



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR CARROLL COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

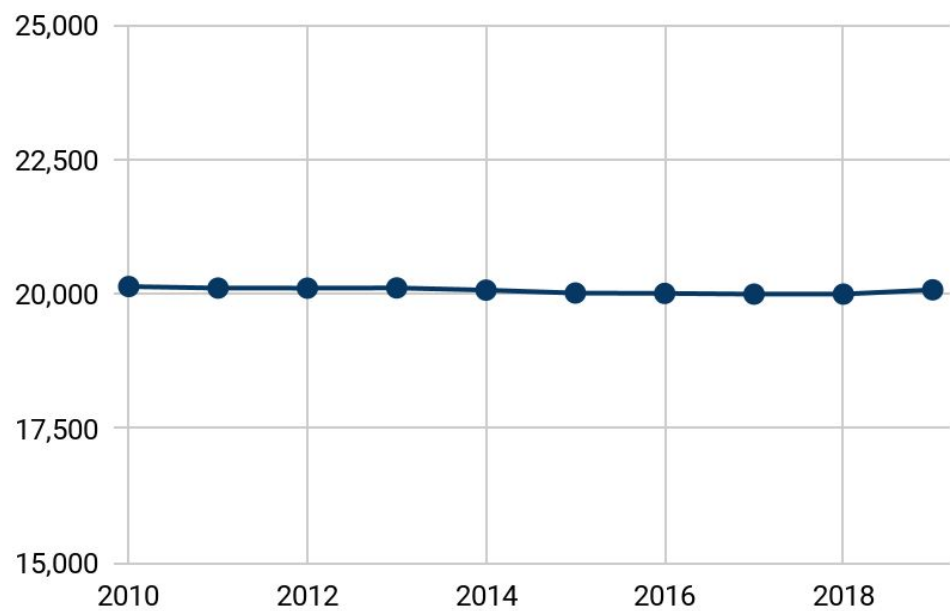
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

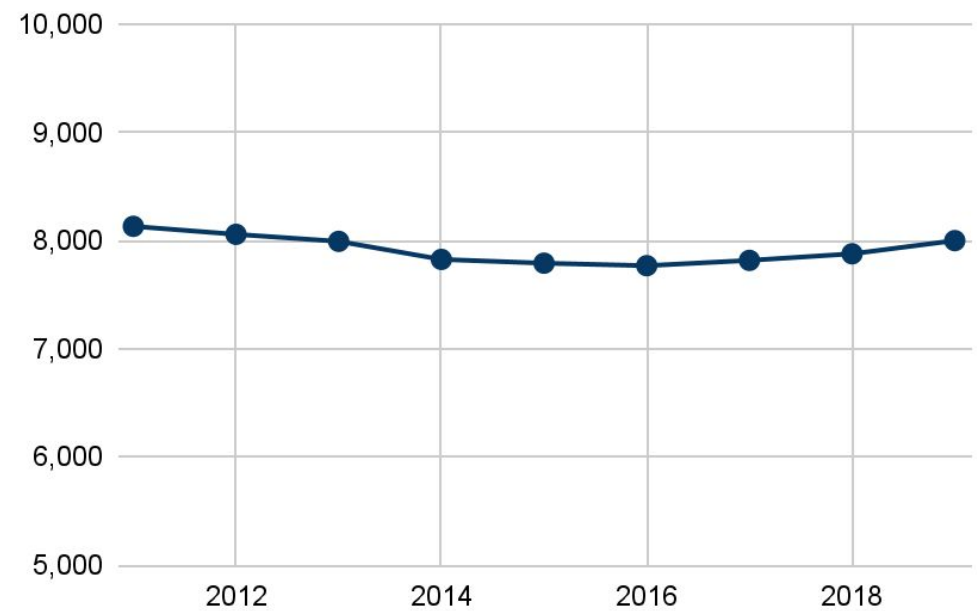
POPULATION | Carroll County’s population has decreased by 0.30% (0 people) between 2010-2019. In the same time period, the total number of households decreased by 0% (0 households).

Resident Population
Carroll County | 2010-2019



Source: FRED, U.S. Census Bureau

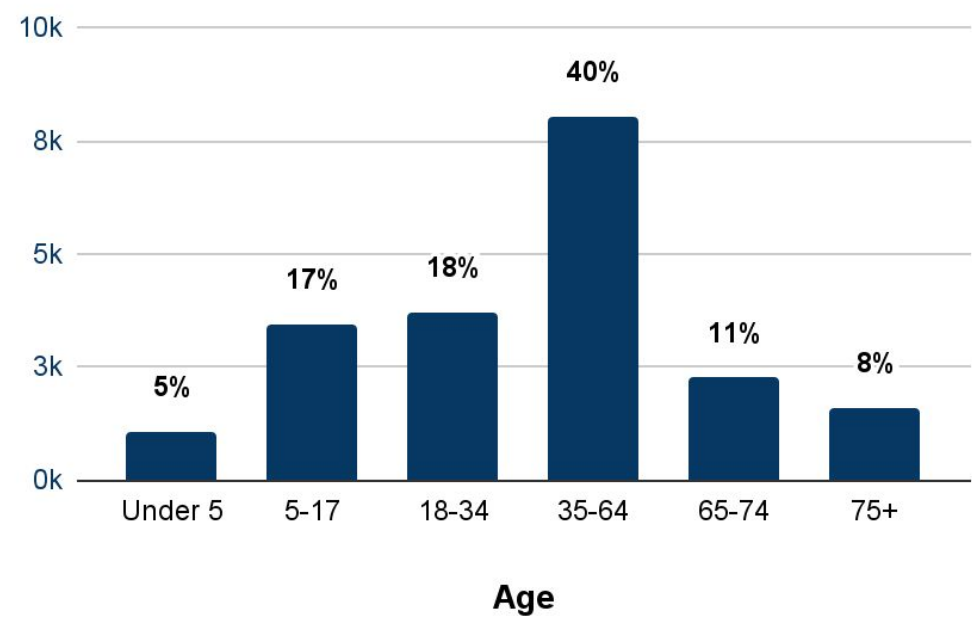
Households
Carroll County | 2010-2019



Source: FRED, U.S. Census Bureau

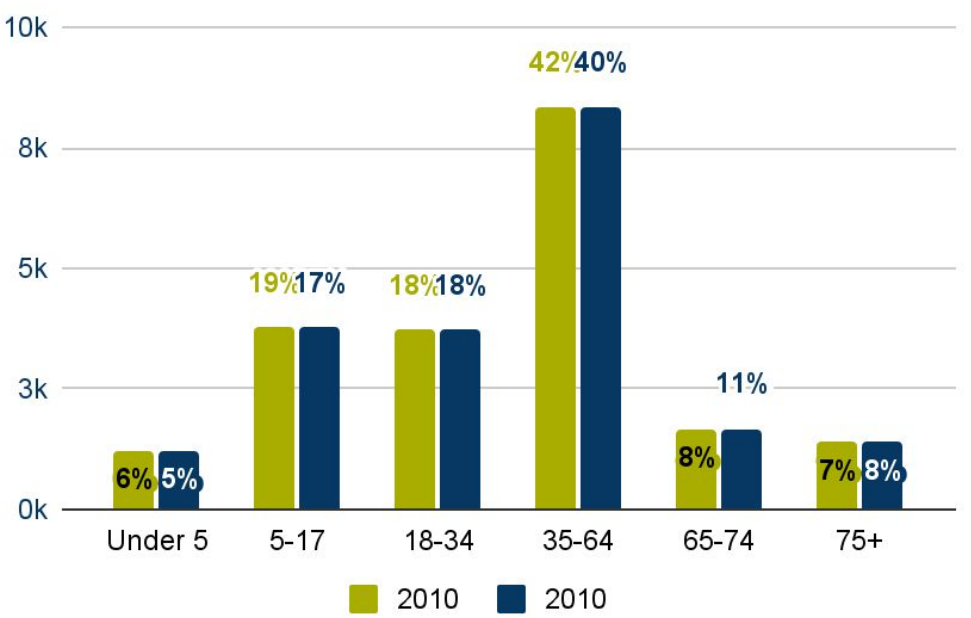
AGE | 19% of people in Carroll County are above the age of 65, while 22% are below 18.

Population by Age
Carroll County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Carroll County | 2010, 2019

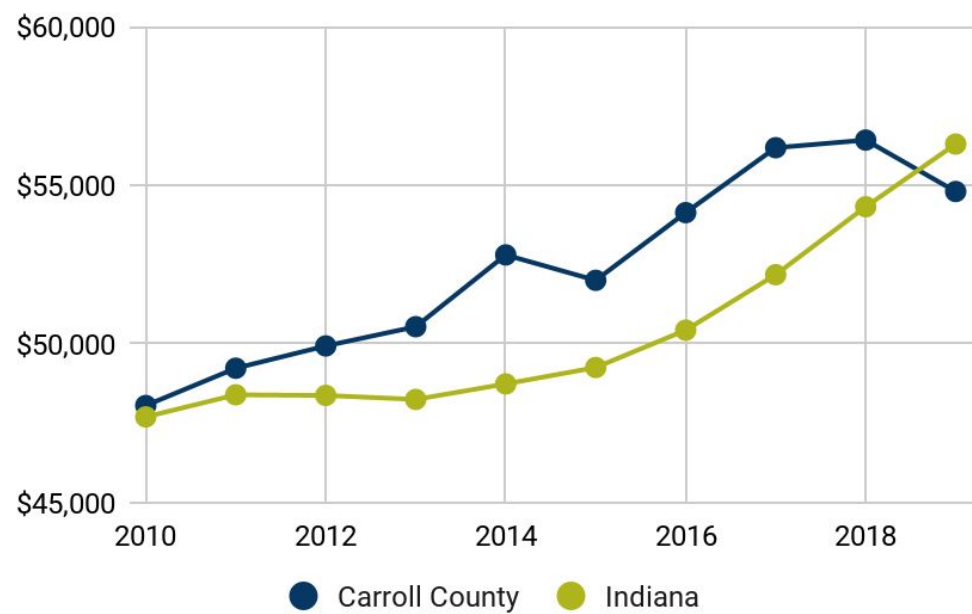


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Carroll County had a median income of \$54,806 in 2019, up 14% since 2010. 30% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

Median Income

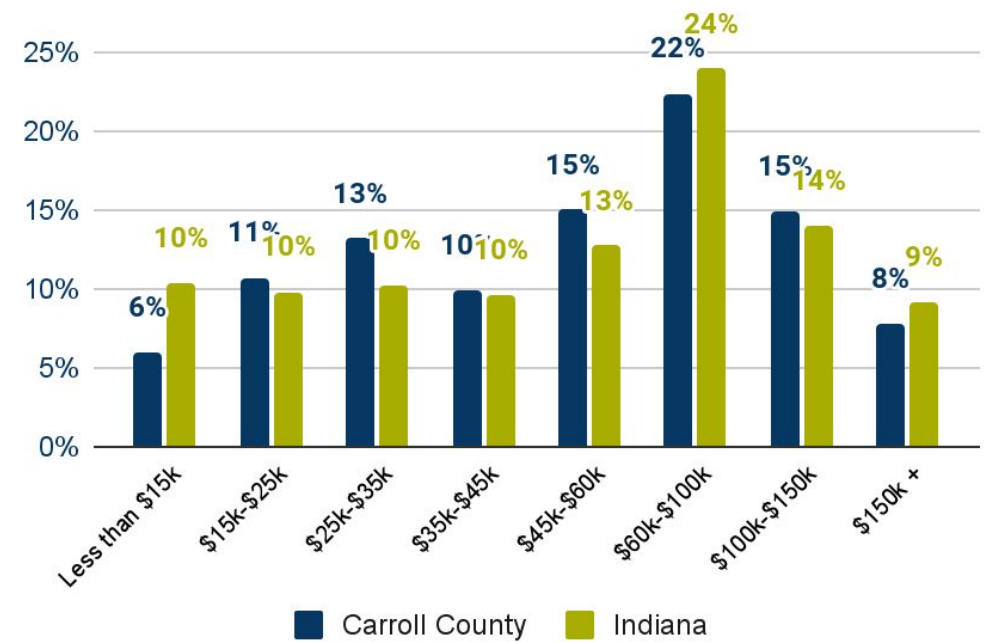
Carroll County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Carroll County, State of Indiana | 2019



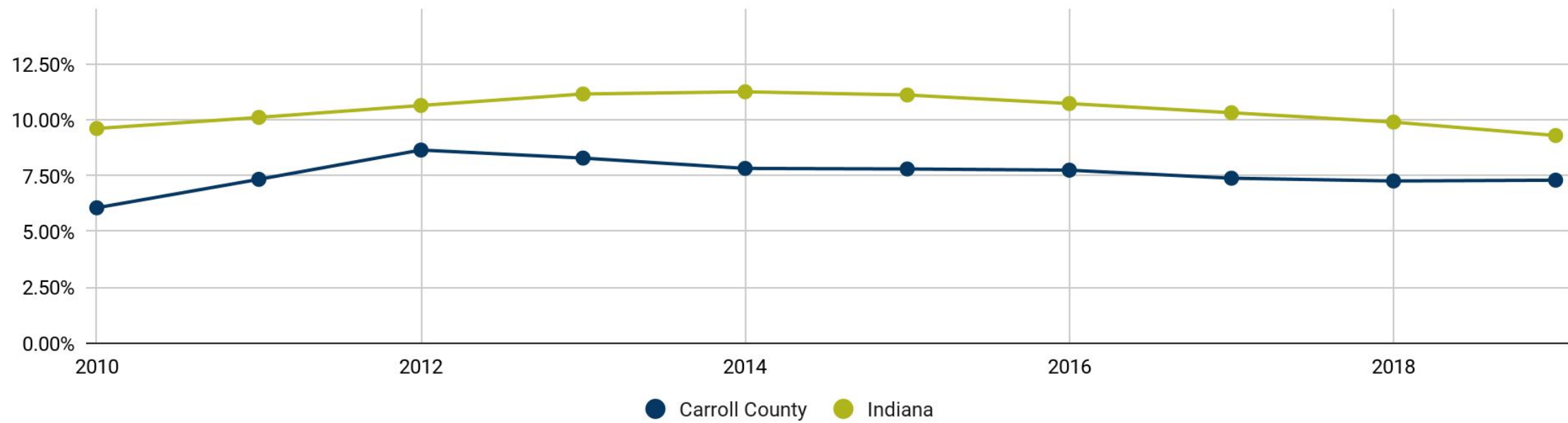
Source: ACS 2019 5-year estimates

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Note: Some data are placeholders, and not representative of actual conditions.

FAMILY POVERTY RATE | 7.3% of families live in poverty conditions in Carroll County, up 1.2 points from 6.1% in 2010.

Family Poverty Rate
Carroll County, State of Indiana | 2010-2019



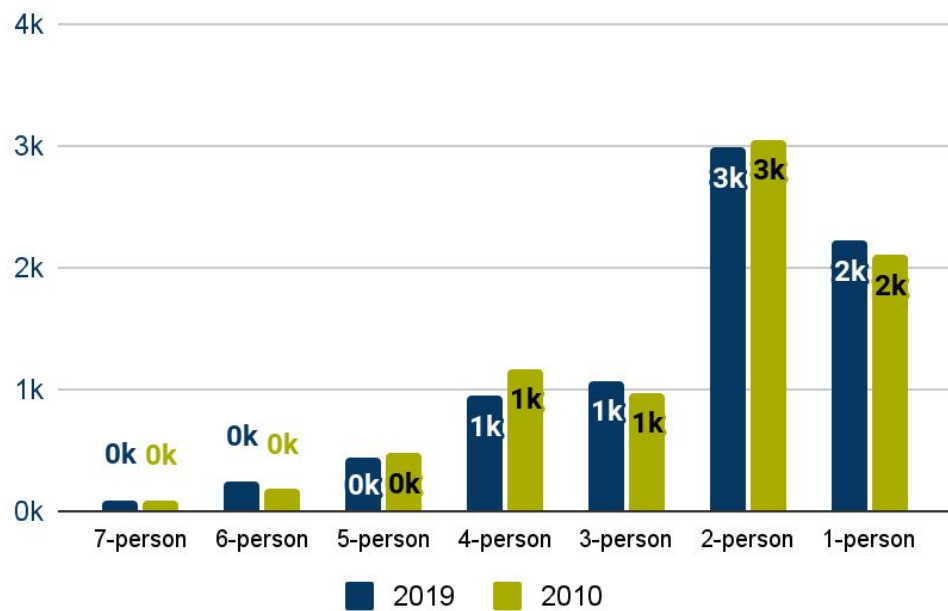
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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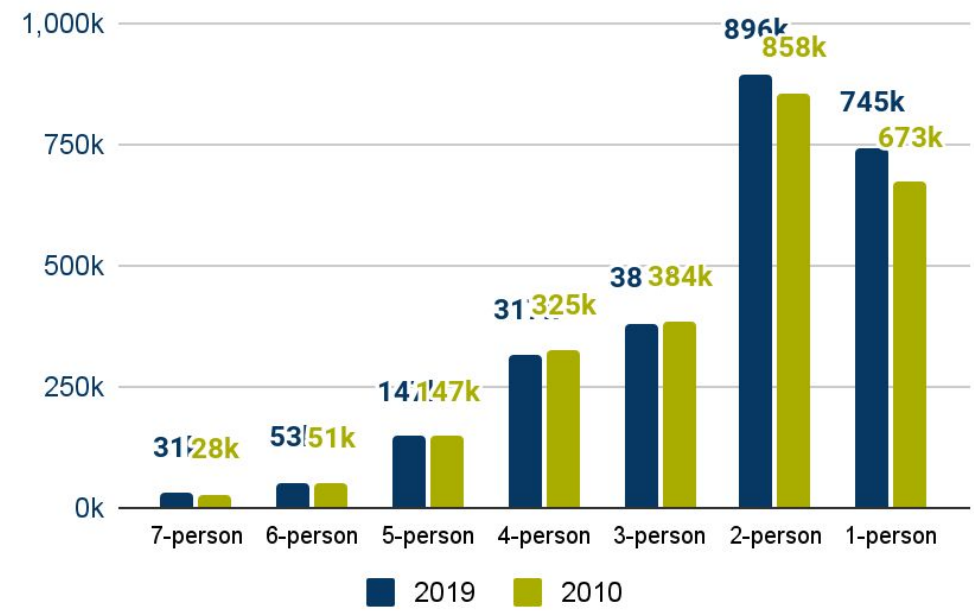
HOUSEHOLD SIZE | The average household size is 2.49, compared to 2.52 statewide. The Carroll County average household has grown by 0.01 persons since 2010.

Household Size
Carroll County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

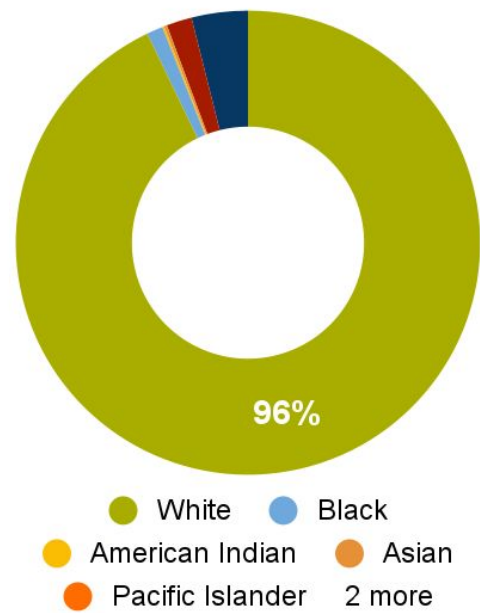
WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Carroll County is 96% white, 1% Black, 4% Hispanic/Latino, 0% Asian, and 2% other.

Racial Distribution

Carroll County | 2019



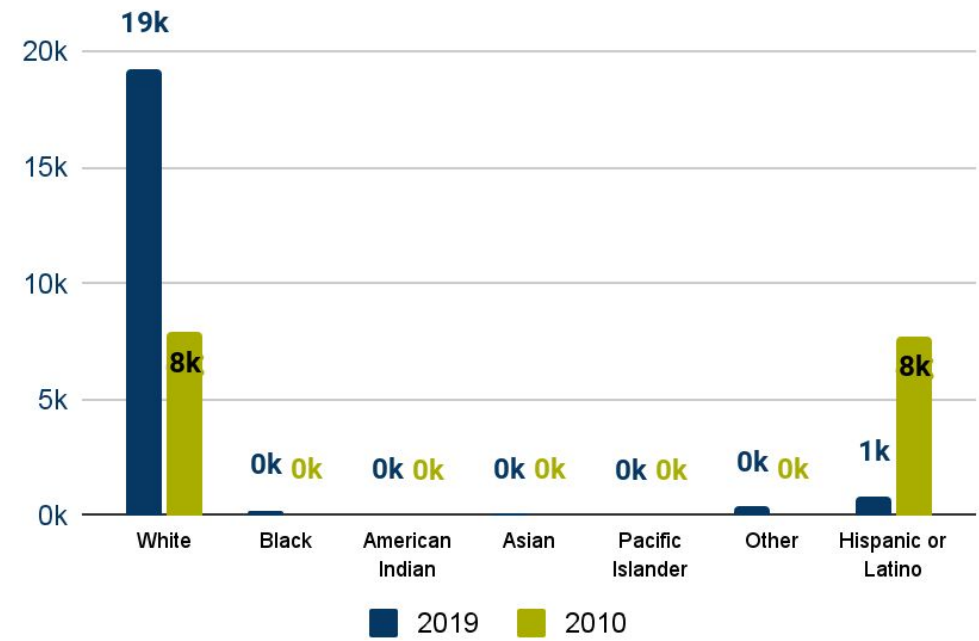
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Carroll County | 2010, 2019



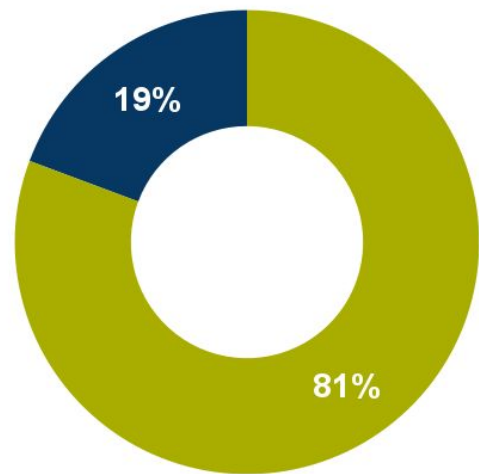
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 19% of households (1,545 households) in Carroll County were renters, while 81% are (6,457 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

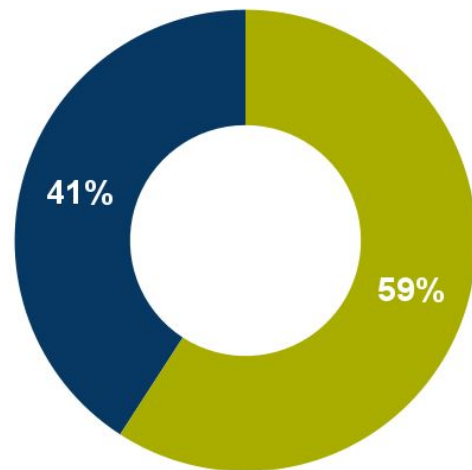
Carroll County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

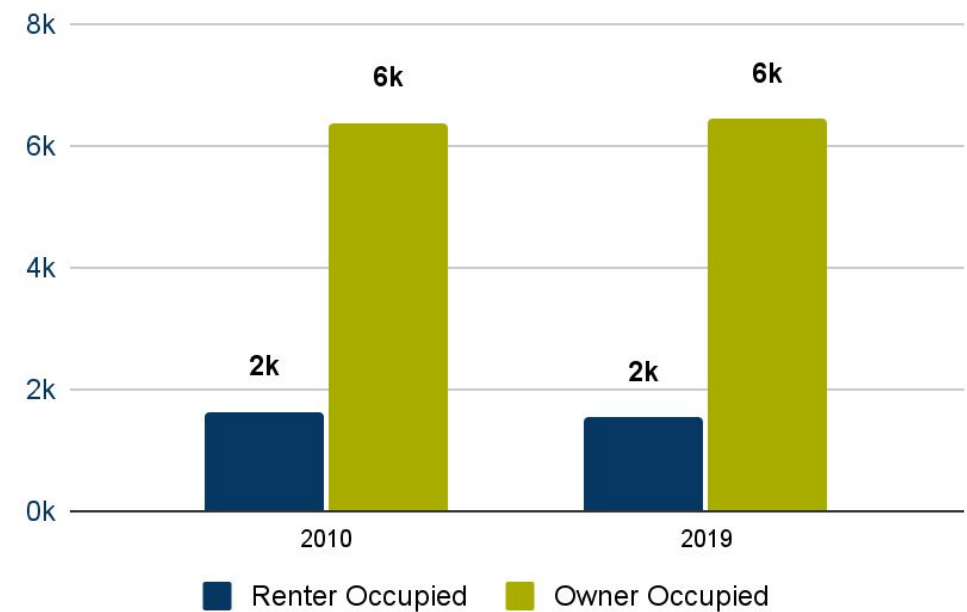
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Carroll County | 2010-2019



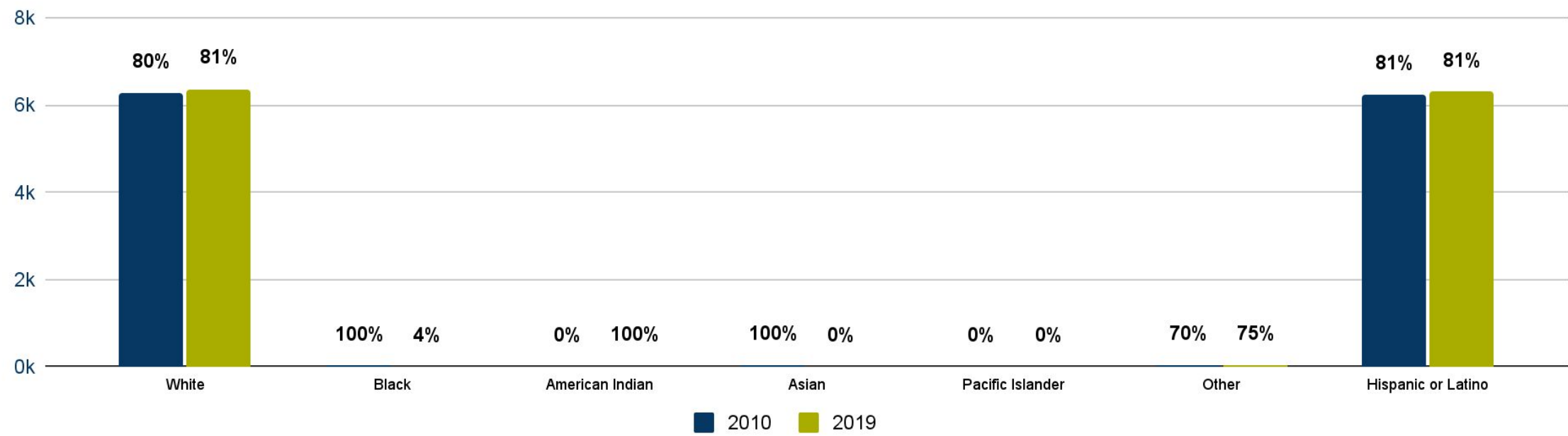
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

TENURE BY RACE | While the overall homeownership rate is 81%, among non-Hispanic White households' homeownership is 81%, 4% for Black households, and 81% for Hispanic or Latino households.

Homeownership by Race
Carroll County | 2010, 2019

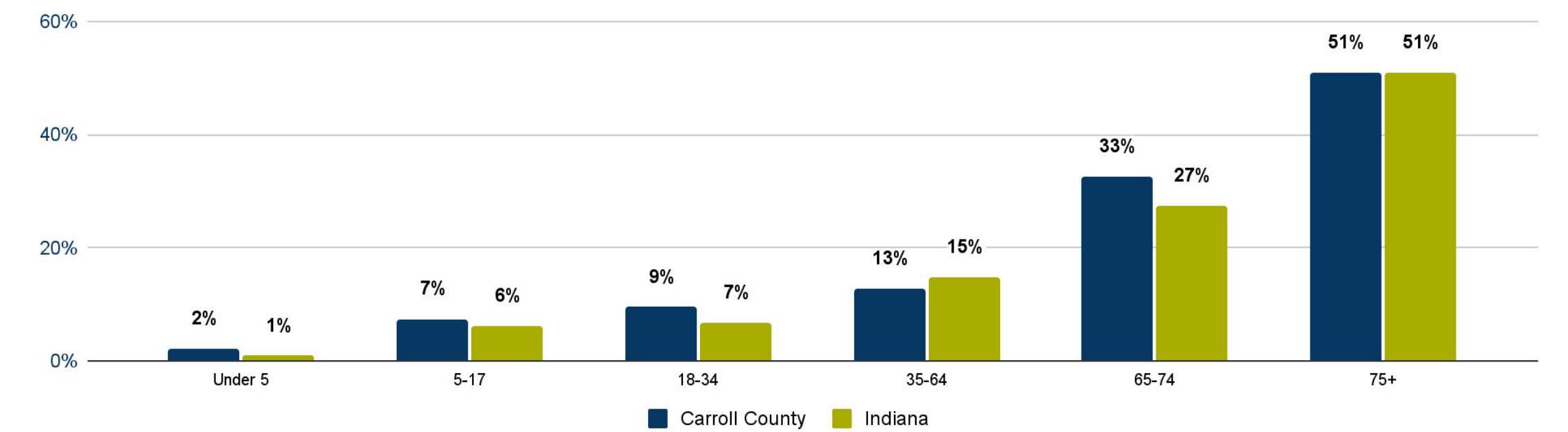


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 16% of people in Carroll County live with a disability. For people above 65, the share increases to 40%.

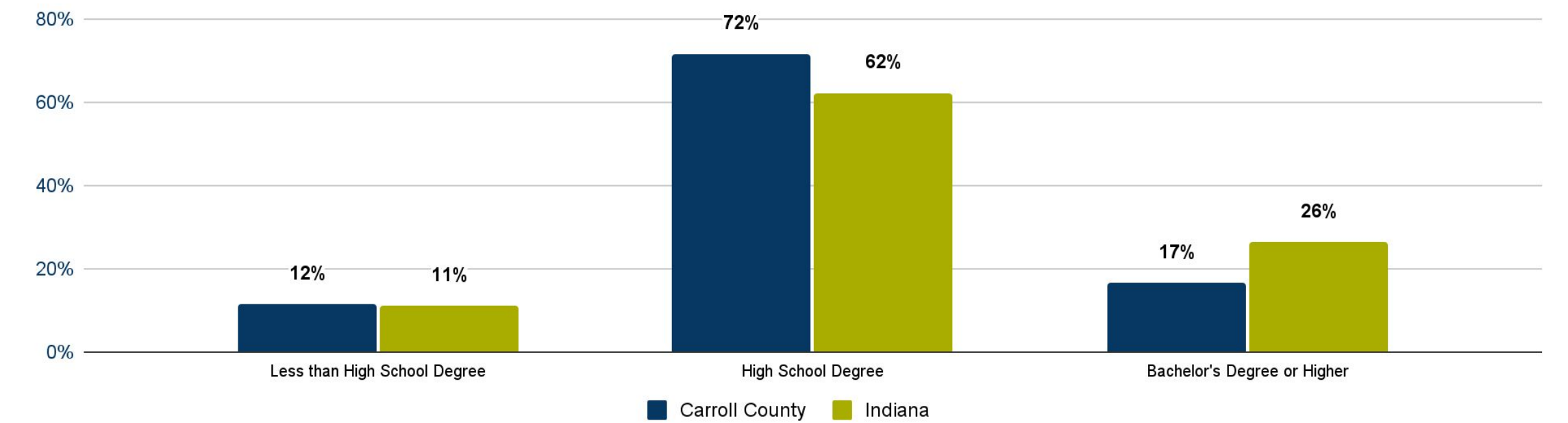
Share of the Population with a Disability by Age
Carroll County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Carroll County, 72% of the population has at least a high school degree and 17% of the population has at least a Bachelor’s degree.

Educational Attainment
Carroll County, Indiana | 2019



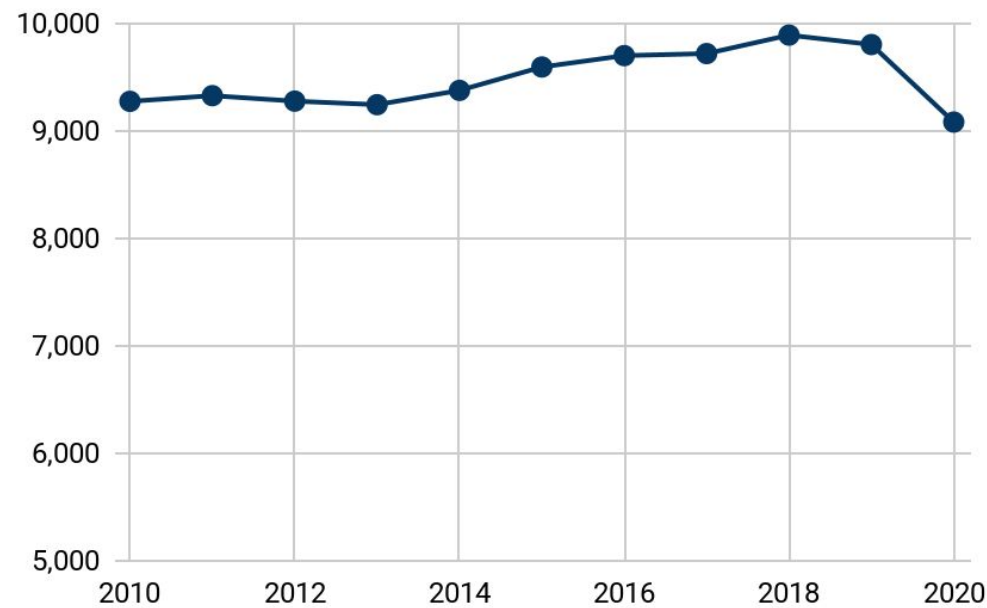
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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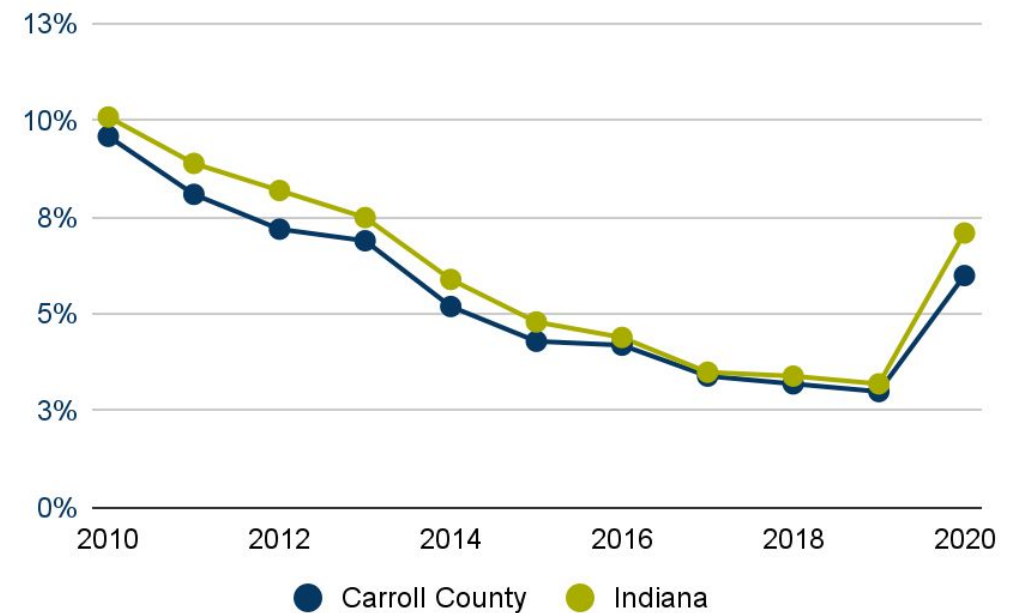
EMPLOYMENT BASE | There are currently 9,000 employed persons in Carroll County, down by 2% since 2010. The unemployment rate in 2020 was 6.00%, up 3.0 points from 2019.

Total Employment
Carroll County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Carroll County, Indiana | 2010-2019

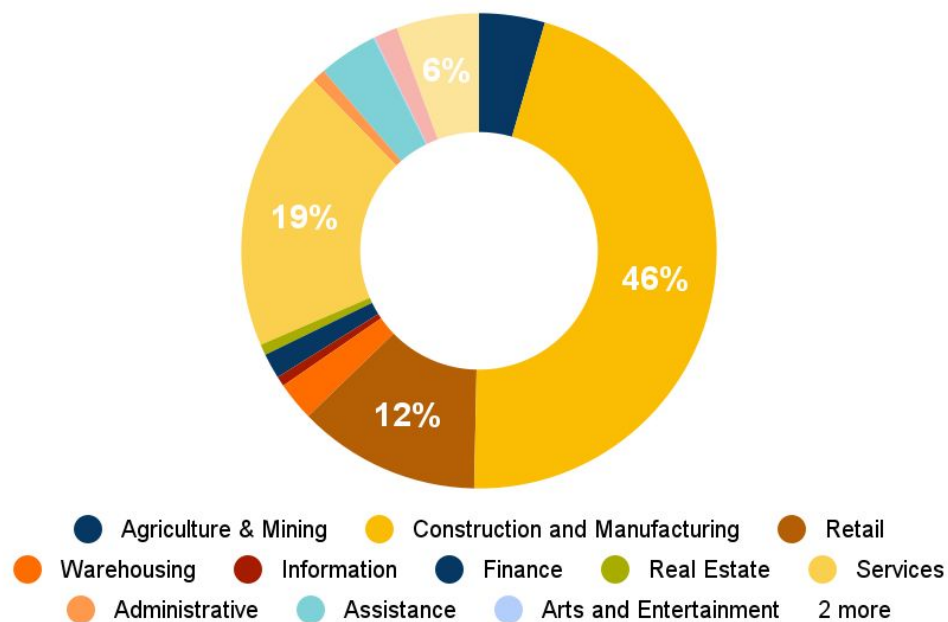


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Carroll County, accounting for 40% of all jobs, followed by Educational Services (9% of all jobs).

Total Jobs by All Industries
Carroll County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$34,601**
2. Goods-producing | **\$50,666**
3. Trade, transportation, and utilities | **\$41,008**
4. Construction | **\$49,066**
5. Financial activities | **\$48,542**

Source: BLS

Top 5 Employers

1. Indiana Packers Corp (Delphi)
2. Pssi (Delphi)
3. Delphi Community Elementary (Delphi)
4. Delphi Community Middle School (Delphi)
5. St Elizabeth Health Care Ctr (Delphi)

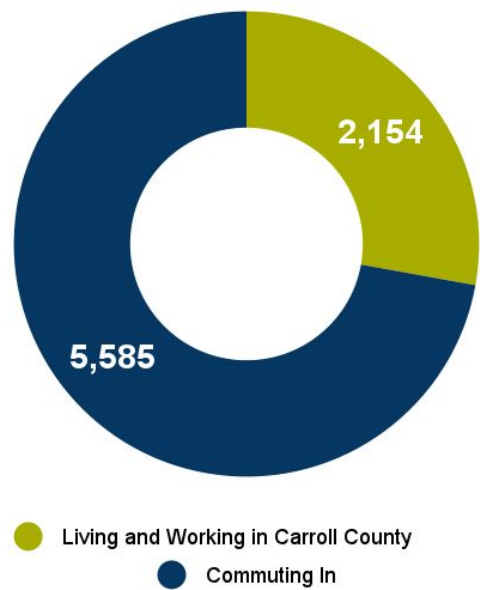
Source: BLS

WORKING DRAFT

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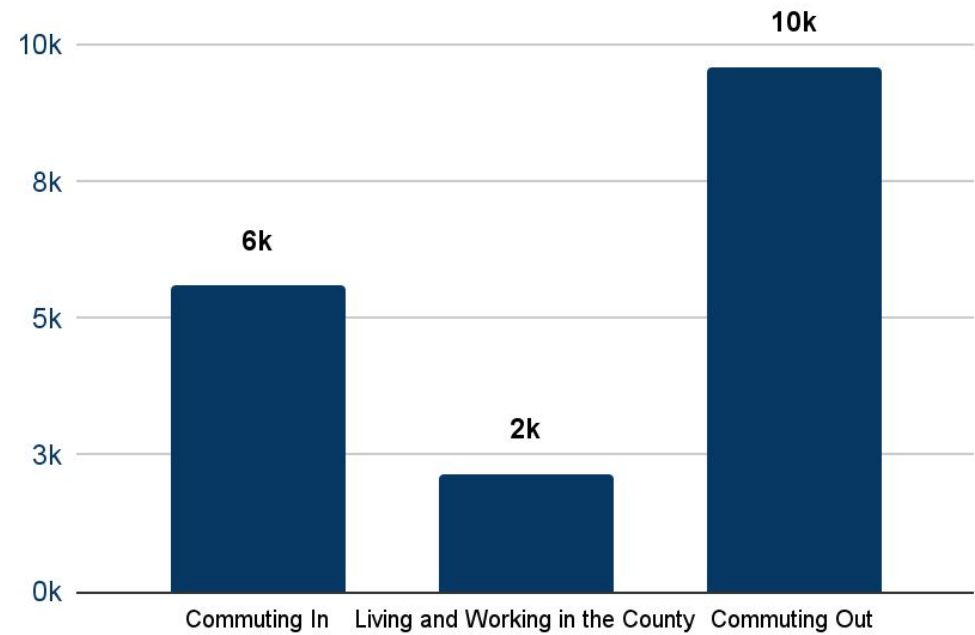
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Carroll County for their jobs, while 10,000 employees travel outside for their jobs.

Employment Inflow
Carroll County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

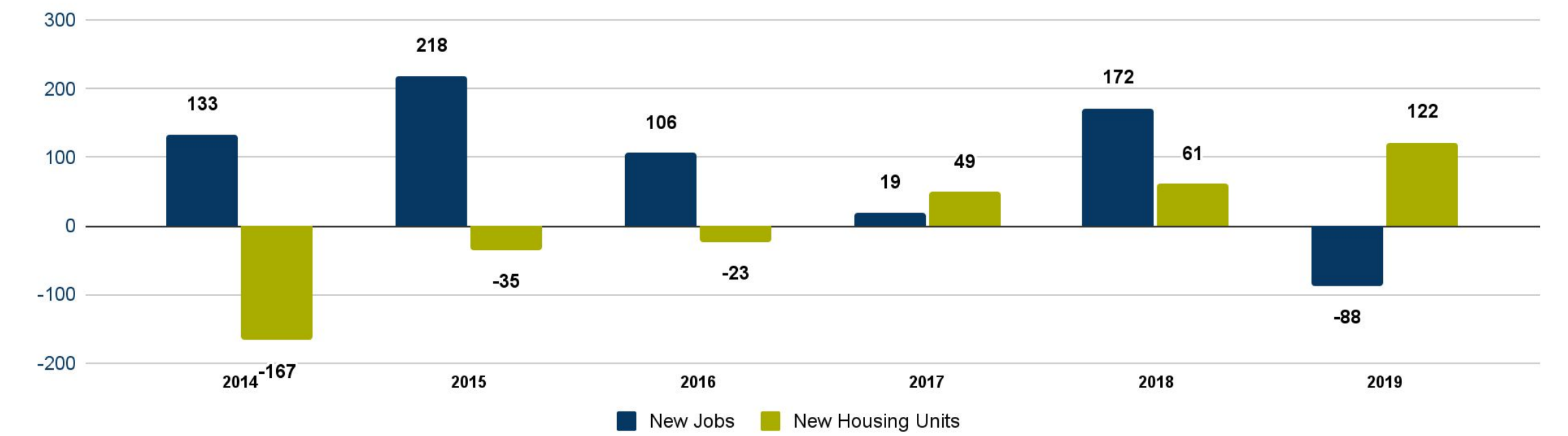
Commuting Patterns
Carroll County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

JOB GROWTH AND HOUSING PRODUCTION | The County has created 560 between 2014-2019 and 7, or 1 units for every 100 jobs created.

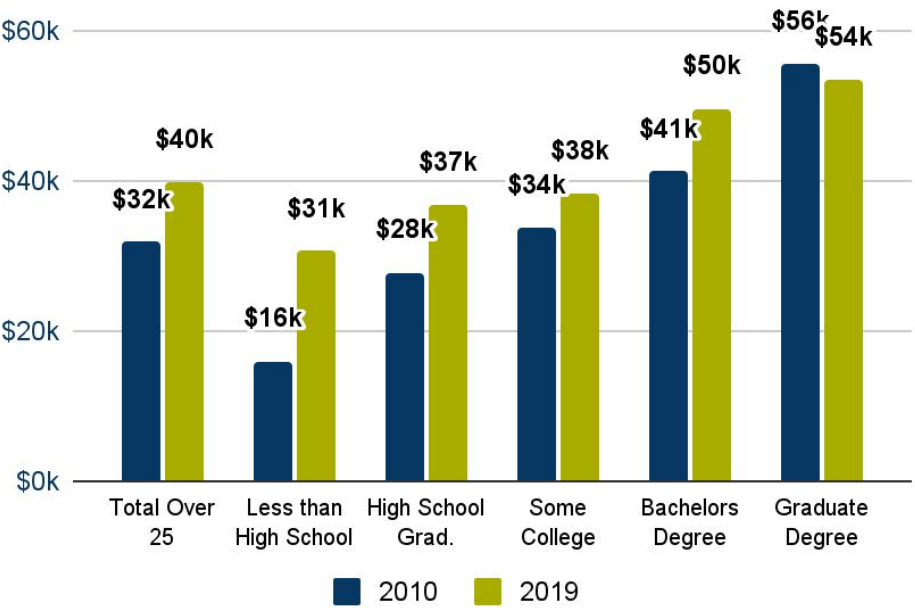
Job Growth and Housing Production
Carroll County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

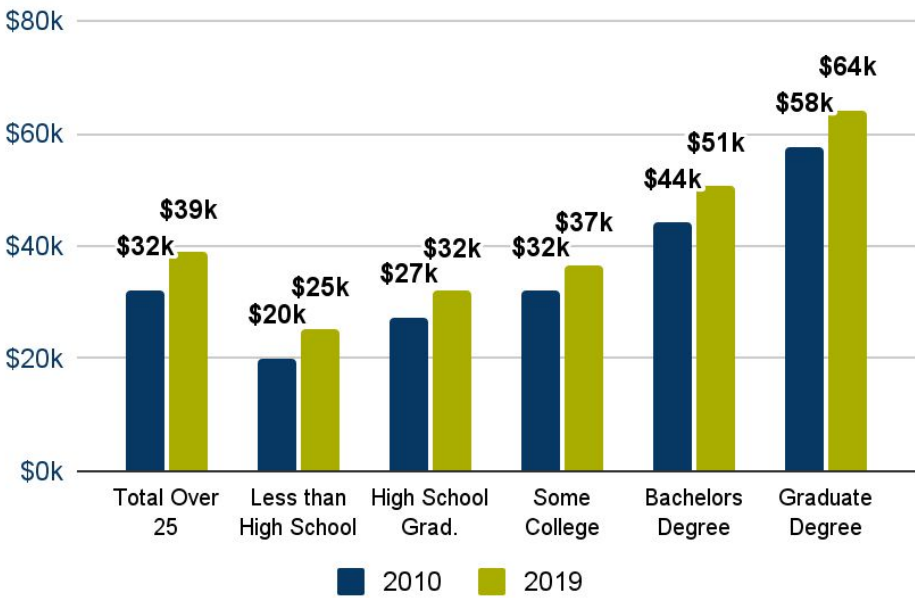
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 25% since 2010 for the total population and increased 32% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Carroll County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

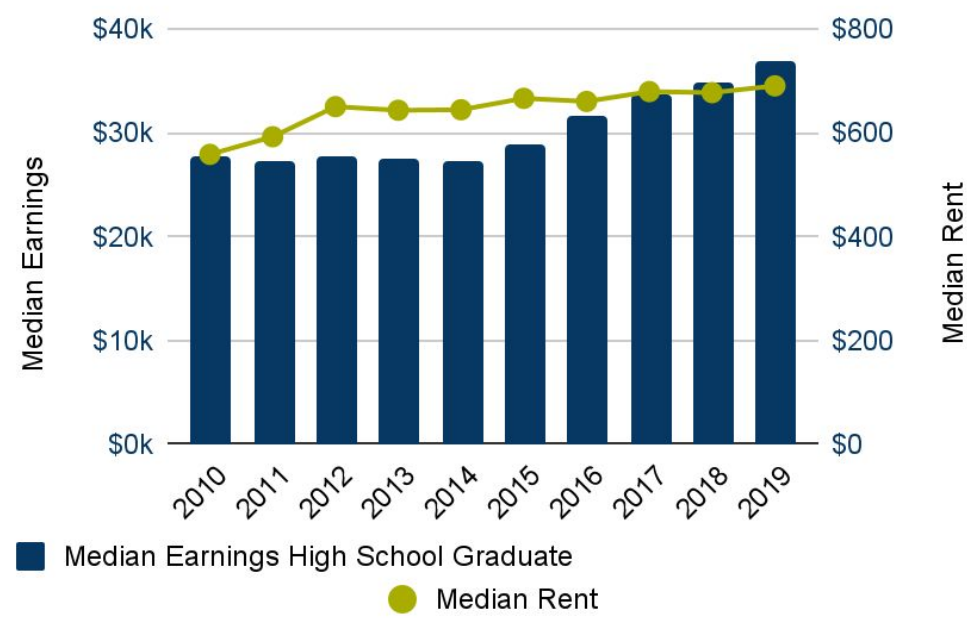
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 23.6% since 2010.

Income and Rent Growth, High School Degree
Carroll County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, BS Degree
Carroll County | 2010-2019



Source: ACS 2010-2019 5-year estimates

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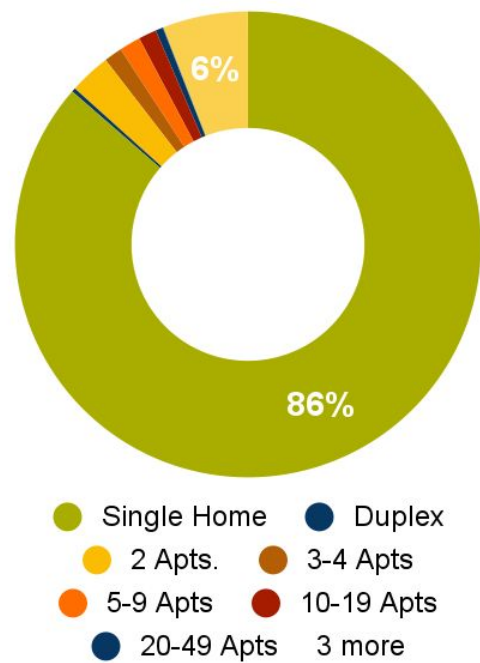
HOUSING TRENDS

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HOUSING TYPOLOGY | 86% of homes in Carroll County are single-family, while 8% are multifamily. The share of multifamily housing has decreased by 65 homes since 2010.

Housing Typology

Carroll County | 2019



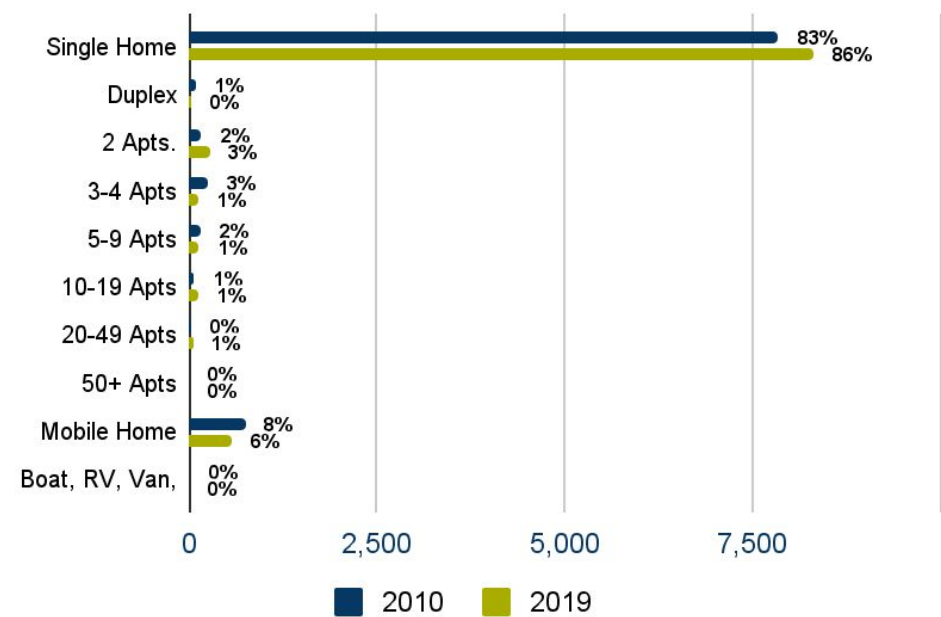
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Carroll County | 2010, 2019

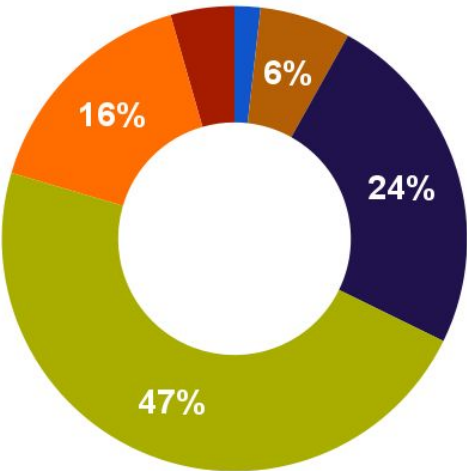


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Carroll County are 2.49, with 68% of units 3 bedroom or more.

Housing Stock by Bedrooms

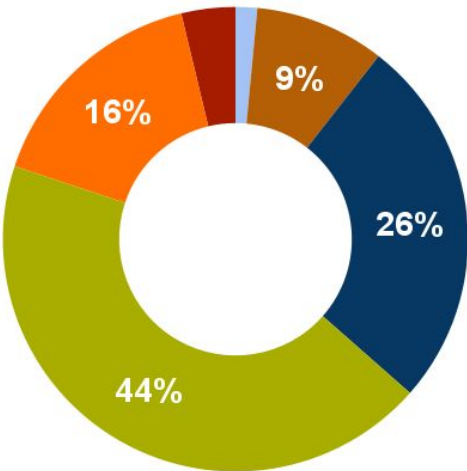
Carroll County | 2019



No Bedroom 1 Bed
2 Bed 3 Bed 4 Bed
5+ Bed

Source: ACS 2010-2019 5-year estimates

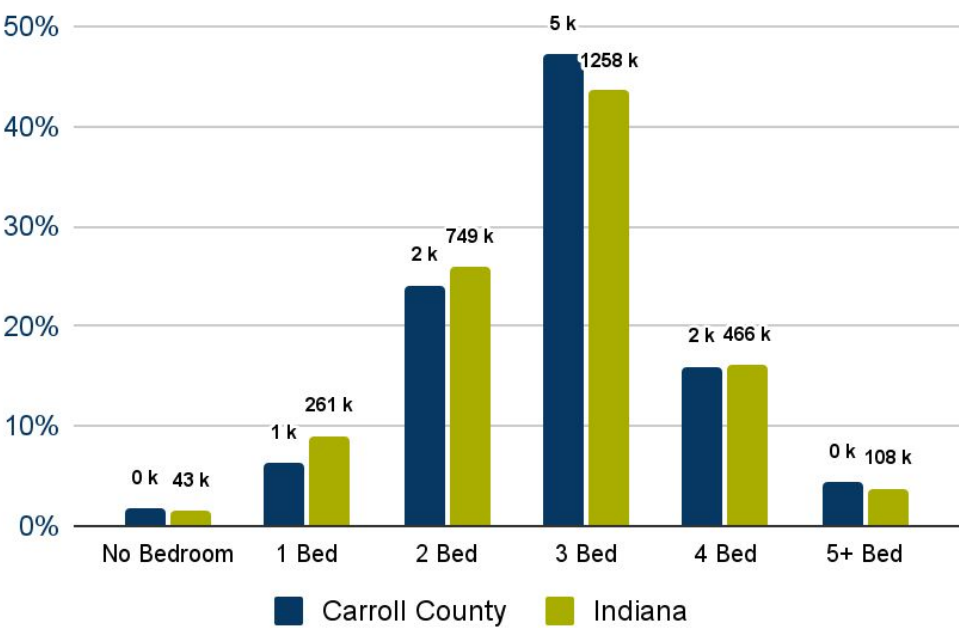
Indiana | 2019



No Bedroom 1 Bed
2 Bed 3 Bed 4 Bed
5+ Bed

Share of Housing Stock by Bedroom

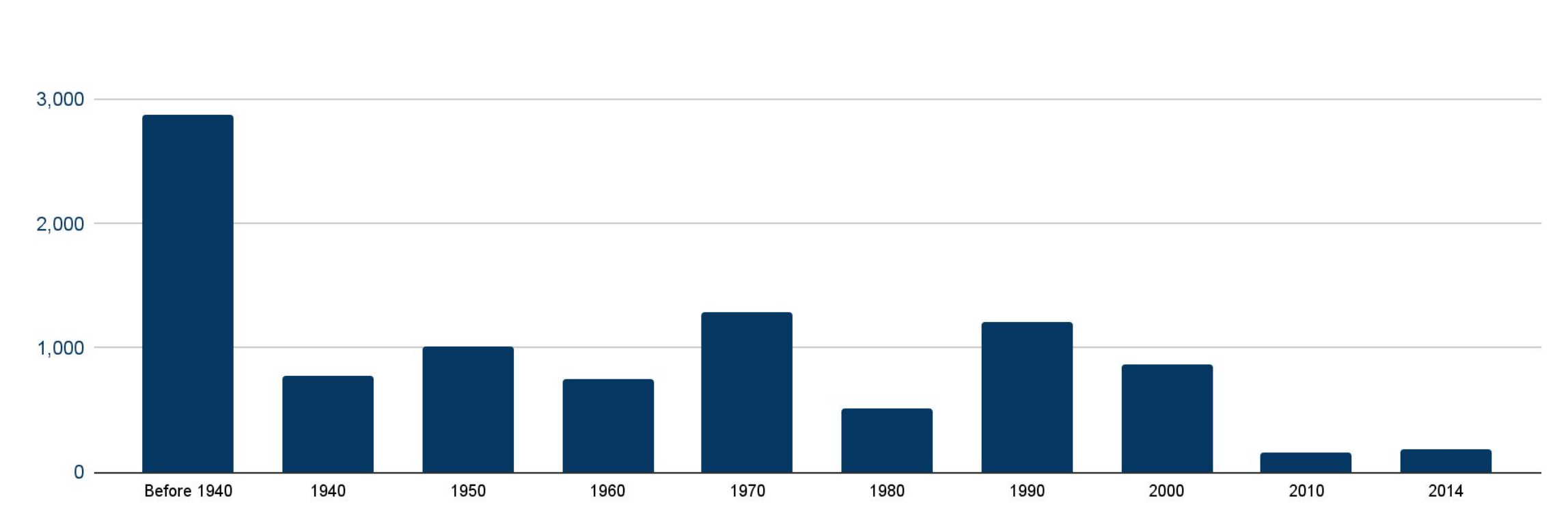
Carroll County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with most homes built in 2014.

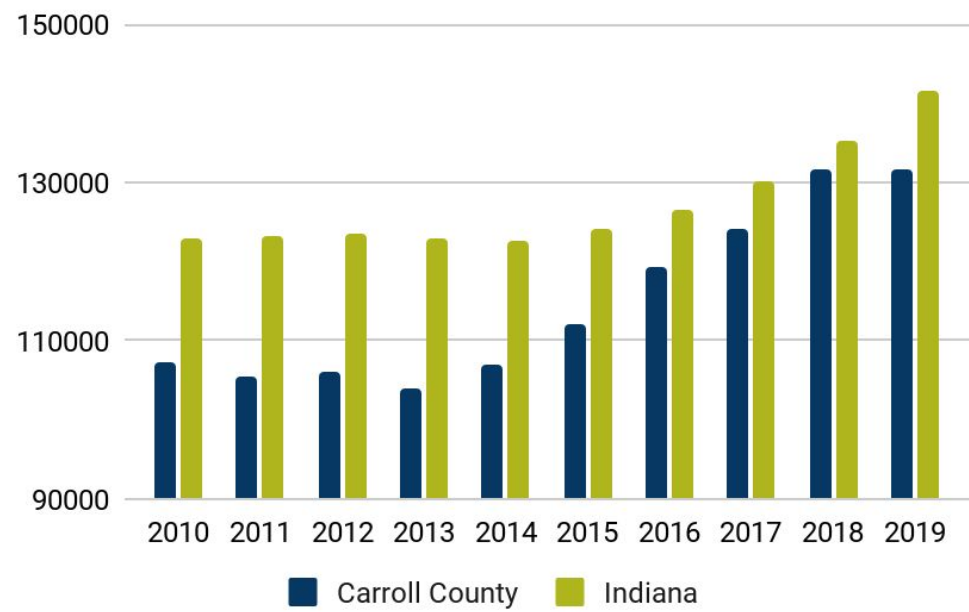
Homes by Year Built
Carroll County | 2019



Source: ACS 2010-2019 5-year estimates

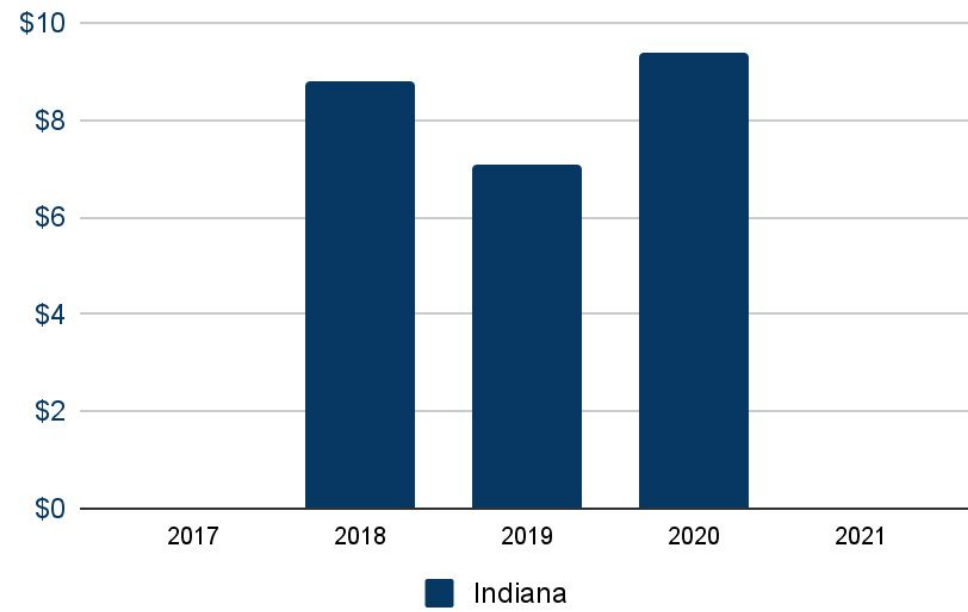
MEDIAN LISTING PRICE | Homes in Carroll County have a median listing price of \$131,700, compared to \$141,700 statewide. Home prices have increased by 23% since 2010.

Median Listing Price
Carroll County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Carroll County | 2017-2020



Source: ACS 2010-2019 5-year estimates

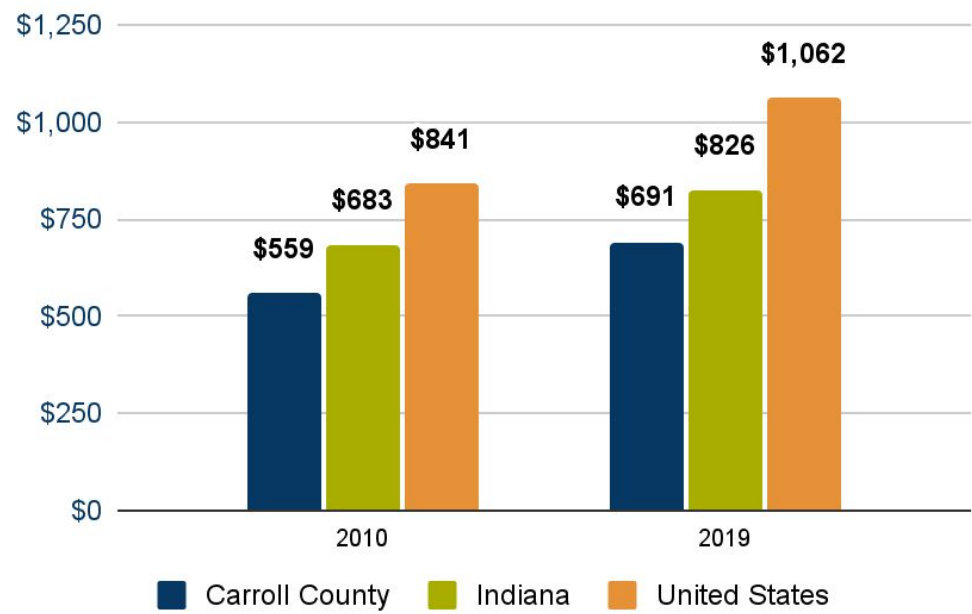
WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

MEDIAN RENTS | Median rents have increased by 24% since 2010, with average rents at \$691.

Median Rent

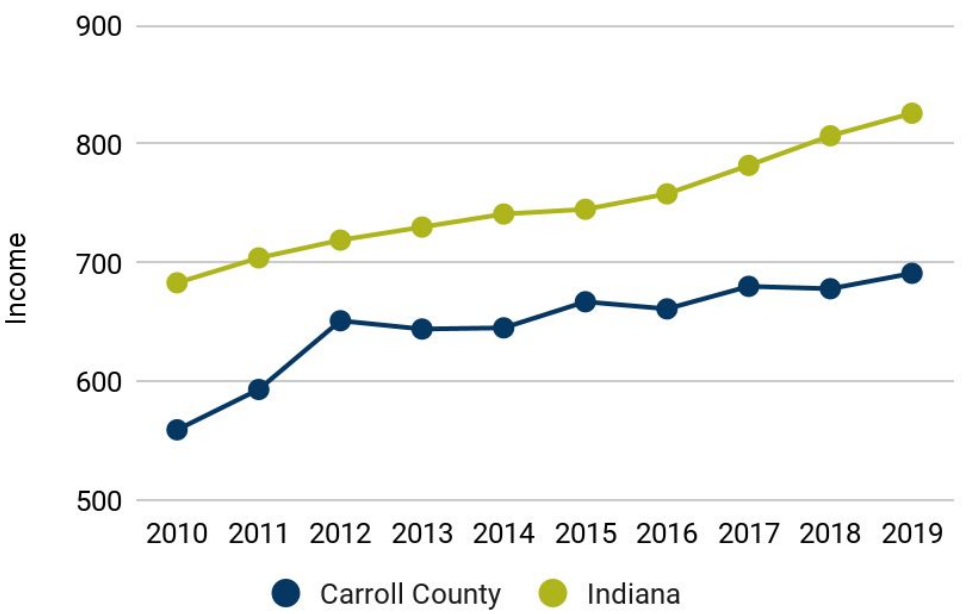
Carroll County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

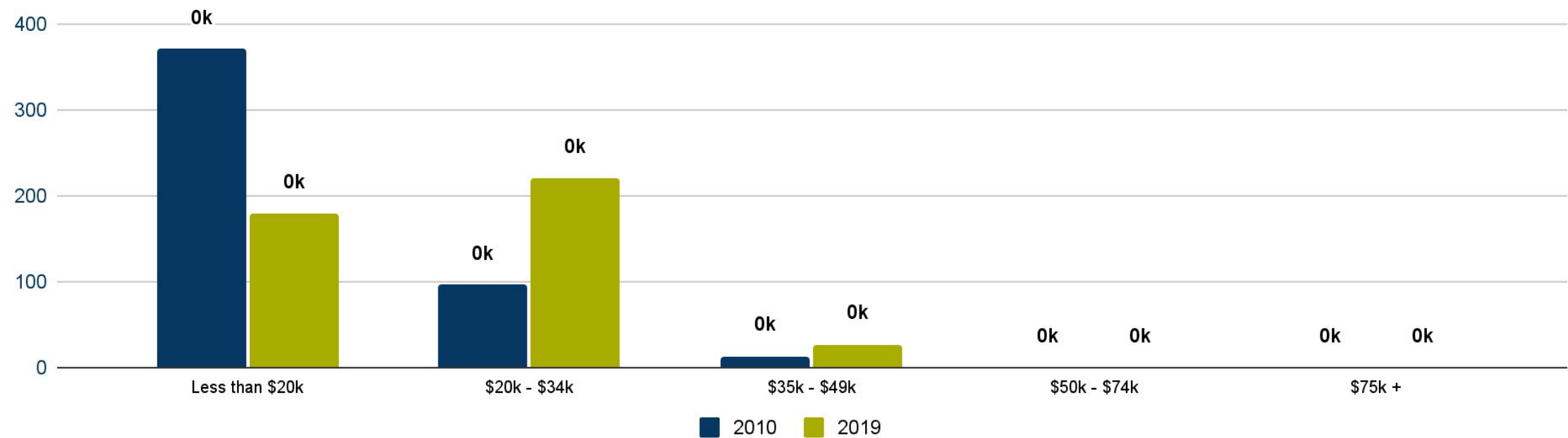
Carroll County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 32% of households are housing cost burdened in Carroll County, down -7% since 2010. 42% of households earning below \$50,000 are housing cost burdened.

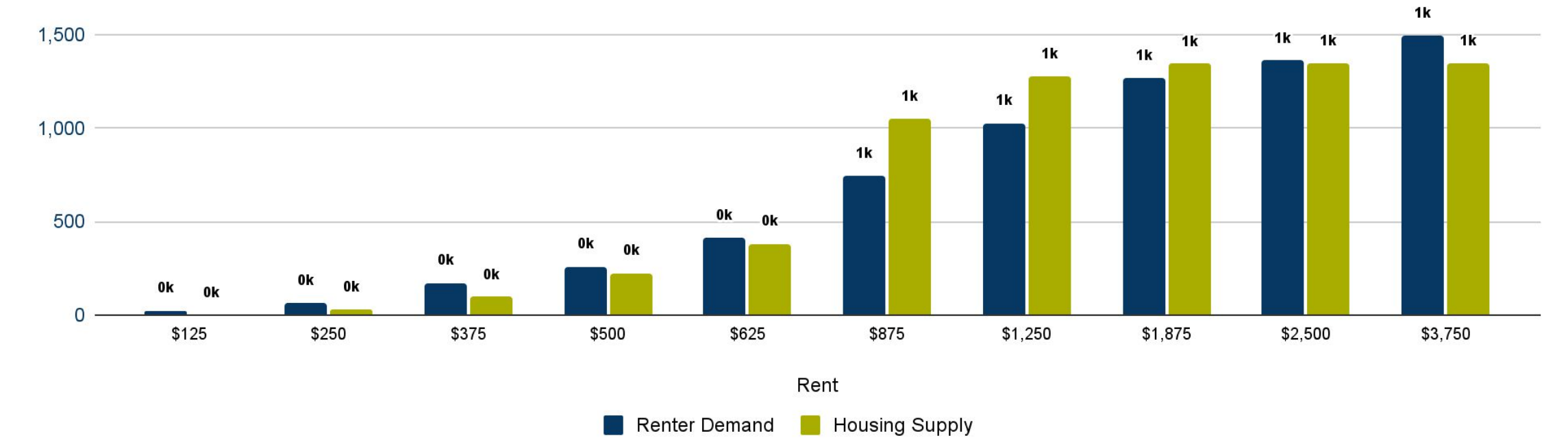
Renter Housing Cost Burden
Carroll County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Carroll County, Indiana | 2010-2019

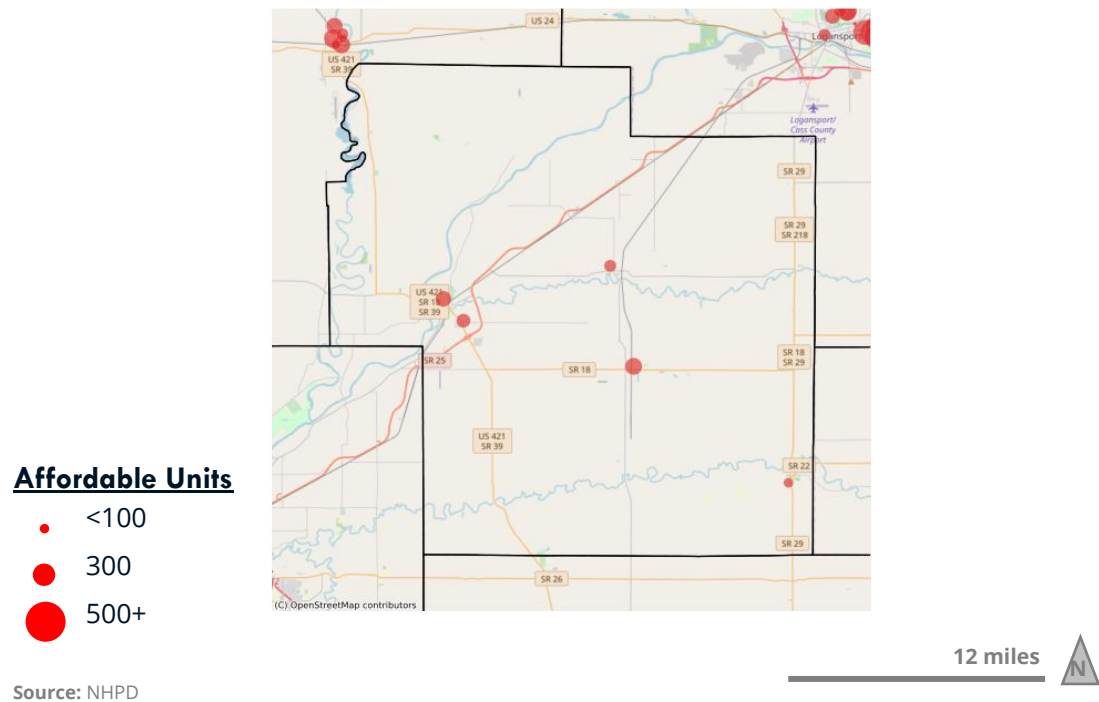


Source: ACS 2010-2019 5-year estimates

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

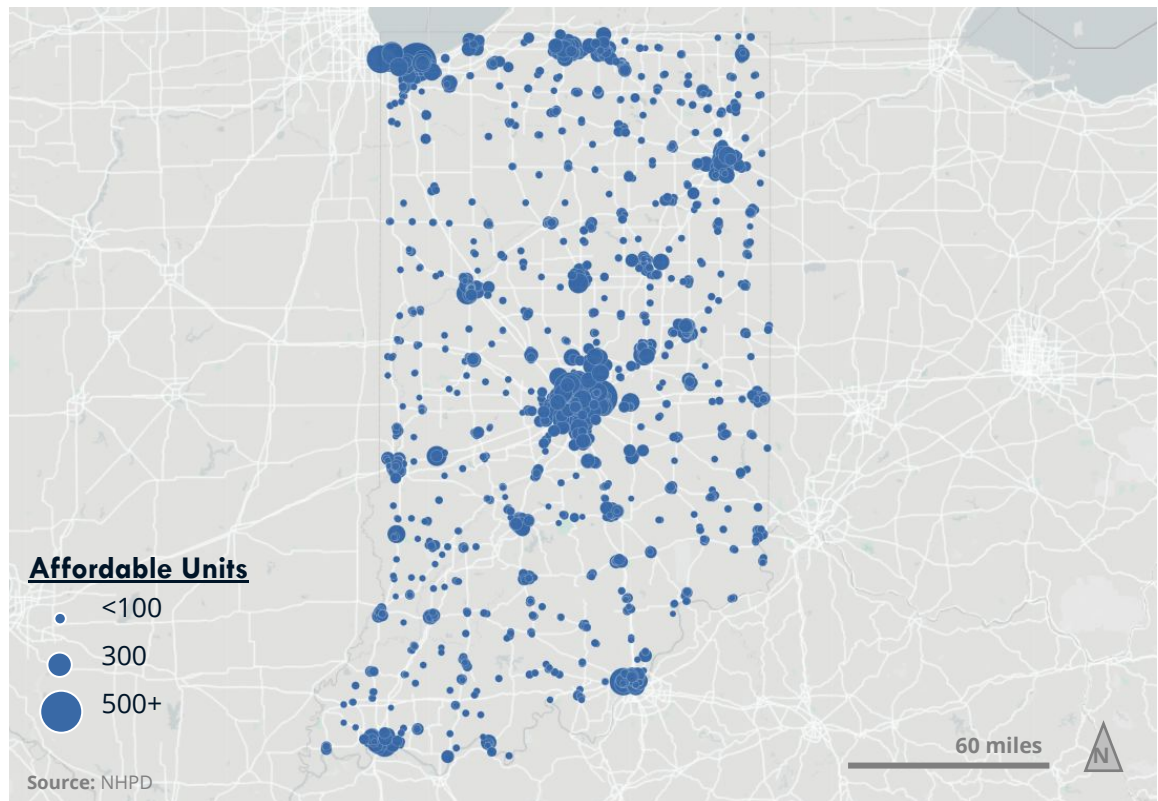
Affordable Housing Inventory

Carroll County | 2020



Affordable Housing Inventory

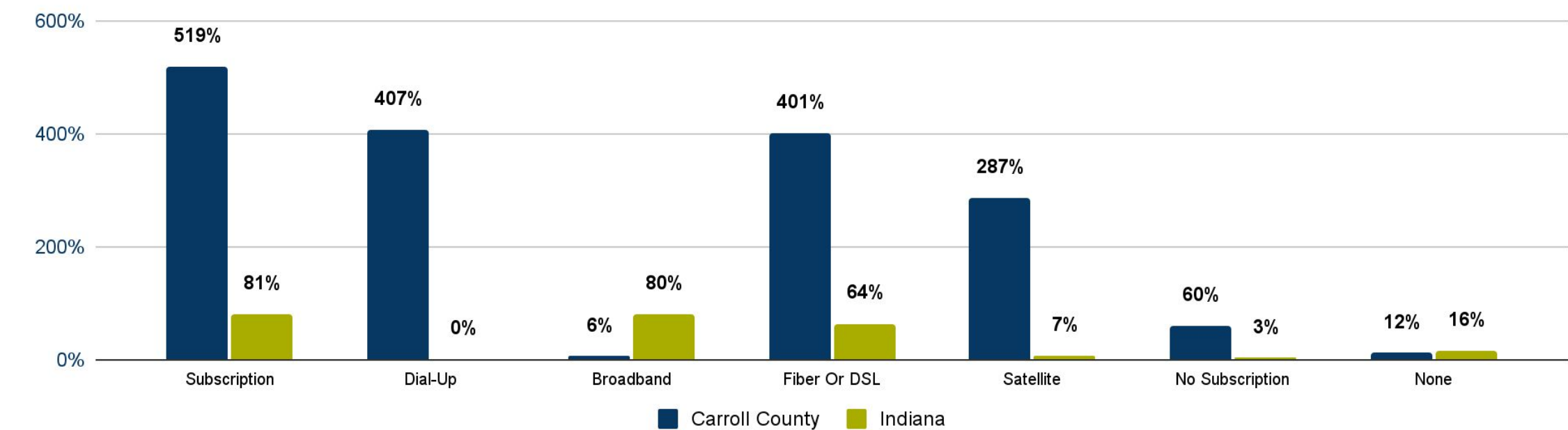
State of Indiana | 2020



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HOUSING AMENITIES | 6% of housing units have access to broadband.

Broadband Access
Carroll County | 2017-2020



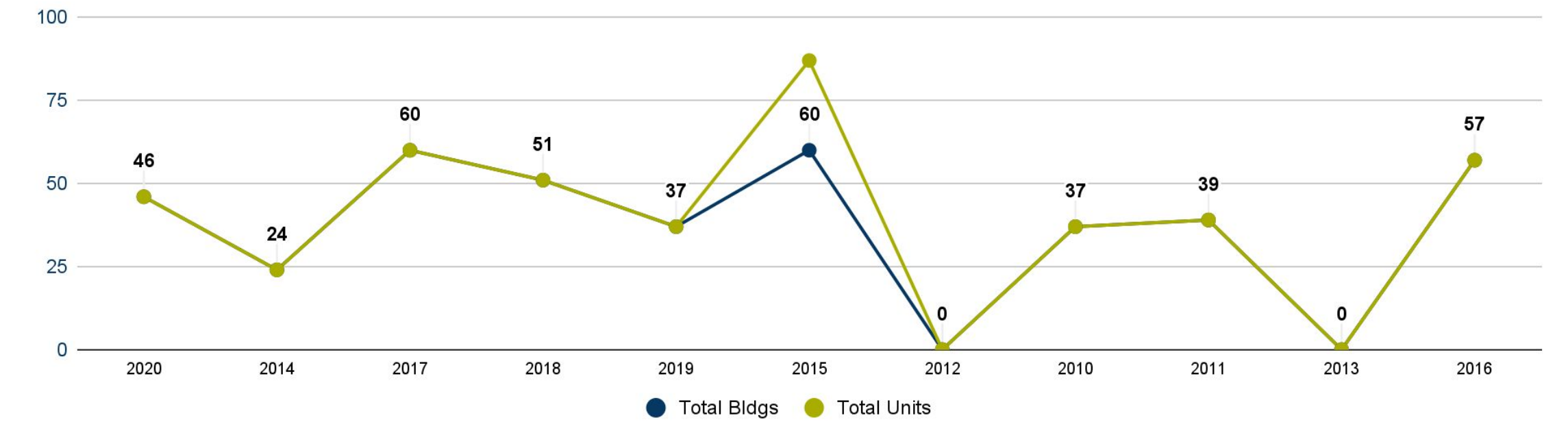
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 57 new housing starts in 2016 in Carroll County, with 411 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Carroll County | 2017-2020



Source: St. Louis Fed.

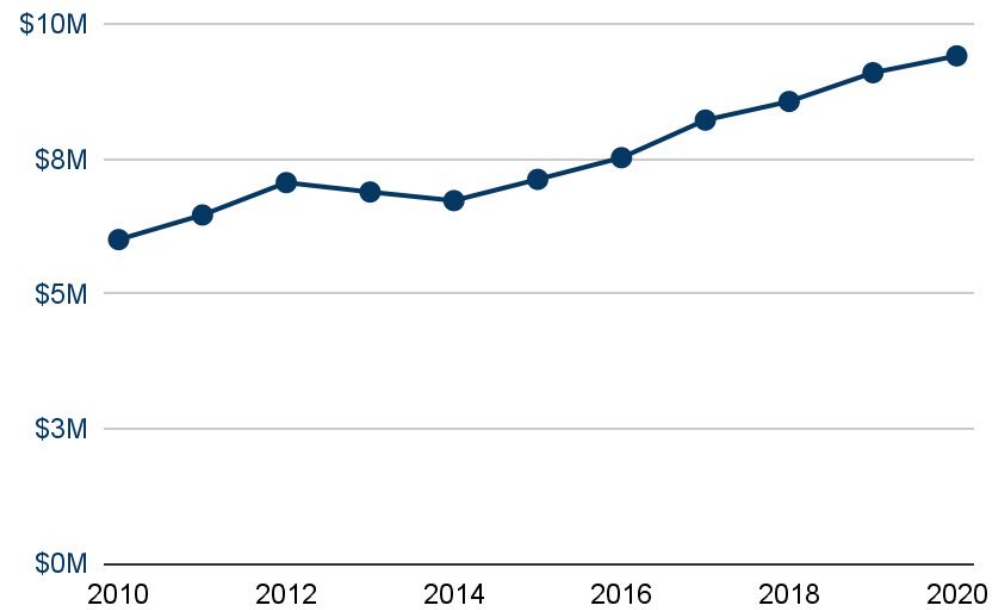
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021



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

Gross Construction Wages
Indiana | 2010-2020



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

WORKING DRAFT

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