

**VOLUME II:
MARION COUNTY**

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Marion County

DEMOGRAPHICS

Population Estimates

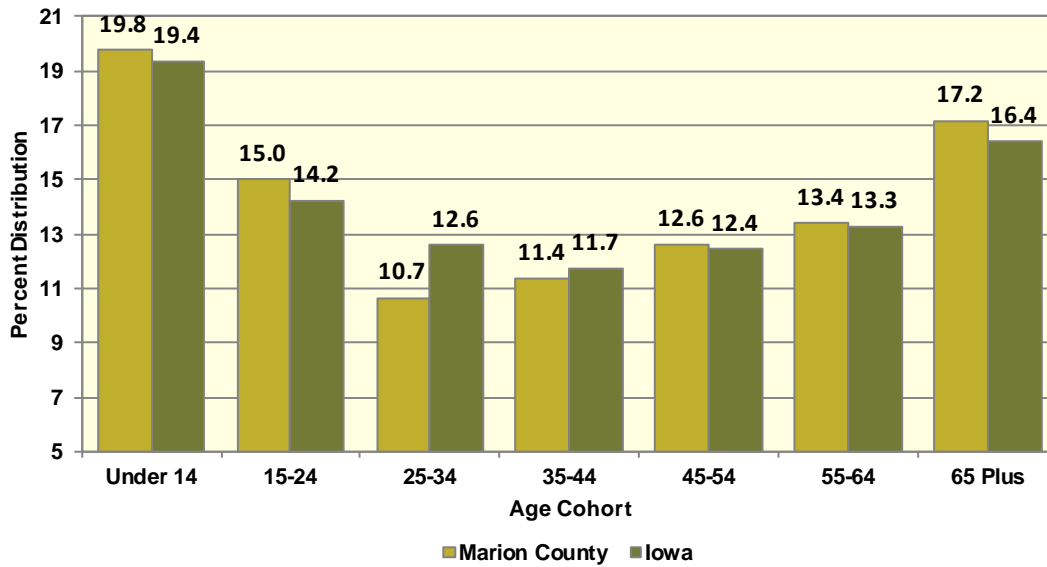
The Census Bureau’s current census estimates indicate that Marion County’s population decreased from 33,309 in 2010 to 33,189 in 2016, or by 0.4 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 1.4 percent, and the number of people from 55 to 64 years of age increased by 11.6 percent. The white population decreased by 1.1 percent, while the black population increased by 26.2 percent. The Hispanic population increased from 531 to 643 people between 2010 and 2016 or by 21.1 percent. These data are presented in Table II.64.1.

Table II.64.1 Profile of Population Characteristics Marion County vs. State of Iowa 2010 Census and 2016 Current Census Estimates						
Subject	Marion County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	33,309	33,189	-0.4%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	6,862	6,559	-4.4%	603,673	607,020	0.6%
15 to 24 years	4,898	4,986	1.8%	430,187	445,808	3.6%
25 to 34 years	3,590	3,539	-1.4%	382,583	394,373	3.1%
35 to 44 years	3,929	3,774	-3.9%	364,548	367,535	0.8%
45 to 54 years	4,860	4,193	-13.7%	439,726	389,744	-11.4%
55 to 64 years	3,978	4,441	11.6%	372,750	415,998	11.6%
65 and Over	5,192	5,697	9.7%	452,888	514,215	13.5%
Race						
White	32,311	31,948	-1.1%	2,839,615	2,864,884	0.9%
Black	225	284	26.2%	91,695	114,874	25.3%
American Indian and Alaskan Native	62	78	25.8%	13,563	15,924	17.4%
Asian	397	500	25.9%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	8	8	0%	2,419	3,592	48.5%
Two or more races	306	371	21.2%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	531	643	21.1%	151,544	182,606	20.5%

Table II.64.2, presents the population of Marion County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 16,541 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 16,768 persons, were female. In 2016, the number of males rose to 16,555 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 16,634 persons being female.

Table II.64.2 Population by Age and Gender Marion County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	3,555	3,307	6,862	3,377	3,182	6,559	-4.4%
15 to 24 years	2,516	2,382	4,898	2,542	2,444	4,986	1.8%
25 to 34 years	1,796	1,794	3,590	1,822	1,717	3,539	-1.4%
35 to 44 years	1,958	1,971	3,929	1,904	1,870	3,774	-3.9%
45 to 54 years	1,958	1,971	3,929	1,904	1,870	3,774	-3.9%
55 to 64 years	2,449	2,411	4,860	2,100	2,093	4,193	-13.7%
65 and Over	2,252	2,940	5,192	2,552	3,145	5,697	-0.4%
Total	16,541	16,768	33,309	16,555	16,634	33,189	-0.4%
% of Total	49.7%	50.3%	.	49.9%	50.1%	.	

**Diagram II.64.1
Age Distribution**
Marion County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Marion County increased from 30,001 to 32,052 persons, or by 6.8 percent. Between 2000 and 2010, Marion County population, changed by 1,257 persons, to a total population of 33,309 persons. The most recent estimates indicated that Marion County’s population rose an additional -120 persons since the 2010 Census, to 33,189 persons in July 2016.

1990 Census	30,001
Natural Increase 90-00	598
Net Migration 90-00	1,453
2000 Census	32,052
Natural Increase 00-09	709
Net Migration 00-09	707
2009 Population Estimate	33,468
2010 Census	33,309
Natural Increase 10-16	195
Net Migration 10-16	-315
2016 Population Estimate	33,189

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. As shown in Table II.64.3, Marion County had a natural increase, of 598 persons between 1990 and 2000. During the April 2000 to July 2009 period, Marion County’s natural increase was estimated at 709 persons. Between 2010 and 2016, the natural increase was estimated at 195 persons, and the net migration was -315 persons.

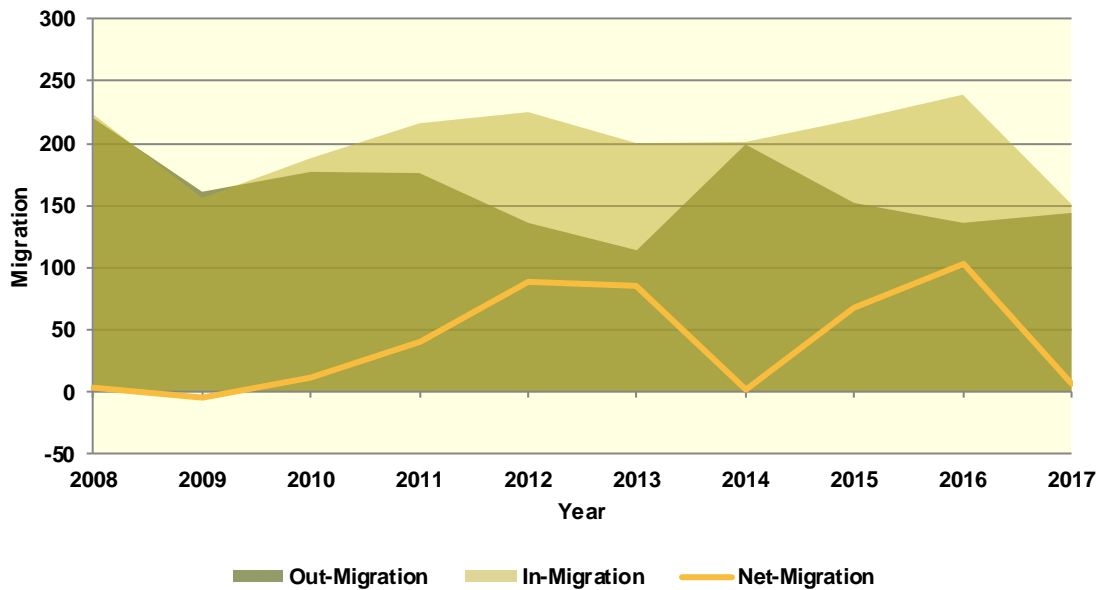
Population Migration Trends

The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver’s licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicate the general direction of population movement.

As can be seen in Table II.64.4 in 2008 there was a total of 223 in-migrations with a total of 220 out-migrations, which led to a net-migration of 3 persons. The most recent first half 2017 data saw a net-migration of 7 persons, with 151 persons entering Marion County and 144 persons leaving Marion County.

Diagram II.64.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2016 with 103 people entering and the migration lowest net migration occurred in 2009 with 5 entering Marion County.

Diagram II.64.2
Net In-migration by Gender
 Marion County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.64.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 43 percent of net-migrants, or 3 persons were male, with the remaining 57 percent, or 4 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	112	76	97	107	106	83	87	105	112	75
Female	111	80	91	109	119	117	114	114	127	76
Total	223	156	188	216	225	200	201	219	239	151
Out										
Male	97	80	78	95	63	58	82	77	65	72
Female	123	81	99	81	73	56	117	75	71	72
Total	220	161	177	176	136	114	199	152	136	144
Net										
Male	15	-4	19	12	43	25	5	28	47	3
Female	-12	-1	-8	28	46	61	-3	39	56	4
Total	3	-5	11	40	89	86	2	67	103	7

Table II.64.5, shows net-migration for Marion 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 22 persons entering Marion County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 13 persons leaving Marion County.

Table II.64.5 Migration by Age Range Marion County Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	1	3	1	1	5	2	1	1	2	1
18-22	20	20	26	25	26	19	21	30	22	11
23-25	26	18	23	36	31	32	24	26	22	13
26-35	68	44	49	59	53	58	62	60	59	36
36-45	44	25	27	32	44	23	26	42	43	33
46-55	25	18	24	31	33	29	41	29	37	17
56-65	22	16	26	16	24	21	12	14	37	18
66 +	17	12	12	16	9	16	14	17	17	22
Total	223	156	188	216	225	200	201	219	239	151
Out										
14-17	3	2	5	1	4	2	3	2	2	0
18-22	31	22	20	21	16	16	22	24	21	19
23-25	43	23	28	25	15	4	24	21	17	25
26-35	61	41	53	49	35	33	53	33	29	49
36-45	29	22	24	25	24	21	27	22	28	11
46-55	30	16	20	27	20	15	28	21	13	23
56-65	16	21	15	19	16	12	26	7	15	8
66 +	7	14	12	9	6	11	16	22	11	9
Total	220	161	177	176	136	114	199	152	136	144
Net										
14-17	-2	1	-4	0	1	0	-2	-1	0	1
18-22	-11	-2	6	4	10	3	-1	6	1	-8
23-25	-17	-5	-5	11	16	28	0	5	5	-12
26-35	7	3	-4	10	18	25	9	27	30	-13
36-45	15	3	3	7	20	2	-1	20	15	22
46-55	-5	2	4	4	13	14	13	8	24	-6
56-65	6	-5	11	-3	8	9	-14	7	22	10
66 +	10	-2	0	7	3	5	-2	-5	6	13
Total	3	-5	11	40	89	86	2	67	103	7

School Age Enrollment

Table II.64.6, show the school enrollment from the Iowa Department of Education for Marion County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 6,428 students and was 6,203 in 2017, a change of -3.5 percent. Enrollment for students in grades 1 to 5 was 2,222 students in 2010 and 2,366 in 2017, which was a change of 6.5 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 2,099 and 1,633 in 2017, which was a change of -22.2 percent.

Table II.64.6
School Enrollment

Marion County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	683	2,411	1,500	2,111	756	6,761
2001	669	2,391	1,520	2,133	82	6,795
2002	652	2,391	1,536	2,106	95	6,780
2003	669	2,333	1,492	2,121	74	6,689
2004	744	2,274	1,448	2,111	51	6,628
2005	701	2,198	1,458	2,136	86	6,503
2006	733	2,240	1,499	2,194	121	6,666
2007	806	2,264	1,523	2,141	157	6,734
2008	783	2,309	1,433	2,188	141	6,713
2009	767	2,366	1,395	2,156	149	6,585
2010	742	2,222	1,365	2,099	146	6,428
2011	1,006	2,156	1,345	2,030	314	6,537
2012	947	2,188	1,357	1,707	319	6,199
2013	942	2,201	1,335	1,663	320	6,141
2014	988	2,208	1,347	1,649	351	6,192
2015	965	2,269	1,348	1,618	364	6,200
2016	887	2,299	1,299	1,652	325	6,137
2017	878	2,366	1,326	1,633	323	6,203
% Change 10-17	18.3%	6.5%	-2.9%	-22.2%	121.2%	-3.5%

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Estimates

Table II.64.7, shows population by age for the 2000 and 2010 Census. The population changed by 3.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.8 percent to a total of 5,192 persons in 2010. Those aged 25 to 34 changed by -1.8 percent, and those aged under 5 changed by 10.2 percent.

Table II.64.7 Population by Age Marion County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,015	6.3%	2,220	6.7%	10.2%
5 to 19	7,229	22.6%	7,316	22%	1.2%
20 to 24	2,140	6.7%	2,224	6.7%	3.9%
25 to 34	3,654	11.4%	3,590	10.8%	-1.8%
35 to 54	9,001	28.1%	8,789	26.4%	-2.4%
55 to 64	2,912	9.1%	3,978	11.9%	36.6%
65 or Older	5,101	15.9%	5,192	15.6%	1.8%
Total	32,052	100.0%	33,309	100.0%	3.9%

The elderly population is further explored in Table II.64.8. Those aged 65 to 66 changed by 25.5 percent between 2000 and 2010, resulting in a population of 600 persons. Those aged 85 or older changed by -3.8 percent during the same time period, and resulted in 825 persons over age 85 in 2010.

Table II.64.8 Elderly Population by Age Marion County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	478	9.4%	600	11.6%	25.5%
67 to 69	675	13.2%	845	16.3%	25.2%
70 to 74	1,190	23.3%	1,177	22.7%	-1.1%
75 to 79	1,100	21.6%	937	18%	-14.8%
80 to 84	800	15.7%	808	15.6%	1%
85 or Older	858	16.8%	825	15.9%	-3.8%
Total	5,101	100.0%	5,192	100.0%	1.8%

Population by race and ethnicity is shown in Table II.64.9. The white population changed by 3.1 percent between 2000 and 2010, and resulted in representing 96.7 percent of the population in 2010. The black population changed by 67.9 percent, represented 0.7 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 1.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 106.6 percent between 2000 and 2010, compared to the 3.1 percent growth rate for non-Hispanics.

Table II.64.9					
Population by Race and Ethnicity					
Marion County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	31,237	97.5%	32,203	96.7%	3.1%
Black	134	0.4%	225	0.7%	67.9%
American Indian	61	0.2%	60	0.2%	-1.6%
Asian	331	1%	379	1.1%	14.5%
Native Hawaiian/ Pacific Islander	12	0%	6	0%	-50%
Other	71	0.2%	91	0.3%	28.2%
Two or More Races	206	0.6%	345	1%	67.5%
Total	32,052	100.0%	33,309	100.0%	3.9%
Hispanic	257	0.8%	531	1.6%	106.6%
Non-Hispanic	31,795	99.2%	32,778	98.4%	3.1%

Population by race and ethnicity through 2016 is shown in Table II.64.10. The white population represented 95.9 percent of the population in 2016, compared with black households accounting for 0.6 percent of the population. Hispanic households represented 1.8 percent of the population in 2016.

Table II.64.10				
Population by Race and Ethnicity				
Marion County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	32,203	96.7%	31,849	95.9%
Black	225	0.7%	210	0.6%
American Indian	60	0.2%	94	0.3%
Asian	379	1.1%	356	1.1%
Native Hawaiian/ Pacific Islander	6	0%	0	0%
Other	91	0.3%	185	0.6%
Two or More Races	345	1%	503	1.5%
Total	33,309	100.0%	33,197	100.0%
Non-Hispanic	32,778	98.4%	32,595	98.2%
Hispanic	531	1.6%	602	1.8%

The population by race is broken down further by ethnicity in Table II.64.11. While the white non-Hispanic population changed by 2.4 percent between 2000 and 2010, the white Hispanic population changed by 126.4 percent. The black non-Hispanic population changed by 63.6 percent, while the black Hispanic population changed by 180 percent.

Table II.64.11					
Population by Race and Ethnicity					
Marion County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	31,074	97.7%	31,834	97.1%	2.4%
Black	129	0.4%	211	0.6%	63.6%
American Indian	58	0.2%	44	0.1%	-24.1%
Asian	330	1%	379	1.2%	14.8%
Native Hawaiian/ Pacific Islander	10	0%	6	0%	-40%
Other	5	0%	5	0%	0%
Two or More Races	189	0.6%	299	0.9%	58.2%
Total Non-Hispanic	31,795	100.0%	32,778	100.0%	3.1%
Hispanic					
White	163	63.4%	369	69.5%	126.4%
Black	5	1.9%	14	2.6%	180%
American Indian	3	1.2%	16	3%	433.3%
Asian	1	0.4%	0	0%	-100%
Native Hawaiian/ Pacific Islander	2	0.8%	0	0%	-100%
Other	66	25.7%	86	16.2%	30.3%
Two or More Races	17	6.6%	46	8.7%	170.6%
Total Hispanic	257	100.0%	531	100.0%	106.6%
Total Population	32,052	100.0%	33,309	100.0%	3.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.64.12. During this time, the total non-Hispanic population was 32,595 persons in 2016. The Hispanic population was 602.

Table II.64.12				
Population by Race and Ethnicity				
Marion County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	31,834	97.1%	31,496	96.6%
Black	211	0.6%	204	0.6%
American Indian	44	0.1%	93	0.3%
Asian	379	1.2%	356	1.1%
Native Hawaiian/ Pacific Islander	6	0%	0	0%
Other	5	0%	17	0.1%
Two or More Races	299	0.9%	429	1.3%
Total Non-Hispanic	32,778	100.0%	32,595	100.0%
Hispanic				
White	369	69.5%	353	58.6%
Black	14	2.6%	6	1%
American Indian	16	3%	1	0.2%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	86	16.2%	168	27.9%
Two or More Races	46	8.7%	74	12.3%
Total Non-Hispanic	531	100.0	602	100.0%
Total Population	33,309	100.0%	33,197	100.0%

Households by type and tenure are shown in Table II.64.13. Family households represented 66.5 percent of households, while non-family households accounted for 33.5 percent. These changed from 69.7 and 30.3 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	8,867	69.7%	8,666	66.5%
Married-Couple Family	7,447	84%	7,332	84.6%
Owner-Occupied	6,652	89.3%	6,379	87%
Renter-Occupied	795	10.7%	953	13%
Other Family	1,420	16%	1,334	16.4%
Male Householder, No Spouse Present	446	31.4%	566	33.4%
Owner-Occupied	276	61.9%	440	77.7%
Renter-Occupied	170	38.1%	126	22.3%
Female Householder, No Spouse Present	974	68.6%	768	73%
Owner-Occupied	518	53.2%	406	52.9%
Renter-Occupied	456	46.8%	362	47.1%
Non-Family Households	3,856	30.3%	4,360	33.5%
Owner-Occupied	2,128	55.2%	2,241	51.4%
Renter-Occupied	1,728	44.8%	2,119	48.6%
Total	12,723	100.0%	13,026	100.0%

The group quarters population was 1,693 in 2010, compared to 1,955 in 2000. Institutionalized populations experienced a -59.1 percent change between 2000 and 2010. Non-institutionalized populations experienced a 6.1 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	11	1.9%	24	10%	118.2%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	322	55%	215	90%	-33.2%
Other Institutions	252	43.1%	0	0%	-100%
Total	585	100.0%	239	100.0%	-59.1%
Noninstitutionalized					
College Dormitories	1,060	77.4%	1,309	90%	23.5%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	310	22.6%	145	10%	-53.2%
Total	1,370	100.0%	1,454	100.0%	6.1%
Group Quarters Population	1,955	100.0%	1,693	100.0%	-13.4%

The number of foreign born persons are shown in Table II.64.15. An estimated 0.3 percent of the population was born in Bosnia and Herzegovin, some 0.3 percent were born in Laos, and another 0.2 percent were born in Mexico.

Table II.64.15
Place of Birth for the Foreign-Born Population
 Marion County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Bosnia and Herzegovina	107	0.3%
#2 country of origin	Laos	90	0.3%
#3 country of origin	Mexico	77	0.2%
#4 country of origin	China excluding Hong Kong and Taiwan	55	0.2%
#5 country of origin	Korea	41	0.1%
#6 country of origin	Philippines	38	0.1%
#7 country of origin	Thailand	35	0.1%
#8 country of origin	Russia	33	0.1%
#9 country of origin	Ukraine	32	0.1%
#10 country of origin	Netherlands	27	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.64.16. An estimated 0.4 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 0.4 percent speaking Spanish.

Table II.64.16
Limited English Proficiency and Language Spoken at Home
 Marion County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Other Asian and Pacific Island languages	136	0.4%
#2 LEP Language	Spanish	110	0.4%
#3 LEP Language	German or other West Germanic languages	30	0.1%
#4 LEP Language	Other Indo-European languages	15	0%
#5 LEP Language	Russian, Polish, or other Slavic languages	9	0%
#6 LEP Language	Chinese	6	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.64.17. Some 16.7 percent of the population was disabled in 2000, or a total of 4,937 persons. The disability rate was highest for those over 65, with 41.9 percent disabled.

Table II.64.17 Disability by Age Marion County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	166	3.2%
16 to 64	2,771	14.1%
65 and older	2,000	41.9%
Total	4,937	16.7%

Table II.64.18 shows disability by type in 2000. There were 2,400 physical disabilities in 2000, some 1,977 employment disabilities, and 1,641 go-outside-home disabilities.

Table II.64.18 Total Disabilities Tallied: Aged 5 and Older Marion County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,087
Physical disability	2,400
Mental disability	1,321
Self-care disability	593
Employment disability	1,977
Go-outside-home disability	1,641
Total	9,019

Disability by age, as estimated by the 2016 ACS, is shown in Table II.64.19. The disability rate for females was 12.9 percent, compared to 14 percent for males. The disability rate changed precipitously higher with age, with 48.3 percent of those over 75 experiencing a disability.

Table II.64.19 Disability by Age Marion County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	187	6.1%	163	5.5%	350	5.8%
18 to 34	306	8.4%	239	6.8%	545	7.6%
35 to 64	817	13%	787	12.8%	1,604	12.9%
65 to 74	435	30.9%	338	22%	773	26.3%
75 or Older	554	55.1%	605	43.3%	1,159	48.3%
Total	2,299	14%	2,132	12.9%	4,431	13.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.64.20. Some 7 percent have an ambulatory disability, 5.2 have an independent living disability, and 2.8 percent have a self-care disability.

Table II.64.20		
Total Disabilities Tallied: Aged 5 and Older		
Marion County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,616	4.9%
Vision disability	480	1.5%
Cognitive disability	1,723	5.6%
Ambulatory disability	2,151	7%
Self-Care disability	867	2.8%
Independent living disability	1,301	5.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.64.21. In 2016, some 17,220 persons were employed and 692 were unemployed. This totaled a labor force of 17,912 persons. The unemployment rate for Marion County was estimated to be 3.9 percent in 2016.

Table II.64.21	
Employment, Labor Force and Unemployment	
Marion County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	17,220
Unemployed	692
Labor Force	17,912
Unemployment Rate	3.9%

In 2016, 94.1 percent of households in Marion County had a high school education or greater.

Table II.64.22	
High School or Greater Education	
Marion County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	12,258
Total Households	13,026
Percent High School or Above	94.1%

As seen in Table II.64.23, some 34.6 percent of the population had a high school diploma or equivalent, another 35.4 percent have some college, 16.1 percent have a Bachelor's Degree, and 6.8 percent of the population had a graduate or professional degree.

Table II.64.23		
Educational Attainment		
Marion County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,790	7.1%
High School or Equivalent	8,721	34.6%
Some College or Associates Degree	8,920	35.4%
Bachelor's Degree	4,051	16.1%
Graduate or Professional Degree	1,708	6.8%
Total Population Above 18 years	25,190	100.0%



ECONOMICS

Labor Force

Table II.64.24, shows the labor force statistics for Marion County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.7 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 Marion County decreased from 3.3 percent in 2015 to 3.1 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Table II.64.24 Labor Force Statistics Marion County 1990 - 2016 BLS Data					
Year	Marion County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	598	15,170	15,768	3.8%	4.4%
1991	622	15,317	15,939	3.9%	4.7%
1992	558	15,844	16,402	3.4%	4.5%
1993	602	16,521	17,123	3.5%	4%
1994	543	16,654	17,197	3.2%	3.5%
1995	588	17,221	17,809	3.3%	3.4%
1996	591	17,709	18,300	3.2%	3.5%
1997	536	17,797	18,333	2.9%	3.1%
1998	463	17,803	18,266	2.5%	2.7%
1999	398	17,943	18,341	2.2%	2.6%
2000	388	17,192	17,580	2.2%	2.6%
2001	588	17,149	17,737	3.3%	3.3%
2002	762	16,826	17,588	4.3%	4%
2003	781	16,186	16,967	4.6%	4.5%
2004	724	16,299	17,023	4.3%	4.5%
2005	695	16,904	17,599	3.9%	4.3%
2006	622	17,272	17,894	3.5%	3.7%
2007	636	17,179	17,815	3.6%	3.7%
2008	719	17,088	17,807	4%	4.2%
2009	1,167	16,320	17,487	6.7%	6.4%
2010	1,043	16,557	17,600	5.9%	6%
2011	934	16,229	17,163	5.4%	5.5%
2012	820	16,245	17,065	4.8%	5%
2013	775	16,581	17,356	4.5%	4.7%
2014	671	16,824	17,495	3.8%	4.3%
2015	581	16,877	17,458	3.3%	3.8%
2016	539	17,020	17,559	3.1%	3.7%

Diagram II.64.3, shows the employment and labor force for Marion County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 17,020 persons, with the labor force reaching 17,559, indicating there were a total of 539 unemployed persons.

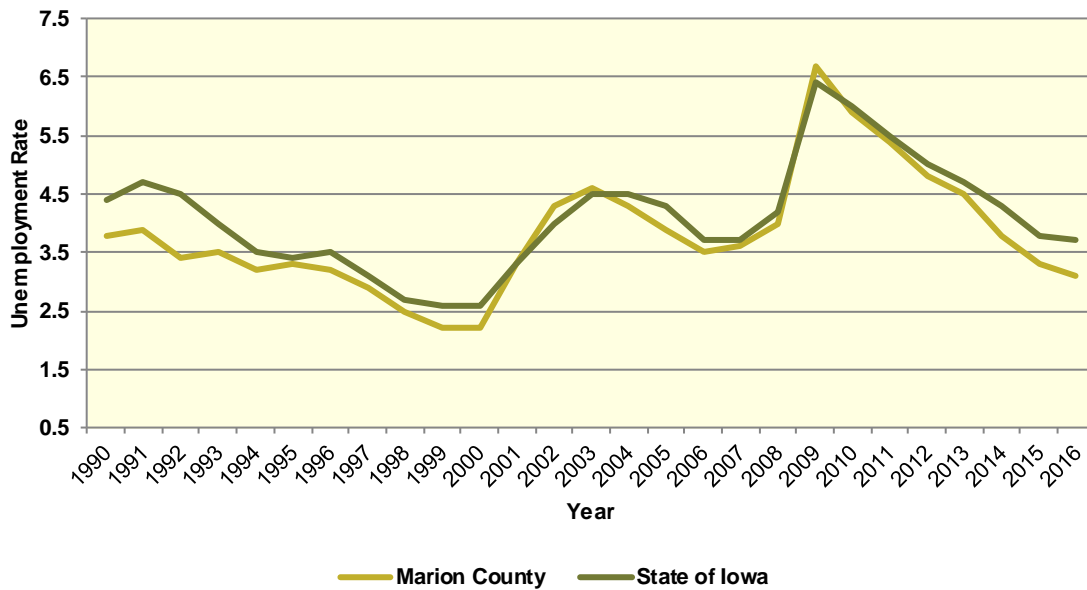
Diagram II.64.3
Employment and Labor Force
 Marion County
 1990 – 2016 BLS Data



Unemployment

Diagram II.64.4, shows the unemployment rate for both the State and Marion County. During the 1990’s the average rate for Marion County was 3.2 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.4 percent. Over the course of the entire period the Marion County had an average unemployment rate that lower than the State, 3.8 percent for Marion County, versus 4.1 statewide.

Diagram II.64.4
Annual Unemployment Rate
 Marion County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.64.25, shows total real earnings by industry for Marion County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$483,366,000. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 72.1 percent.

Table II.64.25
Real Earnings by Industry
 Marion County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	15,341	19,535	46,627	43,045	51,803	27,673	23,733	19,196	-19.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	3,570	0	0	0	0	0	0	0	0
Utilities	5,508	7,619	3,929	3,935	4,288	4,546	4,671	6,579	40.9
Construction	43,721	46,896	47,513	45,330	44,438	46,890	47,104	53,764	14.1
Manufacturing	473,253	409,360	435,456	452,099	462,091	467,823	479,456	483,366	0.8
Wholesale trade	27,999	24,276	24,155	26,240	27,532	27,680	29,478	28,777	-2.4
Retail trade	48,085	46,042	45,998	43,872	44,819	44,007	43,383	47,336	9.1
Transportation and warehousing	16,278	20,099	14,515	13,500	13,652	15,697	15,948	16,131	1.1
Information	11,268	7,690	7,175	5,998	5,749	6,092	6,015	5,521	-8.2
Finance and insurance	18,524	25,149	21,168	22,015	22,805	24,557	24,456	23,978	-2
Real estate and rental and leasing	3,661	12,163	12,151	15,111	18,913	17,183	16,639	16,390	-1.5
Professional and technical services	0	16,523	0	0	0	0	23,445	24,879	6.1
Management of companies and enterprises	0	760	0	0	0	0	1,689	2,907	72.1
Administrative and waste services	15,011	8,177	11,148	0	14,241	14,609	15,298	12,905	-15.6
Educational services	27,426	31,657	31,615	33,469	32,327	33,218	32,674	34,592	5.9
Health care and social assistance	69,277	98,996	99,890	100,505	99,175	103,017	110,328	113,913	3.2
Arts, entertainment, and recreation	4,105	4,027	4,032	4,529	4,318	5,246	4,888	4,547	-7
Accommodation and food services	15,078	13,708	14,576	15,294	15,527	16,799	19,557	22,611	15.6
Other services, except public administration	24,064	27,034	26,562	27,064	25,980	28,640	28,012	28,890	3.1
Government and government enterprises	121,693	108,466	96,523	94,740	95,015	97,250	98,770	100,256	1.5
Total	958,370	933,032	966,519	989,744	1,010,926	1,011,022	1,031,710	1,053,646	2.1



Table II.64.26, shows the total employment by industry for the Marion County. The most recent estimates show the manufacturing industry was the largest employer in Marion County, with employment reaching 6,520 jobs in 2016. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 21.4 percent.

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,164	950	984	992	1,027	987	1,025	1,015	-1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	67	0	0	0	0	0	0	0	0
Utilities	37	43	41	41	45	48	46	45	-2.2
Construction	1,025	1,122	1,058	1,010	1,026	1,022	985	1,065	8.1
Manufacturing	7,764	6,060	6,079	6,266	6,402	6,404	6,471	6,520	0.8
Wholesale trade	521	437	438	463	468	493	485	479	-1.2
Retail trade	2,335	2,080	2,110	2,049	2,075	2,040	2,036	2,143	5.3
Transportation and warehousing	398	431	371	334	348	342	355	342	-3.7
Information	258	192	194	161	162	170	170	153	-10
Finance and insurance	440	571	527	537	532	530	513	512	-0.2
Real estate and rental and leasing	472	542	581	583	613	639	628	661	5.3
Professional and technical services	0	510	0	0	0	0	578	598	3.5
Management of companies and enterprises	0	17	0	0	0	0	56	68	21.4
Administrative and waste services	608	540	548	0	597	659	669	586	-12.4
Educational services	1,047	1,072	1,100	1,097	1,093	1,099	1,113	1,148	3.1
Health care and social assistance	2,092	2,548	2,535	2,587	2,510	2,495	2,499	2,544	1.8
Arts, entertainment, and recreation	432	443	442	425	427	475	440	397	-9.8
Accommodation and food services	1,015	1,165	1,159	1,154	1,222	1,199	1,284	1,349	5.1
Other services, except public administration	892	895	916	920	920	954	967	975	0.8
Government and government enterprises	2,448	2,001	1,918	1,919	1,927	1,948	1,932	1,936	0.2
Total	23,528	21,812	21,725	21,917	22,200	22,338	22,440	22,730	1.3



Table II.64.27, shows the real average earnings per job by industry for Marion County. These figures are calculated by dividing the total real earning displayed in Tables II.64.25 and II.64.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 146,200 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 44 percent.

Table II.64.27
Real Earnings Per Job by Industry
 Marion County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	13,180	20,564	47,385	43,392	50,441	28,038	23,154	18,912	-18.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	53,286	0	0	0	0	0	0	0	0
Utilities	148,855	177,177	95,824	95,975	95,278	94,705	101,537	146,200	44
Construction	42,654	41,797	44,909	44,881	43,312	45,881	47,822	50,483	5.6
Manufacturing	60,955	67,551	71,633	72,151	72,179	73,052	74,093	74,136	0.1
Wholesale trade	53,740	55,552	55,149	56,673	58,828	56,147	60,780	60,077	-1.2
Retail trade	20,593	22,136	21,800	21,412	21,600	21,572	21,308	22,089	3.7
Transportation and warehousing	40,900	46,634	39,123	40,418	39,229	45,897	44,925	47,167	5
Information	43,675	40,053	36,983	37,257	35,488	35,836	35,384	36,085	2
Finance and insurance	42,101	44,044	40,168	40,996	42,867	46,334	47,672	46,832	-1.8
Real estate and rental and leasing	7,756	22,442	20,914	25,919	30,853	26,890	26,496	24,796	-6.4
Professional and technical services	0	32,398	0	0	0	0	40,562	41,604	2.6
Management of companies and enterprises	0	44,686	0	0	0	0	30,160	42,750	41.7
Administrative and waste services	24,690	15,142	20,343	0	23,854	22,169	22,867	22,022	-3.7
Educational services	26,195	29,531	28,741	30,509	29,576	30,225	29,356	30,132	2.6
Health care and social assistance	33,115	38,852	39,404	38,850	39,512	41,289	44,149	44,777	1.4
Arts, entertainment, and recreation	9,503	9,091	9,123	10,657	10,112	11,045	11,108	11,453	3.1
Accommodation and food services	14,855	11,767	12,576	13,253	12,706	14,011	15,231	16,761	10
Other services, except public administration	26,977	30,206	28,998	29,417	28,240	30,021	28,968	29,631	2.3
Government and government enterprises	49,711	54,206	50,325	49,369	49,307	49,923	51,123	51,785	1.3
Total	40,733	42,776	44,489	45,159	45,537	45,260	45,976	46,355	0.8

Table II.64.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,443,211,000 a 2.1 percent change between 2015 and 2016. Table II.64.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 21,812 and 22,730 in 2016, which a change of 1.3 percent over this period.

Table II.64.28
Total Employment and Real Personal Income
 Marion County
 BEA Data 1969 Through 2015

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	370,829	20,294	32,739	84,207	45,850	513,332	19,567	11,661	31,802
1970	362,202	19,628	34,716	91,751	49,702	518,743	19,643	11,772	30,768
1971	363,948	20,563	30,540	98,068	54,083	526,075	19,655	11,747	30,982
1972	408,090	23,646	28,902	104,980	56,345	574,672	21,357	12,279	33,235
1973	470,762	30,072	24,998	114,841	61,287	641,815	23,910	12,869	36,581
1974	464,988	35,998	16,774	122,570	64,538	632,873	23,428	13,279	35,016
1975	482,445	35,277	11,624	129,918	72,264	660,974	24,112	13,318	36,226
1976	491,293	38,845	4,328	134,732	74,786	666,295	23,860	14,208	34,577
1977	469,093	39,908	-2,004	147,095	74,729	649,004	22,645	14,514	32,322
1978	569,858	45,252	-13,391	152,828	76,722	740,765	25,338	15,295	37,258
1979	565,357	48,752	-15,792	159,882	80,167	740,862	25,382	15,914	35,527
1980	534,756	47,557	-20,329	173,370	88,810	729,051	24,535	15,945	33,538
1981	564,492	51,187	-23,679	189,550	91,987	771,162	25,852	16,141	34,972
1982	534,760	48,558	-20,724	208,616	96,533	770,627	25,753	15,878	33,679
1983	534,663	51,993	-25,433	216,142	100,893	774,272	26,090	16,042	33,329
1984	552,403	54,714	-23,470	220,896	101,270	796,385	26,874	16,302	33,886
1985	565,925	58,041	-27,181	214,903	103,240	798,845	27,064	16,321	34,675
1986	596,405	62,553	-34,565	217,208	104,639	821,134	27,878	16,437	36,284
1987	647,541	67,884	-41,515	209,317	103,586	851,046	28,759	16,831	38,474
1988	640,698	71,073	-40,329	197,909	103,382	830,586	27,792	17,303	37,028
1989	657,073	73,141	-43,541	205,595	104,619	850,606	28,323	17,637	37,255
1990	665,421	76,115	-41,661	205,234	111,165	864,044	28,807	17,991	36,986
1991	651,336	75,944	-41,890	202,546	115,989	852,037	28,230	18,062	36,060
1992	685,118	79,043	-48,215	203,950	122,718	884,528	29,215	18,347	37,342
1993	688,229	82,576	-53,353	203,444	123,700	879,445	28,820	18,557	37,088
1994	750,560	88,494	-61,803	208,330	127,056	935,649	30,373	19,103	39,290
1995	744,711	91,345	-67,082	216,677	131,971	934,931	30,021	20,267	36,745
1996	797,355	91,982	-74,763	218,377	136,620	985,607	31,510	20,910	38,133
1997	845,479	100,337	-81,763	229,956	137,661	1,030,996	32,921	21,488	39,347
1998	891,718	107,646	-92,872	243,477	137,117	1,071,795	33,916	22,248	40,081
1999	966,016	116,179	-109,148	231,641	144,081	1,116,411	35,021	22,857	42,263
2000	1,039,443	122,846	-124,729	237,051	155,113	1,184,032	36,881	23,708	43,843
2001	958,370	113,179	-101,582	230,568	164,989	1,139,166	34,962	23,528	40,733
2002	924,275	107,889	-95,296	219,832	180,812	1,121,735	34,438	22,423	41,220
2003	930,533	110,411	-93,324	209,550	174,020	1,110,369	34,115	22,165	41,983
2004	983,720	113,983	-93,733	216,395	174,205	1,166,605	35,766	22,331	44,052
2005	1,018,069	118,787	-95,248	217,841	178,669	1,200,543	36,631	23,238	43,810
2006	1,006,855	119,006	-90,156	233,773	191,516	1,222,982	36,621	23,441	42,953
2007	1,047,033	122,040	-89,053	255,451	202,845	1,294,236	38,891	23,441	44,667
2008	1,060,749	120,889	-84,401	263,554	225,838	1,344,851	40,127	23,325	45,477
2009	952,467	109,841	-44,087	238,075	240,133	1,276,748	38,148	22,217	42,871
2010	933,032	115,448	-31,338	232,432	251,802	1,270,481	38,231	21,812	42,777
2011	966,519	112,027	-33,413	276,050	249,090	1,346,218	40,403	21,725	44,489
2012	989,744	110,554	-32,938	291,444	246,183	1,383,878	41,539	21,917	45,158
2013	1,010,926	125,777	-36,938	264,722	242,472	1,355,404	40,977	22,200	45,537
2014	1,011,022	123,567	-32,488	278,453	243,431	1,376,850	41,396	22,338	45,261
2015	1,031,710	121,937	-34,349	284,089	253,657	1,413,170	42,641	22,440	45,977
2016	1,053,646	125,149	-27,267	282,895	259,086	1,443,211	43,485	22,730	46,355



Diagram II.64.5, shows real average earnings per job for Marion County from 1990 to 2016. Over this period the average earning per job for Marion County was \$41,870, which was lower than the statewide average of \$43,526 over the same period.

Diagram II.64.5
Real Average Earnings Per Job
 Marion County
 BEA Data 1990 - 2016

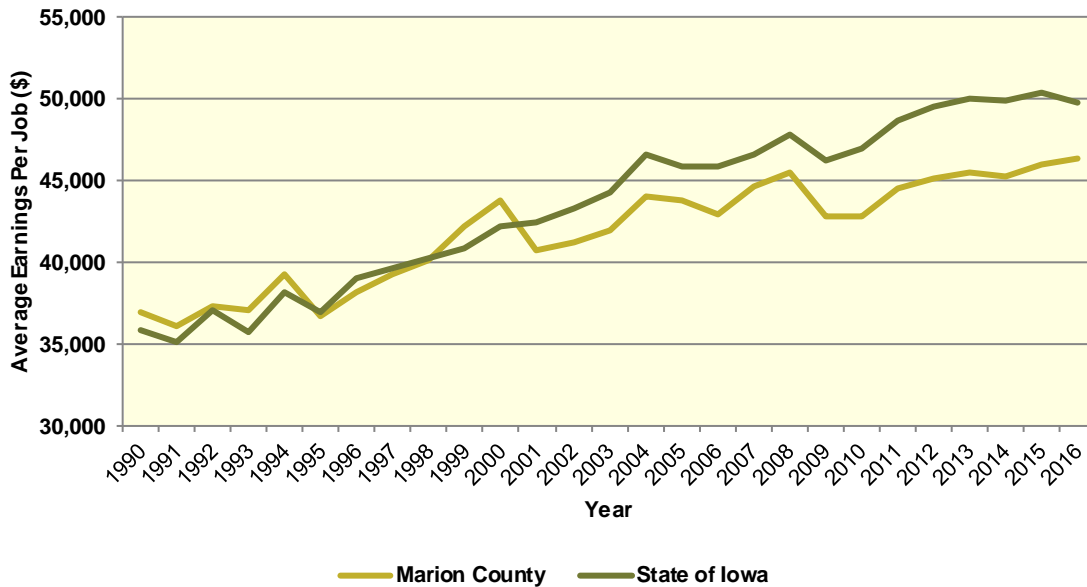
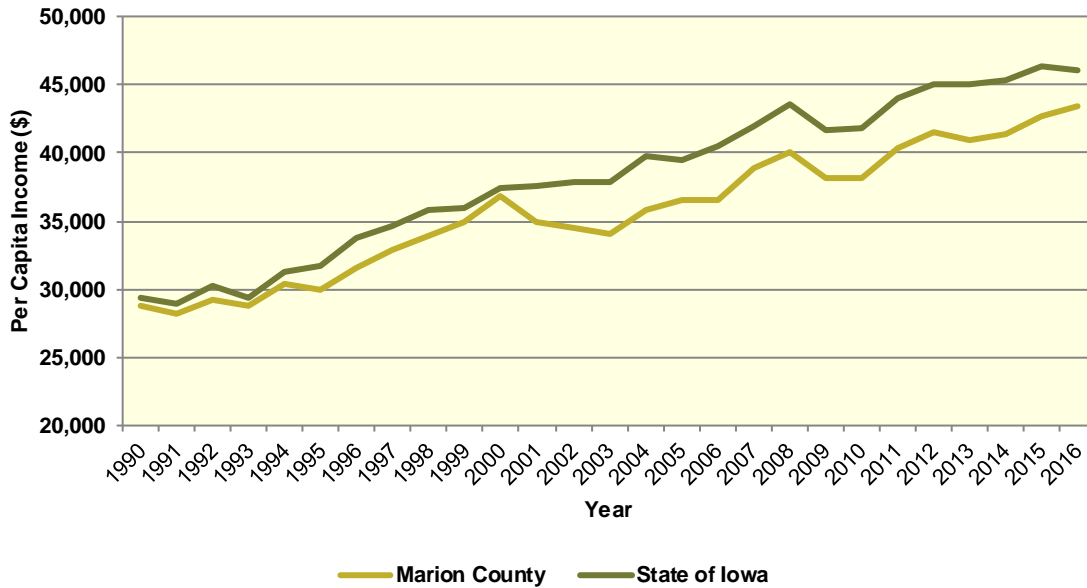


Diagram II.64.6, shows real per capita income for the Marion County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Marion County was \$35,707, which was lower than the statewide average of \$38,254 over the same period.

Diagram II.64.6
Real Per Capita Income
 Marion County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.64.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 16,804 persons in 2015 to 17,051 in 2016, a change of 1.5 percent.

Table II.64.29
Total Monthly Employment
 Marion County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	17,328	17,370	17,485	16,672	15,777	15,465	15,618	16,079	16,190	16,071	16,469
Feb	17,420	17,445	17,594	16,599	15,749	15,513	15,711	16,090	16,114	16,123	16,425
Mar	17,583	17,642	17,631	16,569	15,796	15,559	15,790	16,101	16,250	16,314	16,552
Apr	17,997	18,000	17,882	16,546	16,198	16,197	16,251	16,448	16,659	16,726	17,180
May	18,174	18,241	18,156	16,660	16,502	16,340	16,447	16,772	16,930	17,069	17,519
Jun	18,587	18,376	18,471	16,827	16,692	16,527	16,707	16,995	17,243	17,427	17,851
Jul	18,248	18,189	18,044	16,721	16,464	16,240	16,795	16,851	16,902	17,206	17,444
Aug	18,230	18,254	17,969	16,802	16,532	16,370	16,768	16,943	16,994	17,143	17,490
Sep	17,939	18,187	17,885	16,659	16,211	16,521	16,761	16,831	16,802	16,913	17,237
Oct	17,936	17,771	17,367	16,632	16,191	16,194	16,479	16,602	16,602	16,809	16,881
Nov	17,813	17,841	17,247	16,451	16,043	16,197	16,526	16,663	16,590	16,892	16,792
Dec	17,772	17,864	17,340	16,322	16,024	16,183	16,561	16,704	16,549	16,960	16,773
Annual	17,919	17,932	17,756	16,622	16,182	16,109	16,368	16,590	16,652	16,804	17,051
% Change	.	0.1%	-1%	-6.4%	-2.6%	-0.5%	1.6%	1.4%	0.4%	0.9%	1.5%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$841 in 2015. In 2016, average weekly wages saw an increased of 1 percent over the prior year, rising to \$849, or by 8 dollars. These data are shown in Table II.64.30.

Table II.64.30						
Average Weekly Wages						
Marion County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	536	537	534	634	559	
2002	568	537	539	642	571	2.1%
2003	571	538	559	687	588	3%
2004	608	589	590	728	629	7%
2005	627	608	616	745	648	3%
2006	650	619	612	758	660	1.9%
2007	693	661	657	803	703	6.5%
2008	721	677	682	796	718	2.1%
2009	667	646	645	771	682	-5%
2010	642	664	686	842	708	3.8%
2011	682	711	711	839	736	4%
2012	713	741	706	877	760	3.3%
2013	750	760	735	877	781	2.8%
2014	776	768	774	923	810	3.7%
2015	819	800	785	961	841	3.8%
2016(p)	854	780	830	936	849	1%

Total business establishments reported by the QCEW are displayed in Table II.64.31. Between 2015 and 2016, the total number of business establishments in Marion County increased by 1 percent, from 985 to 998 establishments.

Table II.64.31						
Number of Business Establishments						
Marion County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	878	887	844	841	863	
2002	849	854	860	858	855	-0.9%
2003	878	873	875	883	877	2.6%
2004	884	888	910	886	892	1.7%
2005	888	896	895	893	893	0.1%
2006	898	901	902	894	899	0.7%
2007	890	902	894	894	895	-0.4%
2008	900	913	915	914	911	1.8%
2009	921	922	923	926	923	1.3%
2010	935	943	943	932	938	1.6%
2011	925	910	929	951	929	-1%
2012	942	953	962	972	957	3%
2013	972	982	981	981	979	2.3%
2014	983	995	994	997	992	1.3%
2015	982	986	986	984	985	-0.7%
2016	995	1,000	996	1,001	998	1.3%

Iowa Department of Revenue

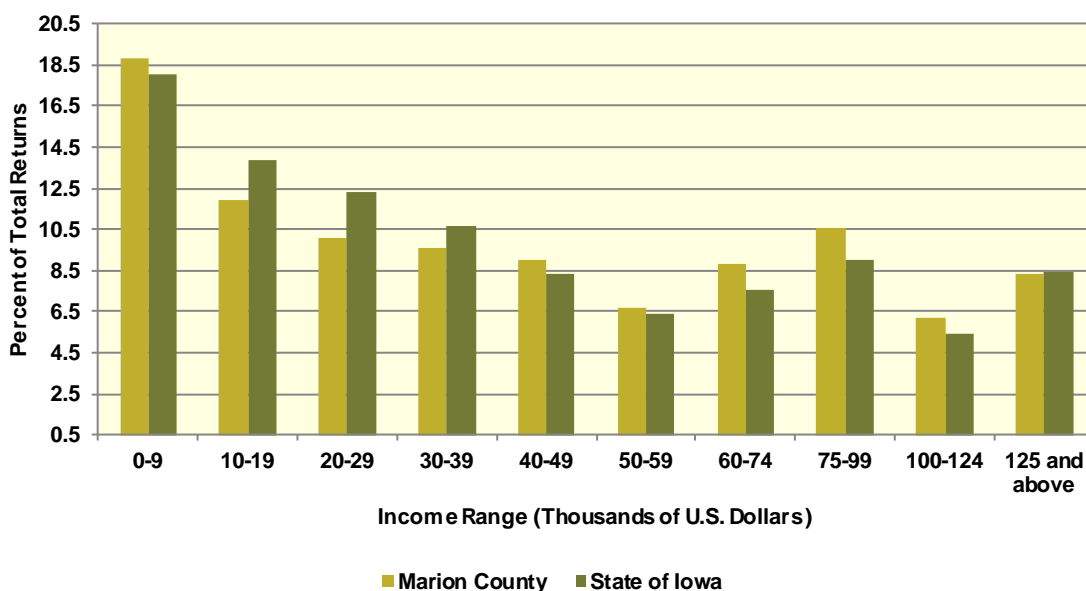
The Iowa Department of Revenue releases annual income tax statistics. Table II.64.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Marion County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 5.7 percent, with 1,217 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 73.6 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -5.9 percent.

Table II.64.32
Number of Tax Returns by Adjusted Gross Income
 Marion County
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	3,111	1,824	1,605	1,618	1,300	1,073	1,313	986	264	301	13,395
2003	3,021	1,804	1,576	1,532	1,318	1,066	1,263	1,124	294	347	13,345
2004	2,978	1,767	1,532	1,529	1,340	1,102	1,297	1,319	376	408	13,648
2005	2,894	1,643	1,572	1,608	1,382	1,097	1,361	1,378	433	463	13,831
2006	2,723	1,647	1,546	1,619	1,371	1,042	1,384	1,456	493	562	13,843
2007	2,809	1,738	1,500	1,458	1,414	1,124	1,413	1,575	589	631	14,251
2008	2,742	1,716	1,488	1,540	1,306	1,069	1,327	1,514	658	692	14,052
2009	2,742	1,738	1,531	1,439	1,253	1,014	1,315	1,440	631	646	13,749
2010	2,590	1,850	1,476	1,418	1,217	1,013	1,324	1,531	661	701	13,781
2011	2,865	1,739	1,484	1,345	1,256	1,022	1,244	1,547	748	816	14,066
2012	2,807	1,731	1,502	1,283	1,237	1,044	1,230	1,561	794	929	14,118
2013	2,768	1,710	1,503	1,315	1,291	991	1,202	1,593	810	996	14,179
2014	2,738	1,797	1,426	1,341	1,273	1,018	1,213	1,608	860	1,142	14,416
2015	2,739	1,740	1,472	1,394	1,316	967	1,281	1,543	897	1,217	14,566
Change 10 - 15	5.8%	-5.9%	-0.3%	-1.7%	8.1%	-4.5%	-3.2%	0.8%	35.7%	73.6%	5.7%

Diagram II.64.7
2015 Income Distribution
 Marion County
 2015 Iowa DOR Data



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,237 in 2010 to 2,725 in 2016, with the poverty rate reaching 8.5 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.64.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	2,130	6.8%
2001	2,171	7%
2002	2,478	8%
2003	2,446	7.8%
2004	2,764	8.8%
2005	2,705	8.8%
2006	2,496	8%
2007	3,076	10%
2008	2,582	8.4%
2009	2,861	9.2%
2010	3,237	10.2%
2011	3,161	10%
2012	3,224	10.1%
2013	2,963	9.3%
2014	3,538	11.1%
2015	2,940	9.2%
2016	2,725	8.5%

The rate of poverty for Marion County is shown in Table II.64.34. In 2016, there were an estimated 3,108 persons living in poverty. This represented a 9.9 percent poverty rate, compared to 7.6 percent poverty in 2000. In 2016, some 10.5 percent of those in poverty were under age 6, and 11.7 percent were 65 or older.

Table II.64.34 Poverty by Age Marion County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	256	11%	327	10.5%
6 to 17	484	20.8%	601	19.3%
18 to 64	1,070	46.1%	1,816	58.4%
65 or Older	513	22.1%	364	11.7%
Total	2,323	100.0%	3,108	100.0%
Poverty Rate	7.6%	.	9.9%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.3 percent in Marion County between 2010 and 2016, from 13,914 to 14,093. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.64.35.

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Marion County increased from 52 authorizations in 2015 to 79 in 2016.

Table II.64.35 Housing Units State of Iowa vs. Marion County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Marion County	% Growth Since Census
2000 Census Base	1,232,625	.	12,755	.
2010 Census	1,336,417	8.4%	13,914	9.1%
July 2011 Estimate	1,341,974	0.4%	13,927	0.1%
July 2012 Estimate	1,346,403	0.7%	13,934	0.1%
July 2013 Estimate	1,353,274	1.3%	13,949	0.3%
July 2014 Estimate	1,362,458	1.9%	13,981	0.5%
July 2015 Estimate	1,370,778	2.6%	14,069	1.1%
July 2016 Estimate	1,380,162	3.3%	14,093	1.3%

The real value of single-family building permits decreased from \$251,024 in 2015 to \$203,831 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table II.64.36.

Table II.64.36
Building Permits and Valuation
 Marion County
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	35	10	0	65	110	129,494	57,760
1981	54	6	0	7	67	116,432	45,935
1982	101	4	4	6	115	93,497	57,461
1983	33	10	0	0	43	120,140	0
1984	28	0	4	0	32	111,944	0
1985	29	4	0	0	33	107,970	0
1986	38	12	0	46	96	128,014	41,275
1987	35	2	0	6	43	134,497	62,039
1988	33	4	8	5	50	145,823	71,917
1989	35	18	0	0	53	129,328	0
1990	29	8	0	12	49	129,189	82,054
1991	50	10	6	0	66	138,495	0
1992	60	8	11	0	79	165,588	0
1993	110	28	0	12	150	171,150	155,111
1994	103	10	4	66	183	169,287	72,062
1995	101	4	0	0	105	152,346	0
1996	121	24	7	6	158	159,784	145,307
1997	124	6	0	32	162	185,505	63,562
1998	147	4	7	0	158	189,645	0
1999	161	28	0	132	321	206,744	51,797
2000	188	10	0	40	238	159,480	40,861
2001	104	6	0	123	233	213,089	86,548
2002	168	6	0	0	174	116,129	0
2003	153	6	0	6	165	158,568	86,475
2004	134	10	0	0	144	190,678	0
2005	169	10	0	0	179	204,791	0
2006	137	18	0	0	155	200,473	0
2007	100	2	0	0	102	226,730	0
2008	69	0	0	0	69	207,395	0
2009	43	0	0	0	43	194,677	0
2010	48	0	0	0	48	203,782	0
2011	38	4	0	0	42	215,024	0
2012	37	6	0	0	43	247,139	0
2013	57	8	0	0	65	248,067	0
2014	67	34	8	16	125	270,260	147,465
2015	52	6	0	0	58	251,024	0
2016	79	0	0	0	79	203,831	0



Diagram II.64.8 Single Family Permits

Marion County
Census Bureau Data, 1980–2016

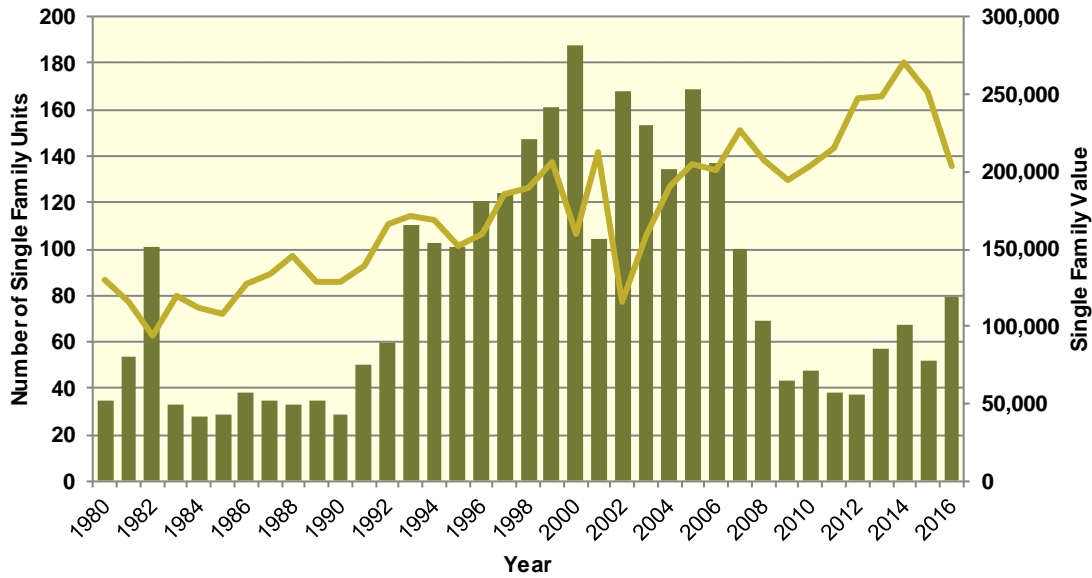
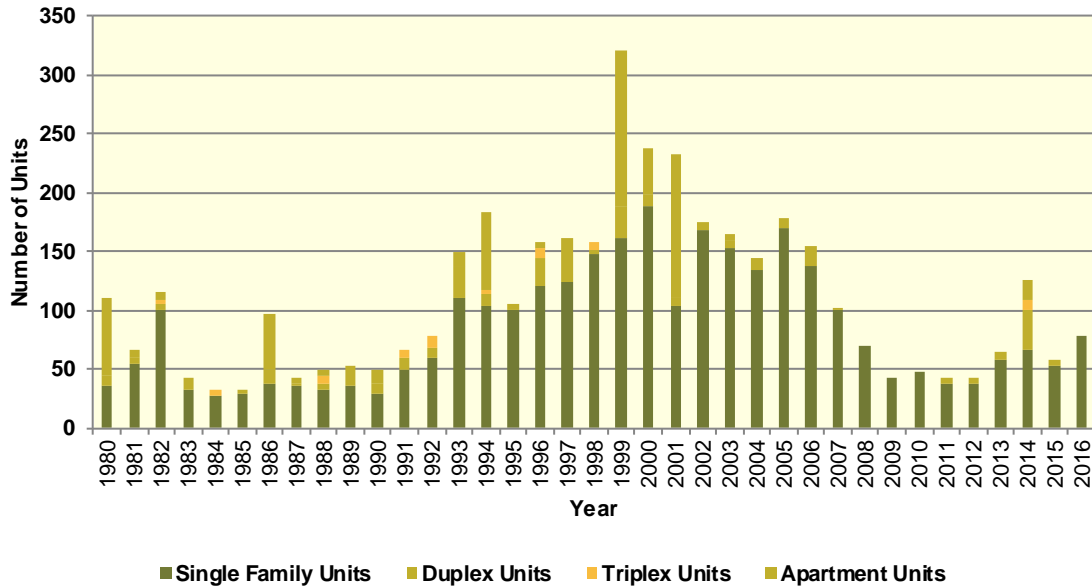


Diagram II.64.9 Total Permits by Unit Type

Marion County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.64.37. In 2016, there were 13,997 housing units, up from 12,755 in 2000. Single-family units accounted for 80.4 percent of units in 2016, compared to 78.1 in 2000. Apartment units accounted for 10.4 percent in 2016, compared to 8.2 percent in 2000.

Table II.64.37 Housing Units by Type Marion County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,963	78.1%	11,251	80.4%
Duplex	512	4%	363	2.6%
Tri- or Four-Plex	318	2.5%	336	2.4%
Apartment	1,048	8.2%	1,452	10.4%
Mobile Home	906	7.1%	595	4.3%
Boat, RV, Van, Etc.	8	0.1%	0	0%
Total	12,755	100.0%	13,997	100.0%

Some 91.4 percent of housing was occupied in 2010, compared to 94.2 percent in 2000. Owner-occupied housing changed 5.5 percent between 2000 and 2010, ending with owner-occupied units representing 75.2 percent of unit. Vacant units changed by 61.4 percent, resulting in 1,191 vacant units in 2010.

Table II.64.38 Housing Units by Tenure Marion County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	12,017	94.2%	12,723	91.4%	5.9%
Owner-Occupied	9,079	75.6%	9,574	75.2%	5.5%
Renter-Occupied	2,938	24.4%	3,149	24.8%	7.2%
Vacant Housing Units	738	5.8%	1,191	8.6%	61.4%
Total Housing Units	12,755	100.0%	13,914	100.0%	9.1%

Table II.64.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 13,997 housing units. An estimated 72.7 percent were owner-occupied, and 6.9 percent were vacant.

Table II.64.39 Housing Units by Tenure Marion County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,723	91.4%	13,026	93.1%
Owner-Occupied	9,574	75.2%	9,466	72.7%
Renter-Occupied	3,149	24.8%	3,560	27.3%
Vacant Housing Units	1,191	8.6%	971	6.9%
Total Housing Units	13,914	100.0%	13,997	100.0%

Households by household size are shown in Table II.64.40. There were a total of 12,723 households in 2010, up from 12,017 in 2000. One person households changed by 9.2 percent between 2000 and 2010, while two person households changed by 8.2 percent. Three and four person households changed by 2.6 and -6.4 respectively, representing 13.8 percent and 12.7 percent of the population in 2010.

Table II.64.40					
Households by Household Size					
Marion County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,071	25.6%	3,354	26.4%	9.2%
Two Persons	4,355	36.2%	4,713	37%	8.2%
Three Persons	1,715	14.3%	1,760	13.8%	2.6%
Four Persons	1,730	14.4%	1,619	12.7%	-6.4%
Five Persons	793	6.6%	852	6.7%	7.4%
Six Persons	245	2%	289	2.3%	18%
Seven Persons or More	108	0.9%	136	1.1%	25.9%
Total	12,017	100.0%	12,723	100.0%	5.9%

Households by income is shown in Table II.64.41. Households earning more than \$100,000 per year represented 18.7 percent of households in 2016, compared to 6.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.4 percent of households in 2010, compared to 23.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.2 percent of households in 2016, compared to 14.7 percent in 2000.

Table II.64.41				
Households by Income				
Marion County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,770	14.7%	1,334	10.2%
\$15,000 to \$19,999	671	5.6%	606	4.7%
\$20,000 to \$24,999	756	6.3%	568	4.4%
\$25,000 to \$34,999	1,538	12.8%	1,198	9.2%
\$35,000 to \$49,999	2,515	20.9%	1,804	13.8%
\$50,000 to \$74,999	2,808	23.3%	2,917	22.4%
\$75,000 to \$99,999	1,228	10.2%	2,160	16.6%
\$100,000 or More	769	6.4%	2,439	18.7%
Total	12,055	100.0%	13,026	100.0%

Table II.64.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 12.4 percent and 1.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 17.3 percent, 10.4 percent, and 14, respectively. Housing units built prior to 1939 represented 21.6 percent of households in 2016.

Table II.64.42				
Households by Year Home Built				
Marion County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	3,253	27.1%	2,811	21.6%
1940 to 1949	704	5.9%	548	4.2%
1950 to 1959	1,237	10.3%	1,131	8.7%
1960 to 1969	1,420	11.8%	1,354	10.4%
1970 to 1979	2,469	20.5%	2,255	17.3%
1980 to 1989	1,134	9.4%	1,354	10.4%
1990 to 1999	1,800	15%	1,819	14%
2000 to 2009	.	.	1,612	12.4%
2010 or Later	.	.	142	1.1%
Total	12,017	100.0%	13,026	100.0%

The distribution of unit types by race are shown in Table II.64.43. An estimated 80.5 percent of white households occupy single family homes, while 74.6 percent of black households do. Some 10.6 percent of white households occupied apartments, while 13.6 percent of black households do. An estimated 93.8 percent of Asian, and 86 percent of American Indian households occupy single family homes.

Table II.64.43							
Distribution of Units in Structure by Race							
Marion County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.5%	74.6%	86%	93.8%	0%	5.7%	87.7%
Duplex	2.4%	0%	14%	0%	0%	5.7%	0%
Tri- or Four-Plex	2.4%	0%	0%	0%	0%	0%	0%
Apartment	10.6%	13.6%	0%	6.2%	0%	70%	4.1%
Mobile Home	4.1%	11.9%	0%	0%	0%	18.6%	8.2%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.64.44. An estimated 29.9 percent of vacant units were for rent in 2010, a 49 percent change since 2000. In addition, some 19.4 percent of vacant units were for sale, a change of 87.8 percent between 2000 and 2010. "Other" vacant units represented 32 percent of vacant units in 2010. This is a change of 99.5 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



Table II.64.44					
Disposition of Vacant Housing Units					
Marion County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	239	32.4%	356	29.9%	49%
For Sale	123	16.7%	231	19.4%	87.8%
Rented or Sold, Not Occupied	84	11.4%	100	8.4%	19%
For Seasonal, Recreational, or Occasional Use	97	13.1%	123	10.3%	26.8%
For Migrant Workers	4	0.5%	0	0%	-100%
Other Vacant	191	25.9%	381	32%	99.5%
Total	738	100.0%	1,191	100.0%	61.4%

The disposition of vacant units between 2010 and 2016 are shown in Table II.64.45. By 2016, for rent units accounted for 18.1 percent of vacant units, while for sale units accounted for 3.5 percent. “Other” vacant units accounted for 52.6 percent of vacant units, representing a total of 511 “other” vacant units.

Table II.64.45				
Disposition of Vacant Housing Units				
Marion County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	356	29.9%	176	18.1%
For Sale	231	19.4%	34	3.5%
Rented Not Occupied	19	1.6%	23	2.4%
Sold Not Occupied	81	6.8%	172	17.7%
For Seasonal, Recreational, or Occasional Use	123	10.3%	55	5.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	381	32%	511	52.6%
Total	1,191	100.0%	971	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.64.46. In 2016, an estimated 1 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table II.64.46 Overcrowding and Severe Overcrowding Marion County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	8,979	98.9%	93	1%	5	0.1%	9,077
2016 Five-Year ACS	9,392	99.2%	70	0.7%	4	0%	9,466
Renter							
2000 Census	2,868	97.6%	45	1.5%	27	0.9%	2,940
2016 Five-Year ACS	3,493	98.1%	62	1.7%	5	0.1%	13,026
Total							
2000 Census	11,847	98.6%	138	1.1%	32	0.3%	12,017
2016 Five-Year ACS	12,885	98.9%	132	1%	9	0.1%	13,026

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 12 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Marion County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.64.47 Households with Incomplete Plumbing Facilities Marion County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	11,955	13,014
Lacking Complete Plumbing Facilities	62	12
Total Households	12,017	13,026
Percent Lacking	0.5%	0.1%

There were 83 households lacking complete kitchen facilities in 2016, compared to 152 households in 2000. This was a change from 1.3 percent of households in 2000 to 0.6 percent in 2016.

Table II.64.48 Households with Incomplete Kitchen Facilities Marion County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	11,865	12,943
Lacking Complete Kitchen Facilities	152	83
Total Households	12,017	13,026
Percent Lacking	1.3%	0.6%

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 County, 11.2 of households had a cost burden and 9.2 percent had a severe cost burden. Some 18.5 percent of renters were cost burdened, and 18.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.7 percent and a severe cost burden rate of 3.6 percent. Owner occupied households with a mortgage had a cost burden rate of 10.8 percent, and severe cost burden at 6.8 percent.

Table II.64.49
Cost Burden and Severe Cost Burden by Tenure
 Marion County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	3,745	83.3%	491	10.9%	252	5.6%	10	0.2%	4,498
2016 Five-Year ACS	4,854	82.4%	635	10.8%	398	6.8%	1	0%	5,888
Owner Without a Mortgage									
2000 Census	2,306	92.3%	114	4.6%	50	2%	29	1.2%	2,499
2016 Five-Year ACS	3,259	91.1%	167	4.7%	129	3.6%	23	0.6%	3,578
Renter									
2000 Census	1,644	58.8%	561	20.1%	399	14.3%	191	6.8%	2,795
2016 Five-Year ACS	1,997	56.1%	660	18.5%	668	18.8%	235	6.6%	3,560
Total									
2000 Census	7,695	78.6%	1,166	11.9%	701	7.2%	230	2.3%	9,792
2016 Five-Year ACS	10,110	77.6%	1,462	11.2%	1,195	9.2%	259	2%	13,026

Housing Problems by Income

Table II.64.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Marion County. As can be seen in 2017 the MFI was \$73,200, which compared to \$69,900 for the State of Iowa.

Table II.64.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 805 owner-occupied and 520 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 535 owner-occupied 630 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 10,055 households without a housing problem.

Table II.64.50
Median Family Income
 Marion County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	49,500	49,100
2001	52,900	52,500
2002	55,000	53,700
2003	57,000	54,900
2004	57,000	55,800
2005	59,300	57,650
2006	59,500	57,800
2007	59,900	58,100
2008	60,200	58,500
2009	66,000	62,000
2010	66,000	62,400
2011	68,400	64,000
2012	69,300	64,800
2013	70,000	64,700
2014	69,100	65,300
2015	70,600	67,500
2016	71,100	68,400
2017	73,200	69,900

Table II.64.51
Housing Problems by Income and Tenure
 Marion 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	15	0	4	0	0	19
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	30	10	40	84
Housing cost burden greater than 50% of income (and none of the above problems)	250	165	25	40	55	535
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	160	260	205	105	75	805
Zero/negative income (and none of the above problems)	80	0	0	0	0	80
has none of the 4 housing problems	125	430	1,445	1,025	5,160	8,185
Total	634	855	1,709	1,180	5,330	9,708
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	4	40	0	4	58
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	10	0	4	24
Housing cost burden greater than 50% of income (and none of the above problems)	500	100	30	0	0	630
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	185	215	100	20	0	520
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
has none of the 4 housing problems	105	225	550	350	640	1,870
Total	840	554	730	370	648	3,142
Total						
Lacking complete plumbing or kitchen facilities	25	4	44	0	4	77
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	10	40	10	44	108
Housing cost burden greater than 50% of income (and none of the above problems)	750	265	55	40	55	1,165
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	345	475	305	125	75	1,325
Zero/negative income (and none of the above problems)	120	0	0	0	0	120
has none of the 4 housing problems	230	655	1,995	1,375	5,800	10,055
Total	1,474	1,409	2,439	1,550	5,978	12,850

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.64.52 on the following page, of the 774 loans in 2016, 349 loans were for Home Purchases, 50 were for Home Improvement and 375 were for refinancing.

Table II.64.52 Owner-Occupied Single Family Home Loans by Loan Type Marion County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	319	67	428	814
2009	223	48	828	1,099
2010	205	60	601	866
2011	202	27	517	746
2012	242	44	726	1,012
2013	251	24	468	743
2014	263	64	208	535
2015	312	62	286	660
2016	349	50	375	774

Table II.64.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$144,624 in 2012 and \$157,544 in 2016. Overall, average loans were \$126,763 in 2008 and \$153,446 in 2016.

Table II.64.53 Owner-Occupied Single Family Home Loans by Average Loan Amount Marion County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$136,470	\$49,910	\$131,558	\$126,763
2009	\$133,404	\$44,000	\$145,216	\$138,399
2010	\$134,083	\$47,817	\$136,383	\$129,702
2011	\$142,777	\$44,926	\$138,449	\$136,236
2012	\$144,624	\$44,932	\$139,629	\$136,707
2013	\$145,745	\$17,292	\$124,660	\$128,315
2014	\$153,437	\$30,453	\$118,644	\$125,198
2015	\$155,875	\$36,290	\$141,762	\$138,526
2016	\$157,544	\$50,420	\$163,368	\$153,446

Table II.64.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$34,999,000 in 2012 and \$54,983,000 in 2016. Overall, average loans were \$103,185,000 in 2008 and \$118,767,000 in 2016.

Table II.64.54				
Total Volume of Owner-Occupied Single Family Loans				
Marion County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$43,534,000	\$3,344,000	\$56,307,000	\$103,185,000
2009	\$29,749,000	\$2,112,000	\$120,239,000	\$152,100,000
2010	\$27,487,000	\$2,869,000	\$81,966,000	\$112,322,000
2011	\$28,841,000	\$1,213,000	\$71,578,000	\$101,632,000
2012	\$34,999,000	\$1,977,000	\$101,371,000	\$138,347,000
2013	\$36,582,000	\$415,000	\$58,341,000	\$95,338,000
2014	\$40,354,000	\$1,949,000	\$24,678,000	\$66,981,000
2015	\$48,633,000	\$2,250,000	\$40,544,000	\$91,427,000
2016	\$54,983,000	\$2,521,000	\$61,263,000	\$118,767,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.64.55 presents some basic statistics about the completed surveys.

Table II.64.55				
Survey of Rental Properties				
Marion County				
2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	8	363	11.8	30

Table II.64.56, shows the amount of total and vacant units with their associated vacancy rates. There were 150 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 5.3 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.64.56			
Rental Vacancy Survey by Type			
Marion County			
2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	150	8	5.3%
Mobile Homes	163	35	21.5%
“Other” Units	0	0	0%
Don’t Know	50	0	0%
Total	363	43	11.8%

Table II.64.57, reports units by bedroom size. As can be seen there were 56 two bedroom apartment units and 0 three bedroom units. Overall, the 56 two bedroom units accounted for 15.4 percent of all units. Several respondents choose not to provide bedroom sizes, which accounted for the 263 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.64.57 Rental Units by Bedroom Size Marion County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	44	0	0	.	44
Two	0	56	0	0	.	56
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	50	163	0	50	263
Total	0	150	163	0	50	363

Table II.64.58 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 0 percent.

Table II.64.58 Apartment Units by Bedroom Size Marion County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	44	0	0%
Two	56	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	50	8	16%
Total	150	8	5.3%

Average market-rate rents by unit type are shown in Table II.64.59. 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 II.64.59 Average Market Rate Rents by Bedroom Size Marion County 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	\$0	\$0	\$0	\$0
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$700	\$0	\$700

The average rent and availability of apartment units is displayed in Table II.64.60.

Table II.64.60 Apartment Market Rate Rents by Vacancy Status Marion County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	150	8	5.3%
Total	150	8	5.3%

Respondents were asked if utilities are included in the rent and as shown in Table II.64.61 below 6 respondents, or 100 percent, included some sort of utility in the rent.

Table II.64.61 Are there any utilities included with the rent? Marion County 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	0
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.64.62. There were 0 respondents who included electricity, 0 respondents who included natural gas, 5 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table II.64.62 Which utilities are included with the rent? Marion County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	5
Trash Collection	6

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.64.63, there were 8 accessible apartment units. Respondents also indicated there were a total of 1 persons with disabilities currently residing in accessible units.

Table II.64.63 Accessible Units by Bedroom Size Marion County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0		0
One	0	4	0	0		4
Two	0	4	0	0		4
Three	0	0	0	0		0
Four	0	0	0	0		0
Don’t Know	0	0	0	0	0	0
Total	0	8	0	0	0	8

Table II.64.64, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 7.1 percent or 4 two bedroom apartment units are accessible, with 0 percent of three bedroom units were considered accessible. Overall, 5.3 percent of all apartment units were considered accessible by survey respondents.

Table II.64.64 Apartment Units by Accessibility and Bedroom Size Marion County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	40	4	44	9.1%
Two	52	4	56	7.1%
Three	0	0	0	0%
Four	0	0	0	0%
Don’t know	50	0	50	0%
Total	142	8	150	5.3%

Perceived Need for Rental Units

Table II.64.65, at right, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waitlist, with an estimated 16 number of persons on the wait list.

Table II.64.65 Do you keep a waiting list? Marion County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
Waitlist Size	16

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.64.66, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table II.64.66 How would you rate the need for renovation of existing units in the city? Marion County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	3	3	3	3

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.64.67, 0 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 0 respondents indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.64.67 How would you rate the need for construction of new units in the city? Marion County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	0	0	0	0
Moderate Need	1	1	1	1
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	3	3	3	3

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.64.68, shows the *strong growth scenario* for the Marion County. As can be seen there were 9,466 owner-occupied and 3,560 renter-occupied households in 2016, for a total of 13,026 households. In 2030, there will be a projected 14,195 households, of which 10,798 are projected to be owner occupied and the remaining 3,397 are expected to be renter-occupied.

By 2050, there are projected to be 11,262 owner-occupied households, of which 730 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 1,991 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 3,412 renter households, of which 909 renter households are expected to have incomes between 0 and 30.0 percent of median family income 795 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 14,674 occupied units by 2050, of which 1,640 are expected to have incomes on between 0 and 30 percent of MFI.



Table II.64.68
Housing Demand Forecast
 Marion County
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	614	673	687	700	711	719	726	730
30.1-50%	834	914	934	952	967	978	986	993
50.1-80%	1,674	1,834	1,873	1,909	1,939	1,962	1,978	1,991
80.1-95%	815	893	912	930	944	955	963	970
95.1-115%	1,298	1,422	1,453	1,481	1,504	1,521	1,534	1,544
115+%	4,231	4,636	4,735	4,826	4,901	4,958	5,001	5,033
Total	9,466	10,372	10,594	10,798	10,966	11,093	11,188	11,262
Renter								
0-30%	949	892	899	905	910	912	912	909
30.1-50%	631	593	597	602	605	606	606	604
50.1-80%	829	780	786	791	796	798	797	795
80.1-95%	352	331	334	336	338	339	339	338
95.1-115%	182	171	172	173	174	175	175	174
115+%	617	580	584	589	592	593	593	591
Total	3,560	3,345	3,372	3,397	3,415	3,423	3,422	3,412
Total								
0-30%	1,563	1,564	1,586	1,606	1,621	1,632	1,638	1,640
30.1-50%	1,465	1,507	1,531	1,554	1,572	1,584	1,592	1,597
50.1-80%	2,503	2,614	2,659	2,701	2,735	2,759	2,776	2,786
80.1-95%	1,167	1,224	1,246	1,266	1,282	1,294	1,302	1,307
95.1-115%	1,480	1,593	1,625	1,654	1,678	1,696	1,709	1,719
115+%	4,848	5,216	5,319	5,415	5,493	5,551	5,594	5,625
Total	13,026	13,718	13,966	14,195	14,381	14,516	14,610	14,674



