**Indiana Housing
Working Group**

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MONROE 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.

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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

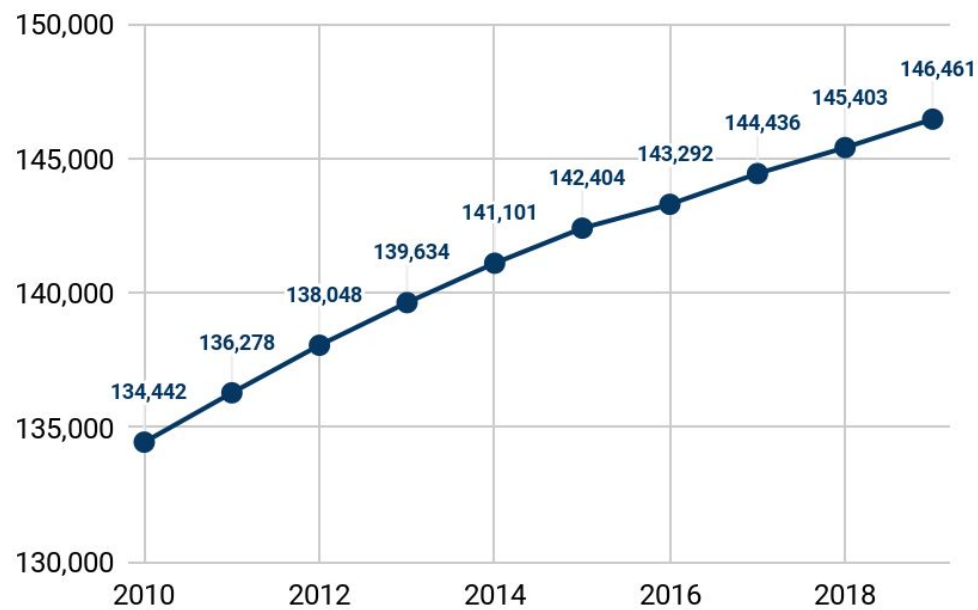Data in this report are updated as frequently as data sources are updated.
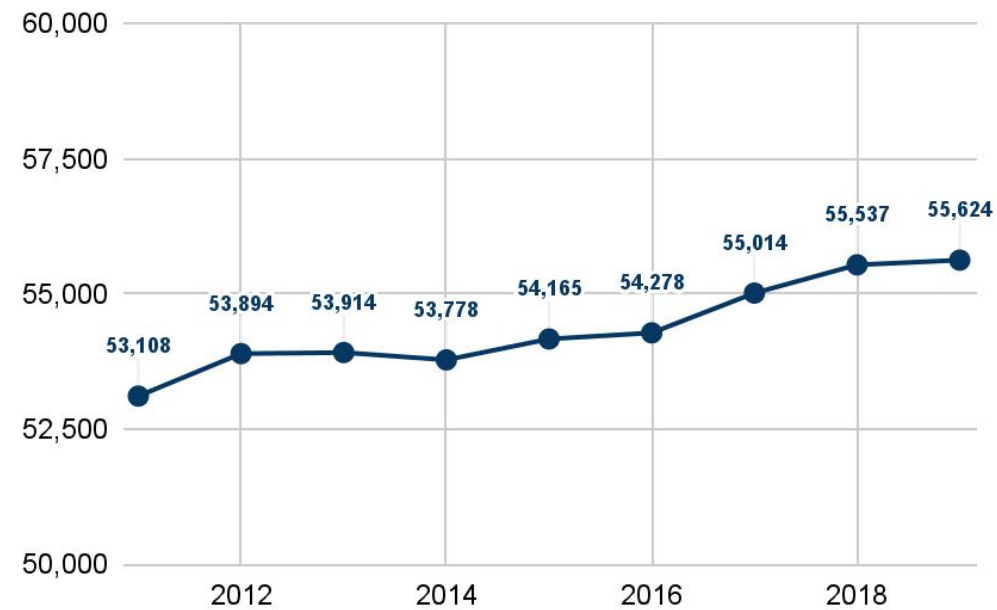
DEMOGRAPHIC TRENDS

POPULATION | Monroe County's population has increased by 8.94% (12,019 people) between 2010-2019. In the same time period, the total number of households increased by 8.24% (4,236 households).

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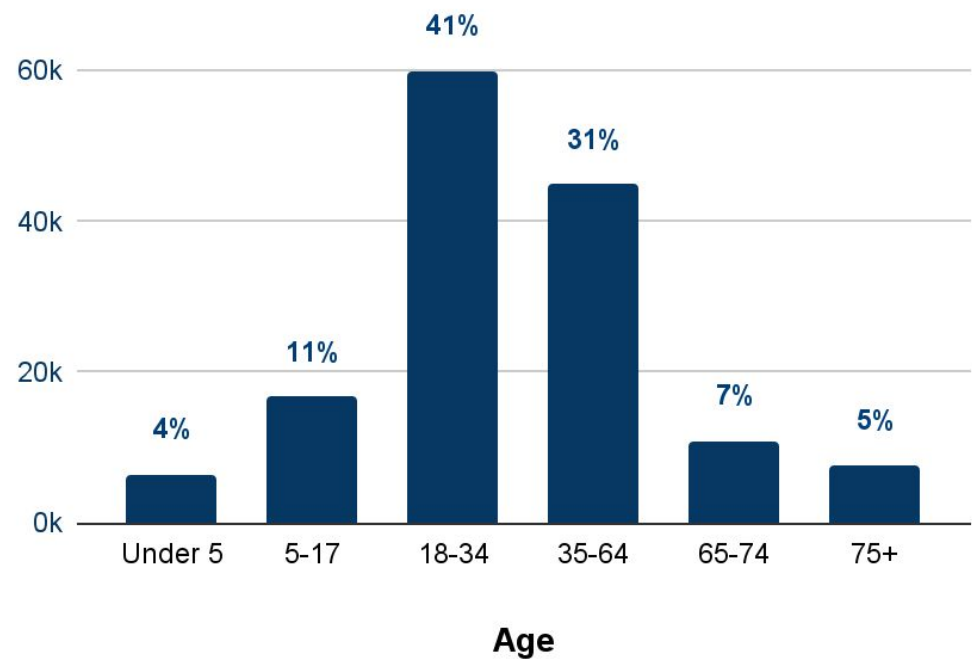**Monroe County | 2010-2019**

Source: FRED, U.S. Census Bureau

Households
Monroe County | 2010-2019
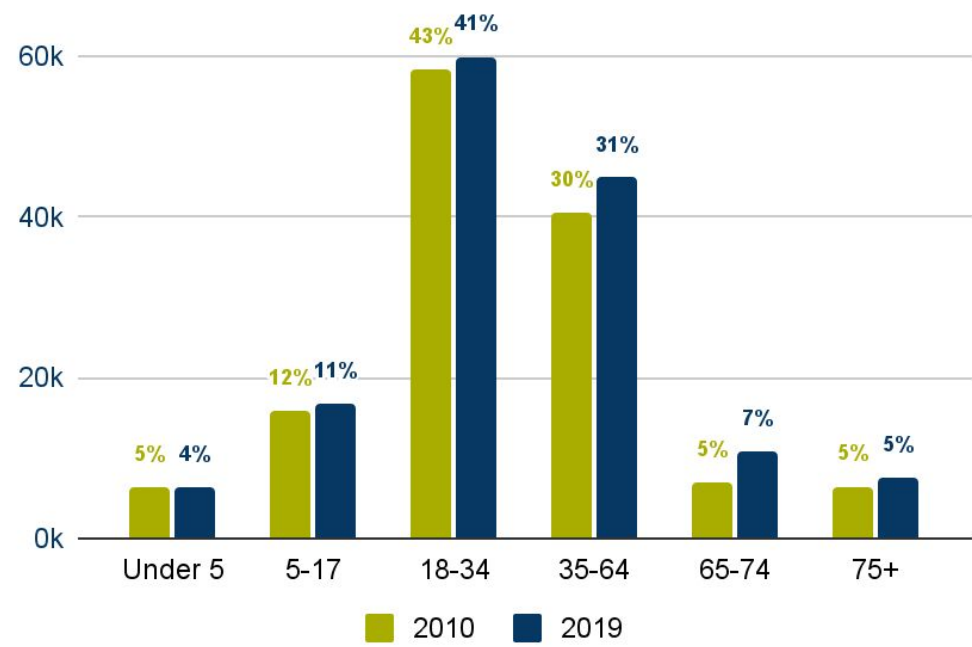

Source: FRED, U.S. Census Bureau

AGE | 13% of people in Monroe County are above the age of 65, while 16% are below 18.

Population by Age
Monroe County | 2019

Source: ACS 2019 5-year estimates

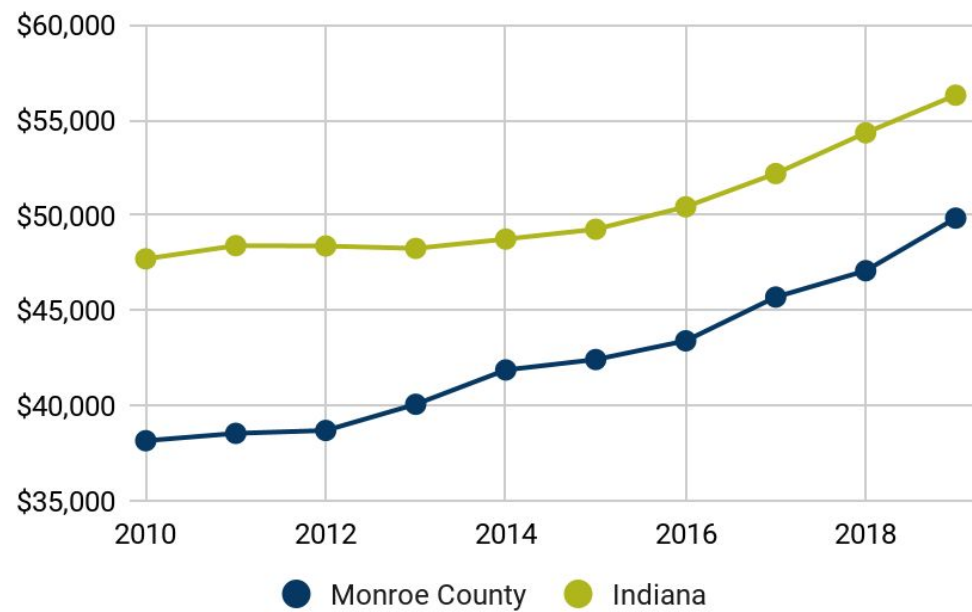## Change in Share of Population
Monroe County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Monroe County had a median income of $49,839 in 2019, up 31% since 2010. 36% of households have incomes below $35,000, while 23% have incomes above $100,000.
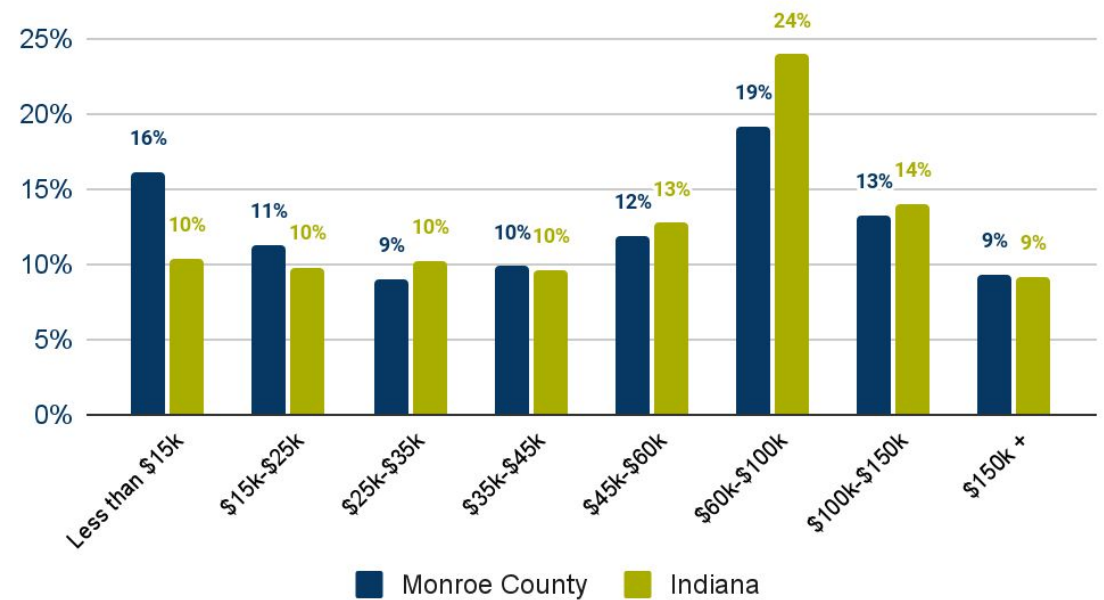
Median Income
Monroe County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

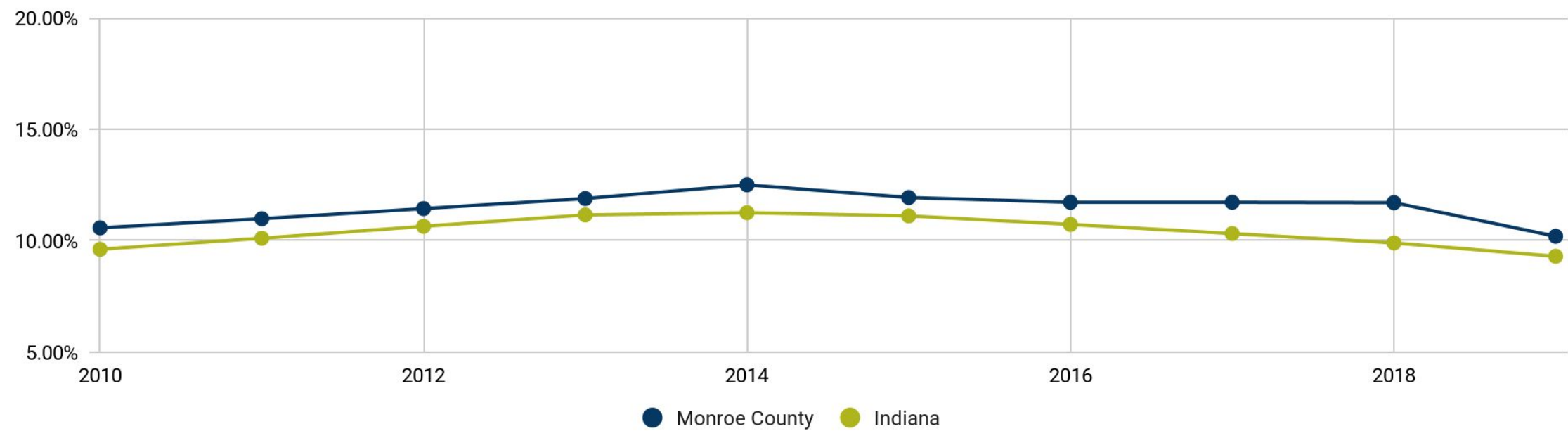## Household Income Distribution
Monroe County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.2% of families live in poverty conditions in Monroe County, down 0.38 percentage points from 10.6% in 2010.
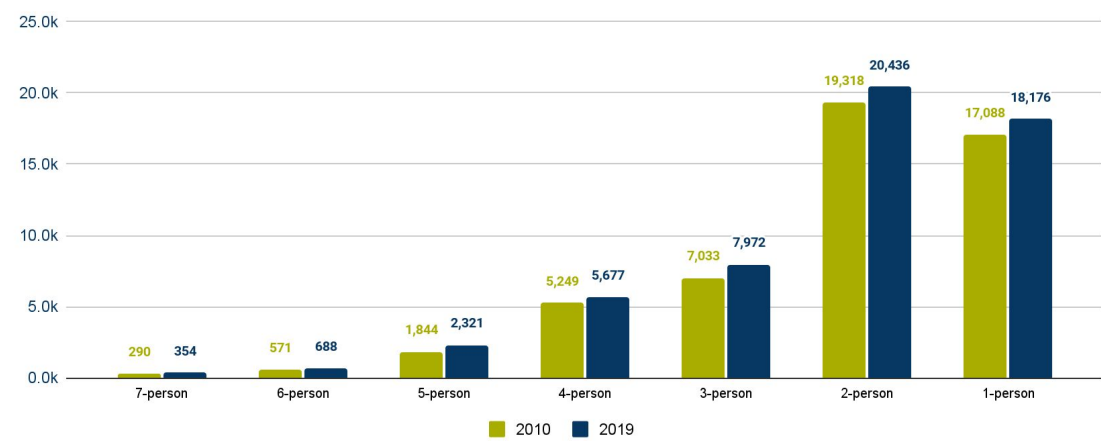
Family Poverty Rate

Monroe County, State of Indiana | 2010-2019
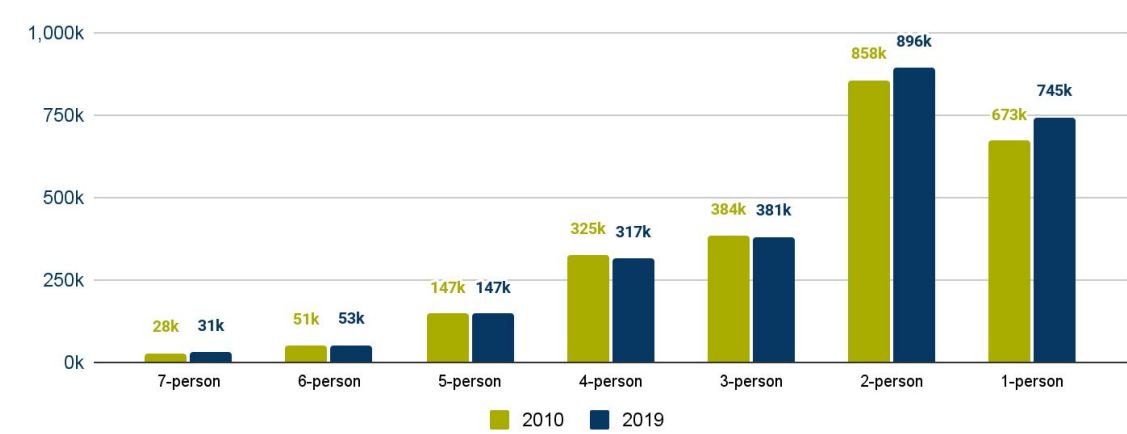

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.36 people, compared to 2.52 statewide. The Monroe County average household has grown by 0.02 persons since 2010.

Household Size
Monroe County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

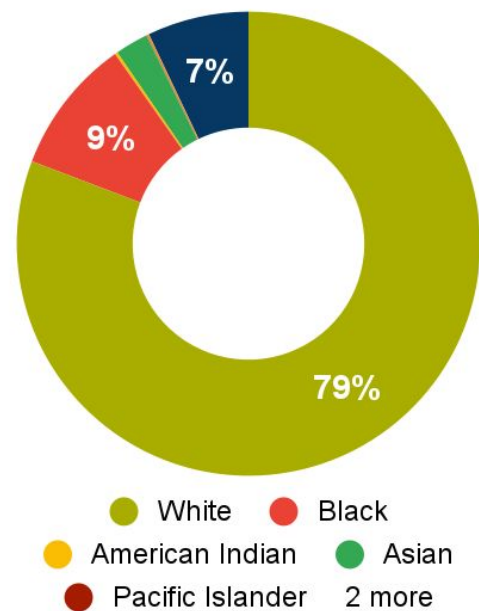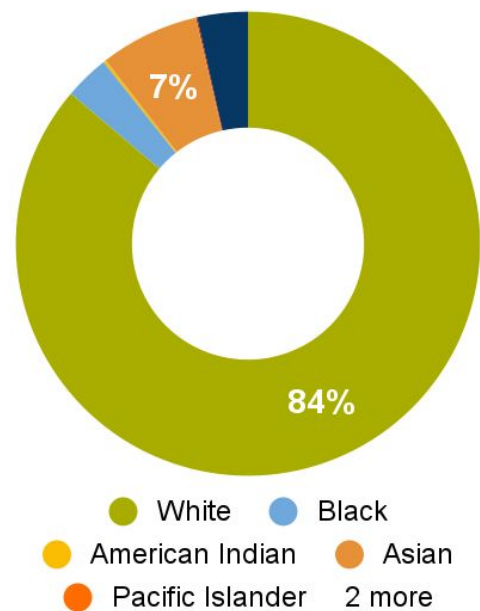**Source:** ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Monroe County is 84% white, 3% Black, 3% Hispanic/Latino, 7% Asian, and 0% other.

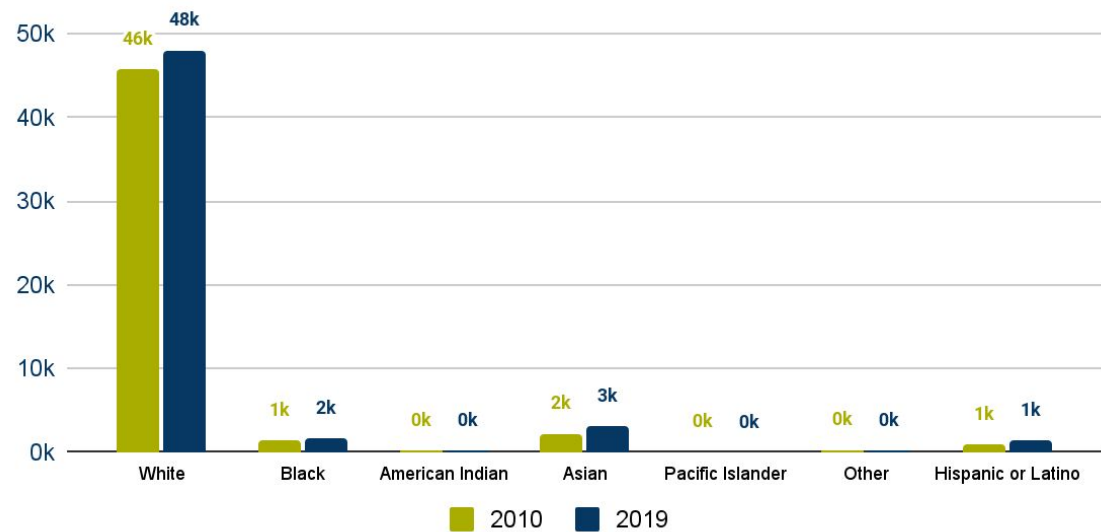## Racial/Ethnic Distribution

Monroe County | 2019

Indiana | 2019

7%

84%

White   Black
American Indian   Asian
Pacific Islander   2 more

7%
9%
79%

White   Black
American Indian   Asian
Pacific Islander   2 more

Household Racial/Ethnic Distribution

Monroe County | 2010, 2019

|	White	Black	American Indian	Asian	Pacific Islander	Other	Hispanic or Latino
2010	46k	1k	0k	2k	0k	0k	1k
2019	48k	2k	0k	3k	0k	0k	1k

2010   2019

HOUSING TENURE | In 2019, 44% of households (24,518 households) in Monroe County were renters, while 56% (31,106 households) were owner households. The share of renters has increased by 1% since 2010.
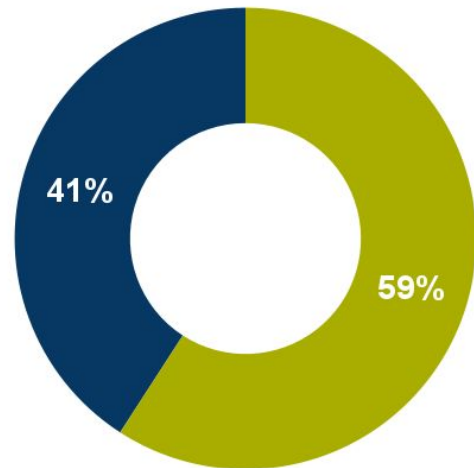
Housing Tenure

Monroe County | 2019　　　　**Indiana | 2019**
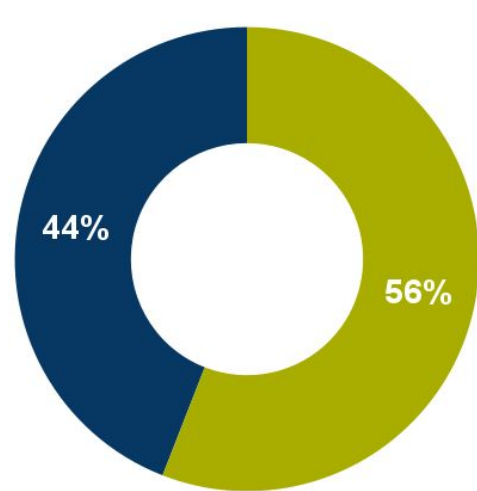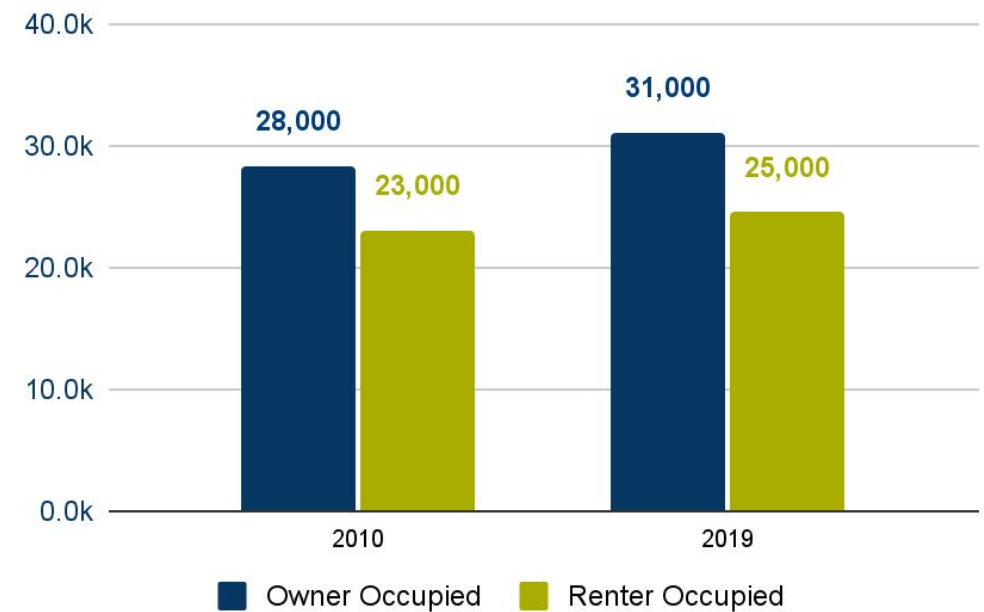

- ● Owner Occupied
- ● Renter Occupied

- ● Owner Occupied
- ● Renter Occupied

Total Households by Tenure

Monroe County | 2010-2019

- ■ Owner Occupied
- ■ Renter Occupied

TENURE BY RACE| While the overall homeownership rate is 56%, homeownership is 60% among non-Hispanic White households, 21% for Black households, and 41% for Hispanic or Latino households.
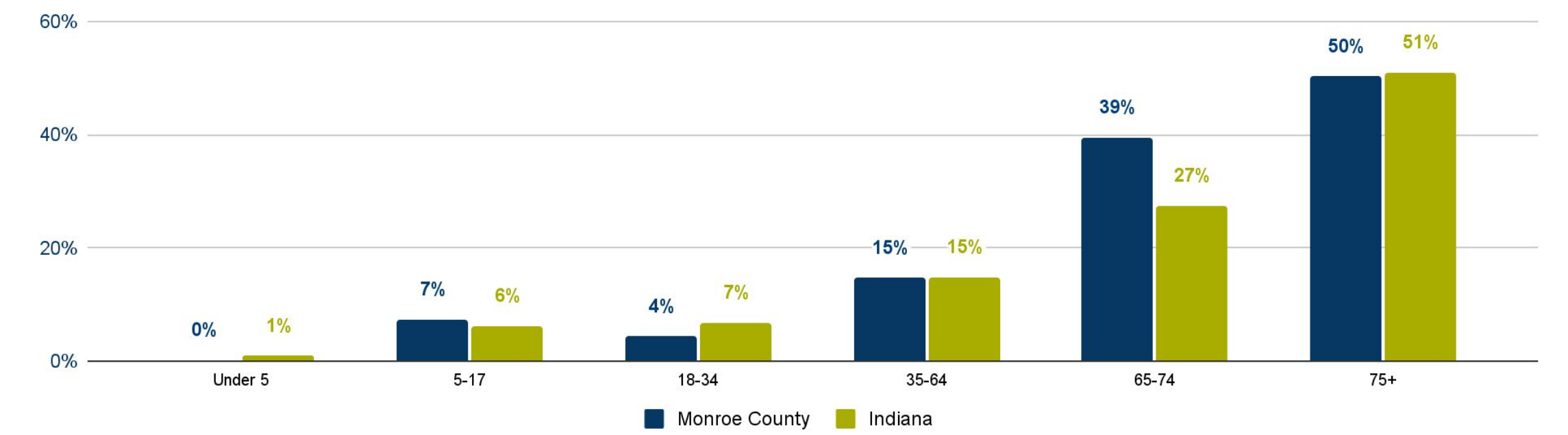
Homeownership by Race

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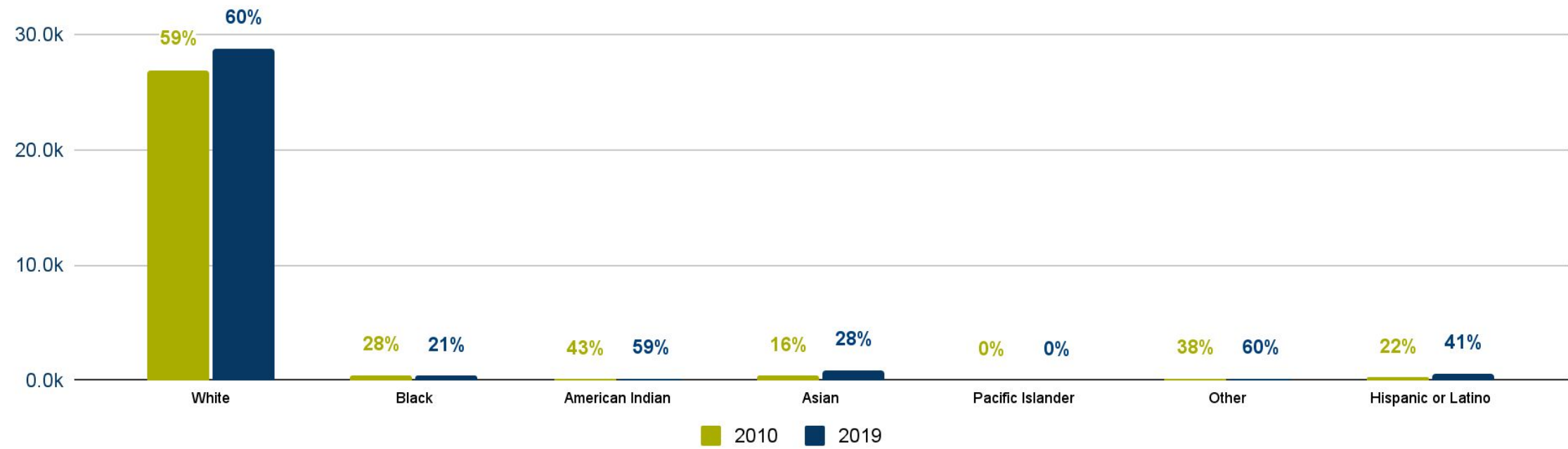
Source: ACS 2010-2019 5-year estimates

DISABILITY | 12% of people in Monroe County live with a disability. For people above 65, the share increases to 44%.

Share of the Population with a Disability by Age

Monroe County, Indiana | 2010, 2019

Legend: ■ Monroe County ■ Indiana

Under 5: Monroe County 0%, Indiana 1%
5-17: Monroe County 7%, Indiana 6%
18-34: Monroe County 4%, Indiana 7%
35-64: Monroe County 15%, Indiana 15%
65-74: Monroe County 39%, Indiana 27%
75+: Monroe County 50%, Indiana 51%

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Monroe County, 47% of the population has at least a high school degree and 46% of the population has at least a Bachelor's degree.

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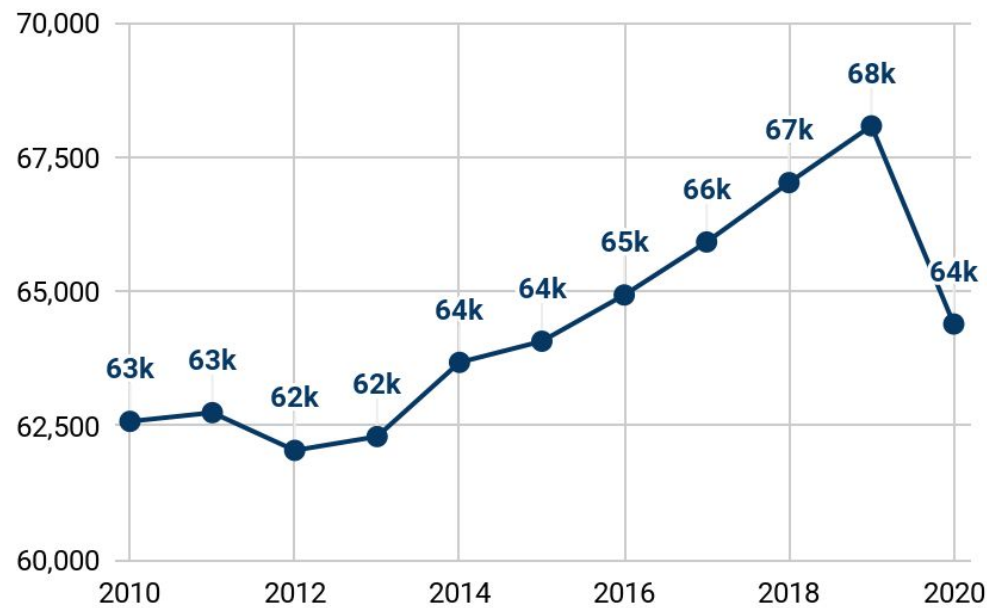**Monroe County, Indiana | 2019**
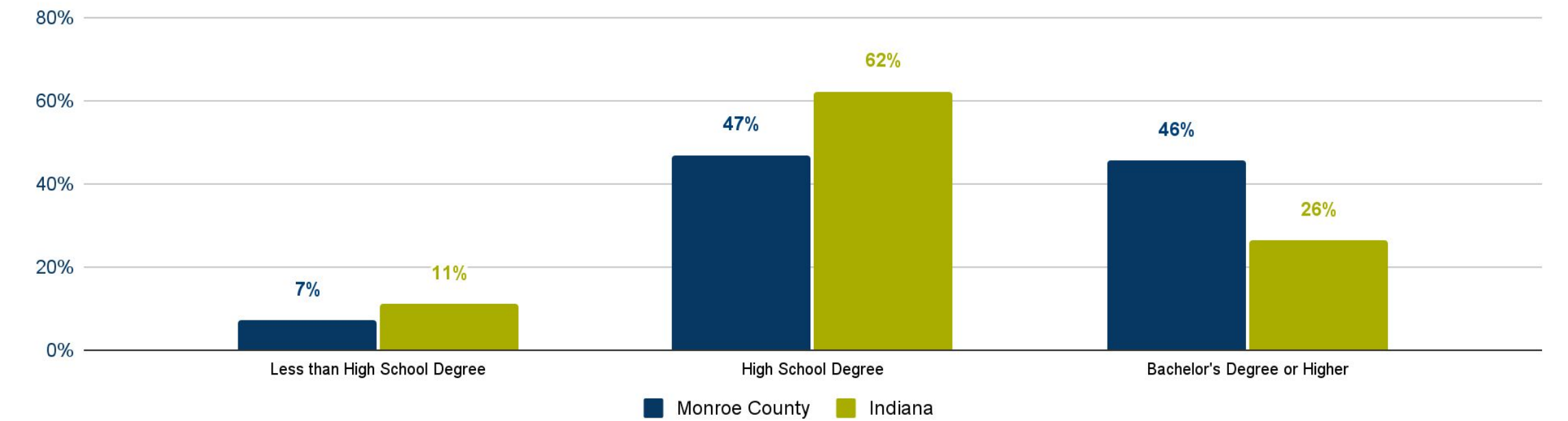
Source: ACS 2010-2019 5-year estimates
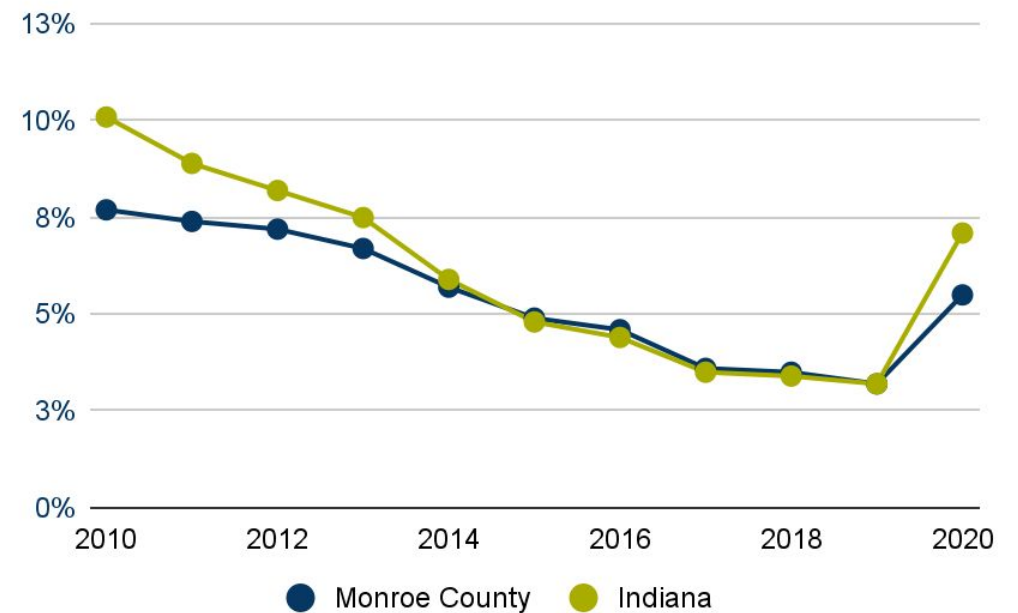
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 64,000 employed persons in Monroe County, up by 2.90% since 2010. The unemployment rate in 2020 was 5.50%, up 2.30 points from 2019.

Total Employment
Monroe County | 2010-2019
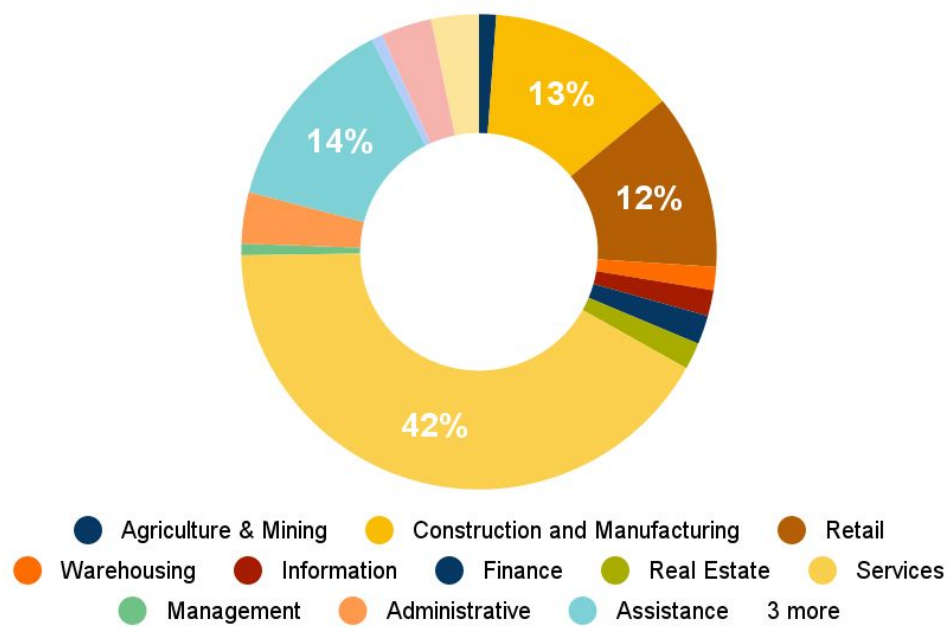

Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Monroe County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Educational Services accounts for the plurality of jobs in Monroe County, accounting for 26% of all jobs, followed by Health Care and Social Assistance (14% of all jobs).

Total Jobs by All Industries

Monroe County | 2018

Legend:
- 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 |** **$42,874**
2. **Trade, transportation, and utilities |** **$39,132**
3. **Professional and business services |** **$59,831**
4. **Education and health services |** **$49,136**
5. **Leisure and hospitality |** **$18,723**

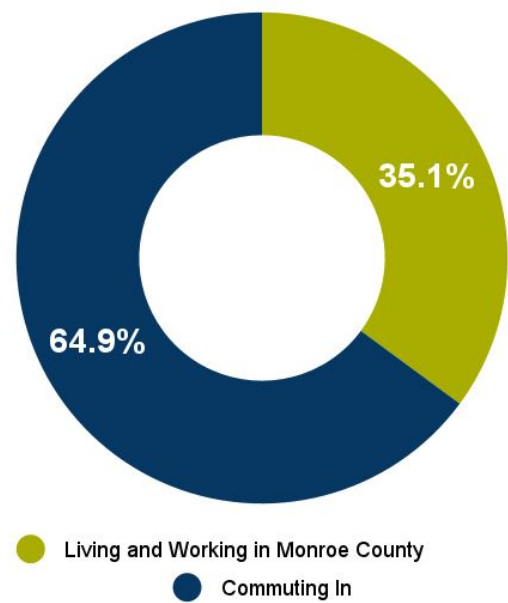**Source:** BLS

Top 5 Employers

1. **Indiana University (Bloomington)**
2. **Cook Group Inc (Bloomington)**
3. **Iu Health Bloomington Hospital (Bloomington)**
4. **Indiana University Facility (Bloomington)**
5. **Baxter Biopharma Solutions Llc (Bloomington)**

Source: BLS

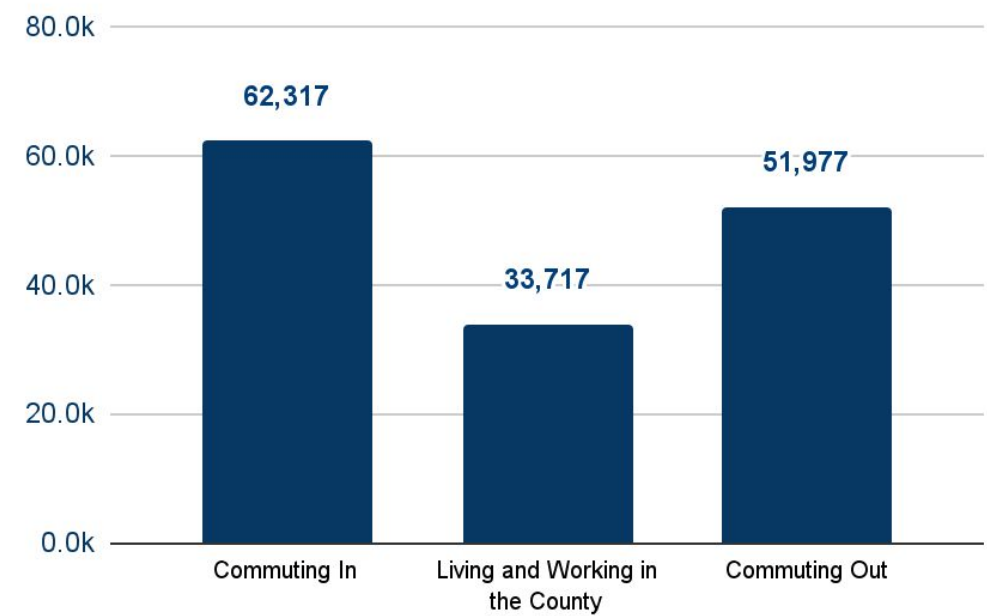# COMMUTER INFLOW / OUTFLOW | 62,000 commuters come into Monroe County for their jobs, while 52,000 employees travel outside of Monroe County for their jobs.

Employment Inflow
Monroe County | 2018

35.1%

64.9%

● Living and Working in Monroe County
● Commuting In

Commuting Patterns
Monroe County | 2018

	62,317	33,717	51,977
	Commuting In	Living and Working in the County	Commuting Out

JOB GROWTH AND HOUSING PRODUCTION | Monroe County has created 5,788 jobs between 2014-2019 and 1,710 housing units, or 30 units for every 100 jobs created.
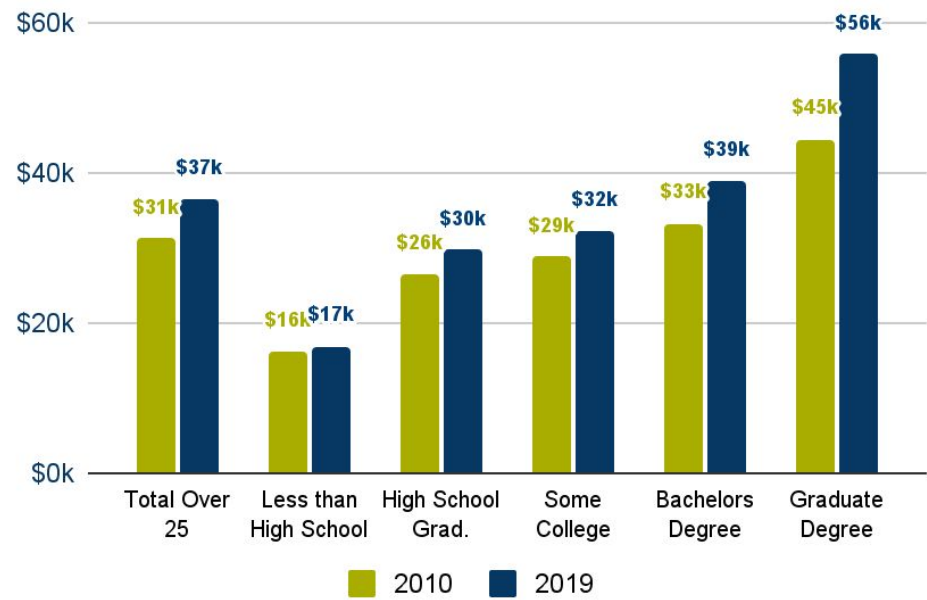
Job Growth and Housing Production

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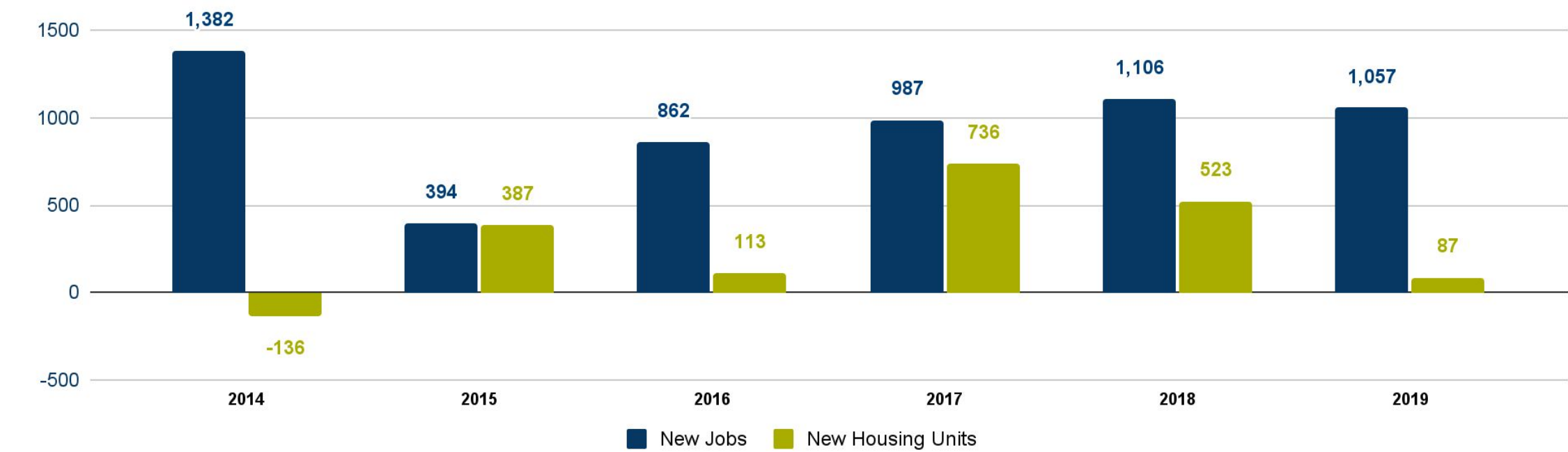
Housing Units Includes all existing units, single family and multifamily.
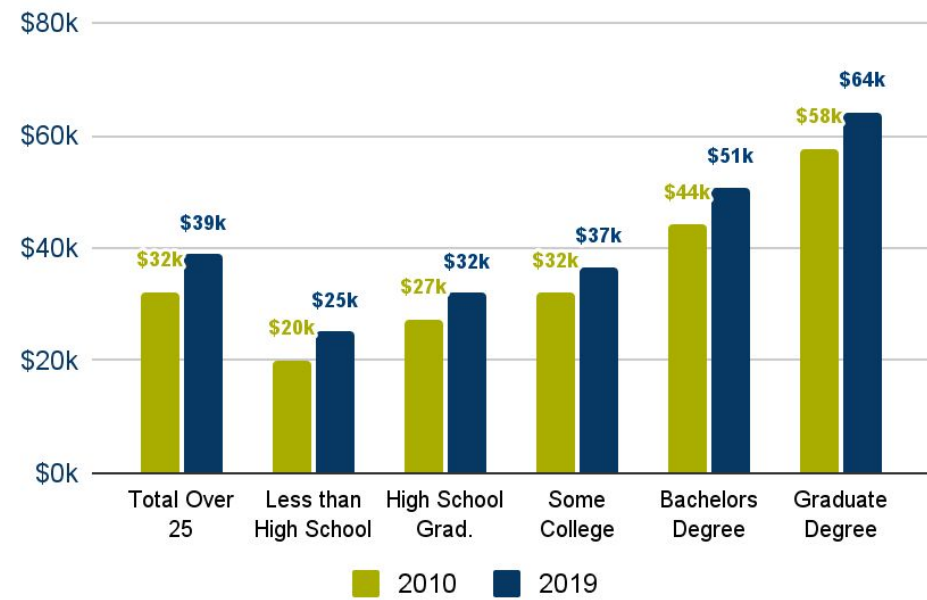**Source:** ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Monroe County | 2010, 2019

Median Earnings by Educational Attainment
Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates
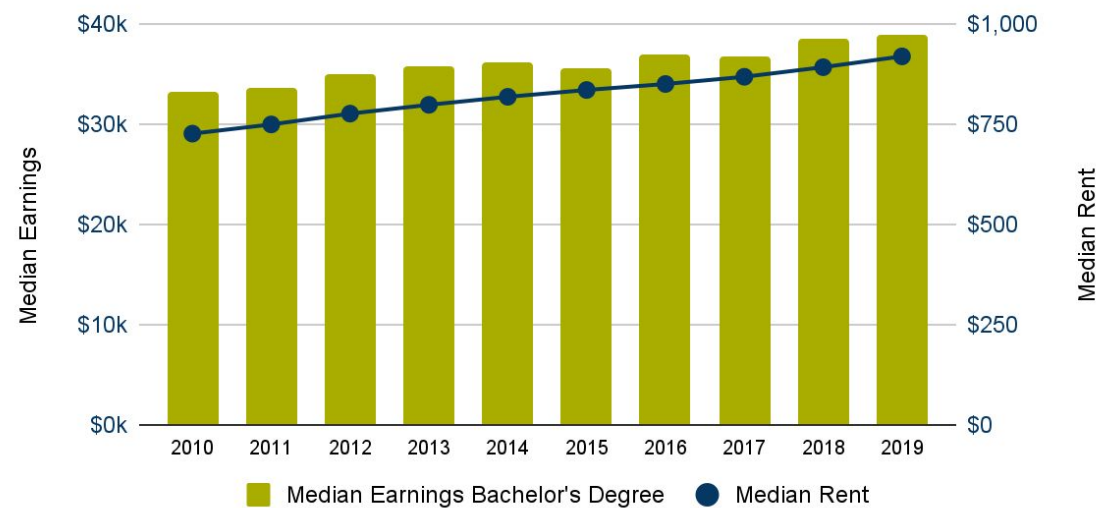
Source: ACS 2010-2019 5-year estimates

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 26.5%, or 27% since 2010.

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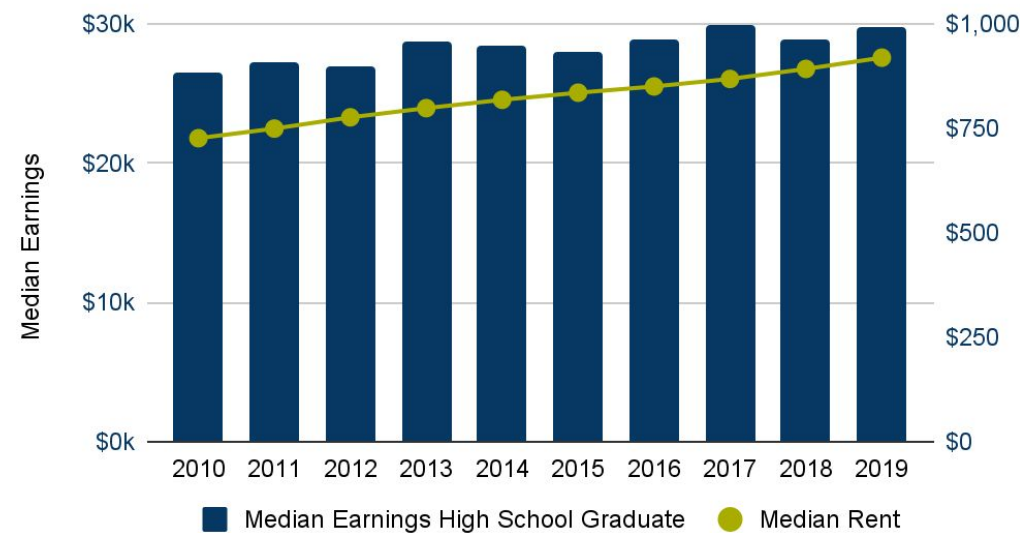
Source: ACS 2010-2019 5-year estimates

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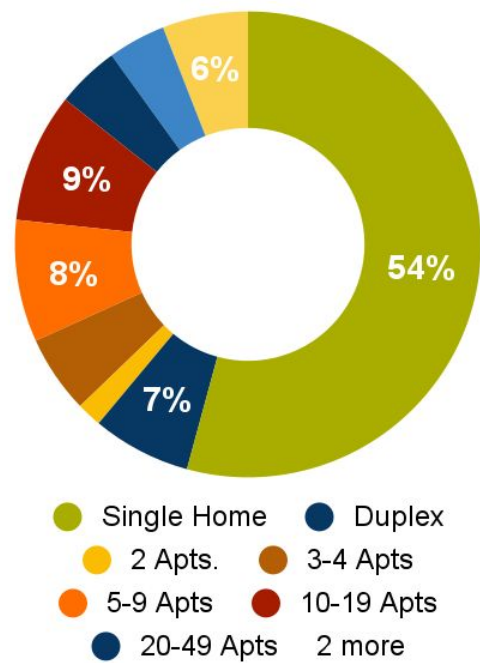**Monroe County | 2010-2019**

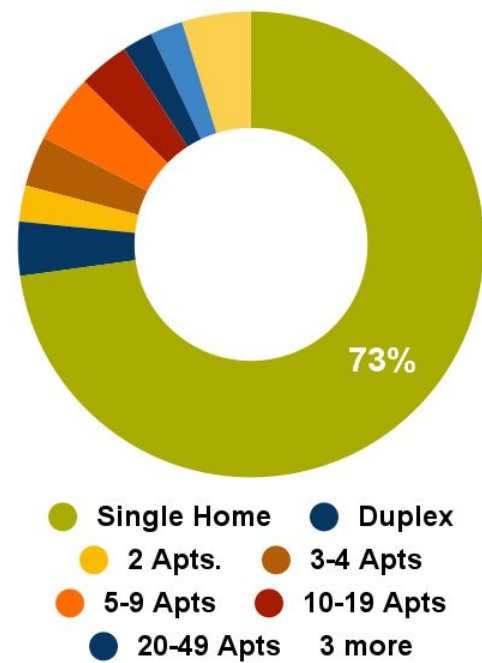**Source:** ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 54% of homes in Monroe County are single-family, while 40% are multifamily. Multifamily housing has decreased by 905 homes since 2010.
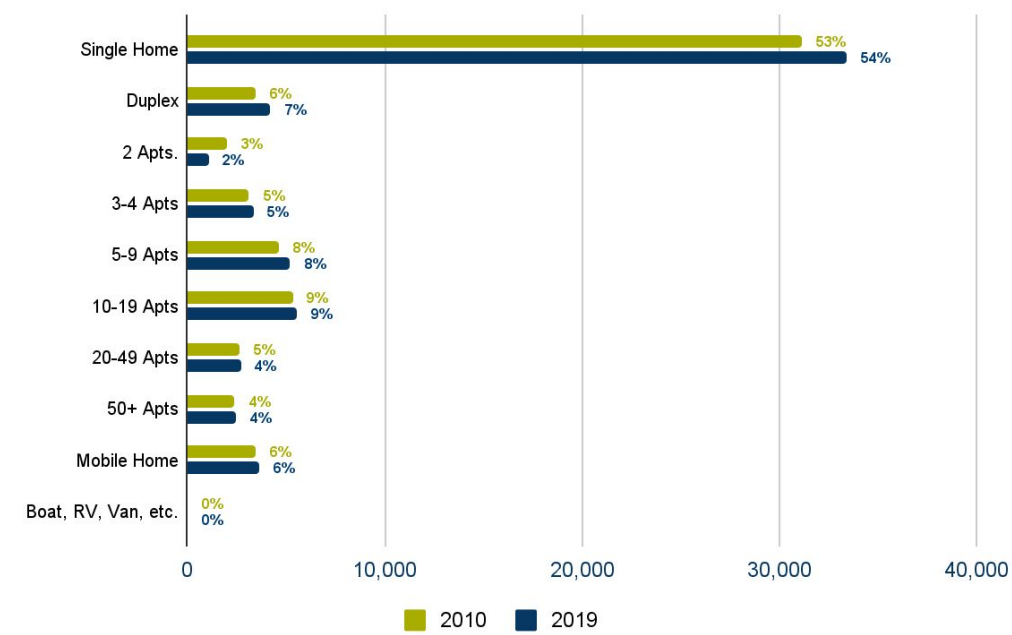
Housing Typology

Monroe County | 2019

Indiana | 2019

Monroe County | 2019 legend:
- Single Home
- Duplex
- 2 Apts.
- 3-4 Apts
- 5-9 Apts
- 10-19 Apts
- 20-49 Apts
- 2 more

Values shown: 54%, 6%, 9%, 8%, 7%

Indiana | 2019 legend:
- Single Home
- Duplex
- 2 Apts.
- 3-4 Apts
- 5-9 Apts
- 10-19 Apts
- 20-49 Apts
- 3 more

Value shown: 73%

Share of Units by Housing Typology

Monroe County | 2010-2019

Typology	2010	2019
Single Home	53%	54%
Duplex	6%	7%
2 Apts.	3%	2%
3-4 Apts	5%	5%
5-9 Apts	8%	8%
10-19 Apts	9%	9%
20-49 Apts	5%	4%
50+ Apts	4%	4%
Mobile Home	6%	6%
Boat, RV, Van, etc.	0%	0%

■ 2010 ■ 2019
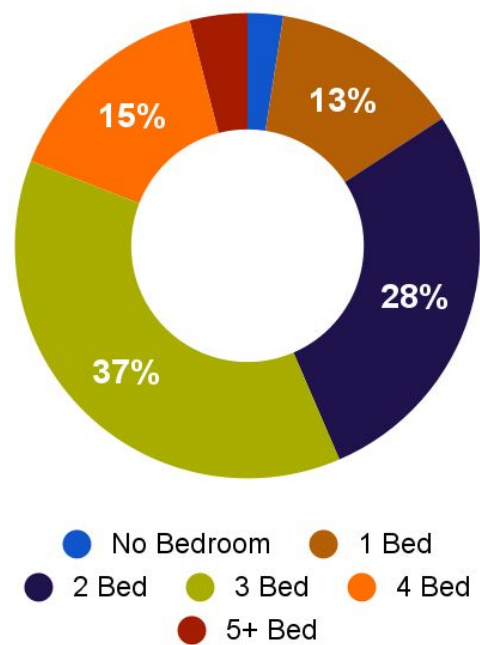
Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Monroe County contain 2.36 bedrooms, with 56% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms
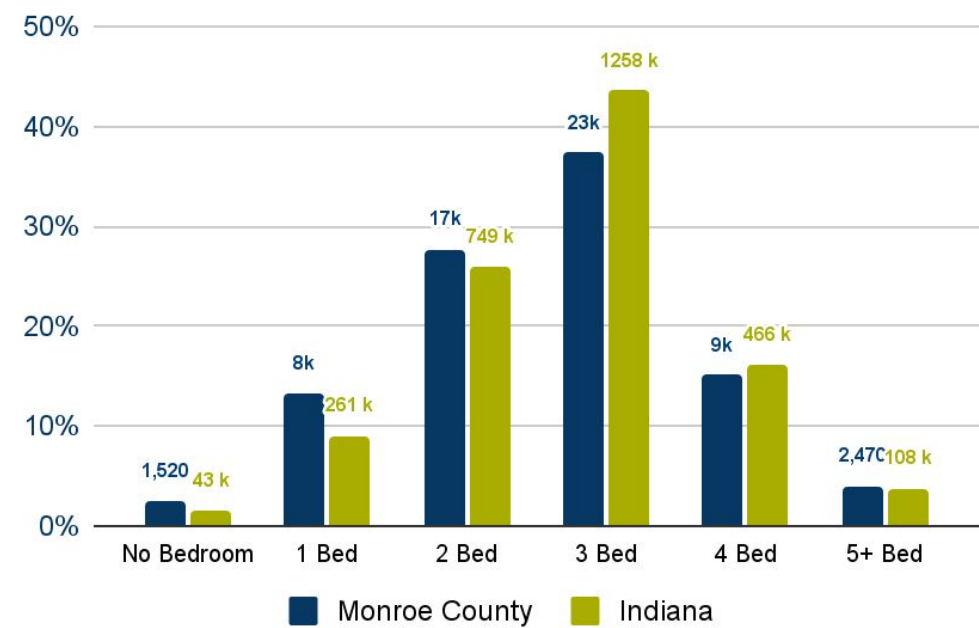
Monroe County | 2019

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

13% · 28% · 37% · 15%

Indiana | 2019

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

9% · 26% · 44% · 16%

Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates
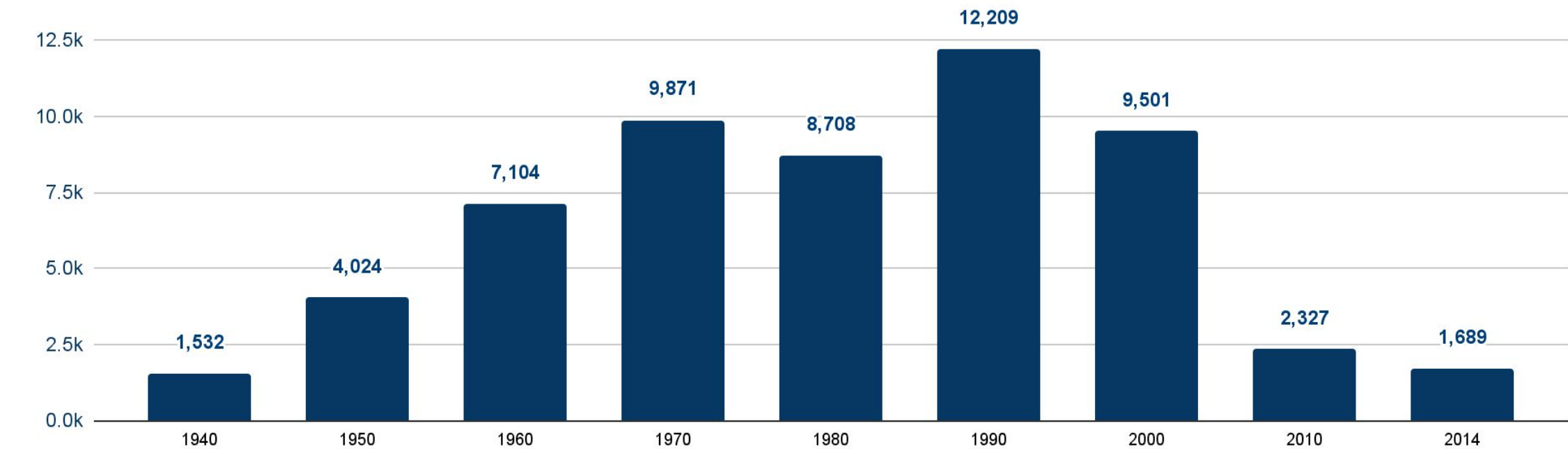
Share of Housing Stock by Bedroom

Monroe County, Indiana | 2019

Monroe County | Indiana

No Bedroom: 1,520 / 43 k
1 Bed: 8k / 261 k
2 Bed: 17k / 749 k
3 Bed: 23k / 1258 k
4 Bed: 9k / 466 k
5+ Bed: 2,470 / 108 k

Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 78% of homes were built before 1990, with a plurality of homes built in 1990.
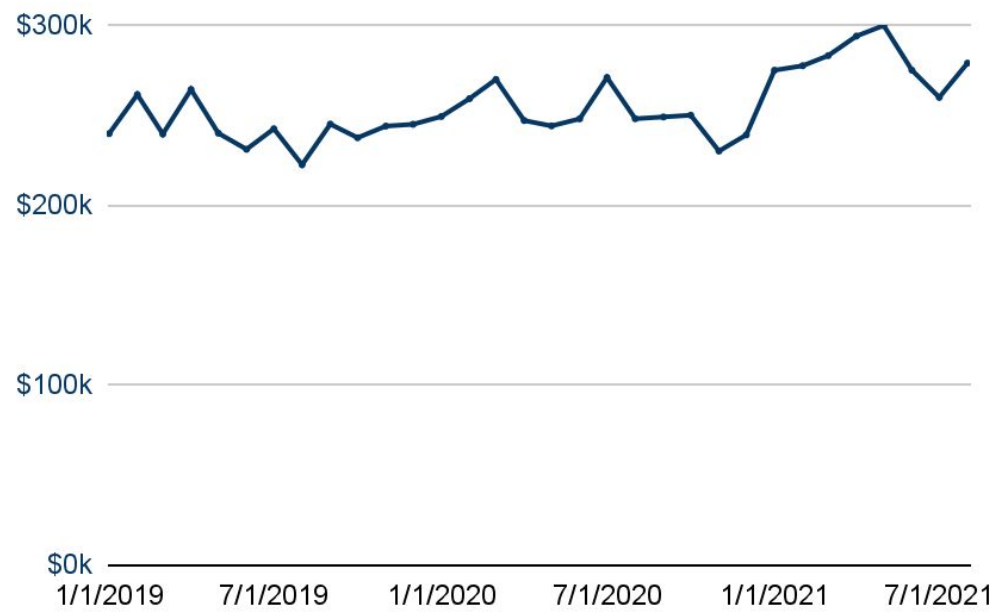
Homes by Year Built
Monroe County | 2019

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

MEDIAN LISTING PRICE | Homes in Monroe County have a median listing price of $278,950. Home prices have increased by 16% since 2019.

Median Listing Price
Monroe County | 2019-2021

Listings and Sales (last 24 months)
Monroe County | 2021

Listings | Sold

Median Rent
Monroe County, Indiana | 2010, 2019
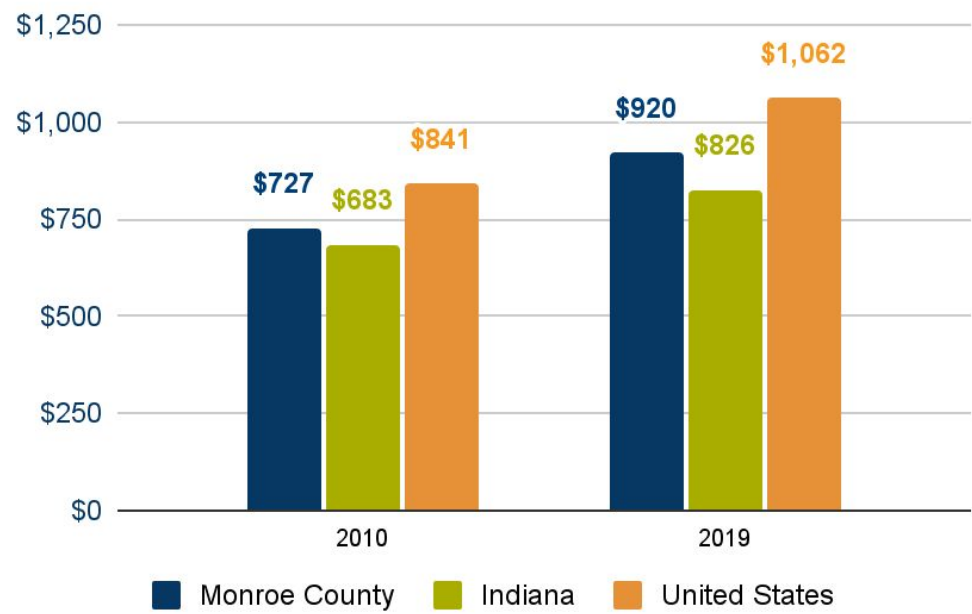
Median Rent Over Time
Monroe County, Indiana | 2010 - 2019
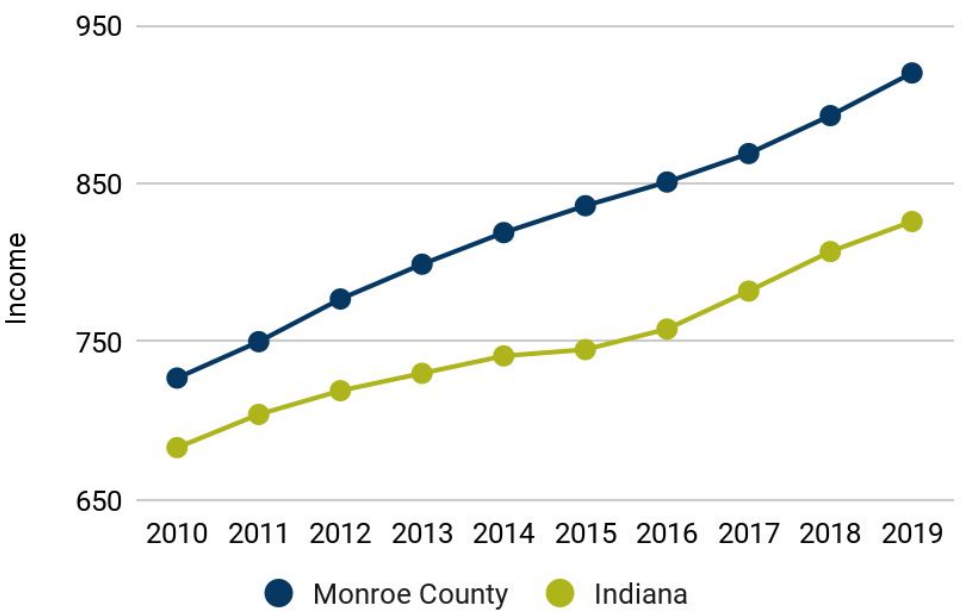
COST BURDEN | 60% of renter households are housing cost burdened in Monroe County, down -4% since 2010. 75% of households earning below $50,000 are housing cost burdened.
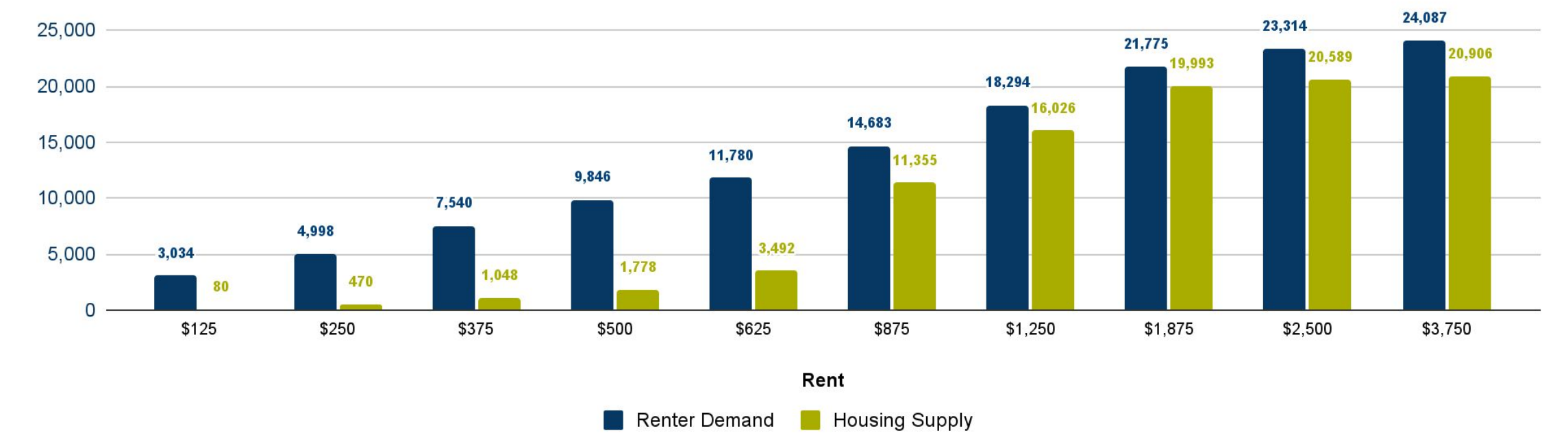
Renter Housing Cost Burden

Monroe County, Indiana | 2010 - 2019
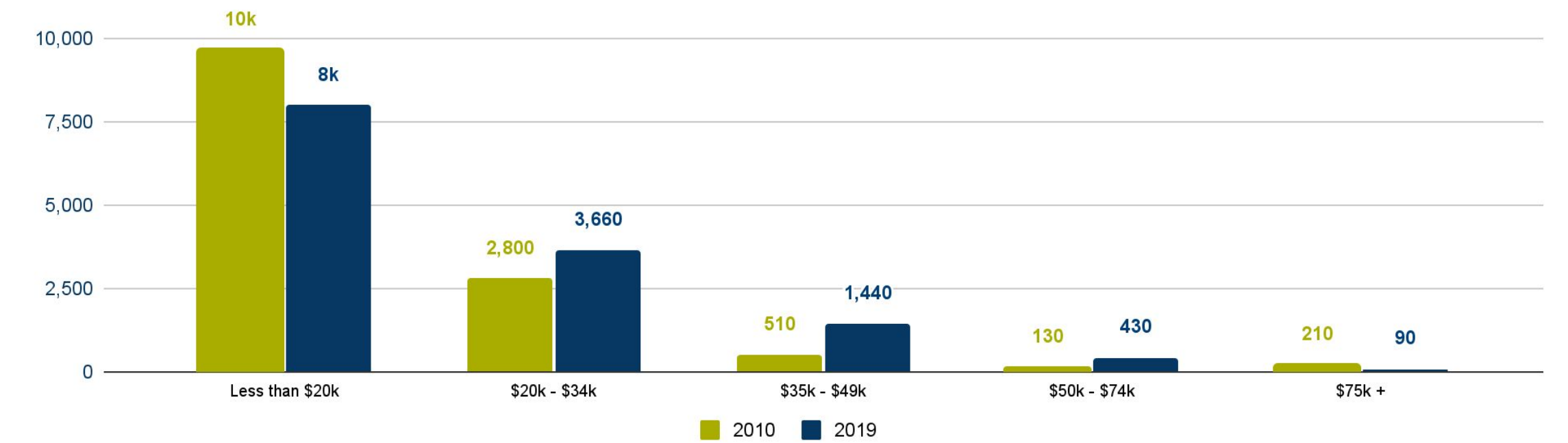
Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 36000 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

Monroe County, Indiana | 2010-2019

Chart data (Renter Demand / Housing Supply):

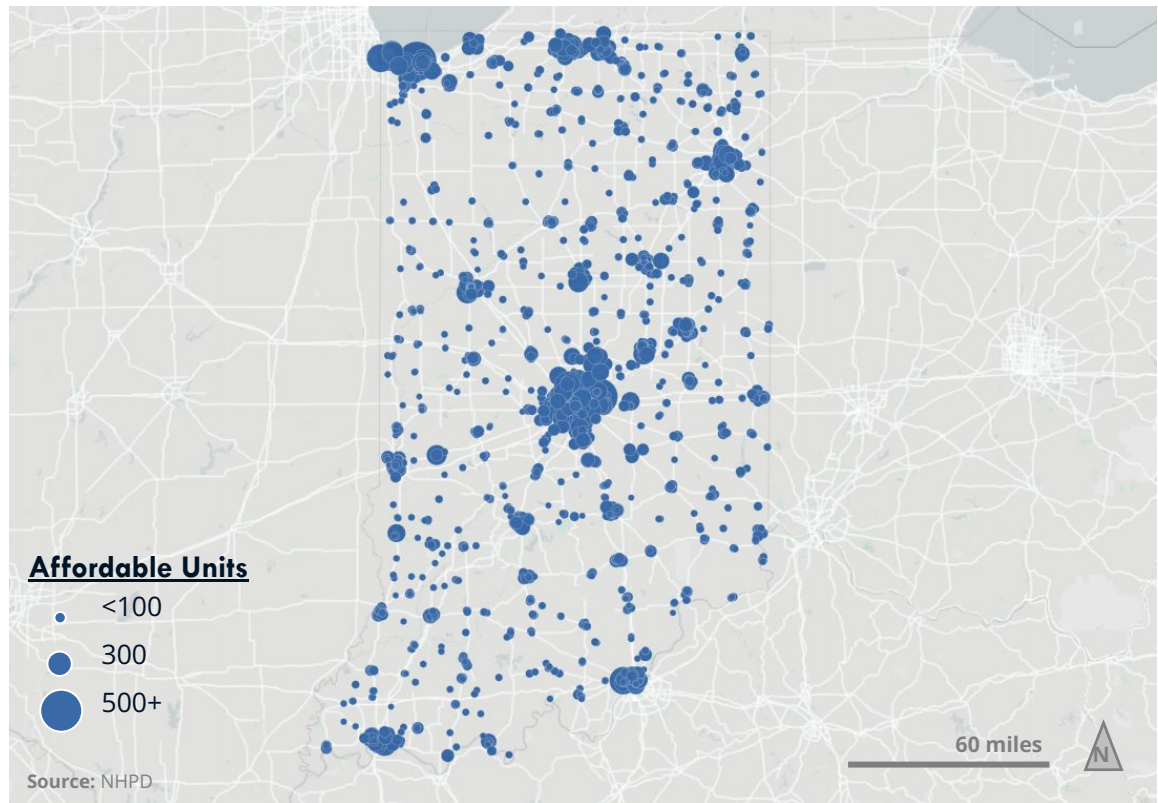| Rent	Renter Demand	Housing Supply
$125	3,034	80
$250	4,998	470
$375	7,540	1,048
$500	9,846	1,778
$625	11,780	3,492
$875	14,683	11,355
$1,250	18,294	16,026
$1,875	21,775	19,993
$2,500	23,314	20,589
$3,750	24,087	20,906

Rent

■ 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 spatial distribution of affordable housing units throughout the state of Indiana and in Monroe County.

Affordable Housing Inventory
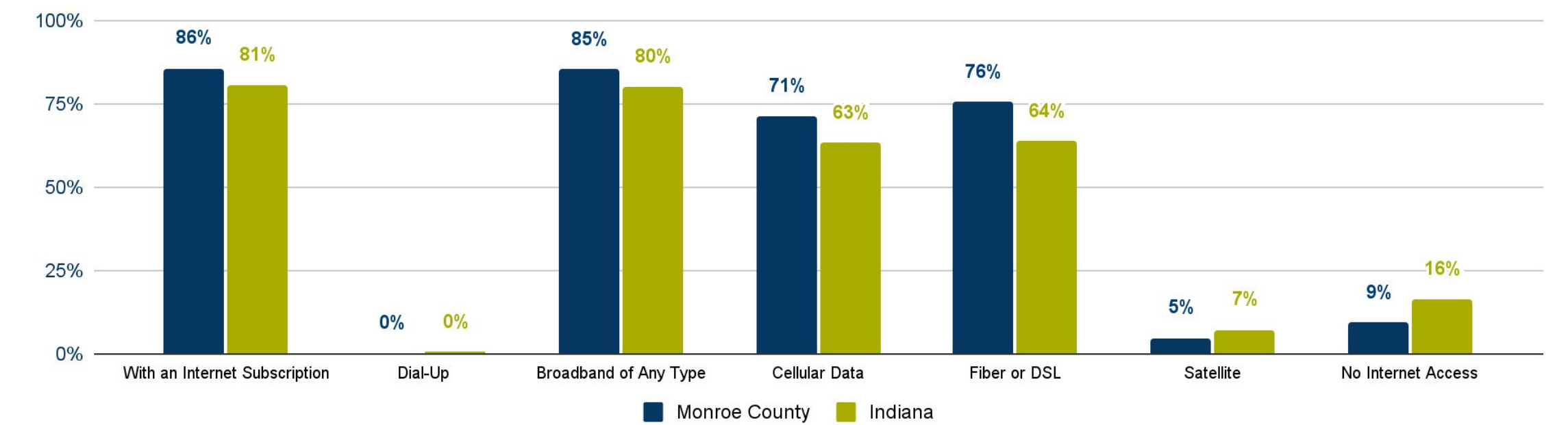
Monroe County | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles
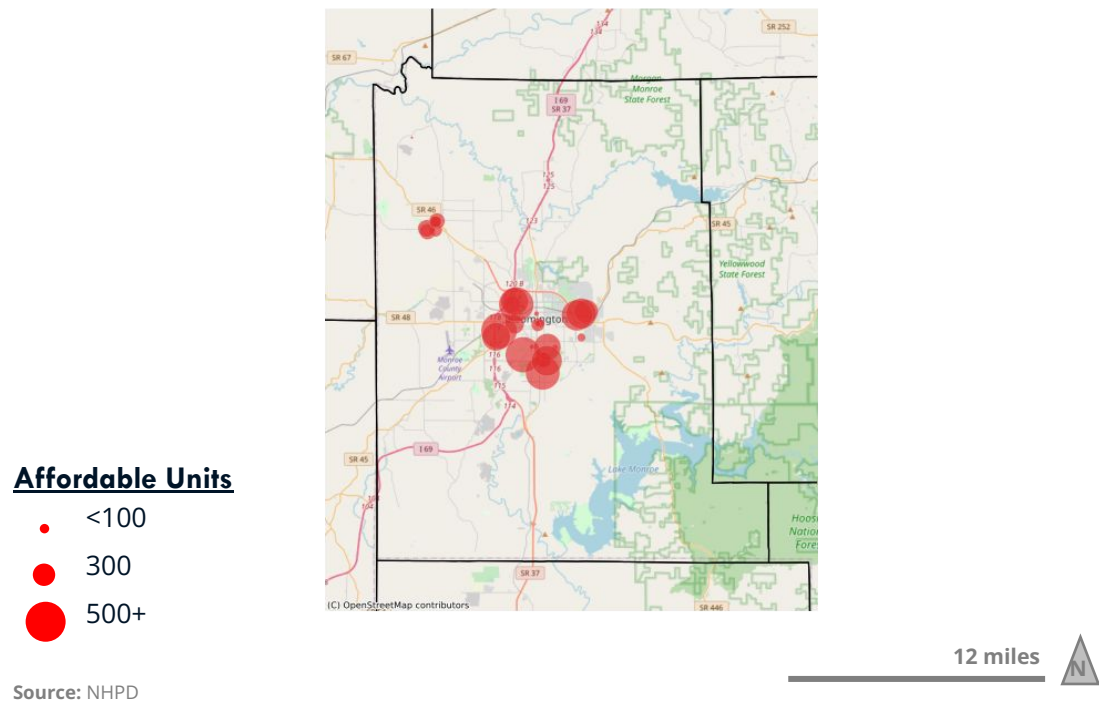
Affordable Housing Inventory

State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

HOUSING AMENITIES | 85% of housing units have access to broadband compared to 80% state-wide.

Broadband Access

Monroe County | 2020
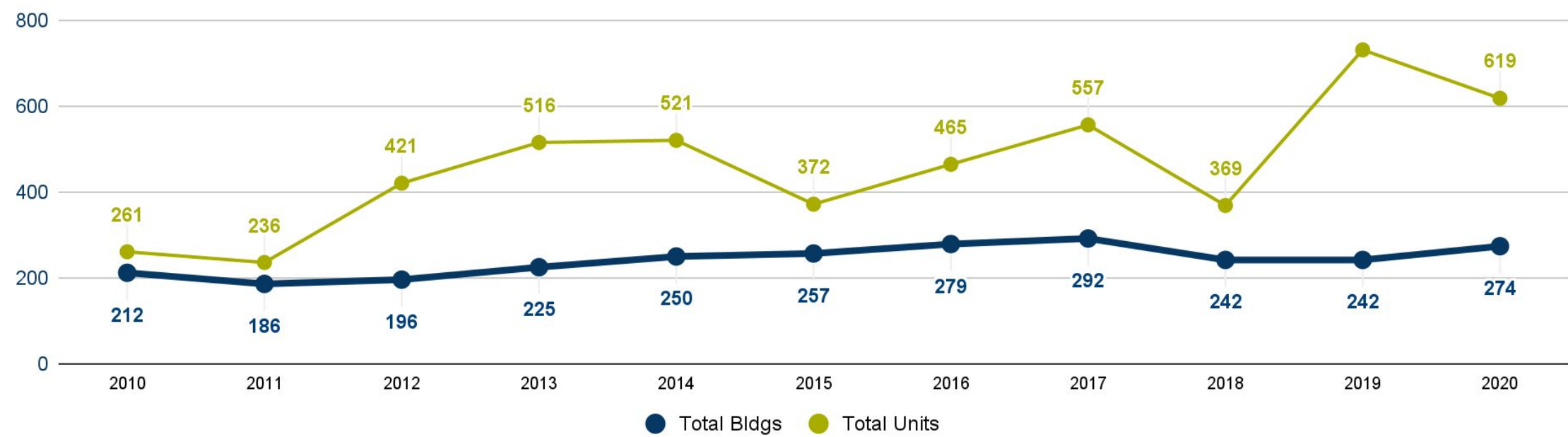
HOUSING CONSTRUCTION

HOUSING STARTS | There were 274 new housing starts in 2020 in Monroe County, with 2,655 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
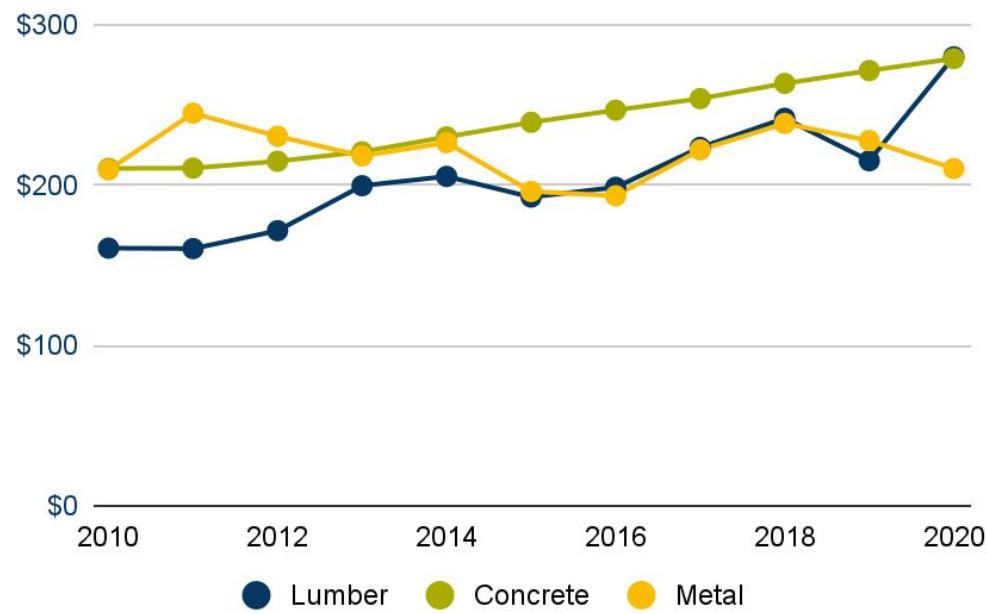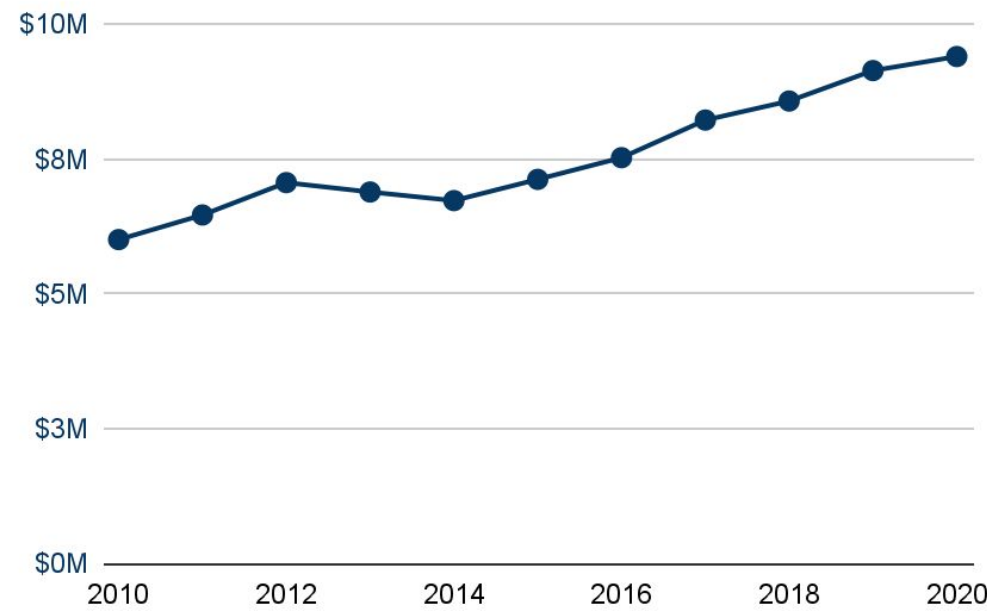**Monroe County | 2017-2020**

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

Legend: Lumber, Concrete, Metal

Gross Construction Wages
Indiana | 2010-2020