

**VOLUME III:  
NEWTON**

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## Newton

### DEMOGRAPHICS

#### Population Estimates

Table III.26.1, at right shows the population for Newton. As can be seen, the population in Newton decreased from 15,254 persons in 2010 to 15,034 person in 2016, or by -1.4 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Newton. Although a city may span several counties, for the county level data pieces, Jasper County was selected. For a more in-depth county level view, please refer to Jasper County in Volume II of this profile.

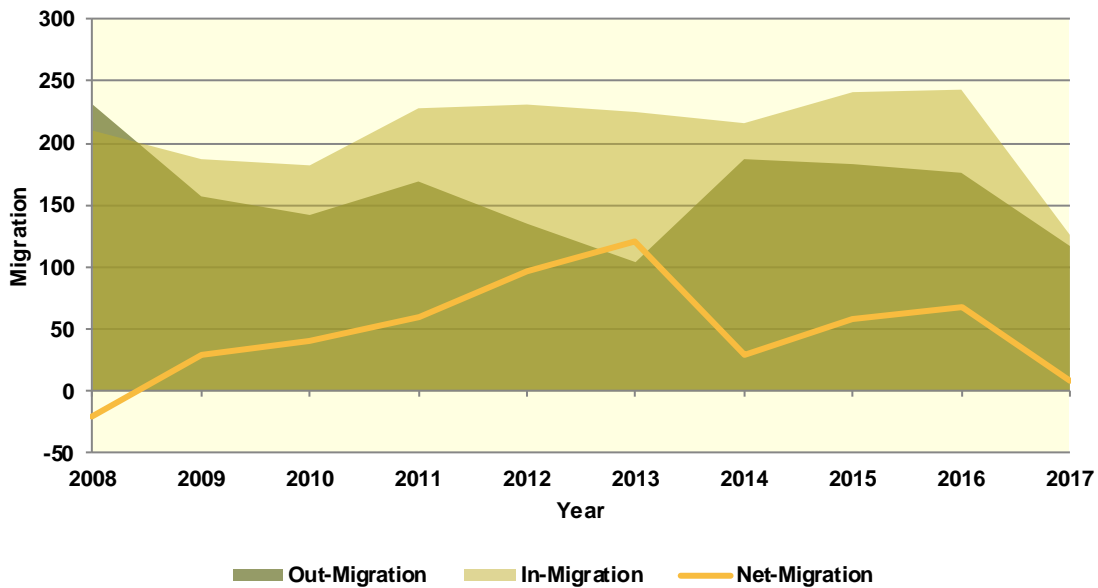
#### Jasper County Population Migration Trends

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.

Diagram III.26.1, 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 121 people entering and the migration lowest net migration occurred in 2008 with 21 entering Newton.

Year	Population	Percent Yearly Change
2000	15,579	.
2001	15,630	0.3%
2002	15,677	0.3%
2003	15,720	0.3%
2004	15,675	-0.3%
2005	15,588	-0.6%
2006	15,485	-0.7%
2007	15,429	-0.4%
2008	15,385	-0.3%
2009	15,282	-0.7%
2010	15,254	-0.2%
2011	15,151	-0.7%
2012	15,124	-0.2%
2013	15,131	0%
2014	15,133	0%
2015	15,060	-0.5%
2016	15,034	-0.2%

**Diagram III.26.1**  
**Net In-migration by Gender**  
 Jasper County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.26.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 100 percent of net-migrants, or 9 persons were male, with the remaining 0 percent were female.

Table III.26.2, shows net-migration for Jasper 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 7 persons entering Jasper County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 3 persons leaving Jasper County.

**Table III.26.2**  
**New-Migration by Age Range**  
 Jasper County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	-3	1	1	-3	-2	2	-2	0	0	-3
18-22	-3	8	4	7	-2	6	1	0	8	4
23-25	-11	4	-3	5	8	19	7	5	-9	-2
26-35	2	10	11	19	32	33	18	23	16	1
36-45	7	15	14	8	17	29	-1	15	16	-1
46-55	-19	1	6	11	20	13	-1	-1	11	7
56-65	-2	-6	4	13	15	14	1	8	19	5
66 +	8	-3	3	-1	8	5	6	8	6	-2
<b>Total</b>	<b>-21</b>	<b>30</b>	<b>40</b>	<b>59</b>	<b>96</b>	<b>121</b>	<b>29</b>	<b>58</b>	<b>67</b>	<b>9</b>

## 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 III.26.3, shows population by age for the 2000 and 2010 Census. The population changed by -2.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -1.6 percent to a total of 2,943 persons in 2010. Those aged 25 to 34 changed by -4.9 percent, and those aged under 5 changed by -5.9 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,019	6.5%	959	6.3%	-5.9%
5 to 19	2,968	19.1%	2,838	18.6%	-4.4%
20 to 24	879	5.6%	844	5.5%	-4%
25 to 34	1,941	12.5%	1,846	12.1%	-4.9%
35 to 54	4,396	28.2%	3,955	25.9%	-10%
55 to 64	1,385	8.9%	1,869	12.3%	34.9%
65 or Older	2,991	19.2%	2,943	19.3%	-1.6%
<b>Total</b>	<b>15,579</b>	<b>100.0%</b>	<b>15,254</b>	<b>100.0%</b>	<b>-2.1%</b>

The elderly population is further explored in Table III.26.4. Those aged 65 to 66 changed by 25.6 percent between 2000 and 2010, resulting in a population of 299 persons. Those aged 85 or older changed by 27.6 percent during the same time period, and resulted in 601 persons over age 85 in 2010.



<b>Table III.26.4</b>					
<b>Elderly Population by Age</b>					
Newton					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	238	8%	299	10.2%	25.6%
67 to 69	402	13.4%	376	12.8%	-6.5%
70 to 74	756	25.3%	577	19.6%	-23.7%
75 to 79	618	20.7%	546	18.6%	-11.7%
80 to 84	506	16.9%	544	18.5%	7.5%
85 or Older	471	15.7%	601	20.4%	27.6%
<b>Total</b>	<b>2,991</b>	<b>100.0%</b>	<b>2,943</b>	<b>100.0%</b>	<b>-1.6%</b>

Population by race and ethnicity is shown in Table III.26.5. The white population changed by -2.9 percent between 2000 and 2010, and resulted in representing 96.7 percent of the population in 2010. The black population changed by 85.2 percent, represented 0.7 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 39.4 percent between 2000 and 2010, compared to the -2.6 percent growth rate for non-Hispanics.

<b>Table III.26.5</b>					
<b>Population by Race and Ethnicity</b>					
Newton					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	15,197	97.5%	14,749	96.7%	-2.9%
Black	61	0.4%	113	0.7%	85.2%
American Indian	35	0.2%	52	0.3%	48.6%
Asian	94	0.6%	95	0.6%	1.1%
Native Hawaiian/ Pacific Islander	16	0.1%	3	0%	-81.2%
Other	52	0.3%	57	0.4%	9.6%
Two or More Races	124	0.8%	185	1.2%	49.2%
<b>Total</b>	<b>15,579</b>	<b>100.0%</b>	<b>15,254</b>	<b>100.0%</b>	<b>-2.1%</b>
<b>Hispanic</b>	188	1.2%	262	1.7%	39.4%
<b>Non-Hispanic</b>	15,391	98.8%	14,992	98.3%	-2.6%

Population by race and ethnicity through 2016 is shown in Table III.26.6. The white population represented 95.5 percent of the population in 2016, compared with black households accounting for 1.6 percent of the population. Hispanic households represented 1.3 percent of the population in 2016.

<b>Table III.26.6</b>				
<b>Population by Race and Ethnicity</b>				
Newton				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	14,749	96.7%	14,413	95.5%
Black	113	0.7%	235	1.6%
American Indian	52	0.3%	52	0.3%
Asian	95	0.6%	133	0.9%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	57	0.4%	0	0%
Two or More Races	185	1.2%	257	1.7%
<b>Total</b>	<b>15,254</b>	<b>100.0%</b>	<b>15,090</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>14,992</b>	<b>98.3%</b>	<b>14,895</b>	<b>98.7%</b>
<b>Hispanic</b>	<b>262</b>	<b>1.7%</b>	<b>195</b>	<b>1.3%</b>

The population by race is broken down further by ethnicity in Table III.26.7. While the white non-Hispanic population changed by -3.3 percent between 2000 and 2010, the white Hispanic population changed by 41.2 percent. The black non-Hispanic population changed by 82 percent.

<b>Table III.26.7</b>					
<b>Population by Race and Ethnicity</b>					
Newton					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	15,078	98%	14,581	97.3%	-3.3%
Black	61	0.4%	111	0.7%	82%
American Indian	33	0.2%	52	0.3%	57.6%
Asian	92	0.6%	95	0.6%	3.3%
Native Hawaiian/ Pacific Islander	15	0.1%	3	0%	-80%
Other	5	0%	1	0%	-80%
Two or More Races	107	0.7%	149	1%	39.3%
<b>Total Non-Hispanic</b>	<b>15,391</b>	<b>100.0%</b>	<b>14,992</b>	<b>100.0%</b>	<b>-2.6%</b>
<b>Hispanic</b>					
White	119	63.3%	168	64.1%	41.2%
Black	0	0%	2	0.8%	
American Indian	2	1.1%	0	0%	-100%
Asian	2	1.1%	0	0%	-100%
Native Hawaiian/ Pacific Islander	1	0.5%	0	0%	-100%
Other	47	25%	56	21.4%	19.1%
Two or More Races	17	9%	36	13.7%	111.8%
<b>Total Hispanic</b>	<b>188</b>	<b>100.0%</b>	<b>262</b>	<b>100.0%</b>	<b>39.4%</b>
<b>Total Population</b>	<b>15,579</b>	<b>100.0%</b>	<b>15,254</b>	<b>100.0%</b>	<b>-2.1%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.26.8. During this time, the total non-Hispanic population was 14,895 persons in 2016. The Hispanic population was 195.

<b>Table III.26.8</b>				
<b>Population by Race and Ethnicity</b>				
Newton				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	14,581	97.3%	14,355	96.4%
Black	111	0.7%	235	1.6%
American Indian	52	0.3%	52	0.3%
Asian	95	0.6%	133	0.9%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	1	0%	0	0%
Two or More Races	149	1%	120	0.8%
<b>Total Non-Hispanic</b>	<b>14,992</b>	<b>100.0%</b>	<b>14,895</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	168	64.1%	58	29.7%
Black	2	0.8%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	56	21.4%	0	0%
Two or More Races	36	13.7%	137	70.3%
<b>Total Hispanic</b>	<b>262</b>	<b>100.0</b>	<b>195</b>	<b>100.0%</b>
<b>Total Population</b>	<b>15,254</b>	<b>100.0%</b>	<b>15,090</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.26.9. Family households represented 59.4 percent of households, while non-family households accounted for 40.6 percent. These changed from 60.7 and 39.3 percent, respectively.

<b>Table III.26.9</b>				
<b>Household Type by Tenure</b>				
Newton				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,047	60.7%	3,774	59.4%
Married-Couple Family	2,976	73.5%	2,662	70.5%
Owner-Occupied	2,546	85.6%	2,221	83.4%
Renter-Occupied	430	14.4%	441	16.6%
Other Family	1,071	26.5%	1,112	28.4%
Male Householder, No Spouse Present	306	28.6%	316	27.5%
Owner-Occupied	145	47.4%	108	34.2%
Renter-Occupied	161	52.6%	208	65.8%
Female Householder, No Spouse Present	765	71.4%	796	68.8%
Owner-Occupied	366	47.8%	405	50.9%
Renter-Occupied	399	52.2%	391	49.1%
Non-Family Households	2,621	39.3%	2,581	40.6%
Owner-Occupied	1,343	51.2%	1,368	53%
Renter-Occupied	1,278	48.8%	1,213	47%
<b>Total</b>	<b>6,668</b>	<b>100.0%</b>	<b>6,355</b>	<b>100.0%</b>

The group quarters population was 324 in 2010, compared to 443 in 2000. Institutionalized populations experienced a -29.3 percent change between 2000 and 2010. Non-institutionalized populations experienced a -16 percent change during this same time period.



<b>Table III.26.10</b>					
<b>Group Quarters Population</b>					
Newton					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	31	8.6%	0	0%	-100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	331	91.4%	255	99.6%	-23%
Other Institutions	0	0%	1	0.4%	
<b>Total</b>	<b>362</b>	<b>100.0%</b>	<b>256</b>	<b>100.0%</b>	<b>-29.3 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	81	100%	68	100%	-16%
<b>Total</b>	<b>81</b>	<b>100.0%</b>	<b>68</b>	<b>100.0%</b>	<b>-16%</b>
<b>Group Quarters Population</b>	<b>443</b>	<b>100.0%</b>	<b>324</b>	<b>100.0%</b>	<b>-26.9%</b>

The number of foreign born persons are shown in Table III.26.11. An estimated 0.4 percent of the population was born in Mexico, some 0.2 percent were born in China excluding Hong Kong and Taiwan, and another 0.2 percent were born in Laos.

<b>Table III.26.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Newton			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	67	0.4%
#2 country of origin	China excluding Hong Kong and Taiwan	33	0.2%
#3 country of origin	Laos	30	0.2%
#4 country of origin	France	15	0.1%
#5 country of origin	Germany	14	0.1%
#6 country of origin	India	13	0.1%
#7 country of origin	Costa Rica	8	0.1%
#8 country of origin	Burma	3	0%
#9 country of origin	Philippines	3	0%
#10 country of origin	South Africa	3	0%

Limited English Proficiency and the language spoken at home are shown in Table III.26.12. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

<b>Table III.26.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Newton 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	48	0.3%
#2 LEP Language	Chinese	33	0.2%
#3 LEP Language	Other Asian and Pacific Island languages	19	0.1%
#4 LEP Language	Other Indo-European languages	13	0.1%
#5 LEP Language	Arabic	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 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 III.26.13. Some 16.3 percent of the population was disabled in 2000, or a total of 2,312 persons. The disability rate was highest for those over 65, with 32.8 percent disabled.

<b>Table III.26.13</b> <b>Disability by Age</b> Newton 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	140	6.2%
16 to 64	1,312	14.1%
65 and older	860	32.8%
<b>Total</b>	<b>2,312</b>	<b>16.3%</b>

Table III.26.14, shows disability by type in 2000. There were 1,113 physical disabilities in 2000, some 806 employment disabilities, and 701 go-outside-home disabilities.

<b>Table III.26.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Newton 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	463
Physical disability	1,113
Mental disability	734
Self-care disability	359
Employment disability	806
Go-outside-home disability	701
<b>Total</b>	<b>4,176</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.26.15. The disability rate for females was 18.9 percent, compared to 15.6 percent for males. The disability rate changed precipitously higher with age, with 45.5 percent of those over 75 experiencing a disability.

<b>Table III.26.15</b> <b>Disability by Age</b> Newton 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	38	2.7%	88	8.4%	126	5.1%
18 to 34	188	11.7%	158	10.5%	346	11.2%
35 to 64	509	19%	573	19.7%	1,082	19.3%
65 to 74	263	41.6%	170	23%	433	31.6%
75 or Older	146	38%	434	48.7%	580	45.5%
<b>Total</b>	<b>1,144</b>	<b>15.6%</b>	<b>1,423</b>	<b>18.9%</b>	<b>2,567</b>	<b>17.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.26.16. Some 9.1 percent have an ambulatory disability, 8.2 have an independent living disability, and 4.2 percent have a self-care disability.

<b>Table III.26.16</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Newton 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	805	5.4%
Vision disability	368	2.5%
Cognitive disability	988	7.2%
Ambulatory disability	1,255	9.1%
Self-Care disability	584	4.2%
Independent living disability	930	8.2%

### Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.26.17. In 2016, some 6,910 persons were employed and 426 were unemployed. This totaled a labor force of 7,336 persons. The unemployment rate for Newton was estimated to be 5.8 percent in 2016.

<b>Table III.26.17</b> <b>Employment, Labor Force and Unemployment</b> Newton 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	6,910
Unemployed	426
<b>Labor Force</b>	<b>7,336</b>
Unemployment Rate	5.8%

In 2016, 91.2 percent of households in Newton had a high school education or greater.

<b>Table III.26.18</b>	
<b>High School or Greater Education</b>	
Newton	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	5,798
Total Households	6,355
<b>Percent High School or Above</b>	<b>91.2%</b>

As seen in Table III.26.19, some 41.2 percent of the population had a high school diploma or equivalent, another 35.4 percent have some college, 12.1 percent have a Bachelor's Degree, and 2.3 percent of the population had a graduate or professional degree.

<b>Table III.26.19</b>		
<b>Educational Attainment</b>		
Newton		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,040	9%
High School or Equivalent	4,779	41.2%
Some College or Associates Degree	4,102	35.4%
Bachelor's Degree	1,409	12.1%
Graduate or Professional Degree	270	2.3%
<b>Total Population Above 18 years</b>	<b>11,600</b>	<b>100.0%</b>

## ECONOMICS

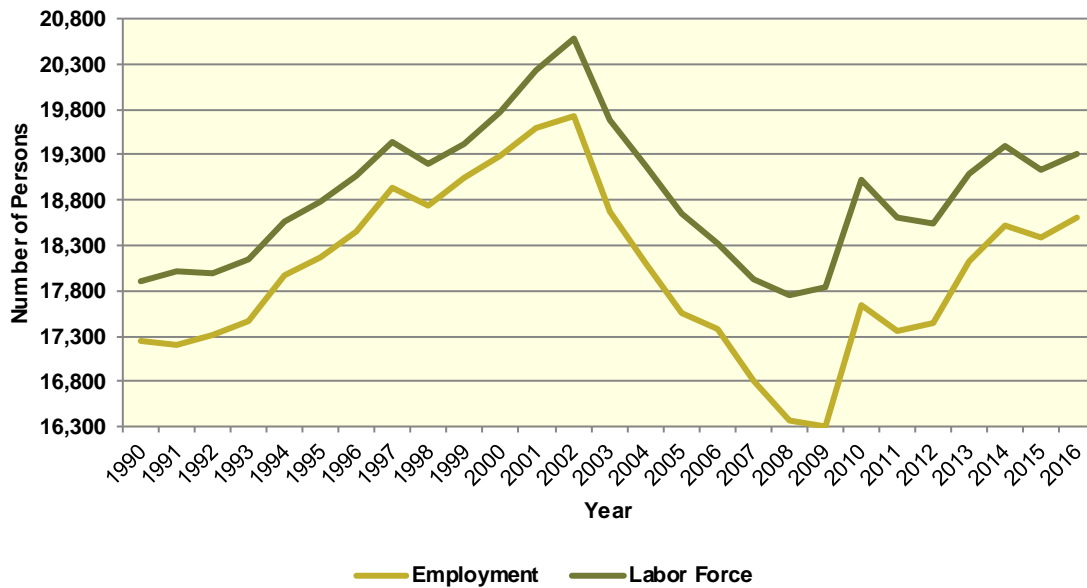
### Labor Force

Table III.26.20, shows the labor force statistics for Newton from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.6 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Newton decreased from 4 percent in 2015 to 3.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.26.20 Labor Force Statistics Newton 1990 - 2016 BLS Data					
Year	Newton				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	651	17,247	17,898	3.6%	4.4%
1991	803	17,202	18,005	4.5%	4.7%
1992	680	17,319	17,999	3.8%	4.5%
1993	680	17,474	18,154	3.7%	4%
1994	586	17,979	18,565	3.2%	3.5%
1995	617	18,167	18,784	3.3%	3.4%
1996	612	18,463	19,075	3.2%	3.5%
1997	515	18,935	19,450	2.6%	3.1%
1998	453	18,746	19,199	2.4%	2.7%
1999	384	19,046	19,430	2%	2.6%
2000	485	19,284	19,769	2.5%	2.6%
2001	630	19,603	20,233	3.1%	3.3%
2002	851	19,727	20,578	4.1%	4%
2003	1,012	18,666	19,678	5.1%	4.5%
2004	1,087	18,099	19,186	5.7%	4.5%
2005	1,093	17,551	18,644	5.9%	4.3%
2006	939	17,376	18,315	5.1%	3.7%
2007	1,133	16,803	17,936	6.3%	3.7%
2008	1,366	16,376	17,742	7.7%	4.2%
2009	1,530	16,304	17,834	8.6%	6.4%
2010	1,389	17,637	19,026	7.3%	6%
2011	1,246	17,359	18,605	6.7%	5.5%
2012	1,103	17,440	18,543	5.9%	5%
2013	972	18,123	19,095	5.1%	4.7%
2014	864	18,530	19,394	4.5%	4.3%
2015	756	18,378	19,134	4%	3.8%
2016	698	18,604	19,302	3.6%	3.7%

Diagram III.26.2, shows the employment and labor force for Newton. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 18,604 persons, with the labor force reaching 19,302, indicating there were a total of 698 unemployed persons.

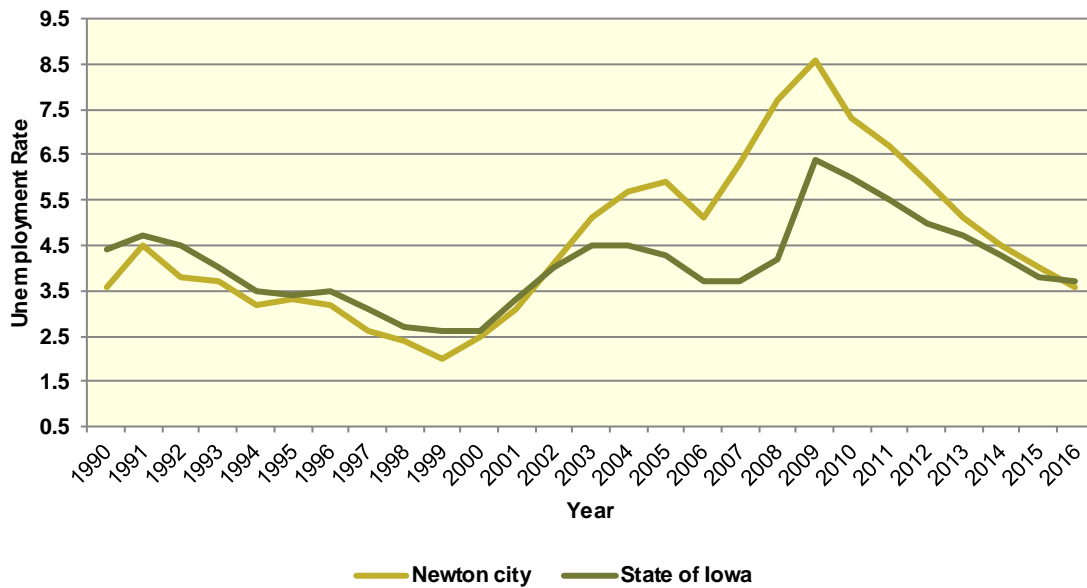
**Diagram III.26.2**  
**Employment and Labor Force**  
 Newton  
 1990 – 2016 BLS Data



**Unemployment**

Diagram III.26.3, shows the unemployment rate for both the State and Newton. During the 1990’s the average rate for Newton was 3.2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.3 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 5.3 percent. Over the course of the entire period the Newton had an average unemployment rate that higher than the State, 4.5 percent for Newton, versus 4.1 statewide.

**Diagram III.26.3**  
**Annual Unemployment Rate**  
 Newton  
 1990 – 2016 BLS Data



**Earnings: Jasper County**

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. Diagram III.26.4, shows real average earnings per job for Jasper County from 1990 to 2016. Over this period the average earning per job for Jasper County was \$42,091, which was lower than the statewide average of \$43,526 over the same period.

**Diagram III.26.4**  
**Real Average Earnings Per Job**  
 Jasper County  
 BEA Data 1990 - 2016

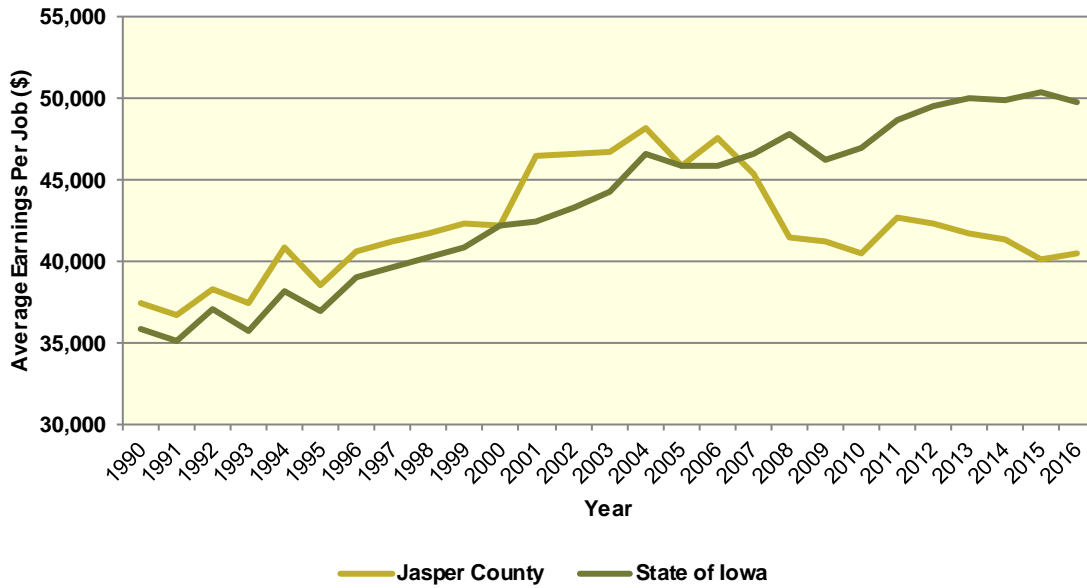
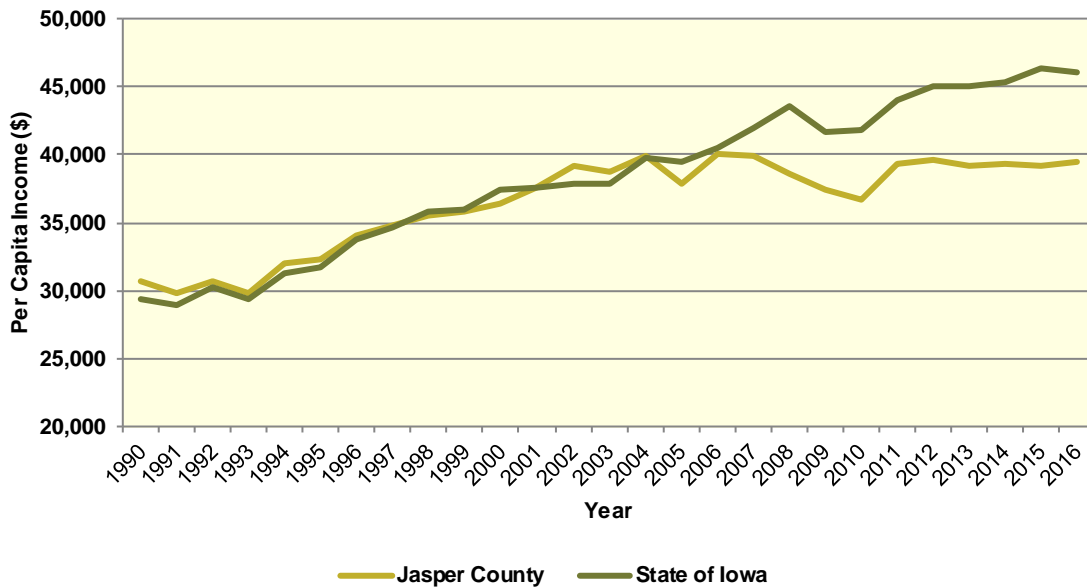


Diagram III.26.5, shows real per capita income for the Jasper County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Jasper County was \$36,446, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.26.5**  
**Real Per Capita Income**  
 Jasper County  
 BEA Data 1990 - 2016





### Iowa Department of Revenue: Jasper County

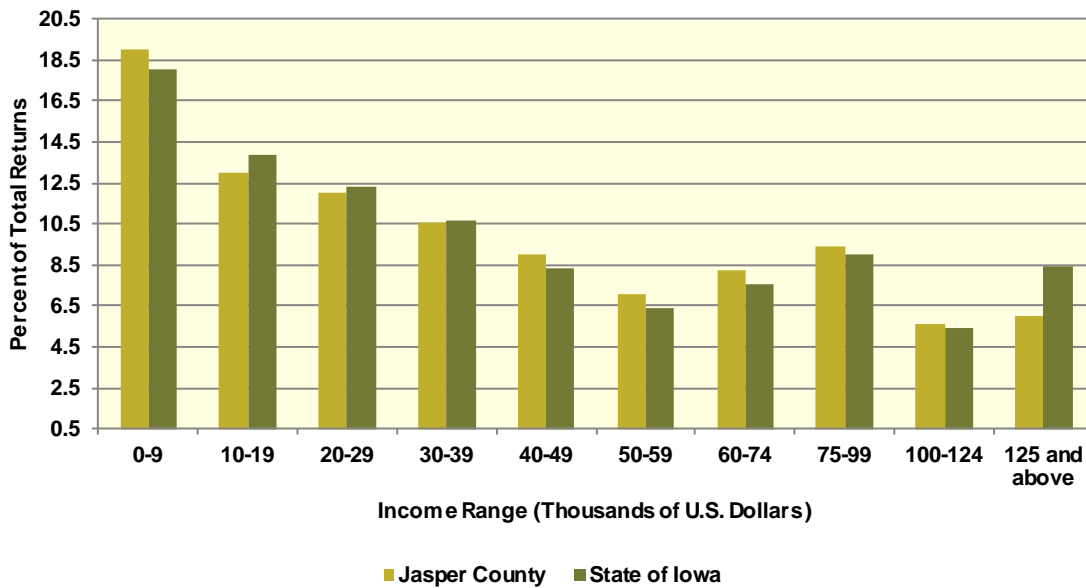
The Iowa Department of Revenue releases annual income tax statistics. Table III.26.21, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Jasper County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 2.4 percent, with 970 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 53.5 percent. This compared to the income class of \$30,000-39,999, which saw the lowest percentage change between 2010 and 2015 of -6.1 percent.

**Table III.26.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Newton  
 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	3,265	2,194	2,008	1,874	1,631	1,332	1,477	1,163	333	351	15,628
2003	3,265	2,094	1,949	1,785	1,656	1,247	1,449	1,263	394	387	15,489
2004	3,171	2,140	1,939	1,828	1,537	1,256	1,503	1,315	432	426	15,547
2005	3,061	2,029	1,944	1,722	1,621	1,220	1,485	1,387	499	451	15,419
2006	3,085	2,000	1,930	1,770	1,548	1,215	1,491	1,418	531	582	15,570
2007	3,138	2,105	1,993	1,798	1,496	1,176	1,443	1,586	612	670	16,017
2008	3,093	2,180	1,997	1,740	1,449	1,202	1,415	1,549	643	640	15,908
2009	3,180	2,140	2,130	1,726	1,393	1,144	1,403	1,428	647	575	15,766
2010	3,114	2,201	2,051	1,742	1,404	1,141	1,330	1,395	682	632	15,692
2011	3,125	2,331	1,993	1,698	1,449	1,175	1,325	1,440	681	702	15,919
2012	3,108	2,208	2,000	1,715	1,352	1,154	1,349	1,496	705	881	15,968
2013	3,123	2,181	1,938	1,753	1,435	1,100	1,341	1,489	787	902	16,049
2014	3,014	2,141	1,919	1,777	1,389	1,150	1,286	1,527	845	932	15,980
2015	3,058	2,084	1,925	1,703	1,453	1,136	1,329	1,511	895	970	16,064
<b>Change 10 - 15</b>	<b>-1.8%</b>	<b>-5.3%</b>	<b>-6.1%</b>	<b>-2.2%</b>	<b>3.5%</b>	<b>-0.4%</b>	<b>-0.1%</b>	<b>8.3%</b>	<b>31.2%</b>	<b>53.5%</b>	<b>2.4%</b>

**Diagram III.26.6**  
**2015 Income Distribution**  
 Jasper County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Newton is shown in Table III.26.22. In 2016, there were an estimated 1,848 persons living in poverty. This represented a 12.6 percent poverty rate, compared to 6.8 percent poverty in 2000. In 2016, some 5.7 percent of those in poverty were under age 6, and 12.1 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	146	14.1%	106	5.7%
6 to 17	158	15.2%	368	19.9%
18 to 64	564	54.4%	1,150	62.2%
65 or Older	169	16.3%	224	12.1%
<b>Total</b>	<b>1,037</b>	<b>100.0%</b>	<b>1,848</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>6.8%</b>	.	<b>12.6%</b>	.

## HOUSING

### Housing Production

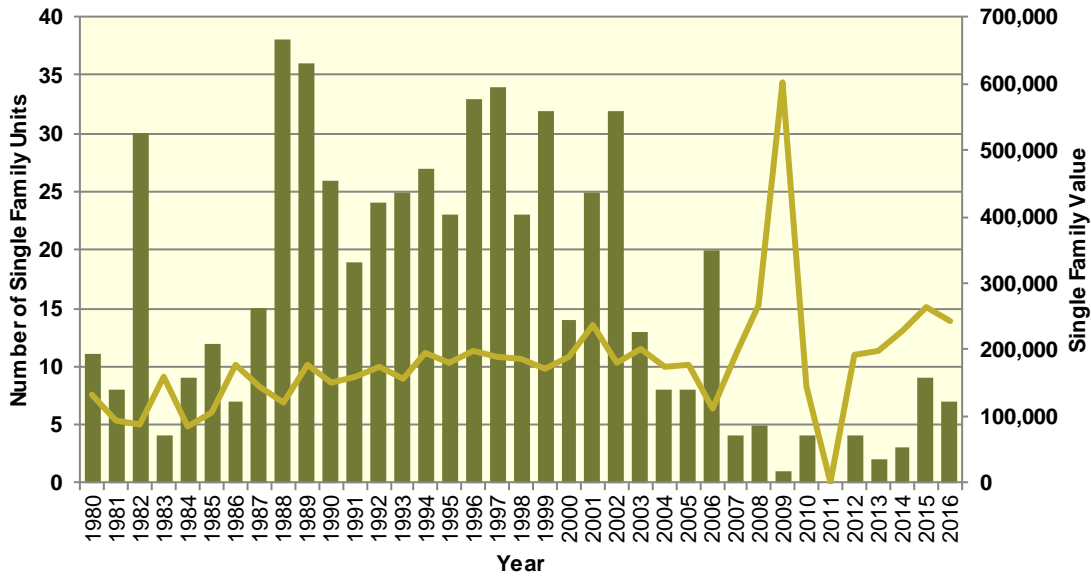
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Jasper County decreased from 9 authorizations in 2015 to 7 in 2016.

The real value of single-family building permits decreased from \$264,785 in 2015 to \$244,368 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 III.26.23.

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	2	12	116	141	132,186	59,216
1981	8	0	0	0	8	94,109	0
1982	30	4	0	12	46	86,808	56,897
1983	4	0	0	0	4	159,696	0
1984	9	0	0	0	9	83,551	0
1985	12	0	8	0	20	106,446	0
1986	7	0	4	0	11	178,824	0
1987	15	2	4	24	45	144,922	39,588
1988	38	2	0	30	70	121,059	39,854
1989	36	4	6	33	79	178,264	45,628
1990	26	4	23	0	53	151,635	0
1991	19	0	3	113	135	159,759	127,476
1992	24	2	0	0	26	174,508	0
1993	25	4	8	32	69	157,749	38,600
1994	27	22	0	8	57	196,350	34,738
1995	23	0	20	84	127	180,564	42,906
1996	33	0	0	18	51	197,120	60,982
1997	34	24	0	102	160	190,455	60,224
1998	23	8	0	96	127	185,438	56,866
1999	32	18	0	11	61	171,743	72,763
2000	14	0	0	14	28	190,431	54,437
2001	25	12	8	0	45	235,999	0
2002	32	0	6	0	38	181,329	0
2003	13	8	6	0	27	200,911	0
2004	8	0	9	0	17	175,333	0
2005	8	26	23	0	57	178,217	0
2006	20	0	0	0	20	110,719	0
2007	4	0	0	0	4	194,307	0
2008	5	2	0	0	7	265,693	0
2009	1	14	0	0	15	601,805	0
2010	4	6	0	0	10	143,895	0
2011	0	0	0	0	0	0	0
2012	4	2	0	0	6	193,306	0
2013	2	2	0	0	4	198,009	0
2014	3	0	0	0	3	229,718	0
2015	9	0	0	0	9	264,785	0
2016	7	0	0	0	7	244,368	0

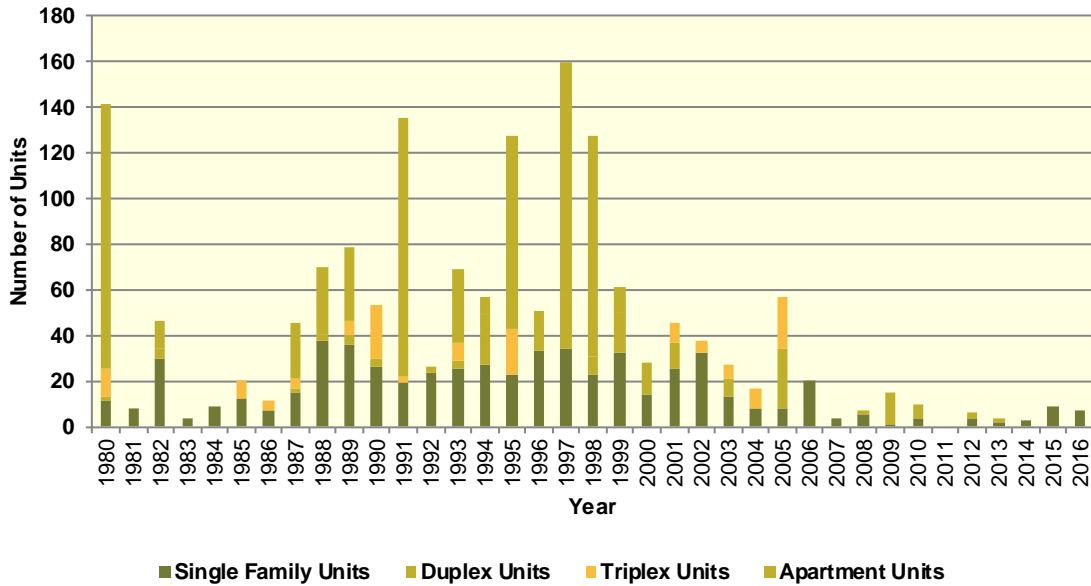
### Diagram III.26.7 Single Family Permits

Newton  
Census Bureau Data, 1980–2016



### Diagram III.26.8 Total Permits by Unit Type

Newton  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.26.24. In 2016, there were 7,225 housing units, up from 7,165 in 2000. Single-family units accounted for 76.3 percent of units in 2016, compared to 74.4 in 2000. Apartment units accounted for 16.1 percent in 2016, compared to 17 percent in 2000.

Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,331	74.4%	5,513	76.3%
Duplex	211	2.9%	191	2.6%
Tri- or Four-Plex	376	5.2%	302	4.2%
Apartment	1,218	17%	1,161	16.1%
Mobile Home	29	0.4%	58	0.8%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>7,165</b>	<b>100.0%</b>	<b>7,225</b>	<b>100.0%</b>

Some 90.9 percent of housing was occupied in 2010, compared to 93.7 percent in 2000. Owner-occupied housing changed -4.8 percent between 2000 and 2010, ending with owner-occupied units representing 66 percent of unit. Vacant units changed by 49.4 percent, resulting in 671 vacant units in 2010.

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,713	93.7%	6,668	90.9%	-0.7%
Owner-Occupied	4,621	68.8%	4,400	66%	-4.8%
Renter-Occupied	2,092	31.2%	2,268	34%	8.4%
Vacant Housing Units	449	6.3%	671	9.1%	49.4%
<b>Total Housing Units</b>	<b>7,162</b>	<b>100.0%</b>	<b>7,339</b>	<b>100.0%</b>	<b>2.5%</b>

Table III.26.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 7,225 housing units. An estimated 64.5 percent were owner-occupied, and 12 percent were vacant.

Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,668	90.9%	6,355	88%
Owner-Occupied	4,400	66%	4,102	64.5%
Renter-Occupied	2,268	34%	2,253	35.5%
Vacant Housing Units	671	9.1%	870	12%
<b>Total Housing Units</b>	<b>7,339</b>	<b>100.0%</b>	<b>7,225</b>	<b>100.0%</b>



Households by household size are shown in Table III.26.27. There were a total of 6,668 households in 2010, up from 6,713 in 2000. One person households changed by 7.5 percent between 2000 and 2010, while two person households changed by -4.3 percent. Three and four person households changed by -7 and -15.1 respectively, representing 13.5 percent and 10.3 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,145	32%	2,306	34.6%	7.5%
Two Persons	2,410	35.9%	2,307	34.6%	-4.3%
Three Persons	971	14.5%	903	13.5%	-7%
Four Persons	809	12.1%	687	10.3%	-15.1%
Five Persons	278	4.1%	307	4.6%	10.4%
Six Persons	75	1.1%	117	1.8%	56%
Seven Persons or More	25	0.4%	41	0.6%	64%
<b>Total</b>	<b>6,713</b>	<b>100.0%</b>	<b>6,668</b>	<b>100.0%</b>	<b>-0.7%</b>

Households by income is shown in Table III.26.28. Households earning more than \$100,000 per year represented 11.5 percent of households in 2016, compared to 6.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.9 percent of households in 2010, compared to 24.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 14.6 percent of households in 2016, compared to 14.5 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	978	14.5%	926	14.6%
\$15,000 to \$19,999	487	7.2%	268	4.2%
\$20,000 to \$24,999	585	8.7%	446	7%
\$25,000 to \$34,999	962	14.3%	785	12.4%
\$35,000 to \$49,999	1,249	18.5%	929	14.6%
\$50,000 to \$74,999	1,640	24.3%	1,262	19.9%
\$75,000 to \$99,999	424	6.3%	1,006	15.8%
\$100,000 or More	418	6.2%	733	11.5%
<b>Total</b>	<b>6,743</b>	<b>100.0%</b>	<b>6,355</b>	<b>100.0%</b>

Table III.26.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 7.5 percent and 0.2 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 14.7 percent, 5.4 percent, and 8.7, respectively. Housing units built prior to 1939 represented 25.3 percent of households in 2016.



<b>Table III.26.29</b>				
<b>Households by Year Home Built</b>				
Newton				
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	1,750	26%	1,609	25.3%
1940 to 1949	736	11%	378	5.9%
1950 to 1959	1,373	20.4%	1,164	18.3%
1960 to 1969	806	12%	888	14%
1970 to 1979	878	13.1%	933	14.7%
1980 to 1989	383	5.7%	345	5.4%
1990 to 1999	793	11.8%	550	8.7%
2000 to 2009	.	.	476	7.5%
2010 or Later	.	.	12	0.2%
<b>Total</b>	<b>6,719</b>	<b>100.0%</b>	<b>6,355</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.26.30. An estimated 78.5 percent of white households occupy single family homes, while 19.3 percent of black households do. Some 13.1 percent of white households occupied apartments, while 64.9 percent of black households do. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table III.26.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Newton							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	78.5%	19.3%	100%	100%	0%	0%	100%
Duplex	3.1%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.3%	15.8%	0%	0%	0%	0%	0%
Apartment	13.1%	64.9%	0%	0%	0%	0%	0%
Mobile Home	1%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.26.31. An estimated 46.9 percent of vacant units were for rent in 2010, a 40.6 percent change since 2000. In addition, some 22.8 percent of vacant units were for sale, a change of 88.9 percent between 2000 and 2010. "Other" vacant units represented 23.4 percent of vacant units in 2010. This is a change of 82.6 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.



<b>Table III.26.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Newton					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	224	49.9%	315	46.9%	40.6%
For Sale	81	18%	153	22.8%	88.9%
Rented or Sold, Not Occupied	34	7.6%	25	3.7%	-26.5%
For Seasonal, Recreational, or Occasional Use	24	5.3%	21	3.1%	-12.5%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	86	19.2%	157	23.4%	82.6%
<b>Total</b>	<b>449</b>	<b>100.0%</b>	<b>671</b>	<b>100.0%</b>	<b>49.4%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.26.32. By 2016, for rent units accounted for 19.8 percent of vacant units, while for sale units accounted for 8.5 percent. "Other" vacant units accounted for 58.2 percent of vacant units, representing a total of 506 "other" vacant units.

<b>Table III.26.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Newton				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	315	46.9%	172	19.8%
For Sale	153	22.8%	74	8.5%
Rented Not Occupied	4	0.6%	69	7.9%
Sold Not Occupied	21	3.1%	0	0%
For Seasonal, Recreational, or Occasional Use	21	3.1%	49	5.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	157	23.4%	506	58.2%
<b>Total</b>	<b>671</b>	<b>100.0%</b>	<b>870</b>	<b>100.0%</b>

### 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 III.26.33. In 2016, an estimated 2.5 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.





Table III.26.33 Overcrowding and Severe Overcrowding Newton 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	
<b>Owner</b>							
2000 Census	4,630	99.8%	7	0.2%	0	0%	4,637
2016 Five-Year ACS	4,061	99%	41	1%	0	0%	4,102
<b>Renter</b>							
2000 Census	2,058	98.8%	8	0.4%	16	0.8%	2,082
2016 Five-Year ACS	2,137	94.9%	116	5.1%	0	0%	6,355
<b>Total</b>							
2000 Census	6,688	99.5%	15	0.2%	16	0.2%	6,719
2016 Five-Year ACS	6,198	97.5%	157	2.5%	0	0%	6,355

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 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Newton. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table III.26.34 Households with Incomplete Plumbing Facilities Newton 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	6,688	6,355
Lacking Complete Plumbing Facilities	31	0
<b>Total Households</b>	<b>6,719</b>	<b>6,355</b>
<b>Percent Lacking</b>	<b>0.5%</b>	<b>0%</b>

There were 25 households lacking complete kitchen facilities in 2016, compared to 17 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.4 percent in 2016.

Table III.26.35 Households with Incomplete Kitchen Facilities Newton 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	6,702	6,330
Lacking Complete Kitchen Facilities	17	25
<b>Total Households</b>	<b>6,719</b>	<b>6,355</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.4%</b>

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 Newton, 13.6 of households had a cost burden and 12.3 percent had a severe cost burden. Some 17.9 percent of renters were cost burdened, and 20.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.3 percent and a severe cost burden rate of 6.4 percent. Owner occupied households with a mortgage had a cost burden rate of 16.1 percent, and severe cost burden at 8.6 percent.

<b>Table III.26.36</b>									
<b>Cost Burden and Severe Cost Burden by Tenure</b>									
Newton									
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	
<b>Owner With a Mortgage</b>									
2000 Census	2,236	82.4%	333	12.3%	136	5%	10	0.4%	2,715
2016 Five-Year ACS	1,790	74.3%	388	16.1%	207	8.6%	23	1%	2,408
<b>Owner Without a Mortgage</b>									
2000 Census	1,533	95.2%	25	1.6%	24	1.5%	29	1.8%	1,611
2016 Five-Year ACS	1,514	89.4%	72	4.3%	108	6.4%	0	0%	1,694
<b>Renter</b>									
2000 Census	1,408	68%	385	18.6%	166	8%	113	5.5%	2,072
2016 Five-Year ACS	1,277	56.7%	403	17.9%	469	20.8%	104	4.6%	2,253
<b>Total</b>									
2000 Census	5,177	80.9%	743	11.6%	326	5.1%	152	2.4%	6,398
2016 Five-Year ACS	4,581	72.1%	863	13.6%	784	12.3%	127	2%	6,355

### Housing Problems by Income

Table III.26.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Jasper County. As can be seen in 2017 the MFI was \$68,400, which compared to \$69,900 for the State of Iowa.

Table III.26.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 420 owner-occupied and 465 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 275 owner-occupied 550 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,490 households without a housing problem.

<b>Table III.26.37</b>		
<b>Median Family Income</b>		
Jasper County		
2000–2017 HUD MFI		
Year	MFI	State of Iowa MFI
2000	49,700	49,100
2001	54,600	52,500
2002	56,600	53,700
2003	55,800	54,900
2004	57,200	55,800
2005	59,700	57,650
2006	59,900	57,800
2007	59,600	58,100
2008	60,900	58,500
2009	62,500	62,000
2010	62,400	62,400
2011	61,100	64,000
2012	61,900	64,800
2013	60,000	64,700
2014	62,100	65,300
2015	65,300	67,500
2016	65,100	68,400
2017	68,400	69,900

**Table III.26.38**  
**Housing Problems by Income and Tenure**

Jasper 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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	15	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	115	125	15	0	20	275
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	90	125	70	55	420
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	30	210	625	420	2,020	3,305
<b>Total</b>	<b>235</b>	<b>425</b>	<b>775</b>	<b>490</b>	<b>2,110</b>	<b>4,035</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
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	65	50	0	0	115
Housing cost burden greater than 50% of income (and none of the above problems)	500	35	15	0	0	550
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	110	255	90	0	10	465
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	80	105	310	270	420	1,185
<b>Total</b>	<b>725</b>	<b>460</b>	<b>480</b>	<b>270</b>	<b>430</b>	<b>2,365</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	15	0	15	30
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	65	60	0	0	125
Housing cost burden greater than 50% of income (and none of the above problems)	615	160	30	0	20	825
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	190	345	215	70	65	885
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	110	315	935	690	2,440	4,490
<b>Total</b>	<b>960</b>	<b>885</b>	<b>1,255</b>	<b>760</b>	<b>2,540</b>	<b>6,400</b>

### Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table III.26.39 presents some basic statistics about the completed surveys.

<b>Table III.26.39</b>				
<b>Survey of Rental Properties</b>				
Newton				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	12	669	3.1	23.5

Table III.26.40, shows the amount of total and vacant units with their associated vacancy rates. There were 669 apartment units reported in the survey, with 21 of them available, which resulted in a vacancy rate of 3.1 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.26.40</b>			
<b>Rental Vacancy Survey by Type</b>			
Newton			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	0	0	0%
Apartments	669	21	3.1%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
<b>Total</b>	<b>669</b>	<b>21</b>	<b>3.1%</b>

Table III.26.41, reports units by bedroom size. As can be seen there were 292 two bedroom apartment units and 26 three bedroom units. Overall, the 292 two bedroom units accounted for 43.6 percent of all units, and the 26 three bedroom units accounted for 3.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 72 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.26.41</b>						
<b>Rental Units by Bedroom Size</b>						
Newton						
2017 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	10	0	0	.	10
One	0	269	0	0	.	269
Two	0	292	0	0	.	292
Three	0	26	0	0	.	26
Four	0	0	0	0	.	0
Don't Know	0	72	0	0	0	72
<b>Total</b>	<b>0</b>	<b>669</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>669</b>

Table III.26.42 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 4.1 percent.

<b>Table III.26.42</b>			
<b>Apartment Units by Bedroom Size</b>			
Newton			
2017 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	10	0	0%
One	269	6	2.2%
Two	292	12	4.1%
Three	26	0	0%
Four	0	0	0%
Don't know	72	3	4.2%
<b>Total</b>	<b>669</b>	<b>21</b>	<b>3.1%</b>

Average market-rate rents by unit type are shown in Table III.26.43. 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.

<b>Table III.26.43</b>					
<b>Average Market Rate Rents by Bedroom Size</b>					
Newton					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Total</b>
Efficiency	\$0	\$530	\$0	\$0	\$530
One	\$0	\$549.4	\$0	\$0	\$549.4
Two	\$0	\$668.2	\$0	\$0	\$668.2
Three	\$0	\$828.8	\$0	\$0	\$828.8
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$632</b>	<b>\$0</b>	<b>\$0</b>	<b>\$632</b>

The average rent and availability of apartment units is displayed in Table III.26.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 2.7 percent.

<b>Table III.26.44</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Newton 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	584	16	2.7%
\$750 to \$1,000	40	3	7.5%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	45	2	4.4%
<b>Total</b>	<b>669</b>	<b>21</b>	<b>3.1%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.26.45, 6 respondents, or 75 percent, included some sort of utility in the rent.

<b>Table III.26.45</b> <b>Are there any utilities included with the rent?</b> Newton 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	2
<b>% Offering Utilities</b>	<b>75%</b>

The type of utility included in the rent is shown in Table III.26.46. There were 2 respondents who included electricity, 1 respondent who included natural gas, 5 respondents who included water and sewer and 6 respondents included trash collection in the rent.

<b>Table III.26.46</b> <b>Which utilities are included with the rent?</b> Newton 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	5
Trash Collection	6

## 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 III.26.47, there were 321 accessible apartment units. Respondents also indicated there were a total of 36 persons with disabilities currently residing in accessible units.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0		0
One	0	134	0	0		134
Two	0	148	0	0		148
Three	0	9	0	0		9
Four	0	0	0	0		0
Don’t Know	0	30	0	0	0	30
<b>Total</b>	<b>0</b>	<b>321</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>321</b>

Table III.26.48, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 50.7 percent or 148 two bedroom apartment units are accessible, with 34.6 percent of three bedroom units were considered accessible. Overall, 48 percent of all apartment units were considered accessible by survey respondents.

Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	10	0	10	0%
One	135	134	269	49.8%
Two	144	148	292	50.7%
Three	17	9	26	34.6%
Four	0	0	0	0%
Don’t know	42	30	72	41.7%
<b>Total</b>	<b>348</b>	<b>321</b>	<b>669</b>	<b>48%</b>

### Perceived Need for Rental Units

Table III.26.49, at right, shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 256 number of persons on the wait list.

<b>Table III.26.49</b> <b>Do you keep a waiting list?</b> Newton 2017 Survey of Rental Properties	
Period	Respondent
Yes	7
No	3
<b>Waitlist Size</b>	<b>256</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.26.50, 0 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

<b>Table III.26.50</b> <b>How would you rate the need for renovation of existing units in the?</b> Newton 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	2	2	2	2
Moderate Need	2	2	2	2
High Need	1	1	1	1
Extreme Need	1	1	1	1
<b>Average Need</b>	<b>3.2</b>	<b>3.2</b>	<b>3.2</b>	<b>3.2</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.26.51, 3 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, 3 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

<b>Table III.26.51</b> <b>How would you rate the need for construction of new units in the?</b> Newton 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	2	2
Low Need	3	3	3	3
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>1.7</b>	<b>1.7</b>	<b>1.6</b>	<b>1.6</b>

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 III.26.52, shows the *strong growth scenario* for Newton. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 6,355 households. In 2030, there will be a projected 6,946 households, of which 4,483 are projected to be owner occupied and the remaining 2,462 are expected to be renter-occupied.

By 2050, there are projected to be 4,536 owner-occupied households, of which 259 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 877 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,491 renter households, of which 765 renter households are expected to have incomes between 0 and 30.0 percent of median family income 507 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 7,028 occupied units by 2050, of which 1,024 are expected to have incomes on between 0 and 30 percent of MFI.



**Table III.26.52**  
**Housing Demand Forecast**  
 Newton  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	248	252	256	258	259	259	259
30.1-50%	0	464	472	478	482	484	484	484
50.1-80%	0	842	856	867	874	878	879	877
80.1-95%	0	383	389	395	398	400	400	399
95.1-115%	0	495	503	510	515	517	517	516
115+%	0	1,921	1,953	1,978	1,995	2,004	2,005	2,002
<b>Total</b>	<b>0</b>	<b>4,353</b>	<b>4,425</b>	<b>4,483</b>	<b>4,522</b>	<b>4,541</b>	<b>4,544</b>	<b>4,536</b>
<b>Renter</b>								
0-30%	0	734	747	756	763	766	767	765
30.1-50%	0	466	474	480	484	486	486	486
50.1-80%	0	486	494	501	505	507	508	507
80.1-95%	0	208	211	214	216	217	217	216
95.1-115%	0	147	149	151	153	153	153	153
115+%	0	350	355	360	363	365	365	364
<b>Total</b>	<b>0</b>	<b>2,391</b>	<b>2,430</b>	<b>2,462</b>	<b>2,484</b>	<b>2,494</b>	<b>2,496</b>	<b>2,491</b>
<b>Total</b>								
0-30%	0	983	999	1,012	1,021	1,025	1,026	1,024
30.1-50%	0	930	945	958	966	970	971	969
50.1-80%	0	1,328	1,350	1,368	1,379	1,385	1,386	1,384
80.1-95%	0	591	601	608	614	616	617	616
95.1-115%	0	642	653	661	667	670	670	669
115+%	0	2,270	2,308	2,338	2,358	2,368	2,370	2,366
<b>Total</b>	<b>6,355</b>	<b>6,744</b>	<b>6,855</b>	<b>6,946</b>	<b>7,005</b>	<b>7,035</b>	<b>7,040</b>	<b>7,028</b>