

**VOLUME III:  
MARSHALLTOWN**

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## Marshalltown

### DEMOGRAPHICS

#### Population Estimates

Table III.23.1, at right shows the population for Marshalltown. As can be seen, the population in Marshalltown decreased from 27,552 persons in 2010 to 27,328 person in 2016, or by -0.8 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 Marshalltown. Although a city may span several counties, for the county level data pieces, Marshall County was selected. For a more in-depth county level view, please refer to Marshall County in Volume II of this profile.

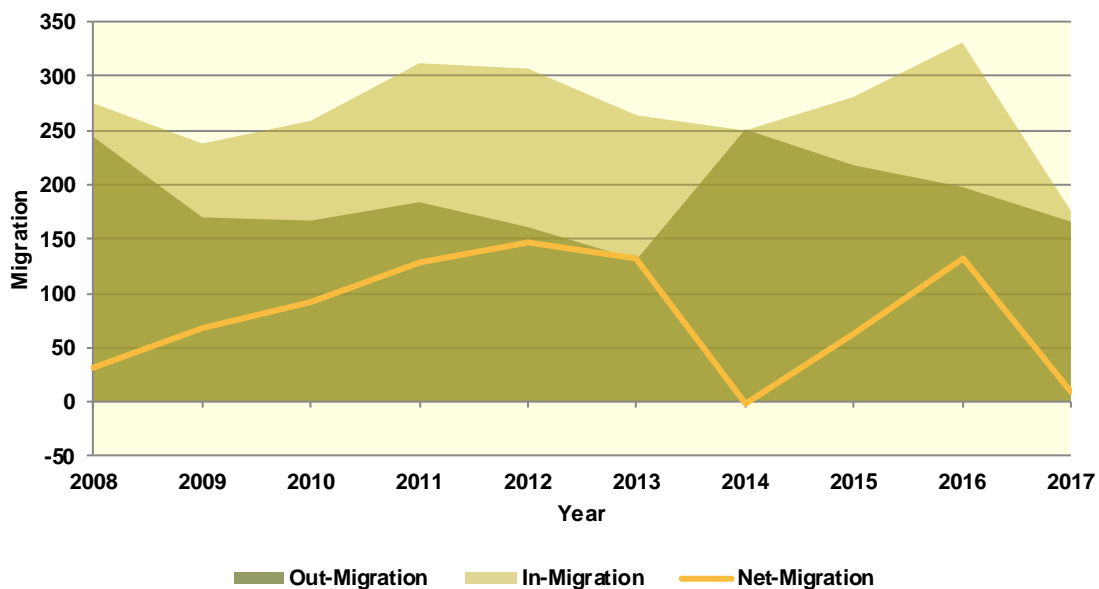
#### Marshall County Population Migration Trends

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.23.1, 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 2012 with 146 people entering and the migration lowest net migration occurred in 2014 with 1 entering Marshalltown.

Year	Population	Percent Yearly Change
2000	26,009	.
2001	26,194	0.7%
2002	26,158	-0.1%
2003	26,310	0.6%
2004	26,583	1%
2005	26,598	0.1%
2006	26,626	0.1%
2007	26,872	0.9%
2008	27,113	0.9%
2009	27,260	0.5%
2010	27,552	1.1%
2011	27,757	0.7%
2012	27,843	0.3%
2013	27,838	0%
2014	27,666	-0.6%
2015	27,470	-0.7%
2016	27,328	-0.5%

**Diagram III.23.1**  
**Net In-migration by Gender**  
 Marshall County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.23.2, shows in- and out-migration by gender. In the most recent first half 2017 data, -70 percent of net-migrants, or -7 persons were male, with the remaining 170 percent, or 17 persons were female.

Table III.23.2, shows net-migration for Marshall County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 36 to 45, with 12 persons entering Marshall County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 9 persons leaving Marshall County.

**Table III.23.2**  
**New-Migration by Age Range**  
 Marshall County  
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
<b>Net</b>										
14-17	-1	-2	-1	3	5	0	3	1	0	-2
18-22	-2	5	18	33	11	17	-1	1	13	9
23-25	-4	5	12	13	25	29	4	14	10	-9
26-35	11	20	38	26	35	44	5	11	44	-7
36-45	18	25	16	32	41	17	5	19	49	12
46-55	10	10	14	24	23	17	6	7	21	9
56-65	0	6	-3	-4	2	11	-10	13	-7	-1
66 +	-1	-1	-2	1	4	-2	-13	-3	3	-1
<b>Total</b>	<b>31</b>	<b>68</b>	<b>92</b>	<b>128</b>	<b>146</b>	<b>133</b>	<b>-1</b>	<b>63</b>	<b>133</b>	<b>10</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.23.3, shows population by age for the 2000 and 2010 Census. The population changed by 5.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 0.3 percent to a total of 4,601 persons in 2010. Those aged 25 to 34 changed by 5.3 percent, and those aged under 5 changed by 23.4 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,746	6.7%	2,155	7.8%	23.4%
5 to 19	5,365	20.6%	5,819	21.1%	8.5%
20 to 24	1,572	6%	1,766	6.4%	12.3%
25 to 34	3,207	12.3%	3,376	12.3%	5.3%
35 to 54	7,130	27.4%	6,493	23.6%	-8.9%
55 to 64	2,402	9.2%	3,342	12.1%	39.1%
65 or Older	4,587	17.6%	4,601	16.7%	0.3%
<b>Total</b>	<b>26,009</b>	<b>100.0%</b>	<b>27,552</b>	<b>100.0%</b>	<b>5.9%</b>

The elderly population is further explored in Table III.23.4. Those aged 65 to 66 changed by 30.1 percent between 2000 and 2010, resulting in a population of 484 persons. Those aged 85 or older changed by 30.3 percent during the same time period, and resulted in 938 persons over age 85 in 2010.



<b>Table III.23.4</b>					
<b>Elderly Population by Age</b>					
Marshalltown					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	372	8.1%	484	10.5%	30.1%
67 to 69	666	14.5%	673	14.6%	1.1%
70 to 74	1,079	23.5%	898	19.5%	-16.8%
75 to 79	1,042	22.7%	816	17.7%	-21.7%
80 to 84	708	15.4%	792	17.2%	11.9%
85 or Older	720	15.7%	938	20.4%	30.3%
<b>Total</b>	<b>4,587</b>	<b>100.0%</b>	<b>4,601</b>	<b>100.0%</b>	<b>0.3%</b>

Population by race and ethnicity is shown in Table III.23.5. The white population changed by 3.5 percent between 2000 and 2010, and resulted in representing 84.8 percent of the population in 2010. The black population changed by 74.7 percent, represented 2.2 percent of the population in 2010. The American Indian and Asian populations represented 0.6 and 1.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 103.1 percent between 2000 and 2010, compared to the -8 percent growth rate for non-Hispanics.

<b>Table III.23.5</b>					
<b>Population by Race and Ethnicity</b>					
Marshalltown					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	22,574	86.8%	23,371	84.8%	3.5%
Black	348	1.3%	608	2.2%	74.7%
American Indian	96	0.4%	160	0.6%	66.7%
Asian	271	1%	467	1.7%	72.3%
Native Hawaiian/ Pacific Islander	17	0.1%	45	0.2%	164.7%
Other	2,228	8.6%	2,189	7.9%	-1.8%
Two or More Races	475	1.8%	712	2.6%	49.9%
<b>Total</b>	<b>26,009</b>	<b>100.0%</b>	<b>27,552</b>	<b>100.0%</b>	<b>5.9%</b>
<b>Hispanic</b>	3,265	12.6%	6,632	24.1%	103.1%
<b>Non-Hispanic</b>	22,744	87.4%	20,920	75.9%	-8%

Population by race and ethnicity through 2016 is shown in Table III.23.6. The white population represented 77.5 percent of the population in 2016, compared with black households accounting for 1.7 percent of the population. Hispanic households represented 27.6 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	23,371	84.8%	21,427	77.5%
Black	608	2.2%	460	1.7%
American Indian	160	0.6%	93	0.3%
Asian	467	1.7%	1,238	4.5%
Native Hawaiian/ Pacific Islander	45	0.2%	15	0.1%
Other	2,189	7.9%	3,550	12.8%
Two or More Races	712	2.6%	854	3.1%
<b>Total</b>	<b>27,552</b>	<b>100.0%</b>	<b>27,637</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>20,920</b>	<b>75.9%</b>	<b>20,007</b>	<b>72.4%</b>
<b>Hispanic</b>	<b>6,632</b>	<b>24.1%</b>	<b>7,630</b>	<b>27.6%</b>

The population by race is broken down further by ethnicity in Table III.23.7. While the white non-Hispanic population changed by -11 percent between 2000 and 2010, the white Hispanic population changed by 389.1 percent. The black non-Hispanic population changed by 71.6 percent, while the black Hispanic population changed by 135.3 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	21,754	95.6%	19,360	92.5%	-11%
Black	331	1.5%	568	2.7%	71.6%
American Indian	90	0.4%	79	0.4%	-12.2%
Asian	270	1.2%	457	2.2%	69.3%
Native Hawaiian/ Pacific Islander	12	0.1%	34	0.2%	183.3%
Other	35	0.2%	24	0.1%	-31.4%
Two or More Races	252	1.1%	398	1.9%	57.9%
<b>Total Non-Hispanic</b>	<b>22,744</b>	<b>100.0%</b>	<b>20,920</b>	<b>100.0%</b>	<b>-8%</b>
<b>Hispanic</b>					
White	820	25.1%	4,011	60.5%	389.1%
Black	17	0.5%	40	0.6%	135.3%
American Indian	6	0.2%	81	1.2%	1250%
Asian	1	0%	10	0.2%	900%
Native Hawaiian/ Pacific Islander	5	0.2%	11	0.2%	120%
Other	2,193	67.2%	2,165	32.6%	-1.3%
Two or More Races	223	6.8%	314	4.7%	40.8%
<b>Total Hispanic</b>	<b>3,265</b>	<b>100.0%</b>	<b>6,632</b>	<b>100.0%</b>	<b>103.1%</b>
<b>Total Population</b>	<b>26,009</b>	<b>100.0%</b>	<b>27,552</b>	<b>100.0%</b>	<b>5.9%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.23.8. During this time, the total non-Hispanic population was 20,007 persons in 2016. The Hispanic population was 7,630.

<b>Table III.23.8</b>				
<b>Population by Race and Ethnicity</b>				
Marshalltown				
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	19,360	92.5%	17,583	87.9%
Black	568	2.7%	421	2.1%
American Indian	79	0.4%	52	0.3%
Asian	457	2.2%	1,225	6.1%
Native Hawaiian/ Pacific Islander	34	0.2%	15	0.1%
Other	24	0.1%	12	0.1%
Two or More Races	398	1.9%	699	3.5%
<b>Total Non-Hispanic</b>	<b>20,920</b>	<b>100.0%</b>	<b>20,007</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	4,011	60.5%	3,844	50.4%
Black	40	0.6%	39	0.5%
American Indian	81	1.2%	41	0.5%
Asian	10	0.2%	13	0.2%
Native Hawaiian/ Pacific Islander	11	0.2%	0	0%
Other	2,165	32.6%	3,538	46.4%
Two or More Races	314	4.7%	155	2%
<b>Total Hispanic</b>	<b>6,632</b>	<b>100.0</b>	<b>7,630</b>	<b>100.0%</b>
<b>Total Population</b>	<b>27,552</b>	<b>100.0%</b>	<b>27,637</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.23.9. Family households represented 64.6 percent of households, while non-family households accounted for 35.4 percent. These changed from 64.1 and 35.9 percent, respectively.

<b>Table III.23.9</b>				
<b>Household Type by Tenure</b>				
Marshalltown				
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	6,629	64.1%	6,491	64.6%
Married-Couple Family	4,864	73.4%	5,151	79.4%
Owner-Occupied	4,181	86%	4,145	80.5%
Renter-Occupied	683	14%	1,006	19.5%
Other Family	1,765	26.6%	1,340	27.2%
Male Householder, No Spouse Present	535	30.3%	367	39.9%
Owner-Occupied	297	55.5%	295	80.4%
Renter-Occupied	238	44.5%	72	19.6%
Female Householder, No Spouse Present	1,230	69.7%	973	91.8%
Owner-Occupied	618	50.2%	470	48.3%
Renter-Occupied	612	49.8%	503	51.7%
Non-Family Households	3,706	35.9%	3,560	35.4%
Owner-Occupied	1,946	52.5%	1,757	49.4%
Renter-Occupied	1,760	47.5%	1,803	50.6%
<b>Total</b>	<b>10,335</b>	<b>100.0%</b>	<b>10,051</b>	<b>100.0%</b>

The group quarters population was 1,190 in 2010, compared to 1,224 in 2000. Institutionalized populations experienced a -9.2 percent change between 2000 and 2010. Non-institutionalized populations experienced a 92.3 percent change during this same time period.



<b>Table III.23.10</b>					
<b>Group Quarters Population</b>					
Marshalltown					
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	91	7.9%	50	4.8%	-45.1%
Juvenile Facilities	.	.	5	0.5%	.
Nursing Homes	1,024	89.4%	985	94.7%	-3.8%
Other Institutions	31	2.7%	0	0%	-100%
<b>Total</b>	<b>1,146</b>	<b>100.0%</b>	<b>1,040</b>	<b>100.0%</b>	<b>-9.2 %</b>
<b>Noninstitutionalized</b>					
College Dormitories	31	39.7%	104	69.3%	235.5%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	47	60.3%	46	30.7%	-2.1%
<b>Total</b>	<b>78</b>	<b>100.0%</b>	<b>150</b>	<b>100.0%</b>	<b>92.3%</b>
<b>Group Quarters Population</b>	<b>1,224</b>	<b>100.0%</b>	<b>1,190</b>	<b>100.0%</b>	<b>-2.8%</b>

The number of foreign born persons are shown in Table III.23.11. An estimated 13.5 percent of the population was born in Mexico, some 1.9 percent were born in Burma, and another 0.7 percent were born in India.

<b>Table III.23.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Marshalltown			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	3,737	13.5%
#2 country of origin	Burma	517	1.9%
#3 country of origin	India	193	0.7%
#4 country of origin	Sudan	112	0.4%
#5 country of origin	Thailand	104	0.4%
#6 country of origin	Guatemala	65	0.2%
#7 country of origin	El Salvador	54	0.2%
#8 country of origin	Korea	43	0.2%
#9 country of origin	Laos	40	0.1%
#10 country of origin	China excluding Hong Kong and Taiwan	39	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.23.12. An estimated 13.2 percent of the population speaks Spanish at home, followed by 2 percent speaking Other Asian and Pacific Island languages.

**Table III.23.12**  
**Limited English Proficiency and Language Spoken at Home**  
 Marshalltown  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	3,366	13.2%
#2 LEP Language	Other Asian and Pacific Island languages	509	2%
#3 LEP Language	Chinese	217	0.9%
#4 LEP Language	Arabic	49	0.2%
#5 LEP Language	Korean	16	0.1%
#6 LEP Language	Other Indo-European languages	11	0%
#7 LEP Language	Other and unspecified languages	6	0%
#8 LEP Language	French, Haitian, or Cajun	4	0%
#9 LEP Language	German or other West Germanic 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.23.13. Some 18.8 percent of the population was disabled in 2000, or a total of 4,373 persons. The disability rate was highest for those over 65, with 36.3 percent disabled.

**Table III.23.13**  
**Disability by Age**  
 Marshalltown  
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	223	5.7%
16 to 64	2,770	17.8%
65 and older	1,380	36.3%
<b>Total</b>	<b>4,373</b>	<b>18.8%</b>

Table III.23.14, shows disability by type in 2000. There were 1,891 physical disabilities in 2000, some 1,820 employment disabilities, and 1,377 go-outside-home disabilities.

**Table III.23.14**  
**Total Disabilities Tallied: Aged 5 and Older**  
 Marshalltown  
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	996
Physical disability	1,891
Mental disability	1,119
Self-care disability	511
Employment disability	1,820
Go-outside-home disability	1,377
<b>Total</b>	<b>7,714</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.23.15. The disability rate for females was 13.3 percent, compared to 12.3 percent for males. The disability rate changed precipitously higher with age, with 47.9 percent of those over 75 experiencing a disability.

<b>Table III.23.15</b>						
<b>Disability by Age</b>						
Marshalltown						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	235	9.6%	68	2.6%	303	6%
18 to 34	127	4.1%	165	5.8%	292	4.9%
35 to 64	535	11.2%	726	15.4%	1,261	13.3%
65 to 74	291	29.4%	290	25.9%	581	27.5%
75 or Older	442	54.6%	570	43.8%	1,012	47.9%
<b>Total</b>	<b>1,630</b>	<b>12.3%</b>	<b>1,819</b>	<b>13.3%</b>	<b>3,449</b>	<b>12.8%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.23.16. Some 7.2 percent have an ambulatory disability, 5.5 have an independent living disability, and 2.6 percent have a self-care disability.

<b>Table III.23.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Marshalltown		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,102	4.1%
Vision disability	708	2.6%
Cognitive disability	1,285	5.2%
Ambulatory disability	1,790	7.2%
Self-Care disability	649	2.6%
Independent living disability	1,078	5.5%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.23.17. In 2016, some 12,528 persons were employed and 957 were unemployed. This totaled a labor force of 13,485 persons. The unemployment rate for Marshalltown was estimated to be 7.1 percent in 2016.

<b>Table III.23.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Marshalltown	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	12,528
Unemployed	957
<b>Labor Force</b>	<b>13,485</b>
Unemployment Rate	7.1%

In 2016, 84.1 percent of households in Marshalltown had a high school education or greater.



<b>Table III.23.18</b>	
<b>High School or Greater Education</b>	
Marshalltown	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	8,453
Total Households	10,051
<b>Percent High School or Above</b>	<b>84.1%</b>

As seen in Table III.23.19, some 30.8 percent of the population had a high school diploma or equivalent, another 30.5 percent have some college, 12.2 percent have a Bachelor's Degree, and 5.4 percent of the population had a graduate or professional degree.

<b>Table III.23.19</b>		
<b>Educational Attainment</b>		
Marshalltown		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	4,296	21%
High School or Equivalent	6,291	30.8%
Some College or Associates Degree	6,230	30.5%
Bachelor's Degree	2,501	12.2%
Graduate or Professional Degree	1,108	5.4%
<b>Total Population Above 18 years</b>	<b>20,426</b>	<b>100.0%</b>

## ECONOMICS

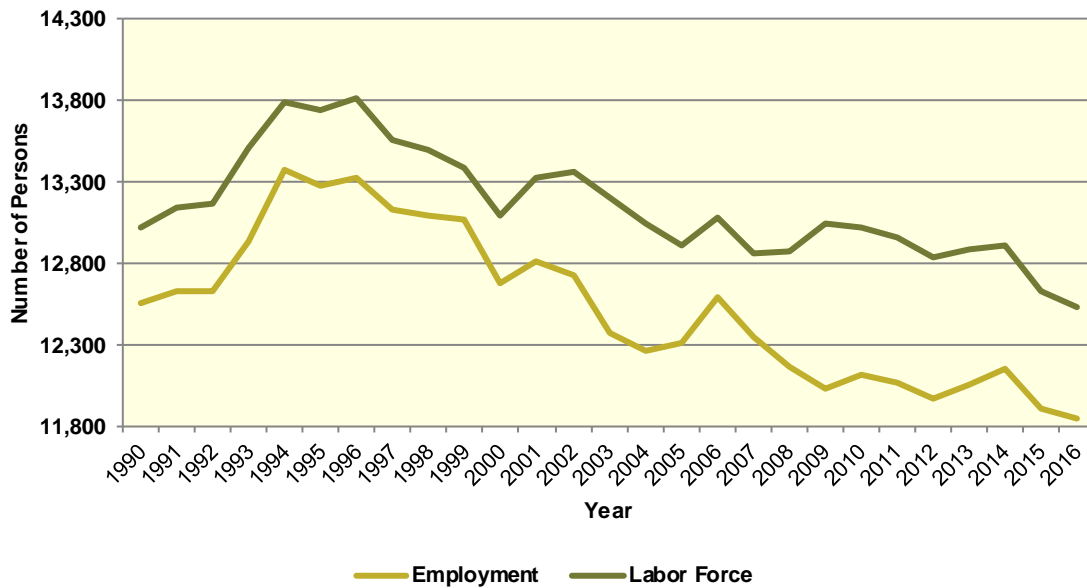
### Labor Force

Table III.23.20, shows the labor force statistics for Marshalltown from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.4 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.7 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 Marshalltown decreased from 5.7 percent in 2015 to 5.5 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table III.23.20 Labor Force Statistics Marshalltown 1990 - 2016 BLS Data					
Year	Marshalltown				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	470	12,553	13,023	3.6%	4.4%
1991	505	12,637	13,142	3.8%	4.7%
1992	534	12,634	13,168	4.1%	4.5%
1993	577	12,932	13,509	4.3%	4%
1994	408	13,378	13,786	3%	3.5%
1995	463	13,280	13,743	3.4%	3.4%
1996	491	13,324	13,815	3.6%	3.5%
1997	424	13,131	13,555	3.1%	3.1%
1998	392	13,100	13,492	2.9%	2.7%
1999	319	13,066	13,385	2.4%	2.6%
2000	417	12,679	13,096	3.2%	2.6%
2001	502	12,820	13,322	3.8%	3.3%
2002	641	12,726	13,367	4.8%	4%
2003	830	12,371	13,201	6.3%	4.5%
2004	788	12,262	13,050	6%	4.5%
2005	606	12,311	12,917	4.7%	4.3%
2006	487	12,592	13,079	3.7%	3.7%
2007	509	12,349	12,858	4%	3.7%
2008	709	12,172	12,881	5.5%	4.2%
2009	1,011	12,035	13,046	7.7%	6.4%
2010	905	12,115	13,020	7%	6%
2011	888	12,075	12,963	6.9%	5.5%
2012	877	11,967	12,844	6.8%	5%
2013	837	12,056	12,893	6.5%	4.7%
2014	758	12,158	12,916	5.9%	4.3%
2015	714	11,916	12,630	5.7%	3.8%
2016	687	11,849	12,536	5.5%	3.7%

Diagram III.23.2, shows the employment and labor force for Marshalltown. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 11,849 persons, with the labor force reaching 12,536, indicating there were a total of 687 unemployed persons.

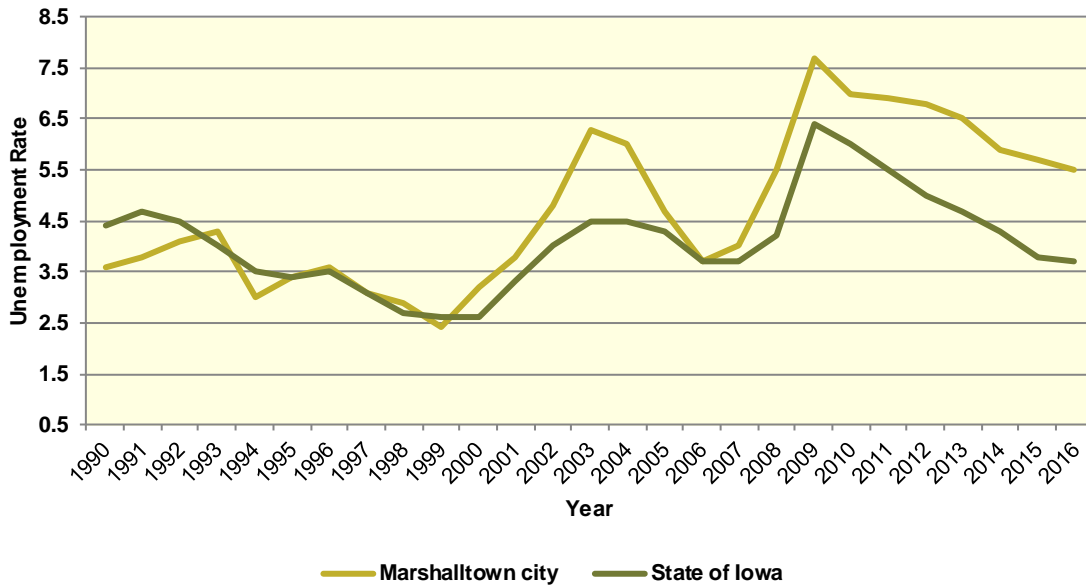
**Diagram III.23.2**  
**Employment and Labor Force**  
 Marshalltown  
 1990 – 2016 BLS Data



**Unemployment**

Diagram III.23.3, shows the unemployment rate for both the State and Marshalltown. During the 1990’s the average rate for Marshalltown was 3.4 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 6.3 percent. Over the course of the entire period the Marshalltown had an average unemployment rate that higher than the State, 4.7 percent for Marshalltown, versus 4.1 statewide.

**Diagram III.23.3**  
**Annual Unemployment Rate**  
 Marshalltown  
 1990 – 2016 BLS Data



**Earnings: Marshall 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.23.4, shows real average earnings per job for Marshall County from 1990 to 2016. Over this period the average earning per job for Marshall County was \$43,331, which was lower than the statewide average of \$43,526 over the same period.

**Diagram III.23.4**  
**Real Average Earnings Per Job**  
 Marshall County  
 BEA Data 1990 - 2016

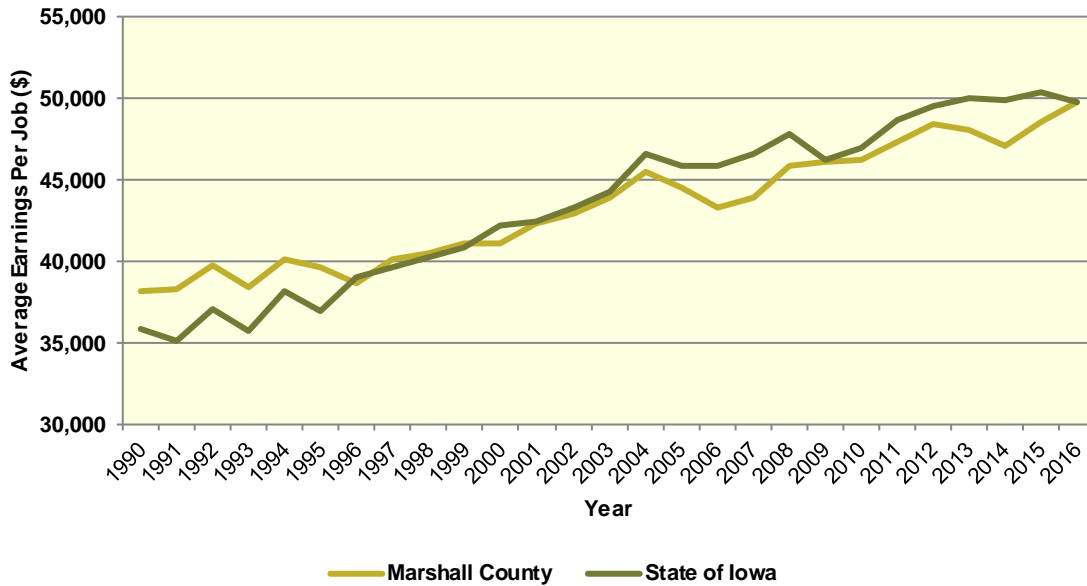
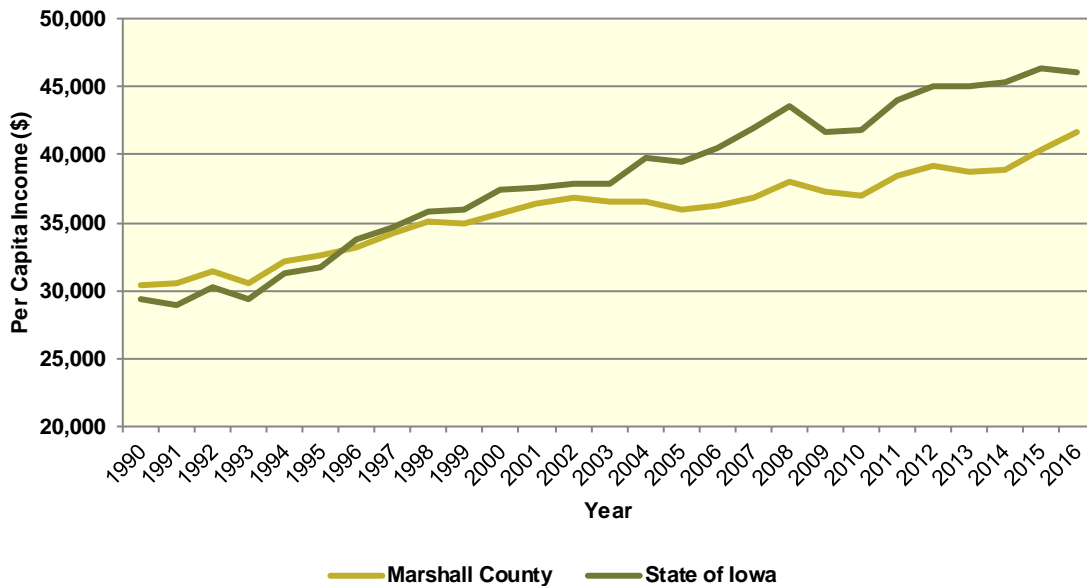


Diagram III.23.5, shows real per capita income for the Marshall County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Marshall County was \$35,782, which was lower than the statewide average of \$38,254 over the same period.

**Diagram III.23.5**  
**Real Per Capita Income**  
 Marshall County  
 BEA Data 1990 - 2016





## Iowa Department of Revenue: Marshall County

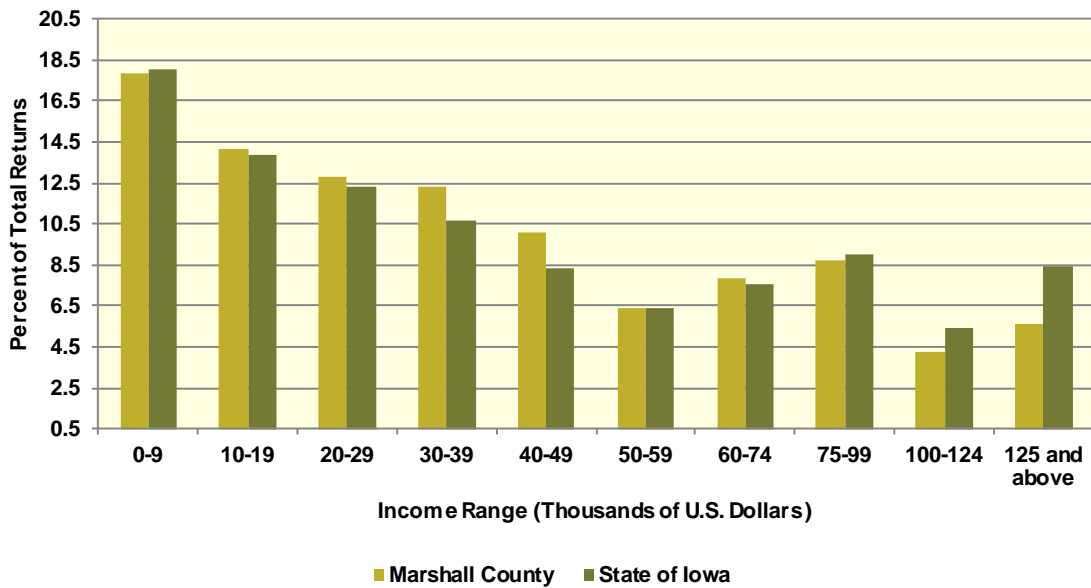
The Iowa Department of Revenue releases annual income tax statistics. Table III.23.21 shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Marshall County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 1.8 percent, with 1,004 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 43.8 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -11.5 percent.

**Table III.23.21**  
**Number of Tax Returns by Adjusted Gross Income**  
 Marshalltown  
 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	3,831	2,765	2,722	1,913	1,552	1,197	1,301	976	283	343	16,883
2003	3,707	2,815	2,595	1,946	1,499	1,177	1,275	1,019	356	356	16,745
2004	3,567	2,730	2,586	1,994	1,444	1,194	1,322	1,099	382	439	16,757
2005	3,511	2,696	2,546	1,967	1,486	1,136	1,306	1,222	429	428	16,727
2006	3,306	2,676	2,560	2,141	1,483	1,178	1,343	1,284	468	523	16,962
2007	3,536	2,713	2,646	2,268	1,492	1,214	1,387	1,340	544	618	17,758
2008	3,369	2,525	2,425	2,329	1,542	1,214	1,349	1,376	590	689	17,408
2009	3,344	2,718	2,403	2,224	1,492	1,177	1,311	1,297	638	664	17,268
2010	3,288	2,833	2,409	2,225	1,514	1,155	1,348	1,333	647	698	17,450
2011	3,380	2,809	2,320	2,314	1,563	1,128	1,341	1,377	638	761	17,631
2012	3,331	2,715	2,235	2,222	1,663	1,093	1,386	1,411	670	905	17,631
2013	3,286	2,697	2,237	2,303	1,671	1,070	1,359	1,384	746	862	17,615
2014	3,269	2,650	2,390	2,376	1,576	1,084	1,352	1,409	751	931	17,788
2015	3,175	2,506	2,266	2,183	1,797	1,136	1,389	1,551	751	1,004	17,758
<b>Change 10 - 15</b>	<b>-3.4%</b>	<b>-11.5%</b>	<b>-5.9%</b>	<b>-1.9%</b>	<b>18.7%</b>	<b>-1.6%</b>	<b>3%</b>	<b>16.4%</b>	<b>16.1%</b>	<b>43.8%</b>	<b>1.8%</b>

**Diagram III.23.6**  
**2015 Income Distribution**  
 Marshall County  
 2015 Iowa DOR Data



**Poverty**

The rate of poverty for Marshalltown is shown in Table III.23.22. In 2016, there were an estimated 3,612 persons living in poverty. This represented a 13.5 percent poverty rate, compared to 12.5 percent poverty in 2000. In 2016, some 14.6 percent of those in poverty were under age 6, and 6.4 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	392	12.6%	528	14.6%
6 to 17	762	24.6%	869	24.1%
18 to 64	1,547	49.9%	1,984	54.9%
65 or Older	402	13%	231	6.4%
<b>Total</b>	<b>3,103</b>	<b>100.0%</b>	<b>3,612</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>12.5%</b>	<b>.</b>	<b>13.5%</b>	<b>.</b>

## HOUSING

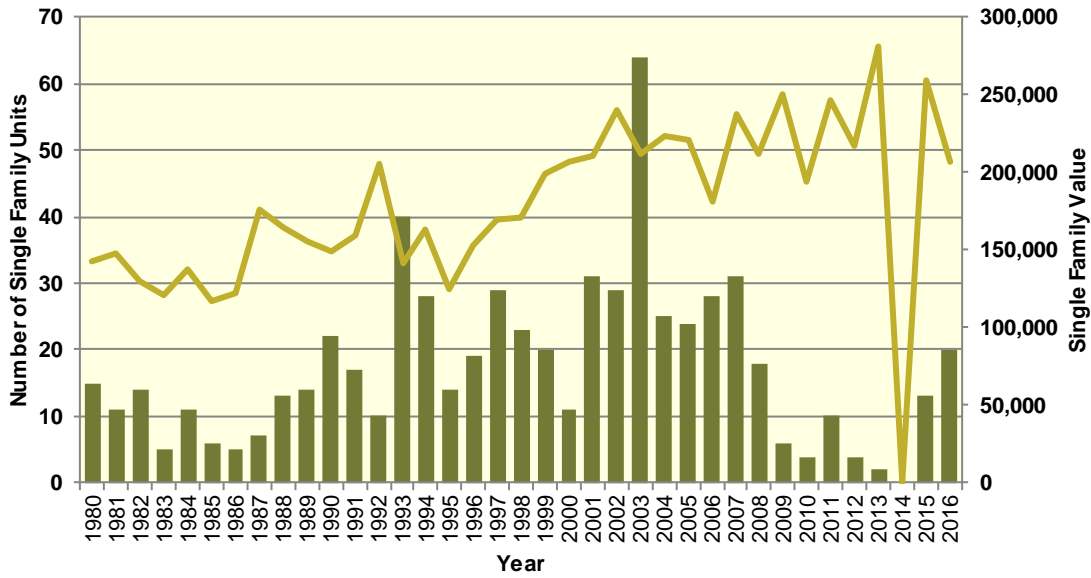
### Housing Production

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 Marshall County increased from 13 authorizations in 2015 to 20 in 2016.

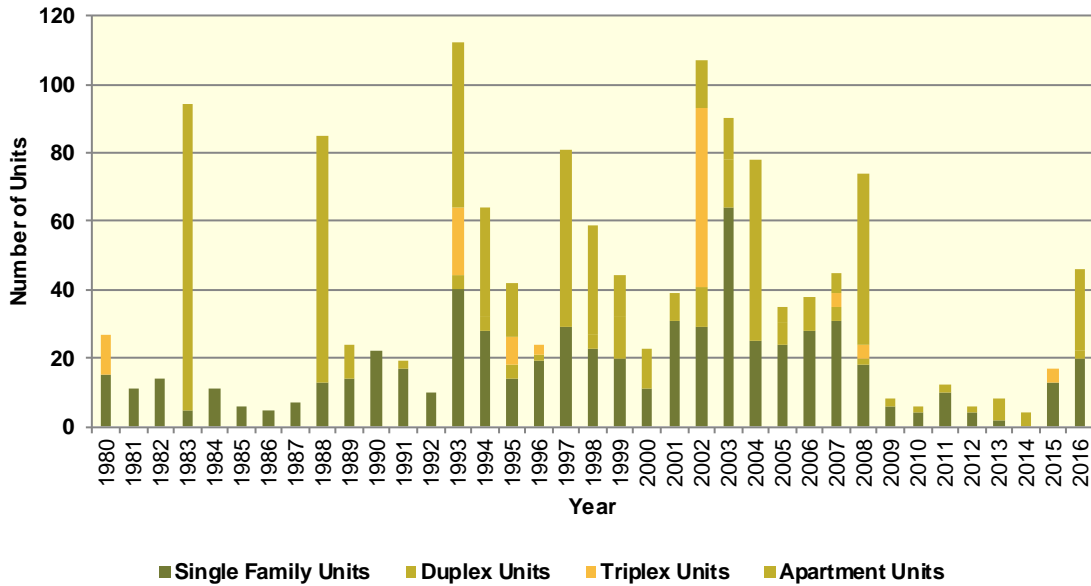
The real value of single-family building permits decreased from \$259,839 in 2015 to \$206,250 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.23.23.

Table III.23.23 Building Permits and Valuation Marshalltown 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	15	0	12	0	27	142,307	0
1981	11	0	0	0	11	148,035	0
1982	14	0	0	0	14	129,758	0
1983	5	0	0	89	94	121,099	42,035
1984	11	0	0	0	11	137,178	0
1985	6	0	0	0	6	116,660	0
1986	5	0	0	0	5	121,565	0
1987	7	0	0	0	7	175,467	0
1988	13	0	0	72	85	164,751	122,358
1989	14	10	0	0	24	156,010	0
1990	22	0	0	0	22	149,290	0
1991	17	2	0	0	19	159,786	0
1992	10	0	0	0	10	205,622	0
1993	40	4	20	48	112	141,339	48,621
1994	28	4	0	32	64	162,794	56,024
1995	14	4	8	16	42	125,336	34,306
1996	19	2	3	0	24	153,107	0
1997	29	0	0	52	81	170,000	54,753
1998	23	4	0	32	59	171,185	71,942
1999	20	12	0	12	44	199,401	78,879
2000	11	12	0	0	23	206,364	0
2001	31	8	0	0	39	210,032	0
2002	29	12	52	14	107	239,766	148,455
2003	64	14	0	12	90	212,081	97,970
2004	25	12	0	41	78	223,984	120,442
2005	24	6	0	5	35	220,297	88,200
2006	28	10	0	0	38	181,216	0
2007	31	4	4	6	45	237,596	90,451
2008	18	2	4	50	74	212,178	130,825
2009	6	2	0	0	8	249,824	0
2010	4	2	0	0	6	193,493	0
2011	10	2	0	0	12	247,033	0
2012	4	2	0	0	6	217,138	0
2013	2	6	0	0	8	280,413	0
2014	0	4	0	0	4	0	0
2015	13	0	4	0	17	259,839	0
2016	20	2	0	24	46	206,250	140,083

**Diagram III.23.7**  
**Single Family Permits**  
 Marshalltown  
 Census Bureau Data, 1980–2016



**Diagram III.23.8**  
**Total Permits by Unit Type**  
 Marshalltown  
 Census Bureau Data, 1980–2016



### Housing Characteristics

Housing types by unit are shown in Table III.23.24. In 2016, there were 11,009 housing units, up from 10,860 in 2000. Single-family units accounted for 72.5 percent of units in 2016, compared to 73.3 in 2000. Apartment units accounted for 13.6 percent in 2016, compared to 12.5 percent in 2000.

<b>Table III.23.24 Housing Units by Type</b> Marshalltown 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,958	73.3%	7,978	72.5%
Duplex	566	5.2%	477	4.3%
Tri- or Four-Plex	623	5.7%	767	7%
Apartment	1,359	12.5%	1,502	13.6%
Mobile Home	354	3.3%	285	2.6%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>10,860</b>	<b>100.0%</b>	<b>11,009</b>	<b>100.0%</b>

Some 92.5 percent of housing was occupied in 2010, compared to 93.7 percent in 2000. Owner-occupied housing changed -1.2 percent between 2000 and 2010, ending with owner-occupied units representing 68.1 percent of unit. Vacant units changed by 22.6 percent, resulting in 836 vacant units in 2010.

<b>Table III.23.25 Housing Units by Tenure</b> Marshalltown 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	10,175	93.7%	10,335	92.5%	1.6%
Owner-Occupied	7,128	70.1%	7,042	68.1%	-1.2%
Renter-Occupied	3,047	29.9%	3,293	31.9%	8.1%
Vacant Housing Units	682	6.3%	836	7.5%	22.6%
<b>Total Housing Units</b>	<b>10,857</b>	<b>100.0%</b>	<b>11,171</b>	<b>100.0%</b>	<b>2.9%</b>

Table III.23.26, shows housing units by tenure from 2010 to 2016. By 2016, there were 11,009 housing units. An estimated 66.3 percent were owner-occupied, and 8.7 percent were vacant.

<b>Table III.23.26 Housing Units by Tenure</b> Marshalltown 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,335	92.5%	10,051	91.3%
Owner-Occupied	7,042	68.1%	6,667	66.3%
Renter-Occupied	3,293	31.9%	3,384	33.7%
Vacant Housing Units	836	7.5%	958	8.7%
<b>Total Housing Units</b>	<b>11,171</b>	<b>100.0%</b>	<b>11,009</b>	<b>100.0%</b>

Households by household size are shown in Table III.23.27. There were a total of 10,335 households in 2010, up from 10,175 in 2000. One person households changed by 1.8 percent between 2000 and 2010, while two person households changed by -2.3 percent. Three and four person households changed by -12.7 and 0.8 respectively, representing 12.2 percent and 11.5 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,023	29.7%	3,076	29.8%	1.8%
Two Persons	3,565	35%	3,484	33.7%	-2.3%
Three Persons	1,448	14.2%	1,264	12.2%	-12.7%
Four Persons	1,183	11.6%	1,193	11.5%	0.8%
Five Persons	564	5.5%	685	6.6%	21.5%
Six Persons	203	2%	358	3.5%	76.4%
Seven Persons or More	189	1.9%	275	2.7%	45.5%
<b>Total</b>	<b>10,175</b>	<b>100.0%</b>	<b>10,335</b>	<b>100.0%</b>	<b>1.6%</b>

Households by income is shown in Table III.23.28. Households earning more than \$100,000 per year represented 13.5 percent of households in 2016, compared to 5.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 25.5 percent of households in 2010, compared to 18.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.8 percent of households in 2016, compared to 16.9 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,724	16.9%	990	9.8%
\$15,000 to \$19,999	913	9%	627	6.2%
\$20,000 to \$24,999	722	7.1%	622	6.2%
\$25,000 to \$34,999	1,626	16%	1,005	10%
\$35,000 to \$49,999	1,898	18.6%	1,606	16%
\$50,000 to \$74,999	1,908	18.7%	2,564	25.5%
\$75,000 to \$99,999	833	8.2%	1,280	12.7%
\$100,000 or More	563	5.5%	1,357	13.5%
<b>Total</b>	<b>10,187</b>	<b>100.0%</b>	<b>10,051</b>	<b>100.0%</b>

Table III.23.29, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 7.8 percent and 0.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 16.7 percent, 4.8 percent, and 5.3, respectively. Housing units built prior to 1939 represented 31 percent of households in 2016.



<b>Table III.23.29</b>				
<b>Households by Year Home Built</b>				
Marshalltown				
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	3,404	33.4%	3,115	31%
1940 to 1949	818	8%	579	5.8%
1950 to 1959	1,562	15.3%	1,347	13.4%
1960 to 1969	1,645	16.2%	1,454	14.5%
1970 to 1979	1,653	16.2%	1,680	16.7%
1980 to 1989	385	3.8%	479	4.8%
1990 to 1999	710	7%	534	5.3%
2000 to 2009	.	.	787	7.8%
2010 or Later	.	.	76	0.8%
<b>Total</b>	<b>10,177</b>	<b>100.0%</b>	<b>10,051</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.23.30. An estimated 75.7 percent of white households occupy single family homes, while 20.9 percent of black households do. Some 13 percent of white households occupied apartments, while 48.5 percent of black households do. An estimated 35.1 percent of Asian, and 87.8 percent of American Indian households occupy single family homes.

<b>Table III.23.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Marshalltown							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	75.7%	20.9%	87.8%	35.1%	0%	78.6%	48%
Duplex	3.9%	11.7%	0%	9.2%	0%	2.7%	0%
Tri- or Four-Plex	5%	19%	12.2%	14.2%	0%	6.1%	34.5%
Apartment	13%	48.5%	0%	38.7%	0%	11.1%	17.5%
Mobile Home	2.3%	0%	0%	2.8%	0%	1.5%	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.23.31. An estimated 32.2 percent of vacant units were for rent in 2010, a 3.9 percent change since 2000. In addition, some 22.5 percent of vacant units were for sale, a change of 55.4 percent between 2000 and 2010. "Other" vacant units represented 32.4 percent of vacant units in 2010. This is a change of 74.8 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.23.31</b> <b>Disposition of Vacant Housing Units</b> Marshalltown 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	259	38%	269	32.2%	3.9%
For Sale	121	17.7%	188	22.5%	55.4%
Rented or Sold, Not Occupied	85	12.5%	66	7.9%	-22.4%
For Seasonal, Recreational, or Occasional Use	62	9.1%	42	5%	-32.3%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	155	22.7%	271	32.4%	74.8%
<b>Total</b>	<b>682</b>	<b>100.0%</b>	<b>836</b>	<b>100.0%</b>	<b>22.6%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.23.32. By 2016, for rent units accounted for 20.4 percent of vacant units, while for sale units accounted for 23.2 percent. "Other" vacant units accounted for 45.1 percent of vacant units, representing a total of 432 "other" vacant units.

<b>Table III.23.32</b> <b>Disposition of Vacant Housing Units</b> Marshalltown 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	269	32.2%	195	20.4%
For Sale	188	22.5%	222	23.2%
Rented Not Occupied	20	2.4%	26	2.7%
Sold Not Occupied	46	5.5%	83	8.7%
For Seasonal, Recreational, or Occasional Use	42	5%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	271	32.4%	432	45.1%
<b>Total</b>	<b>836</b>	<b>100.0%</b>	<b>958</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.23.33. In 2016, an estimated 3.2 percent of households were overcrowded, and an additional 1.3 percent were severely overcrowded.



<b>Table III.23.33</b> <b>Overcrowding and Severe Overcrowding</b> Marshalltown 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	6,910	96.9%	133	1.9%	88	1.2%	7,131
2016 Five-Year ACS	6,474	97.1%	151	2.3%	42	0.6%	6,667
<b>Renter</b>							
2000 Census	2,776	91.1%	91	3%	179	5.9%	3,046
2016 Five-Year ACS	3,123	92.3%	174	5.1%	87	2.6%	10,051
<b>Total</b>							
2000 Census	9,686	95.2%	224	2.2%	267	2.6%	10,177
2016 Five-Year ACS	9,597	95.5%	325	3.2%	129	1.3%	10,051

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 21 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Marshalltown. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.23.34</b> <b>Households with Incomplete Plumbing Facilities</b> Marshalltown 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	10,119	10,030
Lacking Complete Plumbing Facilities	58	21
<b>Total Households</b>	<b>10,177</b>	<b>10,051</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0.2%</b>

There were 71 households lacking complete kitchen facilities in 2016, compared to 26 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.7 percent in 2016.

<b>Table III.23.35</b> <b>Households with Incomplete Kitchen Facilities</b> Marshalltown 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	10,151	9,980
Lacking Complete Kitchen Facilities	26	71
<b>Total Households</b>	<b>10,177</b>	<b>10,051</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.7%</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 Marshalltown, 15.1 of households had a cost burden and 7.8 percent had a severe cost burden. Some 20.6 percent of renters were cost burdened, and 14.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.9 percent and a severe cost burden rate of 1.6 percent. Owner occupied households with a mortgage had a cost burden rate of 13.9 percent, and severe cost burden at 6.3 percent.

**Table III.23.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Marshalltown  
 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	3,221	81.9%	526	13.4%	179	4.6%	7	0.2%	3,933
2016 Five-Year ACS	3,239	79.6%	567	13.9%	256	6.3%	8	0.2%	4,070
<b>Owner Without a Mortgage</b>									
2000 Census	2,062	84.8%	173	7.1%	179	7.4%	17	0.7%	2,431
2016 Five-Year ACS	2,298	88.5%	257	9.9%	42	1.6%	0	0%	2,597
<b>Renter</b>									
2000 Census	1,695	55.7%	595	19.6%	586	19.3%	165	5.4%	3,041
2016 Five-Year ACS	1,969	58.2%	697	20.6%	489	14.5%	229	6.8%	3,384
<b>Total</b>									
2000 Census	6,978	74.2%	1,294	13.8%	944	10%	189	2%	9,405
2016 Five-Year ACS	7,506	74.7%	1,521	15.1%	787	7.8%	237	2.4%	10,051

**Housing Problems by Income**

Table III.23.37, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Marshall County. As can be seen in 2017 the MFI was \$62,800, which compared to \$69,900 for the State of Iowa.

Table III.23.38, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 725 owner-occupied and 570 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 294 owner-occupied 659 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,299 households without a housing problem.

**Table III.23.37**  
**Median Family Income**  
 Marshall County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	51,100	49,100
2001	53,900	52,500
2002	54,600	53,700
2003	52,400	54,900
2004	53,600	55,800
2005	55,800	57,650
2006	56,000	57,800
2007	56,100	58,100
2008	56,400	58,500
2009	59,700	62,000
2010	58,800	62,400
2011	57,700	64,000
2012	58,500	64,800
2013	59,200	64,700
2014	59,700	65,300
2015	62,600	67,500
2016	62,100	68,400
2017	62,800	69,900

**Table III.23.38**  
**Housing Problems by Income and Tenure**  
 Marshall County  
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	30	10	15	0	0	55
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	30	0	4	34
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	55	10	40	65	170
Housing cost burden greater than 50% of income (and none of the above problems)	105	130	55	4	0	294
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	155	255	60	165	725
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	4	260	995	905	3,270	5,434
<b>Total</b>	<b>239</b>	<b>610</b>	<b>1,360</b>	<b>1,009</b>	<b>3,504</b>	<b>6,722</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	10	0	0	0	10	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	20	0	25	0	15	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	35	30	0	40	140
Housing cost burden greater than 50% of income (and none of the above problems)	510	145	4	0	0	659
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	295	145	10	35	570
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
has none of the 4 housing problems	65	200	470	275	855	1,865
<b>Total</b>	<b>760</b>	<b>675</b>	<b>674</b>	<b>285</b>	<b>955</b>	<b>3,349</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	40	10	15	0	10	75
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	20	0	55	0	19	94
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	90	40	40	105	310
Housing cost burden greater than 50% of income (and none of the above problems)	615	275	59	4	0	953
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	175	450	400	70	200	1,295
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
has none of the 4 housing problems	69	460	1,465	1,180	4,125	7,299
<b>Total</b>	<b>999</b>	<b>1,285</b>	<b>2,034</b>	<b>1,294</b>	<b>4,459</b>	<b>10,071</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.23.39 presents some basic statistics about the completed surveys.

**Table III.23.39**  
**Survey of Rental Properties**  
 Marshalltown  
 2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	9	454	9.5	20.2

Table III.23.40, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single family units in Marshalltown, with 0 of them available. This translates into a vacancy rate of 0 percent in Marshalltown, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 348 apartment units reported in the survey, with 23 of them available, which resulted in a vacancy rate of 6.6 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table III.23.40</b>			
<b>Rental Vacancy Survey by Type</b>			
Marshalltown			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	6	0	0%
Apartments	348	23	6.6%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	100	20	20%
<b>Total</b>	<b>454</b>	<b>43</b>	<b>9.5%</b>

Table III.23.41, reports units by bedroom size. As can be seen there were 90 two bedroom apartment units and 18 three bedroom units. Overall, the 92 two bedroom units accounted for 20.3 percent of all units, and the 18 three bedroom units accounted for 4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 209 units listed as "Don't Know". Additional details for additional unit types are reported found below.

<b>Table III.23.41</b>						
<b>Rental Units by Bedroom Size</b>						
Marshalltown						
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	0	0	0	.	0
One	0	135	0	0	.	135
Two	2	90	0	0	.	92
Three	0	18	0	0	.	18
Four	0	0	0	0	.	0
Don't Know	4	105	0	0	100	209
<b>Total</b>	<b>6</b>	<b>348</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>454</b>



Table III.23.42, at right, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

<b>Table III.23.42</b> <b>Single Family Units by Bedroom Size</b> Marshalltown 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	2	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	4	0	0%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0%</b>

Table III.23.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 5.2 percent.

<b>Table III.23.43</b> <b>Apartment Units by Bedroom Size</b> Marshalltown 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	135	7	5.2%
Two	90	5	5.6%
Three	18	3	16.7%
Four	0	0	0%
Don't know	105	8	7.6%
<b>Total</b>	<b>348</b>	<b>23</b>	<b>6.6%</b>

Average market-rate rents by unit type are shown in Table III.23.44. 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.

<b>Table III.23.44</b> <b>Average Market Rate Rents by Bedroom Size</b> Marshalltown 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	\$559.3	\$0	\$0	\$559.3
Two	\$0	\$746.5	\$0	\$0	\$746.5
Three	\$0	\$1123	\$0	\$0	\$1123
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$575</b>	<b>\$578.6</b>	<b>\$0</b>	<b>\$0</b>	<b>\$584.7</b>

Table III.23.45 shows vacancy rates for single family units by average rental rates for Marshalltown. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.23.45</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Marshalltown 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	4	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	2	0	0%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.23.46. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 8.4 percent.

<b>Table III.23.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Marshalltown 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	154	13	8.4%
\$500 to \$750	100	4	4%
\$750 to \$1,000	71	6	8.5%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	23	0	0%
<b>Total</b>	<b>348</b>	<b>23</b>	<b>6.6%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.23.47, 8 respondents, or 100 percent, included some sort of utility in the rent.

<b>Table III.23.47</b> <b>Are there any utilities included with the rent?</b> Marshalltown 2017 Survey of Rental Properties	
Period	Respondent
Yes	8
No	0
<b>% Offering Utilities</b>	<b>100%</b>

The type of utility included in the rent is shown in Table III.23.48. There were 3 respondents who included electricity, 2 respondents who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

<b>Table III.23.48</b>	
<b>Which utilities are included with the rent?</b>	
Marshalltown	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	3
Natural Gas	2
Water/Sewer	8
Trash Collection	8

### 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.23.49, there were 120 accessible apartment units. Respondents also indicated there were a total of 79 persons with disabilities currently residing in accessible units.

<b>Table III.23.49</b>						
<b>Accessible Units by Bedroom Size</b>						
Marshalltown						
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	0	0	0		0
One	0	41	0	0		41
Two	0	25	0	0		25
Three	0	2	0	0		2
Four	0	0	0	0		0
Don’t Know	0	52	0	0	5	57
<b>Total</b>	<b>0</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>125</b>

Table III.23.50, shows the breakdown of accessible and not accessible single family units by bedroom size. Overall, 0 percent of all single family units were considered accessible by survey respondents.



<b>Table III.23.50</b> <b>Single Family Units by Accessibility and Bedroom Size</b> Marshalltown 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	2	0	2	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	4	0	4	0%
<b>Total</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0%</b>

Table III.23.51, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 27.8 percent or 25 two bedroom apartment units are accessible, with 11.1 percent of three bedroom units were considered accessible. Overall, 34.5 percent of all apartment units were considered accessible by survey respondents.

<b>Table III.23.51</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Marshalltown 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	94	41	135	30.4%
Two	65	25	90	27.8%
Three	16	2	18	11.1%
Four	0	0	0	0%
Don't know	53	52	105	49.5%
<b>Total</b>	<b>228</b>	<b>120</b>	<b>348</b>	<b>34.5%</b>

### Perceived Need for Rental Units

Table III.23.52, 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 19 number of persons on the wait list.

<b>Table III.23.52</b> <b>Do you keep a waiting list?</b> Marshalltown 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	4
<b>Waitlist Size</b>	<b>19</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.23.53, 1 respondent said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.



<b>Table III.23.53</b>				
<b>How would you rate the need for renovation of existing units in the?</b>				
Marshalltown				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	1	1
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	2	2	2	2
<b>Average Need</b>	<b>3.5</b>	<b>3.5</b>	<b>3.5</b>	<b>3.5</b>

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.23.54, 1 respondent said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

<b>Table III.23.54</b>				
<b>How would you rate the need for construction of new units in the?</b>				
Marshalltown				
2017 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	1	1
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	1	1	1	1
Extreme Need	2	2	2	2
<b>Average Need</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</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.23.55, shows the *strong growth scenario* for Marshalltown. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 10,051 households. In 2030, there will be a projected 11,129 households, of which 7,382 are projected to be owner occupied and the remaining 3,747 are expected to be renter-occupied.

By 2050, there are projected to be 7,435 owner-occupied households, of which 259 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,506 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,774 renter households, of which 854 renter households are expected to have incomes between 0 and 30.0 percent of median family income 769 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 11,208 occupied units by 2050, of which 1,113 are expected to have incomes on between 0 and 30 percent of MFI.



**Table III.23.55**  
**Housing Demand Forecast**  
 Marshalltown  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	249	254	257	259	260	260	259
30.1-50%	0	645	656	665	671	673	672	670
50.1-80%	0	1,449	1,475	1,495	1,508	1,512	1,511	1,506
80.1-95%	0	826	841	852	859	862	861	858
95.1-115%	0	794	808	819	826	828	828	825
115+%	0	3,191	3,249	3,293	3,320	3,331	3,328	3,317
<b>Total</b>	<b>0</b>	<b>7,154</b>	<b>7,283</b>	<b>7,382</b>	<b>7,443</b>	<b>7,466</b>	<b>7,461</b>	<b>7,435</b>
<b>Renter</b>								
0-30%	0	822	837	848	855	858	857	854
30.1-50%	0	730	743	753	759	761	761	758
50.1-80%	0	740	754	764	770	773	772	769
80.1-95%	0	207	211	213	215	216	216	215
95.1-115%	0	332	338	343	345	347	346	345
115+%	0	800	815	826	833	835	835	832
<b>Total</b>	<b>0</b>	<b>3,631</b>	<b>3,697</b>	<b>3,747</b>	<b>3,778</b>	<b>3,790</b>	<b>3,787</b>	<b>3,774</b>
<b>Total</b>								
0-30%	0	1,071	1,091	1,106	1,115	1,118	1,117	1,113
30.1-50%	0	1,374	1,399	1,418	1,430	1,434	1,433	1,428
50.1-80%	0	2,190	2,229	2,259	2,278	2,285	2,283	2,275
80.1-95%	0	1,033	1,051	1,066	1,074	1,078	1,077	1,073
95.1-115%	0	1,126	1,146	1,162	1,171	1,175	1,174	1,170
115+%	0	3,992	4,064	4,119	4,153	4,166	4,163	4,148
<b>Total</b>	<b>10,051</b>	<b>10,785</b>	<b>10,980</b>	<b>11,129</b>	<b>11,220</b>	<b>11,256</b>	<b>11,248</b>	<b>11,208</b>

