INDIANA HOUSING DASHBOARD DRAFT REPORT

Sample Data for Grant 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

POPULATION | Grant County's population has decreased by 5.31% (4,000 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

Resident Population
Grant County | 2010-2019
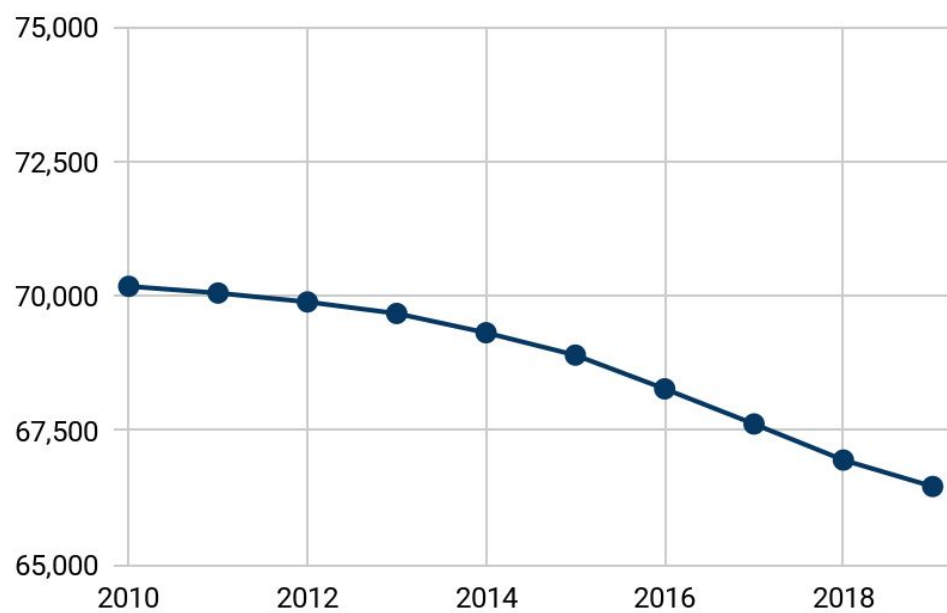
Households
Grant County | 2010-2019

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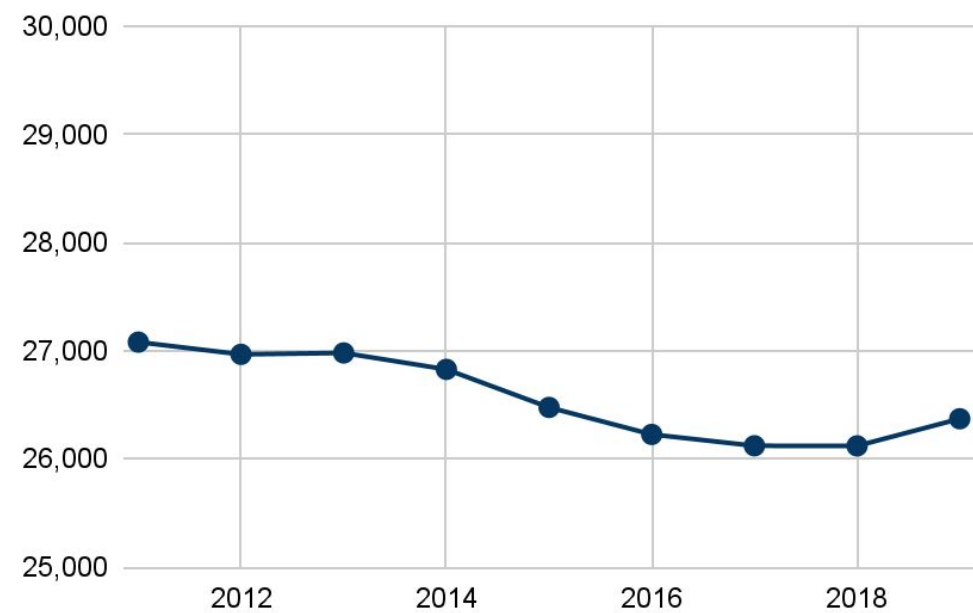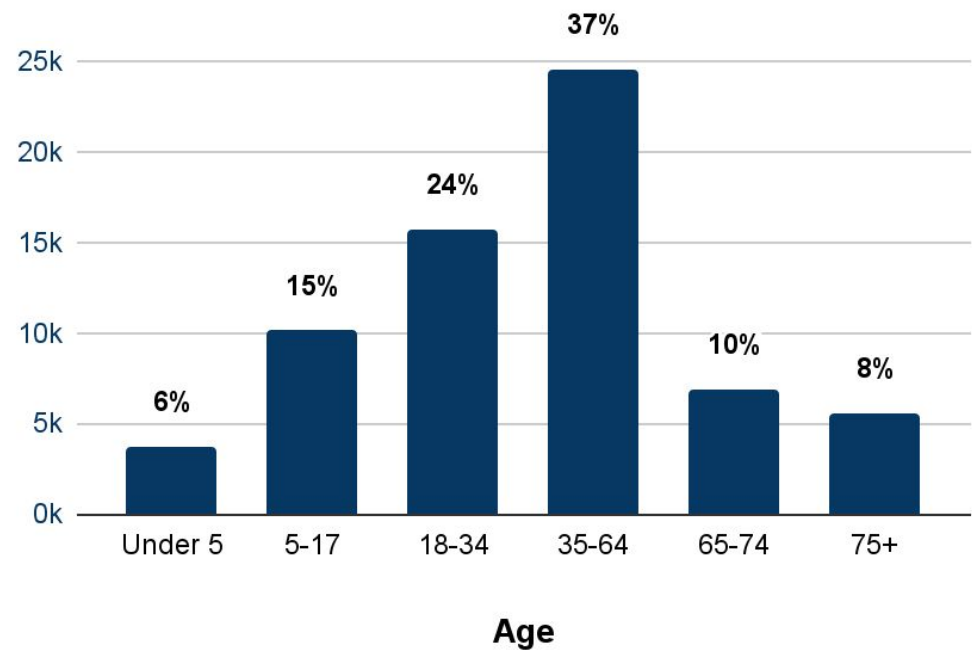Note: Some data are placeholders, and not representative of actual conditions.
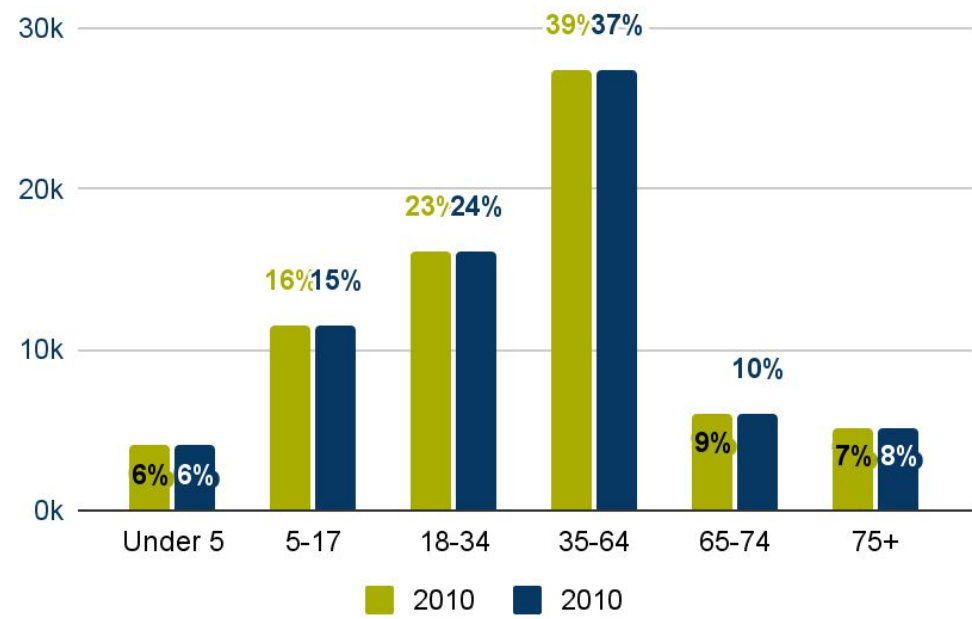
AGE| 19% of people in Grant County are above the age of 65, while 21% are below 18.

Population by Age
Grant County | 2019

Source: ACS 2019 5-year estimates

Change in Share of Population
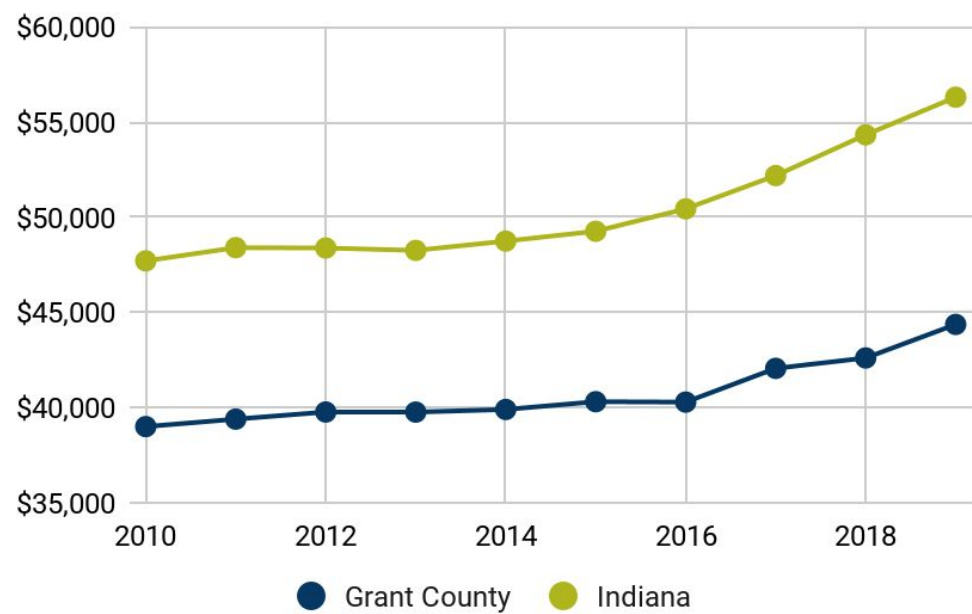**Grant County | 2010, 2019**

Source: ACS 2010-2019 1-year estimates

WORKING DRAFT
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HOUSEHOLD INCOMES | Grant County had a median income of $44,356 in 2019, up 14% since 2010. 39% of households have incomes below $35,000, while 15% have incomes above $100,000.

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

Legend: ● Grant County ● Indiana

Household Income Distribution
Grant County, State of Indiana | 2019

Legend: ■ Grant County ■ Indiana

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

FAMILY POVERTY RATE | 13.5% of families live in poverty conditions in Grant County, up 1.5 points from 12.0% in 2010.

Family Poverty Rate

Grant County, State of Indiana | 2010-2019

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

HOUSEHOLD SIZE | The average household size is 2.31, compared to 2.52 statewide. The Grant County average household has shrunk by 0.16 persons since 2010.

Household Size
Grant County | 2010, 2019
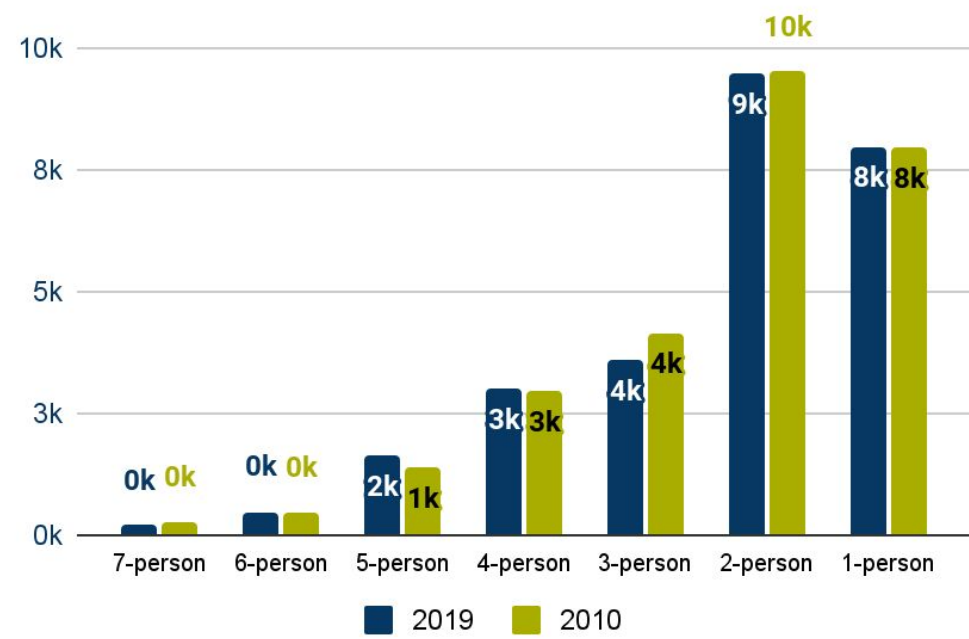
Source: ACS 2010-2019 5-year estimates
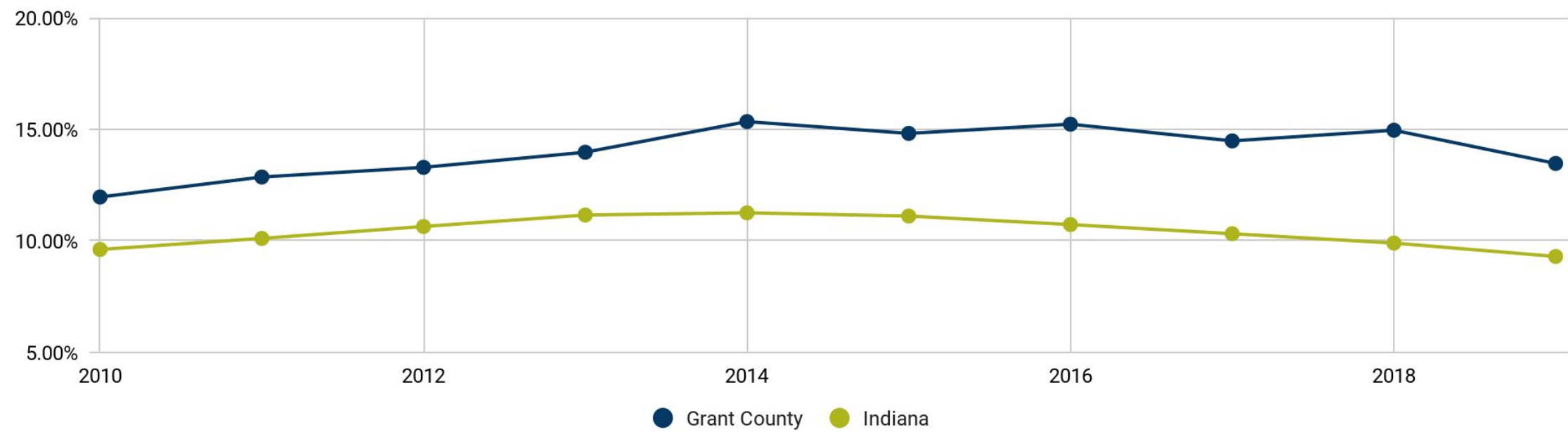
Household Size
State of Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
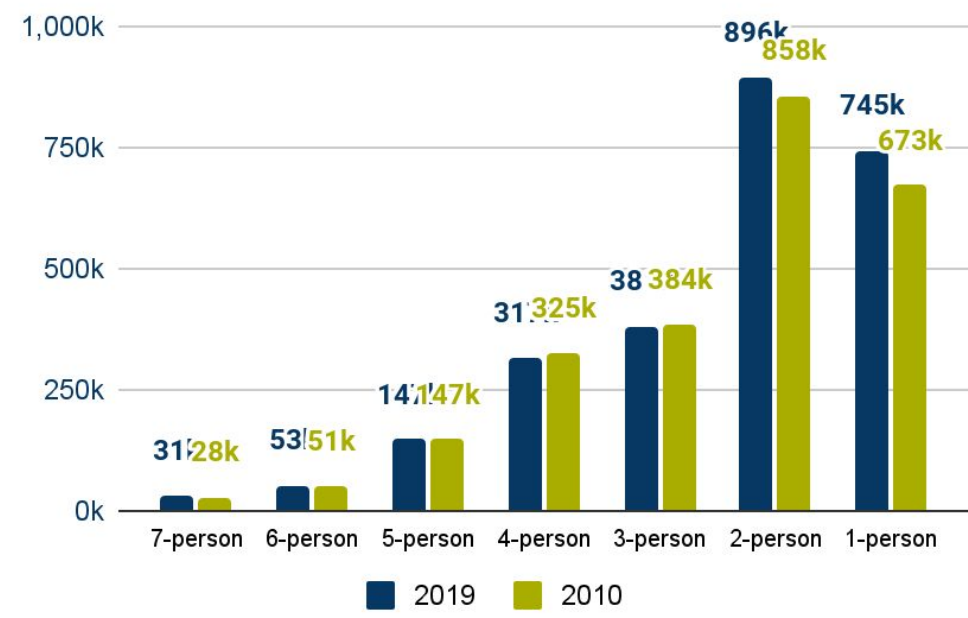
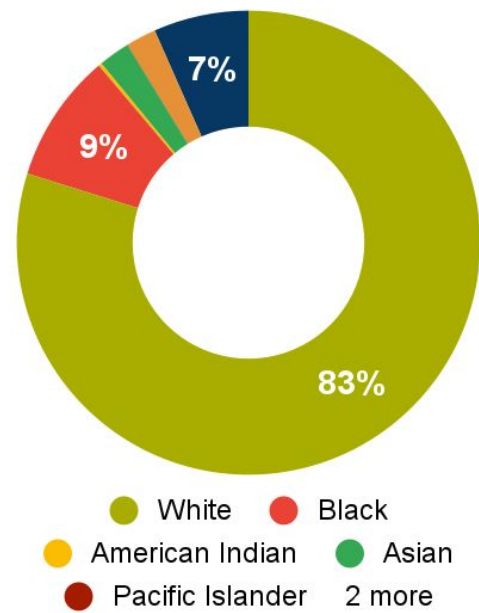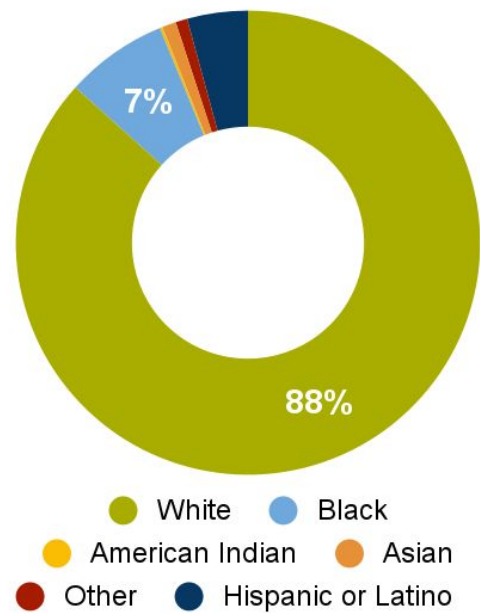# RACIAL COMPOSITION | The currently racial distribution of households in Grant County is 88% white, 7% Black, 4% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Grant County | 2019

Indiana | 2019

Grant County 2019: White 88%, Black 7%

Legend: White, Black, American Indian, Asian, Other, Hispanic or Latino

Indiana 2019: White 83%, Black 9%, Hispanic or Latino 7%

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

Household Racial Distribution

Grant County | 2010, 2019

Bar chart showing 2019 and 2010 values:
- White: 58k (2019), 24k (2010)
- Black: 5k (2019), 2k (2010)
- American Indian: 0k (2019), 0k (2010)
- Asian: 1k (2019), 0k (2010)
- Pacific Islander: 0k (2019), 0k (2010)
- Other: 1k (2019), 0k (2010)
- Hispanic or Latino: 3k (2019), 24k (2010)

Legend: 2019, 2010

WORKING DRAFT
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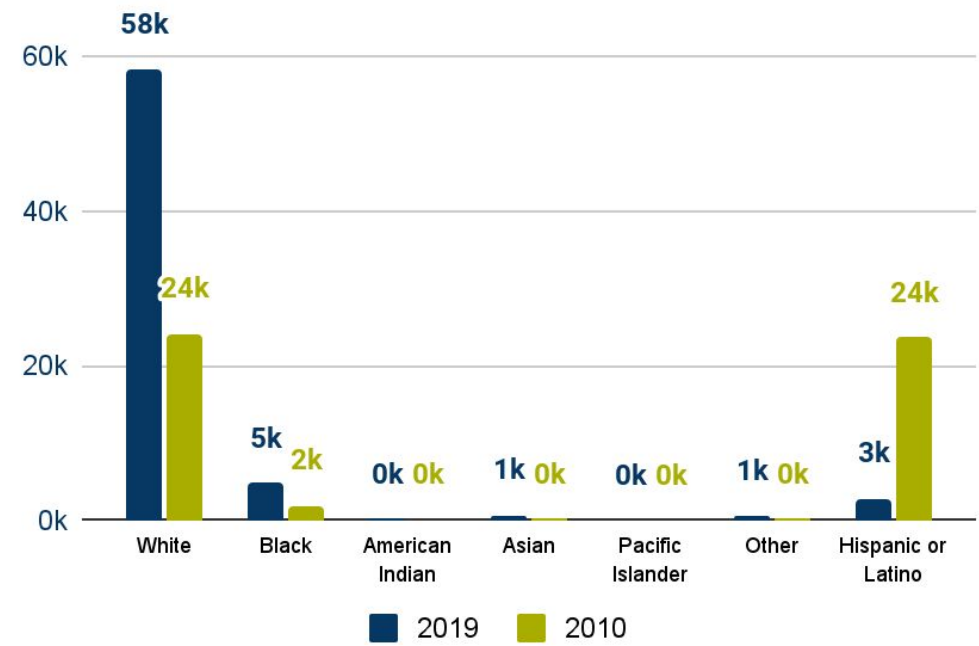
HOUSING TENURE | In 2019, 32% of households (8,326 households) in Grant County were renters, while 68% are (18,046 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Grant County | 2019
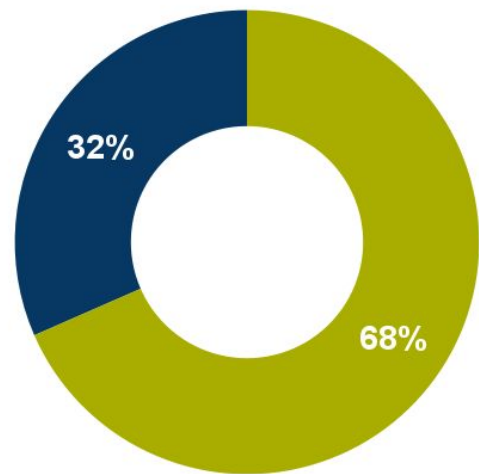
Indiana | 2019

- 32%
- 68%
- Owner Occupied
- Renter Occupied

- 41%
- 59%
- Owner Occupied
- Renter Occupied

Total Households by Tenure

Grant County | 2010-2019
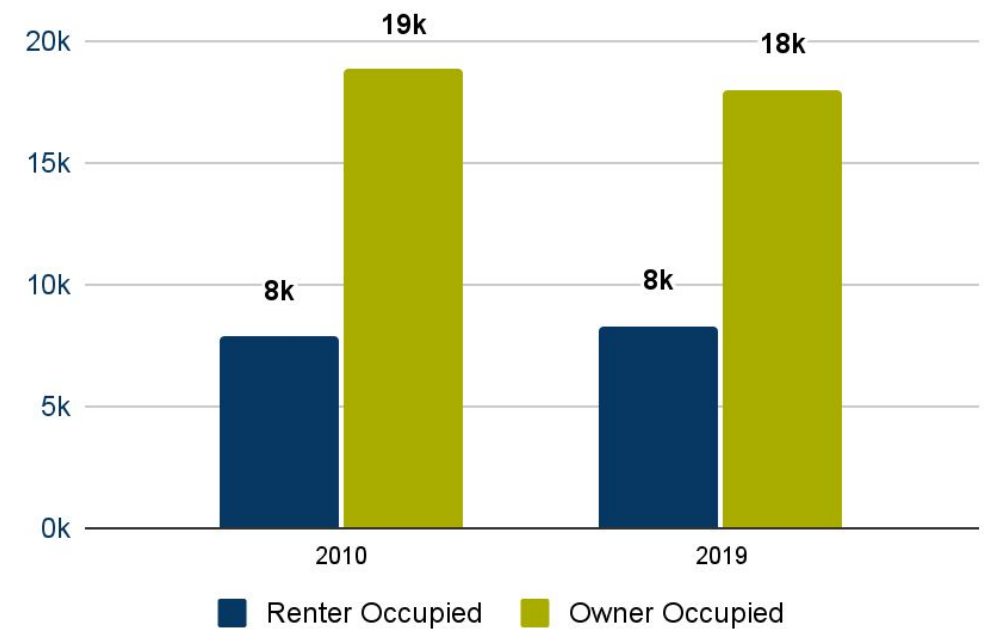
- 20k
- 19k
- 18k
- 15k
- 10k
- 8k
- 8k
- 5k
- 0k
- 2010
- 2019
- Renter Occupied
- Owner Occupied

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

TENURE BY RACE | While the overall homeownership rate is 68%, among non-Hispanic White households' homeownership is 72%, 33% for Black households, and 72% for Hispanic or Latino households.

Homeownership by Race
Grant County | 2010, 2019

Legend: ■ 2010 ■ 2019

White: 72% (2010), 72% (2019)
Black: 46% (2010), 33% (2019)
American Indian: 90% (2010), 52% (2019)
Asian: 72% (2010), 81% (2019)
Pacific Islander: 0% (2010), 0% (2019)
Other: 53% (2010), 37% (2019)
Hispanic or Latino: 73% (2010), 72% (2019)
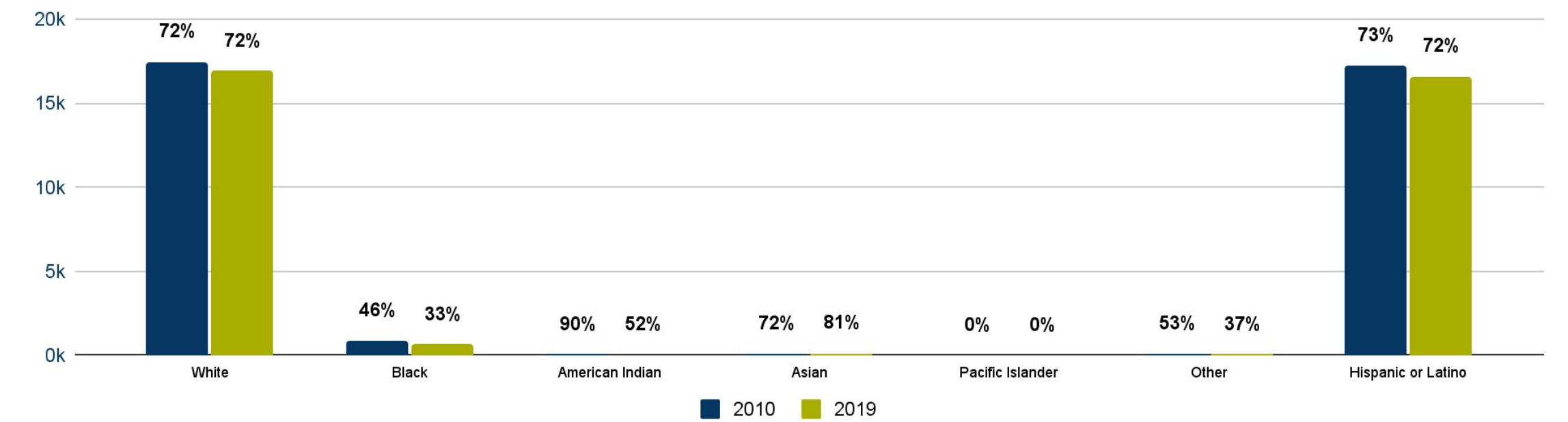
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

DISABILITY | 22% of people in Grant County live with a disability. For people above 65, the share increases to 52%.

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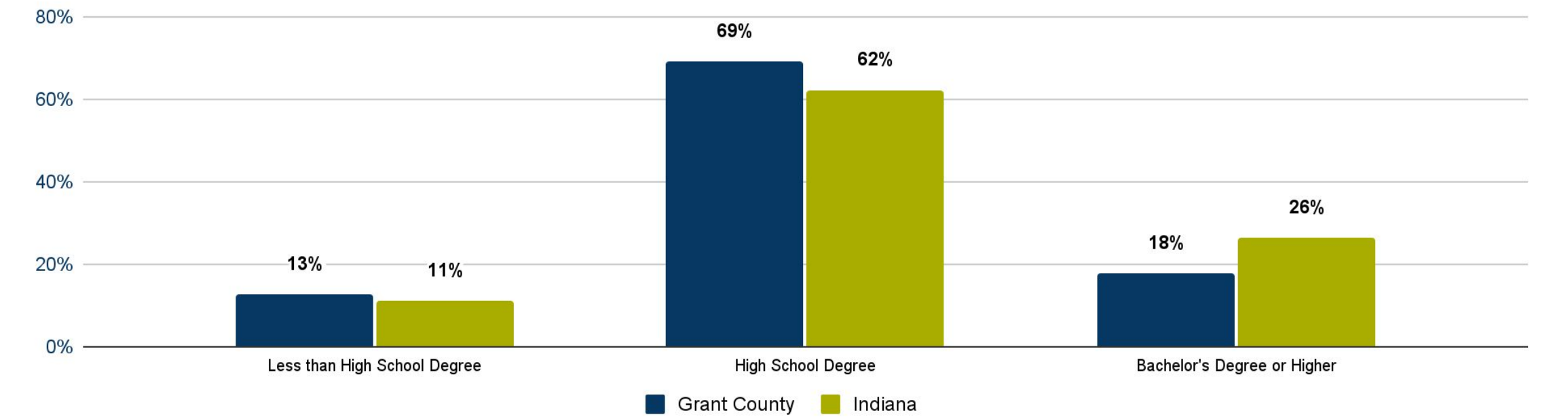**Grant County, Indiana | 2010, 2019**

Legend: Grant County (dark blue), Indiana (olive/yellow)

Age	Grant County	Indiana
Under 5	1%	1%
5-17	12%	6%
18-34	9%	7%
35-64	22%	15%
65-74	54%	27%
75+	51%	51%

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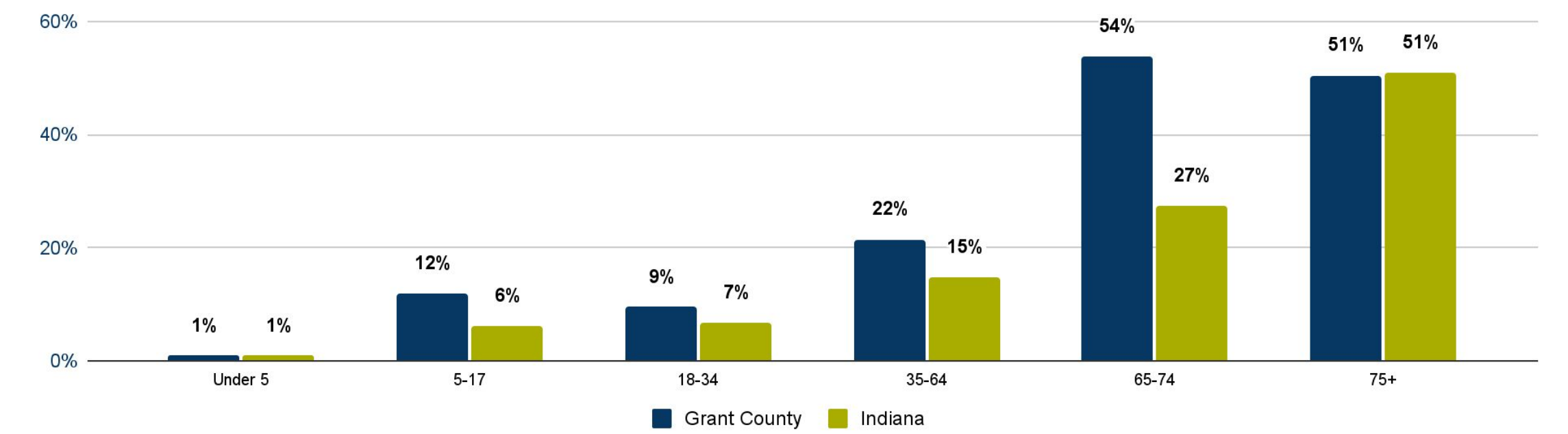
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

EDUCATIONAL ATTAINMENT| In Grant County, 69% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

**Educational Attainment**

Grant County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

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

JOB / EMPLOYMENT TRENDS

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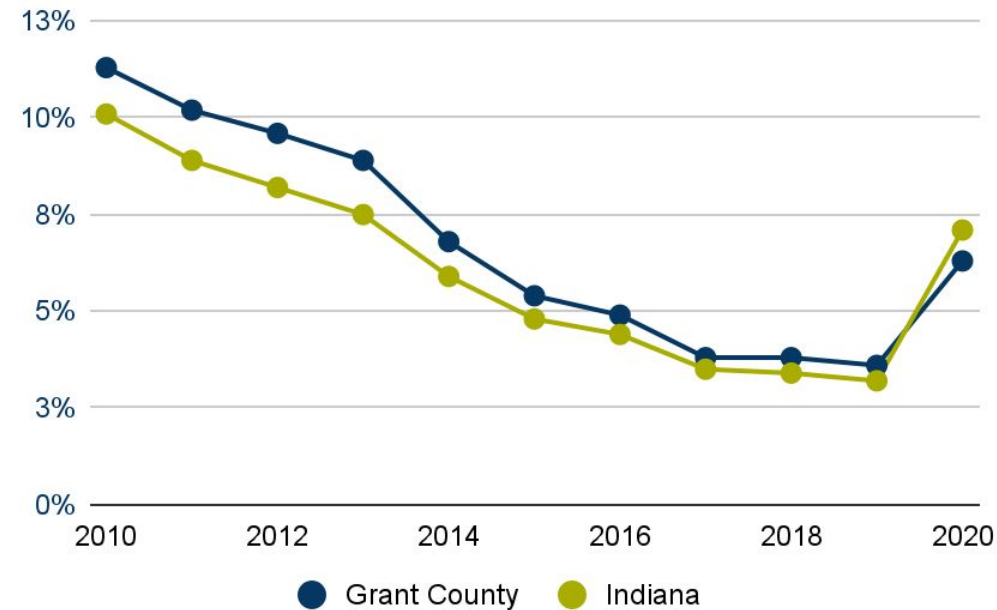
Indiana Housing Dashboard **DRAFT** | 13

EMPLOYMENT BASE | There are currently 30,000 employed persons in Grant County, up by 1% since 2010. The unemployment rate in 2020 was 6.30%, up 2.7 points from 2019.

Total Employment
Grant County | 2010-2019
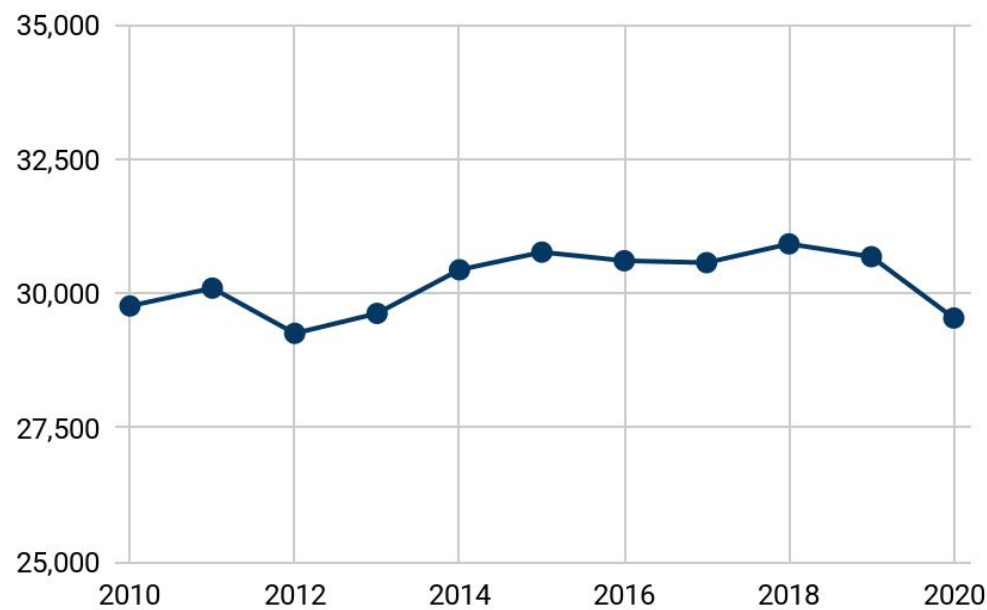
Source: ACS 2010-2019 5-year estimates
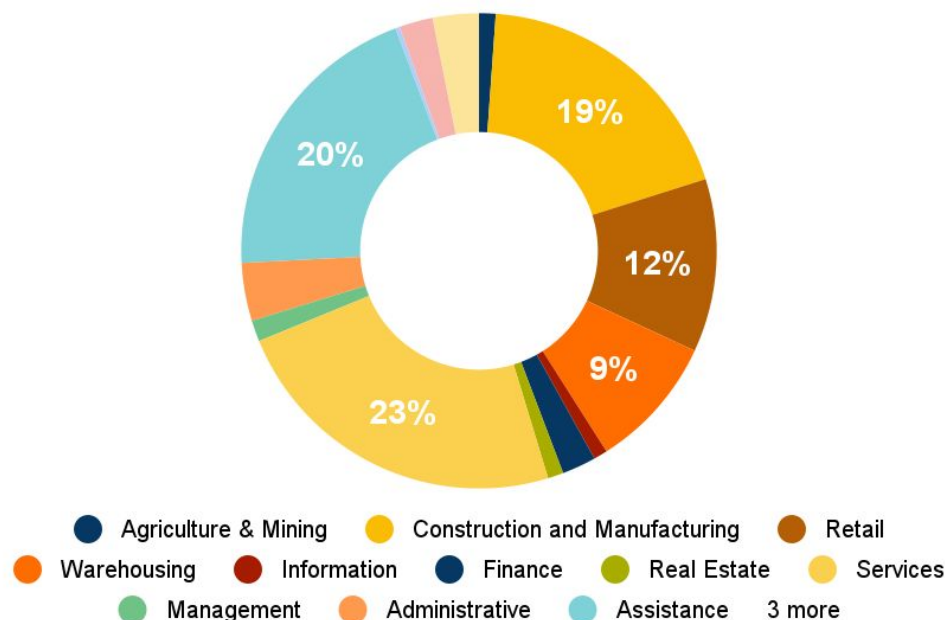
Unemployment Rate
Grant County, Indiana | 2010-2019

● Grant 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 | Health Care and Social Assistance accounts for the plurality of jobs in Grant County, accounting for 20% of all jobs, followed by Manufacturing (17% of all jobs).

Total Jobs by All Industries

Grant County | 2018

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

Pie values: 19%, 12%, 9%, 23%, 20%

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

Top 5 Industries and Median Annual Wages

1. **Service-providing |** **$38,491**
2. **Trade, transportation, and utilities |** **$36,159**
3. **Goods-producing |** **$57,207**
4. **Education and health services |** **$43,917**
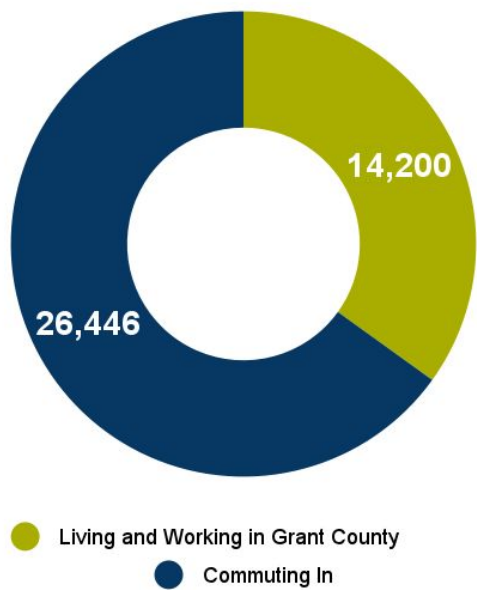5. **Professional and business services |** **$46,659**

Source: BLS

Top 5 Employers

1. **General Motors Marion Metal (Marion)**
2. **Marion General Hospital (Marion)**
3. **American Woodmark Corp (Gas City)**
4. **Walmart Distribution Ctr (Gas City)**
5. **Dollar General Dstrbtn Ctr (Marion)**

Source: BLS

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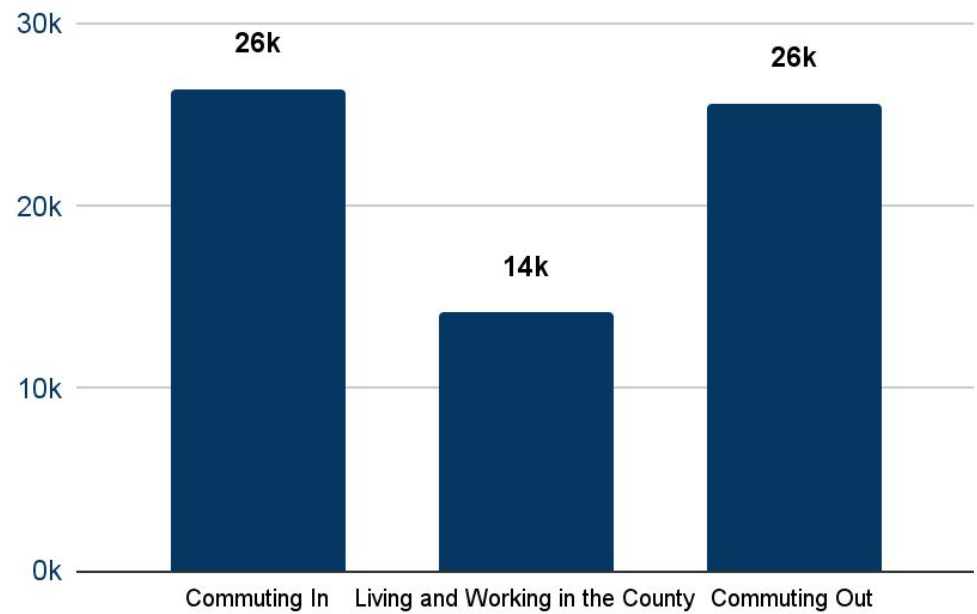**Note: Some data are placeholders, and not representative of actual conditions.**

COMMUTER INFLOW / OUTFLOW | 26,000 commuters come into Grant County for their jobs, while 26,000 employees travel outside for their jobs.

Employment Inflow
Grant County | 2018

Legend:
- Living and Working in Grant County
- Commuting In

Values: 14,200 / 26,446

Commuting Patterns
Grant County | 2018

Commuting In: 26k
Living and Working in the County: 14k
Commuting Out: 26k

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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1056 between 2014-2019 and -609, or -58 units for every 100 jobs created.

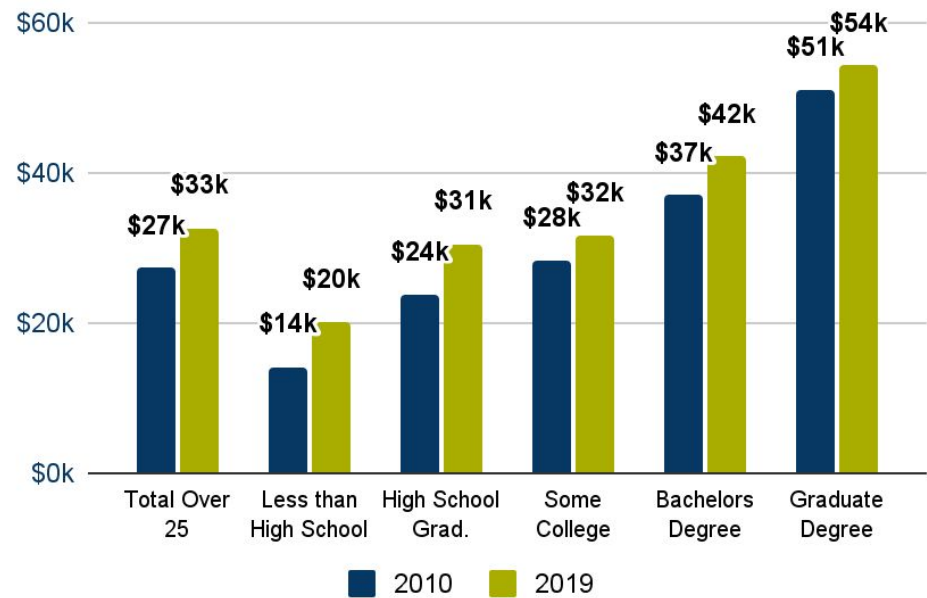## Job Growth and Housing Production
Grant County | Total Jobs, New Jobs
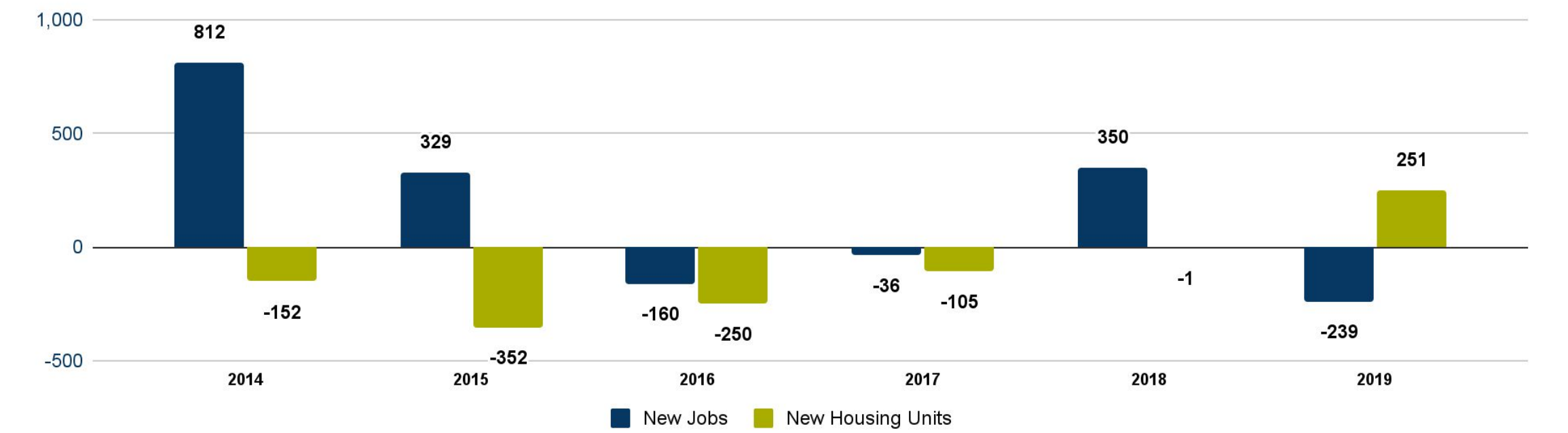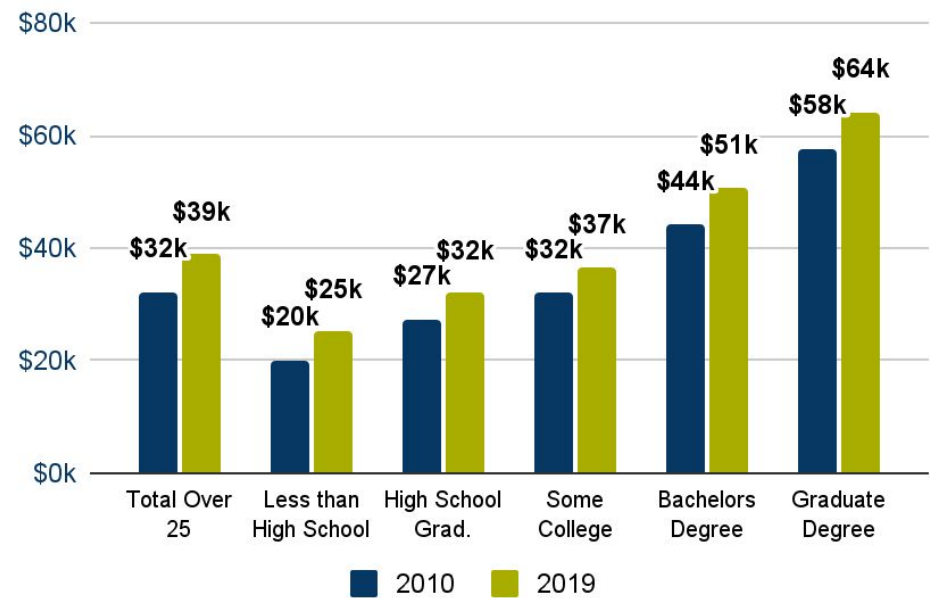

Source: ACS 2010-2019 5-year estimates

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

Median Earnings by Educational Attainment
Grant 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
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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 22.6% since 2010.

Income and Rent Growth, High School Degree
Grant County | 2010-2019
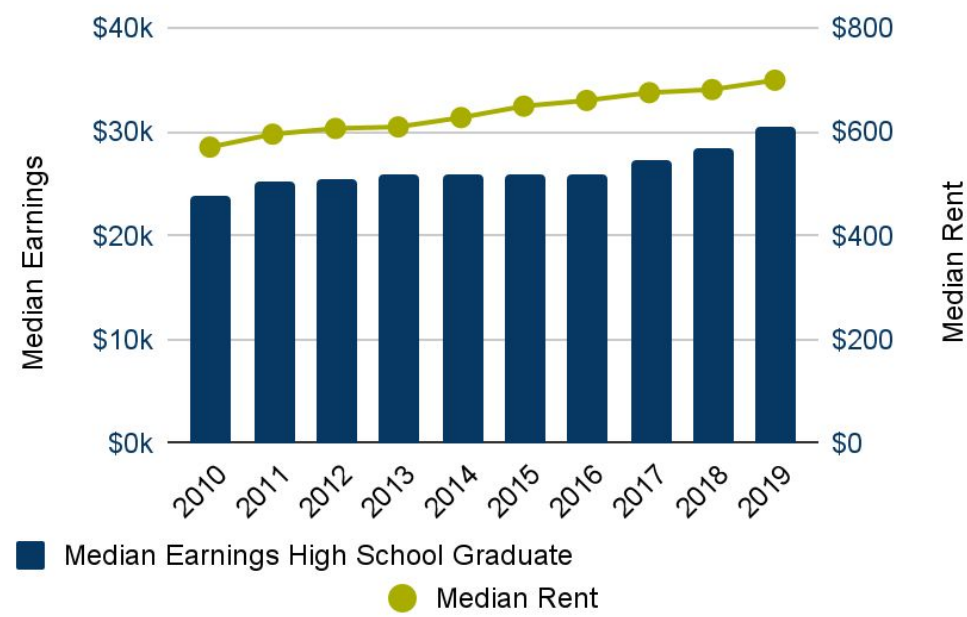
Source: ACS 2010-2019 5-year estimates

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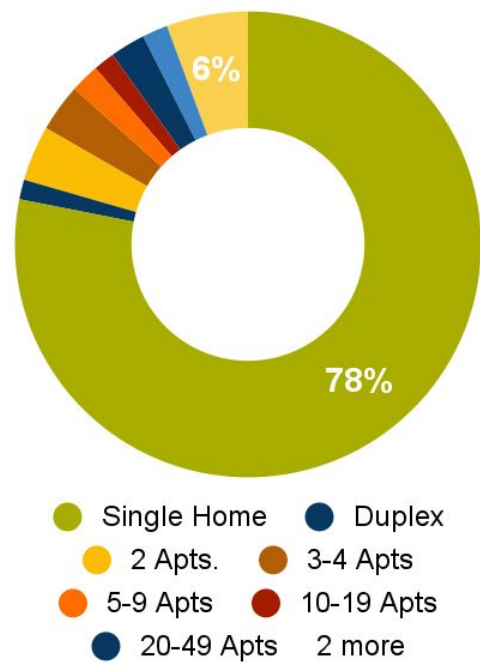

Source: ACS 2010-2019 5-year estimates

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HOUSING TRENDS

WORKING DRAFT
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HOUSING TYPOLOGY | 78% of homes in Grant County are single-family, while 16% are multifamily. The share of multifamily housing has decreased by 679 homes since 2010.

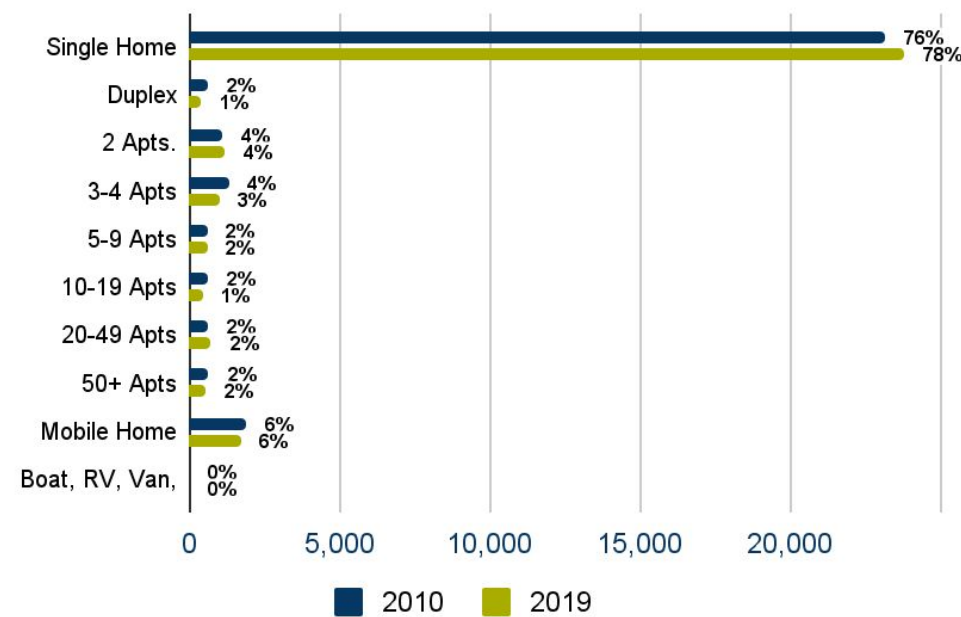## Housing Typology

Grant County | 2019

Indiana | 2019

Share of Housing Typology

Grant County | 2010, 2019

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

HOUSING TYPOLOGY | Most units in Grant County are 2.31, with 66% of units 3 bedroom or more.

Housing Stock by Bedrooms

Grant County | 2019
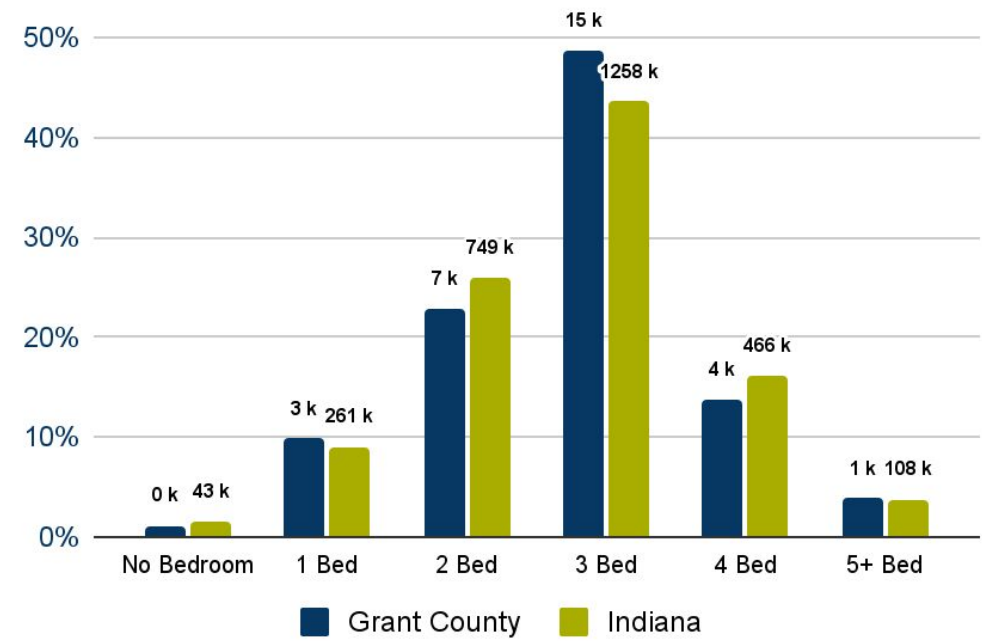

No Bedroom · 1 Bed
2 Bed · 3 Bed · 4 Bed
5+ Bed

Indiana | 2019

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

Source: ACS 2010-2019 5-year estimates
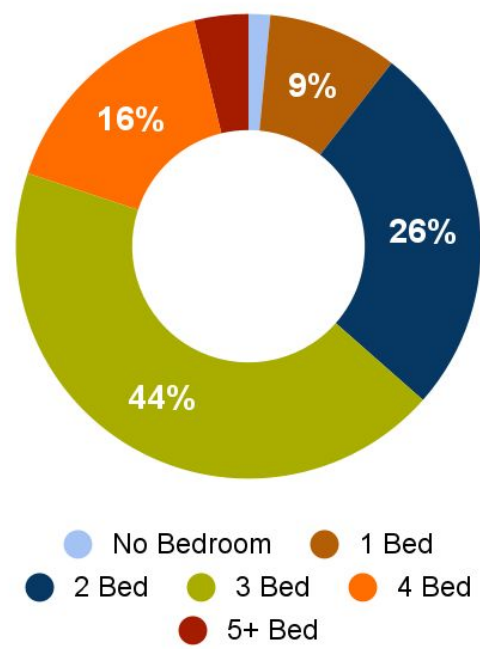
Share of Housing Stock by Bedroom

Grant County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

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

HOUSING AGE | 93% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Grant County | 2019

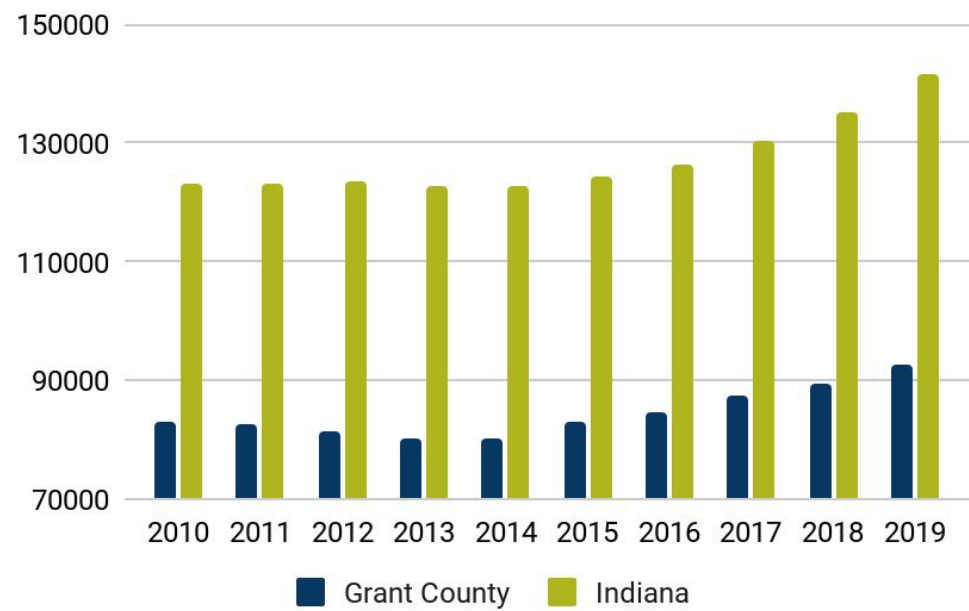Source: ACS 2010-2019 5-year estimates

WORKING DRAFT
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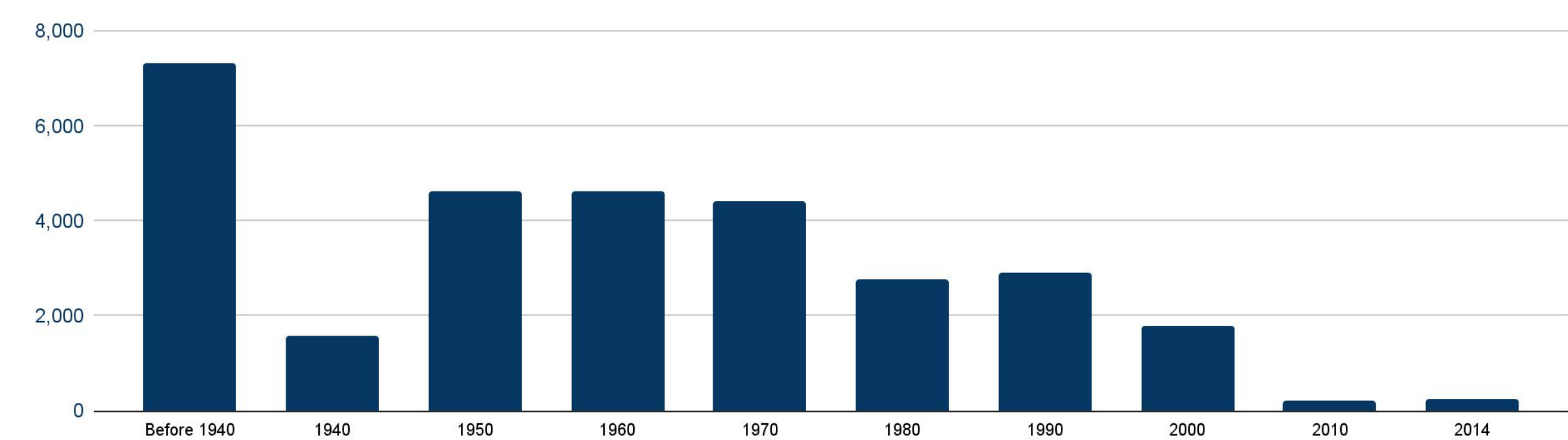
MEDIAN LISTING PRICE| Homes in Grant County have a median listing price of $92,700, compared to $141,700 statewide. Home prices have increased by 12% since 2010.

Median Listing Price
Grant County, Indiana | 2016-2020

Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
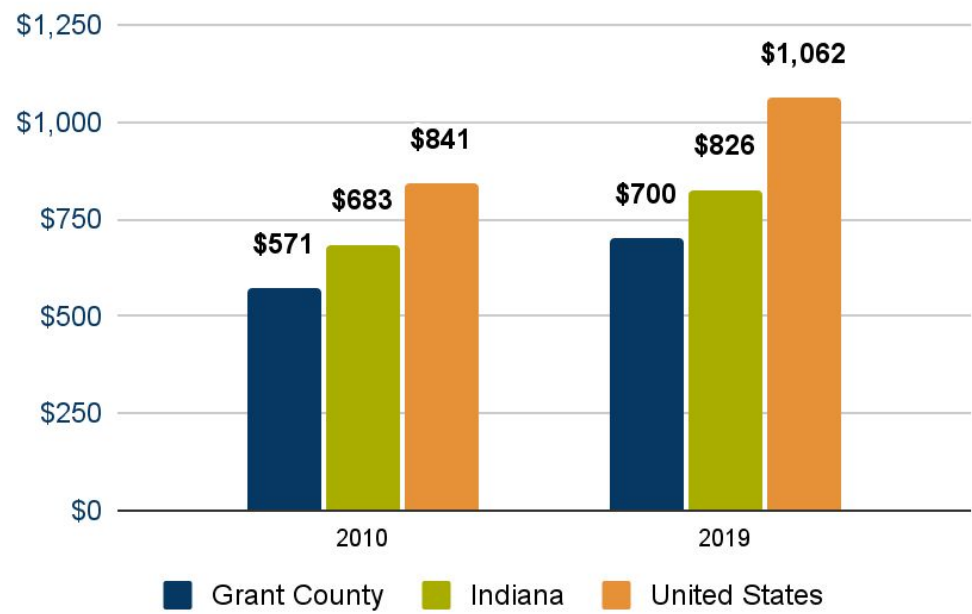**Grant County | 2017-2020**

Source: ACS 2010-2019 5-year estimates

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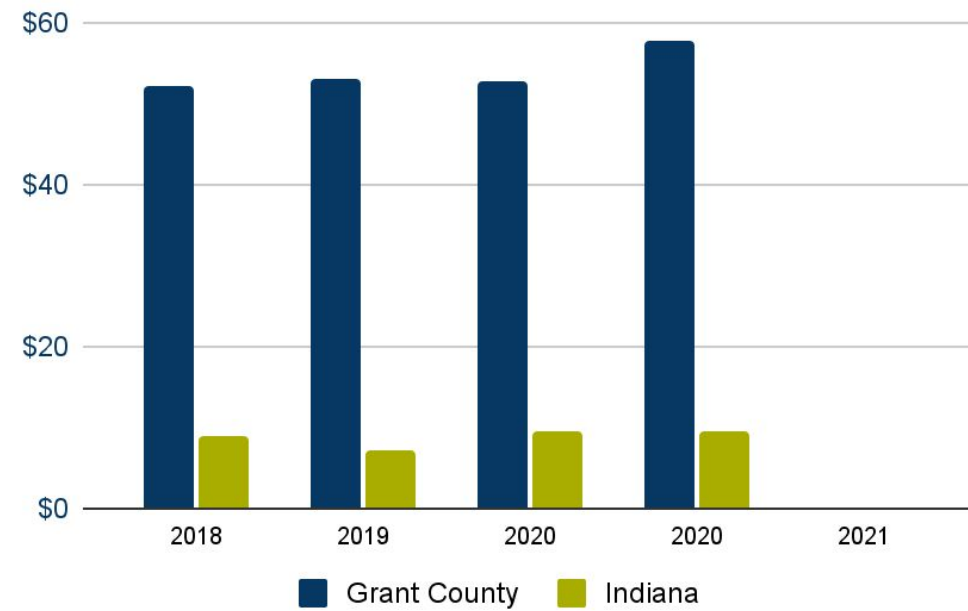
MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at $700.
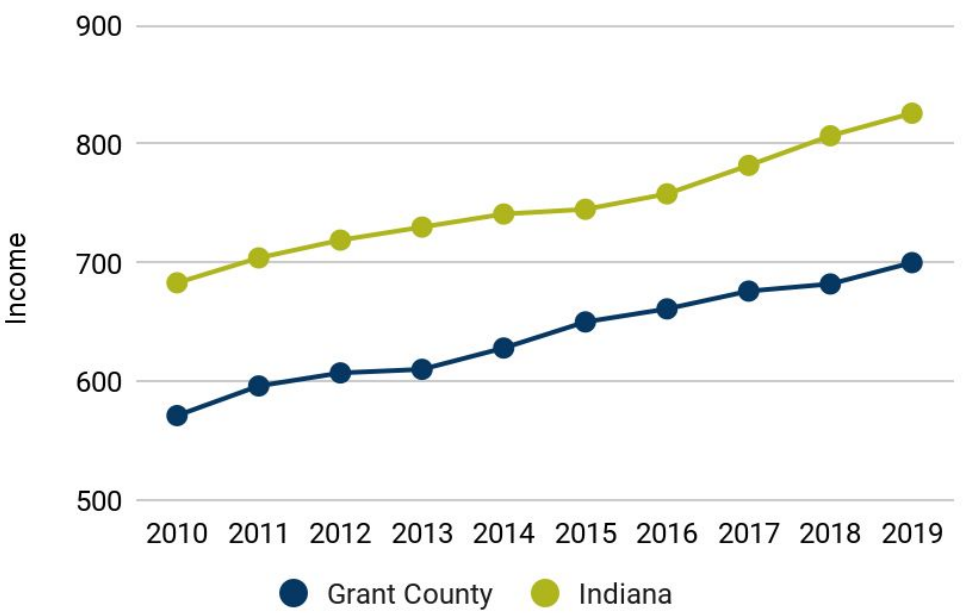
Median Rent
Grant County, Indiana | 2010, 2019
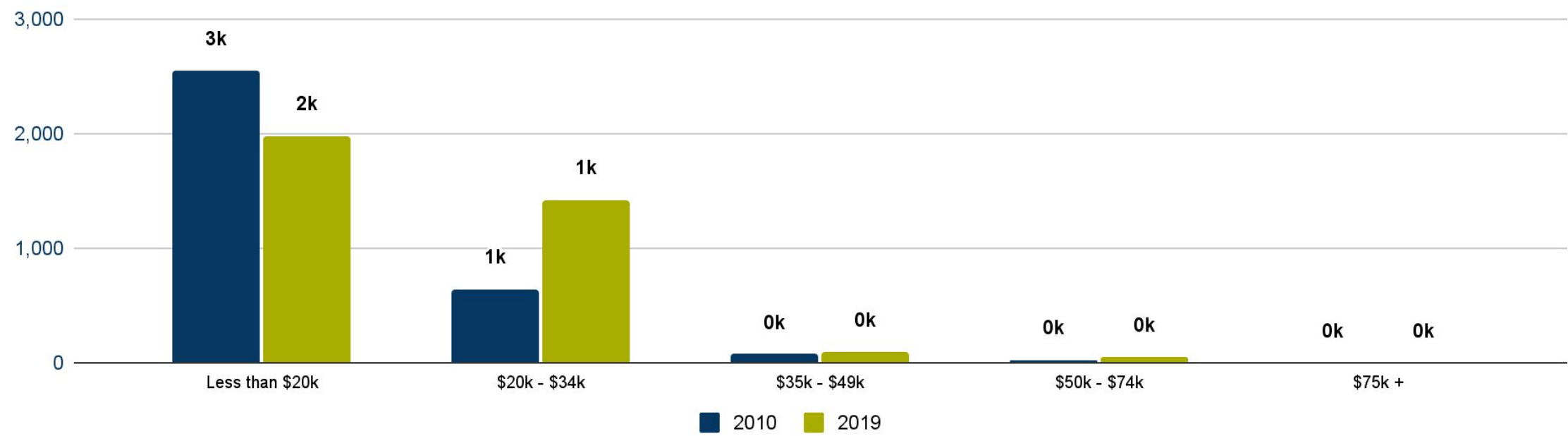

Source: ACS 2010-2019 5-year estimates

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

Source: ACS 2010-2019 5-year estimates

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

COST BURDEN| 46% of households are housing cost burdened in Grant County, up 0% since 2010. 56% of households earning below $50,000 are housing cost burdened.

Renter Housing Cost Burden

Grant County, Indiana | 2010 - 2019

Bar chart showing renter housing cost burden by income category comparing 2010 and 2019.

Income	2010	2019
Less than $20k	3k	2k
$20k - $34k	1k	1k
$35k - $49k	0k	0k
$50k - $74k	0k	0k
$75k +	0k	0k

Legend: ■ 2010 ■ 2019

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CUMULATIVE HOUSING GAP | There is a 3000 gap for units available for rent under $1,250 and for units required to serve households earning below $50,000.

Cumulative Housing Gap
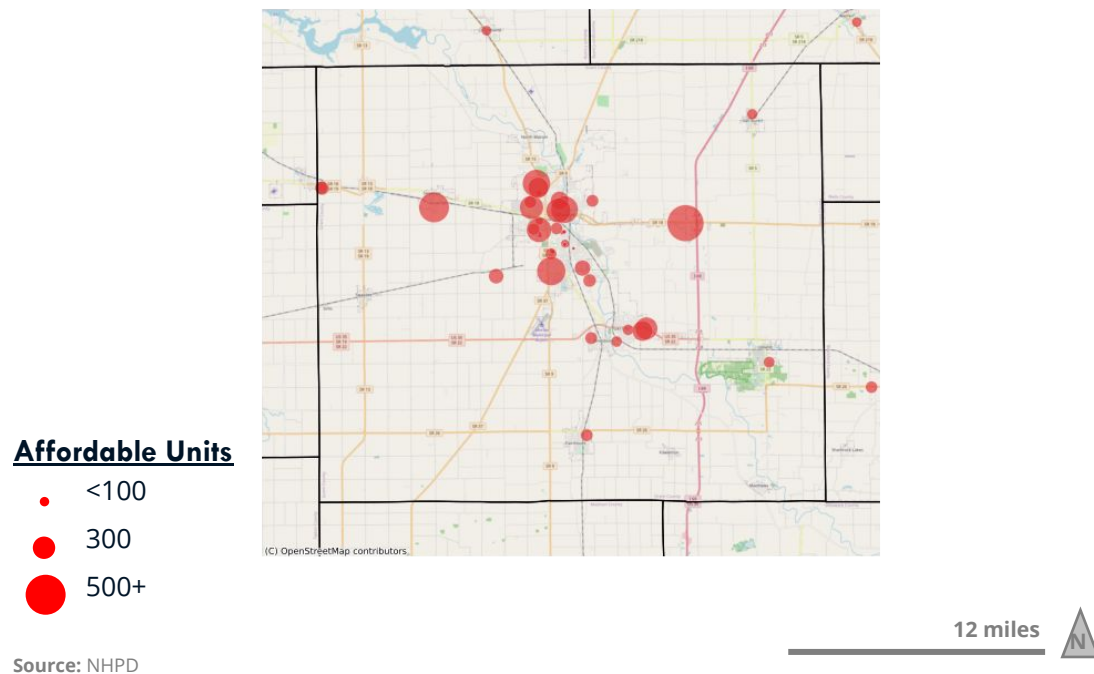
Grant County, Indiana | 2010-2019
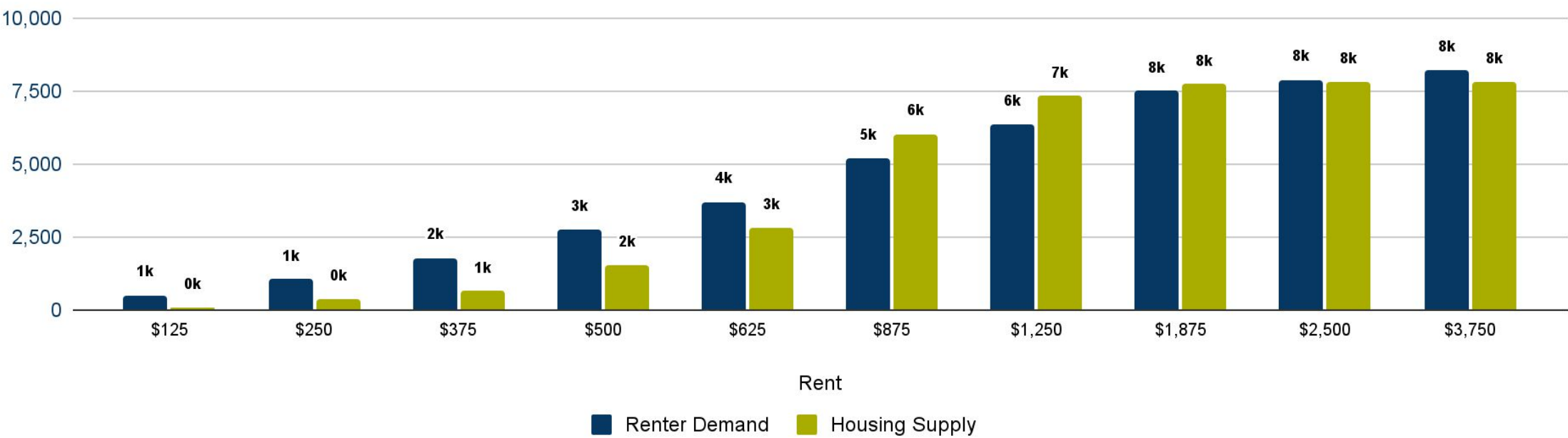
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Grant County | 2020

Affordable Units

- <100
- 300
- 500+

12 miles

Source: NHPD

Affordable Housing Inventory

State of Indiana | 2020
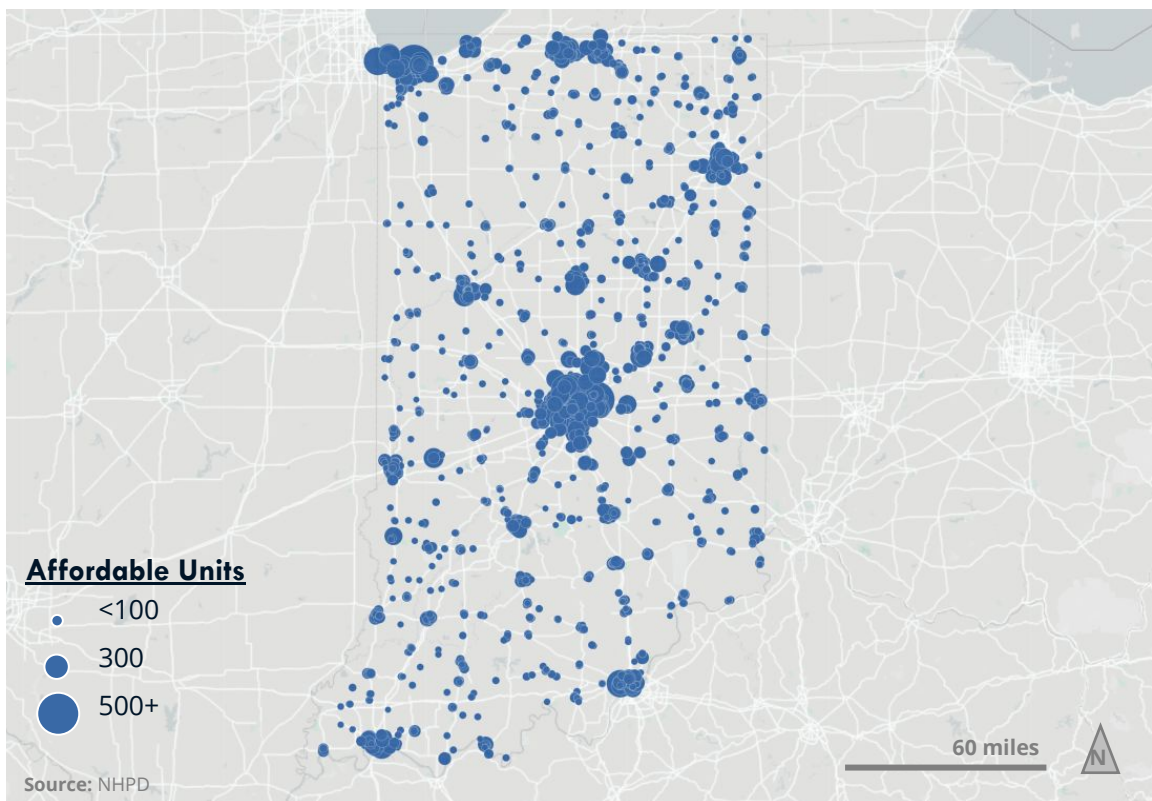
Affordable Units

- <100
- 300
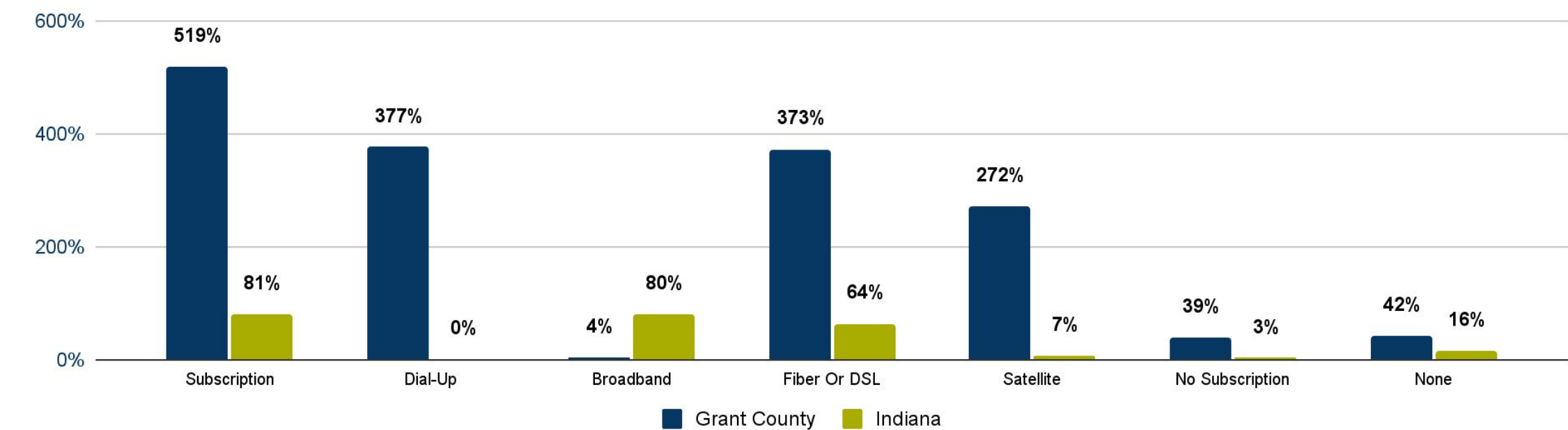- 500+

60 miles

Source: NHPD

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HOUSING AMENITIES | 4% of housing units have access to broadband.
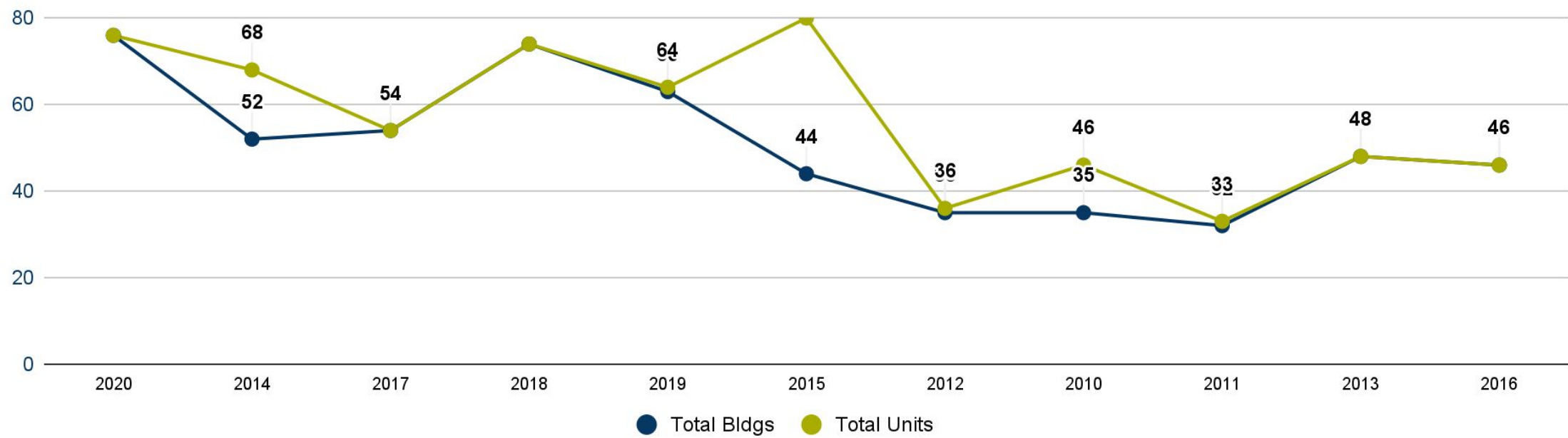
Broadband Access
Grant County | 2017-2020

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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

HOUSING STARTS | There have been 46 new housing starts in 2016 in Grant County, with 559 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits

Grant County | 2017-2020

Total Bldgs ● Total Units ●

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

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

Gross Construction Wages
Indiana | 2010-2020

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics

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