

**Indiana Housing  
Working Group**



# INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR SHELBY COUNTY

**OCTOBER 2021**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

Desma Belsaas  
David Bottorff  
Megan Coler-Hasser  
Rhonda Cook  
Dax Denton  
Carmen Files  
Carol Gassen  
Jodi Golden  
Ryan Hoff  
Gina Leckron  
Charyl Luth

Mike McQuillen  
Maggie McShane  
Lynne Peterson  
Annette Richard  
John Roeder  
Erin Sheridan  
Jacob Sipe  
Rick Wajdarick  
Jeffrey Whiting  
Mary Beth Wott

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
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

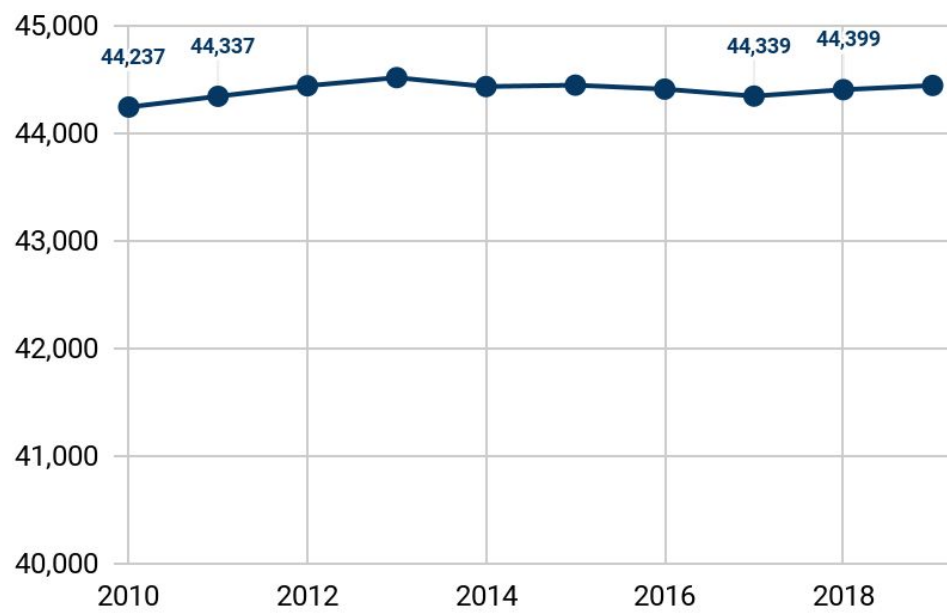
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# DEMOGRAPHIC TRENDS

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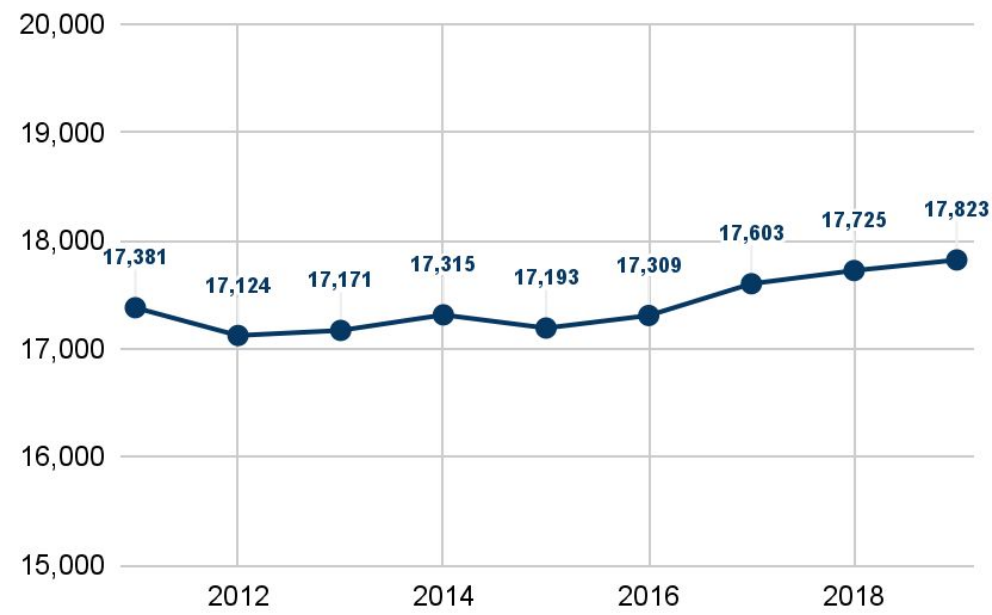
**POPULATION** | Shelby County’s population has increased by 0.45% (201 people) between 2010-2019. In the same time period, the total number of households increased by 3.65% (627 households).

**Resident Population**  
Shelby County | 2010-2019



Source: FRED, U.S. Census Bureau

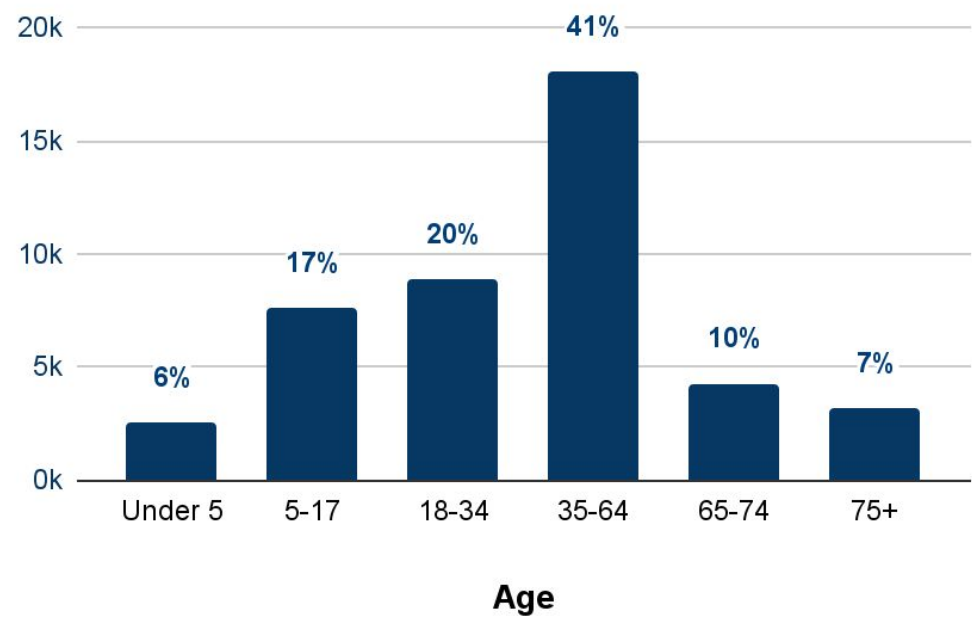
**Households**  
Shelby County | 2010-2019



Source: FRED, U.S. Census Bureau

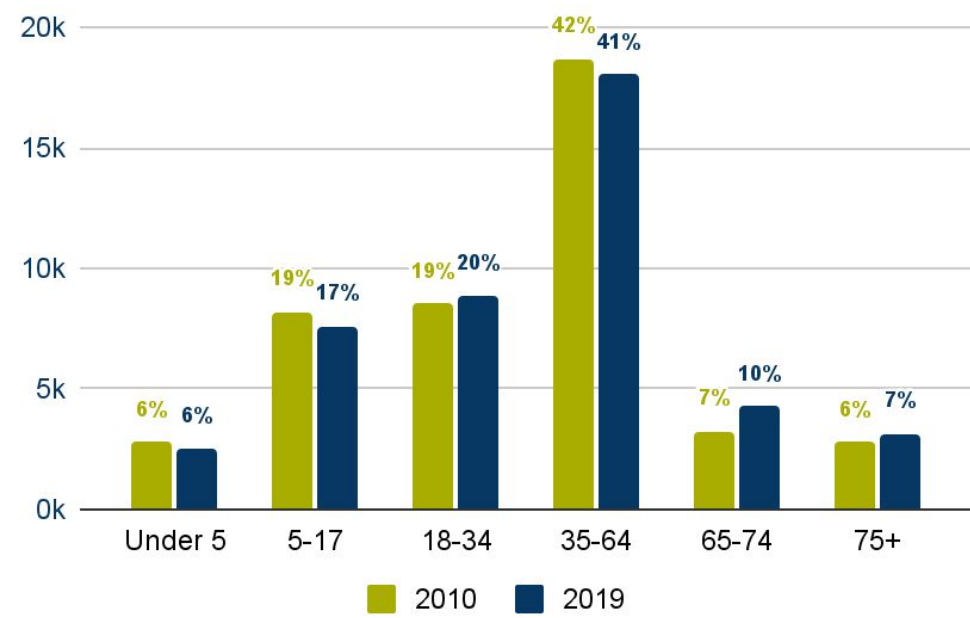
**AGE** | 17% of people in Shelby County are above the age of 65, while 23% are below 18.

**Population by Age**  
Shelby County | 2019



Source: ACS 2019 5-year estimates

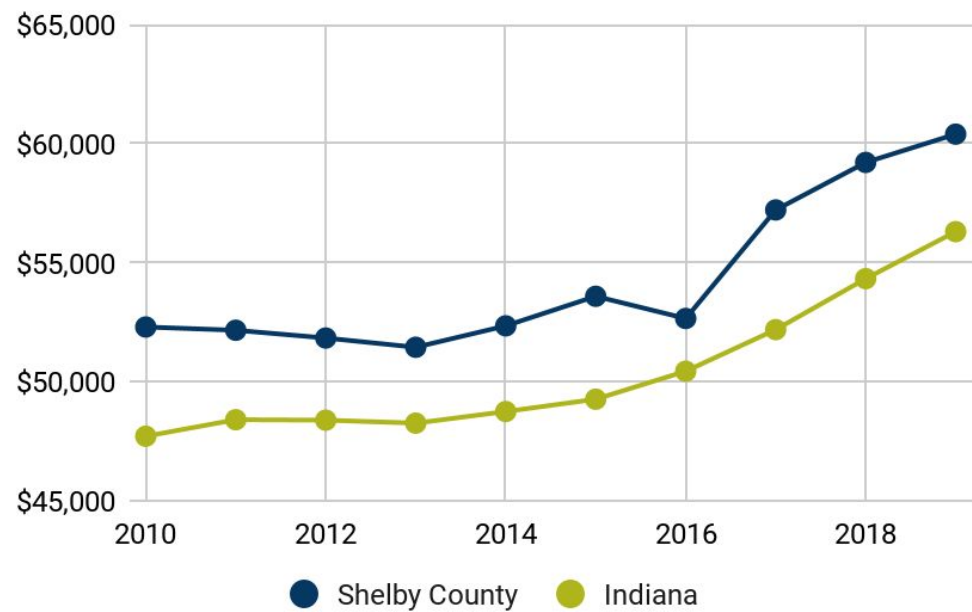
**Change in Share of Population**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

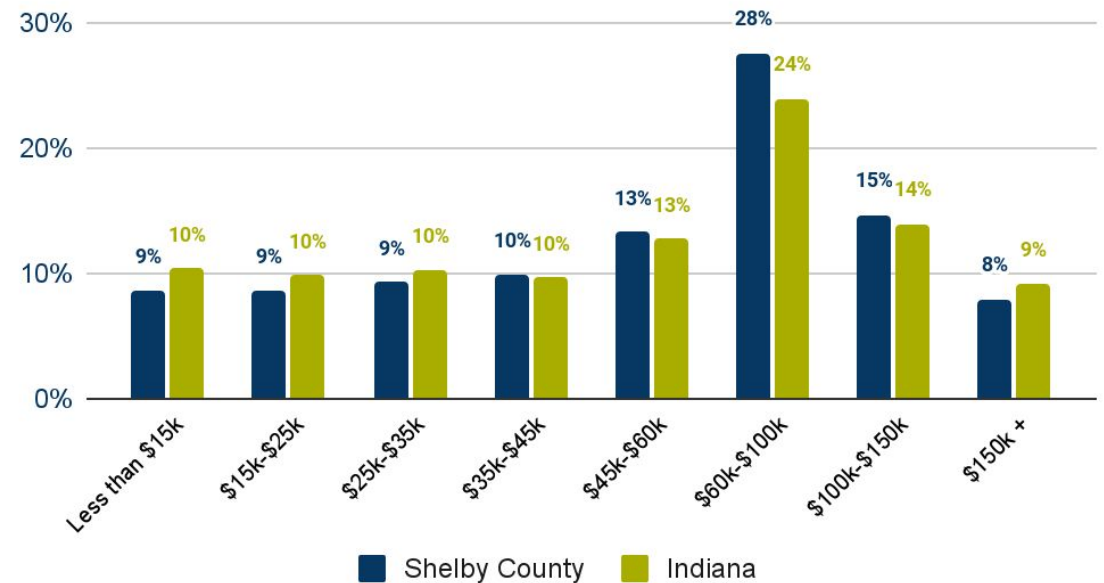
**HOUSEHOLD INCOMES** | Shelby County had a median income of \$60,404 in 2019, up 16% since 2010. 27% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**  
Shelby County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

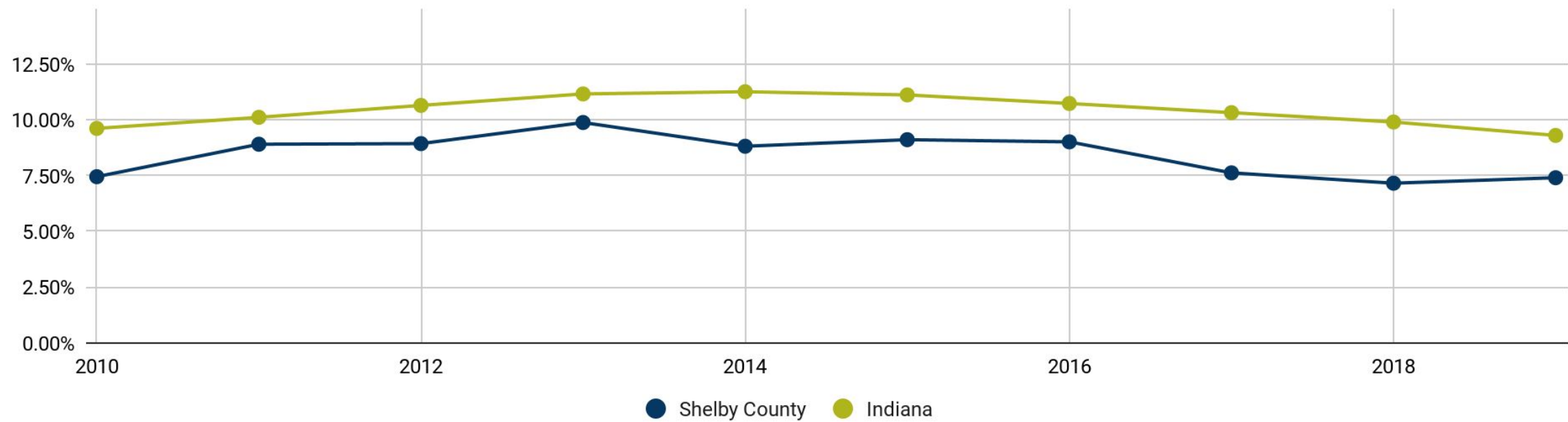
**Household Income Distribution**  
Shelby County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 7.4% of families live in poverty conditions in Shelby County, down 0.05 percentage points from 7.4% in 2010.

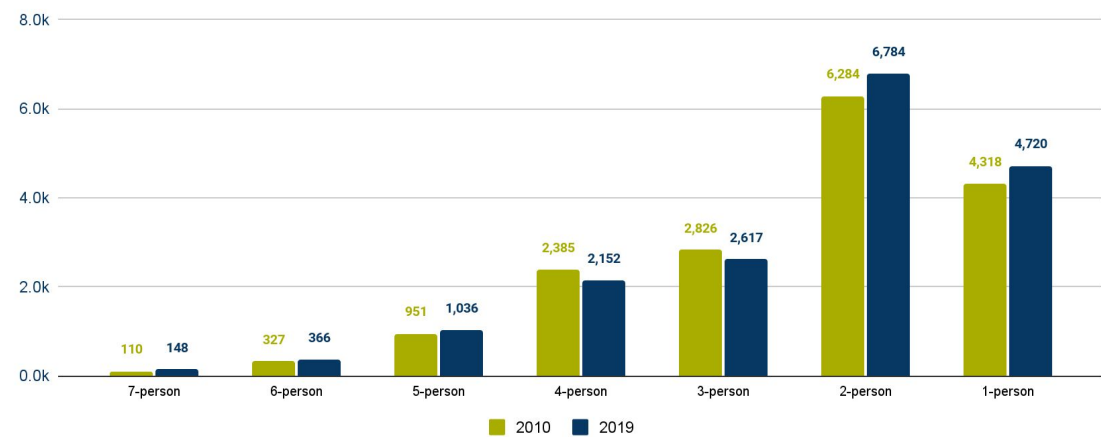
**Family Poverty Rate**  
Shelby County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**HOUSEHOLD SIZE |** The average household size is 2.45 people, compared to 2.52 statewide. The Shelby County average household has shrunk by 0.08 persons since 2010.

**Household Size**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

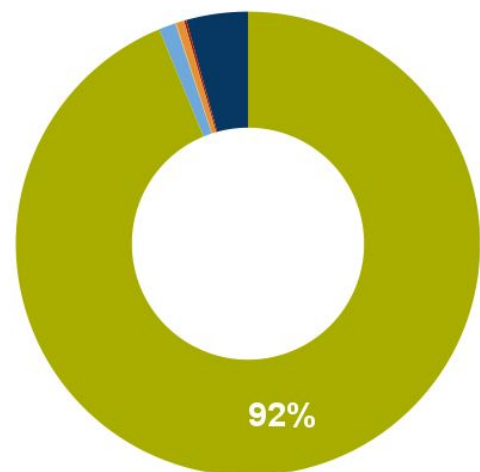


**RACIAL COMPOSITION |** The current racial distribution of households in Shelby County is 92% white, 1% Black, 4% Hispanic/Latino, 1% Asian, and 0% other.

**Racial/Ethnic Distribution**

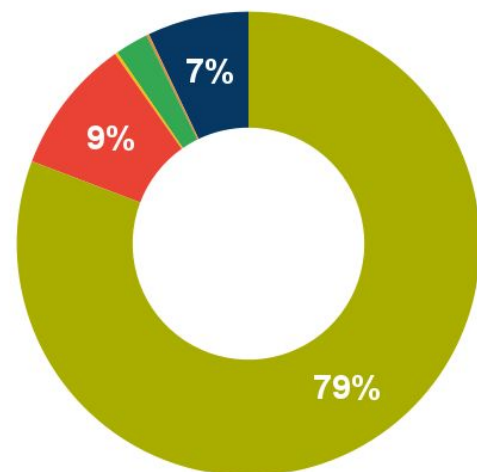
Shelby County | 2019

Indiana | 2019



- White
- Black
- American Indian
- Asian
- Other
- Hispanic or Latino

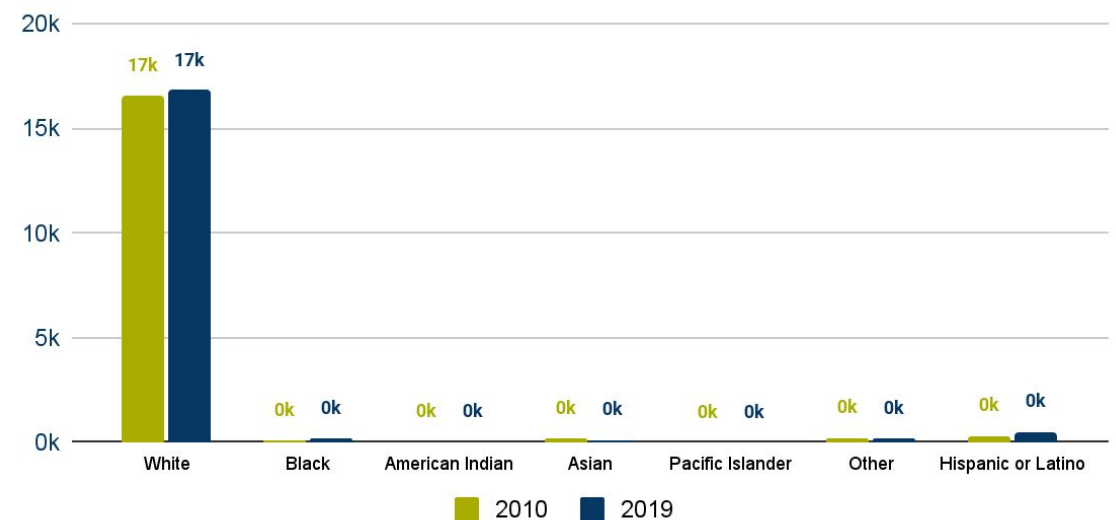
Source: ACS 2010-2019 5-year estimates



- White
- Black
- American Indian
- Asian
- Pacific Islander
- 2 more

**Household Racial/Ethnic Distribution**

Shelby County | 2010, 2019

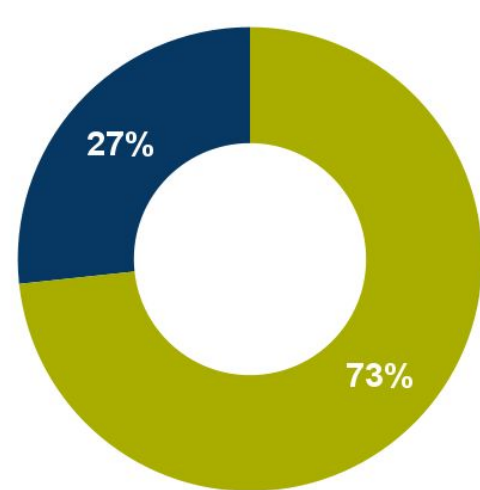


Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 27% of households (4,759 households) in Shelby County were renters, while 73% (13,064 households) were owner households. The share of renters has increased by 1% since 2010.

**Housing Tenure**

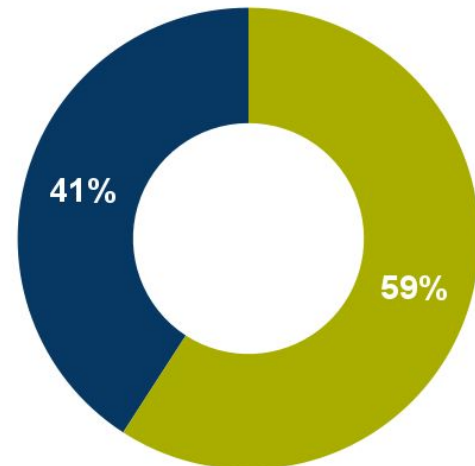
Shelby County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

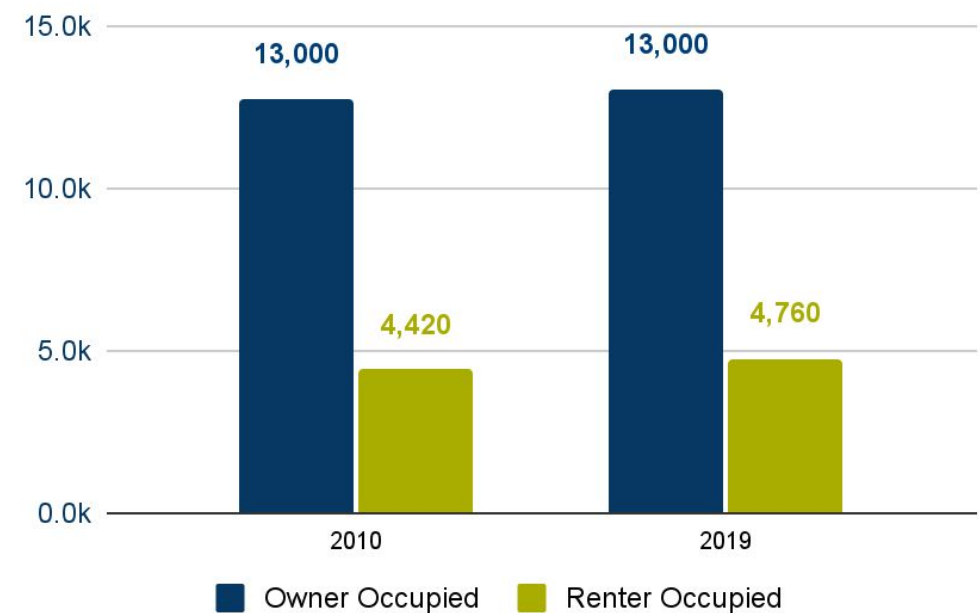
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

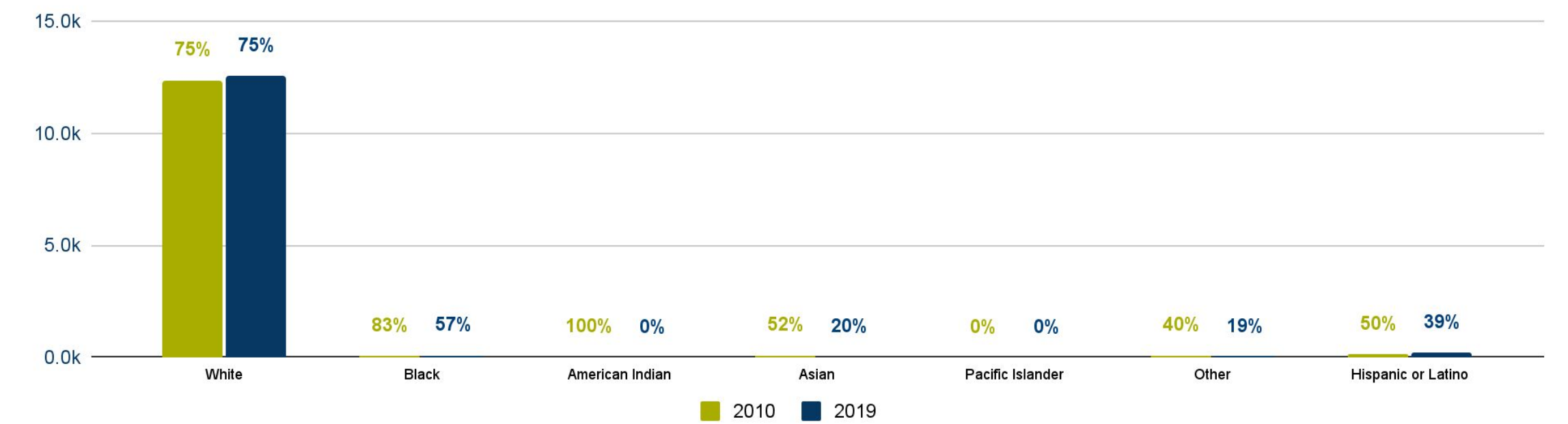
Shelby County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 73%, homeownership is 75% among non-Hispanic White households, 57% for Black households, and 39% for Hispanic or Latino households.

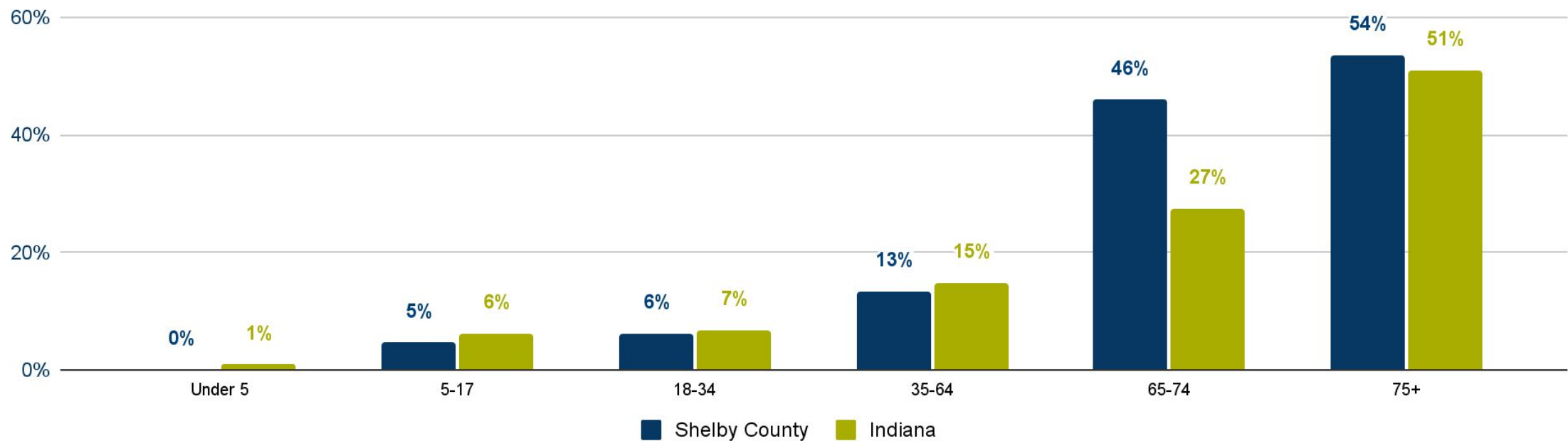
**Homeownership by Race**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 16% of people in Shelby County live with a disability. For people above 65, the share increases to 49%.

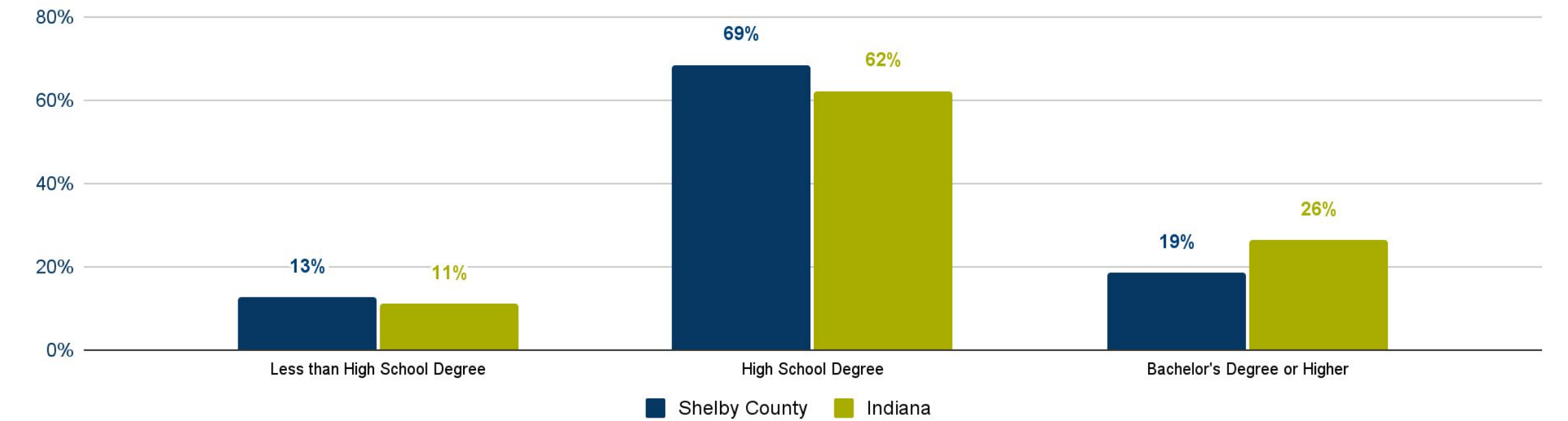
**Share of the Population with a Disability by Age**  
Shelby County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Shelby County, 69% of the population has at least a high school degree and 19% of the population has at least a Bachelor's degree.

**Educational Attainment**  
Shelby County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

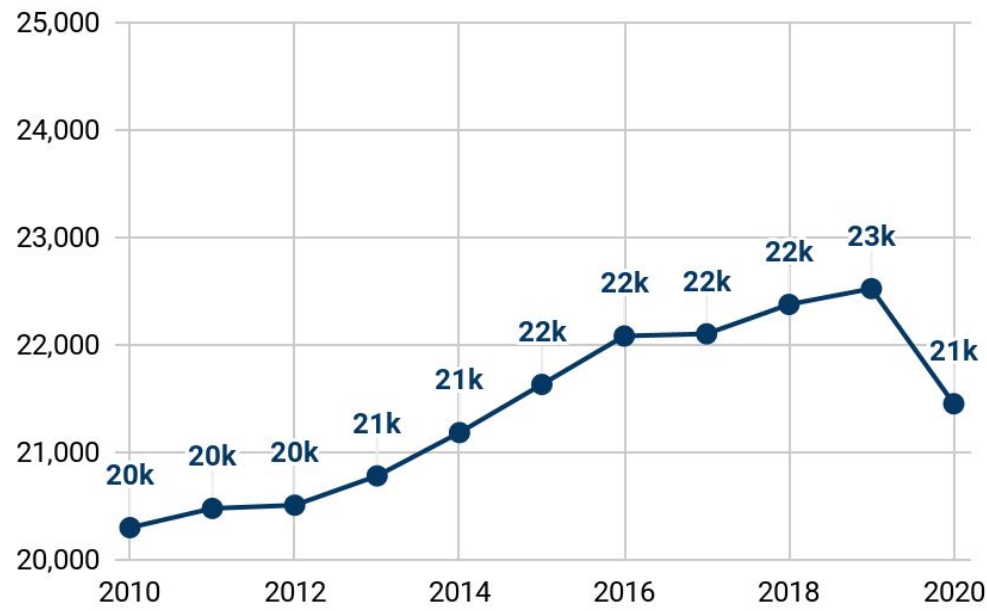
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# **JOB / EMPLOYMENT TRENDS**

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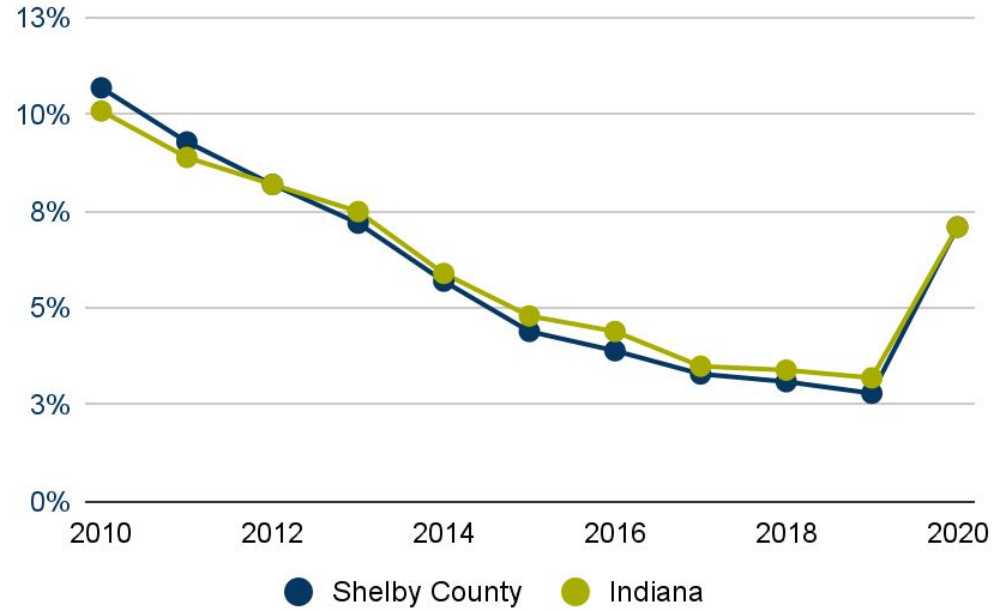
**EMPLOYMENT BASE |** There are currently 21,000 employed persons in Shelby County, up by 5.69% since 2010. The unemployment rate in 2020 was 7.10%, up 4.30 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

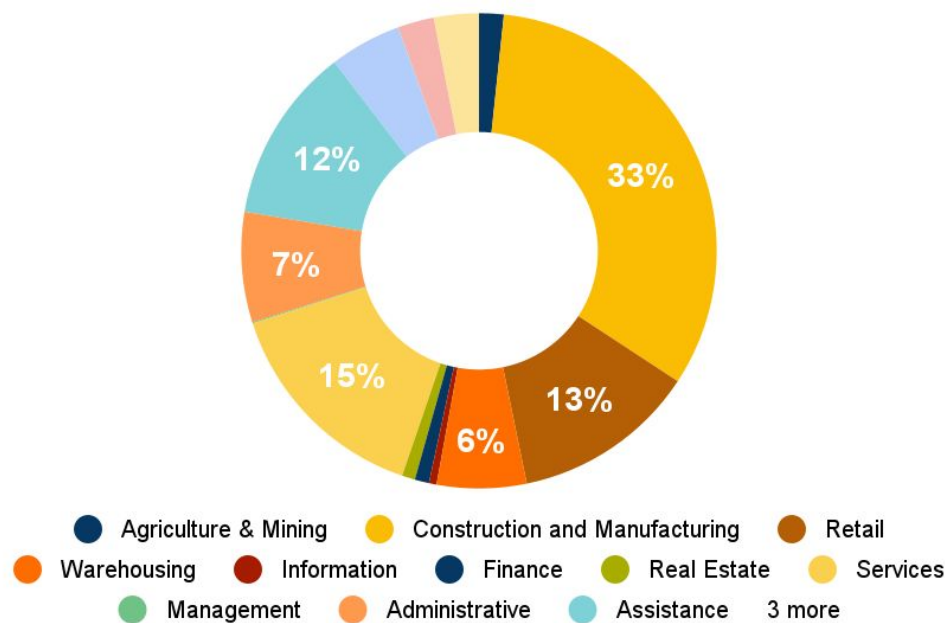
**Unemployment Rate**  
Shelby County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Shelby County, accounting for 28% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

**Total Jobs by All Industries**  
Shelby County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$40,020
- 2. Trade, transportation, and utilities | \$42,952
- 3. Goods-producing | \$59,582
- 4. Professional and business services | \$37,392
- 5. Construction | \$58,867

Source: BLS

**Top 5 Employers**

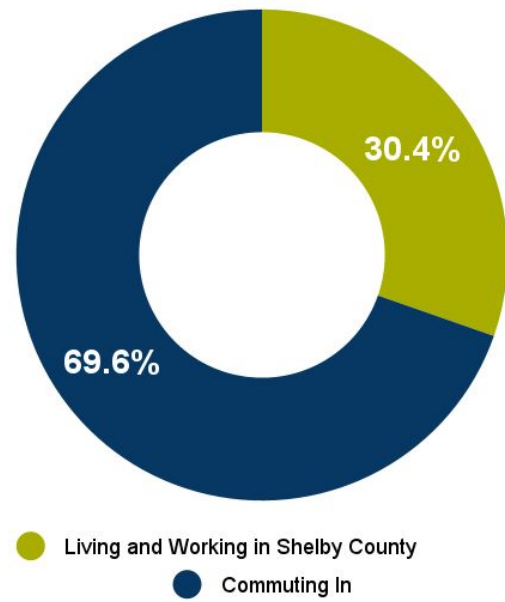
- 1. Indiana Grand Racing & Casino (Shelbyville)
- 2. Knauf Insulation Inc (Shelbyville)
- 3. Penske Logistics (Shelbyville)
- 4. Ryobi Die Casting Usa Inc (Shelbyville)
- 5. Pilkington North America Inc (Shelbyville)

Source: BLS



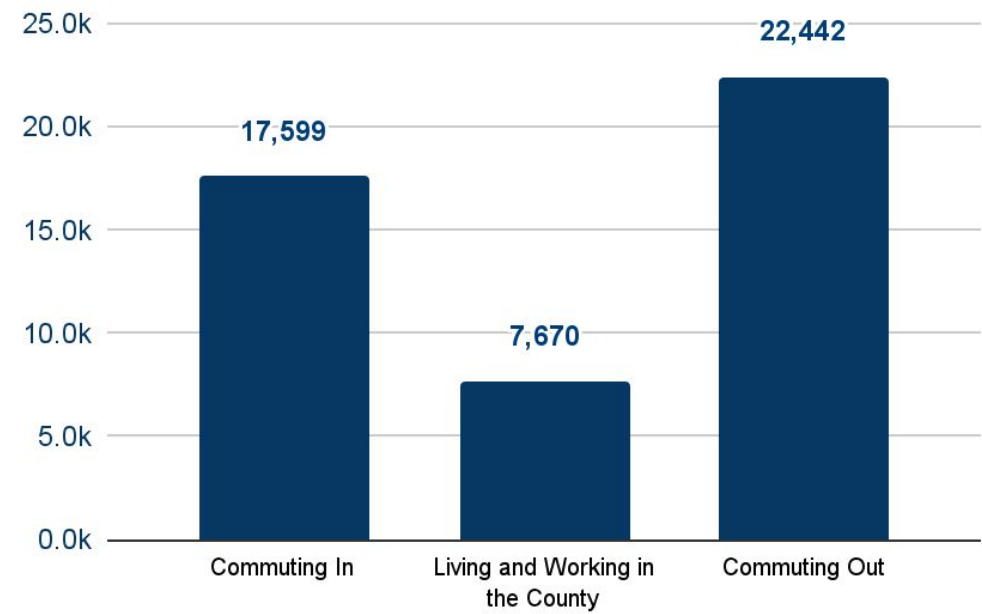
**COMMUTER INFLOW / OUTFLOW** | 18,000 commuters come into Shelby County for their jobs, while 22,000 employees travel outside of Shelby County for their jobs.

**Employment Inflow**  
Shelby County | 2018



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

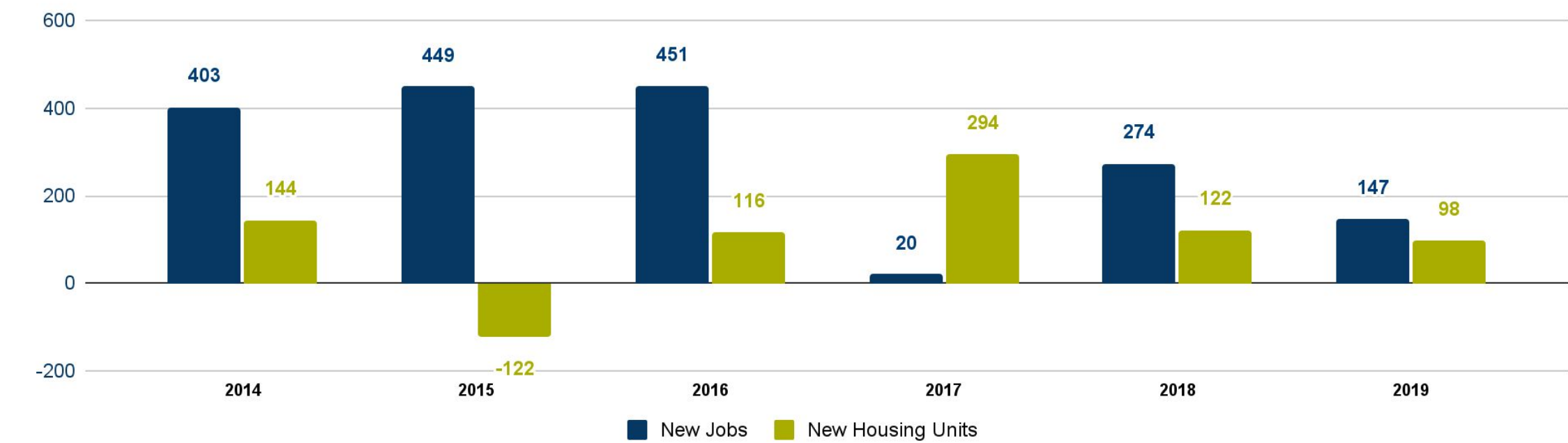
**Commuting Patterns**  
Shelby County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Shelby County has created 1,744 jobs between 2014-2019 and 652 housing units, or 37 units for every 100 jobs created.

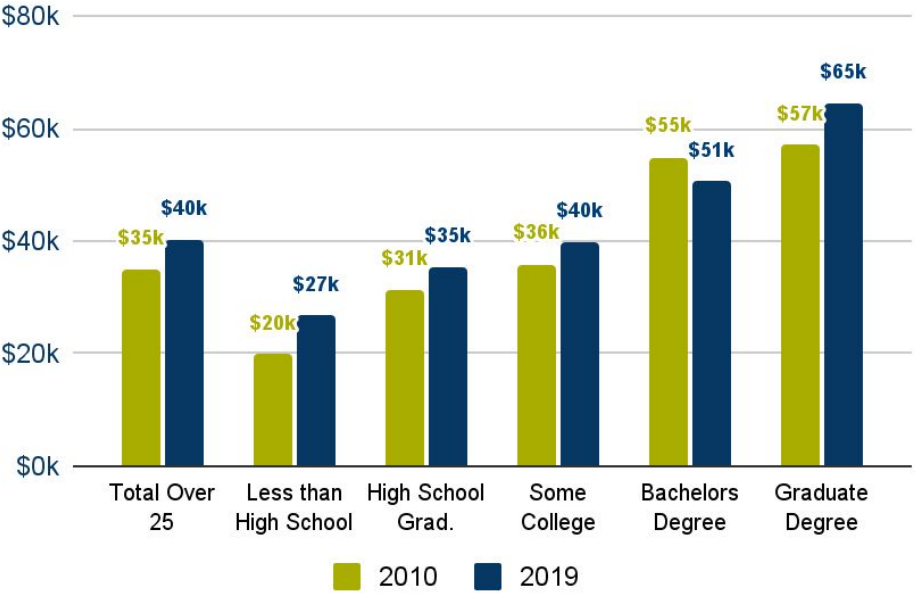
**Job Growth and Housing Production**  
Shelby County | Total Jobs, New Jobs



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

**JOB GROWTH AND HOUSING PRODUCTION |** Median earnings have increased 15% since 2010 for the total population and increased 13% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

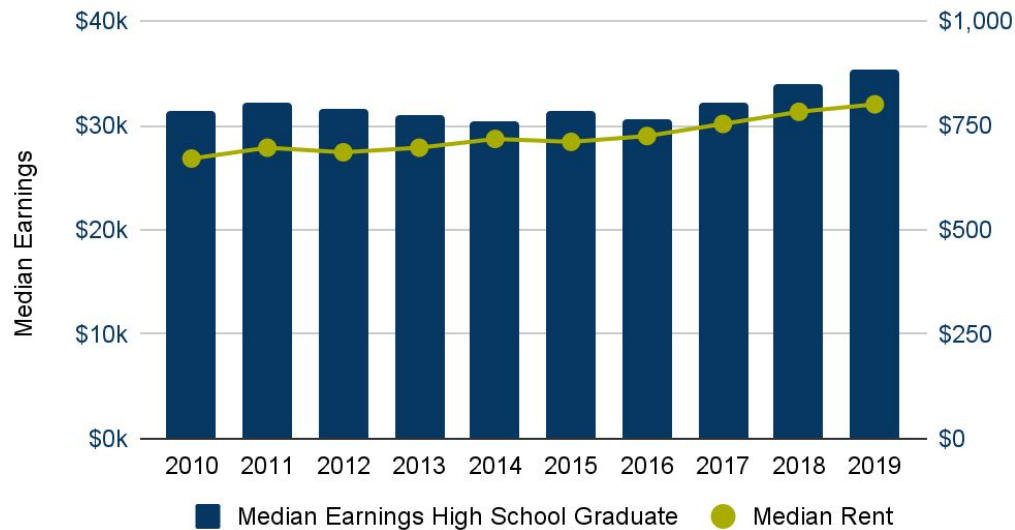
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

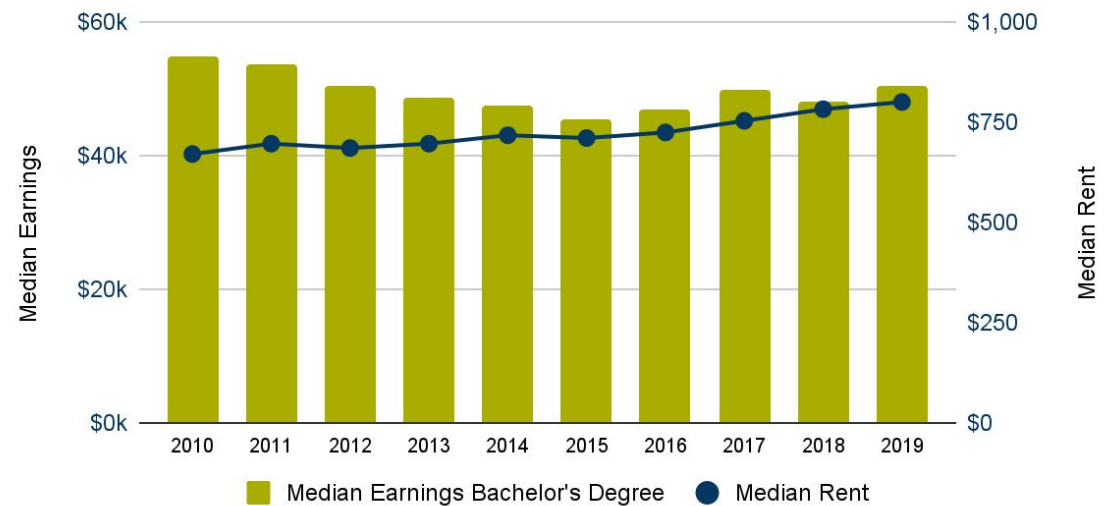
**JOB GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 19.4%, or 19% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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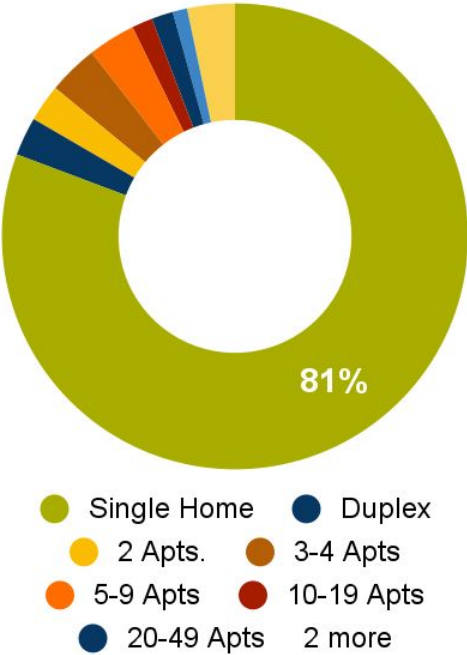
# HOUSING TRENDS

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**HOUSING TYPOLOGY |** 81% of homes in Shelby County are single-family, while 16% are multifamily. Multifamily housing has decreased by 196 homes since 2010.

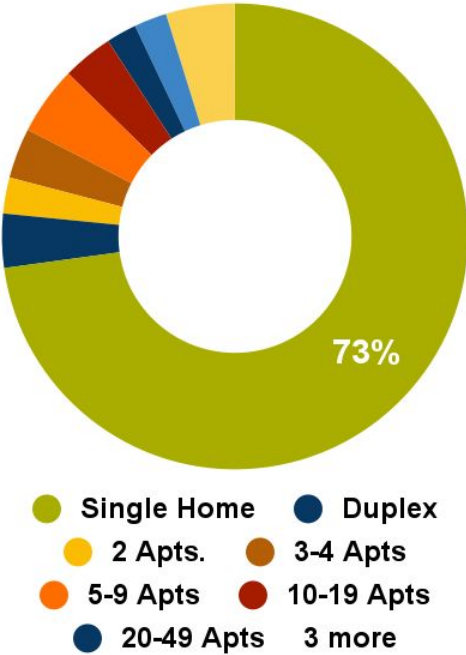
**Housing Typology**

Shelby County | 2019



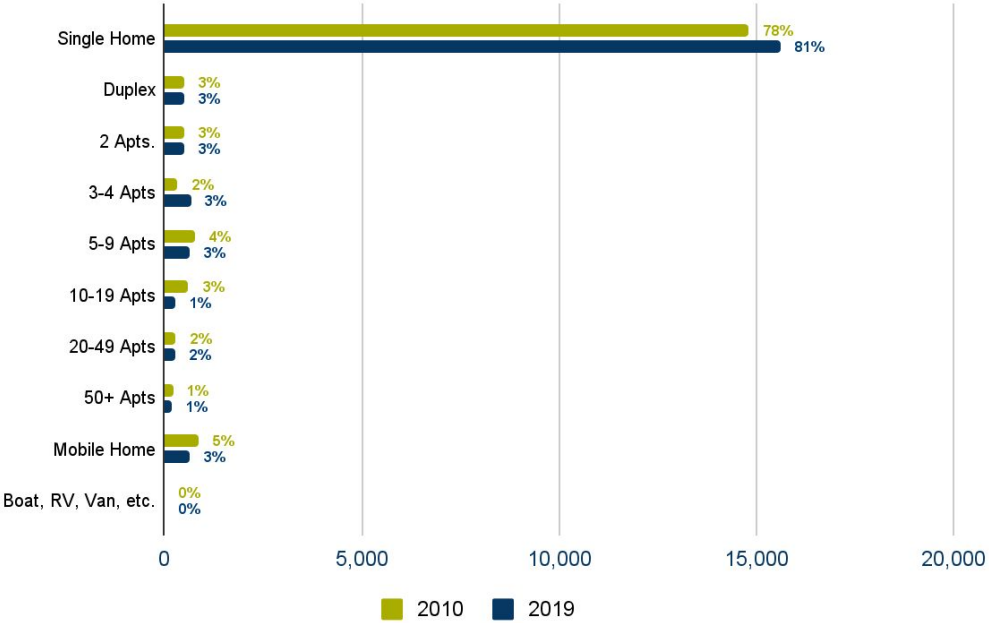
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Typology**

Shelby County | 2010-2019



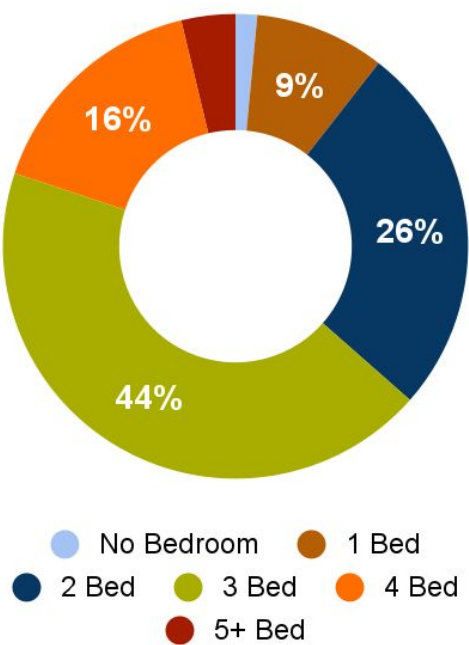
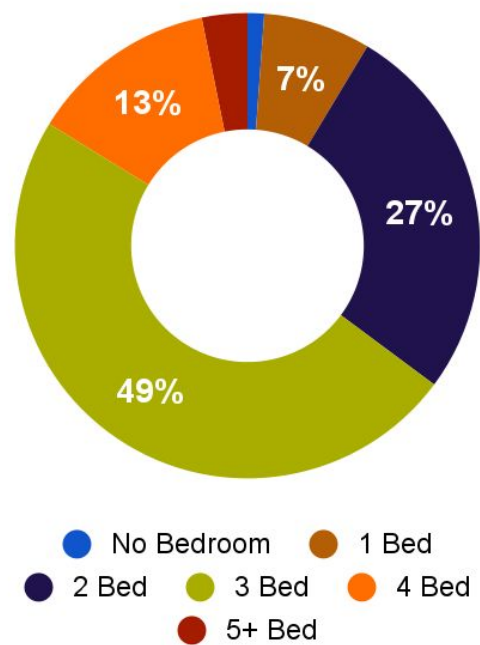
Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Shelby County contain 2.45 bedrooms, with 65% of units containing 3 bedrooms or more.

**Housing Stock by Bedrooms**

Shelby County | 2019

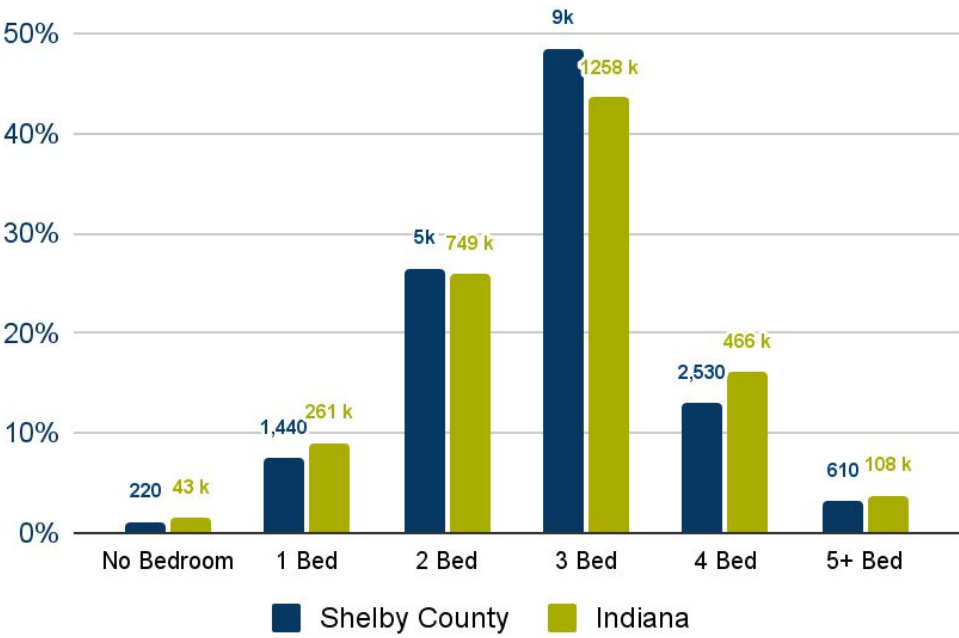
Indiana | 2019



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

**Share of Housing Stock by Bedroom**

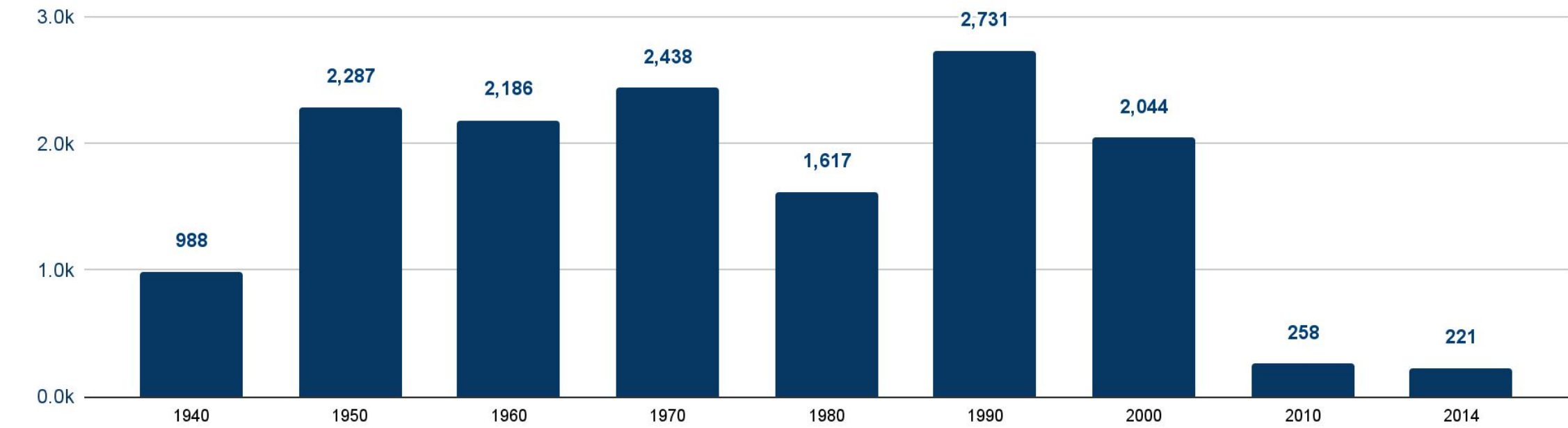
Shelby County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 87% of homes were built before 1990, with a plurality of homes built before 1940.

**Homes by Year Built**  
Shelby County | 2019

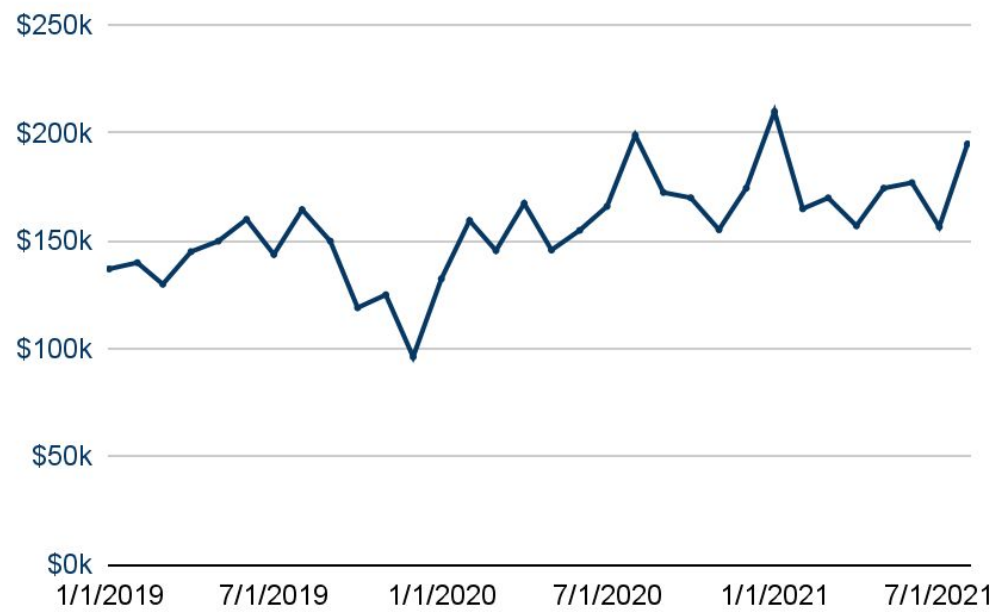


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Shelby County have a median listing price of \$195,000. Home prices have increased by 42% since 2019.

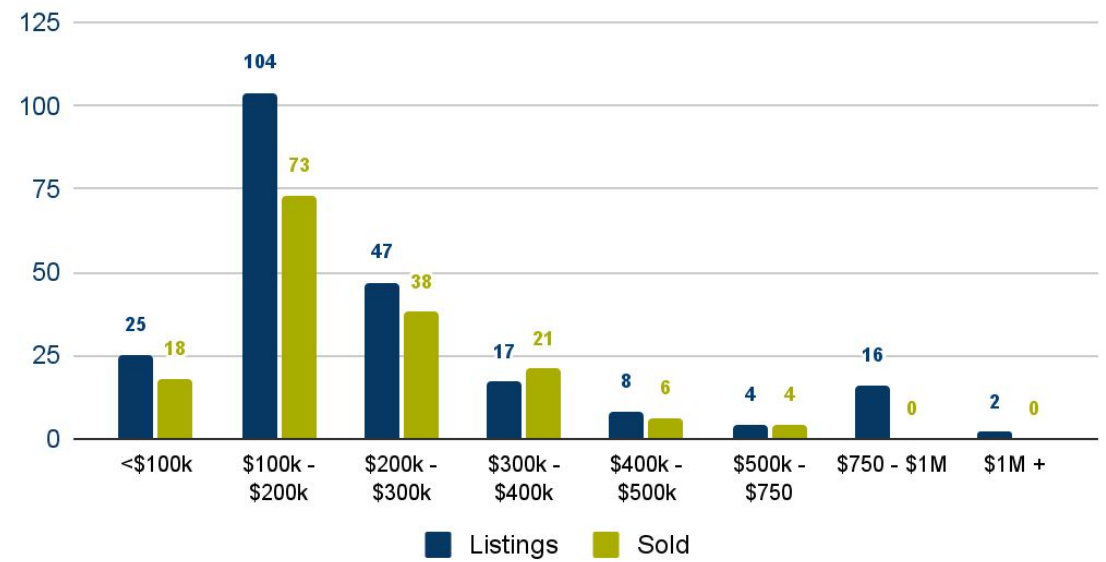
**Median Listing Price**  
Shelby County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

**Listings and Sales (last 24 months)**  
Shelby County | 2021

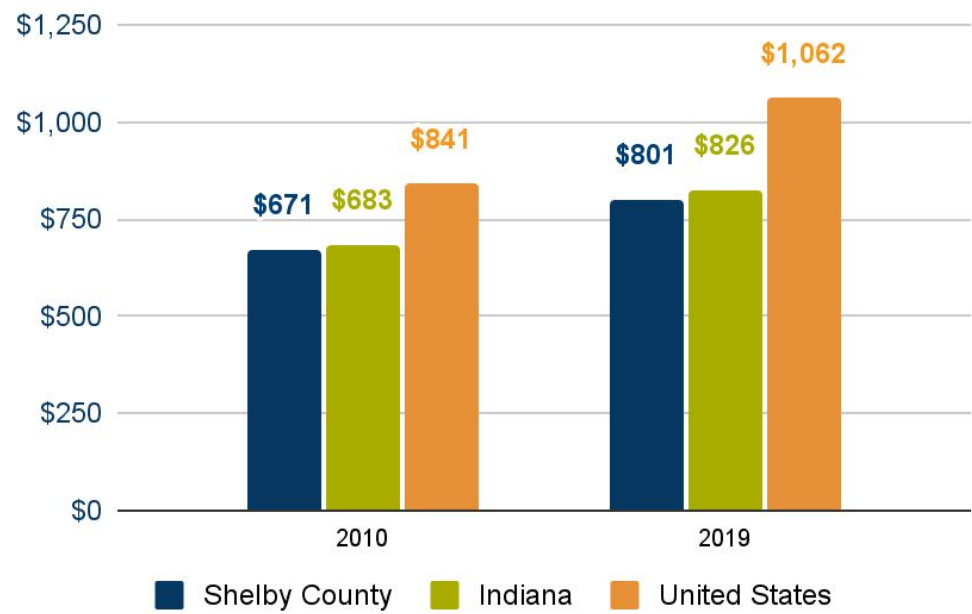


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rents have increased by 19% since 2010, with average rents at \$801 in 2019.

**Median Rent**

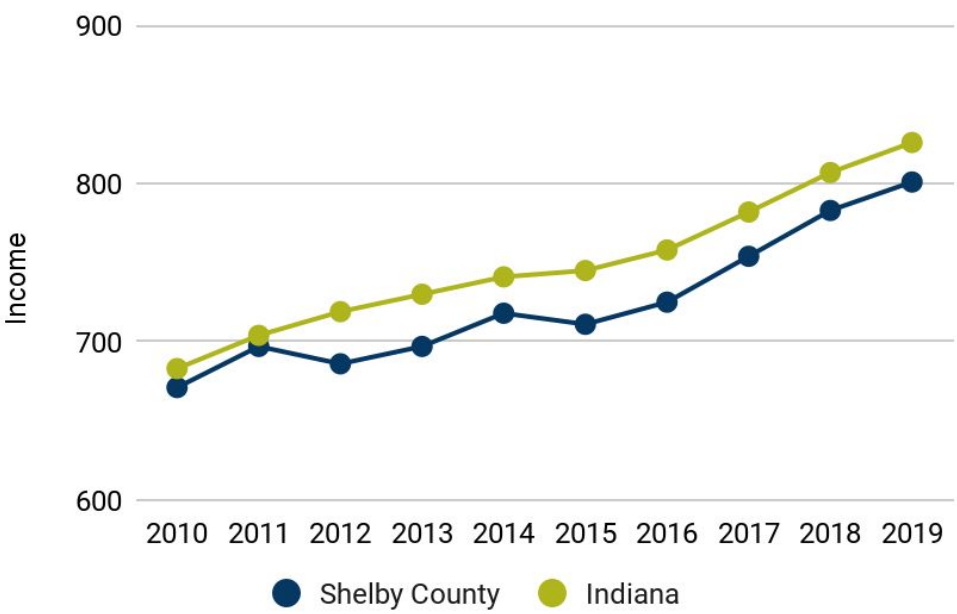
Shelby County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

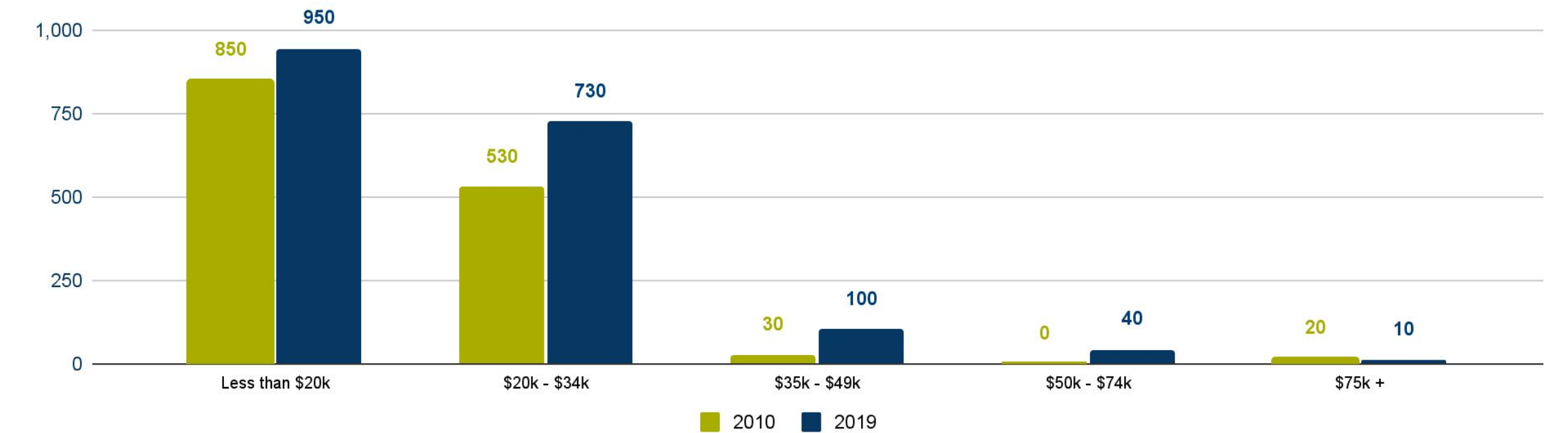
Shelby County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 42% of renter households are housing cost burdened in Shelby County, up 21% since 2010. 51% of households earning below \$50,000 are housing cost burdened.

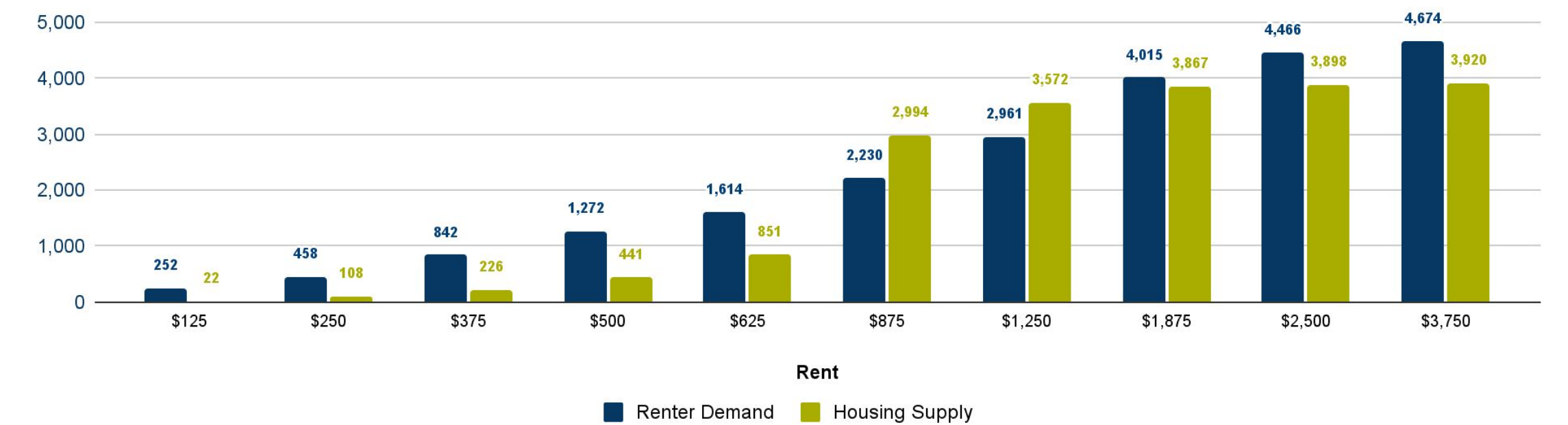
**Renter Housing Cost Burden**  
Shelby County, Indiana | 2010 - 2019



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 1000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

**Cumulative Housing Gap**  
Shelby County, Indiana | 2010-2019

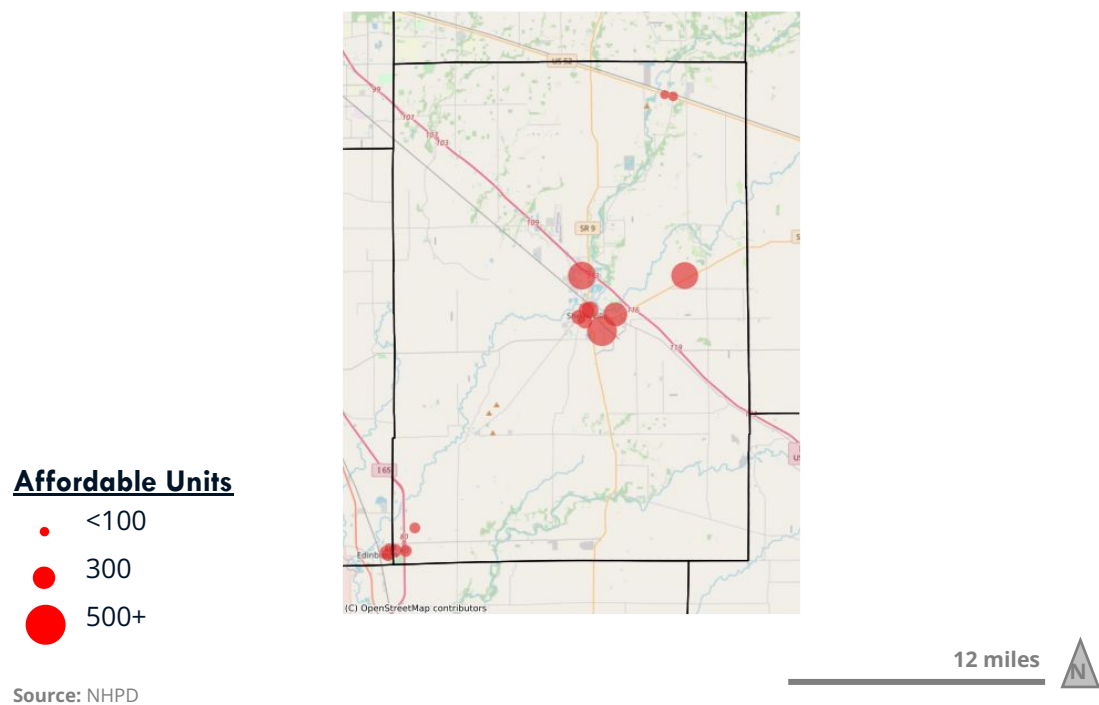


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

## Affordable Housing Inventory

Shelby County | 2020



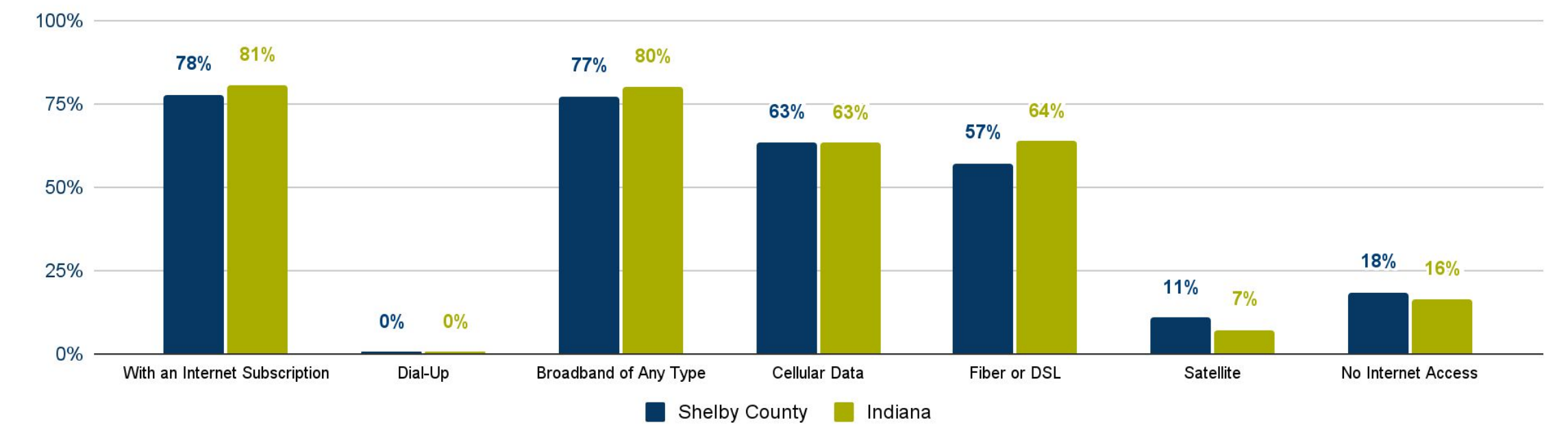
## Affordable Housing Inventory

State of Indiana | 2020



**HOUSING AMENITIES |** 77% of housing units have access to broadband compared to 80% state-wide.

**Broadband Access**  
Shelby County | 2020



Source: ACS 2010-2019 5-year estimates

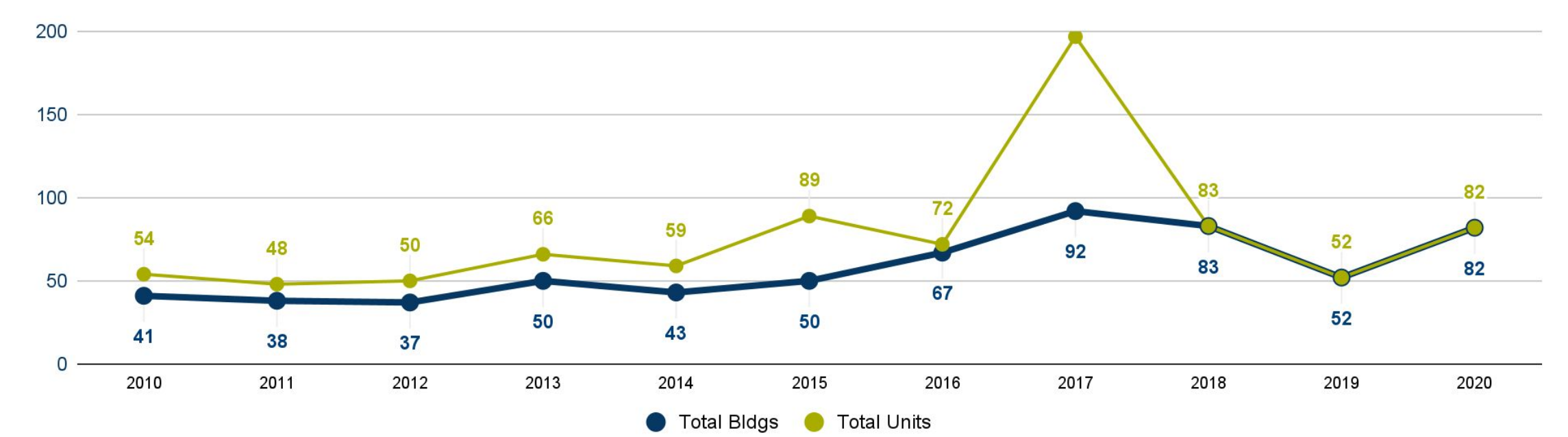
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# HOUSING CONSTRUCTION

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**HOUSING STARTS** | There were 82 new housing starts in 2020 in Shelby County, with 635 total building permits authorized since 2010.

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



Source: St. Louis Fed.



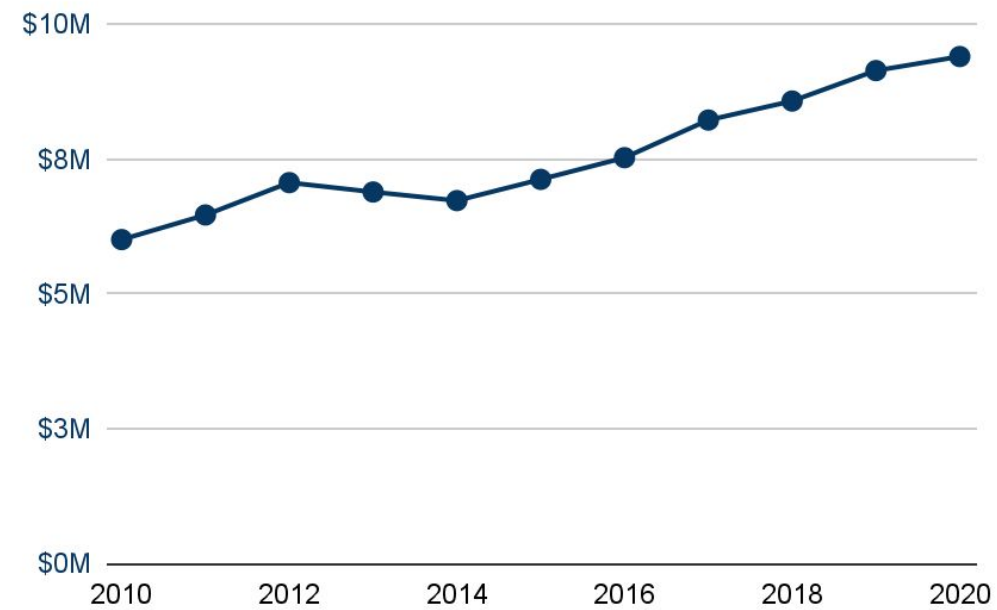
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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