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HOUSING NEEDS ASSESSMENT FOR HOWARD COUNTY

MARCH 2022

ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

This report utilizes the following **data sources**:

- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

Data in this report will be updated as frequently as data sources are updated.
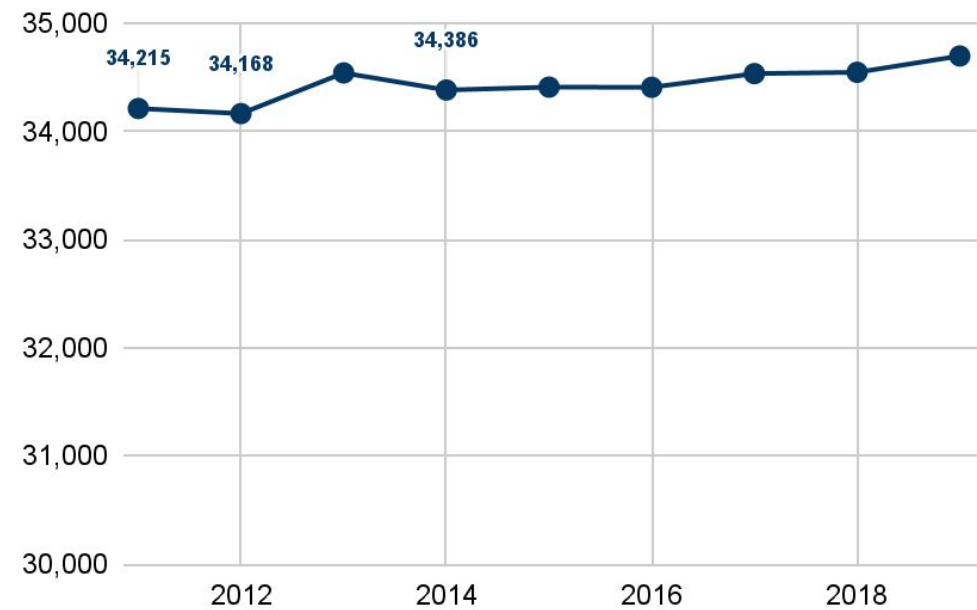
DEMOGRAPHIC TRENDS

POPULATION | Howard County's population has decreased by 1.19% (995 people) between 2010-2019. In the same time period, the total number of households increased by 1.08% (371 households).

Resident Population
Howard County | 2010-2019

Data points: 83,326 (2010); 83,094 (2011); 82,914 (2012); 82,795 (2013); 82,914 (2014); 82,765 (2015); 82,728 (2016); 82,457 (2017); 82,387 (2018); 82,331 (2019)

Source: FRED, U.S. Census Bureau

Households
Howard County | 2010-2019

Data points: 34,215; 34,168; 34,386
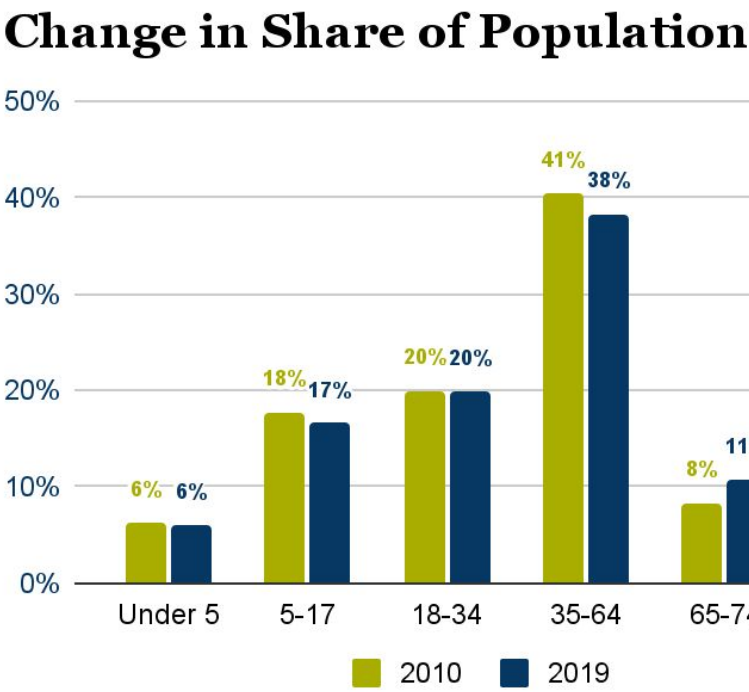
Source: FRED, U.S. Census Bureau

AGE| 15,700 of people in Howard County are age 65 or older, while 23% are younger than 18.

Population by Age
Howard County | 2019
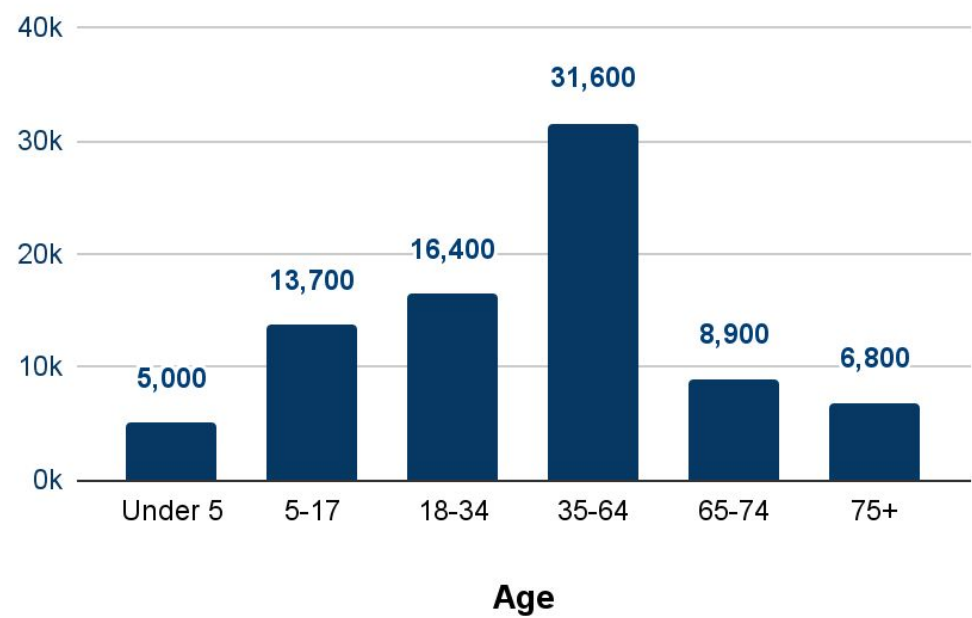
Source: ACS 2019 5-year estimates

Change in Share of Population
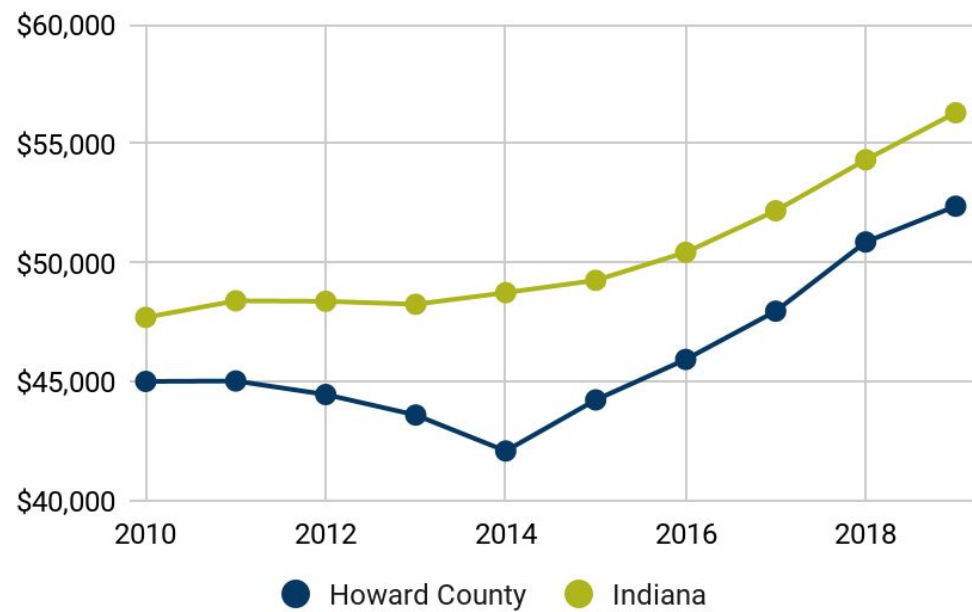**Howard County | 2010, 2019**

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Howard County had a median income of $52,373 in 2019, up 16% since 2010. 34% of households have incomes below $35,000, while 20% have incomes above $100,000.
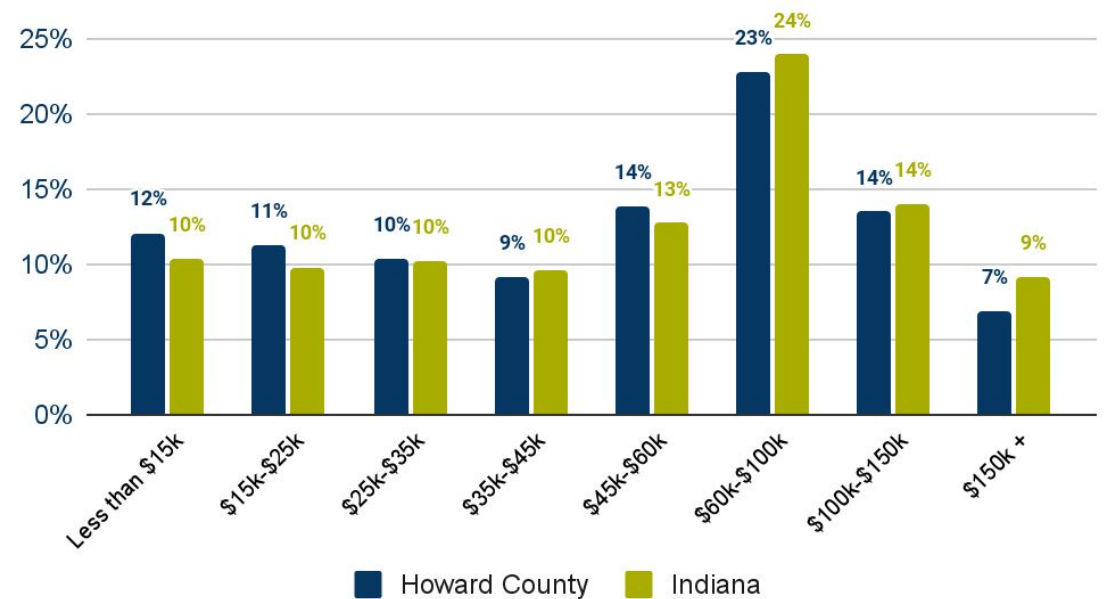
Median Income
Howard County, State of Indiana | 2010-2019

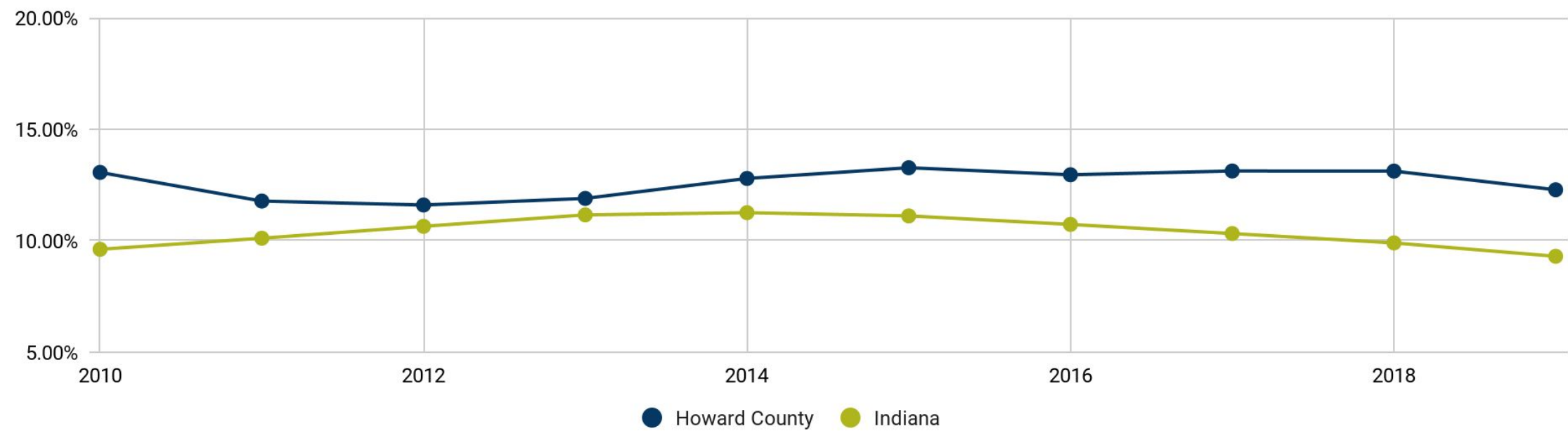Howard County   Indiana

Household Income Distribution
Howard County, State of Indiana | 2019

Howard County   Indiana

FAMILY POVERTY RATE | 12.3% of families in Howard County live below the poverty line, down 0.78 points from 13.1% in 2010.
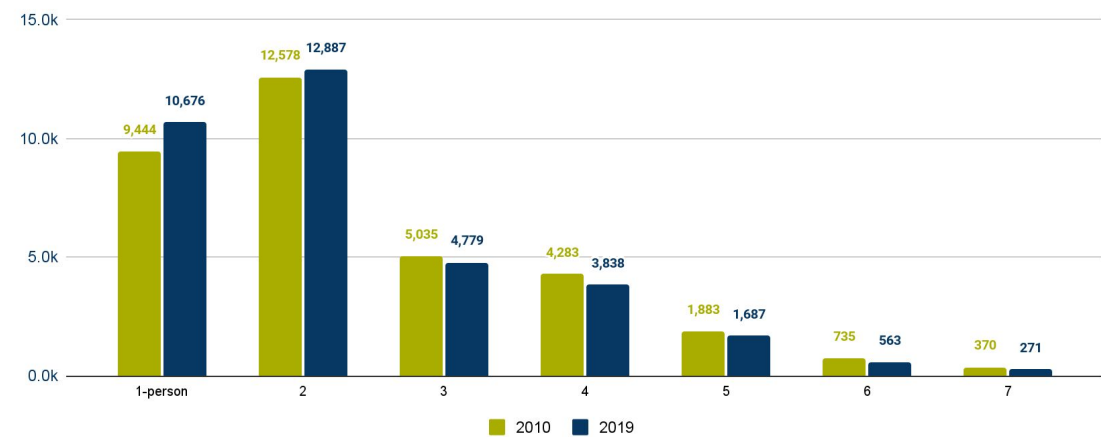
Family Poverty Rate
Howard County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.34 people, compared to the statewide average of 2.52. The Howard County average household has shrunk by 0.02 persons since 2010.

Household Size
Howard County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Household Size
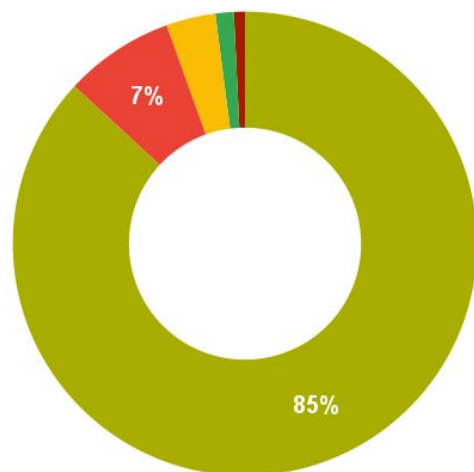**State of Indiana | 2010, 2019**

Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION| The current racial distribution of households in Howard County is 85% White, 7% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.
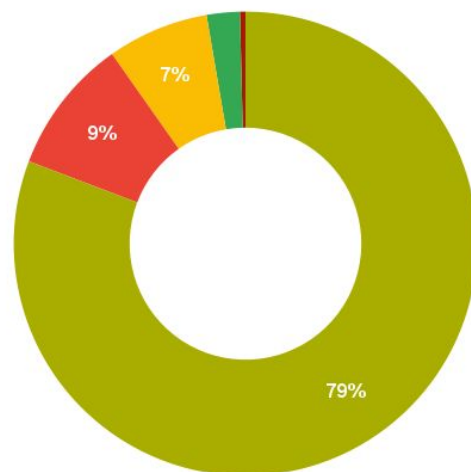
Racial/Ethnic Distribution

Howard County | 2019
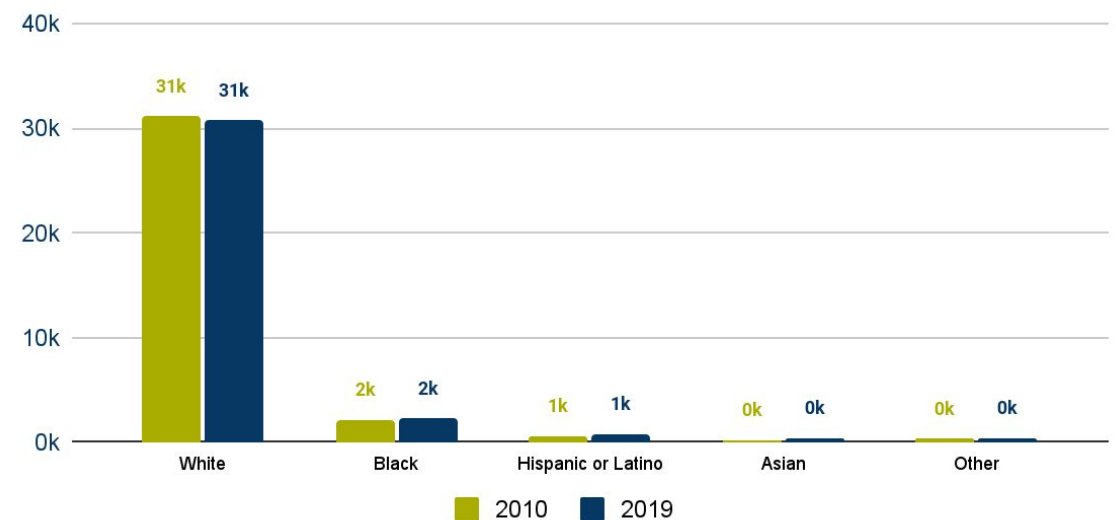
Indiana | 2019

Source: ACS 2010-2019 5-year estimates

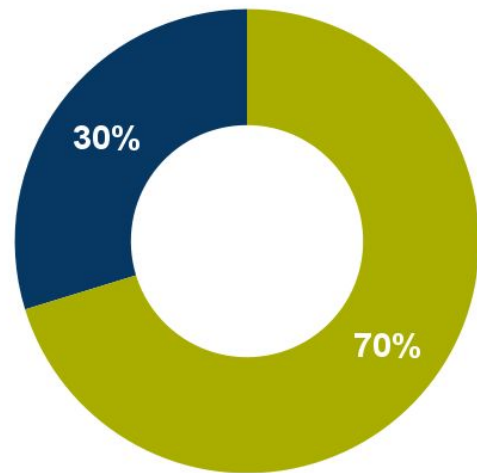## Household Racial/Ethnic Distribution

Howard County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 30% of households (10,325 households) in Howard County were renters, while 70% (24,376 households) were owners. The share of renters has increased by 0.21 percentage points since 2010.
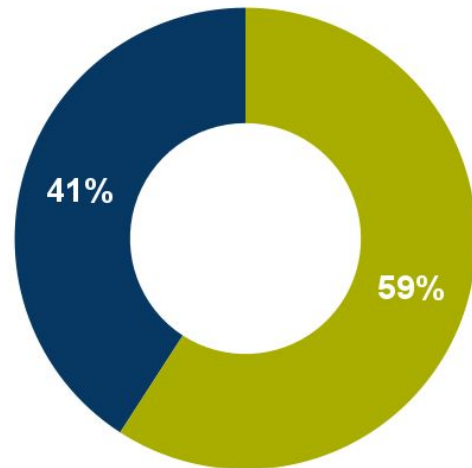
Housing Tenure

Howard County | 2019

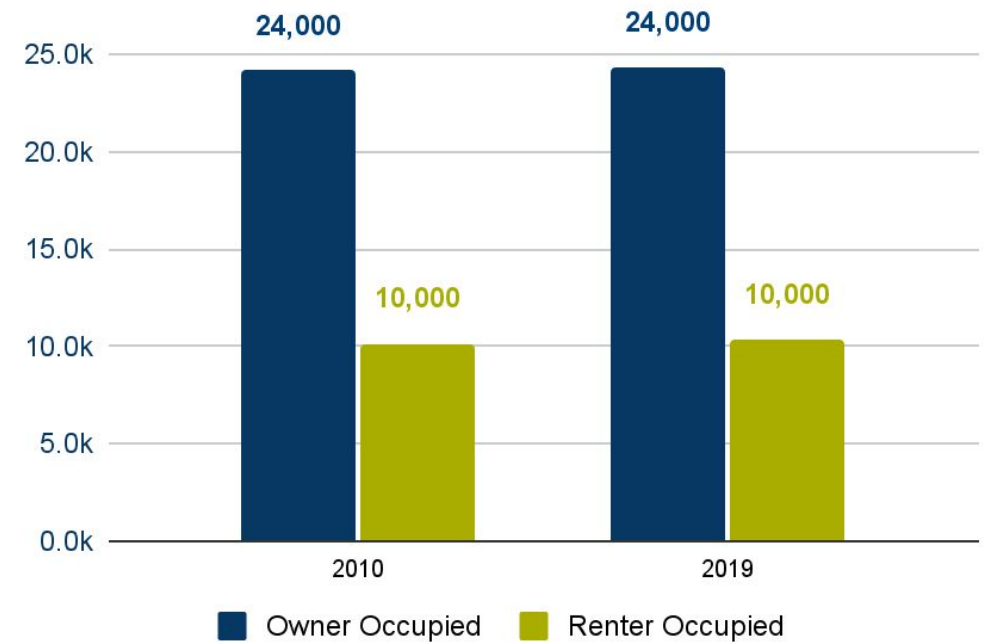**Indiana | 2019**

- Owner Occupied
- Renter Occupied

Howard County 2019: 30% Renter Occupied, 70% Owner Occupied

Indiana 2019: 41% Renter Occupied, 59% Owner Occupied

Total Households by Tenure

Howard County | 2010-2019

- Owner Occupied
- Renter Occupied

TENURE BY RACE| While the overall homeownership rate is 70%, homeownership is 73% among non-Hispanic White households, 41% for Black households, and 67% for Hispanic or Latino households.

Homeownership by Race
Howard County | 2010, 2019

Legend: ■ 2010 ■ 2019

	White	Black	Hispanic or Latino	Asian	Other
2010	73%	45%	43%	77%	31%
2019	73%	41%	67%	56%	81%
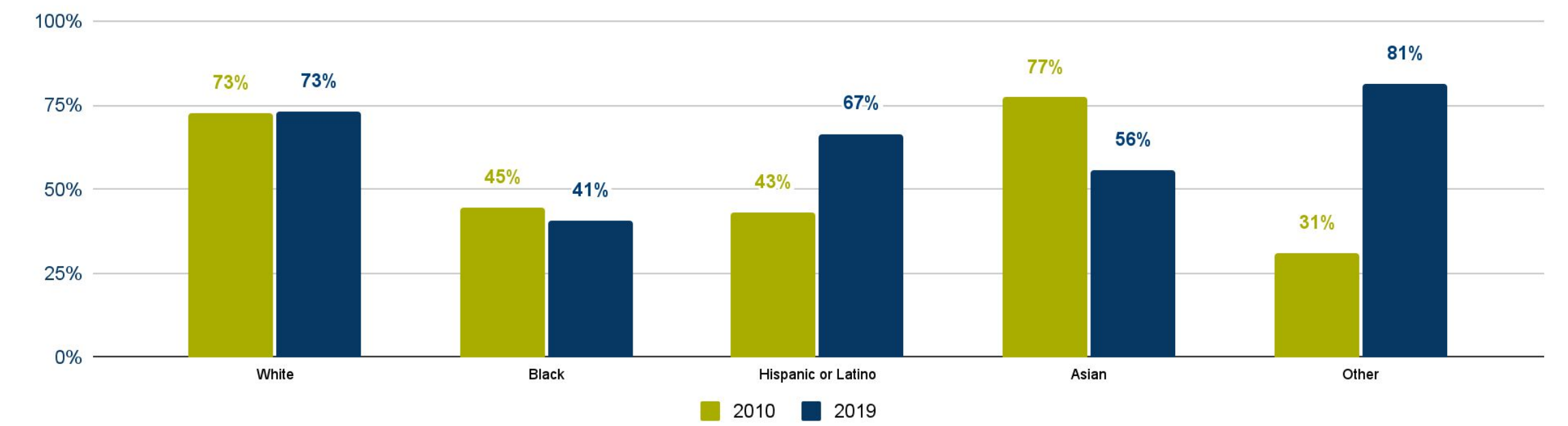
Source: ACS 2010-2019 5-year estimates

DISABILITY | 19% of people in Howard County live with a disability. For people 65 and older, the figure increases to 48%.
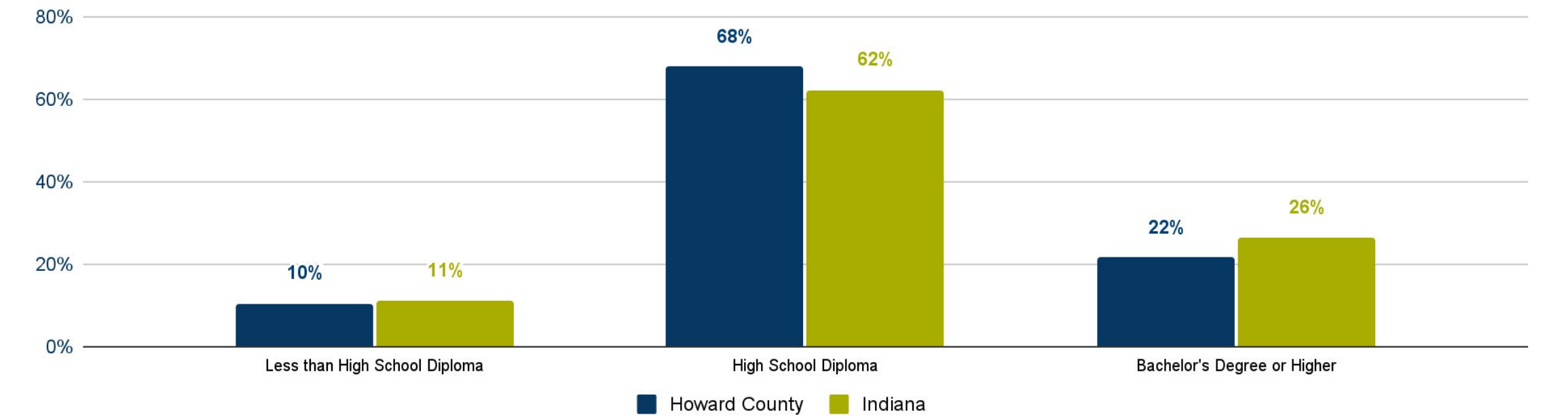
Share of the Population by Age with a Disability
Howard County, Indiana | 2010, 2019
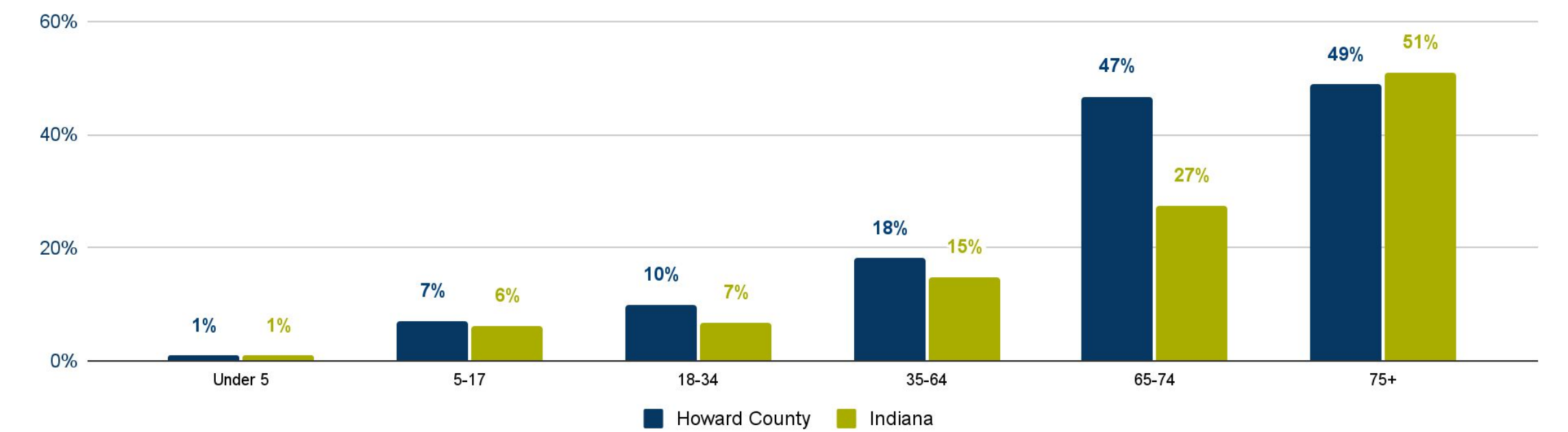
Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Howard County, 68% of the population completed high school degree as their highest level of education, while 22% of the population has a Bachelor's degree or higher.

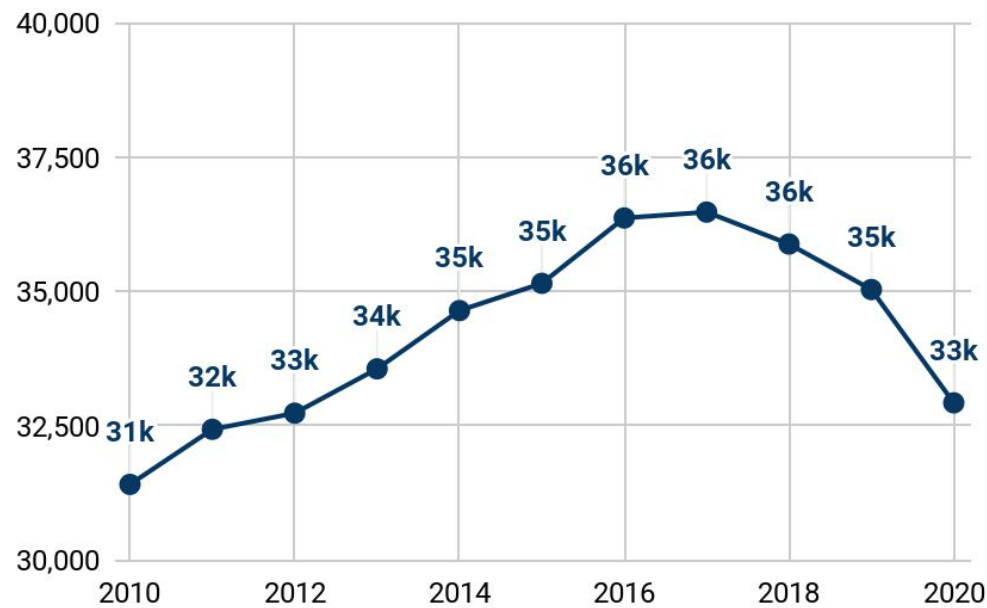## Educational Attainment

Howard County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates
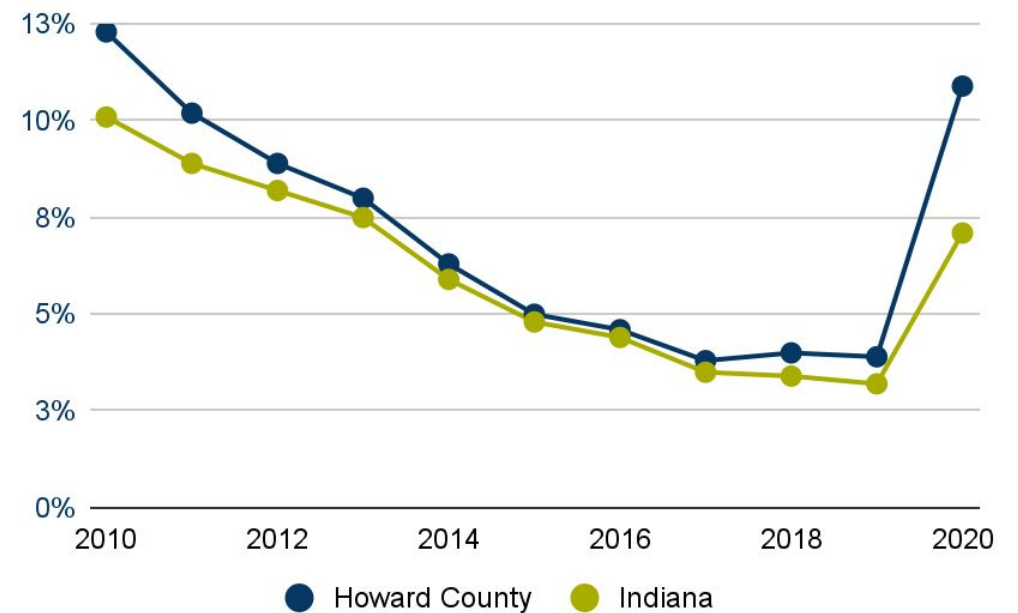
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 33,000 employed persons in Howard County, up by 4.84% since 2010. The unemployment rate in 2020 was 10.90%, up 7.00 points from 2019.

Total Employment
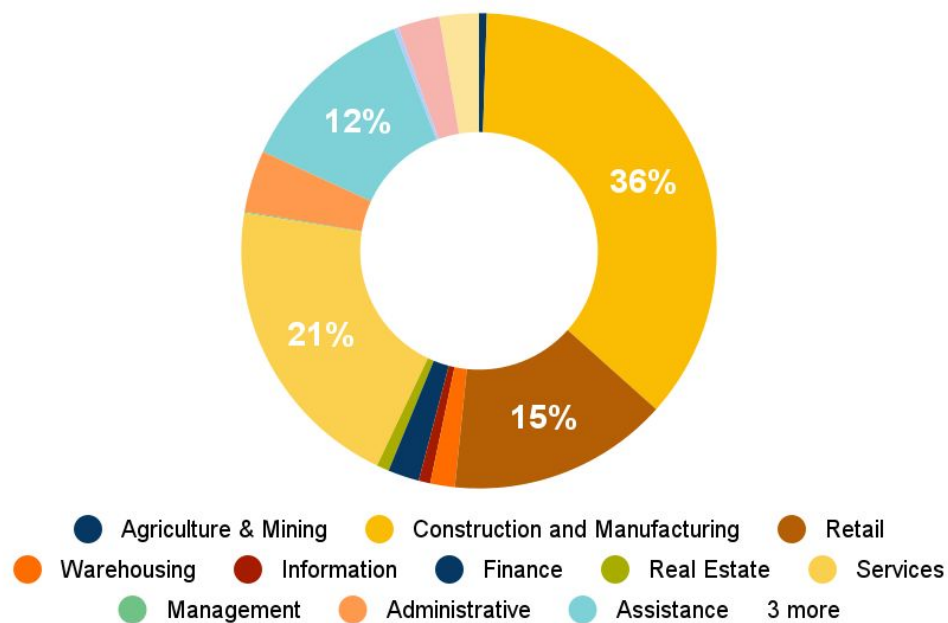**Howard County | 2010-2019**

Source: FRED Estimates

Unemployment Rate
Howard County, Indiana | 2010-2019

Howard County ● Indiana ●

Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in Howard County, followed by Retail Trade (13%).

Total Jobs by All Industries

Howard County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance
- 3 more

Chart values: 36%, 15%, 21%, 12%

Top 5 Industries and Median Annual Wages

1. **Service-providing | $36,451**
2. **Trade, transportation, and utilities | $37,251**
3. **Goods-producing | $73,377**
4. **Education and health services | $44,203**
5. **Professional and business services | $34,461**

Top 5 Employers

1. **Chrysler Indiana Transmission (Kokomo)**
2. **UAW (Kokomo)**
3. **Community Howard Regl Health (Kokomo)**
4. **Haynes International-mfg (Kokomo)**
5. **Gm Components Holdings Llc (Kokomo)**

COMMUTER INFLOW / OUTFLOW | 39,000 commuters come into Howard County for their jobs, while 36,000 employees travel out of Howard County for their jobs.

Employment Inflow
Howard County | 2018

33.8%

66.2%

● Living and Working in Howard County
● Commuting In
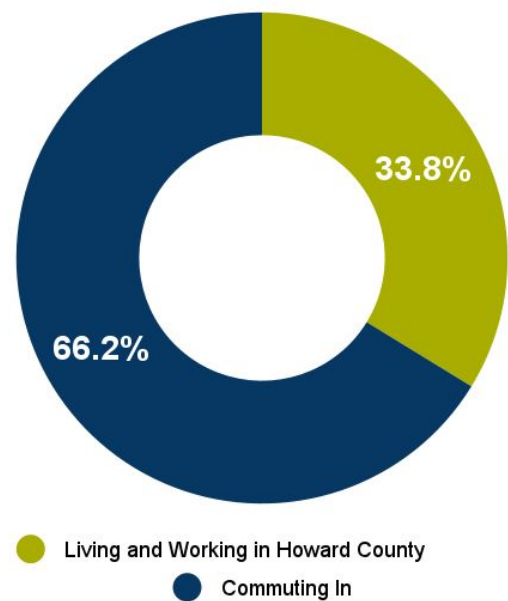
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Commuting Patterns
Howard County | 2018

|	38,538	19,637	36,266
	Commuting In	Living and Working in the County	Commuting Out
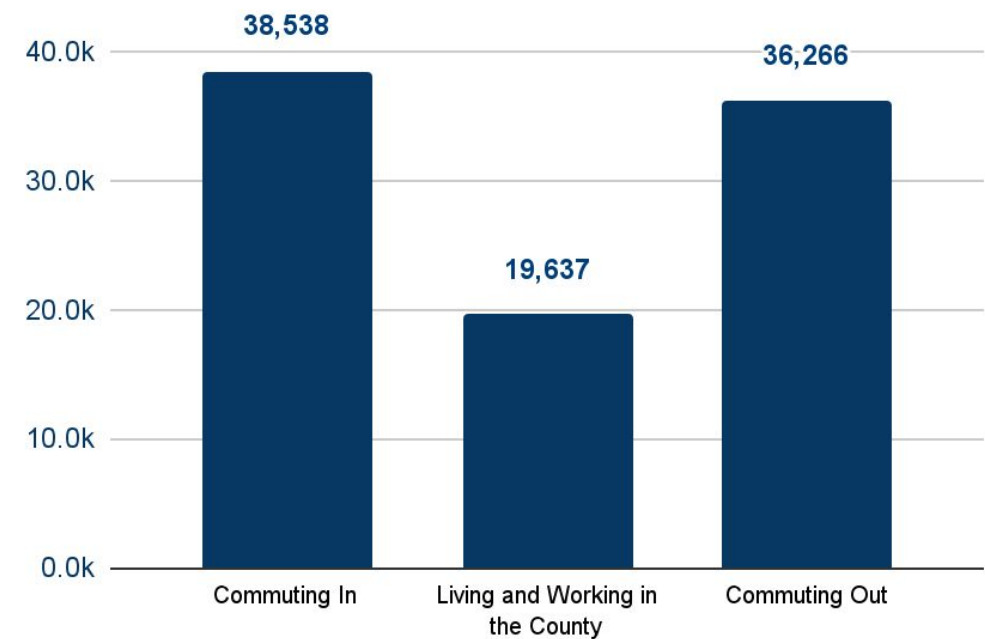
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

JOB GROWTH AND HOUSING PRODUCTION | Howard County has created 1,477 jobs and 157 housing units between 2014 and 2019, or 11 housing units for every 100 jobs created.

Job Growth and Housing Production

Howard County | New Jobs, New Housing Units
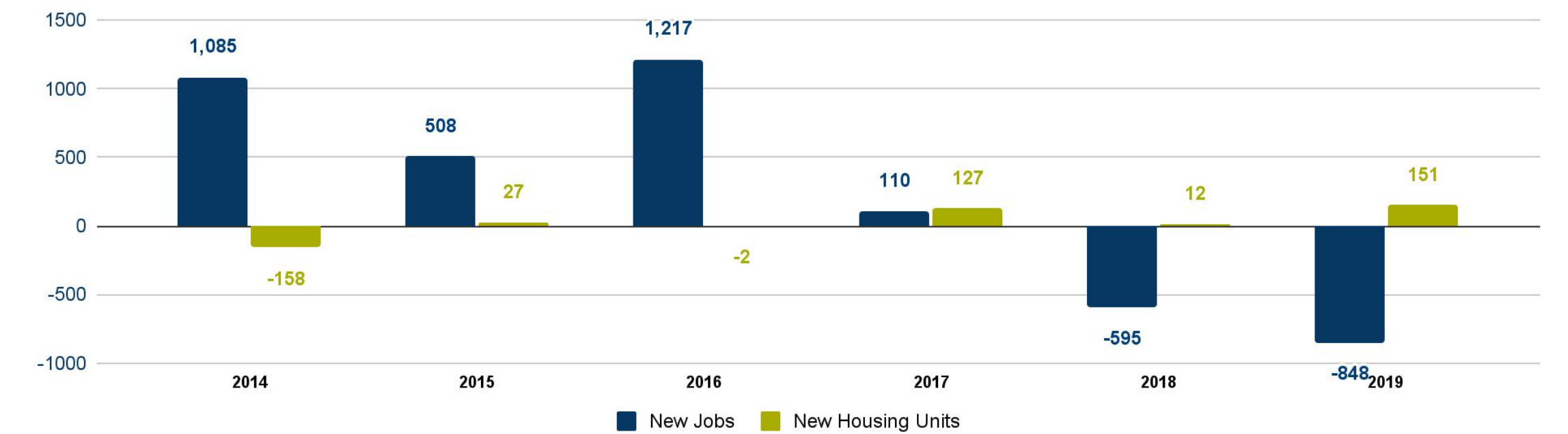
Housing Units Includes all existing units, single family and multifamily.
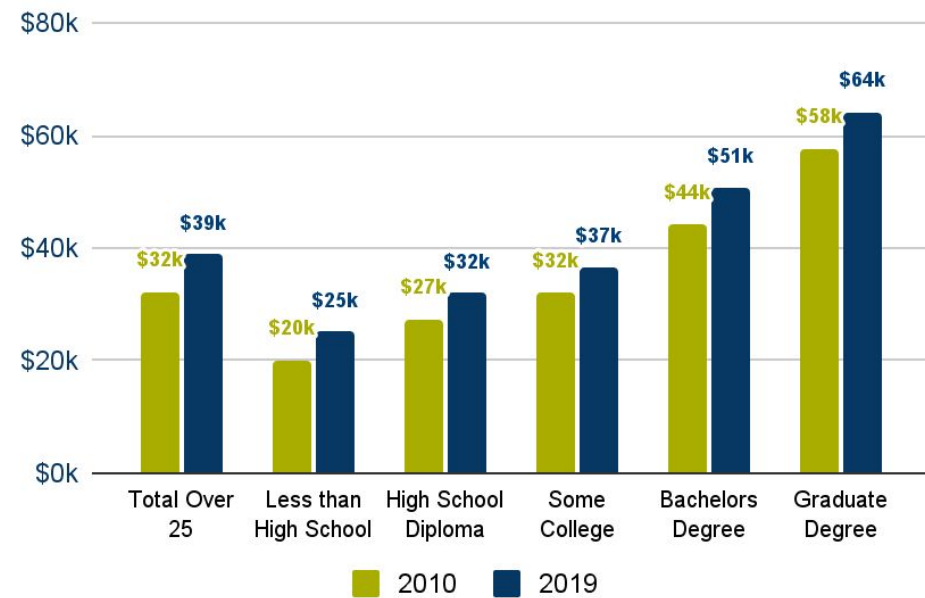**Source:** ACS 2010-2019 5-year estimates

INCOME GROWTH | Median earnings have increased 19% since 2010 for the total population and increased 20% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Howard County | 2010, 2019
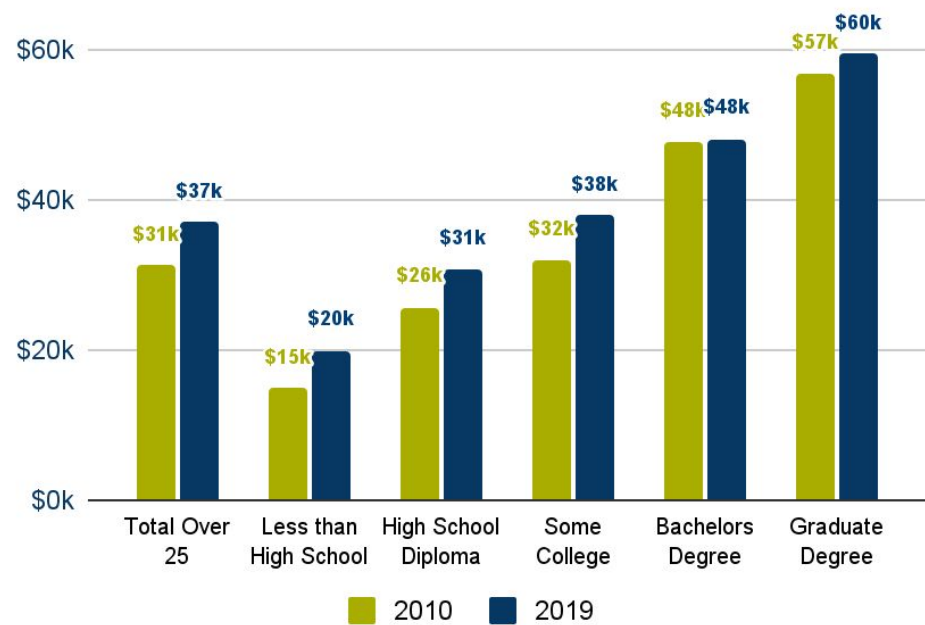
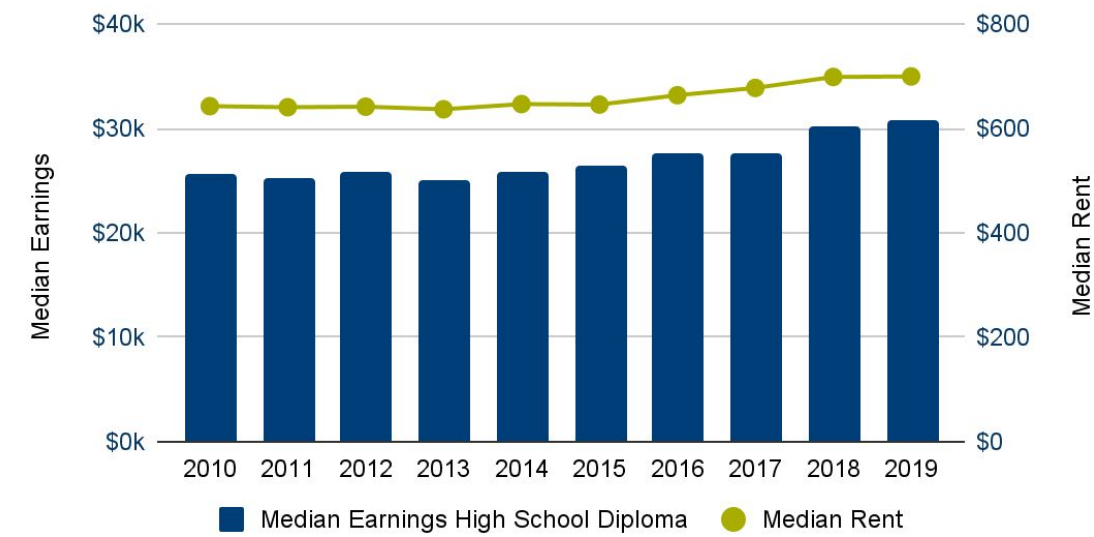**Source:** ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

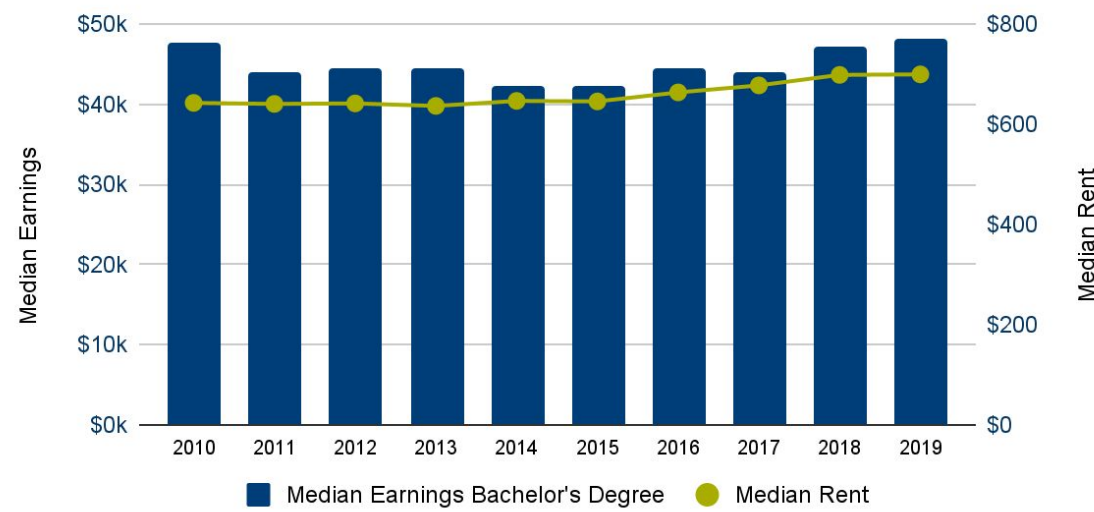**Source:** ACS 2010-2019 5-year estimates

INCOME GROWTH AND EDUCATIONAL ATTAINMENT| Median annual earnings have increased by $4,500, or 17% since 2010 for high school graduates, and increased $6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased $57, or 9% since 2010.

Income and Rent Growth, High School Diploma
Howard County | 2010-2019

Income and Rent Growth, Bachelor's Degree
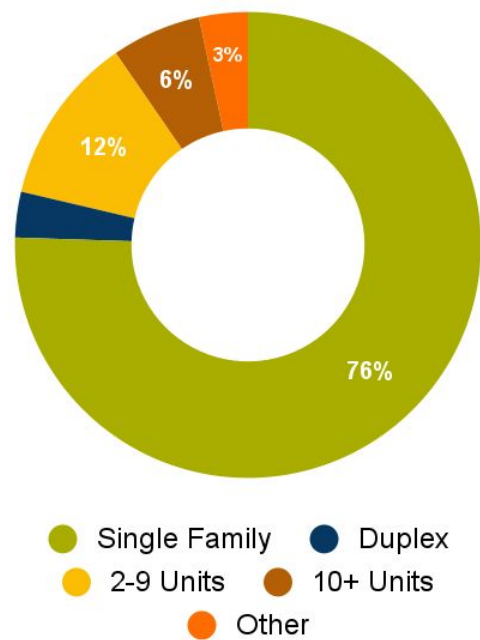**Howard County | 2010-2019**

HOUSING TRENDS

HOUSING TYPE | 76% of homes in Howard County are single-family, while 24% are multifamily.
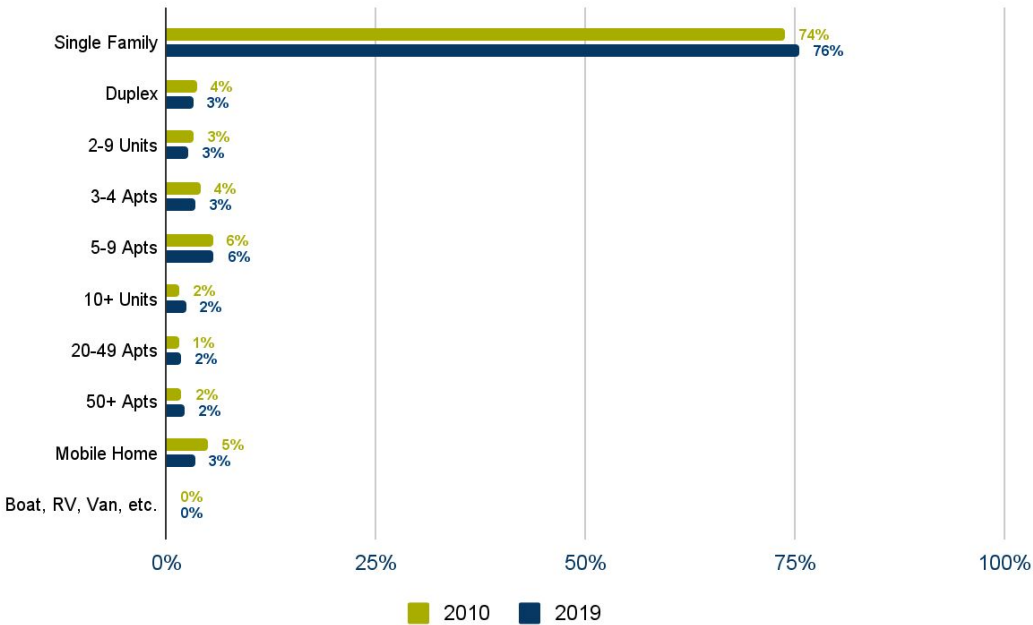
Housing Type

Howard County | 2019

76%
12%
6%
3%

Single Family   Duplex
2-9 Units   10+ Units
Other

Indiana | 2019

73%
4%
11%
8%
5%

Single Family   Duplex
2-9 Units   10+ Units
Other

Share of Units by Housing Type

Howard County | 2010-2019

| Housing Type	2010	2019
Single Family	74%	76%
Duplex	4%	3%
2-9 Units	3%	3%
3-4 Apts	4%	3%
5-9 Apts	6%	6%
10+ Units	2%	2%
20-49 Apts	1%	2%
50+ Apts	2%	2%
Mobile Home	5%	3%
Boat, RV, Van, etc.	0%	0%

2010   2019

HOUSING UNIT SIZE | Most homes in Howard County average 2.34 bedrooms, with 64% of units containing 3 bedrooms or more.
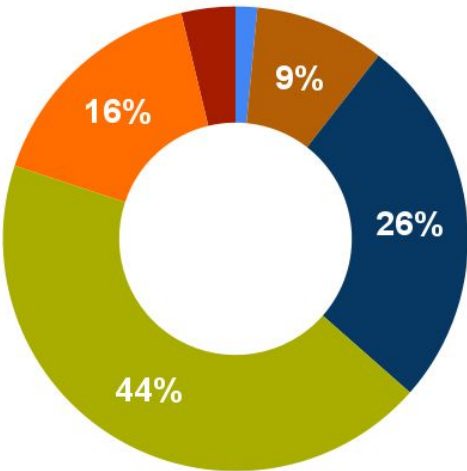
Housing Stock by Number of Bedrooms

Howard County | 2019

Indiana | 2019

Howard County:
- 2 BR: 26%
- 1 BR: 9%
- 4 BR: 14%
- 3 BR: 47%

Indiana:
- 2 BR: 26%
- 1 BR: 9%
- 4 BR: 16%
- 3 BR: 44%
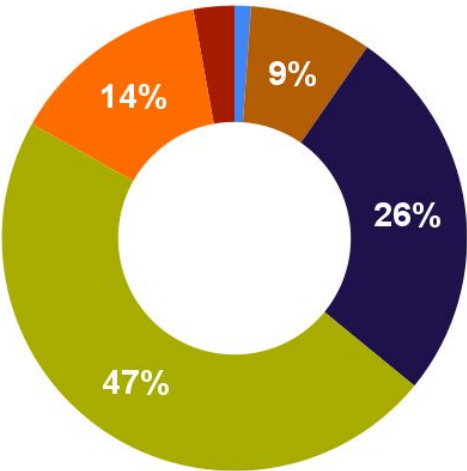
Legend:
- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR

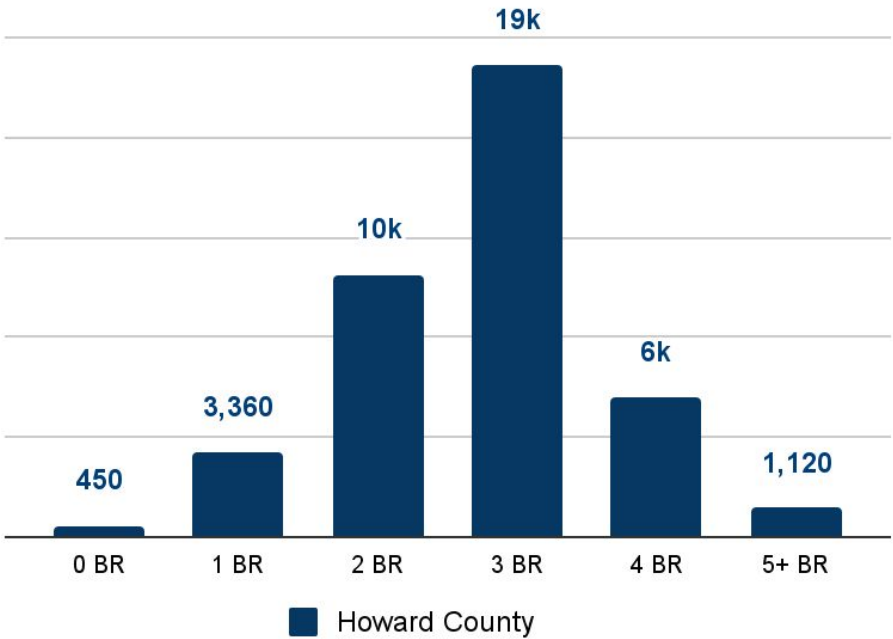Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

Howard County, Indiana | 2019

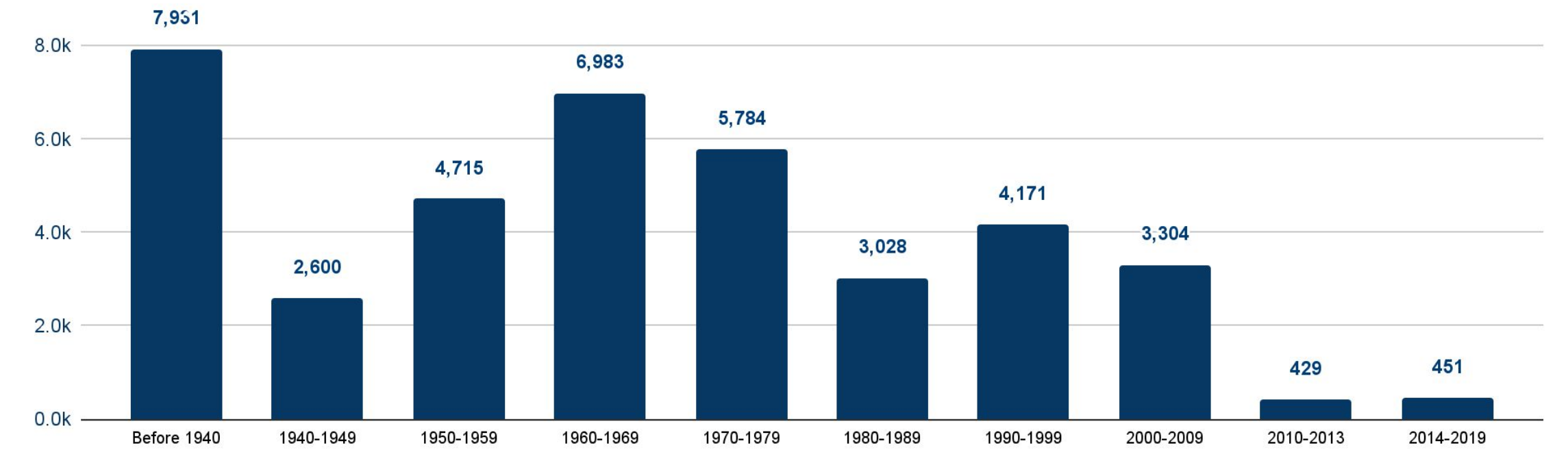| Bedroom	Howard County
0 BR	450
1 BR	3,360
2 BR	10k
3 BR	19k
4 BR	6k
5+ BR	1,120

Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 56% of homes were built before 1970, 33% were built between 1970 and 2000, and 11% were built after 2000.
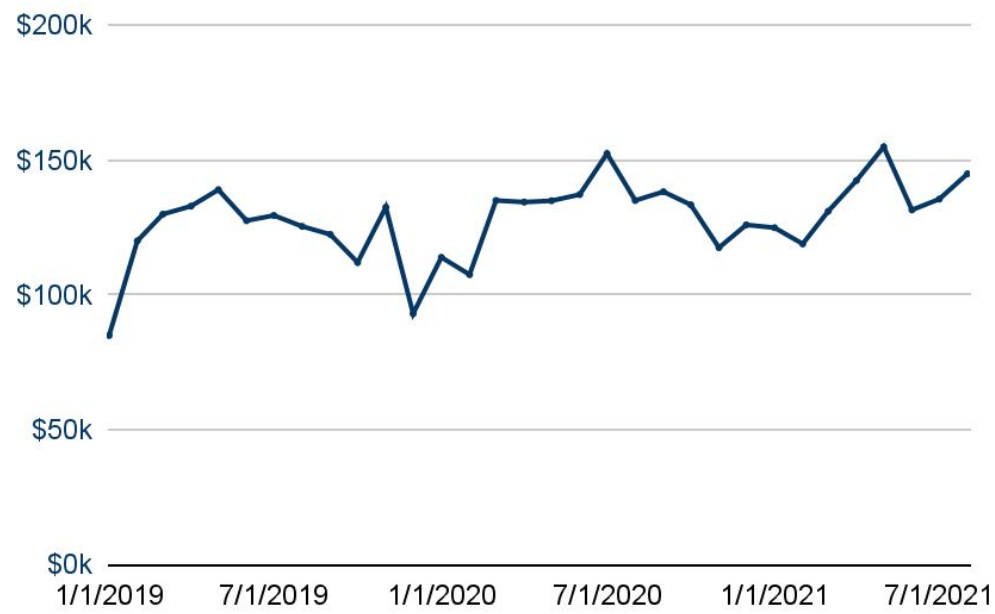
Homes by Year Built
Howard County | 2019

Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Howard County have a median listing price of $144,900. Home prices have increased by 71% since 2019.
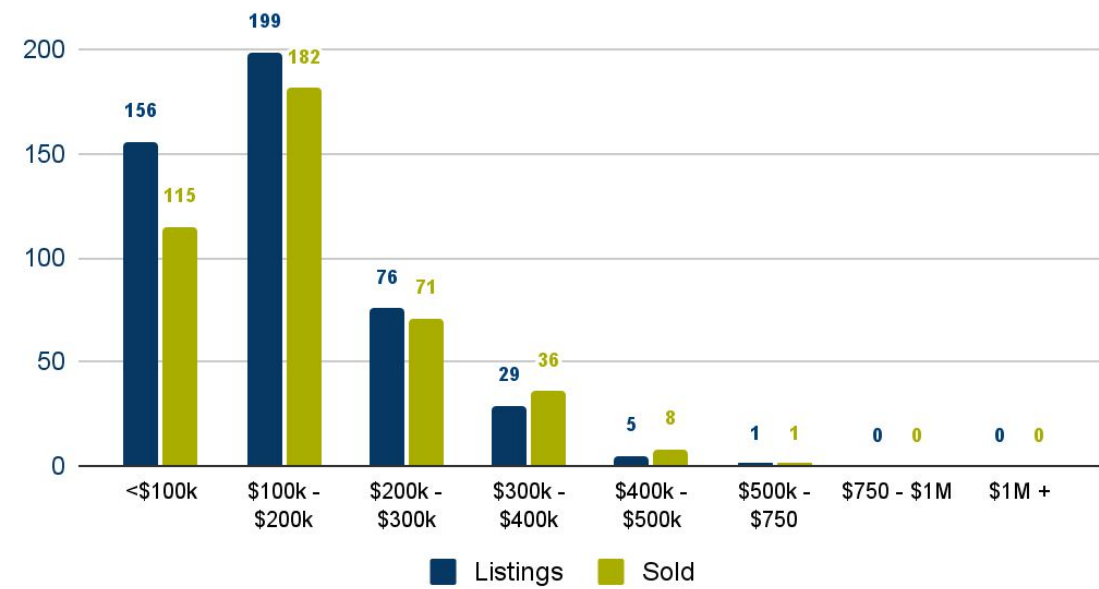
Median Listing Price
Howard County | 2019-2021

Listings and Sales (last 24 months)
Howard County | 2021

Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.
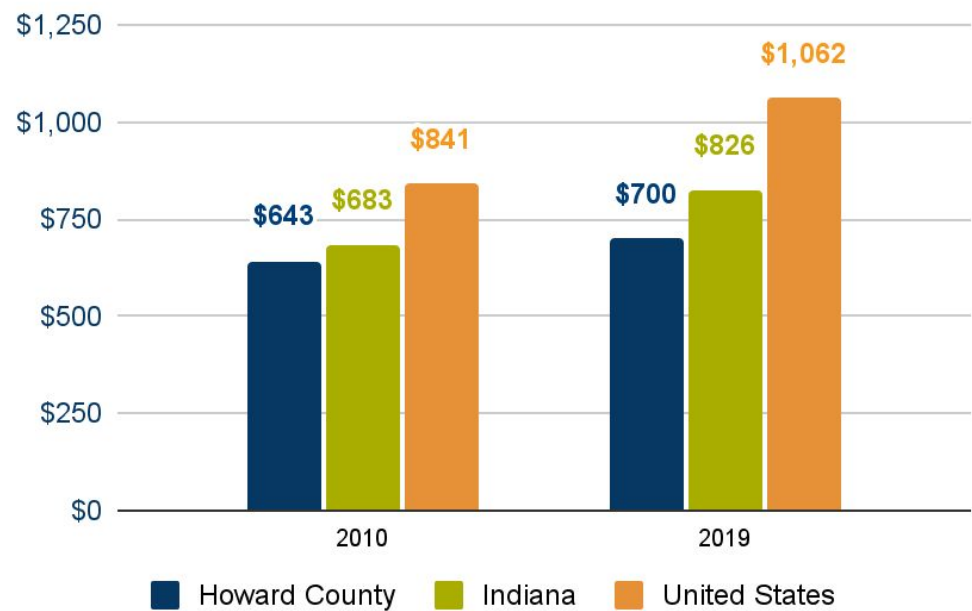
Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rent has increased by 9% since 2010, with median rent at $700 in 2019.
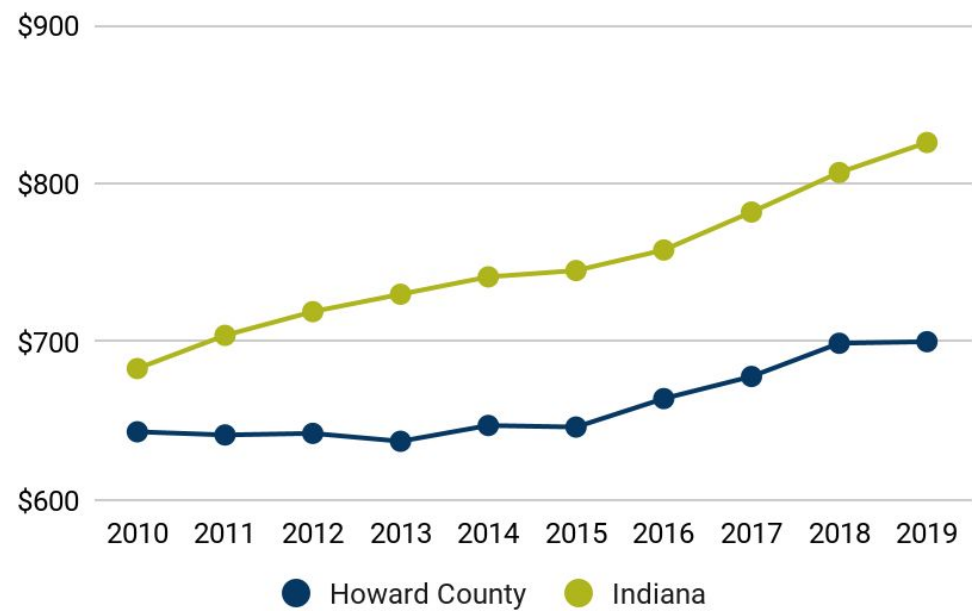
Median Rent
Howard County, Indiana, United States | 2010, 2019

Source: ACS 2010-2019 5-year estimates
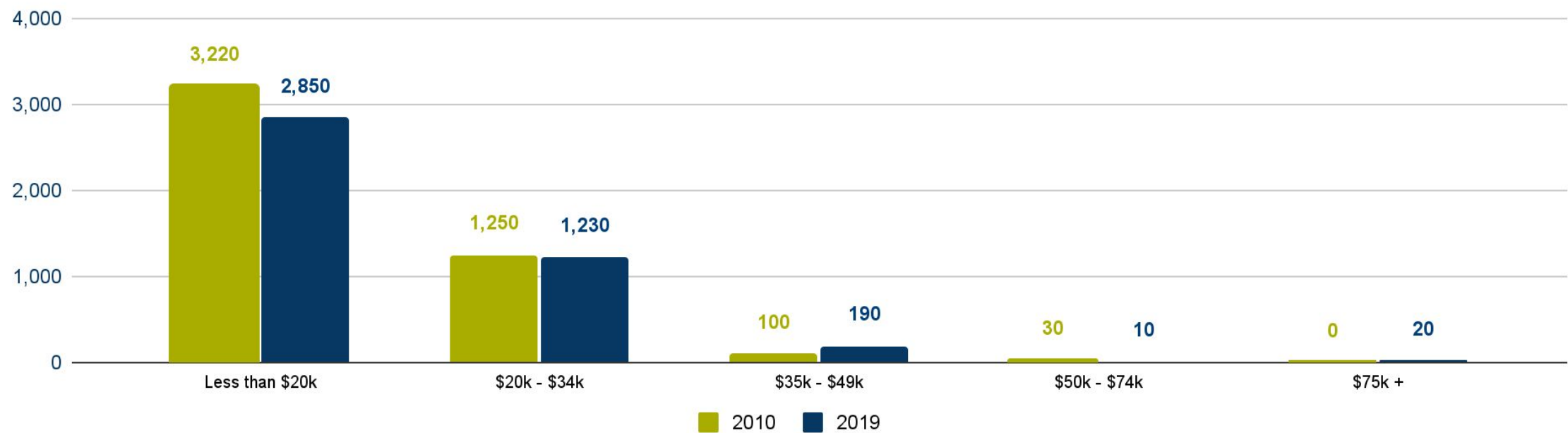
Median Rent Over Time
Howard County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

COST BURDEN| 45% of renter households in Howard County are housing cost burdened, down 10.53% points since 2010. 59% of households earning below $50,000 are housing cost burdened.

Cost Burden Renter Households

Howard County, Indiana | 2010 - 2019

Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 6,000 unit gap in rental homes available for households who earn less than $50,000 annually or units renting below $1,250 per month.

## Cumulative Housing Gap

Howard County, Indiana | 2010-2019
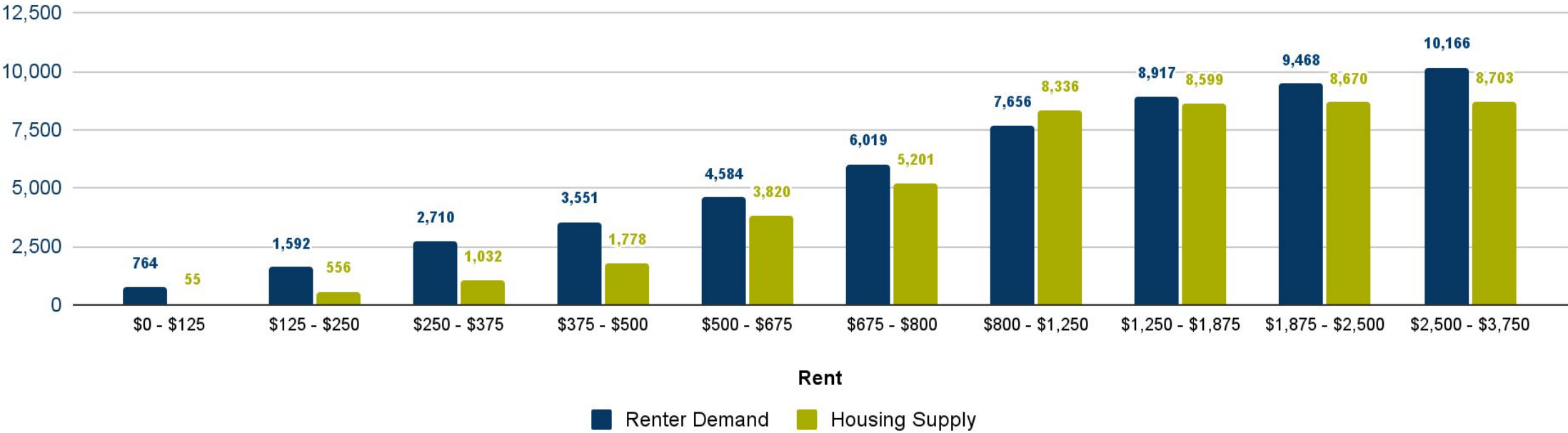
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING| The maps below show the geographic distribution of affordable housing units throughout the state of Indiana and in Howard County.

Affordable Housing Inventory
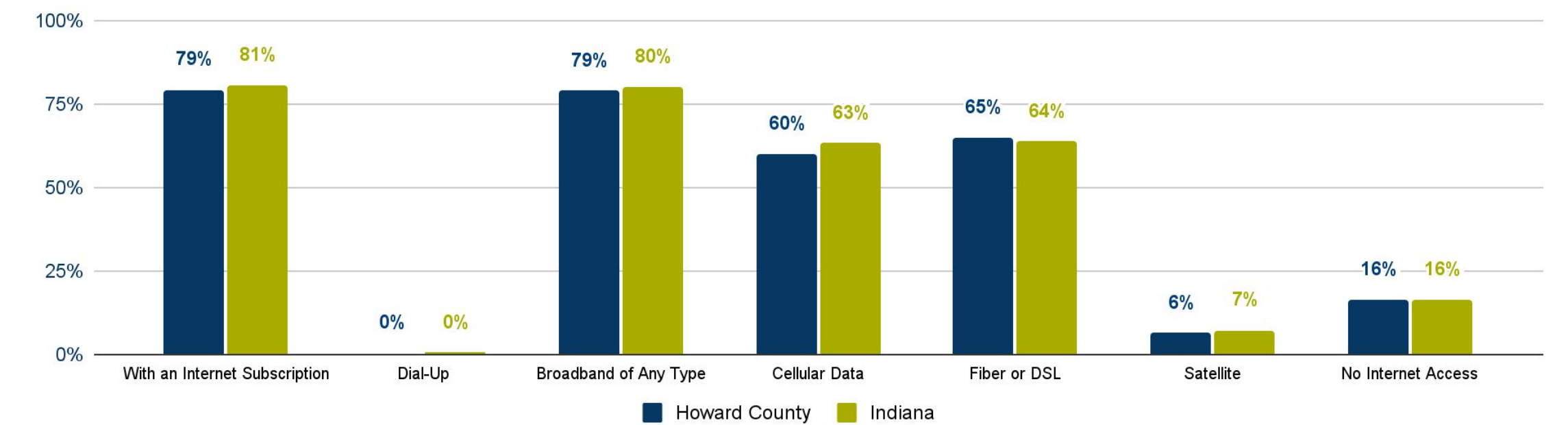
Howard County | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles
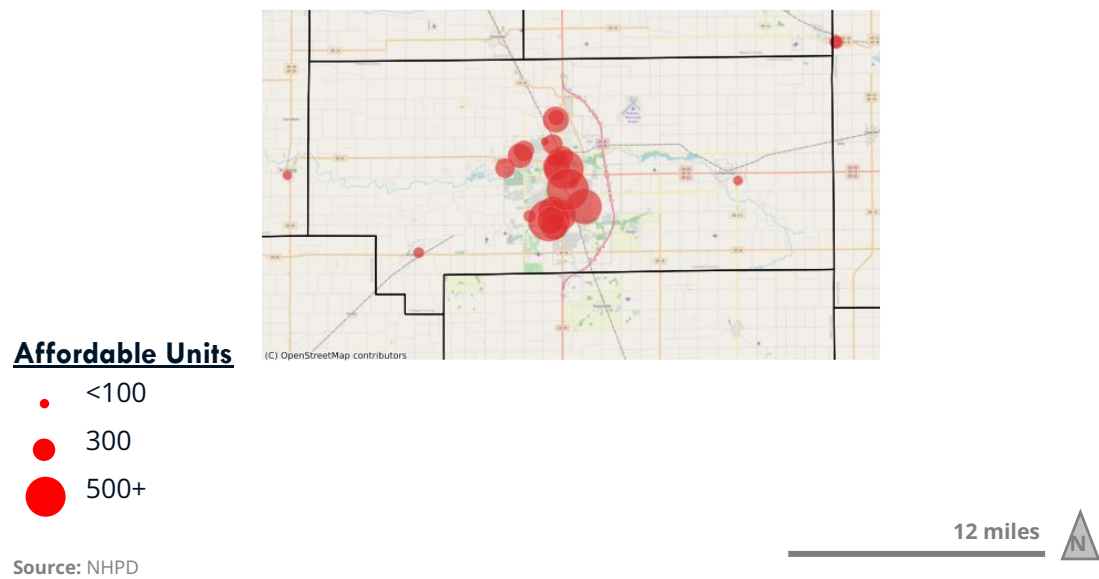
Affordable Housing Inventory

State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

INTERNET ACCESS | 79% of housing units have access to internet compared to 81% state-wide.

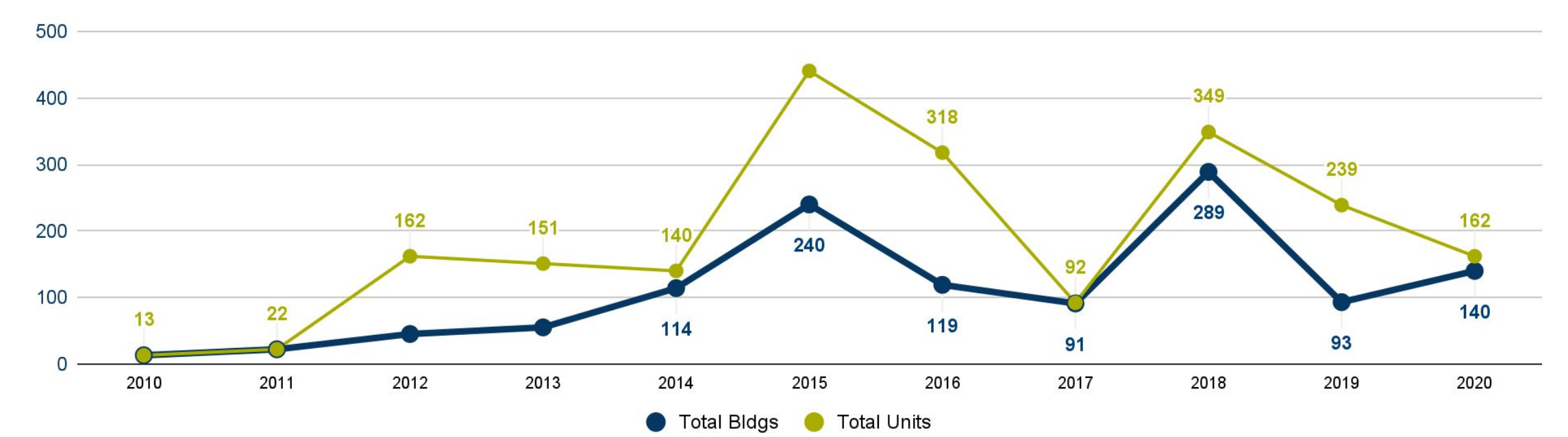**Internet Access**

Howard County, Indiana | 2020

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 140 new housing starts in 2020 in Howard County, part of the total of 1,221 building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Howard County | 2010-2020

Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2020

Lumber   Concrete

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics