

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MORGAN COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

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**:

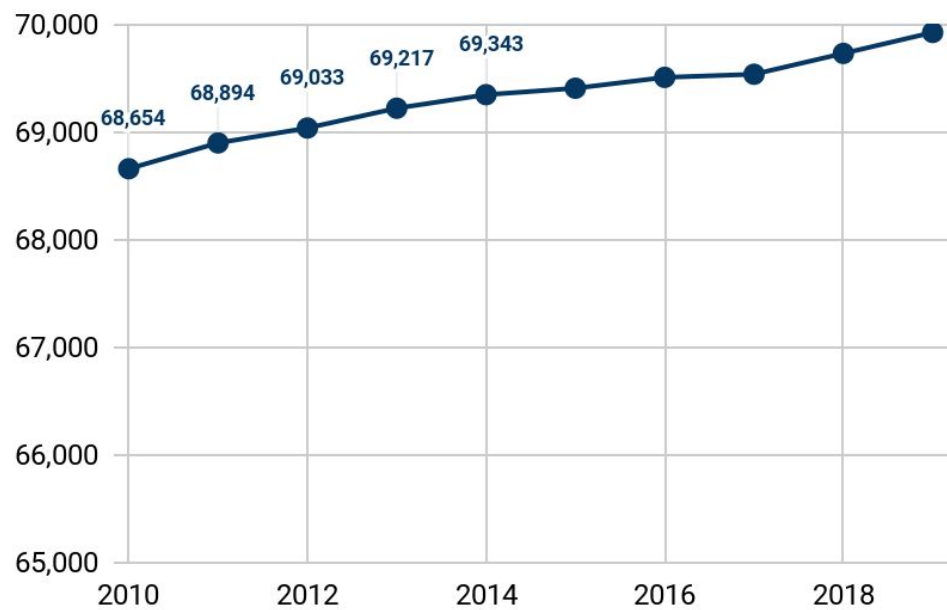
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

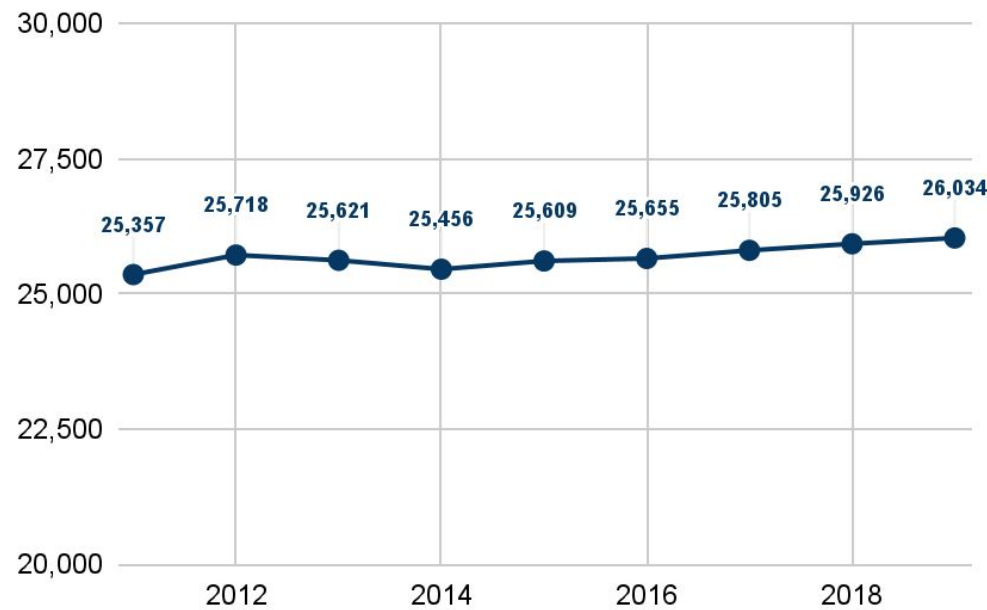
POPULATION | Morgan County's population has increased by 1.85% (1,268 people) between 2010-2019. In the same time period, the total number of households increased by 4.45% (1,109 households).

Resident Population
Morgan County | 2010-2019



Source: FRED, U.S. Census Bureau

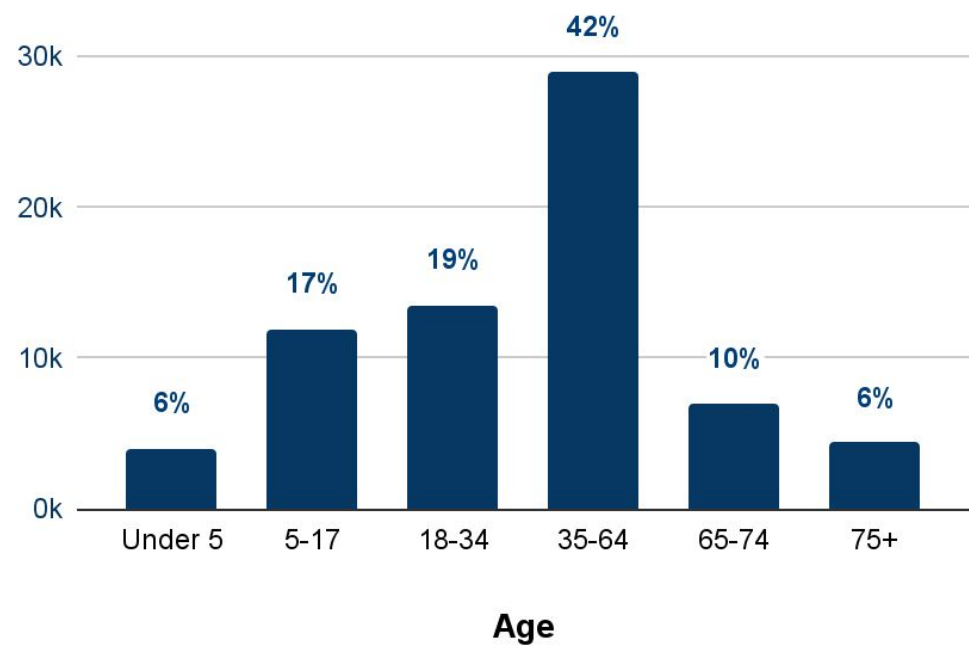
Households
Morgan County | 2010-2019



Source: FRED, U.S. Census Bureau

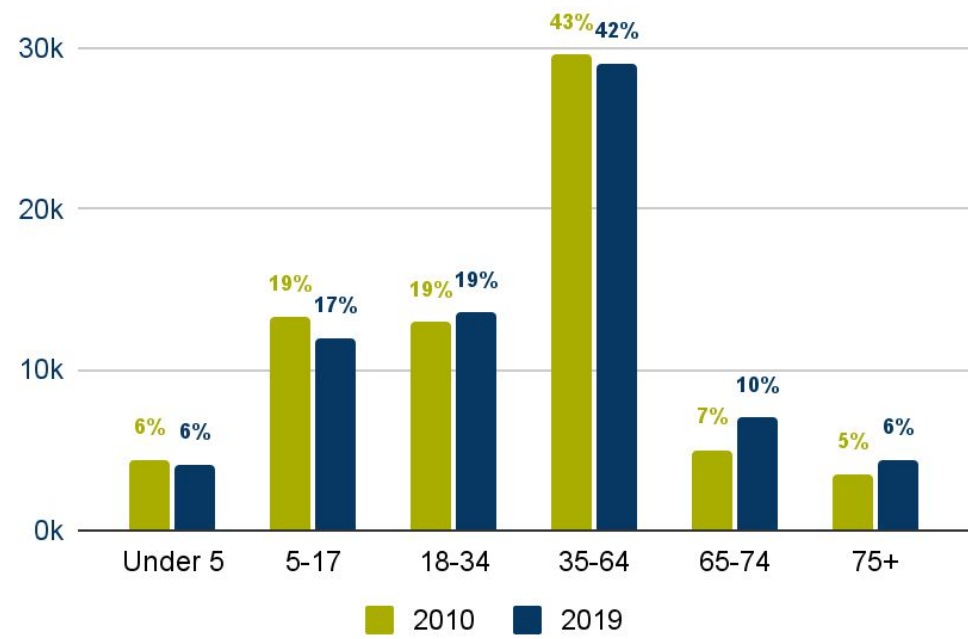
AGE | 16% of people in Morgan County are above the age of 65, while 23% are below 18.

Population by Age
Morgan County | 2019



Source: ACS 2019 5-year estimates

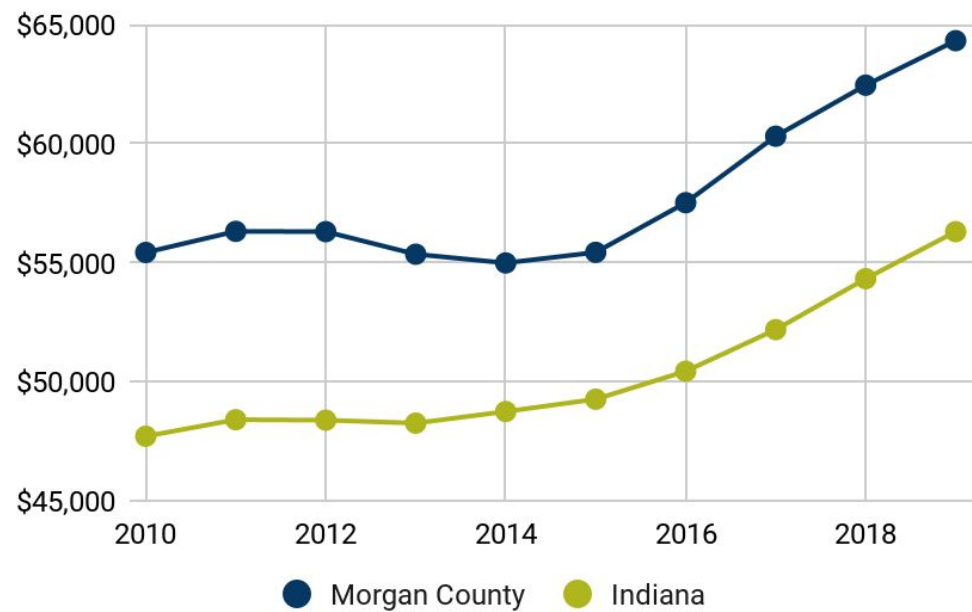
Change in Share of Population
Morgan County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

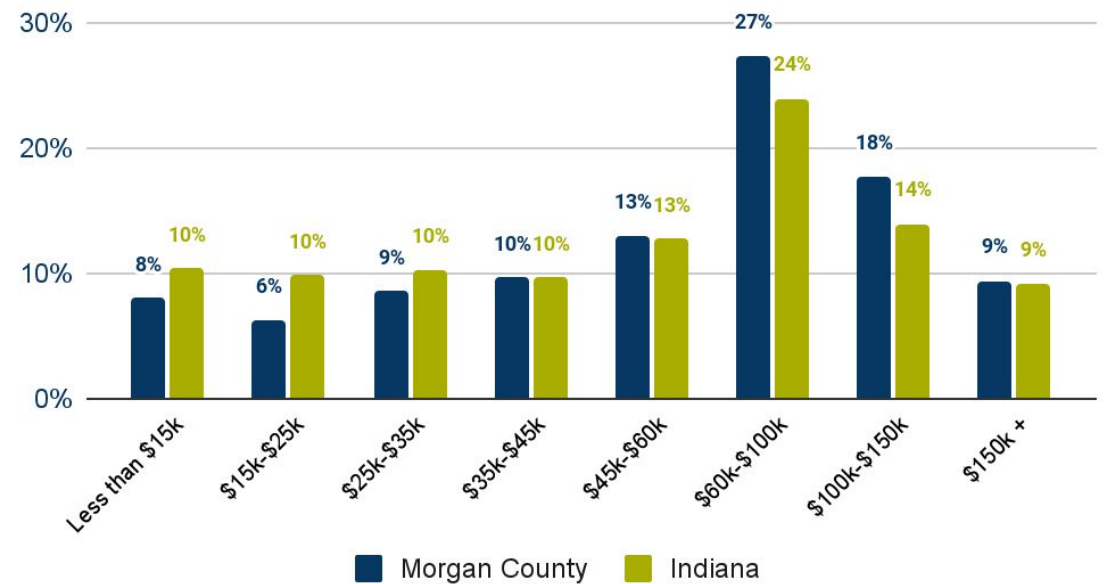
HOUSEHOLD INCOMES | Morgan County had a median income of \$64,335 in 2019, up 16% since 2010. 23% of households have incomes below \$35,000, while 27% have incomes above \$100,000.

Median Income
Morgan County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

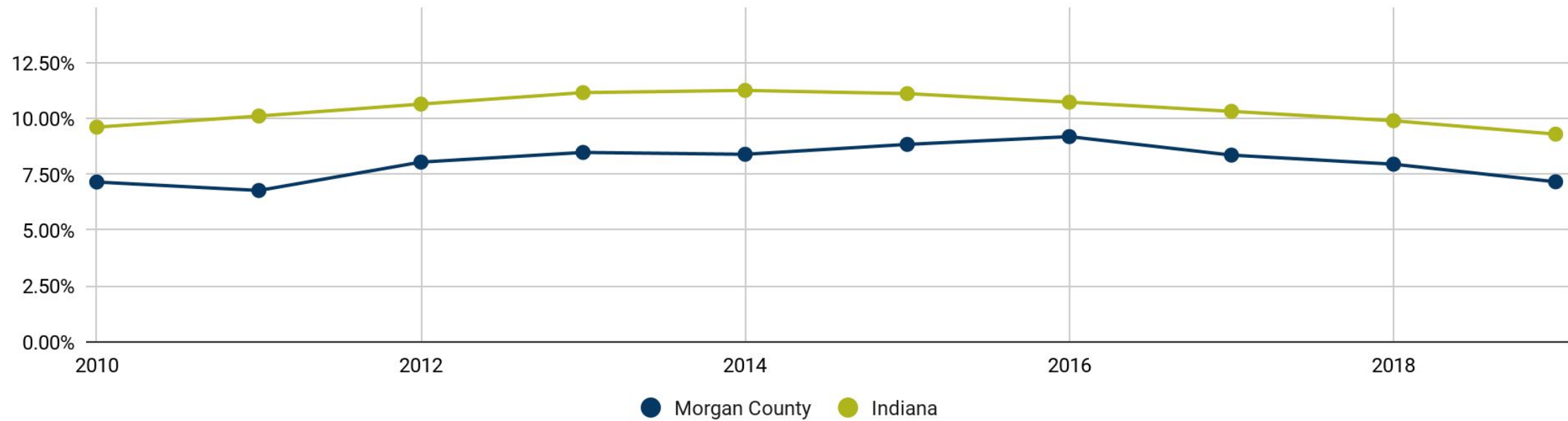
Household Income Distribution
Morgan County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.2% of families live in poverty conditions in Morgan County, up 0.01 percentage points from 7.2% in 2010.

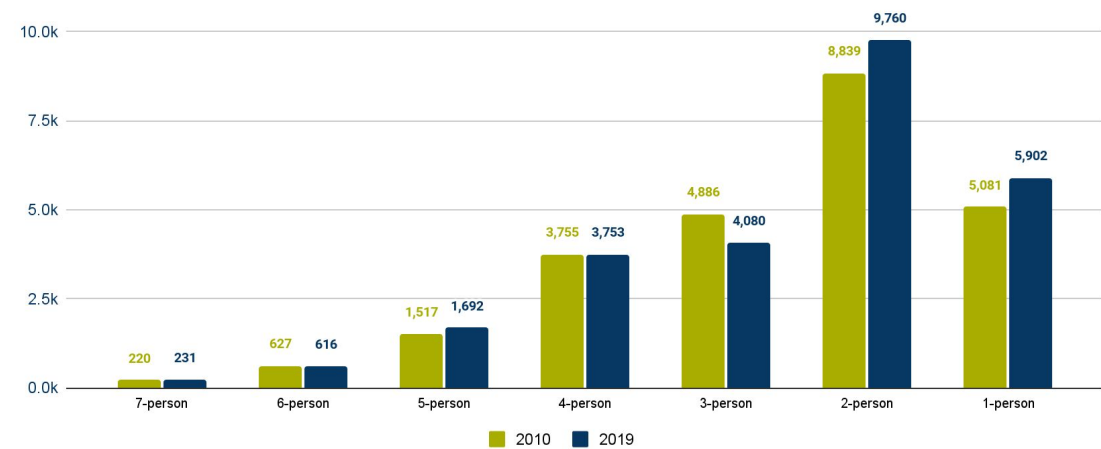
Family Poverty Rate
Morgan County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

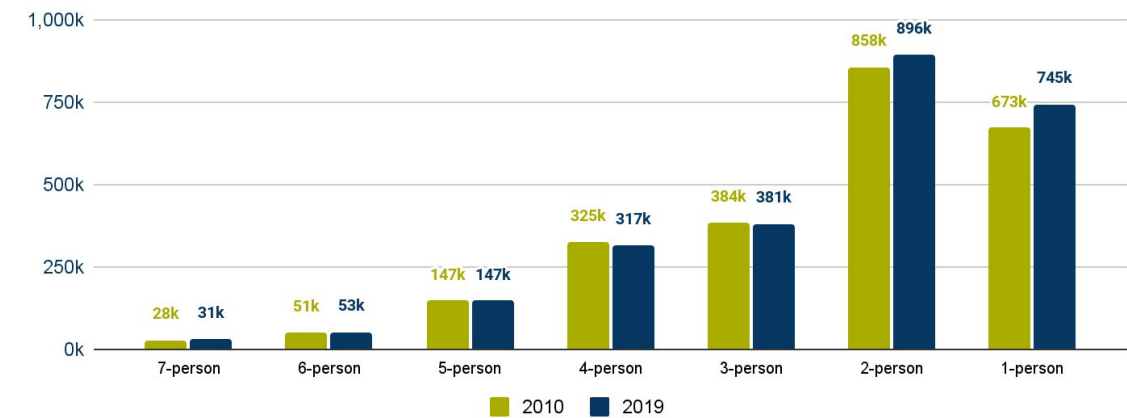
HOUSEHOLD SIZE | The average household size is 2.65 people, compared to 2.52 statewide. The Morgan County average household has shrunk by 0.08 persons since 2010.

Household Size
Morgan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



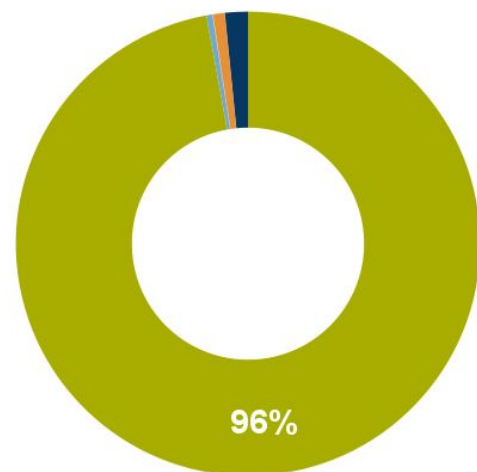
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Morgan County is 96% white, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

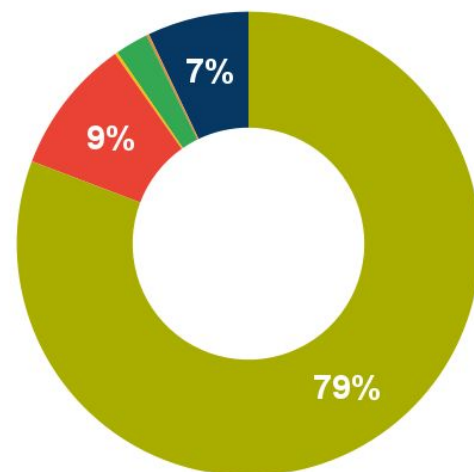
Racial/Ethnic Distribution

Morgan County | 2019

Indiana | 2019



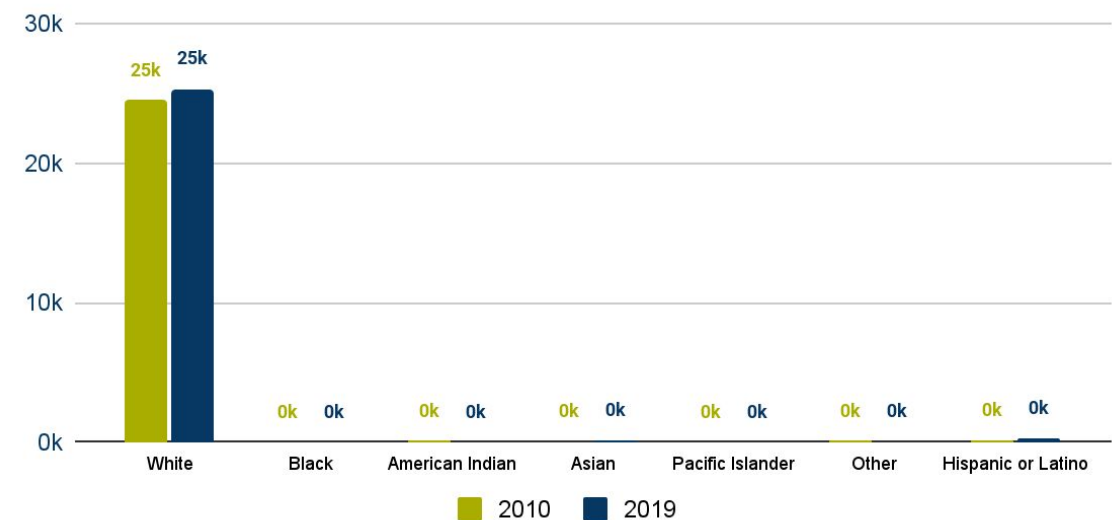
White Black
American Indian Asian
Other Hispanic or Latino



White Black
American Indian Asian
Pacific Islander 2 more

Household Racial/Ethnic Distribution

Morgan County | 2010, 2019



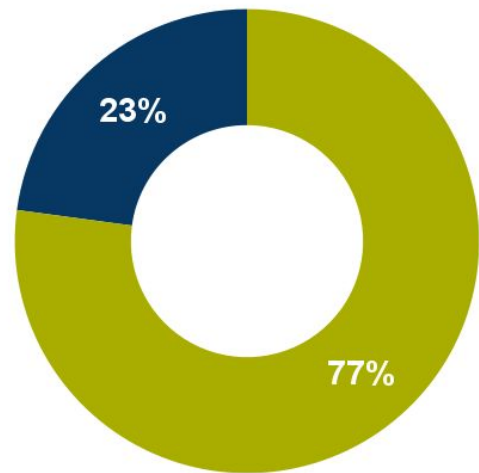
Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 23% of households (5,950 households) in Morgan County were renters, while 77% (20,084 households) were owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

Morgan County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

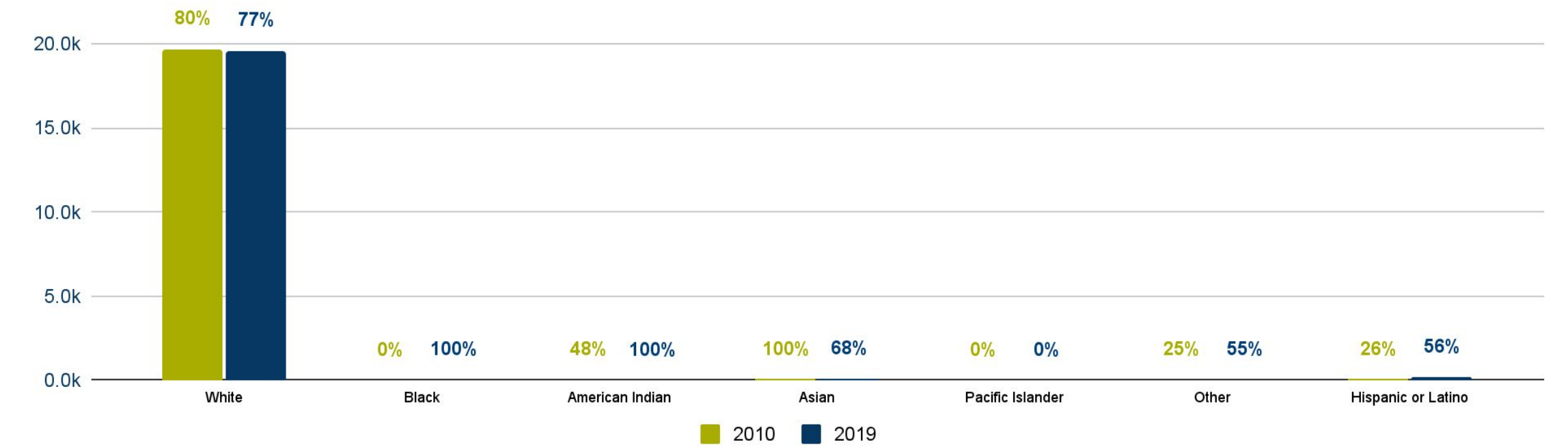
Morgan County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 77% among non-Hispanic White households, 100% for Black households, and 56% for Hispanic or Latino households.

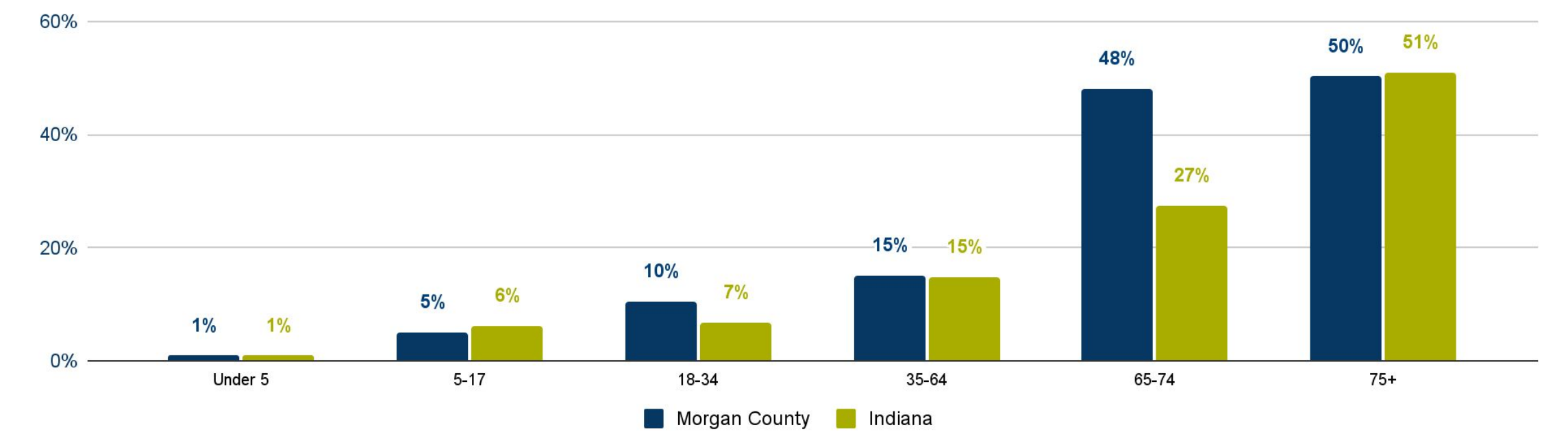
Homeownership by Race
Morgan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 17% of people in Morgan County live with a disability. For people above 65, the share increases to 49%.

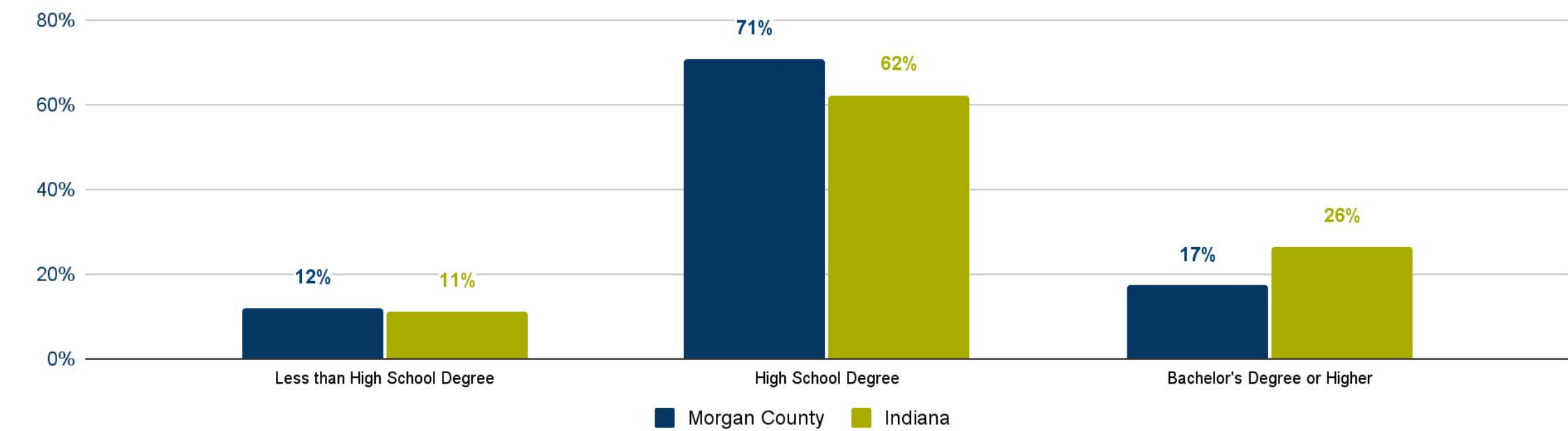
Share of the Population with a Disability by Age
Morgan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Morgan County, 71% of the population has at least a high school degree and 17% of the population has at least a Bachelor's degree.

Educational Attainment
Morgan County, Indiana | 2019

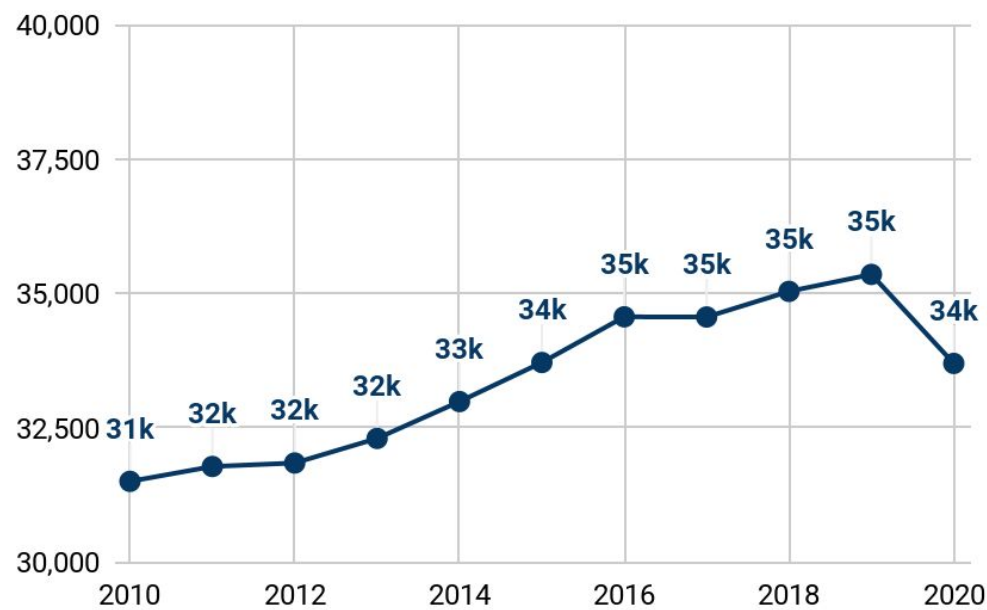


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

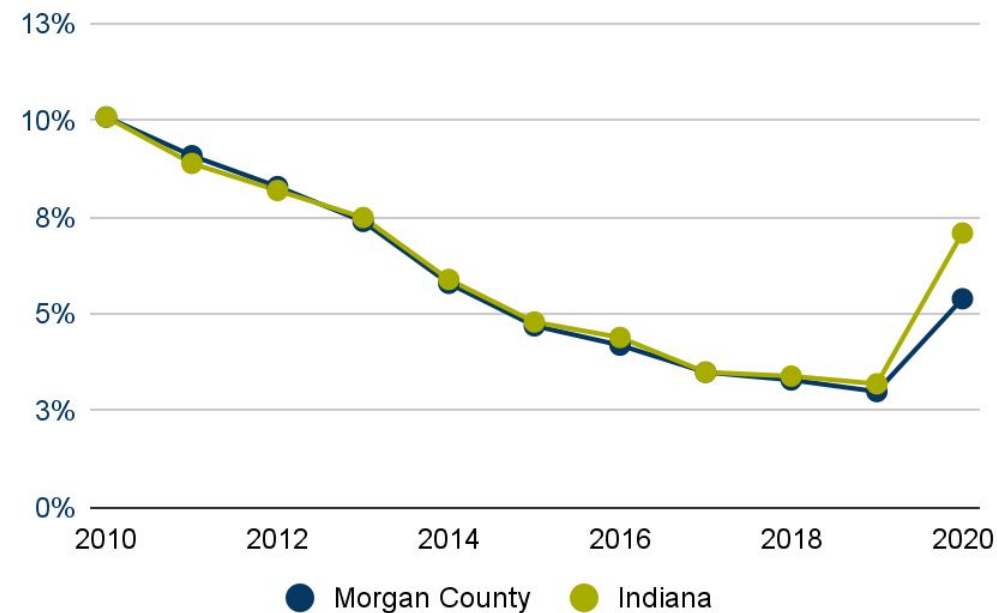
EMPLOYMENT BASE | There are currently 34,000 employed persons in Morgan County, up by 6.98% since 2010. The unemployment rate in 2020 was 5.40%, up 2.40 points from 2019.

Total Employment
Morgan County | 2010-2019



Source: ACS 2010-2019 5-year estimates

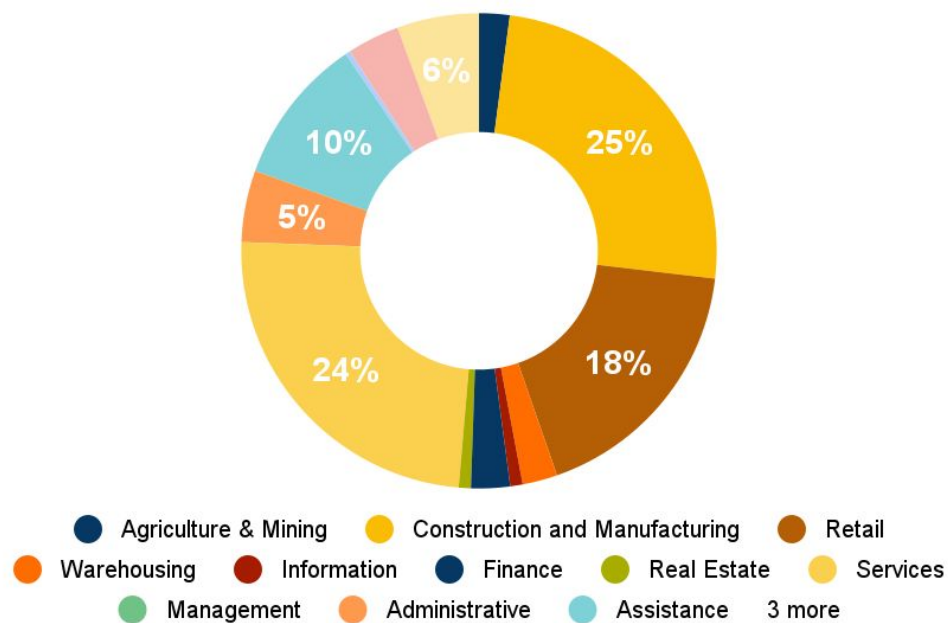
Unemployment Rate
Morgan County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Morgan County, accounting for 17% of all jobs, followed by Retail Trade (15% of all jobs).

Total Jobs by All Industries
Morgan County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$37,658**
2. Goods-producing | **\$53,385**
3. Trade, transportation, and utilities | **\$39,619**
4. Construction | **\$57,536**
5. Professional and business services | **\$41,775**

Source: BLS

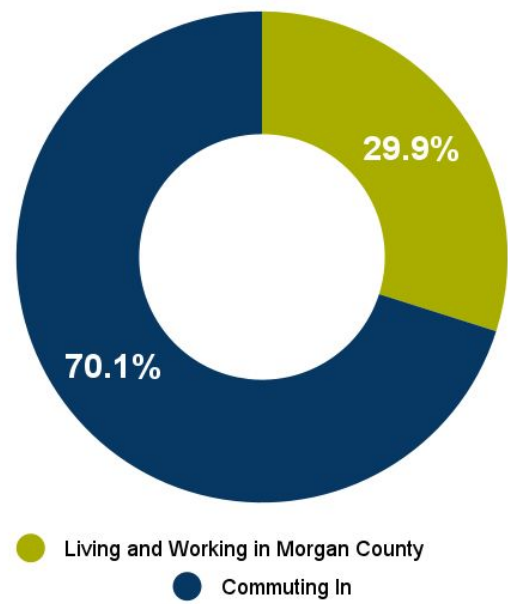
Top 5 Employers

1. Nice-pak Products Inc (Mooresville)
2. Toa Llc (Mooresville)
3. Iu Health Morgan Hospital (Martinsville)
4. Franciscan Health Mooresville (Mooresville)
5. Walmart Supercenter (Martinsville)

Source: BLS

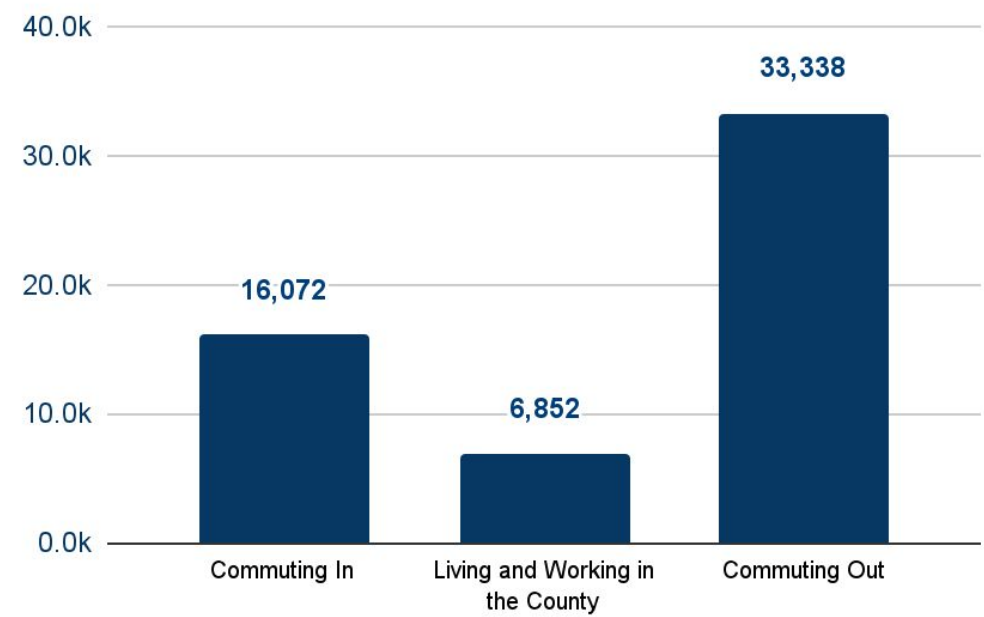
COMMUTER INFLOW / OUTFLOW | 16,000 commuters come into Morgan County for their jobs, while 33,000 employees travel outside of Morgan County for their jobs.

Employment Inflow
Morgan County | 2018



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

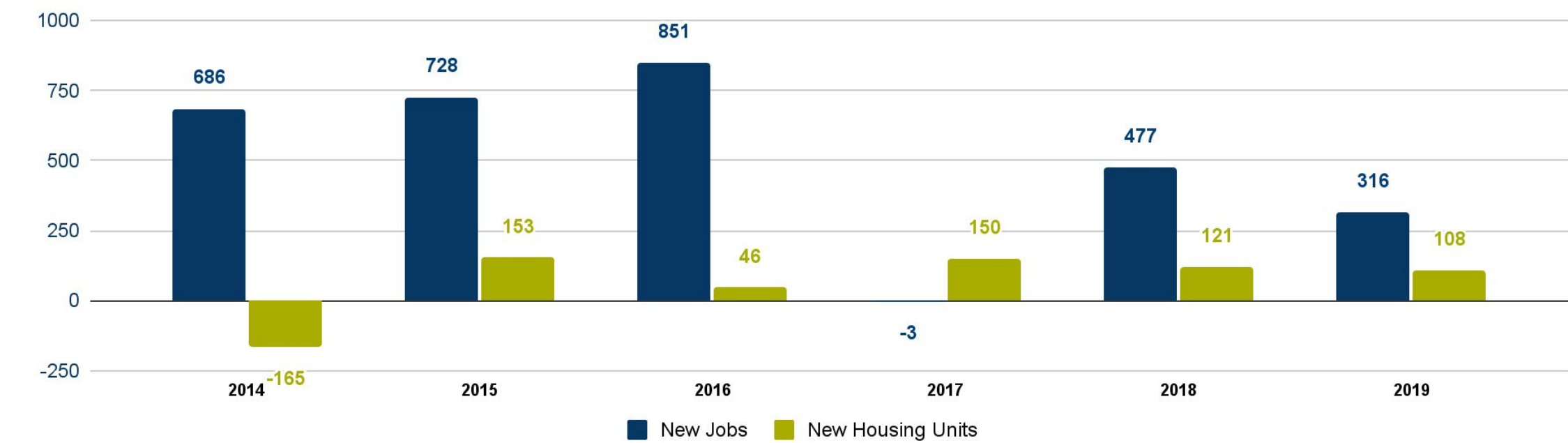
Commuting Patterns
Morgan County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Morgan County has created 3,055 jobs between 2014-2019 and 413 housing units, or 14 units for every 100 jobs created.

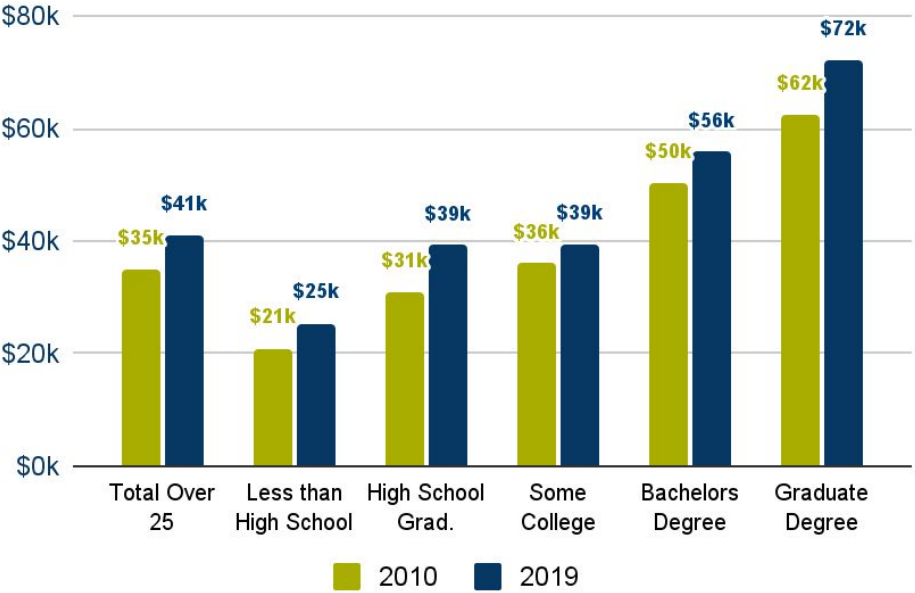
Job Growth and Housing Production
Morgan County | Total Jobs, New Jobs



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 17% since 2010 for the total population and increased 27% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Morgan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

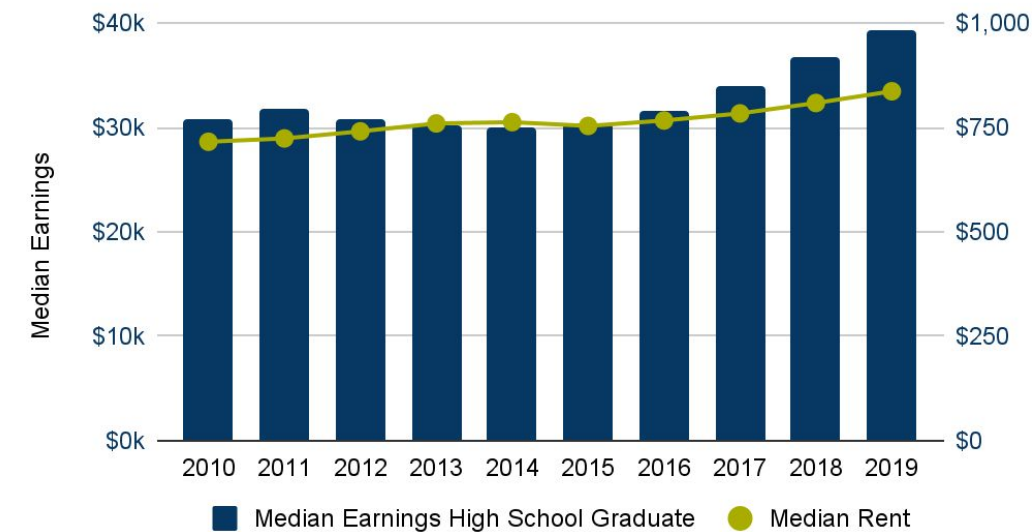
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

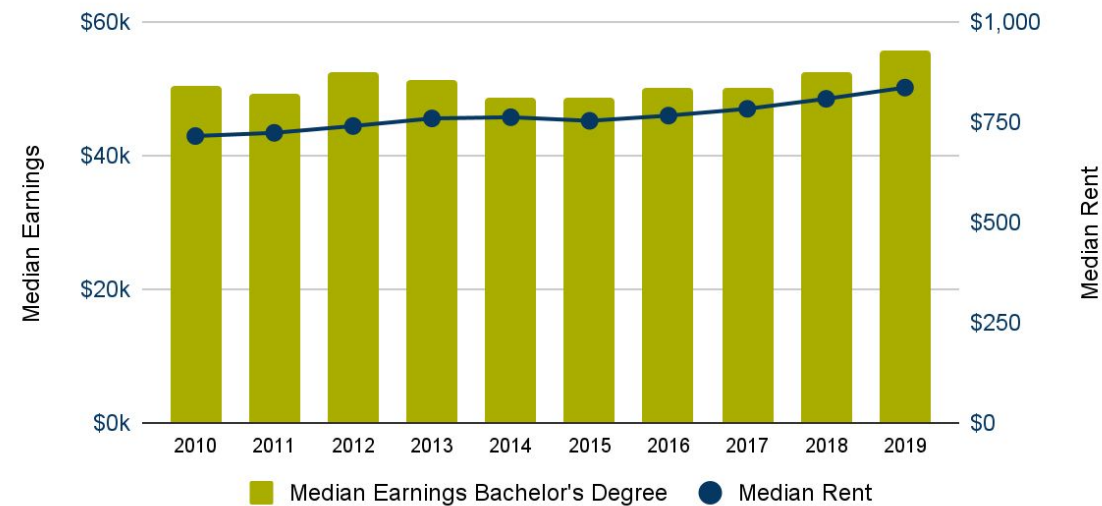
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 16.9%, or 17% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



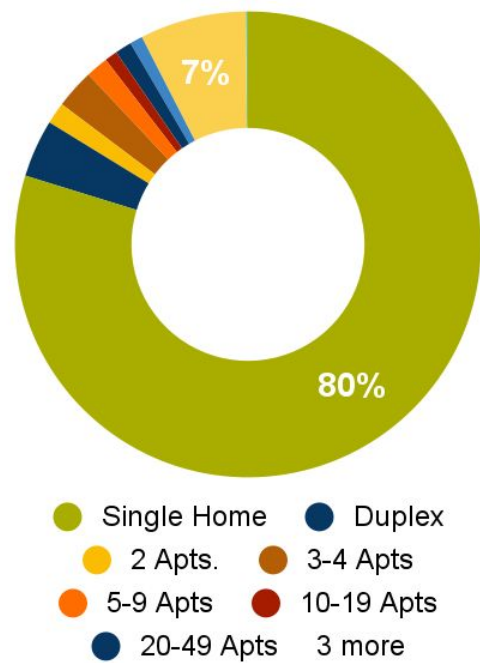
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Morgan County are single-family, while 13% are multifamily. Multifamily housing has increased by 686 homes since 2010.

Housing Typology

Morgan County | 2019



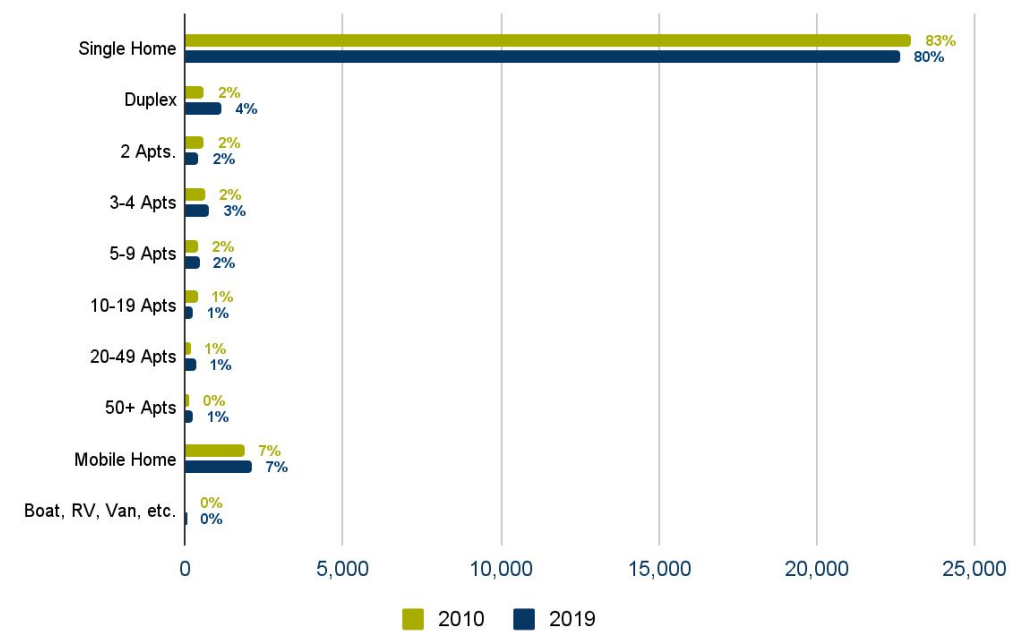
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Morgan County | 2010-2019

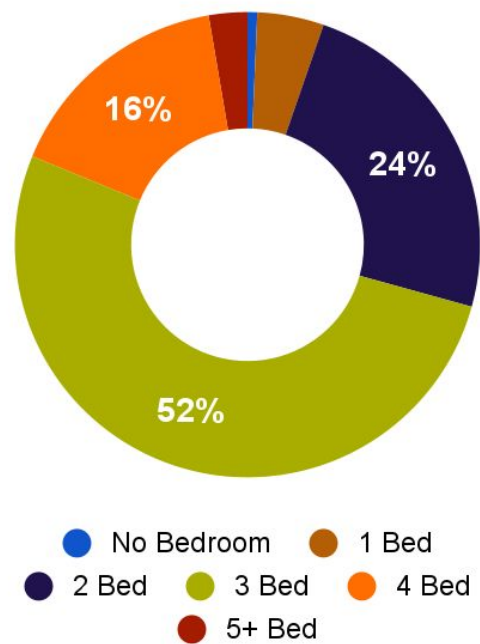


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Morgan County contain 2.65 bedrooms, with 71% of units containing 3 bedrooms or more.

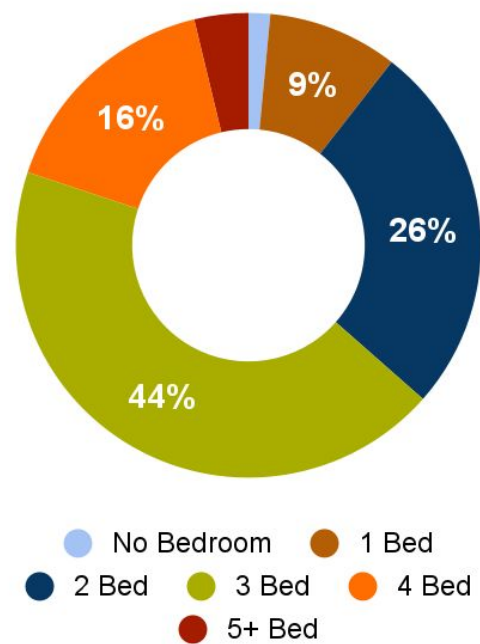
Housing Stock by Bedrooms

Morgan County | 2019



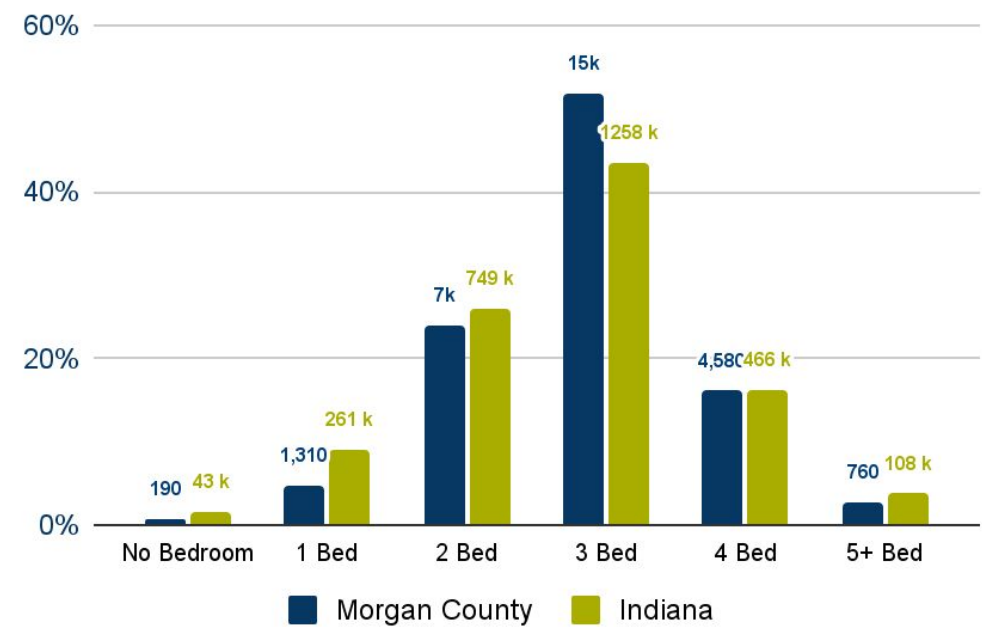
Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

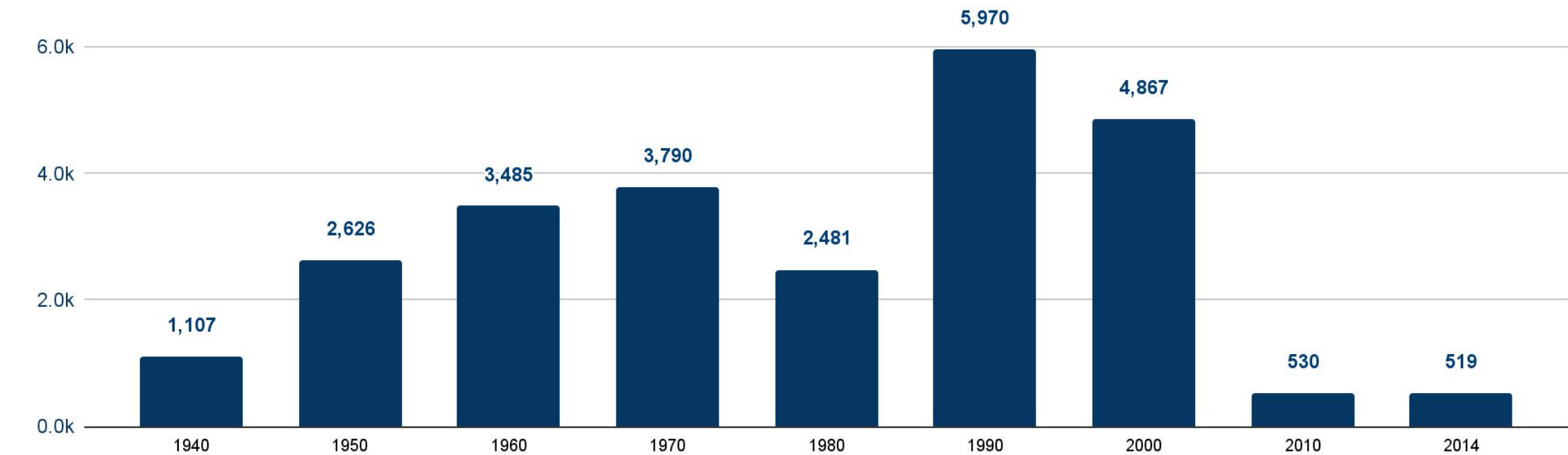
Morgan County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 79% of homes were built before 1990, with a plurality of homes built in 1990.

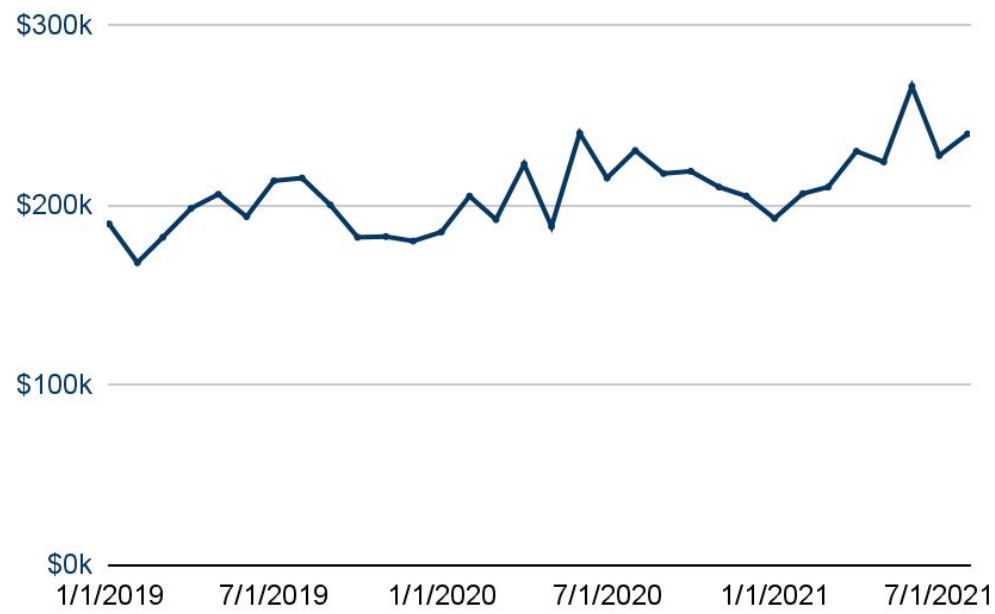
Homes by Year Built
Morgan County | 2019



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

MEDIAN LISTING PRICE | Homes in Morgan County have a median listing price of \$239,500. Home prices have increased by 26% since 2019.

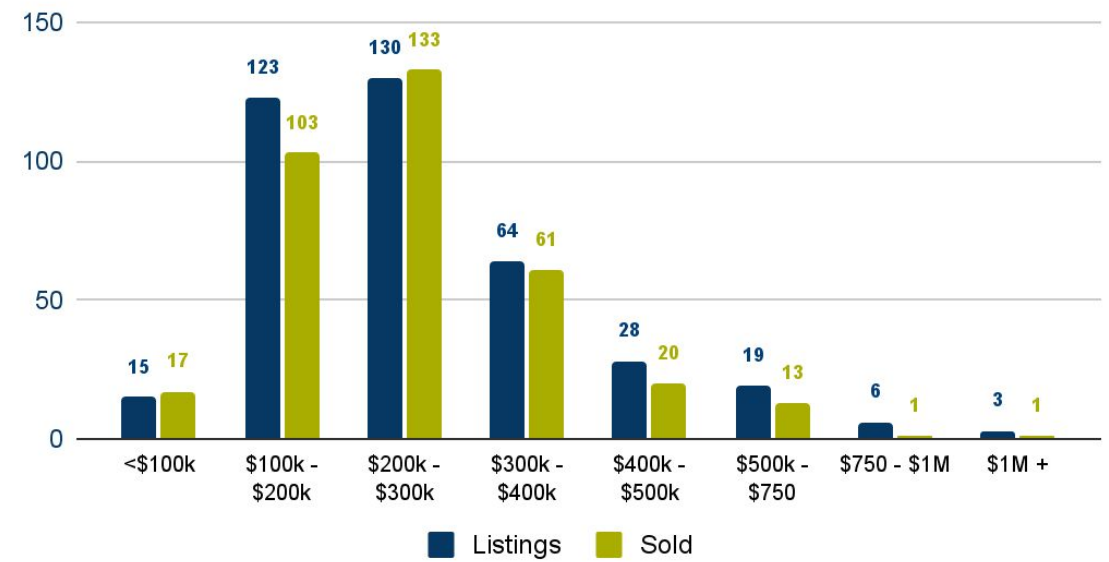
Median Listing Price
Morgan County | 2019-2021



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)
Morgan County | 2021

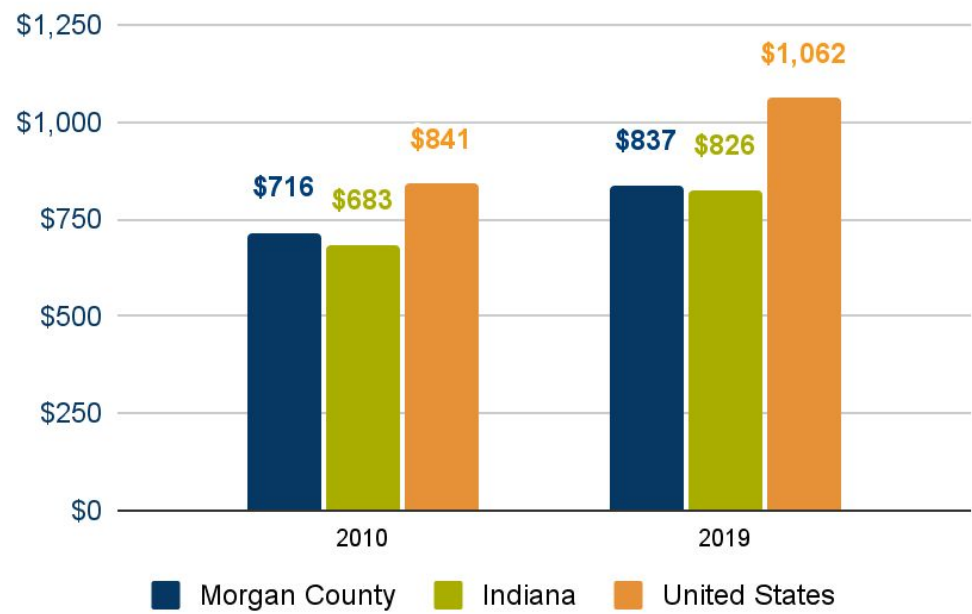


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$837 in 2019.

Median Rent

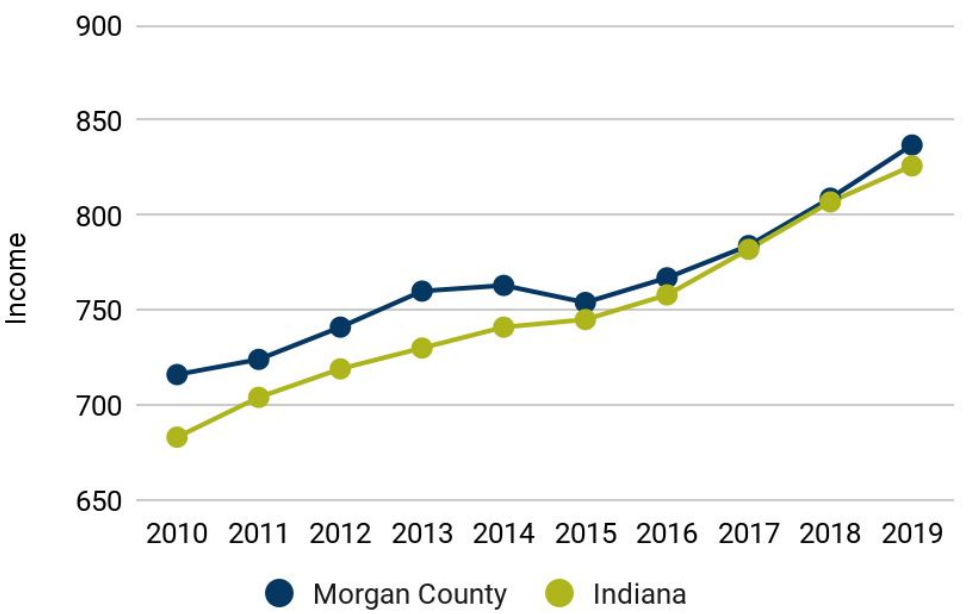
Morgan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

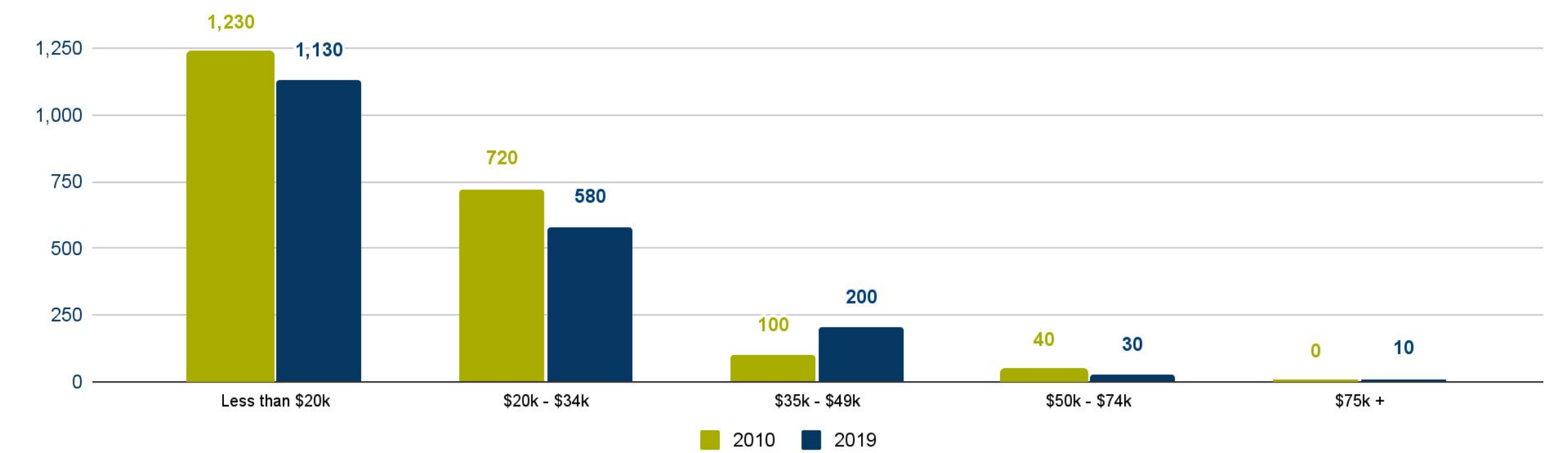
Morgan County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 35% of renter households are housing cost burdened in Morgan County, down -24% since 2010. 61% of households earning below \$50,000 are housing cost burdened.

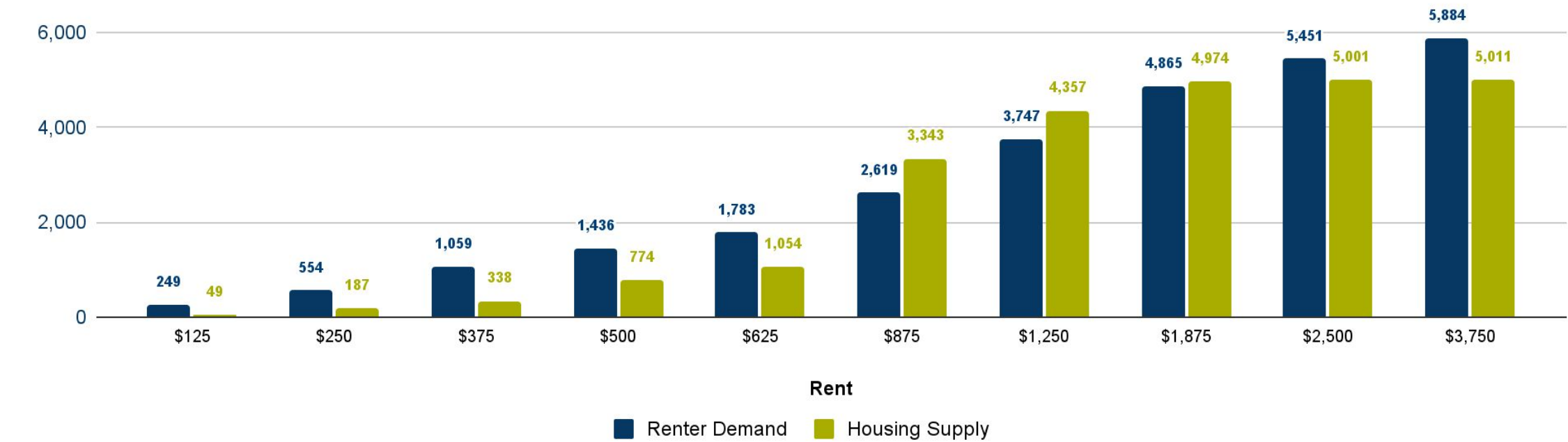
Renter Housing Cost Burden
Morgan County, Indiana | 2010 - 2019



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
Morgan County, Indiana | 2010-2019

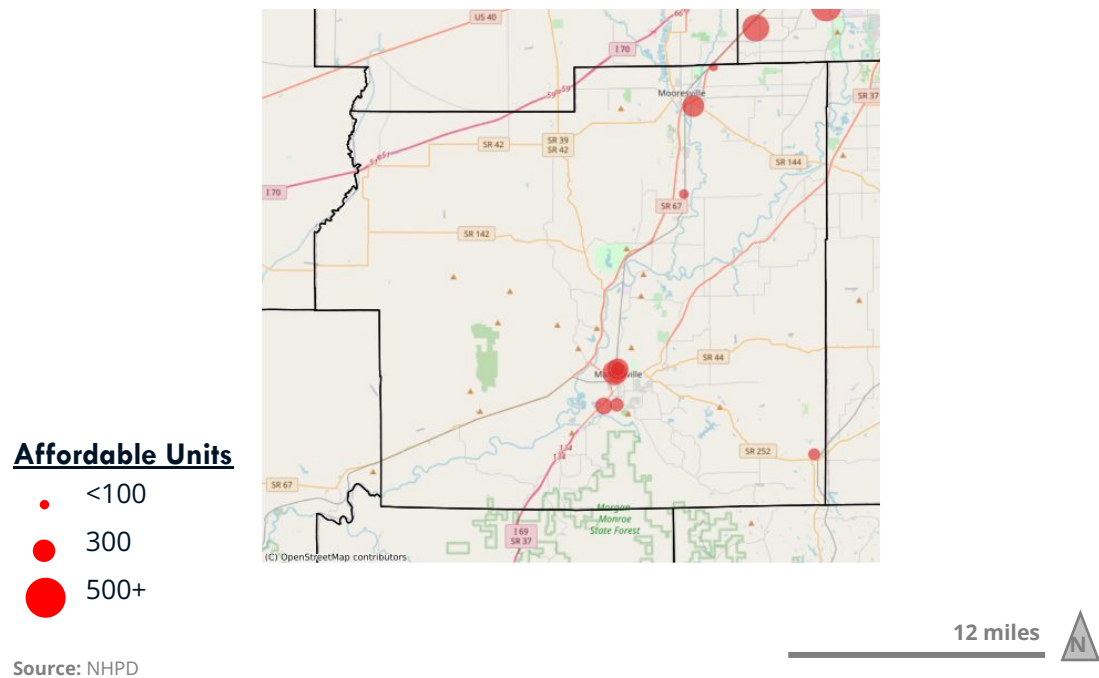


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

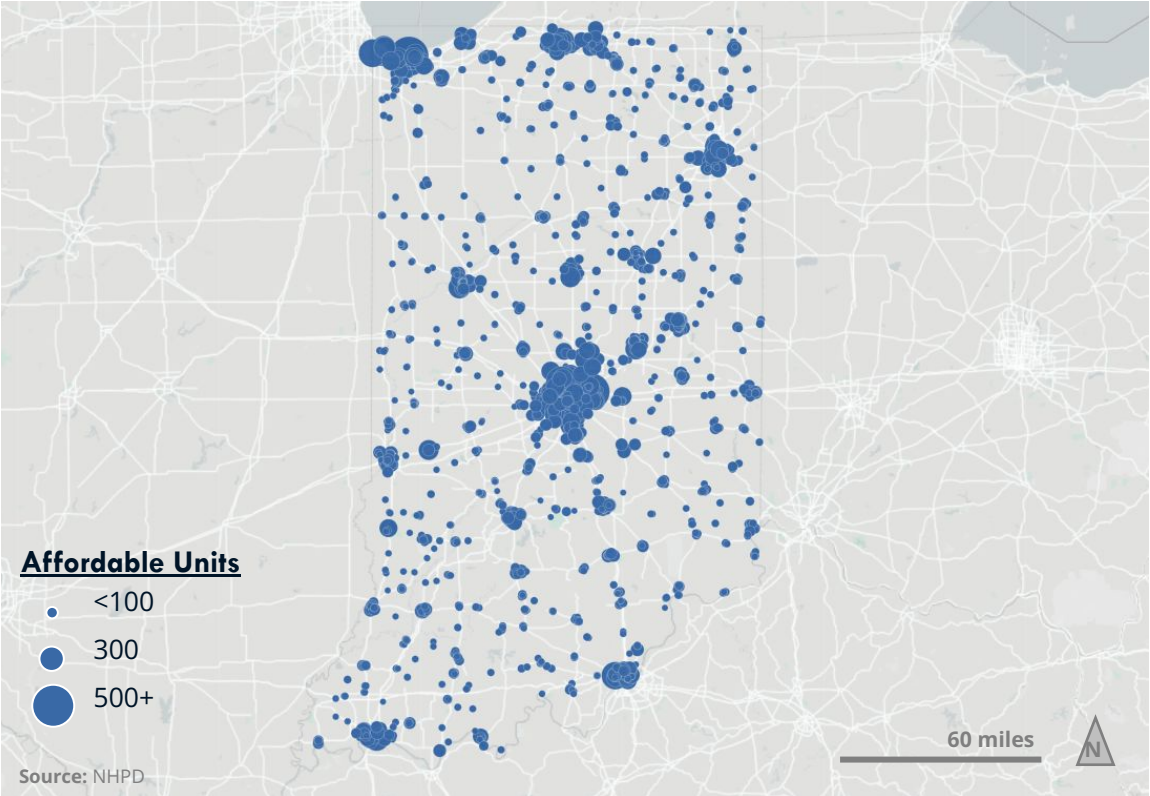
Affordable Housing Inventory

Morgan County | 2020



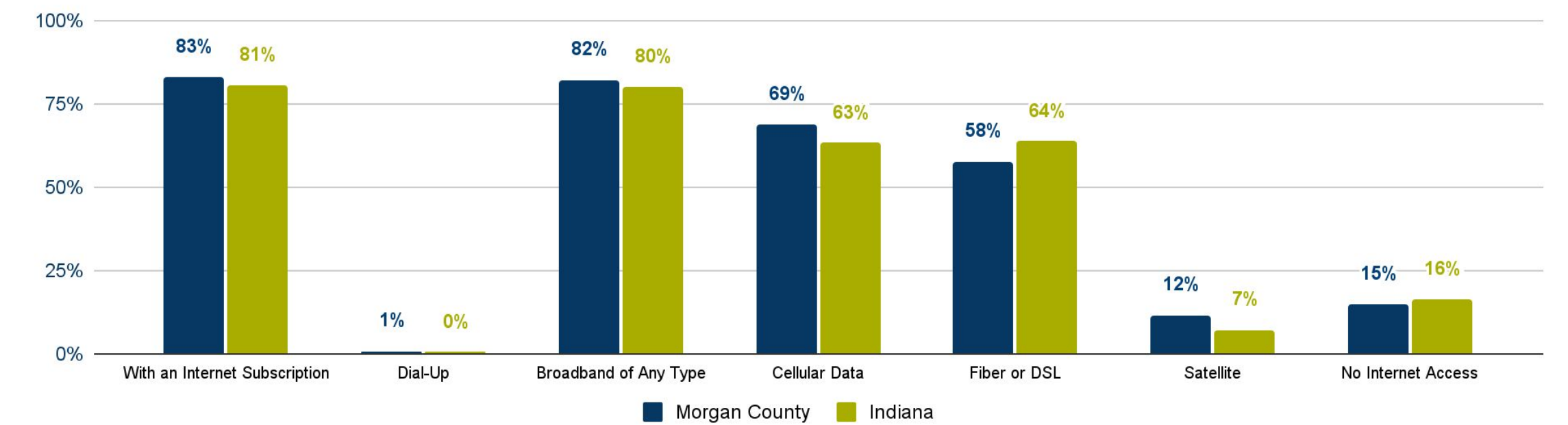
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 82% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Morgan County | 2020

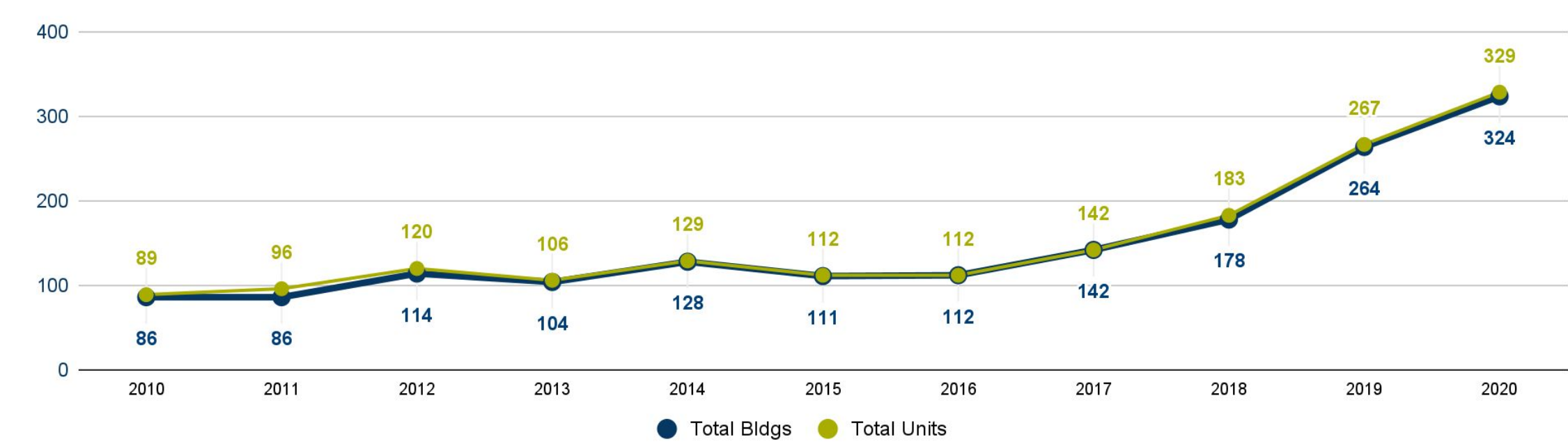


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 324 new housing starts in 2020 in Morgan County, with 1,649 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Morgan 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