

**VOLUME II:
DECATUR COUNTY**

**IOWA STATE
PROFILE**

Please visit the Iowa State Profile Dashboard:

www.westernes.com/Iowa

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**



Decatur County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Decatur County's population decreased from 8,457 in 2010 to 8,141 in 2016, or by 3.7 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 3.9 percent, and the number of people from 55 to 64 years of age increased by 3.2 percent. The white population decreased by 4.5 percent, while the black population increased by 1.9 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.28.1.

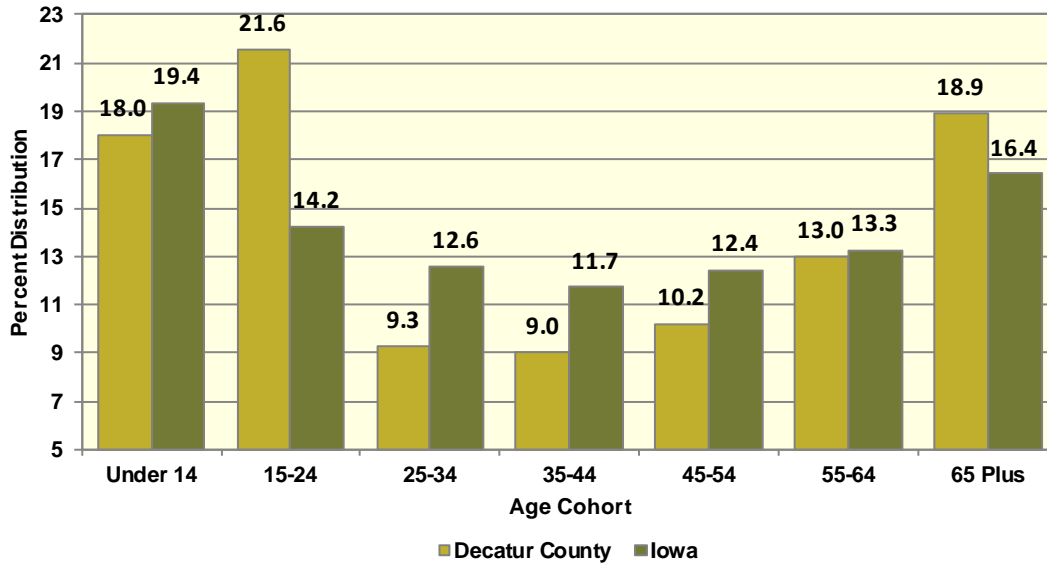
Subject	Decatur County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	8,457	8,141	-3.7%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	1,564	1,469	-6.1%	603,673	607,020	0.6%
15 to 24 years	1,623	1,755	8.1%	430,187	445,808	3.6%
25 to 34 years	786	755	-3.9%	382,583	394,373	3.1%
35 to 44 years	831	734	-11.7%	364,548	367,535	0.8%
45 to 54 years	1,094	831	-24%	439,726	389,744	-11.4%
55 to 64 years	1,026	1,059	3.2%	372,750	415,998	11.6%
65 and Over	1,533	1,538	0.3%	452,888	514,215	13.5%
Race						
White	8,106	7,742	-4.5%	2,839,615	2,864,884	0.9%
Black	155	158	1.9%	91,695	114,874	25.3%
American Indian and Alaskan Native	34	40	17.6%	13,563	15,924	17.4%
Asian	59	63	6.8%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	17	17	0%	2,419	3,592	48.5%
Two or more races	86	121	40.7%	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.28.2, presents the population of Decatur County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,238 males, who accounted for 50.1 percent of the population, and the remaining 49.9 percent, or 4,219 persons, were female. In 2016, the number of males rose to 4,107 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 4,034 persons being female.



Table II.28.2 Population by Age and Gender Decatur 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	827	737	1,564	776	693	1,469	-6.1%
15 to 24 years	873	750	1,623	943	812	1,755	8.1%
25 to 34 years	393	393	786	391	364	755	-3.9%
35 to 44 years	419	412	831	360	374	734	-11.7%
45 to 54 years	419	412	831	360	374	734	-11.7%
55 to 64 years	537	557	1,094	412	419	831	-24%
65 and Over	523	503	1,026	524	535	1,059	3.2%
Total	4,238	4,219	8,457	4,107	4,034	8,141	-3.7%
% of Total	50.1%	49.9%	.	50.4%	49.6%	.	

**Diagram II.28.1
Age Distribution**
Decatur County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Decatur County increased from 8,338 to 8,689 persons, or by 4.2 percent. Between 2000 and 2010, Decatur County population, changed by -232 persons, to a total population of 8,457 persons. The most recent estimates indicated that Decatur County’s population fell an additional -316 persons since the 2010 Census, to 8,141 persons in July 2016.

1990 Census	8,338
Natural Increase 90-00	-187
Net Migration 90-00	538
2000 Census	8,689
Natural Increase 00-09	55
Net Migration 00-09	-238
2009 Population Estimate	8,506
2010 Census	8,457
Natural Increase 10-16	-7
Net Migration 10-16	-309
2016 Population Estimate	8,141

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.28.3, Decatur County had a natural increase, of -187 persons between 1990 and 2000. During the April 2000 to July 2009 period, Decatur County’s natural increase was estimated at 55 persons. Between 2010 and 2016, the natural increase was estimated at -7 persons, and the net migration was -309 persons.

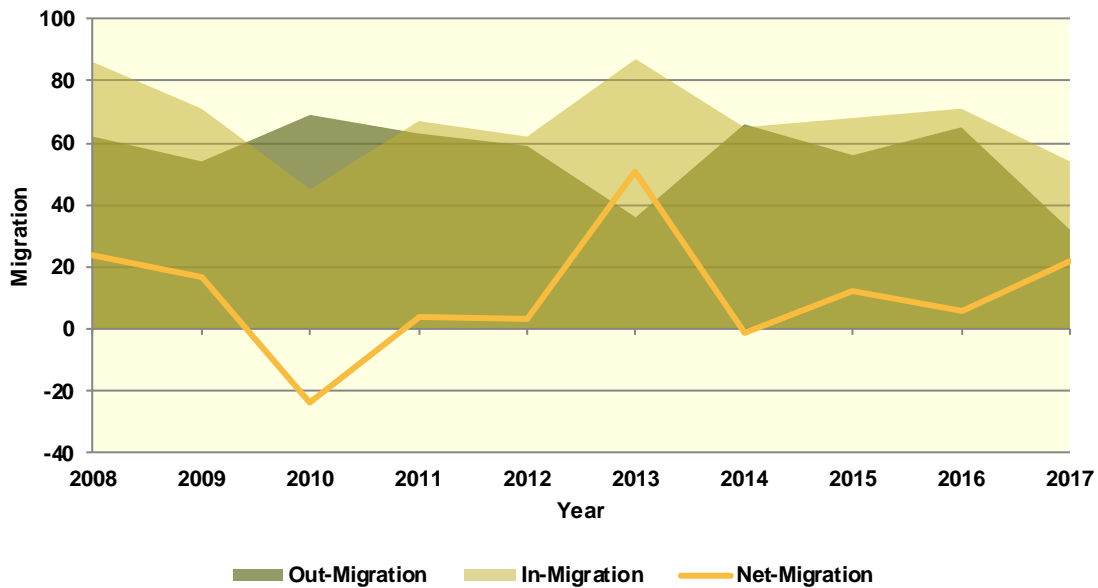
Population Migration Trends

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.28.4 in 2008 there was a total of 86 in-migrations with a total of 62 out-migrations, which led to a net-migration of 24 persons. The most recent first half 2017 data saw a net-migration of 22 persons, with 54 persons entering Decatur County and 32 persons leaving Decatur County.

Diagram II.28.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 51 people entering and the migration lowest net migration occurred in 2010 with 24 entering Decatur County.

Diagram II.28.2
Net In-migration by Gender
 Decatur County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.28.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 100 percent of net-migrants, or 22 persons were male.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017- First Half
In										
Male	46	34	20	32	35	50	29	29	34	32
Female	40	37	25	35	27	37	36	39	37	22
Total	86	71	45	67	62	87	65	68	71	54
Out										
Male	33	23	34	30	30	14	30	25	30	10
Female	29	31	35	33	29	22	36	31	35	22
Total	62	54	69	63	59	36	66	56	65	32
Net										
Male	13	11	-14	2	5	36	-1	4	4	22
Female	11	6	-10	2	-2	15	0	8	2	0
Total	24	17	-24	4	3	51	-1	12	6	22

Table II.28.5, shows net-migration for Decatur County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 56 to 65, with 12 persons entering Decatur County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 1 persons leaving Decatur County.

Table II.28.5										
Migration by Age Range										
Decatur County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	1	1	0	0	0	1	1	3	0	0
18-22	9	11	7	12	10	13	16	9	10	5
23-25	8	11	7	11	8	21	14	7	6	5
26-35	18	21	10	12	11	22	11	9	18	14
36-45	15	11	9	13	6	7	7	13	10	3
46-55	13	7	8	7	8	10	9	10	12	5
56-65	17	4	1	7	17	9	7	10	7	14
66 +	5	5	3	5	2	4	0	7	8	8
Total	86	71	45	67	62	87	65	68	71	54
Out										
14-17	0	0	0	0	0	0	0	0	0	1
18-22	9	7	10	7	8	5	8	7	4	6
23-25	9	5	10	10	14	7	12	14	15	4
26-35	15	10	20	18	11	9	11	11	18	14
36-45	8	9	11	11	8	2	7	7	7	4
46-55	12	11	8	8	8	2	10	7	11	1
56-65	7	7	6	6	6	6	10	9	3	2
66 +	2	5	4	3	4	5	8	1	7	0
Total	62	54	69	63	59	36	66	56	65	32
Net										
14-17	1	1	0	0	0	1	1	3	0	-1
18-22	0	4	-3	5	2	8	8	2	6	-1
23-25	-1	6	-3	1	-6	14	2	-7	-9	1
26-35	3	11	-10	-6	0	13	0	-2	0	0
36-45	7	2	-2	2	-2	5	0	6	3	-1
46-55	1	-4	0	-1	0	8	-1	3	1	4
56-65	10	-3	-5	1	11	3	-3	1	4	12
66 +	3	0	-1	2	-2	-1	-8	6	1	8
Total	24	17	-24	4	3	51	-1	12	6	22

School Age Enrollment

Table II.28.6, show the school enrollment from the Iowa Department of Education for Decatur County. The school enrollment figures below are for both public and private schools. As can be seen in 2010 total enrollment was 1,108 students and was 1,082 in 2017, a change of -2.3 percent. Enrollment for students in grades 1 to 5 was 341 students in 2010 and 398 in 2017, which was a change of 16.7 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 346 and 283 in 2017, which was a change of -18.2 percent.

Table II.28.6
School Enrollment

Decatur County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	160	593	336	468	41	1,598
2001	151	491	322	458	34	1,456
2002	154	482	324	480	4	1,444
2003	155	499	323	454	21	1,452
2004	166	475	310	429	20	1,400
2005	108	381	244	323	39	1,056
2006	119	385	245	341	43	1,090
2007	118	368	240	355	45	1,081
2008	141	372	248	319	75	1,080
2009	201	360	257	330	115	1,148
2010	196	341	225	346	99	1,108
2011	224	371	224	348	117	1,167
2012	219	408	212	345	133	1,184
2013	200	398	210	327	111	1,135
2014	192	430	216	310	97	1,148
2015	182	429	214	299	104	1,124
2016	182	412	229	289	98	1,112
2017	148	398	253	283	83	1,082
% Change 10-17	-24.5%	16.7%	12.4%	-18.2%	-16.2%	-2.3%

Census Demographic Data

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

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

Population Estimates

Table II.28.7, shows population by age for the 2000 and 2010 Census. The population changed by -2.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -0.1 percent to a total of 1,533 persons in 2010. Those aged 25 to 34 changed by -1.4 percent, and those aged under 5 changed by 10.6 percent.

Table II.28.7 Population by Age Decatur County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	481	5.5%	532	6.3%	10.6%
5 to 19	2,020	23.2%	1,796	21.2%	-11.1%
20 to 24	914	10.5%	859	10.2%	-6%
25 to 34	797	9.2%	786	9.3%	-1.4%
35 to 54	2,118	24.4%	1,925	22.8%	-9.1%
55 to 64	824	9.5%	1,026	12.1%	24.5%
65 or Older	1,535	17.7%	1,533	18.1%	-0.1%
Total	8,689	100.0%	8,457	100.0%	-2.7%

The elderly population is further explored in Table II.28.8. Those aged 65 to 66 changed by 15.4 percent between 2000 and 2010, resulting in a population of 165 persons. Those aged 85 or older changed by -6.1 percent during the same time period, and resulted in 229 persons over age 85 in 2010.

Table II.28.8 Elderly Population by Age Decatur County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	143	9.3%	165	10.8%	15.4%
67 to 69	245	16%	231	15.1%	-5.7%
70 to 74	361	23.5%	350	22.8%	-3%
75 to 79	302	19.7%	320	20.9%	6%
80 to 84	240	15.6%	238	15.5%	-0.8%
85 or Older	244	15.9%	229	14.9%	-6.1%
Total	1,535	100.0%	1,533	100.0%	-0.1%

Population by race and ethnicity is shown in Table II.28.9. The white population changed by -3.7 percent between 2000 and 2010, and resulted in representing 95.4 percent of the population in 2010. The black population changed by 78.8 percent, represented 1.8 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 22.3 percent between 2000 and 2010, compared to the -3.1 percent growth rate for non-Hispanics.

Table II.28.9					
Population by Race and Ethnicity					
Decatur County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	8,381	96.5%	8,068	95.4%	-3.7%
Black	85	1%	152	1.8%	78.8%
American Indian	21	0.2%	33	0.4%	57.1%
Asian	55	0.6%	59	0.7%	7.3%
Native Hawaiian/ Pacific Islander	10	0.1%	16	0.2%	60%
Other	40	0.5%	41	0.5%	2.5%
Two or More Races	97	1.1%	88	1%	-9.3%
Total	8,689	100.0%	8,457	100.0%	-2.7%
Hispanic	148	1.7%	181	2.1%	22.3%
Non-Hispanic	8,541	98.3%	8,276	97.9%	-3.1%

Population by race and ethnicity through 2016 is shown in Table II.28.10. The white population represented 95.2 percent of the population in 2016, compared with black households accounting for 2 percent of the population. Hispanic households represented 2.7 percent of the population in 2016.

Table II.28.10				
Population by Race and Ethnicity				
Decatur County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,068	95.4%	7,815	95.2%
Black	152	1.8%	163	2%
American Indian	33	0.4%	37	0.5%
Asian	59	0.7%	43	0.5%
Native Hawaiian/ Pacific Islander	16	0.2%	18	0.2%
Other	41	0.5%	21	0.3%
Two or More Races	88	1%	113	1.4%
Total	8,457	100.0%	8,210	100.0%
Non-Hispanic	8,276	97.9%	7,990	97.3%
Hispanic	181	2.1%	220	2.7%

The population by race is broken down further by ethnicity in Table II.28.11. While the white non-Hispanic population changed by -4.2 percent between 2000 and 2010, the white Hispanic population changed by 43.5 percent. The black non-Hispanic population changed by 88.6 percent, while the black Hispanic population changed by -50 percent.

Table II.28.11					
Population by Race and Ethnicity					
Decatur County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	8,296	97.1%	7,946	96%	-4.2%
Black	79	0.9%	149	1.8%	88.6%
American Indian	17	0.2%	28	0.3%	64.7%
Asian	54	0.6%	53	0.6%	-1.9%
Native Hawaiian/ Pacific Islander	8	0.1%	16	0.2%	100%
Other	1	0%	9	0.1%	800%
Two or More Races	86	1%	75	0.9%	-12.8%
Total Non-Hispanic	8,541	100.0%	8,276	100.0%	-3.1%
Hispanic					
White	85	57.4%	122	67.4%	43.5%
Black	6	4.1%	3	1.7%	-50%
American Indian	4	2.7%	5	2.8%	25%
Asian	1	0.7%	6	3.3%	500%
Native Hawaiian/ Pacific Islander	2	1.4%	0	0%	-100%
Other	39	26.4%	32	17.7%	-17.9%
Two or More Races	11	7.4%	13	7.2%	18.2%
Total Hispanic	148	100.0%	181	100.0%	22.3 %
Total Population	8,689	100.0%	8,457	100.0%	-2.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.28.12. During this time, the total non-Hispanic population was 7,990 persons in 2016. The Hispanic population was 220.

Table II.28.12				
Population by Race and Ethnicity				
Decatur County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,946	96%	7,641	95.6%
Black	149	1.8%	163	2%
American Indian	28	0.3%	37	0.5%
Asian	53	0.6%	40	0.5%
Native Hawaiian/ Pacific Islander	16	0.2%	14	0.2%
Other	9	0.1%	0	0%
Two or More Races	75	0.9%	95	1.2%
Total Non-Hispanic	8,276	100.0%	7,990	100.0%
Hispanic				
White	122	67.4%	174	79.1%
Black	3	1.7%	0	0%
American Indian	5	2.8%	0	0%
Asian	6	3.3%	3	1.4%
Native Hawaiian/ Pacific Islander	0	0%	4	1.8%
Other	32	17.7%	21	9.5%
Two or More Races	13	7.2%	18	8.2%
Total Non-Hispanic	181	100.0	220	100.0%
Total Population	8,457	100.0%	8,210	100.0%

Households by type and tenure are shown in Table II.28.13. Family households represented 63 percent of households, while non-family households accounted for 37 percent. These changed from 64.4 and 35.6 percent, respectively.

Table II.28.13				
Household Type by Tenure				
Decatur County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,076	64.4%	1,994	63%
Married-Couple Family	1,664	80.2%	1,593	79.9%
Owner-Occupied	1,445	86.8%	1,228	77.1%
Renter-Occupied	219	13.2%	365	22.9%
Other Family	412	19.8%	401	20.7%
Male Householder, No Spouse Present	135	32.8%	110	33.7%
Owner-Occupied	80	59.3%	64	58.2%
Renter-Occupied	55	40.7%	46	41.8%
Female Householder, No Spouse Present	277	67.2%	291	69.1%
Owner-Occupied	152	54.9%	115	39.5%
Renter-Occupied	125	45.1%	176	60.5%
Non-Family Households	1,147	35.6%	1,172	37%
Owner-Occupied	594	51.8%	679	57.9%
Renter-Occupied	553	48.2%	493	42.1%
Total	3,223	100.0%	3,166	100.0%

The group quarters population was 663 in 2010, compared to 769 in 2000. Institutionalized populations experienced a -14.2 percent change between 2000 and 2010. Non-institutionalized populations experienced a -13.7 percent change during this same time period.

Table II.28.14					
Group Quarters Population					
Decatur 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	4	3.8%	1	1.1%	-75%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	101	95.3%	90	98.9%	-10.9%
Other Institutions	1	0.9%	0	0%	-100%
Total	106	100.0%	91	100.0%	-14.2%
Noninstitutionalized					
College Dormitories	630	95%	561	98.1%	-11%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	33	5%	11	1.9%	-66.7%
Total	663	100.0%	572	100.0%	-13.7%
Group Quarters Population	769	100.0%	663	100.0%	-13.8%

The number of foreign born persons are shown in Table II.28.15. An estimated 0.4 percent of the population was born in Mexico, some 0.3 percent were born in Canada, and another 0.2 percent were born in Korea.

Table II.28.15 Place of Birth for the Foreign-Born Population Decatur County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	31	0.4%
#2 country of origin	Canada	27	0.3%
#3 country of origin	Korea	17	0.2%
#4 country of origin	Philippines	13	0.2%
#5 country of origin	Colombia	10	0.1%
#6 country of origin	Other Eastern Africa	10	0.1%
#7 country of origin	Other Northern Europe	7	0.1%
#8 country of origin	Honduras	6	0.1%
#9 country of origin	Australia	5	0.1%
#10 country of origin	Jamaica	5	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.28.16. An estimated 1.8 percent of the population speaks German or other West Germanic languages at home, followed by 0.5 percent speaking Spanish.

Table II.28.16 Limited English Proficiency and Language Spoken at Home Decatur County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	140	1.8%
#2 LEP Language	Spanish	37	0.5%
#3 LEP Language	Korean	6	0.1%
#4 LEP Language	Tagalog	4	0.1%
#5 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.28.17. Some 19.2 percent of the population was disabled in 2000, or a total of 1,551 persons. The disability rate was highest for those over 65, with 40.6 percent disabled.

Table II.28.17 Disability by Age Decatur County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	67	5.1%
16 to 64	912	17%
65 and older	572	40.6%
Total	1,551	19.2%

Table II.28.18 shows disability by type in 2000. There were 769 physical disabilities in 2000, some 475 employment disabilities, and 452 go-outside-home disabilities.

Table II.28.18 Total Disabilities Tallied: Aged 5 and Older Decatur County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	369
Physical disability	769
Mental disability	454
Self-care disability	195
Employment disability	475
Go-outside-home disability	452
Total	2,714

Disability by age, as estimated by the 2016 ACS, is shown in Table II.28.19. The disability rate for females was 18.3 percent, compared to 18.3 percent for males. The disability rate changed precipitously higher with age, with 61.8 percent of those over 75 experiencing a disability.

Table II.28.19 Disability by Age Decatur 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%	2	1%	2	0.4%
5 to 17	30	4.5%	24	3.8%	54	4.1%
18 to 34	156	13.4%	132	12.9%	288	13.2%
35 to 64	246	18.4%	255	18.4%	501	18.4%
65 to 74	109	31.2%	104	26.3%	213	28.6%
75 or Older	202	67.1%	223	57.6%	425	61.8%
Total	743	18.3%	740	18.3%	1,483	18.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.28.20. Some 9 percent have an ambulatory disability, 7.4 have an independent living disability, and 3 percent have a self-care disability.

Table II.28.20		
Total Disabilities Tallied: Aged 5 and Older		
Decatur County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	596	7.4%
Vision disability	314	3.9%
Cognitive disability	509	6.7%
Ambulatory disability	687	9%
Self-Care disability	226	3%
Independent living disability	468	7.4%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.28.21. In 2016, some 3,694 persons were employed and 227 were unemployed. This totaled a labor force of 3,921 persons. The unemployment rate for Decatur County was estimated to be 5.8 percent in 2016.

Table II.28.21	
Employment, Labor Force and Unemployment	
Decatur County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,694
Unemployed	227
Labor Force	3,921
Unemployment Rate	5.8%

In 2016, 87 percent of households in Decatur County had a high school education or greater.

Table II.28.22	
High School or Greater Education	
Decatur County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,753
Total Households	3,166
Percent High School or Above	87%

As seen in Table II.28.23, some 32.9 percent of the population had a high school diploma or equivalent, another 37.5 percent have some college, 11 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

Table II.28.23		
Educational Attainment		
Decatur County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	850	13.2%
High School or Equivalent	2,120	32.9%
Some College or Associates Degree	2,418	37.5%
Bachelor's Degree	712	11%
Graduate or Professional Degree	353	5.5%
Total Population Above 18 years	6,453	100.0%

ECONOMICS

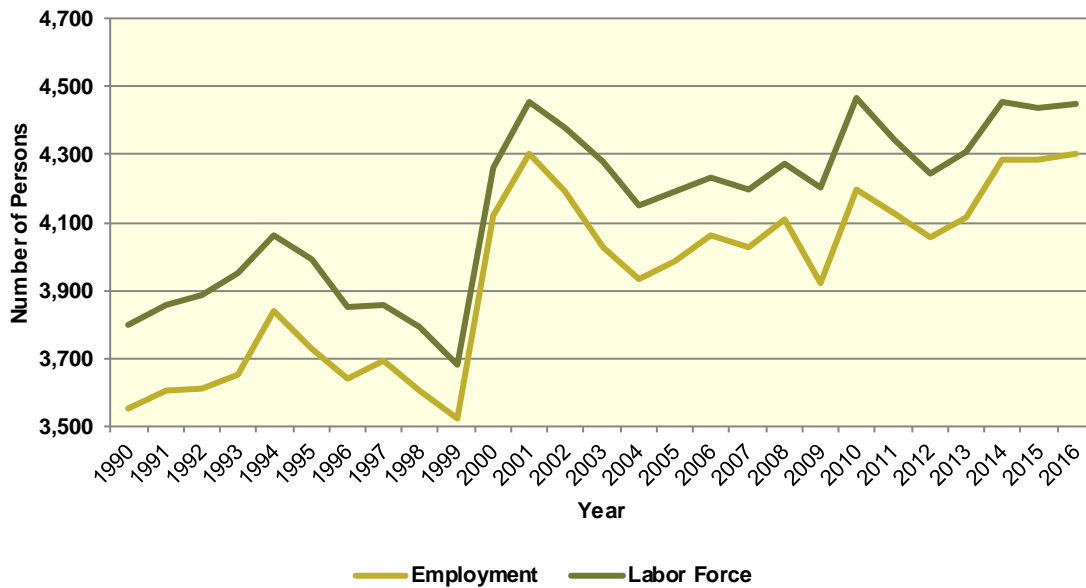
Labor Force

Table II.28.24, shows the labor force statistics for Decatur County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 3.3 percent. The highest level of unemployment occurred during 1993 rising to a rate of 7.5 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 Decatur County remained unchanged from 3.3 percent in 2015 to 3.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.28.24 Labor Force Statistics Decatur County 1990 - 2016 BLS Data					
Year	Decatur County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	245	3,555	3,800	6.4%	4.4%
1991	251	3,609	3,860	6.5%	4.7%
1992	275	3,611	3,886	7.1%	4.5%
1993	296	3,654	3,950	7.5%	4%
1994	224	3,839	4,063	5.5%	3.5%
1995	266	3,727	3,993	6.7%	3.4%
1996	210	3,641	3,851	5.5%	3.5%
1997	167	3,693	3,860	4.3%	3.1%
1998	192	3,604	3,796	5.1%	2.7%
1999	161	3,522	3,683	4.4%	2.6%
2000	141	4,120	4,261	3.3%	2.6%
2001	151	4,303	4,454	3.4%	3.3%
2002	190	4,189	4,379	4.3%	4%
2003	249	4,029	4,278	5.8%	4.5%
2004	216	3,936	4,152	5.2%	4.5%
2005	204	3,988	4,192	4.9%	4.3%
2006	171	4,062	4,233	4%	3.7%
2007	170	4,026	4,196	4.1%	3.7%
2008	164	4,109	4,273	3.8%	4.2%
2009	283	3,922	4,205	6.7%	6.4%
2010	271	4,195	4,466	6.1%	6%
2011	217	4,126	4,343	5%	5.5%
2012	188	4,055	4,243	4.4%	5%
2013	194	4,116	4,310	4.5%	4.7%
2014	170	4,285	4,455	3.8%	4.3%
2015	148	4,287	4,435	3.3%	3.8%
2016	146	4,302	4,448	3.3%	3.7%

Diagram II.28.3, shows the employment and labor force for Decatur County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,302 persons, with the labor force reaching 4,448, indicating there were a total of 146 unemployed persons.

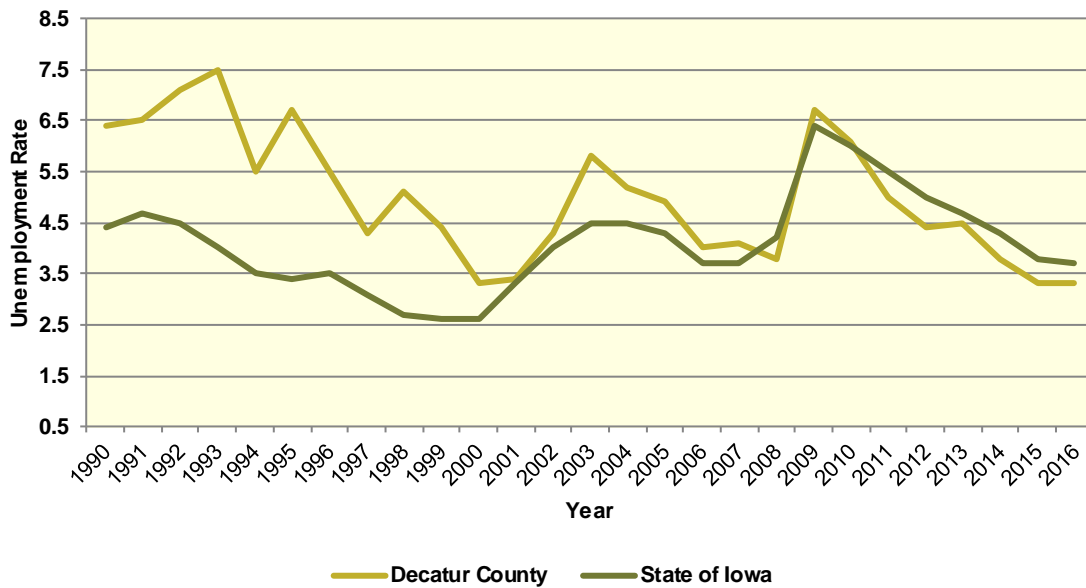
Diagram II.28.3
Employment and Labor Force
 Decatur County
 1990 – 2016 BLS Data



Unemployment

Diagram II.28.4, shows the unemployment rate for both the State and Decatur County. During the 1990’s the average rate for Decatur County was 5.9 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.5 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.3 percent. Over the course of the entire period the Decatur County had an average unemployment rate that higher than the State, 5 percent for Decatur County, versus 4.1 statewide.

Diagram II.28.4
Annual Unemployment Rate
 Decatur 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.28.25, shows total real earnings by industry for Decatur County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$29,868,000. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 14.5 percent.

Table II.28.25
Real Earnings by Industry
 Decatur 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	-106	14,823	22,127	18,104	31,726	21,219	18,917	10,259	-45.8
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	0	247	252	221	229	300	292	334	14.5
Construction	8,692	7,664	8,965	0	0	10,117	0	11,614	0
Manufacturing	8,114	4,571	4,524	0	0	4,103	0	5,215	0
Wholesale trade	4,379	4,535	4,422	0	0	0	0	5,656	0
Retail trade	5,477	6,092	6,205	6,046	5,654	6,102	6,586	7,073	7.4
Transportation and warehousing	0	2,202	2,450	0	0	0	0	10,451	0
Information	1,248	0	0	1,352	0	1,425	1,429	0	-100
Finance and insurance	2,122	1,942	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	2,225	2,325	2,426	0	0	2,990	3,123	4.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	2,962	1,775	0	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	0	127	107	119	120	145	110	0	-100
Accommodation and food services	0	1,649	1,556	1,383	1,420	1,455	1,520	0	-100
Other services, except public administration	6,444	0	4,285	4,808	4,833	5,046	5,518	5,581	1.1
Government and government enterprises	29,760	30,861	29,880	29,569	29,929	29,554	29,783	29,868	0.3
Total	98,363	113,009	122,190	125,793	138,676	134,298	132,688	127,931	-3.6



Table II.28.26, shows the total employment by industry for the Decatur County. The most recent estimates show the farm industry was the largest employer in Decatur County, with employment reaching 699 jobs in 2016. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 5 percent to 113 jobs.

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	859	687	694	684	707	678	705	699	-0.9
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	0	0	0	0	0	0	0	0	0
Construction	331	255	268	0	0	263	0	242	0
Manufacturing	231	123	119	0	0	94	0	102	0
Wholesale trade	124	122	127	0	0	0	0	139	0
Retail trade	397	340	369	345	328	332	358	366	2.2
Transportation and warehousing	0	107	96	0	0	0	0	390	0
Information	39	0	0	31	0	36	35	0	-100
Finance and insurance	84	66	0	0	0	0	0	0	0
Real estate and rental and leasing	62	0	0	0	0	0	0	0	0
Professional and technical services	0	98	89	81	0	0	100	105	5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	153	120	0	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	0	32	35	40	59	47	44	0	-100
Accommodation and food services	0	187	150	135	142	147	151	0	-100
Other services, except public administration	287	0	216	219	214	216	226	231	2.2
Government and government enterprises	773	640	640	638	652	628	607	595	-2
Total	4,698	4,142	4,192	4,244	4,344	4,354	4,349	4,321	-0.6

Table II.28.27, shows the real average earnings per job by industry for Decatur County. These figures are calculated by dividing the total real earning displayed in Tables II.28.25 and II.28.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 51,127 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 5.1 percent to 19,325 dollars.

Table II.28.27
Real Earnings Per Job by Industry
 Decatur County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-124	21,577	31,884	26,468	44,874	31,296	26,833	14,677	-45.3
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	0	0	0	0
Construction	26,260	30,054	33,453	0	0	38,467	0	47,992	0
Manufacturing	35,127	37,164	38,019	0	0	43,654	0	51,127	0
Wholesale trade	35,316	37,171	34,817	0	0	0	0	40,691	0
Retail trade	13,796	17,916	16,816	17,525	17,238	18,381	18,396	19,325	5.1
Transportation and warehousing	0	20,579	25,519	0	0	0	0	26,797	0
Information	32,004	0	0	43,598	0	39,597	40,816	0	0
Finance and insurance	25,267	29,426	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	22,704	26,120	29,946	0	0	29,899	29,743	-0.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	19,356	14,789	0	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	0	3,957	3,051	2,966	2,032	3,094	2,510	0	0
Accommodation and food services	0	8,819	10,370	10,247	9,998	9,899	10,065	0	0
Other services, except public administration	22,455	0	19,837	21,953	22,583	23,359	24,415	24,160	-1
Government and government enterprises	38,500	48,220	46,688	46,346	45,904	47,060	49,066	50,198	2.3
Total	20,937	27,284	29,148	29,640	31,924	30,845	30,510	29,607	-3

Table II.28.28 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 \$270,245,000 a -0.8 percent change between 2015 and 2016. Table II.28.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 4,142 and 4,321 in 2016, which a change of -0.6 percent over this period.

Table II.28.28
Total Employment and Real Personal Income
 Decatur County
 BEA Data 1969 Through 2015

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	104,624	6,009	608	20,031	19,119	138,373	14,083	4,139	25,278
1970	109,105	6,424	338	21,443	20,568	145,029	14,892	4,424	24,662
1971	106,443	6,709	466	22,439	22,048	144,688	14,865	4,327	24,600
1972	114,953	6,903	1,629	23,980	22,191	155,850	15,962	4,346	26,452
1973	128,036	7,723	1,473	27,177	23,089	172,052	17,897	4,359	29,374
1974	108,168	8,304	1,840	28,587	24,852	155,144	16,029	4,340	24,922
1975	103,937	7,875	2,448	30,014	28,035	156,560	15,885	4,131	25,160
1976	110,047	8,154	2,940	30,960	28,299	164,092	16,649	4,265	25,803
1977	97,812	8,097	2,943	33,790	28,481	154,929	15,528	4,289	22,804
1978	117,993	8,364	4,437	35,373	29,357	178,797	18,198	4,243	27,810
1979	94,470	8,995	5,579	36,370	31,257	158,681	16,181	4,331	21,812
1980	82,293	8,908	6,050	38,958	32,808	151,200	15,447	4,306	19,111
1981	87,669	8,955	6,927	42,120	33,964	161,725	16,592	4,309	20,345
1982	84,682	8,945	5,679	46,875	34,766	163,058	17,016	4,409	19,206
1983	65,549	8,308	7,056	47,975	36,244	148,516	16,003	4,313	15,198
1984	83,852	9,361	6,096	48,192	36,387	165,166	18,156	4,425	18,949
1985	98,014	10,434	4,620	46,380	37,150	175,730	19,720	4,509	21,737
1986	98,807	10,073	7,160	45,580	36,885	178,361	20,317	4,250	23,248
1987	100,944	10,385	8,539	41,467	36,341	176,905	20,672	4,135	24,413
1988	85,004	10,243	10,200	39,739	35,814	160,514	18,966	4,019	21,151
1989	103,638	11,371	10,942	41,755	36,289	181,253	21,348	4,245	24,413
1990	98,271	10,734	11,100	39,808	38,610	177,054	21,323	4,190	23,453
1991	93,008	10,628	11,378	37,962	40,281	172,000	21,014	4,264	21,812
1992	95,003	10,306	12,885	35,869	43,760	177,211	21,562	4,210	22,566
1993	93,016	10,836	11,559	33,538	43,870	171,148	20,966	4,291	21,677
1994	105,398	11,645	11,966	33,342	44,014	183,077	22,084	4,421	23,841
1995	90,266	11,342	13,604	36,680	44,600	173,808	20,525	4,442	20,321
1996	101,126	9,997	15,885	38,393	45,509	190,915	22,569	4,533	22,309
1997	107,664	12,009	17,689	40,214	46,657	200,216	23,790	4,663	23,089
1998	102,982	12,631	20,824	41,663	47,217	200,055	23,431	4,726	21,791
1999	103,870	12,531	24,464	39,744	47,322	202,869	23,463	4,569	22,734
2000	110,127	12,548	28,827	40,426	48,621	215,453	24,922	4,580	24,045
2001	98,363	12,230	31,661	41,271	51,750	210,814	24,318	4,698	20,937
2002	99,429	12,082	31,477	37,792	58,450	215,065	24,999	4,488	22,154
2003	103,388	12,412	32,284	35,660	54,677	213,598	24,909	4,403	23,481
2004	122,822	12,535	33,598	36,979	53,489	234,353	27,314	4,354	28,209
2005	118,670	13,069	34,445	31,610	59,220	230,876	26,789	4,430	26,788
2006	112,729	13,297	35,755	30,237	61,025	226,449	26,405	4,426	25,470
2007	107,873	13,283	37,114	35,165	61,810	228,679	26,687	4,373	24,668
2008	118,501	13,488	38,805	41,879	66,271	251,967	29,794	4,370	27,117
2009	114,479	13,350	37,606	38,691	70,455	247,880	29,142	4,270	26,810
2010	113,009	12,891	37,429	34,874	73,145	245,566	29,161	4,142	27,284
2011	122,190	12,109	38,729	40,639	72,716	262,165	31,736	4,192	29,149
2012	125,793	12,631	40,981	42,235	68,974	265,351	32,144	4,244	29,640
2013	138,676	13,913	38,853	40,979	70,281	274,876	33,359	4,344	31,923
2014	134,298	14,364	41,791	39,341	69,577	270,643	32,881	4,354	30,845
2015	132,688	14,395	43,367	39,724	71,030	272,414	33,282	4,349	30,510
2016	127,931	15,067	46,116	40,655	70,610	270,245	33,196	4,321	29,607



Diagram II.28.5, shows real average earnings per job for Decatur County from 1990 to 2016. Over this period the average earning per job for Decatur County was \$25,268, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.28.5
Real Average Earnings Per Job
 Decatur County
 BEA Data 1990 - 2016

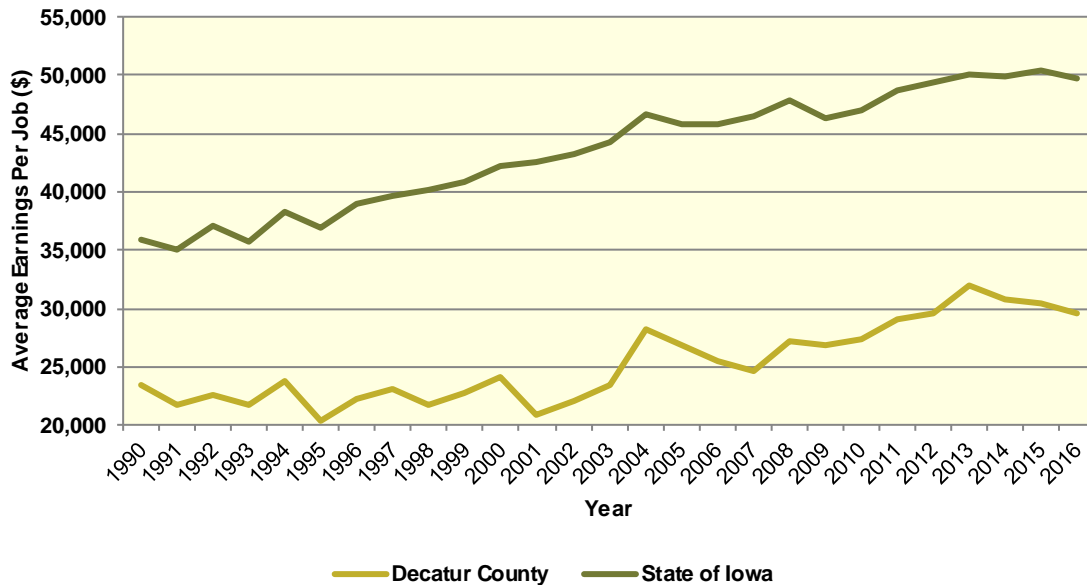
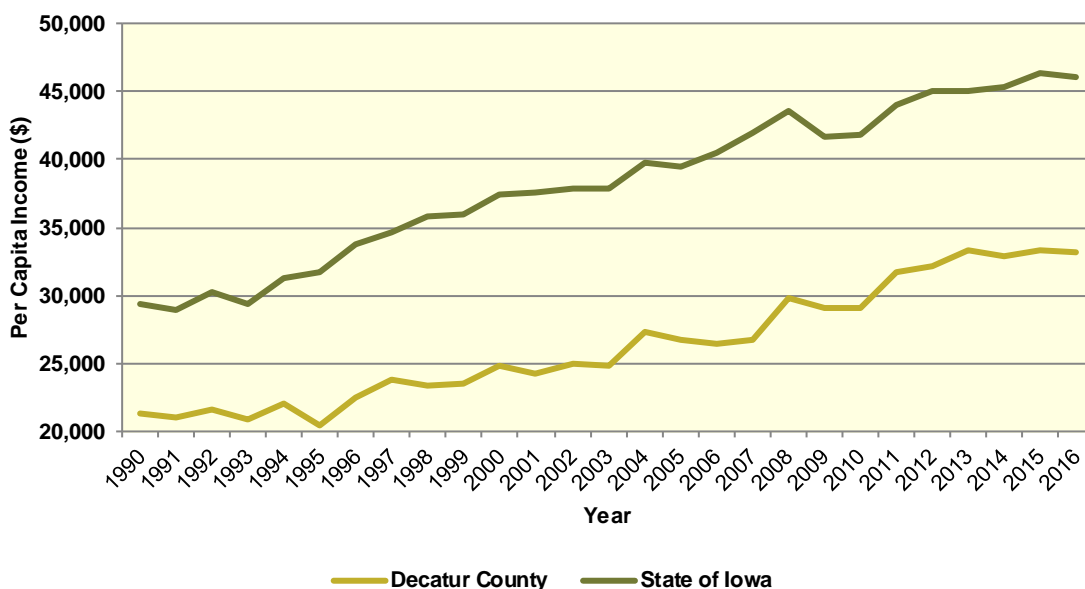


Diagram II.28.6, shows real per capita income for the Decatur County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Decatur County was \$26,362, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.28.6
Real Per Capita Income
 Decatur 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.28.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,338 persons in 2015 to 2,337 in 2016, a change of (ND) percent.

Table II.28.29
Total Monthly Employment
 Decatur County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,325	2,219	2,430	2,207	2,097	2,121	2,099	2,102	2,293	2,315	2,308
Feb	2,346	2,252	2,490	2,203	2,142	2,131	2,084	2,158	2,344	2,339	2,302
Mar	2,359	2,266	2,497	2,187	2,146	2,173	2,095	2,158	2,339	2,374	2,323
Apr	2,364	2,273	2,514	2,223	2,164	2,158	2,118	2,218	2,421	2,363	2,354
May	2,386	2,292	2,510	2,247	2,170	2,147	2,172	2,245	2,394	2,371	2,348
Jun	2,339	2,332	2,376	2,262	2,183	2,174	2,197	2,320	2,409	2,322	2,335
Jul	2,212	2,221	2,352	2,197	2,108	2,094	2,197	2,205	2,234	2,216	2,288
Aug	2,274	2,313	2,360	2,177	2,109	2,102	2,198	2,239	2,265	2,260	2,307
Sep	2,333	2,361	2,482	2,151	2,143	2,146	2,213	2,303	2,332	2,336	2,393
Oct	2,369	2,409	2,567	2,172	2,154	2,234	2,239	2,327	2,334	2,371	2,350
Nov	2,329	2,430	2,529	2,185	2,139	2,184	2,225	2,348	2,354	2,378	2,350
Dec	2,323	2,447	2,505	2,197	2,149	2,200	2,219	2,396	2,364	2,409	2,383
Annual	2,330	2,318	2,468	2,201	2,142	2,155	2,171	2,252	2,340	2,338	2,337
% Change	.	-0.5%	6.5%	-10.8%	-2.7%	0.6%	0.7%	3.7%	3.9%	-0.1%	(ND)%

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 \$571 in 2015. In 2016, average weekly wages saw an increased of 4.6 percent over the prior year, rising to \$597, or by 26 dollars. These data are shown in Table II.28.30.

Table II.28.30						
Average Weekly Wages						
Decatur County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	366	384	365	382	374	
2002	375	391	365	406	384	2.7%
2003	397	419	373	404	398	3.6%
2004	414	425	400	440	420	5.5%
2005	417	442	428	448	434	3.3%
2006	435	466	432	464	449	3.5%
2007	460	491	454	495	475	5.8%
2008	471	492	460	496	480	1.1%
2009	502	519	483	511	504	5%
2010	479	515	483	527	501	-0.6%
2011	492	512	531	543	520	3.8%
2012	548	534	537	561	545	4.8%
2013	536	524	510	554	531	-2.6%
2014	538	529	554	580	550	3.6%
2015	548	552	572	610	571	3.8%
2016(p)	576	590	600	623	597	4.6%

Total business establishments reported by the QCEW are displayed in Table II.28.31. Between 2015 and 2016, the total number of business establishments in Decatur County decreased by 4.6 percent, from 236 to 228 establishments.

Table II.28.31						
Number of Business Establishments						
Decatur County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	225	225	211	212	218	
2002	211	213	215	213	213	-2.3%
2003	219	220	221	224	221	3.8%
2004	223	222	214	213	218	-1.4%
2005	214	217	213	209	213	-2.3%
2006	214	217	215	212	215	0.9%
2007	217	220	220	219	219	1.9%
2008	218	218	220	215	218	-0.5%
2009	211	213	209	203	209	-4.1%
2010	203	206	208	211	207	-1%
2011	210	211	217	215	213	2.9%
2012	217	220	220	220	219	2.8%
2013	220	228	231	228	227	3.7%
2014	227	233	232	233	231	1.8%
2015	236	235	236	235	236	2.2%
2016	239	228	223	222	228	-3.4%

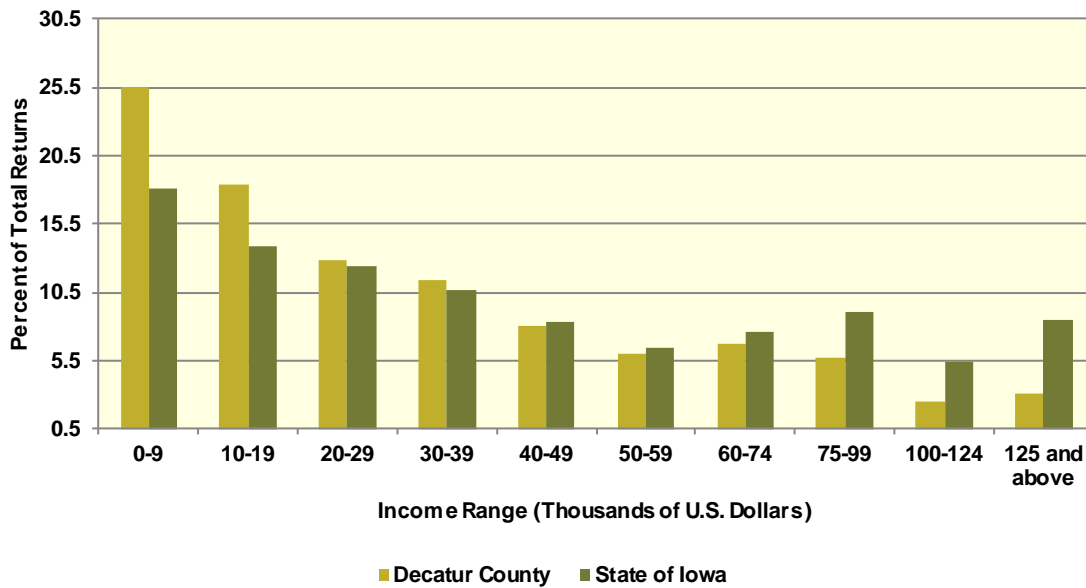
Iowa Department of Revenue

The Iowa Department of Revenue releases annual income tax statistics. Table II.28.32, 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 Decatur County.

As can be seen the total number of returns between 2010 and 2015 increased by 3.1 percent, with 93 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 45.3 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -11.6 percent.

Table II.28.32 Number of Tax Returns by Adjusted Gross Income Decatur 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	821	573	465	344	246	151	137	79	21	15	2,852
2003	842	578	474	317	240	163	125	89	24	23	2,875
2004	837	569	475	325	235	164	157	90	28	28	2,908
2005	778	573	456	343	232	172	142	117	42	21	2,876
2006	777	531	502	328	255	182	168	126	34	44	2,947
2007	809	604	460	346	226	211	174	157	41	37	3,065
2008	828	555	482	341	224	191	172	152	53	59	3,057
2009	848	574	455	331	230	173	168	138	47	64	3,028
2010	791	559	447	355	215	180	169	143	54	64	2,977
2011	834	565	466	350	234	172	163	161	45	68	3,058
2012	786	528	473	344	249	178	183	158	63	76	3,038
2013	795	537	420	340	273	184	177	162	69	77	3,034
2014	778	579	444	336	252	181	198	168	67	88	3,091
2015	782	563	395	349	245	186	208	174	75	93	3,070
Change 10 - 15	-1.1%	0.7%	-11.6%	-1.7%	14%	3.3%	23.1%	21.7%	38.9%	45.3%	3.1%

Diagram II.28.7
2015 Income Distribution
 Decatur County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,482 in 2010 to 1,469 in 2016, with the poverty rate reaching 20 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.28.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,214	15.2%
2001	1,262	15.7%
2002	1,402	17.3%
2003	1,140	14.3%
2004	1,333	16.8%
2005	1,601	20.5%
2006	1,359	17.3%
2007	1,475	19.3%
2008	1,651	21.7%
2009	1,586	21.1%
2010	1,482	19.1%
2011	1,628	21.4%
2012	1,786	23.7%
2013	1,603	21.6%
2014	1,586	21.3%
2015	1,618	21.7%
2016	1,469	20%

The rate of poverty for Decatur County is shown in Table II.28.34. In 2016, there were an estimated 1,552 persons living in poverty. This represented a 20.8 percent poverty rate, compared to 15.5 percent poverty in 2000. In 2016, some 13.3 percent of those in poverty were under age 6, and 11.1 percent were 65 or older.

Table II.28.34				
Poverty by Age				
Decatur 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	79	6.4%	206	13.3%
6 to 17	248	20.2%	281	18.1%
18 to 64	706	57.6%	893	57.5%
65 or Older	193	15.7%	172	11.1%
Total	1,226	100.0%	1,552	100.0%
Poverty Rate	15.5%	.	20.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.2 percent in Decatur County between 2010 and 2016, from 3,834 to 3,843. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.28.35.

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 Decatur County decreased from 1 authorization in 2015 to 0 in 2016.

The real value of single-family building permits decreased from \$121,581 in 2015 to \$0 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.28.36.

Table II.28.35				
Housing Units				
State of Iowa vs. Decatur County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Decatur County	% Growth Since Census
2000 Census Base	1,232,625	.	3,832	.
2010 Census	1,336,417	8.4%	3,834	0.1%
July 2011 Estimate	1,341,974	0.4%	3,830	-0.1%
July 2012 Estimate	1,346,403	0.7%	3,850	0.4%
July 2013 Estimate	1,353,274	1.3%	3,847	0.3%
July 2014 Estimate	1,362,458	1.9%	3,848	0.4%
July 2015 Estimate	1,370,778	2.6%	3,847	0.3%
July 2016 Estimate	1,380,162	3.3%	3,843	0.2%

Table II.28.36
Building Permits and Valuation
 Decatur 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	14	0	0	24	38	101,349	52,319
1981	13	0	0	20	33	90,804	59,198
1982	5	0	0	0	5	108,131	0
1983	7	0	0	0	7	107,024	0
1984	13	2	0	0	15	104,269	0
1985	2	0	0	0	2	53,544	0
1986	0	0	0	0	0	0	0
1987	4	0	0	0	4	88,405	0
1988	4	0	0	0	4	65,624	0
1989	4	0	0	0	4	54,084	0
1990	4	0	0	0	4	89,286	0
1991	2	0	0	0	2	80,762	0
1992	7	0	0	0	7	124,763	0
1993	5	0	0	0	5	149,206	0
1994	9	0	0	0	9	117,471	0
1995	7	0	0	0	7	110,963	0
1996	8	0	0	0	8	101,715	0
1997	11	0	0	0	11	115,974	0
1998	11	2	0	0	13	125,263	0
1999	20	0	0	0	20	131,302	0
2000	7	0	3	0	10	172,675	0
2001	5	0	0	0	5	195,623	0
2002	9	0	0	0	9	94,189	0
2003	8	0	0	0	8	213,607	0
2004	5	4	0	0	9	195,073	0
2005	7	0	0	0	7	200,768	0
2006	9	2	0	0	11	164,551	0
2007	6	0	0	0	6	205,137	0
2008	1	0	0	0	1	112,296	0
2009	3	0	0	0	3	104,016	0
2010	4	0	0	0	4	53,672	0
2011	4	0	0	24	28	52,589	152,823
2012	2	0	0	0	2	156,233	0
2013	6	0	0	0	6	80,267	0
2014	2	0	0	0	2	79,767	0
2015	1	0	0	0	1	121,581	0
2016	0	0	0	0	0	0	0



Diagram II.28.8 Single Family Permits

Decatur County
Census Bureau Data, 1980–2016

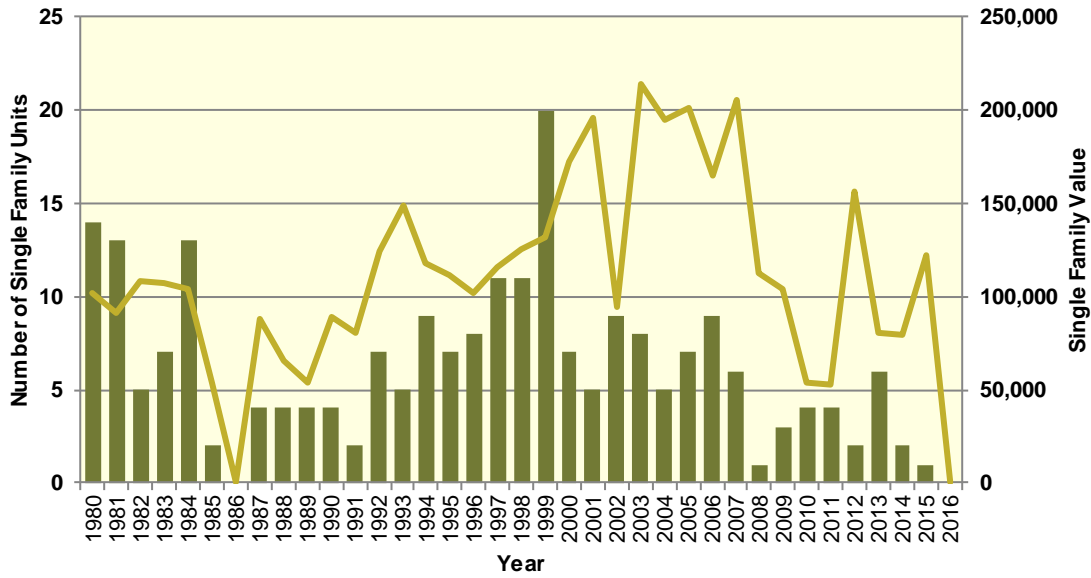
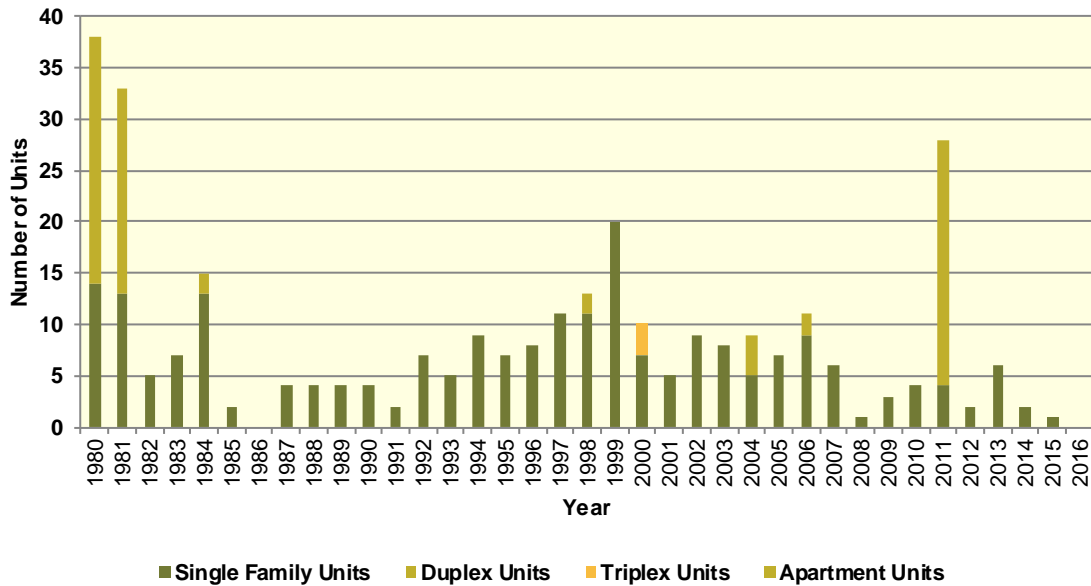


Diagram II.28.9 Total Permits by Unit Type

Decatur County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.28.37. In 2016, there were 3,846 housing units, up from 3,833 in 2000. Single-family units accounted for 78.4 percent of units in 2016, compared to 77.3 in 2000. Apartment units accounted for 7.7 percent in 2016, compared to 6.8 percent in 2000.

Table II.28.37				
Housing Units by Type				
Decatur 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	2,964	77.3%	3,014	78.4%
Duplex	83	2.2%	89	2.3%
Tri- or Four-Plex	150	3.9%	156	4.1%
Apartment	260	6.8%	297	7.7%
Mobile Home	363	9.5%	286	7.4%
Boat, RV, Van, Etc.	13	0.3%	4	0.1%
Total	3,833	100.0%	3,846	100.0%

Some 84.1 percent of housing was occupied in 2010, compared to 87.1 percent in 2000. Owner-occupied housing changed -4.3 percent between 2000 and 2010, ending with owner-occupied units representing 70.5 percent of unit. Vacant units changed by 23.2 percent, resulting in 611 vacant units in 2010.

Table II.28.38					
Housing Units by Tenure					
Decatur County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,337	87.1%	3,223	84.1%	-3.4%
Owner-Occupied	2,372	71.1%	2,271	70.5%	-4.3%
Renter-Occupied	965	28.9%	952	29.5%	-1.3%
Vacant Housing Units	496	12.9%	611	15.9%	23.2%
Total Housing Units	3,833	100.0%	3,834	100.0%	0%

Table II.28.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,846 housing units. An estimated 65.9 percent were owner-occupied, and 17.7 percent were vacant.

Table II.28.39				
Housing Units by Tenure				
Decatur County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,223	84.1%	3,166	82.3%
Owner-Occupied	2,271	70.5%	2,086	65.9%
Renter-Occupied	952	29.5%	1,080	34.1%
Vacant Housing Units	611	15.9%	680	17.7%
Total Housing Units	3,834	100.0%	3,846	100.0%

Households by household size are shown in Table II.28.40. There were a total of 3,223 households in 2010, up from 3,337 in 2000. One person households changed by 3,337 percent between 2000 and 2010, while two person households changed by -1 percent. Three and four person households changed by 2.6 and -17.6 respectively, representing 13.4 percent and 9.7 percent of the population in 2010.

Table II.28.40					
Households by Household Size					
Decatur County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,010	30.3%	939	29.1%	-7%
Two Persons	1,228	36.8%	1,216	37.7%	-1%
Three Persons	421	12.6%	432	13.4%	2.6%
Four Persons	381	11.4%	314	9.7%	-17.6%
Five Persons	187	5.6%	195	6.1%	4.3%
Six Persons	64	1.9%	72	2.2%	12.5%
Seven Persons or More	46	1.4%	55	1.7%	19.6%
Total	3,337	100.0%	3,223	100.0%	-3.4%

Households by income is shown in Table II.28.41. Households earning more than \$100,000 per year represented 11.2 percent of households in 2016, compared to 3.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 16.2 percent of households in 2010, compared to 12.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16 percent of households in 2016, compared to 26.9 percent in 2000.

Table II.28.41				
Households by Income				
Decatur 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	903	26.9%	506	16%
\$15,000 to \$19,999	288	8.6%	272	8.6%
\$20,000 to \$24,999	306	9.1%	259	8.2%
\$25,000 to \$34,999	602	18%	457	14.4%
\$35,000 to \$49,999	592	17.7%	454	14.3%
\$50,000 to \$74,999	417	12.4%	514	16.2%
\$75,000 to \$99,999	126	3.8%	348	11%
\$100,000 or More	118	3.5%	356	11.2%
Total	3,352	100.0%	3,166	100.0%



Table II.28.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 9.6 percent and 1.9 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 16.9 percent, 8.5 percent, and 12.9, respectively. Housing units built prior to 1939 represented 33.2 percent of households in 2016.

Table II.28.42				
Households by Year Home Built				
Decatur 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	1,215	36.4%	1,050	33.2%
1940 to 1949	199	6%	129	4.1%
1950 to 1959	319	9.6%	145	4.6%
1960 to 1969	285	8.5%	264	8.3%
1970 to 1979	607	18.2%	534	16.9%
1980 to 1989	315	9.4%	270	8.5%
1990 to 1999	397	11.9%	409	12.9%
2000 to 2009	.	.	305	9.6%
2010 or Later	.	.	60	1.9%
Total	3,337	100.0%	3,166	100.0%

The distribution of unit types by race are shown in Table II.28.43. An estimated 78.9 percent of white households occupy single family homes. Some 7.1 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 40.7 percent of American Indian households occupy single family homes.

Table II.28.43							
Distribution of Units in Structure by Race							
Decatur County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	78.9%	0%	40.7%	0%	0%	0%	64.5%
Duplex	2.2%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.1%	100%	48.1%	0%	0%	0%	0%
Apartment	7.1%	0%	0%	0%	0%	0%	22.6%
Mobile Home	7.8%	0%	11.1%	100%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	12.9%
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.28.44. An estimated 23.6 percent of vacant units were for rent in 2010, a 25.2 percent change since 2000. In addition, some 9.2 percent of vacant units were for sale, a change of 7.7 percent between 2000 and 2010. "Other" vacant units represented 44.7 percent of vacant units in 2010. This is a change of 102.2 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.28.44					
Disposition of Vacant Housing Units					
Decatur County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	115	23.2%	144	23.6%	25.2%
For Sale	52	10.5%	56	9.2%	7.7%
Rented or Sold, Not Occupied	78	15.7%	36	5.9%	-53.8%
For Seasonal, Recreational, or Occasional Use	116	23.4%	102	16.7%	-12.1%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	135	27.2%	273	44.7%	102.2%
Total	496	100.0%	611	100.0%	23.2%

The disposition of vacant units between 2010 and 2016 are shown in Table II.28.45. By 2016, for rent units accounted for 14.6 percent of vacant units, while for sale units accounted for 9.6 percent. “Other” vacant units accounted for 50.9 percent of vacant units, representing a total of 346 “other” vacant units.

Table II.28.45				
Disposition of Vacant Housing Units				
Decatur County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	144	23.6%	99	14.6%
For Sale	56	9.2%	65	9.6%
Rented Not Occupied	16	2.6%	32	4.7%
Sold Not Occupied	20	3.3%	24	3.5%
For Seasonal, Recreational, or Occasional Use	102	16.7%	114	16.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	273	44.7%	346	50.9%
Total	611	100.0%	680	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.28.46. In 2016, an estimated 1.9 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table II.28.46							
Overcrowding and Severe Overcrowding							
Decatur 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	2,350	99%	12	0.5%	12	0.5%	2,374
2016 Five-Year ACS	2,061	98.8%	24	1.2%	1	0%	2,086
Renter							
2000 Census	943	97.9%	13	1.3%	7	0.7%	963
2016 Five-Year ACS	1,030	95.4%	37	3.4%	13	1.2%	3,166
Total							
2000 Census	3,293	98.7%	25	0.7%	19	0.6%	3,337
2016 Five-Year ACS	3,091	97.6%	61	1.9%	14	0.4%	3,166

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 133 households with incomplete plumbing facilities in 2016, representing 4.2 percent of households in Decatur County. This is compared to 1.4 percent of households lacking complete plumbing facilities in 2000.

Table II.28.47		
Households with Incomplete Plumbing Facilities		
Decatur County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,291	3,033
Lacking Complete Plumbing Facilities	46	133
Total Households	3,337	3,166
Percent Lacking	1.4 %	4.2%

There were 146 households lacking complete kitchen facilities in 2016, compared to 27 households in 2000. This was a change from 0.8 percent of households in 2000 to 4.6 percent in 2016.

Table II.28.48		
Households with Incomplete Kitchen Facilities		
Decatur County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,310	3,020
Lacking Complete Kitchen Facilities	27	146
Total Households	3,337	3,166
Percent Lacking	0.8%	4.6%

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 Decatur County, 14.6 of households had a cost burden and 11.2 percent had a severe cost burden. Some 18.2 percent of renters were cost burdened, and 17.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.9 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 16.7 percent, and severe cost burden at 12.8 percent.

Table II.28.49
Cost Burden and Severe Cost Burden by Tenure
 Decatur 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	510	82%	80	12.9%	29	4.7%	3	0.5%	622
2016 Five-Year ACS	706	70.5%	167	16.7%	128	12.8%	0	0%	1,001
Owner Without a Mortgage									
2000 Census	695	85.6%	71	8.7%	32	3.9%	14	1.7%	812
2016 Five-Year ACS	945	87.1%	97	8.9%	36	3.3%	7	0.6%	1,085
Renter									
2000 Census	447	51%	162	18.5%	132	15.1%	135	15.4%	876
2016 Five-Year ACS	484	44.8%	197	18.2%	190	17.6%	209	19.4%	1,080
Total									
2000 Census	1,652	71.5%	313	13.5%	193	8.4%	152	6.6%	2,310
2016 Five-Year ACS	2,135	67.4%	461	14.6%	354	11.2%	216	6.8%	3,166

Housing Problems by Income

Table II.28.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Decatur County. As can be seen in 2017 the MFI was \$52,500, which compared to \$69,900 for the State of Iowa.

Table II.28.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 285 owner-occupied and 154 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 144 owner-occupied 203 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,145 households without a housing problem.

Table II.28.50
Median Family Income
 Decatur County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	33,200	49,100
2001	35,200	52,500
2002	35,900	53,700
2003	39,700	54,900
2004	39,800	55,800
2005	41,700	57,650
2006	41,800	57,800
2007	42,100	58,100
2008	42,400	58,500
2009	45,000	62,000
2010	45,300	62,400
2011	45,100	64,000
2012	45,800	64,800
2013	51,000	64,700
2014	50,200	65,300
2015	52,200	67,500
2016	47,500	68,400
2017	52,500	69,900

Table II.28.51
Housing Problems by Income and Tenure
 Decatur 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	15	20	10	4	4	53
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	0	4
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)	55	55	20	10	4	144
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	95	80	15	45	285
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	25	170	280	180	915	1,570
Total	149	344	394	209	972	2,068
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	4	20	0	0	39
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	10	4	0	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	195	4	4	0	0	203
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	60	10	0	4	154
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	70	115	135	115	140	575
Total	405	193	173	115	144	1,030
Total						
Lacking complete plumbing or kitchen facilities	30	24	30	4	4	92
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	19	0	0	0	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	14	8	0	4	26
Housing cost burden greater than 50% of income (and none of the above problems)	250	59	24	10	4	347
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	130	155	90	15	49	439
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	95	285	415	295	1,055	2,145
Total	554	537	567	324	1,116	3,098

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.28.52, of the 66 loans in 2016, 38 loans were for Home Purchases, 6 were for Home Improvement and 22 were for refinancing.

Table II.28.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Decatur County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	23	5	54	82
2009	20	10	50	80
2010	16	8	58	82
2011	32	9	46	87
2012	32	8	76	116
2013	30	6	61	97
2014	32	7	35	74
2015	27	5	26	58
2016	38	6	22	66

Table II.28.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$84,750 in 2012 and \$86,079 in 2016. Overall, average loans were \$91,171 in 2008 and \$99,167 in 2016.

Table II.28.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Decatur County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$81,652	\$31,200	\$100,778	\$91,171
2009	\$80,150	\$27,600	\$113,880	\$94,663
2010	\$84,625	\$51,875	\$93,638	\$87,805
2011	\$71,656	\$44,889	\$75,435	\$70,885
2012	\$84,750	\$56,125	\$98,539	\$91,810
2013	\$109,633	\$76,667	\$99,951	\$101,505
2014	\$96,188	\$44,143	\$119,829	\$102,446
2015	\$100,000	\$14,400	\$130,269	\$106,190
2016	\$86,079	\$24,333	\$142,182	\$99,167

Table II.28.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$2,712,000 in 2012 and \$3,271,000 in 2016. Overall, average loans were \$7,476,000 in 2008 and \$6,545,000 in 2016.

Table II.28.54				
Total Volume of Owner-Occupied Single Family Loans				
Decatur County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$1,878,000	\$156,000	\$5,442,000	\$7,476,000
2009	\$1,603,000	\$276,000	\$5,694,000	\$7,573,000
2010	\$1,354,000	\$415,000	\$5,431,000	\$7,200,000
2011	\$2,293,000	\$404,000	\$3,470,000	\$6,167,000
2012	\$2,712,000	\$449,000	\$7,489,000	\$10,650,000
2013	\$3,289,000	\$460,000	\$6,097,000	\$9,846,000
2014	\$3,078,000	\$309,000	\$4,194,000	\$7,581,000
2015	\$2,700,000	\$72,000	\$3,387,000	\$6,159,000
2016	\$3,271,000	\$146,000	\$3,128,000	\$6,545,000

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.28.55 presents some basic statistics about the completed surveys.

Table II.28.55				
Survey of Rental Properties				
Decatur County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	1	43	2.3	30

Table II.28.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 18 single family units in Decatur County, with 0 of them available. This translates into a vacancy rate of 0 percent in Decatur County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 25 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 4 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.28.56			
Rental Vacancy Survey by Type			
Decatur County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	18	0	0%
Apartments	25	1	4%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	43	1	2.3%

Table II.28.57, reports units by bedroom size. As can be seen there were 0 two bedroom apartment units and 0 three bedroom units. Overall, the 14 two bedroom units accounted for 32.6 percent of all units, and the 2 three bedroom units accounted for 4.7 percent. Additional details for additional unit types are reported found below.

Table II.28.57						
Rental Units by Bedroom Size						
Decatur 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	2	25	0	0	.	27
Two	14	0	0	0	.	14
Three	2	0	0	0	.	2
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	18	25	0	0	0	43

Table II.28.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.28.58			
Single Family Units by Bedroom Size			
Decatur County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	2	0	0%
Two	14	0	0%
Three	2	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	18	0	0%

Table II.28.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 4 percent.

Table II.28.59			
Apartment Units by Bedroom Size			
Decatur County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	25	1	4%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	25	1	4%

Table II.28.60, shows vacancy rates for single family units by average rental rates for Decatur County.

Table II.28.60 Single Family Market Rate Rents by Vacancy Status Decatur County 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family 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	18	0	0%
Total	18	0	0%

The average rent and availability of apartment units is displayed in Table II.28.61.

Table II.28.61 Apartment Market Rate Rents by Vacancy Status Decatur 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	25	1	4%
Total	25	1	4%

Respondents were asked if utilities are included in the rent and as shown in Table II.28.62 below 1 respondent, or 100 percent, included some sort of utility in the rent.

Table II.28.62 Are there any utilities included with the rent? Decatur 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.28.63. 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.28.63 Which utilities are included with the rent? Decatur 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.28.64 there were 2 accessible apartment units.

Table II.28.64 Accessible Units by Bedroom Size Decatur 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	2	0	0		2
Two	0	0	0	0		0
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.28.65, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 0 percent of all single family units were considered accessible by survey respondents.

Table II.28.65 Single Family Units by Accessibility and Bedroom Size Decatur County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	2	0	2	0%
Two	14	0	14	0%
Three	2	0	2	0%
Four	0	0	0	0%
Don’t know	0	0	0	0%
Total	18	0	18	0%

Table II.28.66, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 8 percent of all apartment units were considered accessible by survey respondents.

Table II.28.66 Apartment Units by Accessibility and Bedroom Size Decatur County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	23	2	25	8%
Two	0	0	0	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	23	2	25	8%

Perceived Need for Rental Units

Table II.28.67, 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.28.67 Do you keep a waiting list? Decatur County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.28.68, 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.28.68 How would you rate the need for renovation of existing units in the city? Decatur County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	1	1	1	1
Extreme Need	0	0	0	0
Average Need	4	4	4	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.28.69, 0 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, 0

respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	1	1	1	1
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2	2	2	2

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 28.70, shows the *strong growth scenario* for the Decatur County. As can be seen there were 2,086 owner-occupied and 1,080 renter-occupied households in 2016, for a total of 3,166 households. In 2030, there will be a projected 3,255 households, of which 2,357 are projected to be owner occupied and the remaining 898 are expected to be renter-occupied.

By 2050, there are projected to be 2,304 owner-occupied households, of which 167 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 437 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 851 renter

households, of which 335 renter households are expected to have incomes between 0 and 30.0 percent of median family income 142 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 3,155 occupied units by 2050, of which 502 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.28.70								
Housing Demand Forecast								
Decatur County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	151	168	170	171	171	170	169	167
30.1-50%	345	384	387	389	389	388	385	381
50.1-80%	395	441	444	447	447	445	441	437
80.1-95%	137	153	154	155	155	154	153	151
95.1-115%	242	270	272	274	274	272	270	268
115+%	816	910	917	922	922	918	910	901
Total	2,086	2,326	2,345	2,357	2,357	2,346	2,327	2,304
Renter								
0-30%	425	357	356	354	350	346	341	335
30.1-50%	207	174	173	172	171	169	166	163
50.1-80%	180	151	150	149	148	146	144	142
80.1-95%	90	76	76	75	74	74	72	71
95.1-115%	73	62	61	61	60	60	59	58
115+%	104	88	87	87	86	85	84	82
Total	1,080	908	904	898	890	880	866	851
Total								
0-30%	576	526	526	524	521	516	510	502
30.1-50%	552	558	561	562	560	556	551	544
50.1-80%	575	592	595	596	595	591	585	578
80.1-95%	227	229	229	230	229	227	225	222
95.1-115%	316	332	334	335	334	332	329	325
115+%	920	997	1,005	1,009	1,008	1,003	994	983
Total	3,166	3,233	3,249	3,255	3,247	3,226	3,194	3,155

