

**VOLUME III:  
INDIANOLA**

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# Indianola

## DEMOGRAPHICS

### Population Estimates

Table III.22.1, at right shows the population for Indianola. As can be seen, the population in Indianola increased from 14,782 persons in 2010 to 15,785 person in 2016, or by 6.8 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 Indianola. Although a city may span several counties, for the county level data pieces, Warren County was selected. For a more in-depth county level view, please refer to Warren County in Volume II of this profile.

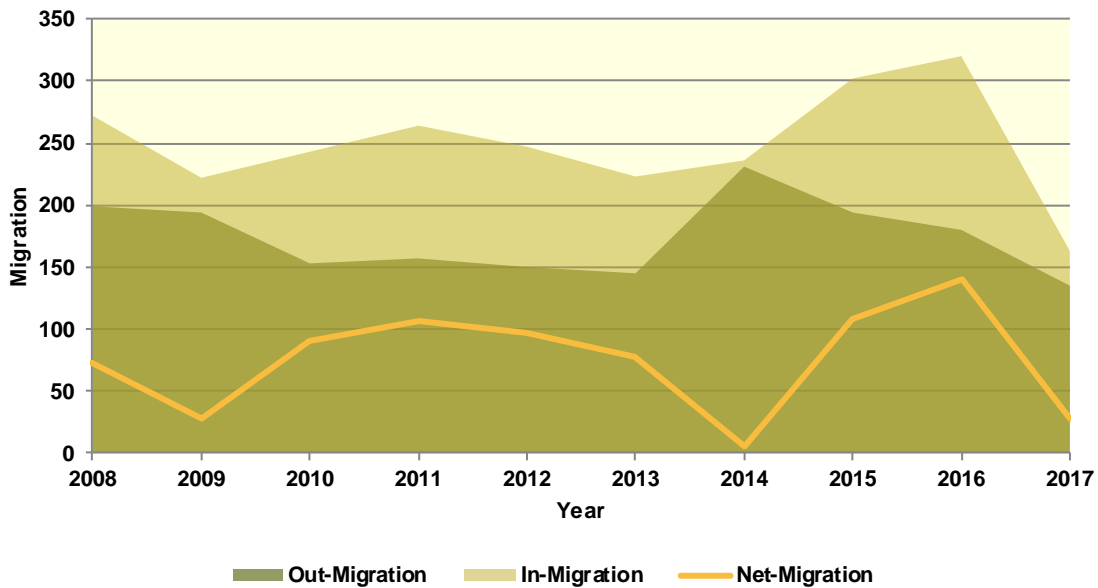
### Warren County Population Migration Trends

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.

Year	Population	Percent Yearly Change
2000	12,998	.
2001	13,268	2.1%
2002	13,321	0.4%
2003	13,579	1.9%
2004	13,690	0.8%
2005	13,959	2%
2006	14,218	1.9%
2007	14,418	1.4%
2008	14,573	1.1%
2009	14,702	0.9%
2010	14,782	0.5%
2011	14,926	1%
2012	14,974	0.3%
2013	15,136	1.1%
2014	15,311	1.2%
2015	15,542	1.5%
2016	15,785	1.6%

Diagram III.22.1, 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 2016 with 140 people entering and the migration lowest net migration occurred in 2014 with 5 entering Indianola.

**Diagram III.22.1**  
**Net In-migration by Gender**  
 Warren County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.22.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 114 percent of net-migrants, or 32 persons were male, with the remaining -14 percent, or -4 persons were female.

Table III.22.2, shows net-migration for Warren County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 9 persons entering Warren County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 9 persons leaving Warren County.

**Table III.22.2**  
**New-Migration by Age Range**  
 Warren County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	5	1	1	3	-2	1	1	1	1	-1
18-22	0	3	22	14	13	12	-6	11	12	7
23-25	-10	-15	1	2	-6	5	5	-9	13	-9
26-35	22	14	25	24	27	13	10	55	38	9
36-45	29	17	19	31	18	32	-3	27	33	9
46-55	18	1	7	18	18	5	-1	-2	19	4
56-65	7	-3	5	2	11	5	-8	23	21	8
66 +	2	10	10	13	18	5	7	2	3	1
<b>Total</b>	<b>73</b>	<b>28</b>	<b>90</b>	<b>107</b>	<b>97</b>	<b>78</b>	<b>5</b>	<b>108</b>	<b>140</b>	<b>28</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.22.3, shows population by age for the 2000 and 2010 Census. The population changed by 13.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 12.2 percent to a total of 2,247 persons in 2010. Those aged 25 to 34 changed by 10.5 percent, and those aged under 5 changed by 13 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	867	6.7%	980	6.6%	13%
5 to 19	2,900	22.3%	3,301	22.3%	13.8%
20 to 24	1,376	10.6%	1,545	10.5%	12.3%
25 to 34	1,547	11.9%	1,710	11.6%	10.5%
35 to 54	3,324	25.6%	3,482	23.6%	4.8%
55 to 64	982	7.6%	1,517	10.3%	54.5%
65 or Older	2,002	15.4%	2,247	15.2%	12.2%
<b>Total</b>	<b>12,998</b>	<b>100.0%</b>	<b>14,782</b>	<b>100.0%</b>	<b>13.7%</b>

The elderly population is further explored in Table III.22.4. Those aged 65 to 66 changed by 13.6 percent between 2000 and 2010, resulting in a population of 201 persons. Those aged 85 or older changed by 36.2 percent during the same time period, and resulted in 497 persons over age 85 in 2010.

<b>Table III.22.4</b>					
<b>Elderly Population by Age</b>					
Indianola					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	177	8.8%	201	8.9%	13.6%
67 to 69	238	11.9%	320	14.2%	34.5%
70 to 74	408	20.4%	440	19.6%	7.8%
75 to 79	457	22.8%	407	18.1%	-10.9%
80 to 84	357	17.8%	382	17%	7%
85 or Older	365	18.2%	497	22.1%	36.2%
<b>Total</b>	<b>2,002</b>	<b>100.0%</b>	<b>2,247</b>	<b>100.0%</b>	<b>12.2%</b>

Population by race and ethnicity is shown in Table III.22.5. The white population changed by 12.5 percent between 2000 and 2010, and resulted in representing 96.9 percent of the population in 2010. The black population changed by 48.1 percent, represented 0.5 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 96.4 percent between 2000 and 2010, compared to the 13 percent growth rate for non-Hispanics.

<b>Table III.22.5</b>					
<b>Population by Race and Ethnicity</b>					
Indianola					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	12,728	97.9%	14,320	96.9%	12.5%
Black	52	0.4%	77	0.5%	48.1%
American Indian	19	0.1%	36	0.2%	89.5%
Asian	66	0.5%	107	0.7%	62.1%
Native Hawaiian/ Pacific Islander	9	0.1%	7	0%	-22.2%
Other	23	0.2%	37	0.3%	60.9%
Two or More Races	101	0.8%	198	1.3%	96%
<b>Total</b>	<b>12,998</b>	<b>100.0%</b>	<b>14,782</b>	<b>100.0%</b>	<b>13.7%</b>
<b>Hispanic</b>	111	0.9%	218	1.5%	96.4%
<b>Non-Hispanic</b>	12,887	99.1%	14,564	98.5%	13%

Population by race and ethnicity through 2016 is shown in Table III.22.6. The white population represented 95.6 percent of the population in 2016, compared with black households accounting for 0.5 percent of the population. Hispanic households represented 2.3 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	14,320	96.9%	14,670	95.6%
Black	77	0.5%	84	0.5%
American Indian	36	0.2%	36	0.2%
Asian	107	0.7%	91	0.6%
Native Hawaiian/ Pacific Islander	7	0%	51	0.3%
Other	37	0.3%	66	0.4%
Two or More Races	198	1.3%	345	2.2%
<b>Total</b>	<b>14,782</b>	<b>100.0%</b>	<b>15,343</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>14,564</b>	<b>98.5%</b>	<b>14,985</b>	<b>97.7%</b>
<b>Hispanic</b>	<b>218</b>	<b>1.5%</b>	<b>358</b>	<b>2.3%</b>

The population by race is broken down further by ethnicity in Table III.22.7. While the white non-Hispanic population changed by 11.8 percent between 2000 and 2010, the white Hispanic population changed by 138.8 percent. The black non-Hispanic population changed by 48.1 percent, while the black Hispanic population changed by 0 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	12,661	98.2%	14,160	97.2%	11.8%
Black	52	0.4%	77	0.5%	48.1%
American Indian	18	0.1%	35	0.2%	94.4%
Asian	66	0.5%	107	0.7%	62.1%
Native Hawaiian/ Pacific Islander	7	0.1%	6	0%	-14.3%
Other	3	0%	13	0.1%	333.3%
Two or More Races	80	0.6%	166	1.1%	107.5%
<b>Total Non-Hispanic</b>	<b>12,887</b>	<b>100.0%</b>	<b>14,564</b>	<b>100.0%</b>	<b>13%</b>
<b>Hispanic</b>					
White	67	60.4%	160	73.4%	138.8%
Black	0	0%	0	0%	0%
American Indian	1	0.9%	1	0.5%	0%
Asian	0	0%	0	0%	0%
Native Hawaiian/ Pacific Islander	2	1.8%	1	0.5%	-50%
Other	20	18%	24	11%	20%
Two or More Races	21	18.9%	32	14.7%	52.4%
<b>Total Hispanic</b>	<b>111</b>	<b>100.0%</b>	<b>218</b>	<b>100.0%</b>	<b>96.4%</b>
<b>Total Population</b>	<b>12,998</b>	<b>100.0%</b>	<b>14,782</b>	<b>100.0%</b>	<b>13.7%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.22.8. During this time, the total non-Hispanic population was 14,985 persons in 2016. The Hispanic population was 358.

<b>Table III.22.8</b>				
<b>Population by Race and Ethnicity</b>				
Indianola				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	14,160	97.2%	14,425	96.3%
Black	77	0.5%	84	0.6%
American Indian	35	0.2%	25	0.2%
Asian	107	0.7%	87	0.6%
Native Hawaiian/ Pacific Islander	6	0%	51	0.3%
Other	13	0.1%	0	0%
Two or More Races	166	1.1%	313	2.1%
<b>Total Non-Hispanic</b>	<b>14,564</b>	<b>100.0%</b>	<b>14,985</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	160	73.4%	245	68.4%
Black	0	0%	0	0%
American Indian	1	0.5%	11	3.1%
Asian	0	0%	4	1.1%
Native Hawaiian/ Pacific Islander	1	0.5%	0	0%
Other	24	11%	66	18.4%
Two or More Races	32	14.7%	32	8.9%
<b>Total Hispanic</b>	<b>218</b>	<b>100.0</b>	<b>358</b>	<b>100.0%</b>
<b>Total Population</b>	<b>14,782</b>	<b>100.0%</b>	<b>15,343</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.22.9. Family households represented 65.1 percent of households, while non-family households accounted for 34.9 percent. These changed from 65.3 and 34.7 percent, respectively.

<b>Table III.22.9</b>				
<b>Household Type by Tenure</b>				
Indianola				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	3,579	65.3%	3,759	65.1%
Married-Couple Family	2,799	78.2%	2,545	67.7%
Owner-Occupied	2,435	87%	2,157	84.8%
Renter-Occupied	364	13%	388	15.2%
Other Family	780	21.8%	1,214	20.8%
Male Householder, No Spouse Present	196	25.1%	350	16.1%
Owner-Occupied	108	55.1%	165	47.1%
Renter-Occupied	88	44.9%	185	52.9%
Female Householder, No Spouse Present	584	74.9%	864	48.1%
Owner-Occupied	277	47.4%	367	42.5%
Renter-Occupied	307	52.6%	497	57.5%
Non-Family Households	1,898	34.7%	2,012	34.9%
Owner-Occupied	871	45.9%	1,084	53.9%
Renter-Occupied	1,027	54.1%	928	46.1%
<b>Total</b>	<b>5,477</b>	<b>100.0%</b>	<b>5,771</b>	<b>100.0%</b>

The group quarters population was 1,520 in 2010, compared to 1,436 in 2000. Institutionalized populations experienced a -27.9 percent change between 2000 and 2010. Non-institutionalized populations experienced a 18.6 percent change during this same time period.



<b>Table III.22.10</b> <b>Group Quarters Population</b> Indianola 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	28	7.1%	17	6%	-39.3%
Juvenile Facilities	.	.	1	0.4%	.
Nursing Homes	366	92.9%	266	93.7%	-27.3%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>394</b>	<b>100.0%</b>	<b>284</b>	<b>100.0%</b>	<b>-27.9 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	966	92.7%	1,191	96.4%	23.3%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	76	7.3%	45	3.6%	-40.8%
<b>Total</b>	<b>1,042</b>	<b>100.0%</b>	<b>1,236</b>	<b>100.0%</b>	<b>18.6%</b>
<b>Group Quarters Population</b>	<b>1,436</b>	<b>100.0%</b>	<b>1,520</b>	<b>100.0%</b>	<b>5.8%</b>

The number of foreign born persons are shown in Table III.22.11. An estimated 0.3 percent of the population was born in Oceania n.e.c, some 0.2 percent were born in Mexico, and another 0.2 percent were born in Albania.

<b>Table III.22.11</b> <b>Place of Birth for the Foreign-Born Population</b> Indianola 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Oceania n.e.c	41	0.3%
#2 country of origin	Mexico	29	0.2%
#3 country of origin	Albania	24	0.2%
#4 country of origin	Bosnia and Herzegovina	22	0.1%
#5 country of origin	Korea	17	0.1%
#6 country of origin	Colombia	9	0.1%
#7 country of origin	Costa Rica	9	0.1%
#8 country of origin	Japan	9	0.1%
#9 country of origin	Other Australian and New Zealand Subregion	9	0.1%
#10 country of origin	Austria	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.22.12. An estimated 0.1 percent of the population speaks Spanish at home, followed by 0.1 percent speaking German or other West Germanic languages.

<b>Table III.22.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Indianola 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	20	0.1%
#2 LEP Language	German or other West Germanic languages	8	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.22.13. Some 16.5 percent of the population was disabled in 2000, or a total of 1,930 persons. The disability rate was highest for those over 65, with 44.9 percent disabled.

<b>Table III.22.13</b> <b>Disability by Age</b> Indianola 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	94	5.1%
16 to 64	1,107	13.5%
65 and older	729	44.9%
<b>Total</b>	<b>1,930</b>	<b>16.5%</b>

Table III.22.14, shows disability by type in 2000. There were 831 physical disabilities in 2000, some 758 employment disabilities, and 583 go-outside-home disabilities.

<b>Table III.22.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Indianola 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	392
Physical disability	831
Mental disability	507
Self-care disability	230
Employment disability	758
Go-outside-home disability	583
<b>Total</b>	<b>3,301</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.22.15. The disability rate for females was 12.8 percent, compared to 14 percent for males. The disability rate changed precipitously higher with age, with 49.5 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	3	0.7%	0	0%	3	0.3%
5 to 17	82	5.9%	24	1.8%	106	3.9%
18 to 34	201	10.1%	79	3.5%	280	6.6%
35 to 64	358	16.1%	418	15.8%	776	16%
65 to 74	102	23.5%	179	28.9%	281	26.7%
75 or Older	213	54.1%	337	47.1%	550	49.5%
<b>Total</b>	<b>959</b>	<b>14%</b>	<b>1,037</b>	<b>12.8%</b>	<b>1,996</b>	<b>13.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.22.16. Some 7.7 percent have an ambulatory disability, 4.6 have an independent living disability, and 2.3 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	612	4.1%
Vision disability	259	1.7%
Cognitive disability	685	4.9%
Ambulatory disability	1,076	7.7%
Self-Care disability	317	2.3%
Independent living disability	515	4.6%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.22.17. In 2016, some 7,695 persons were employed and 626 were unemployed. This totaled a labor force of 8,321 persons. The unemployment rate for Indianola was estimated to be 7.5 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	7,695
Unemployed	626
<b>Labor Force</b>	<b>8,321</b>
Unemployment Rate	7.5%

In 2016, 95.7 percent of households in Indianola had a high school education or greater.

<b>Table III.22.18</b>	
<b>High School or Greater Education</b>	
Indianola	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	5,520
Total Households	5,771
<b>Percent High School or Above</b>	<b>95.7%</b>

As seen in Table III.22.19, some 29.4 percent of the population had a high school diploma or equivalent, another 42 percent have some college, 14.8 percent have a Bachelor's Degree, and 8.4 percent of the population had a graduate or professional degree.

<b>Table III.22.19</b>		
<b>Educational Attainment</b>		
Indianola		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	631	5.4%
High School or Equivalent	3,402	29.4%
Some College or Associates Degree	4,867	42%
Bachelor's Degree	1,714	14.8%
Graduate or Professional Degree	976	8.4%
<b>Total Population Above 18 years</b>	<b>11,590</b>	<b>100.0%</b>

## ECONOMICS

### Earnings: Warren 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.22.2, shows real average earnings per job for Warren County from 1990 to 2016. Over this period the average earning per job for Warren County was \$31,010, which was lower than the statewide average of \$43,526 over the same period.

**Diagram III.22.2**  
**Real Average Earnings Per Job**  
 Warren County  
 BEA Data 1990 - 2016

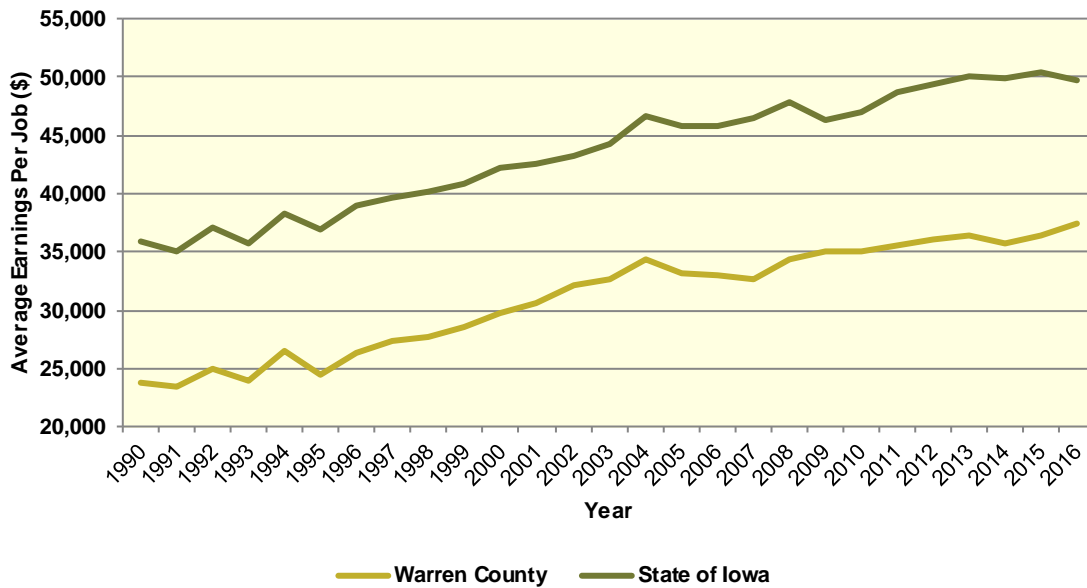
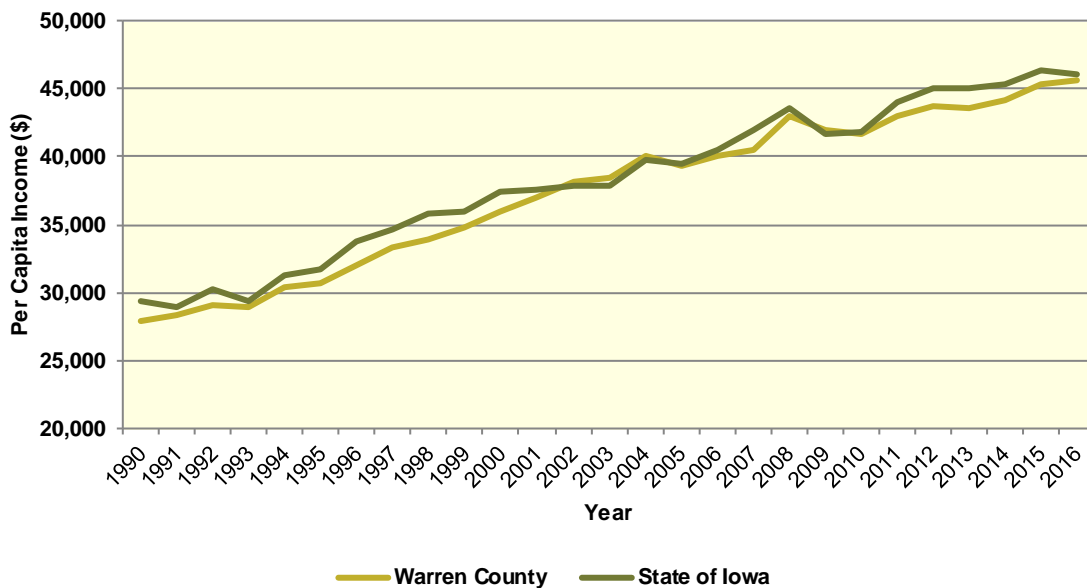


Diagram III.22.3, shows real per capita income for the Warren County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Warren County was \$37,450, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.22.3**  
**Real Per Capita Income**  
 Warren County  
 BEA Data 1990 - 2016



### Iowa Department of Revenue: Warren County

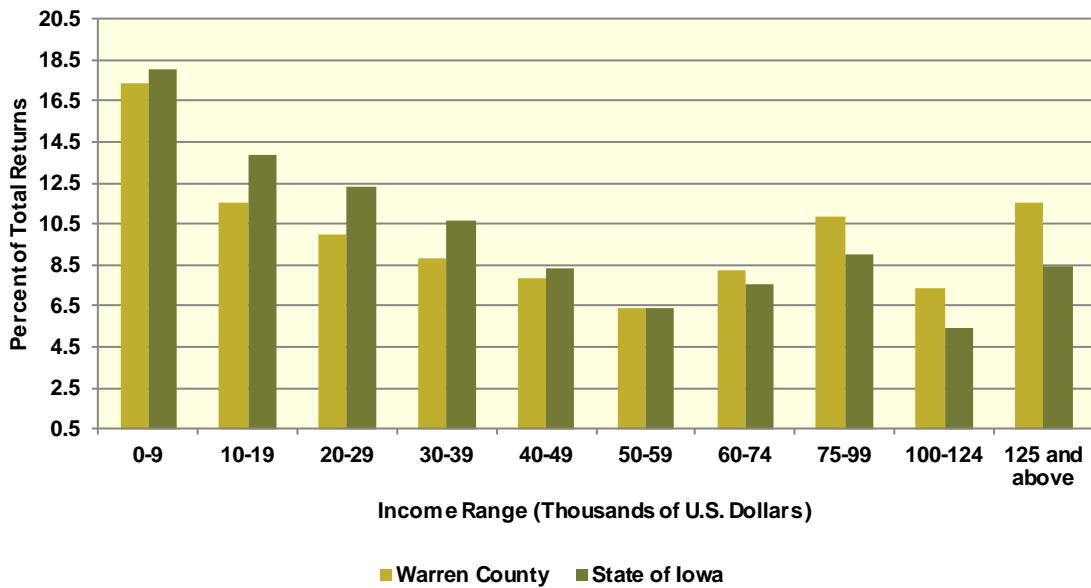
The Iowa Department of Revenue releases annual income tax statistics. Table III.22.20, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower 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 Warren County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 12.9 percent, with 2,502 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 72.6 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of 3.6 percent.

**Table III.22.20**  
**Number of Tax Returns by Adjusted Gross Income**  
 Indianola  
 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	3,368	2,143	2,097	1,830	1,523	1,362	1,836	1,697	562	546	16,964
2003	3,355	2,205	2,093	1,792	1,494	1,374	1,741	1,812	661	604	17,131
2004	3,358	2,144	2,089	1,754	1,491	1,341	1,771	2,002	811	738	17,499
2005	3,280	2,119	2,055	1,781	1,552	1,328	1,784	2,147	882	893	17,821
2006	3,181	2,154	2,014	1,749	1,498	1,360	1,846	2,229	1,032	1,052	18,115
2007	3,398	2,181	2,076	1,840	1,568	1,353	1,772	2,382	1,170	1,262	19,002
2008	3,340	2,149	2,048	1,822	1,579	1,330	1,775	2,333	1,285	1,359	19,020
2009	3,437	2,231	2,122	1,710	1,560	1,317	1,812	2,193	1,345	1,339	19,066
2010	3,426	2,259	2,066	1,804	1,590	1,329	1,732	2,215	1,383	1,450	19,254
2011	3,614	2,296	2,168	1,789	1,586	1,321	1,696	2,215	1,416	1,597	19,698
2012	3,533	2,391	2,138	1,808	1,553	1,353	1,745	2,262	1,354	1,812	19,949
2013	3,565	2,409	2,105	1,849	1,595	1,324	1,784	2,296	1,462	1,983	20,372
2014	3,629	2,397	2,136	1,844	1,645	1,385	1,829	2,304	1,529	2,218	20,916
2015	3,771	2,514	2,177	1,919	1,705	1,397	1,794	2,361	1,594	2,502	21,734
<b>Change 10 - 15</b>	<b>10.1%</b>	<b>11.3%</b>	<b>5.4%</b>	<b>6.4%</b>	<b>7.2%</b>	<b>5.1%</b>	<b>3.6%</b>	<b>6.6%</b>	<b>15.3%</b>	<b>72.6%</b>	<b>12.9%</b>

**Diagram III.22.4**  
**2015 Income Distribution**  
 Warren County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Indianola is shown in Table III.22.21. In 2016, there were an estimated 1,810 persons living in poverty. This represented a 13.2 percent poverty rate, compared to 7.2 percent poverty in 2000. In 2016, some 19 percent of those in poverty were under age 6, and 4.6 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	152	18.1%	343	19%
6 to 17	143	17.1%	451	24.9%
18 to 64	447	53.3%	933	51.5%
65 or Older	96	11.5%	83	4.6%
<b>Total</b>	<b>838</b>	<b>100.0%</b>	<b>1,810</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>7.2%</b>	<b>.</b>	<b>13.2%</b>	<b>.</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 Warren County increased from 39 authorizations in 2015 to 40 in 2016.

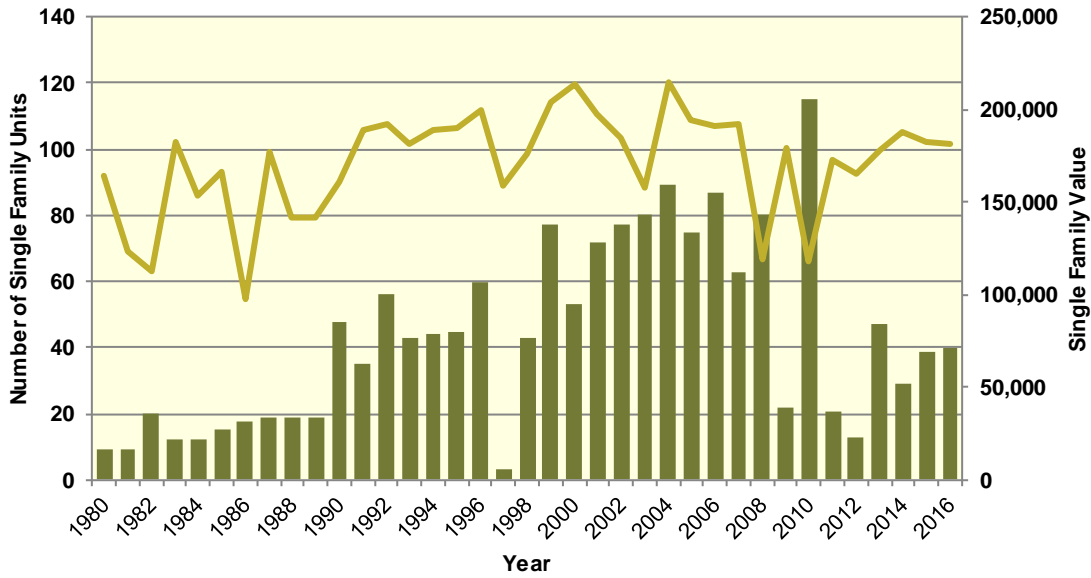
The real value of single-family building permits decreased from \$182,898 in 2015 to \$181,213 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.22.22.

Table III.22.22 Building Permits and Valuation Indianola 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	9	12	20	0	41	164,359	0
1981	9	0	0	0	9	123,714	0
1982	20	0	0	0	20	112,224	0
1983	12	2	0	0	14	182,191	0
1984	12	2	0	14	28	153,291	102,427
1985	15	0	0	18	33	166,813	79,504
1986	18	0	0	24	42	98,096	42,777
1987	19	0	24	48	91	176,776	54,295
1988	19	2	0	8	29	141,259	56,958
1989	19	4	0	0	23	141,881	0
1990	48	6	11	98	163	160,774	101,734
1991	35	4	0	24	63	189,256	59,293
1992	56	2	4	0	62	192,636	0
1993	43	2	11	16	72	181,579	44,347
1994	44	4	3	6	57	188,840	62,193
1995	45	0	4	72	121	190,452	63,701
1996	60	0	16	164	240	199,429	64,273
1997	3	0	0	0	3	158,767	0
1998	43	0	8	0	51	175,750	0
1999	77	0	12	72	161	204,030	32,418
2000	53	6	12	0	71	213,803	0
2001	72	2	6	0	80	197,358	0
2002	77	8	6	0	91	184,974	0
2003	80	6	6	0	92	157,759	0
2004	89	8	0	52	149	215,217	95,288
2005	75	2	0	0	77	194,654	0
2006	87	14	3	16	120	191,340	125,059
2007	63	16	3	0	82	192,070	0
2008	80	2	3	18	103	118,936	168,445
2009	22	0	0	66	88	179,434	74,598
2010	115	4	0	0	119	117,632	0
2011	21	2	0	0	23	172,733	0
2012	13	4	4	37	58	165,823	150,293
2013	47	12	16	32	107	178,605	101,532
2014	29	8	16	0	53	188,248	0
2015	39	8	8	0	55	182,898	0
2016	40	14	8	116	178	181,213	94,349



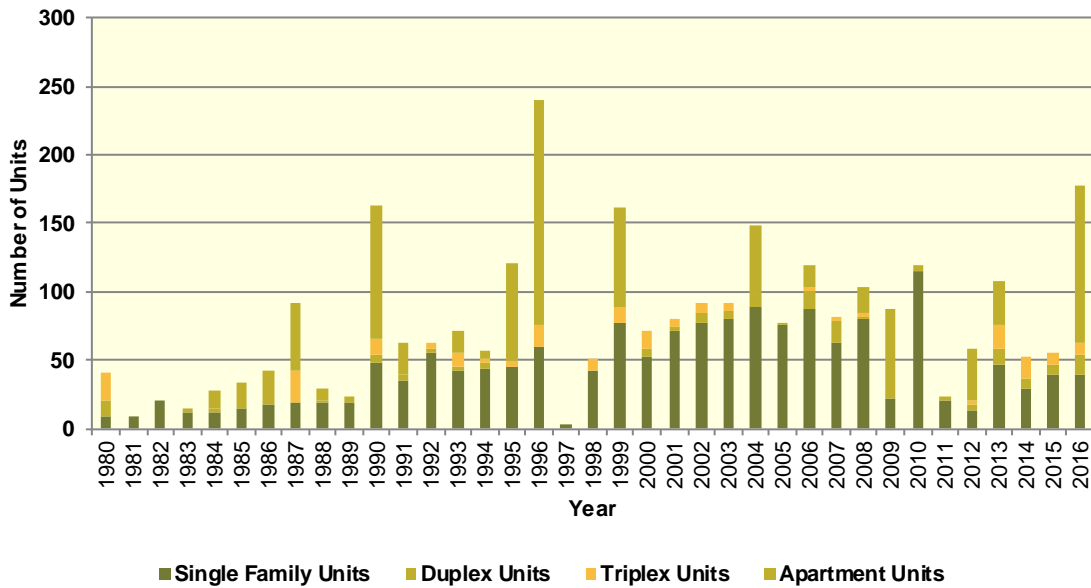
### Diagram III.22.5 Single Family Permits

Indianola  
Census Bureau Data, 1980–2016



### Diagram III.22.6 Total Permits by Unit Type

Indianola  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table III.22.23. In 2016, there were 6,023 housing units, up from 4,973 in 2000. Single-family units accounted for 71.8 percent of units in 2016, compared to 64.1 in 2000. Apartment units accounted for 20.5 percent in 2016, compared to 22.4 percent in 2000.

<b>Table III.22.23</b>				
<b>Housing Units by Type</b>				
Indianola				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,186	64.1%	4,323	71.8%
Duplex	146	2.9%	89	1.5%
Tri- or Four-Plex	257	5.2%	203	3.4%
Apartment	1,116	22.4%	1,234	20.5%
Mobile Home	268	5.4%	174	2.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,973</b>	<b>100.0%</b>	<b>6,023</b>	<b>100.0%</b>

Some 92.9 percent of housing was occupied in 2010, compared to 95.3 percent in 2000. Owner-occupied housing changed 17.4 percent between 2000 and 2010, ending with owner-occupied units representing 67.4 percent of unit. Vacant units changed by 78.5 percent, resulting in 416 vacant units in 2010.

<b>Table III.22.24</b>					
<b>Housing Units by Tenure</b>					
Indianola					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,748	95.3%	5,477	92.9%	15.4%
Owner-Occupied	3,143	66.2%	3,691	67.4%	17.4%
Renter-Occupied	1,605	33.8%	1,786	32.6%	11.3%
Vacant Housing Units	233	4.7%	416	7.1%	78.5%
<b>Total Housing Units</b>	<b>4,981</b>	<b>100.0%</b>	<b>5,893</b>	<b>100.0%</b>	<b>18.3%</b>

Table III.22.25, shows housing units by tenure from 2010 to 2016. By 2016, there were 6,023 housing units. An estimated 65.4 percent were owner-occupied, and 4.2 percent were vacant.

<b>Table III.22.25</b>				
<b>Housing Units by Tenure</b>				
Indianola				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,477	92.9%	5,771	95.8%
Owner-Occupied	3,691	67.4%	3,773	65.4%
Renter-Occupied	1,786	32.6%	1,998	34.6%
Vacant Housing Units	416	7.1%	252	4.2%
<b>Total Housing Units</b>	<b>5,893</b>	<b>100.0%</b>	<b>6,023</b>	<b>100.0%</b>



Households by household size are shown in Table III.22.26. There were a total of 5,477 households in 2010, up from 4,748 in 2000. One person households changed by 24.6 percent between 2000 and 2010, while two person households changed by 10.2 percent. Three and four person households changed by 11.7 and 10.9 respectively, representing 15.7 percent and 13.4 percent of the population in 2010.

<b>Table III.22.26</b>					
<b>Households by Household Size</b>					
Indianola					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,258	26.5%	1,568	28.6%	24.6%
Two Persons	1,689	35.6%	1,861	34%	10.2%
Three Persons	769	16.2%	859	15.7%	11.7%
Four Persons	663	14%	735	13.4%	10.9%
Five Persons	276	5.8%	319	5.8%	15.6%
Six Persons	73	1.5%	103	1.9%	41.1%
Seven Persons or More	20	0.4%	32	0.6%	60%
<b>Total</b>	<b>4,748</b>	<b>100.0%</b>	<b>5,477</b>	<b>100.0%</b>	<b>15.4%</b>

Households by income is shown in Table III.22.27. Households earning more than \$100,000 per year represented 18.5 percent of households in 2016, compared to 7.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.9 percent of households in 2010, compared to 24.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11 percent of households in 2016, compared to 13.3 percent in 2000.

<b>Table III.22.27</b>				
<b>Households by Income</b>				
Indianola				
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	630	13.3%	633	11%
\$15,000 to \$19,999	321	6.8%	274	4.7%
\$20,000 to \$24,999	347	7.3%	252	4.4%
\$25,000 to \$34,999	576	12.2%	718	12.4%
\$35,000 to \$49,999	800	16.9%	918	15.9%
\$50,000 to \$74,999	1,153	24.4%	1,148	19.9%
\$75,000 to \$99,999	553	11.7%	759	13.2%
\$100,000 or More	353	7.5%	1,069	18.5%
<b>Total</b>	<b>4,733</b>	<b>100.0%</b>	<b>5,771</b>	<b>100.0%</b>

Table III.22.28, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 14.7 percent and 5.9 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 19 percent, 6 percent, and 13.1, respectively. Housing units built prior to 1939 represented 13.8 percent of households in 2016.



<b>Table III.22.28</b>				
<b>Households by Year Home Built</b>				
Indianola				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Year Built</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
1939 or Earlier	863	18.2%	796	13.8%
1940 to 1949	246	5.2%	155	2.7%
1950 to 1959	599	12.6%	697	12.1%
1960 to 1969	693	14.6%	729	12.6%
1970 to 1979	1,133	23.9%	1,094	19%
1980 to 1989	391	8.2%	349	6%
1990 to 1999	816	17.2%	758	13.1%
2000 to 2009	.	.	850	14.7%
2010 or Later	.	.	343	5.9%
<b>Total</b>	<b>4,741</b>	<b>100.0%</b>	<b>5,771</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.22.29. An estimated 73.9 percent of white households occupy single family homes. Some 18.5 percent of white households occupied apartments. An estimated 100 percent of Asian households occupy single family homes.

<b>Table III.22.29</b>							
<b>Distribution of Units in Structure by Race</b>							
Indianola							
2016 Five-Year ACS Data							
<b>Unit Type</b>	<b>White</b>	<b>Black</b>	<b>American Indian</b>	<b>Asian</b>	<b>Native Hawaiian/Pacific Islanders</b>	<b>Other</b>	<b>Two or More Races</b>
Single-Family	73.9%	0%	0%	100%	0%	0%	100%
Duplex	1.4%	0%	0%	0%	0%	100%	0%
Tri- or Four-Plex	3.6%	0%	0%	0%	0%	0%	0%
Apartment	18.5%	0%	0%	0%	100%	0%	0%
Mobile Home	2.6%	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.22.30. An estimated 53.6 percent of vacant units were for rent in 2010, a 79.8 percent change since 2000. In addition, some 16.3 percent of vacant units were for sale, a change of 112.5 percent between 2000 and 2010. “Other” vacant units represented 16.3 percent of vacant units in 2010. This is a change of 36 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.22.30</b> <b>Disposition of Vacant Housing Units</b> Indianola 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	124	53.2%	223	53.6%	79.8%
For Sale	32	13.7%	68	16.3%	112.5%
Rented or Sold, Not Occupied	11	4.7%	30	7.2%	172.7%
For Seasonal, Recreational, or Occasional Use	16	6.9%	27	6.5%	68.8%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	50	21.5%	68	16.3%	36%
<b>Total</b>	<b>233</b>	<b>100.0%</b>	<b>416</b>	<b>100.0%</b>	<b>78.5%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.22.31. By 2016, for rent units accounted for 34.1 percent of vacant units, while for sale units accounted for 14.3 percent. "Other" vacant units accounted for 35.3 percent of vacant units, representing a total of 89 "other" vacant units.

<b>Table III.22.31</b> <b>Disposition of Vacant Housing Units</b> Indianola 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	223	53.6%	86	34.1%
For Sale	68	16.3%	36	14.3%
Rented Not Occupied	14	3.4%	31	12.3%
Sold Not Occupied	16	3.8%	0	0%
For Seasonal, Recreational, or Occasional Use	27	6.5%	10	4%
For Migrant Workers	0	0%	0	0%
Other Vacant	68	16.3%	89	35.3%
<b>Total</b>	<b>416</b>	<b>100.0%</b>	<b>252</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.22.32. In 2016, an estimated 0.4 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

<b>Table III.22.32</b> <b>Overcrowding and Severe Overcrowding</b> Indianola 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	3,097	98.8%	39	1.2%	0	0%	3,136
2016 Five-Year ACS	3,766	99.8%	7	0.2%	0	0%	3,773
<b>Renter</b>							
2000 Census	1,572	97.9%	33	2.1%	0	0%	1,605
2016 Five-Year ACS	1,963	98.2%	18	0.9%	17	0.9%	5,771
<b>Total</b>							
2000 Census	4,669	98.5%	72	1.5%	0	0%	4,741
2016 Five-Year ACS	5,729	99.3%	25	0.4%	17	0.3%	5,771

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 5 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Indianola. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.22.33</b> <b>Households with Incomplete Plumbing Facilities</b> Indianola 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,735	5,766
Lacking Complete Plumbing Facilities	6	5
<b>Total Households</b>	<b>4,741</b>	<b>5,771</b>
<b>Percent Lacking</b>	<b>0.1%</b>	<b>0.1%</b>

There were 49 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 0.8 percent in 2016.

<b>Table III.22.34</b> <b>Households with Incomplete Kitchen Facilities</b> Indianola 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,741	5,722
Lacking Complete Kitchen Facilities	0	49
<b>Total Households</b>	<b>4,741</b>	<b>5,771</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0.8%</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 Indianola, 16.7 of households had a cost burden and 11.8 percent had a severe cost burden. Some 26.8 percent of renters were cost burdened, and 23.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.1 percent and a severe cost burden rate of 5.6 percent. Owner occupied households with a mortgage had a cost burden rate of 12.8 percent, and severe cost burden at 5.8 percent.

<b>Table III.22.35</b>									
<b>Cost Burden and Severe Cost Burden by Tenure</b>									
Indianola									
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	1,553	83.7%	191	10.3%	112	6%	0	0%	1,856
2016 Five-Year ACS	2,120	81.4%	334	12.8%	150	5.8%	0	0%	2,604
<b>Owner Without a Mortgage</b>									
2000 Census	727	91.8%	45	5.7%	7	0.9%	13	1.6%	792
2016 Five-Year ACS	1,008	86.2%	95	8.1%	66	5.6%	0	0%	1,169
<b>Renter</b>									
2000 Census	1,025	63.9%	284	17.7%	210	13.1%	86	5.4%	1,605
2016 Five-Year ACS	932	46.6%	535	26.8%	463	23.2%	68	3.4%	1,998
<b>Total</b>									
2000 Census	3,305	77.7%	520	12.2%	329	7.7%	99	2.3%	4,253
2016 Five-Year ACS	4,060	70.4%	964	16.7%	679	11.8%	68	1.2%	5,771

### Housing Problems by Income

Table III.22.36, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Warren County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.22.37, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 530 owner-occupied and 440 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 205 owner-occupied 320 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,015 households without a housing problem.

<b>Table III.22.36</b>		
<b>Median Family Income</b>		
Warren County		
2000–2017 HUD MFI		
Year	MFI	State of Iowa MFI
2000	60,000	49,100
2001	64,600	52,500
2002	66,900	53,700
2003	63,900	54,900
2004	65,300	55,800
2005	68,050	57,650
2006	67,700	57,800
2007	67,700	58,100
2008	67,900	58,500
2009	71,700	62,000
2010	73,200	62,400
2011	74,500	64,000
2012	75,500	64,800
2013	72,900	64,700
2014	74,900	65,300
2015	75,000	67,500
2016	76,900	68,400
2017	82,200	69,900

<b>Table III.22.37</b>						
<b>Housing Problems by Income and Tenure</b>						
Warren County 2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	105	80	20	0	0	205
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	90	180	95	135	530
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	25	140	425	400	2,120	3,110
<b>Total</b>	<b>170</b>	<b>320</b>	<b>625</b>	<b>505</b>	<b>2,255</b>	<b>3,875</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	4	0	0	25	29
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	25	0	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	250	55	15	0	0	320
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	200	105	10	10	440
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	80	155	295	150	225	905
<b>Total</b>	<b>475</b>	<b>439</b>	<b>415</b>	<b>160</b>	<b>260</b>	<b>1,749</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	4	0	0	25	29
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	35	0	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	10	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	355	135	35	0	0	525
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	145	290	285	105	145	970
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	105	295	720	550	2,345	4,015
<b>Total</b>	<b>645</b>	<b>759</b>	<b>1,040</b>	<b>665</b>	<b>2,515</b>	<b>5,624</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.22.38 presents some basic statistics about the completed surveys.

<b>Table III.22.38</b>				
<b>Survey of Rental Properties</b>				
Indianola 2017 Survey of Rental Properties				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2017	5	688	1.7	21.5



Table III.22.39, shows the amount of total and vacant units with their associated vacancy rates. There were 688 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 1.7 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.22.39</b>			
<b>Rental Vacancy Survey by Type</b>			
Indianola			
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	688	12	1.7%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don't Know	0	0	0%
<b>Total</b>	<b>688</b>	<b>12</b>	<b>1.7%</b>

Table III.22.40, reports units by bedroom size. As can be seen there were 296 two bedroom apartment units and 18 three bedroom units. Overall, the 296 two bedroom units accounted for 43 percent of all units, and the 18 three bedroom units accounted for 2.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 192 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

<b>Table III.22.40</b>						
<b>Rental Units by Bedroom Size</b>						
Indianola						
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	20	0	0	.	20
One	0	162	0	0	.	162
Two	0	296	0	0	.	296
Three	0	18	0	0	.	18
Four	0	0	0	0	.	0
Don't Know	0	192	0	0	0	192
<b>Total</b>	<b>0</b>	<b>688</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>688</b>

Table III.22.41, 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 1.4 percent.



<b>Table III.22.41</b> <b>Apartment Units by Bedroom Size</b> Indianola 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	20	0	0%
One	162	1	0.6%
Two	296	4	1.4%
Three	18	0	0%
Four	0	0	0%
Don't know	192	7	3.6%
<b>Total</b>	<b>688</b>	<b>12</b>	<b>1.7%</b>

Average market-rate rents by unit type are shown in Table III.22.42. 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.22.42</b> <b>Average Market Rate Rents by Bedroom Size</b> Indianola 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$575	\$0	\$0	\$575
Two	\$0	\$650	\$0	\$0	\$650
Three	\$0	\$750	\$0	\$0	\$750
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$744.6</b>	<b>\$0</b>	<b>\$0</b>	<b>\$744.6</b>

The average rent and availability of apartment units is displayed in Table III.22.43. 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 1 percent.

<b>Table III.22.43</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Indianola 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	526	5	1%
\$750 to \$1,000	114	4	3.5%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	48	3	6.2%
<b>Total</b>	<b>688</b>	<b>12</b>	<b>1.7%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.22.44, 5 respondents, or 100 percent, included some sort of utility in the rent.

<b>Table III.22.44</b> <b>Are there any utilities included with the rent?</b> Indianola 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
<b>% Offering Utilities</b>	<b>100%</b>

The type of utility included in the rent is shown in Table III.22.45. There was 1 respondent who included electricity, 1 respondent who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table III.22.45</b> <b>Which utilities are included with the rent?</b> Indianola 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	5
Trash Collection	5

### 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.22.46, there were 16 accessible apartment units. Respondents also indicated there were a total of 3 persons with disabilities currently residing in accessible units.

<b>Table III.22.46</b> <b>Accessible Units by Bedroom Size</b> Indianola 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	5	0	0		5
Two	0	11	0	0		11
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>

Table III.22.47, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 3.7 percent or 11 two bedroom apartment units are accessible, with 0 percent

of three bedroom units were considered accessible. Overall, 2.3 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.22.47</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Indianola 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	20	0	20	0%
One	157	5	162	3.1%
Two	285	11	296	3.7%
Three	18	0	18	0%
Four	0	0	0	0%
Don't know	192	0	192	0%
<b>Total</b>	<b>672</b>	<b>16</b>	<b>688</b>	<b>2.3%</b>

### Perceived Need for Rental Units

Table III.22.48, at right, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 58 number of persons on the wait list.

<b>Table III.22.48</b> <b>Do you keep a waiting list?</b> Indianola 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
<b>Waitlist Size</b>	<b>58</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.22.49, 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.

<b>Table III.22.49</b> <b>How would you rate the need for renovation of existing units in the?</b> Indianola 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	1	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>3</b>	<b>2.5</b>	<b>3</b>	<b>3</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.22.50, 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	1	1	1	1
Moderate Need	1	1	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>2.5</b>	<b>2.5</b>	<b>2</b>	<b>2</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.22.51, shows the *strong growth scenario* for Indianola. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 5,771 households. In 2030, there will be a projected 6,905 households, of which 4,514 are projected to be owner occupied and the remaining 2,391 are expected to be renter-occupied.

By 2050, there are projected to be 5,189 owner-occupied households, of which 228 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 837 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,748 renter



households, of which 752 renter households are expected to have incomes between 0 and 30.0 percent of median family income 649 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 7,937 occupied units by 2050, of which 980 are expected to have incomes on between 0 and 30 percent of MFI.

<b>Table III.22.51</b> <b>Housing Demand Forecast</b> Indianola Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	183	190	198	206	214	221	228
30.1-50%	0	345	357	373	388	402	415	429
50.1-80%	0	674	698	728	757	785	811	837
80.1-95%	0	475	491	513	533	553	571	589
95.1-115%	0	431	447	466	485	502	519	536
115+%	0	2,071	2,143	2,237	2,327	2,412	2,493	2,571
<b>Total</b>	<b>0</b>	<b>4,179</b>	<b>4,326</b>	<b>4,514</b>	<b>4,696</b>	<b>4,868</b>	<b>5,031</b>	<b>5,189</b>
<b>Renter</b>								
0-30%	0	606	627	654	681	706	729	752
30.1-50%	0	561	581	606	631	654	676	697
50.1-80%	0	523	541	565	588	609	630	649
80.1-95%	0	115	119	124	129	134	138	143
95.1-115%	0	179	185	193	201	208	215	222
115+%	0	230	238	248	258	267	276	285
<b>Total</b>	<b>0</b>	<b>2,213</b>	<b>2,291</b>	<b>2,391</b>	<b>2,487</b>	<b>2,578</b>	<b>2,664</b>	<b>2,748</b>
<b>Total</b>								
0-30%	0	789	817	853	887	919	950	980
30.1-50%	0	906	938	979	1,018	1,056	1,091	1,125
50.1-80%	0	1,197	1,239	1,293	1,345	1,394	1,441	1,486
80.1-95%	0	589	610	637	662	686	709	732
95.1-115%	0	610	631	659	685	710	734	757
115+%	0	2,300	2,381	2,485	2,585	2,679	2,769	2,856
<b>Total</b>	<b>5,771</b>	<b>6,392</b>	<b>6,616</b>	<b>6,905</b>	<b>7,183</b>	<b>7,445</b>	<b>7,695</b>	<b>7,937</b>