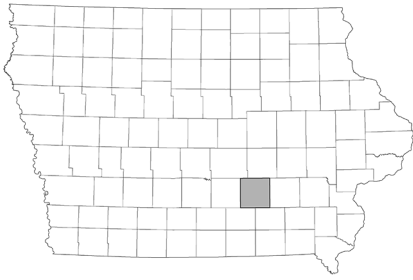


Data for Decision Makers



Mahaska County Housing Profile

report created: 06/26/2019

Housing Access

In 2013-2017, there were 9,839 housing units in Mahaska County. Of this total, 6,313 were owner-occupied, 2,642 were renter-occupied, and 884 were vacant. Fewer housing units were counted in Mahaska County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Mahaska County is 1964. In Mahaska County, a majority of owner-occupied housing is of 1-unit structures. For renter-occupied housing, there is more housing of 1-unit structures than any other type. Seasonally vacant housing units were 11.2% of all housing units.

Housing Characteristics, 2013-2017¹

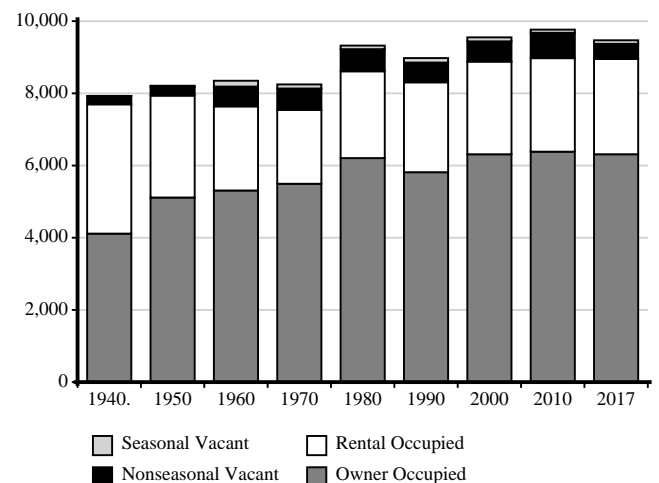
	Estimate	MOE
Total Housing Units	9,839	+/- 55
Vacant Units	884 (9.0%)	+/- 181 (1.8%)
Occupied Units	8,955 (91.0%)	+/- 182 (1.8%)
Owner-Occupied Units	6,313 (70.5%)	+/- 225 (2.4%)
Renter-Occupied Units	2,642 (29.5%)	+/- 235 (2.4%)
Median Value ^a	\$110,100	+/- \$5,585
Median Rent ^b	\$613	+/- \$23
Avg Household Size - Owner ^c	2.53	+/-0.07
Avg Household Size - Renter ^d	2.13	+/-0.14

^aMedian value of owner-occupied units, ^bMedian gross rent of renter-occupied units, ^cOwner-occupied units, ^dRenter-occupied units

Median Year Built by Tenure, 2013-2017¹

	Estimate	MOE
Median Year Built	1964	+/-4
Owner Occupied	1965	+/-3
Renter Occupied	1962	+/-7

Number of Housing Units, 1940-2017^{1,2}



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Occupied Housing Units By Structure Type, 2013-2017¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,955	+/-182	NA	NA
Owner Occupied	6,313	+/-225	100.0	NA
1-Unit ^a	5,918	+/-213	93.7	+/-0.4
2 to 4 Unit	47	+/-44	0.7	+/-0.7
5 or More Units	38	+/-55	0.6	+/-0.9
Mobile Home	310	+/-68	4.9	+/-1.1
Boat,RV, Van etc.	0	+/-17	0.0	+/-0.3
Renter Occupied	2,642	+/-235	100.0	NA
1-Unit ^a	1,265	+/-182	47.9	+/-5.4
2 to 4 Unit	612	+/-151	23.2	+/-5.3
5 or More Units	627	+/-137	23.7	+/-4.8
Mobile Home	138	+/-51	5.2	+/-1.9
Boat,RV, Van etc.	0	+/-17	0.0	+/-0.6

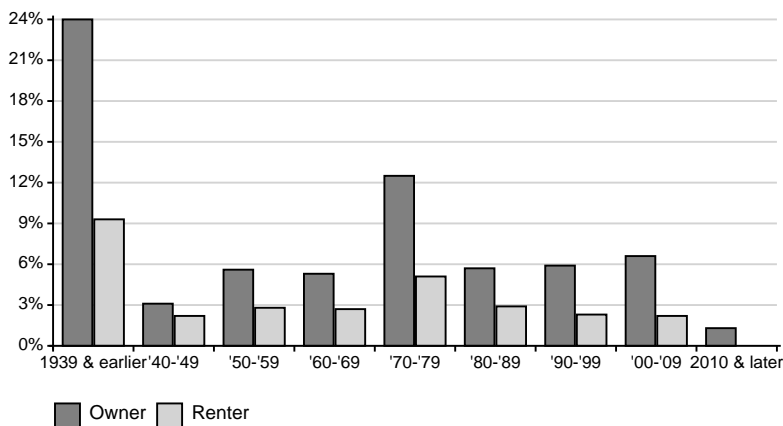
^aIncludes Unattached and Attached Units

Housing Units by Number of Bedrooms and Tenure, 2013-2017¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,955	+/-182	NA	NA
Owner Occupied	6,313	+/-225	100.0	NA
1 Bedroom ^a	178	+/-61	2.8	+/-1.0
2 Bedrooms	1,335	+/-147	21.1	+/-2.2
3 Bedrooms	3,108	+/-238	49.2	+/-3.3
4 or More	1,692	+/-163	26.8	+/-2.4
Renter Occupied	2,642	+/-235	100.0	NA
No Bedroom	89	+/-54	3.4	+/-2.0
1 Bedroom	718	+/-144	27.2	+/-4.9
2 Bedrooms	1,008	+/-159	38.2	+/-5.0
3 Bedrooms	558	+/-118	21.1	+/-4.1
4 or More	269	+/-97	10.2	+/-3.6

^aIncludes No Bedroom Units (e.g. studio apartments)

Percent of Housing Unit by Year Built and by Tenure, 2013-2017¹



Status of Vacant Housing Units, 2013-2017¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	884	+/-181	NA	NA
For Rent	216	+/-76	24.4	+/-7.0
Rented, Not Occupied	45	+/-50	5.1	+/-5.6
For Sale	103	+/-67	11.7	+/-7.2
Sold, Not Occupied	5	+/-10	0.6	+/-1.1
Seasonal ^a	99	+/-68	11.2	+/-7.3
For Migrant Workers	0	+/-17	0.0	+/-1.9
Other	416	+/-144	47.1	+/-13.1

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Mahaska County, 1995-2017³

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation	
						Single Family	Multi-Family
1995-1999	109	7	1	10	127	\$119,835	\$605,900
2000-2004	104	5	0	1	110	\$124,636	\$2,500,000
2005-2009	83	2	0	0	85	\$154,867	\$0
2010-2014	40	9	0	3	52	\$186,389	\$2,050,147
2015	15	3	0	0	18	\$209,634	\$0
2016	18	8	0	0	26	\$168,383	\$0
2017	14	0	0	0	14	\$179,500	\$0

The median value of owner-occupied housing in Mahaska County was \$110,100 in 2013-2017. Median rent was \$613. In 2017, 14 permits for housing construction were authorized in Mahaska County. In 2013-2017, the median household income for owner-occupied housing was higher than the median household income for renter-occupied units. It was estimated that 21.8% of owners and 39.4% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders are age 45 to 64 than any other age group. For renter-occupied units, the most common age is under 35.

HUD Income Limits, 2018⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$16,460	\$25,100
Very Low Income	\$27,150	\$33,900
Low Income	\$43,400	\$54,250

Median Household Income by Tenure 2013-2017¹

	Estimate	MOE
Median Household Income	\$50,568	+/- \$1,801
Owner Occupied	\$60,142	+/- \$2,781
Renter Occupied	\$26,471	+/- \$7,549
Median Family Income	\$61,283	+/- \$2,802

Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2013-2017¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units				
With Mortgage	3,586	+/-227	100.0	NA
Less than \$50,000	280	+/-80	7.8	+/-2.2
\$50,000 to \$99,999	1,275	+/-177	35.6	+/-3.8
\$100,000 to \$299,999	1,808	+/-141	50.4	+/-3.8
\$300,000 to \$499,999	144	+/-63	4.0	+/-1.7
\$500,000 and above	79	+/-42	2.2	+/-1.2
Without Mortgage	2,727	+/-203	100.0	NA
Less than \$50,000	577	+/-115	21.2	+/-3.8
\$50,000 to \$99,999	705	+/-134	25.9	+/-4.5
\$100,000 to \$299,999	1,284	+/-423	47.1	+/-14.9
\$300,000 to \$499,999	105	+/-42	3.9	+/-1.5
\$500,000 and above	139	+/-46	5.1	+/-1.6

Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2013-2017¹

	Estimate	MOE
Owner Occupied Units	21.8%	+/-2.9%
Renter Occupied Units	39.4%	+/-6.0%

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2013-2017¹

Occupied Units	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner with Mortgage	3,586	+/-227	100.0	NA
Less than \$399	21	+/-19	0.6	+/-0.5
Between \$400 to \$599	242	+/-73	6.7	+/-1.9
Between \$600 to \$799	614	+/-128	17.1	+/-3.6
Between \$800 to \$999	760	+/-141	21.2	+/-3.5
Between \$1,000 to \$1,499	1,179	+/-153	32.9	+/-4.1
Between \$1,500 to \$1,999	493	+/-100	13.7	+/-2.6
Between \$2,000 to \$2,499	141	+/-52	3.9	+/-1.4
\$2,500 and above	136	+/-65	3.8	+/-1.8
Owner without Mortgage	2,727	+/-203	100.0	NA
Less than \$200	221	+/-82	8.1	+/-2.9
Between \$200 and \$399	1,078	+/-137	39.5	+/-4.2
Between \$400 and \$599	957	+/-137	35.1	+/-4.3
Between \$600 and \$999	372	+/-80	13.6	+/-2.7
\$1,000 and above	99	+/-41	3.6	+/-1.5
Renter	2,642	+/-235	100.0	NA
Less than \$300	234	+/-94	8.9	+/-3.4
Between \$300 and \$499	509	+/-135	19.3	+/-5.0
Between \$500 and \$799	1,250	+/-183	47.3	+/-5.6
Between \$800 and \$999	319	+/-120	12.1	+/-4.1
Between \$1,000 and \$1,499	157	+/-63	5.9	+/-2.5
\$1,500 and above	0	+/-34	0	+/-1.3

Households and Families by Type by Tenure, 2013-2017¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,955	+/-182	100.0	NA
Living Alone	2,619	+/-219	29.2	+/-2.2
Owner Occupied	6,313	+/-225	100.0	NA
Family Households	4,736	+/-206	75.0	+/-1.9
Married-couple	3,961	+/-195	62.7	+/-2.1
Married-couple w/ Children ^c	1,516	+/-143	24.0	+/-2.1
Female Householder ^a	472	+/-100	7.5	+/-1.6
Female HH w/ Children ^{a,c}	236	+/-82	3.7	+/-1.3
Male Householder ^b	303	+/-92	4.8	+/-1.4
Male HH w/ Children ^{b,c}	191	+/-69	3.0	+/-1.1
Nonfamily Households	1,577	+/-175	25.0	+/- 2.6
Renter Occupied	2,642	+/-235	100.0	NA
Family Households	1,212	+/-171	45.9	+/-5.0
Married-couple	663	+/-112	25.1	+/-3.6
Married-couple w/ Children ^c	273	+/-77	10.3	+/-2.8
Female Householder ^a	416	+/-111	15.7	+/-4.0
Female HH w/ Children ^{a,c}	337	+/-101	12.8	+/-3.7
Male Householder ^b	133	+/-85	5.0	+/-3.2
Male HH w/ Children ^{b,c}	80	+/-58	3.0	+/-2.2
Nonfamily Households	1,430	+/-168	54.1	+/- 4.2

^a No husband present, ^b No wife present, ^c with own Children

Opportunity Zones & New Market Tax Credit Eligible Areas in Mahaska County^{5,6}

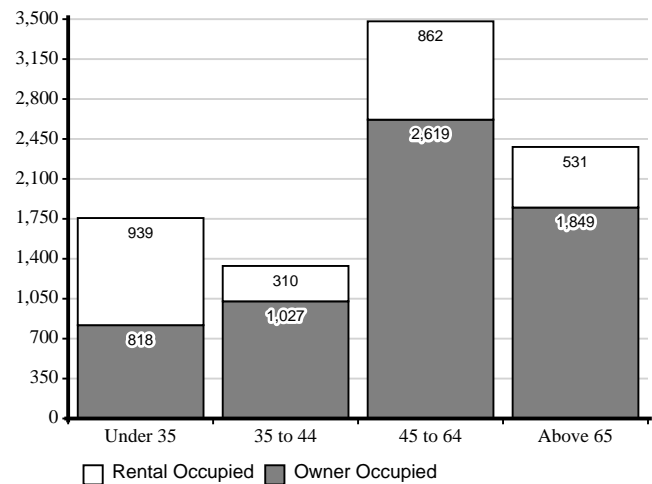
Opportunity Zones	0
New Market Tax Credit Areas	2

Place of Work and Travel Time to Work, 2013-2017¹

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	10,786	+/-287	NA	NA
Worked in state ^a	10,721	+/-287	99.4	+/-0.3
Worked in county ^a	6,518	+/-329	60.8	+/-2.6
Worked outside county ^a	4,138	+/-300	38.6	+/-2.6
Worked outside state ^a	65	+/-32	0.6	+/-0.3
Travel Time to Work				
Less than 14 minutes	4,983	+/-388	46.2	+/-3.4
15 to 29 minutes	3,754	+/-375	34.8	+/-3.4
30 to 44 minutes	1,219	+/-191	11.3	+/-1.7
More than 45 minutes	841	+/-153	7.8	+/-1.4

^a of residence

Householder Age by Tenure, 2013-2017¹



Information in this document was derived from:

- U.S. Census Bureau; American Community Survey, 5-year Estimates
- U.S. Census Bureau; Decennial Census
- U.S. Census Bureau; Building Permits Survey
- Department of Housing and Urban Development (HUD); Income Limits
- Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)
- U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program

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