

**VOLUME II:
MITCHELL COUNTY**

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Mitchell County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Mitchell County's population decreased from 10,776 in 2010 to 10,763 in 2016, or by 0.1 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 9.3 percent, and the number of people from 55 to 64 years of age increased by 21.8 percent. The white population decreased by 1.4 percent, while the black population increased by 252.2 percent. The Hispanic population increased from 110 to 152 people between 2010 and 2016 or by 38.2 percent. These data are presented in Table II.67.1.

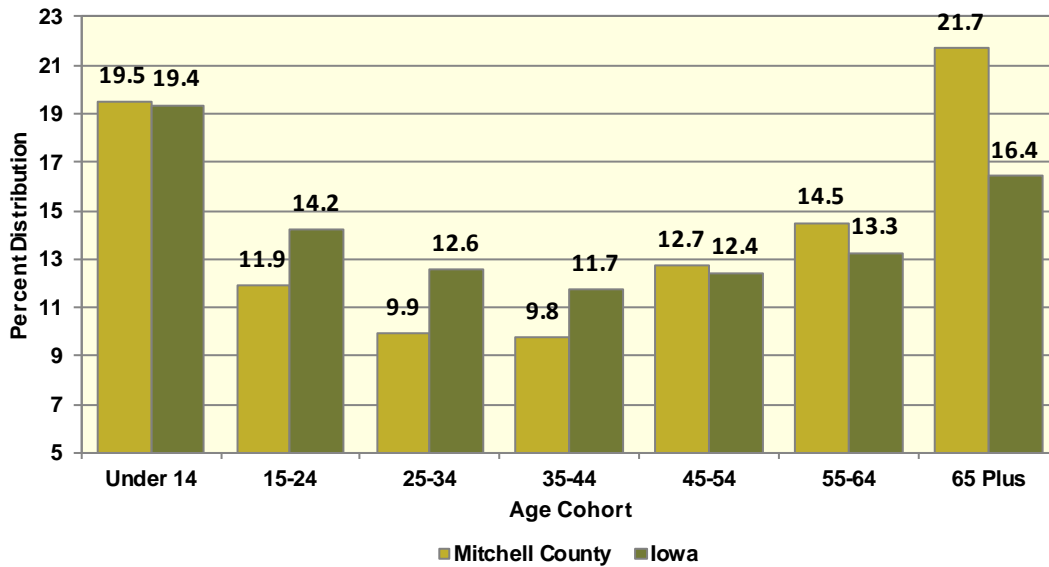
Subject	Mitchell County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	10,776	10,763	-0.1%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	2,178	2,100	-3.6%	603,673	607,020	0.6%
15 to 24 years	1,223	1,282	4.8%	430,187	445,808	3.6%
25 to 34 years	976	1,067	9.3%	382,583	394,373	3.1%
35 to 44 years	1,131	1,051	-7.1%	364,548	367,535	0.8%
45 to 54 years	1,645	1,369	-16.8%	439,726	389,744	-11.4%
55 to 64 years	1,281	1,560	21.8%	372,750	415,998	11.6%
65 and Over	2,342	2,334	-0.3%	452,888	514,215	13.5%
Race						
White	10,663	10,516	-1.4%	2,839,615	2,864,884	0.9%
Black	23	81	252.2%	91,695	114,874	25.3%
American Indian and Alaskan Native	13	28	115.4%	13,563	15,924	17.4%
Asian	28	55	96.4%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	2	4	100%	2,419	3,592	48.5%
Two or more races	47	79	68.1%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	110	152	38.2%	151,544	182,606	20.5%

Table II.67.2, presents the population of Mitchell County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 5,309 males, who accounted for 49.3 percent of the population, and the remaining 50.7 percent, or 5,467 persons, were female. In 2016, the number of males rose to 5,308 persons, and accounted for 49.3 percent of the population, with the remaining 50.7 percent, or 5,455 persons being female.



Table II.67.2 Population by Age and Gender Mitchell 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	1,132	1,046	2,178	1,068	1,032	2,100	-3.6%
15 to 24 years	624	599	1,223	669	613	1,282	4.8%
25 to 34 years	507	469	976	539	528	1,067	9.3%
35 to 44 years	555	576	1,131	545	506	1,051	-7.1%
45 to 54 years	840	805	1,645	676	693	1,369	-16.8%
55 to 64 years	662	619	1,281	800	760	1,560	21.8%
65 and Over	989	1,353	2,342	1,011	1,323	2,334	-0.3%
Total	5,309	5,467	10,776	5,308	5,455	10,763	-0.1%
% of Total	49.3%	50.7%	.	49.3%	50.7%	.	

**Diagram II.67.1
Age Distribution**
Mitchell County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Mitchell County decreased from 10,928 to 10,874 persons, or by -0.5 percent. Between 2000 and 2010, Mitchell County population, changed by -98 persons, to a total population of 10,776 persons. The most recent estimates indicated that Mitchell County's population fell an additional -13 persons since the 2010 Census, to 10,763 persons in July 2016.

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.67.3, Mitchell County had a natural increase, of -112 persons between 1990 and 2000. During the April 2000 to July 2009 period, Mitchell County's natural increase was estimated at -52 persons. Between 2010 and 2016, the natural increase was estimated at -33 persons, and the net migration was 20 persons.

1990 Census	10,928
Natural Increase 90-00	-112
Net Migration 90-00	58
2000 Census	10,874
Natural Increase 00-09	-52
Net Migration 00-09	-59
2009 Population Estimate	10,763
2010 Census	10,776
Natural Increase 10-16	-33
Net Migration 10-16	20
2016 Population Estimate	10,763

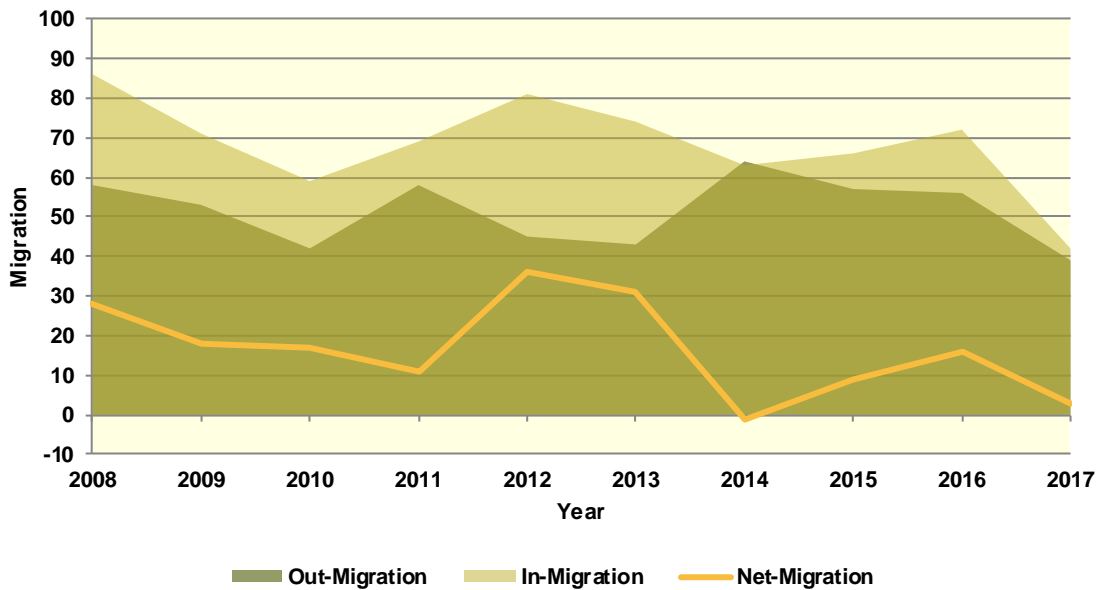
Population Migration Trends

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.67.4 in 2008 there was a total of 86 in-migrations with a total of 58 out-migrations, which led to a net-migration of 28 persons. The most recent first half 2017 data saw a net-migration of 3 persons, with 42 persons entering Mitchell County and 39 persons leaving Mitchell County.

Diagram II.67.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2012 with 36 people entering and the migration lowest net migration occurred in 2014 with 1 entering Mitchell County.

Diagram II.67.2
Net In-migration by Gender
 Mitchell County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.67.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 67 percent of net-migrants, or 2 persons were male, with the remaining 33 percent, or 1 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	34	39	34	35	44	39	35	34	38	20
Female	52	32	25	34	37	35	28	32	34	22
Total	86	71	59	69	81	74	63	66	72	42
Out										
Male	24	31	23	26	23	20	29	26	25	18
Female	34	22	19	32	22	23	35	31	31	21
Total	58	53	42	58	45	43	64	57	56	39
Net										
Male	10	8	11	9	21	19	6	8	13	2
Female	18	10	6	2	15	12	-7	1	3	1
Total	28	18	17	11	36	31	-1	9	16	3

Table II.67.5, shows net-migration for Mitchell County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 3 persons entering Mitchell County. Those in the age range of 65 and older had the lowest levels of net migration, with 3 persons leaving Mitchell County.

Table II.67.5										
Migration by Age Range										
Mitchell 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	2	1	0	0	0	0
18-22	13	10	8	8	8	6	1	4	6	2
23-25	8	9	7	9	9	9	4	5	4	3
26-35	19	14	18	24	18	27	27	13	29	14
36-45	20	10	15	10	16	14	7	12	11	9
46-55	10	14	4	11	19	7	8	15	8	6
56-65	5	8	4	5	7	6	10	10	7	4
66 +	10	5	3	2	2	4	6	7	7	4
Total	86	71	59	69	81	74	63	66	72	42
Out										
14-17	0	0	0	0	0	1	0	0	0	0
18-22	17	11	7	9	7	8	11	4	7	1
23-25	11	13	8	9	9	5	8	13	6	3
26-35	11	13	9	9	16	8	16	15	18	11
36-45	8	3	5	10	5	7	11	6	4	8
46-55	10	6	5	11	3	7	6	5	11	4
56-65	1	4	3	6	4	2	6	5	7	5
66 +	0	3	5	4	1	5	6	9	3	7
Total	58	53	42	58	45	43	64	57	56	39
Net										
14-17	1	1	0	0	2	0	0	0	0	0
18-22	-4	-1	1	-1	1	-2	-10	0	-1	1
23-25	-3	-4	-1	0	0	4	-4	-8	-2	0
26-35	8	1	9	15	2	19	11	-2	11	3
36-45	12	7	10	0	11	7	-4	6	7	1
46-55	0	8	-1	0	16	0	2	10	-3	2
56-65	4	4	1	-1	3	4	4	5	0	-1
66 +	10	2	-2	-2	1	-1	0	-2	4	-3
Total	28	18	17	11	36	31	-1	9	16	3

School Age Enrollment

Table II.67.6, show the school enrollment from the Iowa Department of Education for Mitchell County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 1,635 students and was 1,609 in 2017, a change of -1.6 percent. Enrollment for students in grades 1 to 5 was 605 students in 2010 and 538 in 2017, which was a change of -11.1 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 532 and 512 in 2017, which was a change of -3.8 percent.

Table II.67.6
School Enrollment

Mitchell County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	193	699	482	613	150	2,015
2001	157	711	477	623	17	1,985
2002	156	660	460	596	22	1,894
2003	143	624	462	636	20	1,885
2004	143	601	447	636	21	1,848
2005	159	607	434	622	8	1,822
2006	129	625	408	639	5	1,801
2007	127	636	386	613	0	1,762
2008	123	626	387	604	0	1,740
2009	128	621	365	570	2	1,684
2010	118	605	380	532	3	1,635
2011	190	571	381	545	55	1,687
2012	185	552	396	521	58	1,654
2013	189	557	382	528	78	1,656
2014	211	524	367	532	67	1,634
2015	200	547	364	530	84	1,641
2016	222	549	347	515	77	1,633
2017	219	538	340	512	80	1,609
% Change 10-17	85.6%	-11.1%	-10.5%	-3.8%	2566.7%	-1.6%

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.67.7, shows population by age for the 2000 and 2010 Census. The population changed by -0.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -0.2 percent to a total of 2,342 persons in 2010. Those aged 25 to 34 changed by -4.8 percent, and those aged under 5 changed by 0.5 percent.

Table II.67.7 Population by Age Mitchell County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	662	6.1%	665	6.2%	0.5%
5 to 19	2,489	22.9%	2,257	20.9%	-9.3%
20 to 24	393	3.6%	479	4.4%	21.9%
25 to 34	1,025	9.4%	976	9.1%	-4.8%
35 to 54	2,899	26.7%	2,776	25.8%	-4.2%
55 to 64	1,060	9.7%	1,281	11.9%	20.8%
65 or Older	2,346	21.6%	2,342	21.7%	-0.2%
Total	10,874	100.0%	10,776	100.0%	-0.9%

The elderly population is further explored in Table II.67.8. Those aged 65 to 66 changed by 5.9 percent between 2000 and 2010, resulting in a population of 217 persons. Those aged 85 or older changed by 10.1 percent during the same time period, and resulted in 478 persons over age 85 in 2010.

Table II.67.8 Elderly Population by Age Mitchell County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	205	8.7%	217	9.3%	5.9%
67 to 69	310	13.2%	327	14%	5.5%
70 to 74	549	23.4%	482	20.6%	-12.2%
75 to 79	480	20.5%	440	18.8%	-8.3%
80 to 84	368	15.7%	398	17%	8.2%
85 or Older	434	18.5%	478	20.4%	10.1%
Total	2,346	100.0%	2,342	100.0%	-0.2%

Population by race and ethnicity is shown in Table II.67.9. The white population changed by -1.6 percent between 2000 and 2010, and resulted in representing 98.6 percent of the population in 2010. The black population changed by 10.5 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 74.6 percent between 2000 and 2010, compared to the -1.3 percent growth rate for non-Hispanics.

Table II.67.9					
Population by Race and Ethnicity					
Mitchell County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,795	99.3%	10,621	98.6%	-1.6%
Black	19	0.2%	21	0.2%	10.5%
American Indian	8	0.1%	10	0.1%	25%
Asian	19	0.2%	28	0.3%	47.4%
Native Hawaiian/ Pacific Islander	2	0%	2	0%	0%
Other	8	0.1%	40	0.4%	400%
Two or More Races	23	0.2%	54	0.5%	134.8%
Total	10,874	100.0%	10,776	100.0%	-0.9%
Hispanic	63	0.6%	110	1%	74.6%
Non-Hispanic	10,811	99.4%	10,666	99%	-1.3%

Population by race and ethnicity through 2016 is shown in Table II.67.10. The white population represented 97.9 percent of the population in 2016, compared with black households accounting for 0.1 percent of the population. Hispanic households represented 1.3 percent of the population in 2016.

Table II.67.10				
Population by Race and Ethnicity				
Mitchell County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	10,621	98.6%	10,528	97.9%
Black	21	0.2%	9	0.1%
American Indian	10	0.1%	26	0.2%
Asian	28	0.3%	40	0.4%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	40	0.4%	6	0.1%
Two or More Races	54	0.5%	148	1.4%
Total	10,776	100.0%	10,757	100.0%
Non-Hispanic	10,666	99%	10,617	98.7%
Hispanic	110	1%	140	1.3%

The population by race is broken down further by ethnicity in Table II.67.11. While the white non-Hispanic population changed by -1.7 percent between 2000 and 2010, the white Hispanic population changed by 32.6 percent. The black non-Hispanic population changed by 5.3 percent.

Table II.67.11					
Population by Race and Ethnicity					
Mitchell County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	10,752	99.5%	10,564	99%	-1.7%
Black	19	0.2%	20	0.2%	5.3%
American Indian	4	0%	9	0.1%	125%
Asian	18	0.2%	28	0.3%	55.6%
Native Hawaiian/ Pacific Islander	2	0%	2	0%	0%
Other	0	0%	0	0%	0%
Two or More Races	16	0.1%	43	0.4%	168.8%
Total Non-Hispanic	10,811	100.0%	10,666	100.0%	-1.3%
Hispanic					
White	43	68.3%	57	51.8%	32.6%
Black	0	0%	1	0.9%	
American Indian	4	6.3%	1	0.9%	-75%
Asian	1	1.6%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	8	12.7%	40	36.4%	400%
Two or More Races	7	11.1%	11	10%	57.1%
Total Hispanic	63	100.0%	110	100.0%	74.6%
Total Population	10,874	100.0%	10,776	100.0%	-0.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.67.12. During this time, the total non-Hispanic population was 10,617 persons in 2016. The Hispanic population was 140.

Table II.67.12				
Population by Race and Ethnicity				
Mitchell County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	10,564	99%	10,401	98%
Black	20	0.2%	9	0.1%
American Indian	9	0.1%	26	0.2%
Asian	28	0.3%	40	0.4%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	0	0%	0	0%
Two or More Races	43	0.4%	141	1.3%
Total Non-Hispanic	10,666	100.0%	10,617	100.0%
Hispanic				
White	57	51.8%	127	90.7%
Black	1	0.9%	0	0%
American Indian	1	0.9%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	40	36.4%	6	4.3%
Two or More Races	11	10%	7	5%
Total Non-Hispanic	110	100.0	140	100.0%
Total Population	10,776	100.0%	10,757	100.0%

Households by type and tenure are shown in Table II.67.13. Family households represented 66.8 percent of households, while non-family households accounted for 33.2 percent. These changed from 67.3 and 32.7 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,957	67.3%	2,889	66.8%
Married-Couple Family	2,550	86.2%	2,504	86.7%
Owner-Occupied	2,325	91.2%	2,350	93.8%
Renter-Occupied	225	8.8%	154	6.2%
Other Family	407	13.8%	385	14.1%
Male Householder, No Spouse Present	130	31.9%	108	33.8%
Owner-Occupied	88	67.7%	69	63.9%
Renter-Occupied	42	32.3%	39	36.1%
Female Householder, No Spouse Present	277	68.1%	277	71.9%
Owner-Occupied	177	63.9%	170	61.4%
Renter-Occupied	100	36.1%	107	38.6%
Non-Family Households	1,438	32.7%	1,433	33.2%
Owner-Occupied	934	65%	1,018	71%
Renter-Occupied	504	35%	415	29%
Total	4,395	100.0%	4,322	100.0%

The group quarters population was 247 in 2010, compared to 281 in 2000. Institutionalized populations experienced a -13.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a 3.7 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	21	9.6%	
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	254	100%	198	90.4%	-22%
Other Institutions	0	0%	0	0%	0%
Total	254	100.0%	219	100.0%	-13.8%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	27	100%	28	100%	3.7%
Total	27	100.0%	28	100.0%	3.7%
Group Quarters Population	281	100.0%	247	100.0%	-12.1%

The number of foreign born persons are shown in Table II.67.15. An estimated 0.2 percent of the population was born in Vietnam, some 0.1 percent were born in Mexico, and another 0.1 percent were born in Other Eastern Europe.

Table II.67.15
Place of Birth for the Foreign-Born Population
 Mitchell County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Vietnam	17	0.2%
#2 country of origin	Mexico	14	0.1%
#3 country of origin	Other Eastern Europe	12	0.1%
#4 country of origin	Germany	11	0.1%
#5 country of origin	Thailand	10	0.1%
#6 country of origin	India	9	0.1%
#7 country of origin	Korea	4	0%
#8 country of origin	Norway	3	0%
#9 country of origin	Afghanistan	0	0%
#10 country of origin	Africa n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.67.16. An estimated 1.5 percent of the population speaks German or other West Germanic languages at home, followed by 0.2 percent speaking Vietnamese.

Table II.67.16
Limited English Proficiency and Language Spoken at Home
 Mitchell County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	156	1.5%
#2 LEP Language	Vietnamese	17	0.2%
#3 LEP Language	Other Asian and Pacific Island languages	10	0.1%
#4 LEP Language	Spanish	8	0.1%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.67.17. Some 16.4 percent of the population was disabled in 2000, or a total of 1,636 persons. The disability rate was highest for those over 65, with 36.6 percent disabled.

Table II.67.17		
Disability by Age		
Mitchell County		
2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	71	3.7%
16 to 64	778	13.1%
65 and older	787	36.6%
Total	1,636	16.4%

Table II.67.18 shows disability by type in 2000. There were 756 physical disabilities in 2000, some 509 employment disabilities, and 491 go-outside-home disabilities.

Table II.67.18	
Total Disabilities Tallied: Aged 5 and Older	
Mitchell County	
2000 Census SF3 Data	
Disability Type	Population
Sensory disability	413
Physical disability	756
Mental disability	335
Self-care disability	179
Employment disability	509
Go-outside-home disability	491
Total	2,683

Disability by age, as estimated by the 2016 ACS, is shown in Table II.67.19. The disability rate for females was 10.7 percent, compared to 9.9 percent for males. The disability rate changed precipitously higher with age, with 41.4 percent of those over 75 experiencing a disability.

Table II.67.19						
Disability by Age						
Mitchell 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	4	0.4%	0	0%	4	0.2%
18 to 34	34	3.6%	23	2.6%	57	3.1%
35 to 64	166	8.2%	183	9.5%	349	8.8%
65 to 74	103	21%	97	18.8%	200	19.9%
75 or Older	217	46.2%	260	38.2%	477	41.4%
Total	524	9.9%	563	10.7%	1,087	10.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.67.20. Some 6.4 percent have an ambulatory disability, 4.6 have an independent living disability, and 1.9 percent have a self-care disability.

Table II.67.20		
Total Disabilities Tallied: Aged 5 and Older		
Mitchell County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	413	3.9%
Vision disability	148	1.4%
Cognitive disability	256	2.6%
Ambulatory disability	640	6.4%
Self-Care disability	191	1.9%
Independent living disability	367	4.6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.67.21. In 2016, some 5,224 persons were employed and 196 were unemployed. This totaled a labor force of 5,420 persons. The unemployment rate for Mitchell County was estimated to be 3.6 percent in 2016.

Table II.67.21	
Employment, Labor Force and Unemployment	
Mitchell County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	5,224
Unemployed	196
Labor Force	5,420
Unemployment Rate	3.6%

In 2016, 92.1 percent of households in Mitchell County had a high school education or greater.

Table II.67.22	
High School or Greater Education	
Mitchell County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,980
Total Households	4,322
Percent High School or Above	92.1%

As seen in Table II.67.23, some 43.2 percent of the population had a high school diploma or equivalent, another 32.3 percent have some college, 11.1 percent have a Bachelor's Degree, and 3.6 percent of the population had a graduate or professional degree.

Table II.67.23		
Educational Attainment		
Mitchell County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	799	9.8%
High School or Equivalent	3,513	43.2%
Some College or Associates Degree	2,628	32.3%
Bachelor's Degree	906	11.1%
Graduate or Professional Degree	292	3.6%
Total Population Above 18 years	8,138	100.0%



ECONOMICS

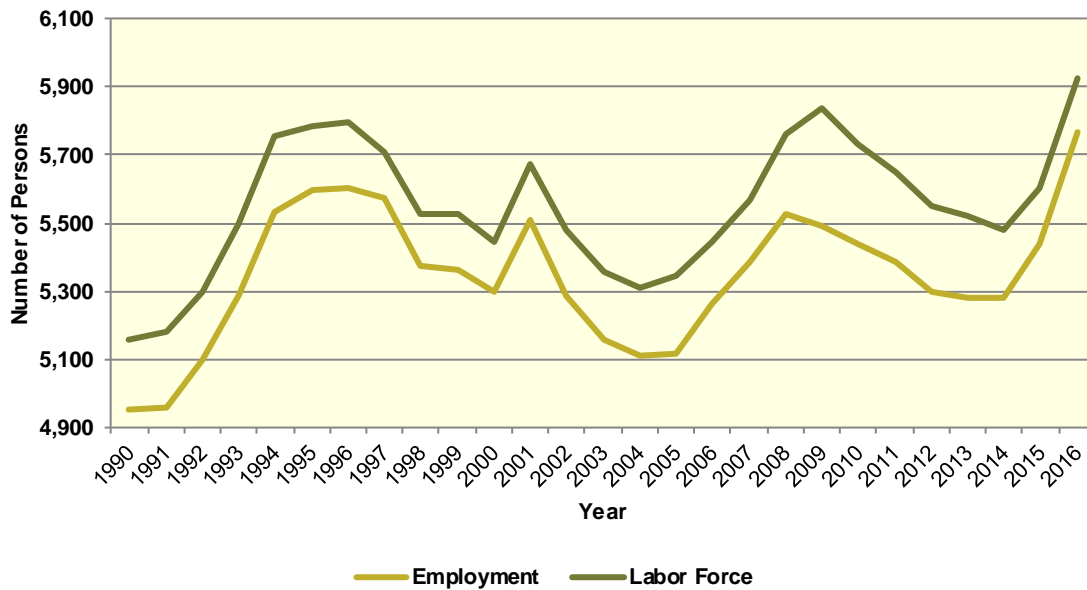
Labor Force

Table II.67.24, shows the labor force statistics for Mitchell County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.9 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 Mitchell County decreased from 2.9 percent in 2015 to 2.7 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Mitchell County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	205	4,953	5,158	4%	4.4%
1991	226	4,958	5,184	4.4%	4.7%
1992	199	5,099	5,298	3.8%	4.5%
1993	208	5,290	5,498	3.8%	4%
1994	222	5,534	5,756	3.9%	3.5%
1995	185	5,598	5,783	3.2%	3.4%
1996	193	5,603	5,796	3.3%	3.5%
1997	132	5,574	5,706	2.3%	3.1%
1998	151	5,374	5,525	2.7%	2.7%
1999	165	5,364	5,529	3%	2.6%
2000	148	5,297	5,445	2.7%	2.6%
2001	166	5,510	5,676	2.9%	3.3%
2002	196	5,286	5,482	3.6%	4%
2003	200	5,159	5,359	3.7%	4.5%
2004	204	5,109	5,313	3.8%	4.5%
2005	227	5,120	5,347	4.2%	4.3%
2006	184	5,263	5,447	3.4%	3.7%
2007	185	5,386	5,571	3.3%	3.7%
2008	236	5,525	5,761	4.1%	4.2%
2009	343	5,493	5,836	5.9%	6.4%
2010	297	5,437	5,734	5.2%	6%
2011	268	5,384	5,652	4.7%	5.5%
2012	253	5,299	5,552	4.6%	5%
2013	238	5,282	5,520	4.3%	4.7%
2014	196	5,282	5,478	3.6%	4.3%
2015	161	5,441	5,602	2.9%	3.8%
2016	159	5,765	5,924	2.7%	3.7%

Diagram II.67.3, shows the employment and labor force for Mitchell County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,765 persons, with the labor force reaching 5,924, indicating there were a total of 159 unemployed persons.

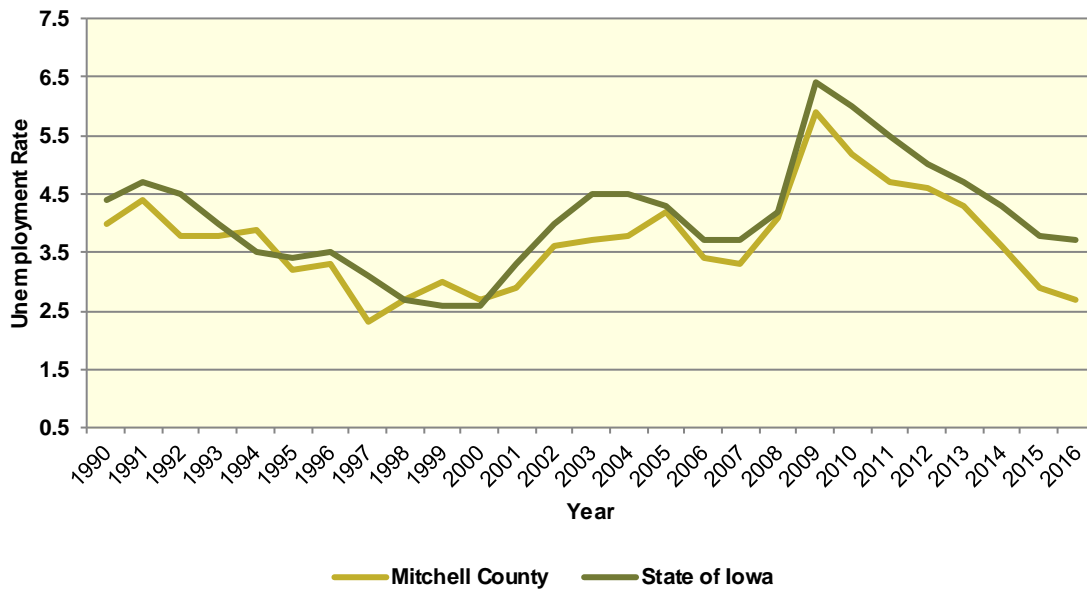
Diagram II.67.3
Employment and Labor Force
 Mitchell County
 1990 – 2016 BLS Data



Unemployment

Diagram II.67.4, shows the unemployment rate for both the State and Mitchell County. During the 1990’s the average rate for Mitchell County was 3.4 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4 percent. Over the course of the entire period the Mitchell County had an average unemployment rate that lower than the State, 3.7 percent for Mitchell County, versus 4.1 statewide.

Diagram II.67.4
Annual Unemployment Rate
 Mitchell 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.67.25, shows total real earnings by industry for Mitchell County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$119,559,000. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 32.4 percent.

Table II.67.25
Real Earnings by Industry
 Mitchell 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	40,671	58,804	93,095	81,544	74,315	52,967	62,078	24,805	-60
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	2,176	0	0	0	0	0	2,591	3,429	32.4
Construction	12,624	30,821	33,356	33,448	18,503	19,890	20,101	22,779	13.3
Manufacturing	48,530	54,038	59,795	50,537	57,177	81,346	103,717	119,559	15.3
Wholesale trade	11,094	14,369	14,318	16,858	16,802	19,981	18,975	17,968	-5.3
Retail trade	14,174	21,170	18,248	17,599	17,606	16,298	13,195	10,665	-19.2
Transportation and warehousing	4,826	0	0	0	0	0	8,490	9,699	14.2
Information	830	941	2,549	2,646	3,077	3,268	5,331	5,189	-2.7
Finance and insurance	7,796	9,730	8,530	10,102	9,263	10,193	8,629	8,301	-3.8
Real estate and rental and leasing	637	1,169	859	1,146	1,556	2,059	2,233	2,329	4.3
Professional and technical services	4,789	3,678	3,772	3,983	3,977	4,512	4,788	0	-100
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	5,945	0
Educational services	0	0	0	0	0	1,613	0	0	0
Health care and social assistance	0	0	0	0	0	15,055	0	0	0
Arts, entertainment, and recreation	168	521	667	797	764	744	722	797	10.3
Accommodation and food services	3,010	2,174	2,104	2,357	2,927	2,844	2,834	2,727	-3.8
Other services, except public administration	10,427	10,936	10,773	9,923	9,732	10,111	10,796	11,063	2.5
Government and government enterprises	30,840	38,500	36,245	35,788	37,125	38,709	40,234	41,601	3.4
Total	216,554	280,422	319,912	303,566	288,454	300,130	336,052	324,566	-3.4



Table II.67.26, shows the total employment by industry for the Mitchell County. The most recent estimates show the manufacturing industry was the largest employer in Mitchell County, with employment reaching 1,124 jobs in 2016. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 17.9 percent.

Table II.67.26
Employment by Industry
 Mitchell County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,075	913	908	883	915	873	904	896	-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	27	0	0	0	0	0	28	33	17.9
Construction	278	499	528	528	400	433	417	424	1.7
Manufacturing	969	973	998	761	781	1,094	1,136	1,124	-1.1
Wholesale trade	242	202	215	195	204	245	255	271	6.3
Retail trade	630	590	551	575	622	632	662	674	1.8
Transportation and warehousing	159	0	0	0	0	0	160	178	11.3
Information	41	37	36	39	42	40	37	37	0
Finance and insurance	207	258	295	306	290	270	270	268	-0.7
Real estate and rental and leasing	68	139	148	154	160	178	172	179	4.1
Professional and technical services	120	108	113	119	118	136	138	0	-100
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	166	0
Educational services	0	0	0	0	0	20	0	0	0
Health care and social assistance	0	0	0	0	0	479	0	0	0
Arts, entertainment, and recreation	36	57	60	79	86	96	92	97	5.4
Accommodation and food services	278	224	225	224	241	223	234	238	1.7
Other services, except public administration	313	298	349	349	330	346	365	370	1.4
Government and government enterprises	762	771	754	759	763	776	791	802	1.4
Total	6,032	6,078	6,176	5,981	5,980	6,359	6,459	6,585	2



Table II.67.27, shows the real average earnings per job by industry for Mitchell County. These figures are calculated by dividing the total real earning displayed in Tables II.67.25 and II.67.26, by industry. In 2016, the information industry had the highest average earnings reaching 140,243 dollars. Between 2015 and 2016 the manufacturing industry saw the largest percentage increase, rising by 16.5 percent.

Table II.67.27
Real Earnings Per Job by Industry
 Mitchell County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	37,833	64,408	102,527	92,349	81,218	60,672	68,670	27,684	-59.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	80,580	0	0	0	0	0	92,524	103,909	12.3
Construction	45,410	61,766	63,174	63,348	46,258	45,936	48,205	53,724	11.5
Manufacturing	50,082	55,538	59,915	66,409	73,210	74,356	91,300	106,369	16.5
Wholesale trade	45,842	71,132	66,596	86,453	82,362	81,553	74,410	66,303	-10.9
Retail trade	22,499	35,882	33,118	30,607	28,305	25,788	19,931	15,823	-20.6
Transportation and warehousing	30,354	0	0	0	0	0	53,065	54,489	2.7
Information	20,252	25,441	70,808	67,844	73,268	81,695	144,089	140,243	-2.7
Finance and insurance	37,664	37,714	28,914	33,012	31,941	37,750	31,960	30,974	-3.1
Real estate and rental and leasing	9,373	8,412	5,802	7,442	9,727	11,570	12,983	13,011	0.2
Professional and technical services	39,909	34,058	33,384	33,467	33,702	33,177	34,697	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	35,813	0
Educational services	0	0	0	0	0	80,645	0	0	0
Health care and social assistance	0	0	0	0	0	31,430	0	0	0
Arts, entertainment, and recreation	4,657	9,136	11,111	10,083	8,885	7,755	7,852	8,216	4.6
Accommodation and food services	10,827	9,707	9,349	10,521	12,146	12,753	12,110	11,458	-5.4
Other services, except public administration	33,314	36,697	30,870	28,432	29,491	29,221	29,579	29,900	1.1
Government and government enterprises	40,472	49,936	48,070	47,151	48,657	49,882	50,865	51,872	2
Total	35,901	46,137	51,799	50,755	48,236	47,198	52,028	49,289	-5.3

Table II.67.28 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 \$510,171,000 a -2.7 percent change between 2015 and 2016. Table II.67.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 6,078 and 6,585 in 2016, which a change of 2 percent over this period.

Table II.67.28
Total Employment and Real Personal Income
 Mitchell 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	149,382	7,775	14,640	46,910	23,157	226,313	17,034	5,389	27,719
1970	146,864	7,823	14,154	48,415	25,098	226,707	17,343	5,485	26,776
1971	131,406	8,007	14,060	48,818	25,940	212,216	16,471	5,442	24,148
1972	161,187	8,612	15,498	51,316	26,073	245,462	19,527	5,355	30,098
1973	221,240	10,059	18,840	57,317	28,248	315,586	24,926	5,365	41,236
1974	150,862	10,707	22,003	59,569	29,325	251,052	19,988	5,407	27,900
1975	166,468	10,757	22,161	63,749	32,612	274,232	21,784	5,550	29,993
1976	136,460	11,330	20,997	64,665	34,146	244,938	19,306	5,680	24,025
1977	165,274	11,059	22,984	69,290	34,164	280,653	22,467	5,685	29,071
1978	183,702	11,749	22,353	72,786	34,727	301,820	24,179	5,626	32,653
1979	147,944	12,727	24,238	77,383	35,519	272,357	22,028	5,689	26,006
1980	118,614	12,044	21,848	84,679	38,697	251,793	20,487	5,528	21,457
1981	133,124	12,379	20,609	93,677	39,362	274,391	22,653	5,547	23,999
1982	118,532	12,048	19,174	101,590	40,960	268,207	22,457	5,484	21,613
1983	110,073	11,762	18,770	105,741	42,536	265,358	22,407	5,509	19,981
1984	156,544	12,747	20,223	108,342	42,051	314,414	27,133	5,374	29,130
1985	155,602	13,302	18,298	106,604	43,620	310,822	27,202	5,276	29,492
1986	171,555	14,116	19,023	106,420	44,456	327,338	29,069	5,219	32,872
1987	186,642	15,155	21,167	96,516	44,925	334,095	29,972	5,099	36,603
1988	159,515	15,626	22,932	89,360	44,008	300,189	27,019	5,241	30,435
1989	182,414	16,544	24,647	91,488	45,945	327,951	29,798	5,379	33,913
1990	197,650	17,608	25,948	87,283	45,851	339,124	31,058	5,415	36,500
1991	175,846	17,450	25,896	85,038	47,251	316,581	29,052	5,445	32,295
1992	187,445	18,302	26,301	85,796	49,653	330,892	30,641	5,564	33,689
1993	162,331	19,360	25,169	81,310	50,878	300,327	27,435	5,699	28,484
1994	202,373	20,433	23,873	80,686	51,465	337,963	30,796	5,912	34,230
1995	198,549	21,198	23,274	83,480	52,006	336,110	30,636	6,100	32,549
1996	228,027	19,545	23,066	89,301	56,344	377,193	34,425	6,110	37,321
1997	225,893	21,317	23,281	93,716	57,299	378,871	34,629	6,224	36,294
1998	209,336	21,417	24,756	94,580	55,425	362,679	33,386	6,035	34,686
1999	201,714	21,691	25,866	88,637	58,647	353,172	32,416	6,011	33,558
2000	219,061	21,694	25,034	91,176	57,112	370,689	34,109	6,061	36,143
2001	216,554	22,246	26,076	90,196	61,242	371,820	34,633	6,032	35,900
2002	218,063	22,257	24,002	82,865	66,805	369,478	34,141	5,894	36,998
2003	212,935	22,878	22,472	74,962	63,943	351,434	32,450	5,870	36,275
2004	248,319	23,044	20,843	71,509	63,488	381,115	34,971	5,807	42,762
2005	244,337	23,238	18,587	66,424	64,704	370,814	34,335	5,847	41,788
2006	242,963	24,016	17,588	68,930	70,812	376,278	34,725	5,912	41,097
2007	258,553	25,933	17,572	79,906	73,259	403,356	37,306	6,155	42,007
2008	293,720	29,733	17,787	89,088	79,414	450,276	41,634	6,554	44,815
2009	265,172	28,804	19,178	85,572	83,067	424,185	39,412	6,333	41,871
2010	280,422	27,791	24,328	81,090	86,207	444,255	41,112	6,078	46,137
2011	319,912	25,923	23,325	88,669	85,921	491,903	45,882	6,176	51,799
2012	303,566	24,319	26,244	94,623	84,773	484,887	45,122	5,981	50,755
2013	288,454	25,067	31,513	94,572	80,222	469,694	43,823	5,980	48,236
2014	300,130	28,137	28,236	100,043	84,680	484,951	45,032	6,359	47,198
2015	336,052	29,943	29,248	103,468	85,641	524,466	48,620	6,459	52,028
2016	324,566	32,778	27,417	104,424	86,542	510,171	47,400	6,585	49,289

Diagram II.67.5, shows real average earnings per job for Mitchell County from 1990 to 2016. Over this period the average earning per job for Mitchell County was \$40,174, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.67.5
Real Average Earnings Per Job
 Mitchell County
 BEA Data 1990 - 2016

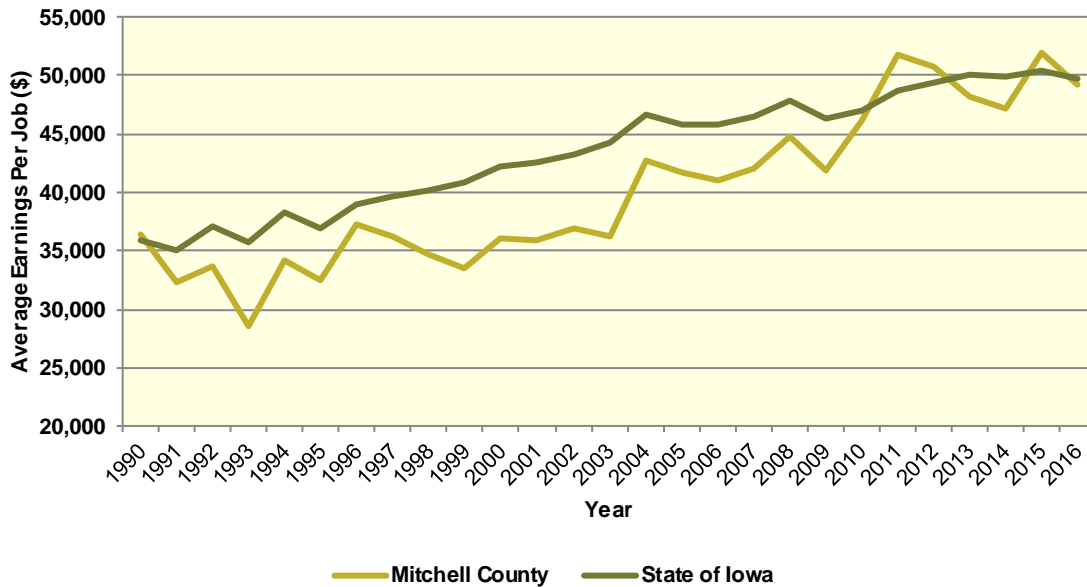
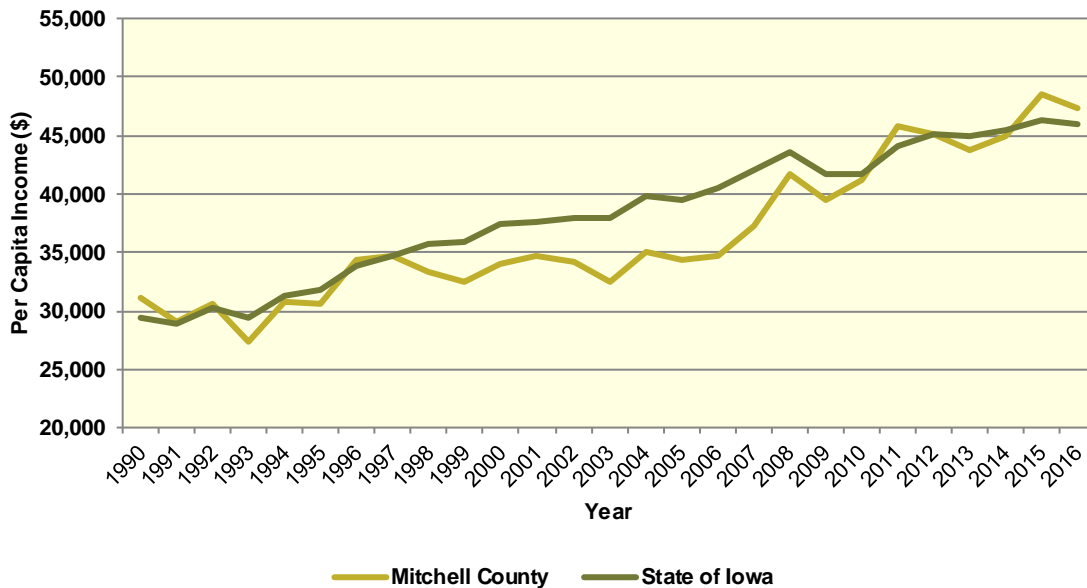


Diagram II.67.6, shows real per capita income for the Mitchell County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Mitchell County was \$36,636, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.67.6
Real Per Capita Income
 Mitchell 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.67.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 3,536 persons in 2015 to 3,884 in 2016, a change of 9.8 percent.

Table II.67.29
Total Monthly Employment
 Mitchell County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,485	3,566	3,837	3,763	3,623	3,502	3,564	3,574	3,342	3,447	3,702
Feb	3,468	3,550	3,722	3,702	3,499	3,527	3,598	3,517	3,408	3,396	3,683
Mar	3,538	3,597	3,705	3,758	3,486	3,539	3,643	3,613	3,445	3,460	3,765
Apr	3,616	3,731	3,757	3,838	3,630	3,728	3,727	3,626	3,600	3,550	3,912
May	3,609	3,853	3,815	3,854	3,692	3,766	3,792	3,745	3,641	3,590	3,994
Jun	3,713	3,878	3,874	3,885	3,680	3,770	3,813	3,819	3,693	3,672	4,057
Jul	3,593	3,769	3,789	3,842	3,648	3,717	3,710	3,802	3,660	3,614	3,993
Aug	3,561	3,791	3,839	3,952	3,643	3,704	3,759	3,792	3,696	3,559	3,943
Sep	3,591	3,791	3,807	4,055	3,688	3,703	3,691	3,795	3,693	3,550	3,902
Oct	3,677	3,855	3,782	4,160	3,690	3,729	3,705	3,765	3,669	3,554	3,928
Nov	3,709	3,907	3,781	4,082	3,707	3,674	3,658	3,742	3,724	3,524	3,888
Dec	3,734	3,946	3,781	3,919	3,640	3,672	3,708	3,753	3,711	3,519	3,839
Annual	3,608	3,770	3,791	3,901	3,636	3,669	3,697	3,712	3,607	3,536	3,884
% Change	.	4.5%	0.6%	2.9%	-6.8%	0.9%	0.8%	0.4%	-2.8%	-2%	9.8%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$700 in 2015. In 2016, average weekly wages saw an increased of 5.6 percent over the prior year, rising to \$739, or by 39 dollars. These data are shown in Table II.67.30.

Table II.67.30						
Average Weekly Wages						
Mitchell County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	430	425	443	470	442	
2002	460	448	452	492	463	4.8%
2003	455	453	466	512	472	1.9%
2004	479	474	485	544	496	5.1%
2005	475	491	518	563	512	3.2%
2006	511	539	525	604	545	6.4%
2007	541	568	553	676	586	7.5%
2008	565	588	619	658	607	3.6%
2009	599	616	635	693	637	4.9%
2010	613	612	617	704	637	(ND)%
2011	611	627	689	703	658	3.3%
2012	646	655	668	710	670	1.8%
2013	663	677	688	733	690	3%
2014	683	706	738	822	739	7.1%
2015	688	667	671	774	700	-5.3%
2016(p)	693	713	749	801	739	5.6%

Total business establishments reported by the QCEW are displayed in Table II.67.31. Between 2015 and 2016, the total number of business establishments in Mitchell County decreased by 5.6 percent, from 392 to 389 establishments.

Table II.67.31						
Number of Business Establishments						
Mitchell County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	398	396	374	380	387	
2002	378	378	380	379	379	-2.1%
2003	378	381	379	380	380	0.3%
2004	384	383	381	381	382	0.5%
2005	383	382	385	384	384	0.5%
2006	380	381	383	382	382	-0.5%
2007	390	395	398	398	395	3.4%
2008	398	402	400	397	399	1%
2009	396	400	401	400	399	(ND)%
2010	396	394	395	383	392	-1.8%
2011	380	385	381	379	381	-2.8%
2012	376	380	384	383	381	(ND)%
2013	390	395	398	404	397	4.2%
2014	398	402	400	395	399	0.5%
2015	393	392	393	390	392	-1.8%
2016	392	392	387	385	389	-0.8%

Iowa Department of Revenue

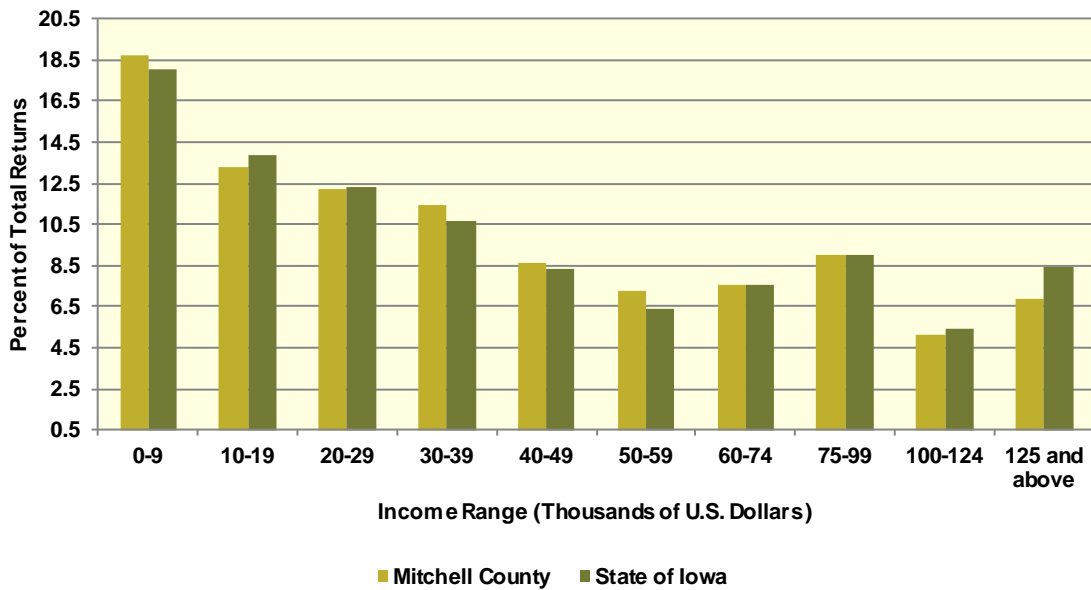
The Iowa Department of Revenue releases annual income tax statistics. Table II.67.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Mitchell County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 3.3 percent, with 333 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 78.1 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of -12.8 percent.

Table II.67.32
Number of Tax Returns by Adjusted Gross Income
 Mitchell County
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	1,128	795	655	524	435	329	330	172	50	58	4,476
2003	1,106	760	631	495	425	362	307	241	72	80	4,479
2004	1,053	702	634	521	439	331	360	249	76	86	4,451
2005	1,034	714	654	524	442	326	360	262	88	92	4,496
2006	1,039	668	629	486	450	328	425	318	121	124	4,588
2007	1,078	729	607	519	432	375	425	354	144	152	4,815
2008	967	692	594	501	448	364	383	384	158	192	4,683
2009	1,020	701	594	482	383	344	401	383	146	196	4,650
2010	1,046	688	599	489	388	345	407	403	167	187	4,719
2011	1,051	689	589	504	380	345	390	412	174	272	4,806
2012	1,003	660	580	489	396	323	407	413	209	314	4,794
2013	949	672	633	491	393	351	357	428	219	341	4,834
2014	943	654	627	501	411	330	383	433	231	371	4,884
2015	912	645	596	558	419	356	366	440	248	333	4,873
Change 10 - 15	-12.8%	-6.2%	-0.5%	14.1%	8%	3.2%	-10.1%	9.2%	48.5%	78.1%	3.3%

Diagram II.67.7
2015 Income Distribution
 Mitchell 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 1,164 in 2010 to 1,064 in 2016, with the poverty rate reaching 10.1 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.67.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	896	8.4%
2001	939	8.8%
2002	974	9%
2003	943	8.7%
2004	967	9%
2005	1,116	10.5%
2006	986	9.3%
2007	948	9%
2008	982	9.4%
2009	948	9%
2010	1,164	11.1%
2011	1,082	10.3%
2012	1,169	11.1%
2013	1,067	10.2%
2014	1,209	11.5%
2015	987	9.3%
2016	1,064	10.1%

The rate of poverty for Mitchell County is shown in Table II.67.34. In 2016, there were an estimated 970 persons living in poverty. This represented a 9.2 percent poverty rate, compared to 10.7 percent poverty in 2000. In 2016, some 11.3 percent of those in poverty were under age 6, and 15.8 percent were 65 or older.

Table II.67.34				
Poverty by Age				
Mitchell 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	161	14.1%	110	11.3%
6 to 17	316	27.7%	222	22.9%
18 to 64	490	42.9%	485	50%
65 or Older	174	15.2%	153	15.8%
Total	1,141	100.0%	970	100.0%
Poverty Rate	10.7%	.	9.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.8 percent in Mitchell County between 2010 and 2016, from 4,850 to 4,935. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.67.35.

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 Mitchell County increased from 5 authorizations in 2015 to 20 in 2016.

The real value of single-family building permits increased from \$188,345 in 2015 to \$225,824 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.67.36.

Table II.67.35				
Housing Units				
State of Iowa vs. Mitchell County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Mitchell County	% Growth Since Census
2000 Census Base	1,232,625	.	4,596	.
2010 Census	1,336,417	8.4%	4,850	5.5%
July 2011 Estimate	1,341,974	0.4%	4,863	0.3%
July 2012 Estimate	1,346,403	0.7%	4,876	0.5%
July 2013 Estimate	1,353,274	1.3%	4,895	0.9%
July 2014 Estimate	1,362,458	1.9%	4,921	1.5%
July 2015 Estimate	1,370,778	2.6%	4,942	1.9%
July 2016 Estimate	1,380,162	3.3%	4,935	1.8%

Table II.67.36
Building Permits and Valuation
 Mitchell County
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	11	0	0	0	11	107,986	0
1981	13	2	0	0	15	95,434	0
1982	11	2	0	0	13	101,593	0
1983	12	0	0	0	12	113,082	0
1984	11	0	0	0	11	91,917	0
1985	10	0	0	0	10	106,111	0
1986	13	0	0	0	13	79,687	0
1987	16	0	0	0	16	90,987	0
1988	15	0	0	0	15	97,756	0
1989	18	0	4	0	22	92,231	0
1990	20	2	0	0	22	90,130	0
1991	29	2	0	0	31	87,554	0
1992	32	0	0	16	48	95,412	48,859
1993	31	2	0	0	33	102,759	0
1994	13	0	0	6	19	134,154	70,483
1995	20	0	0	24	44	119,470	67,811
1996	15	4	0	0	19	115,761	0
1997	12	0	0	0	12	139,536	0
1998	12	2	0	0	14	157,805	0
1999	10	0	0	0	10	151,726	0
2000	6	0	0	0	6	131,101	0
2001	8	0	0	0	8	159,681	0
2002	12	4	0	0	16	127,731	0
2003	22	2	4	0	28	150,283	0
2004	17	8	3	0	28	190,586	0
2005	18	0	0	0	18	172,307	0
2006	8	2	0	0	10	190,776	0
2007	12	6	0	0	18	162,106	0
2008	11	2	0	0	13	122,914	0
2009	8	0	0	0	8	183,746	0
2010	24	0	0	0	24	147,528	0
2011	22	0	0	0	22	199,274	0
2012	20	6	0	0	26	169,950	0
2013	28	12	0	0	40	187,232	0
2014	33	12	0	0	45	206,644	0
2015	5	0	0	0	5	188,345	0
2016	20	0	0	0	20	225,824	0



Diagram II.67.8 Single Family Permits

Mitchell County
Census Bureau Data, 1980–2016

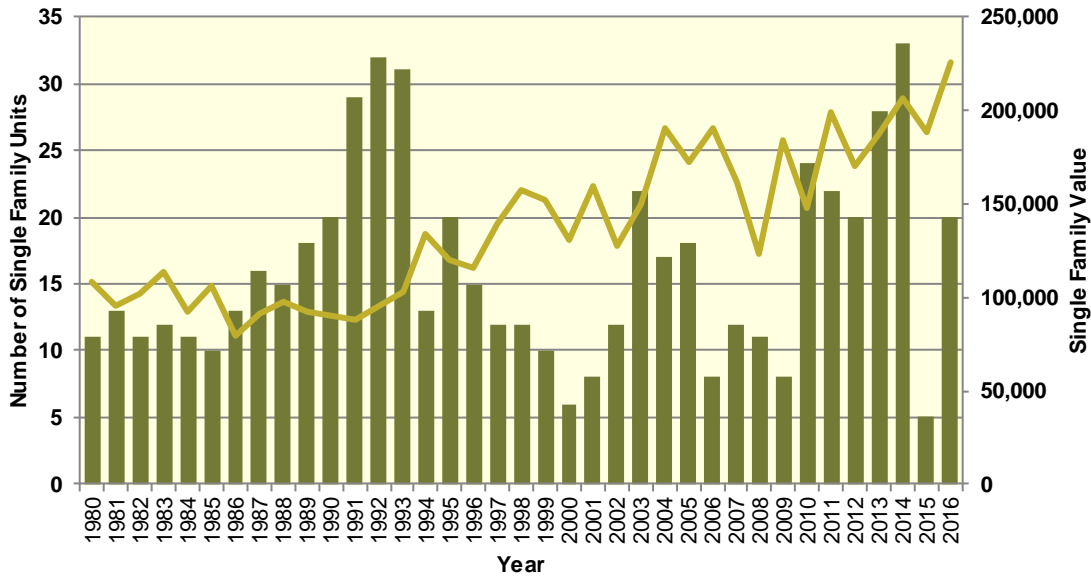
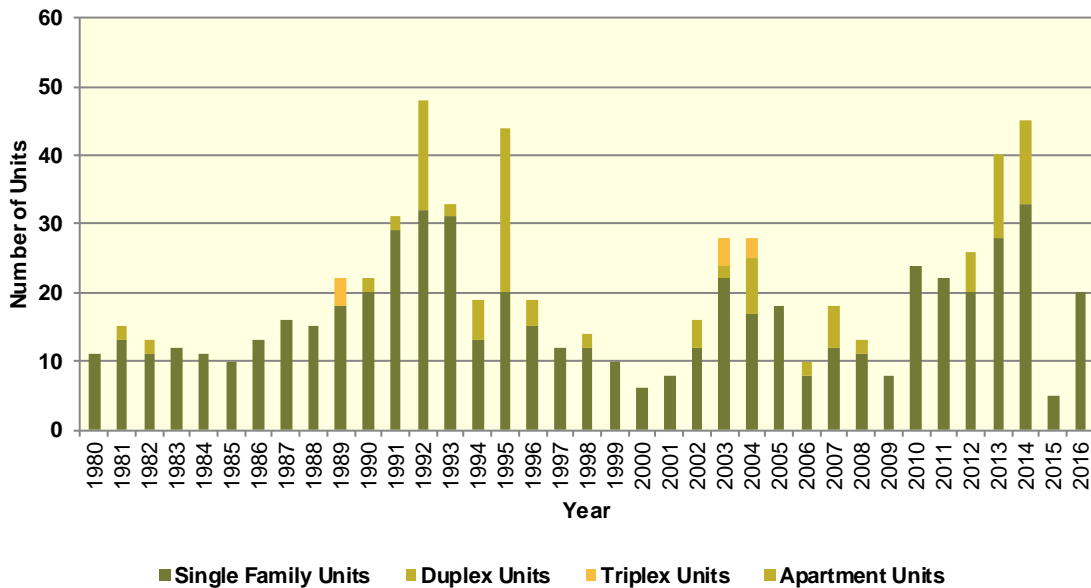


Diagram II.67.9 Total Permits by Unit Type

Mitchell County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.67.37. In 2016, there were 4,917 housing units, up from 4,594 in 2000. Single-family units accounted for 91.1 percent of units in 2016, compared to 87.9 in 2000. Apartment units accounted for 2.3 percent in 2016, compared to 2.8 percent in 2000.

Table II.67.37				
Housing Units by Type				
Mitchell 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	4,036	87.9%	4,479	91.1%
Duplex	126	2.7%	160	3.3%
Tri- or Four-Plex	140	3%	56	1.1%
Apartment	128	2.8%	114	2.3%
Mobile Home	161	3.5%	105	2.1%
Boat, RV, Van, Etc.	3	0.1%	3	0.1%
Total	4,594	100.0%	4,917	100.0%

Some 90.6 percent of housing was occupied in 2010, compared to 93.5 percent in 2000. Owner-occupied housing changed 0.6 percent between 2000 and 2010, ending with owner-occupied units representing 80.2 percent of unit. Vacant units changed by 51.7 percent, resulting in 455 vacant units in 2010.

Table II.67.38					
Housing Units by Tenure					
Mitchell County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,294	93.5%	4,395	90.6%	2.4%
Owner-Occupied	3,503	81.6%	3,524	80.2%	0.6%
Renter-Occupied	791	18.4%	871	19.8%	10.1%
Vacant Housing Units	300	6.5%	455	9.4%	51.7%
Total Housing Units	4,594	100.0%	4,850	100.0%	5.6%

Table II.67.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,917 housing units. An estimated 83.5 percent were owner-occupied, and 12.1 percent were vacant.

Table II.67.39				
Housing Units by Tenure				
Mitchell County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,395	90.6%	4,322	87.9%
Owner-Occupied	3,524	80.2%	3,607	83.5%
Renter-Occupied	871	19.8%	715	16.5%
Vacant Housing Units	455	9.4%	595	12.1%
Total Housing Units	4,850	100.0%	4,917	100.0%



Households by household size are shown in Table II.67.40. There were a total of 4,395 households in 2010, up from 4,294 in 2000. One person households changed by 8 percent between 2000 and 2010, while two person households changed by 6.1 percent. Three and four person households changed by -0.6 and -15.8 respectively, representing 11.6 percent and 10 percent of the population in 2010.

Table II.67.40					
Households by Household Size					
Mitchell County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,184	27.6%	1,279	29.1%	8%
Two Persons	1,627	37.9%	1,726	39.3%	6.1%
Three Persons	513	11.9%	510	11.6%	-0.6%
Four Persons	524	12.2%	441	10%	-15.8%
Five Persons	286	6.7%	261	5.9%	-8.7%
Six Persons	104	2.4%	119	2.7%	14.4%
Seven Persons or More	56	1.3%	59	1.3%	5.4%
Total	4,294	100.0%	4,395	100.0%	2.4%

Households by income is shown in Table II.67.41. Households earning more than \$100,000 per year represented 17.9 percent of households in 2016, compared to 3.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.7 percent of households in 2010, compared to 19.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.3 percent of households in 2016, compared to 17.1 percent in 2000.

Table II.67.41					
Households by Income					
Mitchell 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	740	17.1%	403	9.3%	
\$15,000 to \$19,999	314	7.3%	192	4.4%	
\$20,000 to \$24,999	405	9.4%	268	6.2%	
\$25,000 to \$34,999	708	16.4%	467	10.8%	
\$35,000 to \$49,999	882	20.4%	729	16.9%	
\$50,000 to \$74,999	845	19.6%	896	20.7%	
\$75,000 to \$99,999	273	6.3%	595	13.8%	
\$100,000 or More	150	3.5%	772	17.9%	
Total	4,317	100.0%	4,322	100.0%	

Table II.67.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 8.9 percent and 3 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 12.5 percent, 4.6 percent, and 6.8, respectively. Housing units built prior to 1939 represented 33.7 percent of households in 2016.

Table II.67.42				
Households by Year Home Built				
Mitchell County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,018	47%	1,457	33.7%
1940 to 1949	292	6.8%	370	8.6%
1950 to 1959	446	10.4%	513	11.9%
1960 to 1969	298	6.9%	437	10.1%
1970 to 1979	531	12.4%	541	12.5%
1980 to 1989	276	6.4%	199	4.6%
1990 to 1999	433	10.1%	292	6.8%
2000 to 2009	.	.	385	8.9%
2010 or Later	.	.	128	3%
Total	4,294	100.0%	4,322	100.0%

The distribution of unit types by race are shown in Table II.67.43. An estimated 91.4 percent of white households occupy single family homes. Some 1.9 percent of white households occupied apartments. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.67.43							
Distribution of Units in Structure by Race							
Mitchell County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	91.4%	0%	100%	100%	0%	0%	38.5%
Duplex	3.1%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.2%	0%	0%	0%	0%	0%	0%
Apartment	1.9%	0%	0%	0%	0%	0%	38.5%
Mobile Home	2.4%	0%	0%	0%	0%	0%	23.1%
Boat, RV, Van, Etc.	0.1%	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.67.44. An estimated 20.4 percent of vacant units were for rent in 2010, a 89.8 percent change since 2000. In addition, some 11.2 percent of vacant units were for sale, a change of -1.9 percent between 2000 and 2010. "Other" vacant units represented 43.5 percent of vacant units in 2010. This is a change of 90.4 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.67.44 Disposition of Vacant Housing Units Mitchell County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	49	16.3%	93	20.4%	89.8%
For Sale	52	17.3%	51	11.2%	-1.9%
Rented or Sold, Not Occupied	33	11%	31	6.8%	-6.1%
For Seasonal, Recreational, or Occasional Use	62	20.7%	81	17.8%	30.6%
For Migrant Workers	0	0%	1	0.2%	
Other Vacant	104	34.7%	198	43.5%	90.4%
Total	300	100.0%	455	100.0%	51.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.67.45. By 2016, for rent units accounted for 5.5 percent of vacant units, while for sale units accounted for 5.4 percent. “Other” vacant units accounted for 61.5 percent of vacant units, representing a total of 366 “other” vacant units.

Table II.67.45 Disposition of Vacant Housing Units Mitchell County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	93	20.4%	33	5.5%
For Sale	51	11.2%	32	5.4%
Rented Not Occupied	5	1.1%	6	1%
Sold Not Occupied	26	5.7%	14	2.4%
For Seasonal, Recreational, or Occasional Use	81	17.8%	144	24.2%
For Migrant Workers	1	0.2%	0	0%
Other Vacant	198	43.5%	366	61.5%
Total	455	100.0%	595	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.67.46. In 2016, an estimated 0.4 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.67.46 Overcrowding and Severe Overcrowding Mitchell 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	3,467	99.1%	14	0.4%	17	0.5%	3,498
2016 Five-Year ACS	3,576	99.1%	16	0.4%	15	0.4%	3,607
Renter							
2000 Census	796	100%	0	0%	0	0%	796
2016 Five-Year ACS	712	99.6%	3	0.4%	0	0%	4,322
Total							
2000 Census	4,263	99.3%	14	0.3%	17	0.4%	4,294
2016 Five-Year ACS	4,288	99.2%	19	0.4%	15	0.3%	4,322

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 51 households with incomplete plumbing facilities in 2016, representing 1.2 percent of households in Mitchell County. This is compared to 1.3 percent of households lacking complete plumbing facilities in 2000.

Table II.67.47 Households with Incomplete Plumbing Facilities Mitchell County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,240	4,271
Lacking Complete Plumbing Facilities	54	51
Total Households	4,294	4,322
Percent Lacking	1.3%	1.2%

There were 49 households lacking complete kitchen facilities in 2016, compared to 52 households in 2000. This was a change from 1.2 percent of households in 2000 to 1.1 percent in 2016.

Table II.67.48 Households with Incomplete Kitchen Facilities Mitchell County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,242	4,273
Lacking Complete Kitchen Facilities	52	49
Total Households	4,294	4,322
Percent Lacking	1.2%	1.1%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Mitchell County, 11.9 of households had a cost burden and 5.8 percent had a severe cost burden. Some 13.3 percent of renters were cost burdened, and 11.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.9 percent and a severe cost burden rate of 2.4 percent. Owner occupied households with a mortgage had a cost burden rate of 16.2 percent, and severe cost burden at 6.9 percent.

Table II.67.49
Cost Burden and Severe Cost Burden by Tenure
 Mitchell County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,026	81.9%	153	12.2%	65	5.2%	9	0.7%	1,253
2016 Five-Year ACS	1,412	76.9%	298	16.2%	126	6.9%	0	0%	1,836
Owner Without a Mortgage									
2000 Census	1,293	94.7%	44	3.2%	25	1.8%	4	0.3%	1,366
2016 Five-Year ACS	1,599	90.3%	123	6.9%	42	2.4%	7	0.4%	1,771
Renter									
2000 Census	418	61.8%	88	13%	59	8.7%	111	16.4%	676
2016 Five-Year ACS	447	62.5%	95	13.3%	82	11.5%	91	12.7%	715
Total									
2000 Census	2,737	83.1%	285	8.6%	149	4.5%	124	3.8%	3,295
2016 Five-Year ACS	3,458	80%	516	11.9%	250	5.8%	98	2.3%	4,322

Housing Problems by Income

Table II.67.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Mitchell County. As can be seen in 2017 the MFI was \$63,100, which compared to \$69,900 for the State of Iowa.

Table II.67.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 380 owner-occupied and 149 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 150 owner-occupied 100 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,550 households without a housing problem.

Table II.67.50
Median Family Income
 Mitchell County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	48,100	49,100
2001	50,600	52,500
2002	51,100	53,700
2003	47,500	54,900
2004	49,600	55,800
2005	49,950	57,650
2006	50,000	57,800
2007	50,200	58,100
2008	50,900	58,500
2009	53,200	62,000
2010	53,600	62,400
2011	66,400	64,000
2012	67,300	64,800
2013	67,300	64,700
2014	67,400	65,300
2015	67,000	67,500
2016	68,700	68,400
2017	63,100	69,900

Table II.67.51
Housing Problems by Income and Tenure
 Mitchell 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	10	0	25	0	4	39
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	4	4	0	30	48
Housing cost burden greater than 50% of income (and none of the above problems)	60	30	30	15	15	150
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	110	120	30	60	380
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	40	285	610	385	1,720	3,040
Total	190	429	789	430	1,829	3,667
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	100	0	0	0	0	100
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	65	35	4	0	149
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	60	65	135	95	155	510
Total	225	134	170	99	155	783
Total						
Lacking complete plumbing or kitchen facilities	20	4	25	0	4	53
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	4	4	0	30	48
Housing cost burden greater than 50% of income (and none of the above problems)	160	30	30	15	15	250
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	175	155	34	60	529
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	100	350	745	480	1,875	3,550
Total	415	563	959	529	1,984	4,450

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.67.52 on the following page, of the 43 loans in 2016, 25 loans were for Home Purchases, 3 were for Home Improvement and 15 were for refinancing.

Table II.67.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Mitchell County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	24	5	26	55
2009	34	5	33	72
2010	8	7	30	45
2011	16	2	28	46
2012	10	1	37	48
2013	17	2	27	46
2014	31	3	19	53
2015	26	2	13	41
2016	25	3	15	43

Table II.67.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$118,900 in 2012 and \$119,120 in 2016. Overall, average loans were \$94,636 in 2008 and \$116,628 in 2016.

Table II.67.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Mitchell County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$117,917	\$28,400	\$85,885	\$94,636
2009	\$100,029	\$30,600	\$114,576	\$101,875
2010	\$119,375	\$26,000	\$156,633	\$129,689
2011	\$88,625	\$10,500	\$117,607	\$102,870
2012	\$118,900	\$92,000	\$119,757	\$119,000
2013	\$123,118	\$130,000	\$95,185	\$107,022
2014	\$90,968	\$29,667	\$89,316	\$86,906
2015	\$109,500	\$84,000	\$140,769	\$118,171
2016	\$119,120	\$49,333	\$125,933	\$116,628

Table II.67.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$1,189,000 in 2012 and \$2,978,000 in 2016. Overall, average loans were \$5,205,000 in 2008 and \$5,015,000 in 2016.

Table II.67.54				
Total Volume of Owner-Occupied Single Family Loans				
Mitchell County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$2,830,000	\$142,000	\$2,233,000	\$5,205,000
2009	\$3,401,000	\$153,000	\$3,781,000	\$7,335,000
2010	\$955,000	\$182,000	\$4,699,000	\$5,836,000
2011	\$1,418,000	\$21,000	\$3,293,000	\$4,732,000
2012	\$1,189,000	\$92,000	\$4,431,000	\$5,712,000
2013	\$2,093,000	\$260,000	\$2,570,000	\$4,923,000
2014	\$2,820,000	\$89,000	\$1,697,000	\$4,606,000
2015	\$2,847,000	\$168,000	\$1,830,000	\$4,845,000
2016	\$2,978,000	\$148,000	\$1,889,000	\$5,015,000

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.67.55 presents some basic statistics about the completed surveys.

Table II.67.55				
Survey of Rental Properties				
Mitchell County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	5	77	1.3	24

Table II.67.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single family units in Mitchell County, with 0 of them available. This translates into a vacancy rate of 0 percent in Mitchell County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 68 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 1.5 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.67.56			
Rental Vacancy Survey by Type			
Mitchell County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	9	0	0%
Apartments	68	1	1.5%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	77	1	1.3%

Table II.67.57, reports units by bedroom size. As can be seen there were 9 two bedroom apartment units and 32 three bedroom units. Overall, the 11 two bedroom units accounted for 14.3 percent of all units, and the 38 three bedroom units accounted for 49.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.67.57						
Rental Units by Bedroom Size						
Mitchell 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	27	0	0	.	27
Two	2	9	0	0	.	11
Three	6	32	0	0	.	38
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	0
Total	9	68	0	0	0	77

Table II.67.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.67.58			
Single Family Units by Bedroom Size			
Mitchell County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	2	0	0%
Three	6	0	0%
Four	1	0	0%
Don’t know	0	0	0%
Total	9	0	0%

Table II.67.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Three-bedroom units, which had a vacancy rate of 3.1 percent.

Table II.67.59			
Apartment Units by Bedroom Size			
Mitchell County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	27	0	0%
Two	9	0	0%
Three	32	1	3.1%
Four	0	0	0%
Don’t know	0	0	0%
Total	68	1	1.5%

Average market-rate rents by unit type are shown in Table II.67.60. 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.67.60 Average Market Rate Rents by Bedroom Size Mitchell 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	\$281	\$0	\$0	\$281
Two	\$0	\$418.5	\$0	\$0	\$418.5
Three	\$0	\$0	\$0	\$0	\$0
Four	\$500	\$0	\$0	\$0	\$500
Total	\$575	\$439.8	\$0	\$0	\$471

Table II.67.61, shows vacancy rates for single family units by average rental rates for Mitchell County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.67.61 Single Family Market Rate Rents by Vacancy Status Mitchell County 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$750	8	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	0	0	0%
Total	9	0	0%

The average rent and availability of apartment units is displayed in Table II.67.62. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 3.1 percent.

Table II.67.62 Apartment Market Rate Rents by Vacancy Status Mitchell County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	8	0	0%
\$500 to \$750	32	1	3.1%
\$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	28	0	0%
Total	68	1	1.5%

Respondents were asked if utilities are included in the rent and as shown in Table II.67.63 below 2 respondents, or 40 percent, included some sort of utility in the rent.

Table II.67.63 Are there any utilities included with the rent? Mitchell County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
% Offering Utilities	40%

The type of utility included in the rent is shown in Table II.67.64. 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.67.64 Which utilities are included with the rent? Mitchell 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.67.65 there were 36 accessible apartment units. Respondents also indicated there were a total of 2 persons with disabilities currently residing in accessible units.

Table II.67.65 Accessible Units by Bedroom Size Mitchell 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	7	0	0		7
Two	0	1	0	0		1
Three	0	28	0	0		28
Four	0	0	0	0		0
Don’t Know	0	0	0	0	0	0
Total	0	36	0	0	0	36

Table II.67.66, 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.67.66 Single Family Units by Accessibility and Bedroom Size Mitchell 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	2	0	2	0%
Three	6	0	6	0%
Four	1	0	1	0%
Don't know	0	0	0	0%
Total	9	0	9	0%

Table II.67.67, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 11.1 percent or 1 two bedroom apartment units are accessible, with 87.5 percent of three bedroom units were considered accessible. Overall, 52.9 percent of all apartment units were considered accessible by survey respondents.

Table II.67.67 Apartment Units by Accessibility and Bedroom Size Mitchell County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	20	7	27	25.9%
Two	8	1	9	11.1%
Three	4	28	32	87.5%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	32	36	68	52.9%

Perceived Need for Rental Units

Table II.67.68, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.67.68 Do you keep a waiting list? Mitchell County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.67.69, 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.67.69 How would you rate the need for renovation of existing units in the city? Mitchell County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	2	3	0	0
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2.3	2.2	0	0

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.67.70, 2 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.67.70 How would you rate the need for construction of new units in the city? Mitchell County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	0	0
Low Need	1	1	0	0
Moderate Need	0	0	0	0
High Need	1	1	0	0
Extreme Need	0	0	0	0
Average Need	2	2	0	0

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

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

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

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

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

Table II.67.71, shows the *strong growth scenario* for the Mitchell County. As can be seen there were 3,607 owner-occupied and 715 renter-occupied households in 2016, for a total of 4,322 households. In 2030, there will be a projected 4,511 households, of which 3,698 are projected to be owner occupied and the remaining 813 are expected to be renter-occupied.

By 2050, there are projected to be 3,596 owner-occupied households, of which 186 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 778 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 762 renter households, of which 216 renter households are expected to have incomes between 0 and 30.0 percent of median family income 167 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 4,358 occupied units by 2050, of which 402 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.67.71
Housing Demand Forecast
 Mitchell County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	187	190	191	191	191	190	188	186
30.1-50%	427	434	437	438	437	434	430	426
50.1-80%	781	794	798	800	799	794	787	778
80.1-95%	290	295	296	297	296	295	292	289
95.1-115%	387	393	396	397	396	393	390	386
115+%	1,536	1,562	1,571	1,575	1,572	1,563	1,549	1,532
Total	3,607	3,668	3,689	3,698	3,691	3,669	3,635	3,596
Renter								
0-30%	203	235	233	231	228	225	221	216
30.1-50%	122	141	140	138	137	135	132	130
50.1-80%	157	181	180	178	176	174	171	167
80.1-95%	67	77	77	76	75	74	73	71
95.1-115%	72	83	83	82	81	80	78	77
115+%	95	109	109	108	106	105	103	101
Total	715	827	821	813	804	791	777	762
Total								
0-30%	389	424	424	422	419	414	409	402
30.1-50%	549	575	576	576	574	569	563	555
50.1-80%	937	975	978	979	975	967	957	945
80.1-95%	356	372	373	373	371	368	364	360
95.1-115%	459	477	478	479	477	473	468	462
115+%	1,631	1,672	1,680	1,683	1,679	1,667	1,652	1,633
Total	4,322	4,494	4,510	4,511	4,494	4,460	4,413	4,358