



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

## HOUSING NEEDS ASSESSMENT FOR LA GRANGE COUNTY

**FEBRUARY 2022**

---

# 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

---

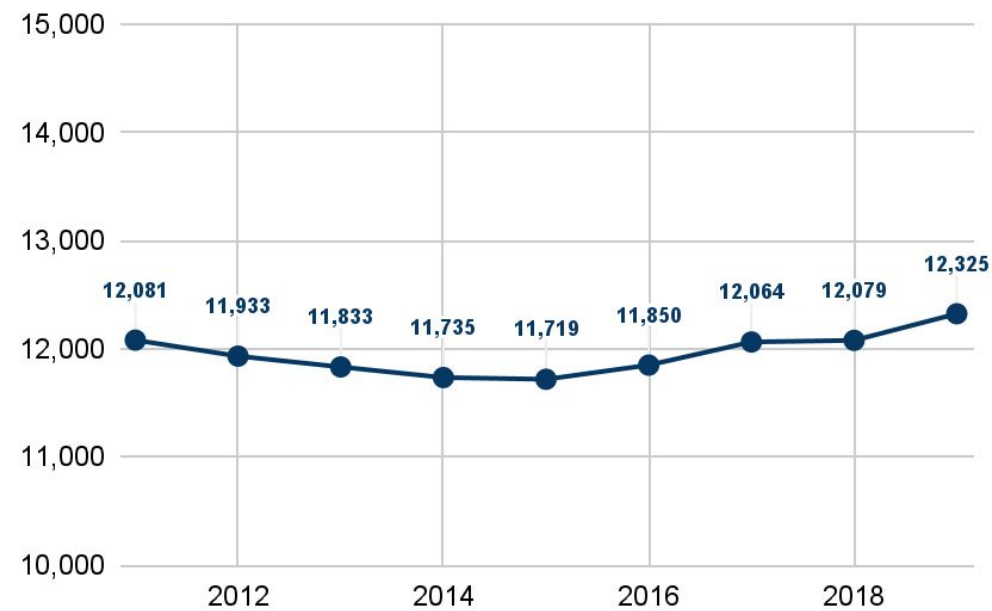
**POPULATION** | La Grange County's population has increased by 5.94% (2,197 people) between 2010-2019. In the same time period, the total number of households increased by 1.27% (154 households).

**Resident Population**  
La Grange County | 2010-2019



Source: FRED, U.S. Census Bureau

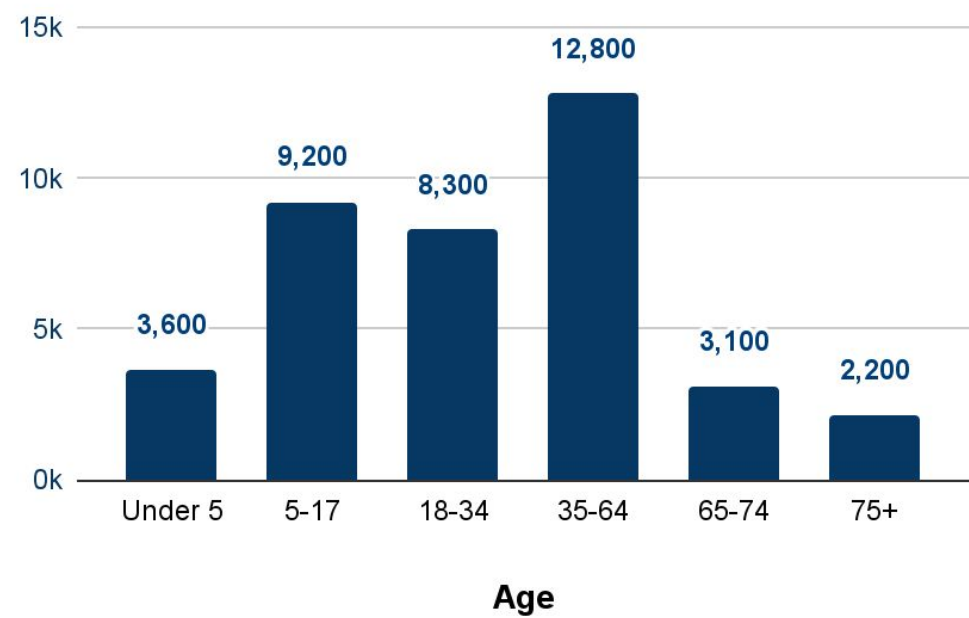
**Households**  
La Grange County | 2010-2019



Source: FRED, U.S. Census Bureau

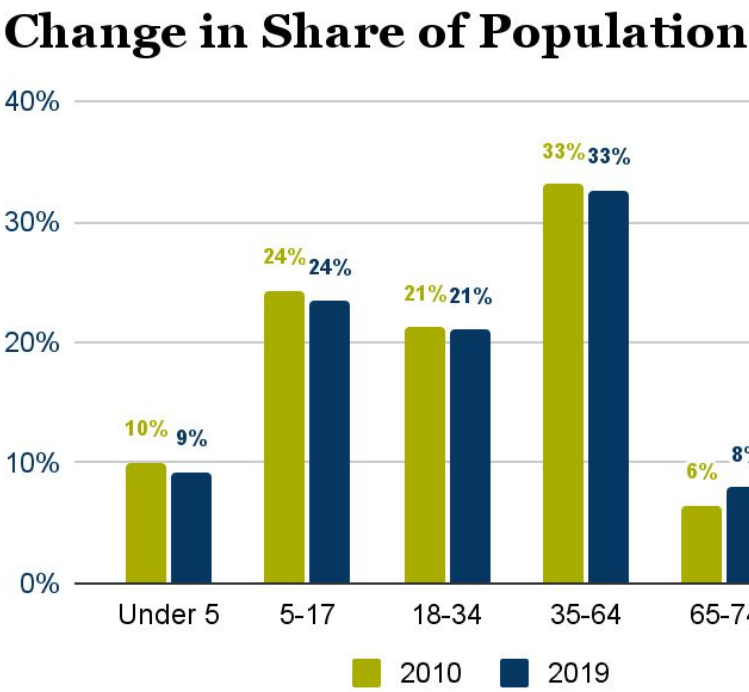
**AGE** | 5,300 of people in La Grange County are age 65 or older, while 33% are younger than 18.

**Population by Age**  
La Grange County | 2019



Source: ACS 2019 5-year estimates

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

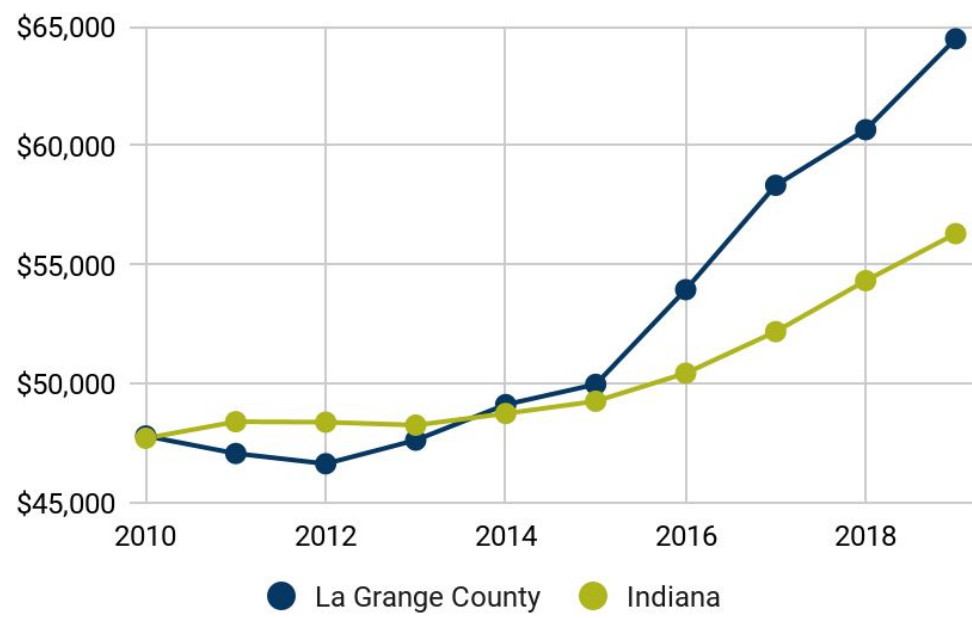


Source: ACS 2010-2019 1-year estimates

**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**

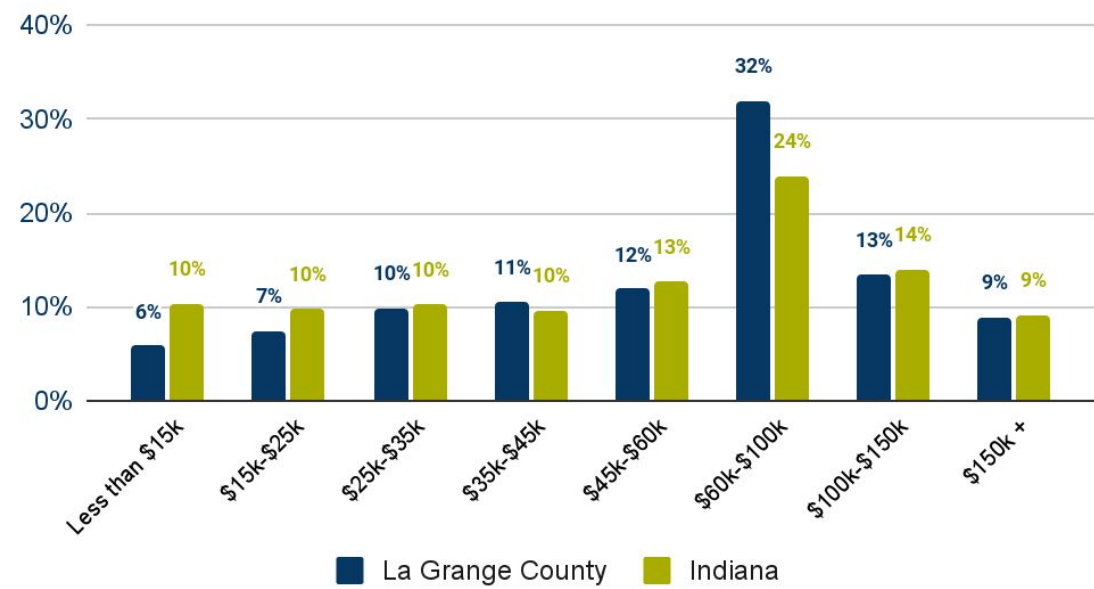
La Grange County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

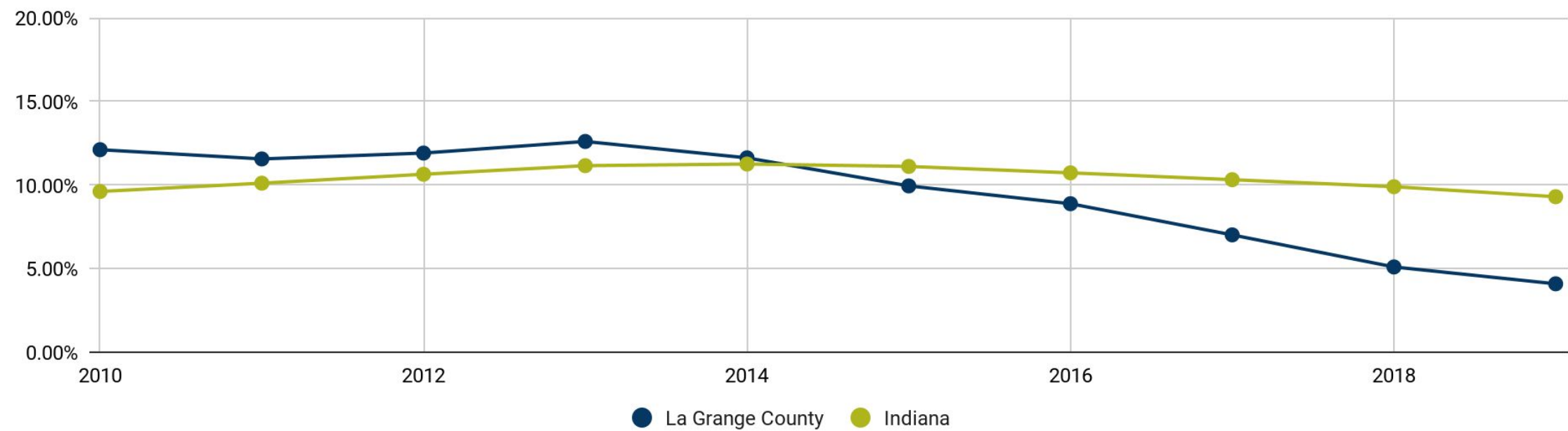
La Grange County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 4.1% of families in La Grange County live below the poverty line, down 8.03 points from 12.1% in 2010.

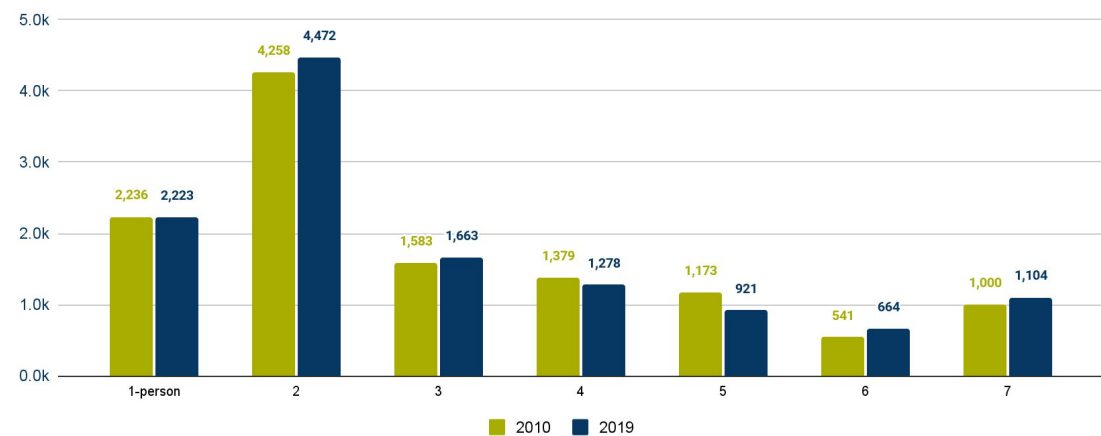
**Family Poverty Rate**  
La Grange County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

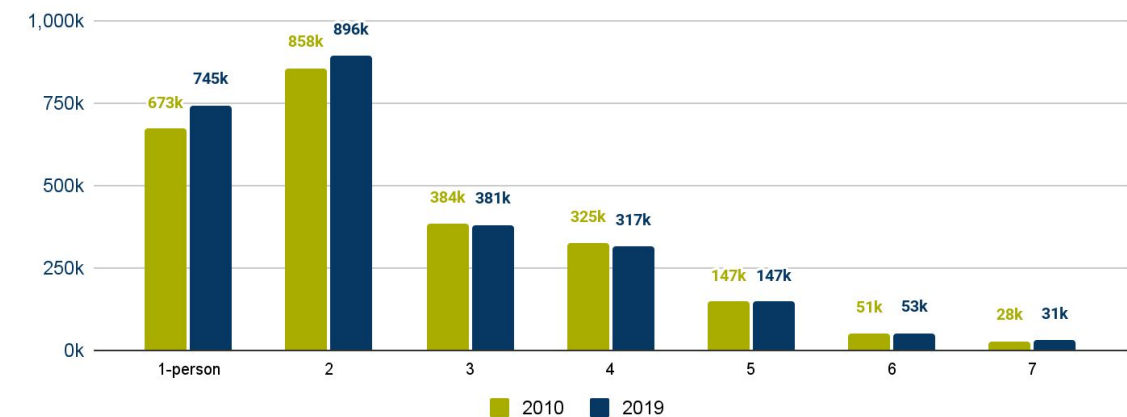
**HOUSEHOLD SIZE |** The average household size is 3.16 people, compared to the statewide average of 2.52. The La Grange County average household has grown by 0.13 persons since 2010.

**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

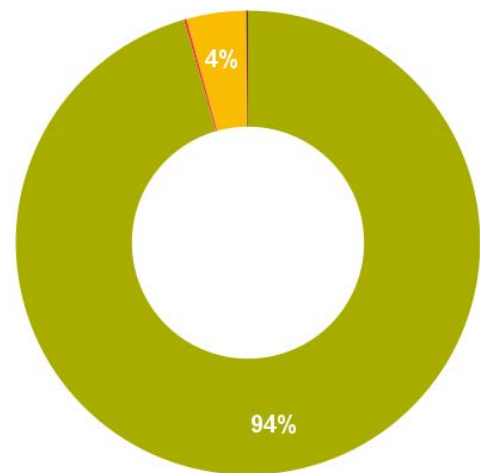


**RACIAL COMPOSITION |** The current racial distribution of households in La Grange County is 94% White, 0% Black, 4% Hispanic/Latino, 0% Asian, and 0% other.

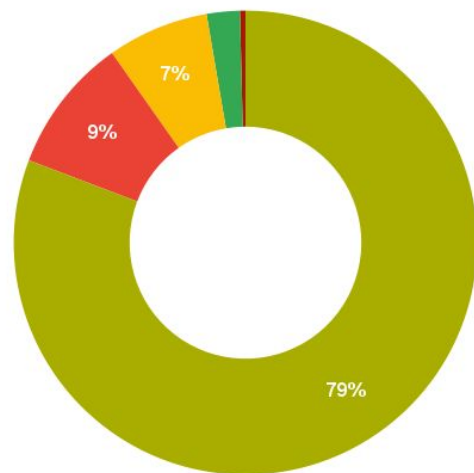
**Racial/Ethnic Distribution**

La Grange County | 2019

Indiana | 2019



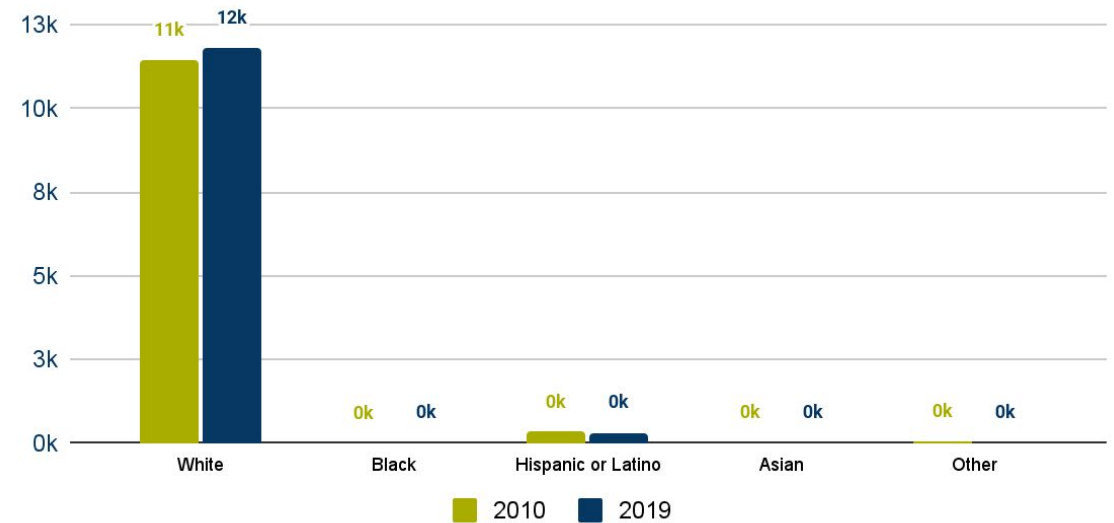
● White ● Black  
● Hispanic or Latino ● Asian  
● Other



● White ● Black  
● Hispanic or Latino ● Asian  
● Other

**Household Racial/Ethnic Distribution**

La Grange County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

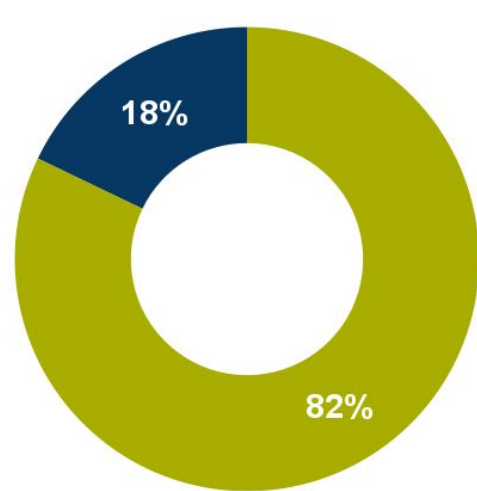
Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 18% of households (2,201 households) in La Grange County were renters, while 82% (10,124 households) were owners. The share of renters has decreased by 0.79 percentage points since 2010.

**Housing Tenure**

La Grange County | 2019

Indiana | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

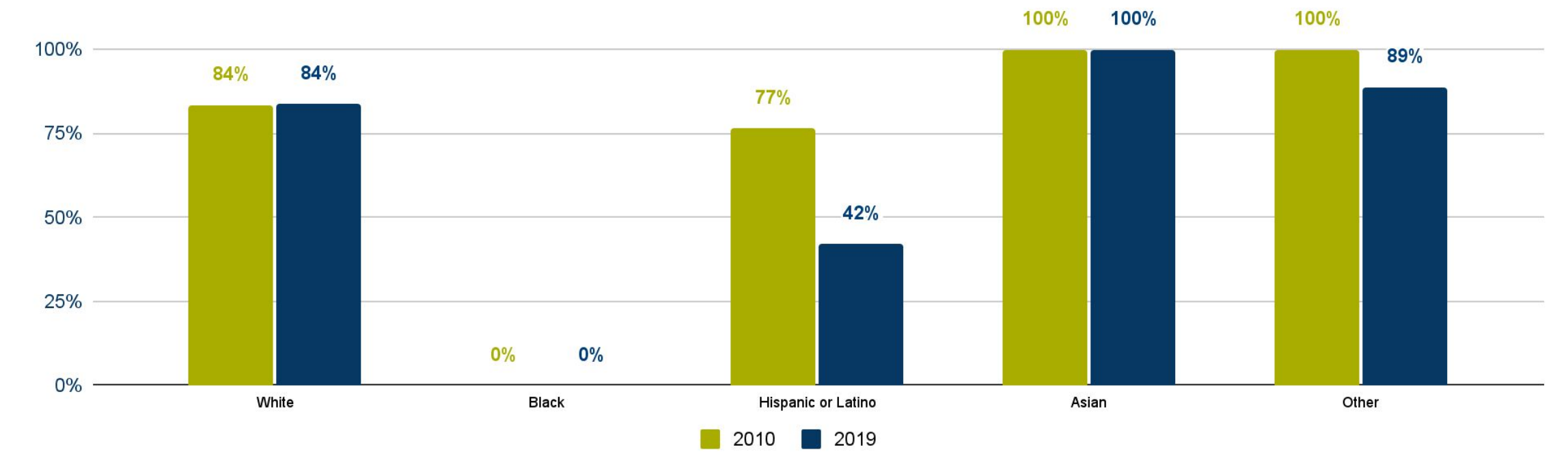
La Grange County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 82%, homeownership is 84% among non-Hispanic White households, 0% for Black households, and 42% for Hispanic or Latino households.

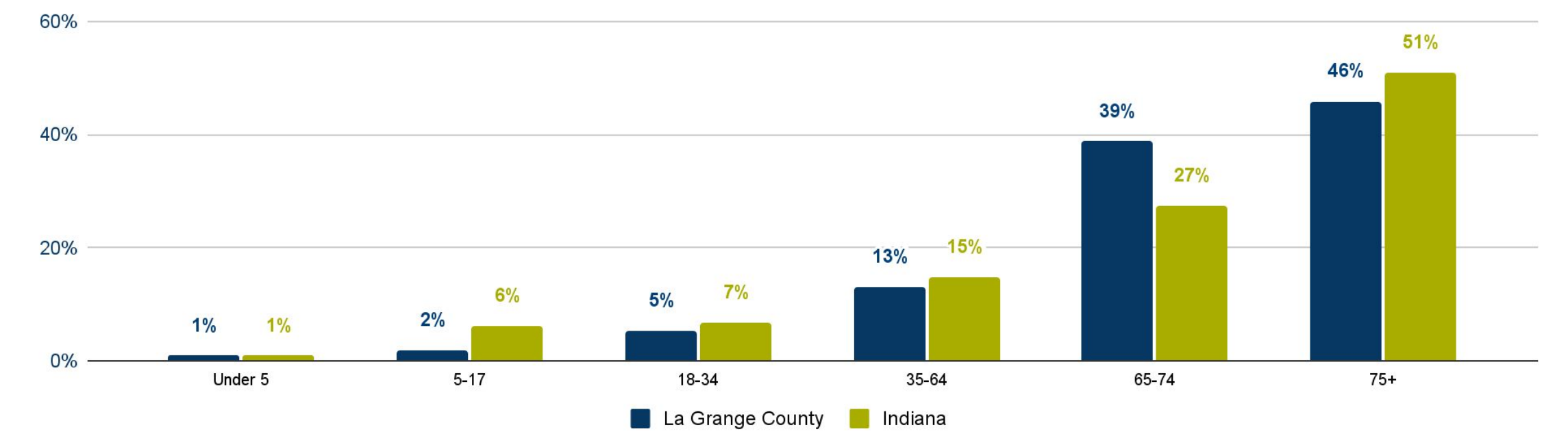
**Homeownership by Race**  
La Grange County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 11% of people in La Grange County live with a disability. For people 65 and older, the figure increases to 42%.

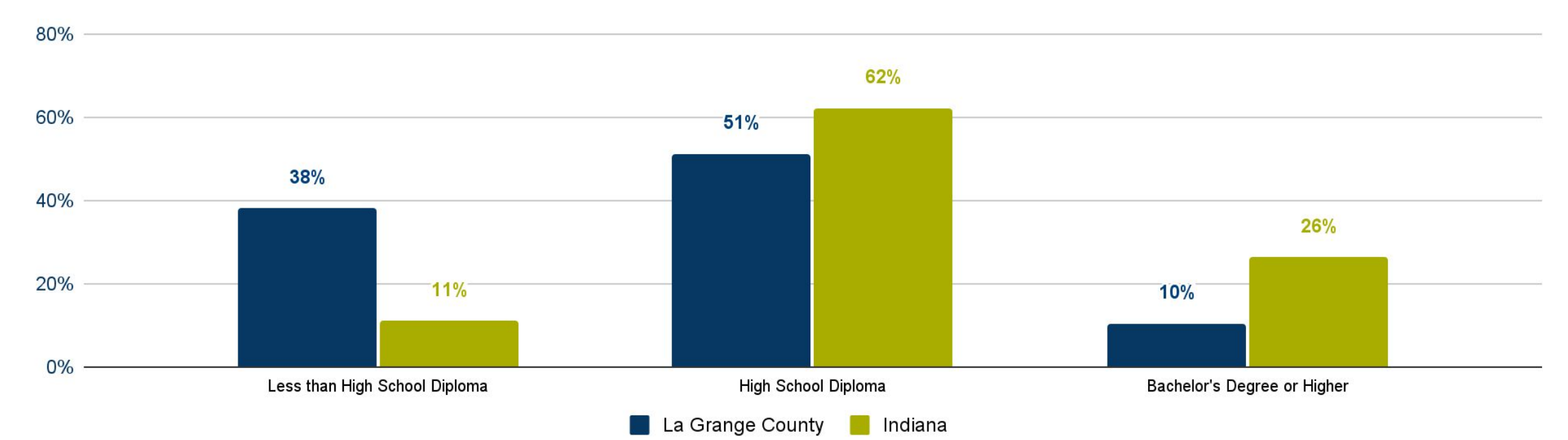
**Share of the Population by Age with a Disability**  
La Grange County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In La Grange County, 51% of the population completed high school degree as their highest level of education, while 10% of the population has a Bachelor's degree or higher.

**Educational Attainment**  
La Grange County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

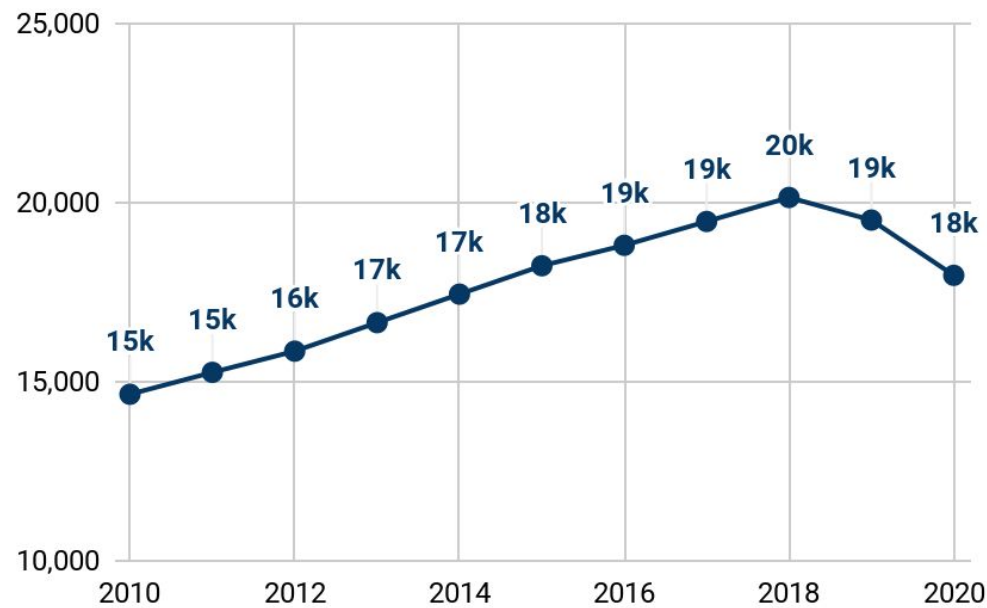
---

# **JOB / EMPLOYMENT TRENDS**

---

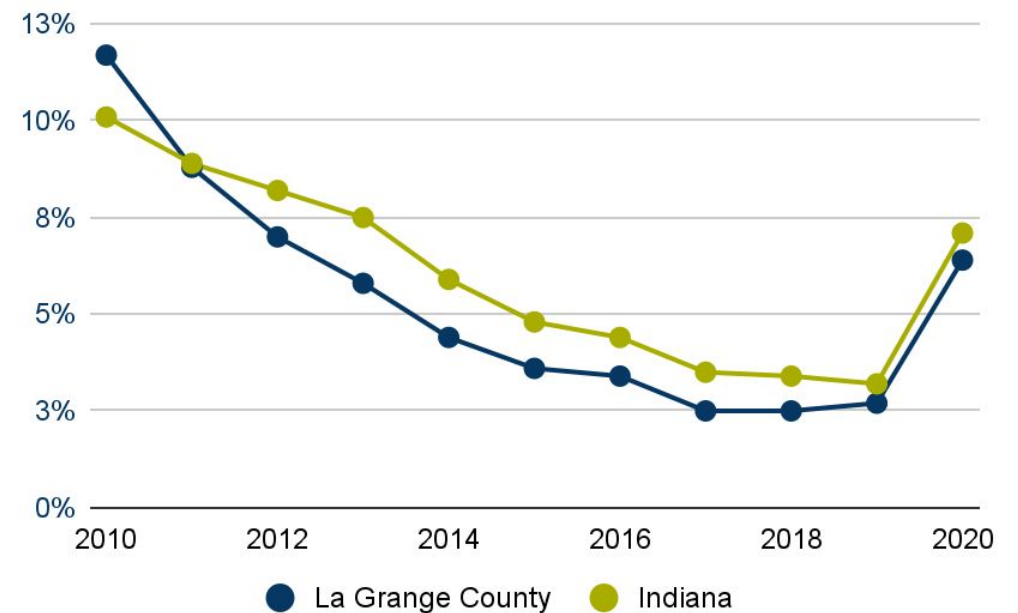
**EMPLOYMENT BASE |** There are currently 18,000 employed persons in La Grange County, up by 22.73% since 2010. The unemployment rate in 2020 was 6.40%, up 3.70 points from 2019.

**Total Employment**  
La Grange County | 2010-2019



Source: FRED Estimates

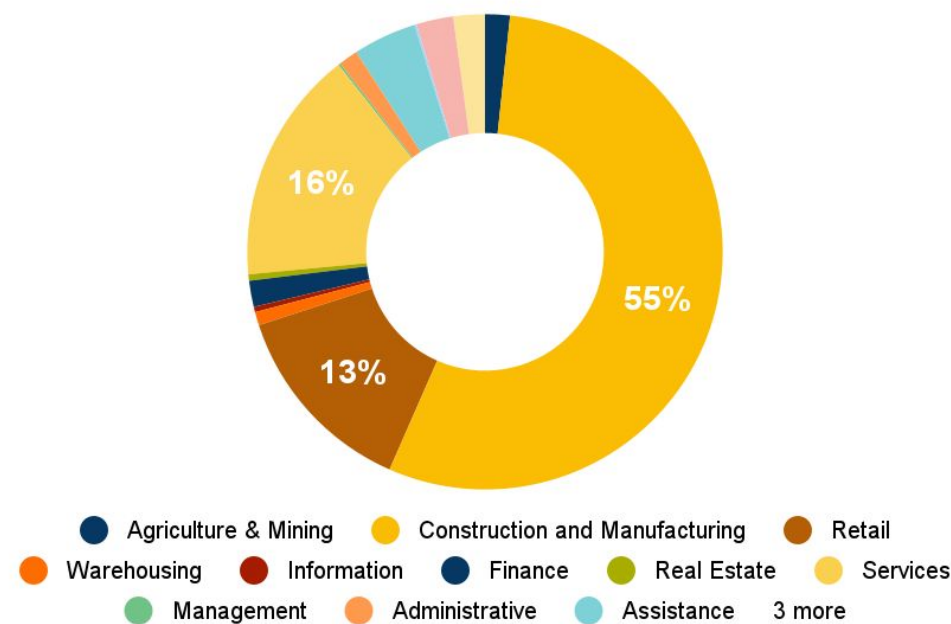
**Unemployment Rate**  
La Grange County, Indiana | 2010-2019



Source: FRED Estimates

# EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in La Grange County, followed by Retail Trade (9%).

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 | \$35,868
- 2. Goods-producing | \$55,354
- 3. Trade, transportation, and utilities | \$36,277
- 4. Manufacturing | \$56,285
- 5. Construction | \$50,901

Source: BLS

## Top 5 Employers

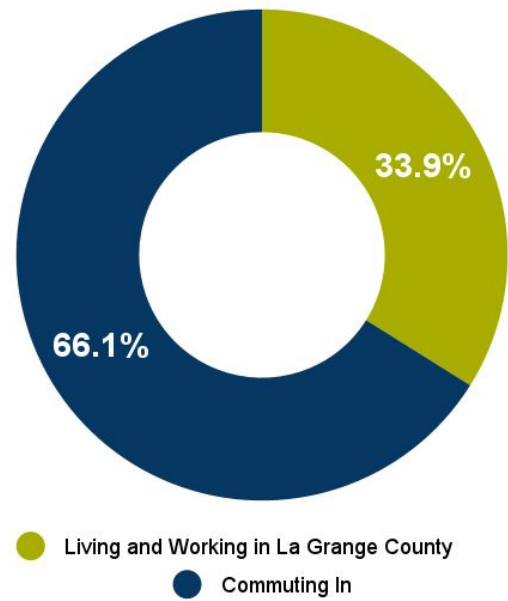
- 1. Champion Home Builders Inc (Topeka)
- 2. K-z Inc (Shipshewana)
- 3. Nishikawa Cooper Llc (Topeka)
- 4. Lake Park Industries (Shipshewana)
- 5. Open Range Rv Co (Shipshewana)

Source: BLS



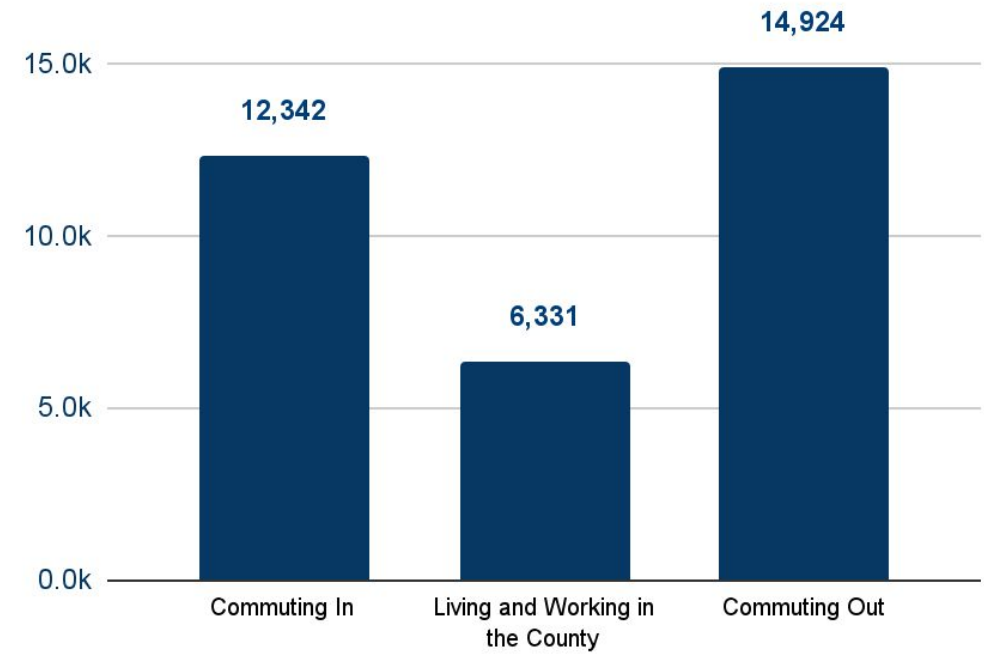
**COMMUTER INFLOW / OUTFLOW** | 12,000 commuters come into La Grange County for their jobs, while 15,000 employees travel out of La Grange County for their jobs.

**Employment Inflow**  
La Grange County | 2018



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

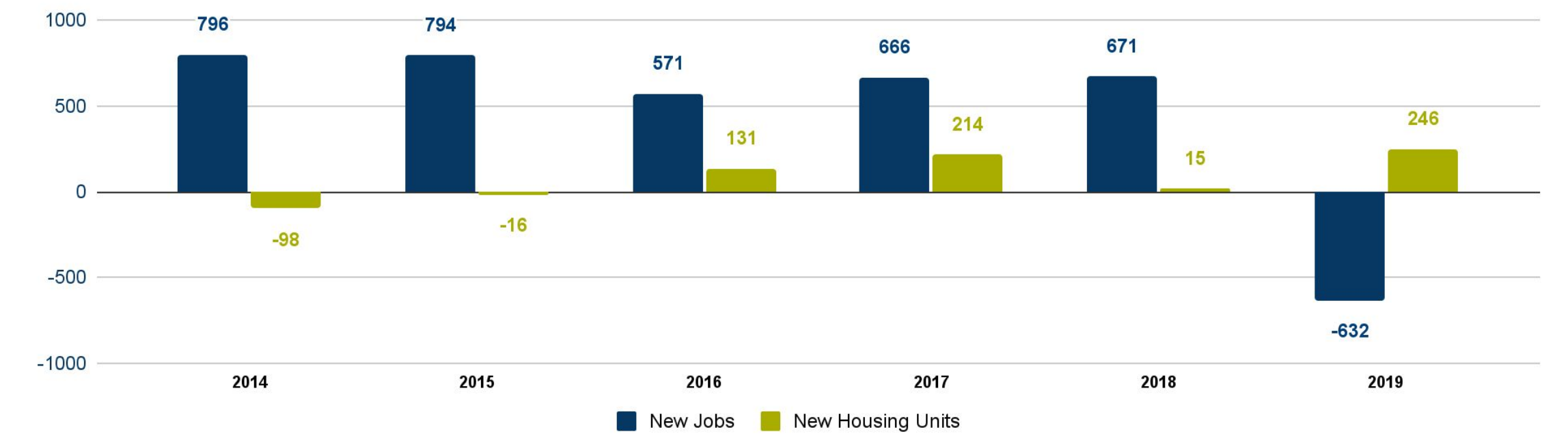
**Commuting Patterns**  
La Grange County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** La Grange County has created 2,866 jobs and 492 housing units between 2014 and 2019, or 17 housing units for every 100 jobs created.

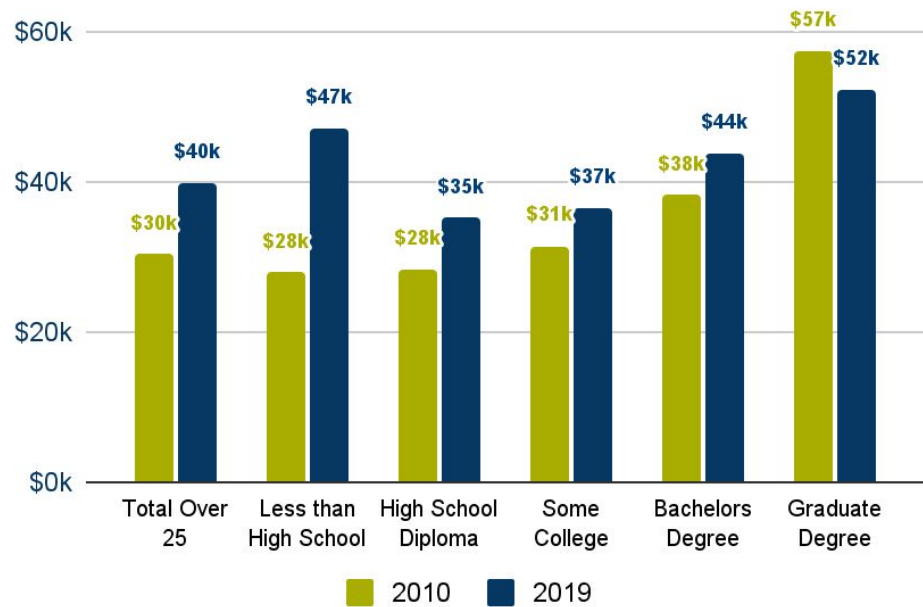
**Job Growth and Housing Production**  
**La Grange County | New Jobs, New Housing Units**



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

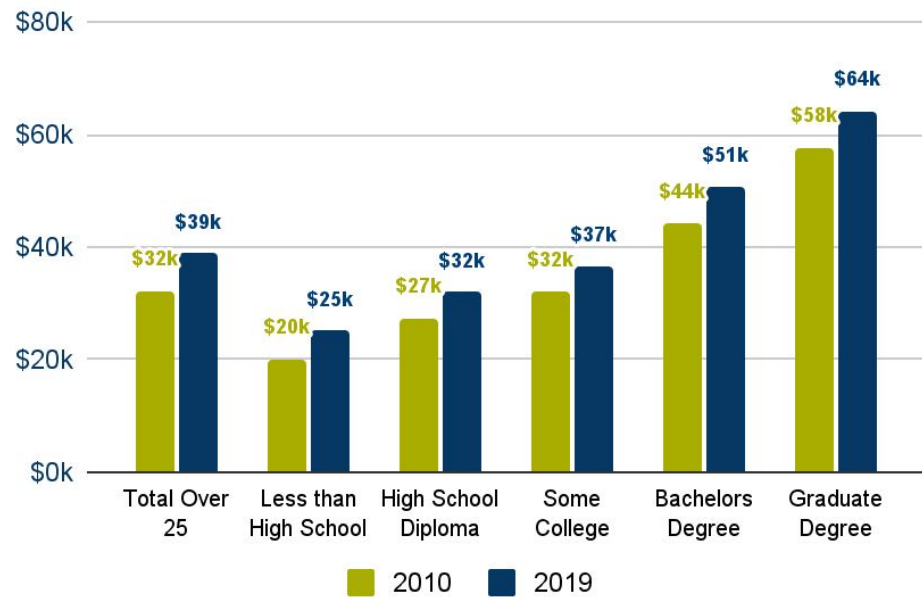
**INCOME GROWTH |** Median earnings have increased 32% since 2010 for the total population and increased 24% for the population with a high school diploma or greater education.

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



Source: ACS 2010-2019 5-year estimates

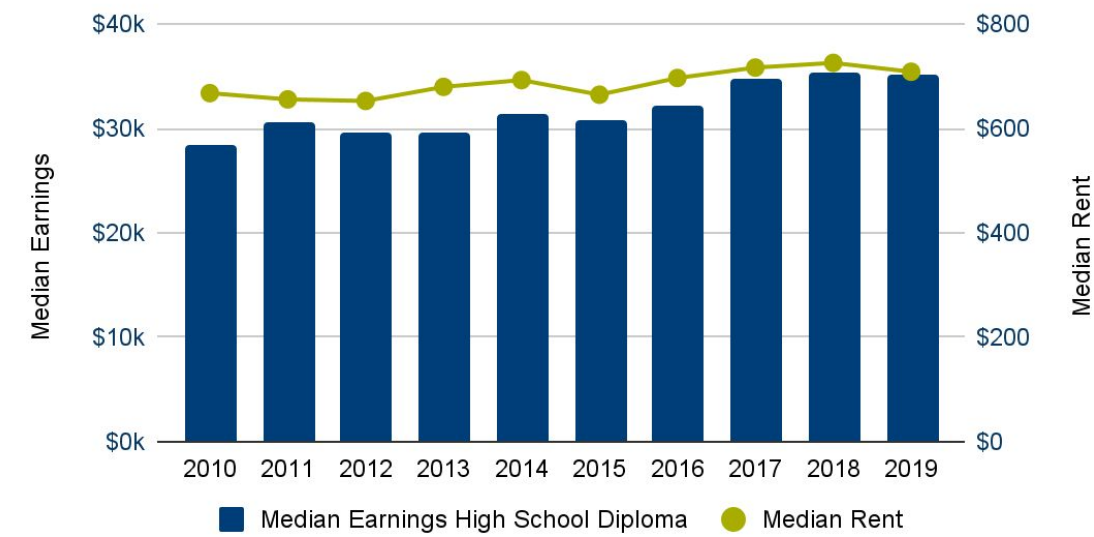
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

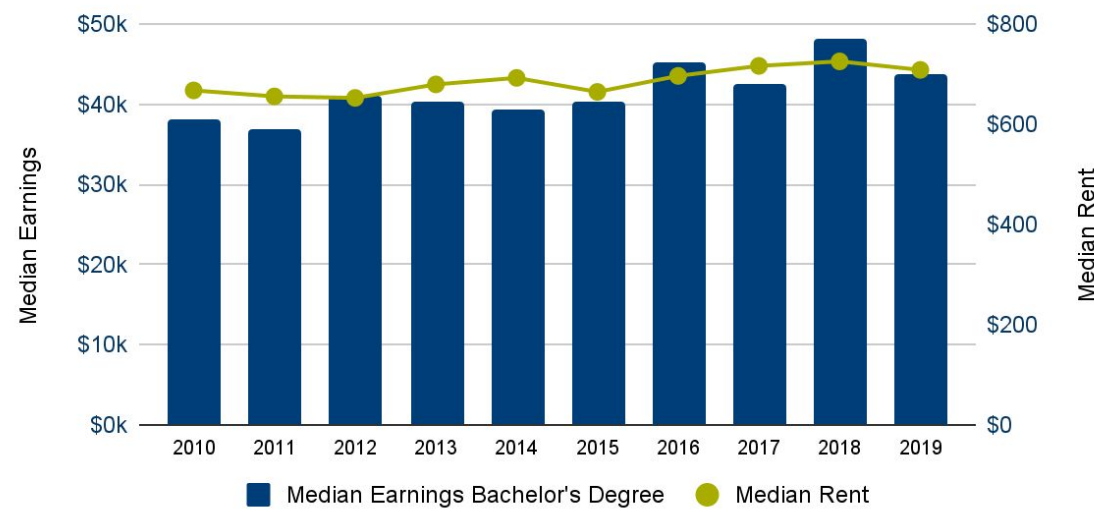
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$41, or 6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

---

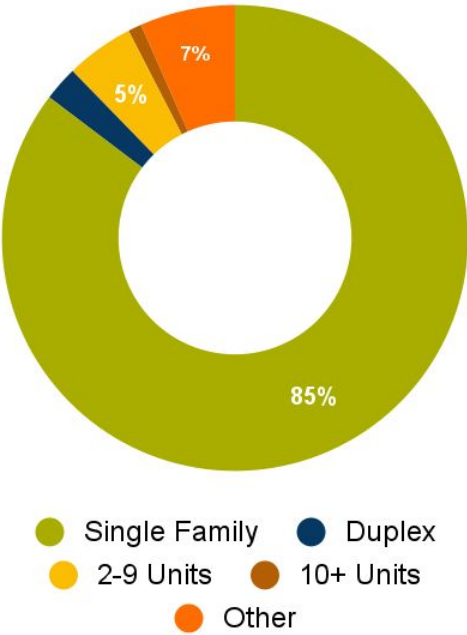
# HOUSING TRENDS

---

**HOUSING TYPE |** 85% of homes in La Grange County are single-family, while 15% are multifamily.

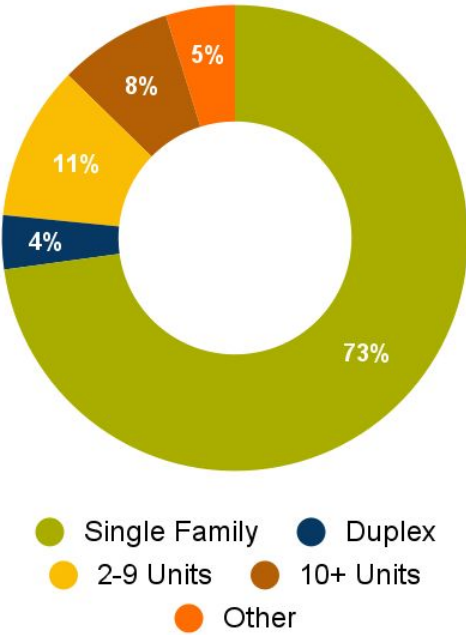
**Housing Type**

La Grange County | 2019



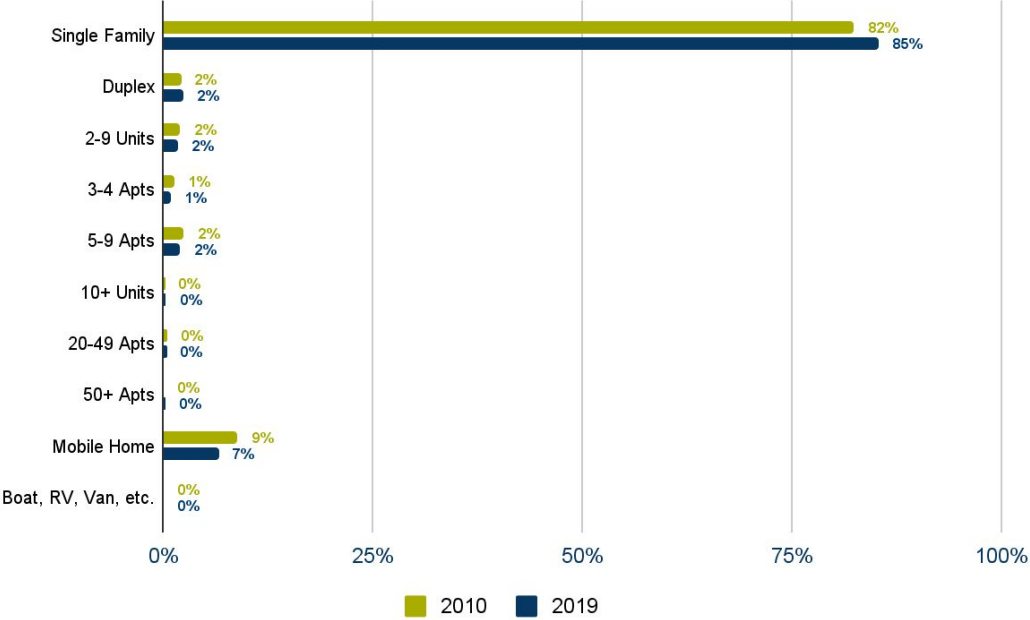
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

La Grange County | 2010-2019



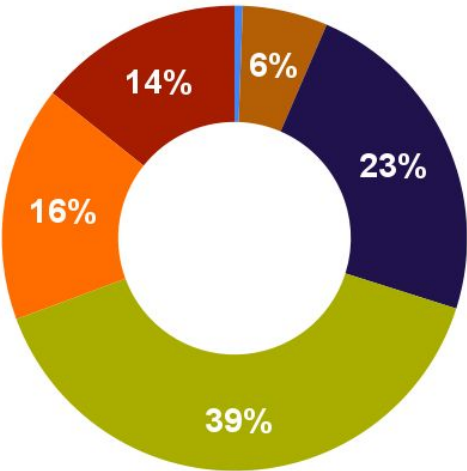
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in La Grange County average 3.16 bedrooms, with 70% of units containing 3 bedrooms or more.

**Housing Stock by Number of Bedrooms**

La Grange County | 2019

Indiana | 2019



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

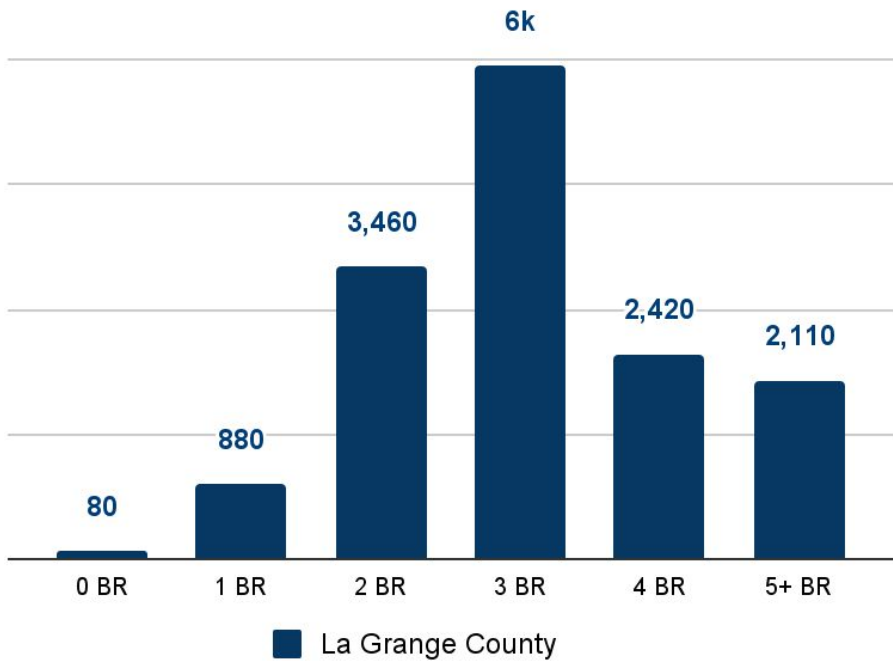


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

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

**Share of Housing Stock by Bedroom**

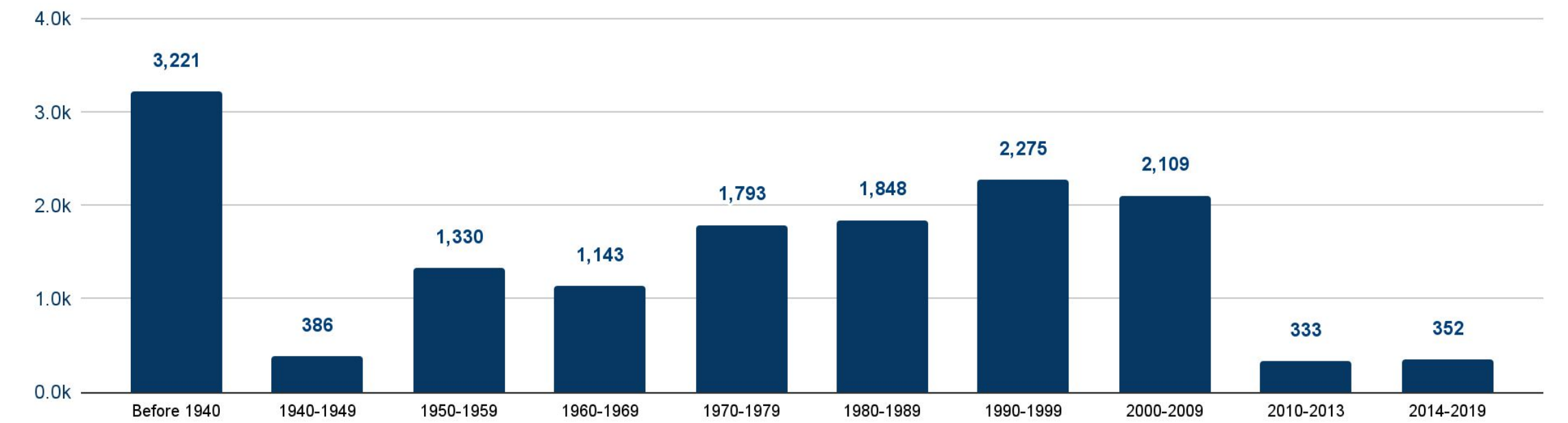
La Grange County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 41% of homes were built before 1970, 40% were built between 1970 and 2000, and 19% were built after 2000.

**Homes by Year Built**  
**La Grange County | 2019**

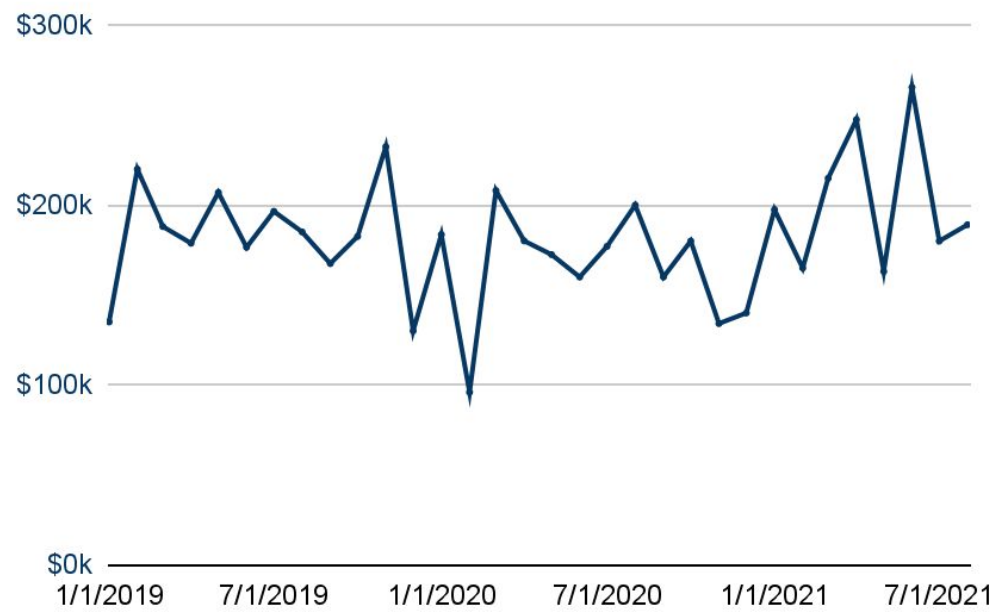


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in La Grange County have a median listing price of \$189,000. Home prices have increased by 40% since 2019.

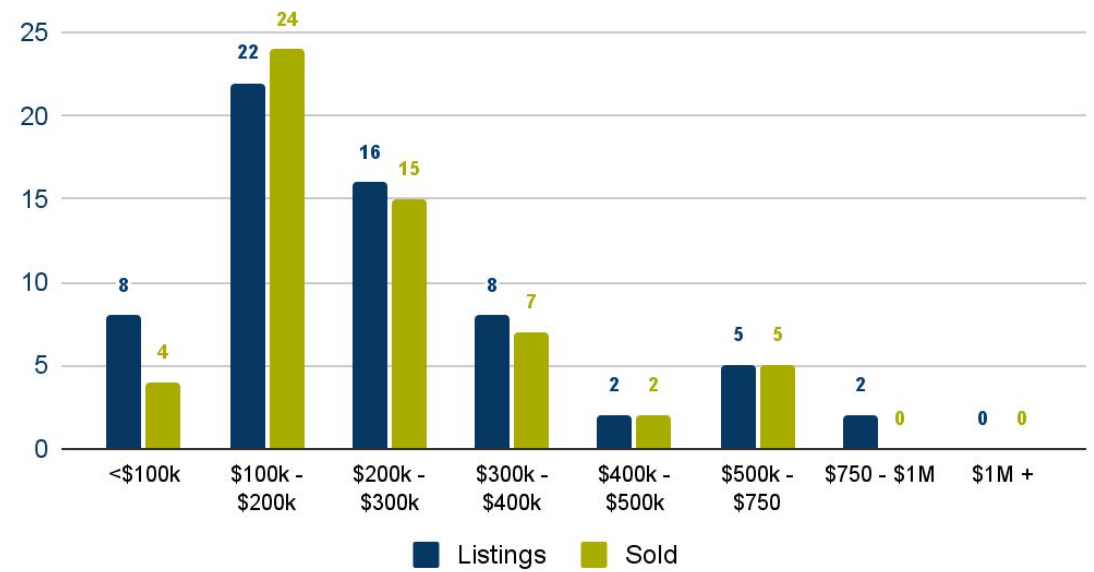
**Median Listing Price**  
La Grange County | 2019-2021



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)**  
La Grange County | 2021

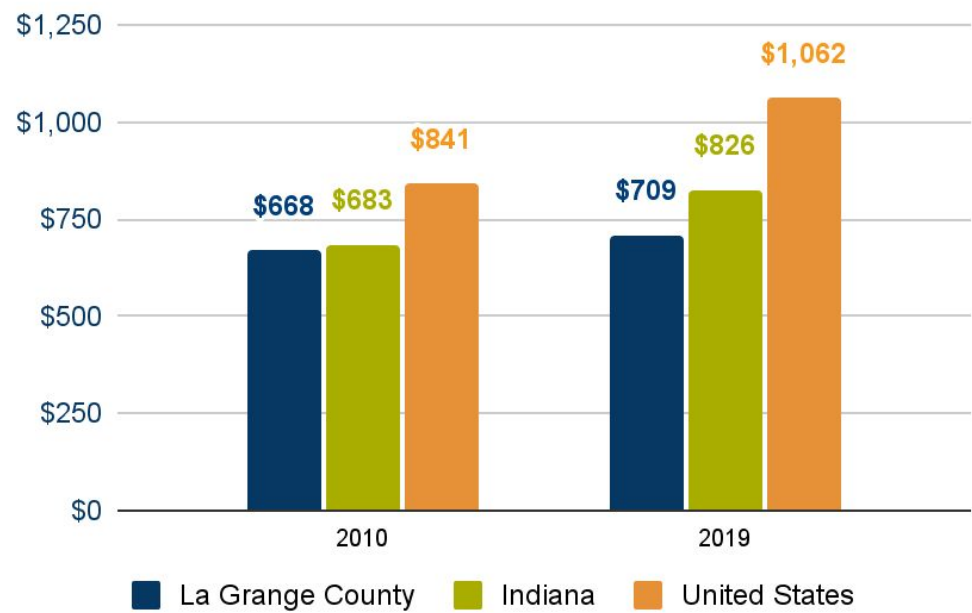


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 6% since 2010, with median rent at \$709 in 2019.

**Median Rent**

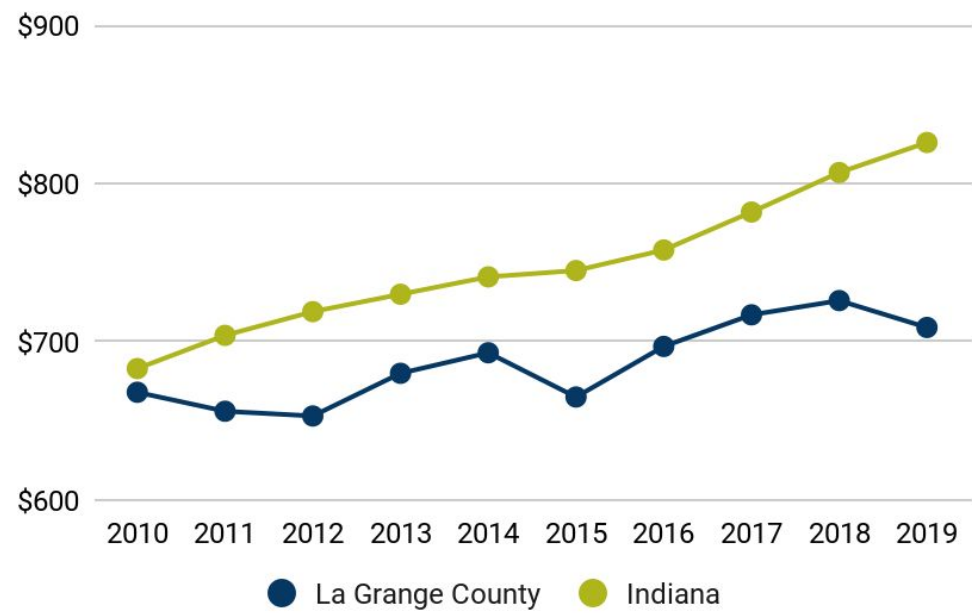
La Grange County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

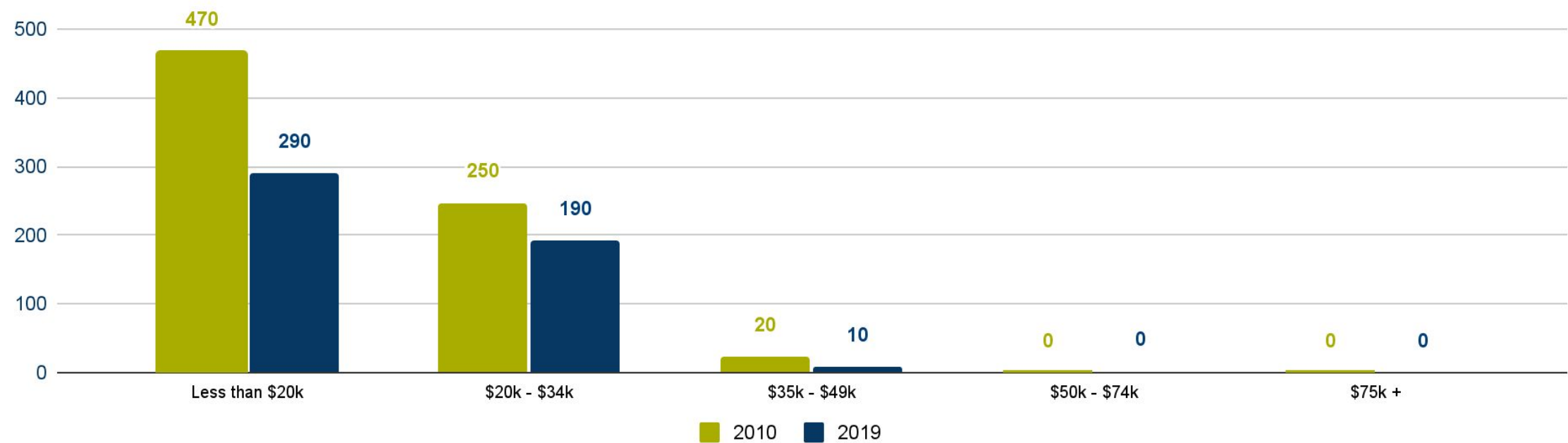
La Grange County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 29% of renter households in La Grange County are housing cost burdened, down 32.33% points since 2010. 54% of households earning below \$50,000 are housing cost burdened.

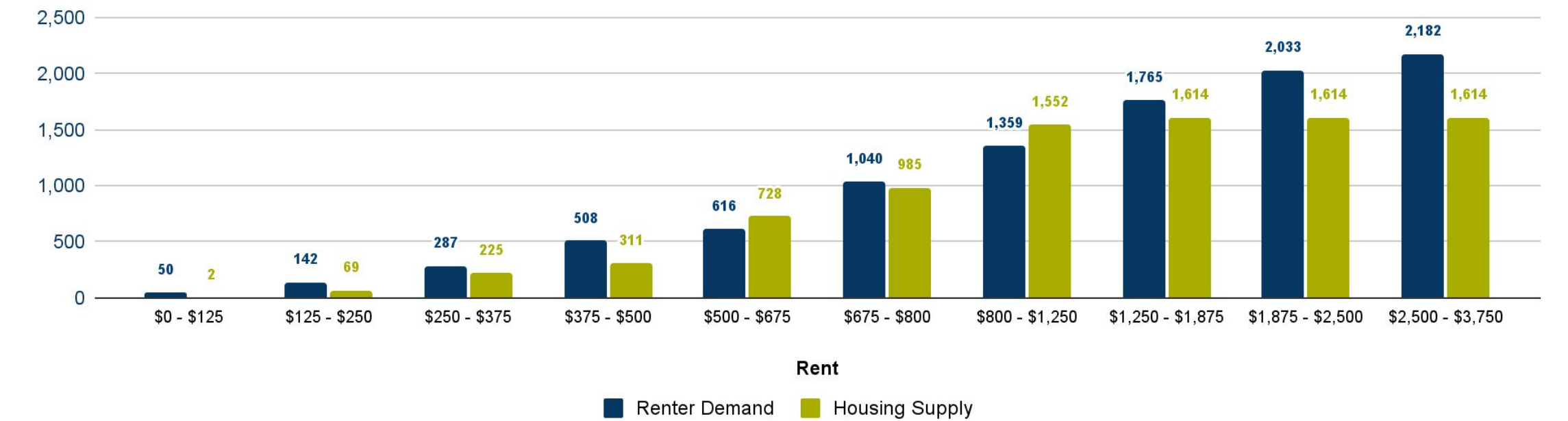
**Cost Burden Renter Households**  
**La Grange County, Indiana | 2010 - 2019**



**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 0 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**  
**La Grange County, Indiana | 2010-2019**

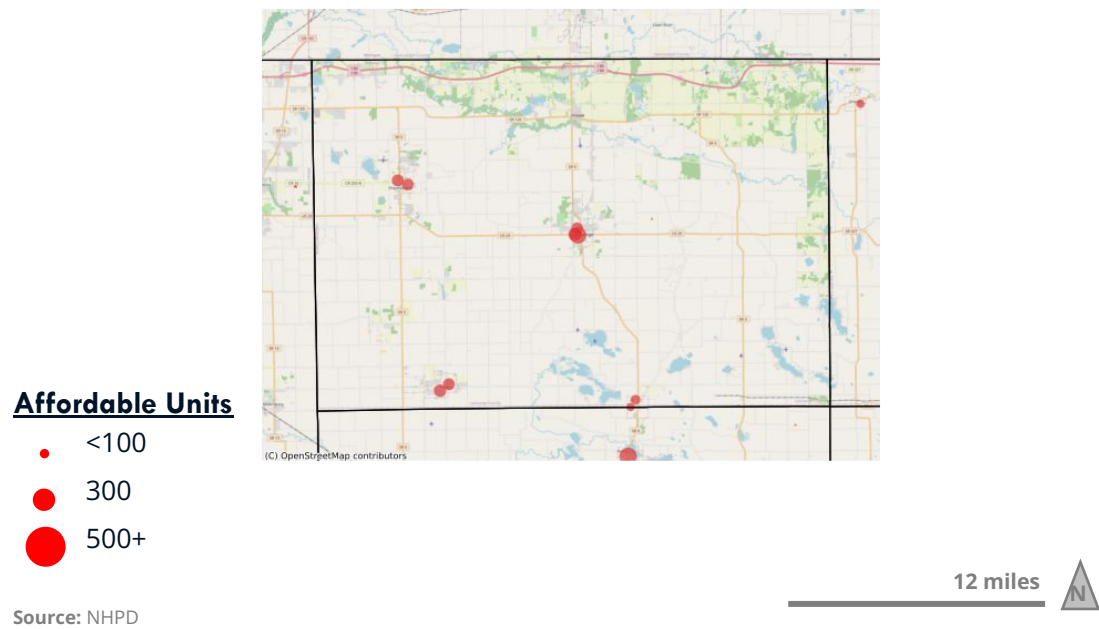


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

### Affordable Housing Inventory

La Grange County | 2020



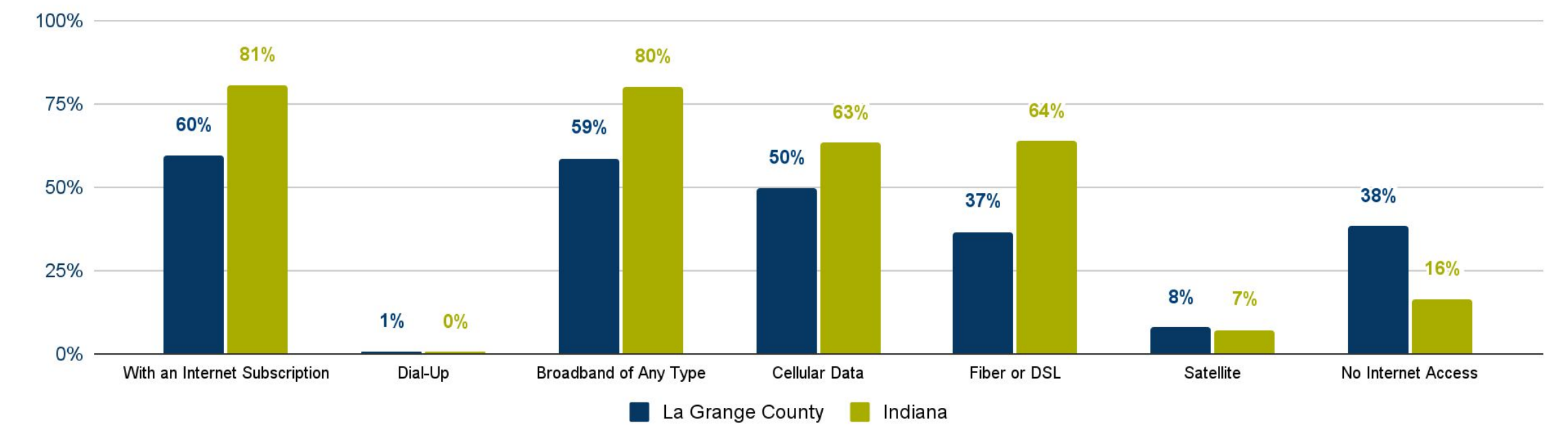
### Affordable Housing Inventory

State of Indiana | 2020



**INTERNET ACCESS |** 60% of housing units have access to internet compared to 81% state-wide.

**Internet Access**  
La Grange County, Indiana | 2020



Source: ACS 2010-2019 5-year estimates

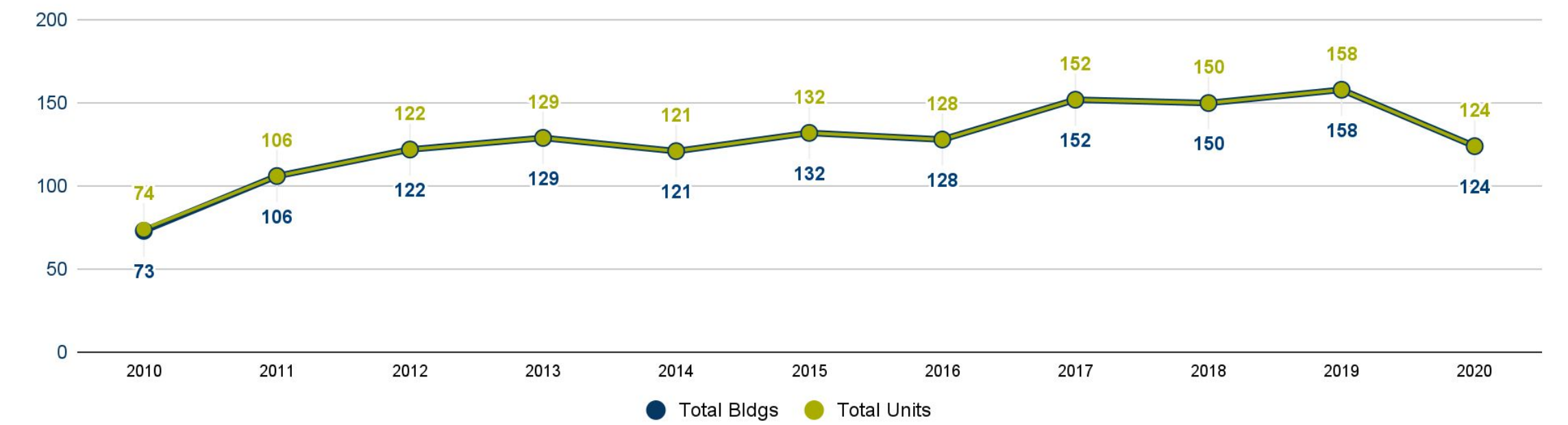
---

# HOUSING CONSTRUCTION

---

**HOUSING STARTS** | There were 124 new housing starts in 2020 in La Grange County, part of the total of 1,395 building permits authorized since 2010.

**New Housing Structures Authorized by Building Permits**  
**La Grange 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