

**VOLUME II:
FAYETTE 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**



Fayette County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Fayette County's population decreased from 20,880 in 2010 to 20,054 in 2016, or by 4 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 3.2 percent, and the number of people from 55 to 64 years of age increased by 11.7 percent. The white population decreased by 5.2 percent, while the black population increased by 26.5 percent. The Hispanic population increased from 380 to 469 people between 2010 and 2016 or by 23.4 percent. These data are presented in Table II.34.1.

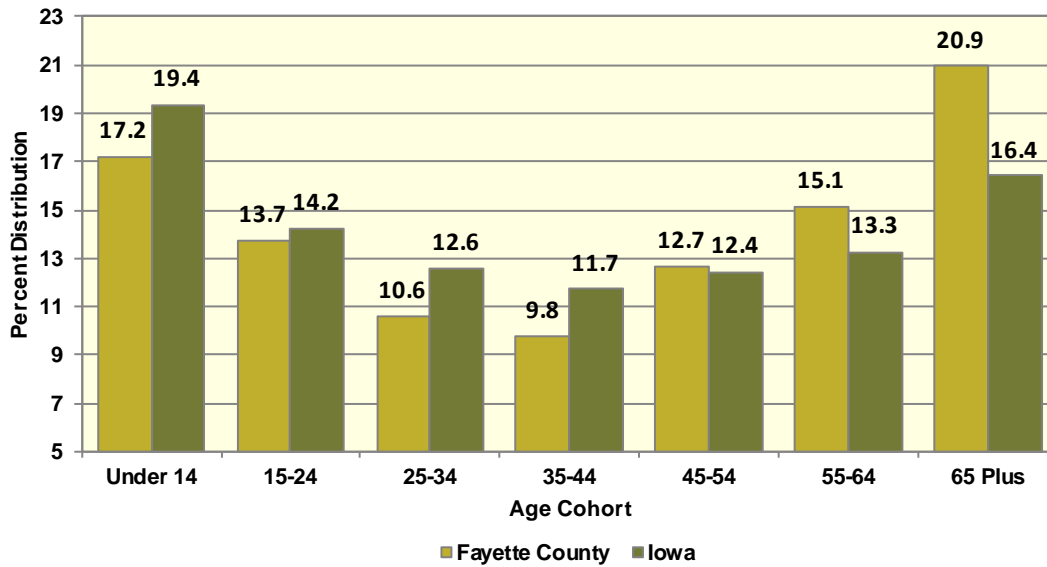
Table II.34.1						
Profile of Population Characteristics						
Fayette County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Fayette County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	20,880	20,054	-4%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	3,790	3,449	-9%	603,673	607,020	0.6%
15 to 24 years	2,872	2,751	-4.2%	430,187	445,808	3.6%
25 to 34 years	2,054	2,120	3.2%	382,583	394,373	3.1%
35 to 44 years	2,208	1,961	-11.2%	364,548	367,535	0.8%
45 to 54 years	3,186	2,538	-20.3%	439,726	389,744	-11.4%
55 to 64 years	2,715	3,034	11.7%	372,750	415,998	11.6%
65 and Over	4,055	4,201	3.6%	452,888	514,215	13.5%
Race						
White	20,361	19,295	-5.2%	2,839,615	2,864,884	0.9%
Black	200	253	26.5%	91,695	114,874	25.3%
American Indian and Alaskan Native	21	49	133.3%	13,563	15,924	17.4%
Asian	109	205	88.1%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	15	11	-26.7%	2,419	3,592	48.5%
Two or more races	174	241	38.5%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	380	469	23.4%	151,544	182,606	20.5%

Table II.34.2, presents the population of Fayette County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,432 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 10,448 persons, were female. In 2016, the number of males rose to 10,077 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 9,977 persons being female.



Table II.34.2 Population by Age and Gender Fayette 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	1,991	1,799	3,790	1,805	1,644	3,449	-9%
15 to 24 years	1,511	1,361	2,872	1,459	1,292	2,751	-4.2%
25 to 34 years	1,068	986	2,054	1,096	1,024	2,120	3.2%
35 to 44 years	1,124	1,084	2,208	1,006	955	1,961	-11.2%
45 to 54 years	1,124	1,084	2,208	1,006	955	1,961	-11.2%
55 to 64 years	1,651	1,535	3,186	1,322	1,216	2,538	-20.3%
65 and Over	1,368	1,347	2,715	1,540	1,494	3,034	11.7%
Total	10,432	10,448	20,880	10,077	9,977	20,054	-4%
% of Total	50%	50%	.	50.2%	49.8%	.	

**Diagram II.34.1
Age Distribution**
Fayette County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Fayette County increased from 21,843 to 22,008 persons, or by 0.8 percent. Between 2000 and 2010, Fayette County population, changed by -1,128 persons, to a total population of 20,880 persons. The most recent estimates indicated that Fayette County’s population fell an additional -826 persons since the 2010 Census, to 20,054 persons in July 2016.

1990 Census	21,843
Natural Increase 90-00	108
Net Migration 90-00	57
2000 Census	22,008
Natural Increase 00-09	-241
Net Migration 00-09	-828
2009 Population Estimate	20,939
2010 Census	20,880
Natural Increase 10-16	-218
Net Migration 10-16	-608
2016 Population Estimate	20,054

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.34.3, Fayette County had a natural increase, of 108 persons between 1990 and 2000. During the April 2000 to July 2009 period, Fayette County’s natural increase was estimated at -241 persons. Between 2010 and 2016, the natural increase was estimated at -218 persons, and the net migration was -608 persons.

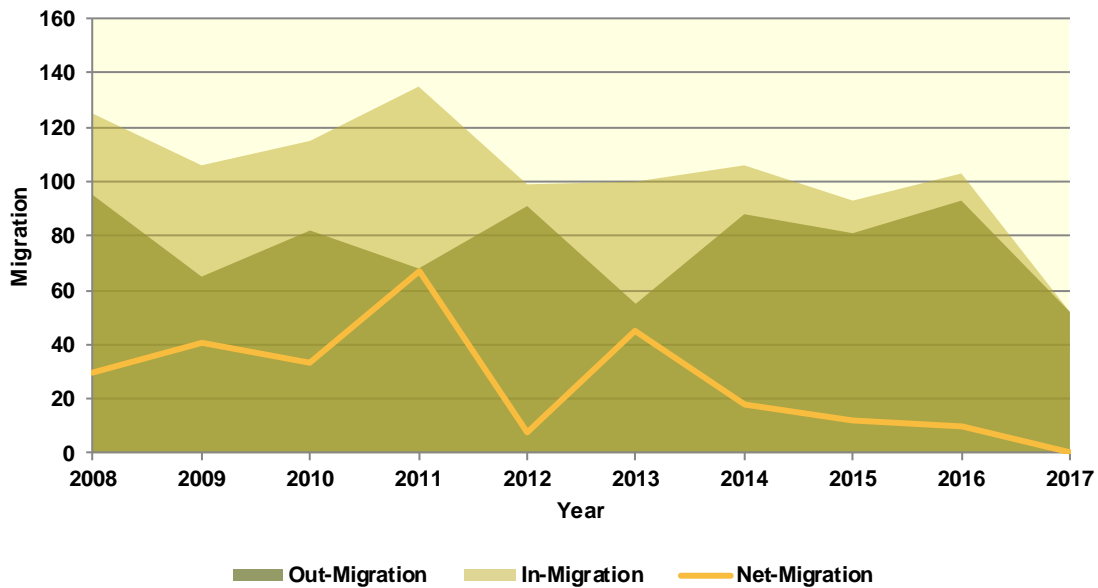
Population Migration Trends

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.34.4 in 2008 there was a total of 125 in-migrations with a total of 95 out-migrations, which led to a net-migration of 30 persons. The most recent first half 2017 data saw a net-migration of 0 persons, with 52 persons entering Fayette County and 52 persons leaving Fayette County.

Diagram II.34.2, 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 2011 with 67 people entering and the migration lowest net migration occurred in 2012 with 8 entering Fayette County.

Diagram II.34.2
Net In-migration by Gender
 Fayette County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.34.4, shows in- and out-migration by gender. In the most recent first half 2017 data, -5 persons were male, with 5 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	67	56	55	66	49	52	52	48	42	24
Female	58	50	60	69	50	48	54	45	61	28
Total	125	106	115	135	99	100	106	93	103	52
Out										
Male	45	37	42	37	39	32	45	43	50	29
Female	50	28	40	31	52	23	43	38	43	23
Total	95	65	82	68	91	55	88	81	93	52
Net										
Male	22	19	13	29	10	20	7	5	-8	-5
Female	8	22	20	38	-2	25	11	7	18	5
Total	30	41	33	67	8	45	18	12	10	0

Table II.34.5, shows net-migration for Fayette 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 6 persons entering Fayette County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 5 persons leaving Fayette County.

Table II.34.5										
Migration by Age Range										
Fayette County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	1	1	3	0	1	0	0	0	0
18-22	18	21	20	17	20	14	8	17	11	9
23-25	18	9	9	15	13	11	13	7	15	4
26-35	31	31	23	39	26	34	29	17	31	12
36-45	21	23	15	22	14	15	24	14	14	6
46-55	20	9	24	17	11	14	13	18	10	10
56-65	10	10	17	14	7	6	12	9	12	9
66 +	7	2	6	8	8	5	7	11	10	2
Total	125	106	115	135	99	100	106	93	103	52
Out										
14-17	1	1	3	2	2	0	3	0	5	1
18-22	11	6	11	12	16	7	13	13	6	5
23-25	21	9	15	11	10	9	11	12	18	7
26-35	26	16	25	21	18	16	24	22	18	16
36-45	10	6	14	8	14	8	19	11	17	11
46-55	10	15	7	4	14	11	6	11	14	5
56-65	7	4	5	6	8	1	7	6	7	3
66 +	9	8	2	4	9	3	5	6	8	4
Total	95	65	82	68	91	55	88	81	93	52
Net										
14-17	-1	0	-2	1	-2	1	-3	0	-5	-1
18-22	7	15	9	5	4	7	-5	4	5	4
23-25	-3	0	-6	4	3	2	2	-5	-3	-3
26-35	5	15	-2	18	8	18	5	-5	13	-4
36-45	11	17	1	14	0	7	5	3	-3	-5
46-55	10	-6	17	13	-3	3	7	7	-4	5
56-65	3	6	12	8	-1	5	5	3	5	6
66 +	-2	-6	4	4	-1	2	2	5	2	-2
Total	30	41	33	67	8	45	18	12	10	0

School Age Enrollment

Table II.34.6, show the school enrollment from the Iowa Department of Education for Fayette County. The school enrollment figures below are for both public and private schools. As can be seen in 2010 total enrollment was 3,907 students and was 3,533 in 2017, a change of -9.6 percent. Enrollment for students in grades 1 to 5 was 1,251 students in 2010 and 1,249 in 2017, which was a change of -0.2 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 1,269 and 973 in 2017, which was a change of -23.3 percent.

Table II.34.6
School Enrollment

Fayette County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	471	1,735	1,031	1,494	291	4,770
2001	396	1,620	1,049	1,358	54	4,477
2002	406	1,618	1,059	1,297	43	4,423
2003	385	1,536	1,060	1,303	39	4,323
2004	347	1,493	1,018	1,318	19	4,195
2005	310	1,161	784	1,119	17	3,374
2006	394	1,382	967	1,453	36	4,196
2007	389	1,340	940	1,431	46	4,100
2008	418	1,345	873	1,374	94	4,010
2009	570	1,264	844	1,337	232	3,973
2010	605	1,251	782	1,269	252	3,907
2011	602	1,207	810	1,208	267	3,827
2012	676	1,223	795	1,152	311	3,846
2013	657	1,209	761	1,095	284	3,722
2014	629	1,233	699	1,042	295	3,603
2015	632	1,244	699	1,015	284	3,590
2016	627	1,251	713	989	274	3,580
2017	586	1,249	725	973	270	3,533
% Change 10-17	-3.1%	-0.2%	-7.3%	-23.3%	7.1%	-9.6%

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.34.7, shows population by age for the 2000 and 2010 Census. The population changed by -5.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -3.2 percent to a total of 4,055 persons in 2010. Those aged 25 to 34 changed by -9 percent, and those aged under 5 changed by -3.7 percent.

Table II.34.7					
Population by Age					
Fayette County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,311	6%	1,263	6%	-3.7%
5 to 19	4,810	21.9%	4,109	19.7%	-14.6%
20 to 24	1,274	5.8%	1,290	6.2%	1.3%
25 to 34	2,257	10.3%	2,054	9.8%	-9%
35 to 54	6,009	27.3%	5,394	25.8%	-10.2%
55 to 64	2,156	9.8%	2,715	13%	25.9%
65 or Older	4,191	19%	4,055	19.4%	-3.2%
Total	22,008	100.0%	20,880	100.0%	-5.1%

The elderly population is further explored in Table II.34.8. Those aged 65 to 66 changed by 0.5 percent between 2000 and 2010, resulting in a population of 404 persons. Those aged 85 or older changed by 8.3 percent during the same time period, and resulted in 694 persons over age 85 in 2010.

Table II.34.8					
Elderly Population by Age					
Fayette County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	402	9.6%	404	10%	0.5%
67 to 69	613	14.6%	640	15.8%	4.4%
70 to 74	968	23.1%	927	22.9%	-4.2%
75 to 79	882	21%	778	19.2%	-11.8%
80 to 84	685	16.3%	612	15.1%	-10.7%
85 or Older	641	15.3%	694	17.1%	8.3%
Total	4,191	100.0%	4,055	100.0%	-3.2%

Population by race and ethnicity is shown in Table II.34.9. The white population changed by -5.8 percent between 2000 and 2010, and resulted in representing 97 percent of the population in 2010. The black population changed by 70.7 percent, represented 0.9 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 15.2 percent between 2000 and 2010, compared to the -5.4 percent growth rate for non-Hispanics.

Table II.34.9					
Population by Race and Ethnicity					
Fayette County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	21,505	97.7%	20,253	97%	-5.8%
Black	116	0.5%	198	0.9%	70.7%
American Indian	29	0.1%	21	0.1%	-27.6%
Asian	87	0.4%	107	0.5%	23%
Native Hawaiian/ Pacific Islander	7	0%	15	0.1%	114.3%
Other	94	0.4%	93	0.4%	-1.1%
Two or More Races	170	0.8%	193	0.9%	13.5%
Total	22,008	100.0%	20,880	100.0%	-5.1%
Hispanic	330	1.5%	380	1.8%	15.2%
Non-Hispanic	21,678	98.5%	20,500	98.2%	-5.4%

Population by race and ethnicity through 2016 is shown in Table II.34.10. The white population represented 95.6 percent of the population in 2016, compared with black households accounting for 1.3 percent of the population. Hispanic households represented 2.2 percent of the population in 2016.

Table II.34.10				
Population by Race and Ethnicity				
Fayette County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	20,253	97%	19,497	95.6%
Black	198	0.9%	270	1.3%
American Indian	21	0.1%	109	0.5%
Asian	107	0.5%	154	0.8%
Native Hawaiian/ Pacific Islander	15	0.1%	0	0%
Other	93	0.4%	66	0.3%
Two or More Races	193	0.9%	295	1.4%
Total	20,880	100.0%	20,391	100.0%
Non-Hispanic	20,500	98.2%	19,936	97.8%
Hispanic	380	1.8%	455	2.2%

The population by race is broken down further by ethnicity in Table II.34.11. While the white non-Hispanic population changed by -6.3 percent between 2000 and 2010, the white Hispanic population changed by 49.4 percent. The black non-Hispanic population changed by 76.6 percent, while the black Hispanic population changed by -60 percent.

Table II.34.11					
Population by Race and Ethnicity					
Fayette County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	21,327	98.4%	19,987	97.5%	-6.3%
Black	111	0.5%	196	1%	76.6%
American Indian	27	0.1%	21	0.1%	-22.2%
Asian	83	0.4%	105	0.5%	26.5%
Native Hawaiian/ Pacific Islander	7	0%	15	0.1%	114.3%
Other	7	0%	6	0%	-14.3%
Two or More Races	116	0.5%	170	0.8%	46.6%
Total Non-Hispanic	21,678	100.0%	20,500	100.0%	-5.4%
Hispanic					
White	178	53.9%	266	70%	49.4%
Black	5	1.5%	2	0.5%	-60%
American Indian	2	0.6%	0	0%	-100%
Asian	4	1.2%	2	0.5%	-50%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	87	26.4%	87	22.9%	0%
Two or More Races	54	16.4%	23	6.1%	-57.4%
Total Hispanic	330	100.0%	380	100.0%	15.2 %
Total Population	22,008	100.0%	20,880	100.0%	-5.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.34.12. During this time, the total non-Hispanic population was 19,936 persons in 2016. The Hispanic population was 455.

Table II.34.12				
Population by Race and Ethnicity				
Fayette County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	19,987	97.5%	19,249	96.6%
Black	196	1%	270	1.4%
American Indian	21	0.1%	33	0.2%
Asian	105	0.5%	154	0.8%
Native Hawaiian/ Pacific Islander	15	0.1%	0	0%
Other	6	0%	0	0%
Two or More Races	170	0.8%	230	1.2%
Total Non-Hispanic	20,500	100.0%	19,936	100.0%
Hispanic				
White	266	70%	248	54.5%
Black	2	0.5%	0	0%
American Indian	0	0%	76	16.7%
Asian	2	0.5%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	87	22.9%	66	14.5%
Two or More Races	23	6.1%	65	14.3%
Total Non-Hispanic	380	100.0	455	100.0%
Total Population	20,880	100.0%	20,391	100.0%

Households by type and tenure are shown in Table II.34.13. Family households represented 64.5 percent of households, while non-family households accounted for 35.5 percent. These changed from 64.8 and 35.2 percent, respectively.

Table II.34.13				
Household Type by Tenure				
Fayette County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,596	64.8%	5,377	64.5%
Married-Couple Family	4,569	81.6%	4,333	80.6%
Owner-Occupied	4,065	89%	3,903	90.1%
Renter-Occupied	504	11%	430	9.9%
Other Family	1,027	18.4%	1,044	19.1%
Male Householder, No Spouse Present	371	36.1%	311	35.5%
Owner-Occupied	246	66.3%	201	64.6%
Renter-Occupied	125	33.7%	110	35.4%
Female Householder, No Spouse Present	656	63.9%	733	62.8%
Owner-Occupied	344	52.4%	398	54.3%
Renter-Occupied	312	47.6%	335	45.7%
Non-Family Households	3,038	35.2%	2,956	35.5%
Owner-Occupied	1,799	59.2%	1,817	61.5%
Renter-Occupied	1,239	40.8%	1,139	38.5%
Total	8,634	100.0%	8,333	100.0%

The group quarters population was 782 in 2010, compared to 832 in 2000. Institutionalized populations experienced a -7.5 percent change between 2000 and 2010. Non-institutionalized populations experienced a -4.8 percent change during this same time period.

Table II.34.14					
Group Quarters Population					
Fayette 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	64	17.2%	71	20.6%	10.9%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	272	73.1%	273	79.4%	0.4%
Other Institutions	36	9.7%	0	0%	-100%
Total	372	100.0%	344	100.0%	-7.5%
Noninstitutionalized					
College Dormitories	363	78.9%	340	77.6%	-6.3%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	97	21.1%	98	22.4%	1%
Total	460	100.0%	438	100.0%	-4.8%
Group Quarters Population	832	100.0%	782	100.0%	-6%

The number of foreign born persons are shown in Table II.34.15. An estimated 0.2 percent of the population was born in Korea, some 0.2 percent were born in Nepal, and another 0.1 percent were born in Canada.

Table II.34.15			
Place of Birth for the Foreign-Born Population			
Fayette County			
2016 Five-Year ACS			
Number	Country	Number of Person	Percent of Total Population
#1 country of origin	Korea	48	0.2%
#2 country of origin	Nepal	41	0.2%
#3 country of origin	Canada	27	0.1%
#4 country of origin	Germany	21	0.1%
#5 country of origin	Kenya	16	0.1%
#6 country of origin	China excluding Hong Kong and Taiwan	13	0.1%
#7 country of origin	Japan	10	0%
#8 country of origin	Philippines	10	0%
#9 country of origin	India	9	0%
#10 country of origin	Spain	8	0%

Limited English Proficiency and the language spoken at home are shown in Table II.34.16. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other Indo-European languages.



Table II.34.16
Limited English Proficiency and Language Spoken at Home
 Fayette County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	56	0.3%
#2 LEP Language	Other Indo-European languages	35	0.2%
#3 LEP Language	German or other West Germanic languages	23	0.1%
#4 LEP Language	Other Asian and Pacific Island languages	14	0.1%
#5 LEP Language	Chinese	13	0.1%
#6 LEP Language	Tagalog	10	0.1%
#7 LEP Language	French, Haitian, or Cajun	6	0%
#8 LEP Language	Other and unspecified languages	6	0%
#9 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#10 LEP Language	Arabic	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.34.17. Some 18.4 percent of the population was disabled in 2000, or a total of 3,735 persons. The disability rate was highest for those over 65, with 38 percent disabled.

Table II.34.17
Disability by Age
 Fayette County
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	172	5%
16 to 64	2,095	16.1%
65 and older	1,468	38%
Total	3,735	18.4%

Table II.34.18 shows disability by type in 2000. There were 1,752 physical disabilities in 2000, some 1,413 employment disabilities, and 1,263 go-outside-home disabilities.

Table II.34.18
Total Disabilities Tallied: Aged 5 and Older
 Fayette County
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	833
Physical disability	1,752
Mental disability	939
Self-care disability	477
Employment disability	1,413
Go-outside-home disability	1,263
Total	6,677

Disability by age, as estimated by the 2016 ACS, is shown in Table II.34.19. The disability rate for females was 13.5 percent, compared to 14.2 percent for males. The disability rate changed precipitously higher with age, with 47.6 percent of those over 75 experiencing a disability.

Table II.34.19						
Disability by Age						
Fayette 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	104	6.2%	78	5.1%	182	5.7%
18 to 34	163	7.4%	46	2.3%	209	5%
35 to 64	528	13.7%	459	12.3%	987	13%
65 to 74	301	30.3%	200	18.4%	501	24.1%
75 or Older	334	44%	555	50%	889	47.6%
Total	1,430	14.2%	1,338	13.5%	2,768	13.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.34.20. Some 7.3 percent have an ambulatory disability, 6.5 have an independent living disability, and 2.5 percent have a self-care disability.

Table II.34.20		
Total Disabilities Tallied: Aged 5 and Older		
Fayette County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	782	3.9%
Vision disability	481	2.4%
Cognitive disability	842	4.5%
Ambulatory disability	1,375	7.3%
Self-Care disability	464	2.5%
Independent living disability	1,019	6.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.34.21. In 2016, some 9,945 persons were employed and 452 were unemployed. This totaled a labor force of 10,397 persons. The unemployment rate for Fayette County was estimated to be 4.3 percent in 2016.

Table II.34.21	
Employment, Labor Force and Unemployment	
Fayette County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	9,945
Unemployed	452
Labor Force	10,397
Unemployment Rate	4.3%

In 2016, 90.4 percent of households in Fayette County had a high school education or greater.



Table II.34.22	
High School or Greater Education	
Fayette County	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,529
Total Households	8,333
Percent High School or Above	90.4%

As seen in Table II.34.23, some 37.2 percent of the population had a high school diploma or equivalent, another 34.8 percent have some college, 12.6 percent have a Bachelor's Degree, and 5.4 percent of the population had a graduate or professional degree.

Table II.34.23		
Educational Attainment		
Fayette County		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,609	10%
High School or Equivalent	5,964	37.2%
Some College or Associates Degree	5,585	34.8%
Bachelor's Degree	2,017	12.6%
Graduate or Professional Degree	860	5.4%
Total Population Above 18 years	16,035	100.0%

ECONOMICS

Labor Force

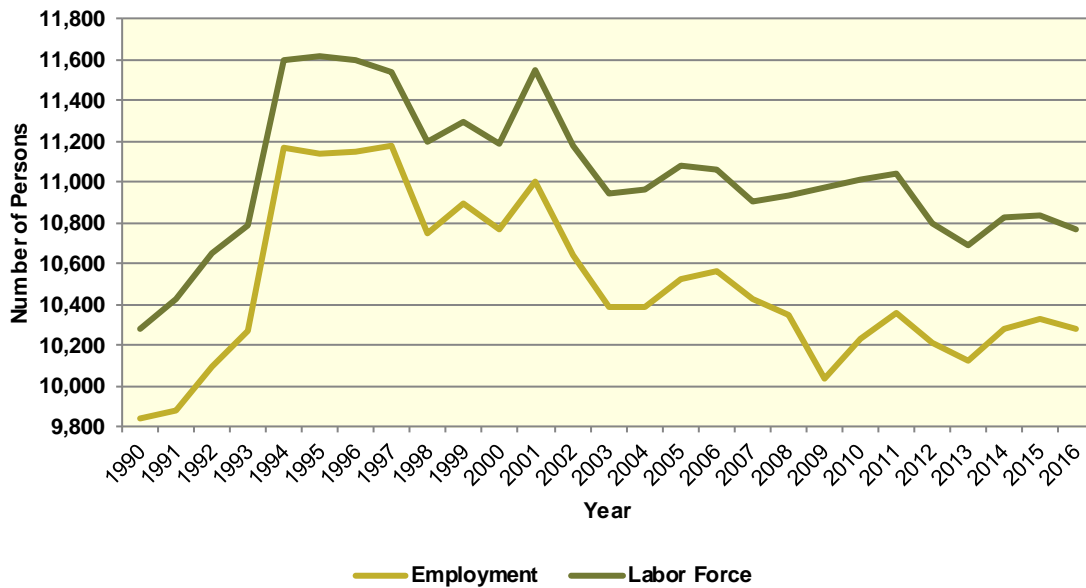
Table II.34.24, shows the labor force statistics for Fayette County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.6 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Fayette County decreased from 4.6 percent in 2015 to 4.5 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Fayette County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	446	9,836	10,282	4.3%	4.4%
1991	549	9,880	10,429	5.3%	4.7%
1992	558	10,092	10,650	5.2%	4.5%
1993	513	10,274	10,787	4.8%	4%
1994	423	11,170	11,593	3.6%	3.5%
1995	479	11,135	11,614	4.1%	3.4%
1996	440	11,152	11,592	3.8%	3.5%
1997	363	11,175	11,538	3.1%	3.1%
1998	448	10,746	11,194	4%	2.7%
1999	402	10,893	11,295	3.6%	2.6%
2000	418	10,765	11,183	3.7%	2.6%
2001	547	11,001	11,548	4.7%	3.3%
2002	540	10,638	11,178	4.8%	4%
2003	561	10,385	10,946	5.1%	4.5%
2004	575	10,390	10,965	5.2%	4.5%
2005	555	10,524	11,079	5%	4.3%
2006	503	10,561	11,064	4.5%	3.7%
2007	478	10,425	10,903	4.4%	3.7%
2008	586	10,344	10,930	5.4%	4.2%
2009	945	10,031	10,976	8.6%	6.4%
2010	787	10,228	11,015	7.1%	6%
2011	686	10,354	11,040	6.2%	5.5%
2012	587	10,207	10,794	5.4%	5%
2013	565	10,125	10,690	5.3%	4.7%
2014	546	10,283	10,829	5%	4.3%
2015	500	10,331	10,831	4.6%	3.8%
2016	486	10,281	10,767	4.5%	3.7%

Diagram II.34.3, shows the employment and labor force for Fayette County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 10,281 persons, with the labor force reaching 10,767, indicating there were a total of 486 unemployed persons.



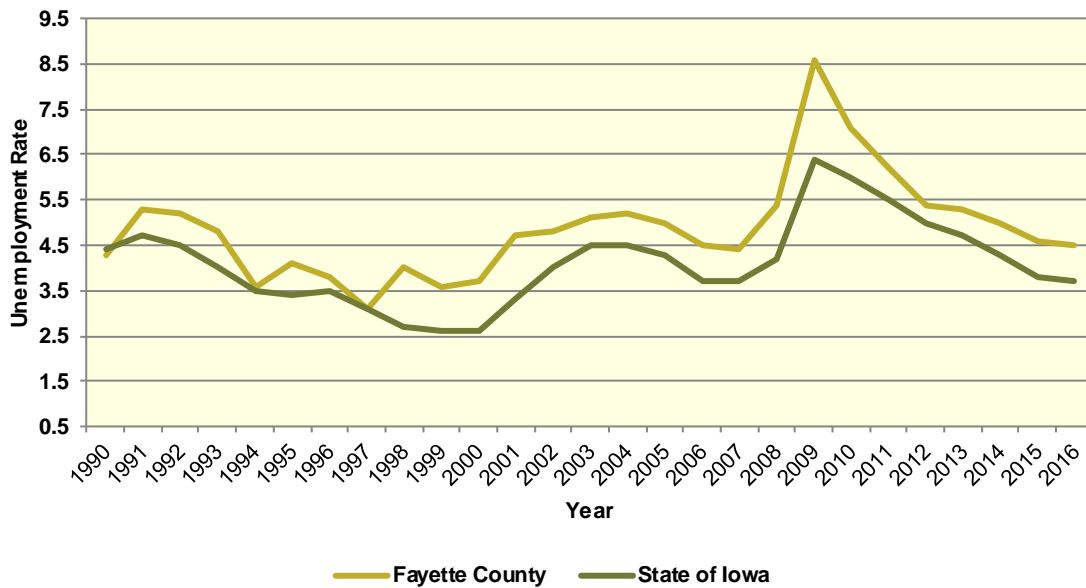
Diagram II.34.3
Employment and Labor Force
 Fayette County
 1990 – 2016 BLS Data



Unemployment

Diagram II.34.4, shows the unemployment rate for both the State and Fayette County. During the 1990’s the average rate for Fayette County was 4.2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.2 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.5 percent. Over the course of the entire period the Fayette County had an average unemployment rate that higher than the State, 4.9 percent for Fayette County, versus 4.1 statewide.

Diagram II.34.4
Annual Unemployment Rate
 Fayette 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.34.25, shows total real earnings by industry for Fayette County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$64,674,000. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 12.9 percent.

Table II.34.25
Real Earnings by Industry
 Fayette 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	37,108	54,926	118,679	97,299	125,776	86,068	76,453	49,594	-35.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	3,429	0	0	0	0	0	0	0	0
Construction	21,396	28,832	34,711	35,454	31,055	30,215	31,642	35,713	12.9
Manufacturing	50,701	27,728	29,822	32,868	29,829	31,380	30,222	28,739	-4.9
Wholesale trade	29,784	32,298	33,836	35,106	32,602	36,041	37,413	36,955	-1.2
Retail trade	34,769	26,273	26,256	26,733	26,471	25,945	25,460	25,724	1
Transportation and warehousing	11,549	0	0	0	0	0	0	0	0
Information	5,255	3,787	3,950	3,725	3,264	3,204	2,632	2,374	-9.8
Finance and insurance	13,884	16,233	13,157	14,657	12,693	12,894	12,203	11,743	-3.8
Real estate and rental and leasing	1,566	4,031	3,768	3,422	4,152	3,990	3,932	3,635	-7.6
Professional and technical services	0	7,723	7,799	7,859	6,836	7,535	8,589	8,856	3.1
Management of companies and enterprises	0	3,858	4,251	4,555	4,599	3,490	2,779	2,094	-24.7
Administrative and waste services	6,085	7,316	7,476	8,483	7,581	7,599	6,108	5,654	-7.4
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	668	810	711	892	834	970	776	823	6
Accommodation and food services	6,492	6,216	6,808	7,018	7,017	7,459	7,521	7,364	-2.1
Other services, except public administration	18,165	18,474	18,305	19,111	18,793	18,427	19,190	18,878	-1.6
Government and government enterprises	58,765	66,967	63,423	61,605	62,008	62,351	63,936	64,674	1.2
Total	370,295	407,645	479,152	469,356	484,369	448,457	438,096	417,225	-4.8



Table II.34.26, shows the total employment by industry for the Fayette County. The most recent estimates show the farm industry was the largest employer in Fayette County, with employment reaching 1,368 jobs in 2016. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 3.9 percent to 113 jobs.

Table II.34.26
Employment by Industry
 Fayette County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,659	1,386	1,380	1,336	1,394	1,320	1,383	1,368	-1.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	34	0	0	0	0	0	0	0	0
Construction	571	602	640	636	638	635	665	688	3.5
Manufacturing	1,146	598	646	647	639	662	642	596	-7.2
Wholesale trade	571	560	578	563	558	567	581	595	2.4
Retail trade	1,381	1,137	1,165	1,178	1,216	1,229	1,190	1,210	1.7
Transportation and warehousing	330	0	0	0	0	0	0	0	0
Information	155	94	92	89	93	89	81	81	0
Finance and insurance	402	456	496	504	464	430	408	402	-1.5
Real estate and rental and leasing	214	292	294	249	263	261	252	260	3.2
Professional and technical services	0	298	294	279	265	272	258	268	3.9
Management of companies and enterprises	0	37	47	54	56	42	45	45	0
Administrative and waste services	307	350	368	369	310	318	262	249	-5
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	125	126	129	136	137	143	115	114	-0.9
Accommodation and food services	612	568	597	587	556	601	602	563	-6.5
Other services, except public administration	713	660	674	672	662	645	684	690	0.9
Government and government enterprises	1,420	1,354	1,311	1,302	1,300	1,292	1,280	1,271	-0.7
Total	11,873	11,320	11,577	11,475	11,453	11,357	11,328	11,295	-0.3



Table II.34.27, shows the real average earnings per job by industry for Fayette County. These figures are calculated by dividing the total real earning displayed in Tables II.34.25 and II.34.26, by industry. In 2016, the wholesale trade industry had the highest average earnings reaching 62,109 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 9.1 percent.

Table II.34.27
Real Earnings Per Job by Industry
 Fayette County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	22,368	39,629	85,999	72,829	90,227	65,203	55,280	36,253	-34.4
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	100,857	0	0	0	0	0	0	0	0
Construction	37,471	47,893	54,236	55,745	48,675	47,583	47,582	51,908	9.1
Manufacturing	44,242	46,367	46,164	50,801	46,681	47,402	47,075	48,220	2.4
Wholesale trade	52,162	57,674	58,540	62,356	58,426	63,564	64,395	62,109	-3.5
Retail trade	25,177	23,108	22,537	22,694	21,769	21,110	21,395	21,260	-0.6
Transportation and warehousing	34,997	0	0	0	0	0	0	0	0
Information	33,902	40,290	42,939	41,857	35,095	36,003	32,497	29,309	-9.8
Finance and insurance	34,538	35,598	26,527	29,082	27,355	29,986	29,908	29,211	-2.3
Real estate and rental and leasing	7,319	13,803	12,817	13,744	15,787	15,286	15,604	13,981	-10.4
Professional and technical services	0	25,917	26,528	28,170	25,797	27,702	33,289	33,045	-0.7
Management of companies and enterprises	0	104,264	90,454	84,344	82,128	83,096	61,758	46,533	-24.7
Administrative and waste services	19,821	20,902	20,314	22,990	24,453	23,895	23,315	22,707	-2.6
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	5,344	6,431	5,511	6,558	6,087	6,782	6,749	7,219	7
Accommodation and food services	10,608	10,944	11,404	11,956	12,620	12,411	12,493	13,080	4.7
Other services, except public administration	25,477	27,991	27,159	28,439	28,388	28,569	28,056	27,359	-2.5
Government and government enterprises	41,384	49,459	48,377	47,315	47,698	48,259	49,950	50,884	1.9
Total	31,188	36,011	41,388	40,902	42,292	39,487	38,674	36,939	-4.5

Table II.34.28 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 \$796,317,000 a -2.5 percent change between 2015 and 2016. Table II.34.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 11,320 and 11,295 in 2016, which a change of -0.3 percent over this period.

Table II.34.28
Total Employment and Real Personal Income
 Fayette 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	318,543	19,516	16,648	64,789	44,804	425,268	15,541	10,969	29,042
1970	318,165	19,467	16,566	69,159	49,349	433,772	16,150	11,110	28,640
1971	294,958	19,460	17,439	71,504	52,565	417,007	15,545	10,802	27,304
1972	326,609	21,058	17,947	76,198	54,087	453,784	16,774	10,872	30,040
1973	394,736	24,740	19,810	83,779	57,516	531,100	20,047	11,088	35,599
1974	358,071	26,460	20,773	86,755	60,788	499,926	19,049	11,146	32,127
1975	338,518	25,892	20,654	94,186	66,514	493,980	18,959	11,127	30,423
1976	336,487	28,346	19,939	95,416	69,670	493,166	18,865	11,538	29,165
1977	351,586	28,766	22,274	101,751	69,467	516,311	19,749	11,717	30,006
1978	394,662	30,116	21,159	107,377	71,242	564,324	21,882	12,086	32,656
1979	363,534	32,299	22,231	114,303	73,085	540,854	21,484	12,252	29,672
1980	295,558	31,015	20,289	125,864	79,073	489,769	19,274	11,943	24,746
1981	306,121	31,881	21,438	139,426	81,695	516,798	20,629	11,695	26,176
1982	258,592	29,952	20,478	150,446	88,121	487,684	19,635	11,392	22,699
1983	241,835	29,259	17,892	154,717	89,958	475,144	19,428	11,459	21,105
1984	317,440	30,928	17,458	160,279	89,106	553,355	22,913	11,483	27,645
1985	297,403	30,368	16,636	153,993	90,004	527,667	22,572	11,045	26,926
1986	296,498	30,525	16,031	151,571	88,876	522,450	23,115	10,702	27,704
1987	324,999	30,748	20,039	136,198	86,434	536,922	24,409	10,432	31,154
1988	290,841	32,350	22,783	128,786	84,975	495,036	22,629	10,462	27,799
1989	325,509	32,876	24,138	133,842	91,321	541,933	24,808	10,712	30,388
1990	335,878	32,902	25,027	126,994	95,619	550,616	25,155	10,737	31,282
1991	316,246	33,050	25,579	125,608	99,470	533,854	24,195	10,748	29,423
1992	336,565	34,030	27,986	120,167	103,836	554,525	25,112	10,659	31,576
1993	302,368	34,999	28,579	116,898	106,028	518,874	23,491	10,865	27,830
1994	366,298	37,892	28,686	117,801	109,042	583,936	26,387	11,648	31,447
1995	354,693	38,291	31,653	127,614	112,814	588,482	26,495	12,001	29,555
1996	398,697	35,065	33,473	136,430	117,178	650,712	29,212	12,031	33,139
1997	401,591	39,517	37,467	140,320	115,781	655,643	29,453	12,097	33,197
1998	378,393	39,091	42,021	142,014	117,289	640,626	28,885	11,943	31,683
1999	362,760	40,260	42,834	136,359	120,646	622,339	28,274	12,028	30,160
2000	381,147	40,152	46,482	137,356	128,959	653,792	29,688	12,071	31,576
2001	370,295	40,578	46,902	143,307	134,539	654,466	30,033	11,873	31,188
2002	366,999	41,025	47,137	126,065	148,169	647,345	29,910	11,646	31,512
2003	362,942	41,813	47,586	121,552	142,284	632,552	29,279	11,515	31,519
2004	410,256	41,776	49,000	116,883	145,251	679,614	31,736	11,595	35,382
2005	410,591	42,727	49,358	106,833	150,906	674,961	31,502	11,682	35,148
2006	380,744	42,902	49,153	111,039	160,146	658,179	30,951	11,644	32,699
2007	402,741	43,455	51,462	128,482	165,848	705,078	33,568	11,656	34,552
2008	403,138	44,077	52,789	144,738	181,976	738,564	35,321	11,503	35,047
2009	371,129	44,186	51,010	138,429	194,989	711,371	33,973	11,216	33,089
2010	407,645	46,149	51,536	129,323	206,777	749,132	35,914	11,320	36,011
2011	479,152	43,262	52,790	146,940	207,050	842,669	40,167	11,577	41,388
2012	469,356	43,358	56,178	156,035	202,479	840,691	40,412	11,475	40,902
2013	484,369	46,687	56,713	145,308	202,702	842,405	41,037	11,453	42,292
2014	448,457	46,427	58,584	151,737	206,623	818,973	40,254	11,357	39,487
2015	438,096	46,213	57,249	155,248	212,570	816,951	40,397	11,328	38,674
2016	417,225	48,005	57,414	156,968	212,715	796,317	39,709	11,295	36,939



Diagram II.34.5, shows real average earnings per job for Fayette County from 1990 to 2016. Over this period the average earning per job for Fayette County was \$33,952, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.34.5
Real Average Earnings Per Job
 Fayette County
 BEA Data 1990 - 2016

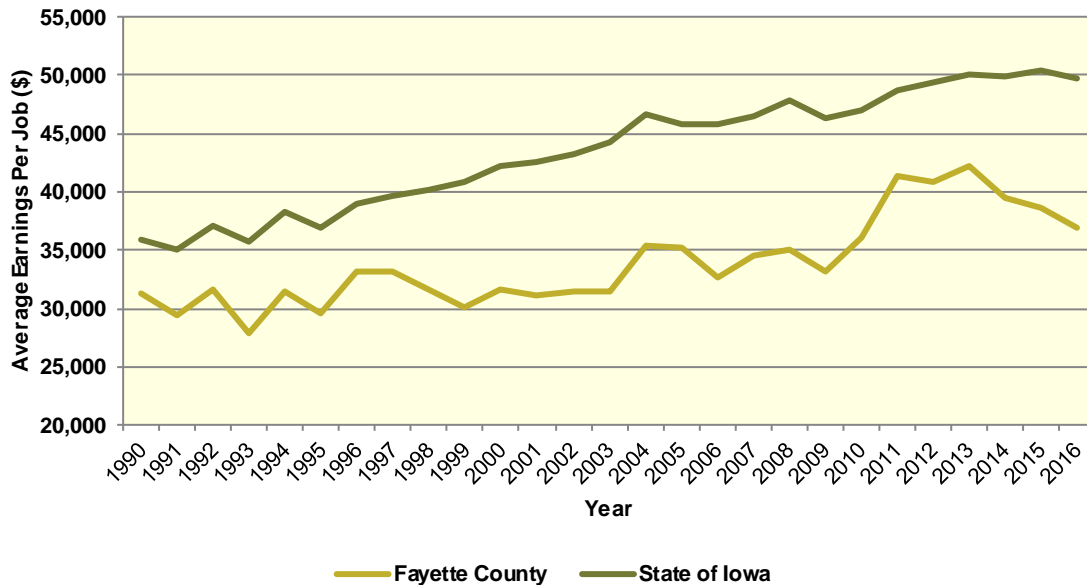
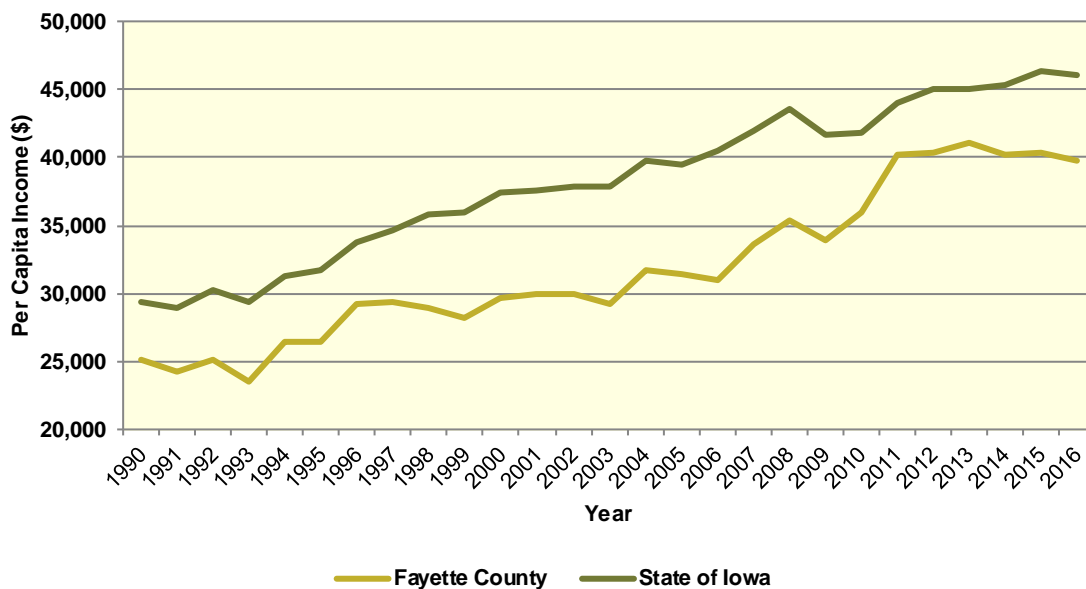


Diagram II.34.6, shows real per capita income for the Fayette County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fayette County was \$31,871, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.34.6
Real Per Capita Income
 Fayette 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.34.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 7,205 persons in 2015 to 7,172 in 2016, a change of -0.5 percent.

Table II.34.29
Total Monthly Employment
 Fayette County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	7,240	7,196	7,197	6,826	6,687	6,799	6,965	6,913	6,866	7,008	6,951
Feb	7,274	7,137	7,088	6,737	6,700	6,777	6,943	6,978	6,874	7,032	6,967
Mar	7,357	7,203	7,110	6,764	6,799	6,862	7,160	7,041	6,990	7,039	7,053
Apr	7,490	7,375	7,265	7,089	7,003	7,215	7,423	7,153	7,200	7,237	7,225
May	7,637	7,529	7,458	7,080	7,131	7,351	7,441	7,356	7,292	7,368	7,329
Jun	7,642	7,604	7,519	7,068	7,175	7,393	7,459	7,432	7,370	7,412	7,347
Jul	7,319	7,312	7,136	6,707	6,927	7,049	7,093	7,125	7,365	7,167	7,256
Aug	7,269	7,265	7,099	6,692	6,874	7,073	7,230	7,271	7,297	7,279	7,112
Sep	7,362	7,365	7,224	6,781	7,033	7,188	7,299	7,129	7,233	7,237	7,138
Oct	7,368	7,481	7,159	6,873	7,054	7,314	7,268	7,231	7,223	7,250	7,262
Nov	7,384	7,453	7,237	6,884	7,039	7,302	7,197	7,123	7,198	7,229	7,236
Dec	7,400	7,336	7,142	6,860	6,935	7,219	7,147	7,076	7,218	7,202	7,189
Annual	7,395	7,355	7,220	6,863	6,946	7,129	7,219	7,152	7,177	7,205	7,172
% Change	.	-0.5%	-1.8%	-4.9%	1.2%	2.6%	1.3%	-0.9%	0.3%	0.4%	-0.5%

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 \$639 in 2015. In 2016, average weekly wages saw an increased of 3 percent over the prior year, rising to \$658, or by 19 dollars. These data are shown in Table II.34.30.

Table II.34.30						
Average Weekly Wages						
Fayette County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	407	409	406	429	413	
2002	418	425	436	456	434	5.1%
2003	431	428	440	471	443	2.1%
2004	435	445	455	491	457	3.2%
2005	450	456	465	500	468	2.4%
2006	465	469	474	510	480	2.6%
2007	482	494	490	548	504	5%
2008	508	516	527	585	534	6%
2009	528	553	536	581	550	3%
2010	522	545	549	591	552	0.4%
2011	553	541	575	597	567	2.7%
2012	581	573	575	636	591	4.2%
2013	581	584	596	632	598	1.2%
2014	600	628	597	651	619	3.5%
2015	603	607	663	683	639	3.2%
2016(p)	619	656	665	691	658	3%

Total business establishments reported by the QCEW are displayed in Table II.34.31. Between 2015 and 2016, the total number of business establishments in Fayette County decreased by 3 percent, from 680 to 672 establishments.

Table II.34.31						
Number of Business Establishments						
Fayette County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	730	731	688	673	706	
2002	677	678	673	671	675	-4.4%
2003	687	686	702	705	695	3%
2004	701	701	699	697	700	0.7%
2005	689	686	688	689	688	-1.7%
2006	677	688	692	688	686	-0.3%
2007	691	698	707	701	699	1.9%
2008	693	692	685	684	689	-1.4%
2009	691	690	691	681	688	-0.1%
2010	679	677	677	667	675	-1.9%
2011	671	675	674	678	675	(ND)%
2012	680	677	674	669	675	(ND)%
2013	669	675	679	682	676	0.1%
2014	692	687	683	684	687	1.6%
2015	685	676	680	677	680	-1%
2016	674	674	668	672	672	-1.2%

Iowa Department of Revenue

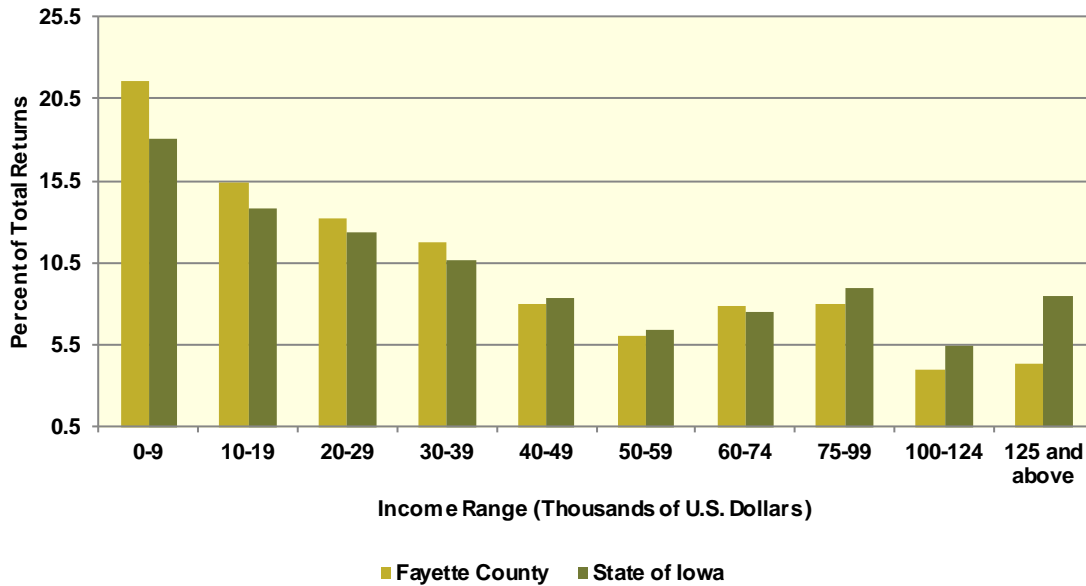
The Iowa Department of Revenue releases annual income tax statistics. Table II.34.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Fayette County.

As can be seen the total number of returns between 2010 and 2015 decreased by -0.5 percent, with 377 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 66.1 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -12.6 percent.

Table II.34.32
Number of Tax Returns by Adjusted Gross Income
 Fayette 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	2,253	1,676	1,409	952	801	559	491	313	73	93	8,620
2003	2,218	1,578	1,420	886	797	554	542	325	77	97	8,494
2004	2,189	1,547	1,365	889	792	610	566	372	93	118	8,541
2005	2,055	1,464	1,364	889	793	612	617	410	119	140	8,463
2006	1,968	1,434	1,310	985	800	599	666	465	154	168	8,549
2007	1,966	1,517	1,305	957	780	631	695	545	204	205	8,805
2008	2,002	1,470	1,304	925	804	582	685	615	207	239	8,833
2009	2,047	1,490	1,272	962	674	604	650	592	219	214	8,724
2010	1,962	1,546	1,272	967	718	573	671	654	230	227	8,820
2011	1,936	1,540	1,256	965	743	604	629	664	277	294	8,908
2012	1,843	1,431	1,218	1,018	675	596	670	671	310	386	8,818
2013	1,935	1,398	1,234	977	700	575	670	692	304	372	8,857
2014	1,924	1,349	1,278	1,008	716	578	668	670	352	368	8,911
2015	1,896	1,351	1,156	1,026	696	535	691	703	349	377	8,780
Change 10 - 15	-3.4%	-12.6%	-9.1%	6.1%	-3.1%	-6.6%	3%	7.5%	51.7%	66.1%	-0.5%

Diagram II.34.7
2015 Income Distribution
 Fayette 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 2,678 in 2010 to 2,449 in 2016, with the poverty rate reaching 12.8 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.34.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	2,168	10.2%
2001	2,138	10.1%
2002	2,432	11.6%
2003	2,215	10.7%
2004	2,567	12.3%
2005	2,461	12%
2006	2,913	14.4%
2007	2,325	11.9%
2008	2,756	14.2%
2009	2,483	12.9%
2010	2,678	13.3%
2011	2,490	12.3%
2012	2,899	14.5%
2013	2,730	13.9%
2014	2,807	14.4%
2015	2,497	12.9%
2016	2,449	12.8%

The rate of poverty for Fayette County is shown in Table II.34.34. In 2016, there were an estimated 2,581 persons living in poverty. This represented a 13.1 percent poverty rate, compared to 10.8 percent poverty in 2000. In 2016, some 9.4 percent of those in poverty were under age 6, and 10.1 percent were 65 or older.

Table II.34.34				
Poverty by Age				
Fayette 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	238	10.4%	242	9.4%
6 to 17	437	19.1%	494	19.1%
18 to 64	1,148	50.2%	1,584	61.4%
65 or Older	462	20.2%	261	10.1%
Total	2,285	100.0%	2,581	100.0%
Poverty Rate	10.8%	.	13.1%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.4 percent in Fayette County between 2010 and 2016, from 9,558 to 9,522. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.34.35.

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 Fayette County increased from 21 authorizations in 2015 to 29 in 2016.

The real value of single-family building permits increased from \$190,611 in 2015 to \$202,922 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.34.36.

Table II.34.35				
Housing Units				
State of Iowa vs. Fayette County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Fayette County	% Growth Since Census
2000 Census Base	1,232,625	.	9,509	.
2010 Census	1,336,417	8.4%	9,558	0.5%
July 2011 Estimate	1,341,974	0.4%	9,540	-0.2%
July 2012 Estimate	1,346,403	0.7%	9,547	-0.1%
July 2013 Estimate	1,353,274	1.3%	9,533	-0.3%
July 2014 Estimate	1,362,458	1.9%	9,523	-0.4%
July 2015 Estimate	1,370,778	2.6%	9,539	-0.2%
July 2016 Estimate	1,380,162	3.3%	9,522	-0.4%

Table II.34.36
Building Permits and Valuation
 Fayette 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	30	0	0	0	30	112,052	0
1981	21	0	28	0	49	106,525	0
1982	12	0	0	0	12	90,110	0
1983	12	0	0	0	12	79,050	0
1984	10	0	0	0	10	81,917	0
1985	2	0	0	0	2	82,068	0
1986	2	2	0	0	4	165,076	0
1987	2	0	0	0	2	107,017	0
1988	6	2	0	0	8	147,579	0
1989	3	0	0	20	23	106,090	41,796
1990	14	0	0	0	14	129,578	0
1991	9	0	0	0	9	133,348	0
1992	15	0	0	0	15	116,024	0
1993	11	0	0	24	35	97,710	41,583
1994	21	0	0	0	21	151,898	0
1995	19	2	0	8	29	130,264	46,235
1996	11	0	3	0	14	171,198	0
1997	20	0	3	0	23	168,432	0
1998	17	0	4	44	65	171,258	68,092
1999	26	2	0	12	40	141,992	104,399
2000	25	2	0	5	32	144,284	81,655
2001	18	0	0	12	30	191,081	55,445
2002	22	0	0	35	57	180,348	58,483
2003	19	2	0	0	21	116,274	0
2004	20	0	0	0	20	189,558	0
2005	10	0	0	0	10	172,778	0
2006	12	0	0	40	52	180,208	146,921
2007	12	0	0	0	12	196,470	0
2008	14	0	0	0	14	235,973	0
2009	7	0	0	0	7	194,998	0
2010	5	0	0	0	5	207,195	0
2011	18	0	0	11	29	144,705	58,841
2012	8	0	0	0	8	196,616	0
2013	8	0	0	0	8	122,485	0
2014	22	2	0	14	38	216,051	124,351
2015	21	0	0	0	21	190,611	0
2016	29	0	0	0	29	202,922	0



Diagram II.34.8 Single Family Permits

Fayette County
Census Bureau Data, 1980–2016

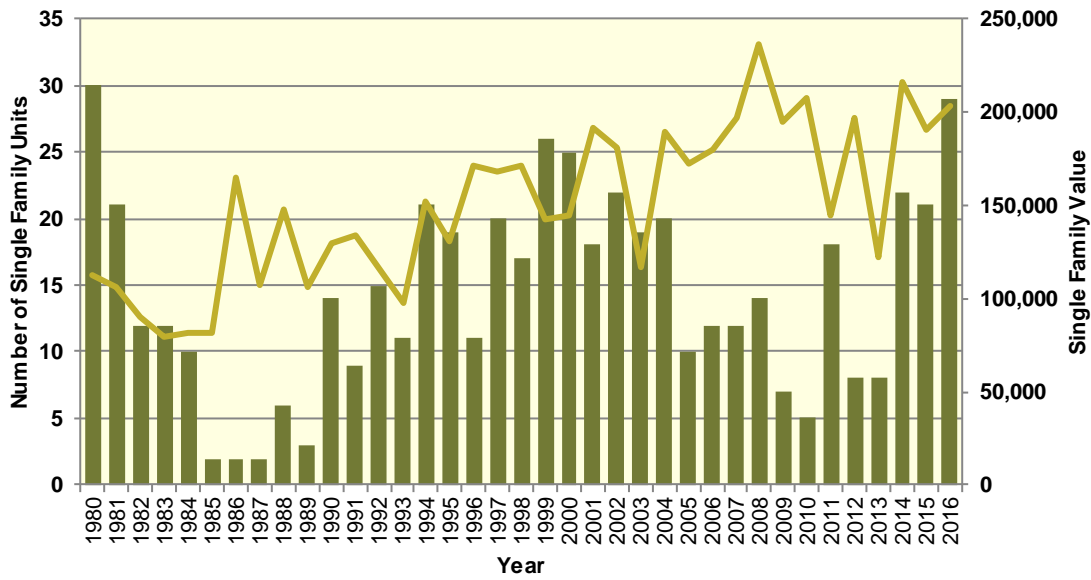
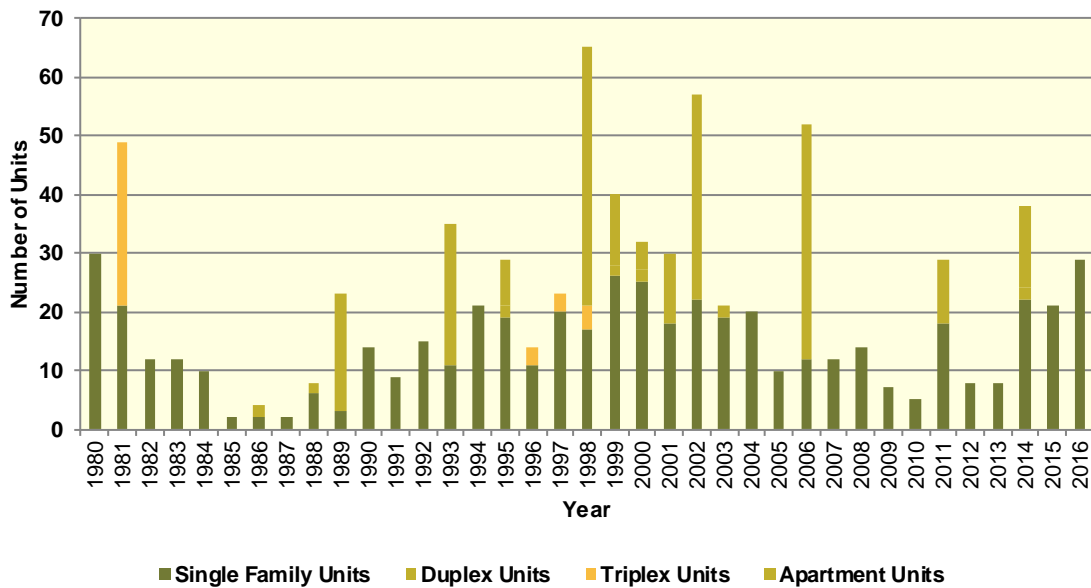


Diagram II.34.9 Total Permits by Unit Type

Fayette County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.34.37. In 2016, there were 9,540 housing units, up from 9,505 in 2000. Single-family units accounted for 86.3 percent of units in 2016, compared to 84.9 in 2000. Apartment units accounted for 4.6 percent in 2016, compared to 3.5 percent in 2000.

Table II.34.37				
Housing Units by Type				
Fayette 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	8,069	84.9%	8,232	86.3%
Duplex	313	3.3%	210	2.2%
Tri- or Four-Plex	393	4.1%	318	3.3%
Apartment	333	3.5%	436	4.6%
Mobile Home	381	4%	344	3.6%
Boat, RV, Van, Etc.	16	0.2%	0	0%
Total	9,505	100.0%	9,540	100.0%

Some 90.3 percent of housing was occupied in 2010, compared to 92.4 percent in 2000. Owner-occupied housing changed -2.8 percent between 2000 and 2010, ending with owner-occupied units representing 74.8 percent of unit. Vacant units changed by 27.1 percent, resulting in 924 vacant units in 2010.

Table II.34.38					
Housing Units by Tenure					
Fayette County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	8,778	92.4%	8,634	90.3%	-1.6%
Owner-Occupied	6,642	75.7%	6,454	74.8%	-2.8%
Renter-Occupied	2,136	24.3%	2,180	25.2%	2.1%
Vacant Housing Units	727	7.6%	924	9.7%	27.1%
Total Housing Units	9,505	100.0%	9,558	100.0%	0.6%

Table II.34.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 9,540 housing units. An estimated 75.8 percent were owner-occupied, and 12.7 percent were vacant.

Table II.34.39				
Housing Units by Tenure				
Fayette County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,634	90.3%	8,333	87.3%
Owner-Occupied	6,454	74.8%	6,319	75.8%
Renter-Occupied	2,180	25.2%	2,014	24.2%
Vacant Housing Units	924	9.7%	1,207	12.7%
Total Housing Units	9,558	100.0%	9,540	100.0%



Households by household size are shown in Table II.34.40. There were a total of 8,634 households in 2010, up from 8,778 in 2000. One person households changed by 3.5 percent between 2000 and 2010, while two person households changed by 5.2 percent. Three and four person households changed by -11.6 and -16.1 respectively, representing 12.4 percent and 10.3 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	2,478	28.2%	2,565	29.7%	3.5%
Two Persons	3,227	36.8%	3,395	39.3%	5.2%
Three Persons	1,212	13.8%	1,071	12.4%	-11.6%
Four Persons	1,056	12%	886	10.3%	-16.1%
Five Persons	546	6.2%	468	5.4%	-14.3%
Six Persons	188	2.1%	159	1.8%	-15.4%
Seven Persons or More	71	0.8%	90	1%	26.8%
Total	8,778	100.0%	8,634	100.0%	-1.6%

Households by income is shown in Table II.34.41. Households earning more than \$100,000 per year represented 14.2 percent of households in 2016, compared to 3.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.4 percent of households in 2010, compared to 17.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12 percent of households in 2016, compared to 19.7 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,740	19.7%	997	12%
\$15,000 to \$19,999	751	8.5%	537	6.4%
\$20,000 to \$24,999	849	9.6%	486	5.8%
\$25,000 to \$34,999	1,372	15.5%	944	11.3%
\$35,000 to \$49,999	1,783	20.2%	1,403	16.8%
\$50,000 to \$74,999	1,574	17.8%	1,700	20.4%
\$75,000 to \$99,999	432	4.9%	1,084	13%
\$100,000 or More	332	3.8%	1,182	14.2%
Total	8,833	100.0%	8,333	100.0%

Table II.34.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 6.3 percent and 1.7 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 10.2 percent, 5.1 percent, and 6.5, respectively. Housing units built prior to 1939 represented 42.9 percent of households in 2016.

Table II.34.42				
Households by Year Home Built				
Fayette 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	3,983	45.4%	3,578	42.9%
1940 to 1949	735	8.4%	567	6.8%
1950 to 1959	961	10.9%	922	11.1%
1960 to 1969	874	10%	783	9.4%
1970 to 1979	1,112	12.7%	849	10.2%
1980 to 1989	502	5.7%	429	5.1%
1990 to 1999	611	7%	541	6.5%
2000 to 2009	.	.	522	6.3%
2010 or Later	.	.	142	1.7%
Total	8,778	100.0%	8,333	100.0%

The distribution of unit types by race are shown in Table II.34.43. An estimated 89.1 percent of white households occupy single family homes, while 22.2 percent of black households do. Some 4.2 percent of white households occupied apartments, while 22.2 percent of black households do. An estimated 55 percent of Asian, and 0 percent of American Indian households occupy single family homes.

Table II.34.43							
Distribution of Units in Structure by Race							
Fayette County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	89.1%	22.2%	0%	55%	0%	60%	100%
Duplex	1.9%	19.4%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.9%	36.1%	0%	0%	0%	0%	0%
Apartment	4.2%	22.2%	100%	45%	0%	40%	0%
Mobile Home	1.9%	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.34.44. An estimated 22.6 percent of vacant units were for rent in 2010, a 9.4 percent change since 2000. In addition, some 12.9 percent of vacant units were for sale, a change of 6.2 percent between 2000 and 2010. "Other" vacant units represented 45.3 percent of vacant units in 2010. This is a change of 51.8 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.34.44 Disposition of Vacant Housing Units Fayette County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	191	26.3%	209	22.6%	9.4%
For Sale	112	15.4%	119	12.9%	6.2%
Rented or Sold, Not Occupied	69	9.5%	53	5.7%	-23.2%
For Seasonal, Recreational, or Occasional Use	79	10.9%	123	13.3%	55.7%
For Migrant Workers	0	0%	1	0.1%	
Other Vacant	276	38%	419	45.3%	51.8%
Total	727	100.0%	924	100.0%	27.1%

The disposition of vacant units between 2010 and 2016 are shown in Table II.34.45. By 2016, for rent units accounted for 13.7 percent of vacant units, while for sale units accounted for 10.4 percent. "Other" vacant units accounted for 45.5 percent of vacant units, representing a total of 549 "other" vacant units.

Table II.34.45 Disposition of Vacant Housing Units Fayette County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	209	22.6%	165	13.7%
For Sale	119	12.9%	126	10.4%
Rented Not Occupied	12	1.3%	32	2.7%
Sold Not Occupied	41	4.4%	121	10%
For Seasonal, Recreational, or Occasional Use	123	13.3%	214	17.7%
For Migrant Workers	1	0.1%	0	0%
Other Vacant	419	45.3%	549	45.5%
Total	924	100.0%	1,207	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.34.46. In 2016, an estimated 0.7 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table II.34.46							
Overcrowding and Severe Overcrowding							
Fayette 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	6,592	99.3%	39	0.6%	8	0.1%	6,639
2016 Five-Year ACS	6,272	99.3%	40	0.6%	7	0.1%	6,319
Renter							
2000 Census	2,093	97.8%	20	0.9%	26	1.2%	2,139
2016 Five-Year ACS	1,989	98.8%	20	1%	5	0.2%	8,333
Total							
2000 Census	8,685	98.9%	59	0.7%	34	0.4%	8,778
2016 Five-Year ACS	8,261	99.1%	60	0.7%	12	0.1%	8,333

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

Table II.34.47		
Households with Incomplete Plumbing Facilities		
Fayette County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	8,754	8,311
Lacking Complete Plumbing Facilities	24	22
Total Households	8,778	8,333
Percent Lacking	0.3%	0.3%

There were 128 households lacking complete kitchen facilities in 2016, compared to 24 households in 2000. This was a change from 0.3 percent of households in 2000 to 1.5 percent in 2016.

Table II.34.48		
Households with Incomplete Kitchen Facilities		
Fayette County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	8,754	8,205
Lacking Complete Kitchen Facilities	24	128
Total Households	8,778	8,333
Percent Lacking	0.3%	1.5%

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 Fayette County, 12.3 of households had a cost burden and 9.4 percent had a severe cost burden. Some 21.2 percent of renters were cost burdened, and 21 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6 percent and a severe cost burden rate of 4.3 percent. Owner occupied households with a mortgage had a cost burden rate of 12.9 percent, and severe cost burden at 7 percent.

Table II.34.49
Cost Burden and Severe Cost Burden by Tenure
 Fayette 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	2,057	82.9%	285	11.5%	140	5.6%	0	0%	2,482
2016 Five-Year ACS	2,562	79.2%	416	12.9%	227	7%	30	0.9%	3,235
Owner Without a Mortgage									
2000 Census	2,091	90.8%	96	4.2%	61	2.6%	55	2.4%	2,303
2016 Five-Year ACS	2,760	89.5%	185	6%	133	4.3%	6	0.2%	3,084
Renter									
2000 Census	1,096	60.5%	256	14.1%	256	14.1%	205	11.3%	1,813
2016 Five-Year ACS	974	48.4%	426	21.2%	422	21%	192	9.5%	2,014
Total									
2000 Census	5,244	79.5%	637	9.7%	457	6.9%	260	3.9%	6,598
2016 Five-Year ACS	6,296	75.6%	1,027	12.3%	782	9.4%	228	2.7%	8,333

Housing Problems by Income

Table II.34.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Fayette County. As can be seen in 2017 the MFI was \$61,600, which compared to \$69,900 for the State of Iowa.

Table II.34.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 625 owner-occupied and 360 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 280 owner-occupied 350 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 6,615 households without a housing problem.

Table II.34.50
Median Family Income
 Fayette County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	39,900	49,100
2001	42,200	52,500
2002	42,900	53,700
2003	44,900	54,900
2004	46,000	55,800
2005	48,100	57,650
2006	48,100	57,800
2007	48,100	58,100
2008	48,400	58,500
2009	51,500	62,000
2010	51,900	62,400
2011	53,200	64,000
2012	53,900	64,800
2013	55,900	64,700
2014	56,600	65,300
2015	58,300	67,500
2016	61,900	68,400
2017	61,600	69,900

Table II.34.51
Housing Problems by Income and Tenure
 Fayette County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	4	4	0	18
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	4	10	18
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	15	4	0	10	33
Housing cost burden greater than 50% of income (and none of the above problems)	135	45	50	30	20	280
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	230	185	55	85	625
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	80	435	945	715	3,270	5,445
Total	324	735	1,192	808	3,395	6,454
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	75	10	0	0	105
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	15	0	4	29
Housing cost burden greater than 50% of income (and none of the above problems)	305	35	10	0	0	350
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	225	65	0	0	360
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	70	115	400	225	360	1,170
Total	469	460	500	225	368	2,022
Total						
Lacking complete plumbing or kitchen facilities	20	85	14	4	0	123
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	4	14	22
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	25	19	0	14	62
Housing cost burden greater than 50% of income (and none of the above problems)	440	80	60	30	20	630
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	455	250	55	85	985
Zero/negative income (and none of the above problems)	39	0	0	0	0	39
has none of the 4 housing problems	150	550	1,345	940	3,630	6,615
Total	793	1,195	1,692	1,033	3,763	8,476

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.34.52 of the 377 loans in 2016, 124 loans were for Home Purchases, 52 were for Home Improvement and 201 were for refinancing.

Table II.34.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Fayette County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	90	26	126	242
2009	92	29	213	334
2010	86	35	205	326
2011	85	45	176	306
2012	97	31	224	352
2013	95	33	169	297
2014	113	49	156	318
2015	128	53	175	356
2016	124	52	201	377

Table II.34.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$92,598 in 2012 and \$101,976 in 2016. Overall, average loans were \$88,174 in 2008 and \$136,462 in 2016.

Table II.34.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Fayette County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$75,978	\$64,269	\$101,817	\$88,174
2009	\$91,576	\$46,862	\$115,089	\$102,689
2010	\$89,453	\$44,229	\$114,151	\$100,129
2011	\$85,647	\$48,200	\$103,614	\$90,474
2012	\$92,598	\$49,129	\$107,210	\$98,068
2013	\$90,874	\$64,061	\$109,343	\$98,404
2014	\$76,832	\$47,449	\$107,314	\$87,258
2015	\$93,031	\$43,623	\$126,286	\$102,022
2016	\$101,976	\$36,981	\$183,473	\$136,462

Table II.34.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$8,982,000 in 2012 and \$12,645,000 in 2016. Overall, average loans were \$21,338,000 in 2008 and \$51,446,000 in 2016.

Table II.34.54 Total Volume of Owner-Occupied Single Family Loans Fayette County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$6,838,000	\$1,671,000	\$12,829,000	\$21,338,000
2009	\$8,425,000	\$1,359,000	\$24,514,000	\$34,298,000
2010	\$7,693,000	\$1,548,000	\$23,401,000	\$32,642,000
2011	\$7,280,000	\$2,169,000	\$18,236,000	\$27,685,000
2012	\$8,982,000	\$1,523,000	\$24,015,000	\$34,520,000
2013	\$8,633,000	\$2,114,000	\$18,479,000	\$29,226,000
2014	\$8,682,000	\$2,325,000	\$16,741,000	\$27,748,000
2015	\$11,908,000	\$2,312,000	\$22,100,000	\$36,320,000
2016	\$12,645,000	\$1,923,000	\$36,878,000	\$51,446,000

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.34.55 presents some basic statistics about the completed surveys.

Table II.34.55 Survey of Rental Properties Fayette County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	13	341	10.3	41.8

Table II.34.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 44 single family units in Fayette County, with 3 of them available. This translates into a vacancy rate of 6.8 percent in Fayette County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 297 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 10.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.34.56 Rental Vacancy Survey by Type Fayette County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	44	3	6.8%
Apartments	297	32	10.8%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	341	35	10.3%

Table II.34.57, reports units by bedroom size. As can be seen there were 95 two bedroom apartment units and 2 three bedroom units. Overall, the 103 two bedroom units accounted for 30.2 percent of all units, and the 7 three bedroom units accounted for 2.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 85 units listed as "Don't Know". Additional details for additional unit types are reported found below.

Table II.34.57						
Rental Units by Bedroom Size						
Fayette County						
2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	3	0	0	.	3
One	0	142	0	0	.	142
Two	8	95	0	0	.	103
Three	5	2	0	0	.	7
Four	1	0	0	0	.	1
Don’t Know	30	55	0	0	0	85
Total	44	297	0	0	0	341

Table II.34.58, 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.34.58			
Single Family Units by Bedroom Size			
Fayette County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	8	0	0%
Three	5	0	0%
Four	1	1	100%
Don’t know	30	2	6.7%
Total	44	3	6.8%

Table II.34.59 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 8.5 percent.

Table II.34.59			
Apartment Units by Bedroom Size			
Fayette County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	3	1	33.3%
One	142	12	8.5%
Two	95	6	6.3%
Three	2	0	0%
Four	0	0	0%
Don’t know	55	13	23.6%
Total	297	32	10.8%

Average market-rate rents by unit type are shown in Table II.34.60. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.34.60					
Average Market Rate Rents by Bedroom Size					
Fayette County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$450	\$0	\$0	\$450
One	\$0	\$542	\$0	\$0	\$542
Two	\$425	\$558	\$0	\$0	\$546.4
Three	\$437.5	\$587.5	\$0	\$0	\$558.3
Four	\$600	\$0	\$0	\$0	\$600
Total	\$483.3	\$477.3	\$0	\$0	\$491.5

Table II.34.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table II.34.61					
Average Assisted Rate Rents by Bedroom Size					
Fayette 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	\$0	\$0	\$0	\$0
Two	\$0	\$450	\$0	\$0	\$450
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$450	\$0	\$0	\$450

Table II.34.62, shows vacancy rates for single family units by average rental rates for Fayette County. The most common rent for single family units was less than 5000 dollars and the units in this price range had a vacancy rate of 5.1 percent.

Table II.34.62			
Single Family Market Rate Rents by Vacancy Status			
Fayette County			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	39	2	5.1%
\$500 to \$750	4	1	25%
\$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	1	0	0%
Total	44	3	6.8%

The average rent and availability of apartment units is displayed in Table II.34.63. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 10.8 percent.

Table II.34.63 Apartment Market Rate Rents by Vacancy Status Fayette County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	195	21	10.8%
\$500 to \$750	78	4	5.1%
\$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	24	7	29.2%
Total	297	32	10.8%

Respondents were asked if utilities are included in the rent and as shown in Table II.34.64 below 9 respondents, or 81.8 percent, included some sort of utility in the rent.

Table II.34.64 Are there any utilities included with the rent? Fayette County 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	2
% Offering Utilities	81.8%

The type of utility included in the rent is shown in Table II.34.65. There were 4 respondents who included electricity, 2 respondents who included natural gas, 9 respondents who included water and sewer and 9 respondents included trash collection in the rent.

Table II.34.65 Which utilities are included with the rent? Fayette County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	2
Water/Sewer	9
Trash Collection	9

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.34.66 there were 0 single family units which property managers considered accessible, with an additional 144 accessible apartment units. In addition to the units shown below there were 0 mobile homes and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 6 persons with disabilities currently residing in accessible units.

Table II.34.66 Accessible Units by Bedroom Size Fayette 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	91	0	0		91
Two	0	48	0	0		48
Three	0	2	0	0		2
Four	0	0	0	0		0
Don’t Know	0	3	0	0	0	3
Total	0	144	0	0	0	144

Table II.34.67, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 percent of two bedroom single family units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 0 percent of all single family units were considered accessible by survey respondents.

Table II.34.67 Single Family Units by Accessibility and Bedroom Size Fayette County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	8	0	8	0%
Three	5	0	5	0%
Four	1	0	1	0%
Don’t know	30	0	30	0%
Total	44	0	44	0%

Table II.34.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 50.5 percent or 48 two bedroom apartment units are accessible, with 100 percent of three bedroom units were considered accessible. Overall, 48.5 percent of all apartment units were considered accessible by survey respondents.

Table II.34.68 Apartment Units by Accessibility and Bedroom Size Fayette County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	3	0	3	0%
One	51	91	142	64.1%
Two	47	48	95	50.5%
Three	0	2	2	100%
Four	0	0	0	0%
Don't know	52	3	55	5.5%
Total	153	144	297	48.5%

Perceived Need for Rental Units

Table II.34.69, 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 10 number of persons on the wait list.

Table II.34.69 Do you keep a waiting list? Fayette County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	7
Waitlist Size	10

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.34.70, 1 respondent said there was no need for renovating single family units, with 3 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 3 respondents saying there was extreme need for renovating existing apartment units.

Table II.34.70 How would you rate the need for renovation of existing units in the city? Fayette County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	2	1	0
Low Need	0	0	0	0
Moderate Need	2	2	0	0
High Need	1	1	1	1
Extreme Need	3	3	3	3
Average Need	3.7	3.4	4	4.8

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.34.71, 4 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, 5 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.34.71
How would you rate the need for construction of new units in the city?
 Fayette County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	5	2	2
Low Need	1	1	1	1
Moderate Need	0	0	0	0
High Need	1	1	1	1
Extreme Need	0	0	0	0
Average Need	1.7	1.6	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 II.34.72, shows the *strong growth scenario* for the Fayette County. As can be seen there were 6,319 owner-occupied and 2,014 renter-occupied households in 2016, for a total of 8,333 households. In 2030, there will be a projected 8,973 households, of which 6,935 are projected to be owner occupied and the remaining 2,037 are expected to be renter-occupied.

By 2050, there are projected to be 6,769 owner-occupied households, of which 336 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,249 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 1,926 renter households, of which 446 renter households are expected to have incomes between 0 and 30.0 percent of median family income 474 renter households with incomes between 50.1-80.0



percent of MFI. Overall households are projected to reach 8,695 occupied units by 2050, of which 782 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.34.72 Housing Demand Forecast								
Fayette County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	314	341	343	344	344	342	339	336
30.1-50%	730	794	799	801	800	796	790	782
50.1-80%	1,166	1,268	1,276	1,280	1,278	1,271	1,261	1,249
80.1-95%	656	714	718	721	720	716	710	703
95.1-115%	646	702	707	709	708	704	698	692
115+%	2,807	3,052	3,072	3,081	3,077	3,061	3,036	3,007
Total	6,319	6,871	6,914	6,935	6,926	6,890	6,835	6,769
Renter								
0-30%	466	479	476	472	467	461	454	446
30.1-50%	462	475	471	468	463	457	450	442
50.1-80%	496	509	506	502	497	490	483	474
80.1-95%	149	153	152	151	149	147	145	143
95.1-115%	148	152	151	150	148	146	144	142
115+%	292	300	298	296	293	289	284	279
Total	2,014	2,068	2,054	2,037	2,017	1,991	1,960	1,926
Total								
0-30%	780	820	819	816	811	803	793	782
30.1-50%	1,192	1,268	1,270	1,269	1,263	1,253	1,239	1,224
50.1-80%	1,662	1,777	1,782	1,782	1,775	1,762	1,744	1,723
80.1-95%	806	867	870	871	869	863	855	846
95.1-115%	794	854	858	859	856	850	843	833
115+%	3,100	3,353	3,370	3,377	3,370	3,350	3,321	3,287
Total	8,333	8,939	8,968	8,973	8,943	8,881	8,795	8,695