

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MARION 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**:

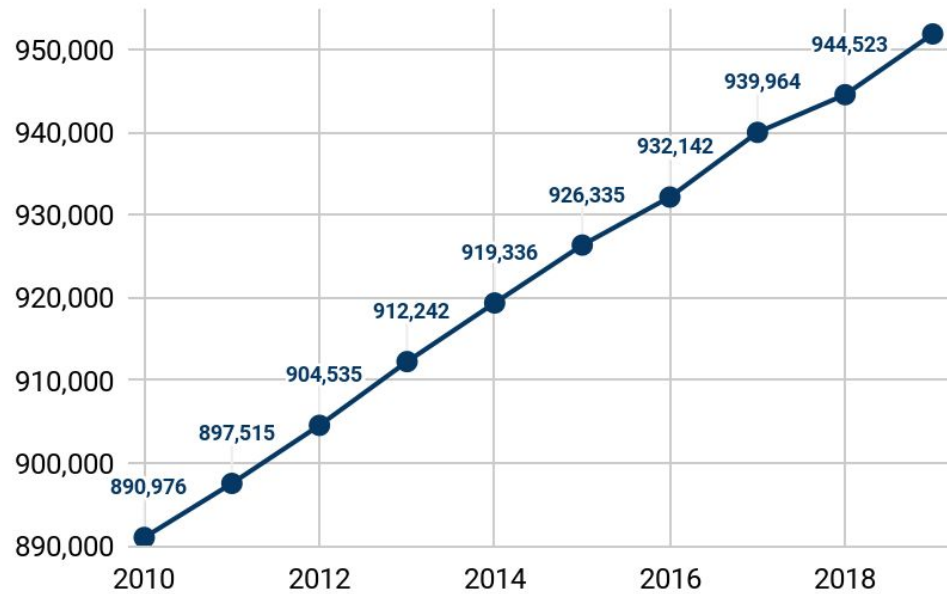
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

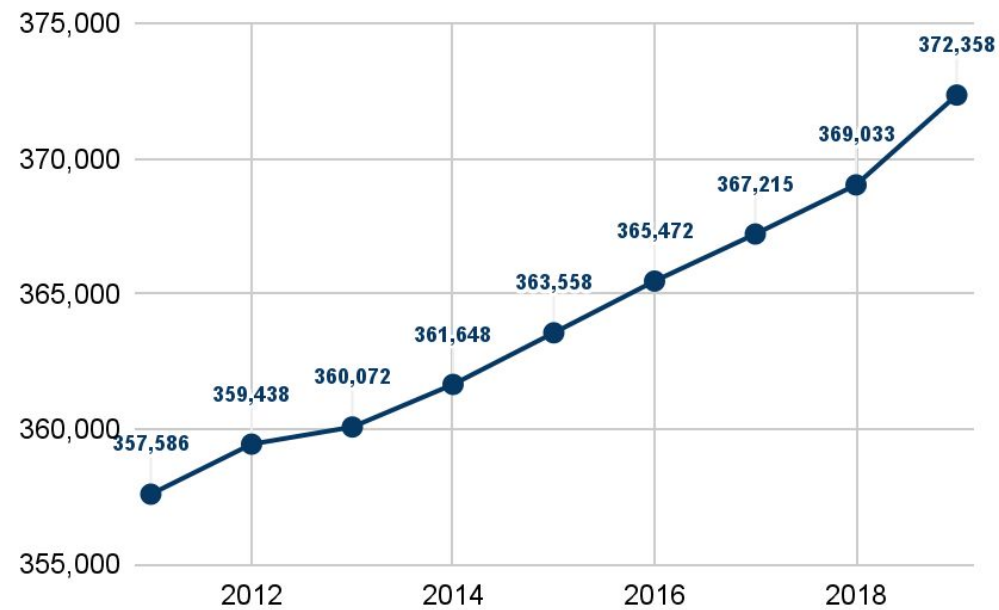
POPULATION | Marion County's population has increased by 6.83% (60,893 people) between 2010-2019. In the same time period, the total number of households increased by 4.28% (15,277 households).

Resident Population
Marion County | 2010-2019



Source: FRED, U.S. Census Bureau

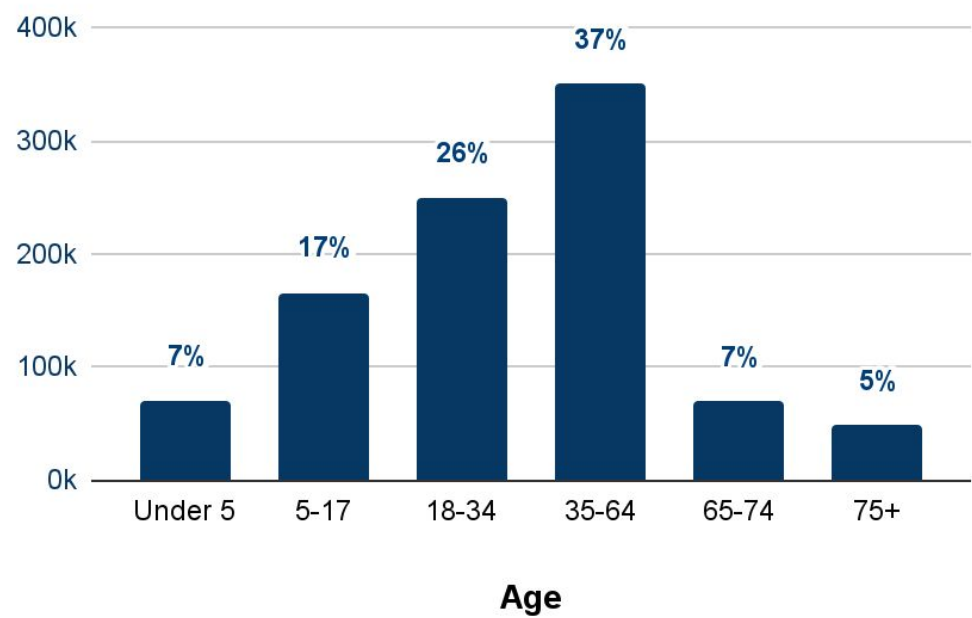
Households
Marion County | 2010-2019



Source: FRED, U.S. Census Bureau

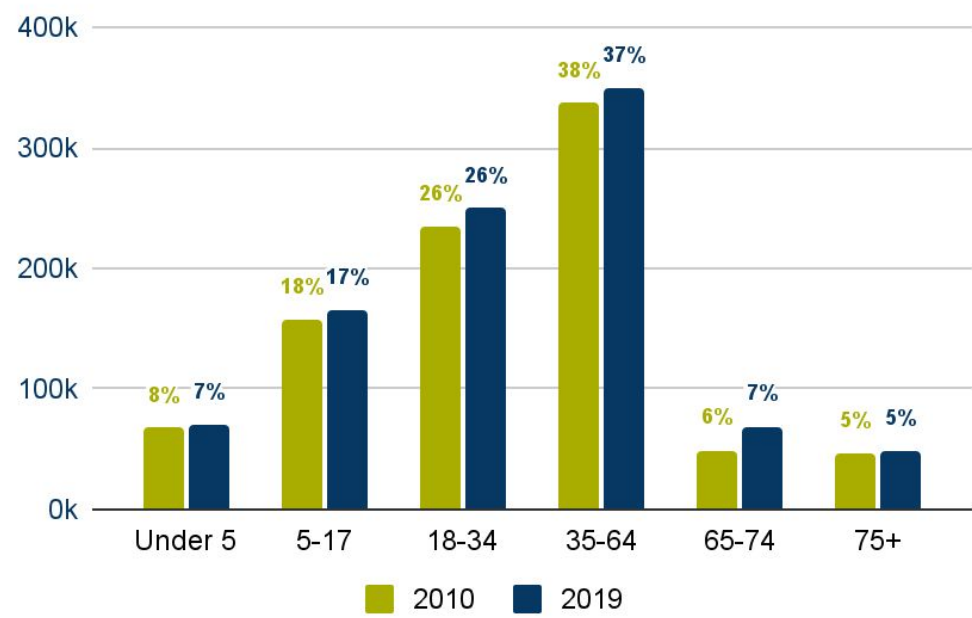
AGE | 12% of people in Marion County are above the age of 65, while 25% are below 18.

Population by Age
Marion County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Marion County | 2010, 2019

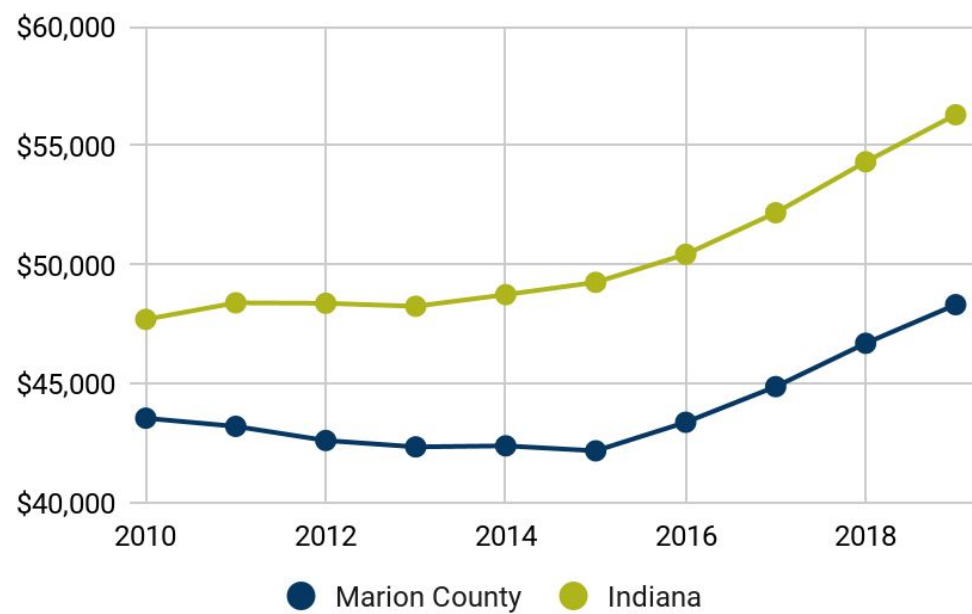


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Marion County had a median income of \$48,316 in 2019, up 11% since 2010. 36% of households have incomes below \$35,000, while 20% have incomes above \$100,000.

Median Income

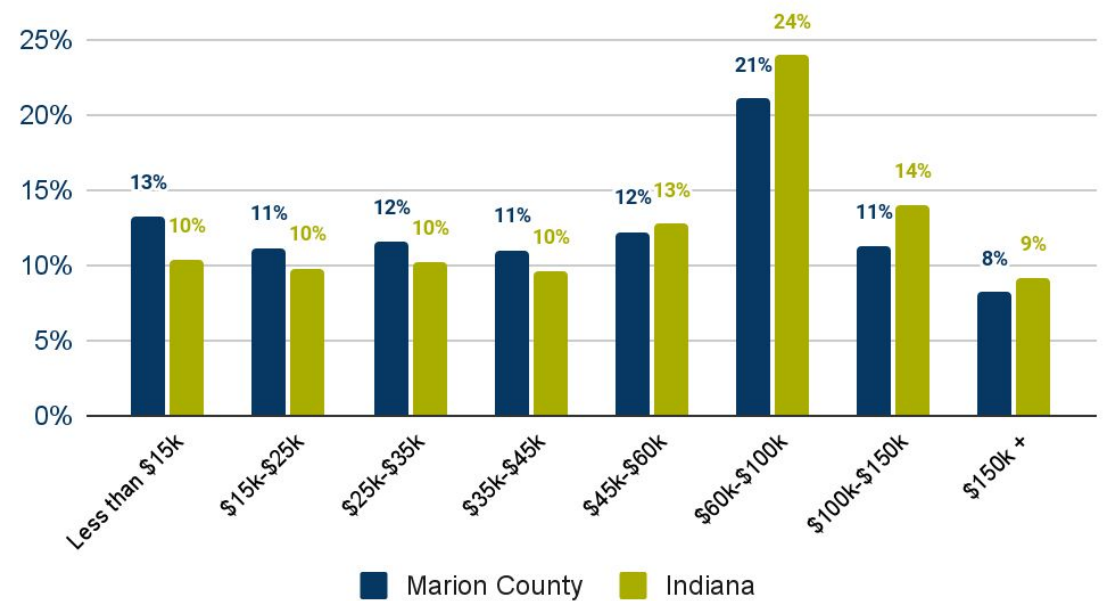
Marion County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

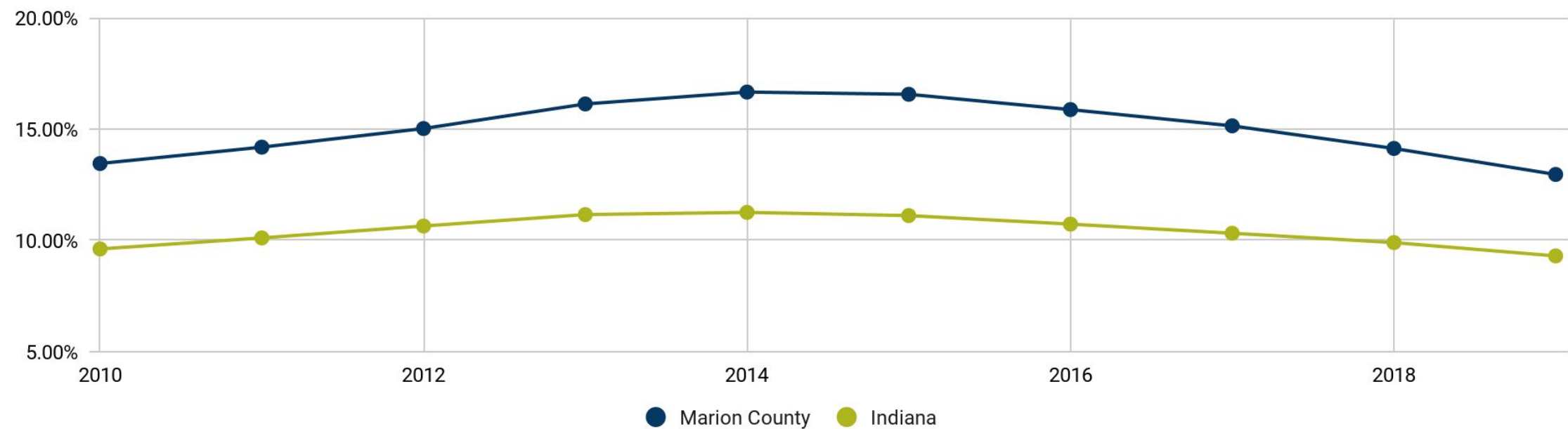
Marion County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 13.0% of families live in poverty conditions in Marion County, down 0.49 percentage points from 13.5% in 2010.

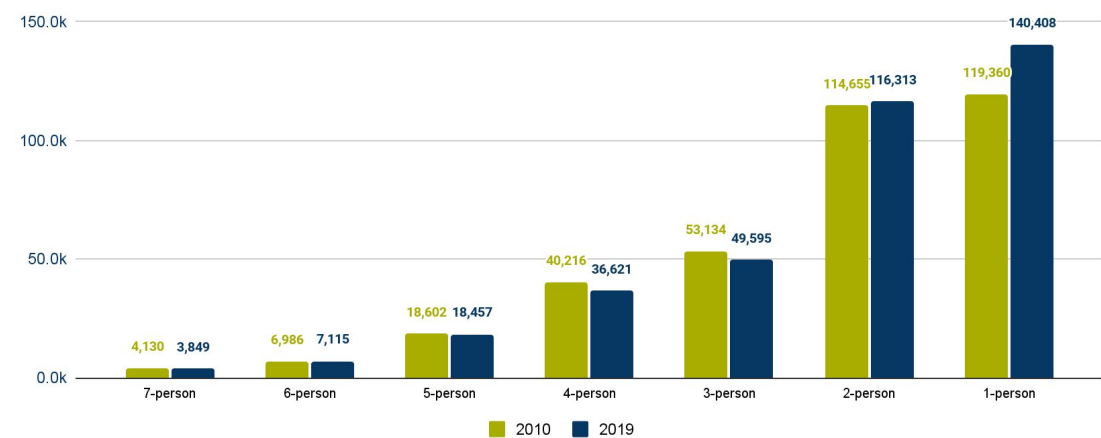
Family Poverty Rate
Marion County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

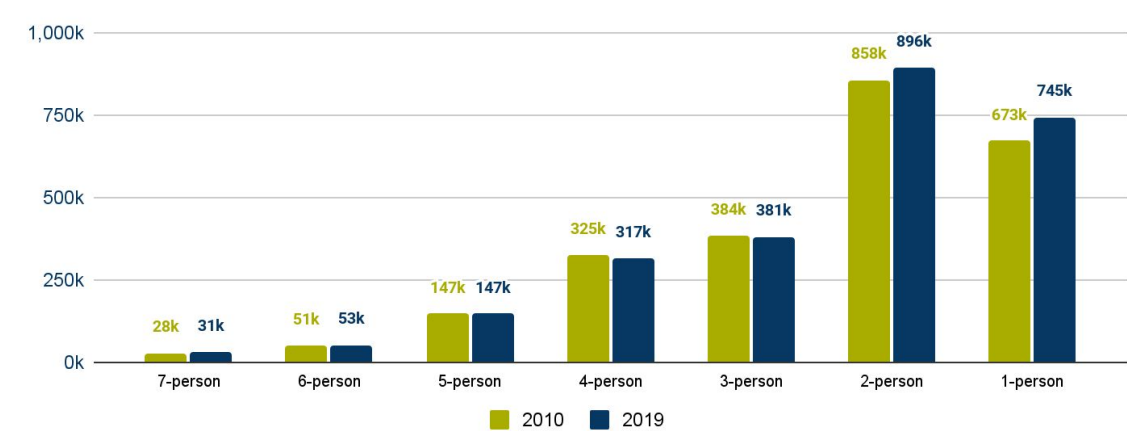
HOUSEHOLD SIZE | The average household size is 2.51 people, compared to 2.52 statewide. The Marion County average household has grown by 0.07 persons since 2010.

Household Size
Marion County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



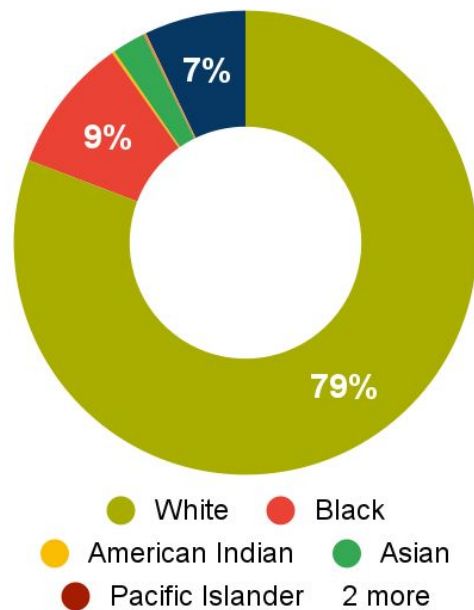
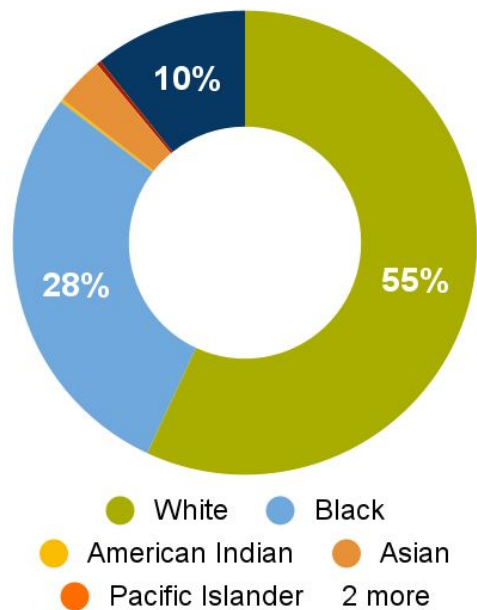
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Marion County is 55% white, 28% Black, 10% Hispanic/Latino, 3% Asian, and 0% other.

Racial/Ethnic Distribution

Marion County | 2019

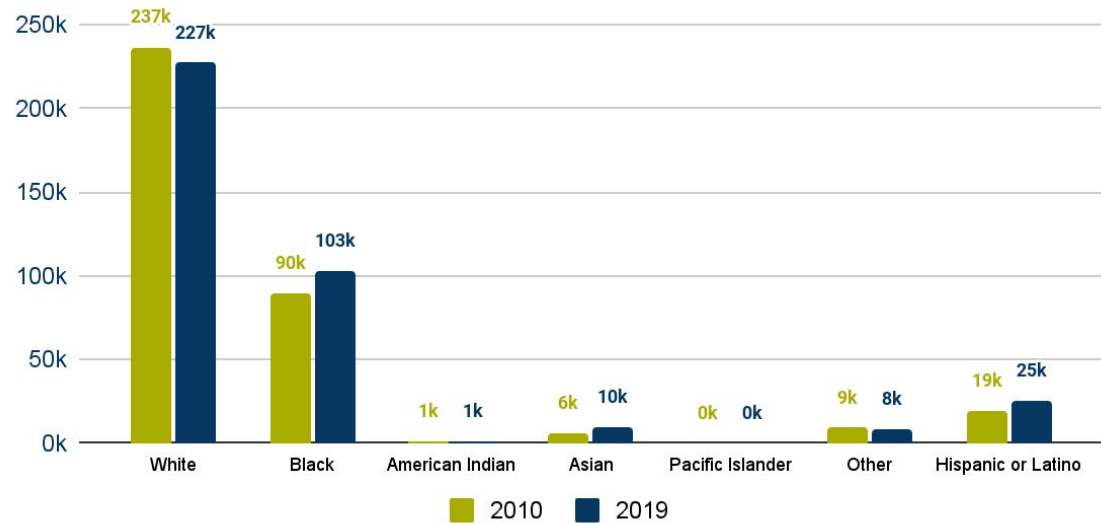
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Marion County | 2010, 2019



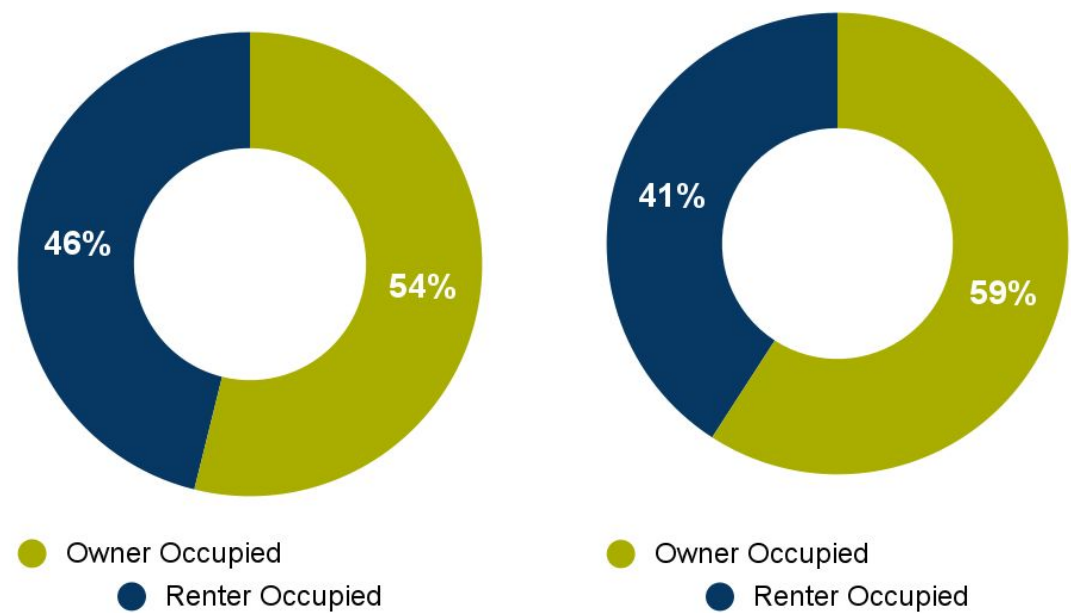
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 46% of households (171,814 households) in Marion County were renters, while 54% (200,544 households) were owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

Marion County | 2019

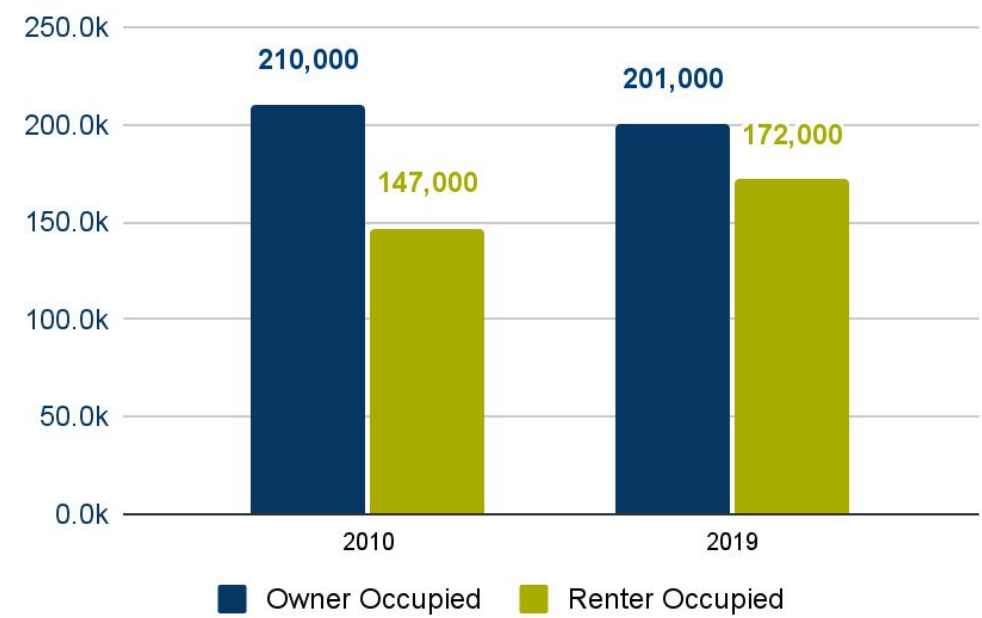
Indiana | 2019



Source: ACS 2019 5-year estimates

Total Households by Tenure

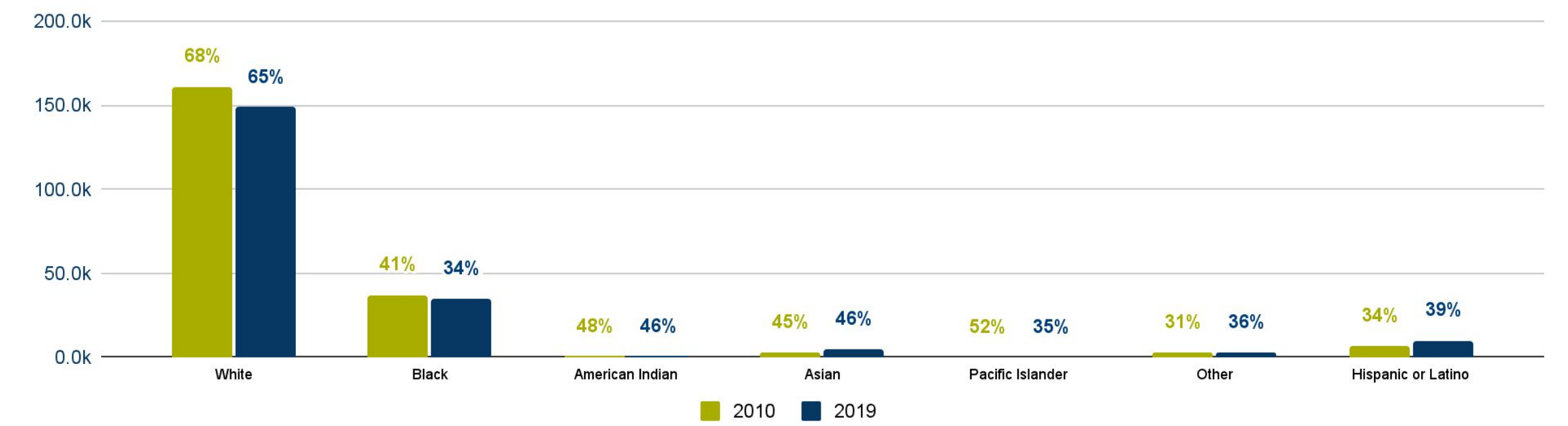
Marion County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 54%, homeownership is 65% among non-Hispanic White households, 34% for Black households, and 39% for Hispanic or Latino households.

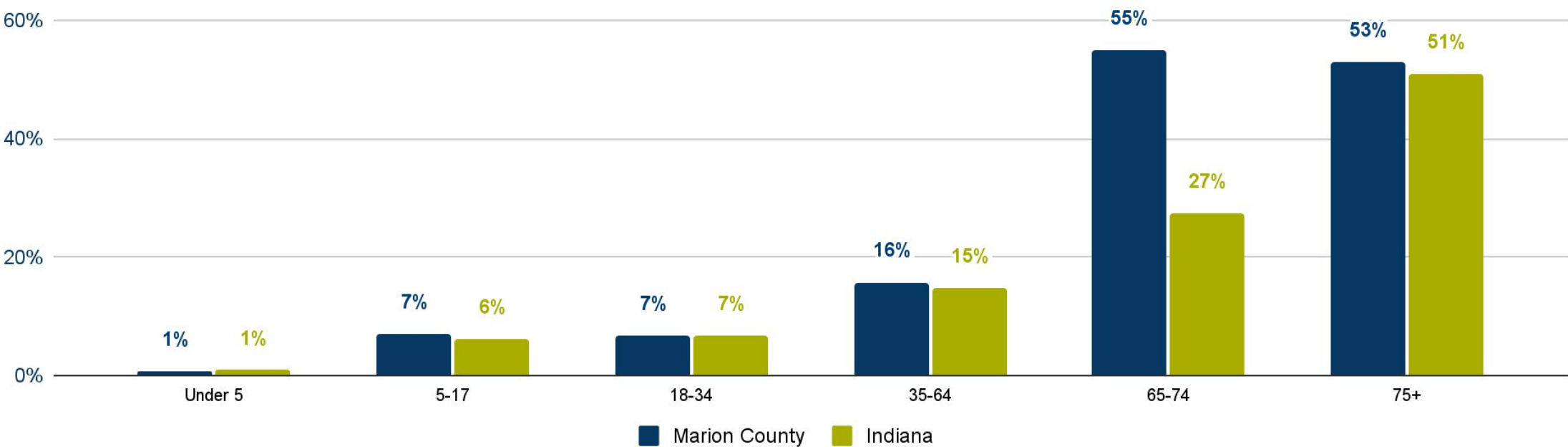
Homeownership by Race
Marion County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Marion County live with a disability. For people above 65, the share increases to 54%.

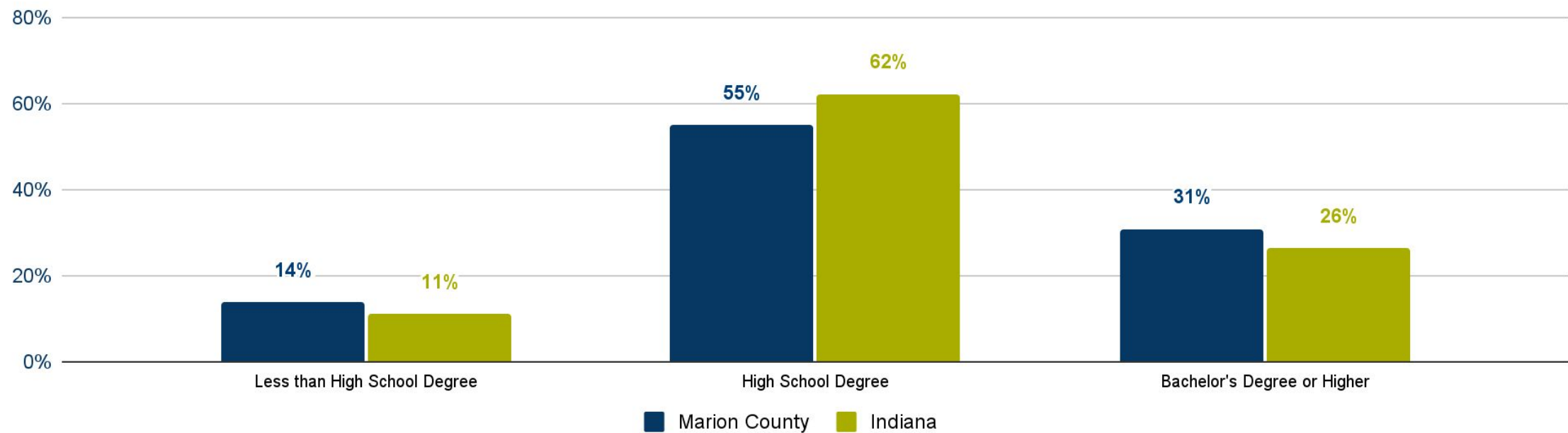
Share of the Population with a Disability by Age
Marion County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Marion County, 55% of the population has at least a high school degree and 31% of the population has at least a Bachelor's degree.

Educational Attainment
Marion County, Indiana | 2019

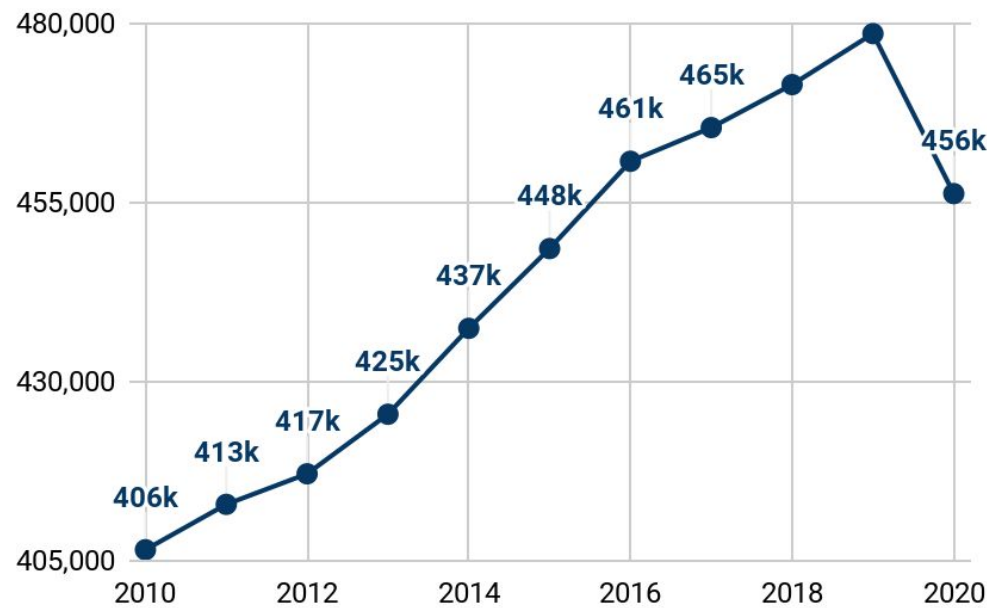


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

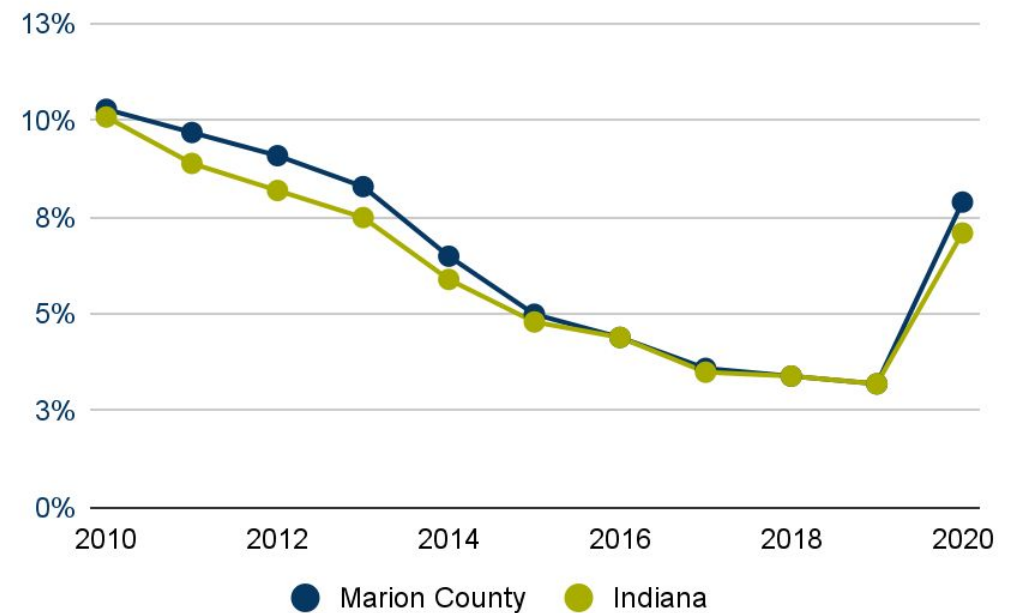
EMPLOYMENT BASE | There are currently 456,000 employed persons in Marion County, up by 12.24% since 2010. The unemployment rate in 2020 was 7.90%, up 4.70 points from 2019.

Total Employment
Marion County | 2010-2019



Source: ACS 2010-2019 5-year estimates

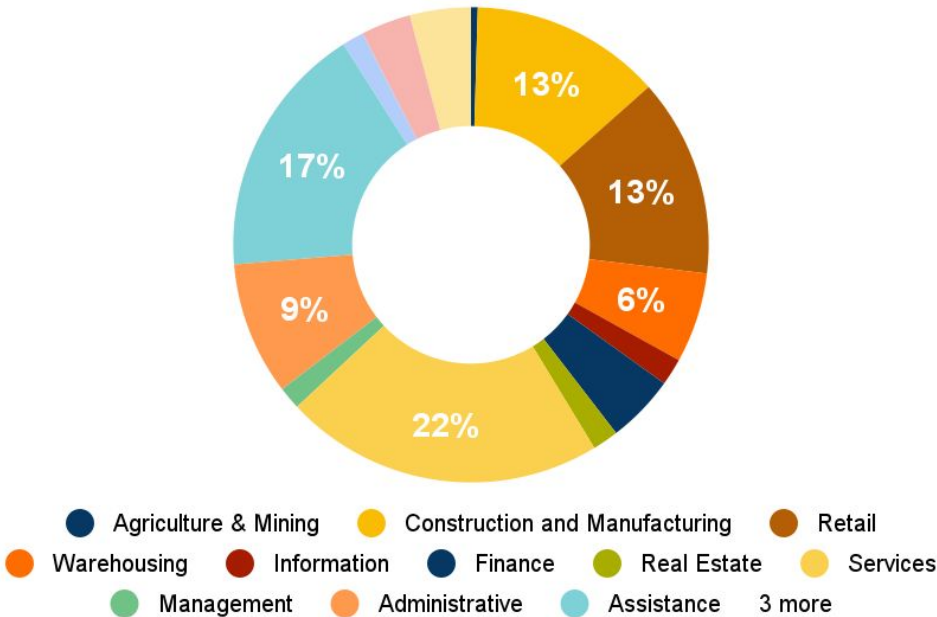
Unemployment Rate
Marion County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Marion County, accounting for 17% of all jobs, followed by Administrative and Support and Waste Management and Remediation Services (9% of all jobs).

Total Jobs by All Industries
Marion County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$59,299
- 2. Trade, transportation, and utilities | \$51,569
- 3. Professional and business services | \$65,510
- 4. Goods-producing | \$90,250
- 5. Financial activities | \$81,935

Source: BLS

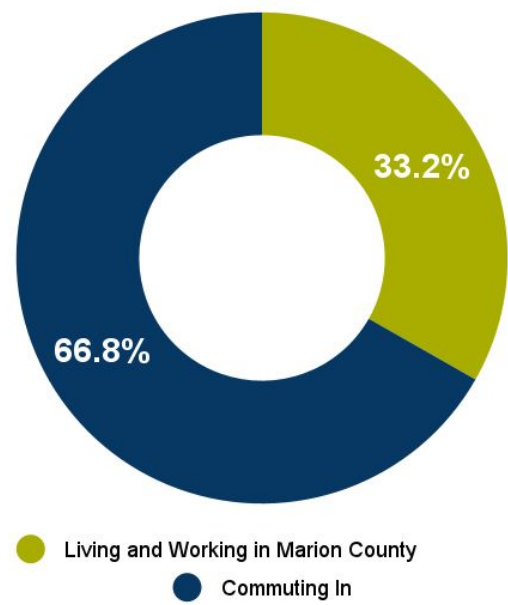
Top 5 Employers

- 1. Iu Health University Hospital (Indianapolis)
- 2. Eli Lilly & Co (Indianapolis)
- 3. Eli Lilly Intl Corp (Indianapolis)
- 4. Roche Diagnostics Corp (Indianapolis)
- 5. Indiana University Sch-mdcn (Indianapolis)

Source: BLS

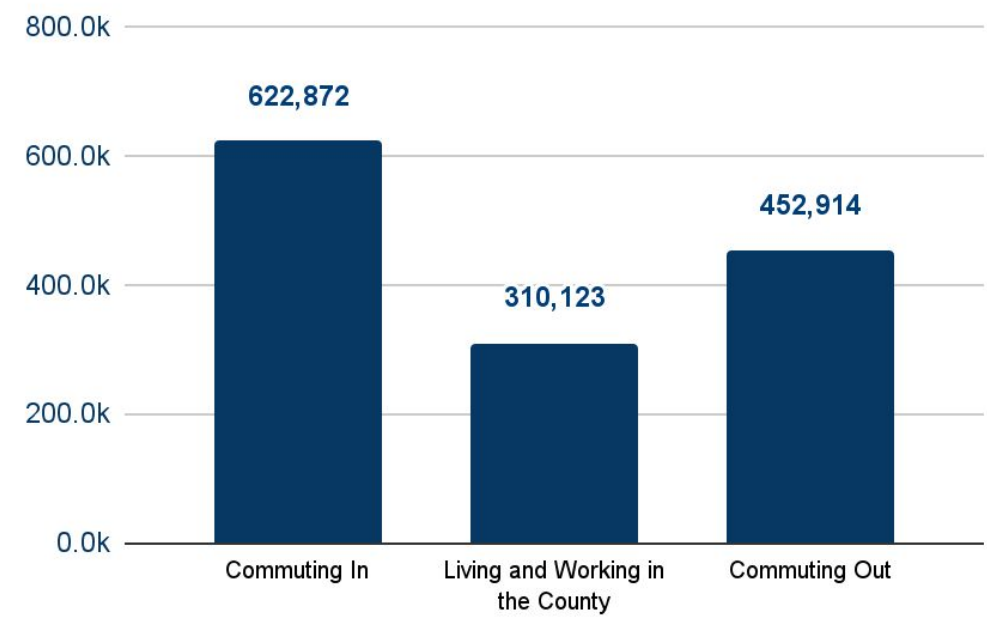
COMMUTER INFLOW / OUTFLOW | 623,000 commuters come into Marion County for their jobs, while 453,000 employees travel outside of Marion County for their jobs.

Employment Inflow
Marion County | 2018



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

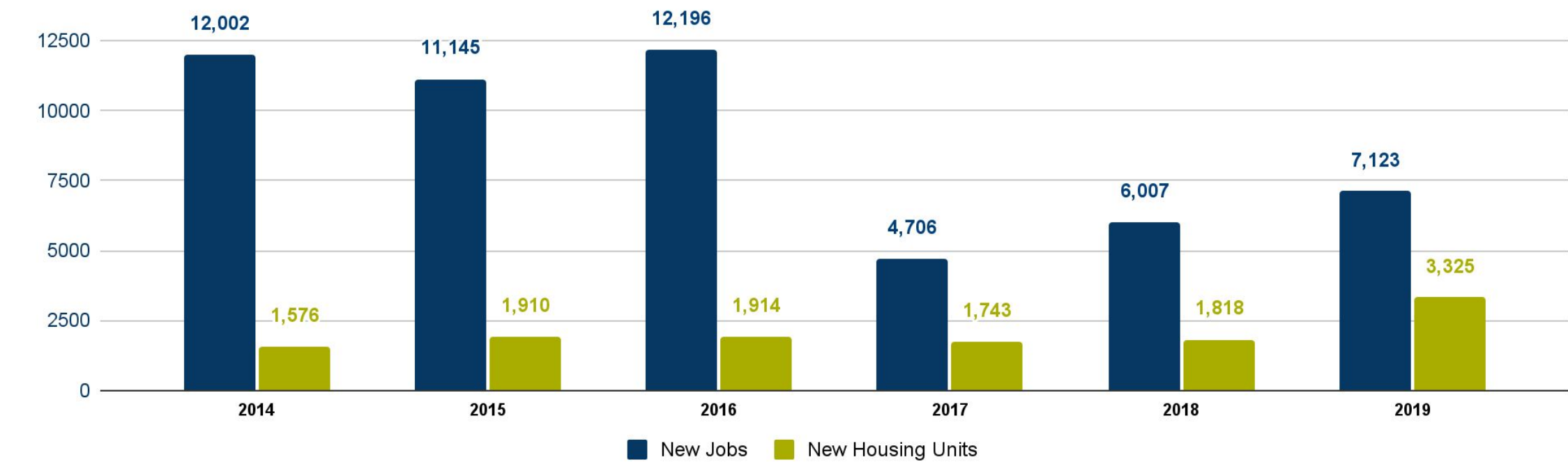
Commuting Patterns
Marion County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Marion County has created 53,179 jobs between 2014-2019 and 12,286 housing units, or 23 units for every 100 jobs created.

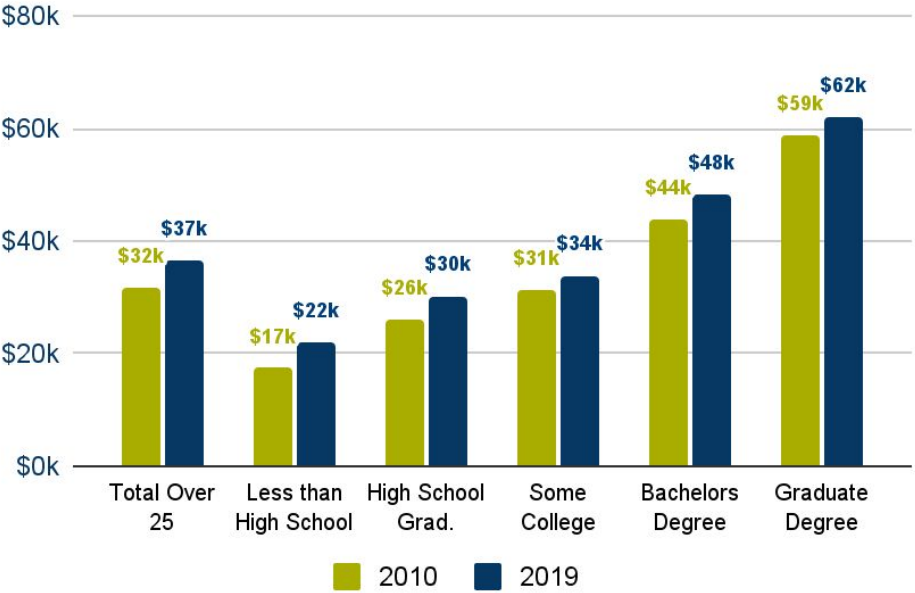
Job Growth and Housing Production
Marion County | Total Jobs, New Jobs



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 15% since 2010 for the total population and increased 16% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Marion County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

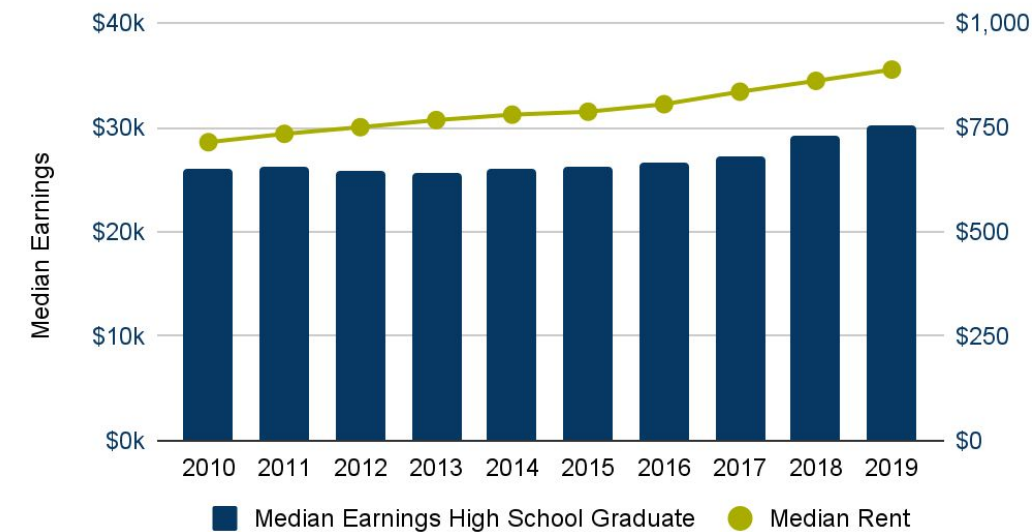
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

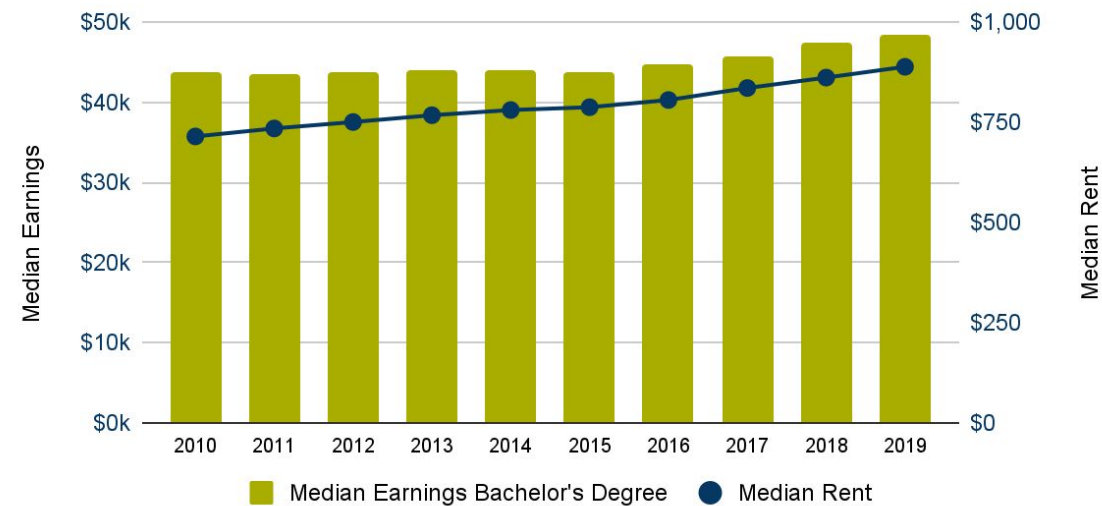
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 24.3%, or 24% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



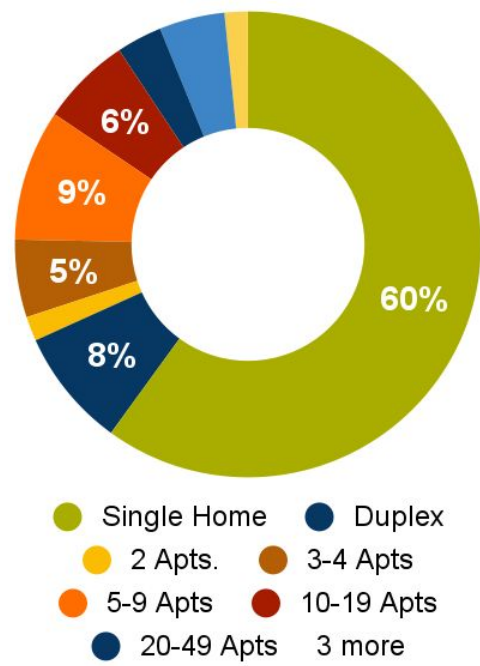
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

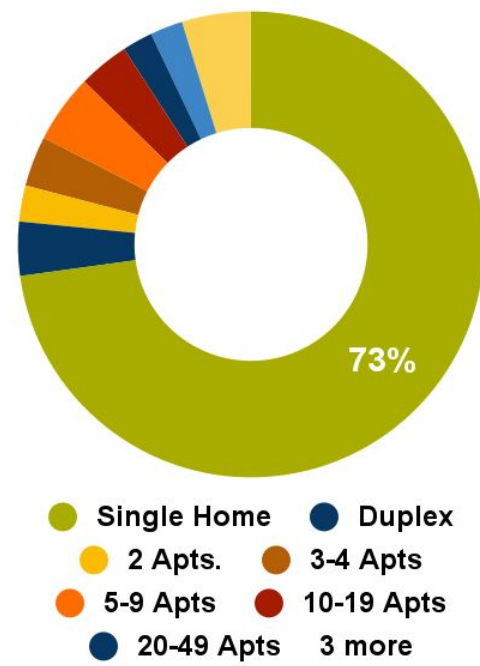
HOUSING TYPOLOGY | 60% of homes in Marion County are single-family, while 38% are multifamily. Multifamily housing has decreased by 2046 homes since 2010.

Housing Typology

Marion County | 2019



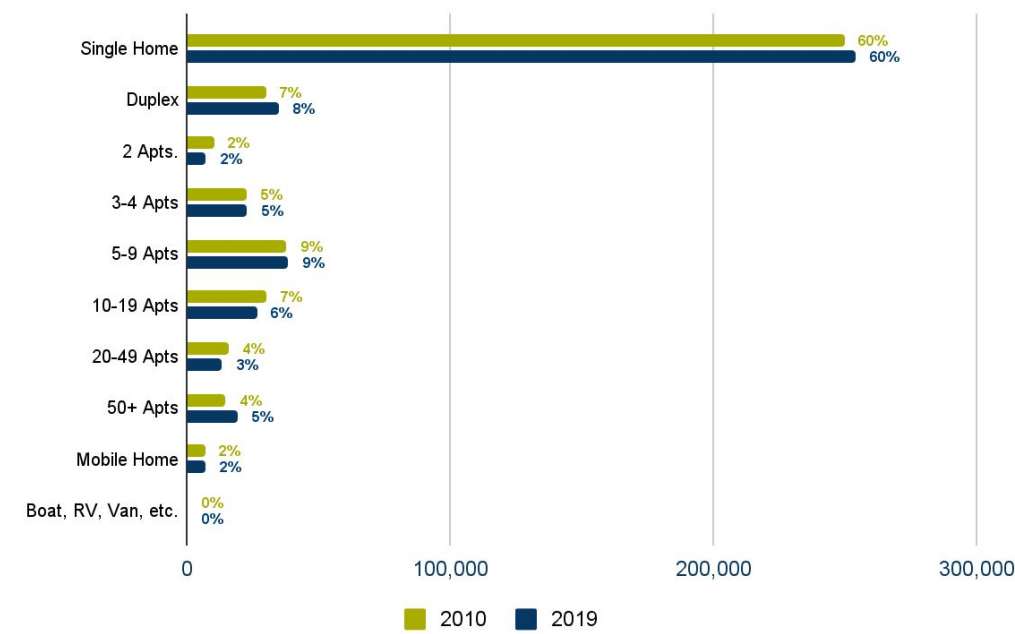
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Marion County | 2010-2019



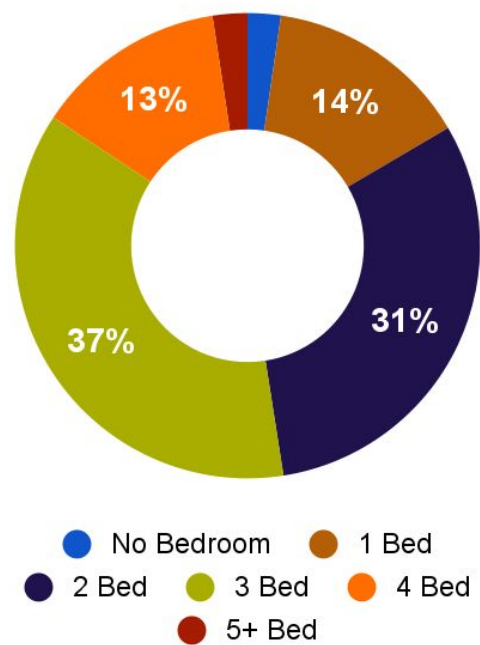
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Marion County contain 2.51 bedrooms, with 52% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Marion County | 2019

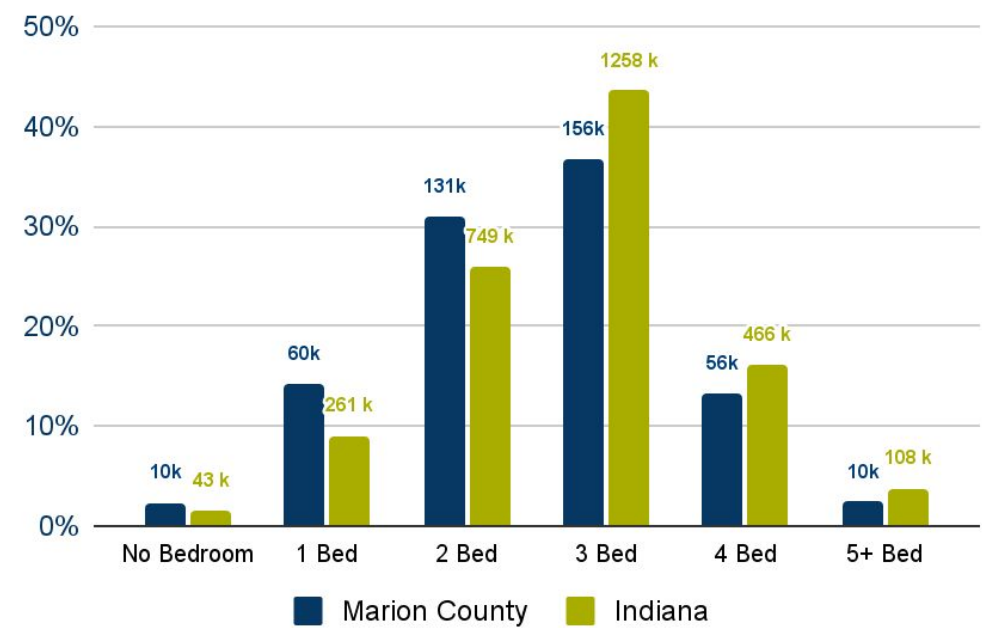
Indiana | 2019



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

Share of Housing Stock by Bedroom

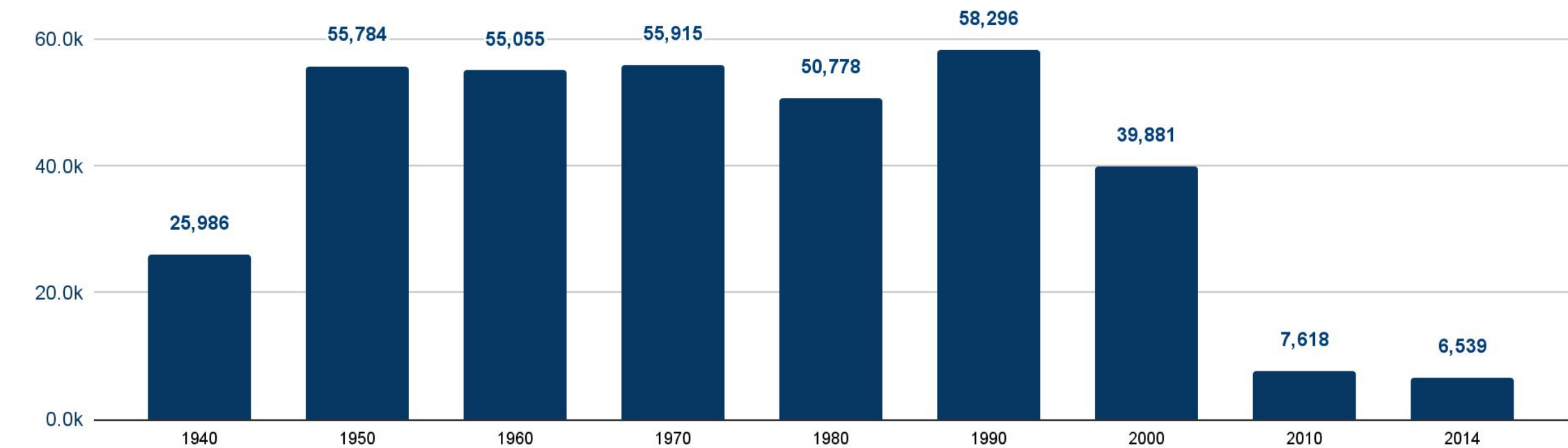
Marion County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with a plurality of homes built before 1940.

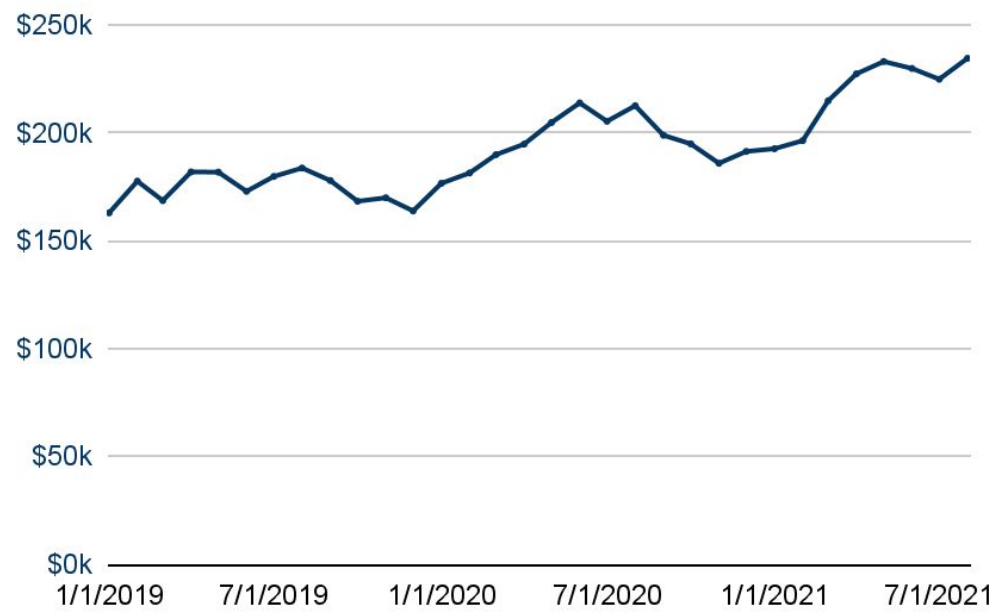
Homes by Year Built
Marion County | 2019



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

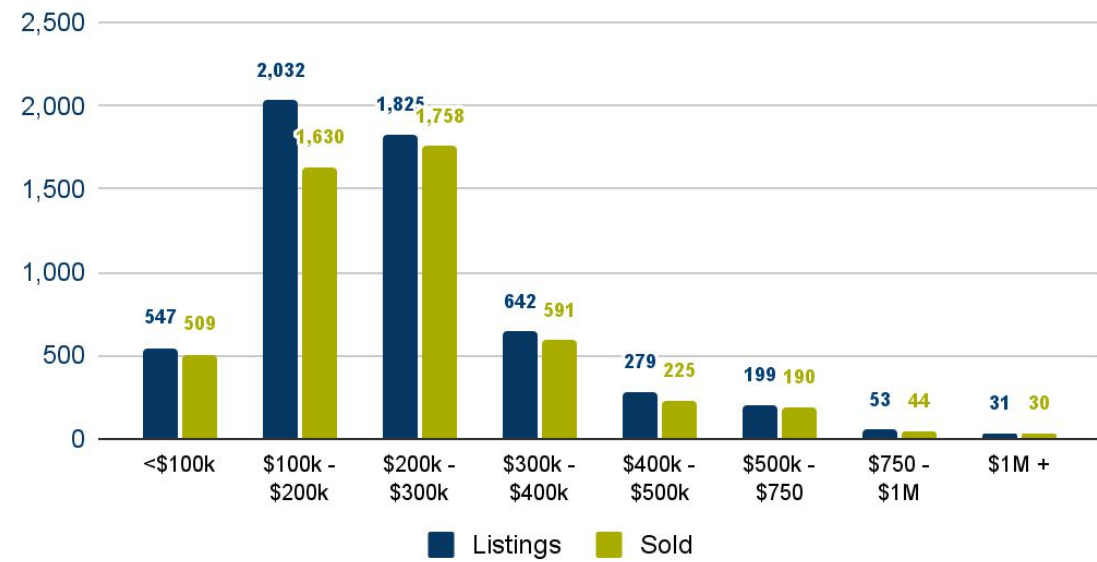
MEDIAN LISTING PRICE | Homes in Marion County have a median listing price of \$234,700. Home prices have increased by 44% since 2019.

Median Listing Price
Marion 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)
Marion County | 2021

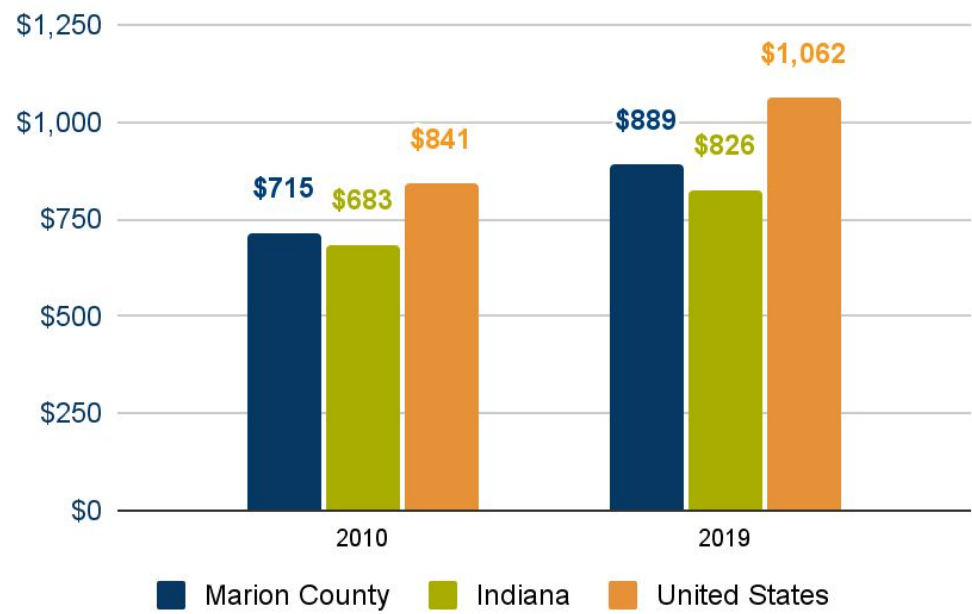


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 24% since 2010, with average rents at \$889 in 2019.

Median Rent

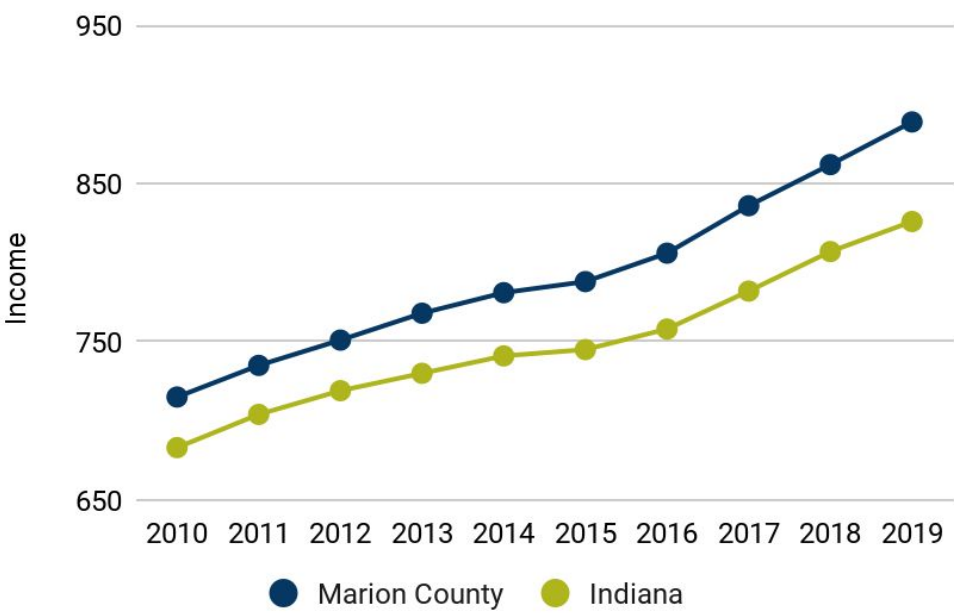
Marion County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

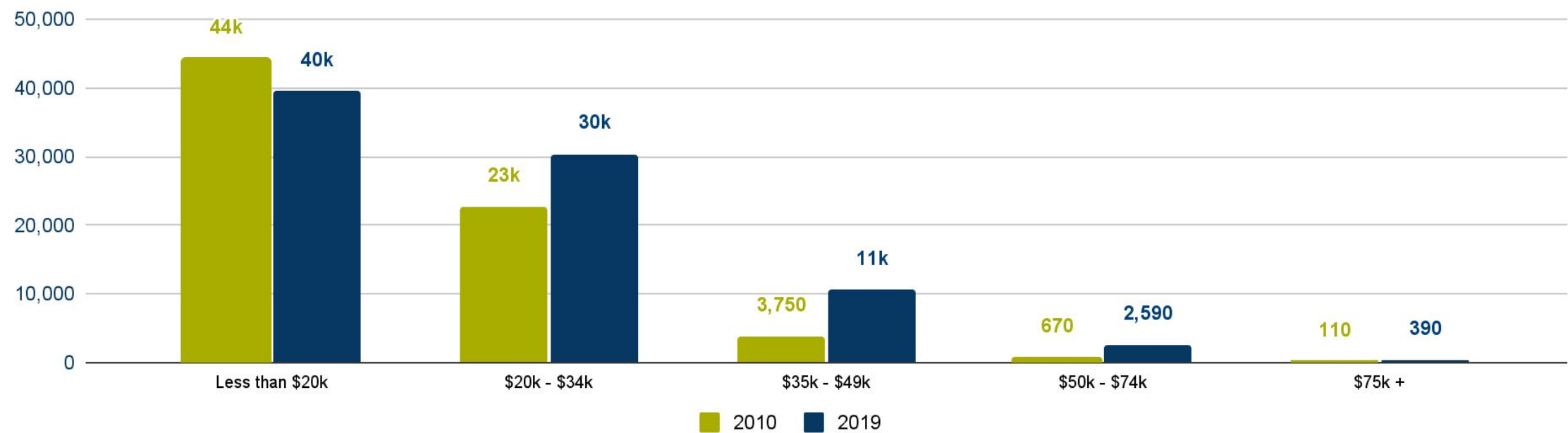
Marion County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 52% of renter households are housing cost burdened in Marion County, up 2% since 2010. 64% of households earning below \$50,000 are housing cost burdened.

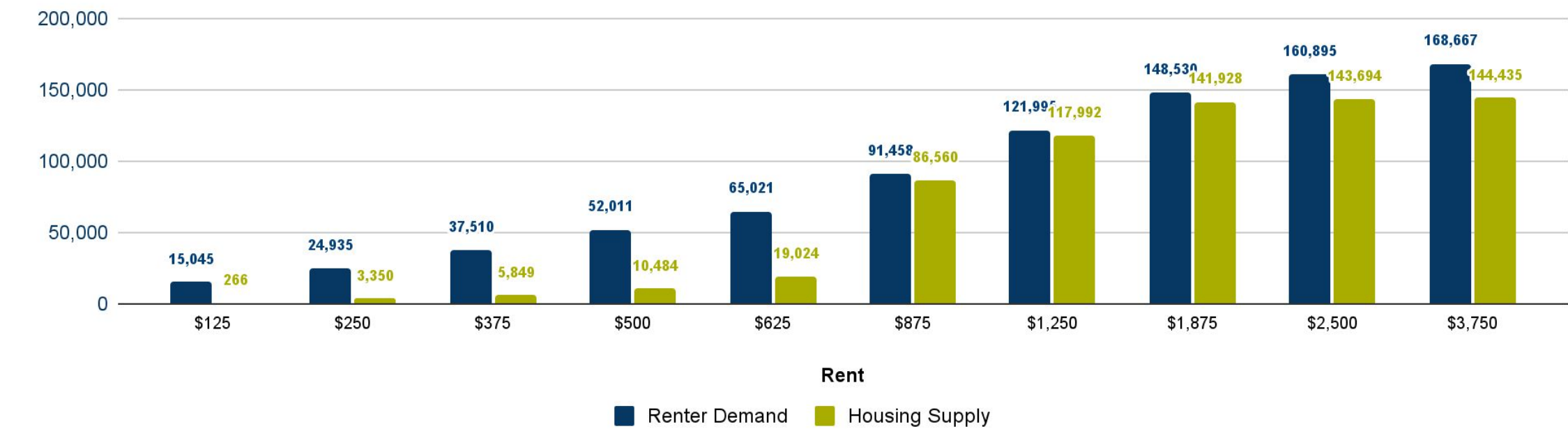
Renter Housing Cost Burden
Marion County, Indiana | 2010 - 2019



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 164000 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
Marion County, Indiana | 2010-2019

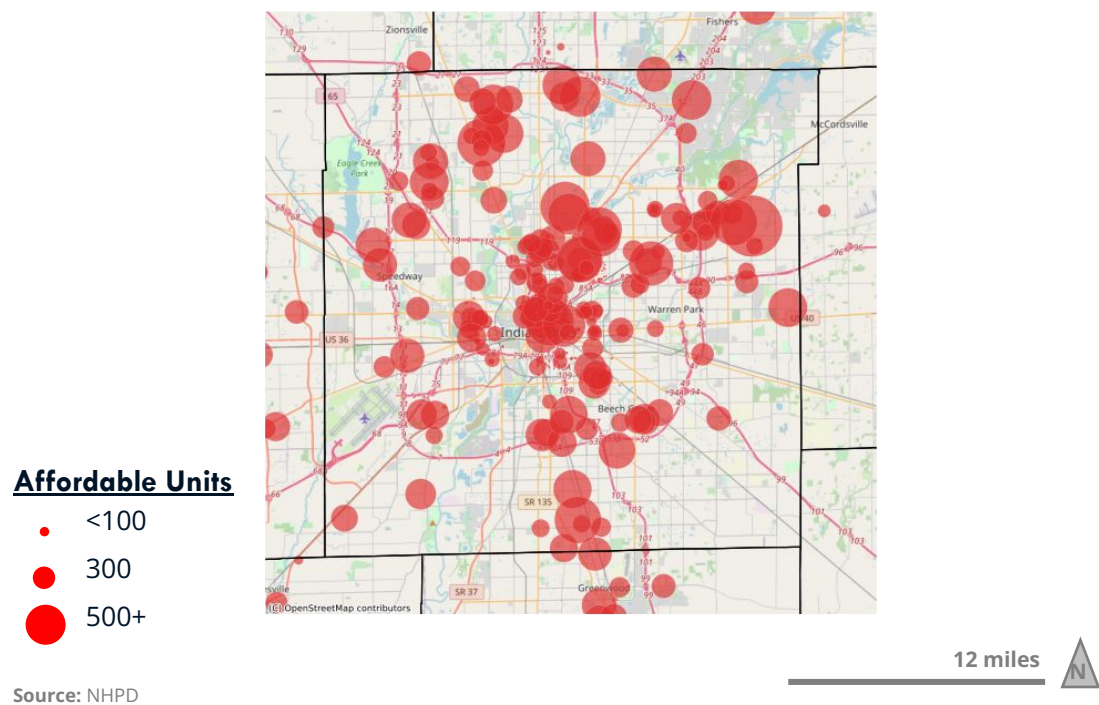


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

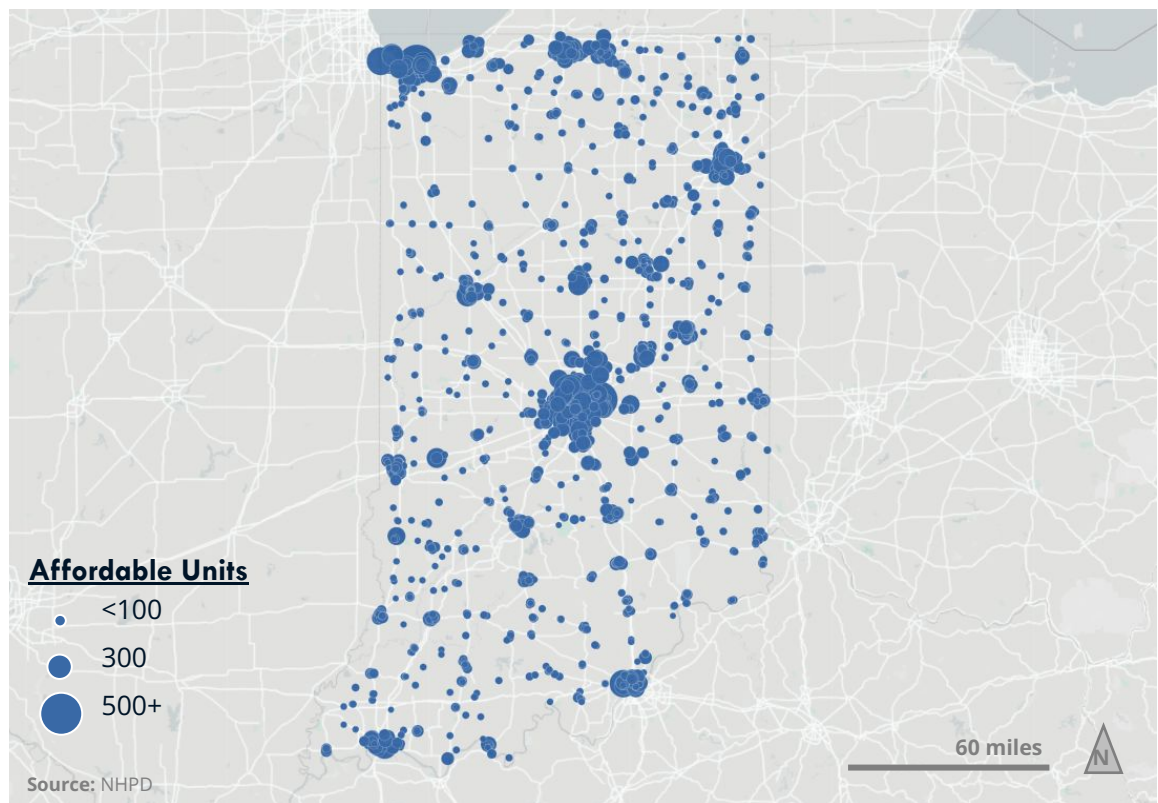
Affordable Housing Inventory

Marion County | 2020



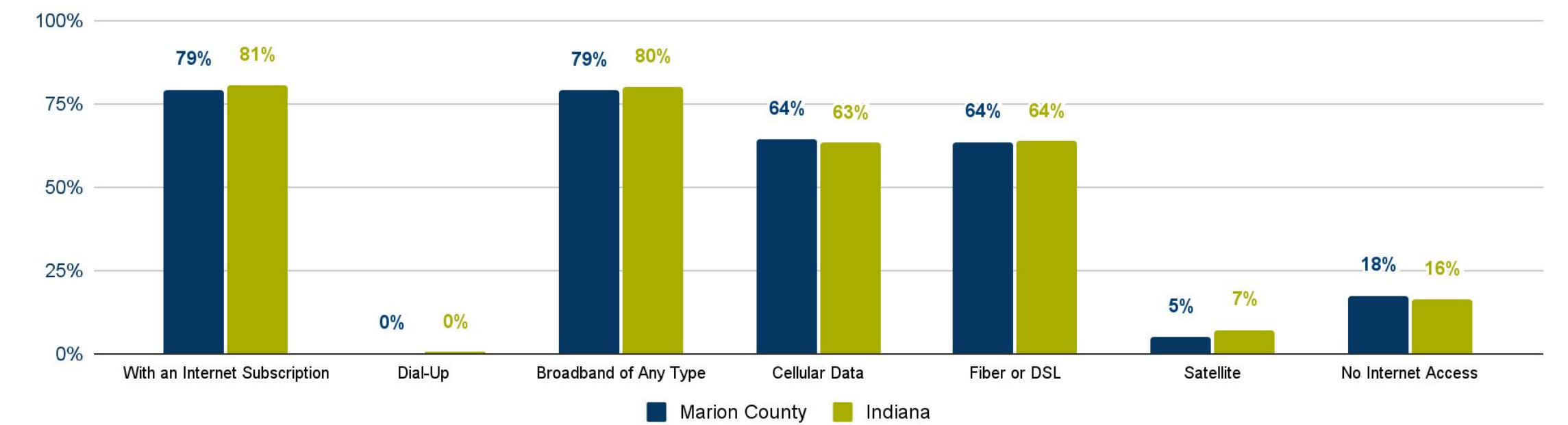
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 79% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Marion County | 2020

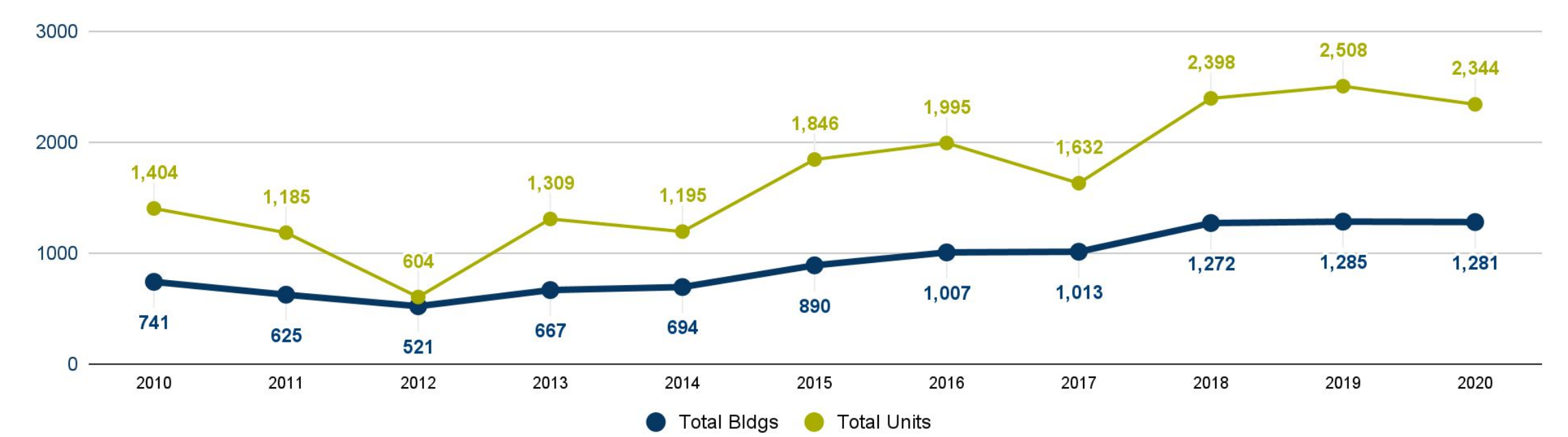


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 1,281 new housing starts in 2020 in Marion County, with 9,996 total building permits authorized since 2010.

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



Source: St. Louis Fed.

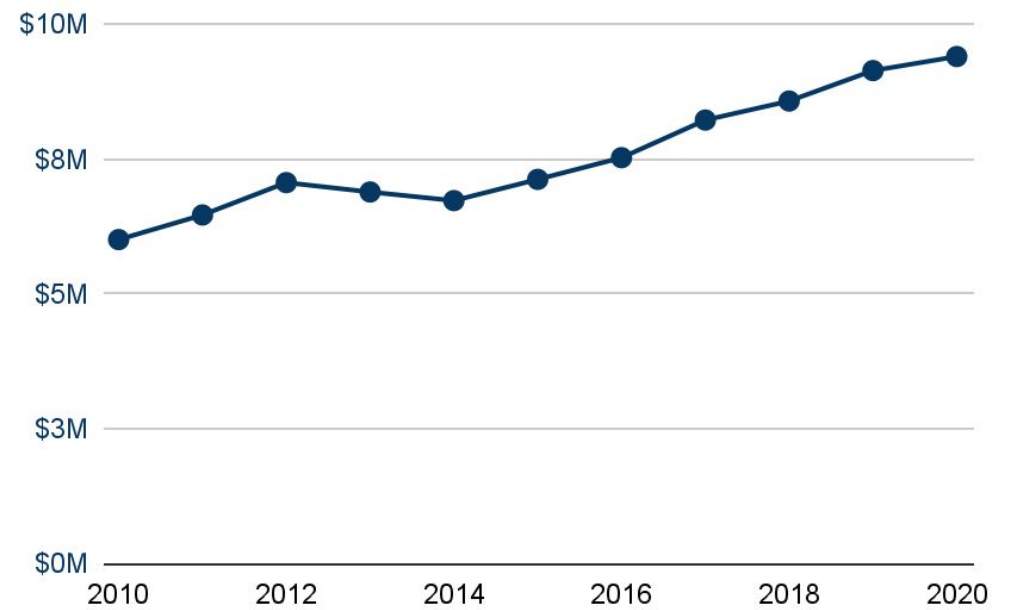
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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