

**VOLUME II:
ADAMS COUNTY**

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Adams County

DEMOGRAPHICS

Population Estimates

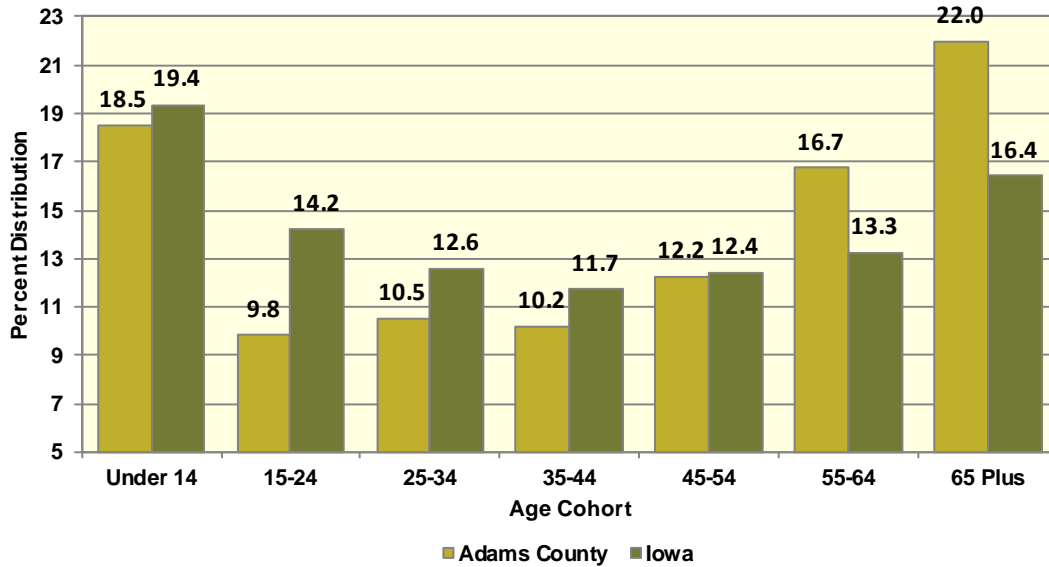
The Census Bureau's current census estimates indicate that Adams County's population decreased from 4,029 in 2010 to 3,693 in 2016, or by 8.3 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 0.3 percent, and the number of people from 55 to 64 years of age increased by 10.4 percent. The white population decreased by 8.7 percent, while the black population increased by 25 percent. The Hispanic population increased from 37 to 55 people between 2010 and 2016 or by 48.6 percent. These data are presented in Table II.2.1.

Subject	Adams County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	4,029	3,693	-8.3%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	685	683	-0.3%	603,673	607,020	0.6%
15 to 24 years	437	363	-16.9%	430,187	445,808	3.6%
25 to 34 years	390	389	-0.3%	382,583	394,373	3.1%
35 to 44 years	404	377	-6.7%	364,548	367,535	0.8%
45 to 54 years	693	452	-34.8%	439,726	389,744	-11.4%
55 to 64 years	560	618	10.4%	372,750	415,998	11.6%
65 and Over	860	811	-5.7%	452,888	514,215	13.5%
Race						
White	3,956	3,613	-8.7%	2,839,615	2,864,884	0.9%
Black	8	10	25%	91,695	114,874	25.3%
American Indian and Alaskan Native	19	17	-10.5%	13,563	15,924	17.4%
Asian	24	26	8.3%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	0	0	0%	2,419	3,592	48.5%
Two or more races	22	27	22.7%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	37	55	48.6%	151,544	182,606	20.5%

Table II.2.2, presents the population of Adams County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 1,994 males, who accounted for 49.5 percent of the population, and the remaining 50.5 percent, or 2,035 persons, were female. In 2016, the number of males rose to 1,845 persons, and accounted for 50 percent of the population, with the remaining 50 percent, or 1,848 persons being female.

Table II.2 Population by Age and Gender Adams 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	361	324	685	346	337	683	-0.3%
15 to 24 years	206	231	437	189	174	363	-16.9%
25 to 34 years	195	195	390	199	190	389	-0.3%
35 to 44 years	217	187	404	192	185	377	-6.7%
45 to 54 years	217	187	404	192	185	377	-6.7%
55 to 64 years	346	347	693	223	229	452	-34.8%
65 and Over	389	471	860	382	429	811	-8.3%
Total	1,994	2,035	4,029	1,845	1,848	3,693	-8.3%
% of Total	49.5%	50.5%	.	50%	50%	.	

**Diagram II.2.1
Age Distribution**
Adams County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Adams County decreased from 4,866 to 4,482 persons, or by -7.9 percent. Between 2000 and 2010, Adams County population, changed by -453 persons, to a total population of 4,029 persons. The most recent estimates indicated that Adams County’s population fell an additional -336 persons since the 2010 Census, to 3,693 persons in July 2016.

1990 Census	4,866
Natural Increase 90-00	-152
Net Migration 90-00	-232
2000 Census	4,482
Natural Increase 00-09	-84
Net Migration 00-09	-351
2009 Population Estimate	4,047
2010 Census	4,029
Natural Increase 10-16	-15
Net Migration 10-16	-321
2016 Population Estimate	3,693

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.2.3, Adams County had a natural increase, of -152 persons between 1990 and 2000. During the April 2000 to July 2009 period, Adams County’s natural increase was estimated at -84 persons. Between 2010 and 2016, the natural increase was estimated at -15 persons, and the net migration was -321 persons.

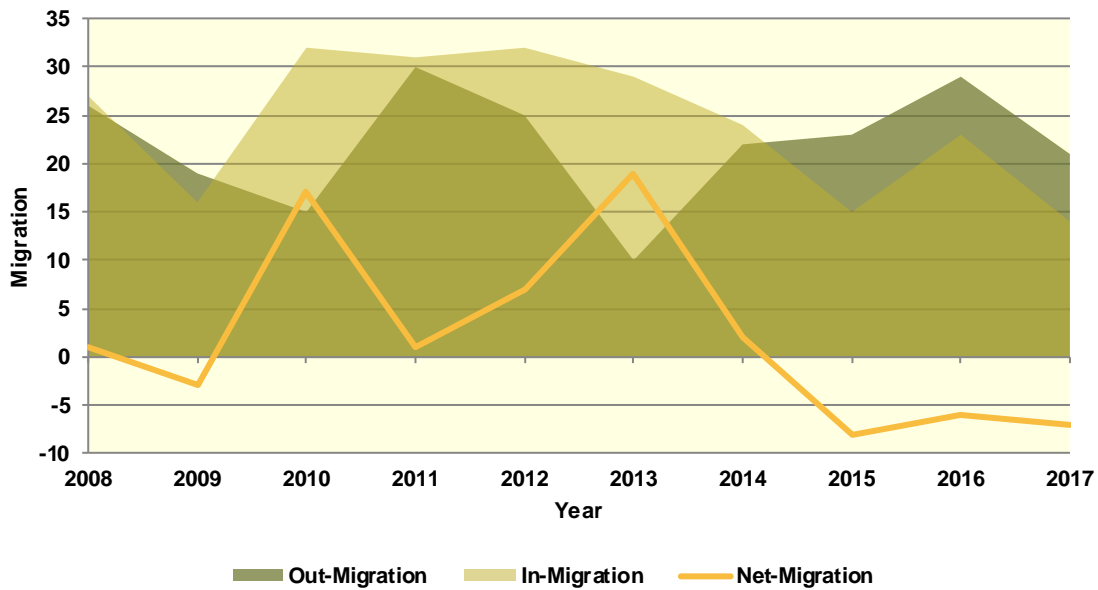
Population Migration Trends

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.2.4 in 2008 there was a total of 27 in-migrations with a total of 26 out-migrations, which led to a net-migration of 1 person. The most recent first half 2017 data saw a net-migration of -7 persons, with 14 persons entering Adams County and 21 persons leaving Adams County.

Diagram II.2.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 19 people entering and the migration lowest net migration occurred in 2015 with 8 entering Adams County.

Diagram II.2.2
Net In-migration by Gender
 Adams County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.2.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 114 percent of net-migrants, or -8 persons were male, with the remaining -14 percent, or 1 person was female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	13	9	17	17	15	10	13	5	11	3
Female	14	7	15	14	17	19	11	10	12	11
Total	27	16	32	31	32	29	24	15	23	14
Out										
Male	13	9	6	17	17	7	6	8	17	11
Female	13	10	9	13	8	3	16	15	12	10
Total	26	19	15	30	25	10	22	23	29	21
Net										
Male	0	0	11	0	-2	3	7	-3	-6	-8
Female	1	-3	6	1	9	16	-5	-5	0	1
Total	1	-3	17	1	7	19	2	-8	-6	-7

Table II.2.5e, shows net-migration for Adams County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 46 to 55, with 4 persons entering Adams County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 4 persons leaving Adams County.

Table II.2.5										
Migration by Age Range										
Adams County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	0	0	2	1	0	0	0	0	0
18-22	2	1	5	4	2	1	3	1	4	0
23-25	3	0	6	5	6	1	4	4	3	0
26-35	4	3	8	4	9	6	5	2	6	7
36-45	6	2	6	7	6	6	4	4	2	1
46-55	6	5	4	2	5	8	3	2	5	5
56-65	5	2	1	4	1	4	5	2	3	1
66 +	1	3	2	3	2	3	0	0	0	0
Total	27	16	32	31	32	29	24	15	23	14
Out										
14-17	2	0	1	1	0	0	1	1	0	1
18-22	2	1	2	3	5	1	3	5	4	4
23-25	5	5	2	3	4	2	2	3	3	0
26-35	10	3	3	9	2	5	6	5	4	9
36-45	3	0	1	6	3	1	3	3	7	2
46-55	3	3	2	4	2	0	3	2	7	1
56-65	0	4	1	0	0	0	1	2	4	2
66 +	1	3	3	4	9	1	3	2	0	2
Total	26	19	15	30	25	10	22	23	29	21
Net										
14-17	-2	0	-1	1	1	0	-1	-1	0	-1
18-22	0	0	3	1	-3	0	0	-4	0	-4
23-25	-2	-5	4	2	2	-1	2	1	0	0
26-35	-6	0	5	-5	7	1	-1	-3	2	-2
36-45	3	2	5	1	3	5	1	1	-5	-1
46-55	3	2	2	-2	3	8	0	0	-2	4
56-65	5	-2	0	4	1	4	4	0	-1	-1
66 +	0	0	-1	-1	-7	2	-3	-2	0	-2
Total	1	-3	17	1	7	19	2	-8	-6	-7

School Age Enrollment

Table II.2.6, show the school enrollment from the Iowa Department of Education for Adams County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 555 students and was 448 in 2017, a change of -19.3 percent. Enrollment for students in grades 1 to 5 was 174 students in 2010 and 182 in 2017, which was a change of 4.6 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 185 and 200 in 2017, which was a change of 8.1 percent.

Table II.2.6						
School Enrollment						
Adams County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	56	281	172	232	3	744
2001	46	281	158	219	0	704
2002	42	255	182	218	0	697
2003	48	239	173	226	0	686
2004	37	234	186	234	0	691
2005	36	208	144	225	0	613
2006	46	183	142	230	3	601
2007	36	192	137	214	5	579
2008	55	190	138	215	19	598
2009	45	180	124	191	12	540
2010	90	174	106	185	42	555
2011	79	188	112	173	40	552
2012	96	162	112	157	46	527
2013	101	169	102	146	38	518
2014	88	187	0	227	38	502
2015	70	196	0	226	31	492
2016	73	174	0	200	29	447
2017	66	182	0	200	30	448
% Change 10-17	-26.7%	4.6%	-100%	8.1%	-28.6%	-19.3%

Census Demographic Data

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

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

Population Estimates

Table II.2.7 shows population by age for the 2000 and 2010 Census. The population changed by -10.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -10.4 percent to a total of 860 persons in 2010. Those aged 25 to 34 changed by -8.2 percent, and those aged under 5 changed by -5.3 percent.

Table II.2.7 Population by Age Adams County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	247	5.5%	234	5.8%	-5.3%
5 to 19	908	20.3%	707	17.5%	-22.1%
20 to 24	202	4.5%	181	4.5%	-10.4%
25 to 34	425	9.5%	390	9.7%	-8.2%
35 to 54	1,248	27.8%	1,097	27.2%	-12.1%
55 to 64	492	11%	560	13.9%	13.8%
65 or Older	960	21.4%	860	21.3%	-10.4%
Total	4,482	100.0%	4,029	100.0%	-10.1%

The elderly population is further explored in Table II.2.8. Those aged 65 to 66 changed by -11.1 percent between 2000 and 2010, resulting in a population of 80 persons. Those aged 85 or older changed by 9 percent during the same time period, and resulted in 146 persons over age 85 in 2010.

Table II.2.8 Elderly Population by Age Adams County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	90	9.4%	80	9.3%	-11.1%
67 to 69	135	14.1%	147	17.1%	8.9%
70 to 74	224	23.3%	196	22.8%	-12.5%
75 to 79	209	21.8%	163	19%	-22%
80 to 84	168	17.5%	128	14.9%	-23.8%
85 or Older	134	14%	146	17%	9%
Total	960	100.0%	860	100.0%	-10.4%

Population by race and ethnicity is shown in Table II.2.9. The white population changed by -10.8 percent between 2000 and 2010, and resulted in representing 98.1 percent of the population in 2010. The black population changed by 166.7 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 42.3 percent between 2000 and 2010, compared to the -10.4 percent growth rate for non-Hispanics.

Table II.2.9					
Population by Race and Ethnicity					
Adams County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	4,433	98.9%	3,953	98.1%	-10.8%
Black	3	0.1%	8	0.2%	166.7%
American Indian	20	0.4%	19	0.5%	-5%
Asian	8	0.2%	24	0.6%	200%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	2	0%	3	0.1%	50%
Two or More Races	16	0.4%	22	0.5%	37.5%
Total	4,482	100.0%	4,029	100.0%	-10.1%
Hispanic	26	0.6%	37	0.9%	42.3 %
Non-Hispanic	4,456	99.4%	3,992	99.1%	-10.4%

Population by race and ethnicity through 2016 in shown in Table II.2.10. The white population represented 97.3 percent of the population in 2016, compared with black households accounting for 0.5 percent of the population. Hispanic households represented 0.8 percent of the population in 2016.

Table II.2.10				
Population by Race and Ethnicity				
Adams County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,953	98.1%	3,720	97.3%
Black	8	0.2%	19	0.5%
American Indian	19	0.5%	4	0.1%
Asian	24	0.6%	33	0.9%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	3	0.1%	3	0.1%
Two or More Races	22	0.5%	43	1.1%
Total	4,029	100.0%	3,822	100.0%
Non-Hispanic	3,992	99.1%	3,791	99.2%
Hispanic	37	0.9%	31	0.8%

The population by race is broken down further by ethnicity in Table II.2.11. While the white non-Hispanic population changed by -11.1 percent between 2000 and 2010, the white Hispanic population changed by 63.2 percent. The black non-Hispanic population changed by 300 percent, while the black Hispanic population changed by -100 percent.

Table II.2.11					
Population by Race and Ethnicity					
Adams County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	4,414	99.1%	3,922	98.2%	-11.1%
Black	2	0%	8	0.2%	300%
American Indian	20	0.4%	18	0.5%	-10%
Asian	8	0.2%	23	0.6%	187.5%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	0	0%	0	0%	0%
Two or More Races	12	0.3%	21	0.5%	75%
Total Non-Hispanic	4,456	100.0%	3,992	100.0%	-10.4%
Hispanic					
White	19	73.1%	31	83.8%	63.2%
Black	1	3.8%	0	0%	-100%
American Indian	0	0%	1	2.7%	
Asian	0	0%	1	2.7%	
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	2	7.7%	3	8.1%	50%
Two or More Races	4	15.4%	1	2.7%	-75%
Total Hispanic	26	100.0%	37	100.0%	42.3%
Total Population	4,482	100.0%	4,029	100.0%	-10.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.2.12. During this time, the total non-Hispanic population was 3,791 persons in 2016. The Hispanic population was 31.

Table II.2.12				
Population by Race and Ethnicity				
Adams County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	3,922	98.2%	3,701	97.6%
Black	8	0.2%	19	0.5%
American Indian	18	0.5%	0	0%
Asian	23	0.6%	33	0.9%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	21	0.5%	38	1%
Total Non-Hispanic	3,992	100.0%	3,791	100.0%
Hispanic				
White	31	83.8%	19	61.3%
Black	0	0%	0	0%
American Indian	1	2.7%	4	12.9%
Asian	1	2.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	3	8.1%	3	9.7%
Two or More Races	1	2.7%	5	16.1%
Total Hispanic	37	100.0%	31	100.0%
Total Population	4,029	100.0%	3,822	100.0%

Households by type and tenure are shown in Table II.2.13. Family households represented 65.6 percent of households, while non-family households accounted for 34.4 percent. These changed from 65.7 and 34.3 percent, respectively.

Table II.2.13				
Household Type by Tenure				
Adams County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,126	65.7%	1,103	65.6%
Married-Couple Family	963	85.5%	974	88.3%
Owner-Occupied	838	87%	829	85.1%
Renter-Occupied	125	13%	145	14.9%
Other Family	163	14.5%	129	14.8%
Male Householder, No Spouse Present	64	39.3%	60	49.6%
Owner-Occupied	48	75%	37	61.7%
Renter-Occupied	16	25%	23	38.3%
Female Householder, No Spouse Present	99	60.7%	69	76.7%
Owner-Occupied	58	58.6%	27	39.1%
Renter-Occupied	41	41.4%	42	60.9%
Non-Family Households	589	34.3%	578	34.4%
Owner-Occupied	386	65.5%	350	60.6%
Renter-Occupied	203	34.5%	228	39.4%
Total	1,715	100.0%	1,681	100.0%

The group quarters population was 114 in 2010, compared to 120 in 2000. Institutionalized populations experienced a -24.6 percent change between 2000 and 2010. Non-institutionalized populations experienced a 18.2 percent change during this same time period.

Table II.2.14					
Group Quarters Population					
Adams 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	19	29.2%	4	8.2%	-78.9%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	45	69.2%	45	91.8%	0%
Other Institutions	1	1.5%	0	0%	-100%
Total	65	100.0%	49	100.0%	-24.6 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	55	100%	65	100%	18.2%
Total	55	100.0%	65	100.0%	18.2%
Group Quarters Population	120	100.0%	114	100.0%	-5%

The number of foreign born persons are shown in Table II.2.15. An estimated 0.4 percent of the population was born in Korea, some 0.3 percent were born in Mexico, and another 0.3 percent were born in Japan.

Table II.2.15
Place of Birth for the Foreign-Born Population
 Adams County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Korea	15	0.4%
#2 country of origin	Mexico	11	0.3%
#3 country of origin	Japan	10	0.3%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa n.e.c	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia n.e.c	0	0%
#10 country of origin	Australia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.2.16. An estimated 0.3 percent of the population speaks Spanish at home.

Table II.2.16
Limited English Proficiency and Language Spoken at Home
 Adams County
 2016 Five-Year ACS

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

Disability

The disability rate from the 2000 Census is shown in Table II.2.17. Some 18.6 percent of the population was disabled in 2000, or a total of 774 persons. The disability rate was highest for those over 65, with 40.6 percent disabled.

Table II.2.17 Disability by Age Adams County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	33	4.8%
16 to 64	367	14.4%
65 and older	374	40.6%
Total	774	18.6%

Table II.2.18 shows disability by type in 2000. There were 368 physical disabilities in 2000, some 276 employment disabilities, and 293 go-outside-home disabilities.

Table II.2.18 Total Disabilities Tallied: Aged 5 and Older Adams County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	221
Physical disability	368
Mental disability	211
Self-care disability	113
Employment disability	276
Go-outside-home disability	293
Total	1,482

Disability by age, as estimated by the 2016 ACS, is shown in Table II.2.19. The disability rate for females was 13.4 percent, compared to 17.4 percent for males. The disability rate changed precipitously higher with age, with 56.9 percent of those over 75 experiencing a disability.

Table II.2.19 Disability by Age Adams 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	19	6.6%	9	3.2%	28	4.9%
18 to 34	30	9.2%	23	6.8%	53	8%
35 to 64	119	15.9%	73	9.9%	192	12.9%
65 to 74	49	23.6%	48	21%	97	22.2%
75 or Older	106	64.2%	100	50.8%	206	56.9%
Total	323	17.4%	253	13.4%	576	15.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.2.20. Some 8.6 percent have an ambulatory disability, 4.9 have an independent living disability, and 2.8 percent have a self-care disability.

Table II.2.20		
Total Disabilities Tallied: Aged 5 and Older		
Adams County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	224	6%
Vision disability	63	1.7%
Cognitive disability	181	5.1%
Ambulatory disability	304	8.6%
Self-Care disability	100	2.8%
Independent living disability	145	4.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.2.21. In 2016, some 1,922 persons were employed and 62 were unemployed. This totaled a labor force of 1,984 persons. The unemployment rate for Adams County was estimated to be 3.1 percent in 2016.

Table II.2.21	
Employment, Labor Force and Unemployment	
Adams County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	1,922
Unemployed	62
Labor Force	1,984
Unemployment Rate	3.1%

In 2016, 94 percent of households in Adams County had a high school education or greater.

Table II.2.22	
High School or Greater Education	
Adams County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,580
Total Households	1,681
Percent High School or Above	94%

As seen in Table II.2.23, some 40.5 percent of the population had a high school diploma or equivalent, another 36.1 percent have some college, 10.8 percent have a Bachelor's Degree, and 4.4 percent of the population had a graduate or professional degree.

Table II.2.23		
Educational Attainment		
Adams County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	250	8.3%
High School or Equivalent	1,223	40.5%
Some College or Associates Degree	1,091	36.1%
Bachelor's Degree	326	10.8%
Graduate or Professional Degree	133	4.4%
Total Population Above 18 years	3,023	100.0%

ECONOMICS

Labor Force

Table II.2.24, shows the labor force statistics for Adams County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.5 percent. The highest level of unemployment occurred during 1996 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 Adams County decreased from 2.8 percent in 2015 to 2.7 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Adams County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	93	2,343	2,436	3.8%	4.4%
1991	113	2,308	2,421	4.7%	4.7%
1992	90	2,320	2,410	3.7%	4.5%
1993	80	2,287	2,367	3.4%	4%
1994	78	2,404	2,482	3.1%	3.5%
1995	73	2,362	2,435	3%	3.4%
1996	208	2,200	2,408	8.6%	3.5%
1997	131	2,207	2,338	5.6%	3.1%
1998	73	2,110	2,183	3.3%	2.7%
1999	57	2,242	2,299	2.5%	2.6%
2000	88	2,242	2,330	3.8%	2.6%
2001	97	2,195	2,292	4.2%	3.3%
2002	103	2,079	2,182	4.7%	4%
2003	108	2,019	2,127	5.1%	4.5%
2004	104	1,982	2,086	5%	4.5%
2005	104	1,892	1,996	5.2%	4.3%
2006	94	1,966	2,060	4.6%	3.7%
2007	87	2,012	2,099	4.1%	3.7%
2008	90	2,022	2,112	4.3%	4.2%
2009	131	2,023	2,154	6.1%	6.4%
2010	108	2,132	2,240	4.8%	6%
2011	98	2,111	2,209	4.4%	5.5%
2012	87	2,096	2,183	4%	5%
2013	79	2,075	2,154	3.7%	4.7%
2014	75	2,144	2,219	3.4%	4.3%
2015	65	2,227	2,292	2.8%	3.8%
2016	60	2,198	2,258	2.7%	3.7%

Diagram II.2.3, shows the employment and labor force for Adams County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 2,198 persons, with the labor force reaching 2,258, indicating there were a total of 60 unemployed persons.

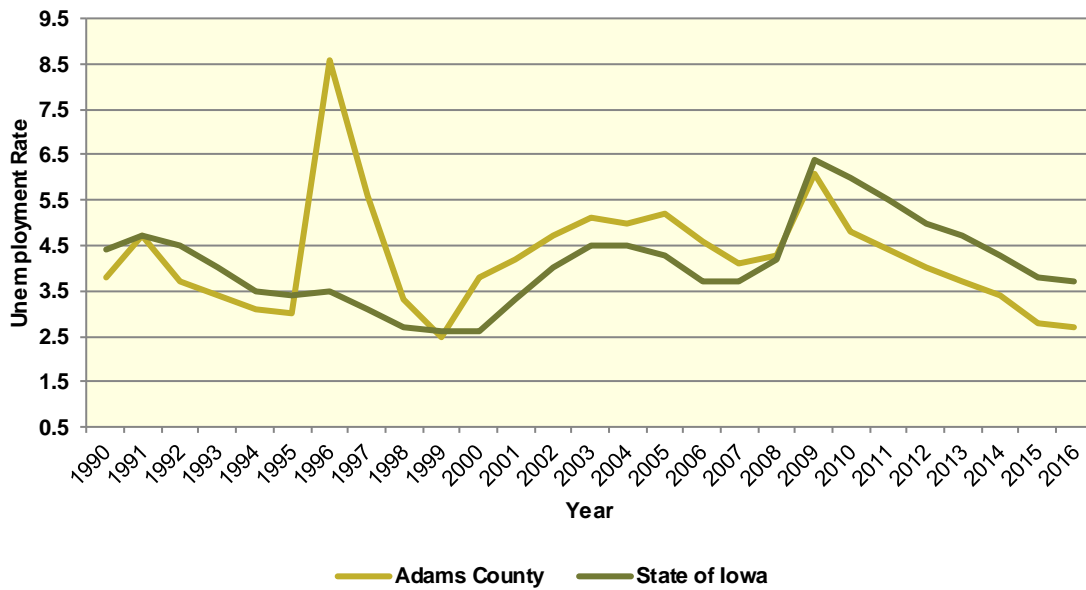
Diagram II.2.3
Employment and Labor Force
 Adams County
 1990 – 2016 BLS Data



Unemployment

Diagram II.2.4, shows the unemployment rate for both the State and Adams County. During the 1990’s the average rate for Adams County was 4.2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.7 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.7 percent. Over the course of the entire period the Adams County had an average unemployment rate that higher than the State, 4.2 percent for Adams County, versus 4.1 statewide.

Diagram II.2.4
Annual Unemployment Rate
 Adams 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.2.25, shows total real earnings by industry for Adams County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$38,936,000. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 23.1 percent to 9,146,000 dollars.

Table II.2.25
Real Earnings by Industry
 Adams 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	20,349	24,906	43,503	31,820	53,506	38,346	35,653	28,747	-19.4
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	0	0	0	0	0	0	0	0	0
Construction	3,803	0	5,387	10,038	0	4,676	4,938	4,449	-9.9
Manufacturing	13,244	6,563	12,731	15,223	25,065	30,916	40,328	38,936	-3.5
Wholesale trade	4,866	4,690	6,552	5,426	7,176	7,705	11,430	9,405	-17.7
Retail trade	5,752	3,239	3,836	3,316	3,240	3,124	4,605	5,670	23.1
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	698	1,318	0	0	0	2,242	0	-100
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	1,617	1,032	1,193	1,513	1,712	2,306	2,468	2,340	-5.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	460	654	0	0	0	0	0	0	0
Educational services	98	0	0	-71	0	0	0	1,027	0
Health care and social assistance	11,383	14,971	0	14,965	15,120	0	0	15,571	0
Arts, entertainment, and recreation	498	241	0	0	0	0	0	0	0
Accommodation and food services	857	462	0	0	0	0	0	0	0
Other services, except public administration	3,544	3,435	3,552	0	0	4,209	4,277	4,398	2.8
Government and government enterprises	11,963	13,341	12,832	12,924	12,451	12,609	12,482	11,738	-6
Total	85,641	83,460	116,577	109,128	139,136	133,285	154,831	144,865	-6.4



Table II.2.26, shows the total employment by industry for the Adams County. The most recent estimates show the farm industry was the largest employer in Adams County, with employment reaching 490 jobs in 2016. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 4.4 percent to 468 jobs.

Table II.2.26
Employment by Industry
Adams County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	618	562	527	480	499	473	494	490	-0.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	110	0	86	124	0	94	94	84	-10.6
Manufacturing	243	146	160	165	175	192	230	238	3.5
Wholesale trade	70	103	109	104	104	115	120	121	0.8
Retail trade	230	164	156	145	155	158	159	166	4.4
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	18	18	0	0	0	25	0	-100
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	45	50	50	55	56	41	59	59	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	18	21	0	0	0	0	0	0	0
Educational services	10	0	0	0	11	0	0	15	0
Health care and social assistance	309	375	0	377	365	0	0	359	0
Arts, entertainment, and recreation	45	34	0	0	0	0	0	0	0
Accommodation and food services	82	47	0	0	0	0	0	0	0
Other services, except public administration	146	140	142	0	0	140	136	135	-0.7
Government and government enterprises	306	281	281	286	262	264	257	238	-7.4
Total	2,475	2,266	2,231	2,222	2,233	2,257	2,344	2,308	-1.5



Table II.2.27, shows the real average earnings per job by industry for Adams County. These figures are calculated by dividing the total real earning displayed in Tables II.2.25 and II.2.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 163,597 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 17.9 percent to 19,543 dollars.

Table II.2.27
Real Earnings Per Job by Industry
Adams County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	32,927	44,316	82,548	66,291	107,226	81,070	72,173	58,667	-18.7
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	0	0	0	0	0	0	0	0	0
Construction	34,573	0	62,643	80,953	0	49,743	52,534	52,964	0.8
Manufacturing	54,503	44,951	79,571	92,260	143,229	161,018	175,340	163,597	-6.7
Wholesale trade	69,518	45,535	60,113	52,176	69,001	67,001	95,247	77,727	-18.4
Retail trade	25,011	19,750	24,590	22,872	20,902	19,775	28,961	34,157	17.9
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	38,778	73,235	0	0	0	89,686	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	35,928	20,632	23,862	27,501	30,565	56,249	41,832	39,661	-5.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	25,578	31,141	0	0	0	0	0	0	0
Educational services	9,847	0	0	0	0	0	0	68,467	0
Health care and social assistance	36,837	39,922	0	39,694	41,426	0	0	43,373	0
Arts, entertainment, and recreation	11,059	7,091	0	0	0	0	0	0	0
Accommodation and food services	10,451	9,838	0	0	0	0	0	0	0
Other services, except public administration	24,271	24,536	25,016	0	0	30,064	31,446	32,578	3.6
Government and government enterprises	39,094	47,478	45,664	45,190	47,522	47,763	48,569	49,319	1.5
Total	34,602	36,832	52,253	49,113	62,309	59,054	66,054	62,766	-5

Table II.2.28 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 \$223,242,000 a -3.7 percent change between 2015 and 2016. Table II.2.28 shows further annual data for the years 1969 through 2016. In 2010, total employment was 2,266 and 2,308 in 2016, which a change of -1.5 percent over this period.

Table II.2.28
Total Employment and Real Personal Income
 Adams County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	78,888	3,347	1,735	15,191	10,113	102,580	16,756	2,904	27,163
1970	78,581	3,523	1,698	17,128	11,492	105,377	16,703	2,916	26,947
1971	74,595	3,682	2,221	18,426	11,927	103,487	16,480	2,833	26,331
1972	79,781	3,976	2,660	20,518	12,490	111,473	17,751	2,824	28,251
1973	114,355	4,680	3,140	23,098	13,601	149,513	24,600	2,874	39,788
1974	75,800	5,062	3,424	23,521	14,367	112,050	18,754	2,941	25,773
1975	80,483	4,979	3,600	26,226	15,700	121,031	20,448	2,872	28,024
1976	92,364	5,157	4,207	27,050	15,675	134,139	23,045	2,917	31,664
1977	68,351	5,002	4,951	29,737	15,829	113,866	19,261	2,888	23,666
1978	84,627	5,279	5,824	30,578	16,577	132,327	22,285	2,894	29,241
1979	73,217	5,680	6,625	31,347	16,904	122,412	20,936	2,930	24,988
1980	54,465	5,414	6,886	35,284	17,667	108,887	19,061	2,842	19,164
1981	65,154	5,457	5,583	38,895	17,869	122,044	21,674	2,816	23,137
1982	58,837	5,430	5,309	43,209	17,982	119,907	21,581	2,836	20,746
1983	48,893	5,589	4,935	43,109	18,978	110,327	20,081	2,952	16,563
1984	52,017	5,873	4,704	41,429	20,044	112,321	20,711	2,956	17,597
1985	61,817	5,835	4,772	37,500	21,203	119,457	22,510	2,846	21,721
1986	73,290	6,076	3,613	36,626	21,779	129,231	24,857	2,853	25,689
1987	77,767	6,449	2,755	33,853	22,187	130,112	24,940	2,948	26,380
1988	66,972	7,039	1,953	30,716	21,715	114,317	22,436	2,942	22,763
1989	78,972	7,091	2,082	30,628	20,490	125,081	25,081	2,908	27,156
1990	78,747	6,974	1,430	28,860	21,036	123,099	25,407	2,844	27,689
1991	74,347	7,117	2,412	28,470	21,325	119,436	25,156	2,778	26,763
1992	79,302	7,146	3,773	26,655	22,359	124,943	26,657	2,769	28,639
1993	66,141	7,452	4,214	25,706	22,581	111,189	23,994	2,826	23,404
1994	84,428	8,034	4,576	23,936	23,557	128,464	27,830	2,862	29,500
1995	63,938	8,244	5,665	29,919	24,082	115,360	25,199	2,871	22,271
1996	85,827	7,135	8,063	31,623	25,235	143,614	31,675	2,745	31,267
1997	81,643	7,954	9,069	32,650	25,374	140,781	31,264	2,744	29,753
1998	81,929	8,243	10,969	32,395	27,195	144,245	32,104	2,888	28,369
1999	86,503	8,893	10,759	30,722	27,320	146,411	32,550	2,920	29,624
2000	99,332	8,751	12,910	31,432	29,694	164,616	36,777	2,846	34,902
2001	85,641	7,713	13,750	31,863	31,267	154,808	35,167	2,475	34,603
2002	89,100	7,635	13,357	31,022	33,414	159,258	36,443	2,371	37,580
2003	80,037	7,496	12,874	30,296	32,169	147,880	33,879	2,320	34,498
2004	104,834	7,822	13,949	26,910	32,400	170,271	39,534	2,313	45,324
2005	84,054	7,175	12,461	24,150	33,988	147,478	34,898	2,275	36,947
2006	69,747	7,393	12,985	22,440	37,320	135,100	31,984	2,300	30,324
2007	74,458	7,955	14,553	26,668	38,821	146,546	34,934	2,422	30,743
2008	89,724	8,054	15,167	30,719	41,024	168,579	40,612	2,407	37,276
2009	82,696	7,797	15,120	31,522	42,074	163,615	40,429	2,348	35,220
2010	83,460	7,877	15,901	27,701	43,232	162,418	40,342	2,266	36,831
2011	116,577	8,178	15,824	33,538	42,446	200,207	50,101	2,231	52,254
2012	109,128	8,574	14,189	33,482	40,992	189,217	48,455	2,222	49,112
2013	139,136	9,679	16,539	33,100	39,444	218,541	56,181	2,233	62,309
2014	133,285	10,178	16,300	34,063	37,922	211,393	54,694	2,257	59,054
2015	154,831	11,956	14,971	35,781	38,128	231,754	61,670	2,344	66,054
2016	144,865	11,745	16,100	36,258	37,764	223,242	60,450	2,308	62,766



Diagram II.2.5, shows real average earnings per job for Adams County from 1990 to 2016. Over this period the average earning per job for Adams County was \$37,892, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.2.5
Real Average Earnings Per Job
 Adams County
 BEA Data 1990 - 2016

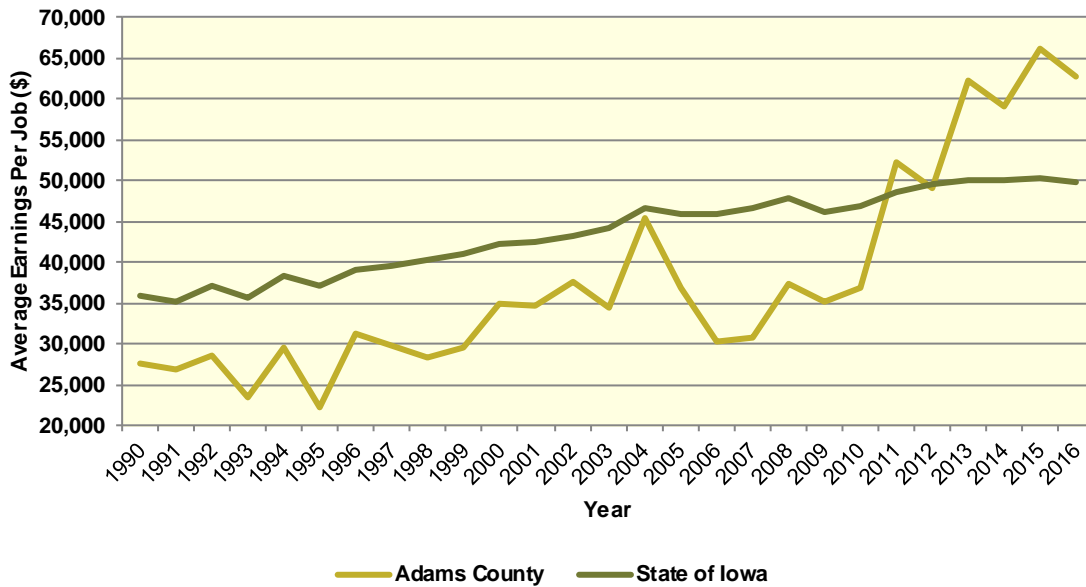
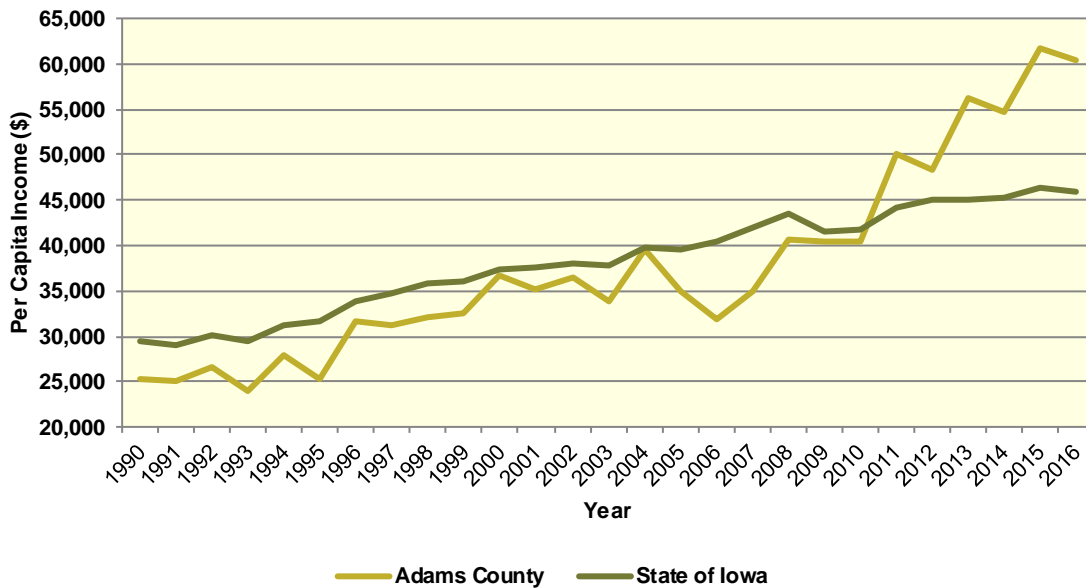


Diagram II.2.6, shows real per capita income for the Adams County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Adams County was \$37,718, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.2.6
Real Per Capita Income
 Adams 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.2.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from (ND) persons in 2015 to 1,271 in 2016, a change of (ND) percent.

Table II.2.29
Total Monthly Employment
 Adams County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,126	1,178	1,260	1,231	1,191	1,140	(ND)	1,205	1,235	1,255	1,294
Feb	1,117	1,179	1,237	1,225	1,194	1,140	(ND)	1,207	1,243	1,298	1,265
Mar	1,139	1,193	1,270	1,263	1,188	1,166	(ND)	1,202	1,265	1,294	1,265
Apr	1,210	1,235	1,270	1,269	1,211	1,195	1,219	1,210	1,242	1,314	1,288
May	1,238	1,262	1,279	1,318	1,243	1,223	1,249	1,221	1,243	1,330	1,288
Jun	1,269	1,336	1,333	1,325	1,259	1,253	1,292	1,245	1,252	1,339	1,307
Jul	1,234	1,269	1,256	1,289	1,199	1,214	1,232	1,222	1,223	(ND)	1,267
Aug	1,220	1,258	1,251	1,284	1,164	1,222	1,228	1,196	1,261	(ND)	1,267
Sep	1,314	1,294	1,265	1,287	1,191	1,228	1,274	1,254	1,270	(ND)	1,286
Oct	1,263	1,287	1,267	1,231	1,177	1,233	1,351	(ND)	1,260	1,330	1,237
Nov	1,181	1,276	1,265	1,233	1,189	1,218	1,308	(ND)	1,266	1,332	1,248
Dec	1,183	1,286	1,265	1,272	1,188	1,233	1,221	(ND)	1,284	1,342	1,238
Annual	1,208	1,254	1,268	1,269	1,200	1,205	(ND)	(ND)	1,254	(ND)	1,271
% Change	.	3.8%	1.1%	0.1%	-5.4%	0.4%	-100%	(ND)%	(ND)%	-100%	(ND)%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$(ND) in 2015. In 2016, average weekly wages saw an increased of (ND) percent over the prior year, rising to \$693, or by 693 dollars. These data are shown in Table II.2.30.

Table II.2.30 Average Weekly Wages Adams County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	445	416	416	452	432	
2002	442	434	444	449	442	2.3%
2003	450	450	459	485	461	4.3%
2004	500	479	496	611	522	13.2%
2005	458	468	494	525	486	-6.9%
2006	484	483	507	567	510	4.9%
2007	491	538	500	554	522	2.4%
2008	502	541	508	576	532	1.9%
2009	502	518	511	600	532	(ND)%
2010	531	555	559	645	572	7.5%
2011	577	580	618	644	605	5.8%
2012	(ND)	599	639	776	(ND)	-100%
2013	632	605	631	(ND)	(ND)	(ND)%
2014	627	631	666	687	653	(ND)%
2015	683	645	(ND)	770	(ND)	-100%
2016(p)	654	647	684	789	693	(ND)%

Total business establishments reported by the QCEW are displayed in Table II.2.31. Between 2015 and 2016, the total number of business establishments in Adams County increased by (ND) percent, from 153 to 157 establishments.

Table II.2.31 Number of Business Establishments Adams County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	172	178	163	163	169	
2002	168	176	174	179	174	3%
2003	182	182	184	184	183	5.2%
2004	170	171	169	161	168	-8.2%
2005	146	146	145	141	145	-13.7%
2006	141	145	143	144	143	-1.4%
2007	148	148	150	149	149	4.2%
2008	150	153	151	151	151	1.3%
2009	151	150	149	149	150	-0.7%
2010	145	147	149	147	147	-2%
2011	146	149	147	148	148	0.7%
2012	150	153	150	148	150	1.4%
2013	151	152	156	156	154	2.7%
2014	147	146	148	144	146	-5.2%
2015	148	151	154	157	153	4.8%
2016	157	154	159	158	157	2.6%

Iowa Department of Revenue

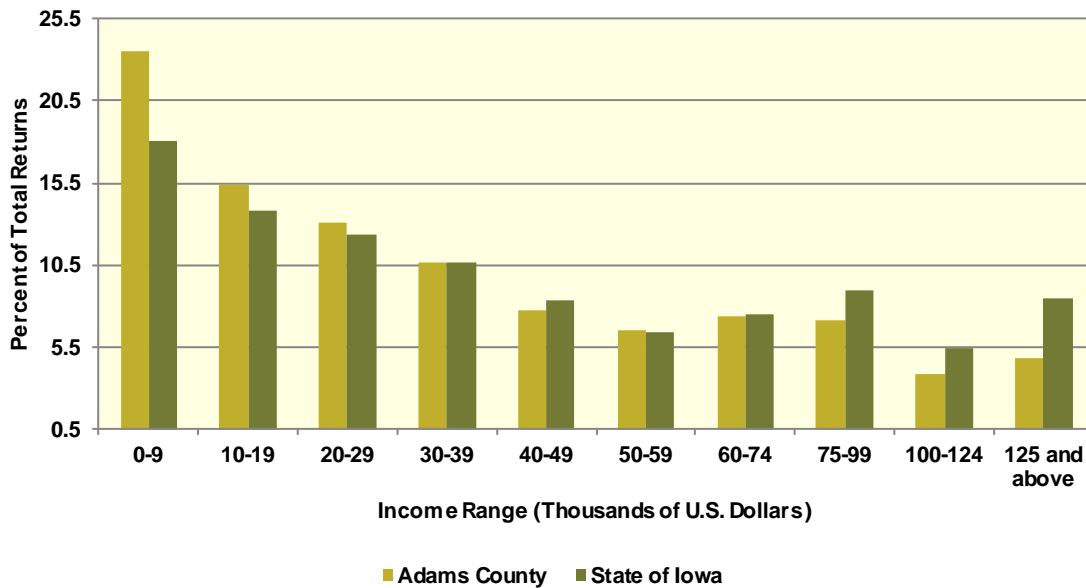
The Iowa Department of Revenue releases annual income tax statistics. Table II.2.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Adams County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 0.9 percent, with 93 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$125,000 and above with a change of 85 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -9.2 percent.

Table II.2.32
Number of Tax Returns by Adjusted Gross Income
 Adams 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	513	391	279	174	155	98	88	49	13	6	1,766
2003	514	368	273	173	145	108	92	59	17	29	1,778
2004	491	363	307	205	150	105	91	70	29	12	1,823
2005	479	331	272	211	161	102	109	82	32	17	1,796
2006	473	323	291	207	160	118	116	98	35	40	1,861
2007	503	312	275	230	138	133	147	97	40	36	1,911
2008	489	317	283	192	153	108	155	122	41	61	1,921
2009	498	280	290	216	126	106	158	92	39	56	1,861
2010	467	313	273	220	142	110	145	119	40	57	1,886
2011	479	298	299	210	143	109	139	140	44	71	1,932
2012	465	296	268	215	134	129	160	115	64	110	1,956
2013	457	287	264	215	162	122	155	136	55	87	1,940
2014	468	296	265	193	174	124	125	156	66	99	1,966
2015	447	292	248	202	147	124	140	136	74	93	1,903
Change 10 - 15	-4.3%	-6.7%	-9.2%	-8.2%	3.5%	12.7%	-3.4%	14.3%	85%	63.2%	0.9%

Diagram II.2.7
2015 Income Distribution
 Adams 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 560 in 2010 to 452 in 2016, with the poverty rate reaching 12.3 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.2.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	475	10.9%
2001	449	10.3%
2002	508	11.7%
2003	417	9.7%
2004	450	10.6%
2005	431	10.4%
2006	521	12.7%
2007	436	10.8%
2008	445	11.2%
2009	478	12.4%
2010	560	14.1%
2011	530	13.4%
2012	498	12.9%
2013	505	13.2%
2014	466	12.2%
2015	468	12.5%
2016	452	12.3%

The rate of poverty for Adams County is shown in Table II.2.34. In 2016, there were an estimated 368 persons living in poverty. This represented a 9.8 percent poverty rate, compared to 9.3 percent poverty in 2000. In 2016, some 9 percent of those in poverty were under age 6, and 19 percent were 65 or older.

Table II.2.34				
Poverty by Age				
Adams 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	65	15.9%	33	9%
6 to 17	56	13.7%	24	6.5%
18 to 64	187	45.6%	241	65.5%
65 or Older	102	24.9%	70	19%
Total	410	100.0%	368	100.0%
Poverty Rate	9.3%	.	9.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.5 percent in Adams County between 2010 and 2016, from 2010 to 1999. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.2.35.

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 Adams County remained unchanged from 4 authorizations in 2015 and 4 in 2016.

The real value of single-family building permits decreased from \$253,293 in 2015 to \$202,000 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.2.36.

Table II.2.35				
Housing Units				
State of Iowa vs. Adams County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Adams County	% Growth Since Census
2000 Census Base	1,232,625	.	2,106	.
2010 Census	1,336,417	8.4%	2,010	-4.6%
July 2011 Estimate	1,341,974	0.4%	2,007	-0.1%
July 2012 Estimate	1,346,403	0.7%	2,005	-0.2%
July 2013 Estimate	1,353,274	1.3%	2,005	-0.2%
July 2014 Estimate	1,362,458	1.9%	2,004	-0.3%
July 2015 Estimate	1,370,778	2.6%	2,001	-0.4%
July 2016 Estimate	1,380,162	3.3%	1,999	-0.5%

Table II.2.36
Building Permits and Valuation
 Adams 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	2	0	0	0	2	129,985	0
1981	2	0	0	0	2	99,649	0
1982	3	0	0	0	3	101,776	0
1983	0	0	0	0	0	0	0
1984	1	0	0	0	1	100,462	0
1985	0	0	0	0	0	0	0
1986	1	0	0	0	1	162,214	0
1987	1	0	0	0	1	65,141	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	1	0	0	0	1	166,889	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	2	0	0	0	2	104,118	0
1994	3	0	0	0	3	99,179	0
1995	1	0	0	0	1	177,541	0
1996	2	0	0	12	14	176,693	72,653
1997	4	0	0	0	4	166,502	0
1998	2	0	0	6	8	233,183	78,905
1999	4	0	0	0	4	123,538	0
2000	2	0	0	0	2	187,126	0
2001	5	0	0	0	5	149,301	0
2002	6	2	0	0	8	160,431	0
2003	4	0	3	0	7	136,515	0
2004	7	0	0	0	7	133,264	0
2005	3	0	0	0	3	108,230	0
2006	7	0	0	0	7	175,465	0
2007	8	0	0	0	8	146,938	0
2008	6	0	0	0	6	141,386	0
2009	11	0	0	0	11	188,849	0
2010	2	0	0	0	2	112,848	0
2011	4	0	0	0	4	172,330	0
2012	6	0	0	0	6	170,003	0
2013	3	0	0	0	3	122,537	0
2014	1	0	0	0	1	184,332	0
2015	4	0	0	0	4	253,293	0
2016	4	0	0	0	4	202,000	0



Diagram II.2.8 Single Family Permits

Adams County
Census Bureau Data, 1980–2016

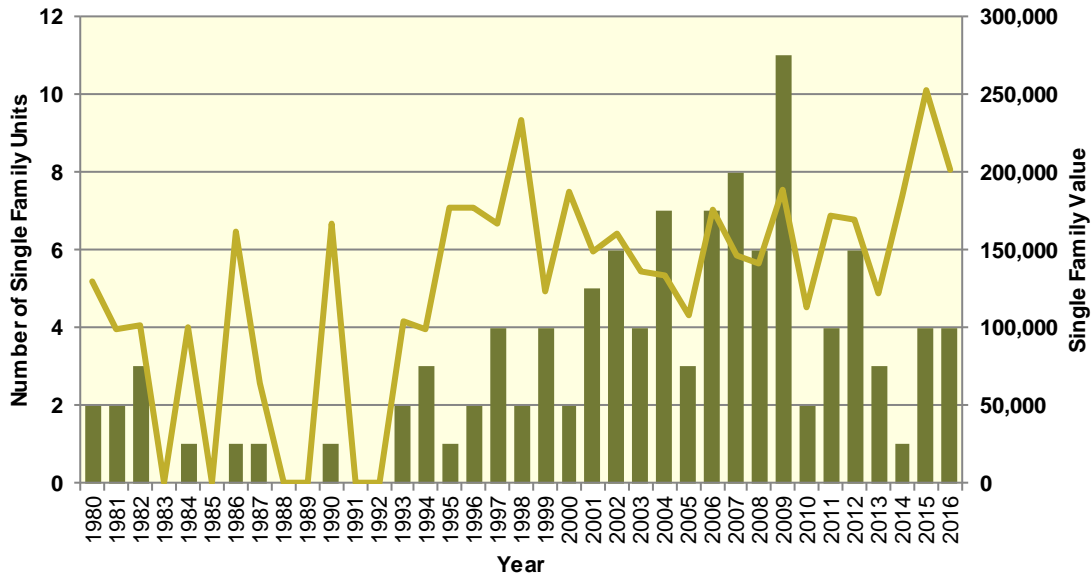
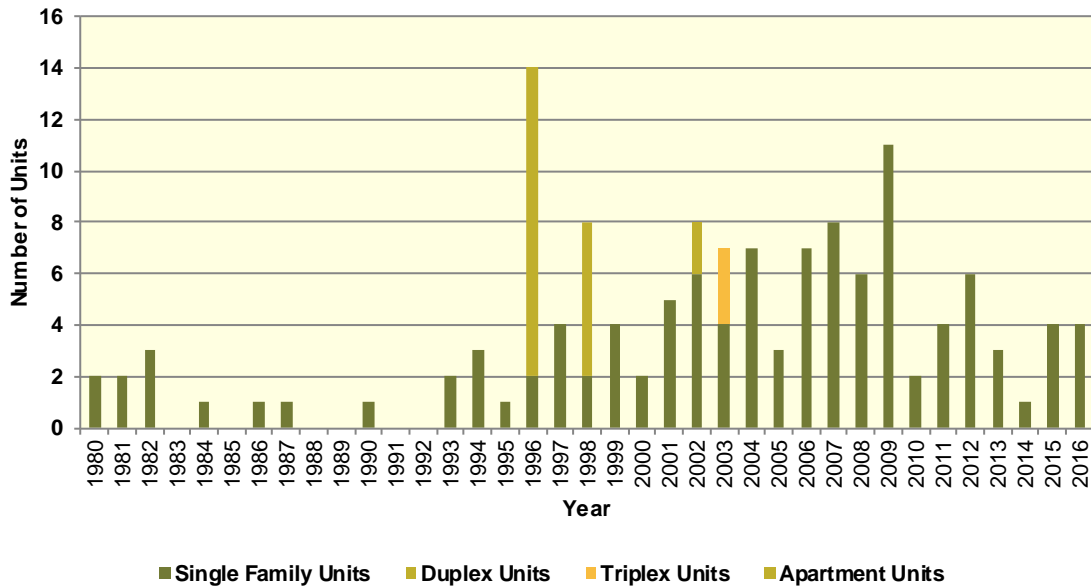


Diagram II.2.9 Total Permits by Unit Type

Adams County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.2.37. In 2016, there were 2,004 housing units, up from 2,109 in 2000. Single-family units accounted for 87.4 percent of units in 2016, compared to 85.8 in 2000. Apartment units accounted for 4 percent in 2016, compared to 3.8 percent in 2000.

Table II.2.37 Housing Units by Type Adams 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	1,810	85.8%	1,751	87.4%
Duplex	16	0.8%	21	1%
Tri- or Four-Plex	49	2.3%	34	1.7%
Apartment	80	3.8%	81	4%
Mobile Home	154	7.3%	117	5.8%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,109	100.0%	2,004	100.0%

Some 85.3 percent of housing was occupied in 2010, compared to 88.5 percent in 2000. Owner-occupied housing changed -4.6 percent between 2000 and 2010, ending with owner-occupied units representing 77.6 percent of unit. Vacant units changed by 21.9 percent, resulting in 295 vacant units in 2010.

Table II.2.38 Housing Units by Tenure Adams County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,867	88.5%	1,715	85.3%	-8.1%
Owner-Occupied	1,394	74.7%	1,330	77.6%	-4.6%
Renter-Occupied	473	25.3%	385	22.4%	-18.6%
Vacant Housing Units	242	11.5%	295	14.7%	21.9%
Total Housing Units	2,109	100.0%	2,010	100.0%	-4.7%

Table II.2.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,004 housing units. An estimated 73.9 percent were owner-occupied, and 16.1 percent were vacant.

Table II.2.39 Housing Units by Tenure Adams County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,715	85.3%	1,681	83.9%
Owner-Occupied	1,330	77.6%	1,243	73.9%
Renter-Occupied	385	22.4%	438	26.1%
Vacant Housing Units	295	14.7%	323	16.1%
Total Housing Units	2,010	100.0%	2,004	100.0%

Households by household size are shown in Table II.2.40. There were a total of 1,715 households in 2010, up from 1,867 in 2000. One person households changed by -11.1 percent between 2000

and 2010, while two person households changed by 3.9 percent. Three and four person households changed by -14.8 and -25.4 respectively, representing 11.7 percent and 10.3 percent of the population in 2010.

Table II.2.40					
Households by Household Size					
Adams County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	560	30%	498	29%	-11.1%
Two Persons	693	37.1%	720	42%	3.9%
Three Persons	236	12.6%	201	11.7%	-14.8%
Four Persons	236	12.6%	176	10.3%	-25.4%
Five Persons	100	5.4%	76	4.4%	-24%
Six Persons	34	1.8%	30	1.7%	-11.8%
Seven Persons or More	8	0.4%	14	0.8%	75%
Total	1,867	100.0%	1,715	100.0%	-8.1%

Households by income is shown in Table II.2.41. Households earning more than \$100,000 per year represented 13.4 percent of households in 2016, compared to 3.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 23.4 percent of households in 2016, compared to 18.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.2 percent of households in 2016, compared to 18.6 percent in 2000.

Table II.2.41				
Households by Income				
Adams 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	347	18.6%	188	11.2%
\$15,000 to \$19,999	193	10.4%	89	5.3%
\$20,000 to \$24,999	201	10.8%	85	5.1%
\$25,000 to \$34,999	316	17%	183	10.9%
\$35,000 to \$49,999	313	16.8%	314	18.7%
\$50,000 to \$74,999	348	18.7%	394	23.4%
\$75,000 to \$99,999	88	4.7%	202	12%
\$100,000 or More	57	3.1%	226	13.4%
Total	1,863	100.0%	1,681	100.0%

Table II.2.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 7 percent and 2.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 9.2 percent, 5.6 percent, and 3.4, respectively. Housing units built prior to 1939 represented 42.8 percent of households in 2016.

Table II.2.42				
Households by Year Home Built				
Adams 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	928	49.7%	719	42.8%
1940 to 1949	198	10.6%	173	10.3%
1950 to 1959	165	8.8%	178	10.6%
1960 to 1969	162	8.7%	150	8.9%
1970 to 1979	168	9%	155	9.2%
1980 to 1989	118	6.3%	94	5.6%
1990 to 1999	128	6.9%	57	3.4%
2000 to 2009	.	.	118	7%
2010 or Later	.	.	37	2.2%
Total	1,867	100.0%	1,681	100.0%

The distribution of unit types by race are shown in Table II.2.43. An estimated 89.9 percent of white households occupy single family homes and some 3.2 percent of white households occupied apartments.

Table II.2.43							
Distribution of Units in Structure by Race							
Adams County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	89.9%	0%	0%	0%	0%	0%	100%
Duplex	0.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2%	0%	0%	0%	0%	0%	0%
Apartment	3.2%	0%	0%	100%	0%	0%	0%
Mobile Home	4.2%	0%	100%	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.2.44. An estimated 22.4 percent of vacant units were for rent in 2010, a 88.6 percent change since 2000. In addition, some 10.5 percent of vacant units were for sale, a change of 24 percent between 2000 and 2010. "Other" vacant units represented 35.6 percent of vacant units in 2010. This is a change of -7.1 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.2.44					
Disposition of Vacant Housing Units					
Adams County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	35	14.5%	66	22.4%	88.6%
For Sale	25	10.3%	31	10.5%	24%
Rented or Sold, Not Occupied	47	19.4%	48	16.3%	2.1%
For Seasonal, Recreational, or Occasional Use	22	9.1%	45	15.3%	104.5%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	113	46.7%	105	35.6%	-7.1%
Total	242	100.0%	295	100.0%	21.9%

The disposition of vacant units between 2010 and 2016 are shown in Table II.2.45. By 2016, for rent units accounted for 5 percent of vacant units, while for sale units accounted for 20.7 percent. “Other” vacant units accounted for 63.2 percent of vacant units, representing a total of 204 “other” vacant units.

Table II.2.45				
Disposition of Vacant Housing Units				
Adams County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	66	22.4%	16	5%
For Sale	31	10.5%	67	20.7%
Rented Not Occupied	6	2%	0	0%
Sold Not Occupied	42	14.2%	16	5%
For Seasonal, Recreational, or Occasional Use	45	15.3%	20	6.2%
For Migrant Workers	0	0%	0	0%
Other Vacant	105	35.6%	204	63.2%
Total	295	100.0%	323	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.2.46. In 2016, an estimated 0.2 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.2.46 Overcrowding and Severe Overcrowding Adams 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	1,383	99%	11	0.8%	3	0.2%	1,397
2016 Five-Year ACS	1,240	99.8%	3	0.2%	0	0%	1,243
Renter							
2000 Census	470	100%	0	0%	0	0%	470
2016 Five-Year ACS	438	100%	0	0%	0	0%	1,681
Total							
2000 Census	1,853	99.3%	11	0.6%	3	0.2%	1,867
2016 Five-Year ACS	1,678	99.8%	3	0.2%	0	0%	1,681

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 11 households with incomplete plumbing facilities in 2016, representing 0.7 percent of households in Adams County. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table II.2.47 Households with Incomplete Plumbing Facilities Adams County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,863	1,670
Lacking Complete Plumbing Facilities	4	11
Total Households	1,867	1,681
Percent Lacking	0.2%	0.7%

There was 1 household lacking complete kitchen facilities in 2016, compared to 2 households in 2000. This was a change from 0.1 percent of households in 2000 to 0.1 percent in 2016.

Table II.2.48 Households with Incomplete Kitchen Facilities Adams County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,865	1,680
Lacking Complete Kitchen Facilities	2	1
Total Households	1,867	1,681
Percent Lacking	0.1%	0.1%

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

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

In Adams County, 11.5 of households had a cost burden and 6.7 percent had a severe cost burden. Some 8.4 percent of renters were cost burdened, and 10.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.9 percent and a severe cost burden rate of 5.6 percent. Owner occupied households with a mortgage had a cost burden rate of 15.7 percent, and severe cost burden at 5.2 percent.

Table II.2.49
Cost Burden and Severe Cost Burden by Tenure
 Adams 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	311	85.4%	29	8%	24	6.6%	0	0%	364
2016 Five-Year ACS	455	78.7%	91	15.7%	30	5.2%	2	0.3%	578
Owner Without a Mortgage									
2000 Census	451	94.7%	17	3.6%	8	1.7%	0	0%	476
2016 Five-Year ACS	557	83.8%	66	9.9%	37	5.6%	5	0.8%	665
Renter									
2000 Census	261	68.9%	34	9%	33	8.7%	51	13.5%	379
2016 Five-Year ACS	224	51.1%	37	8.4%	45	10.3%	132	30.1%	438
Total									
2000 Census	1,023	83.9%	80	6.6%	65	5.3%	51	4.2%	1,219
2016 Five-Year ACS	1,236	73.5%	194	11.5%	112	6.7%	139	8.3%	1,681

Housing Problems by Income

Table II.2.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Adams County. As can be seen in 2017 the MFI was \$58,700, which compared to \$69,900 for the State of Iowa.

Table II.2.51 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 165 owner-occupied and 35 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 105 owner-occupied 63 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,325 households without a housing problem.

Table II.2.50
Median Family Income
 Adams County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	37,900	49,100
2001	39,900	52,500
2002	42,700	53,700
2003	45,800	54,900
2004	45,800	55,800
2005	47,900	57,650
2006	48,100	57,800
2007	48,100	58,100
2008	48,600	58,500
2009	51,700	62,000
2010	52,000	62,400
2011	57,300	64,000
2012	58,100	64,800
2013	56,100	64,700
2014	58,300	65,300
2015	60,300	67,500
2016	58,000	68,400
2017	58,700	69,900

Table II.2.51
Housing Problems by Income and Tenure
 Adams 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	0	4	0	0	4
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)	4	0	4	0	4	12
Housing cost burden greater than 50% of income (and none of the above problems)	50	25	15	15	0	105
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	60	50	10	25	165
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	25	60	160	135	635	1,015
Total	109	145	233	160	664	1,311
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	0	4
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)	4	0	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	30	4	25	0	4	63
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	10	15	0	0	35
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	25	30	80	65	110	310
Total	77	44	120	65	114	420
Total						
Lacking complete plumbing or kitchen facilities	4	0	4	0	0	8
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)	8	0	4	0	4	16
Housing cost burden greater than 50% of income (and none of the above problems)	80	29	40	15	4	168
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	70	65	10	25	200
Zero/negative income (and none of the above problems)	14	0	0	0	0	14
Has none of the 4 housing problems	50	90	240	200	745	1,325
Total	186	189	353	225	778	1,731

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.2.52, of the 35 loans in 2016, 13 loans were for Home Purchases, 1 were for Home Improvement and 21 were for refinancing.

Table II.2.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Adams County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	15	6	27	48
2009	18	3	20	41
2010	13	3	23	39
2011	9	2	30	41
2012	12	6	27	45
2013	12	2	21	35
2014	10	0	10	20
2015	18	0	13	31
2016	13	1	21	35

Table II.2.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$94,583 in 2012 and \$100,923 in 2016. Overall, average loans were \$101,146 in 2008 and \$137,114 in 2016.

Table II.2.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Adams County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$95,067	\$71,167	\$111,185	\$101,146
2009	\$105,389	\$87,333	\$103,450	\$103,122
2010	\$82,615	\$219,000	\$130,043	\$121,077
2011	\$80,778	\$104,000	\$112,167	\$104,878
2012	\$94,583	\$30,833	\$112,852	\$97,044
2013	\$133,083	\$64,500	\$152,238	\$140,657
2014	\$98,800	\$0	\$91,700	\$95,250
2015	\$102,556	\$0	\$142,000	\$119,097
2016	\$100,923	\$56,000	\$163,381	\$137,114

Table II.2.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$1,135,000 in 2012 and \$1,312,000 in 2016. Overall, average loans were \$4,855,000 in 2008 and \$4,799,000 in 2016.

Table II.2.54 Total Volume of Owner-Occupied Single Family Loans Adams County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$1,426,000	\$427,000	\$3,002,000	\$4,855,000
2009	\$1,897,000	\$262,000	\$2,069,000	\$4,228,000
2010	\$1,074,000	\$657,000	\$2,991,000	\$4,722,000
2011	\$727,000	\$208,000	\$3,365,000	\$4,300,000
2012	\$1,135,000	\$185,000	\$3,047,000	\$4,367,000
2013	\$1,597,000	\$129,000	\$3,197,000	\$4,923,000
2014	\$988,000	\$0	\$917,000	\$1,905,000
2015	\$1,846,000	\$0	\$1,846,000	\$3,692,000
2016	\$1,312,000	\$56,000	\$3,431,000	\$4,799,000

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.2.55 presents some basic statistics about the completed surveys.

Table II.2.55 Survey of Rental Properties Adams County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	1	10	0	30

Table II.2.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single family units in Adams County, with 0 of them available. This translates into a vacancy rate of 0 percent in Adams County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 7 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.2.56 Rental Vacancy Survey by Type Adams County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	3	0	0%
Apartments	7	0	0%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	10	0	0%

Table II.2.57, reports units by bedroom size. As can be seen there were 7 two bedroom apartment units and 0 three bedroom units. Overall, the 7 two bedroom units accounted for 70 percent of all units, and the 1 three bedroom single family unit accounted for 10 percent. Additional details for additional unit types are reported found below.

Table II.2.57 Rental Units by Bedroom Size Adams 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	1	0	0	0	.	1
Two	0	7	0	0	.	7
Three	1	0	0	0	.	1
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	0
Total	3	7	0	0	0	10

Table II.2.58, at right, displays the vacancy rate of single family units by the number of bedrooms. One-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.2.58 Single Family Units by Bedroom Size Adams County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	0	0	0%
Three	1	0	0%
Four	1	0	0%
Don’t know	0	0	0%
Total	3	0	0%

Table II.2.59, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 0 percent.

Table II.2.59 Apartment Units by Bedroom Size Adams County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	7	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	7	0	0%

Average market-rate rents by unit type are shown in Table II.2.60. 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.2.60 Average Market Rate Rents by Bedroom Size Adams 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	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$500	\$350	\$0	\$0	\$425

Table II.2.61, shows vacancy rates for single family units by average rental rates for Adams County. The most common rent for single family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.2.61 Single Family Market Rate Rents by Vacancy Status Adams County 2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	3	0	0%

The average rent and availability of apartment units is displayed in Table II.2.62. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.2.62 Apartment Market Rate Rents by Vacancy Status Adams County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	7	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	7	0	0%

Respondents were asked if utilities are included in the rent and as shown in Table II.2.63, 0 respondents, or 0 percent, included some sort of utility in the rent.

Table II.2.63 Are there any utilities included with the rent? Adams County 2017 Survey of Rental Properties	
Period	Respondent
Yes	0
No	1
% Offering Utilities	0%

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.2.64, there were 0 single family units which property managers considered accessible, with an additional 1 accessible apartment unit. Respondents also indicated there were a total of 0 persons with disabilities currently residing in accessible units.

Table II.2.64 Accessible Units by Bedroom Size Adams 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	0	0	0		0
Two	0	1	0	0		1
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	0	0	0	1	0
Total	0	0	0	0	1	1

Table II.2.65, shows the breakdown of accessible and not accessible single family units by bedroom size.

Table II.2.65 Single Family Units by Accessibility and Bedroom Size Adams County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	0%
One	1	0	1	0%
Two	0	0	0	0%
Three	1	0	1	0%
Four	1	0	1	0%
Don’t know	0	0	0	0%
Total	3	0	3	0%

Table II.2.66, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 14.3 percent or 1 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 0 percent of all apartment units were considered accessible by survey respondents.

Table II.2.66 Apartment Units by Accessibility and Bedroom Size Adams County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	0	0	0%
Two	6	1	7	14.3%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	1	0	0	0%
Total	7	0	7	0%

Perceived Need for Rental Units

Table II.2.67, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.2.67 Do you keep a waiting list? Adams County 2017 Survey of Rental Properties	
Period	Respondent
Yes	0
No	1
Waitlist Size	0

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

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

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

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

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

Table II.2.68, shows the *strong growth scenario* for the Adams County. As can be seen there were 1,243 owner-occupied and 438 renter-occupied households in 2016, for a total of 1,681 households. In 2030, there will be a projected 1,712 households, of which 1,316 are projected to be owner occupied and the remaining 396 are expected to be renter-occupied.

By 2050, there are projected to be 1,245 owner-occupied households, of which 105 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 220 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 366 renter households, of which 73 renter households are expected to have incomes between 0 and 30.0 percent of median family income 106 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 1,612 occupied units by 2050, of which 178 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.2.72
Housing Demand Forecast
 Adams County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	105	112	112	111	110	109	107	105
30.1-50%	133	142	142	141	140	138	136	134
50.1-80%	219	234	233	232	230	227	223	220
80.1-95%	119	127	127	126	125	123	121	119
95.1-115%	186	198	198	197	195	192	189	186
115+%	480	512	511	508	504	497	490	481
Total	1,243	1,326	1,323	1,316	1,304	1,287	1,267	1,245
Renter								
0-30%	87	81	80	79	78	76	74	73
30.1-50%	39	36	36	36	35	34	34	33
50.1-80%	127	118	117	115	114	111	109	106
80.1-95%	57	53	52	52	51	50	49	48
95.1-115%	71	66	65	65	64	63	61	60
115+%	56	52	51	51	50	49	48	47
Total	438	406	402	396	390	383	375	366
Total								
0-30%	192	192	191	190	188	185	181	178
30.1-50%	173	179	178	177	175	173	170	167
50.1-80%	347	352	350	347	343	338	333	326
80.1-95%	176	180	179	178	176	173	170	167
95.1-115%	257	264	263	261	259	255	251	246
115+%	536	564	562	559	554	546	538	528
Total	1,681	1,732	1,724	1,712	1,694	1,670	1,642	1,612

