

**VOLUME III:
MARION**

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Marion

DEMOGRAPHICS

Population Estimates

Table III.15.1, at right shows the population for Marion. As can be seen, the population in Marion increased from 34,768 persons in 2010 to 38,480 person in 2016, or by 10.7 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 Marion. Although a city may span several counties, for the county level data pieces, Linn County was selected. For a more in-depth county level view, please refer to Linn County in Volume II of this profile.

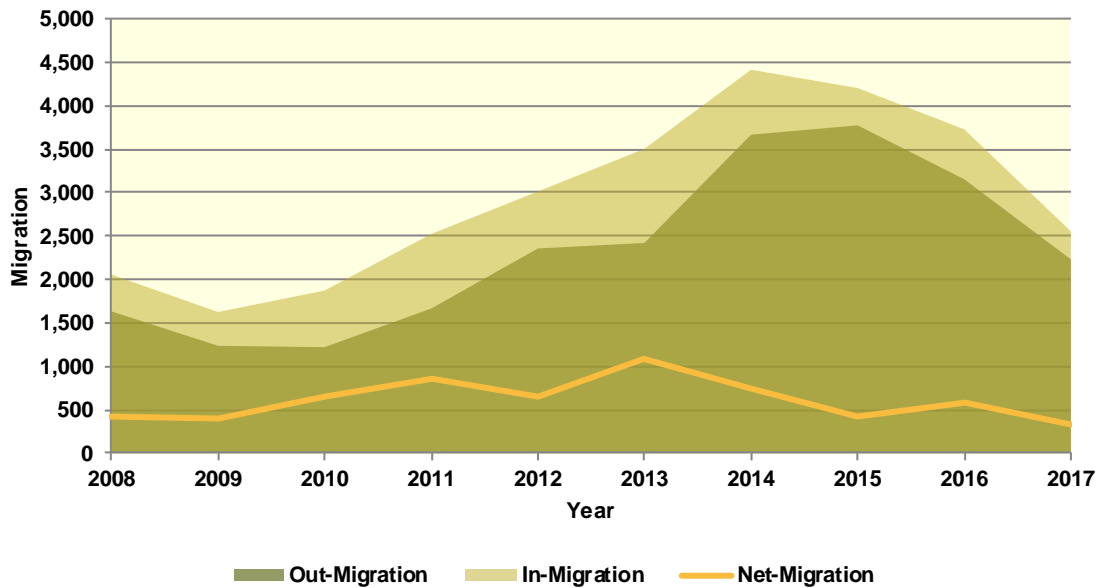
Linn County Population Migration Trends

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.15.1, 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 1,084 people entering and the migration lowest net migration occurred in 2,009 with 389 entering Marion.

Year	Population	Percent Yearly Change
2000	26,294	.
2001	27,678	5.3%
2002	28,438	2.7%
2003	29,097	2.3%
2004	29,825	2.5%
2005	30,652	2.8%
2006	31,527	2.9%
2007	32,524	3.2%
2008	33,459	2.9%
2009	34,230	2.3%
2010	34,768	1.6%
2011	35,739	2.8%
2012	36,219	1.3%
2013	36,599	1%
2014	37,067	1.3%
2015	37,590	1.4%
2016	38,480	2.4%

Diagram III.15.1
Net In-migration by Gender
 Linn County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.15.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 43 percent of net-migrants, or 138 persons were male, with the remaining 57 percent, or 184 persons were female.

Table III.15.2, shows net-migration for Linn 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 93 persons entering Linn County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 2 persons leaving Linn County.

Table III.15.2
New-Migration by Age Range
 Linn County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	-1	-1	-2	-1	0	4	-1	1	-4	-2
18-22	29	41	114	127	99	154	156	106	87	57
23-25	-17	19	45	116	88	116	88	68	1	27
26-35	186	153	217	249	241	343	173	112	181	93
36-45	160	75	124	153	124	222	206	65	106	24
46-55	66	53	94	164	76	181	101	23	74	67
56-65	-2	40	44	20	17	52	10	14	74	9
66 +	3	9	16	30	11	12	15	40	56	47
Total	424	389	652	858	656	1,084	748	429	575	322

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.15.3, shows population by age for the 2000 and 2010 Census. The population changed by 32.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 51.6 percent to a total of 4,545 persons in 2010. Those aged 25 to 34 changed by 28.1 percent, and those aged under 5 changed by 34.8 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,941	7.4%	2,617	7.5%	34.8%
5 to 19	5,613	21.3%	7,338	21.1%	30.7%
20 to 24	1,525	5.8%	1,703	4.9%	11.7%
25 to 34	4,033	15.3%	5,166	14.9%	28.1%
35 to 54	7,917	30.1%	9,722	28%	22.8%
55 to 64	2,266	8.6%	3,677	10.6%	62.3%
65 or Older	2,999	11.4%	4,545	13.1%	51.6%
Total	26,294	100.0%	34,768	100.0%	32.2%

The elderly population is further explored in Table III.15.4. Those aged 65 to 66 changed by 42.7 percent between 2000 and 2010, resulting in a population of 558 persons. Those aged 85 or older changed by 55.3 percent during the same time period, and resulted in 626 persons over age 85 in 2010.



Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	391	13%	558	12.3%	42.7%
67 to 69	495	16.5%	778	17.1%	57.2%
70 to 74	669	22.3%	1,082	23.8%	61.7%
75 to 79	597	19.9%	883	19.4%	47.9%
80 to 84	444	14.8%	618	13.6%	39.2%
85 or Older	403	13.4%	626	13.8%	55.3%
Total	2,999	100.0%	4,545	100.0%	51.6%

Population by race and ethnicity is shown in Table III.15.5. The white population changed by 27.8 percent between 2000 and 2010, and resulted in representing 93.7 percent of the population in 2010. The black population changed by 348.4 percent, represented 2 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 1.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 137.7 percent between 2000 and 2010, compared to the 31.1 percent growth rate for non-Hispanics.

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	25,507	97%	32,588	93.7%	27.8%
Black	157	0.6%	704	2%	348.4%
American Indian	49	0.2%	87	0.3%	77.6%
Asian	247	0.9%	539	1.6%	118.2%
Native Hawaiian/ Pacific Islander	9	0%	17	0%	88.9%
Other	105	0.4%	164	0.5%	56.2%
Two or More Races	220	0.8%	669	1.9%	204.1%
Total	26,294	100.0%	34,768	100.0%	32.2%
Hispanic	289	1.1%	687	2%	137.7%
Non-Hispanic	26,005	98.9%	34,081	98%	31.1%

Population by race and ethnicity through 2016 is shown in Table III.15.6. The white population represented 93.5 percent of the population in 2016, compared with black households accounting for 2.3 percent of the population. Hispanic households represented 1.8 percent of the population in 2016.

Table III.15.6				
Population by Race and Ethnicity				
Marion				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	32,588	93.7%	34,765	93.5%
Black	704	2%	858	2.3%
American Indian	87	0.3%	22	0.1%
Asian	539	1.6%	577	1.6%
Native Hawaiian/ Pacific Islander	17	0%	0	0%
Other	164	0.5%	177	0.5%
Two or More Races	669	1.9%	799	2.1%
Total	34,768	100.0%	37,198	100.0%
Non-Hispanic	34,081	98%	36,511	98.2%
Hispanic	687	2%	687	1.8%

The population by race is broken down further by ethnicity in Table III.15.7. While the white non-Hispanic population changed by 26.9 percent between 2000 and 2010, the white Hispanic population changed by 172 percent. The black non-Hispanic population changed by 349.4 percent, while the black Hispanic population changed by 300 percent.

Table III.15.7					
Population by Race and Ethnicity					
Marion					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	25,357	97.5%	32,180	94.4%	26.9%
Black	154	0.6%	692	2%	349.4%
American Indian	44	0.2%	75	0.2%	70.5%
Asian	246	0.9%	536	1.6%	117.9%
Native Hawaiian/ Pacific Islander	8	0%	14	0%	75%
Other	18	0.1%	17	0%	-5.6%
Two or More Races	178	0.7%	567	1.7%	218.5%
Total Non-Hispanic	26,005	100.0%	34,081	100.0%	31.1%
Hispanic					
White	150	51.9%	408	59.4%	172%
Black	3	1%	12	1.7%	300%
American Indian	5	1.7%	12	1.7%	140%
Asian	1	0.3%	3	0.4%	200%
Native Hawaiian/ Pacific Islander	1	0.3%	3	0.4%	200%
Other	87	30.1%	147	21.4%	69%
Two or More Races	42	14.5%	102	14.8%	142.9%
Total Hispanic	289	100.0%	687	100.0%	137.7%
Total Population	26,294	100.0%	34,768	100.0%	32.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.15.8. During this time, the total non-Hispanic population was 36,511 persons in 2016. The Hispanic population was 687.

Table III.15.8				
Population by Race and Ethnicity				
Marion				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	32,180	94.4%	34,392	94.2%
Black	692	2%	784	2.1%
American Indian	75	0.2%	2	0%
Asian	536	1.6%	568	1.6%
Native Hawaiian/ Pacific Islander	14	0%	0	0%
Other	17	0%	0	0%
Two or More Races	567	1.7%	765	2.1%
Total Non-Hispanic	34,081	100.0%	36,511	100.0%
Hispanic				
White	408	59.4%	373	54.3%
Black	12	1.7%	74	10.8%
American Indian	12	1.7%	20	2.9%
Asian	3	0.4%	9	1.3%
Native Hawaiian/ Pacific Islander	3	0.4%	0	0%
Other	147	21.4%	177	25.8%
Two or More Races	102	14.8%	34	4.9%
Total Hispanic	687	100.0	687	100.0%
Total Population	34,768	100.0%	37,198	100.0%

Households by type and tenure are shown in Table III.15.9. Family households represented 66.2 percent of households, while non-family households accounted for 33.8 percent. These changed from 66 and 34 percent, respectively.

Table III.15.9				
Household Type by Tenure				
Marion				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	9,308	66%	9,805	66.2%
Married-Couple Family	7,409	79.6%	7,884	80.4%
Owner-Occupied	6,835	92.3%	7,309	92.7%
Renter-Occupied	574	7.7%	575	7.3%
Other Family	1,899	20.4%	1,921	19.4%
Male Householder, No Spouse Present	513	27%	561	26.7%
Owner-Occupied	332	64.7%	405	72.2%
Renter-Occupied	181	35.3%	156	27.8%
Female Householder, No Spouse Present	1,386	73%	1,360	72.1%
Owner-Occupied	831	60%	869	63.9%
Renter-Occupied	555	40%	491	36.1%
Non-Family Households	4,800	34%	4,998	33.8%
Owner-Occupied	2,696	56.2%	2,785	55.7%
Renter-Occupied	2,104	43.8%	2,213	44.3%
Total	14,108	100.0%	14,803	100.0%

The group quarters population was 292 in 2010, compared to 430 in 2000. Institutionalized populations experienced a -7 percent change between 2000 and 2010. Non-institutionalized populations experienced a -61 percent change during this same time period.

Table III.15.10					
Group Quarters Population					
Marion					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	4	1.9%	.
Nursing Homes	230	100%	210	98.1%	-8.7%
Other Institutions	0	0%	0	0%	0%
Total	230	100.0%	214	100.0%	-7 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	200	100%	78	100%	-61%
Total	200	100.0%	78	100.0%	-61%
Group Quarters Population	430	100.0%	292	100.0%	-32.1%

The number of foreign born persons are shown in Table III.15.11. An estimated 0.5 percent of the population was born in Korea, some 0.4 percent were born in China excluding Hong Kong and Taiwan, and another 0.3 percent were born in Liberia.

Table III.15.11			
Place of Birth for the Foreign-Born Population			
Marion			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Korea	170	0.5%
#2 country of origin	China excluding Hong Kong and Taiwan	149	0.4%
#3 country of origin	Liberia	109	0.3%
#4 country of origin	Canada	107	0.3%
#5 country of origin	Philippines	103	0.3%
#6 country of origin	Mexico	91	0.2%
#7 country of origin	India	75	0.2%
#8 country of origin	Haiti	66	0.2%
#9 country of origin	Croatia	52	0.1%
#10 country of origin	Germany	39	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.15.12. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table III.15.12 Limited English Proficiency and Language Spoken at Home Marion 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	120	0.3%
#2 LEP Language	Chinese	86	0.2%
#3 LEP Language	German or other West Germanic languages	58	0.2%
#4 LEP Language	Korean	53	0.2%
#5 LEP Language	Vietnamese	11	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.15.13. Some 14 percent of the population was disabled in 2000, or a total of 3,415 persons. The disability rate was highest for those over 65, with 33.3 percent disabled.

Table III.15.13 Disability by Age Marion 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	317	7.5%
16 to 64	2,181	12.6%
65 and older	917	33.3%
Total	3,415	14%

Table III.15.14, shows disability by type in 2000. There were 1,477 physical disabilities in 2000, some 1,390 employment disabilities, and 1,002 go-outside-home disabilities.

Table III.15.14 Total Disabilities Tallied: Aged 5 and Older Marion 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	602
Physical disability	1,477
Mental disability	1,047
Self-care disability	450
Employment disability	1,390
Go-outside-home disability	1,002
Total	5,968

Disability by age, as estimated by the 2016 ACS, is shown in Table III.15.15. The disability rate for females was 10.5 percent, compared to 9.8 percent for males. The disability rate changed precipitously higher with age, with 38.1 percent of those over 75 experiencing a disability.

Table III.15.15						
Disability by Age						
Marion						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	58	4.3%	0	0%	58	2.4%
5 to 17	241	6%	191	6%	432	6%
18 to 34	137	3.9%	238	5.7%	375	4.9%
35 to 64	713	9.9%	686	9.6%	1,399	9.7%
65 to 74	325	23.7%	305	18.9%	630	21.1%
75 or Older	346	34%	521	41.4%	867	38.1%
Total	1,820	9.8%	1,941	10.5%	3,761	10.2%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.15.16. Some 4.3 percent have an ambulatory disability, 3.9 have an independent living disability, and 1 percent have a self-care disability.

Table III.15.16		
Total Disabilities Tallied: Aged 5 and Older		
Marion		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,119	3%
Vision disability	585	1.6%
Cognitive disability	1,531	4.4%
Ambulatory disability	1,487	4.3%
Self-Care disability	361	1%
Independent living disability	1,064	3.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.15.17. In 2016, some 19,441 persons were employed and 794 were unemployed. This totaled a labor force of 20,235 persons. The unemployment rate for Marion was estimated to be 3.9 percent in 2016.

Table III.15.17	
Employment, Labor Force and Unemployment	
Marion	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	19,441
Unemployed	794
Labor Force	20,235
Unemployment Rate	3.9%

In 2016, 96.4 percent of households in Marion had a high school education or greater.



Table III.15.18	
High School or Greater Education	
Marion	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	14,274
Total Households	14,803
Percent High School or Above	96.4%

As seen in Table III.15.19, some 27 percent of the population had a high school diploma or equivalent, another 35.9 percent have some college, 23.3 percent have a Bachelor's Degree, and 9.4 percent of the population had a graduate or professional degree.

Table III.15.19		
Educational Attainment		
Marion		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,239	4.5%
High School or Equivalent	7,433	27%
Some College or Associates Degree	9,891	35.9%
Bachelor's Degree	6,423	23.3%
Graduate or Professional Degree	2,579	9.4%
Total Population Above 18 years	27,565	100.0%

ECONOMICS

Labor Force

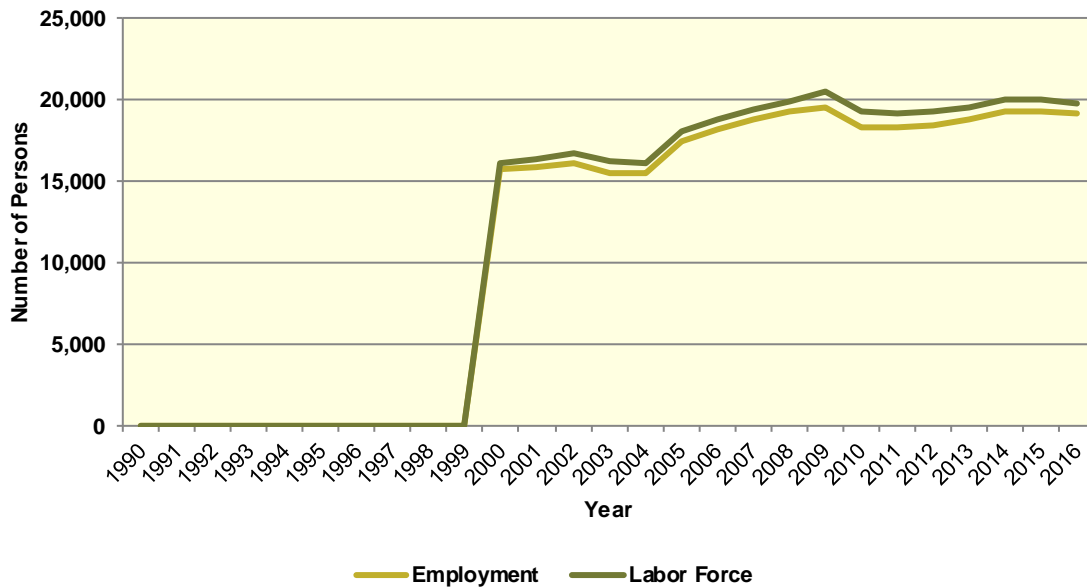
Table III.15.20, shows the labor force statistics for Marion from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0 percent. The highest level of unemployment occurred during 2010 rising to a rate of 4.9 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Marion increased from 3.1 percent in 2015 to 3.2 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.15.20 Labor Force Statistics Marion 1990 - 2016 BLS Data					
Year	Marion				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	0	0	0	0%	4.4%
1991	0	0	0	0%	4.7%
1992	0	0	0	0%	4.5%
1993	0	0	0	0%	4%
1994	0	0	0	0%	3.5%
1995	0	0	0	0%	3.4%
1996	0	0	0	0%	3.5%
1997	0	0	0	0%	3.1%
1998	0	0	0	0%	2.7%
1999	0	0	0	0%	2.6%
2000	300	15,807	16,107	1.9%	2.6%
2001	423	15,901	16,324	2.6%	3.3%
2002	620	16,069	16,689	3.7%	4%
2003	653	15,566	16,219	4%	4.5%
2004	623	15,453	16,076	3.9%	4.5%
2005	597	17,418	18,015	3.3%	4.3%
2006	525	18,232	18,757	2.8%	3.7%
2007	571	18,804	19,375	2.9%	3.7%
2008	617	19,333	19,950	3.1%	4.2%
2009	984	19,550	20,534	4.8%	6.4%
2010	945	18,309	19,254	4.9%	6%
2011	894	18,314	19,208	4.7%	5.5%
2012	818	18,454	19,272	4.2%	5%
2013	793	18,759	19,552	4.1%	4.7%
2014	738	19,296	20,034	3.7%	4.3%
2015	629	19,341	19,970	3.1%	3.8%
2016	626	19,142	19,768	3.2%	3.7%

Diagram III.15.2, shows the employment and labor force for Marion. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 19,142 persons, with the labor force reaching 19,768, indicating there were a total of 626 unemployed persons.

Diagram III.15.2
Employment and Labor Force

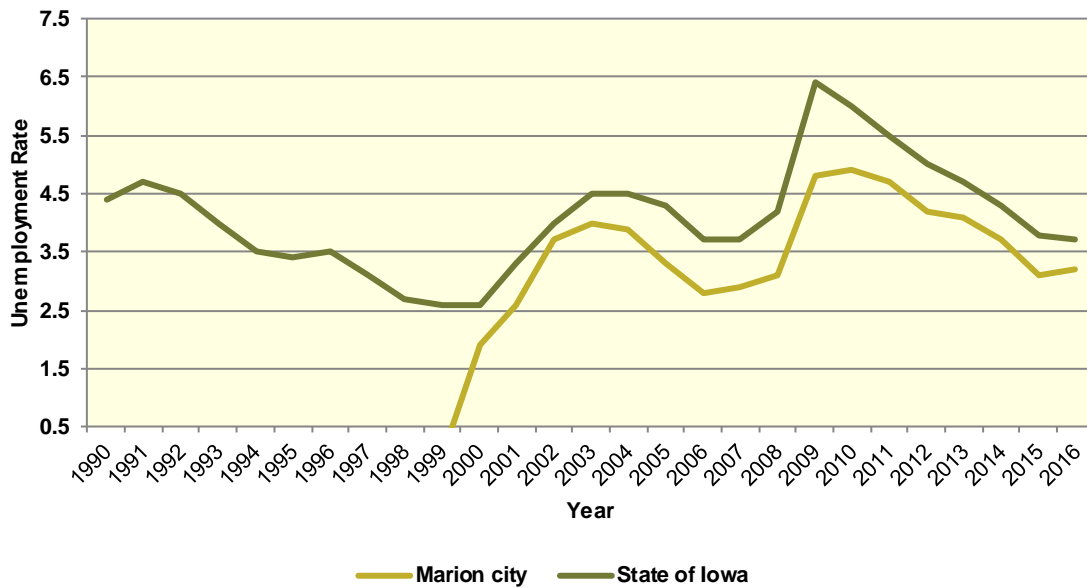
Marion
 1990 – 2016 BLS Data



Unemployment

Diagram III.15.3, shows the unemployment rate for both the State and Marion. During the 1990’s the average rate for Marion was 0 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.3 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4 percent. Over the course of the entire period the Marion had an average unemployment rate that lower than the State, 3.6 percent for Marion, versus 4.1 statewide.

Diagram III.15.3
Annual Unemployment Rate
 Marion
 1990 – 2016 BLS Data



Earnings: Linn 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.15.4, shows real average earnings per job for Linn County from 1990 to 2016. Over this period the average earning per job for Linn County was \$50,309, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.15.4
Real Average Earnings Per Job
 Linn County
 BEA Data 1990 - 2016

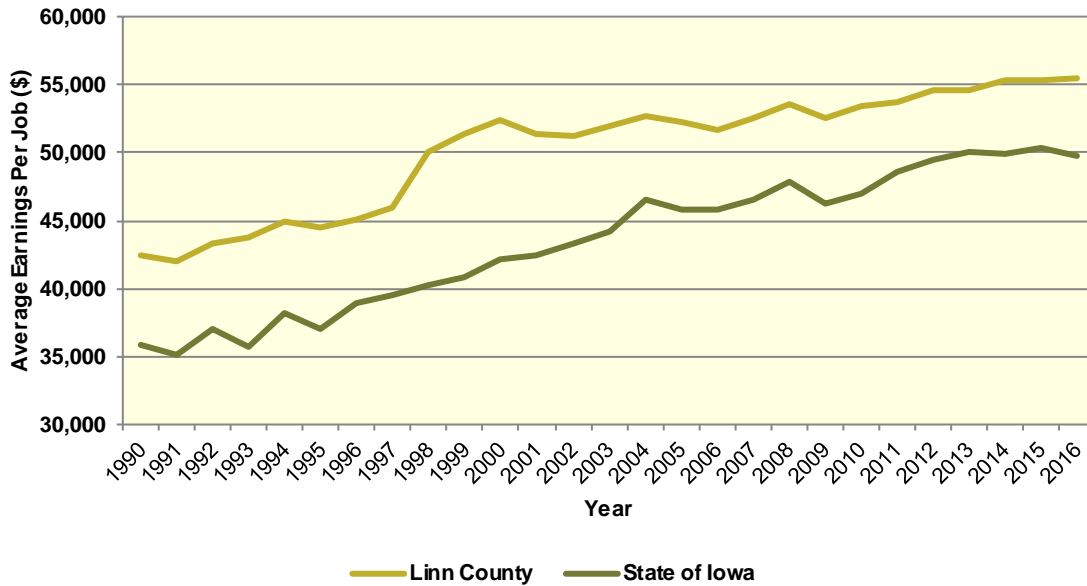
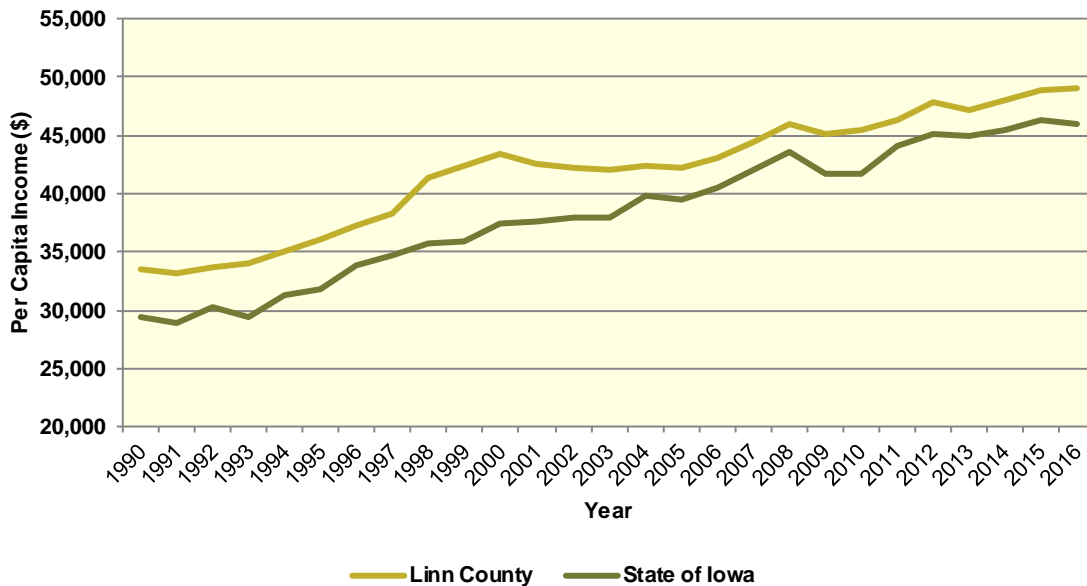


Diagram III.15.5, shows real per capita income for the Linn County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Linn County was \$41,895, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.15.5
Real Per Capita Income
 Linn County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Linn County

The Iowa Department of Revenue releases annual income tax statistics. Table III.15.21, 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 Linn County.

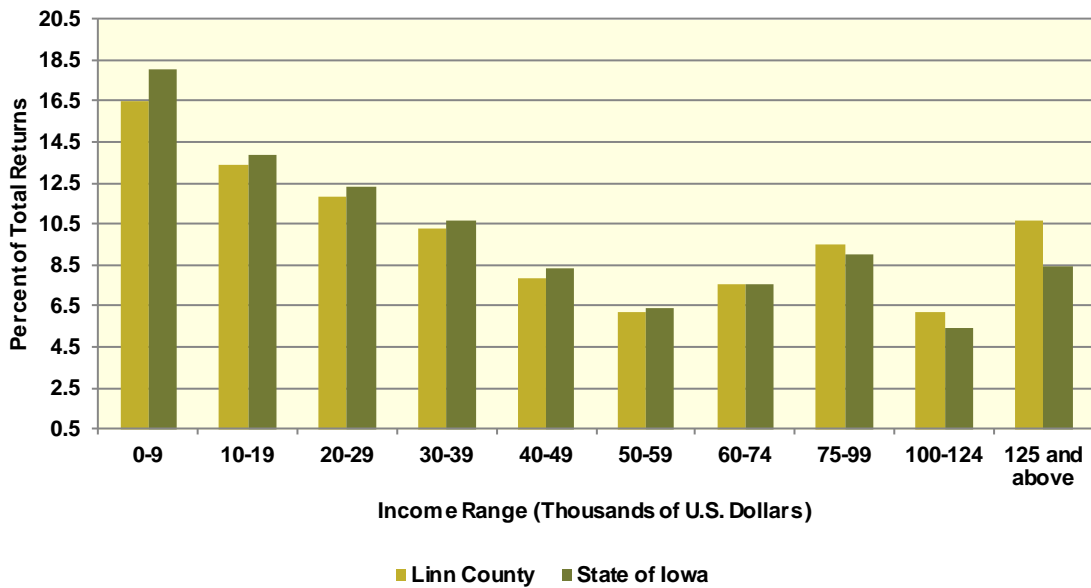
As can be seen below, the total number of returns between 2010 and 2015 increased by 7 percent, with 11,033 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 49.5 percent. This compared to the income class of \$60,000-74,999, which saw the lowest percentage change between 2010 and 2015 of -2.1 percent.

Table III.15.21
Number of Tax Returns by Adjusted Gross Income
 Marion
 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	16,347	12,573	12,068	9,522	7,557	6,405	7,782	7,548	2,951	3,375	86,128
2003	16,604	12,601	11,634	9,530	7,264	6,233	7,673	7,795	3,225	3,663	86,222
2004	16,361	12,550	11,538	9,356	7,376	6,249	7,649	8,262	3,625	4,412	87,378
2005	15,852	12,519	11,567	9,378	7,365	6,158	7,811	8,512	4,084	5,111	88,357
2006	15,704	12,526	11,424	9,828	7,470	6,387	7,963	9,010	4,610	5,755	90,677
2007	16,550	12,753	11,765	10,034	7,788	6,344	8,117	9,558	5,237	6,889	95,035
2008	16,398	12,582	11,815	10,019	7,741	6,620	8,079	9,664	5,556	7,043	95,517
2009	16,744	13,162	11,879	9,760	7,647	6,638	7,937	9,492	5,446	6,622	95,327
2010	16,690	13,541	11,610	10,077	7,816	6,566	7,912	9,547	5,633	7,381	96,773
2011	17,171	13,572	11,541	10,074	7,900	6,355	7,899	9,530	5,707	8,259	98,008
2012	16,718	13,536	11,741	9,967	7,819	6,427	7,956	9,671	5,949	8,810	98,594
2013	16,646	13,920	11,981	10,138	7,972	6,272	7,821	9,773	6,073	9,397	99,993
2014	16,628	13,925	12,287	10,486	8,096	6,236	7,785	9,857	6,313	10,290	101,903
2015	17,110	13,844	12,229	10,654	8,128	6,427	7,787	9,865	6,439	11,033	103,516
Change 10 - 15	2.5%	2.2%	5.3%	5.7%	4%	-2.1%	-1.6%	3.3%	14.3%	49.5%	7%



Diagram III.15.6
2015 Income Distribution
 Linn County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Marion is shown in Table III.15.22. In 2016, there were an estimated 2,594 persons living in poverty. This represented a 7 percent poverty rate, compared to 5.2 percent poverty in 2000. In 2016, some 8.6 percent of those in poverty were under age 6, and 6.9 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	218	15.9%	224	8.6%
6 to 17	315	22.9%	636	24.5%
18 to 64	692	50.4%	1,556	60%
65 or Older	149	10.8%	178	6.9%
Total	1,374	100.0%	2,594	100.0%
Poverty Rate	5.2%	.	7%	.

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 Linn County decreased from 180 authorizations in 2015 to 161 in 2016.

The real value of single-family building permits decreased from \$123,870 in 2015 to \$122,819 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.15.23.

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	81	8	104	30	223	97,168	42,083
1981	27	0	12	0	39	96,874	0
1982	14	2	0	0	16	89,897	0
1983	23	0	0	0	23	103,425	0
1984	29	2	4	0	35	87,078	0
1985	46	0	0	0	46	91,119	0
1986	66	0	0	64	130	92,804	19,821
1987	87	2	0	48	137	84,747	19,330
1988	99	0	0	0	99	93,587	0
1989	80	0	32	104	216	105,737	61,872
1990	65	0	31	0	96	104,788	0
1991	104	0	24	0	128	106,547	0
1992	147	0	20	104	271	108,484	36,259
1993	193	2	43	54	292	124,878	69,849
1994	165	0	38	18	221	122,259	74,068
1995	119	8	31	14	172	113,212	63,171
1996	160	28	46	8	242	117,953	75,333
1997	128	10	38	30	206	126,158	70,382
1998	184	18	60	111	373	121,373	72,188
1999	205	34	107	109	455	120,125	60,033
2000	180	28	86	49	343	112,145	56,071
2001	189	12	119	56	376	131,670	37,803
2002	224	36	56	381	697	133,866	34,540
2003	254	40	59	273	626	134,879	57,797
2004	274	34	48	6	362	135,397	61,862
2005	311	16	114	106	547	141,129	107,425
2006	211	24	81	6	322	145,201	85,753
2007	213	26	85	0	324	133,694	0
2008	216	18	55	0	289	137,654	0
2009	143	26	49	0	218	127,295	0
2010	145	34	15	0	194	126,629	0
2011	128	16	57	0	201	125,992	0
2012	157	14	57	0	228	128,104	0
2013	184	14	37	12	247	131,153	38,977
2014	146	24	51	0	221	134,640	0
2015	180	38	30	193	441	123,870	51,477
2016	161	22	50	0	233	122,819	0



Diagram III.15.7 Single Family Permits

Marion
Census Bureau Data, 1980–2016

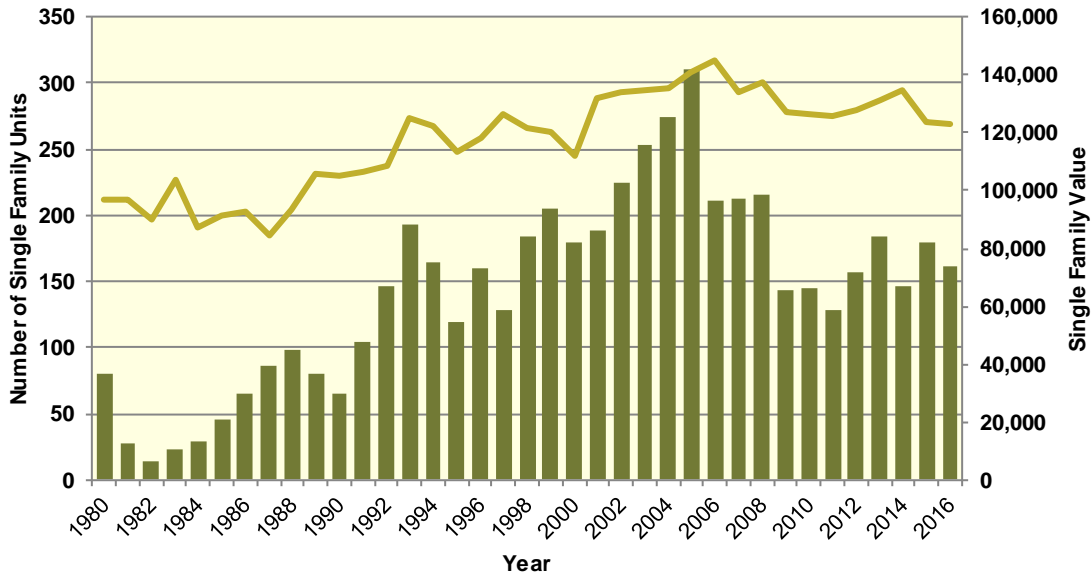
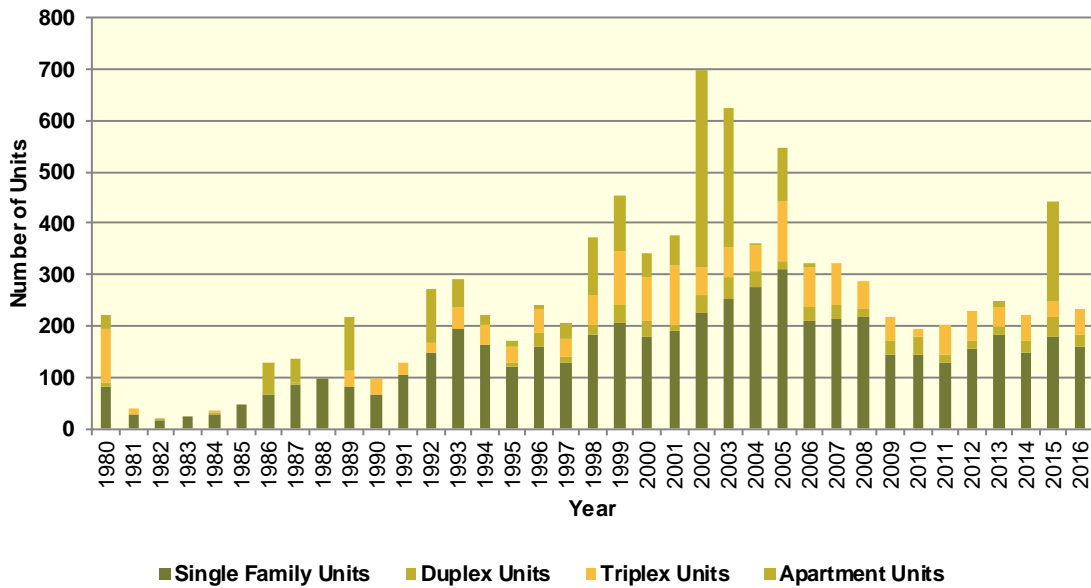


Diagram III.15.8 Total Permits by Unit Type

Marion
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.15.24. In 2016, there were 15,884 housing units, up from 10,977 in 2000. Single-family units accounted for 71.8 percent of units in 2016, compared to 68.4 in 2000. Apartment units accounted for 13.9 percent in 2016, compared to 11.1 percent in 2000.

Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,510	68.4%	11,401	71.8%
Duplex	332	3%	180	1.1%
Tri- or Four-Plex	595	5.4%	887	5.6%
Apartment	1,217	11.1%	2,214	13.9%
Mobile Home	1,323	12.1%	1,202	7.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	10,977	100.0%	15,884	100.0%

Some 93.7 percent of housing was occupied in 2010, compared to 95.4 percent in 2000. Owner-occupied housing changed 30.6 percent between 2000 and 2010, ending with owner-occupied units representing 75.8 percent of unit. Vacant units changed by 87.5 percent, resulting in 956 vacant units in 2010.

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,458	95.4%	14,108	93.7%	34.9%
Owner-Occupied	8,191	78.3%	10,694	75.8%	30.6%
Renter-Occupied	2,267	21.7%	3,414	24.2%	50.6%
Vacant Housing Units	510	4.6%	956	6.3%	87.5%
Total Housing Units	10,968	100.0%	15,064	100.0%	37.3%

Table III.15.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 15,884 housing units. An estimated 76.8 percent were owner-occupied, and 6.8 percent were vacant.

Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	14,108	93.7%	14,803	93.2%
Owner-Occupied	10,694	75.8%	11,368	76.8%
Renter-Occupied	3,414	24.2%	3,435	23.2%
Vacant Housing Units	956	6.3%	1,081	6.8%
Total Housing Units	15,064	100.0%	15,884	100.0%



Households by household size are shown in Table III.15.27. There were a total of 14,108 households in 2010, up from 10,458 in 2000. One person households changed by 46.9 percent between 2000 and 2010, while two person households changed by 29.1 percent. Three and four person households changed by 33.2 and 28.5 respectively, representing 15.5 percent and 14.3 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,724	26%	4,002	28.4%	46.9%
Two Persons	3,660	35%	4,726	33.5%	29.1%
Three Persons	1,647	15.7%	2,193	15.5%	33.2%
Four Persons	1,566	15%	2,012	14.3%	28.5%
Five Persons	637	6.1%	815	5.8%	27.9%
Six Persons	166	1.6%	257	1.8%	54.8%
Seven Persons or More	58	0.6%	103	0.7%	77.6%
Total	10,458	100.0%	14,108	100.0%	34.9%

Households by income is shown in Table III.15.28. Households earning more than \$100,000 per year represented 26 percent of households in 2016, compared to 11.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19 percent of households in 2010, compared to 23.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 6.6 percent of households in 2016, compared to 8.2 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	855	8.2%	982	6.6%
\$15,000 to \$19,999	688	6.6%	640	4.3%
\$20,000 to \$24,999	604	5.8%	888	6%
\$25,000 to \$34,999	1,253	12%	1,325	9%
\$35,000 to \$49,999	1,979	18.9%	1,609	10.9%
\$50,000 to \$74,999	2,480	23.7%	2,813	19%
\$75,000 to \$99,999	1,408	13.5%	2,700	18.2%
\$100,000 or More	1,181	11.3%	3,846	26%
Total	10,448	100.0%	14,803	100.0%

Table III.15.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 24 percent and 5.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 11.5 percent, 7.6 percent, and 21.6, respectively. Housing units built prior to 1939 represented 6.8 percent of households in 2016.

Table III.15.29				
Households by Year Home Built				
Marion				
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	1,106	10.6%	1,004	6.8%
1940 to 1949	336	3.2%	215	1.5%
1950 to 1959	1,185	11.3%	1,347	9.1%
1960 to 1969	2,098	20%	1,803	12.2%
1970 to 1979	1,716	16.4%	1,695	11.5%
1980 to 1989	958	9.2%	1,127	7.6%
1990 to 1999	3,065	29.3%	3,196	21.6%
2000 to 2009	.	.	3,551	24%
2010 or Later	.	.	865	5.8%
Total	10,464	100.0%	14,803	100.0%

The distribution of unit types by race are shown in Table III.15.30. An estimated 74.3 percent of white households occupy single family homes, while 23.8 percent of black households do. Some 12.7 percent of white households occupied apartments, while 53.3 percent of black households do. An estimated 88.1 percent of Asian households occupy single family homes.

Table III.15.30							
Distribution of Units in Structure by Race							
Marion							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.3%	23.8%	0%	88.1%	0%	100%	60.2%
Duplex	0.9%	0%	0%	0%	0%	0%	11%
Tri- or Four-Plex	5.6%	6.1%	0%	0%	0%	0%	5.9%
Apartment	12.7%	53.3%	0%	11.9%	0%	0%	5.9%
Mobile Home	6.4%	16.8%	0%	0%	0%	0%	16.9%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.15.31. An estimated 45.1 percent of vacant units were for rent in 2010, a 216.9 percent change since 2000. In addition, some 24.9 percent of vacant units were for sale, a change of 10.2 percent between 2000 and 2010. "Other" vacant units represented 17.4 percent of vacant units in 2010. This is a change of 100 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.15.31					
Disposition of Vacant Housing Units					
Marion					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	136	26.7%	431	45.1%	216.9%
For Sale	216	42.4%	238	24.9%	10.2%
Rented or Sold, Not Occupied	43	8.4%	65	6.8%	51.2%
For Seasonal, Recreational, or Occasional Use	31	6.1%	56	5.9%	80.6%
For Migrant Workers	1	0.2%	0	0%	-100%
Other Vacant	83	16.3%	166	17.4%	100%
Total	510	100.0%	956	100.0%	87.5%

The disposition of vacant units between 2010 and 2016 are shown in Table III.15.32. By 2016, for rent units accounted for 33.5 percent of vacant units, while for sale units accounted for 22.1 percent. "Other" vacant units accounted for 38.1 percent of vacant units, representing a total of 412 "other" vacant units.

Table III.15.32				
Disposition of Vacant Housing Units				
Marion				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	431	45.1%	362	33.5%
For Sale	238	24.9%	239	22.1%
Rented Not Occupied	19	2%	0	0%
Sold Not Occupied	46	4.8%	68	6.3%
For Seasonal, Recreational, or Occasional Use	56	5.9%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	166	17.4%	412	38.1%
Total	956	100.0%	1,081	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.15.33. In 2016, an estimated 0.7 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table III.15.33 Overcrowding and Severe Overcrowding Marion 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	8,041	98.4%	89	1.1%	39	0.5%	8,169
2016 Five-Year ACS	11,203	98.5%	106	0.9%	59	0.5%	11,368
Renter							
2000 Census	2,237	97.5%	41	1.8%	17	0.7%	2,295
2016 Five-Year ACS	3,435	100%	0	0%	0	0%	14,803
Total							
2000 Census	10,278	98.2%	130	1.2%	56	0.5%	10,464
2016 Five-Year ACS	14,638	98.9%	106	0.7%	59	0.4%	14,803

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 60 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in Marion. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.15.34 Households with Incomplete Plumbing Facilities Marion 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,440	14,743
Lacking Complete Plumbing Facilities	24	60
Total Households	10,464	14,803
Percent Lacking	0.3%	0.4%

There were 110 households lacking complete kitchen facilities in 2016, compared to 29 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.7 percent in 2016.

Table III.15.35 Households with Incomplete Kitchen Facilities Marion 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,435	14,693
Lacking Complete Kitchen Facilities	29	110
Total Households	10,464	14,803
Percent Lacking	0.3%	0.7%

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 Marion, 12.5 percent of households had a cost burden and 7 percent had a severe cost burden. Some 24.7 percent of renters were cost burdened, and 16.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 10.5 percent, and severe cost burden at 3.6 percent.

Table III.15.36
Cost Burden and Severe Cost Burden by Tenure
 Marion
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	4,031	85.1%	577	12.2%	119	2.5%	7	0.1%	4,734
2016 Five-Year ACS	6,583	85.5%	812	10.5%	280	3.6%	28	0.4%	7,703
Owner Without a Mortgage									
2000 Census	1,718	96.4%	50	2.8%	7	0.4%	8	0.4%	1,783
2016 Five-Year ACS	3,284	89.6%	182	5%	199	5.4%	0	0%	3,665
Renter									
2000 Census	1,557	67.8%	396	17.3%	260	11.3%	82	3.6%	2,295
2016 Five-Year ACS	1,857	54.1%	849	24.7%	558	16.2%	171	5%	3,435
Total									
2000 Census	7,306	82.9%	1,023	11.6%	386	4.4%	97	1.1%	8,812
2016 Five-Year ACS	11,724	79.2%	1,843	12.5%	1,037	7%	199	1.3%	14,803

Housing Problems by Income

Table III.15.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Linn County. As can be seen in 2017 the MFI was \$79,900, which compared to \$69,900 for the State of Iowa.

Table III.15.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,015 owner-occupied and 784 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 530 owner-occupied 555 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 11,260 households without a housing problem.

Table III.15.37
Median Family Income
 Linn County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	59,400	49,100
2001	65,300	52,500
2002	67,100	53,700
2003	65,700	54,900
2004	65,700	55,800
2005	67,450	57,650
2006	65,200	57,800
2007	63,800	58,100
2008	62,900	58,500
2009	67,600	62,000
2010	68,400	62,400
2011	70,100	64,000
2012	71,000	64,800
2013	71,700	64,700
2014	74,500	65,300
2015	78,100	67,500
2016	76,200	68,400
2017	79,900	69,900

Table III.15.38						
Housing Problems by Income and Tenure						
Linn County 2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	20	0	0	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	25	20	0	0	55
Housing cost burden greater than 50% of income (and none of the above problems)	270	195	35	10	20	530
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	275	455	155	90	1,015
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	10	465	1,425	1,210	6,195	9,305
Total	365	960	1,960	1,375	6,315	10,975
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	80	15	0	0	115
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	0	0	0	10	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	0	15	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	400	70	85	0	0	555
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	310	445	4	0	25	784
Zero/negative income (and none of the above problems)	120	0	0	0	0	120
has none of the 4 housing problems	100	375	670	370	440	1,955
Total	975	985	774	385	475	3,594
Total						
Lacking complete plumbing or kitchen facilities	40	80	15	0	0	135
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	0	25	0	20	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	40	20	15	0	85
Housing cost burden greater than 50% of income (and none of the above problems)	670	265	120	10	20	1,085
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	350	720	459	155	115	1,799
Zero/negative income (and none of the above problems)	135	0	0	0	0	135
has none of the 4 housing problems	110	840	2,095	1,580	6,635	11,260
Total	1,340	1,945	2,734	1,760	6,790	14,569

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.15.39 presents some basic statistics about the completed surveys.

Table III.15.39				
Survey of Rental Properties				
Marion 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	15	463	3.7	28.3

Table III.15.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 23 single family units in Marion, with 1 of them available. This translates into a vacancy rate of 4.3 percent in Marion, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 317 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 2.2 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.15.40			
Rental Vacancy Survey by Type			
Marion			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	23	1	4.3%
Apartments	317	7	2.2%
Mobile Homes	123	9	7.3%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
Total	463	17	3.7%

Table III.15.41, reports units by bedroom size. As can be seen there were 155 two bedroom apartment units and 8 three bedroom units. Overall, the 155 two bedroom units accounted for 33.5 percent of all units, and the 16 three bedroom units accounted for 3.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 143 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.15.41						
Rental Units by Bedroom Size						
Marion						
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	145	0	0	·	145
Two	0	155	0	0	·	155
Three	8	8	0	0	·	16
Four	4	0	0	0	·	4
Don’t Know	11	9	123	0	0	143
Total	23	317	123	0	0	463



Table III.15.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table III.15.43 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 2.6 percent.

Table III.15.42 Single Family Units by Bedroom Size Marion 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	8	0	0%
Four	4	1	25%
Don't know	11	0	0%
Total	23	1	4.3%

Table III.15.43 Apartment Units by Bedroom Size Marion 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	145	2	1.4%
Two	155	4	2.6%
Three	8	0	0%
Four	0	0	0%
Don't know	9	1	11.1%
Total	317	7	2.2%

Average market-rate rents by unit type are shown in Table III.15.44. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.15.44 Average Market Rate Rents by Bedroom Size Marion 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	\$514.8	\$0	\$0	\$514.8
Two	\$0	\$623	\$0	\$0	\$623
Three	\$850	\$937.5	\$0	\$0	\$908.3
Four	\$1575	\$890	\$0	\$0	\$1346.7
Total	\$1263	\$634.8	\$0	\$0	\$839.5

Table III.15.45, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.15.45					
Average Assisted Rate Rents by Bedroom Size					
Marion					
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	\$550	\$0	\$0	\$550
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$850	\$0	\$0	\$850
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$700	\$0	\$0	\$700

Table III.15.46, shows vacancy rates for single family units by average rental rates for Marion. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 10 percent.

Table III.15.46			
Single Family Market Rate Rents by Vacancy Status			
Marion			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	4	0	0%
\$1,000 to \$1,250	10	1	10%
\$1,250 to \$1,500	9	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	23	1	4.3%

The average rent and availability of apartment units is displayed in Table III.15.47. 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.

Table III.15.47 Apartment Market Rate Rents by Vacancy Status Marion 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	1	8.3%
\$500 to \$750	185	5	2.7%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	8	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	112	1	0.9%
Total	317	7	2.2%

Respondents were asked if utilities are included in the rent and as shown in Table III.15.48, 10 respondents, or 66.7 percent, included some sort of utility in the rent.

Table III.15.48 Are there any utilities included with the rent? Marion 2017 Survey of Rental Properties	
Period	Respondent
Yes	10
No	5
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table III.15.49. There was 1 respondent who included electricity, 4 respondents who included natural gas, 10 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table III.15.49 Which utilities are included with the rent? Marion 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	4
Water/Sewer	10
Trash Collection	10

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.15.50, there was 1 single family unit which property managers considered accessible, with an additional 82 accessible apartment units. In addition to the units shown below there were 10 mobile homes and 0 “other” units, which property managers deemed accessible to persons with a disability. Respondents also indicated there were a total of 18 persons with disabilities currently residing in accessible units.

Table III.15.50						
Accessible Units by Bedroom Size						
Marion						
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	33	0	0		33
Two	0	17	0	0		17
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	1	32	10	0	0	43
Total	1	82	10	0	0	93

Table III.15.51, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 4.3 percent of all single family units were considered accessible by survey respondents.

Table III.15.51				
Single Family Units by Accessibility and Bedroom Size				
Marion				
2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	0	0	0	0%
Three	8	0	8	0%
Four	4	0	4	0%
Don’t know	10	1	11	9.1%
Total	22	1	23	4.3%

Table III.15.52, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 11 percent or 17 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 25.9 percent of all apartment units were considered accessible by survey respondents.

Table III.15.52 Apartment Units by Accessibility and Bedroom Size Marion 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	112	33	145	22.8%
Two	138	17	155	11%
Three	8	0	8	0%
Four	0	0	0	0%
Don't know	-23	32	9	355.6%
Total	235	82	317	25.9%

Perceived Need for Rental Units

Table III.15.53, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 58 number of persons on the wait list.

Table III.15.53 Do you keep a waiting list? Marion 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	8
Waitlist Size	58

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.15.54, 1 respondent said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.15.54 How would you rate the need for renovation of existing units in the? Marion 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	3	3	3	3
Moderate Need	1	1	1	1
High Need	0	1	0	0
Extreme Need	1	1	1	1
Average Need	2.5	2.7	2.5	2.5

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.15.55, 5 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 6 respondents indicated no need for new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table III.15.55
How would you rate the need for construction of new units in the?

Marion
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	6	5	4
Low Need	1	1	1	1
Moderate Need	2	2	1	1
High Need	0	0	0	0
Extreme Need	1	1	1	1
Average Need	2	1.9	1.9	2

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.15.56, shows the *strong growth scenario* for Marion. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 14,803 households. In 2030, there will be a projected 16,832 households, of which 12,926 are projected to be owner occupied and the remaining 3,906 are expected to be renter-occupied.

By 2050, there are projected to be 13,761 owner-occupied households, of which 464 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 2,445 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 4,158 renter households, of which 1,119 renter households are expected to have incomes between 0 and 30.0 percent of median family income 900 renter households with incomes between 50.1-80.0



percent of MFI. Overall households are projected to reach 17,920 occupied units by 2050, of which 1,583 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.15.56 Housing Demand Forecast								
Marion Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	415	426	436	445	452	458	464
30.1-50%	0	1,076	1,104	1,131	1,154	1,173	1,190	1,204
50.1-80%	0	2,185	2,243	2,297	2,344	2,383	2,416	2,445
80.1-95%	0	1,104	1,133	1,160	1,184	1,204	1,221	1,235
95.1-115%	0	1,743	1,788	1,831	1,869	1,900	1,927	1,950
115+%	0	5,777	5,929	6,072	6,196	6,300	6,388	6,464
Total	0	12,299	12,622	12,926	13,191	13,413	13,599	13,761
Renter								
0-30%	0	1,000	1,026	1,051	1,073	1,091	1,106	1,119
30.1-50%	0	1,015	1,042	1,067	1,089	1,107	1,123	1,136
50.1-80%	0	804	825	845	862	877	889	900
80.1-95%	0	263	270	276	282	287	291	294
95.1-115%	0	242	249	255	260	264	268	271
115+%	0	392	402	412	420	427	433	438
Total	0	3,716	3,814	3,906	3,986	4,053	4,109	4,158
Total								
0-30%	0	1,415	1,452	1,487	1,517	1,543	1,564	1,583
30.1-50%	0	2,091	2,146	2,198	2,243	2,281	2,312	2,340
50.1-80%	0	2,989	3,068	3,142	3,206	3,260	3,305	3,345
80.1-95%	0	1,367	1,403	1,436	1,466	1,490	1,511	1,529
95.1-115%	0	1,985	2,037	2,086	2,129	2,165	2,195	2,221
115+%	0	6,168	6,331	6,483	6,616	6,727	6,821	6,902
Total	14,803	16,015	16,436	16,832	17,177	17,466	17,708	17,920

