INDIANA HOUSING DASHBOARD DRAFT REPORT

Sample Data for Montgomery County, IN

August 24, 2021

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

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

DEMOGRAPHIC TRENDS

HR&A Advisors, Inc.

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
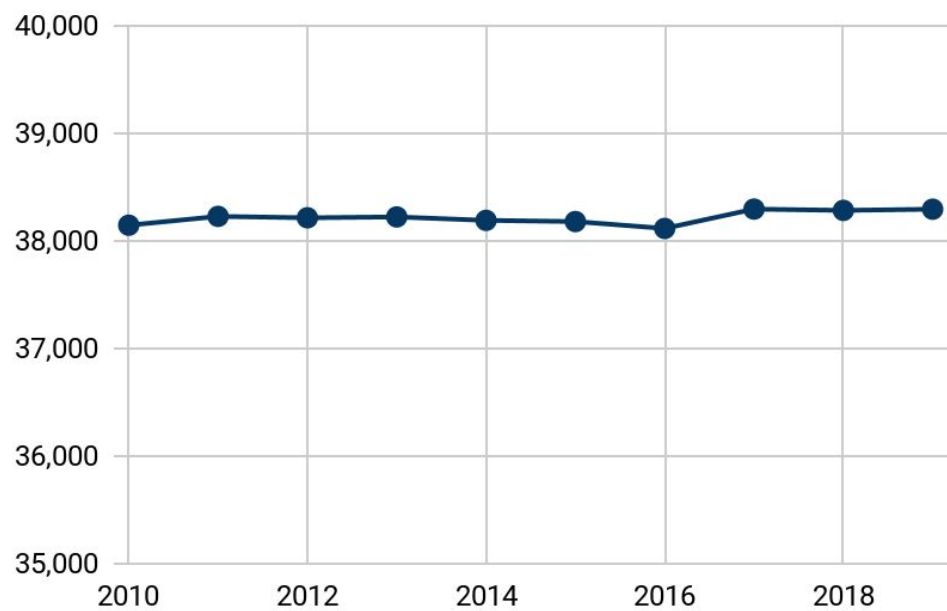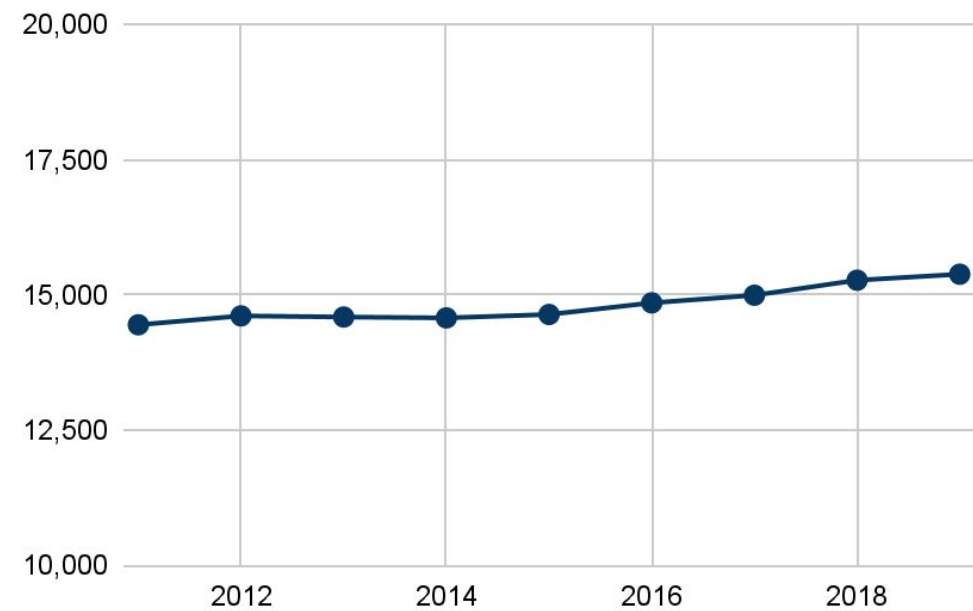
Indiana Housing Dashboard **DRAFT** | 2

POPULATION | Montgomery County's population has increased by 0.39% (0 people) between 2010-2019. In the same time period, the total number of households increased by 6% (1,000 households).

Resident Population
Montgomery County | 2010-2019

Households
Montgomery County | 2010-2019

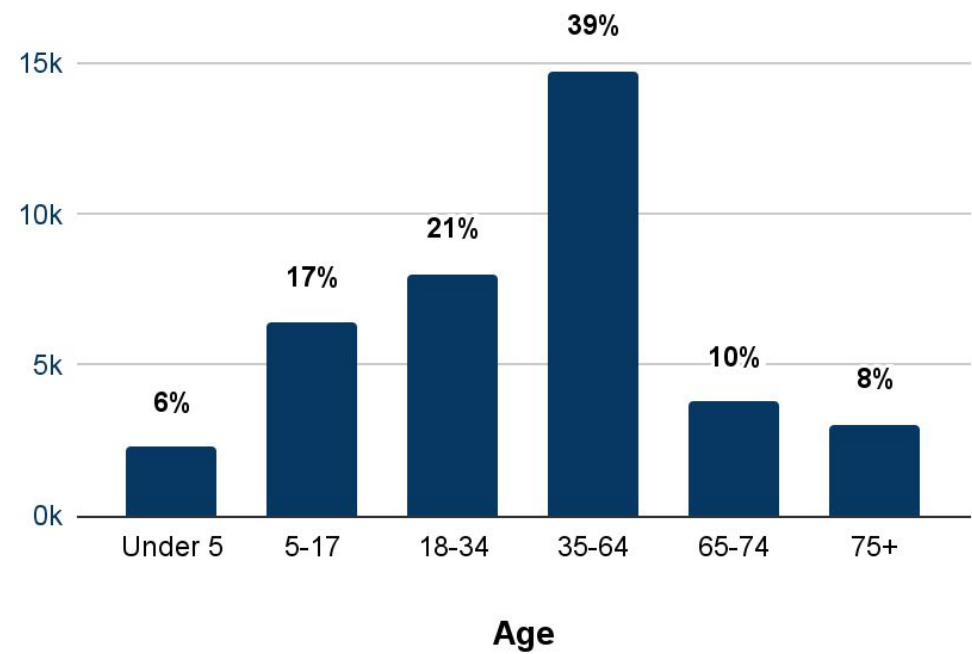**WORKING DRAFT**
Note: Some data are placeholders, and not representative of actual conditions.
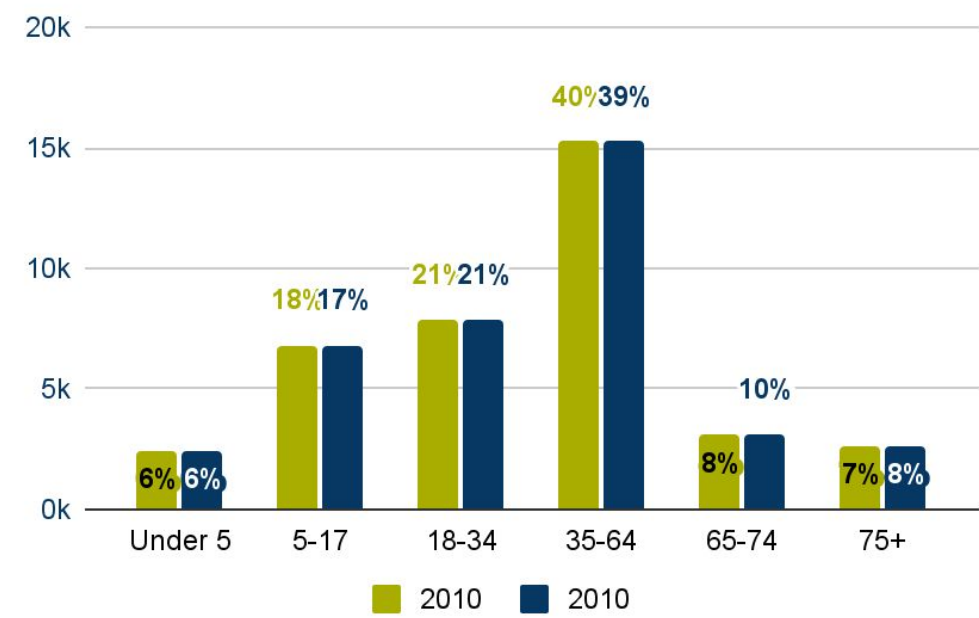
AGE | 18% of people in Montgomery County are above the age of 65, while 23% are below 18.

Population by Age
Montgomery County | 2019

Source: ACS 2019 5-year estimates

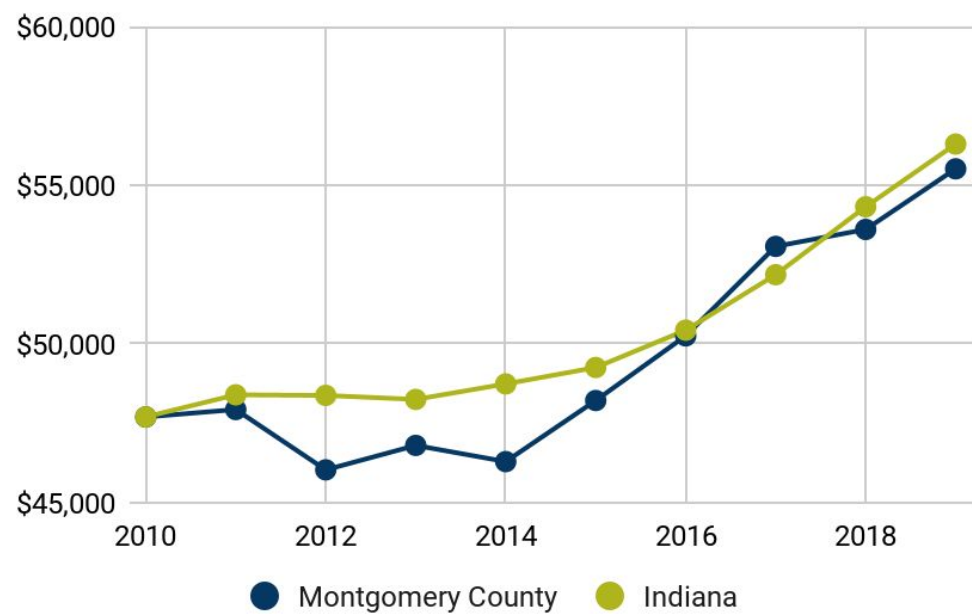## Change in Share of Population
Montgomery County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

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

HOUSEHOLD INCOMES | Montgomery County had a median income of $55,522 in 2019, up 16% since 2010. 30% of households have incomes below $35,000, while 19% have incomes above $100,000.
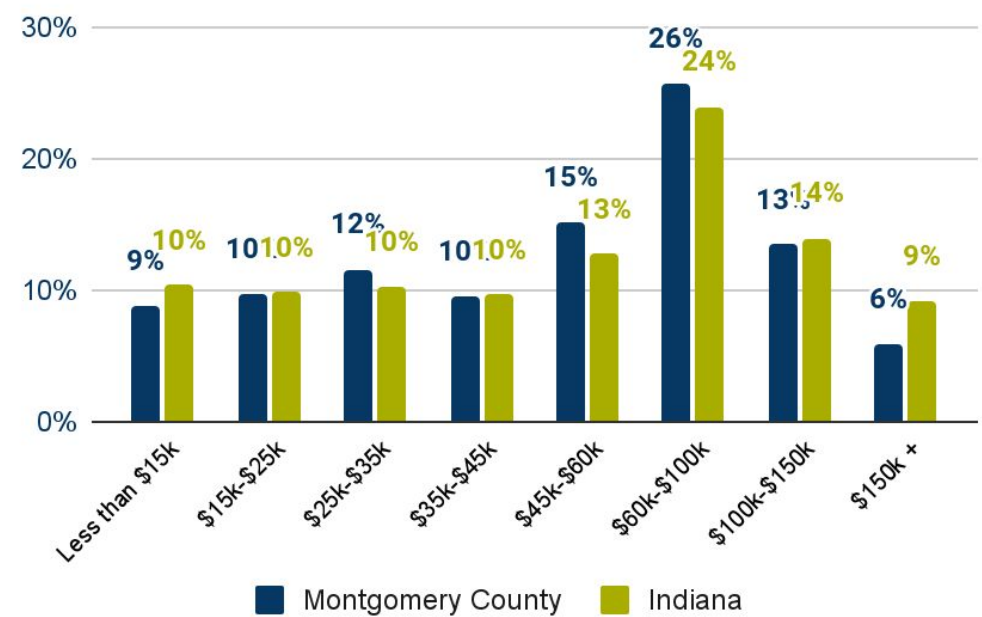
Median Income
Montgomery County, State of Indiana | 2010-2019

Montgomery County ● Indiana

Household Income Distribution
Montgomery County, State of Indiana | 2019

Montgomery County ■ Indiana

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

FAMILY POVERTY RATE| 7.5% of families live in poverty conditions in Montgomery County, down 2.2 points from 9.8% in 2010.

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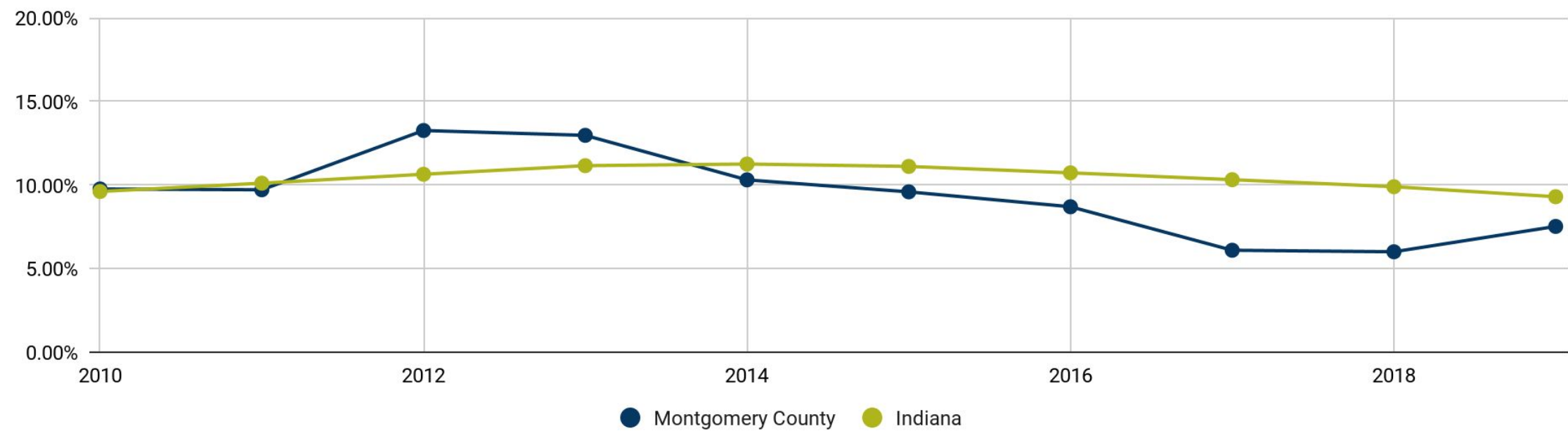
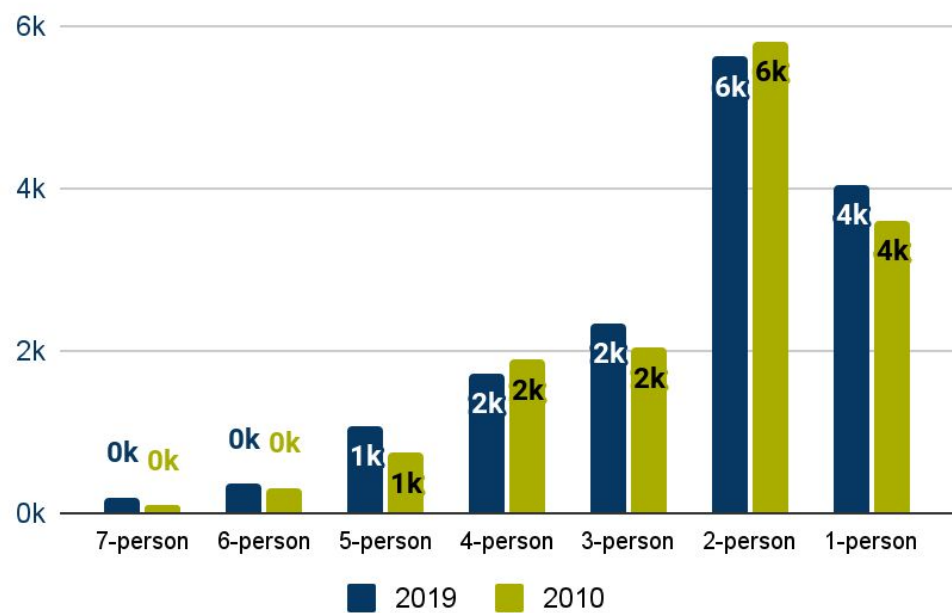**Montgomery County, State of Indiana | 2010-2019**

Source: ACS 2010-2019 5-year estimates

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

HOUSEHOLD SIZE | The average household size is 2.41, compared to 2.52 statewide. The Montgomery County average household has shrunk by 0.12 persons since 2010.

Household Size
Montgomery 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.
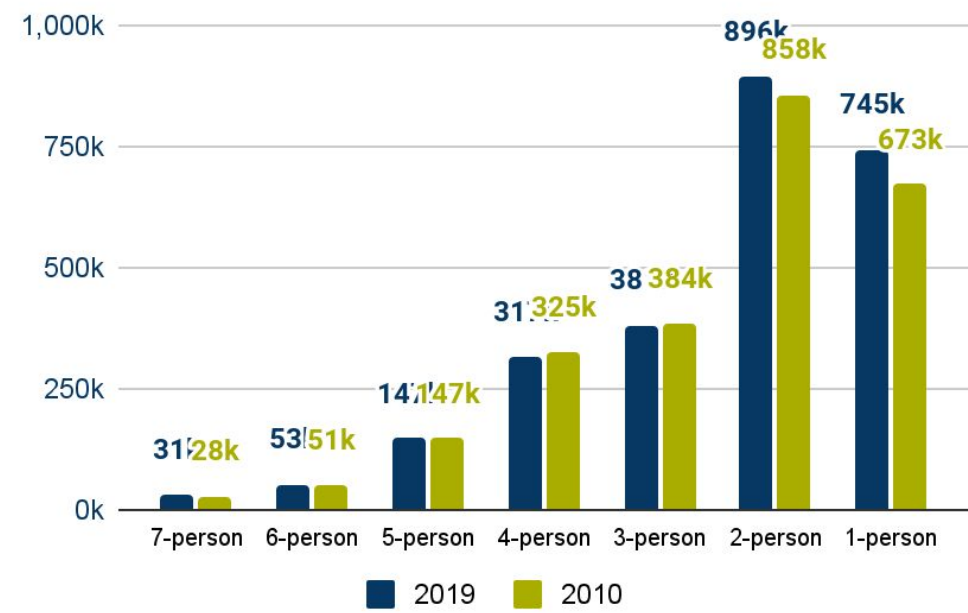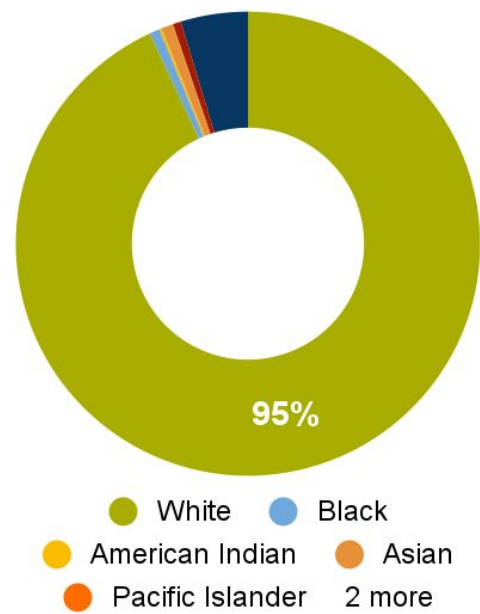
RACIAL COMPOSITION | The currently racial distribution of households in Montgomery County is 95% white, 1% Black, 5% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Montgomery County | 2019

Indiana | 2019

Montgomery County 2019: White 95%

Indiana 2019: White 83%, Black 9%, 2 more 7%

Legend: White, Black, American Indian, Asian, Pacific Islander, 2 more

Household Racial Distribution

Montgomery County | 2010, 2019

Bar chart values:
- White: 36k (2019), 14k (2010)
- Black: 0k, 0k
- American Indian: 0k, 0k
- Asian: 0k, 0k
- Pacific Islander: 0k, 0k
- Other: 0k, 0k
- Hispanic or Latino: 2k (2019), 14k (2010)

Legend: 2019, 2010

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
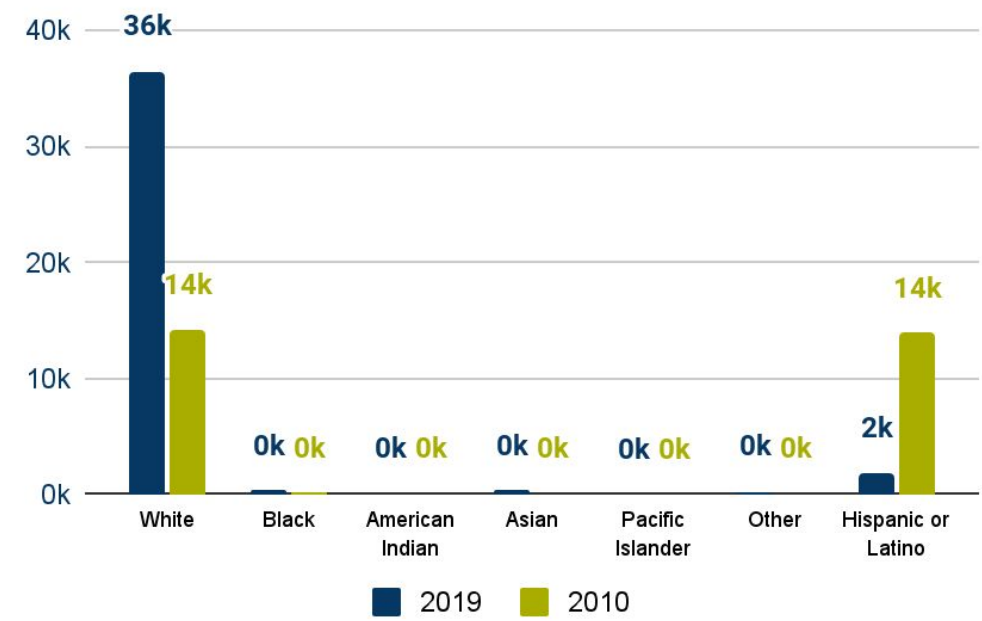
HOUSING TENURE | In 2019, 28% of households (4,377 households) in Montgomery County were renters, while 72% are (11,005 households) owner households. The share of renters has increased by 2% since 2010.
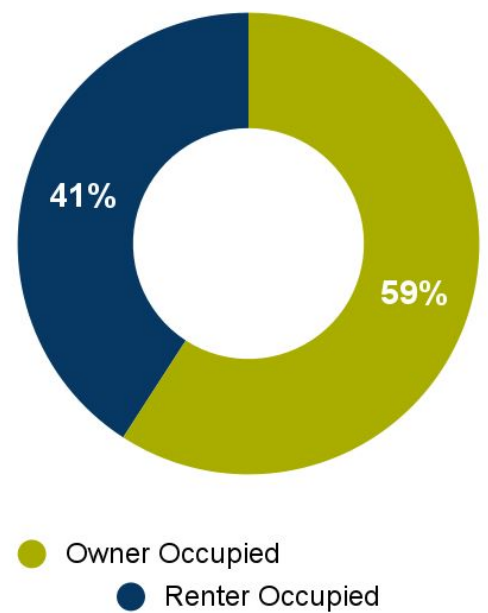
Housing Tenure

Montgomery County | 2019

Indiana | 2019

28%

72%

- Owner Occupied
- Renter Occupied

41%

59%

- Owner Occupied
- Renter Occupied
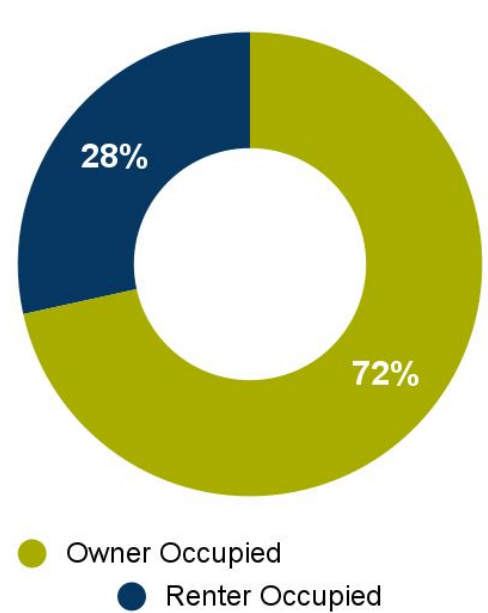
Total Households by Tenure

Montgomery County | 2010-2019
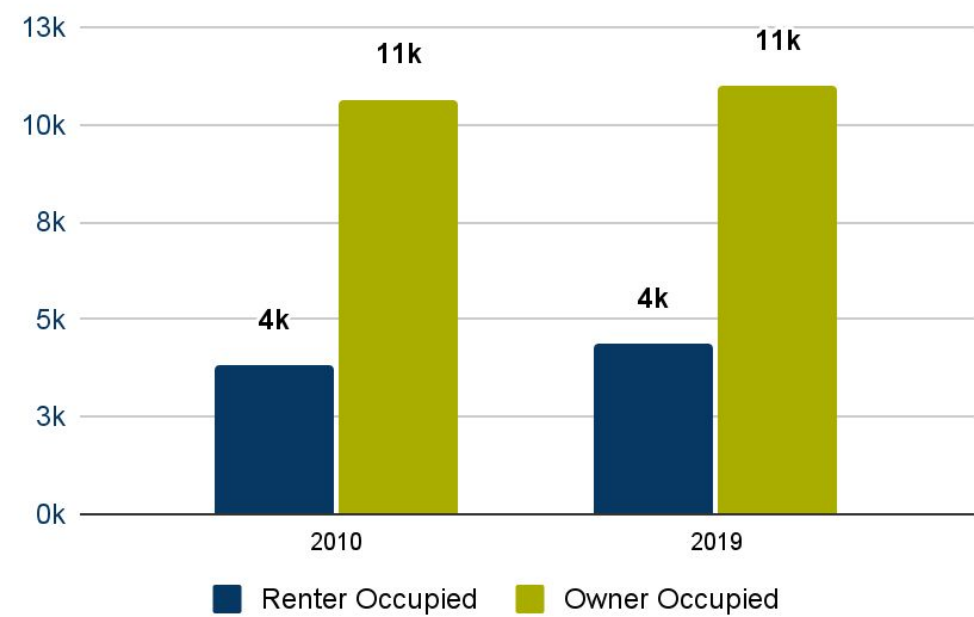
13k

11k   11k

10k

8k

5k   4k   4k

3k

0k
     2010   2019

- Renter Occupied
- Owner Occupied

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

TENURE BY RACE| While the overall homeownership rate is 72%, among non-Hispanic White households' homeownership is 73%, 0% for Black households, and 74% for Hispanic or Latino households.
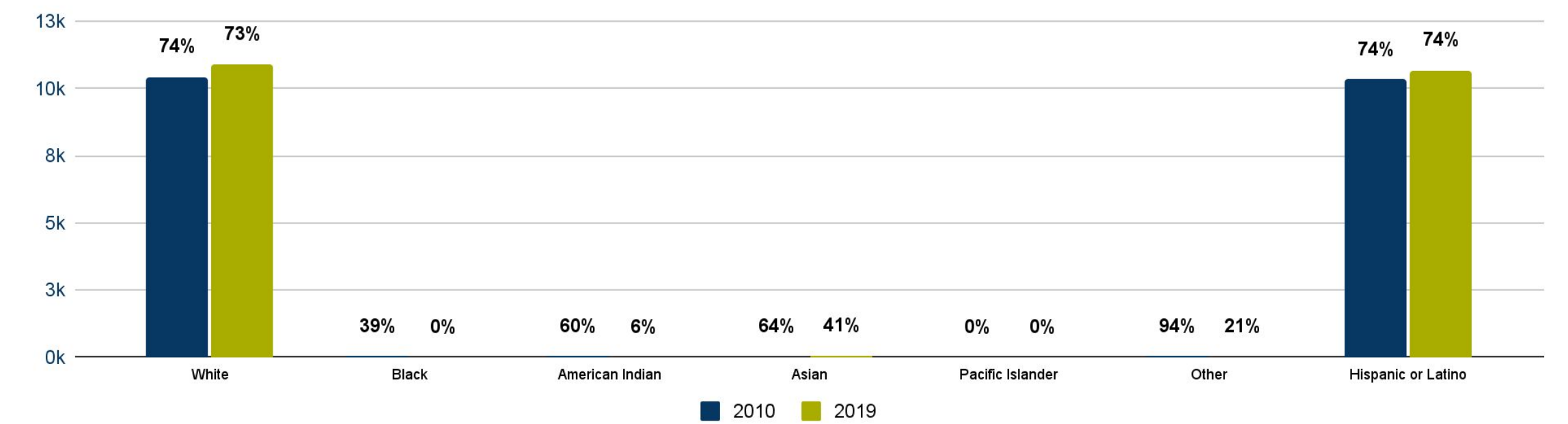
Homeownership by Race
Montgomery County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

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

Share of the Population with a Disability by Age

Montgomery County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

HR&A Advisors, Inc.

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

Indiana Housing Dashboard **DRAFT** | 11
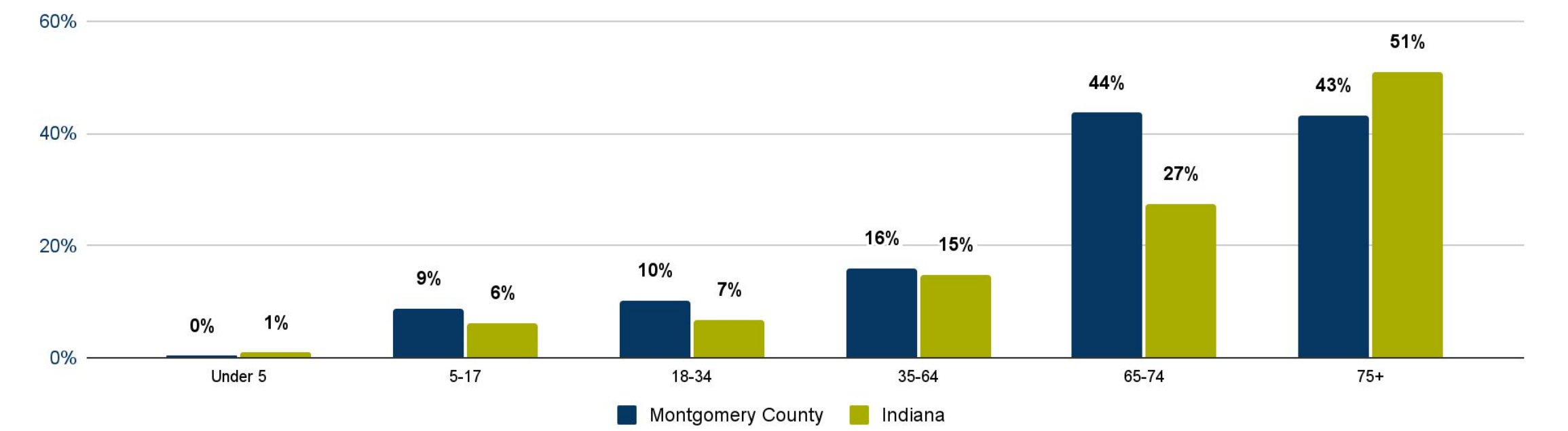
EDUCATIONAL ATTAINMENT | In Montgomery County, 72% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment

Montgomery County, Indiana | 2019
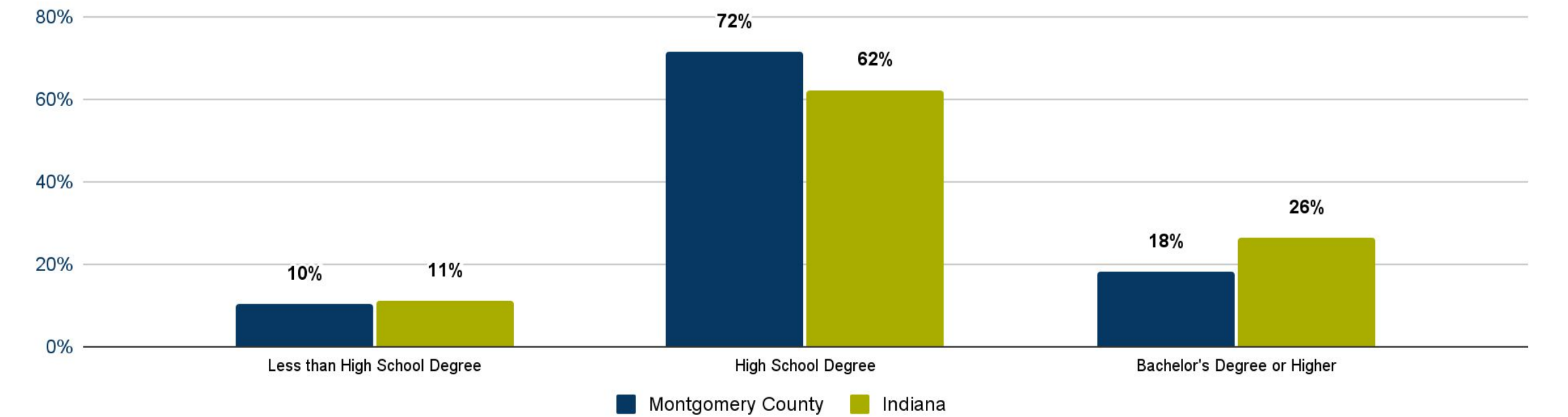
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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

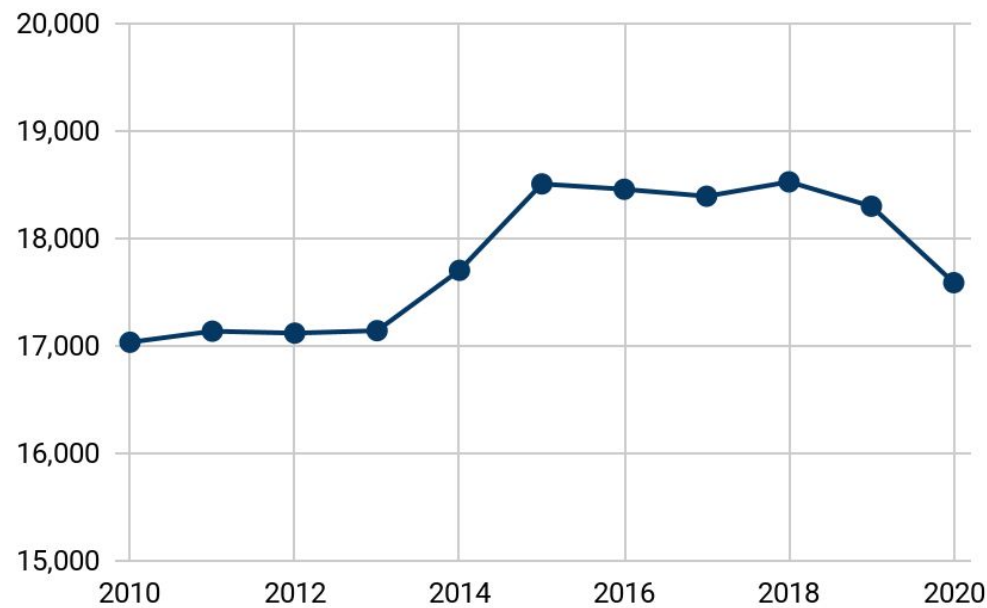**EMPLOYMENT BASE|** There are currently 18,000 employed persons in Montgomery County, up by 3% since 2010. The unemployment rate in 2020 was 5.20%, up 2.2 points from 2019.

Total Employment
Montgomery County | 2010-2019

Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Montgomery County, Indiana | 2010-2019

● Montgomery County ● Indiana

Source: ACS 2010-2019 5-year estimates

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
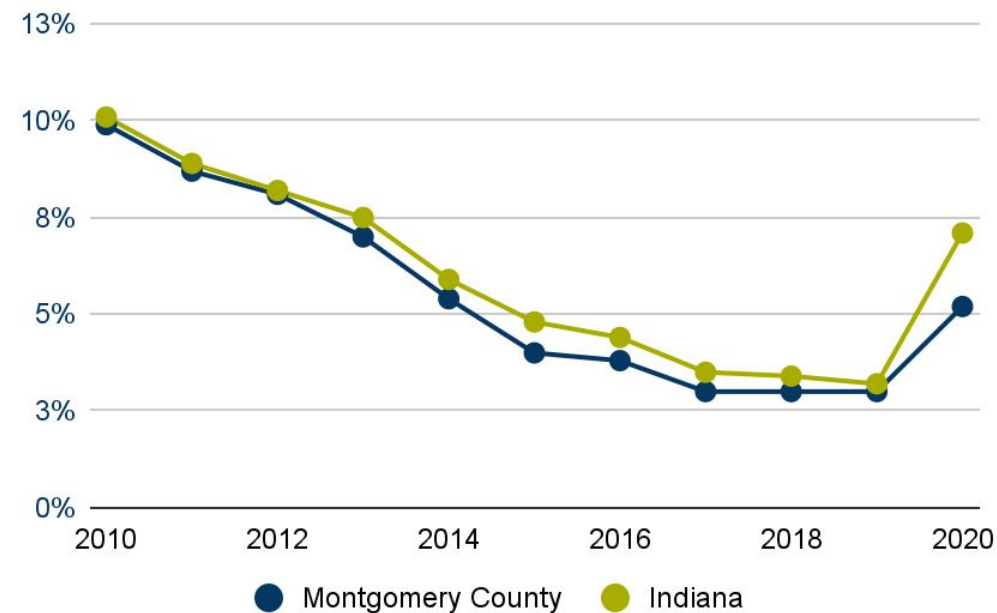
EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Montgomery County, accounting for 34% of all jobs, followed by Retail Trade (10% of all jobs).

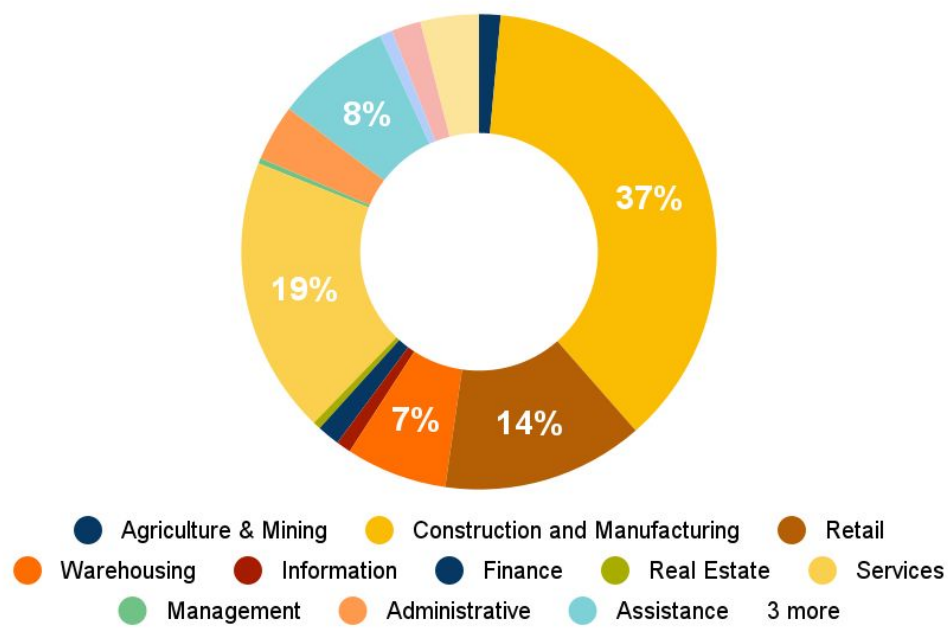## Total Jobs by All Industries

Montgomery County | 2018

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

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

Top 5 Industries and Median Annual Wages

1. **Service-providing | $38,977**
2. **Trade, transportation, and utilities | $36,774**
3. **Goods-producing | $61,323**
4. **Education and health services | $52,437**
5. **Professional and business services | $32,906**

Source: BLS
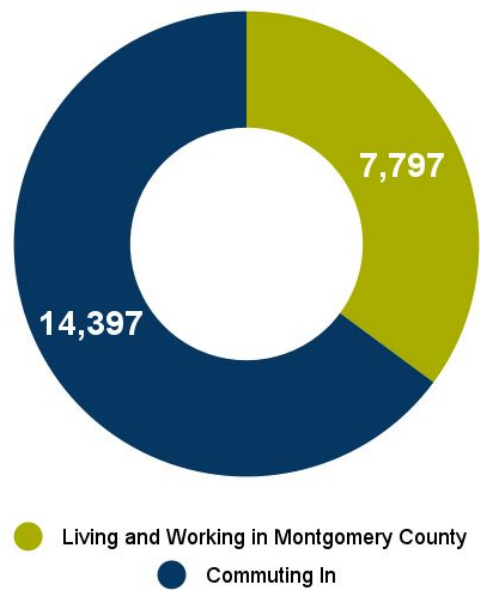
Top 5 Employers

1. **Lsc Communications (Crawfordsville)**
2. **Nucor Steel (Crawfordsville)**
3. **Random House Inc (Crawfordsville)**
4. **Acuity Brands Lighting Inc (Crawfordsville)**
5. **Indiana Home Care Plus (Crawfordsville)**

Source: BLS

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
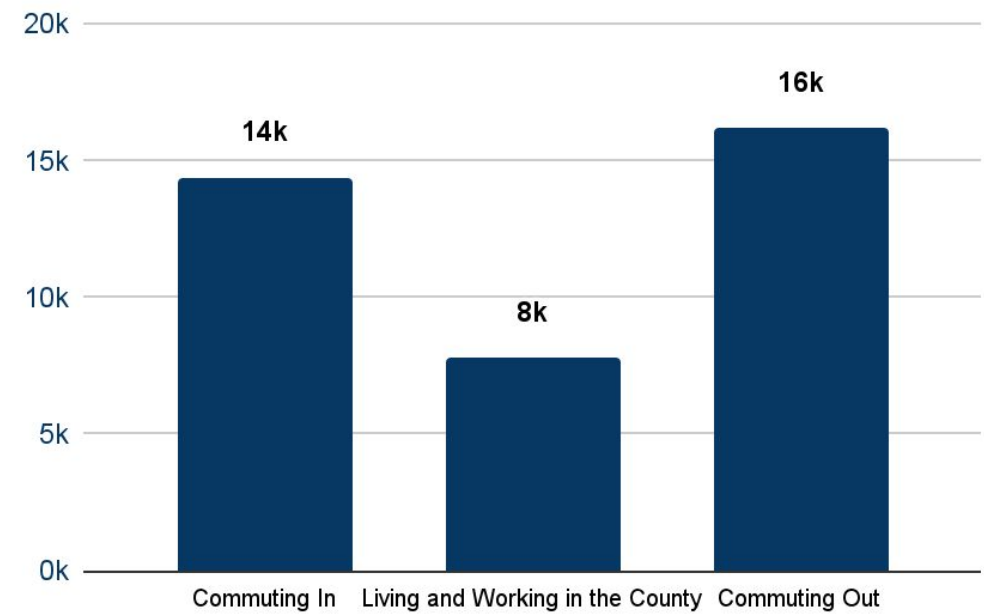
COMMUTER INFLOW / OUTFLOW | 14,000 commuters come into Montgomery County for their jobs, while 16,000 employees travel outside for their jobs.

Employment Inflow
Montgomery County | 2018

7,797

14,397

● Living and Working in Montgomery County
● Commuting In

Commuting Patterns
Montgomery County | 2018

| | 14k | 8k | 16k |

Commuting In Living and Working in the County Commuting Out

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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1159 between 2014-2019 and 792, or 68 units for every 100 jobs created.

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

Legend: ■ New Jobs ■ New Housing Units

Chart values:
- 2014: New Jobs 562, New Housing Units -16
- 2015: New Jobs 805, New Housing Units 63
- 2016: New Jobs -50, New Housing Units 215
- 2017: New Jobs -65, New Housing Units 141
- 2018: New Jobs 134, New Housing Units 278
- 2019: New Jobs -227, New Housing Units 111

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
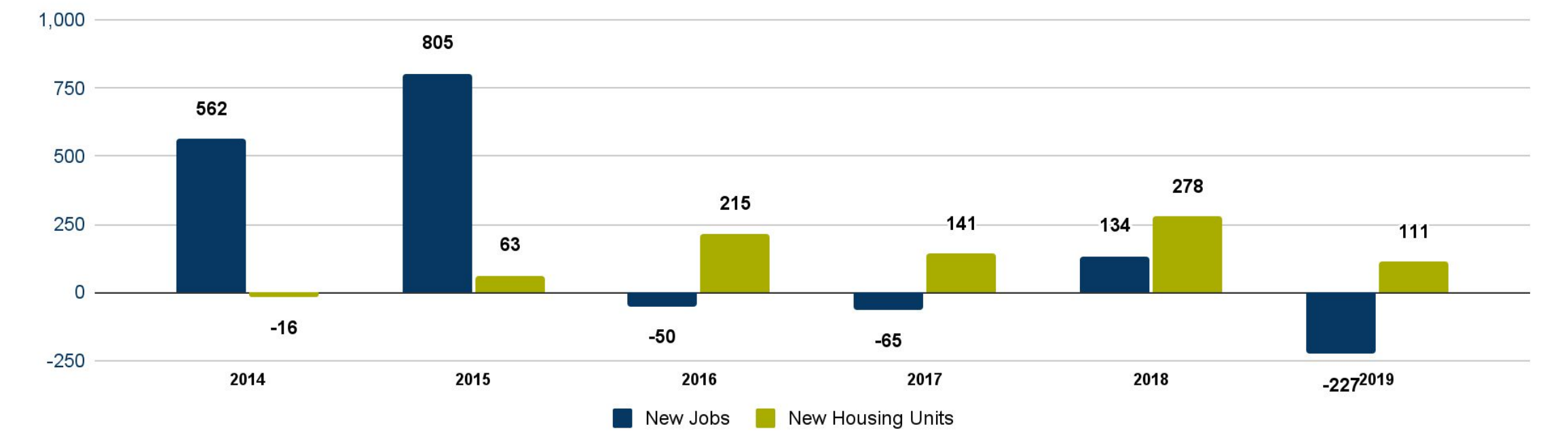
# JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 22% since 2010 for the total population and increased 14% for the population with at least a high school degree.

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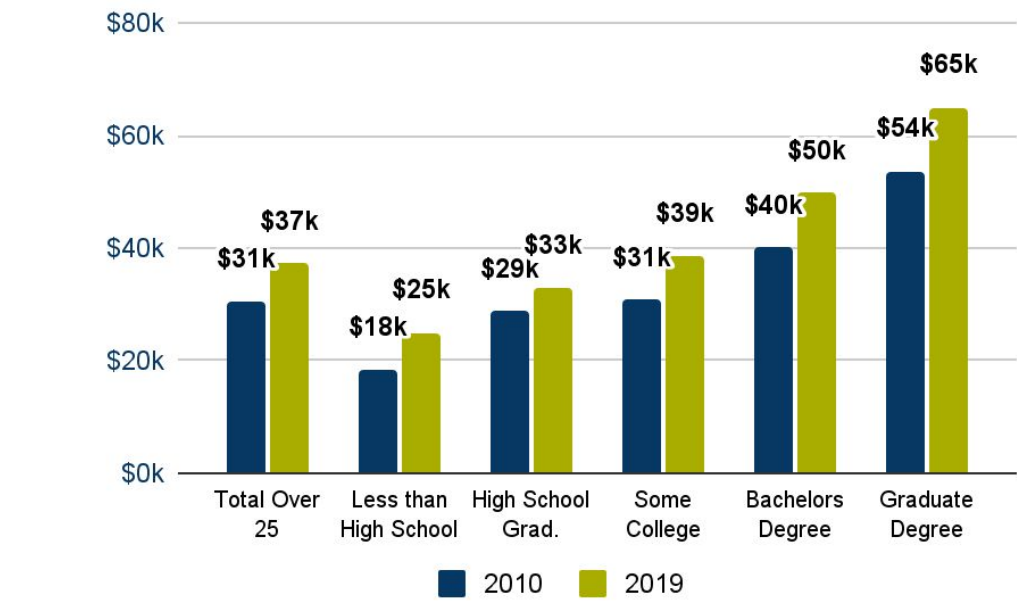
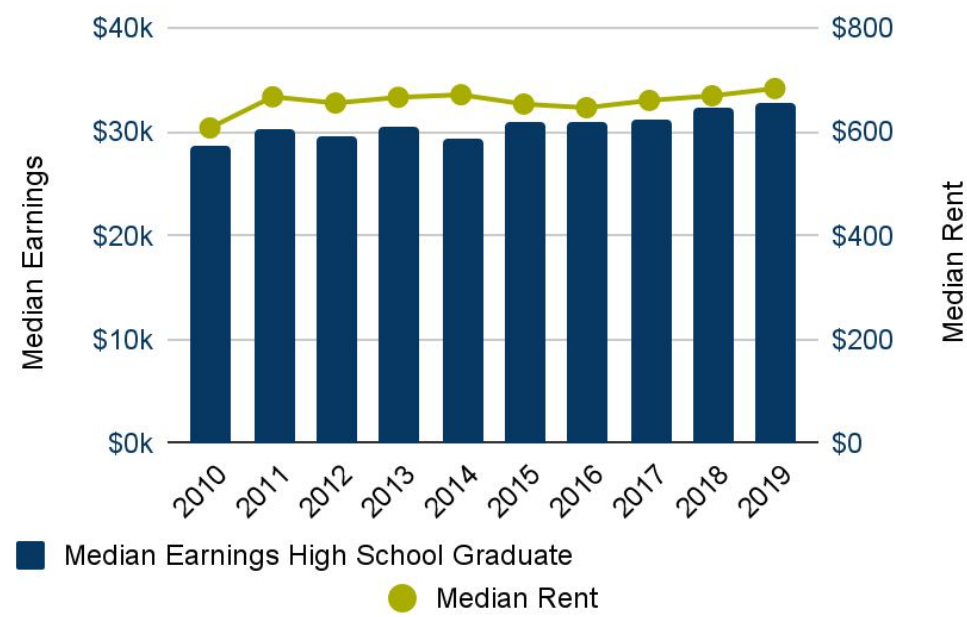Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates
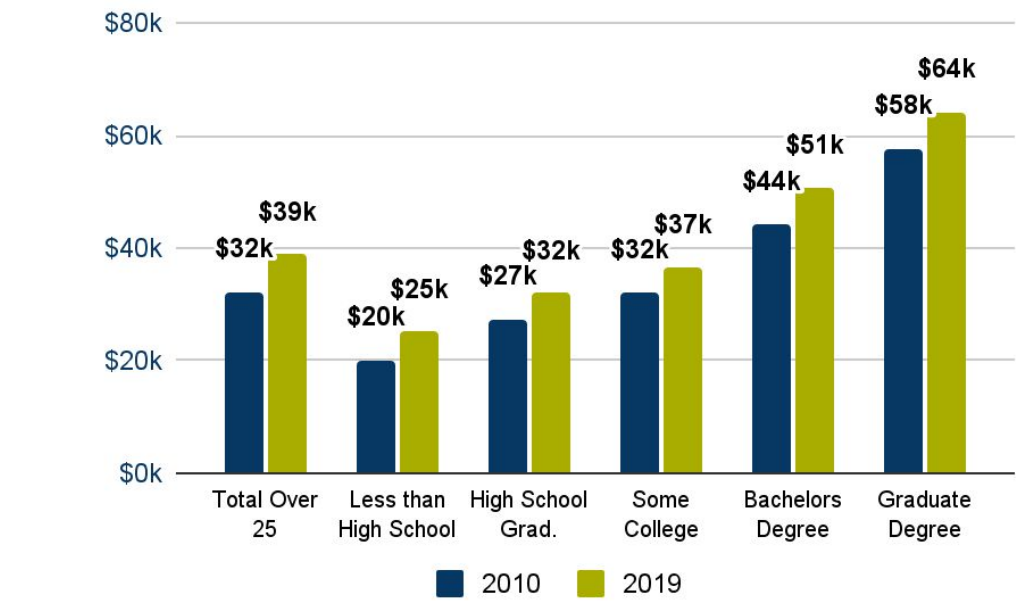
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

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 12.5% since 2010.

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

Source: ACS 2010-2019 5-year estimates

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

Source: ACS 2010-2019 5-year estimates

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

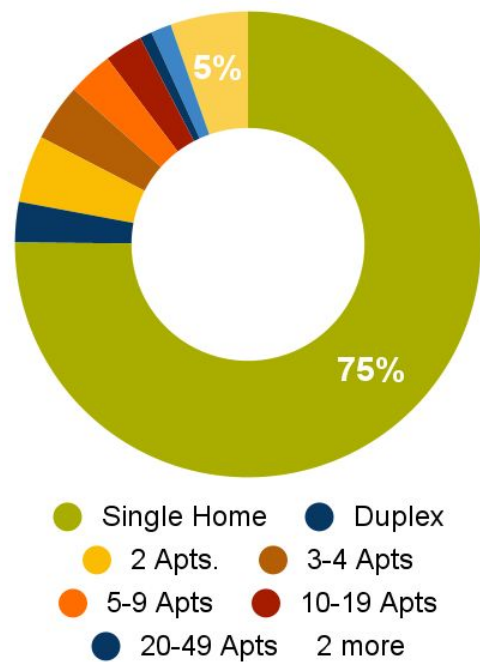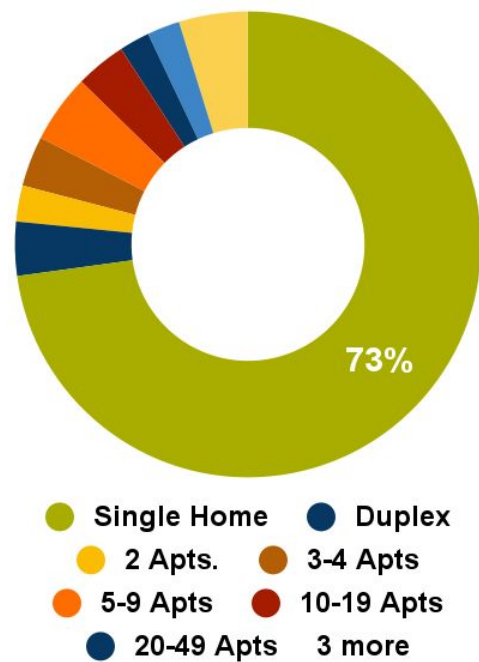# HOUSING TRENDS

HOUSING TYPOLOGY | 75% of homes in Montgomery County are single-family, while 19% are multifamily. The share of multifamily housing has increased by 176 homes since 2010.
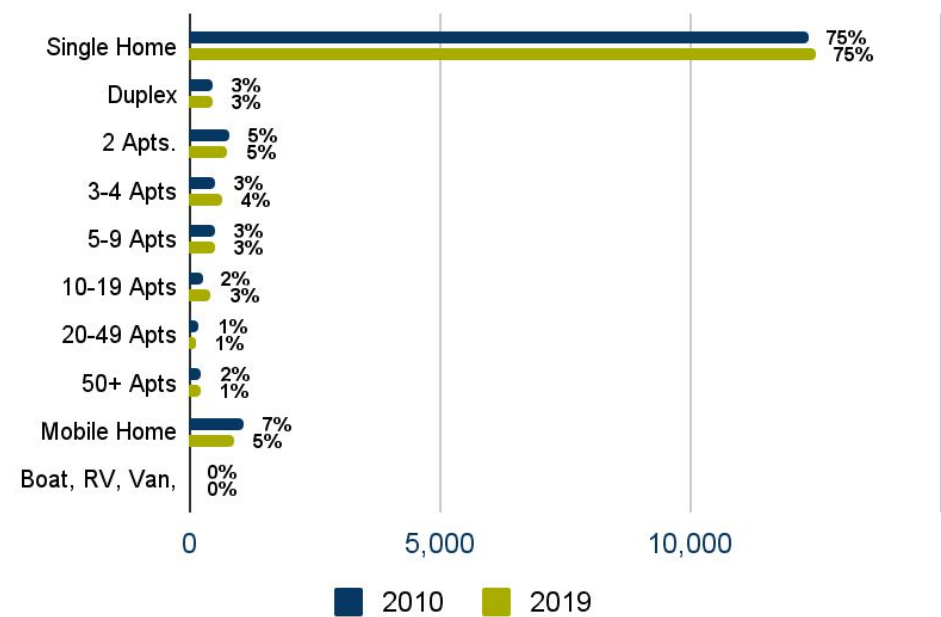
Housing Typology

Montgomery County | 2019

Indiana | 2019

Single Home · Duplex
2 Apts. · 3-4 Apts
5-9 Apts · 10-19 Apts
20-49 Apts · 2 more

Single Home · Duplex
2 Apts. · 3-4 Apts
5-9 Apts · 10-19 Apts
20-49 Apts · 3 more

Share of Housing Typology

Montgomery County | 2010, 2019

Category	2010	2019
Single Home	75%	75%
Duplex	3%	3%
2 Apts.	5%	5%
3-4 Apts	3%	4%
5-9 Apts	3%	3%
10-19 Apts	2%	3%
20-49 Apts	1%	1%
50+ Apts	2%	1%
Mobile Home	7%	5%
Boat, RV, Van,	0%	0%

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

HOUSING TYPOLOGY | Most units in Montgomery County are 2.41, with 63% of units 3 bedroom or more.

Housing Stock by Bedrooms

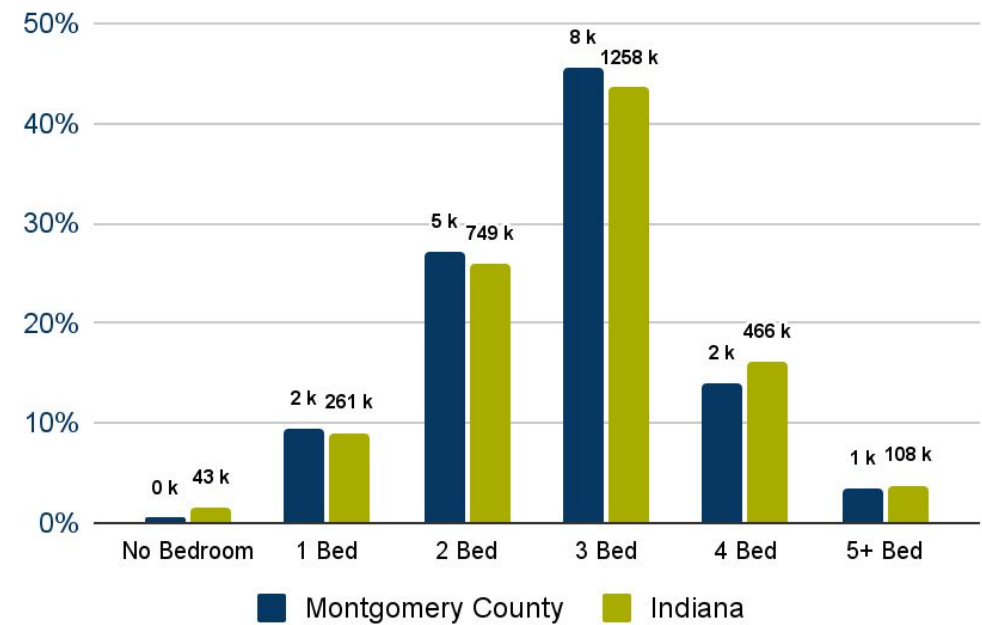**Montgomery County | 2019**

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed

Values shown: 27%, 9%, 14%, 46%

Indiana | 2019

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed

Values shown: 26%, 9%, 16%, 44%
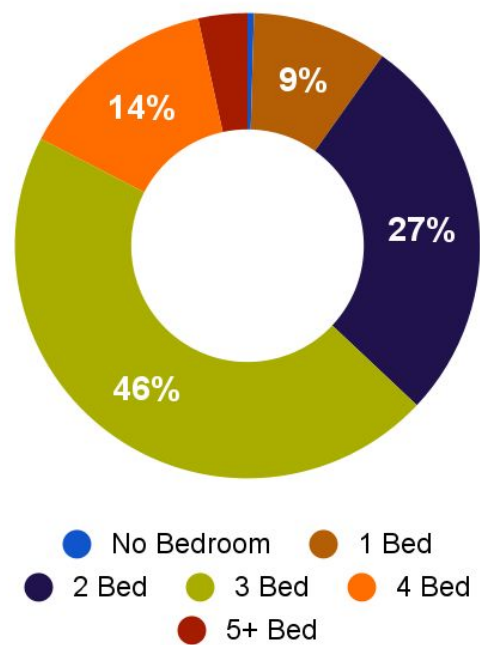
Source: ACS 2010-2019 5-year estimates
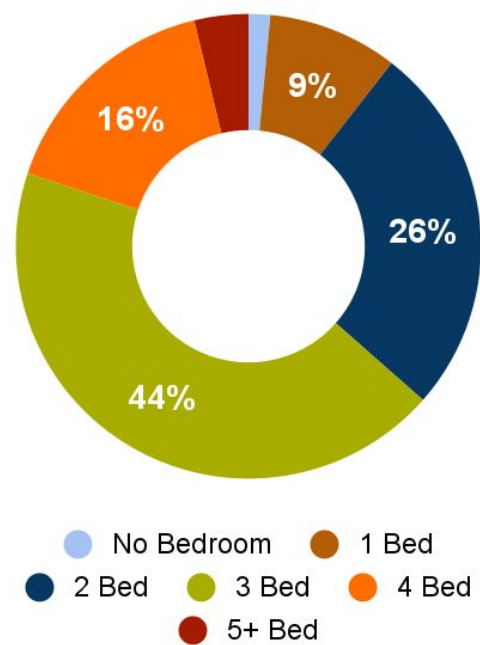
Share of Housing Stock by Bedroom

Montgomery County, Indiana | 2019

Bar chart data:
- No Bedroom: Montgomery County 0 k, Indiana 43 k
- 1 Bed: Montgomery County 2 k, Indiana 261 k
- 2 Bed: Montgomery County 5 k, Indiana 749 k
- 3 Bed: Montgomery County 8 k, Indiana 1258 k
- 4 Bed: Montgomery County 2 k, Indiana 466 k
- 5+ Bed: Montgomery County 1 k, Indiana 108 k

Legend: Montgomery County, Indiana

Source: ACS 2010-2019 5-year estimates

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

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

Homes by Year Built
Montgomery County | 2019

Source: ACS 2010-2019 5-year estimates

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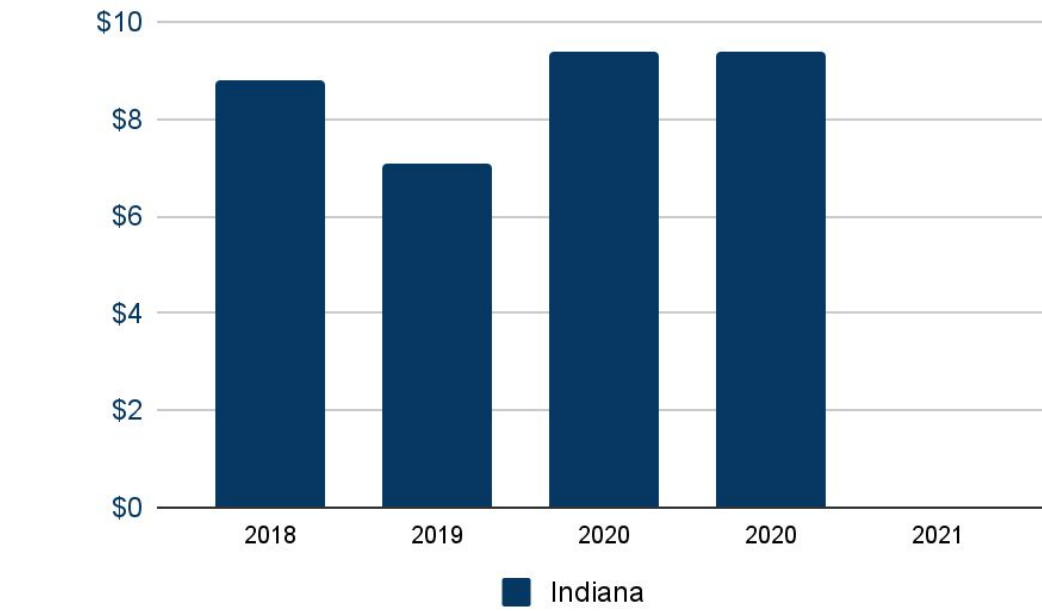**Note: Some data are placeholders, and not representative of actual conditions.**

MEDIAN LISTING PRICE| Homes in Montgomery County have a median listing price of $125,700, compared to $141,700 statewide. Home prices have increased by 17% since 2010.

Median Listing Price
Montgomery County, Indiana | 2016-2020
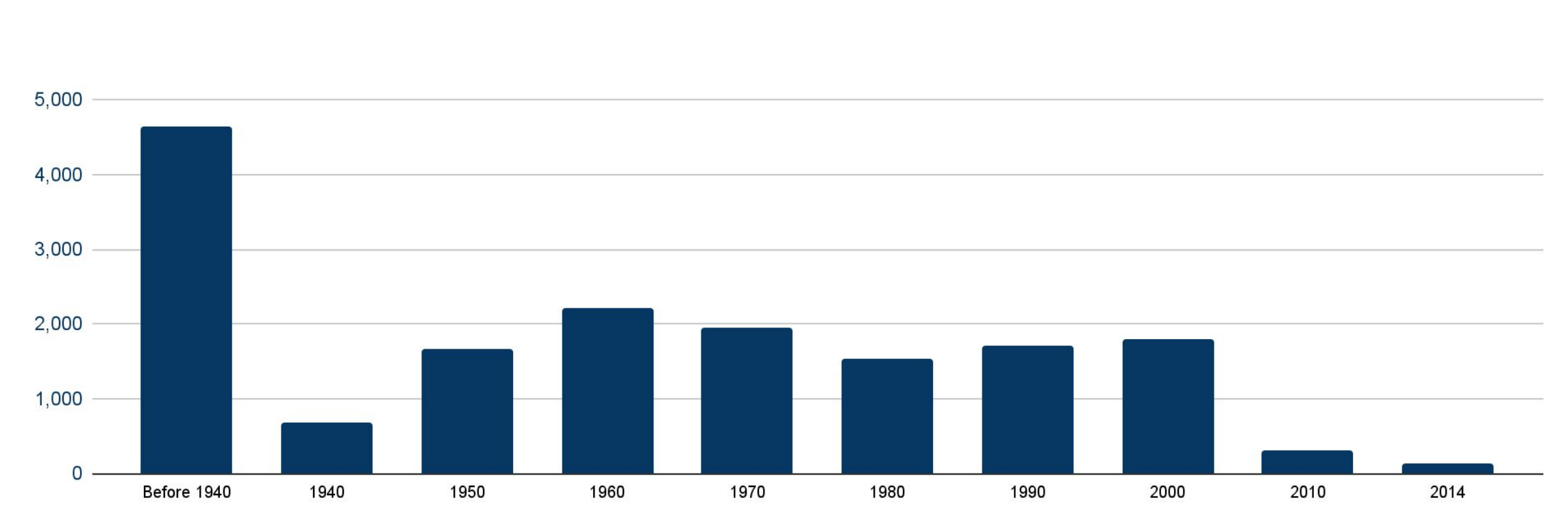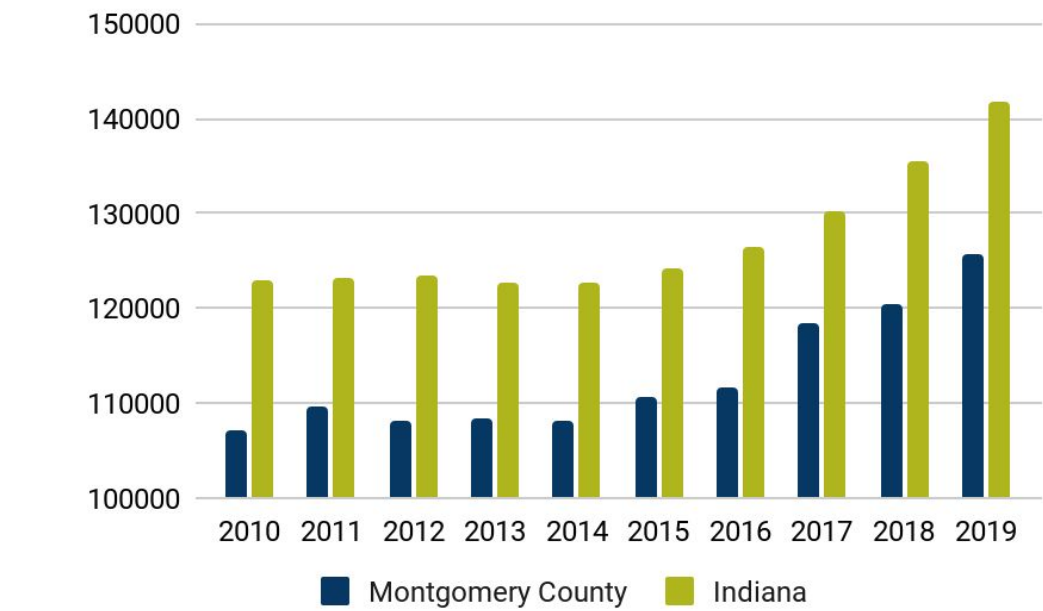
Source: ACS 2010-2019 5-year estimates

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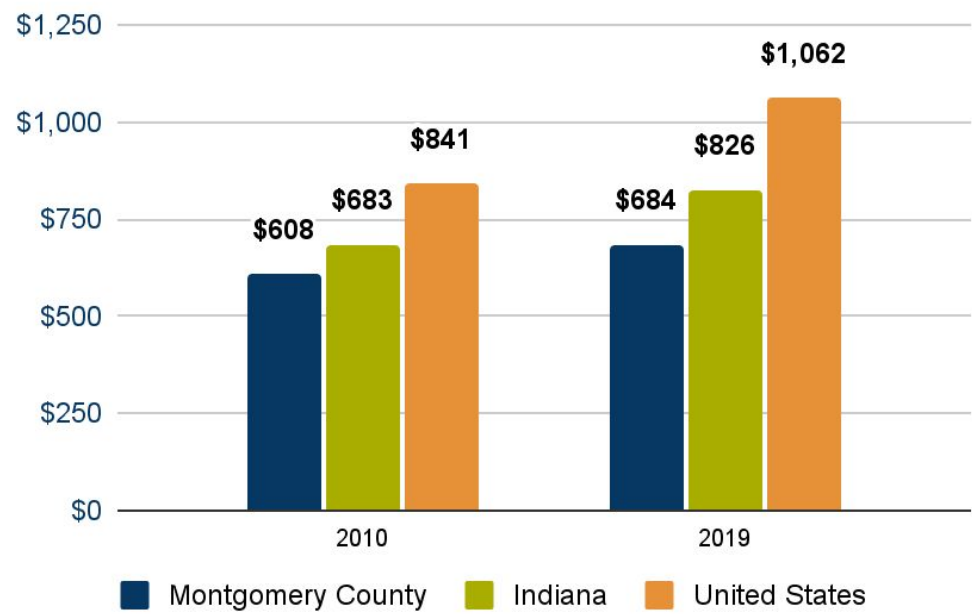

Source: ACS 2010-2019 5-year estimates

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

MEDIAN RENTS | Median rents have increased by 13% since 2010, with average rents at $684.
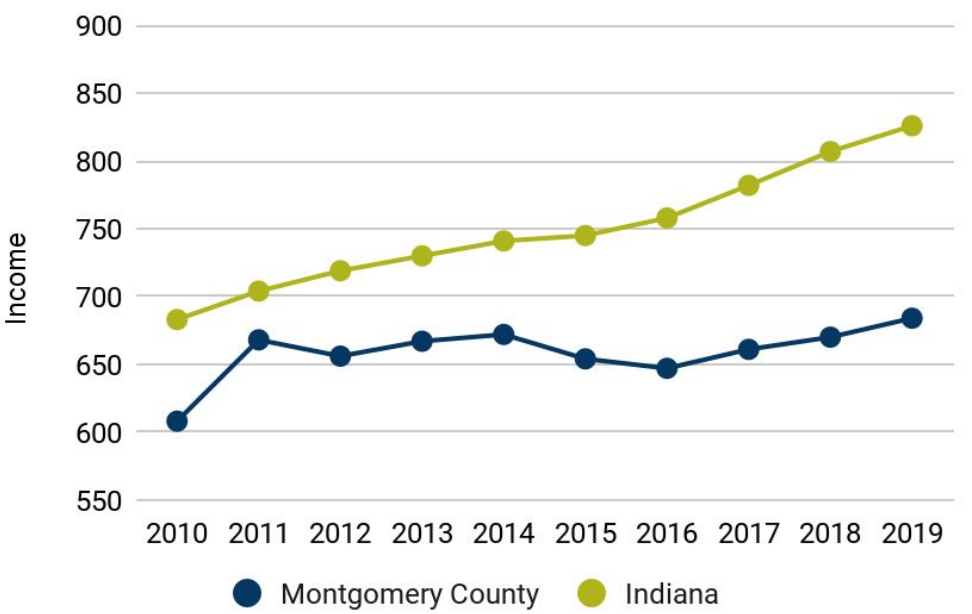
Median Rent
Montgomery County, Indiana | 2010, 2019

Legend: Montgomery County, Indiana, United States

Values — 2010: $608, $683, $841 | 2019: $684, $826, $1,062

Median Rent Over Time
Montgomery County, Indiana | 2010 - 2019

Legend: Montgomery County, Indiana

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

COST BURDEN | 37% of households are housing cost burdened in Montgomery County, down -13% since 2010. 51% of households earning below $50,000 are housing cost burdened.
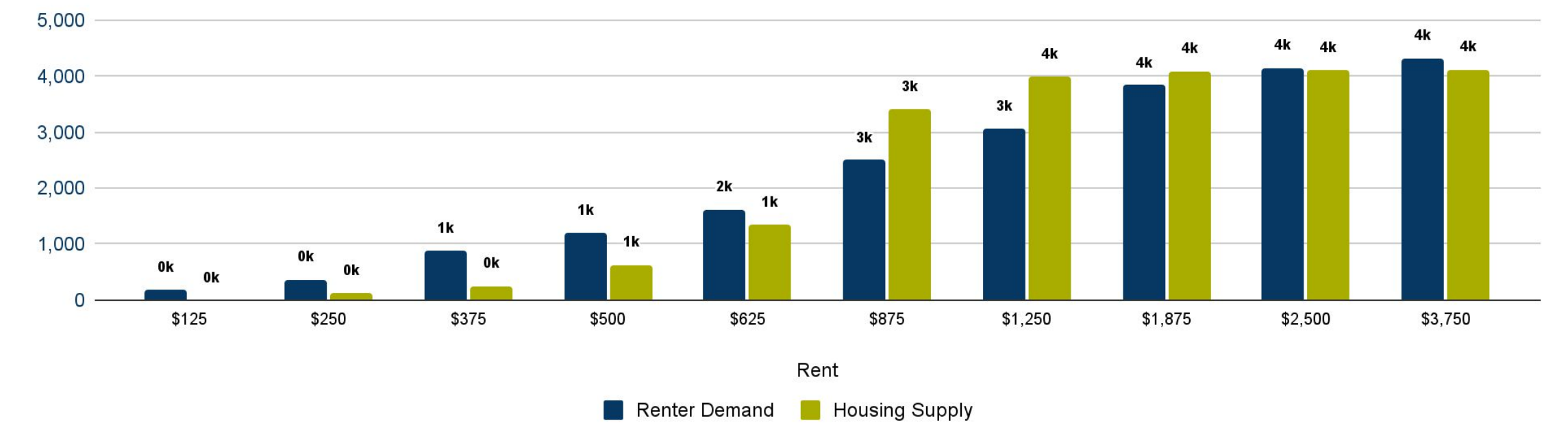
Renter Housing Cost Burden

Montgomery County, Indiana | 2010 - 2019

Legend: 2010 (dark blue), 2019 (olive green)
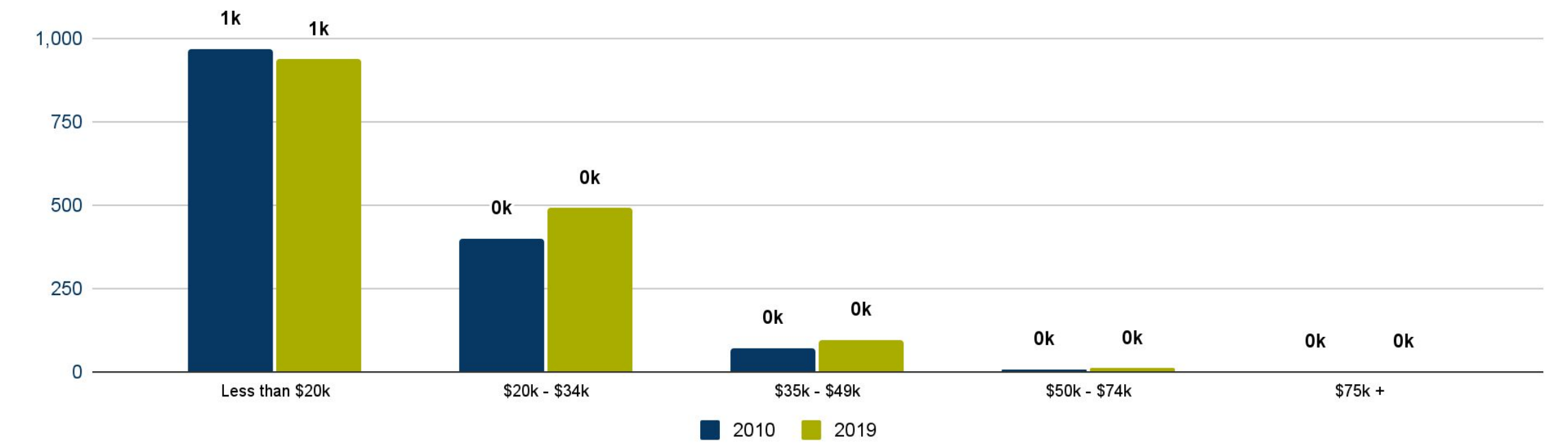
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

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.
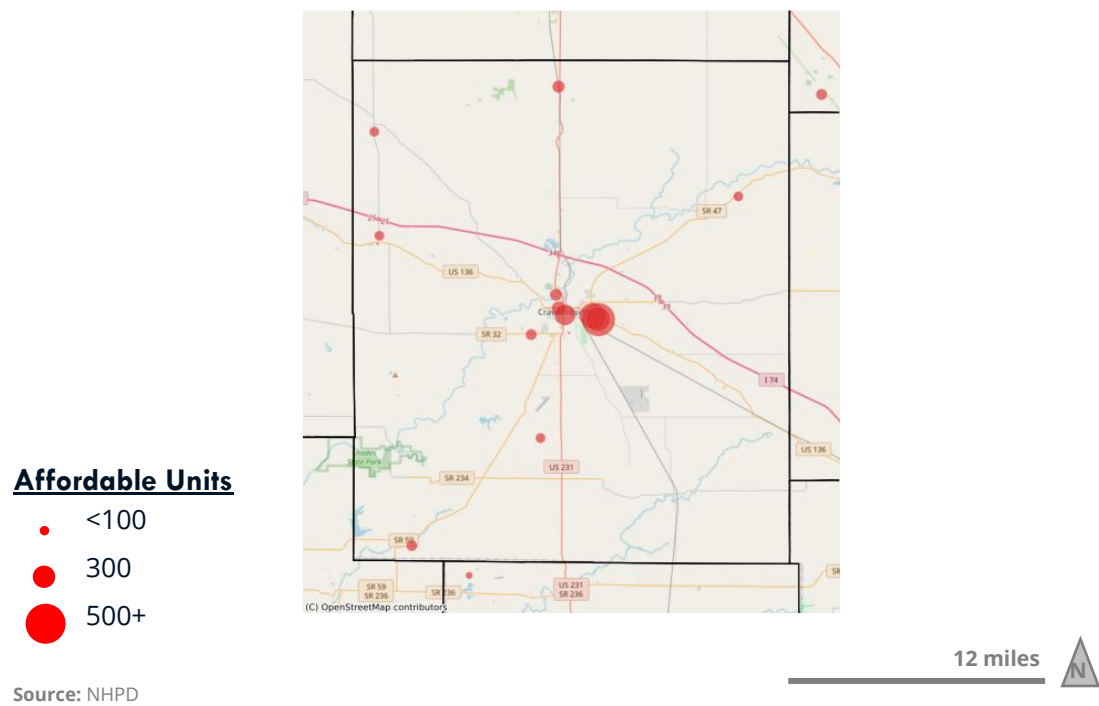
Cumulative Housing Gap
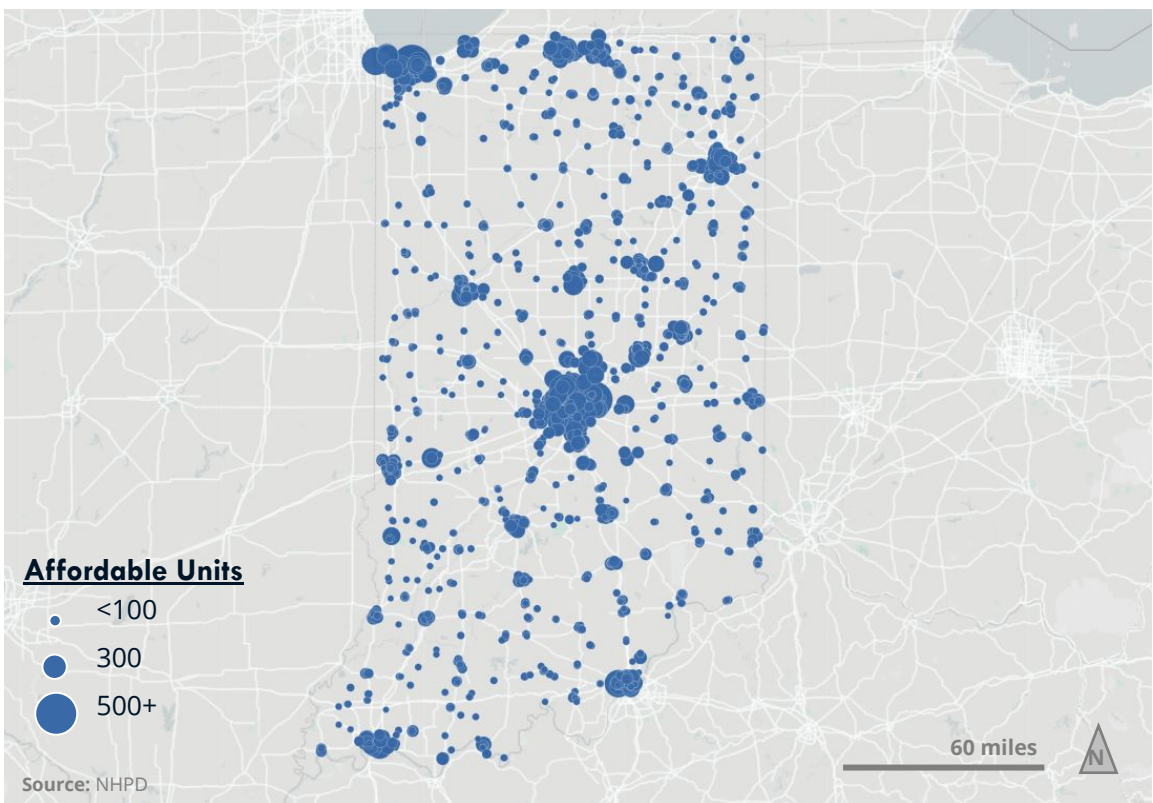
Montgomery County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

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

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

Affordable Housing Inventory
Montgomery County | 2020

Affordable Units
- <100
- 300
- 500+

12 miles

Source: NHPD

Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

60 miles

Source: NHPD

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

Broadband Access
Montgomery County | 2017-2020
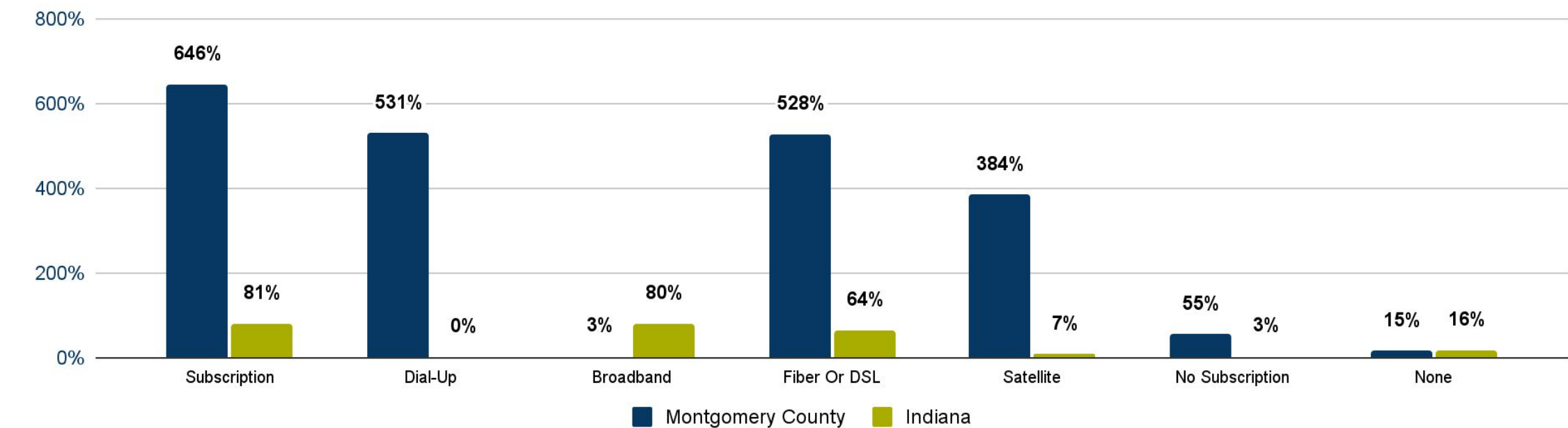
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

HOUSING CONSTRUCTION

HOUSING STARTS | There have been 46 new housing starts in 2016 in Montgomery County, with 560 total building permits authorized since 2020.

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

Legend: ● Total Bldgs ● Total Units

Data points (Total Units): 2020: 76, 2014: 45, 2017: 57, 2018: 67, 2019: 77, 2015: 32, 2012: 40, 2010: 42, 2011: 37, 2013: 47, 2016: 46

Data points (Total Bldgs): 2019: 75, 2010: 38
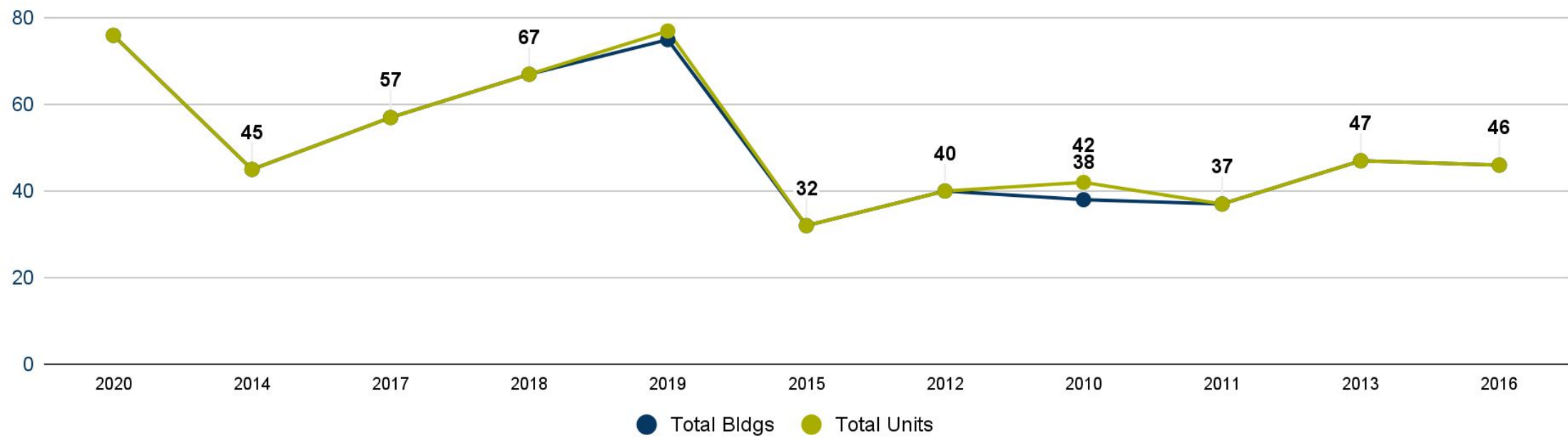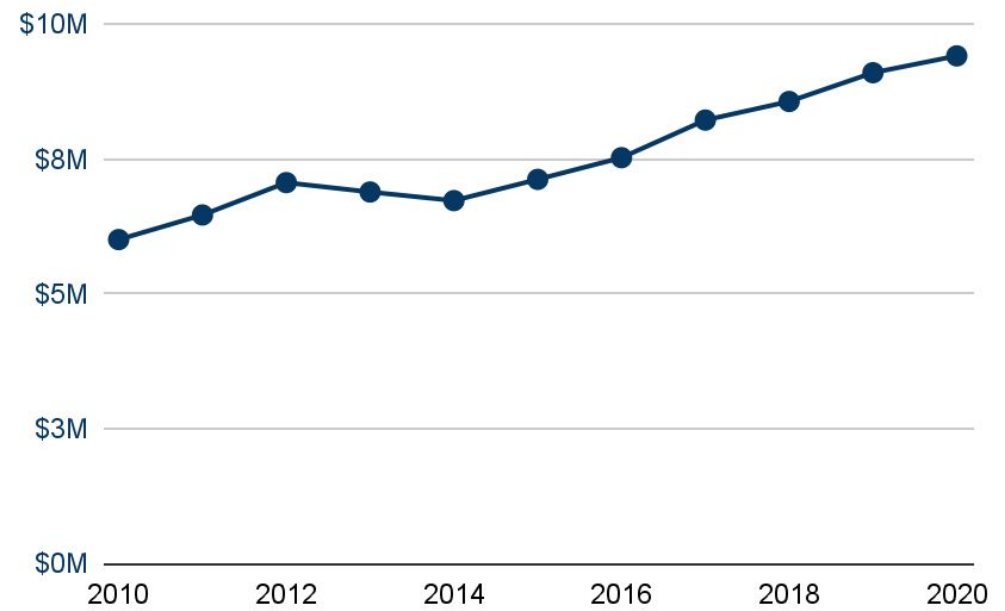
Source: St. Louis Fed.

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

Indiana Housing Dashboard **DRAFT** | 32