



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR SHELBY COUNTY

**MARCH 2022**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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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.

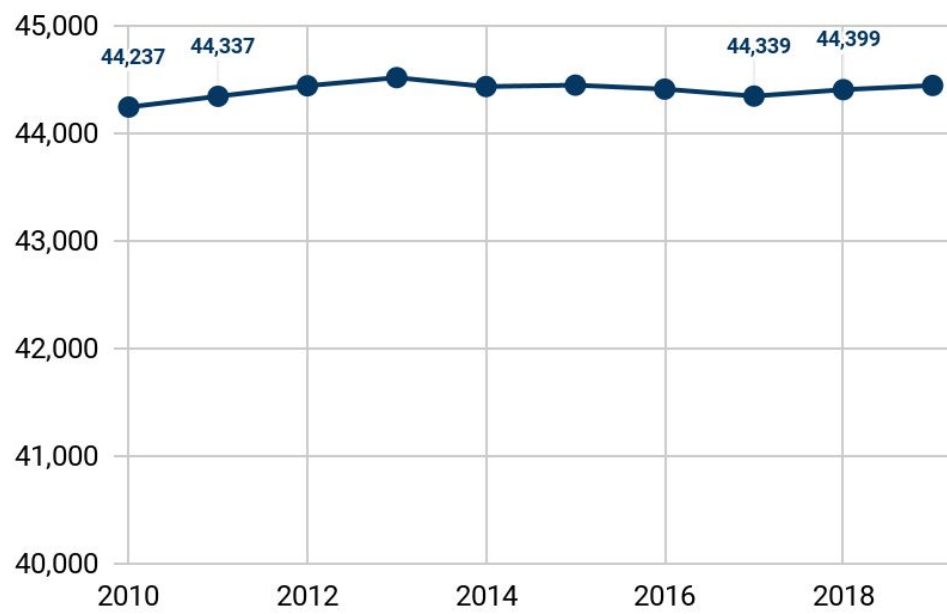
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# DEMOGRAPHIC TRENDS

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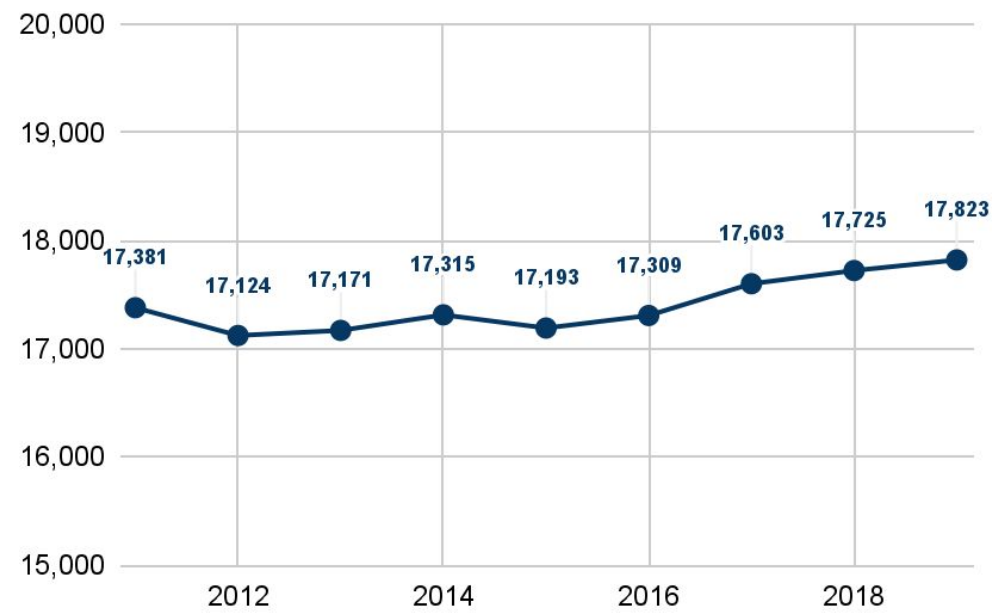
**POPULATION** | Shelby County’s population has increased by 0.45% (201 people) between 2010-2019. In the same time period, the total number of households increased by 3.65% (627 households).

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



Source: FRED, U.S. Census Bureau

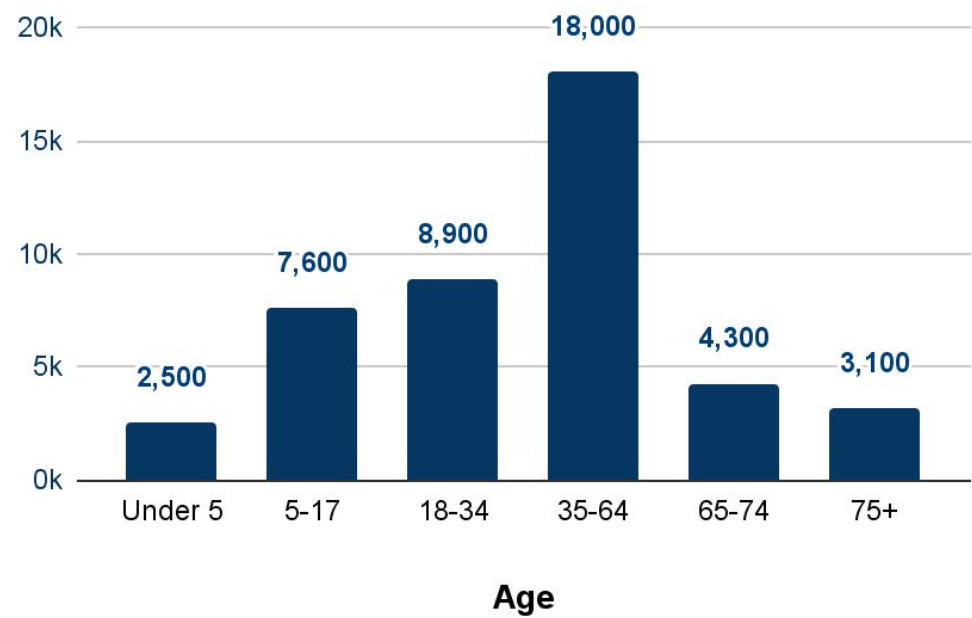
**Households**  
Shelby County | 2010-2019



Source: FRED, U.S. Census Bureau

**AGE** | 7,400 of people in Shelby County are age 65 or older, while 23% are younger than 18.

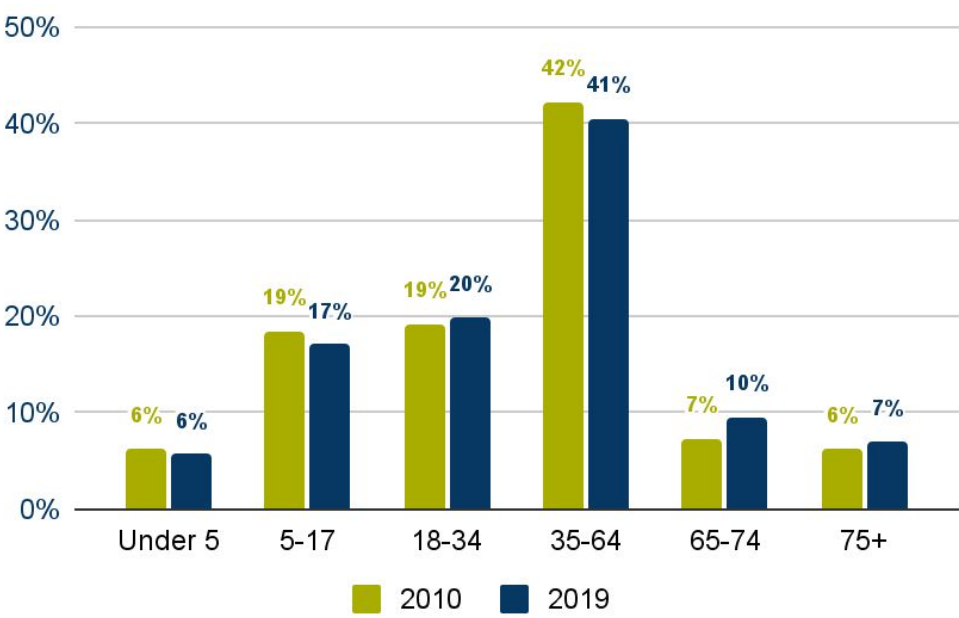
**Population by Age**  
Shelby County | 2019



Source: ACS 2019 5-year estimates

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

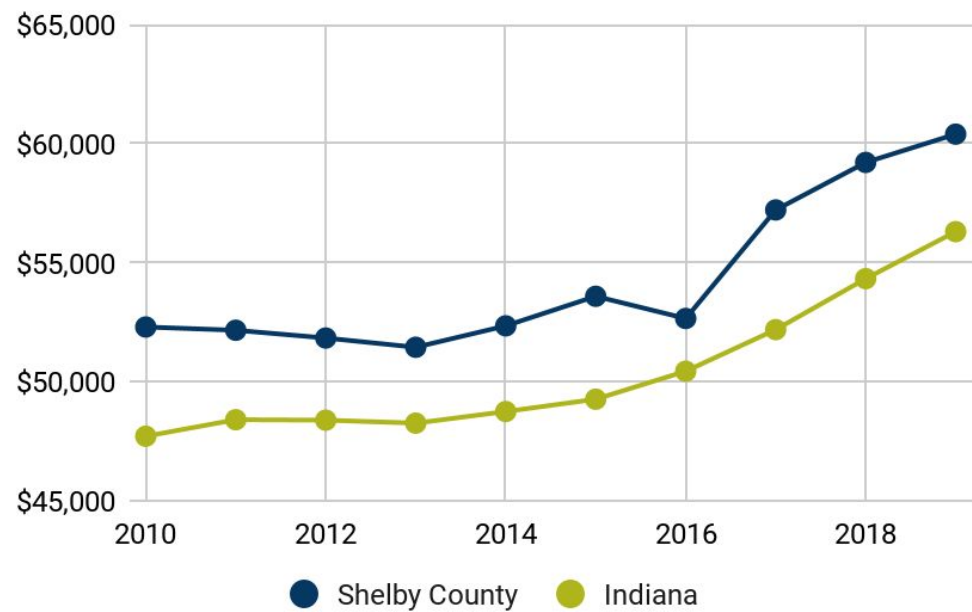
**Change in Share of Population**



Source: ACS 2010-2019 1-year estimates

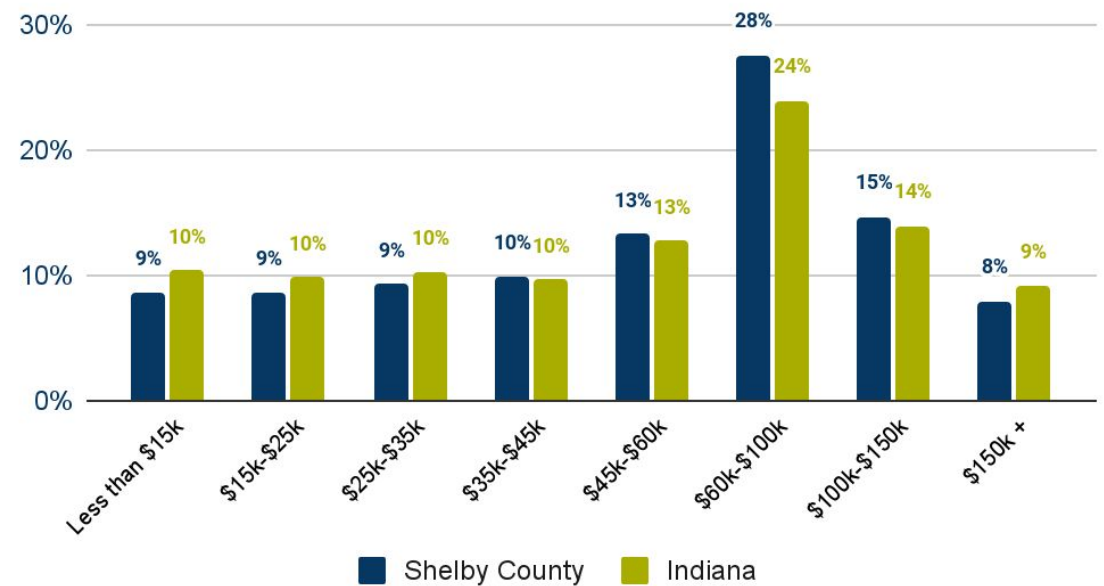
**HOUSEHOLD INCOMES** | Shelby County had a median income of \$60,404 in 2019, up 16% since 2010. 27% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

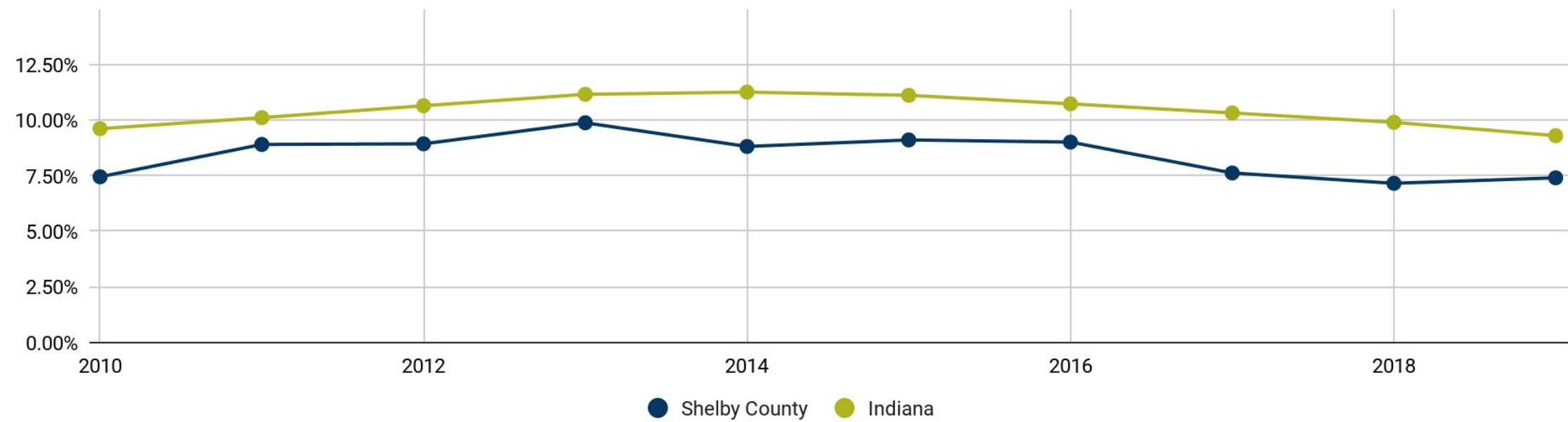
**Household Income Distribution**  
Shelby County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

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

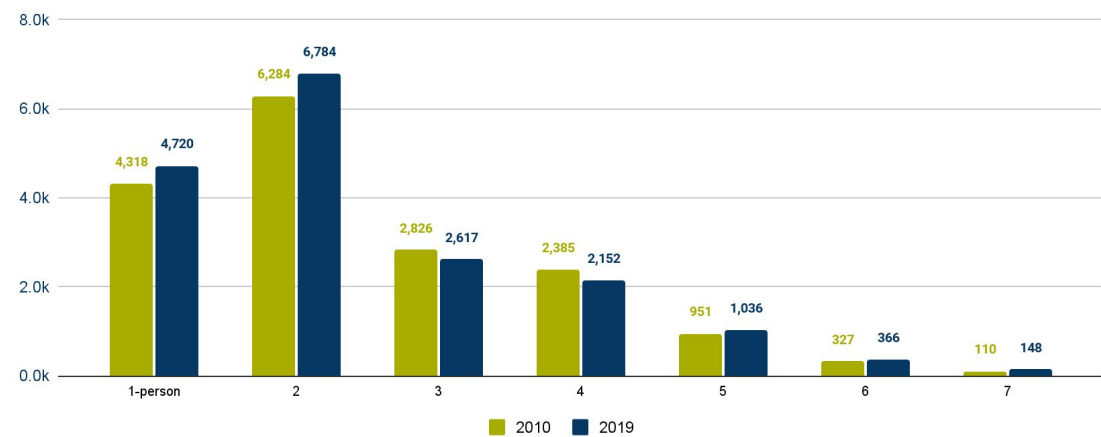
**Family Poverty Rate**  
Shelby County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**HOUSEHOLD SIZE |** The average household size is 2.45 people, compared to the statewide average of 2.52. 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

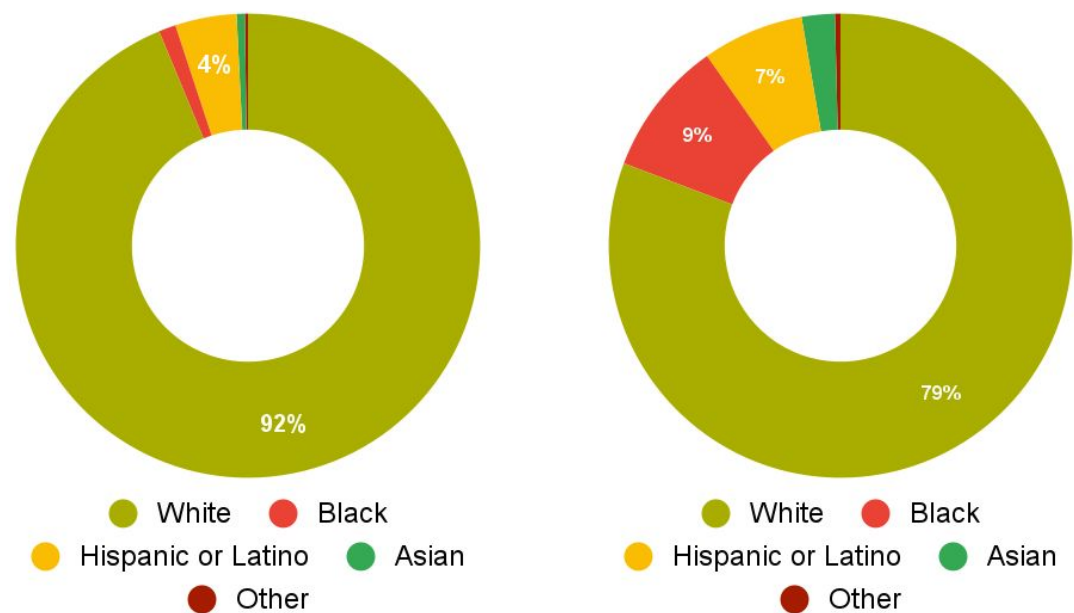


**RACIAL COMPOSITION |** The current racial distribution of households in Shelby County is 92% White, 1% Black, 4% Hispanic/Latino, 1% Asian, and 0% other.

**Racial/Ethnic Distribution**

Shelby County | 2019

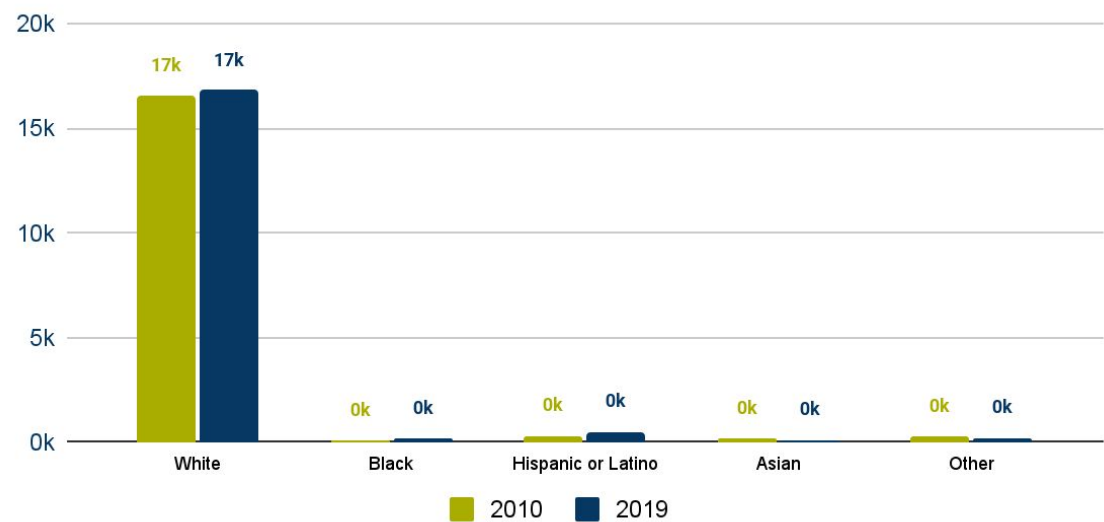
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Household Racial/Ethnic Distribution**

Shelby County | 2010, 2019



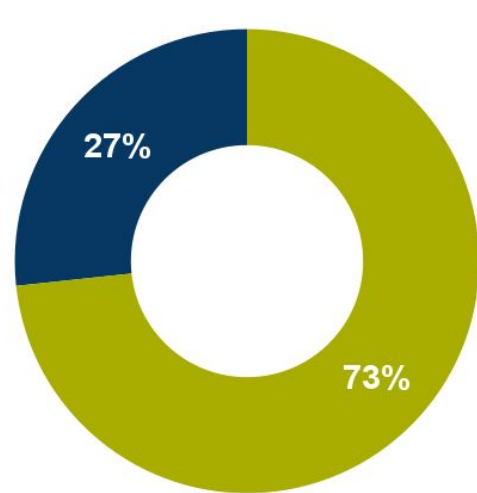
Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 27% of households (4,759 households) in Shelby County were renters, while 73% (13,064 households) were owners. The share of renters has decreased by 1.00 percentage points since 2010.

**Housing Tenure**

Shelby County | 2019

Indiana | 2019



● Owner Occupied  
● Renter Occupied

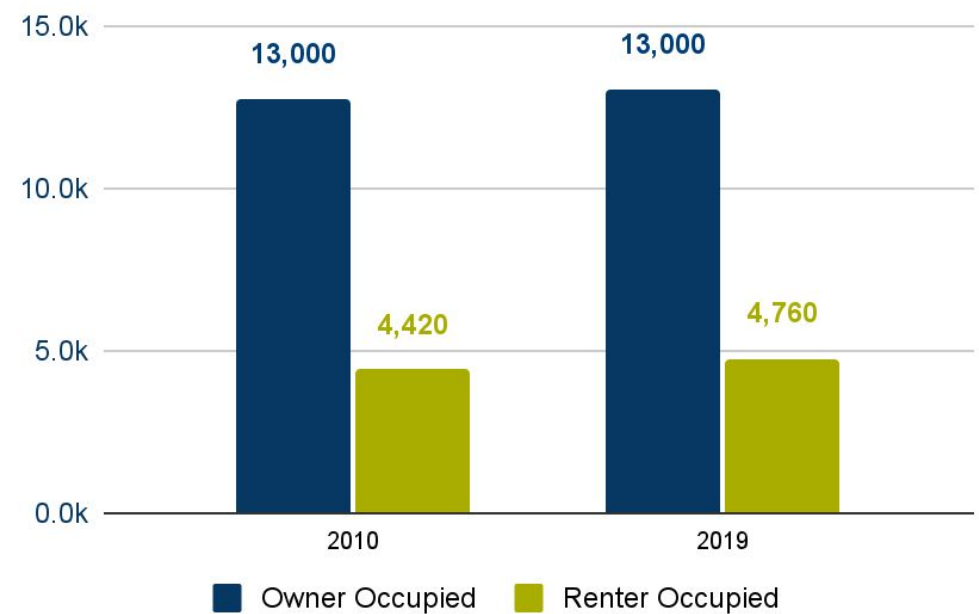
Source: ACS 2019 5-year estimates



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

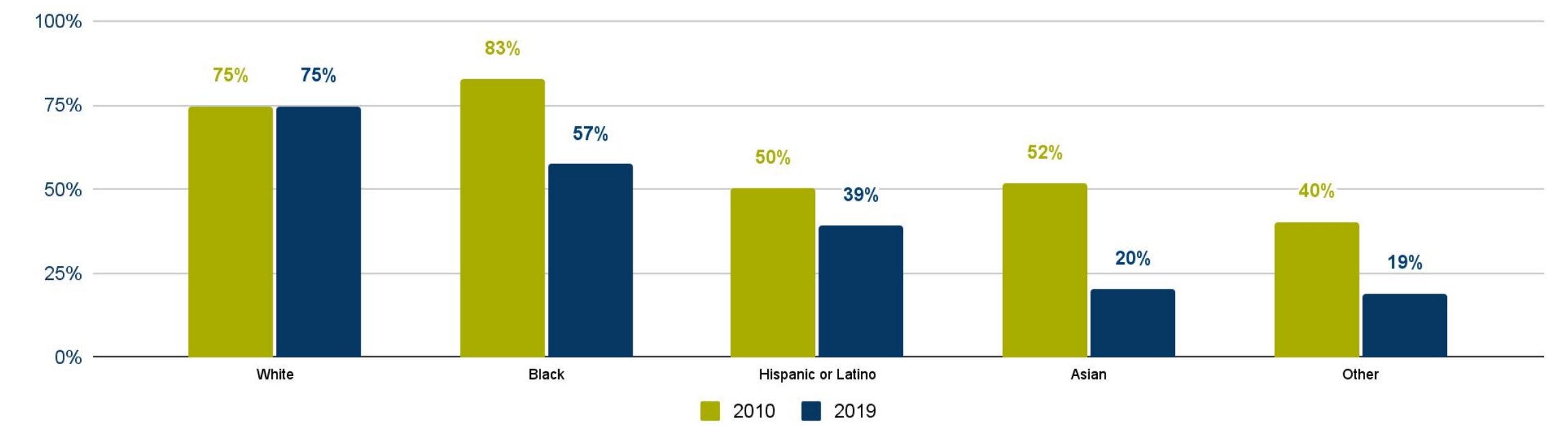
Shelby County | 2010-2019



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.

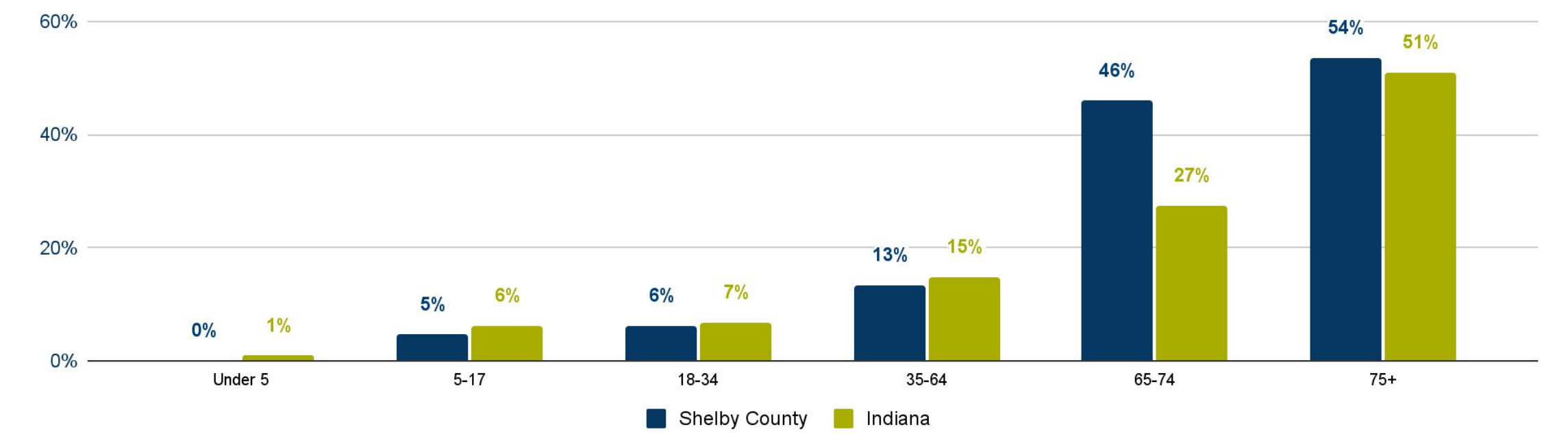
**Homeownership by Race**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

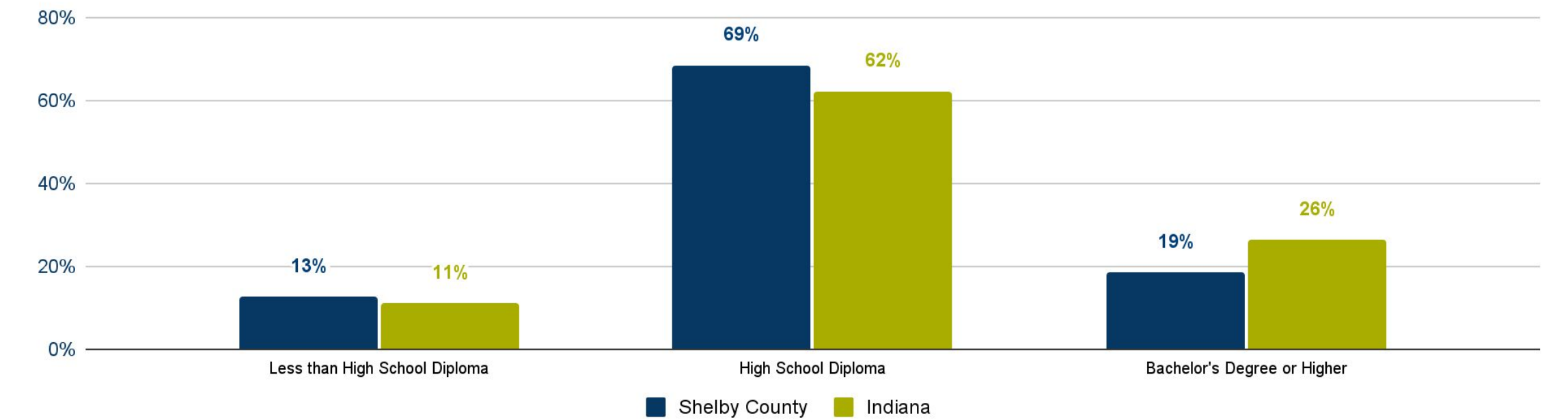
**Share of the Population by Age with a Disability**  
Shelby County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Shelby County, 69% of the population completed high school degree as their highest level of education, while 19% of the population has a Bachelor's degree or higher.

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



Source: ACS 2010-2019 5-year estimates

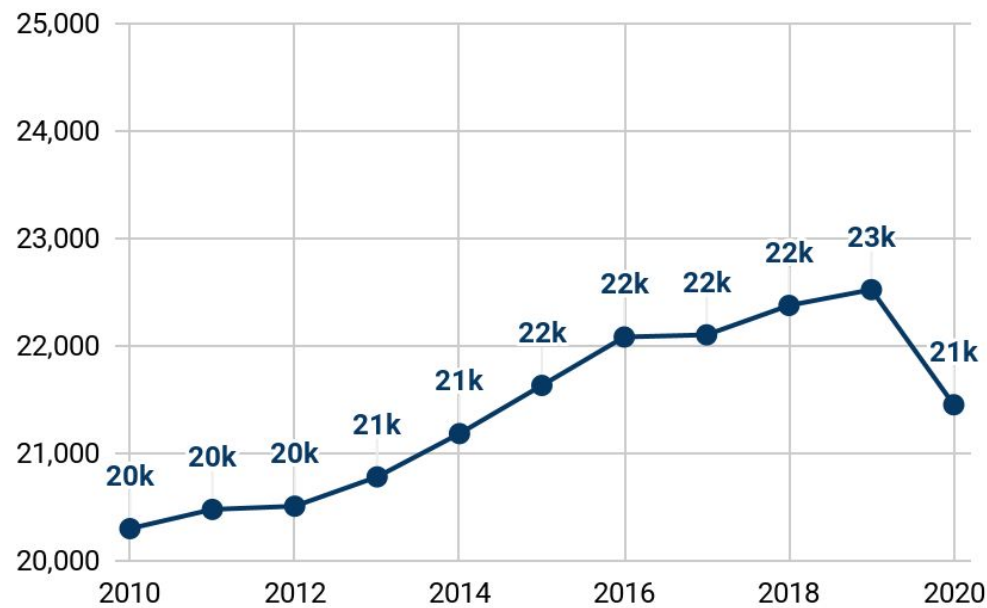
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# **JOB / EMPLOYMENT TRENDS**

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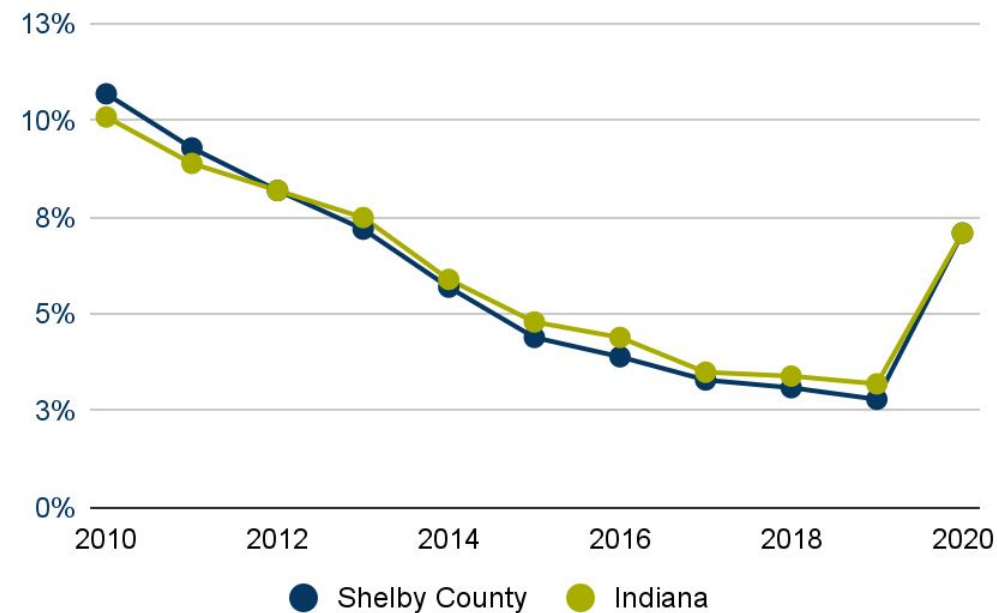
**EMPLOYMENT BASE |** There are currently 21,000 employed persons in Shelby County, up by 5.69% since 2010. The unemployment rate in 2020 was 7.10%, up 4.30 points from 2019.

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



Source: FRED Estimates

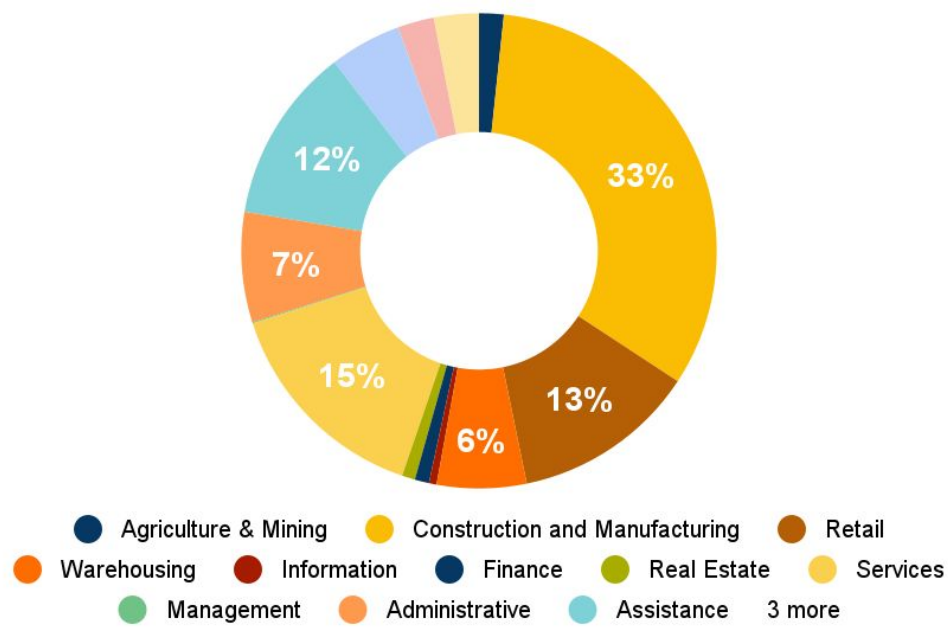
**Unemployment Rate**  
Shelby County, Indiana | 2010-2019



Source: FRED Estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing is the leading industry for jobs in Shelby County, followed by Health Care and Social Assistance (12%).

**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**

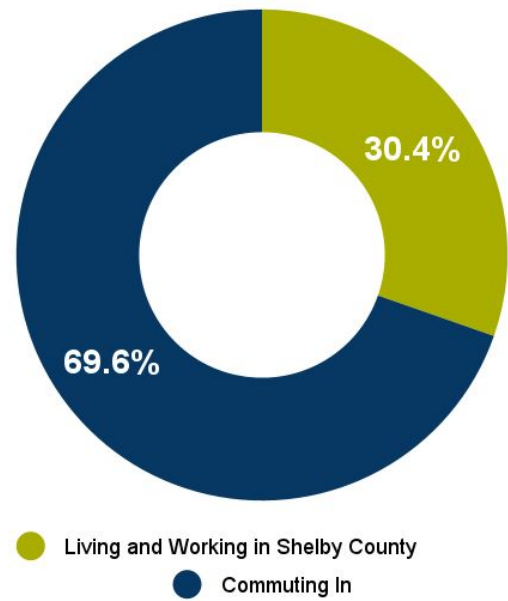
- 1. Indiana Grand Racing & Casino (Shelbyville)
- 2. Knauf Insulation Inc (Shelbyville)
- 3. Penske Logistics (Shelbyville)
- 4. Ryobi Die Casting Usa Inc (Shelbyville)
- 5. Pilkington North America Inc (Shelbyville)

Source: BLS



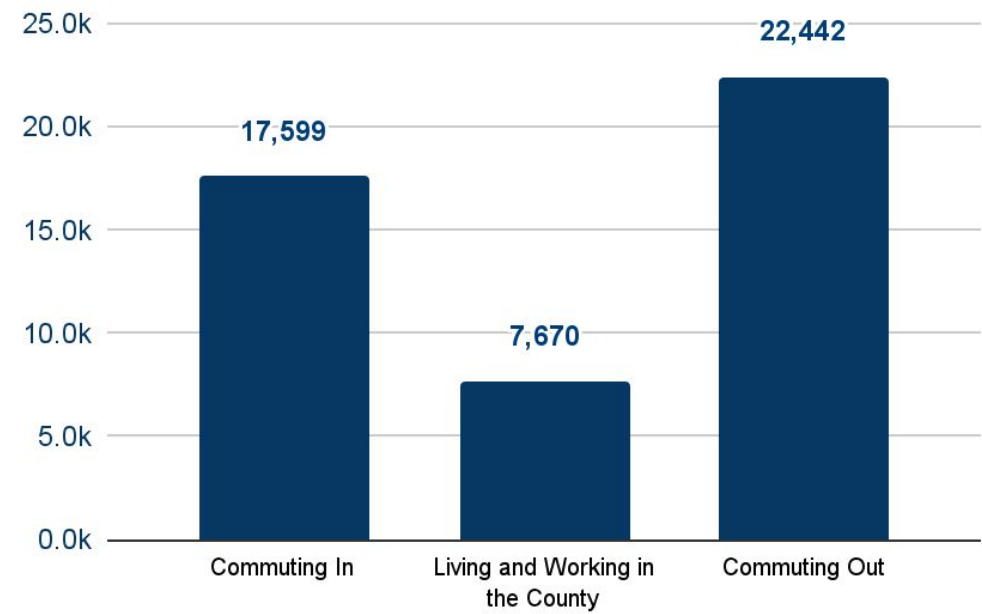
**COMMUTER INFLOW / OUTFLOW |** 18,000 commuters come into Shelby County for their jobs, while 22,000 employees travel out of Shelby County for their jobs.

**Employment Inflow**  
Shelby County | 2018



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

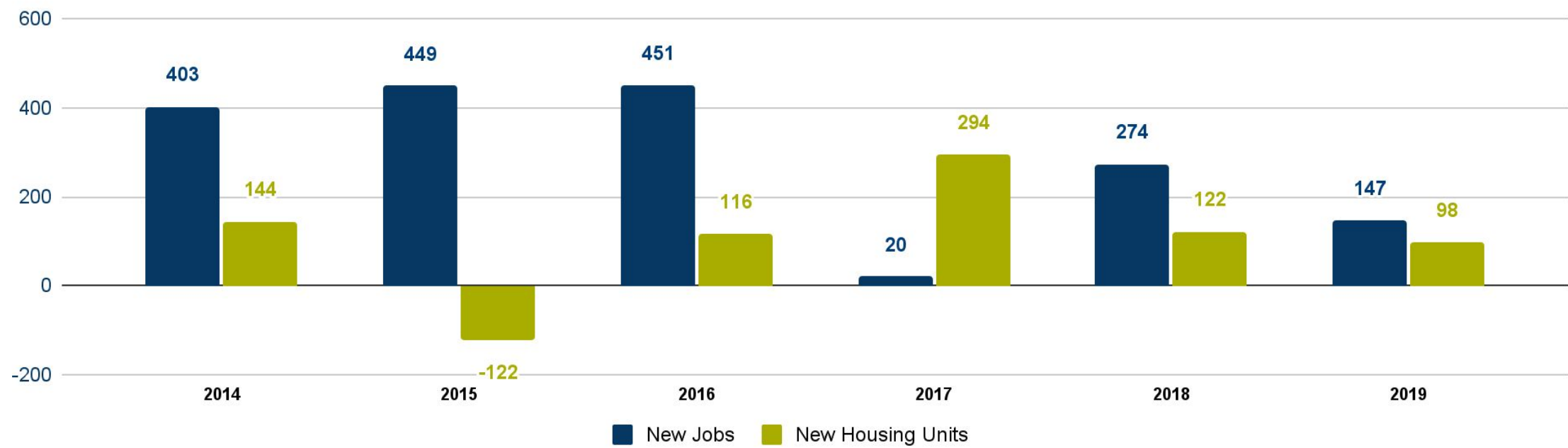
**Commuting Patterns**  
Shelby County | 2018



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

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

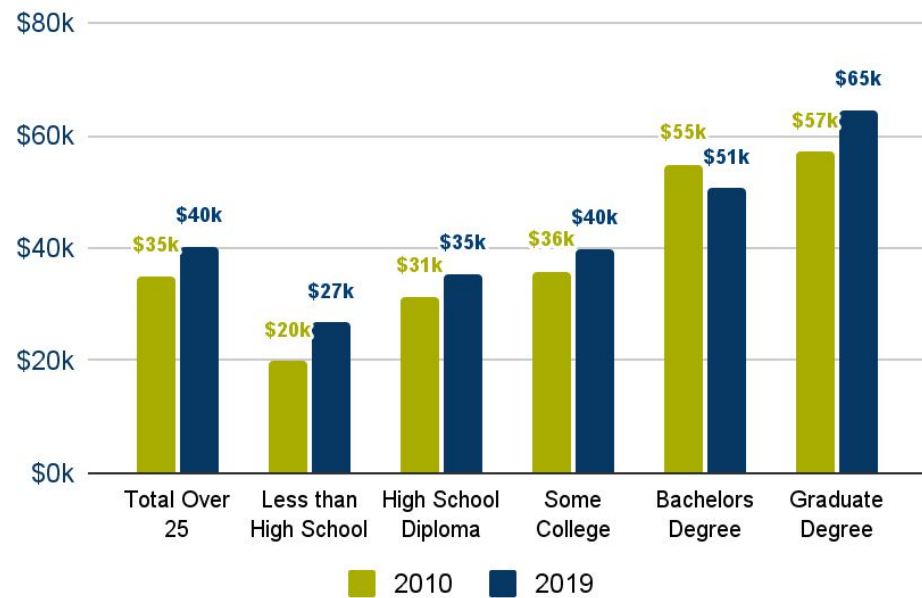
**Job Growth and Housing Production**  
Shelby County | New Jobs, New Housing Units



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

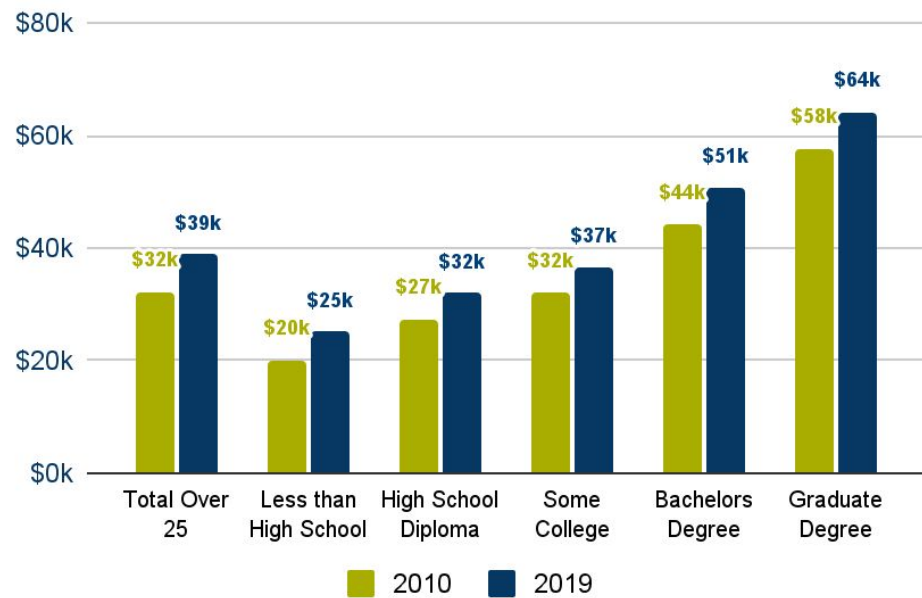
**INCOME GROWTH |** Median earnings have increased 15% since 2010 for the total population and increased 13% for the population with a high school diploma or greater education.

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



Source: ACS 2010-2019 5-year estimates

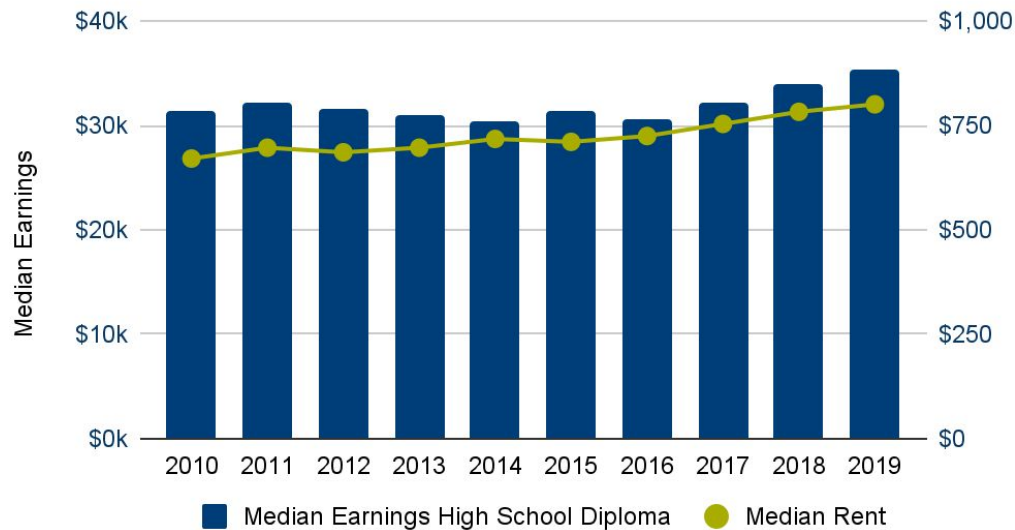
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

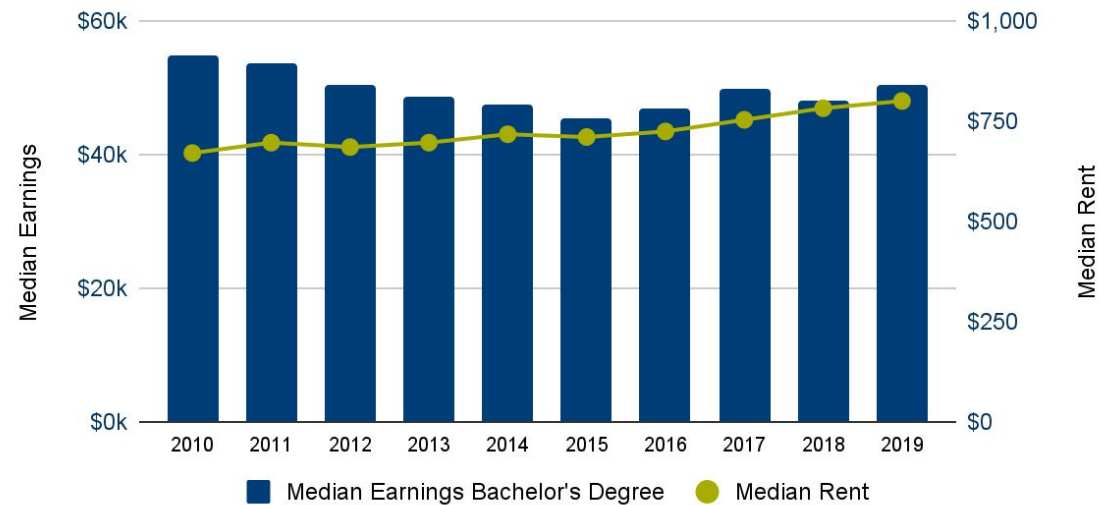
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$130, or 19% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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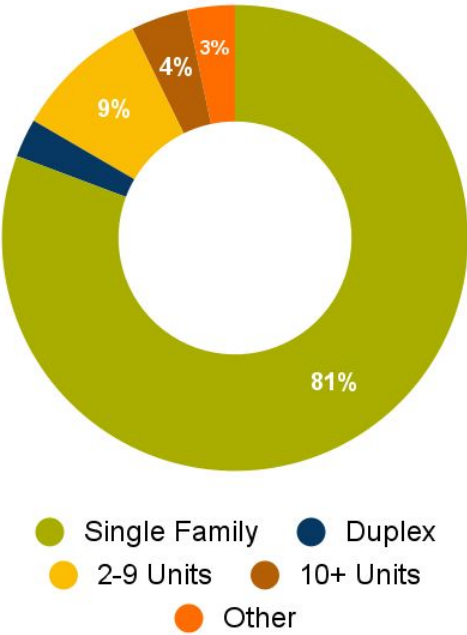
# HOUSING TRENDS

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**HOUSING TYPE |** 81% of homes in Shelby County are single-family, while 19% are multifamily.

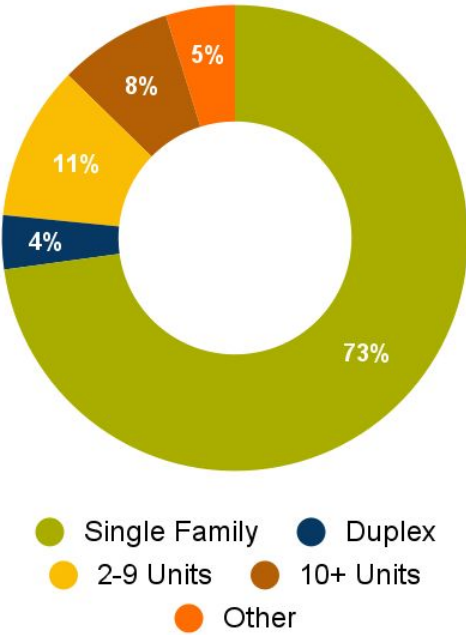
**Housing Type**

Shelby County | 2019



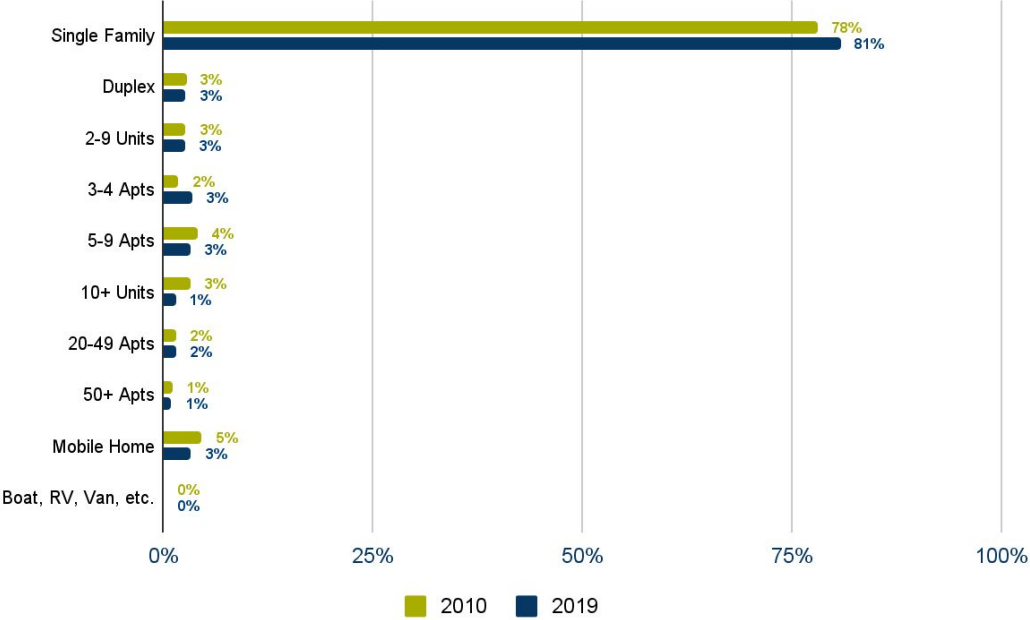
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

Shelby County | 2010-2019



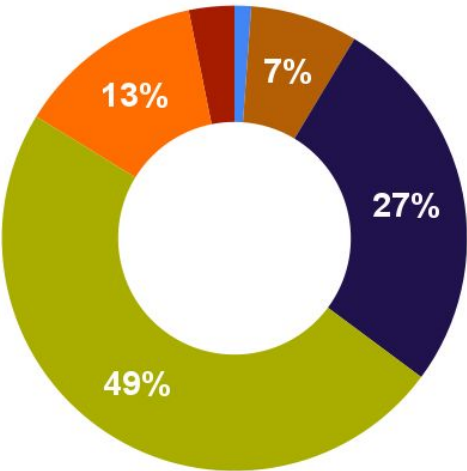
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in Shelby County average 2.45 bedrooms, with 65% of units containing 3 bedrooms or more.

**Housing Stock by Number of Bedrooms**

Shelby County | 2019

Indiana | 2019



0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

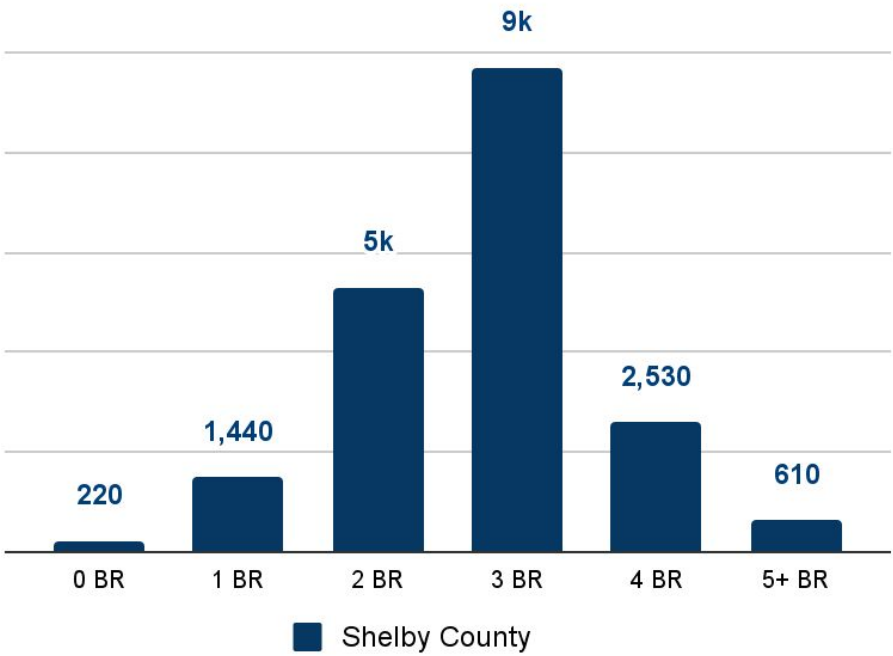


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

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

**Share of Housing Stock by Bedroom**

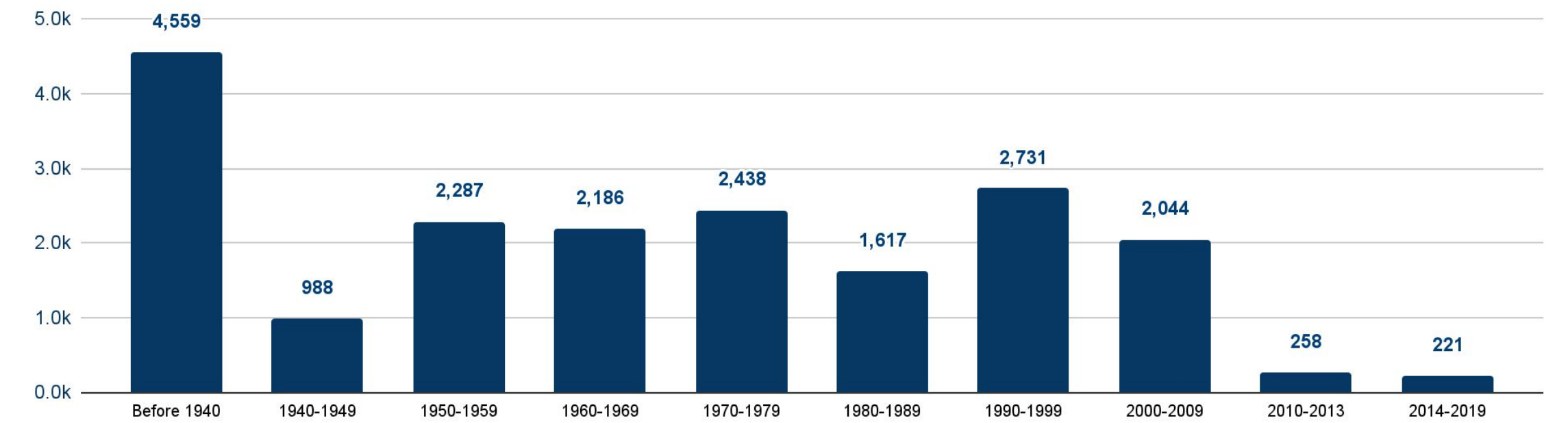
Shelby County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 52% of homes were built before 1970, 35% were built between 1970 and 2000, and 13% were built after 2000.

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

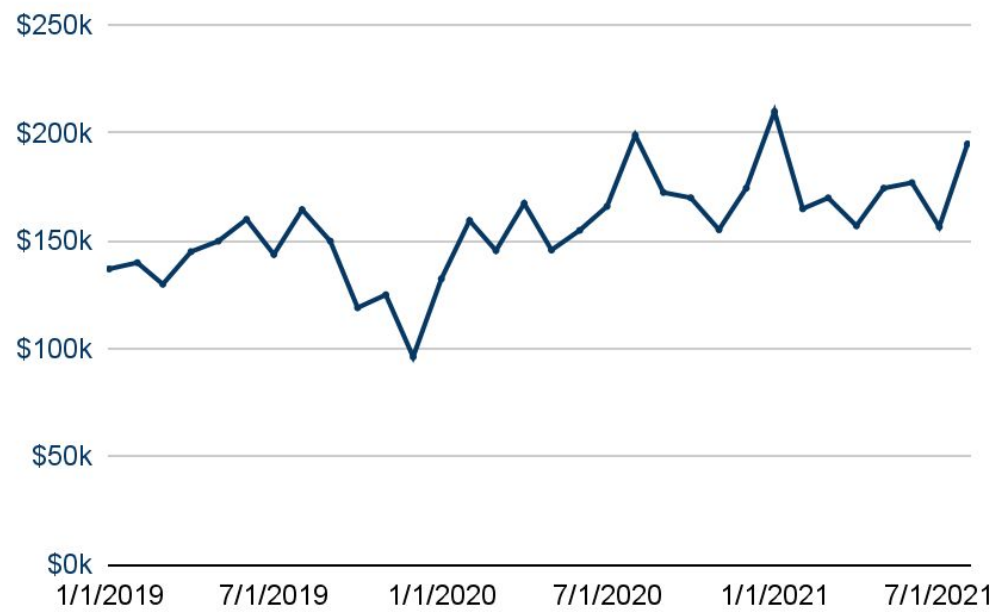


Includes all existing units, single family and multifamily.  
**Source:** ACS 2010-2019 5-year estimates



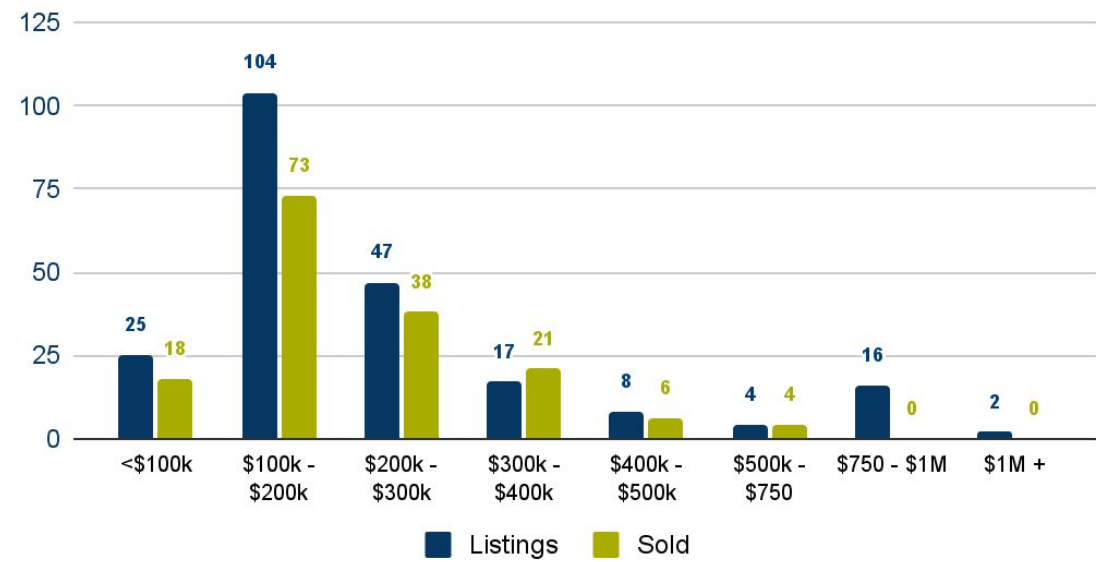
**MEDIAN LISTING PRICE |** Homes in Shelby County have a median listing price of \$195,000. Home prices have increased by 42% since 2019.

**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

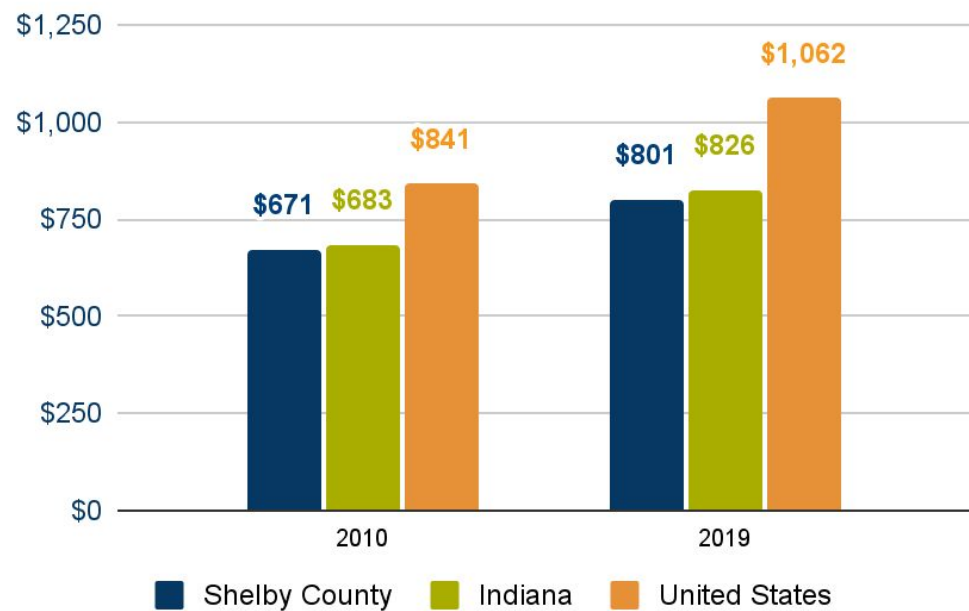


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 19% since 2010, with median rent at \$801 in 2019.

**Median Rent**

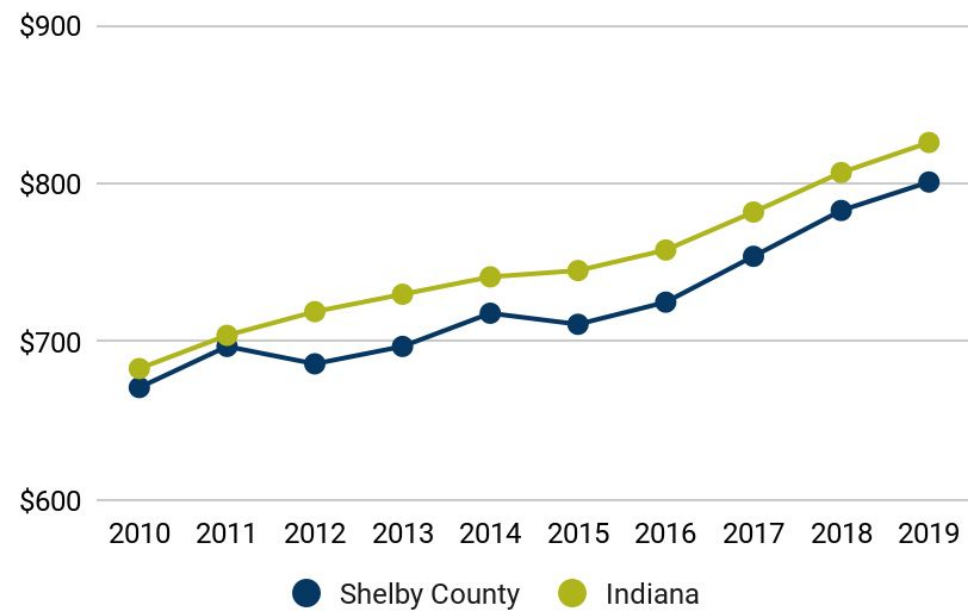
Shelby County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

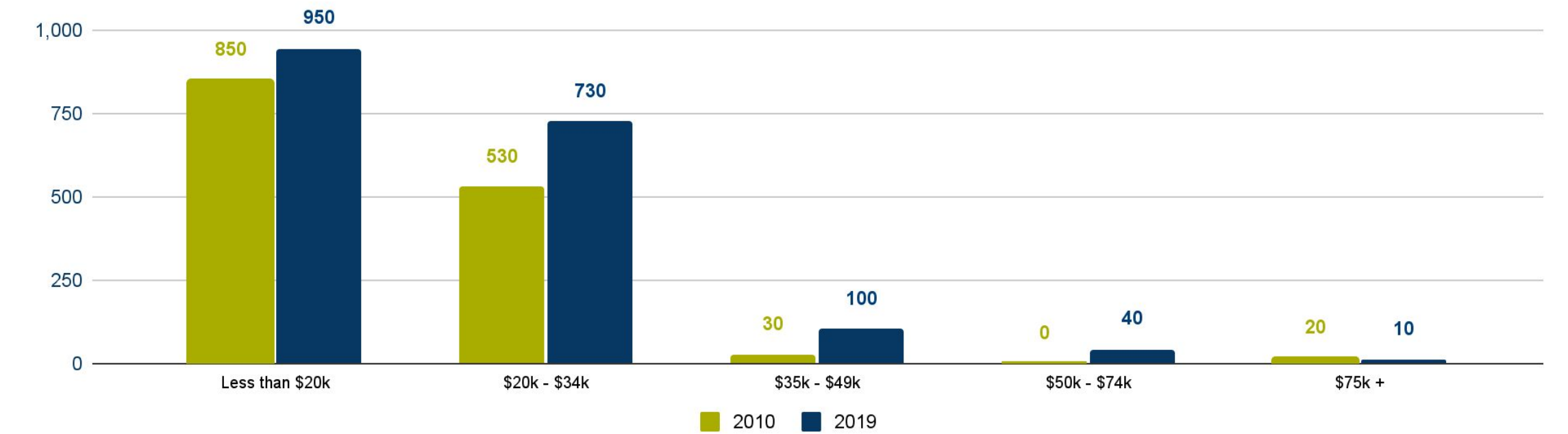
Shelby County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 42% of renter households in Shelby County are housing cost burdened, up 20.70% points since 2010. 51% of households earning below \$50,000 are housing cost burdened.

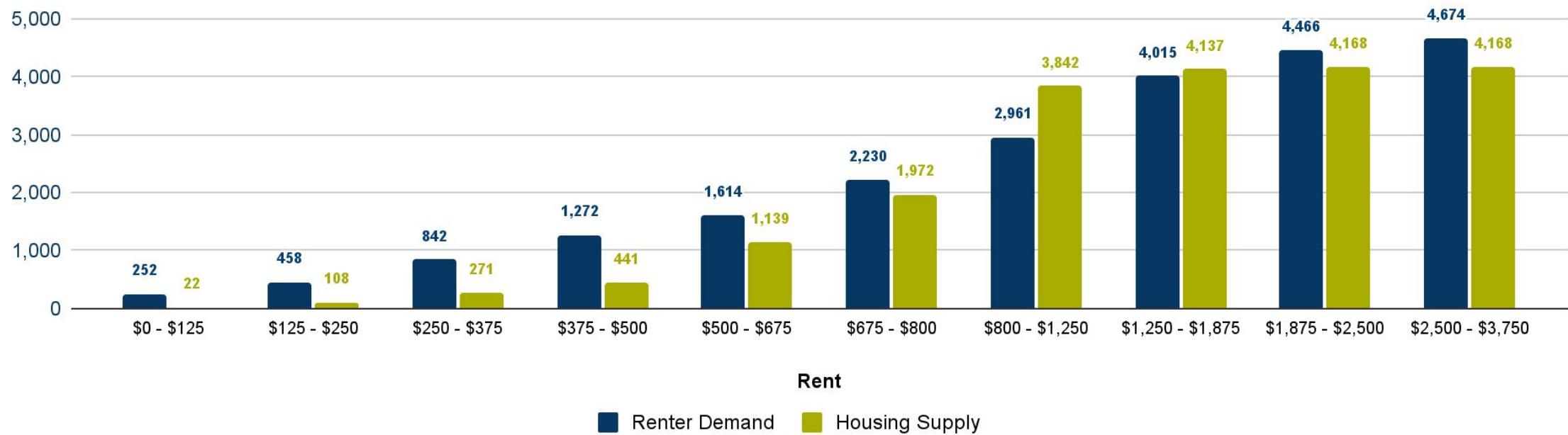
**Cost Burden Renter Households**  
Shelby County, Indiana | 2010 - 2019



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 2,000 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**  
Shelby County, Indiana | 2010-2019

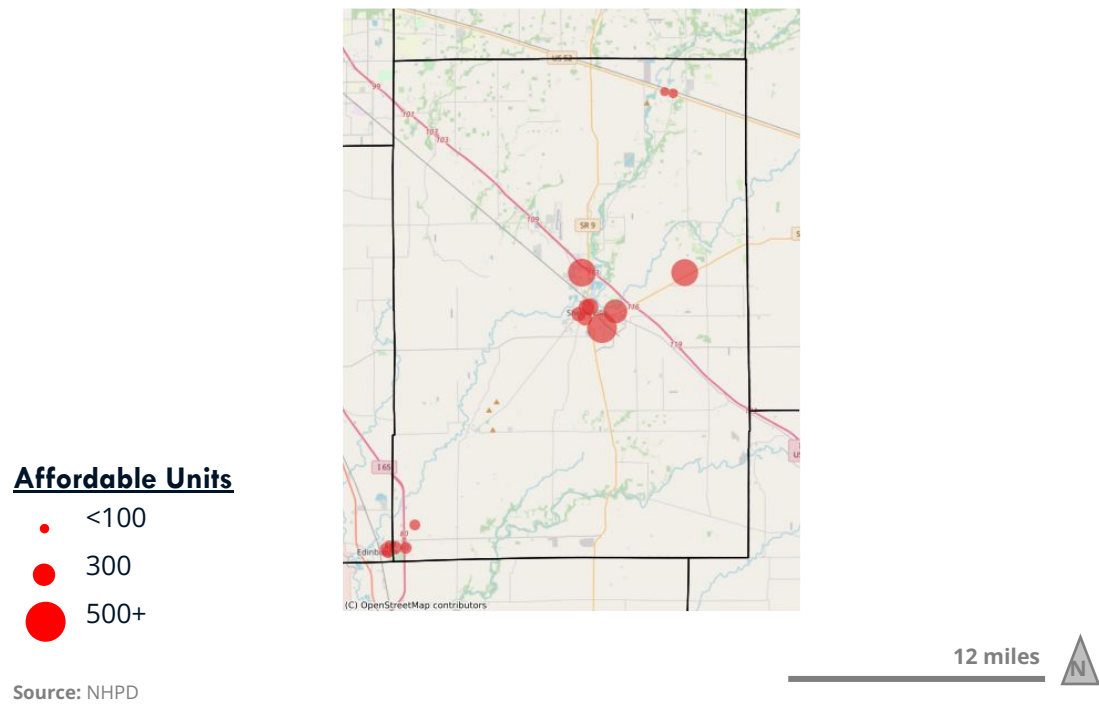


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

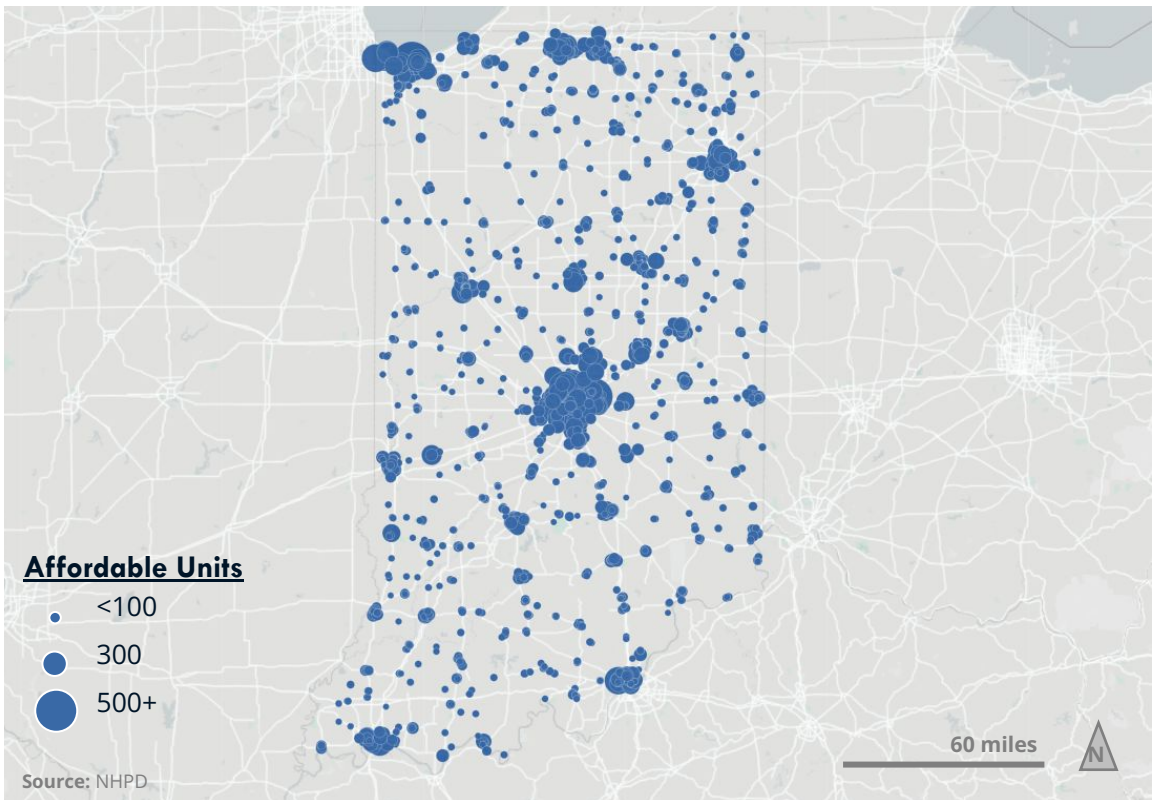
## Affordable Housing Inventory

Shelby County | 2020



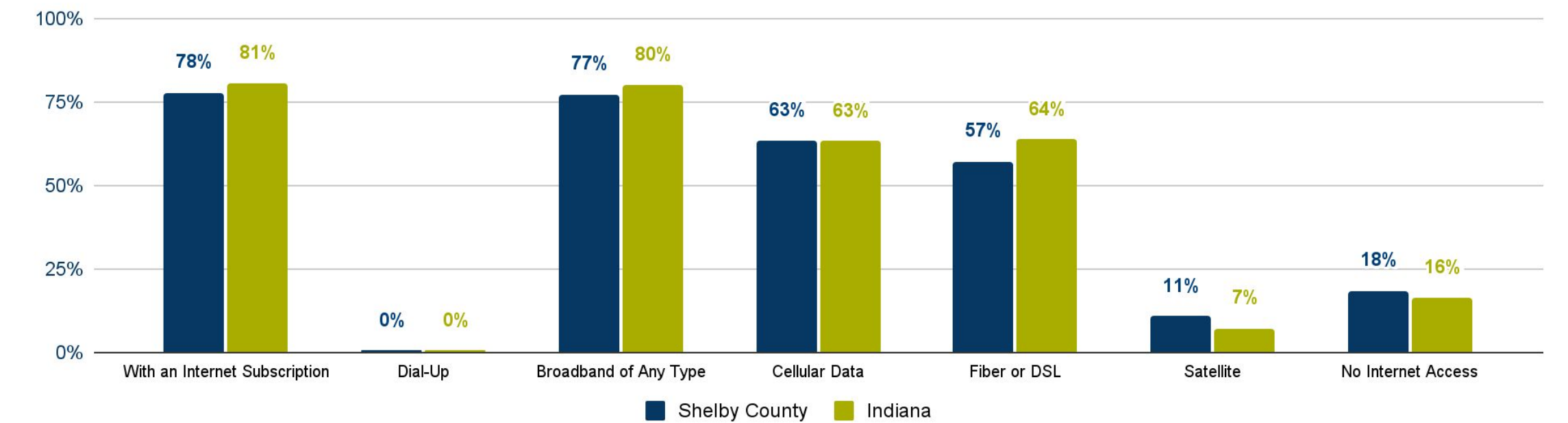
## Affordable Housing Inventory

State of Indiana | 2020



**INTERNET ACCESS** | 78% of housing units have access to internet compared to 81% state-wide.

**Internet Access**  
Shelby County, Indiana | 2020



Source: ACS 2010-2019 5-year estimates

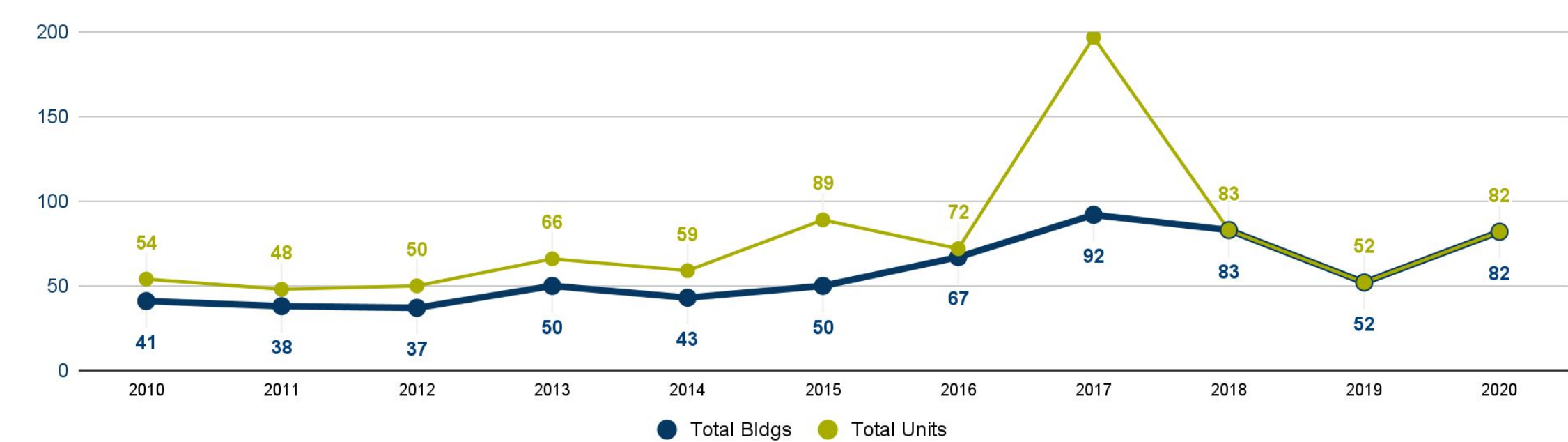
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# HOUSING CONSTRUCTION

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

**New Housing Structures Authorized by Building Permits**  
Shelby 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



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