

**VOLUME II:
AUDUBON COUNTY**

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Audubon County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Audubon County's population decreased from 6,119 in 2010 to 5,678 in 2016, or by 7.2 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 6.1 percent, and the number of people from 55 to 64 years of age increased by 13.2 percent. The white population decreased by 7.9 percent, while the black population increased by 64.3 percent. The Hispanic population increased from 37 to 73 people between 2010 and 2016 or by 97.3 percent. These data are presented in Table II.5.1.

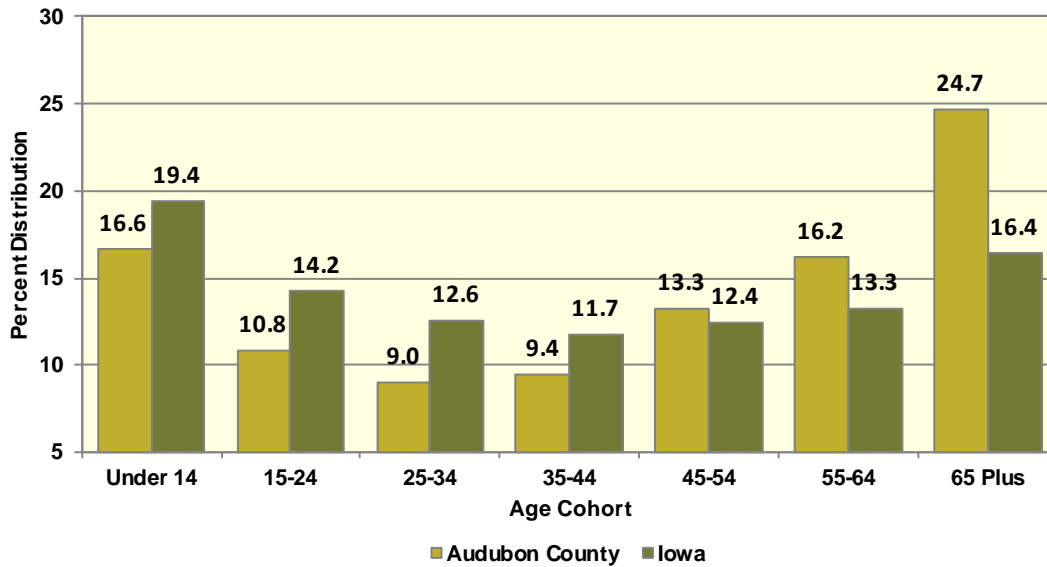
Table II.5.1						
Profile of Population Characteristics						
Audubon County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Audubon County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	6,119	5,678	-7.2%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	1,050	944	-10.1%	603,673	607,020	0.6%
15 to 24 years	634	615	-3%	430,187	445,808	3.6%
25 to 34 years	542	509	-6.1%	382,583	394,373	3.1%
35 to 44 years	657	536	-18.4%	364,548	367,535	0.8%
45 to 54 years	1,005	753	-25.1%	439,726	389,744	-11.4%
55 to 64 years	812	919	13.2%	372,750	415,998	11.6%
65 and Over	1,419	1,402	-1.2%	452,888	514,215	13.5%
Race						
White	6,039	5,561	-7.9%	2,839,615	2,864,884	0.9%
Black	14	23	64.3%	91,695	114,874	25.3%
American Indian and Alaskan Native	9	13	44.4%	13,563	15,924	17.4%
Asian	25	30	20%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	1	1	0%	2,419	3,592	48.5%
Two or more races	31	50	61.3%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	37	73	97.3%	151,544	182,606	20.5%

Table II.5.2, presents the population of Audubon County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 2,957 males, who accounted for 48.3 percent of the population, and the remaining 51.7 percent, or 3,162 persons, were female. In 2016, the number of males rose to 2,779 persons, and accounted for 48.9 percent of the population, with the remaining 51.1 percent, or 2,899 persons being female.



Table II.5.2 Population by Age and Gender Audubon 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	520	530	1,050	488	456	944	-10.1%
15 to 24 years	306	328	634	302	313	615	-3%
25 to 34 years	290	252	542	254	255	509	-6.1%
35 to 44 years	318	339	657	274	262	536	-18.4%
45 to 54 years	318	339	657	274	262	536	-18.4%
55 to 64 years	505	500	1,005	378	375	753	-25.1%
65 and Over	594	825	1,419	614	788	1,402	-7.2%
Total	2,957	3,162	6,119	2,779	2,899	5,678	-7.2%
% of Total	48.3%	51.7%	.	48.9%	51.1%	.	

**Diagram II.5.1
Age Distribution**
Audubon County
2016 Current Census Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Audubon County decreased from 7,334 to 6,830 persons, or by -6.9 percent. Between 2000 and 2010, Audubon County population, changed by -711 persons, to a total population of 6,119 persons. The most recent estimates indicated that Audubon County's population fell an additional -441 persons since the 2010 Census, to 5,678 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.5.3, Audubon County had a natural increase, of -214 persons between 1990 and 2000. During the April 2000 to July 2009 period, Audubon County's natural increase was estimated at -297 persons. Between 2010 and 2016, the natural increase was estimated at -96 persons, and the net migration was -345 persons.

1990 Census	7,334
Natural Increase 90-00	-214
Net Migration 90-00	-290
2000 Census	6,830
Natural Increase 00-09	-297
Net Migration 00-09	-397
2009 Population Estimate	6,136
2010 Census	6,119
Natural Increase 10-16	-96
Net Migration 10-16	-345
2016 Population Estimate	5,678

Population Migration Trends

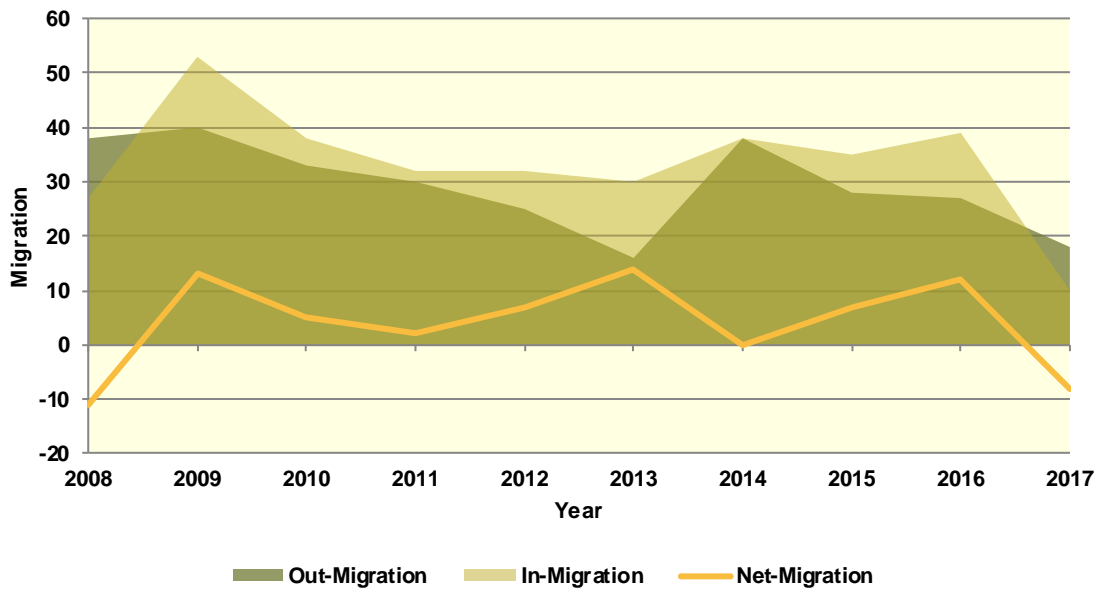
The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only 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.5.4 in 2008 there was a total of 27 in-migrations with a total of 38 out-migrations, which led to a net-migration of -11 persons. The most recent first half 2017 data saw a net-migration of -8 persons, with 10 persons entering Audubon County and 18 persons leaving Audubon County.

Diagram II.5.2, 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 2,013 with 14 people entering and the migration lowest net migration occurred in 2,008 with 11 entering Audubon County.



Diagram II.5.2
Net In-migration by Gender
 Audubon County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.5.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 63 percent of net-migrants, or -5 persons were male, with the remaining 38 percent, or -3 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	10	21	20	17	17	15	21	22	22	5
Female	17	32	18	15	15	15	17	13	17	5
Total	27	53	38	32	32	30	38	35	39	10
Out										
Male	22	19	15	13	11	6	22	12	19	10
Female	16	21	18	17	14	10	16	16	8	8
Total	38	40	33	30	25	16	38	28	27	18
Net										
Male	-12	2	5	4	6	9	-1	10	3	-5
Female	1	11	0	-2	1	5	1	-3	9	-3
Total	-11	13	5	2	7	14	0	7	12	-8

Table II.5.5, shows net-migration for Audubon County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 65 and older, with 4 persons entering Audubon County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 7 persons leaving Audubon County.

Table II.5.5										
Migration by Age Range										
Audubon County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	0	0	1	0	0	0	0	1	0	0
18-22	3	7	5	6	4	2	3	4	5	0
23-25	2	5	2	0	1	2	4	4	2	0
26-35	7	10	11	8	8	6	7	11	14	0
36-45	3	7	5	2	7	5	3	3	8	1
46-55	7	14	3	5	6	8	8	7	5	1
56-65	4	9	10	7	3	4	5	1	4	4
66 +	1	1	1	4	3	3	8	4	1	4
Total	27	53	38	32	32	30	38	35	39	10
Out										
14-17	0	0	1	2	0	0	1	1	0	0
18-22	8	7	6	4	2	2	5	3	2	2
23-25	8	9	3	5	8	2	8	0	5	4
26-35	6	7	6	9	4	4	8	6	5	7
36-45	7	0	5	3	4	0	3	6	3	3
46-55	5	7	5	3	6	3	5	6	6	1
56-65	2	6	6	2	1	2	1	2	3	1
66 +	2	4	1	2	0	3	7	4	3	0
Total	38	40	33	30	25	16	38	28	27	18
Net										
14-17	0	0	0	-2	0	0	-1	0	0	0
18-22	-5	0	-1	2	2	0	-2	1	3	-2
23-25	-6	-4	-1	-5	-7	0	-4	4	-3	-4
26-35	1	3	5	-1	4	2	-1	5	9	-7
36-45	-4	7	0	-1	3	5	0	-3	5	-2
46-55	2	7	-2	2	0	5	3	1	-1	0
56-65	2	3	4	5	2	2	4	-1	1	3
66 +	-1	-3	0	2	3	0	1	0	-2	4
Total	-11	13	5	2	7	14	0	7	12	-8

School Age Enrollment

Table II.5.6, show the school enrollment from the Iowa Department of Education for Audubon County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 861 students and was 532 in 2017, a change of -38.2 percent. Enrollment for students in grades 1 to 5 was 261 students in 2010 and 203 in 2017, which was a change of -22.2 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 312 and 142 in 2017, which was a change of -54.5 percent.

Table II.5.6						
School Enrollment						
Audubon County						
Iowa Department of Education						
Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	116	396	272	343	15	1,142
2001	113	385	253	381	13	1,145
2002	103	371	257	382	13	1,126
2003	100	362	240	370	11	1,083
2004	95	344	246	369	0	1,054
2005	88	330	230	345	22	993
2006	83	321	227	337	22	968
2007	90	305	221	331	36	947
2008	95	291	217	322	28	925
2009	89	283	204	313	29	889
2010	90	261	198	312	32	861
2011	101	244	185	283	40	813
2012	119	240	225	206	59	790
2013	120	243	185	207	58	755
2014	134	246	183	190	61	753
2015	94	196	111	175	39	576
2016	84	198	124	157	38	563
2017	80	203	107	142	30	532
% Change 10-17	-11.1%	-22.2%	-46%	-54.5%	-6.2%	-38.2%

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.5.7, shows population by age for the 2000 and 2010 Census. The population changed by -10.4 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -11.5 percent to a total of 1,419 persons in 2010. Those aged 25 to 34 changed by -13.6 percent, and those aged under 5 changed by -15.4 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	396	5.8%	335	5.5%	-15.4%
5 to 19	1,491	21.8%	1,138	18.6%	-23.7%
20 to 24	223	3.3%	211	3.4%	-5.4%
25 to 34	627	9.2%	542	8.9%	-13.6%
35 to 54	1,767	25.9%	1,662	27.2%	-5.9%
55 to 64	722	10.6%	812	13.3%	12.5%
65 or Older	1,604	23.5%	1,419	23.2%	-11.5%
Total	6,830	100.0%	6,119	100.0%	-10.4%

The elderly population is further explored in Table II.5.8. Those aged 65 to 66 changed by 9.7 percent between 2000 and 2010, resulting in a population of 147 persons. Those aged 85 or older changed by 4.5 percent during the same time period, and resulted in 281 persons over age 85 in 2010.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	134	8.4%	147	10.4%	9.7%
67 to 69	196	12.2%	184	13%	-6.1%
70 to 74	396	24.7%	321	22.6%	-18.9%
75 to 79	320	20%	231	16.3%	-27.8%
80 to 84	289	18%	255	18%	-11.8%
85 or Older	269	16.8%	281	19.8%	4.5%
Total	1,604	100.0%	1,419	100.0%	-11.5%

Population by race and ethnicity is shown in Table II.5.9. The white population changed by -10.9 percent between 2000 and 2010, and resulted in representing 98.6 percent of the population in 2010. The black population changed by 0 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 12.1 percent between 2000 and 2010, compared to the -10.5 percent growth rate for non-Hispanics.

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	6,773	99.2%	6,032	98.6%	-10.9%
Black	10	0.1%	10	0.2%	0%
American Indian	6	0.1%	8	0.1%	33.3%
Asian	13	0.2%	25	0.4%	92.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	2	0%	6	0.1%	200%
Two or More Races	26	0.4%	37	0.6%	42.3%
Total	6,830	100.0%	6,119	100.0%	-10.4%
Hispanic	33	0.5%	37	0.6%	12.1%
Non-Hispanic	6,797	99.5%	6,082	99.4%	-10.5%

Population by race and ethnicity through 2016 in shown in Table II.5.10. The white population represented 97.3 percent of the population in 2016, compared with black households accounting for 0.4 percent of the population. Hispanic households represented 0.6 percent of the population in 2016.

Table II.5.10				
Population by Race and Ethnicity				
Audubon County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,032	98.6%	5,636	97.3%
Black	10	0.2%	22	0.4%
American Indian	8	0.1%	38	0.7%
Asian	25	0.4%	11	0.2%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	6	0.1%	0	0%
Two or More Races	37	0.6%	86	1.5%
Total	6,119	100.0%	5,793	100.0%
Non-Hispanic	6,082	99.4%	5,758	99.4%
Hispanic	37	0.6%	35	0.6%

The population by race is broken down further by ethnicity in Table II.5.11. While the white non-Hispanic population changed by -10.9 percent between 2000 and 2010, the white Hispanic population changed by -16.7 percent.

Table II.5.11					
Population by Race and Ethnicity					
Audubon County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	6,743	99.2%	6,007	98.8%	-10.9%
Black	9	0.1%	9	0.1%	0%
American Indian	6	0.1%	7	0.1%	16.7%
Asian	13	0.2%	25	0.4%	92.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	0	0%	1	0%	
Two or More Races	26	0.4%	32	0.5%	23.1%
Total Non-Hispanic	6,797	100.0%	6,082	100.0%	-10.5%
Hispanic					
White	30	90.9%	25	67.6%	-16.7%
Black	1	3%	1	2.7%	0%
American Indian	0	0%	1	2.7%	
Asian	0	0%	0	0%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	2	6.1%	5	13.5%	150%
Two or More Races	0	0%	5	13.5%	
Total Hispanic	33	100.0%	37	100.0%	12.1%
Total Population	6,830	100.0%	6,119	100.0%	-10.4%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.5.12. During this time, the total non-Hispanic population was 5,758 persons in 2016. The Hispanic population was 35.

Table II.5.12				
Population by Race and Ethnicity				
Audubon County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,007	98.8%	5,630	97.8%
Black	9	0.1%	13	0.2%
American Indian	7	0.1%	18	0.3%
Asian	25	0.4%	11	0.2%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1	0%	0	0%
Two or More Races	32	0.5%	86	1.5%
Total Non-Hispanic	6,082	100.0%	5,758	100.0%
Hispanic				
White	25	67.6%	6	17.1%
Black	1	2.7%	9	25.7%
American Indian	1	2.7%	20	57.1%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	5	13.5%	0	0%
Two or More Races	5	13.5%	0	0%
Total Hispanic	37	100.0	35	100.0%
Total Population	6,119	100.0%	5,793	100.0%

Households by type and tenure are shown in Table II.5.13. Family households represented 60.9 percent of households, while non-family households accounted for 39.1 percent. These changed from 66.6 and 33.4 percent, respectively.

Table II.5.13				
Household Type by Tenure				
Audubon County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,743	66.6%	1,625	60.9%
Married-Couple Family	1,483	85.1%	1,379	84.9%
Owner-Occupied	1,326	89.4%	1,212	87.9%
Renter-Occupied	157	10.6%	167	12.1%
Other Family	260	14.9%	246	16%
Male Householder, No Spouse Present	95	36.5%	58	38.6%
Owner-Occupied	70	73.7%	39	67.2%
Renter-Occupied	25	26.3%	19	32.8%
Female Householder, No Spouse Present	165	63.5%	188	67.1%
Owner-Occupied	113	68.5%	126	67%
Renter-Occupied	52	31.5%	62	33%
Non-Family Households	874	33.4%	1,042	39.1%
Owner-Occupied	621	71.1%	772	74.1%
Renter-Occupied	253	28.9%	270	25.9%
Total	2,617	100.0%	2,667	100.0%

The group quarters population was 136 in 2010, compared to 180 in 2000.

Table II.5.14					
Group Quarters Population					
Audubon 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	8	4.4%	3	2.2%	-62.5%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	172	95.6%	133	97.8%	-22.7%
Other Institutions	0	0%	0	0%	0%
Total	180	100.0%	136	100.0%	
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	0	0%	0	0%	0%
Total	0	100.0%	0	100.0%	0%
Group Quarters Population	180	100.0%	136	100.0%	-24.4%

The number of foreign born persons are shown in Table II.5.15. An estimated 0.1 percent of the population was born in Guatemala, some 0.1 percent were born in China excluding Hong Kong and Taiwan, and another 0.1 percent were born in Germany.

Table II.5.15			
Place of Birth for the Foreign-Born Population			
Audubon County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Guatemala	5	0.1%
#2 country of origin	China excluding Hong Kong and Taiwan	4	0.1%
#3 country of origin	Germany	4	0.1%
#4 country of origin	Vietnam	4	0.1%
#5 country of origin	Australia	2	0%
#6 country of origin	Thailand	1	0%
#7 country of origin	Afghanistan	0	0%
#8 country of origin	Africa n.e.c	0	0%
#9 country of origin	Albania	0	0%
#10 country of origin	Argentina	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.5.16. An estimated 0.2 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Vietnamese.

Table II.5.16 Limited English Proficiency and Language Spoken at Home Audubon County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	9	0.2%
#2 LEP Language	Vietnamese	4	0.1%
#3 LEP Language	Other Indo-European languages	3	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island 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.5.17. Some 16 percent of the population was disabled in 2000, or a total of 1,000 persons. The disability rate was highest for those over 65, with 32.3 percent disabled.

Table II.5.17 Disability by Age Audubon County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	22	1.9%
16 to 64	516	14.1%
65 and older	462	32.3%
Total	1,000	16%

Table II.5.18 shows disability by type in 2000. There were 484 physical disabilities in 2000, some 337 employment disabilities, and 270 go-outside-home disabilities.

Table II.5.18 Total Disabilities Tallied: Aged 5 and Older Audubon County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	300
Physical disability	484
Mental disability	215
Self-care disability	112
Employment disability	337
Go-outside-home disability	270
Total	1,718

Disability by age, as estimated by the 2016 ACS, is shown in Table II.5.19. The disability rate for females was 12.6 percent, compared to 13 percent for males. The disability rate changed precipitously higher with age, with 40.3 percent of those over 75 experiencing a disability.

Table II.5.19						
Disability by Age						
Audubon 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	26	5.7%	8	1.8%	34	3.8%
18 to 34	21	4.6%	11	2.5%	32	3.6%
35 to 64	120	10.3%	139	12.4%	259	11.3%
65 to 74	92	30.7%	50	14.9%	142	22.4%
75 or Older	103	39.3%	153	41%	256	40.3%
Total	362	13%	361	12.6%	723	12.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.5.20. Some 8.2 percent have an ambulatory disability, 4.6 have an independent living disability, and 3 percent have a self-care disability.

Table II.5.20		
Total Disabilities Tallied: Aged 5 and Older		
Audubon County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	225	4%
Vision disability	75	1.3%
Cognitive disability	209	3.9%
Ambulatory disability	437	8.2%
Self-Care disability	162	3%
Independent living disability	206	4.6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.5.21. In 2016, some 2,964 persons were employed and 84 were unemployed. This totaled a labor force of 3,048 persons. The unemployment rate for Audubon County was estimated to be 2.8 percent in 2016.

Table II.5.21	
Employment, Labor Force and Unemployment	
Audubon County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	2,964
Unemployed	84
Labor Force	3,048
Unemployment Rate	2.8%

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



Table II.5.22	
High School or Greater Education	
Audubon County	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,411
Total Households	2,667
Percent High School or Above	90.4%

As seen in Table II.5.23, some 40.5 percent of the population had a high school diploma or equivalent, another 35.9 percent have some college, 8.5 percent have a Bachelor's Degree, and 3.8 percent of the population had a graduate or professional degree.

Table II.5.23		
Educational Attainment		
Audubon County		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	522	11.3%
High School or Equivalent	1,866	40.5%
Some College or Associates Degree	1,651	35.9%
Bachelor's Degree	390	8.5%
Graduate or Professional Degree	176	3.8%
Total Population Above 18 years	4,605	100.0%

ECONOMICS

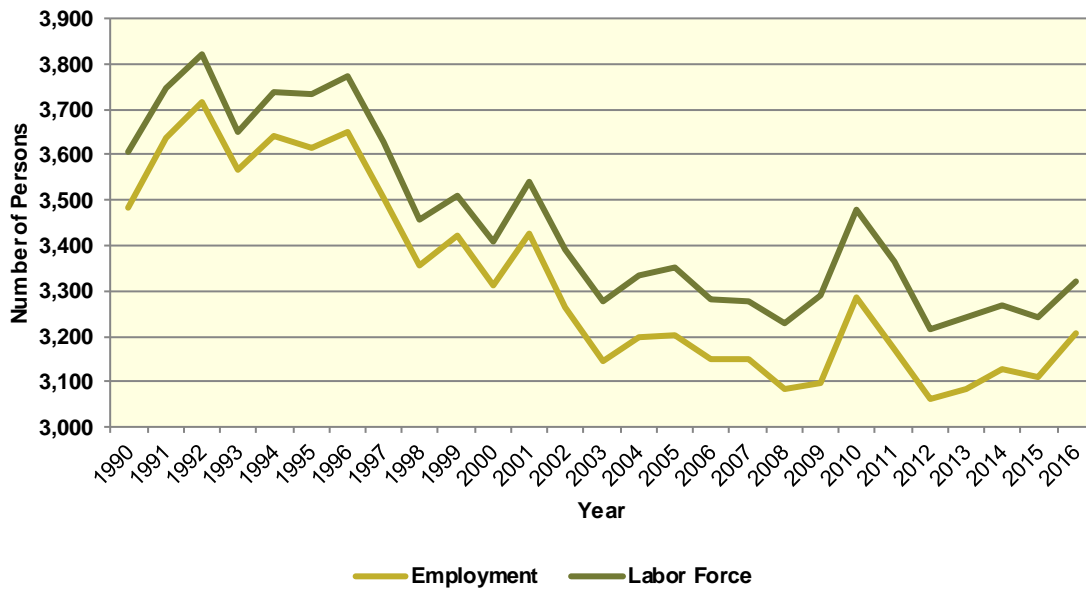
Labor Force

Table II.5.24, shows the labor force statistics for Audubon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1993 with a rate of 2.4 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.8 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 Audubon County decreased from 4 percent in 2015 to 3.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Audubon County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	121	3,484	3,605	3.4%	4.4%
1991	109	3,638	3,747	2.9%	4.7%
1992	105	3,717	3,822	2.7%	4.5%
1993	86	3,565	3,651	2.4%	4%
1994	98	3,642	3,740	2.6%	3.5%
1995	120	3,615	3,735	3.2%	3.4%
1996	126	3,649	3,775	3.3%	3.5%
1997	120	3,507	3,627	3.3%	3.1%
1998	102	3,357	3,459	2.9%	2.7%
1999	86	3,422	3,508	2.5%	2.6%
2000	99	3,311	3,410	2.9%	2.6%
2001	114	3,425	3,539	3.2%	3.3%
2002	131	3,262	3,393	3.9%	4%
2003	132	3,146	3,278	4%	4.5%
2004	138	3,198	3,336	4.1%	4.5%
2005	153	3,201	3,354	4.6%	4.3%
2006	131	3,151	3,282	4%	3.7%
2007	128	3,148	3,276	3.9%	3.7%
2008	146	3,083	3,229	4.5%	4.2%
2009	192	3,099	3,291	5.8%	6.4%
2010	194	3,284	3,478	5.6%	6%
2011	193	3,170	3,363	5.7%	5.5%
2012	154	3,062	3,216	4.8%	5%
2013	159	3,085	3,244	4.9%	4.7%
2014	142	3,128	3,270	4.3%	4.3%
2015	131	3,111	3,242	4%	3.8%
2016	110	3,209	3,319	3.3%	3.7%

Diagram II.5.3, shows the employment and labor force for Audubon County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,209 persons, with the labor force reaching 3,319, indicating there were a total of 110 unemployed persons.

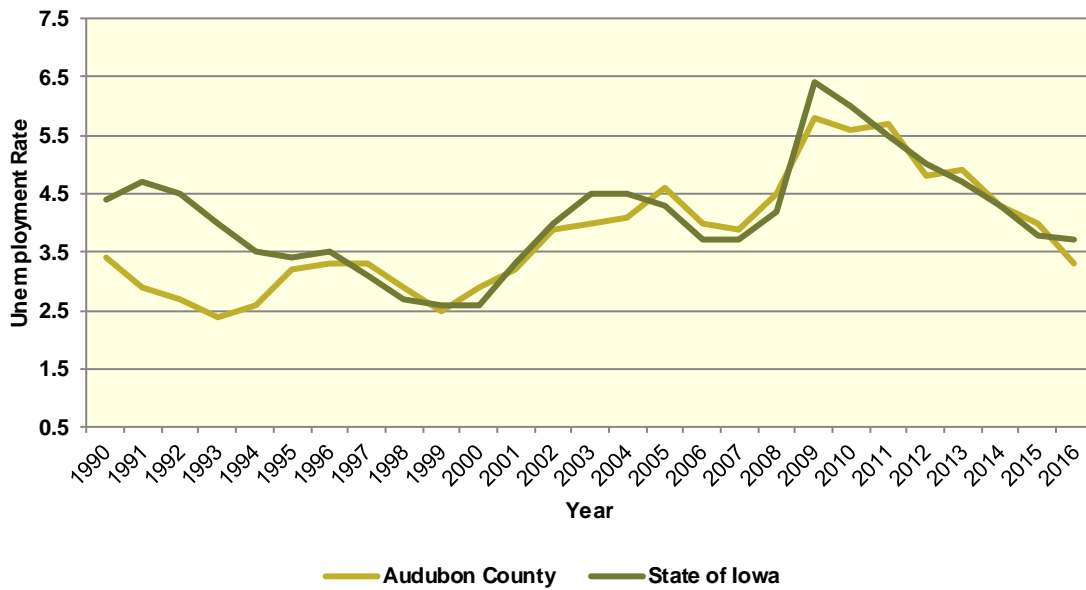
Diagram II.5.3
Employment and Labor Force
 Audubon County
 1990 – 2016 BLS Data



Unemployment

Diagram II.5.4, shows the unemployment rate for both the State and Audubon County. During the 1990’s the average rate for Audubon County was 2.9 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Audubon County had an average unemployment rate that lower than the State, 3.8 percent for Audubon County, versus 4.1 statewide.

Diagram II.5.4
Annual Unemployment Rate
 Audubon 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.5.25, shows total real earnings by industry for Audubon County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching \$38,362,000. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 11.7 percent to 9,146,000 dollars.

Table II.5.25
Real Earnings by Industry
 Audubon 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	25,506	43,840	97,001	61,346	101,223	61,178	49,531	38,362	-22.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	72	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	7,792	7,768	7,716	9,558	8,664	8,485	7,044	6,716	-4.7
Manufacturing	10,420	12,550	10,755	11,329	11,639	12,400	10,895	11,270	3.4
Wholesale trade	6,862	6,268	6,379	7,395	9,141	10,095	9,132	8,626	-5.5
Retail trade	11,186	9,903	8,448	7,374	5,858	5,483	5,133	5,732	11.7
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	484	537	0	421	0	-100
Finance and insurance	4,249	6,266	4,114	0	0	0	3,982	3,760	-5.6
Real estate and rental and leasing	459	0	0	0	0	0	1,830	1,773	-3.1
Professional and technical services	4,943	0	0	0	0	2,313	2,195	2,275	3.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	1,727	880	1,064	1,057	992	0	0	0	0
Educational services	0	67	0	0	0	0	0	0	0
Health care and social assistance	0	7,710	0	0	0	0	0	0	0
Arts, entertainment, and recreation	176	0	196	0	0	0	0	0	0
Accommodation and food services	785	0	876	0	0	0	0	0	0
Other services, except public administration	0	6,680	5,906	5,436	5,021	4,968	5,205	5,246	0.8
Government and government enterprises	19,204	22,565	21,941	21,656	19,146	20,388	21,469	21,661	0.9
Total	113,532	138,252	187,077	156,284	191,970	154,755	138,479	126,886	-8.4



Table II.5.26, shows the total employment by industry for the Audubon County. The most recent estimates show the farm industry was the largest employer in Audubon County, with employment reaching 673 jobs in 2016. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 14.3 percent to 113 jobs.

Table II.5.26
Employment by Industry
Audubon County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	797	679	681	662	689	652	681	673	-1.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	13	13	10	10	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	209	178	167	161	158	154	161	166	3.1
Manufacturing	291	245	217	206	211	225	181	201	11
Wholesale trade	140	124	125	135	154	158	159	162	1.9
Retail trade	359	317	307	282	290	282	257	245	-4.7
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	14	15	0	11	0	-100
Finance and insurance	130	150	153	0	0	0	149	149	0
Real estate and rental and leasing	66	0	0	0	0	0	116	120	3.4
Professional and technical services	95	0	0	0	0	60	77	88	14.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	95	80	83	84	93	0	0	0	0
Educational services	10	10	0	0	0	0	0	0	0
Health care and social assistance	0	252	0	0	0	0	0	0	0
Arts, entertainment, and recreation	21	0	20	0	0	0	0	0	0
Accommodation and food services	80	0	99	0	0	0	0	0	0
Other services, except public administration	0	233	221	214	213	215	204	209	2.5
Government and government enterprises	506	462	458	452	384	390	399	404	1.3
Total	3,535	3,219	3,171	3,111	3,128	3,085	3,035	3,092	1.9

Table II.5.27, shows the real average earnings per job by industry for Audubon County. These figures are calculated by dividing the total real earning displayed in Tables II.5.25 and II.5.26, by industry. In 2016, the farm industry had the highest average earnings reaching 57,001 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 17.1 percent to 19,543 dollars.

Table II.5.27
Real Earnings Per Job by Industry
Audubon County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	32,003	64,566	142,439	92,668	146,913	93,831	72,733	57,001	-21.6
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	37,284	43,642	46,205	59,368	54,833	55,100	43,749	40,458	-7.5
Manufacturing	35,809	51,224	49,563	54,997	55,160	55,113	60,191	56,070	-6.8
Wholesale trade	49,016	50,546	51,029	54,781	59,357	63,894	57,432	53,247	-7.3
Retail trade	31,158	31,240	27,517	26,150	20,202	19,443	19,972	23,396	17.1
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	34,576	35,790	0	38,316	0	0
Finance and insurance	32,683	41,770	26,891	0	0	0	26,723	25,235	-5.6
Real estate and rental and leasing	6,956	0	0	0	0	0	15,774	14,775	-6.3
Professional and technical services	52,036	0	0	0	0	38,556	28,500	25,852	-9.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	18,181	10,996	12,815	12,584	10,671	0	0	0	0
Educational services	0	6,716	0	0	0	0	0	0	0
Health care and social assistance	0	30,595	0	0	0	0	0	0	0
Arts, entertainment, and recreation	8,364	0	9,817	0	0	0	0	0	0
Accommodation and food services	9,814	0	8,848	0	0	0	0	0	0
Other services, except public administration	0	28,667	26,725	25,401	23,575	23,106	25,513	25,100	-1.6
Government and government enterprises	37,953	48,842	47,905	47,910	49,860	52,277	53,807	53,616	-0.4
Total	32,116	42,949	58,996	50,236	61,372	50,164	45,627	41,037	-10.1

Table II.5.28 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 \$280,477,000 a -3.7 percent change between 2015 and 2016. Table II.5.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 3,219 and 3,092 in 2016, which a change of 1.9 percent over this period.

Table II.5.28
Total Employment and Real Personal Income
 Audubon 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	137,848	5,881	4,557	28,811	14,820	180,154	19,125	4,395	31,365
1970	123,909	5,812	5,054	31,199	16,267	170,616	17,838	4,314	28,723
1971	110,889	5,703	5,712	32,626	17,155	160,680	17,123	4,267	25,987
1972	124,636	5,765	6,305	35,310	17,265	177,751	18,880	4,058	30,714
1973	161,342	6,953	6,966	39,505	19,094	219,953	24,058	4,099	39,361
1974	121,603	7,415	7,558	40,388	19,918	182,054	20,454	4,137	29,394
1975	121,816	7,399	7,317	43,120	22,061	186,915	20,981	4,105	29,677
1976	111,344	7,828	8,491	45,133	22,378	179,518	20,044	4,170	26,703
1977	100,121	7,390	9,448	49,702	22,499	174,380	19,429	4,061	24,653
1978	138,204	7,629	9,956	50,691	23,207	214,428	23,782	3,931	35,157
1979	107,219	8,229	10,947	52,193	23,403	185,532	20,953	4,082	26,266
1980	85,158	7,880	9,437	57,238	24,779	168,732	19,746	4,021	21,178
1981	101,410	7,497	8,360	63,050	26,038	191,362	22,600	3,964	25,583
1982	74,596	7,463	7,727	67,952	27,132	169,944	20,337	3,953	18,871
1983	56,594	7,297	8,273	67,803	27,867	153,240	18,589	4,049	13,976
1984	88,204	7,619	9,028	67,101	28,451	185,164	22,276	3,980	22,162
1985	102,420	7,607	9,231	61,965	29,099	195,107	24,102	3,863	26,513
1986	99,336	7,798	9,719	61,088	29,550	191,895	24,452	3,786	26,239
1987	111,816	7,830	10,570	56,196	29,412	200,164	26,320	3,756	29,769
1988	98,056	8,743	11,672	54,090	28,977	184,052	24,511	3,653	26,843
1989	111,848	8,877	12,063	55,903	32,702	203,640	27,504	3,698	30,246
1990	109,972	9,237	11,467	52,827	33,802	198,830	27,108	3,787	29,039
1991	111,761	9,931	10,968	51,851	34,967	199,616	27,529	3,800	29,410
1992	118,571	10,081	11,908	49,231	36,909	206,538	28,923	3,796	31,235
1993	94,877	10,086	12,713	46,611	37,109	181,225	25,749	3,665	25,888
1994	117,419	10,405	13,400	46,561	36,910	203,885	29,160	3,627	32,374
1995	103,103	10,365	14,255	55,141	38,331	200,465	28,827	3,731	27,634
1996	129,403	9,016	15,466	58,384	38,694	232,931	33,660	3,759	34,425
1997	130,607	10,424	17,153	58,714	39,473	235,523	34,054	3,677	35,520
1998	112,781	10,808	19,076	62,561	39,292	222,901	32,337	4,025	28,020
1999	101,705	10,651	20,274	63,203	39,349	213,879	31,015	3,966	25,644
2000	124,427	11,074	21,086	66,964	36,452	237,855	34,958	4,018	30,968
2001	113,532	10,617	23,313	64,671	38,620	229,518	34,442	3,535	32,117
2002	114,047	10,830	25,575	64,529	42,208	235,529	35,838	3,441	33,144
2003	113,915	11,126	28,486	57,710	41,561	230,547	35,584	3,420	33,308
2004	158,988	11,218	32,278	50,589	42,557	273,195	42,487	3,430	46,352
2005	144,133	11,037	33,830	44,148	42,274	253,347	40,062	3,426	42,071
2006	133,826	11,275	36,365	42,707	49,019	250,641	40,007	3,293	40,639
2007	134,955	11,700	42,426	49,527	49,613	264,821	42,562	3,350	40,285
2008	147,051	11,317	42,567	51,677	52,413	282,391	45,547	3,255	45,177
2009	125,695	11,664	42,317	50,032	54,651	261,031	42,541	3,275	38,380
2010	138,252	12,412	42,284	49,494	56,111	273,729	44,786	3,219	42,948
2011	187,077	10,890	44,271	54,373	55,673	330,504	54,910	3,171	58,996
2012	156,284	11,041	45,444	59,335	54,369	304,391	51,741	3,111	50,236
2013	191,970	11,821	45,577	58,237	53,589	337,552	57,388	3,128	61,372
2014	154,755	11,856	46,815	56,372	54,512	300,598	51,962	3,085	50,164
2015	138,479	11,296	48,341	58,831	56,802	291,158	50,742	3,035	45,627
2016	126,886	11,585	48,162	59,813	57,201	280,477	49,397	3,092	41,037

Diagram II.5.5, shows real average earnings per job for Audubon County from 1990 to 2016. Over this period the average earning per job for Audubon County was \$38,223, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.5.5
Real Average Earnings Per Job
 Audubon County
 BEA Data 1990 - 2016

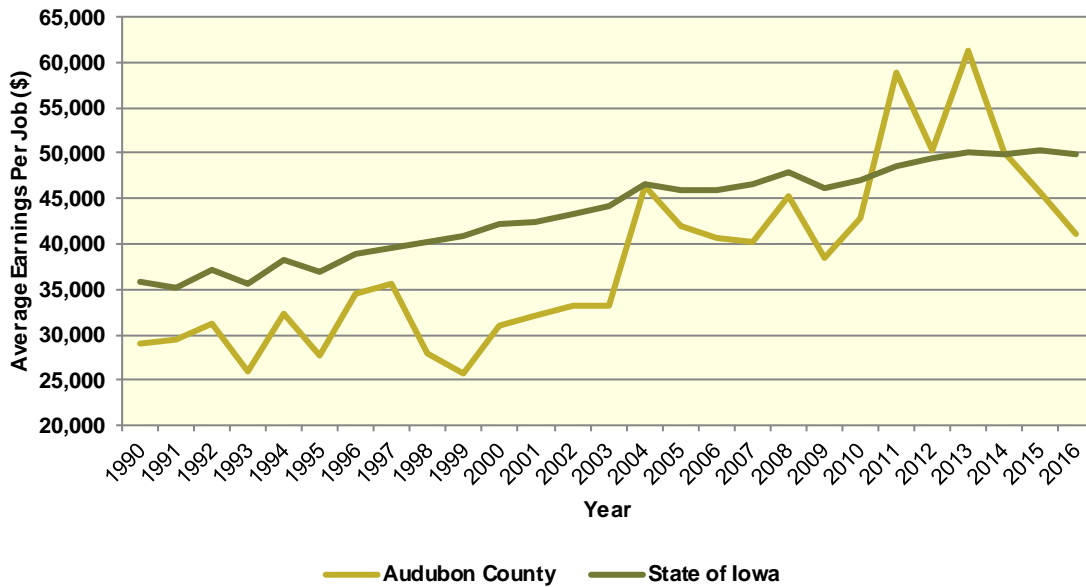
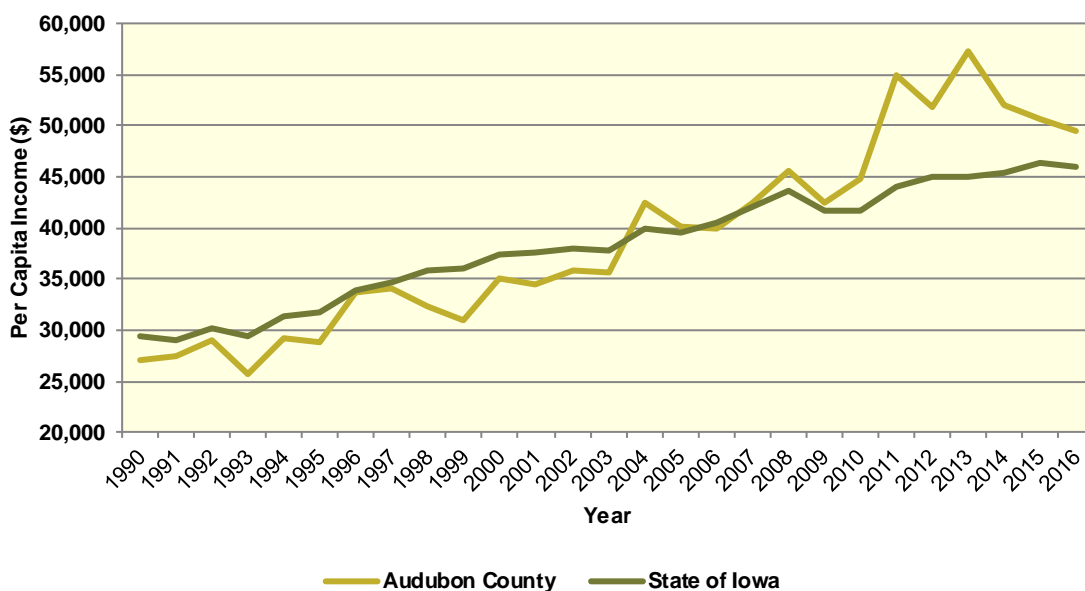


Diagram II.5.6, shows real per capita income for the Audubon County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Audubon County was \$39,012, which was higher than the statewide average of \$38,254 over the same period.

Diagram II.5.6
Real Per Capita Income
 Audubon 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.5.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 1,745 persons in 2015 to 1,790 in 2016, a change of 2.6 percent.

Table II.5.29
Total Monthly Employment
 Audubon County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,982	1,995	1,928	1,840	1,838	1,732	1,785	1,802	1,819	1,739	1,752
Feb	1,992	1,961	1,899	1,831	1,824	1,750	1,752	1,794	1,820	1,678	1,736
Mar	2,009	2,001	1,906	1,870	1,847	1,796	1,793	1,827	1,815	1,707	1,786
Apr	2,032	2,051	1,948	1,969	1,907	1,821	1,865	1,837	1,884	1,748	1,789
May	2,038	2,086	1,979	1,983	1,925	1,857	1,864	1,869	1,920	1,752	1,806
Jun	2,062	2,079	2,031	2,024	1,964	1,895	1,894	1,891	1,912	1,792	1,831
Jul	2,007	2,010	1,916	1,924	1,911	1,819	1,829	1,844	1,845	1,741	1,860
Aug	2,049	1,978	1,921	1,912	1,892	1,824	1,832	1,816	1,846	1,740	1,814
Sep	2,013	2,026	1,915	1,965	1,840	1,822	1,864	1,837	1,837	1,735	1,796
Oct	2,050	2,040	1,918	1,945	1,862	1,839	1,883	1,892	1,906	1,778	1,777
Nov	2,045	2,063	1,927	1,962	1,863	1,847	1,897	1,893	1,901	1,772	1,770
Dec	2,069	2,035	1,949	1,935	1,855	1,857	1,889	1,876	1,879	1,760	1,765
Annual	2,029	2,027	1,936	1,930	1,877	1,822	1,846	1,848	1,865	1,745	1,790
% Change	.	-0.1%	-4.5%	-0.3%	-2.7%	-2.9%	1.3%	0.1%	0.9%	-6.4%	2.6%

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 \$674 in 2015. In 2016, average weekly wages saw an increased of 0.6 percent over the prior year, rising to \$678, or by 4 dollars. These data are shown in Table II.5.30.

Table II.5.30						
Average Weekly Wages						
Audubon County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	386	394	377	453	403	
2002	399	408	410	448	417	3.5%
2003	407	418	418	460	426	2.2%
2004	428	414	429	502	444	4.2%
2005	446	438	442	495	455	2.5%
2006	444	455	456	544	475	4.4%
2007	469	473	491	587	505	6.3%
2008	487	486	504	590	517	2.4%
2009	496	513	505	580	524	1.4%
2010	539	526	536	614	554	5.7%
2011	521	565	560	626	568	2.5%
2012	558	565	570	689	596	4.9%
2013	568	596	620	675	615	3.2%
2014	602	613	632	727	644	4.7%
2015	657	648	646	742	674	4.7%
2016(p)	637	652	682	741	678	0.6%

Total business establishments reported by the QCEW are displayed in Table II.5.31. Between 2015 and 2016, the total number of business establishments in Audubon County increased by 0.6 percent, from 220 to 223 establishments.

Table II.5.31						
Number of Business Establishments						
Audubon County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	238	233	224	223	230	
2002	220	219	224	225	222	-3.5%
2003	225	228	228	229	228	2.7%
2004	229	234	233	226	231	1.3%
2005	222	221	224	224	223	-3.5%
2006	223	225	225	222	224	0.4%
2007	217	219	218	217	218	-2.7%
2008	212	216	222	222	218	(ND)%
2009	211	215	218	219	216	-0.9%
2010	220	224	224	225	223	3.2%
2011	218	215	213	216	216	-3.1%
2012	210	213	214	215	213	-1.4%
2013	215	218	220	219	218	2.3%
2014	220	219	218	221	220	0.9%
2015	221	219	220	221	220	(ND)%
2016	222	224	222	222	223	1.4%



Iowa Department of Revenue

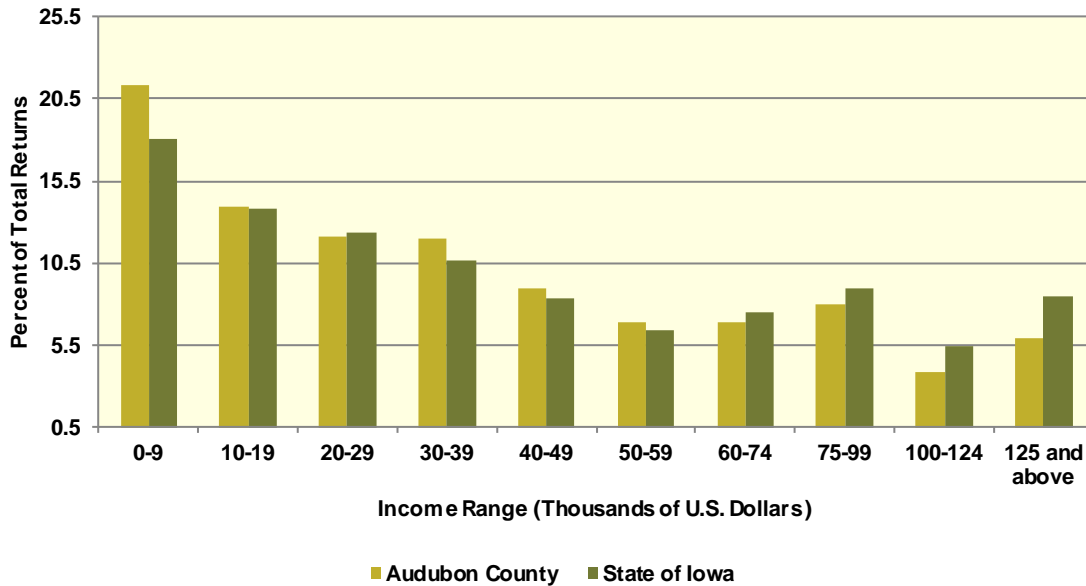
The Iowa Department of Revenue releases annual income tax statistics. Table II.5.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Audubon County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 1.9 percent, with 167 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 45.2 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of -16.1 percent.

Table II.5.32
Number of Tax Returns by Adjusted Gross Income
 Audubon 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	752	520	419	328	237	166	146	80	32	18	2,698
2003	768	503	416	314	253	157	159	103	40	19	2,732
2004	762	487	399	311	267	151	171	115	37	25	2,725
2005	696	472	420	303	237	180	182	142	47	54	2,733
2006	654	455	394	319	226	205	186	166	46	70	2,721
2007	683	473	401	317	253	205	213	171	68	84	2,868
2008	643	407	394	336	238	197	223	173	83	108	2,802
2009	632	433	385	295	256	181	205	172	73	118	2,750
2010	576	440	398	306	240	173	230	183	84	115	2,745
2011	590	445	390	298	231	175	193	197	89	146	2,754
2012	570	433	357	304	241	180	203	201	100	177	2,766
2013	571	418	341	301	232	155	204	212	92	175	2,701
2014	563	357	412	303	234	175	211	232	91	186	2,764
2015	596	391	338	336	250	194	193	222	109	167	2,796
Change 10 - 15	3.5%	-11.1%	-15.1%	9.8%	4.2%	12.1%	-16.1%	21.3%	29.8%	45.2%	1.9%

Diagram II.5.7
2015 Income Distribution
 Audubon County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 595 in 2010 to 616 in 2016, with the poverty rate reaching 11.1 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.5.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	610	9.3%
2001	619	9.6%
2002	627	9.8%
2003	533	8.3%
2004	586	9.2%
2005	602	9.6%
2006	618	10.1%
2007	598	10.2%
2008	650	11.1%
2009	586	10%
2010	595	10%
2011	579	9.8%
2012	746	13%
2013	642	11.2%
2014	626	11.1%
2015	578	10.3%
2016	616	11.1%

The rate of poverty for Audubon County is shown in Table II.5.34. In 2016, there were an estimated 651 persons living in poverty. This represented a 11.6 percent poverty rate, compared to 7.7 percent poverty in 2000. In 2016, some 12.7 percent of those in poverty were under age 6, and 12.3 percent were 65 or older.

Table II.5.34 Poverty by Age Audubon 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	61	11.9%	83	12.7%
6 to 17	95	18.5%	113	17.4%
18 to 64	246	48%	375	57.6%
65 or Older	111	21.6%	80	12.3%
Total	513	100.0%	651	100.0%
Poverty Rate	7.7%	.	11.6%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.3 percent in Audubon County between 2010 and 2016, from 2,972 to 3,010. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.5.35.

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 Audubon County decreased from 5 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits decreased from \$162,209 in 2015 to \$25,000 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.5.36.

Table II.5.35 Housing Units State of Iowa vs. Audubon County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Audubon County	% Growth Since Census
2000 Census Base	1,232,625	.	2,994	.
2010 Census	1,336,417	8.4%	2,972	-0.7%
July 2011 Estimate	1,341,974	0.4%	2,999	0.9%
July 2012 Estimate	1,346,403	0.7%	2,996	0.8%
July 2013 Estimate	1,353,274	1.3%	2,995	0.8%
July 2014 Estimate	1,362,458	1.9%	2,995	0.8%
July 2015 Estimate	1,370,778	2.6%	2,993	0.7%
July 2016 Estimate	1,380,162	3.3%	3,010	1.3%

Table II.5.36
Building Permits and Valuation
 Audubon 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	4	5	20	109,242	45,896
1981	13	0	0	0	13	126,674	0
1982	2	2	0	0	4	113,538	0
1983	5	0	0	0	5	109,030	0
1984	2	0	0	0	2	93,430	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	2	0	0	0	2	139,338	0
1989	2	0	0	0	2	86,535	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	113,067	0
1992	2	0	0	0	2	119,236	0
1993	2	0	0	0	2	157,257	0
1994	2	0	0	0	2	79,293	0
1995	5	0	0	0	5	116,689	0
1996	10	0	0	0	10	163,470	0
1997	10	0	0	0	10	136,571	0
1998	6	2	0	0	8	181,364	0
1999	5	0	0	0	5	138,363	0
2000	2	0	0	0	2	142,896	0
2001	11	0	0	0	11	144,680	0
2002	7	0	0	0	7	344,928	0
2003	7	0	0	0	7	135,946	0
2004	7	0	0	0	7	184,623	0
2005	7	0	0	0	7	195,057	0
2006	4	0	0	0	4	220,381	0
2007	3	0	0	0	3	233,188	0
2008	6	0	0	0	6	187,161	0
2009	29	0	0	0	29	69,961	0
2010	30	0	0	0	30	91,459	0
2011	5	0	0	0	5	285,868	0
2012	7	0	0	0	7	238,625	0
2013	7	0	0	0	7	234,844	0
2014	3	2	0	0	5	418,160	0
2015	5	0	3	16	24	162,209	14,131
2016	1	0	0	0	1	25,000	0



Diagram II.5.8
Single Family Permits
 Audubon County
 Census Bureau Data, 1980–2016

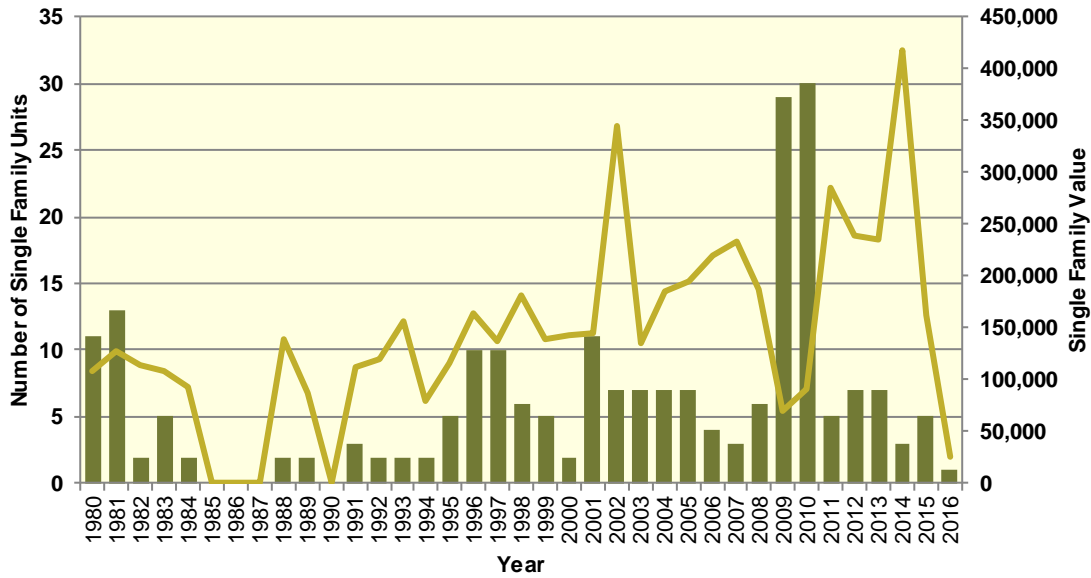
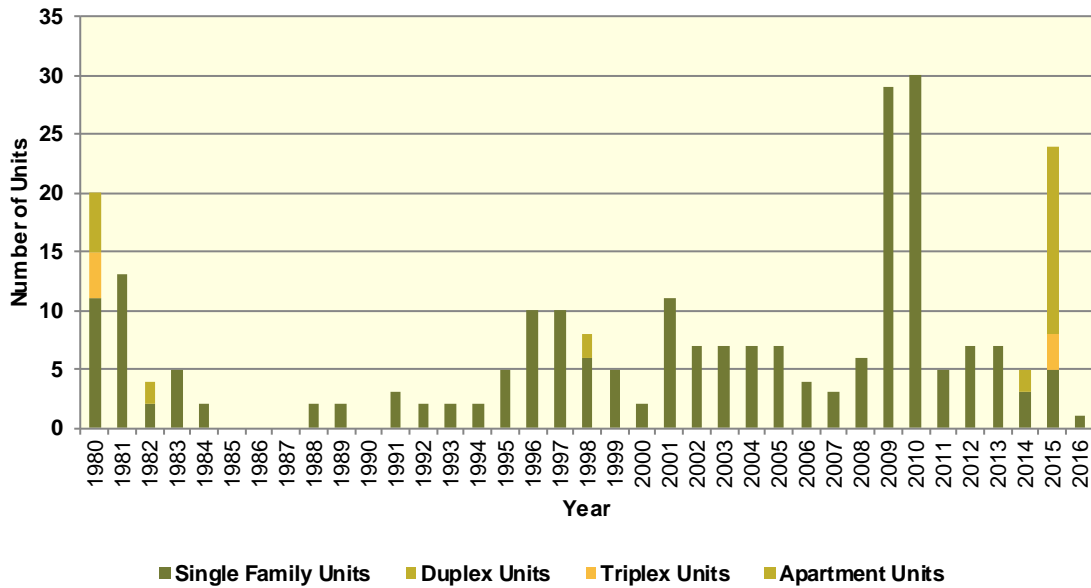


Diagram II.5.9
Total Permits by Unit Type
 Audubon County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.5.37. In 2016, there were 2,991 housing units, up from 2,995 in 2000. Single-family units accounted for 92.1 percent of units in 2016, compared to 93.1 in 2000. Apartment units accounted for 2 percent in 2016, compared to 2.1 percent in 2000.

Table II.5.37 Housing Units by Type Audubon County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,789	93.1%	2,755	92.1%
Duplex	48	1.6%	93	3.1%
Tri- or Four-Plex	43	1.4%	41	1.4%
Apartment	63	2.1%	60	2%
Mobile Home	52	1.7%	42	1.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,995	100.0%	2,991	100.0%

Some 88.1 percent of housing was occupied in 2010, compared to 92.6 percent in 2000. Owner-occupied housing changed -3 percent between 2000 and 2010, ending with owner-occupied units representing 81.4 percent of unit. Vacant units changed by 59.9 percent, resulting in 355 vacant units in 2010.

Table II.5.38 Housing Units by Tenure Audubon County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,773	92.6%	2,617	88.1%	-5.6%
Owner-Occupied	2,196	79.2%	2,130	81.4%	-3%
Renter-Occupied	577	20.8%	487	18.6%	-15.6%
Vacant Housing Units	222	7.4%	355	11.9%	59.9%
Total Housing Units	2,995	100.0%	2,972	100.0%	-0.8%

Table II.5.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,991 housing units. An estimated 80.6 percent were owner-occupied, and 10.8 percent were vacant.

Table II.5.39 Housing Units by Tenure Audubon County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,617	88.1%	2,667	89.2%
Owner-Occupied	2,130	81.4%	2,149	80.6%
Renter-Occupied	487	18.6%	518	19.4%
Vacant Housing Units	355	11.9%	324	10.8%
Total Housing Units	2,972	100.0%	2,991	100.0%

Households by household size are shown in Table II.5.40. There were a total of 2,617 households in 2010, up from 2,773 in 2000. One person households changed by 2,773 percent between 2000

and 2010, while two person households changed by -1.2 percent. Three and four person households changed by -12.1 and -20.3 respectively, representing 11.4 percent and 10 percent of the population in 2010.

Table II.5.40					
Households by Household Size					
Audubon County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	783	28.2%	793	30.3%	1.3%
Two Persons	1,064	38.4%	1,051	40.2%	-1.2%
Three Persons	340	12.3%	299	11.4%	-12.1%
Four Persons	330	11.9%	263	10%	-20.3%
Five Persons	176	6.3%	153	5.8%	-13.1%
Six Persons	57	2.1%	38	1.5%	-33.3%
Seven Persons or More	23	0.8%	20	0.8%	-13%
Total	2,773	100.0%	2,617	100.0%	-5.6%

Households by income is shown in Table II.5.41. Households earning more than \$100,000 per year represented 14.8 percent of households in 2016, compared to 5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.7 percent of households in 2016, compared to 15 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10 percent of households in 2016, compared to 18.1 percent in 2000.

Table II.5.41				
Households by Income				
Audubon 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	502	18.1%	266	10%
\$15,000 to \$19,999	277	10%	178	6.7%
\$20,000 to \$24,999	197	7.1%	255	9.6%
\$25,000 to \$34,999	519	18.8%	366	13.7%
\$35,000 to \$49,999	589	21.3%	337	12.6%
\$50,000 to \$74,999	414	15%	526	19.7%
\$75,000 to \$99,999	132	4.8%	343	12.9%
\$100,000 or More	137	5%	396	14.8%
Total	2,767	100.0%	2,667	100.0%

Table II.5.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 3.3 percent and 0.4 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 14.5 percent, 5.6 percent, and 2.3, respectively. Housing units built prior to 1939 represented 39.9 percent of households in 2016.

Table II.5.42				
Households by Year Home Built				
Audubon County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,289	46.5%	1,065	39.9%
1940 to 1949	262	9.4%	262	9.8%
1950 to 1959	395	14.2%	355	13.3%
1960 to 1969	235	8.5%	289	10.8%
1970 to 1979	371	13.4%	388	14.5%
1980 to 1989	107	3.9%	149	5.6%
1990 to 1999	114	4.1%	62	2.3%
2000 to 2009	.	.	87	3.3%
2010 or Later	.	.	10	0.4%
Total	2,773	100.0%	2,667	100.0%

The distribution of unit types by race are shown in Table II.5.43. An estimated 93.9 percent of white households occupy single family homes, while 0 percent of black households do. Some 2.2 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.5.43							
Distribution of Units in Structure by Race							
Audubon County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	93.9%	0%	100%	100%	0%	0%	94.9%
Duplex	1.7%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	0%	0%	0%	0%	0%	0%
Apartment	2.2%	0%	0%	0%	0%	0%	5.1%
Mobile Home	1%	100%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.5.44. An estimated 27.3 percent of vacant units were for rent in 2010, a 110.9 percent change since 2000. In addition, some 15.2 percent of vacant units were for sale, a change of 50 percent between 2000 and 2010. "Other" vacant units represented 36.9 percent of vacant units in 2010. This is a change of 56 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.5.44					
Disposition of Vacant Housing Units					
Audubon County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	46	20.7%	97	27.3%	110.9%
For Sale	36	16.2%	54	15.2%	50%
Rented or Sold, Not Occupied	23	10.4%	34	9.6%	47.8%
For Seasonal, Recreational, or Occasional Use	33	14.9%	39	11%	18.2%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	84	37.8%	131	36.9%	56%
Total	222	100.0%	355	100.0%	59.9%

The disposition of vacant units between 2010 and 2016 are shown in Table II.5.45. By 2016, for rent units accounted for 6.5 percent of vacant units, while for sale units accounted for 2.2 percent. “Other” vacant units accounted for 58.6 percent of vacant units, representing a total of 190 “Other” vacant units.

Table II.5.45				
Disposition of Vacant Housing Units				
Audubon County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	97	27.3%	21	6.5%
For Sale	54	15.2%	7	2.2%
Rented Not Occupied	5	1.4%	15	4.6%
Sold Not Occupied	29	8.2%	28	8.6%
For Seasonal, Recreational, or Occasional Use	39	11%	63	19.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	131	36.9%	190	58.6%
Total	355	100.0%	324	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.5.46. In 2016, an estimated 0.4 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.5.46 Overcrowding and Severe Overcrowding Audubon County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	2,173	99.2%	17	0.8%	0	0%	2,190
2016 Five-Year ACS	2,145	99.8%	4	0.2%	0	0%	2,149
Renter							
2000 Census	570	97.8%	11	1.9%	2	0.3%	583
2016 Five-Year ACS	511	98.6%	7	1.4%	0	0%	2,667
Total							
2000 Census	2,743	98.9%	28	1%	2	0.1%	2,773
2016 Five-Year ACS	2,656	99.6%	11	0.4%	0	0%	2,667

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 8 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Audubon County. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table II.5.47 Households with Incomplete Plumbing Facilities Audubon County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,768	2,659
Lacking Complete Plumbing Facilities	5	8
Total Households	2,773	2,667
Percent Lacking	0.2%	0.3%

There were 11 households 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 0.4 percent in 2016.

Table II.5.48 Households with Incomplete Kitchen Facilities Audubon County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,771	2,656
Lacking Complete Kitchen Facilities	2	11
Total Households	2,773	2,667
Percent Lacking	0.1%	0.4%

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 Audubon County, 9.6 of households had a cost burden and 5.4 percent had a severe cost burden. Some 20.7 percent of renters were cost burdened, and 13.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.1 percent and a severe cost burden rate of 3.4 percent. Owner occupied households with a mortgage had a cost burden rate of 12.2 percent, and severe cost burden at 3.8 percent.

Table II.5.49
Cost Burden and Severe Cost Burden by Tenure
 Audubon 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	609	87.4%	47	6.7%	35	5%	6	0.9%	697
2016 Five-Year ACS	745	82.9%	110	12.2%	34	3.8%	10	1.1%	899
Owner Without a Mortgage									
2000 Census	782	88.1%	71	8%	20	2.3%	15	1.7%	888
2016 Five-Year ACS	1,158	92.6%	39	3.1%	42	3.4%	11	0.9%	1,250
Renter									
2000 Census	283	62.6%	34	7.5%	33	7.3%	102	22.6%	452
2016 Five-Year ACS	237	45.8%	107	20.7%	69	13.3%	105	20.3%	518
Total									
2000 Census	1,674	82.2%	152	7.5%	88	4.3%	123	6%	2,037
2016 Five-Year ACS	2,140	80.2%	256	9.6%	145	5.4%	126	4.7%	2,667

Housing Problems by Income

Table II.5.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Audubon County. As can be seen in 2017 the MFI was \$64,200, which compared to \$69,900 for the State of Iowa.

Table II.5.51, 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 40 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 98 owner-occupied 35 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,330 households without a housing problem.

Table II.5.50
Median Family Income
 Audubon County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	39,200	49,100
2001	42,500	52,500
2002	42,500	53,700
2003	45,200	54,900
2004	46,600	55,800
2005	46,600	57,650
2006	45,300	57,800
2007	45,400	58,100
2008	45,800	58,500
2009	48,100	62,000
2010	48,400	62,400
2011	58,600	64,000
2012	59,400	64,800
2013	62,300	64,700
2014	56,700	65,300
2015	61,500	67,500
2016	63,500	68,400
2017	64,200	69,900

Table II.5.51
Housing Problems by Income and Tenure
 Audubon 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	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)	0	4	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	35	55	4	4	0	98
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	50	55	25	20	165
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	55	230	415	170	1,080	1,950
Total	124	339	474	199	1,100	2,236
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)	35	0	0	0	0	35
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	20	10	0	0	40
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	35	45	125	25	150	380
Total	98	65	135	25	150	473
Total						
Lacking complete plumbing or kitchen facilities	8	0	0	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)	4	4	0	0	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	70	55	4	4	0	133
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	70	65	25	20	205
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	90	275	540	195	1,230	2,330
Total	222	404	609	224	1,250	2,709

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.5.52 ,of the 42 loans in 2016, 20 loans were for Home Purchases, 2 were for Home Improvement and 20 were for refinancing.

Table II.5.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Audubon County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	27	8	42	77
2009	28	8	53	89
2010	15	2	50	67
2011	9	4	39	52
2012	15	4	33	52
2013	18	4	44	66
2014	23	2	20	45
2015	26	5	27	58
2016	20	2	20	42

Table II.5.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$79,667 in 2012 and \$70,000 in 2016. Overall, average loans were \$96,961 in 2008 and \$101,643 in 2016.

Table II.5.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Audubon County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$74,630	\$23,875	\$125,238	\$96,961
2009	\$66,643	\$52,875	\$110,302	\$91,404
2010	\$62,400	\$112,500	\$82,600	\$78,970
2011	\$66,444	\$51,500	\$116,410	\$102,769
2012	\$79,667	\$78,500	\$90,485	\$86,442
2013	\$76,333	\$87,750	\$116,568	\$103,848
2014	\$59,913	\$15,000	\$239,800	\$137,867
2015	\$105,346	\$33,000	\$91,852	\$92,828
2016	\$70,000	\$11,000	\$142,350	\$101,643

Table II.5.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$1,195,000 in 2012 and \$1,400,000 in 2016. Overall, average loans were \$7,466,000 in 2008 and \$4,269,000 in 2016.

Table II.5.54 Total Volume of Owner-Occupied Single Family Loans Audubon County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$2,015,000	\$191,000	\$5,260,000	\$7,466,000
2009	\$1,866,000	\$423,000	\$5,846,000	\$8,135,000
2010	\$936,000	\$225,000	\$4,130,000	\$5,291,000
2011	\$598,000	\$206,000	\$4,540,000	\$5,344,000
2012	\$1,195,000	\$314,000	\$2,986,000	\$4,495,000
2013	\$1,374,000	\$351,000	\$5,129,000	\$6,854,000
2014	\$1,378,000	\$30,000	\$4,796,000	\$6,204,000
2015	\$2,739,000	\$165,000	\$2,480,000	\$5,384,000
2016	\$1,400,000	\$22,000	\$2,847,000	\$4,269,000

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.5.55 presents some basic statistics about the completed surveys.

Table II.5.55 Survey of Rental Properties Audubon County 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	1	29	10.3	7

Table II.5.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 0 single family units in Audubon County. There were 29 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 10.3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.5.56 Rental Vacancy Survey by Type Audubon County 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	29	3	10.3%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	29	3	10.3%

Table II.5.57, reports units by bedroom size.

Table II.5.57 Rental Units by Bedroom Size Audubon 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	29	0	0	.	29
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	0	29	0	0	0	29

Table II.5.58 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 10.3 percent.

Table II.5.58 Apartment Units by Bedroom Size Audubon County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	29	3	10.3%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
Total	29	3	10.3%

The average rent and availability of apartment units is displayed in Table II.5.59.

Table II.5.59 Apartment Market Rate Rents by Vacancy Status Audubon County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	29	3	10.3%
Total	29	3	10.3%

Respondents were asked if utilities are included in the rent and as shown in Table II.5.60 below 1 respondent, or 100 percent, included some sort of utility in the rent.

Table II.5.60	
Are there any utilities included with the rent?	
Audubon County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.5.61. 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.5.61	
Which utilities are included with the rent?	
Audubon 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.5.62, there were 2 accessible apartment units. Respondents also indicated there were a total of 1 person with disabilities currently residing in accessible units.

Table II.5.62						
Accessible Units by Bedroom Size						
Audubon County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	2	0	0		2
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	0	0	0	0	0
Total	0	2	0	0	0	2



Table II.5.63, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 6.9 percent of all apartment units were considered accessible by survey respondents.

Table II.5.63 Apartment Units by Accessibility and Bedroom Size Audubon County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	27	2	29	6.9%
Two	0	0	0	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
Total	27	2	29	6.9%

Perceived Need for Rental Units

Table II.5.64, at right, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.5.64 Do you keep a waiting list? Audubon County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	0
Waitlist Size	0

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.5.65, 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.5.65 How would you rate the need for renovation of existing units in the city? Audubon County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	3	3	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.5.66, 0 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 0

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

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	3	3	3	3

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.5.67, shows the *strong growth scenario* for the Audubon County. As can be seen there were 2,149 owner-occupied and 518 renter-occupied households in 2016, for a total of 2,667 households. In 2030, there will be a projected 2,533 households, of which 2,038 are projected to be owner occupied and the remaining 495 are expected to be renter-occupied.

By 2050, there are projected to be 1,891 owner-occupied households, of which 101 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 402 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 447 renter



households, of which 94 renter households are expected to have incomes between 0 and 30.0 percent of median family income 126 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 2,338 occupied units by 2050, of which 195 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.5.67								
Housing Demand Forecast								
Audubon County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	115	111	110	109	107	105	103	101
30.1-50%	322	312	309	306	301	296	290	284
50.1-80%	456	441	437	433	426	419	410	402
80.1-95%	144	140	138	137	135	133	130	127
95.1-115%	188	182	180	178	175	172	169	165
115+%	924	894	886	876	864	848	831	813
Total	2,149	2,080	2,061	2,038	2,009	1,973	1,934	1,891
Renter								
0-30%	109	108	106	104	102	99	97	94
30.1-50%	70	70	69	67	66	64	62	61
50.1-80%	146	146	143	140	137	133	130	126
80.1-95%	16	16	16	16	15	15	15	14
95.1-115%	33	33	32	32	31	30	29	28
115+%	143	142	140	137	134	130	127	123
Total	518	516	506	495	484	472	460	447
Total								
0-30%	223	219	216	213	209	204	200	195
30.1-50%	393	382	378	373	367	360	353	344
50.1-80%	602	587	580	572	563	552	540	528
80.1-95%	161	156	155	153	150	148	145	141
95.1-115%	221	214	212	210	206	202	198	194
115+%	1,067	1,036	1,026	1,013	997	979	958	936
Total	2,667	2,596	2,566	2,533	2,493	2,446	2,393	2,338