



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR LA GRANGE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

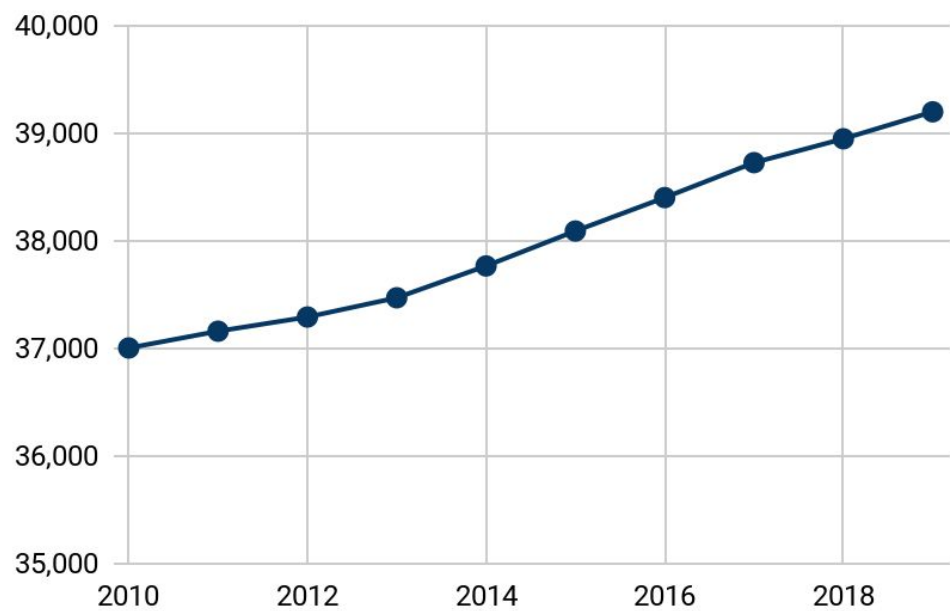
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

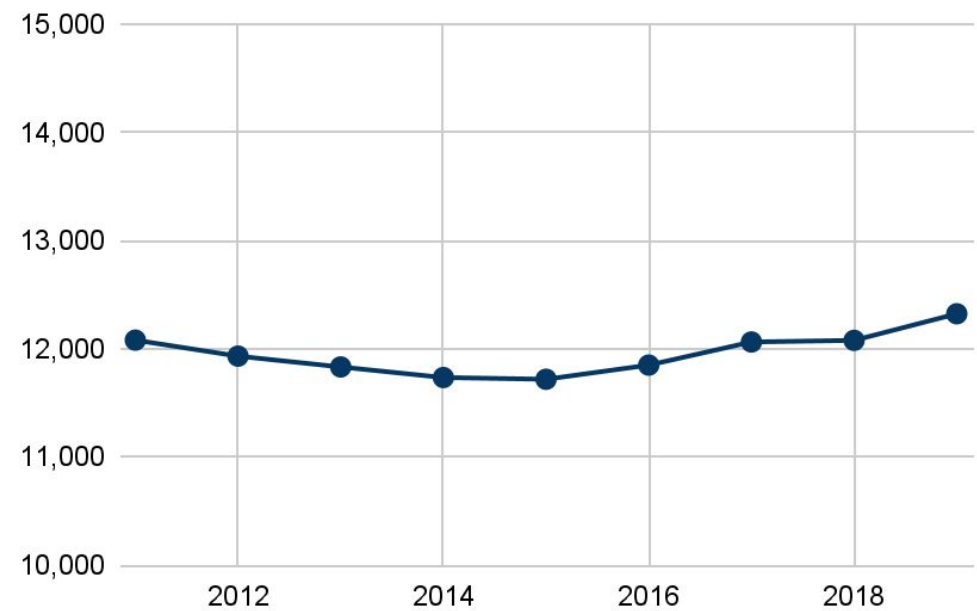
POPULATION | La Grange County's population has increased by 5.94% (2,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
La Grange County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
La Grange County | 2010-2019



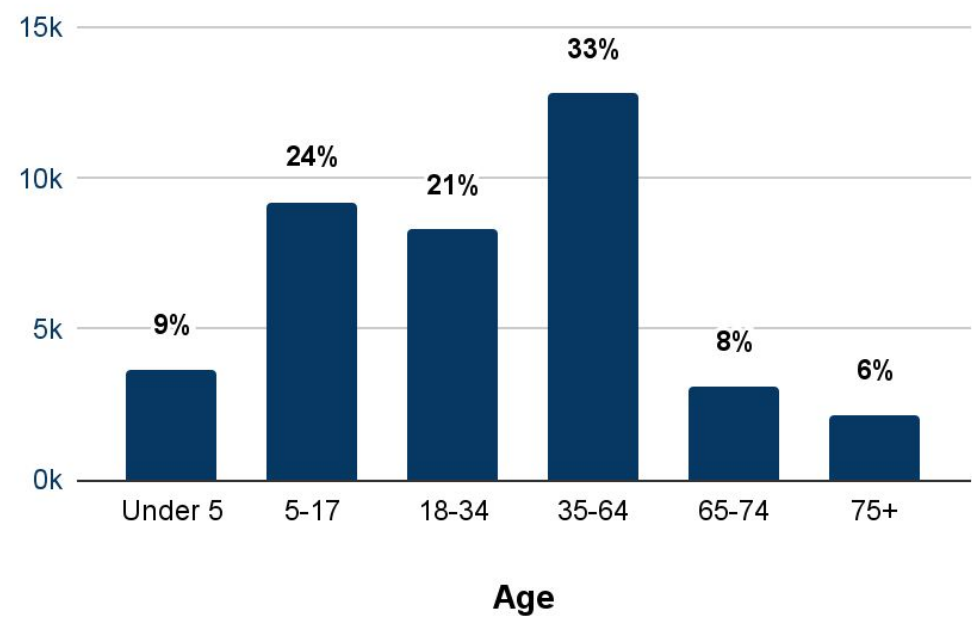
Source: FRED, U.S. Census Bureau

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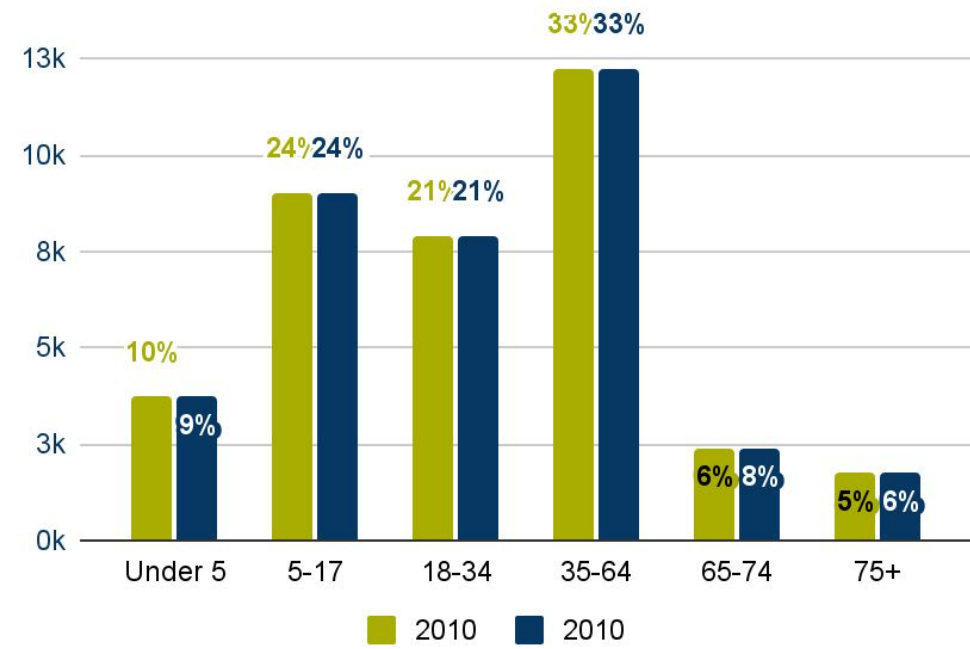
AGE | 13% of people in La Grange County are above the age of 65, while 33% are below 18.

Population by Age
La Grange County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
La Grange County | 2010, 2019

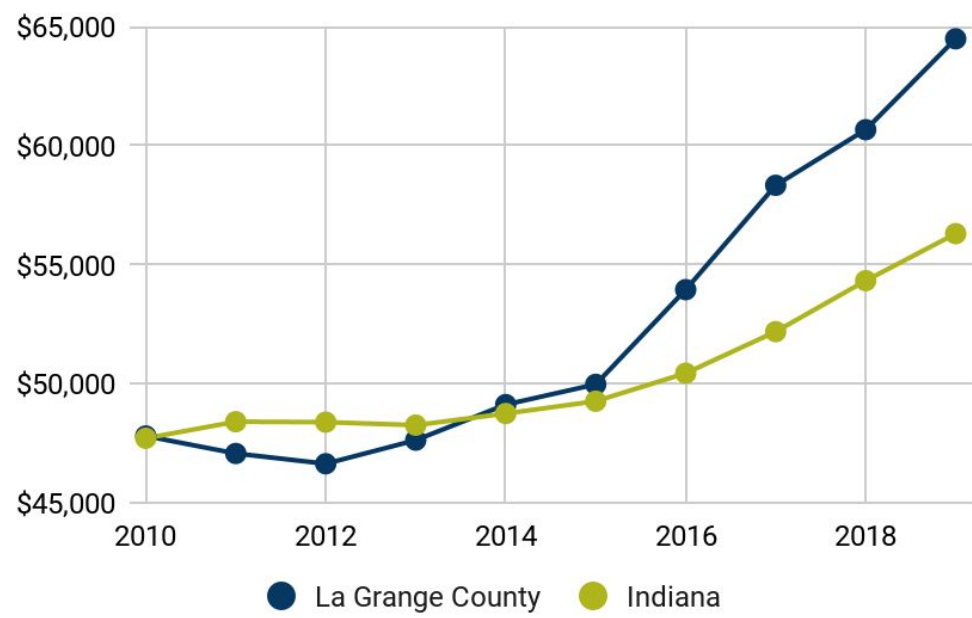


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | La Grange County had a median income of \$64,498 in 2019, up 35% since 2010. 23% of households have incomes below \$35,000, while 22% have incomes above \$100,000.

Median Income

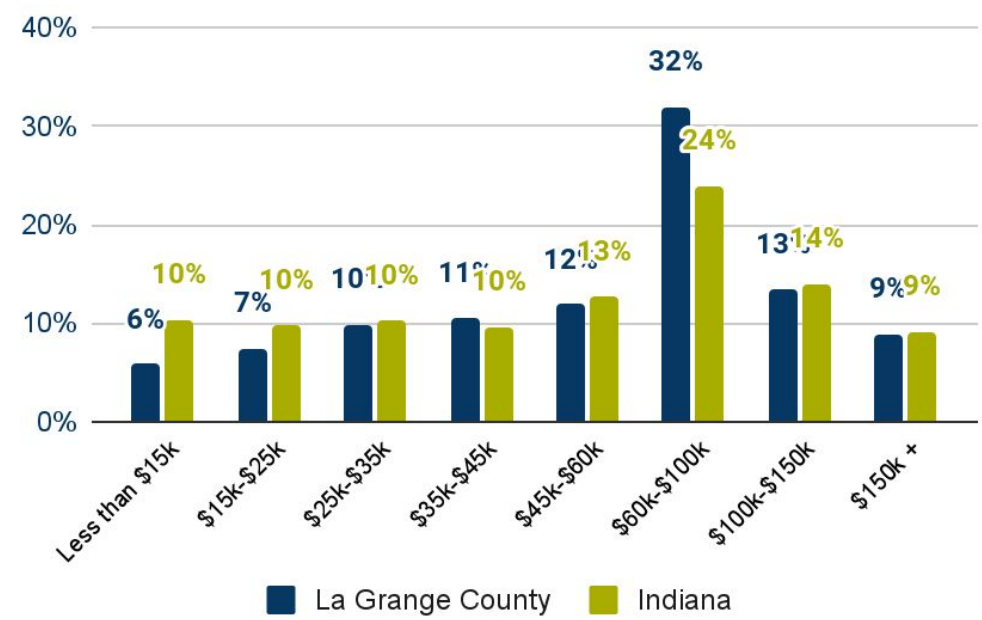
La Grange County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

La Grange County, State of Indiana | 2019



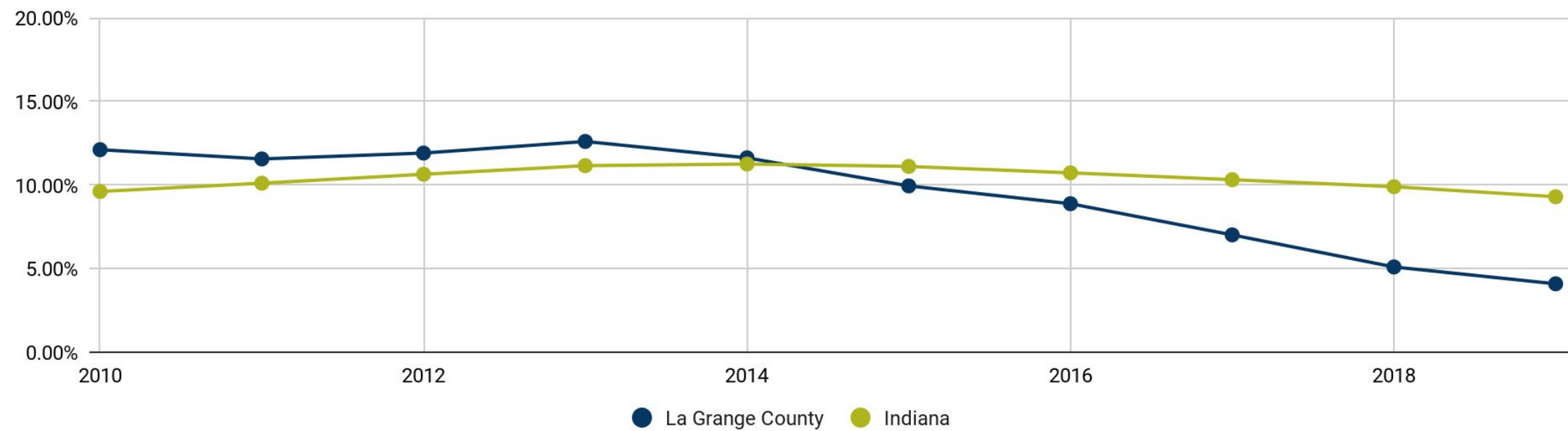
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 4.1% of families live in poverty conditions in La Grange County, down 8.0 points from 12.1% in 2010.

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



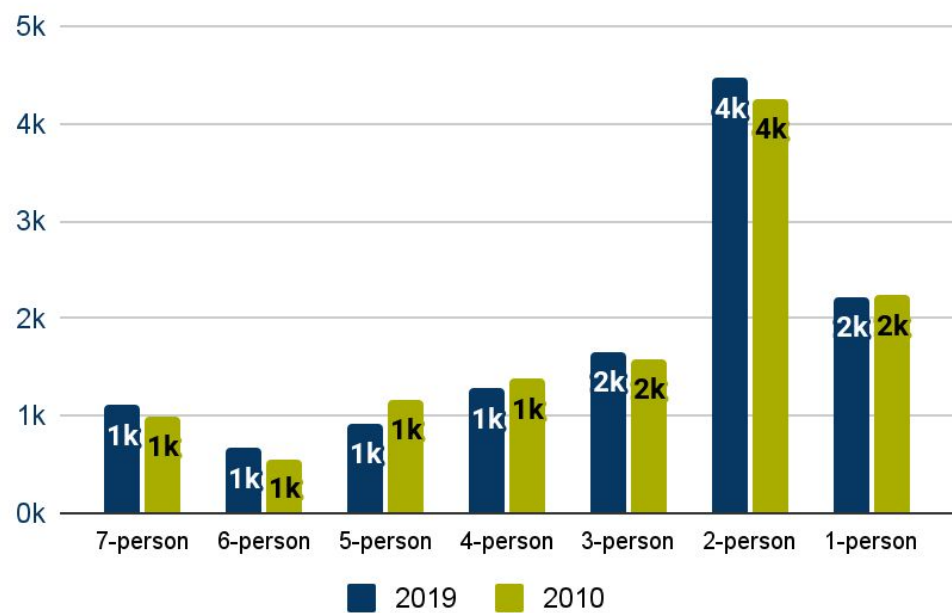
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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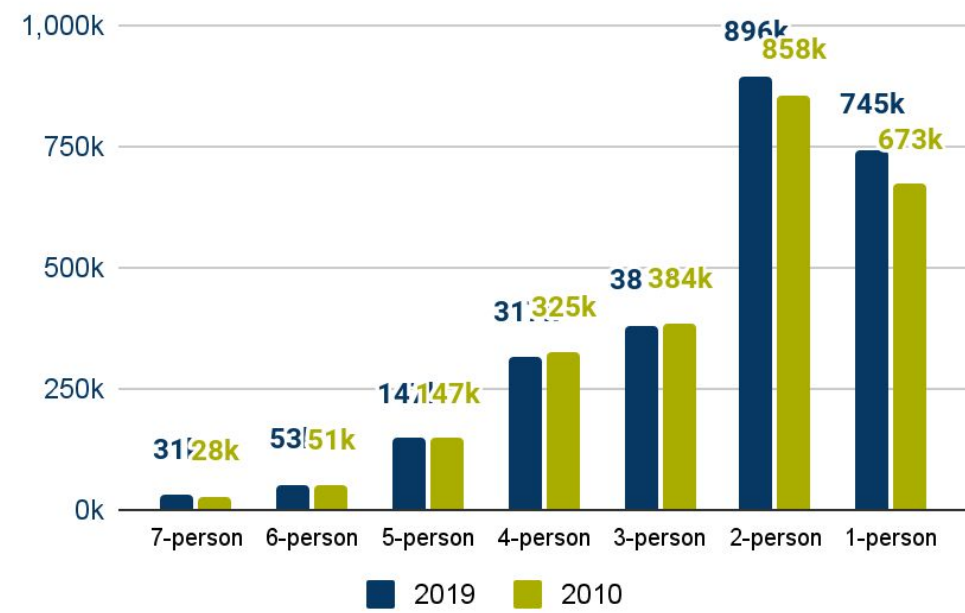
HOUSEHOLD SIZE | The average household size is 3.16, compared to 2.52 statewide. The La Grange County average household has grown by 0.13 persons since 2010.

Household Size
La Grange County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

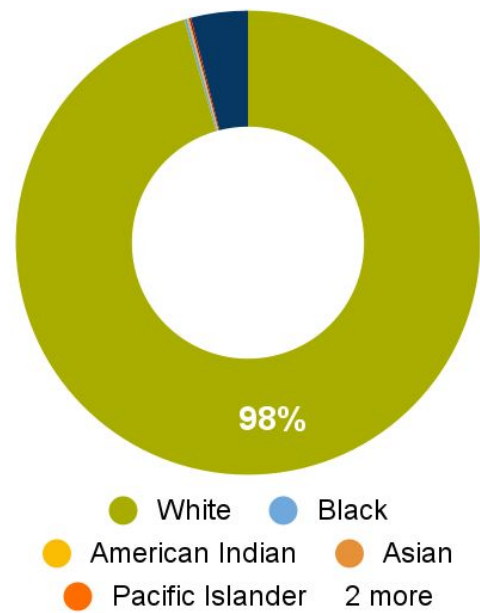
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in La Grange County is 98% white, 0% Black, 4% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

La Grange County | 2019



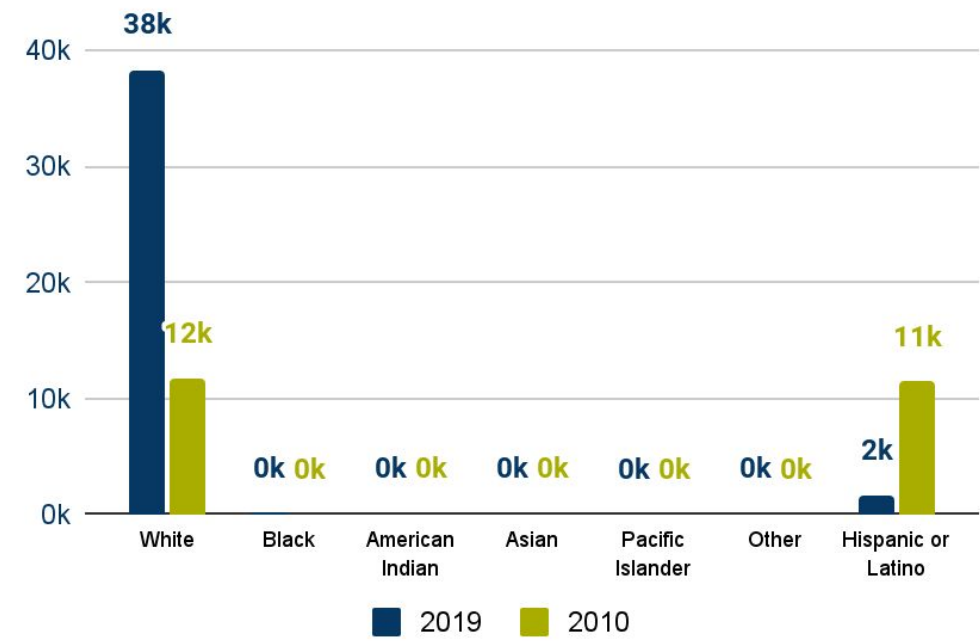
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

La Grange County | 2010, 2019

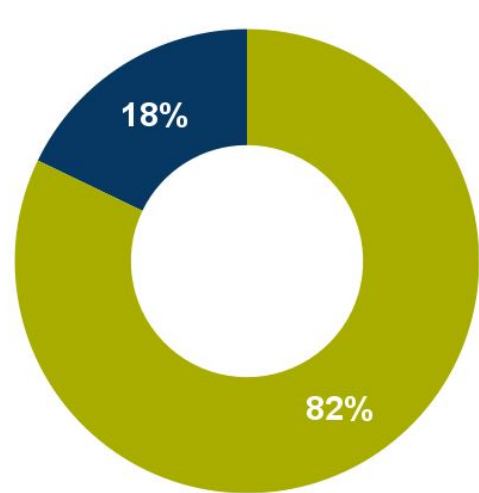


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 18% of households (2,201 households) in La Grange County were renters, while 82% are (10,124 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

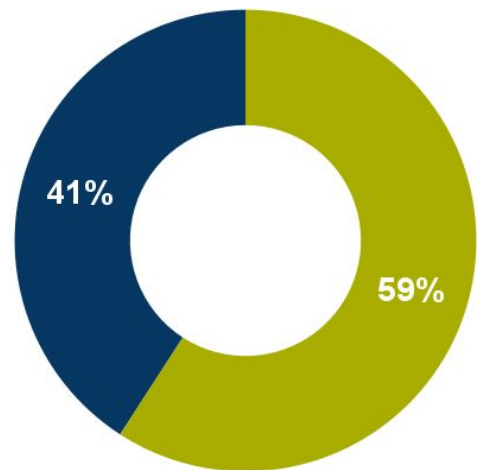
La Grange County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

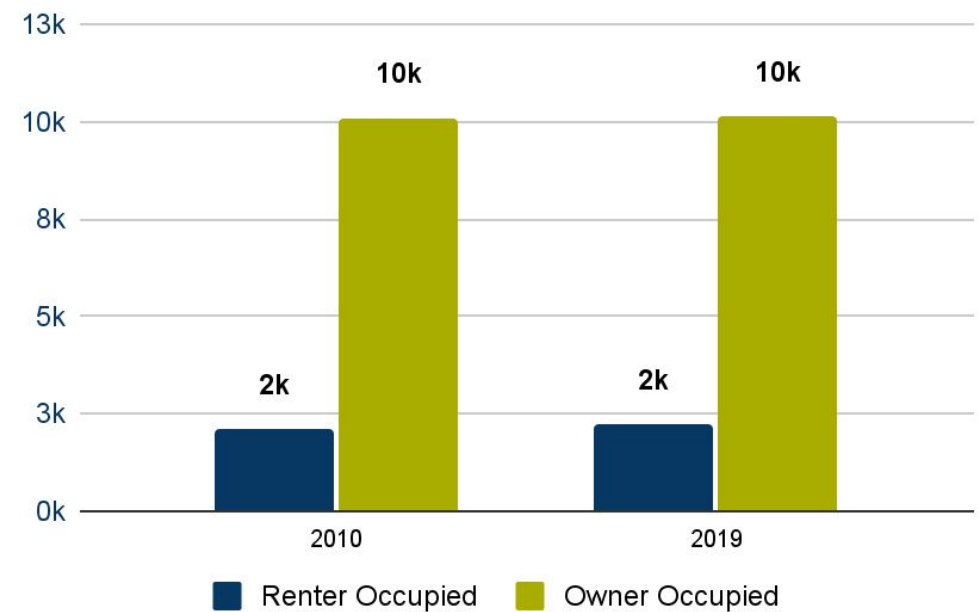
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

La Grange County | 2010-2019



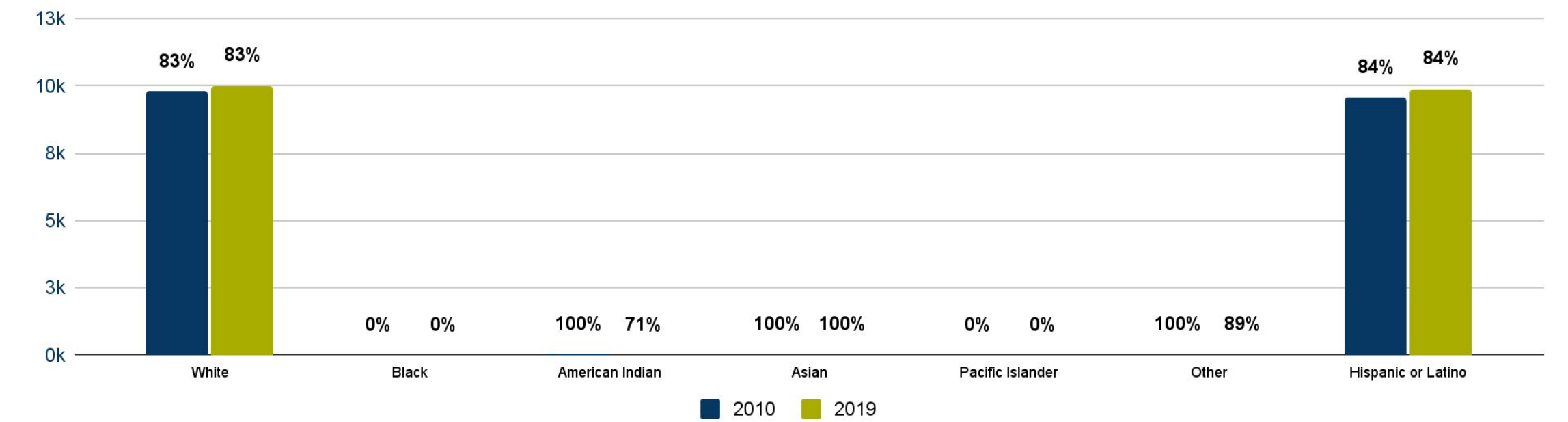
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 82%, among non-Hispanic White households' homeownership is 83%, 0% for Black households, and 84% for Hispanic or Latino households.

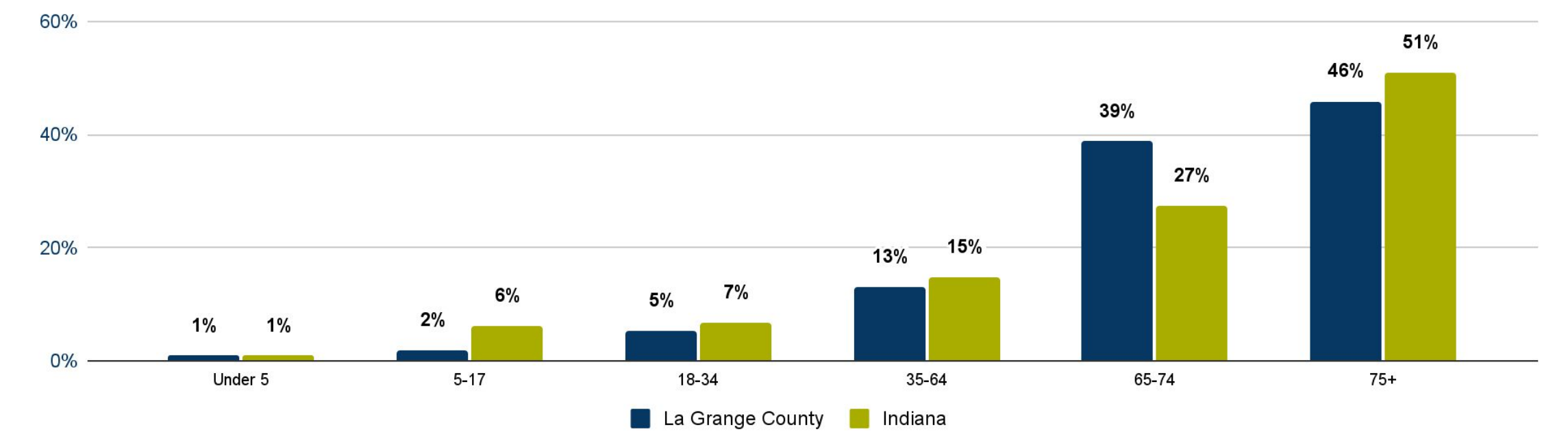
Homeownership by Race
La Grange County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 11% of people in La Grange County live with a disability. For people above 65, the share increases to 42%.

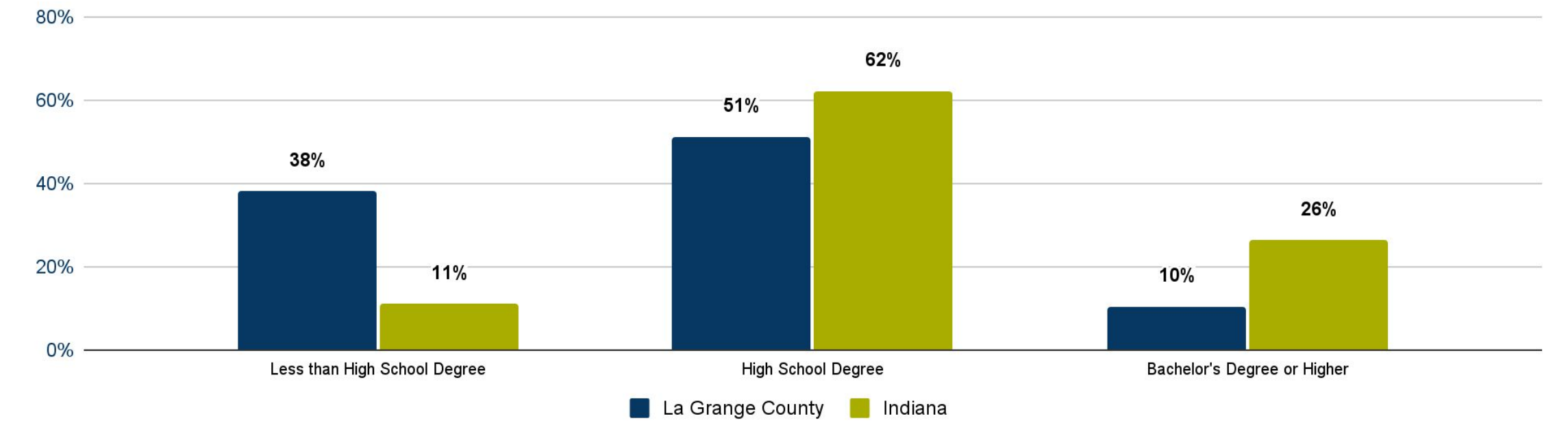
Share of the Population with a Disability by Age
La Grange County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In La Grange County, 51% of the population has at least a high school degree and 10% of the population has at least a Bachelor's degree.

Educational Attainment
La Grange County, Indiana | 2019



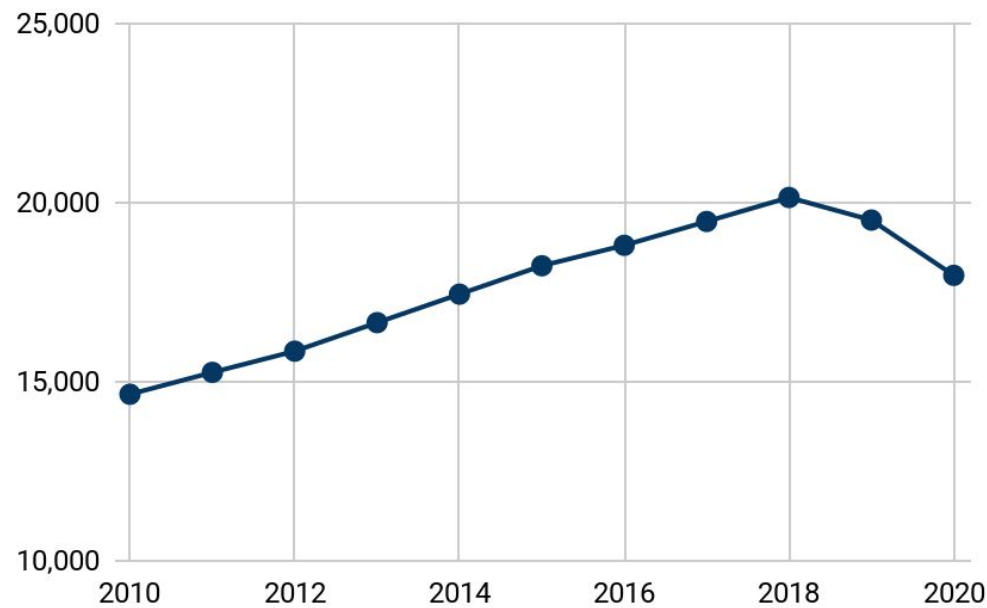
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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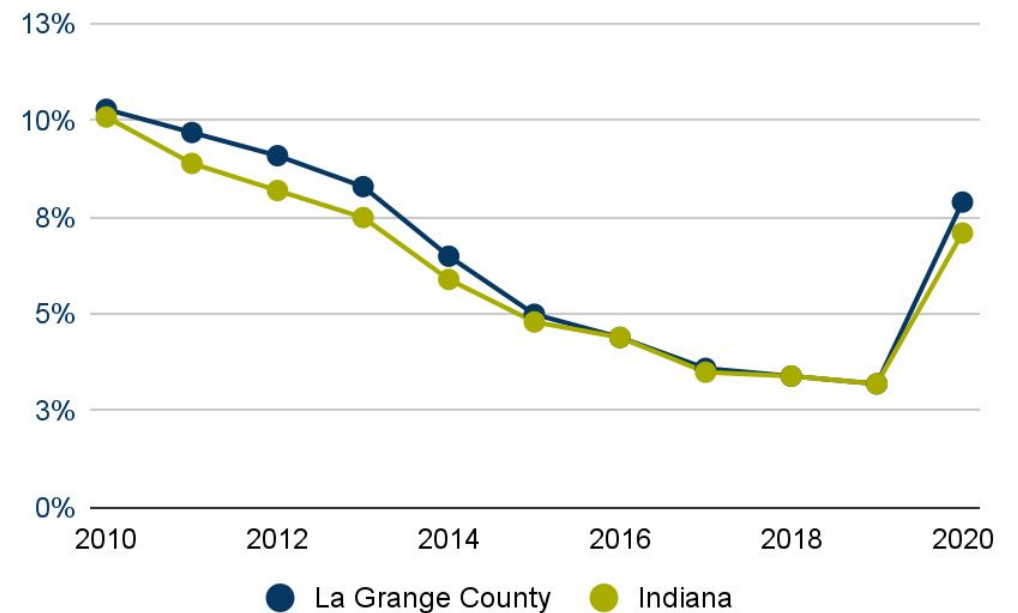
EMPLOYMENT BASE | There are currently 18,000 employed persons in La Grange County, up by 23% since 2010. The unemployment rate in 2020 was 7.90%, up 4.7 points from 2019.

Total Employment
La Grange County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
La Grange County, Indiana | 2010-2019

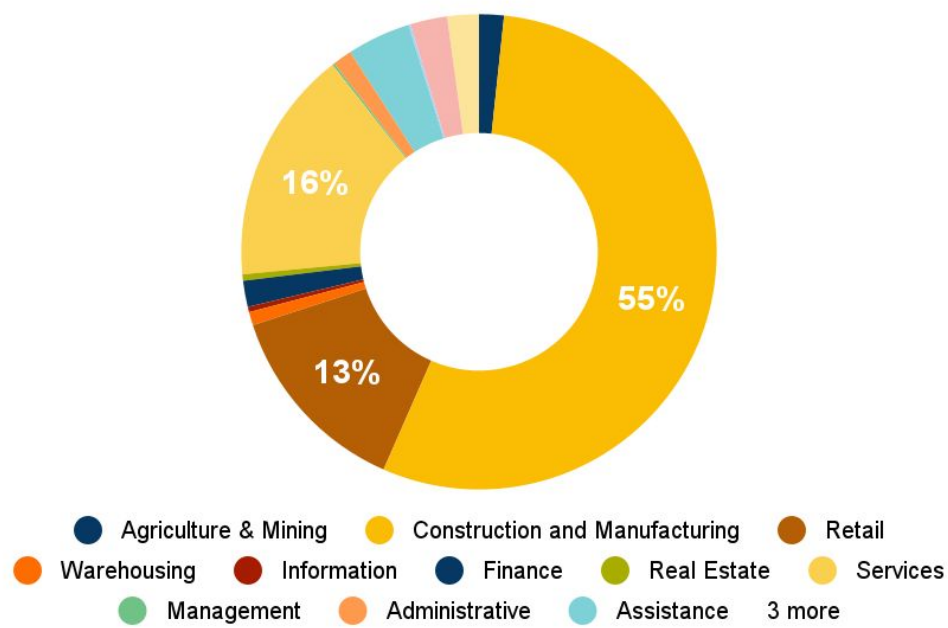


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in La Grange County, accounting for 50% of all jobs, followed by Retail Trade (9% of all jobs).

Total Jobs by All Industries
La Grange County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$35,860
- 2. Goods-producing | \$55,348
- 3. Trade, transportation, and utilities | \$36,254
- 4. Manufacturing | \$56,288
- 5. Construction | \$50,830

Source: BLS

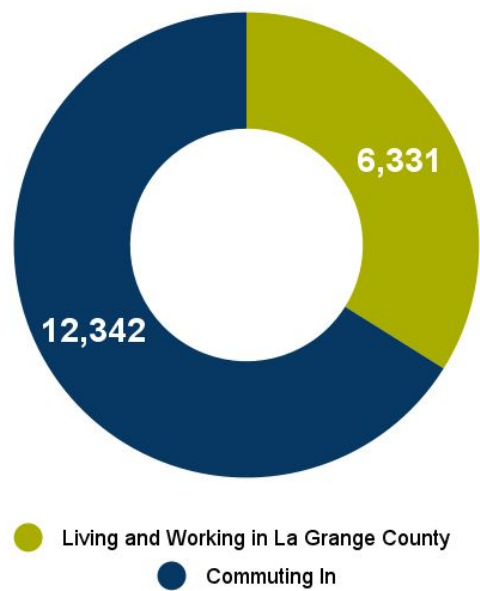
Top 5 Employers

- 1. Champion Home Builders Inc (Topeka)
- 2. K-z Inc (Shipshewana)
- 3. Nishikawa Cooper Llc (Topeka)
- 4. Lake Park Industries (Shipshewana)
- 5. Open Range Rv Co (Shipshewana)

Source: BLS

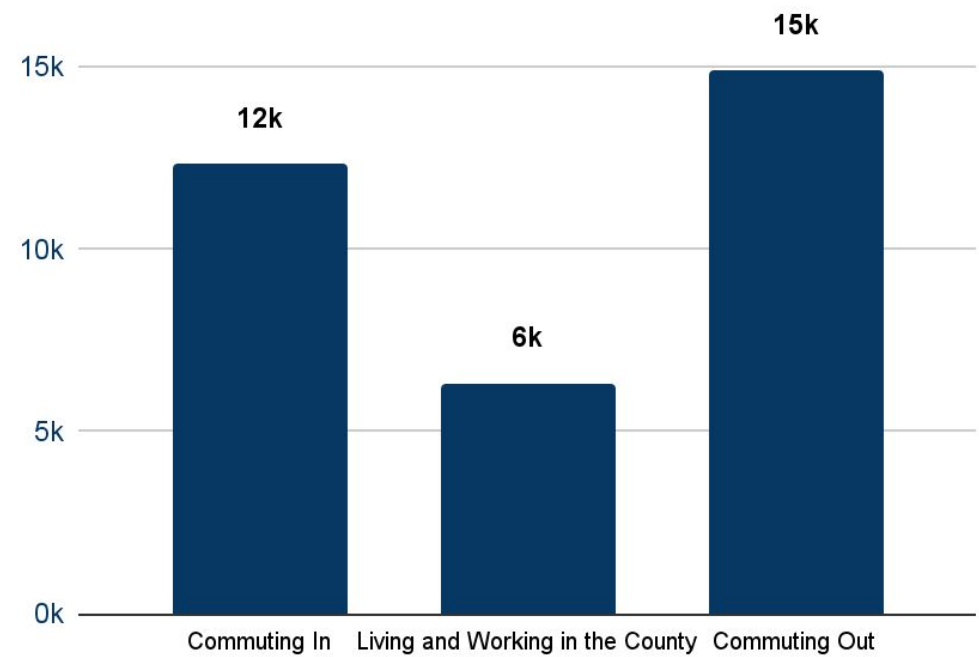
COMMUTER INFLOW / OUTFLOW | 12,000 commuters come into La Grange County for their jobs, while 15,000 employees travel outside for their jobs.

Employment Inflow
La Grange County | 2018



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

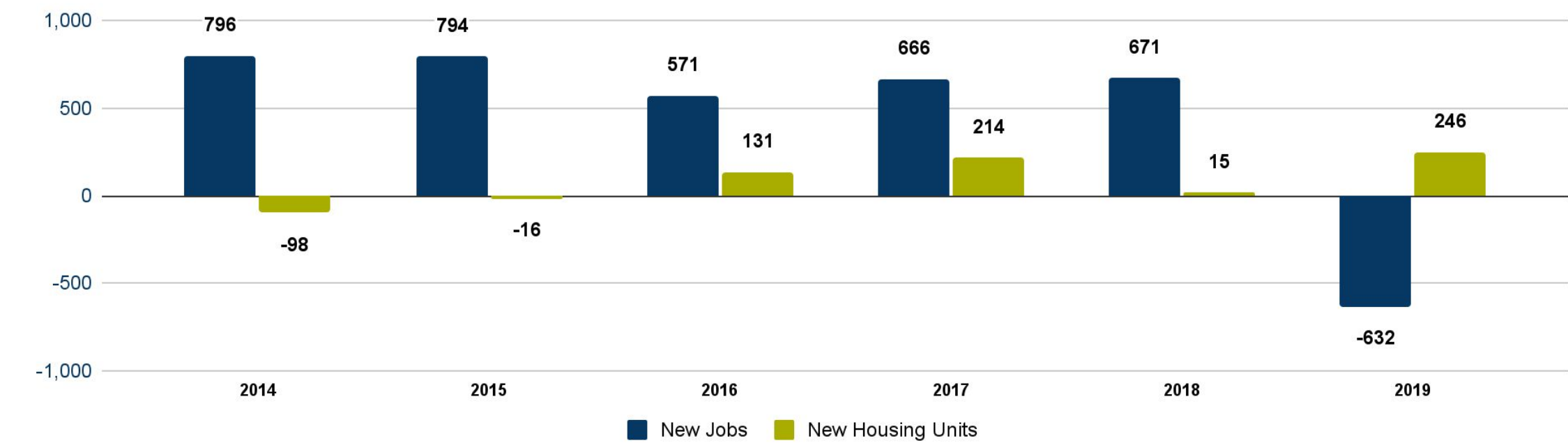
Commuting Patterns
La Grange County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2866 between 2014-2019 and 492, or 17 units for every 100 jobs created.

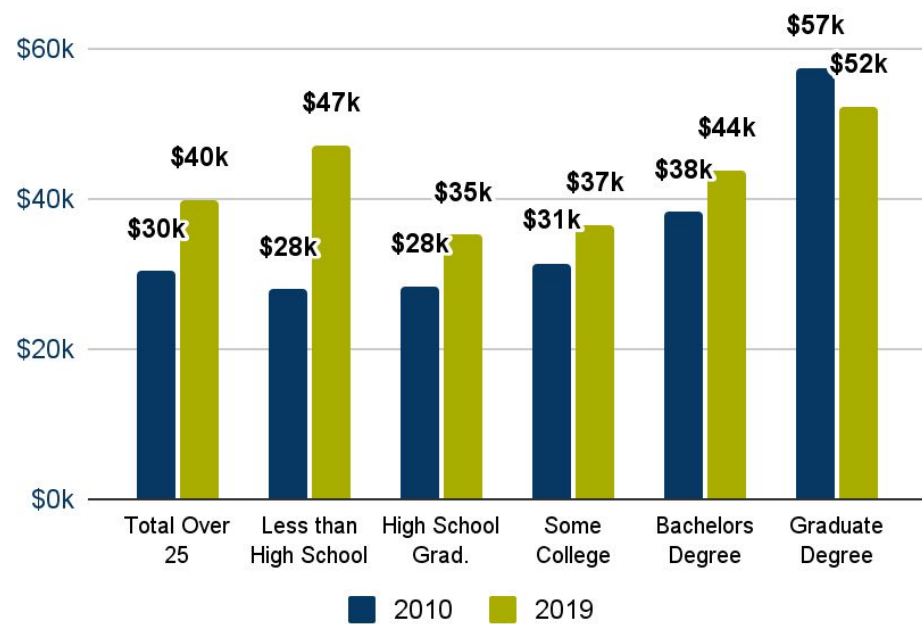
Job Growth and Housing Production
La Grange County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

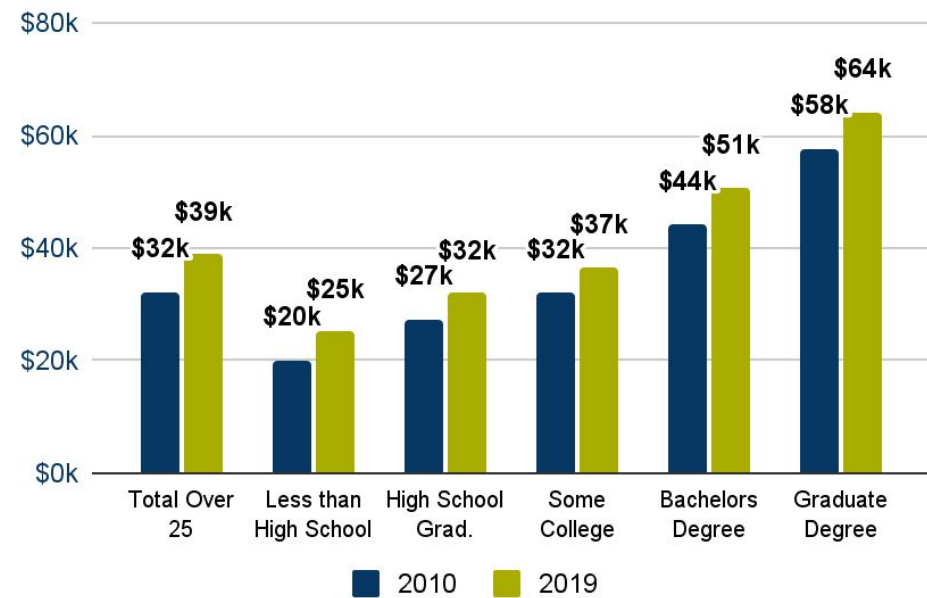
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 32% since 2010 for the total population and increased 24% for the population with at least a high school degree.

Median Earnings by Educational Attainment
La Grange County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019



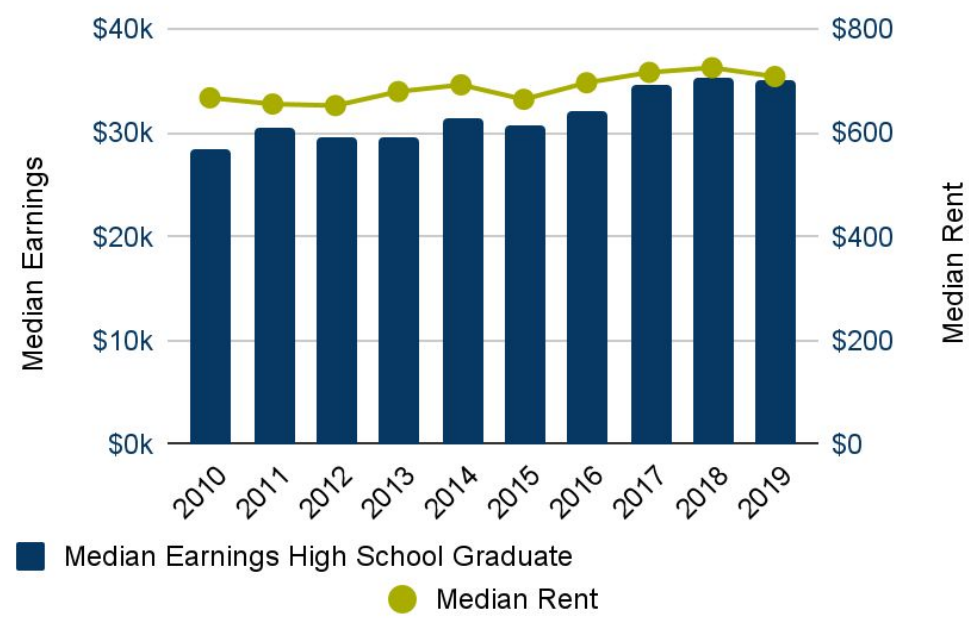
Source: ACS 2010-2019 5-year estimates

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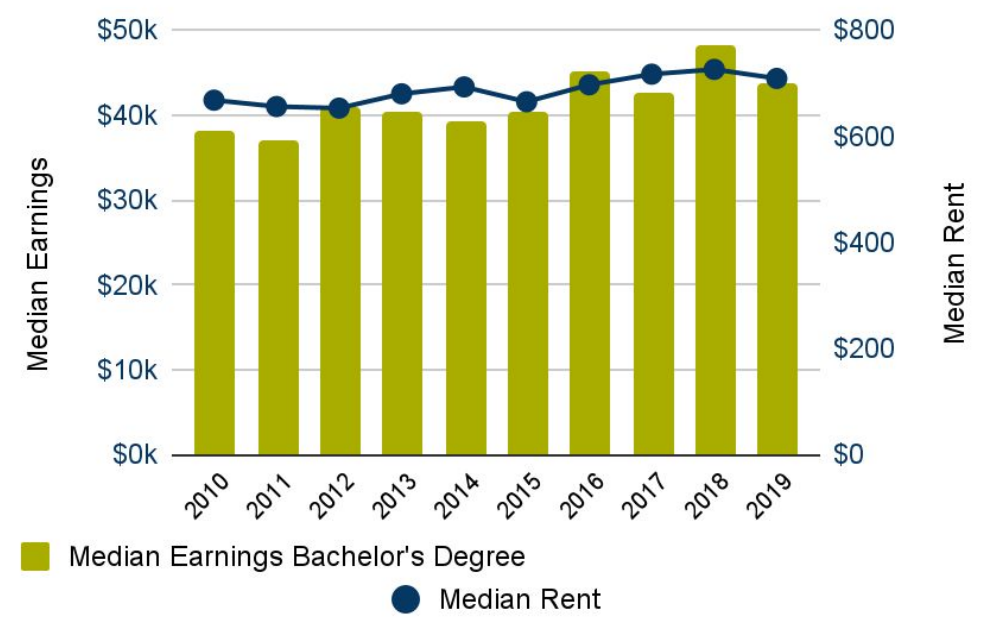
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 6.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

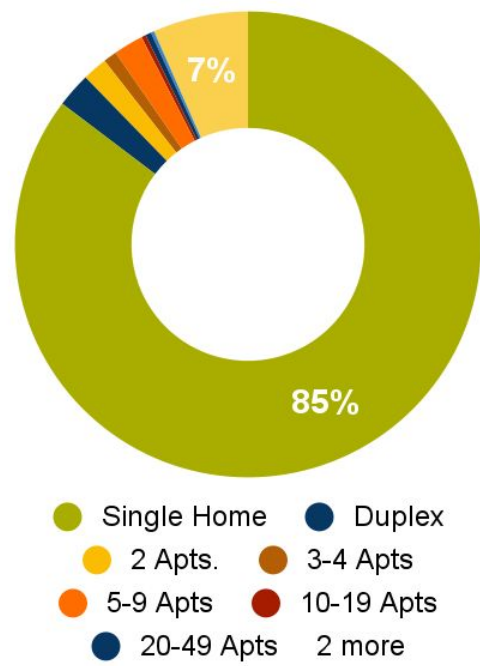
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HOUSING TRENDS

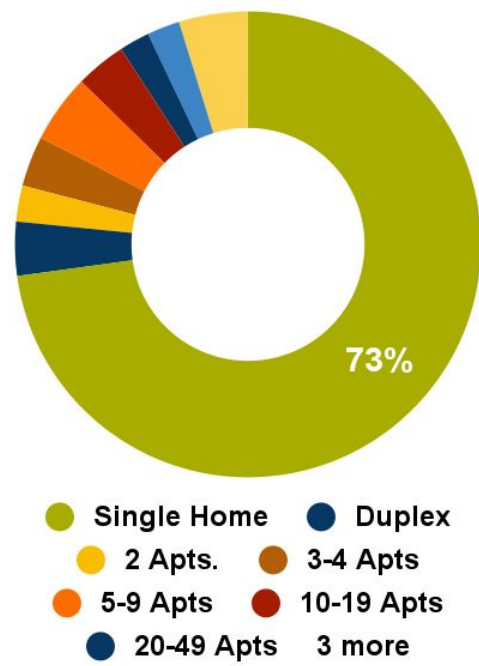
HOUSING TYPOLOGY | 85% of homes in La Grange County are single-family, while 8% are multifamily. The share of multifamily housing has decreased by 33 homes since 2010.

Housing Typology

La Grange County | 2019



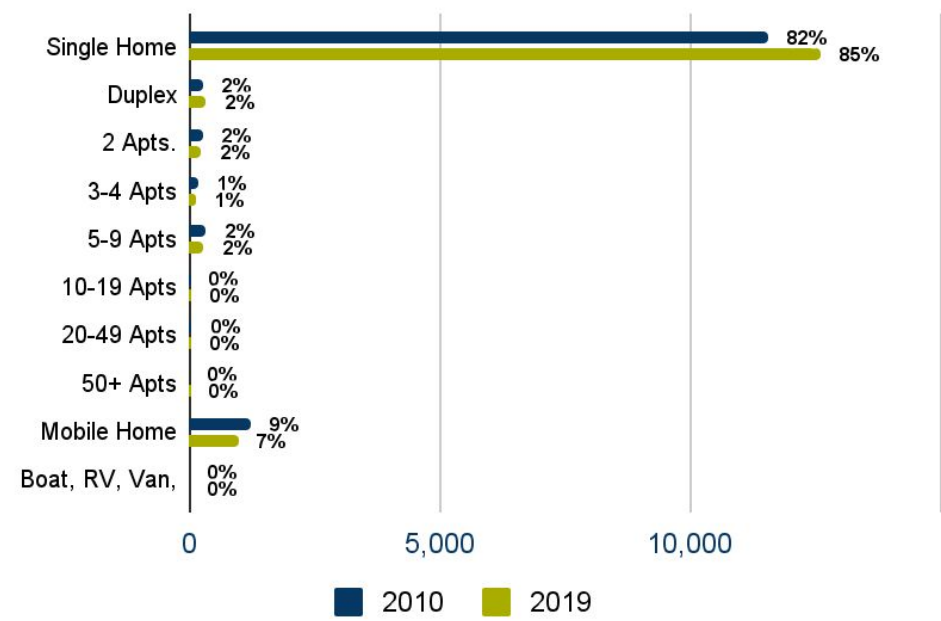
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

La Grange County | 2010, 2019

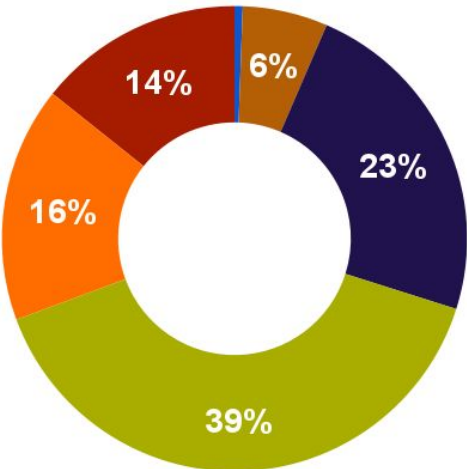


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in La Grange County are 3.16, with 70% of units 3 bedroom or more.

Housing Stock by Bedrooms

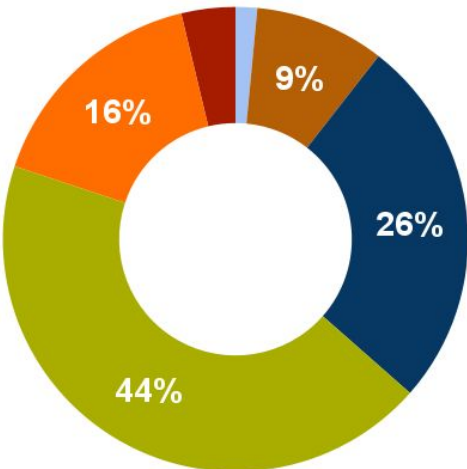
La Grange County | 2019



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

Source: ACS 2010-2019 5-year estimates

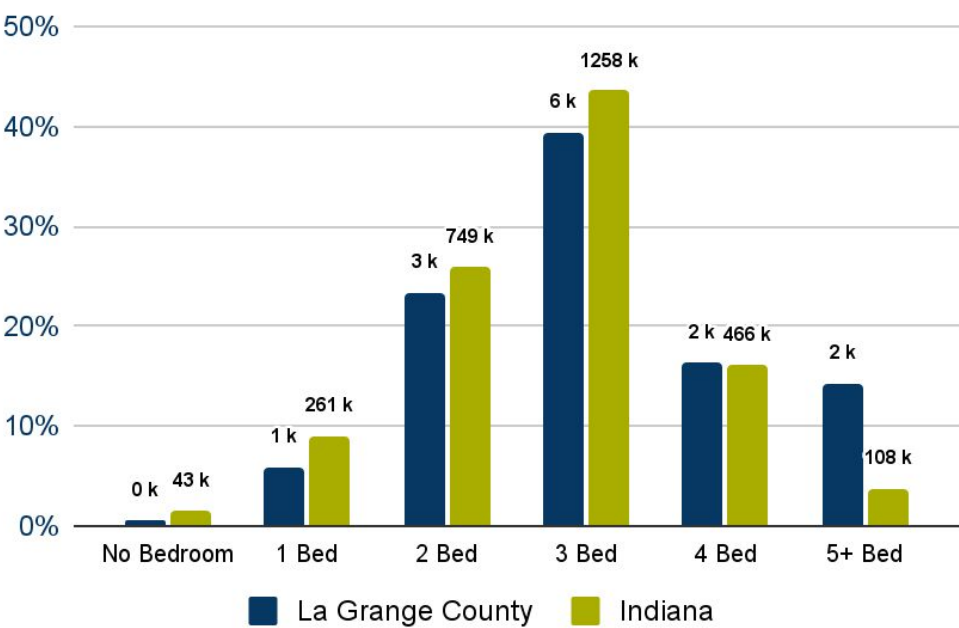
Indiana | 2019



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

Share of Housing Stock by Bedroom

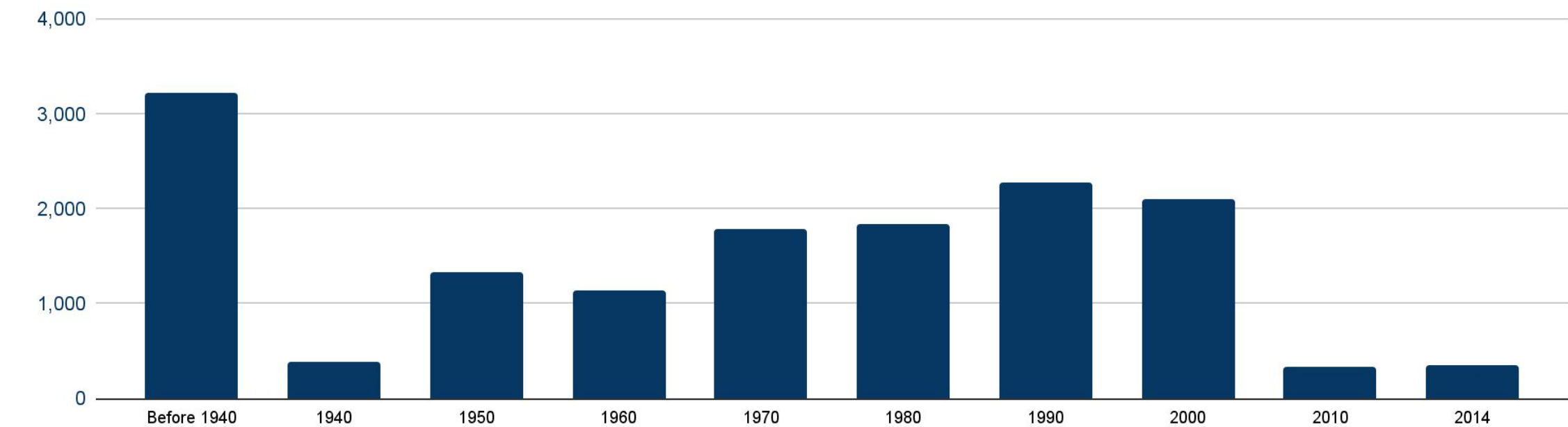
La Grange County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 81% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
La Grange County | 2019

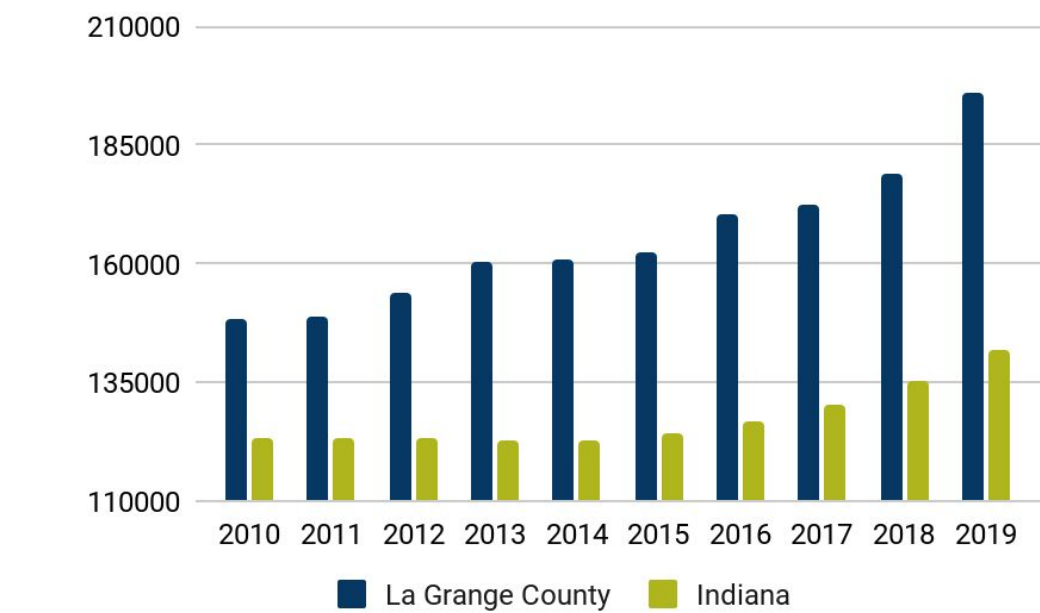


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

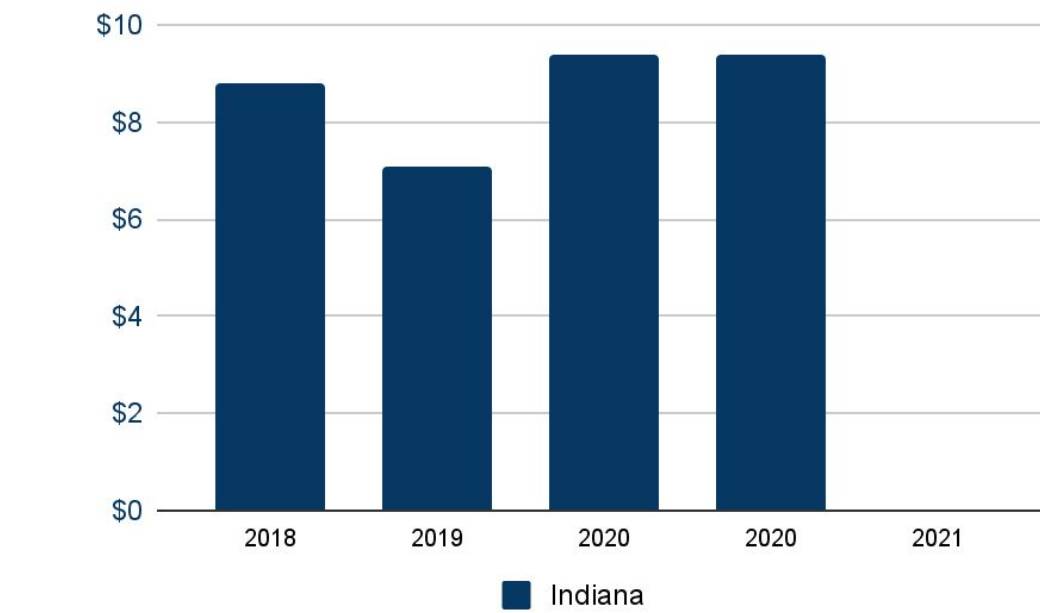
MEDIAN LISTING PRICE | Homes in La Grange County have a median listing price of \$195,900, compared to \$141,700 statewide. Home prices have increased by 32% since 2010.

Median Listing Price
La Grange County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
La Grange County | 2017-2020



Source: ACS 2010-2019 5-year estimates

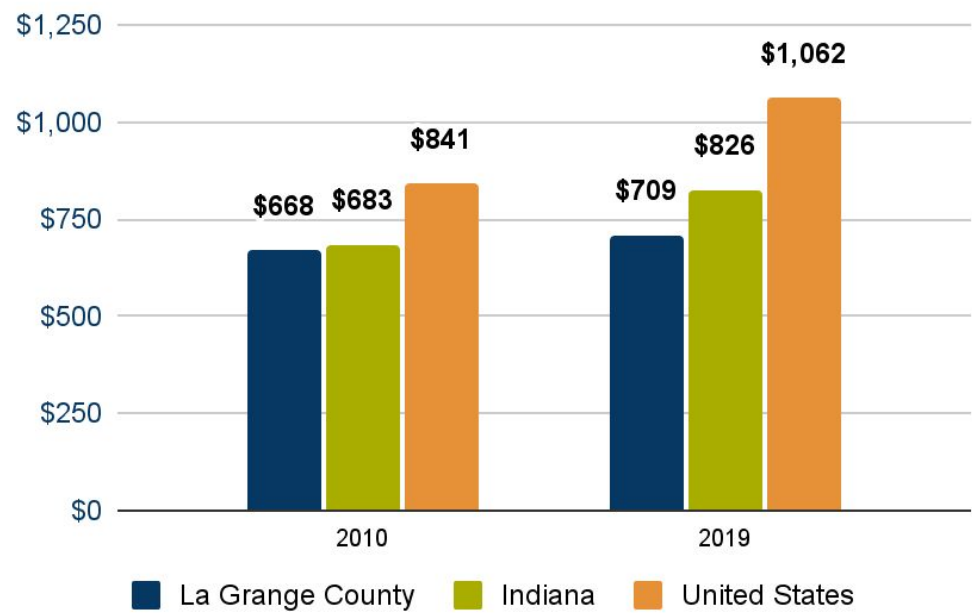
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 6% since 2010, with average rents at \$709.

Median Rent

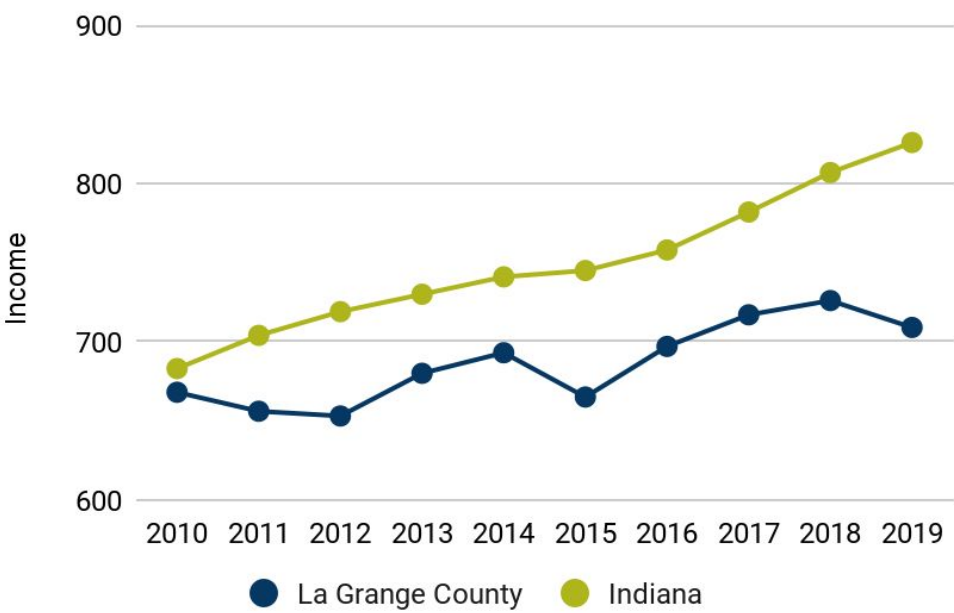
La Grange County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

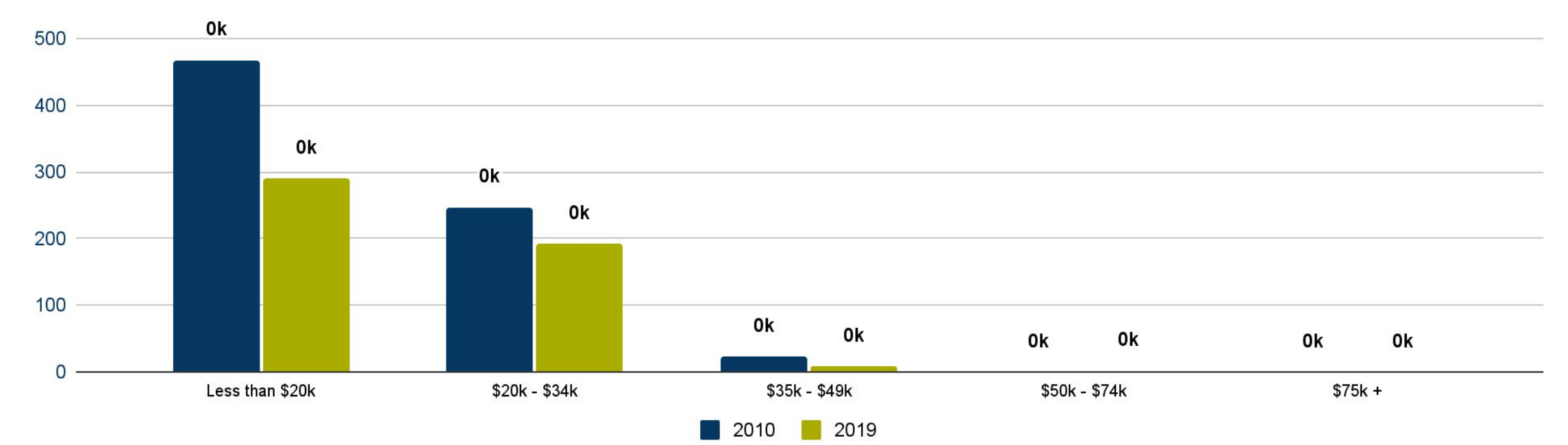
La Grange County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 29% of households are housing cost burdened in La Grange County, down -32% since 2010. 54% of households earning below \$50,000 are housing cost burdened.

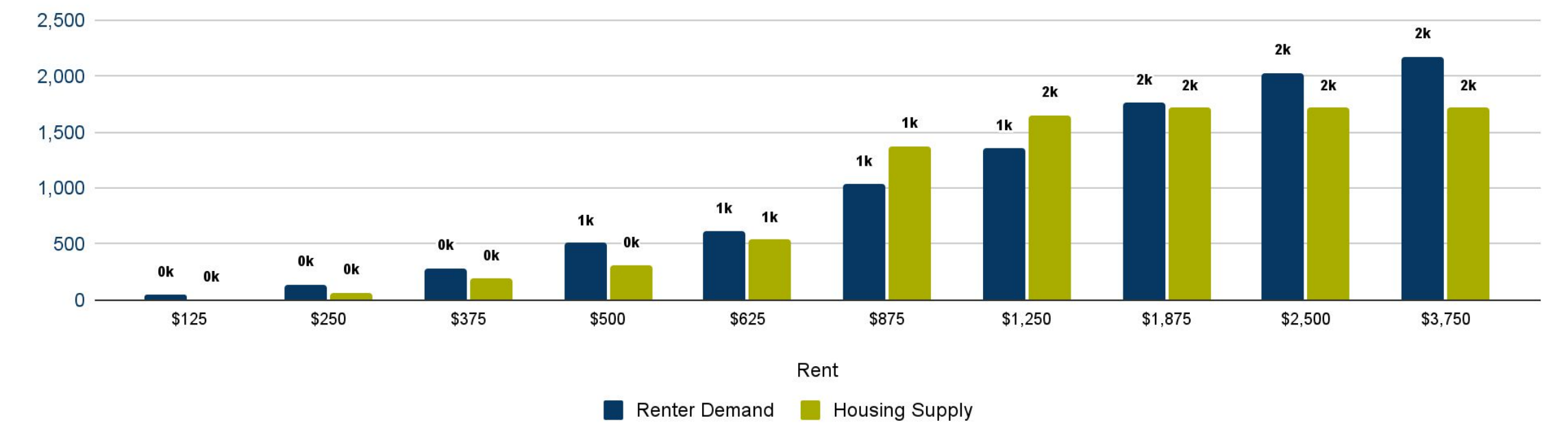
Renter Housing Cost Burden
La Grange County, Indiana | 2010 - 2019



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
La Grange County, Indiana | 2010-2019

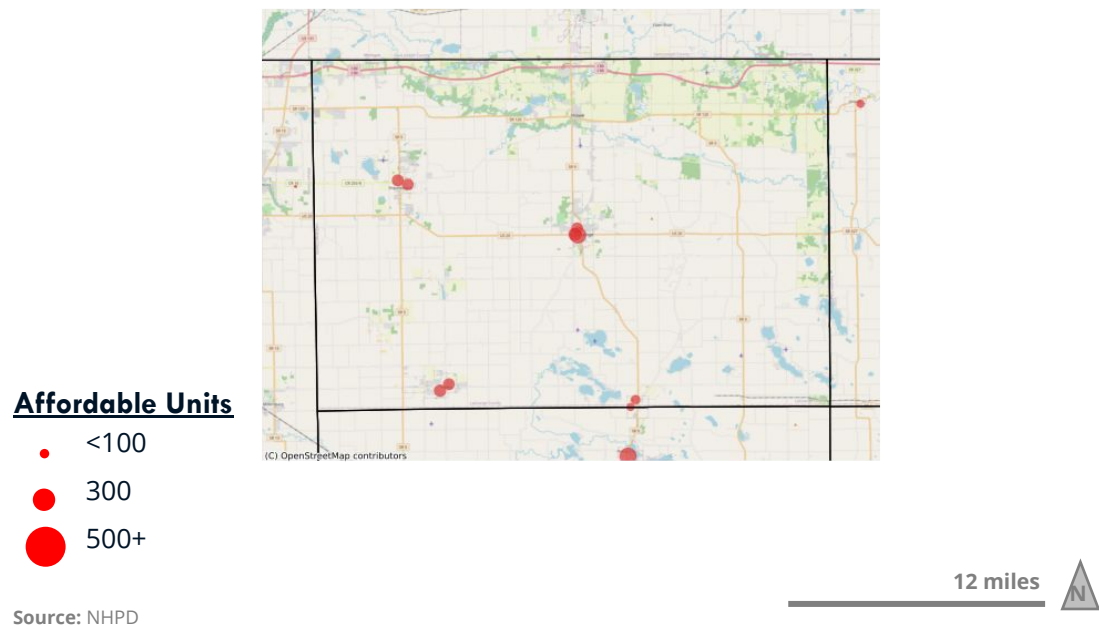


Source: ACS 2010-2019 5-year estimates

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

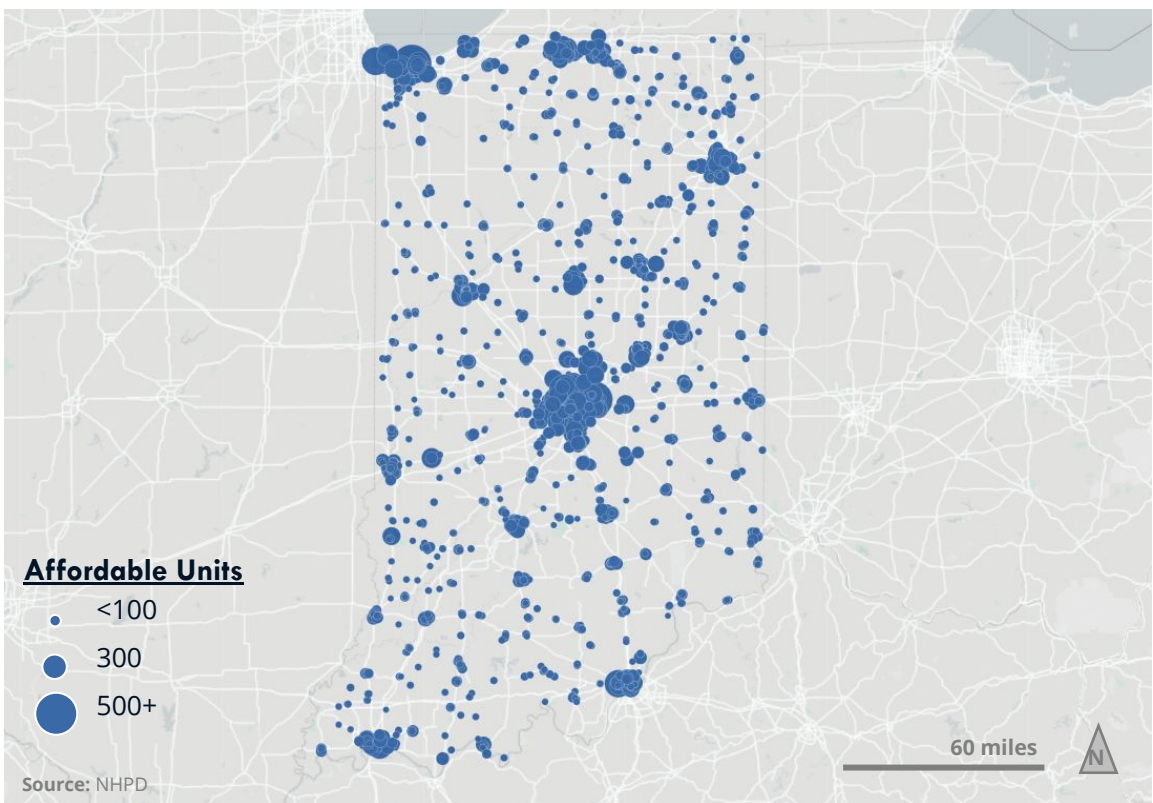
Affordable Housing Inventory

La Grange County | 2020



Affordable Housing Inventory

State of Indiana | 2020

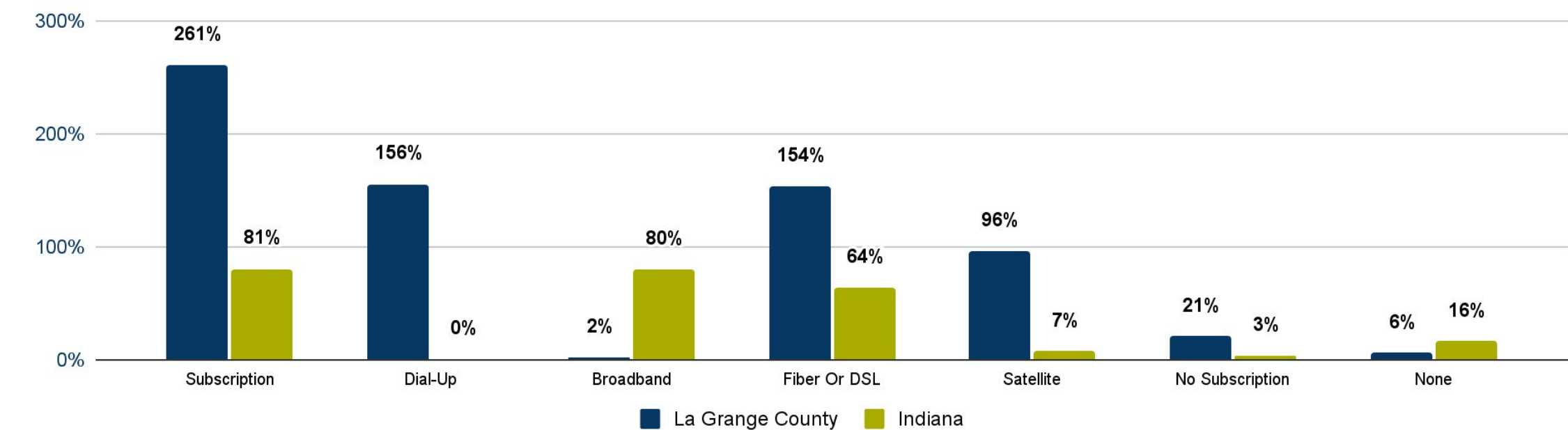


WORKING DRAFT

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HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access La Grange County | 2017-2020



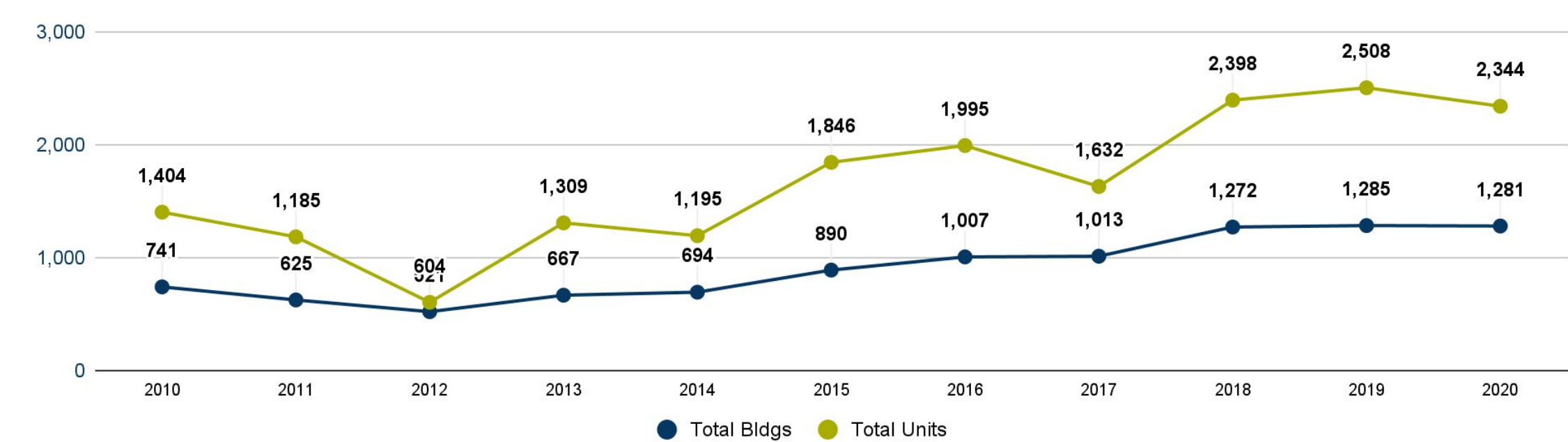
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 1,281 new housing starts in 2020 in La Grange County, with 9,996 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
La Grange 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

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