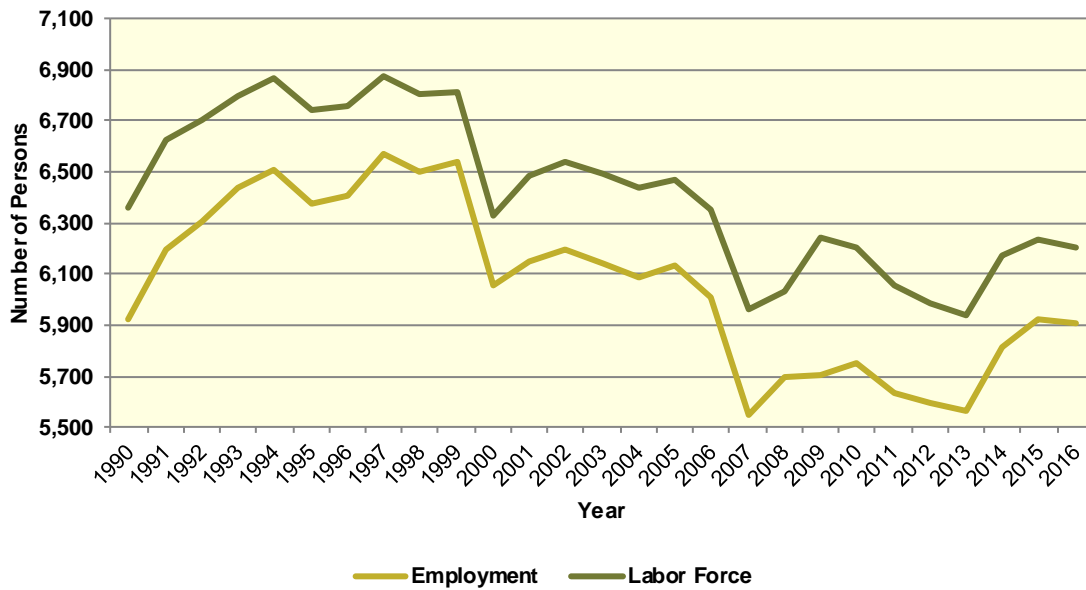
Labor Force

Table II.4.24, shows the labor force statistics for Appanoose County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 4.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Appanoose County decreased from 5 percent in 2015 to 4.8 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.4.24 Labor Force Statistics Appanoose County 1990 - 2016 BLS Data					
Year	Appanoose County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	438	5,920	6,358	6.9%	4.4%
1991	431	6,193	6,624	6.5%	4.7%
1992	394	6,308	6,702	5.9%	4.5%
1993	357	6,436	6,793	5.3%	4%
1994	361	6,505	6,866	5.3%	3.5%
1995	366	6,377	6,743	5.4%	3.4%
1996	355	6,404	6,759	5.3%	3.5%
1997	305	6,567	6,872	4.4%	3.1%
1998	299	6,504	6,803	4.4%	2.7%
1999	277	6,538	6,815	4.1%	2.6%
2000	274	6,056	6,330	4.3%	2.6%
2001	335	6,146	6,481	5.2%	3.3%
2002	342	6,199	6,541	5.2%	4%
2003	353	6,143	6,496	5.4%	4.5%
2004	352	6,085	6,437	5.5%	4.5%
2005	336	6,136	6,472	5.2%	4.3%
2006	343	6,008	6,351	5.4%	3.7%
2007	407	5,551	5,958	6.8%	3.7%
2008	333	5,695	6,028	5.5%	4.2%
2009	541	5,703	6,244	8.7%	6.4%
2010	451	5,749	6,200	7.3%	6%
2011	419	5,634	6,053	6.9%	5.5%
2012	390	5,598	5,988	6.5%	5%
2013	379	5,560	5,939	6.4%	4.7%
2014	355	5,816	6,171	5.8%	4.3%
2015	310	5,922	6,232	5%	3.8%
2016	298	5,906	6,204	4.8%	3.7%

Diagram II.4.3, shows the employment and labor force for Appanoose County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,906 persons, with the labor force reaching 6,204, indicating there were a total of 298 unemployed persons.

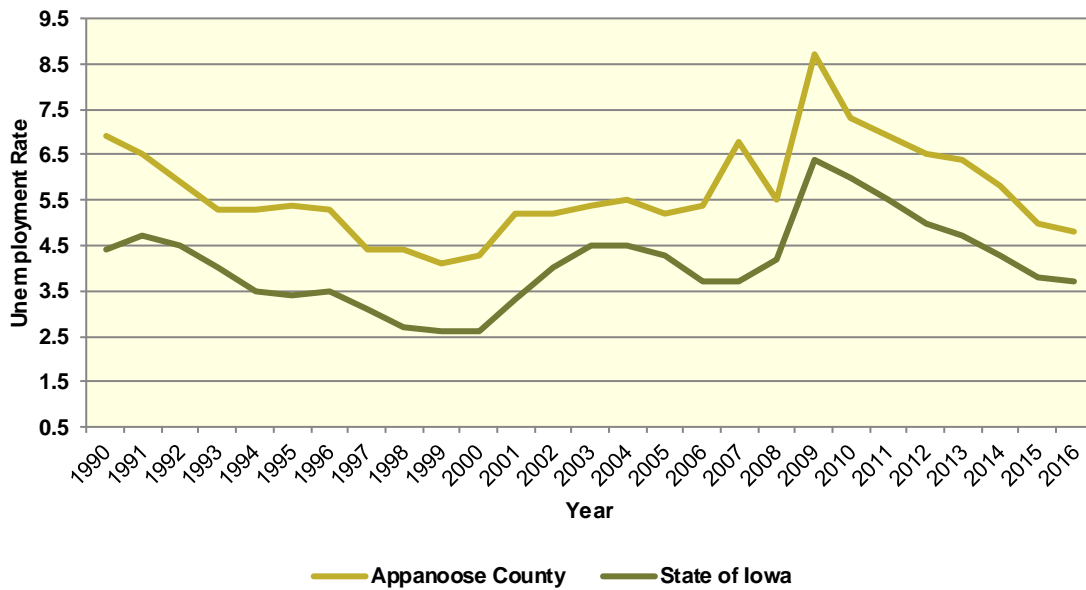
Diagram II.4.3
Employment and Labor Force
 Appanoose County
 1990 – 2016 BLS Data



Unemployment

Diagram II.4.4, shows the unemployment rate for both the State and Appanoose County. During the 1990’s the average rate for Appanoose County was 5.3 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.7 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.1 percent. Over the course of the entire period the Appanoose County had an average unemployment rate that higher than the State, 5.7 percent for Appanoose County, versus 4.1 statewide.

Diagram II.4.4
Annual Unemployment Rate
 Appanoose 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.4.25, shows total real earnings by industry for Appanoose County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$60,450,000. Between 2015 and 2016 the real estate and rental and leasing industry saw the largest percentage increase, rising by 30.9 percent to 1,874,000 dollars.

Table II.4.25
Real Earnings by Industry
 Appanoose County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	3,784	9,087	21,063	15,434	31,172	12,220	4,412	-786	-117.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	14,559	17,860	14,015	0	13,492	0	14,951	0	-100
Construction	8,866	0	0	14,458	13,052	13,348	12,754	13,153	3.1
Manufacturing	64,636	38,434	39,791	44,022	45,777	51,425	59,221	60,450	2.1
Wholesale trade	3,725	4,938	6,054	0	6,549	0	7,237	0	-100
Retail trade	19,512	18,073	18,508	18,894	18,340	19,416	20,248	19,799	-2.2
Transportation and warehousing	7,053	17,712	18,962	17,758	17,098	16,496	16,324	17,614	7.9
Information	2,595	1,884	1,958	1,506	1,345	1,372	1,424	1,542	8.3
Finance and insurance	6,347	8,008	6,196	6,957	6,051	6,080	6,333	6,355	0.3
Real estate and rental and leasing	1,759	1,648	1,609	1,778	1,920	1,772	1,975	2,584	30.9
Professional and technical services	4,184	5,424	5,424	5,604	5,143	5,427	5,877	5,776	-1.7
Management of companies and enterprises	0	0	0	837	1,002	1,072	1,018	389	-61.8
Administrative and waste services	0	0	0	1,571	1,976	4,746	5,056	5,037	-0.4
Educational services	431	0	0	0	0	66	0	0	0
Health care and social assistance	27,023	0	0	0	0	30,035	0	0	0
Arts, entertainment, and recreation	876	479	470	664	707	0	667	761	14.1
Accommodation and food services	4,623	8,122	8,285	8,243	8,089	0	8,613	8,243	-4.3
Other services, except public administration	9,706	8,978	9,005	9,588	8,990	9,111	9,650	9,860	2.2
Government and government enterprises	40,439	44,557	41,485	38,333	37,475	38,095	38,862	39,515	1.7
Total	223,808	233,551	242,649	238,715	249,554	243,630	248,531	251,989	1.4

Table II.4.26, shows the total employment by industry for the Appanoose County. The most recent estimates show the manufacturing industry was the largest employer in Appanoose County, with employment reaching 978 jobs in 2016. Between 2015 and 2016 the real estate and rental and leasing industry saw the largest percentage increase, rising by 15 percent to 135 jobs.

Table II.4.26
Employment by Industry
Appanoose County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	884	666	682	683	692	679	682	677	-0.7
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	195	168	164	0	154	0	165	0	-100
Construction	283	0	0	317	327	357	324	313	-3.4
Manufacturing	1,411	759	794	882	888	901	952	978	2.7
Wholesale trade	120	121	148	0	146	0	160	0	-100
Retail trade	897	863	878	889	904	934	920	893	-2.9
Transportation and warehousing	245	423	425	408	405	403	398	392	-1.5
Information	71	67	69	63	55	56	52	52	0
Finance and insurance	201	238	252	245	224	220	245	246	0.4
Real estate and rental and leasing	148	182	196	191	188	196	220	253	15
Professional and technical services	163	150	147	154	151	162	164	166	1.2
Management of companies and enterprises	0	0	0	14	16	29	16	0	-100
Administrative and waste services	0	0	0	113	130	221	226	208	-8
Educational services	28	0	0	0	0	27	0	0	0
Health care and social assistance	749	0	0	0	0	829	0	0	0
Arts, entertainment, and recreation	67	74	88	85	76	0	74	77	4.1
Accommodation and food services	392	518	511	476	468	0	468	443	-5.3
Other services, except public administration	418	417	445	422	407	400	427	424	-0.7
Government and government enterprises	910	810	775	726	708	709	724	723	-0.1
Total	7,377	6,893	6,970	6,994	6,880	7,126	7,178	7,168	-0.1



Table II.4.27, shows the real average earnings per job by industry for Appanoose County. These figures are calculated by dividing the total real earning displayed in Tables II.4.25 and II.4.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 61,810 dollars. Between 2015 and 2016 the real estate and rental and leasing industry saw the largest percentage increase, rising by 13.8 percent to 13,881 dollars.

Table II.4.27
Real Earnings Per Job by Industry
Appanoose County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	4,281	13,645	30,884	22,597	45,046	17,997	6,470	-1,161	-117.9
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	74,661	106,308	85,458	0	87,611	0	90,614	0	0
Construction	31,330	0	0	45,610	39,915	37,388	39,364	42,022	6.8
Manufacturing	45,809	50,638	50,114	49,911	51,551	57,076	62,207	61,810	-0.6
Wholesale trade	31,038	40,808	40,905	0	44,853	0	45,232	0	0
Retail trade	21,752	20,942	21,080	21,253	20,288	20,788	22,009	22,171	0.7
Transportation and warehousing	28,786	41,873	44,617	43,524	42,217	40,932	41,016	44,934	9.6
Information	36,547	28,116	28,376	23,908	24,450	24,504	27,375	29,654	8.3
Finance and insurance	31,579	33,649	24,589	28,395	27,015	27,636	25,850	25,833	-0.1
Real estate and rental and leasing	11,886	9,056	8,212	9,311	10,214	9,039	8,976	10,213	13.8
Professional and technical services	25,666	36,163	36,898	36,391	34,062	33,497	35,838	34,795	-2.9
Management of companies and enterprises	0	0	0	59,770	62,611	36,972	63,640	0	0
Administrative and waste services	0	0	0	13,901	15,203	21,473	22,370	24,216	8.3
Educational services	15,398	0	0	0	0	2,427	0	0	0
Health care and social assistance	36,079	0	0	0	0	36,230	0	0	0
Arts, entertainment, and recreation	13,068	6,472	5,345	7,813	9,300	0	9,009	9,883	9.7
Accommodation and food services	11,793	15,679	16,213	17,317	17,285	0	18,404	18,607	1.1
Other services, except public administration	23,220	21,531	20,237	22,720	22,088	22,778	22,601	23,255	2.9
Government and government enterprises	44,439	55,008	53,530	52,800	52,931	53,731	53,677	54,654	1.8
Total	30,339	33,882	34,813	34,131	36,272	34,189	34,624	35,155	1.5

Table II.4.28 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 \$451,572,000 a 0.6 percent change between 2015 and 2016. Table II.4.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 6,893 and 7,168 in 2016, which a change of -0.1 percent over this period.

Table II.4.28
Total Employment and Real Personal Income
 Appanoose 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	169,243	11,061	1,303	33,218	34,315	227,019	15,062	6,100	27,745
1970	162,857	10,577	1,228	34,599	37,441	225,548	14,990	6,127	26,580
1971	165,773	11,336	2,323	35,740	42,309	234,809	15,424	6,025	27,514
1972	178,514	12,111	3,391	37,510	45,672	252,976	16,336	6,111	29,210
1973	204,025	15,057	3,199	41,371	52,814	286,352	19,128	6,536	31,215
1974	191,689	16,172	4,301	43,700	53,311	276,828	18,839	6,698	28,618
1975	189,826	15,586	6,624	46,254	59,680	286,798	19,282	6,466	29,357
1976	207,733	17,060	7,841	48,649	61,556	308,720	20,370	6,813	30,492
1977	193,876	16,121	11,909	53,073	62,572	305,309	19,588	6,619	29,290
1978	190,682	16,251	15,178	54,982	64,277	308,868	20,047	6,636	28,734
1979	199,411	18,508	15,866	57,164	67,917	321,851	20,728	6,887	28,954
1980	178,995	17,685	15,110	63,154	72,717	312,293	20,163	6,619	27,042
1981	175,678	18,592	10,524	70,340	71,617	309,566	20,152	6,530	26,904
1982	157,904	16,767	9,217	78,235	74,118	302,708	19,972	6,217	25,398
1983	139,567	15,884	9,469	82,220	75,859	291,232	19,592	6,171	22,618
1984	141,218	16,253	10,540	85,425	74,298	295,228	20,167	6,037	23,392
1985	139,864	16,515	10,140	83,104	74,833	291,425	20,255	5,953	23,495
1986	157,256	18,025	8,042	82,248	73,803	303,324	21,437	6,175	25,466
1987	163,436	18,604	8,057	77,889	71,822	302,600	21,437	6,288	25,991
1988	160,588	19,849	8,252	74,923	70,726	294,640	21,106	6,352	25,282
1989	167,153	20,514	9,650	77,105	72,201	305,595	22,115	6,404	26,101
1990	174,805	20,996	10,080	73,605	74,129	311,622	22,674	6,494	26,918
1991	178,835	22,676	8,824	72,596	75,820	313,398	22,762	6,692	26,724
1992	191,061	23,407	8,636	69,828	78,523	324,642	23,414	6,710	28,474
1993	186,482	23,938	8,997	65,630	80,642	317,813	22,860	6,739	27,672
1994	199,775	24,394	9,813	70,066	80,873	336,134	24,489	6,885	29,015
1995	184,783	24,067	10,611	75,992	82,950	330,269	24,067	7,018	26,329
1996	202,446	22,364	10,554	79,874	87,427	357,935	26,027	7,096	28,529
1997	211,139	25,626	8,909	81,090	85,120	360,631	26,367	7,393	28,559
1998	223,298	27,465	8,879	83,327	85,497	373,537	27,145	7,619	29,308
1999	228,537	27,629	9,161	79,368	86,722	376,158	27,439	7,771	29,408
2000	234,447	27,431	10,833	82,759	90,231	390,840	28,537	7,607	30,821
2001	223,808	26,958	11,618	82,663	96,648	387,779	28,559	7,377	30,339
2002	232,012	27,521	14,303	78,049	102,110	398,953	29,729	7,340	31,609
2003	241,228	28,876	17,205	72,855	100,576	402,989	29,802	7,364	32,757
2004	256,760	29,308	20,275	71,541	101,219	420,486	31,235	7,362	34,877
2005	245,937	29,563	22,541	61,176	102,573	402,664	29,931	7,367	33,384
2006	242,343	29,473	24,841	59,202	110,139	407,051	30,562	7,142	33,932
2007	218,072	26,605	24,945	66,642	112,882	395,935	30,213	6,885	31,674
2008	234,493	27,755	28,137	72,384	122,175	429,434	33,161	7,019	33,408
2009	235,303	28,355	24,608	71,272	126,952	429,779	33,327	7,001	33,610
2010	233,551	29,235	25,259	66,643	129,546	425,765	33,110	6,893	33,882
2011	242,649	26,595	26,675	73,123	126,534	442,386	34,393	6,970	34,813
2012	238,715	26,349	28,817	77,812	125,224	444,219	34,972	6,994	34,131
2013	249,554	28,399	28,684	73,028	125,031	447,898	35,421	6,880	36,272
2014	243,630	29,814	29,878	71,898	127,060	442,652	34,995	7,126	34,188
2015	248,531	30,975	28,536	71,783	131,127	449,002	35,774	7,178	34,624
2016	251,989	32,476	28,241	72,727	131,091	451,572	36,236	7,168	35,155

Diagram II.4.5, shows real average earnings per job for Appanoose County from 1990 to 2016. Over this period the average earning per job for Appanoose County was \$31,497, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.4.5
Real Average Earnings Per Job
 Appanoose County
 BEA Data 1990 - 2016

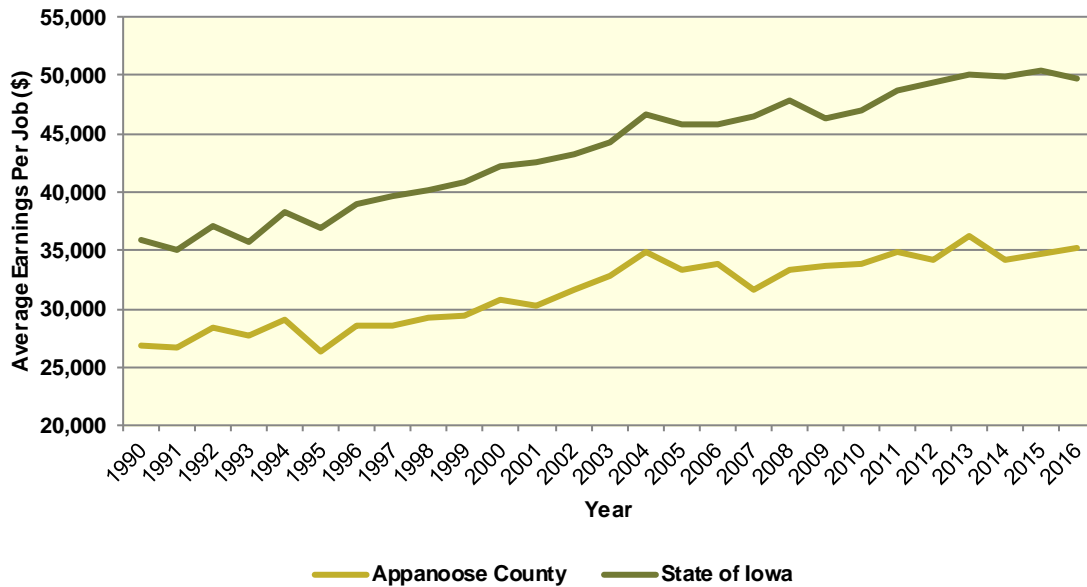
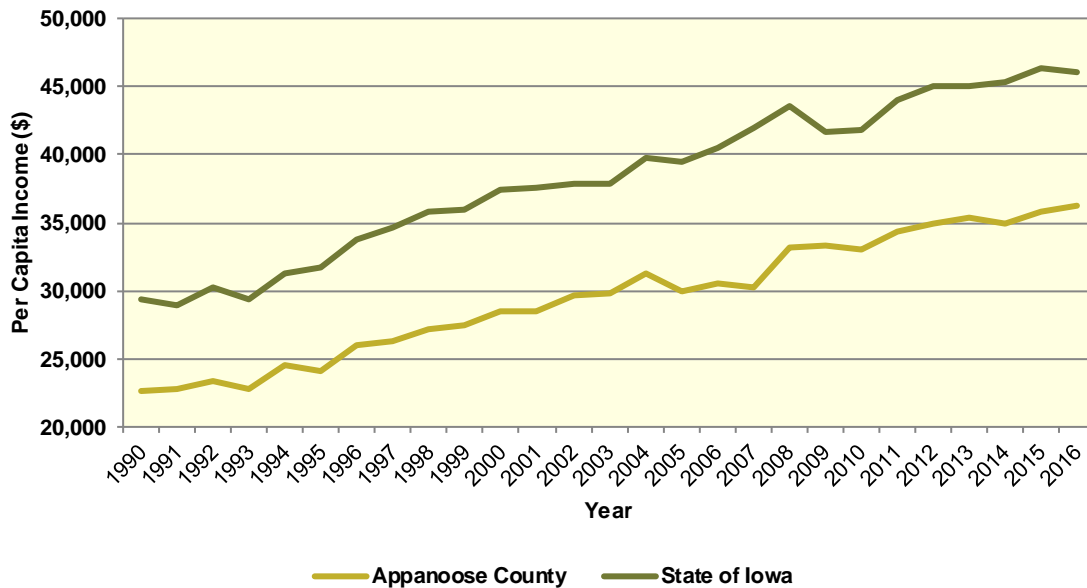


Diagram II.4.6, shows real per capita income for the Appanoose County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Appanoose County was \$29,526, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.4.6
Real Per Capita Income
 Appanoose 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.4.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 4,636 persons in 2015 to 4,599 in 2016, a change of -0.8 percent.

Table II.4.29
Total Monthly Employment
 Appanoose County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	4,799	4,245	4,233	4,406	4,255	4,229	4,264	4,179	4,307	4,482	4,529
Feb	4,805	4,288	4,253	4,408	4,229	4,220	4,315	4,185	4,327	4,503	4,515
Mar	4,891	4,310	4,314	4,431	4,279	4,286	4,390	4,210	4,374	4,551	4,571
Apr	4,960	4,374	4,421	4,443	4,365	4,320	4,490	4,320	4,515	4,683	4,658
May	4,992	4,454	4,490	4,477	4,427	4,393	4,521	4,401	4,573	4,714	4,690
Jun	5,120	4,507	4,599	4,572	4,524	4,491	4,568	4,479	4,652	4,825	4,742
Jul	4,620	4,250	4,317	4,360	4,434	4,326	4,367	4,351	4,488	4,629	4,505
Aug	4,502	4,237	4,397	4,424	4,405	4,305	4,346	4,328	4,515	4,607	4,513
Sep	4,553	4,294	4,594	4,431	4,401	4,392	4,378	4,399	4,625	4,670	4,605
Oct	4,487	4,332	4,660	4,412	4,355	4,424	4,374	4,360	4,665	4,688	4,673
Nov	4,427	4,301	4,589	4,354	4,359	4,402	4,338	4,379	4,615	4,671	4,631
Dec	4,428	4,283	4,539	4,339	4,335	4,344	4,320	4,338	4,568	4,603	4,555
Annual	4,715	4,323	4,451	4,421	4,364	4,344	4,389	4,327	4,519	4,636	4,599
% Change	.	-8.3%	3%	-0.7%	-1.3%	-0.5%	1%	-1.4%	4.4%	2.6%	-0.8%

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 \$662 in 2015. In 2016, average weekly wages saw an increased of 2.4 percent over the prior year, rising to \$678, or by 16 dollars. These data are shown in Table II.4.30.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	434	437	432	449	438	
2002	455	465	448	461	457	4.3%
2003	473	476	462	487	475	3.9%
2004	481	489	495	526	498	4.8%
2005	467	517	504	518	502	0.8%
2006	517	542	515	545	530	5.6%
2007	527	523	512	545	527	-0.6%
2008	529	539	522	537	532	0.9%
2009	511	545	545	568	542	1.9%
2010	519	555	556	587	555	2.4%
2011	563	562	587	565	569	2.5%
2012	567	553	589	591	575	1.1%
2013	601	580	602	610	598	4%
2014	621	613	625	656	629	5.2%
2015	657	642	661	689	662	5.2%
2016(p)	651	669	708	683	678	2.4%

Total business establishments reported by the QCEW are displayed in Table II.4.31. Between 2015 and 2016, the total number of business establishments in Appanoose County decreased by 2.4 percent, from 386 to 380 establishments.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	420	417	372	371	395	
2002	387	384	383	384	385	-2.5%
2003	383	388	388	389	387	0.5%
2004	398	403	401	404	402	3.9%
2005	401	402	401	402	402	(ND)%
2006	401	402	399	397	400	-0.5%
2007	402	407	408	401	405	1.2%
2008	398	405	409	403	404	-0.2%
2009	398	400	407	407	403	-0.2%
2010	405	407	411	403	407	1%
2011	398	396	396	387	394	-3.2%
2012	383	386	381	381	383	-2.8%
2013	385	388	387	384	386	0.8%
2014	385	384	390	388	387	0.3%
2015	386	389	386	384	386	-0.3%
2016	383	385	378	374	380	-1.6%

Iowa Department of Revenue

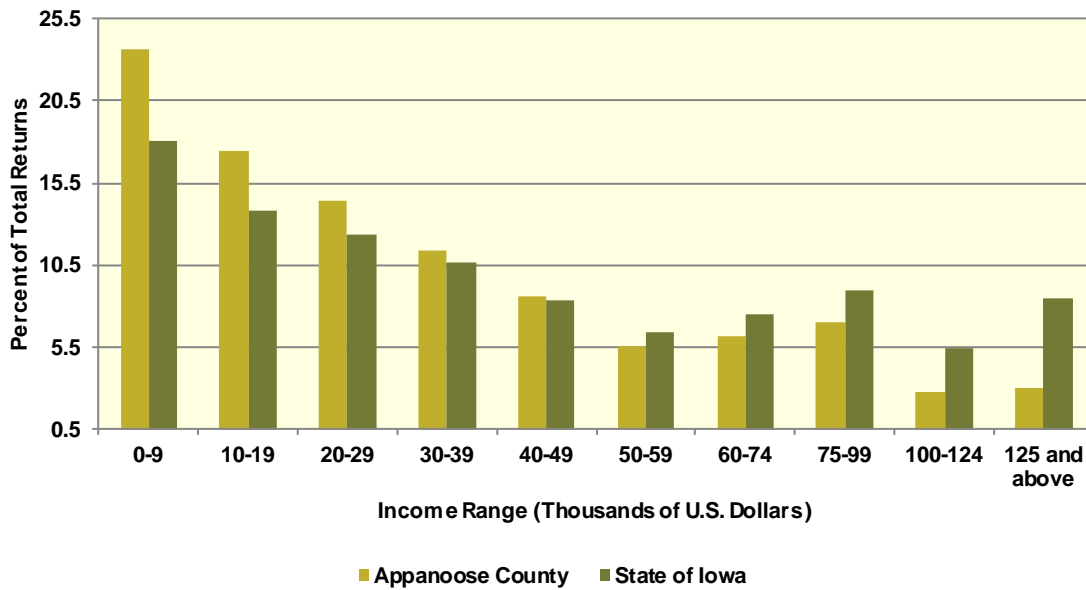
The Iowa Department of Revenue releases annual income tax statistics. Table II.4.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Appanoose County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 0 percent, with 167 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 54.6 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -13.4 percent.

Table II.4.32
Number of Tax Returns by Adjusted Gross Income
 Appanoose 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	1,454	1,064	915	586	429	298	284	148	46	56	5,280
2003	1,512	986	890	590	419	303	297	174	39	55	5,265
2004	1,455	989	923	593	460	329	291	201	57	59	5,357
2005	1,395	943	937	578	458	302	352	227	56	68	5,316
2006	1,404	890	871	628	472	316	332	249	82	82	5,326
2007	1,474	943	834	634	454	333	341	255	101	95	5,464
2008	1,398	973	817	643	443	347	337	272	115	105	5,450
2009	1,409	964	885	617	427	320	334	287	110	101	5,454
2010	1,363	1,002	787	632	447	351	344	310	107	108	5,451
2011	1,384	931	825	626	438	333	366	288	120	121	5,432
2012	1,364	927	788	641	454	342	336	331	148	133	5,464
2013	1,328	931	828	612	461	323	357	314	142	134	5,430
2014	1,294	938	788	620	446	352	350	349	159	147	5,443
2015	1,288	953	783	618	469	304	336	383	152	167	5,453
Change 10 - 15	-5.5%	-4.9%	-0.5%	-2.2%	4.9%	-13.4%	-2.3%	23.5%	42.1%	54.6%	0%

Diagram II.4.7
2015 Income Distribution
 Appanoose County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 2,000 in 2010 to 2,304 in 2016, with the poverty rate reaching 18.7 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.4.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,918	14.2%
2001	1,857	13.9%
2002	2,053	15.1%
2003	1,842	13.6%
2004	2,039	14.9%
2005	2,316	17.2%
2006	1,974	15%
2007	2,372	18.5%
2008	2,285	18.1%
2009	2,411	19.3%
2010	2,000	15.7%
2011	2,063	16.3%
2012	1,974	15.8%
2013	2,156	17.2%
2014	2,191	17.5%
2015	2,037	16.5%
2016	2,304	18.7%

The rate of poverty for Appanoose County is shown in Table II.4.34. In 2016, there were an estimated 1,998 persons living in poverty. This represented a 16.1 percent poverty rate, compared to 14.5 percent poverty in 2000. In 2016, some 14.1 percent of those in poverty were under age 6, and 13.5 percent were 65 or older.

Table II.4.34 Poverty by Age Appanoose 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	180	9.2%	282	14.1%
6 to 17	369	18.8%	347	17.4%
18 to 64	1,049	53.5%	1,100	55.1%
65 or Older	361	18.4%	269	13.5%
Total	1,959	100.0%	1,998	100.0%
Poverty Rate	14.5%	.	16.1%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.2 percent in Appanoose County between 2010 and 2016, from 6,633 to 6,551. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.4.35.

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 Appanoose County increased from 5 authorizations in 2015 to 7 in 2016.

The real value of single-family building permits increased from \$97,872 in 2015 to \$152,143 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.4.36.

Table II.4.35 Housing Units State of Iowa vs. Appanoose County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Appanoose County	% Growth Since Census
2000 Census Base	1,232,625	.	6,697	.
2010 Census	1,336,417	8.4%	6,633	-1%
July 2011 Estimate	1,341,974	0.4%	6,617	-0.2%
July 2012 Estimate	1,346,403	0.7%	6,601	-0.5%
July 2013 Estimate	1,353,274	1.3%	6,587	-0.7%
July 2014 Estimate	1,362,458	1.9%	6,576	-0.9%
July 2015 Estimate	1,370,778	2.6%	6,563	-1.1%
July 2016 Estimate	1,380,162	3.3%	6,551	-1.2%

Table II.4.36
Building Permits and Valuation
 Appanoose 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	92,132	0
1981	5	0	0	0	5	168,121	0
1982	6	0	0	8	14	66,321	51,335
1983	5	0	0	0	5	83,521	0
1984	0	0	0	0	0	0	0
1985	1	0	0	0	1	172,313	0
1986	5	0	0	8	13	59,492	47,948
1987	2	0	0	0	2	31,640	0
1988	3	0	4	0	7	68,620	0
1989	4	2	0	0	6	132,399	0
1990	2	0	0	0	2	57,994	0
1991	6	0	0	0	6	105,126	0
1992	8	0	0	0	8	81,813	0
1993	6	0	0	0	6	98,244	0
1994	8	0	0	0	8	114,182	0
1995	9	0	0	0	9	81,254	0
1996	6	0	0	50	56	115,277	58,123
1997	9	0	0	0	9	74,524	0
1998	9	0	0	0	9	85,579	0
1999	15	0	0	0	15	71,733	0
2000	16	0	0	0	16	79,750	0
2001	4	0	0	0	4	92,814	0
2002	21	0	0	0	21	78,989	0
2003	10	0	0	0	10	79,250	0
2004	20	0	0	0	20	87,545	0
2005	19	0	0	0	19	103,438	0
2006	24	0	0	0	24	119,181	0
2007	16	0	0	0	16	89,604	0
2008	7	0	0	0	7	129,636	0
2009	5	0	0	0	5	84,815	0
2010	6	2	0	0	8	101,384	0
2011	4	0	0	0	4	113,409	0
2012	4	0	0	0	4	99,044	0
2013	7	0	0	0	7	120,181	0
2014	6	0	0	0	6	69,636	0
2015	5	0	0	0	5	97,872	0
2016	7	0	0	52	59	152,143	82,923



Diagram II.4.8
Single Family Permits
 Appanoose County
 Census Bureau Data, 1980–2016

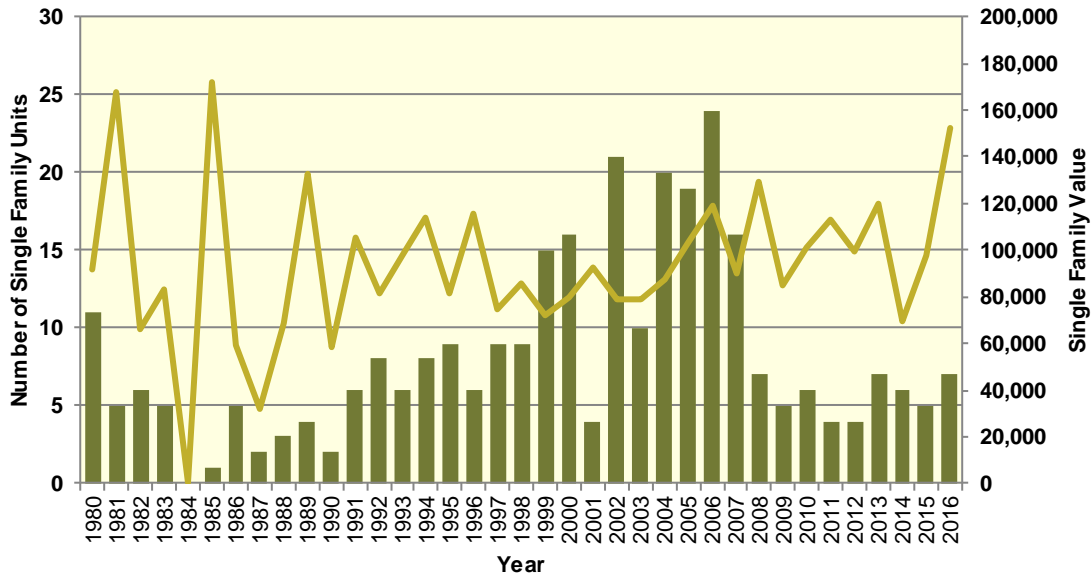
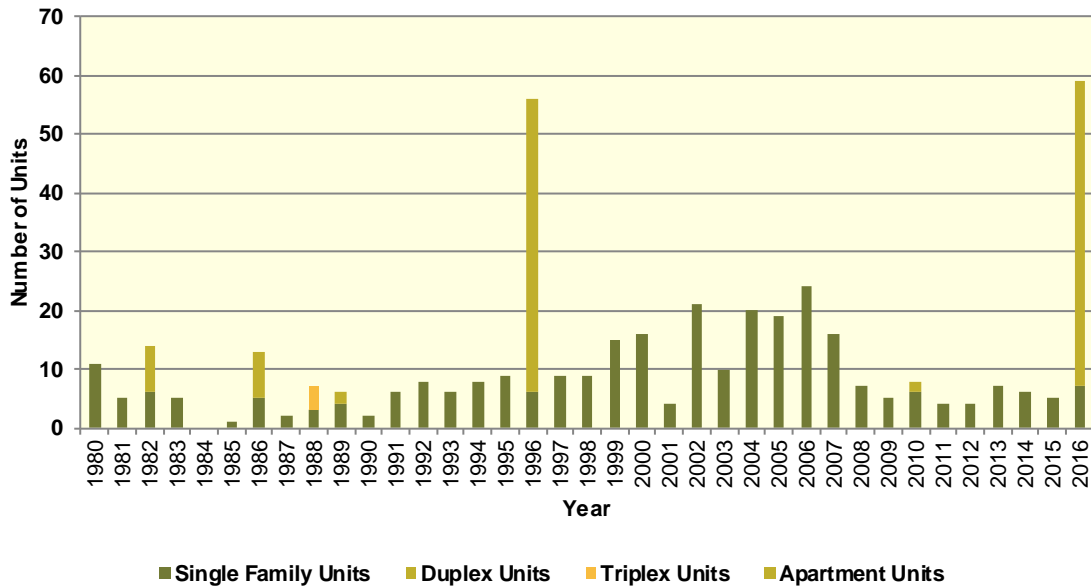


Diagram II.4.9
Total Permits by Unit Type
 Appanoose County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.4.37. In 2016, there were 6,572 housing units, up from 6,697 in 2000. Single-family units accounted for 80.4 percent of units in 2016, compared to 77.8 in 2000. Apartment units accounted for 6.4 percent in 2016, compared to 5.7 percent in 2000.

Table II.4.37				
Housing Units by Type				
Appanoose 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	5,210	77.8%	5,282	80.4%
Duplex	128	1.9%	89	1.4%
Tri- or Four-Plex	279	4.2%	239	3.6%
Apartment	381	5.7%	421	6.4%
Mobile Home	695	10.4%	541	8.2%
Boat, RV, Van, Etc.	4	0.1%	0	0%
Total	6,697	100.0%	6,572	100.0%

Some 84.8 percent of housing was occupied in 2010, compared to 86.3 percent in 2000. Owner-occupied housing changed -5.6 percent between 2000 and 2010, ending with owner-occupied units representing 71.7 percent of unit. Vacant units changed by 9.6 percent, resulting in 1,006 vacant units in 2010.

Table II.4.38					
Housing Units by Tenure					
Appanoose County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	5,779	86.3%	5,627	84.8%	-2.6%
Owner-Occupied	4,275	74%	4,036	71.7%	-5.6%
Renter-Occupied	1,504	26%	1,591	28.3%	5.8%
Vacant Housing Units	918	13.7%	1,006	15.2%	9.6%
Total Housing Units	6,697	100.0%	6,633	100.0%	-1%

Table II.4.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 6,572 housing units. An estimated 74.1 percent were owner-occupied, and 17.4 percent were vacant.

Table II.4.39				
Housing Units by Tenure				
Appanoose County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,627	84.8%	5,430	82.6%
Owner-Occupied	4,036	71.7%	4,025	74.1%
Renter-Occupied	1,591	28.3%	1,405	25.9%
Vacant Housing Units	1,006	15.2%	1,142	17.4%
Total Housing Units	6,633	100.0%	6,572	100.0%

Households by household size are shown in Table II.4.40. There were a total of 5,627 households in 2010, up from 5,779 in 2000. One person households changed by 5,779 percent between 2000 and 2010, while two person households changed by 0 percent. Three and four person households changed by -12.1 and -12.1 respectively, representing 13.1 percent and 10.2 percent of the population in 2010.

Table II.4.40					
Households by Household Size					
Appanoose County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,727	29.9%	1,815	32.3%	5.1%
Two Persons	2,116	36.6%	2,115	37.6%	0%
Three Persons	840	14.5%	738	13.1%	-12.1%
Four Persons	651	11.3%	572	10.2%	-12.1%
Five Persons	313	5.4%	233	4.1%	-25.6%
Six Persons	91	1.6%	99	1.8%	8.8%
Seven Persons or More	41	0.7%	55	1%	34.1%
Total	5,779	100.0%	5,627	100.0%	-2.6%

Households by income is shown in Table II.4.41. Households earning more than \$100,000 per year represented 9.8 percent of households in 2016, compared to 2.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.2 percent of households in 2016, compared to 13.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16.5 percent of households in 2016, compared to 24.5 percent in 2000.

Table II.4.41				
Households by Income				
Appanoose County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,420	24.5%	898	16.5%
\$15,000 to \$19,999	581	10%	446	8.2%
\$20,000 to \$24,999	505	8.7%	374	6.9%
\$25,000 to \$34,999	1,044	18%	662	12.2%
\$35,000 to \$49,999	1,098	19%	886	16.3%
\$50,000 to \$74,999	764	13.2%	1,043	19.2%
\$75,000 to \$99,999	236	4.1%	590	10.9%
\$100,000 or More	144	2.5%	531	9.8%
Total	5,792	100.0%	5,430	100.0%

Table II.4.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10 percent and 0.6 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 20.1 percent, 7.1 percent, and 8.6, respectively. Housing units built prior to 1939 represented 31.8 percent of households in 2016.

Table II.4.42				
Households by Year Home Built				
Appanoose 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	2,086	36.1%	1,729	31.8%
1940 to 1949	478	8.3%	324	6%
1950 to 1959	559	9.7%	436	8%
1960 to 1969	481	8.3%	423	7.8%
1970 to 1979	1,215	21%	1,089	20.1%
1980 to 1989	460	8%	386	7.1%
1990 to 1999	500	8.7%	469	8.6%
2000 to 2009	.	.	542	10%
2010 or Later	.	.	32	0.6%
Total	5,779	100.0%	5,430	100.0%

The distribution of unit types by race are shown in Table II.4.43. An estimated 82.6 percent of white households occupy single family homes, while 82.1 percent of black households do. Some 5.2 percent of white households occupied apartments, while 17.9 percent of black households do. An estimated 100 percent of Asian households occupy single family homes.

Table II.4.43							
Distribution of Units in Structure by Race							
Appanoose County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.6%	82.1%	0%	100%	0%	0%	50.6%
Duplex	1.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.3%	0%	0%	0%	0%	0%	0%
Apartment	5.2%	17.9%	0%	0%	0%	0%	49.4%
Mobile Home	7.2%	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.4.44. An estimated 14.7 percent of vacant units were for rent in 2010, a -5.1 percent change since 2000. In addition, some 9.9 percent of vacant units were for sale, a change of -31.5 percent between 2000 and 2010. "Other" vacant units represented 39.1 percent of vacant units in 2010. This is a change of 11.3 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.4.44					
Disposition of Vacant Housing Units					
Appanoose County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	156	17%	148	14.7%	-5.1%
For Sale	146	15.9%	100	9.9%	-31.5%
Rented or Sold, Not Occupied	44	4.8%	46	4.6%	4.5%
For Seasonal, Recreational, or Occasional Use	219	23.9%	319	31.7%	45.7%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	353	38.5%	393	39.1%	11.3%
Total	918	100.0%	1,006	100.0%	9.6%

The disposition of vacant units between 2010 and 2016 are shown in Table II.4.45. By 2016, for rent units accounted for 24.4 percent of vacant units, while for sale units accounted for 3.4 percent. "Other" vacant units accounted for 39.3 percent of vacant units, representing a total of 449 "other" vacant units.

Table II.4.45				
Disposition of Vacant Housing Units				
Appanoose County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	148	14.7%	279	24.4%
For Sale	100	9.9%	39	3.4%
Rented Not Occupied	12	1.2%	20	1.8%
Sold Not Occupied	34	3.4%	46	4%
For Seasonal, Recreational, or Occasional Use	319	31.7%	309	27.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	393	39.1%	449	39.3%
Total	1,006	100.0%	1,142	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.4.46. In 2016, an estimated 1 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table II.4.46 Overcrowding and Severe Overcrowding Appanoose 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	4,239	99%	31	0.7%	10	0.2%	4,280
2016 Five-Year ACS	3,970	98.6%	24	0.6%	31	0.8%	4,025
Renter							
2000 Census	1,456	97.1%	33	2.2%	10	0.7%	1,499
2016 Five-Year ACS	1,373	97.7%	32	2.3%	0	0%	5,430
Total							
2000 Census	5,695	98.5%	64	1.1%	20	0.3%	5,779
2016 Five-Year ACS	5,343	98.4%	56	1%	31	0.6%	5,430

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 13 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Appanoose County. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2000.

Table II.4.47 Households with Incomplete Plumbing Facilities Appanoose County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	5,730	5,417
Lacking Complete Plumbing Facilities	49	13
Total Households	5,779	5,430
Percent Lacking	0.8%	0.2%

There were 59 households lacking complete kitchen facilities in 2016, compared to 43 households in 2000. This was a change from 0.7 percent of households in 2000 to 1.1 percent in 2016.

Table II.4.48 Households with Incomplete Kitchen Facilities Appanoose County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	5,736	5,371
Lacking Complete Kitchen Facilities	43	59
Total Households	5,779	5,430
Percent Lacking	0.7%	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 Appanoose County, 12.3 of households had a cost burden and 11 percent had a severe cost burden. Some 18.6 percent of renters were cost burdened, and 17.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.8 percent and a severe cost burden rate of 4.9 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 13.6 percent.

Table II.4.49
Cost Burden and Severe Cost Burden by Tenure
 Appanoose 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	1,056	78%	189	14%	89	6.6%	20	1.5%	1,354
2016 Five-Year ACS	1,337	74.4%	211	11.7%	244	13.6%	5	0.3%	1,797
Owner Without a Mortgage									
2000 Census	1,257	86.7%	115	7.9%	51	3.5%	26	1.8%	1,449
2016 Five-Year ACS	1,855	83.3%	196	8.8%	109	4.9%	68	3.1%	2,228
Renter									
2000 Census	735	52.7%	271	19.4%	207	14.8%	183	13.1%	1,396
2016 Five-Year ACS	735	52.3%	261	18.6%	246	17.5%	163	11.6%	1,405
Total									
2000 Census	3,048	72.6%	575	13.7%	347	8.3%	229	5.5%	4,199
2016 Five-Year ACS	3,927	72.3%	668	12.3%	599	11%	236	4.3%	5,430

Housing Problems by Income

Table II.4.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Appanoose County. As can be seen in 2017 the MFI was \$57,400, which compared to \$69,900 for the State of Iowa.

Table II.4.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 390 owner-occupied and 244 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 314 owner-occupied 200 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,065 households without a housing problem.

Table II.4.50
Median Family Income
 Appanoose County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	33,800	49,100
2001	36,700	52,500
2002	36,700	53,700
2003	41,900	54,900
2004	42,800	55,800
2005	43,500	57,650
2006	43,700	57,800
2007	43,700	58,100
2008	44,200	58,500
2009	46,500	62,000
2010	46,800	62,400
2011	43,200	64,000
2012	43,800	64,800
2013	43,800	64,700
2014	43,600	65,300
2015	48,400	67,500
2016	52,500	68,400
2017	57,400	69,900

Table II.4.51
Housing Problems by Income and Tenure

Appanoose 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	25	4	35	0	15	79
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	190	90	30	0	4	314
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	165	90	40	15	390
Zero/negative income (and none of the above problems)	65	0	0	0	0	65
Has none of the 4 housing problems	45	230	505	425	1,875	3,080
Total	405	499	660	480	1,909	3,953
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	0	0	15	0	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	0	0	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	145	45	0	0	10	200
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	115	35	4	0	244
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	120	190	265	135	275	985
Total	390	370	300	154	285	1,499
Total						
Lacking complete plumbing or kitchen facilities	45	4	35	15	15	114
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	0	15	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	335	135	30	0	14	514
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	170	280	125	44	15	634
Zero/negative income (and none of the above problems)	80	0	0	0	0	80
Has none of the 4 housing problems	165	420	770	560	2,150	4,065
Total	795	869	960	634	2,194	5,452

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.4.52, of the 140 loans in 2016, 66 loans were for Home Purchases, 8 were for Home Improvement and 66 were for refinancing.

Table II.4.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Appanoose County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	46	16	51	113
2009	38	21	76	135
2010	32	21	72	125
2011	27	4	59	90
2012	41	12	111	164
2013	40	6	77	123
2014	51	11	54	116
2015	59	8	53	120
2016	66	8	66	140

Table II.4.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$88,390 in 2012 and \$105,803 in 2016. Overall, average loans were \$68,903 in 2008 and \$99,371 in 2016.

Table II.4.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Appanoose County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$70,304	\$39,000	\$77,020	\$68,903
2009	\$97,763	\$22,429	\$99,224	\$86,867
2010	\$77,031	\$25,667	\$99,000	\$81,056
2011	\$102,296	\$92,750	\$102,288	\$101,867
2012	\$88,390	\$26,500	\$93,423	\$87,268
2013	\$105,900	\$33,167	\$105,961	\$102,390
2014	\$89,667	\$20,091	\$72,167	\$74,922
2015	\$107,322	\$37,875	\$100,887	\$99,850
2016	\$105,803	\$46,875	\$99,303	\$99,371

Table II.4.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$3,624,000 in 2012 and \$6,983,000 in 2016. Overall, average loans were \$7,786,000 in 2008 and \$13,912,000 in 2016.

Table II.4.54				
Total Volume of Owner-Occupied Single Family Loans				
Appanoose County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$3,234,000	\$624,000	\$3,928,000	\$7,786,000
2009	\$3,715,000	\$471,000	\$7,541,000	\$11,727,000
2010	\$2,465,000	\$539,000	\$7,128,000	\$10,132,000
2011	\$2,762,000	\$371,000	\$6,035,000	\$9,168,000
2012	\$3,624,000	\$318,000	\$10,370,000	\$14,312,000
2013	\$4,236,000	\$199,000	\$8,159,000	\$12,594,000
2014	\$4,573,000	\$221,000	\$3,897,000	\$8,691,000
2015	\$6,332,000	\$303,000	\$5,347,000	\$11,982,000
2016	\$6,983,000	\$375,000	\$6,554,000	\$13,912,000

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.4.55 presents some basic statistics about the completed surveys.

Table II.4.55				
Survey of Rental Properties				
Appanoose County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	5	233	2.1	41.8

Table II.4.56, shows the amount of total and vacant units with their associated vacancy rates. There were 233 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 2.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.4.56			
Rental Vacancy Survey by Type			
Appanoose County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	233	5	2.1%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	233	5	2.1%

Table II.4.57, reports units by bedroom size. As can be seen there were 60 two bedroom apartment units and 13 three bedroom units. Overall, the 60 two bedroom units accounted for 25.8 percent of all units, and the 13 three bedroom units accounted for 5.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 44 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.4.57 Rental Units by Bedroom Size Appanoose 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	116	0	0	.	116
Two	0	60	0	0	.	60
Three	0	13	0	0	.	13
Four	0	0	0	0	.	0
Don’t Know	0	44	0	0	0	44
Total	0	233	0	0	0	233

Table II.4.58 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 3.4 percent.

Table II.4.58 Apartment Units by Bedroom Size Appanoose County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	116	4	3.4%
Two	60	1	1.7%
Three	13	0	0%
Four	0	0	0%
Don’t know	44	0	0%
Total	233	5	2.1%

Average market-rate rents by unit type are shown in Table II.4.59. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.4.59 Average Market Rate Rents by Bedroom Size Appanoose County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$445.8	\$0	\$0	\$445.8
Two	\$0	\$505.5	\$0	\$0	\$505.5
Three	\$0	\$650	\$0	\$0	\$650
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$493.3	\$0	\$0	\$493.3

The average rent and availability of apartment units is displayed in Table II.4.60. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 3.4 percent.

Table II.4.60			
Apartment Market Rate Rents by Vacancy Status			
Appanoose County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	88	0	0%
\$500 to \$750	145	5	3.4%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	233	5	2.1%

Respondents were asked if utilities are included in the rent and as shown in Table II.4.61 below 5 respondents, or 100 percent, included some sort of utility in the rent.

Table II.4.61	
Are there any utilities included with the rent?	
Appanoose County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.4.62. There were 1 respondent who included electricity, 0 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.4.62	
Which utilities are included with the rent?	
Appanoose County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	5
Trash Collection	5

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.4.63, there were 147 accessible apartment units. Respondents also indicated there were a total of 4 persons with disabilities currently residing in accessible units.

Table II.4.63						
Accessible Units by Bedroom Size						
Appanoose 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	64	0	0		64
Two	0	34	0	0		34
Three	0	5	0	0		5
Four	0	0	0	0		0
Don’t Know	0	44	0	0	0	44
Total	0	147	0	0	0	147

Table II.4.64, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 56.7 percent or 34 two bedroom apartment units are accessible, with 38.5 percent of three bedroom units were considered accessible. Overall, 63.1 percent of all apartment units were considered accessible by survey respondents.

Table II.4.64				
Apartment Units by Accessibility and Bedroom Size				
Appanoose County				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	52	64	116	55.2%
Two	26	34	60	56.7%
Three	8	5	13	38.5%
Four	0	0	0	0%
Don’t know	0	44	44	100%
Total	86	147	233	63.1%

Perceived Need for Rental Units

Table II.4.65, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 75 number of persons on the wait list.

Table II.4.65 Do you keep a waiting list? Appanoose County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
Waitlist Size	75

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.4.66, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table II.4.66 How would you rate the need for renovation of existing units in the city? Appanoose County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	1	1
Moderate Need	2	2	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2.7	2.7	2.5	2.5

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.4.67, 2 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.4.67 How would you rate the need for construction of new units in the city? Appanoose County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	1	1	0	0
Extreme Need	0	0	0	0
Average Need	2	2	1	1

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create

three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.4.68, shows the *strong growth scenario* for the Appanoose County. As can be seen there were 4,025 owner-occupied and 1,405 renter-occupied households in 2016, for a total of 5,430 households. In 2030, there will be a projected 5,803 households, of which 4,402 are projected to be owner occupied and the remaining 1,400 are expected to be renter-occupied.

By 2050, there are projected to be 4,290 owner-occupied households, of which 441 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 707 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 1,326 renter households, of which 349 renter households are expected to have incomes between 0 and 30.0 percent of median family income 265 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 5,617 occupied units by 2050, of which 790 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.4.68
Housing Demand Forecast
 Appanoose County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	413	448	451	452	452	449	445	441
30.1-50%	516	559	562	564	563	560	555	549
50.1-80%	664	719	724	726	725	721	715	707
80.1-95%	291	315	317	318	318	316	313	310
95.1-115%	536	581	584	586	585	582	577	571
115+%	1,606	1,740	1,751	1,756	1,754	1,744	1,729	1,712
Total	4,025	4,362	4,389	4,402	4,396	4,372	4,335	4,290
Renter								
0-30%	370	374	372	369	365	361	356	349
30.1-50%	347	351	348	346	342	338	333	327
50.1-80%	280	283	281	279	277	273	269	265
80.1-95%	131	133	132	131	130	128	126	124
95.1-115%	108	109	108	107	106	105	104	102
115+%	169	171	169	168	167	165	162	159
Total	1,405	1,420	1,411	1,400	1,387	1,370	1,350	1,326
Total								
0-30%	784	822	823	821	817	810	801	790
30.1-50%	862	909	910	909	905	898	888	877
50.1-80%	944	1,002	1,005	1,005	1,001	994	984	972
80.1-95%	422	448	449	449	447	444	439	434
95.1-115%	644	690	693	694	692	687	681	673
115+%	1,774	1,911	1,920	1,924	1,920	1,909	1,891	1,871
Total	5,430	5,782	5,800	5,803	5,783	5,742	5,684	5,617

