INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR HUNTINGTON COUNTY

MARCH 2022

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

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.
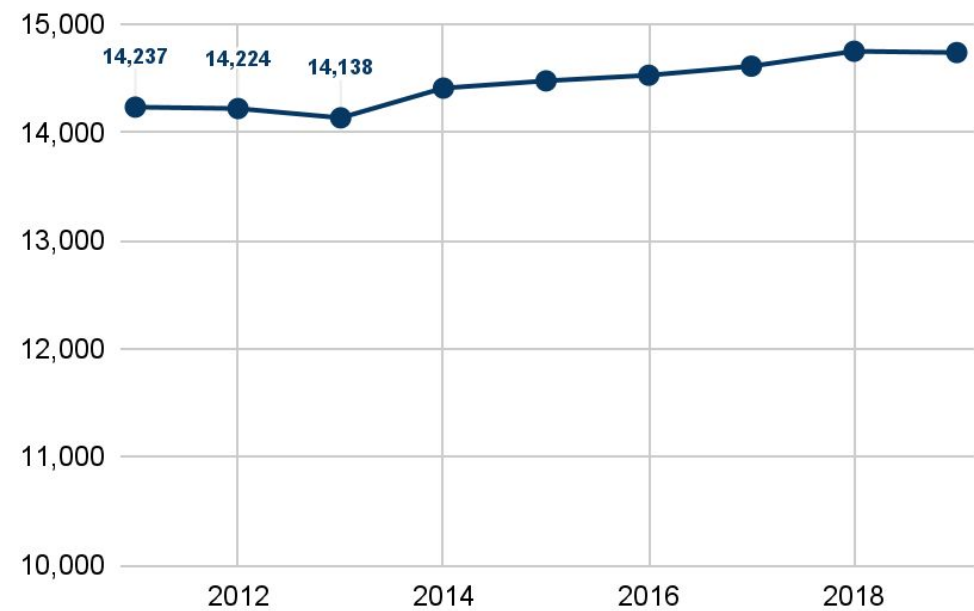
DEMOGRAPHIC TRENDS

POPULATION | Huntington County's population has decreased by 2.58% (962 people) between 2010-2019. In the same time period, the total number of households increased by 3.64% (518 households).

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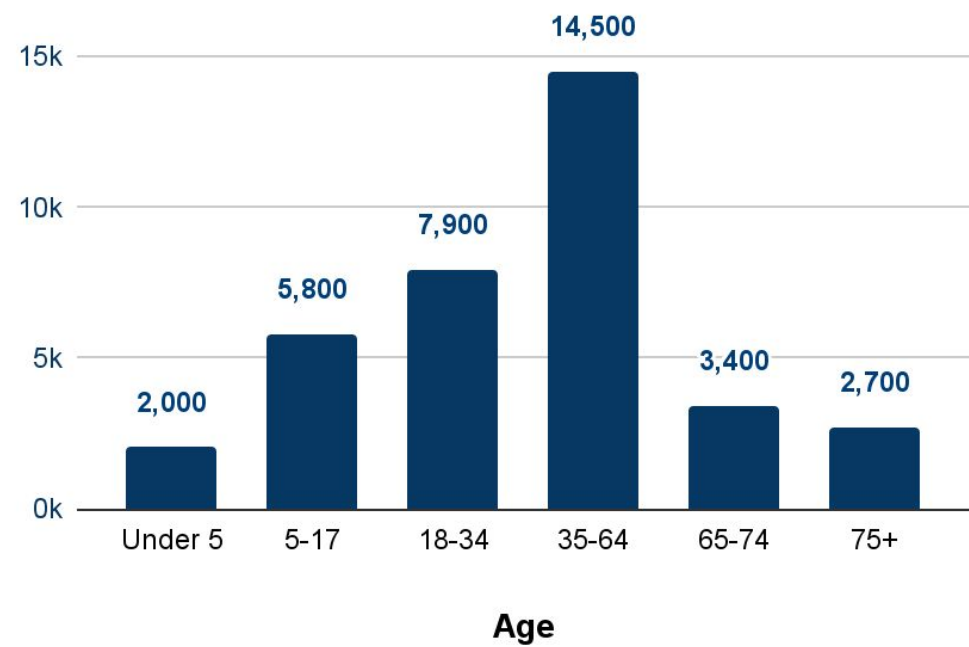**Huntington County | 2010-2019**

Source: FRED, U.S. Census Bureau

Households
Huntington County | 2010-2019
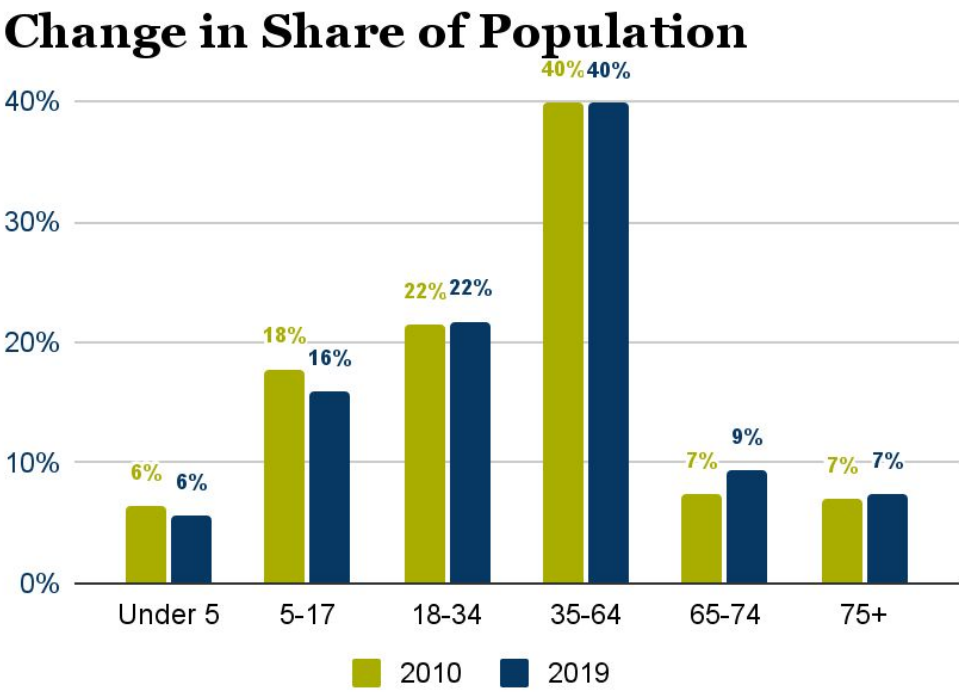

Source: FRED, U.S. Census Bureau

AGE| 6,100 of people in Huntington County are age 65 or older, while 22% are younger than 18.

Population by Age
Huntington County | 2019

Source: ACS 2019 5-year estimates

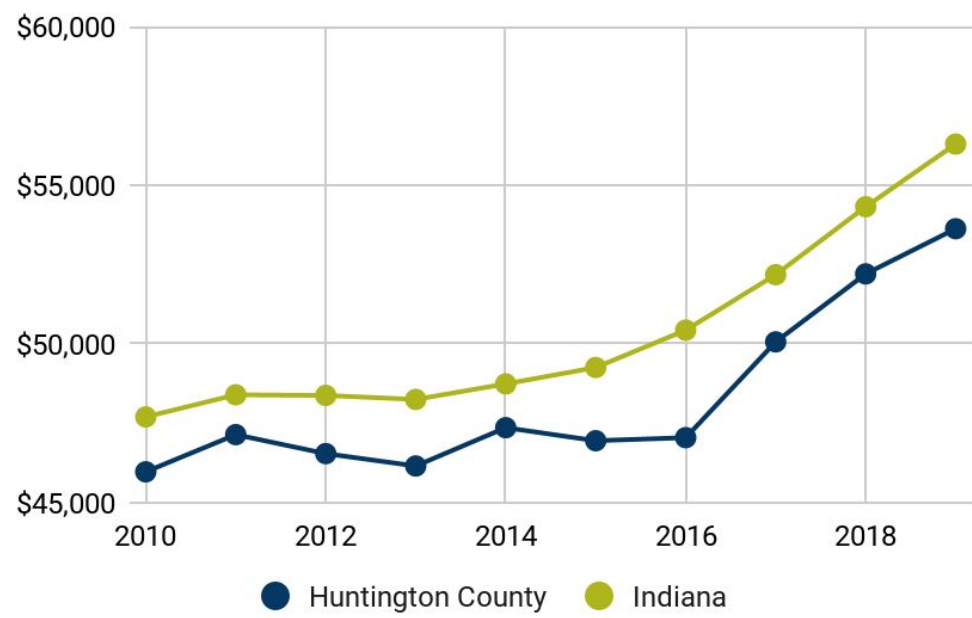## Change in Share of Population
Huntington County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Huntington County had a median income of $53,632 in 2019, up 17% since 2010. 31% of households have incomes below $35,000, while 19% have incomes above $100,000.
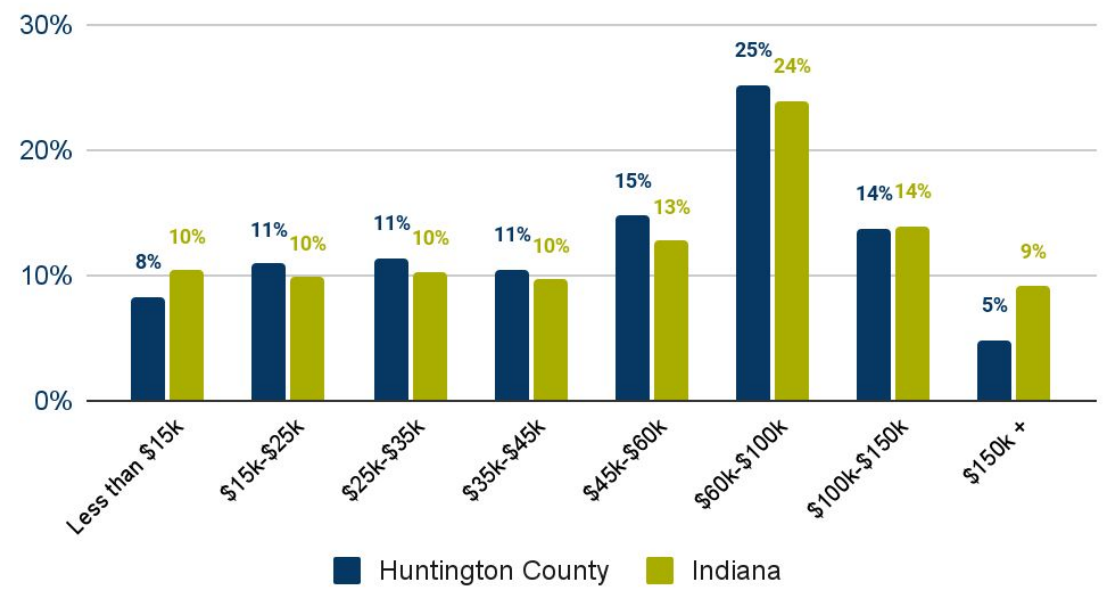
Median Income
Huntington County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates
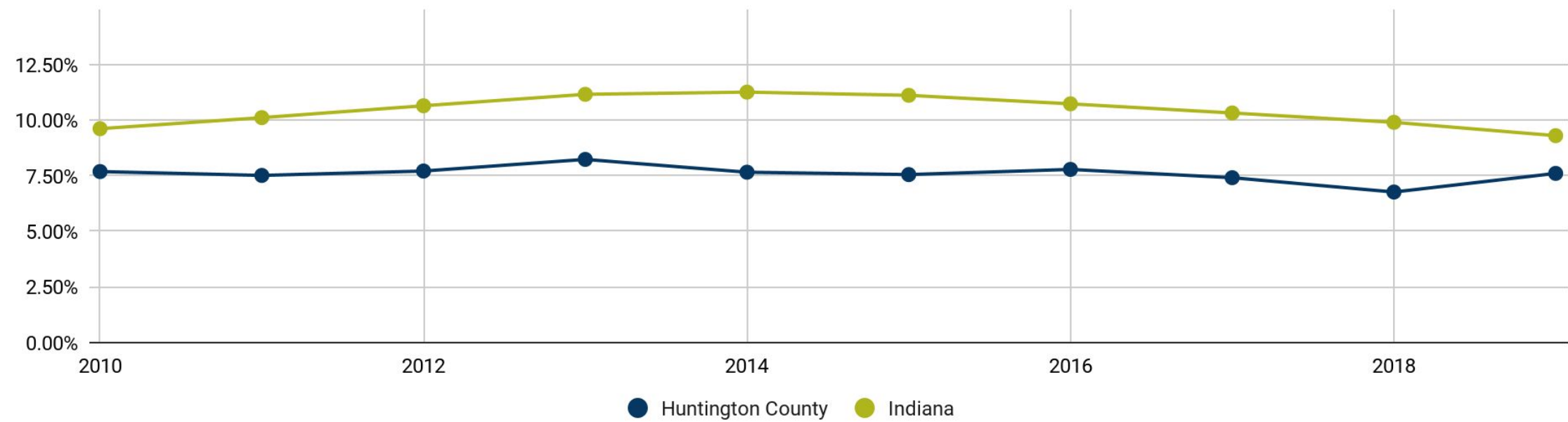
Household Income Distribution
Huntington County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.6% of families in Huntington County live below the poverty line, down 0.08 points from 7.7% in 2010.
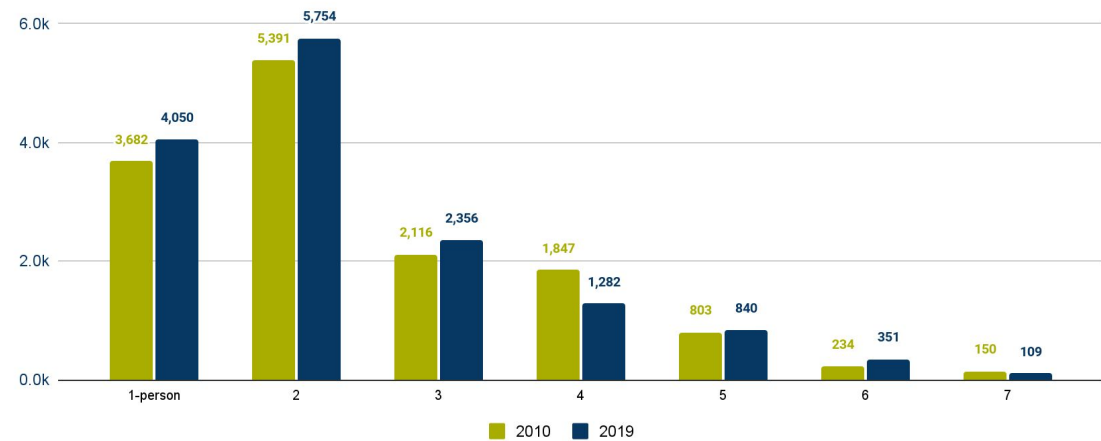
Family Poverty Rate
Huntington County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.37 people, compared to the statewide average of 2.52. The Huntington County average household has shrunk by 0.17 persons since 2010.

Household Size
Huntington County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

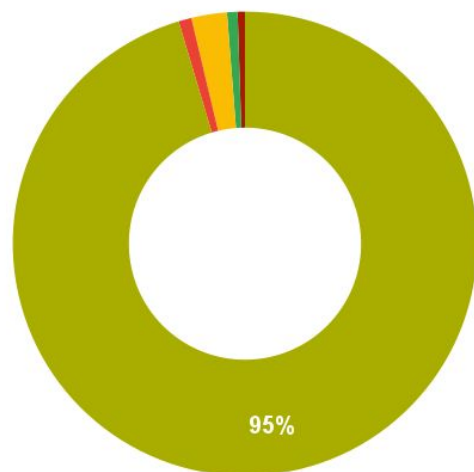# RACIAL COMPOSITION | The current racial distribution of households in Huntington County is 95% White, 1% Black, 2% Hispanic/Latino, 1% Asian, and 1% other.
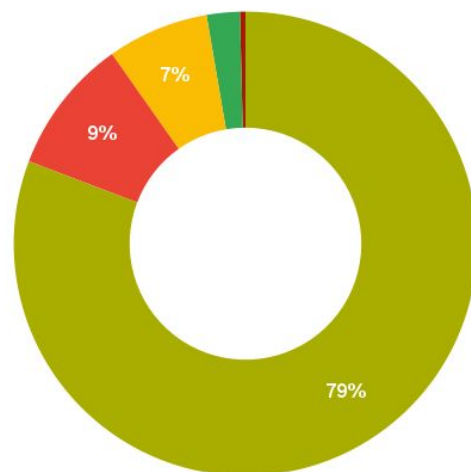
Racial/Ethnic Distribution

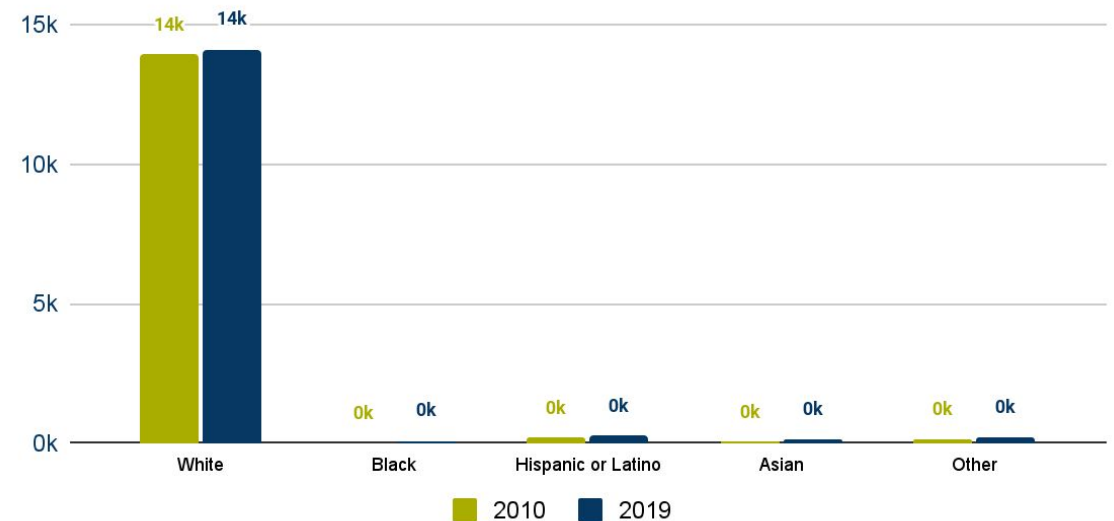**Huntington County | 2019**

Indiana | 2019

95%

White   Black
Hispanic or Latino   Asian
Other

79%

9%

7%

White   Black
Hispanic or Latino   Asian
Other

Household Racial/Ethnic Distribution

Huntington County | 2010, 2019

15k

10k

5k

0k

14k   14k

0k   0k   0k   0k   0k   0k   0k   0k

White   Black   Hispanic or Latino   Asian   Other

2010   2019

HOUSING TENURE | In 2019, 25% of households (3,617 households) in Huntington County were renters, while 75% (11,125 households) were owners. The share of renters has decreased by 4.25 percentage points since 2010.
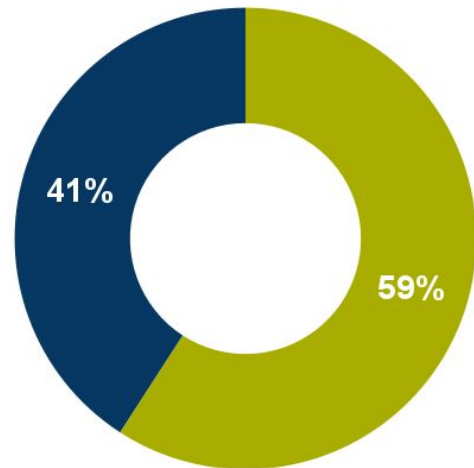
Housing Tenure

Huntington County | 2019

Indiana | 2019

- Owner Occupied
- Renter Occupied

Huntington County: 25% Renter Occupied, 75% Owner Occupied
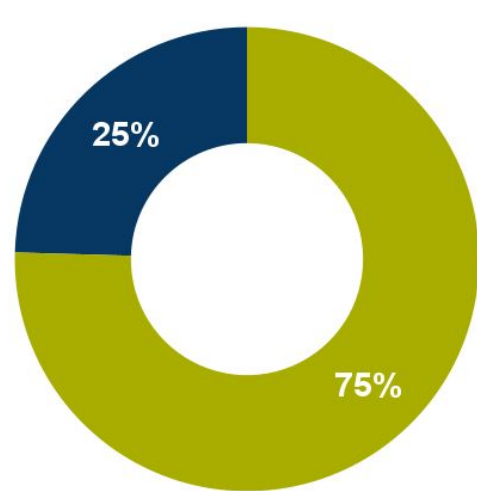
Indiana: 41% Renter Occupied, 59% Owner Occupied

Source: ACS 2019 5-year estimates

Total Households by Tenure

Huntington County | 2010-2019

- Owner Occupied
- Renter Occupied

2010: Owner Occupied 11,000, Renter Occupied 2,890
2019: Owner Occupied 11,000, Renter Occupied 3,620
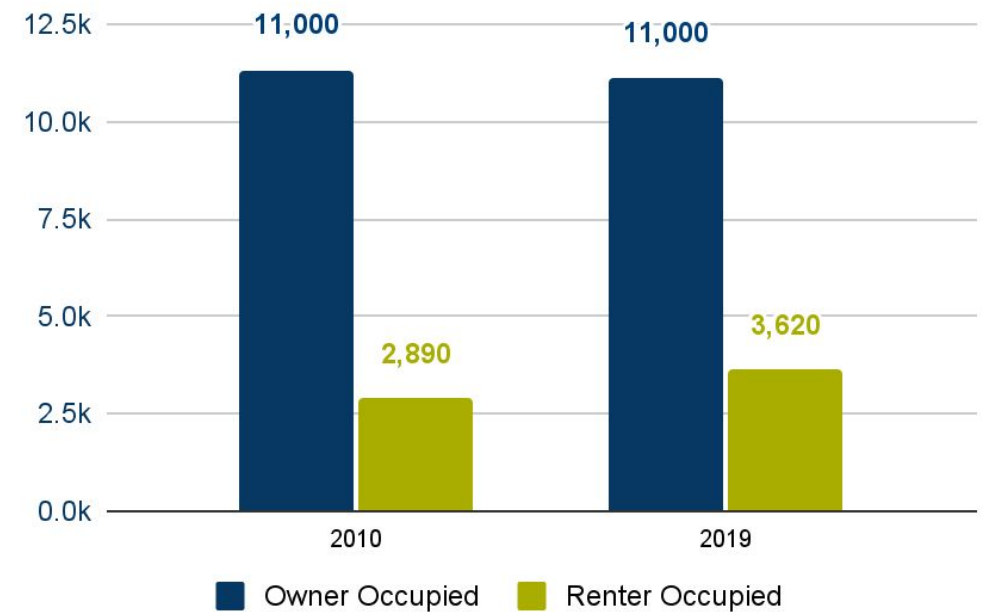
Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 76% among non-Hispanic White households, 10% for Black households, and 57% for Hispanic or Latino households.
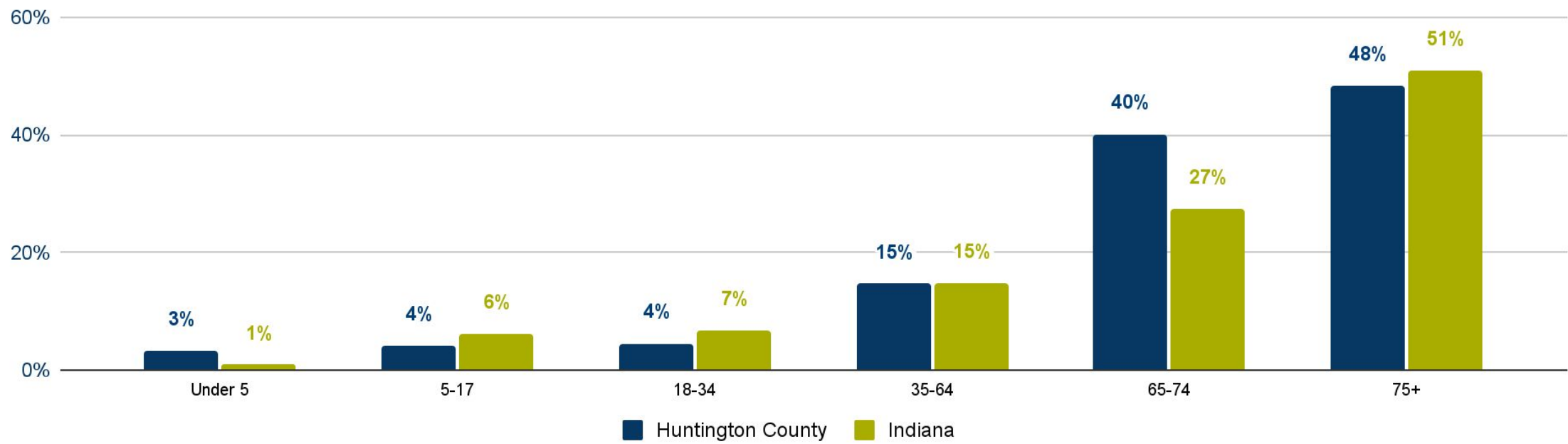
Homeownership by Race

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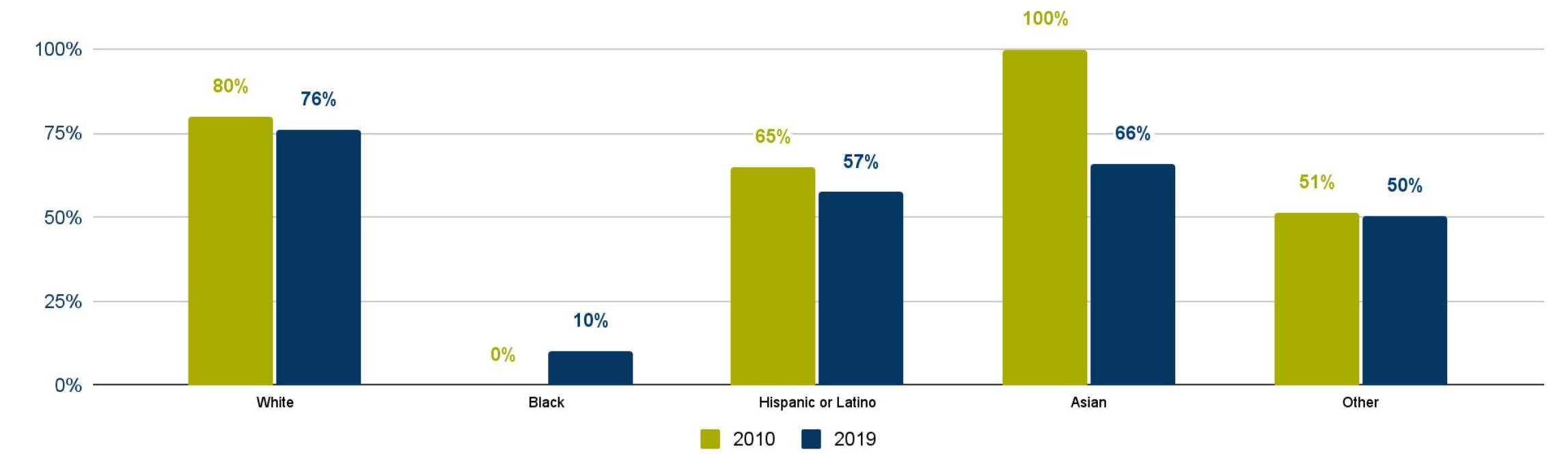
Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Huntington County live with a disability. For people 65 and older, the figure increases to 44%.

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

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT| In Huntington County, 72% of the population completed high school degree as their highest level of education, while 20% of the population has a Bachelor's degree or higher.

Educational Attainment
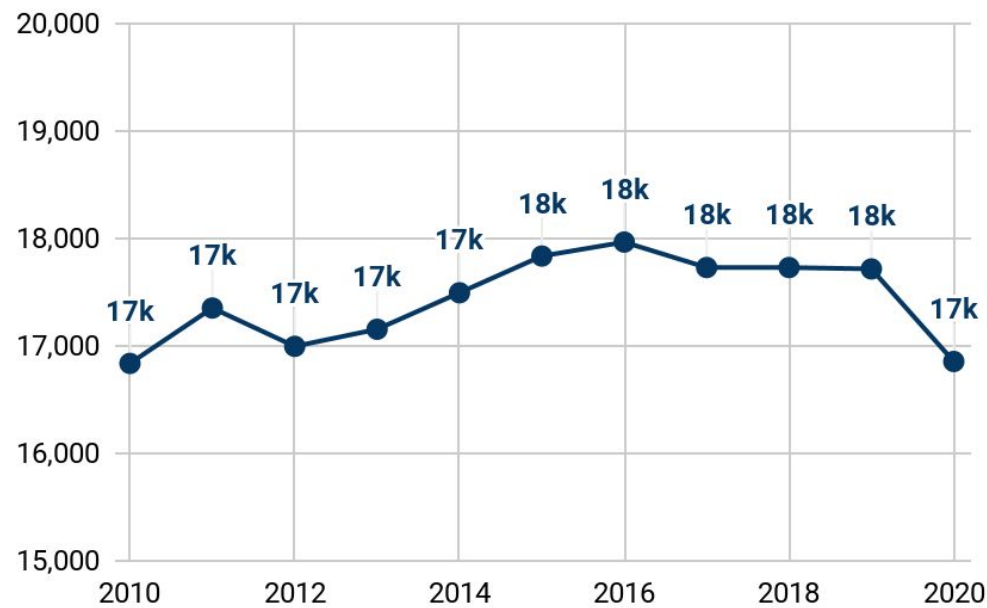**Huntington County, Indiana | 2019**
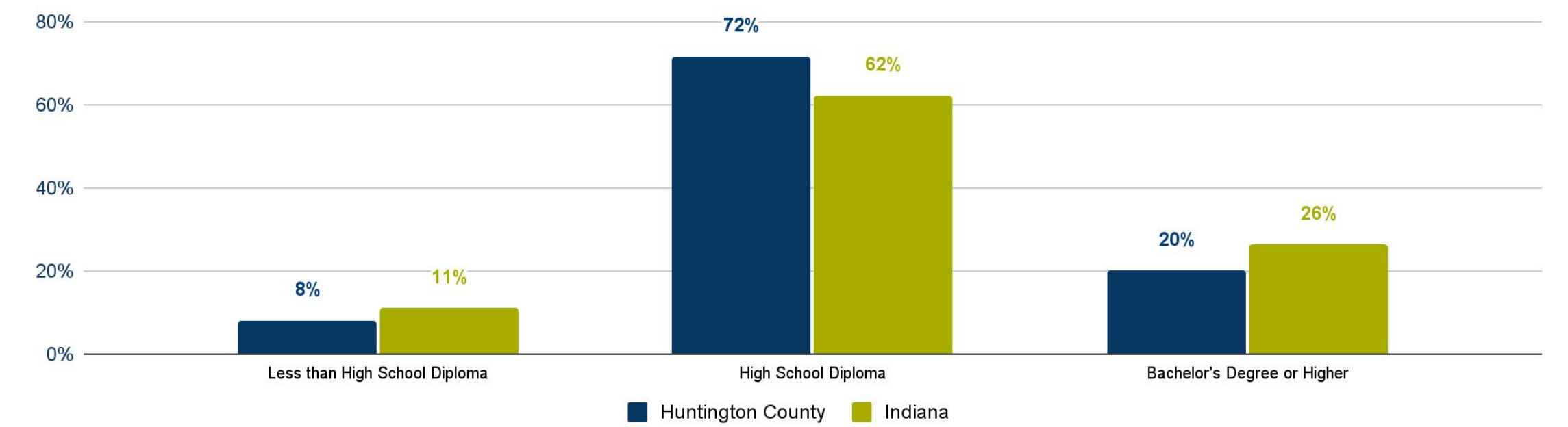
Source: ACS 2010-2019 5-year estimates
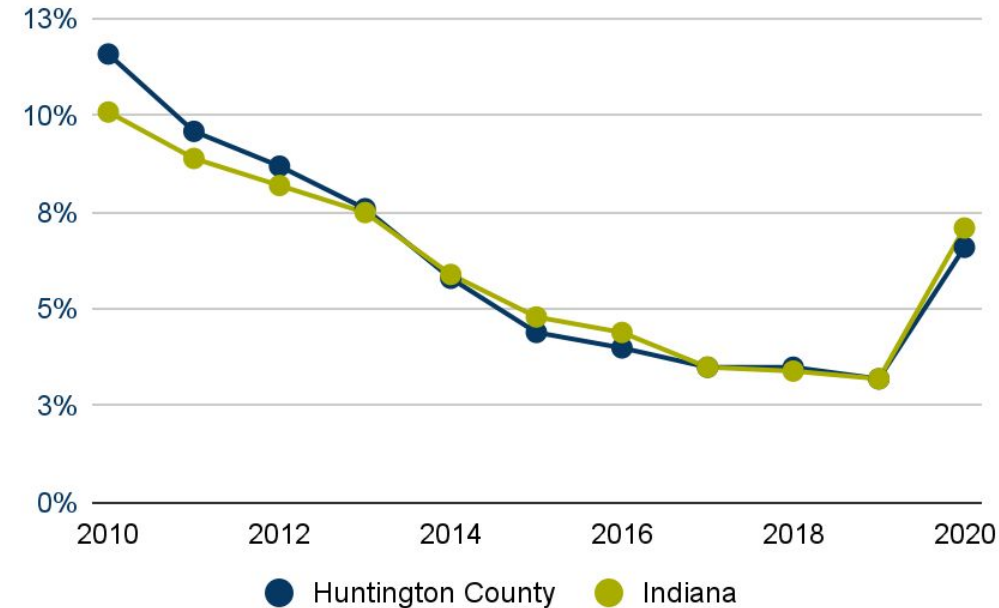
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 17,000 employed persons in Huntington County, up by 0.11% since 2010. The unemployment rate in 2020 was 6.60%, up 3.40 points from 2019.

Total Employment
Huntington County | 2010-2019
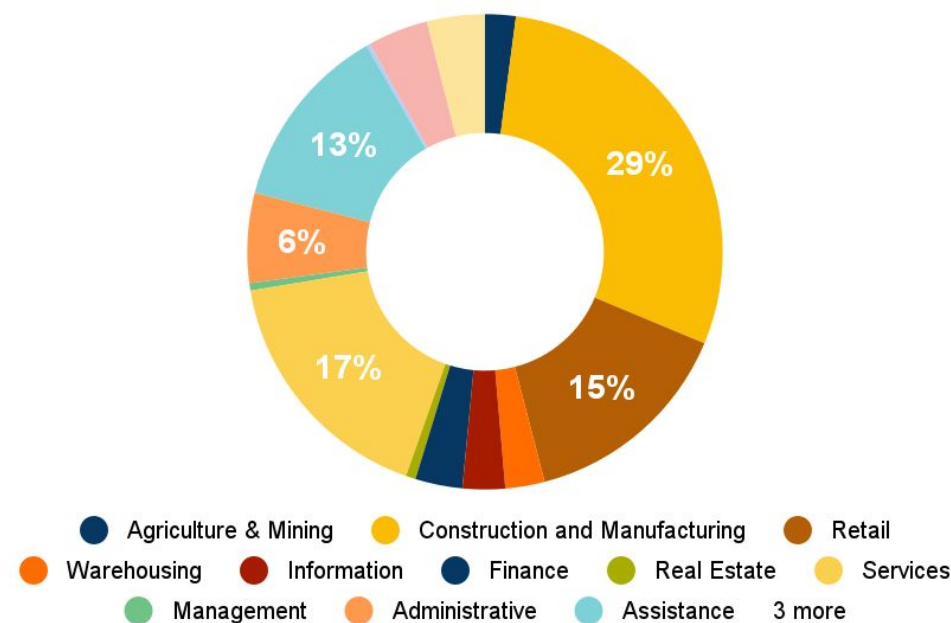

Source: FRED Estimates

Unemployment Rate
Huntington County, Indiana | 2010-2019

Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in Huntington County, followed by Health Care and Social Assistance (13%).

Total Jobs by All Industries

Huntington County | 2018

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 | $36,670**
2. **Trade, transportation, and utilities | $42,577**
3. **Goods-producing | $50,507**
4. **Financial activities | $57,673**
5. **Leisure and hospitality | $14,366**
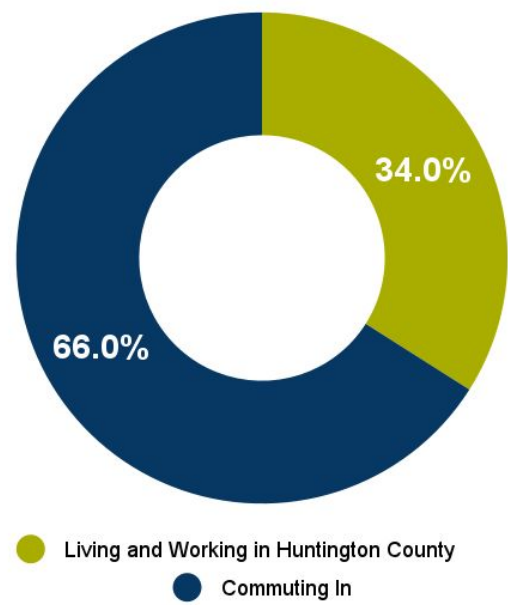
Source: BLS

Top 5 Employers

1. **General Motors Fort Wayne (Roanoke)**
2. **United Technologies Elctro (Huntington)**
3. **Vera Bradley Inc (Roanoke)**
4. **Bendix Commercial Vehicles (Huntington)**
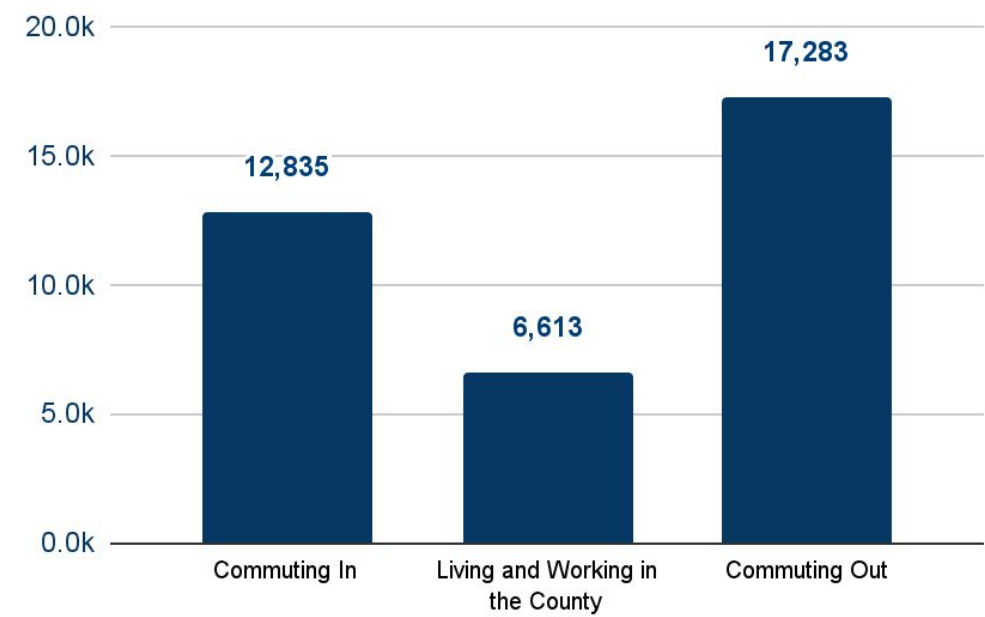5. **Our Sunday Visitor Inc (Huntington)**

Source: BLS

COMMUTER INFLOW / OUTFLOW | 13,000 commuters come into Huntington County for their jobs, while 17,000 employees travel out of Huntington County for their jobs.

Employment Inflow
Huntington County | 2018

- 34.0%
- 66.0%

● Living and Working in Huntington County
● Commuting In

Commuting Patterns
Huntington County | 2018

	Value
Commuting In	12,835
Living and Working in the County	6,613
Commuting Out	17,283

JOB GROWTH AND HOUSING PRODUCTION | Huntington County has created 562 jobs and 604 housing units between 2014 and 2019, or 107 housing units for every 100 jobs created.

Job Growth and Housing Production

Huntington County | New Jobs, New Housing Units

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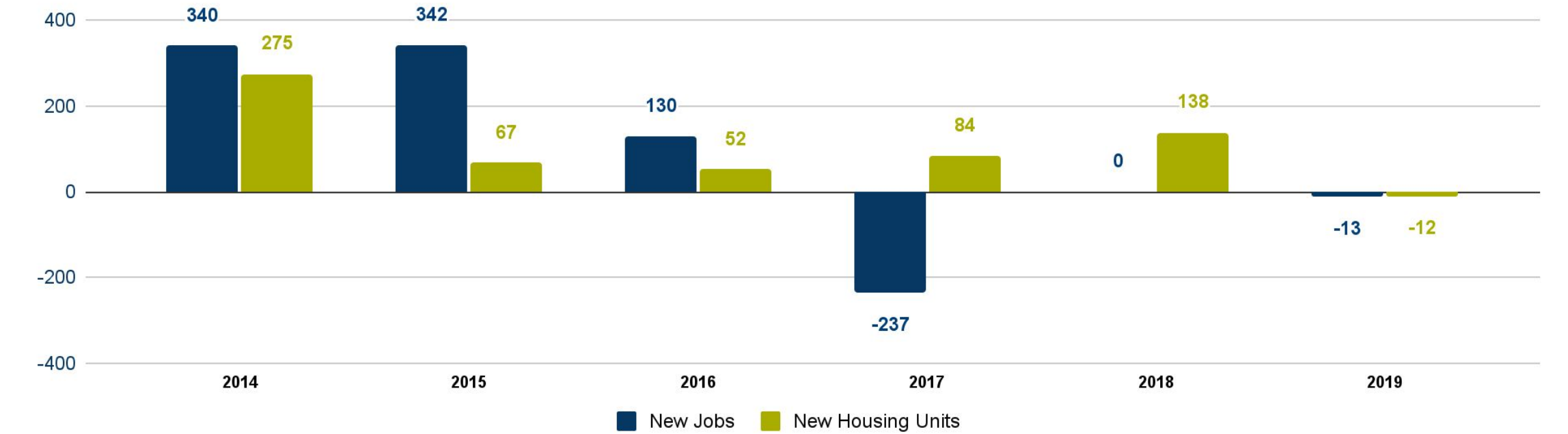
Housing Units Includes all existing units, single family and multifamily.
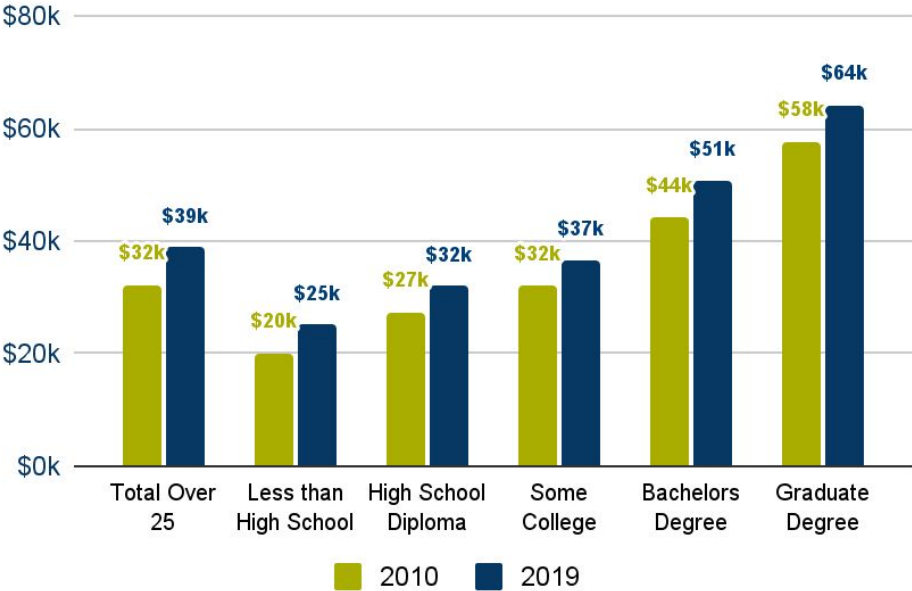**Source:** ACS 2010-2019 5-year estimates

INCOME GROWTH | Median earnings have increased 19% since 2010 for the total population and increased 16% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Huntington County | 2010, 2019
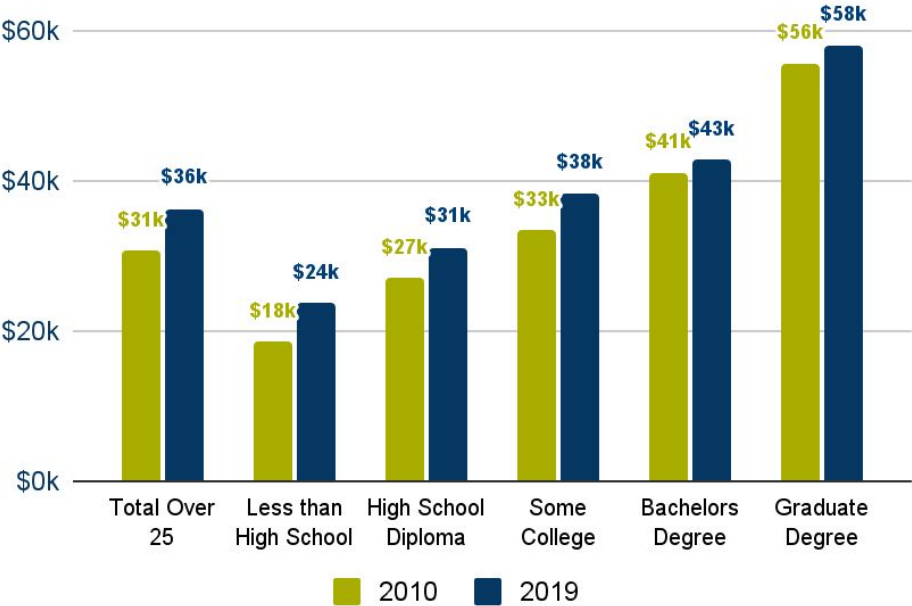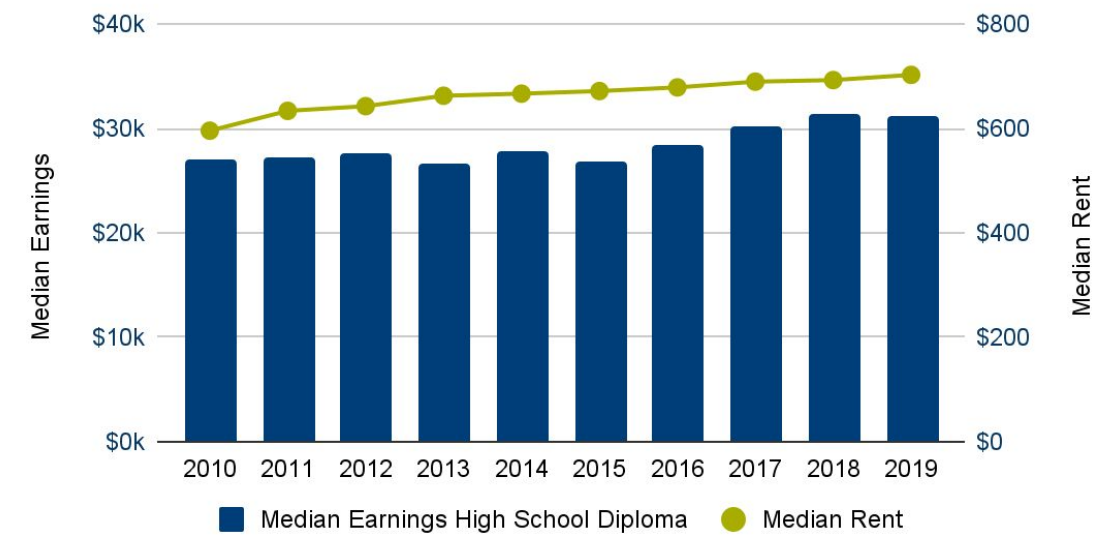

Source: ACS 2010-2019 5-year estimates

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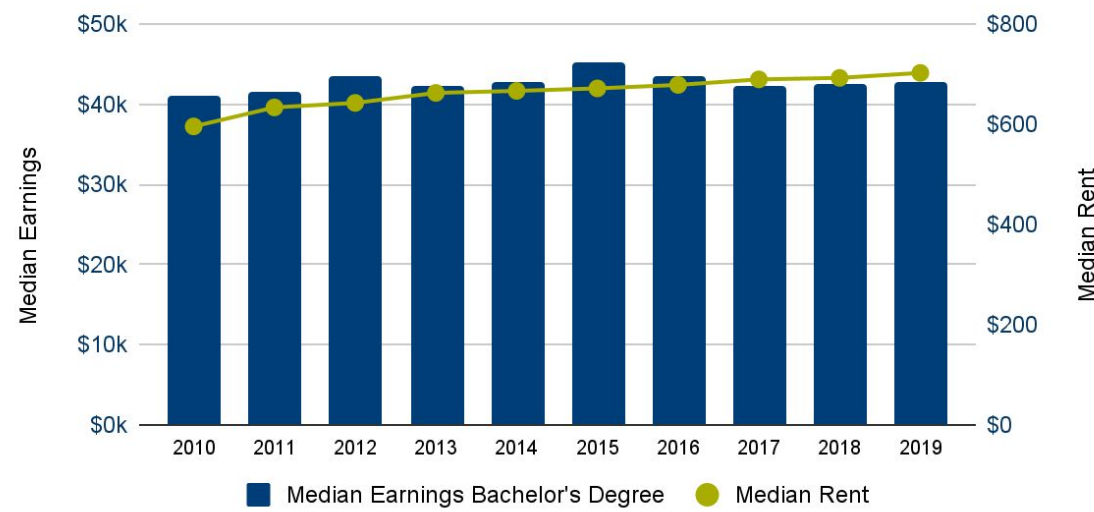**Indiana | 2010, 2019**

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 $107, or 18% since 2010.

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

Source: ACS 2010-2019 5-year estimates

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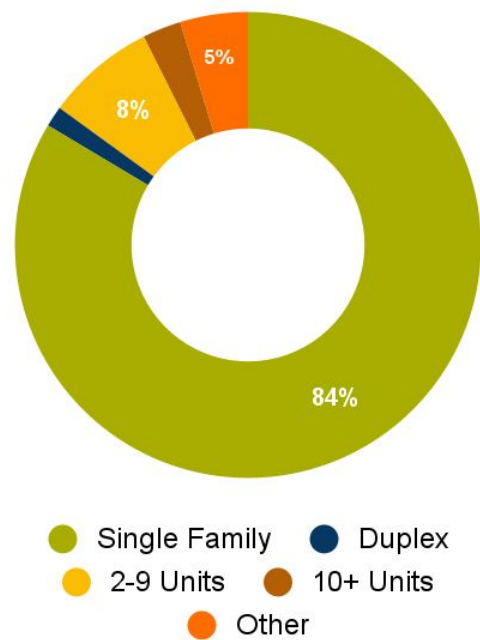

Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPE | 84% of homes in Huntington County are single-family, while 16% are multifamily.
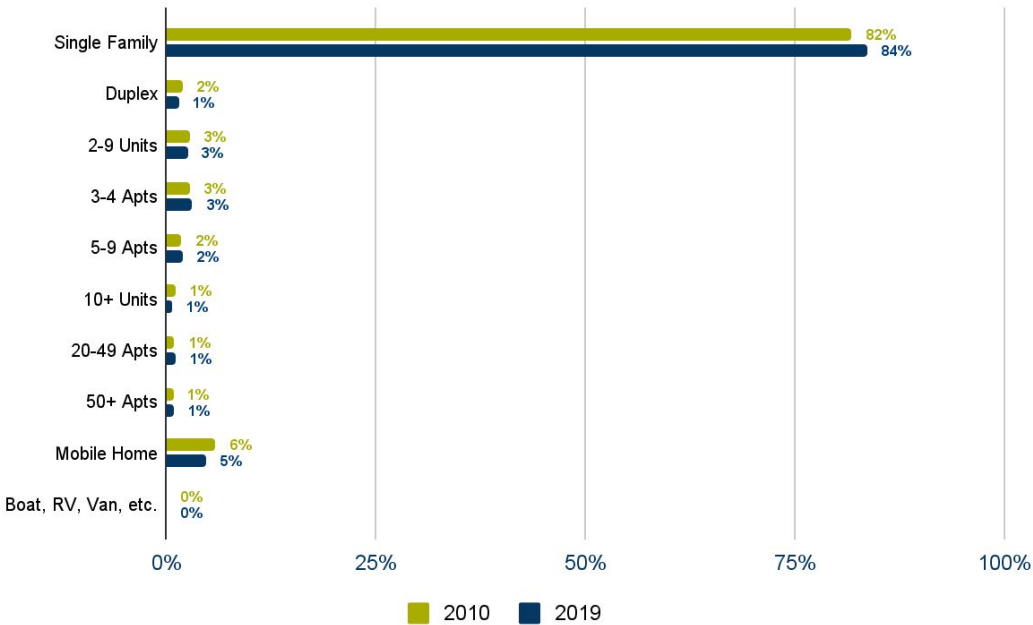
Housing Type

Huntington County | 2019

- Single Family — 84%
- Duplex
- 2-9 Units — 8%
- 10+ Units — 5%
- Other

Indiana | 2019

- Single Family — 73%
- Duplex — 4%
- 2-9 Units — 11%
- 10+ Units — 8%
- Other — 5%

Share of Units by Housing Type
Huntington County | 2010-2019

Housing Type	2010	2019
Single Family	82%	84%
Duplex	2%	1%
2-9 Units	3%	3%
3-4 Apts	3%	3%
5-9 Apts	2%	2%
10+ Units	1%	1%
20-49 Apts	1%	1%
50+ Apts	1%	1%
Mobile Home	6%	5%
Boat, RV, Van, etc.	0%	0%

HOUSING UNIT SIZE | Most homes in Huntington County average 2.37 bedrooms, with 69% of units containing 3 bedrooms or more.

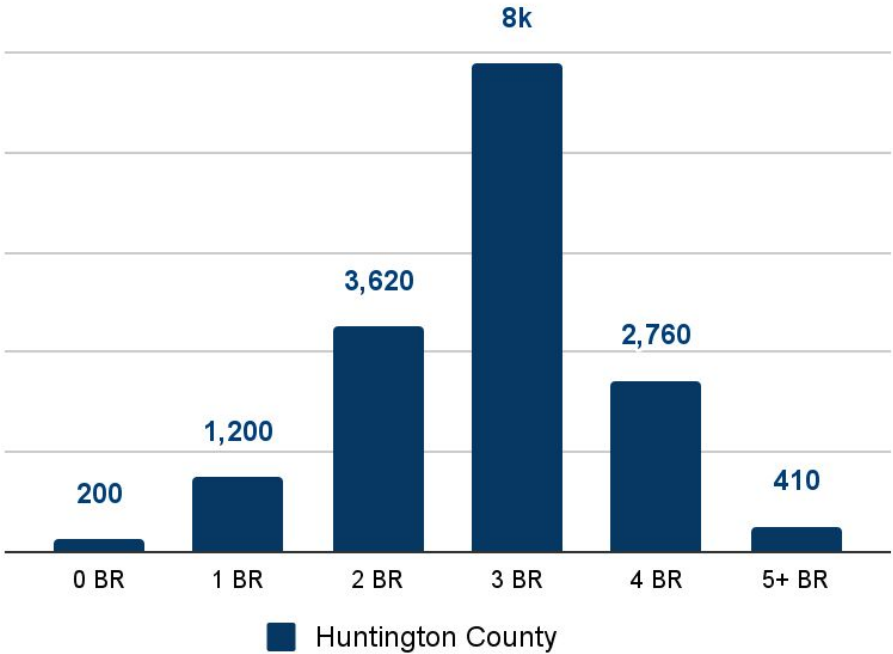## Housing Stock by Number of Bedrooms

Huntington County | 2019
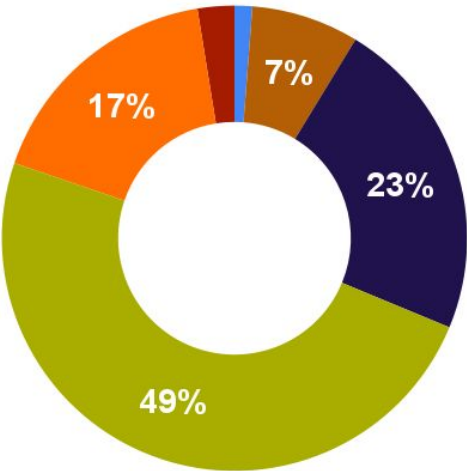
- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR

Indiana | 2019

- 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
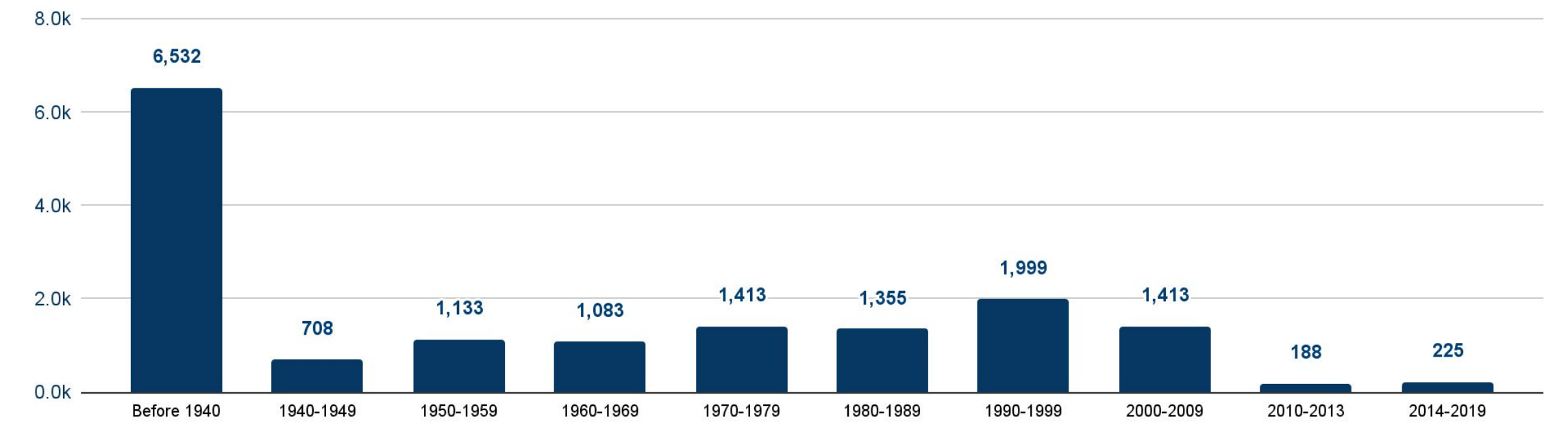
Share of Housing Stock by Bedroom

Huntington County, Indiana | 2019

Huntington County

Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 59% of homes were built before 1970, 30% were built between 1970 and 2000, and 11% were built after 2000.

Homes by Year Built
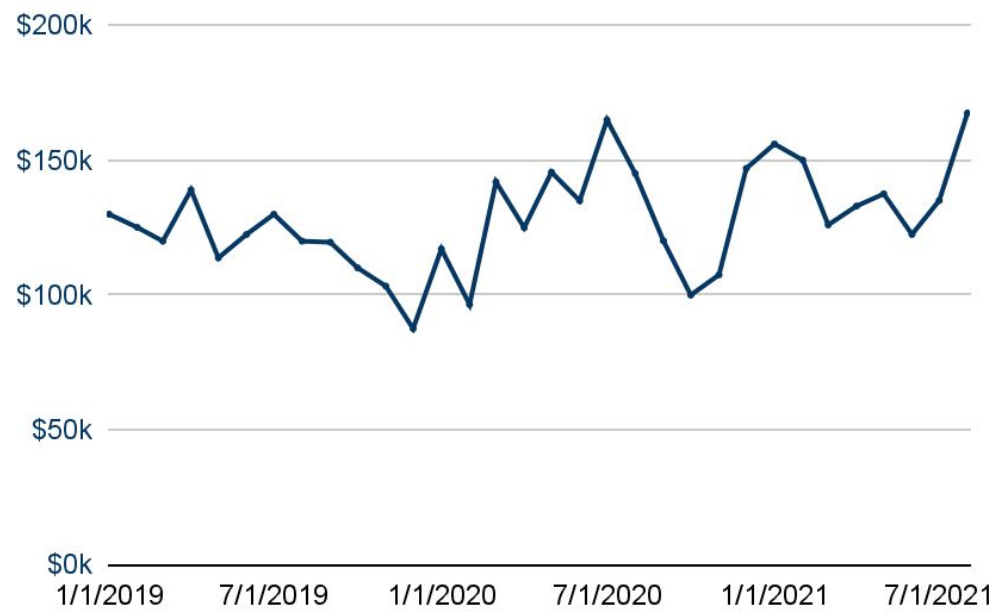
Huntington County | 2019

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

MEDIAN LISTING PRICE | Homes in Huntington County have a median listing price of $167,450. Home prices have increased by 29% since 2019.
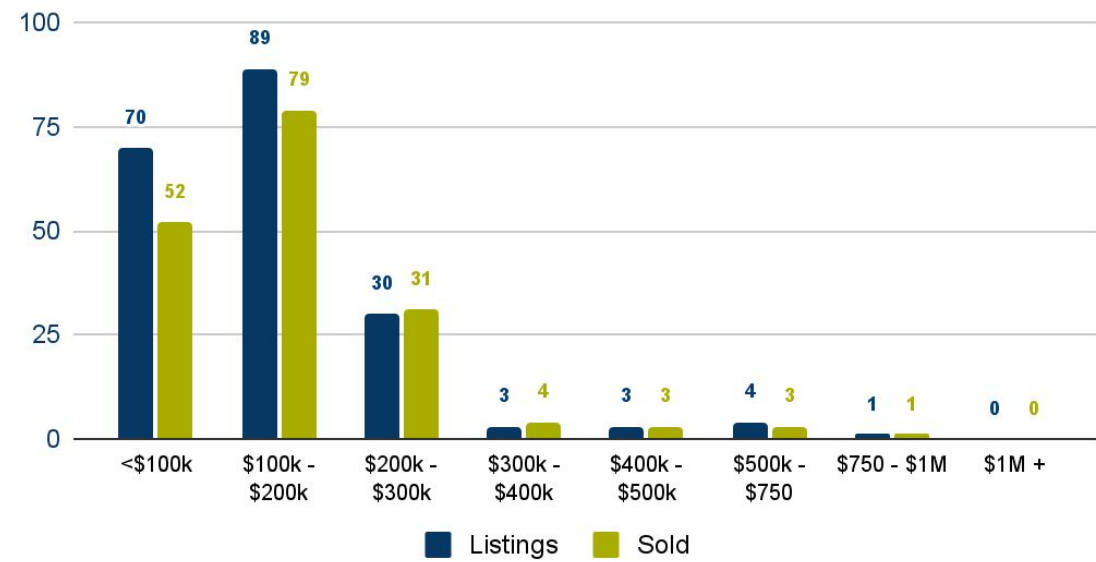
Median Listing Price
Huntington County | 2019-2021

Source: ACS 2010-2019 5-year estimates

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

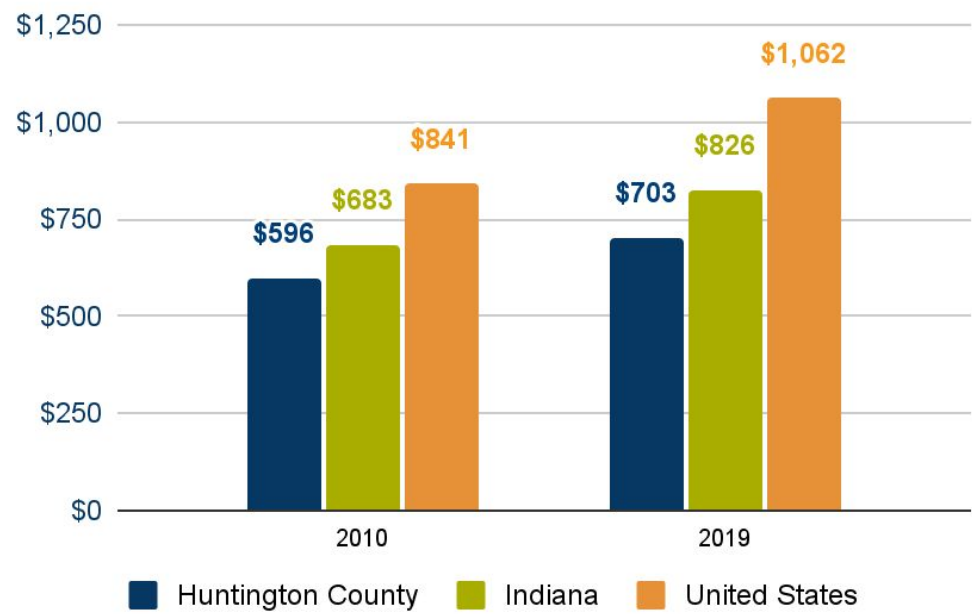## Listings and Sales (last 24 months)
Huntington County | 2021

Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rent has increased by 18% since 2010, with median rent at $703 in 2019.
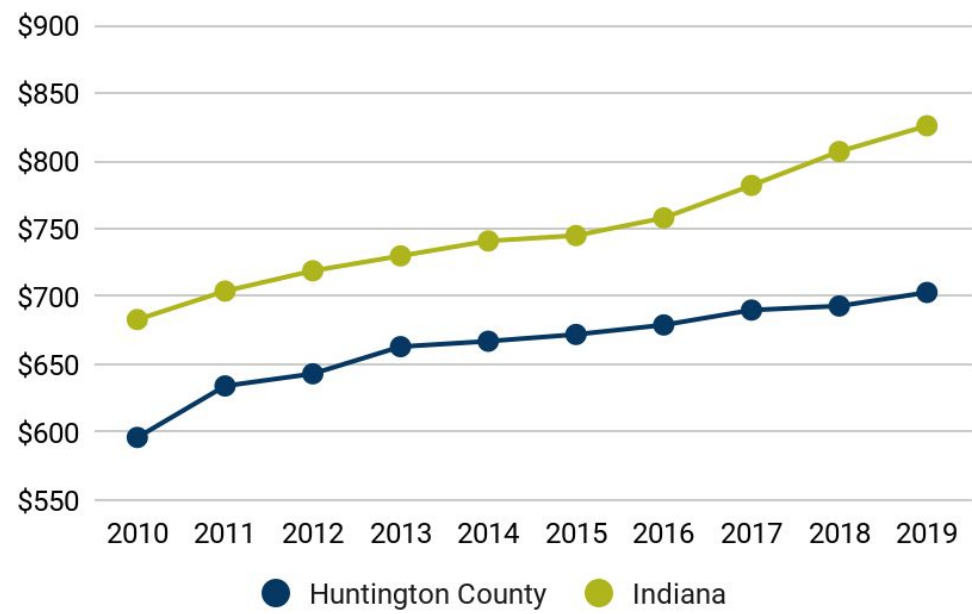
Median Rent
Huntington County, Indiana, United States | 2010, 2019

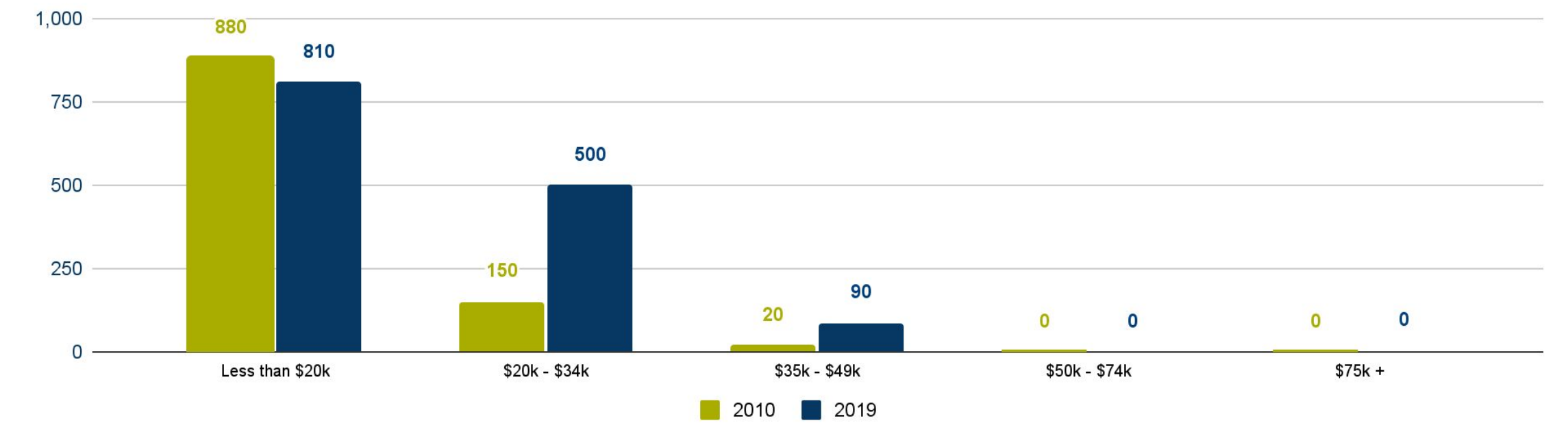Source: ACS 2010-2019 5-year estimates

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

Source: ACS 2010-2019 5-year estimates

COST BURDEN| 43% of renter households in Huntington County are housing cost burdened, up 4.54% points since 2010. 52% of households earning below $50,000 are housing cost burdened.

## Cost Burden Renter Households
Huntington 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

Huntington County, Indiana | 2010-2019

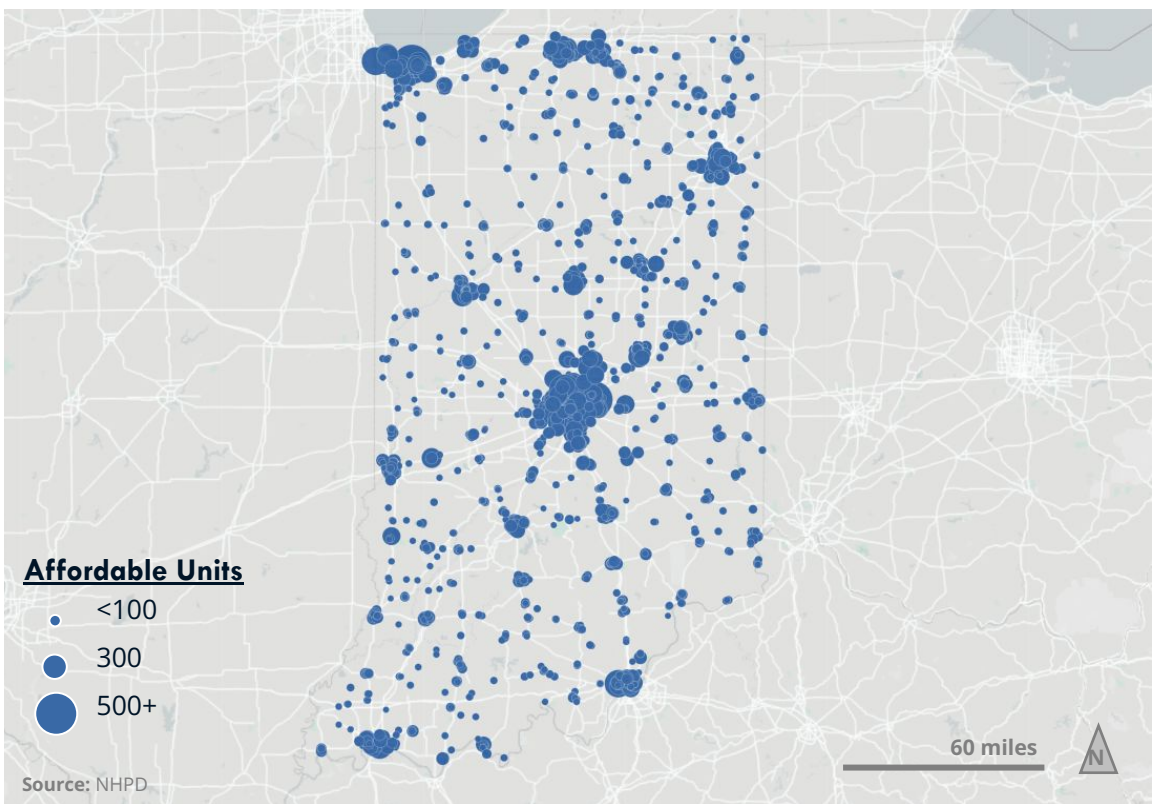Legend: ■ Renter Demand ■ Housing Supply
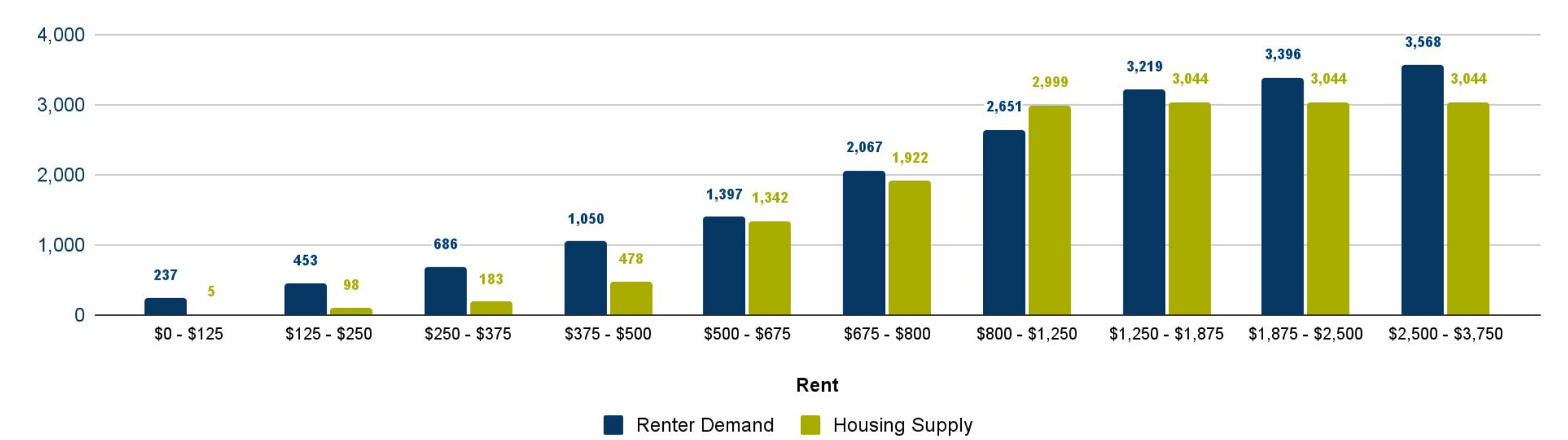
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
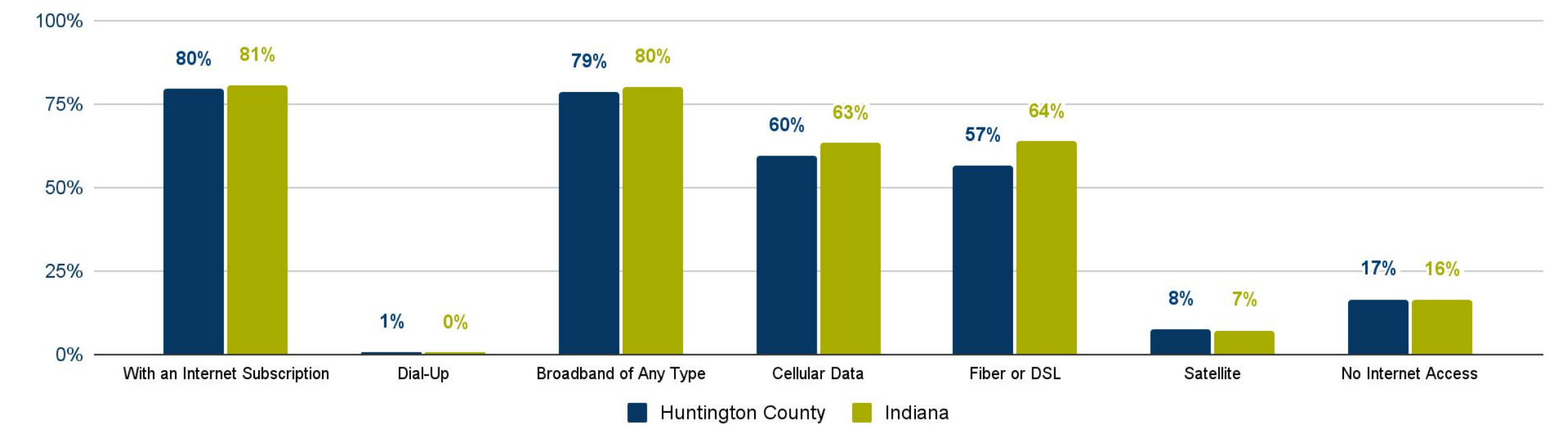**Huntington County | 2020**

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles
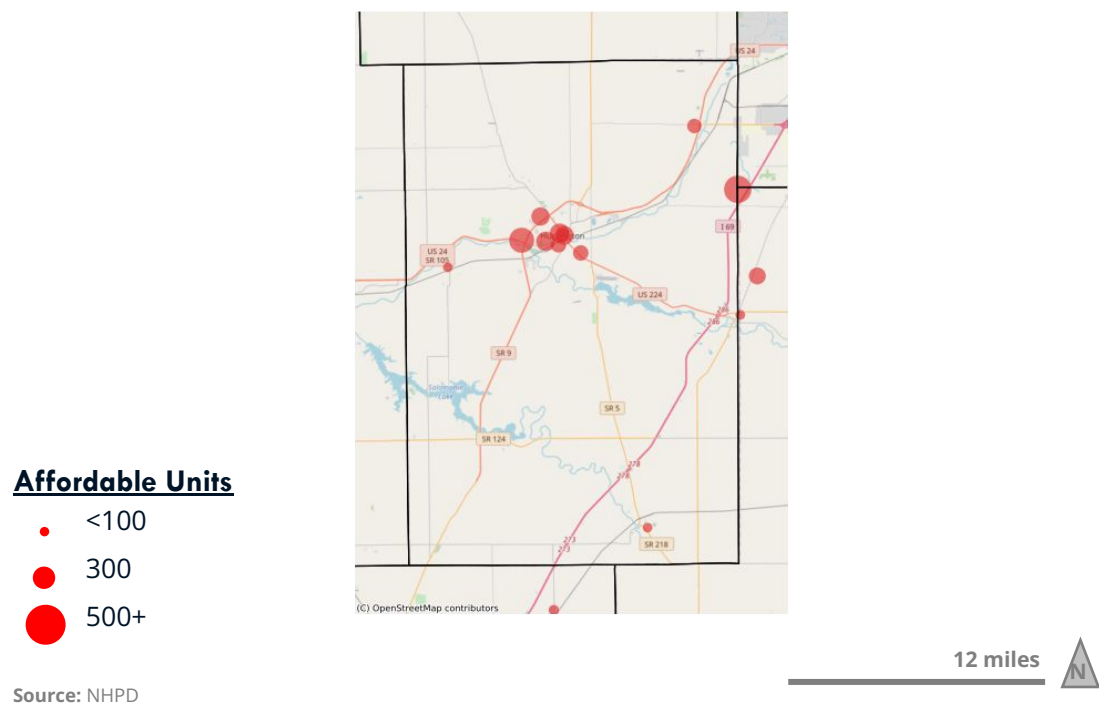
Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

INTERNET ACCESS | 80% of housing units have access to internet compared to 81% state-wide.

Internet Access
Huntington County, Indiana | 2020

|	With an Internet Subscription	Dial-Up	Broadband of Any Type	Cellular Data	Fiber or DSL	Satellite	No Internet Access
Huntington County	80%	1%	79%	60%	57%	8%	17%
Indiana	81%	0%	80%	63%	64%	7%	16%

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 75 new housing starts in 2020 in Huntington County, part of the total of 665 building permits authorized since 2010.

New Housing Structures Authorized by Building Permits

Huntington County | 2010-2020
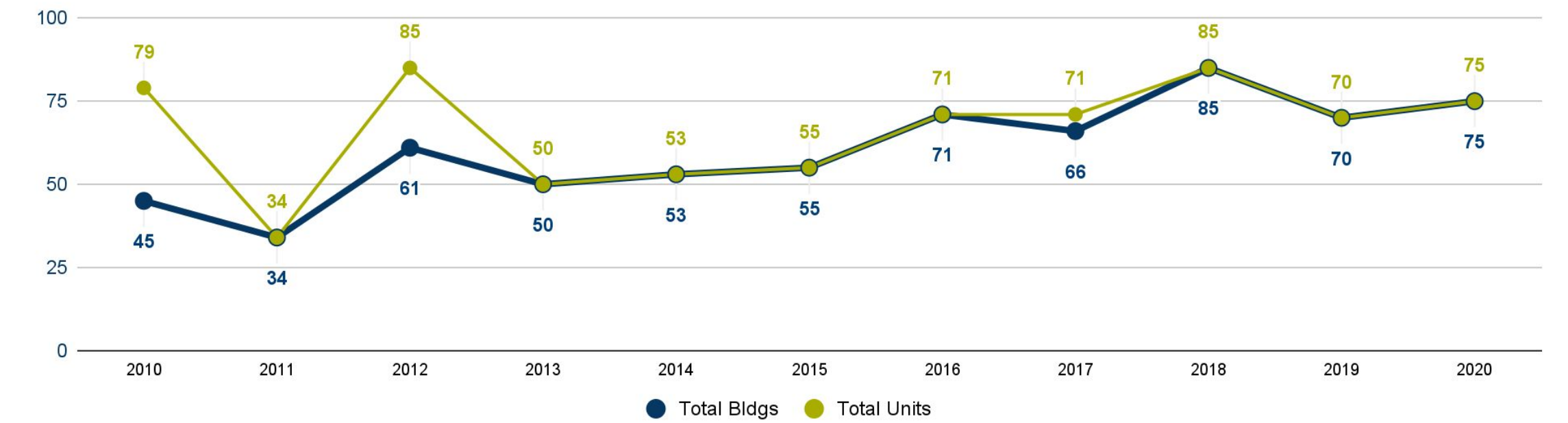
Source: St. Louis Fed.

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 ●